

August 18, 2022

Planning Commission Meeting

Information Packet

AGENDA ITEM #1

Public Comment

AGENDA ITEM #2

Consideration of the Class A Kennel Permit Application for Joseph Espinosa to keep 5 dogs on the property located at 187 N. Hale Street

KENNEL PERMIT APPLICATION

$75.00 application fee - Zoning Administrator Approval
$200.00 application fee - Planning Commission for Approval

AMOUNT PAID ~~$200~~ $200.00

DATE PAID 4/28/2022

HEARING DATE _____

PERMIT # _____

NAME Joseph ESPINOSA PHONE [redacted]

MAILING ADDRESS 187 N HALE St 84029 Grantsville Ut

ADDRESS OF SUBJECT PROPERTY 187 N HALE St Grantsville Ut 84029

1. Please describe reason for request and how many dogs you are requesting to keep (Class A Kennel – 3 to 15 dogs, Class B Kennel – 16 to 30 dogs, Class C Kennel – more than 30 dogs):
   5 Dogs (2 of my own (1 my son 2 my sisters that are ~~#~~ Living with us.)
2. Do you own the property? (if not, provide written approval from the property owner)
   Yes
3. What zone is subject property located in _____
4. Include with your application a site plan that shows dimensions of your lot, where your residence is located, as well as the size of and where the kennels are located on the property, all residences on adjacent properties, as well as how far away those residences are from the dogs housing / kennel area. All Class A, B, and C Kennel licenses require a separate site plan application along with all pertinent information required by application.
5. A plat of the parcel obtained from Tooele County Recorder's office and a five (500) hundred-foot radius report with the names and mailing addresses placed on mailing labels with a like number of stamped envelopes of all property owners; Please LEAVE addresses on the label sheet. (Mailing Addresses must be from the Tooele County Recorder's Office)

Joseph Espinosa
SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

TOOELE COUNTY HEALTH DEPARTMENT

151 N. Main Street
Environmental Health, Suite 140
Tooele, Utah 84074
Phone (435) 277-2440 • Fax (435) 277-2444
www.tooelehealth.org

January 3, 2022

Jamie Espinosa
187 N. Hale St.
Grantsville, UT 84029

Re: Sportsmans license

Dear Jamie:

On January 3, 2022, the Tooele County Health Department made an inspection at your property located at 187 N. Hale St., Grantsville, regarding your application for a Sportsmans/Kennel license. At the time of the inspection we discussed your plan for containment, sanitation and noise control in regards to the dogs. It has been determined that the environmental and sanitation concerns have been satisfied at this time. Therefore, the kennel is approved by the Health Department.

If you have any questions concerning this matter, please call me at (435) 277-2440.

Sincerely,

Bryan Slade, L.E.H.S.
Environmental Health Director

REQUIREMENTS FOR A KENNEL/SPORTSMANS PERMIT

- Applicant must have 85 feet of kennel space per dog, this includes dogs that stay indoors most of the day.

- Applicant's property must have enough area to provide a minimum of a one hundred (100) foot buffer zone between the kennels and any neighboring residences.

- Submit a site plan with the application that indicates where all neighboring residences are and the exact linear footage from the outside edge of the kennels to the neighboring homes.

- Applicant must have kennel area inspected by both the Grantsville City Animal Control Officer and the Tooele County Health Department and **submit letters of approval from each.**

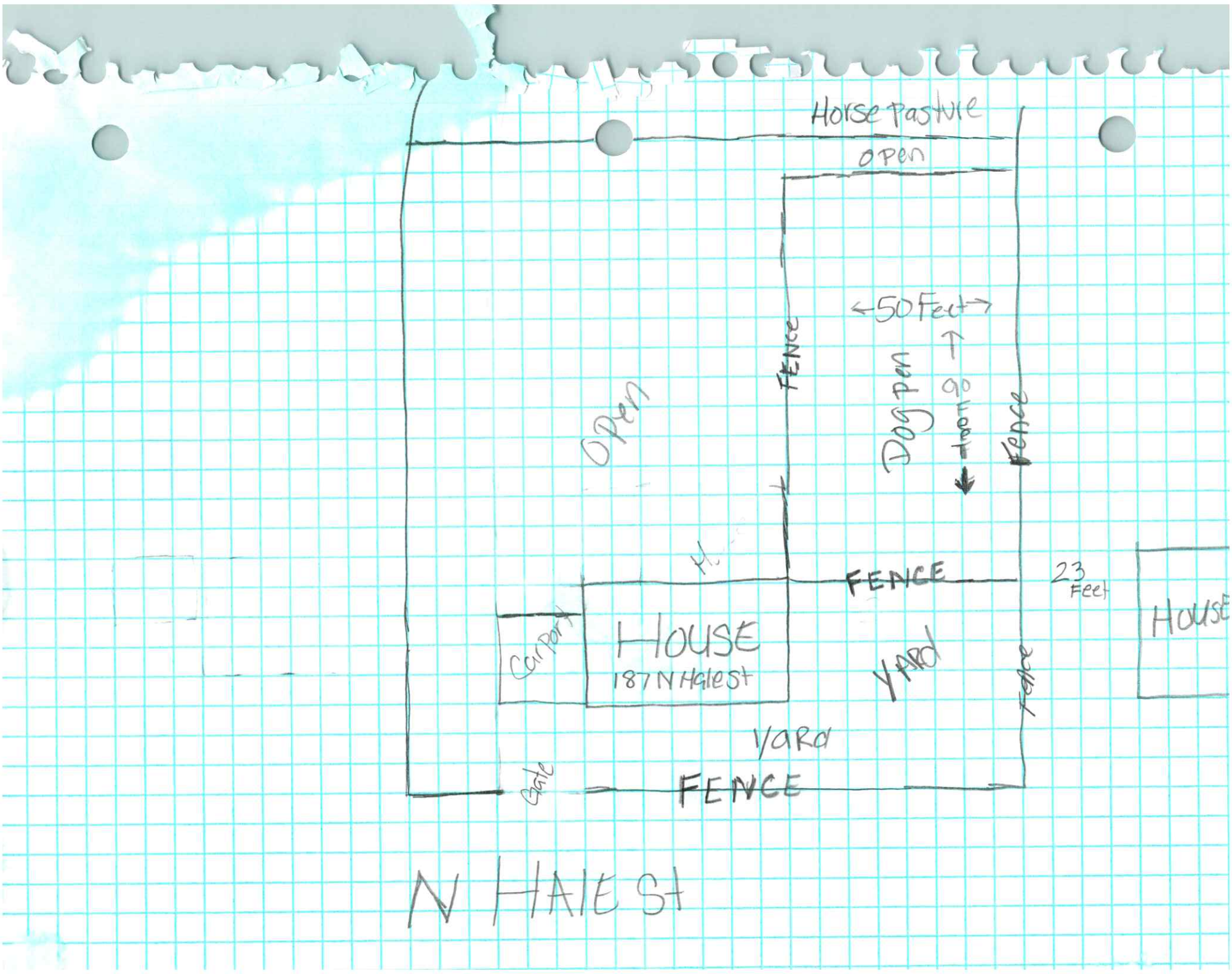
- Approvals are for three (3) to five (5) dogs for a Sportsman's Permit.

- Approvals for a Kennel Permit are as follows:
  Class A Kennel – 3 to 15 dogs, Class B Kennel – 16 to 30 dogs, Class C Kennel – more than 30 dogs):

- A non-refundable $75.00 application fee - Zoning Administrator Approval
  $200.00 application fee - Planning Commission for Approval.

- Applicant must submit a complete application and attach all required items that are listed on the application to the Zoning Administrator twenty (28) days prior to the Planning Commission meeting that is desired to be scheduled on. The Commission meets the second Thursday of every month.

- Permits are renewable each year by January 31st. All dogs must be licensed by March 31st every year.


Horse Pasture
Open
←50 Feet→
↑ 90 Feet ↓
Dog pen
FENCE
Fence
Open
FENCE
23 Feet
HOUSE
187 N Haiest
Carport
YARD
Yard
House
Gate
FENCE
N HAIE ST

GRANTSVILLE CITY POLICE DEPARTMENT

Report for Incident 21G003967

Nature: BARKING DOG
Location: GCPD

Address: 187 N HALE ST
GRANTSVILLE UT 84029

Offense Codes: ANPR
Received By: LUND D
How Received: O
Agency: GCPD
Responding Officers: E TRIPP
Responsible Officer: E TRIPP
Disposition: CLO 10/25/21
When Reported: 10:24:27 10/21/21
Occurred Between: 10:24:24 10/21/21 and 10:24:24 10/21/21

Assigned To:
Detail:
Date Assigned: **/**/**
Status:
Status Date: **/**/**
Due Date: **/**/**

Complainant:

Last:
First:
Mid:
DOB: **/**/**
Dr Lic:
Address:
Race:
Sex:
Phone:
City: ,

Offense Codes

Reported: ANPR Animal Problem
Observed: ANPR Animal Problem
Additional Offense: ANPR Animal Problem

Circumstances

ADOG Animal, Dog
LT20 Residence or Home

Responding Officers:
E TRIPP

Unit :
G30

Responsible Officer: E TRIPP
Received By: LUND D
How Received: O OFCR Generated
When Reported: 10:24:27 10/21/21
Judicial Status:
Misc Entry:

Agency: GCPD
Last Radio Log: 10:35:07 10/21/21 CMPLT
Clearance: LF Long form
Disposition: CLO **Date:** 10/25/21
Occurred between: 10:24:24 10/21/21
and: 10:24:24 10/21/21

Modus Operandi:
Description :
Method :

Involvements

Date	Type	Description	Relationship
10/25/21	Name	RUSSELL, MILDRED	Complainant
10/25/21	Name	ESPONSA, JAMIE	Owner
10/21/21	Cad Call	10:24:27 10/21/21 BARKING DOG	Initiating Call

Narrative

ANIMAL CONTROL OFFICER: E Tripp
CALL: Barking dog
DATE: 10/21/2021
TIME: 1024 hrs

SYNOPSIS:

Report of barking dogs and other violations.

NARRATIVE:

On the above date, Mildred Russell, came into the police department to file a complaint on her neighbors at 187 N Hale St for the dogs barking all day and night, digging under the fence, the smell, and unsanitary conditions. I responded to the incident address where I spoke with Jamie Esponosa, owner, who advised that she has 2 dogs, but that her sister who is getting a divorce and her son are living with her temporarily and they do have 3 dogs between them, making it 5 dogs on the property. Jamie also explained that the neighbor's dog antagonizes her dogs, causing them to bark and to try and dig under the fence. Jamie advised that she bought bark collars and will put them back on, just to make sure there is no problem.

While I was at the residence, I did not find it to be in an unsanitary condition, just a property that has animals.

On 10/25/2021, I spoke with the Grantsville City Attorney who advised that as long as the dogs are only there temporarily, she would not need to have a kennel permit, but if they dogs are there more than about a month more, she would need to apply for a permit.

My department issued body camera was worn in a clear and visible manner, and was activated during this incident.

DISPOSITION:

No charges at this time. Owner spoke to about the issues.

Case closed.

Responsible LEO:

Approved by:

Date

Supplement

ANIMAL CONTROL OFFICER: E Tripp
CALL: Supplemental
DATE: 11/10/2021
TIME: 1545 hrs

NARRATIVE:

On 11/8/2021, I received the attached letter from Mildred Russell with 4 questions about the case. On that same date, I contacted Mildred and answered the questions for her. I advised Mildred that in regards to her questions about how many more dogs the neighbor gets to have will depend on if the kennel license gets approved. If it does get approved, the kennel permit is good for up to 15 dogs. In regards to questions #3 about the son living at the residence, that it is only temporary living situations as the son just moved home from school and is looking for a place to live that is affordable. In regards to question #4, I have asked the suspect for a copy of each dogs rabies vaccinations and when those are received they will be attached to the report, that Mildred is able to request.

I then ended the phone call and cleared the call.

My department issued body camera was worn in a clear and visible manner, and was activated during this incident.

DISPOSITION:

Letter with questions attached.

Supplement

ANIMAL CONTROL OFFICER: E Tripp
CALL: Follow up
DATE: 11/15/2021
TIME: 0900 hrs

NARRATIVE:

On the above date, I was asked by the administrative assistant, on behalf of Mayor Marshall to forward this case to the city attorney for the below charge.

CHARGES:

4-1-16: Nuisance; animals.

On the above date, I also received a message from Jamie that had a copy of 2 of the dogs current rabies vaccinations, as well as a note saying that she has turned in a kennel permit to Kristy Clark with the city.

My department issued body camera was worn in a clear and visible manner, and was activated during this incident.

DISPOSITION:

Please forward charges to the city attorney.

Supplement

ANIMAL CONTROL OFFICER: E Tripp
CALL: Kennel Permit inspection
DATE: 12/17/2021
TIME: 1000 hrs

NARRATIVE:

On the above date, I responded to the incident address to do a kennel permit inspection for Jamie Espinosa. I observed the area to be large enough for the dogs to run in, and that they had access to food and water. I also observed that the dogs can go up onto the porch to get out of the weather. The area was fenced in completely and there was a black-out cloth on the north side of the fence between the properties.

My department issued body camera was worn in a clear and visible manner, and was activated during this incident.

DISPOSITION:

Based on what I observed, I don't see any reason why a kennel/sportsman permit can't be granted.

End of report.

Name Involvements:

Complainant : 5187

Last:	RUSSELL	**First:**	MILDRED	**Mid:**	
DOB:	05/09/56	**Dr Lic:**		**Address:**	227 N HALE ST
Race:	W	**Sex:** F	**Phone:**	(435)884-0148	**City:** TOOELE, UT 84074

Owner : 117128

Last:	ESPONSA	**First:**	JAMIE	**Mid:**	
DOB:	02/21/77	**Dr Lic:**		**Address:**	187 N HALE ST
Race:	W	**Sex:** F	**Phone:**		**City:** GRANTSVILLE, UT 84029

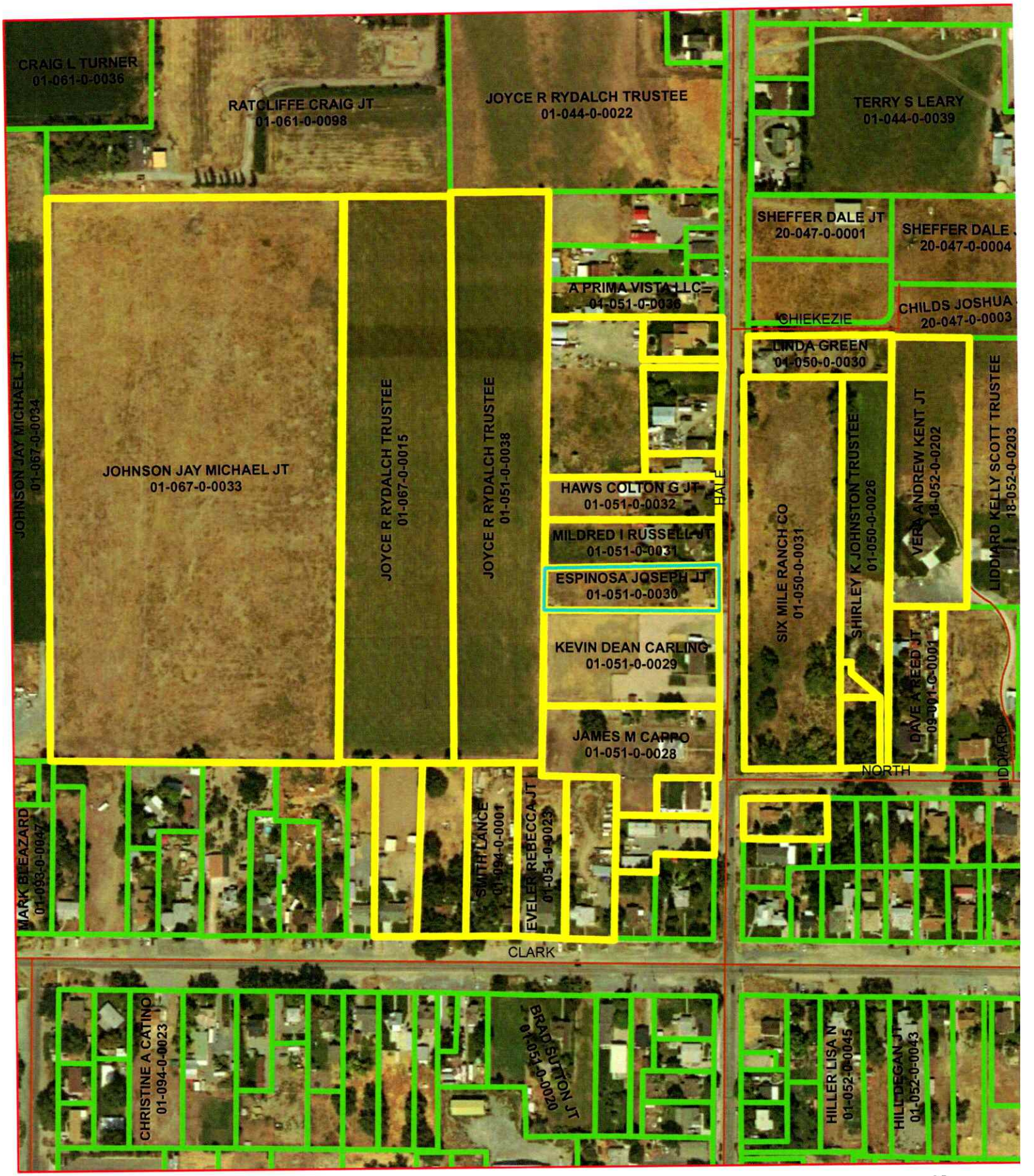
GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE UT 84029 435-884-3411

Receipt No: 7.001253 Jun 28, 2022

JOSEPH & JAMIE ESPINOSA

Previous Balance:	.00
MISC LICENSES	
KENNEL PERMIT	200.00
Total:	200.00
CASH	200.00
Total Applied:	200.00
Change Tendered:	.00

06/28/2022 11:40 AM



Jose Espinosa
01-051-0-0030

0 100 200 400 600 800
Feet

N
W E
S

emily.jones
Date: 7/8/2022

GIS Map Disclaimer:

TOOELE COUNTY

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.

Tooele County Recorder

Misc.	$10.00
Processing Fee	$1.50
TOTAL	$11.50

07/8/2022 09:07 am

V*4789
AuthCode: 690661-690672
Ref: 62c84ac9-SIP-31171
Transaction ID: Event-3690
Account Number: Joseph Espinosa-V*4789
Name: Joseph Espinosa

Customer Copy

Tooele County Recorder
47 South Main
Tooele, UT 84074
435-843-3100

Thank-you.

Your statement will describe your payment as 'CBT*TOOELE COUNTY UT' and the service fee transaction as 'CBT*SVC FEE TOOELE CN'.

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
Use Avery Template 5160

SMITH LANCE
58 W CLARK ST
GRANTSVILLE, UT 84029

CICCONI DAIVA L TRUSTEE
74 W CLARK
GRANTSVILLE, UT 84029

CASTAGNO NICHOLAS JT
88 W CLARK ST
GRANTSVILLE, UT 84029

JOHNSON JAY MICHAEL JT
160 N COOLEY ST
GRANTSVILLE, UT 84029

JOYCE R RYDALCH TRUSTEE
P O BOX 825
GRANTSVILLE, UT 84029

THE ROGER E HAYNES TRUST DATED
THE 1ST DAY OF AUGUST 2019
259 N HALE ST
GRANTSVILLE, UT 84029

HARVEY R HAYNES
PO BOX 856
GRANTSVILLE, UT 84029

ISOROKYU VERNON JT
140 N HALE ST
GRANTSVILLE, UT 84029

SIX MILE RANCH CO
P O BOX 222
GRANTSVILLE, UT 84029

LINDA GREEN
260 N HALE ST
GRANTSVILLE, UT 84029

SHIRLEY K JOHNSTON TRUSTEE
45 W APPLE ST
GRANTSVILLE, UT 84029

VERA ANDREW KENT JT
200 LIDDIARD LN
GRANTSVILLE, UT 84029

SIX MILE RANCH COMPANY
PO BOX 222
GRANTSVILLE, UT 84029

HAWS COLTON G JT
237 N HALE ST
GRANTSVILLE, UT 84029

MILDRED I RUSSELL JT
227 N HALE ST
GRANTSVILLE, UT 84029

ESPINOSA JOSEPH JT
187 N. HALE STREET
GRANTSVILLE, UT 84029

KEVIN DEAN CARLING
165 N HALE ST
GRANTSVILLE, UT 84029

JAMES M CAPPO
155 N HALE STR
GRANTSVILLE, UT 84029

PIPER MILL LLC
566 E 400 S
PAYSON, UT 84651

VANESSA L KNICKERBOCKER JT
151 N HALE ST
GRANTSVILLE, UT 84029

EVELER REBECCA JT
46 W CLARK ST
GRANTSVILLE, UT 84029

DAVE A REED JT
P O BOX 173
GRANTSVILLE, UT 84029

ALBERT CURTIS MACE JT
P O BOX 153
GRANTSVILLE, UT 84029

WADE LAURYL
247 NORTH HALE STREET
GRANTSVILLE, UT 84029

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

APPLICATION FOR AN **ANIMAL CONDITIONAL USE PERMIT** CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

This is to inform you that an application has been received in our office for consideration of an animal conditional use permit for:

Joseph Espinosa to keep up to ~~three~~ (5) DOGS on his property located at 187 North Hale Street. The requirements for 5 DOGS has been met and inspected.

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

August 4, 2022 at 7:00 pm

You are invited to request a copy of the application, proposed plans, and zoning code by emailing me at lwood@grantsvilleut.gov.

You may attend the meeting in person and present comments at that time.

For more information, please call me at 435-884-3411 ext. 674.

Thank you,

Libra Wood
Zoning Administrative Assistant

GRANTSVILLE

letter to planning and zoning

1 message

Mildred Russell [redacted] Mon, Aug 1, 2022 at 4:01 PM
To: bbaugh@grantsvilleut.gov, Neil Critchlow <ncritchlow@grantsvilleut.gov>, Jesse Wilson <jwilson@grantsvilleut.gov>, Jewel Allen <jallen@grantsvilleut.gov>

City Planning and Zoning
Grantsville City, Utah

RE: Proposed Dog Kennel for J. Espinosa at 187 North Hale Street, Grantsville, UT
RE: Incident #21G003967

Our names are Kelley and Mildred Russell. We live at 227 North Hale Street, Grantsville, UT. Our property is adjacent to the proposed dog kennel.

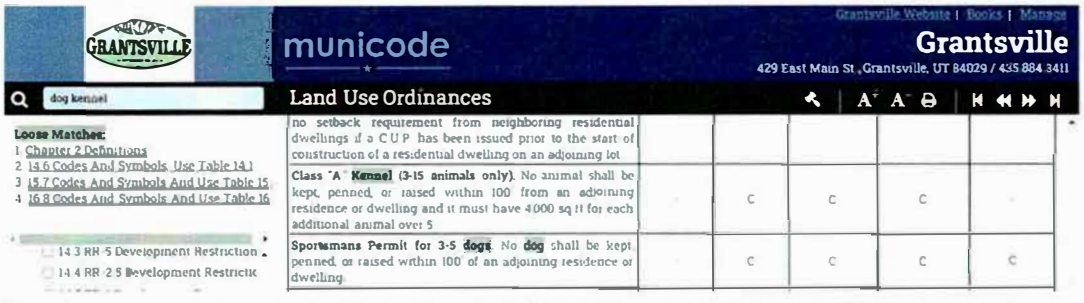
We strongly object to the above mentioned dog kennel.

1. **Distance**

As stated in the Grantsville City Land Use Ordinances:

Class "A" kennel (3-15) animals. No animal shall be kept, penned, or raised within 100' from an adjoining residence or dwelling and it must have 4,000 sq ft for each additional animal over 5.

Sportsmans permit for 3-5 dogs. No dog shall be kept, penned, or raised within 100' of an adjoining residence or dwelling.



Our house, as seen on site map submitted by J. Espinosa, is 23 feet from the dog pen.

1. **Unsanitary conditions/health hazard**.

The Espinosa's have had 5 dogs in the dog pen for over a year. We do not believe they have removed any feces from the dog pen during this time. Please see attached pictures

The dogs tend to urinate on or near the fence. Five large dogs will excrete more than 500 gallons of urine per year.

Our property is downhill from the Espinosa's. In one place the ground drops 2 ½ feet from their yard to ours. The slope is 20' from their house to my fence.
Slope =2.5/20*100. That is a 12.5% slope. The length of the steep slope is about 30 feet.

We live in our yard. We like to have gatherings: picnics and BBQ's. We have flower beds, lawn, vegetable garden and fruit trees that we tend. We like to converse and repose and relax in our yard. We have grandchildren that like to play and climb trees in our yard.

We want to feel safe in our yard. We want to be able to use and live in our yard without the barking and smell of urine and feces.

We believe that the proposed dog kennel infringes on our rights.

Thank you for taking time to hear our concerns.

Sincerely,

Kelley and Mildred Russell

[redacted]

GRANTSVILLE
INCORPORATED 1867

Braydee Baugh <bbaugh@grantsvilleut.gov>

(no subject)

3 messages

Tony [redacted] Fri, Jul 29, 2022 at 7:32 AM
To: lwood@grantsvilleut.gov

I'm writing you this email in regards to the espinosa's their dogs are out of control they don't mind and they bark continually. I feel sorry for Millie next door to them where she can't even go into her garden and work in her garden without the dogs charging the fence and barking. I think it would be a grave mistake to give them any kind of a kennel license. I sincerely hope you take this into consideration. Anthony Anderson. I live directly north of Millie and Kelly. Thank you. Bye.

Braydee Baugh <bbaugh@grantsvilleut.gov> Sat, Jul 30, 2022 at 4:31 PM
To: Tony Anderson [redacted]

Mr. Anderson,

Thank you for your comments regarding the application for the Kennel License at 187 N. Hale Street. I have forwarded your information to the Planning and Zoning Commission.
[Quoted text hidden]
--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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Braydee Baugh <bbaugh@grantsvilleut.gov> Mon, Aug 1, 2022 at 3:00 PM
To: [redacted] Planning Commission <pzcommission@grantsvilleut.gov>

Public Comments regarding Kennel License Application
[Quoted text hidden]
[Quoted text hidden]

Braydee Baugh <bbaugh@grantsvilleut.gov>

Planning and Zoning Meeting 08.4.22

3 messages

Andrew Vera [redacted] Thu, Aug 4, 2022 at 2:48 PM
To: "lwood@grantsvilleut.gov" <lwood@grantsvilleut.gov>

Good afternoon, Libra,

I am writing in this email regarding concerns over a dog kennel being discussed at the meeting tonight. The location of the Kennell is in a residential area and I see no community benefit of this being so close to the middle of town for this kind of activity.

We live close to this property and I cannot support the noise and chaos this business will create. Is there a need for a kennel in the outlying areas of town, probably. Just not a block off Main street.

A concerned neighbor,

Andrew Vera

Braydee Baugh <bbaugh@grantsvilleut.gov> Thu, Aug 4, 2022 at 2:53 PM
To: Andrew Vera [redacted]

Mr. Vera,

Thank you for your comments. I will forward your information to the Planning Commission.
[Quoted text hidden]
--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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Braydee Baugh <bbaugh@grantsvilleut.gov> Thu, Aug 4, 2022 at 2:53 PM

[redacted]

[Quoted text hidden]
[Quoted text hidden]

Do I need to file another complaint to address the smell and feces and urine nuisance?

i do not believe that dog kennel, 5 dog conditional use permit, is a good fit for the neighborhood. I strongly object to it.

Sincerely, Mildred Russell

---

3 attachments



20220727_160653.jpg
6006K



20220727_155637.jpg
6228K



20220727_155640.jpg
6286K

Braydee Baugh <bbaugh@grantsvilleut.gov> Mon, Aug 1, 2022 at 3:00 PM
To: [redacted]Planning Commission <pzcommission@grantsvilleut.gov>

Additional Complaint
[Quoted text hidden]
--
Thank you and have a great day

Braydee N. Baugh
City Recorder
429 East Main Street
Grantsville City
(435) 884-4603

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you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited

3 attachments



20220727_160653.jpg
6006K



20220727_155637.jpg
6228K



20220727_155640.jpg
6286K

Braydee Baugh <bbaugh@grantsvilleut.gov>

Letter for Planning and Zoning Meeting

1 message

Misty Russell <mistyjo05@gmail.com> Wed, Aug 3, 2022 at 10:23 AM
To: Braydee Baugh <bbaugh@grantsvilleut.gov>

I would like to submit this letter to be read at the Planning and Zoning Meeting, August 4, 2022. I am unable to attend the meeting in person due to responsibilities at the County Fair and Junior Livestock show currently taking place.

Dear Members of the Planning and Zoning Commission and members of the Grantsville City Council,

We write this letter in opposition to the proposed Dog Kennel License for the residents of 187 N Hale St. Our concerns Include:

1. The safety and wellbeing of our children when visiting their grandparents who live next-door to the dogs.

2. The safety and wellbeing of our parents who live next-door to the dogs.

3. Concern for the negative impact on the air, water run-off, and soil due to excess dog feces and urine in a small space which is rarely cleaned up.

4. Fencing in disrepair surrounding the dog pen on the dog owners' property.
This has been particularly worrisome for our family. The fence separating our parents' property from the dog-pen has been full of gaps and leaning over for quite some time. The dogs bark and push against this fence when they are turned out. When asked by our parents if they would split the cost of replacing the fence, the dog-owners declined. Our parents then had to bear the full burden of repairing the fence themselves in order to keep themselves and their property safe. This demonstrates that the dog-owners are already unable to provide a proper kennel area on their own.

5. The fact that the dogs have been on the property for longer than 1 year. City Code specifically limits the number of dogs allowed on each property without a Kennel License. The residents have had more than enough time to comply with the law previously, and they were directed to do so by animal control in the Summer of 2021. Too much time has passed, and this effort is too late.

6. The application for a Kennel License specifically states that the dog pen must be located a minimum of 100 feet away from the nearest, neighboring residence. The dog pen shown on this particular Kennel application is less than 25 feet away from the Russell Residence next door.

Please consider our concerns along with those of others in the community and deny this application.

Thank you for your time and service.

Sincerely,

Clifford and Misty Russell

AGENDA ITEM #3

Discussion regarding the Preliminary and Final Plat for Reuban Wayman Subdivision located at approximately 800 North Hale Street

GRANTSVILLE CITY
ZONING DEPARTMENT

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

FINAL PLAT APPLICATION

Date of Application ____08/05/2022_____

Subdivision Name _Wayman Subdivision_____

Property Owner(s) / Agent's Name: Reuben Wayman_____

Mailing Address: 767 N. Hale Street, Grantsville Utah 84029_____

_____

E-Mail of Contact Person: rwayman1995@gmail.com

Owner Phone __801-403-6927 Agent Phone _____

Number of Acres in Subdivision __7.98_____

Total Number of Lots on Plat ____3_____

Range of Lot Sizes _____2.5/2.5/2.93_____

Preliminary Plan:
$750.00 Zoning Fees
+ $100.00 per Lot
(ALL FEES ARE SUBJECT TO CHANGE AND ARE NON-REFUNDABLE)

$1050.00

GRANTSVILLE CITY
ZONING DEPARTMENT

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

PRELIMINARY PLAN APPLICATION

Date of Application 2-4-2022

Property Location 767 N Hale St, Grantsville Ut 84029

Property Owner(s) Reuben Wayman

Owner Phone 801-403-6927

Acting Agent Name Reuben Wayman

Acting Agent Phone 801-403-6927

Email Address RWayman1995@gmail.com

Subdivision Name Wayman Subdivision

Number of Acres in Subdivision 7.98

Total Number Lots 3 Lot Sizes 2.5/2.5/2.93

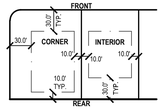
Current Zoning of Property RR2.5 Parcel Number 01061000 29

Reuben Wayman

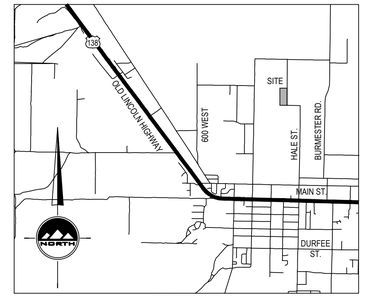
Signature of Owner or Agent

FINAL PLAT
WAYMAN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH



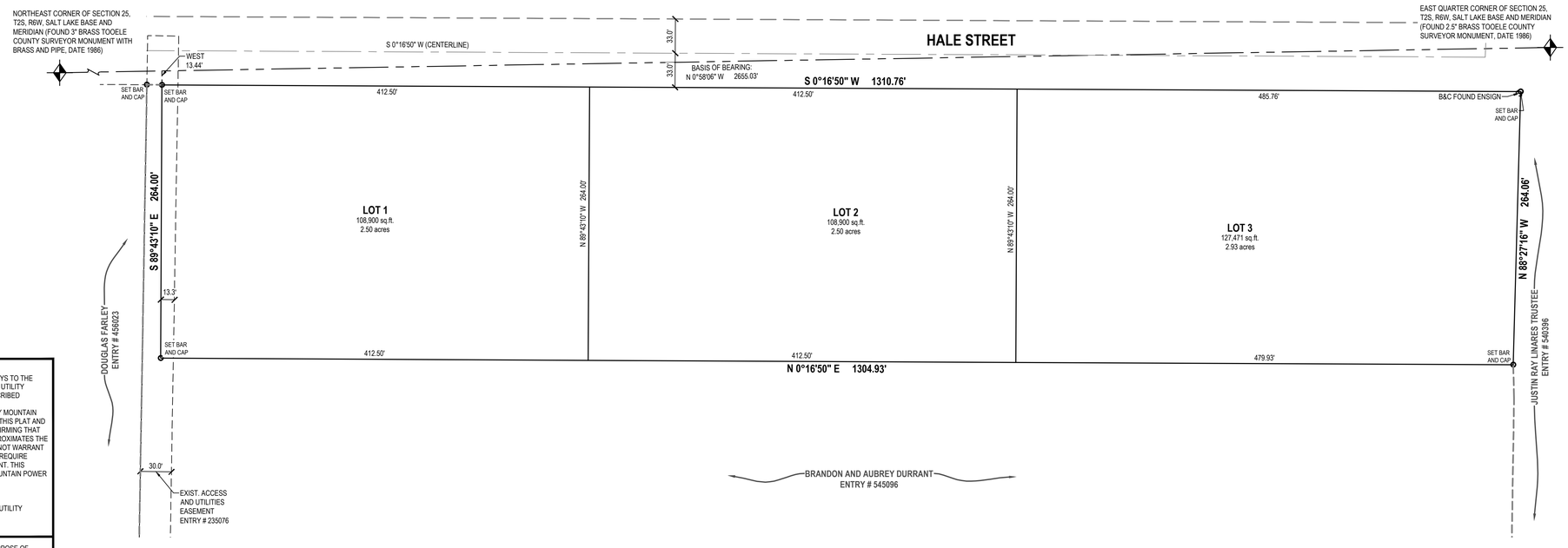
TYPICAL BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS FOR R-1-21 ZONE PER GRANTSVILLE CITY DEVELOPMENT CODE CHAPTER 19, SECTION 15.1)



VICINITY MAP
NOT TO SCALE

NOTES

1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
2. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
3. 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
4. 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 OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S 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.



HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-28A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF WAY
   THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.1. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.2. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CENTURY LINK _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY _____ DATE _____

COMCAST CABLE _____ DATE _____

LEGEND

ENSIGN ENG. LAND SURV.

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8"X24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman , do hereby certify that I am a Professional Land Surveyor, and that I hold License 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, together with easements, hereafter to be known as

WAYMAN SUBDIVISION

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also being located in Grantsville, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the West line of Hale Street, said point being South 0°58'06" East 1315.44 feet (Record Distance 1304.82 feet), and West 13.44 feet (Record Distance 40.23 feet) from the Northeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence South 0°16'50" West 1310.76 feet (Record Distance South 1320.00 feet) more or less along an ancient barb wire fence and along the said West line;
thence North 88°27'16" West 264.06 feet more or less along an ancient barb wire fence;
thence North 0°16'50" East 1304.93 feet (Record Distance North 1310.76 feet) more or less along and beyond an ancient barb wire fence;
thence South 89°43'10" East 264.00 feet to the said West line of Hale Street, also to the Point of Beginning.

Contains 345,271 square feet or 7.93 acres.

FEBRUARY 2, 2022
Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR — No. 334575 — DOUGLAS KINSMAN — STATE OF UTAH

OWNER'S DEDICATION

Know 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:

WAYMAN SUBDIVISION

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

_____ By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ 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 Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20_____, FOR PARCEL NO.

_____
TOOELE COUNTY TREASURER

CITY MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE GRANTSVILLE CITY MAYOR.

_____ GRANTSVILLE CITY MAYOR

_____ ATTEST: GRANTSVILLE CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE GRANTSVILLE CITY ATTORNEY.

_____
GRANTSVILLE CITY ATTORNEY

CITY 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

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE #_____

_____
TOOELE COUNTY SURVEY DEPT. DIRECTOR

ENGINEER'S CERTIFICATE

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

_____ _____
GRANTSVILLE CITY ENGINEER DATE

DEVELOPER
REUBEN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UTAH, 84029
RWAYMAN1995@GMAIL.COM

SHEET 1 OF 1
PROJECT NUMBER : 10899A
MANAGER : D. KINSMAN
DRAWN BY : T. HUSSEY
CHECKED BY : D. KINSMAN
DATE : 2/2/22

ENSIGN
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: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

FINAL PLAT
WAYMAN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 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: _____

_____ FEE$

_____ TOOELE COUNTY RECORDER

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

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 2, 2022

INDEX OF DRAWINGS

1 OF 1	FINAL PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS
PP-1	PLAN AND PROFILE HALE STREET
PP-2	PLAN AND PROFILE HALE STREET
PP-3	PLAN AND PROFILE HALE STREET

NOTICE TO CONTRACTOR

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

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

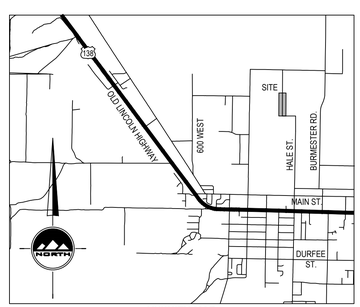
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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

VICINITY MAP



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

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

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

APPROVED FOR CONSTRUCTION ON THIS _____ 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.

ENSIGN
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

WWW.ENSIGNENG.COM

FOR:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION
APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

For Review
05/02/2022 12:47:46 PM

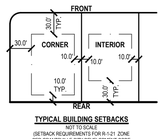
COVER

PROJECT NUMBER 10859A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

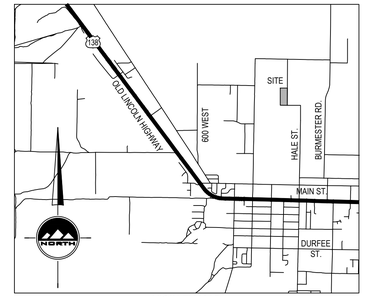
C-000

FINAL PLAT
WAYMAN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH



TYPICAL BUILDING SETBACKS
NOT TO SCALE
(SETBACK REQUIREMENTS FOR R-1-21 ZONE PER GRANTSVILLE CITY DEVELOPMENT CODE CHAPTER 10, SECTION 10.1)



VICINITY MAP
NOT TO SCALE

NOTES

1. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY ("R.O.W.") FOR PUBLIC USE.
2. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
3. 5/8" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
4. 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 OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S 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.



HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

NORTH

LEGEND

ENSIGN ENG. LAND SURV.

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT TO BE SET
- SECTION CORNER
- 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJACENT RIGHT OF WAY LINE
- TANGENT LINE

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman , do hereby certify that I am a Professional Land Surveyor, and that I hold License 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, together with easements, hereafter to be known as

WAYMAN SUBDIVISION

and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also being located in Grantsville, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the West line of Hale Street, said point being South 0°58'06" East 1315.44 feet (Record Distance 1304.82 feet), and West 13.44 feet (Record Distance 40.23 feet) from the Northeast Corner of Section 25, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence South 0°16'50" West 1310.76 feet (Record Distance South 1320.00 feet) more or less along an ancient barb wire fence and along the said West line;
thence North 88°27'16" West 264.06 feet more or less along an ancient barb wire fence;
thence North 0°16'50" East 1304.93 feet (Record Distance North 1310.76 feet) more or less along and beyond an ancient barb wire fence;
thence South 89°43'10" East 264.00 feet to the said West line of Hale Street, also to the Point of Beginning.

Contains 345,271 square feet or 7.93 acres.

Date
Douglas J Kinsman
License no. 334575

PROFESSIONAL LAND SURVEYOR — No. 334575 — DOUGLAS J. KINSMAN — STATE OF UTAH

OWNER'S DEDICATION

Know 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:

WAYMAN SUBDIVISION

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Tooele

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ 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 Corporation executed the same.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20_____, FOR PARCEL NO.

TOOELE COUNTY TREASURER

CITY MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE GRANTSVILLE CITY MAYOR.

GRANTSVILLE CITY MAYOR — ATTEST: GRANTSVILLE CITY RECORDER

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE GRANTSVILLE CITY ATTORNEY.

GRANTSVILLE CITY ATTORNEY

CITY 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

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY SURVEY DEPARTMENT.

RECORD OF SURVEY FILE #_____

TOOELE COUNTY SURVEY DEPT. DIRECTOR

ENGINEER'S CERTIFICATE

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

GRANTSVILLE CITY ENGINEER — DATE

DEVELOPER
REUBEN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UTAH, 84029
RWAYMAN1995@GMAIL.COM

SHEET 1 OF 1

PROJECT NUMBER : 10899A
MANAGER : D. KINSMAN
DRAWN BY : T. HUSSEY
CHECKED BY : D. KINSMAN
DATE : 5/2/22

ENSIGN

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: 801.255.0529
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

FINAL PLAT
WAYMAN SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 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: _____

FEE$ — TOOELE COUNTY RECORDER

GRANTSVILLE 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, FOUND TO 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 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.
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 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.
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 SNOUT 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 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.
26. 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.
27. CULINARY WATER AND SEWER SERVICE LATERALS SHALL BE MARKED ON THE TOP BACK OF CURB AND LIP OF CURB AT THEIR ACTUAL LOCATION OF CROSSING THE CURB AND GUTTER. PINS OR STAMPS SHALL BE USED AND MUST BE INSTALLED WHILE THE CONCRETE IS STILL WET AND WILL READILY ACCEPT THE MARKER. GRINDING MARKING DUE TO DRY CEMENT IS NOT ALLOWED.

GRANTSVILLE CITY GRADING NOTES

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 THE PAVEMENT AREA SUBGRADE TO THE LINES (HORIZONTAL) AND ELEVATIONS (VERTICAL) SHOWN ON THE PLANS WITHIN A TOLERANCE OF 0.1 + TO 0.1 -.
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.
11. ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY AN INDEPENDENT LICENSED AND CERTIFIED THIRD-PARTY TESTING SERVICE.

GRANTSVILLE CITY TRAFFIC NOTES

1. 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.
2. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.
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 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.
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 ½ 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 3½ % AIR VOIDS.
14. POTHOLING: 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-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE, 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE. VMS 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.
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.

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, AWWA AND 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 STANDPIPE 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 AWWA 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 DESIGNEE.
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 ADJACENT 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 THRUST BLOCKING STILL APPLY. THRUST 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 DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
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 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.W.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-EIGHT FEET (48') OUTSIDE RADIUS EQUALING 96' 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 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.
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 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 IT'S 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 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.

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
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

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

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER MANHOLE
- EXISTING WATER BOX
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING IRRIGATION BOX
- EXISTING IRRIGATION VALVE
- PROPOSED IRRIGATION VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY CLEAN OUT
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN INLET BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN COMBO BOX
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING STORM DRAIN CULVERT
- PROPOSED STORM DRAIN CULVERT
- TEMPORARY SAG INLET PROTECTION
- TEMPORARY IN-LINE INLET PROTECTION
- ROOF DRAIN
- EXISTING ELECTRICAL MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING GAS METER
- EXISTING GAS MANHOLE
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING CABLE BOX
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING FLOW DIRECTION
- EXISTING TREE
- DENSE VEGETATION

- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING FLOW LINE
- PROPOSED FLOW LINE
- GRADE BREAK
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- ROOF DRAIN LINE
- CATCHMENTS
- HIGHWATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAN. SWR. SERVICE LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- PROPOSED LAND DRAIN SERVICE LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- PROPOSED CULINARY WATER SERVICE LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED SEC. WATER SERVICE LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- ACCESSIBLE ROUTE
- SAW CUT LINE
- STRAW WATTLE
- TEMPORARY BERM
- TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED 0.5' CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- EXISTING ASPHALT TO BE REMOVED
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- TYPE D MOUNTABLE CURB AND GUTTER
- CONCRETE TO BE REMOVED
- EXISTING CONCRETE
- PROPOSED CONCRETE
- STAMPED CONCRETE
- BUILDING TO BE REMOVED
- EXISTING BUILDING
- PROPOSED BUILDING

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

ENSIGN
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

WWW.ENSIGNENG.COM

FOR:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

GENERAL NOTES

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-001

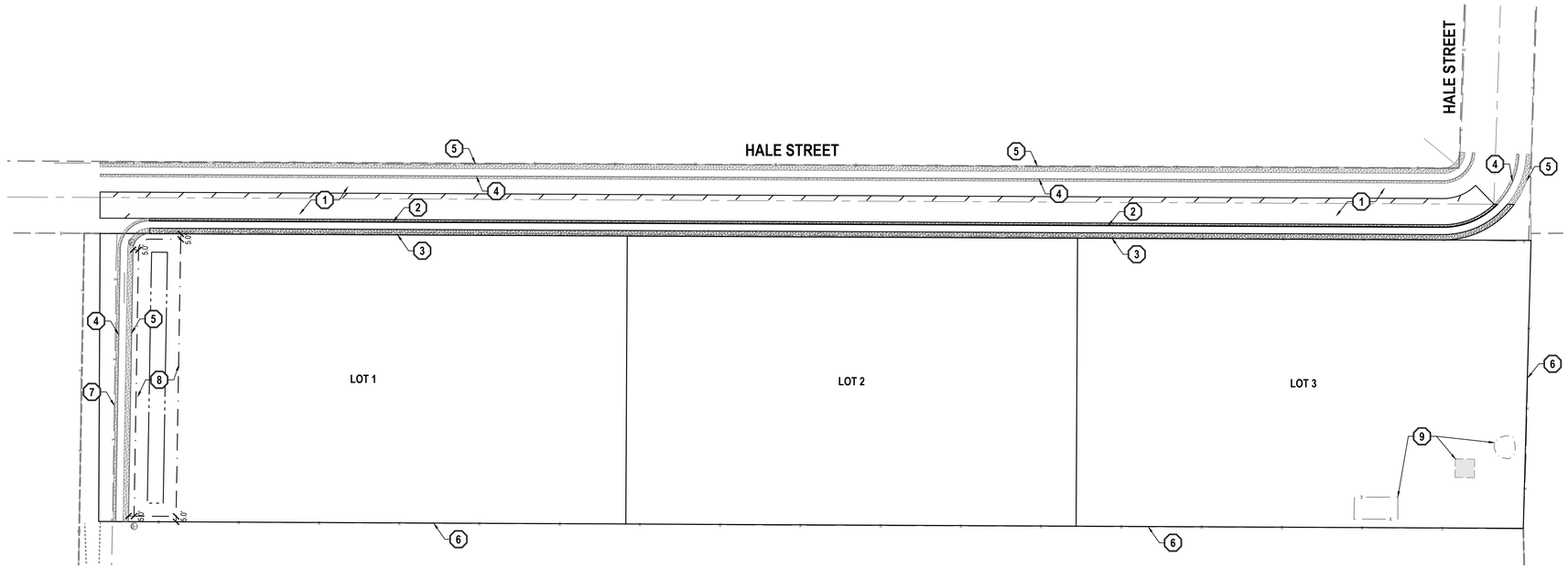
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. 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.
4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE 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.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
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 GRANTSVILLE CITY 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. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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. TYPICAL 66 FOOT ROAD PER GRANTSVILLE CITY STANDARD PLAN AND SPECIFICATOINS.
2. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
3. 6" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
4. FUTURE 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205 AND SPECIFICATIONS.
5. FUTURE 6" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
6. EXISTING FENCE TO REMAIN OR BE REPLACED.
7. EXISTING FENCE TO BE REMOVED UPON ESTABLISHMENT OF PUBLIC RIGHT OF WAY.
8. RETENTION BASIN, SEE C-200 FOR DETAILS.
9. EXISTING SITE AMENITIES TO REMAIN.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT ON THIS SHEET.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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FOR:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

SITE PLAN

PROJECT NUMBER 10859A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-100

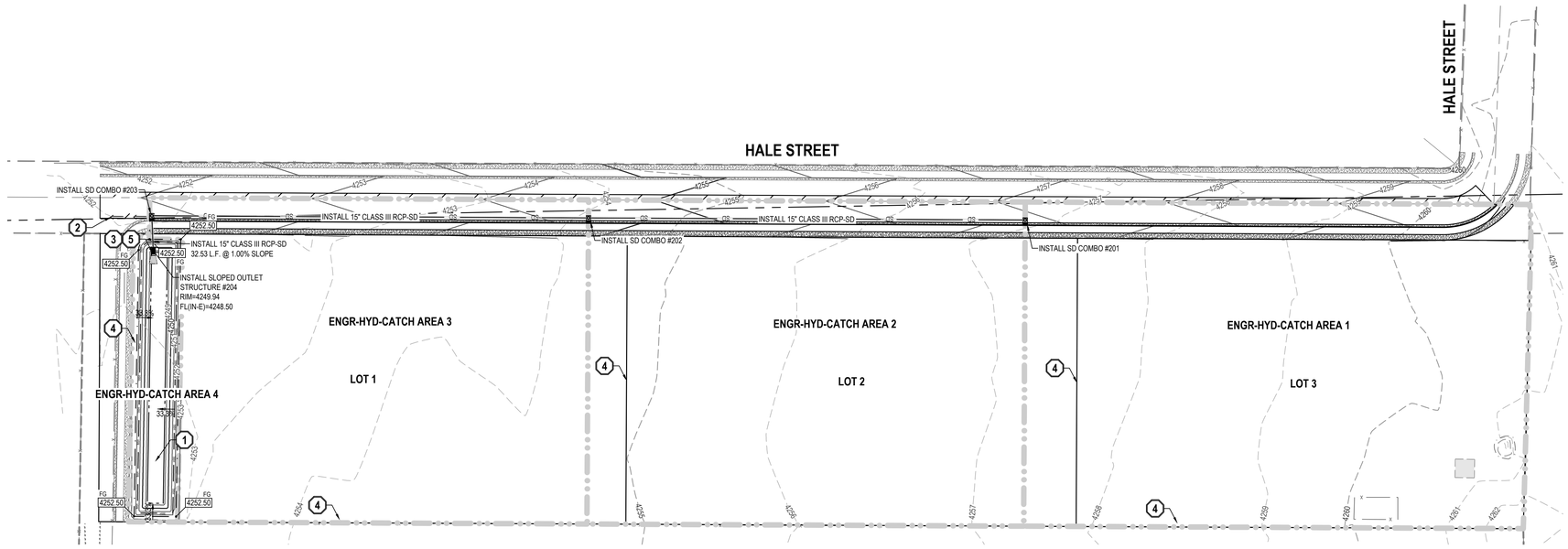
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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE ENGINEER OR GOVERNING AGENCY POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS,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

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) RETENTION BASIN (SEE DETAIL 1/C-201)
TOP OF BASIN = 4252.50 FT.
SPILLWAY INTO SWALE ELEVATION = 4252.00 FT.
100-YR HIGH WATER ELEVATION = 4251.50 FT.
BOTTOM OF BASIN = 4248.50 FT.
VOLUME REQUIRED = 16,868 CU. FT.
VOLUME PROVIDED = 17,078 CU. FT.

(2) 100 YEAR OVERFLOW PATH.

(3) INSTALL RIPRAP PER ROCK OUTLET PROTECTION DESIGN. SEE C-201.

(4) INSTALL DRAINAGE SWALE ALONG PROPERTY LINE PER DETAIL 3/C-500.

(5) INSTALL SLOPED OUTLET STRUCTURE PER DETAIL 2/C-500.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT ON THIS SHEET.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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FOR:
REUBAN WAYMAN
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GRANTSVILLE, UT 84029
CONTACT:
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PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-200

Study Summary Statistics

No. of Lots	3
Roof SF/lot	2500
Drive SF/lot	1500
Total Lots Hardscape, SF	12000
Road Length, FT	2360
Total Road Hardscape SF	30540
Total Hardscape, SF	42540
Total Area, SF	385669
Landscaped Area, SF	343129
Weighted Average C	0.23

Retention Calculations (100-year storm)

Basin Tributary Area	385,669	SF
Runoff coefficient C:	0.227	
Basin Area	2,070	SF
Allowable Discharge Rate	-	cfs/acre
Total Discharge	-	cfs
Infiltration Rate	0.0	in/hr

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	6.05	3,680	-	3,680
10	4.60	5,601	-	5,601
15	3.80	6,937	-	6,937
30	2.56	9,347	-	9,347
60	1.58	11,538	-	11,538
120	0.84	12,195	-	12,195
180	0.56	12,341	-	12,341
360	0.30	12,925	-	12,925
720	0.17	14,605	-	14,605
1440	0.10	16,868	-	**16,868**
		Required Retention:		16,868
		Provided Retention:		17,078

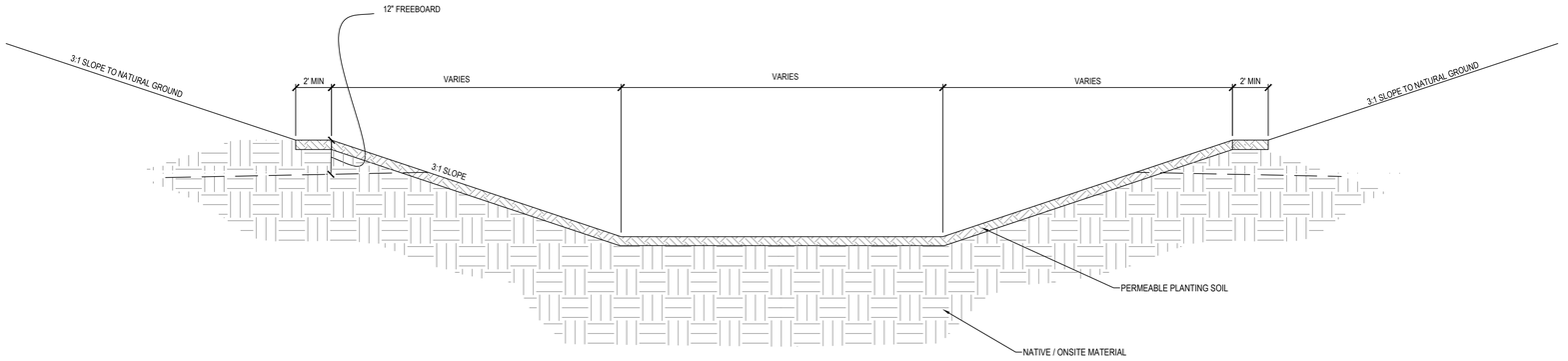
Catchment Calculations (100-year storm)

Time of Concentration:	15 min
Rainfall Intensity I:	2.56 in/hr
Mannings N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	136,863	0.227	1.843	201
2	118,800	0.227	1.600	202
3	111,993	0.227	1.508	203
4	11,683	0.227	0.157	BASIN

Pipe Design (100-year storm) * Double Storm Drain Catch Basins

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
201-202	1	1.843	None	0.000	1.843	0.61%	15	5.059	36.4%
202-203	2	1.600	201-202	1.843	3.442	0.64%	15	5.182	66.4%
203-204	3	1.508	202-203	3.442	4.950	1.00%	15	6.477	76.4%
204-BASIN	-	0.000	203-204	4.950	4.950	1.00%	15	6.477	76.4%



1 DETENTION BASIN LAYOUT
SCALE: NONE

NOAA Atlas 14, Volume 1, Version 5
Location name: Grantsville, Utah, USA*
Latitude: 40.6162°, Longitude: -112.4669°
Elevation: 4256.13 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

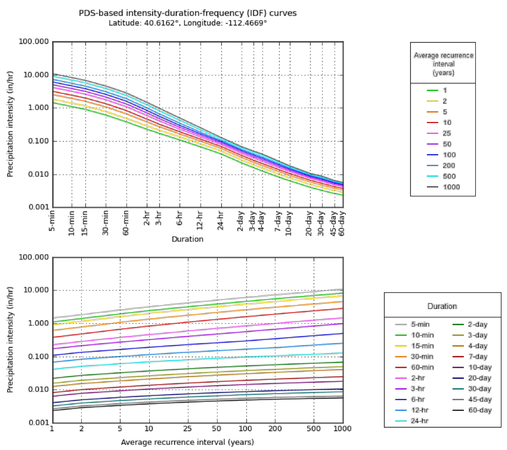
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)								
	1	2	5	10	25	50	100	200	500	1000
5-min	1.44 (1.26-1.62)	1.82 (1.63-2.08)	2.52 (2.24-2.87)	3.16 (2.78-3.56)	4.14 (3.59-4.70)	5.02 (4.24-5.74)	6.05 (4.98-7.01)	7.22 (5.76-8.50)	9.06 (6.90-10.9)	10.7 (7.86-13.1)
10-min	1.09 (0.960-1.23)	1.39 (1.24-1.58)	1.92 (1.71-2.18)	2.41 (2.12-2.72)	3.15 (2.73-3.58)	3.81 (3.22-4.36)	4.60 (3.79-5.33)	5.50 (4.38-6.47)	6.90 (5.25-8.27)	8.17 (5.99-9.96)
15-min	0.904 (0.796-1.02)	1.15 (1.02-1.31)	1.59 (1.41-1.80)	1.99 (1.76-2.24)	2.60 (2.26-2.96)	3.15 (2.66-3.61)	3.80 (3.13-4.40)	4.54 (3.62-5.34)	5.70 (4.34-6.83)	6.76 (4.95-8.23)
30-min	0.608 (0.534-0.686)	0.774 (0.680-0.880)	1.07 (0.952-1.21)	1.34 (1.18-1.51)	1.75 (1.52-1.99)	2.12 (1.79-2.43)	2.56 (2.11-2.97)	3.06 (2.44-3.60)	3.84 (2.92-4.60)	4.55 (3.33-5.54)
60-min	0.376 (0.331-0.424)	0.479 (0.427-0.545)	0.661 (0.589-0.751)	0.828 (0.732-0.935)	1.09 (0.940-1.23)	1.31 (1.11-1.50)	1.58 (1.31-1.84)	1.89 (1.51-2.23)	2.38 (1.81-2.85)	2.82 (2.06-3.43)
2-hr	0.225 (0.205-0.250)	0.284 (0.259-0.318)	0.374 (0.342-0.418)	0.456 (0.412-0.508)	0.586 (0.518-0.654)	0.704 (0.607-0.791)	0.836 (0.703-0.952)	0.992 (0.808-1.15)	1.24 (0.958-1.47)	1.46 (1.08-1.76)
3-hr	0.171 (0.159-0.188)	0.212 (0.195-0.234)	0.272 (0.251-0.299)	0.322 (0.294-0.354)	0.405 (0.362-0.444)	0.474 (0.417-0.532)	0.561 (0.481-0.640)	0.663 (0.554-0.773)	0.828 (0.660-0.988)	0.980 (0.749-1.19)
6-hr	0.108 (0.100-0.116)	0.134 (0.125-0.144)	0.163 (0.152-0.175)	0.190 (0.177-0.204)	0.228 (0.209-0.245)	0.260 (0.235-0.281)	0.295 (0.262-0.323)	0.343 (0.298-0.391)	0.424 (0.357-0.500)	0.495 (0.407-0.601)
12-hr	0.067 (0.063-0.072)	0.082 (0.077-0.088)	0.100 (0.094-0.107)	0.114 (0.107-0.122)	0.134 (0.124-0.145)	0.150 (0.137-0.163)	0.166 (0.150-0.183)	0.184 (0.164-0.205)	0.221 (0.192-0.250)	0.251 (0.213-0.302)
24-hr	0.041 (0.038-0.044)	0.050 (0.047-0.054)	0.060 (0.056-0.065)	0.069 (0.064-0.074)	0.080 (0.074-0.086)	0.088 (0.081-0.095)	0.096 (0.089-0.104)	0.105 (0.096-0.114)	0.116 (0.105-0.126)	0.127 (0.112-0.153)
2-day	0.022 (0.020-0.024)	0.027 (0.025-0.029)	0.032 (0.030-0.035)	0.037 (0.034-0.039)	0.043 (0.040-0.046)	0.047 (0.044-0.051)	0.052 (0.048-0.056)	0.056 (0.052-0.061)	0.063 (0.057-0.068)	0.067 (0.061-0.077)
3-day	0.016 (0.015-0.017)	0.019 (0.018-0.021)	0.023 (0.021-0.025)	0.026 (0.024-0.028)	0.031 (0.028-0.033)	0.034 (0.031-0.037)	0.037 (0.034-0.040)	0.041 (0.037-0.044)	0.046 (0.041-0.050)	0.049 (0.044-0.055)
4-day	0.012 (0.012-0.013)	0.015 (0.014-0.016)	0.018 (0.017-0.020)	0.021 (0.020-0.022)	0.025 (0.023-0.026)	0.027 (0.025-0.029)	0.030 (0.028-0.033)	0.033 (0.030-0.036)	0.037 (0.034-0.040)	0.040 (0.036-0.044)
7-day	0.008 (0.008-0.009)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.014 (0.013-0.015)	0.016 (0.015-0.017)	0.017 (0.016-0.019)	0.019 (0.018-0.020)	0.021 (0.019-0.022)	0.023 (0.021-0.025)	0.025 (0.022-0.027)
10-day	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.009-0.010)	0.010 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.017 (0.016-0.018)	0.018 (0.016-0.019)
20-day	0.004 (0.004-0.004)	0.005 (0.005-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.010 (0.010-0.011)
30-day	0.003 (0.003-0.003)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.007)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)
45-day	0.003 (0.002-0.003)	0.003 (0.003-0.003)	0.004 (0.004-0.004)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.006 (0.006-0.007)
60-day	0.002 (0.002-0.002)	0.003 (0.003-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.004)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)

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

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PF graphical



NOAA Atlas 14, Volume 1, Version 5 Created (GMT): Fri Apr 8 17:25:49 2022

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Maps & aerials

Small scale terrain

USDA NRCS 2012 Fact Sheet

NRCS Natural Resources Conservation Service

Rock Outlet Protection

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

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



What is rock outlet protection?

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

When is rock outlet protection used?

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

How is rock outlet protection installed?

Apron length: Apron length ***(La)*** shall be determined from Table 1.

Apron width: The apron width is based on the diameter of the discharge pipe, ***(D)***. The apron width will be ***3D*** at the upstream end ***(Wu)***, and the downstream width ***(Wd)*** will be equal to ***(D + La)***. The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, ***(D)***.

Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.

Thickness: The required apron thickness is shown in Table 1.

Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.

Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

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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.

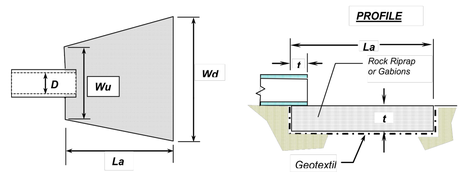


Figure 1 - Typical detail for rock outlet protection below a culvert

Culvert Size D, (inches)	Rock Size d_{50} (inches)	Apron Legnth La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness *t*, (inches)	Quantity (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215

TABLE 1 - Rock outlet protection apron dimensions

Gadion Rock	Smallest Dimension in Inches					% of rocks small than size shown
	6"d_{50}	9"d_{50}	12"d_{50}	18"d_{50}		
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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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:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION
APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

DRAINAGE CALCULATIONS

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-201

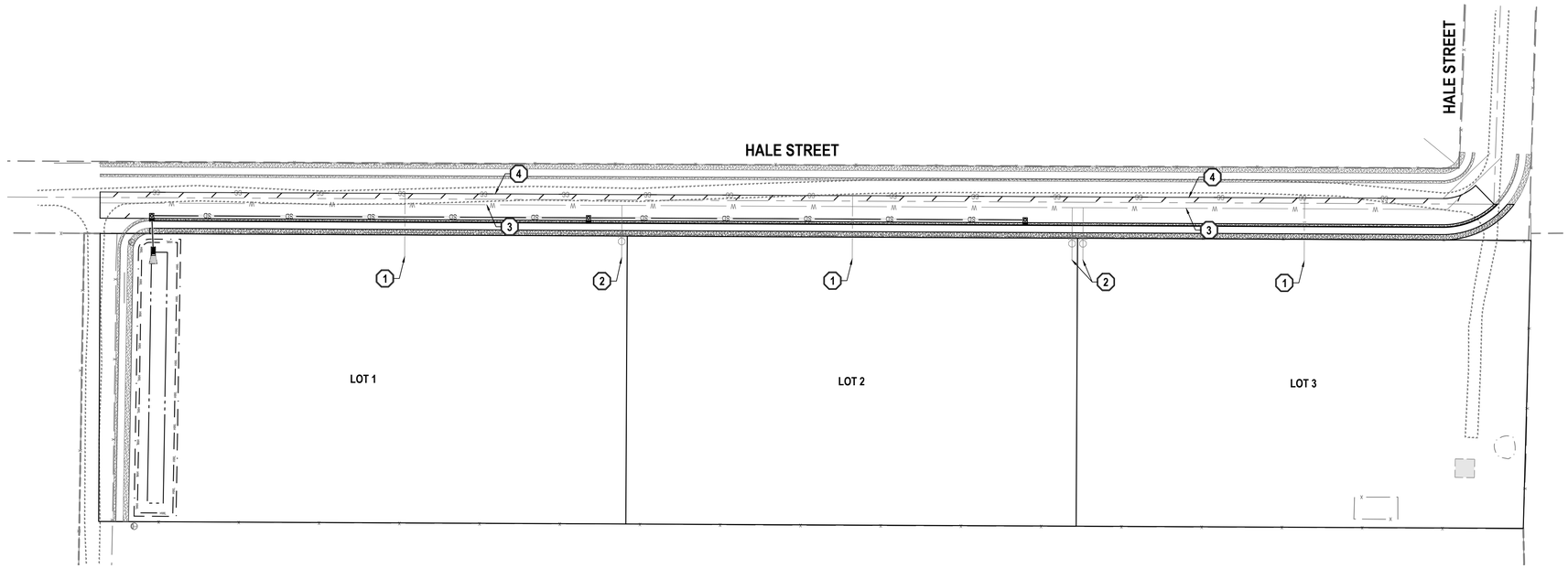
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GRANTSVILLE CITY AND APWA STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY AND 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 TOOELE COUNTY'S STANDARDS AND SPECIFICATIONS. DEFLECTION APPROVED BY TOOELE COUNTY INSPECTOR. TOOELE COUNTY RESERVES THE RIGHT TO LOOP RATHER THAN DEFLECT AT THE COUNTY'S DISCRETION PER APWA/MANUFACTURES GUIDELINES.
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 TOOELE COUNTY'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.

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. FUTURE 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
2. FUTURE 1" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 1" METER SET PER APWA STANDARD PLAN NO. 521 LOCATED APPROX. 5' FROM LOT CORNER, TYPICAL.
3. FUTURE CULINARY WATER LINE.
4. FUTURE SANITARY SEWER LINE.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT ON THIS SHEET.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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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:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

UTILITY PLAN

PROJECT NUMBER 10859A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-300

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

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

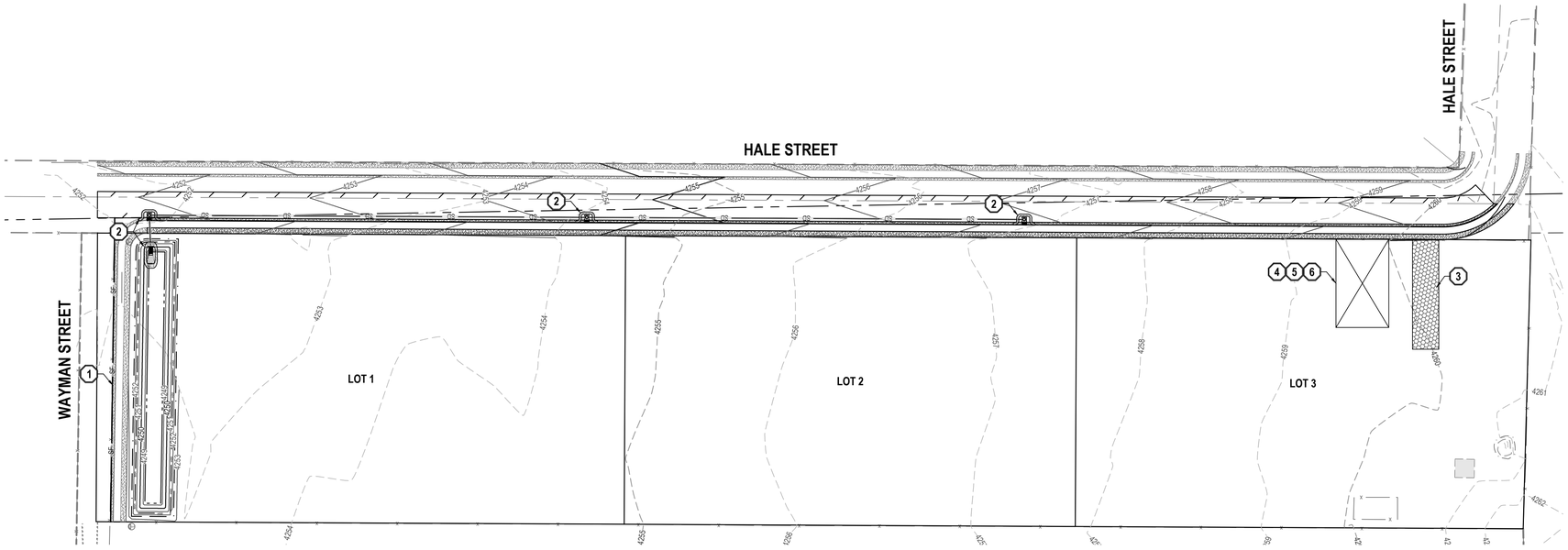
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT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

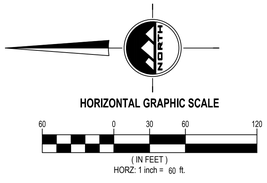
SCOPE OF WORK:

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. SILT FENCE PER DETAIL 6/C-500.
2. INLET PROTECTIONS PER DETAIL 7/C-500.
3. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-500.
4. PORTABLE TOILET PER DETAIL 5/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT ON THIS SHEET.





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TOOELE
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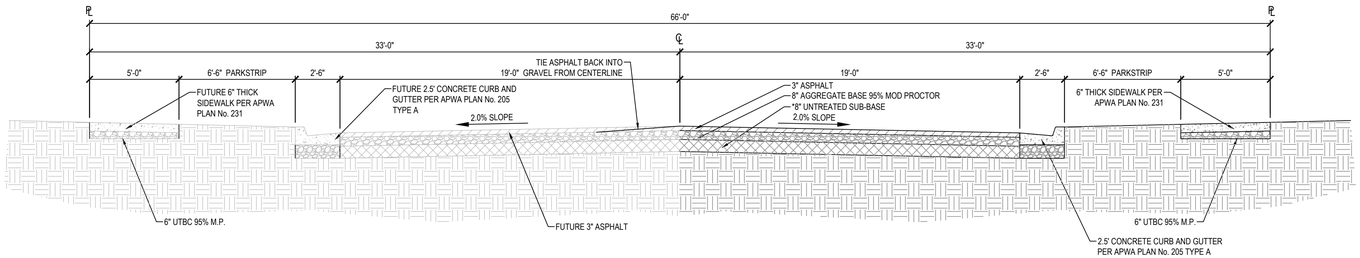
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APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

EROSION CONTROL PLAN

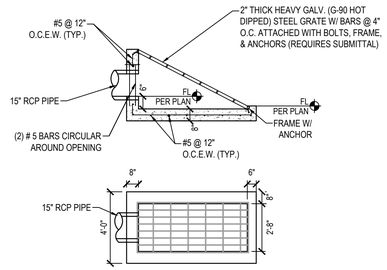
PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-400



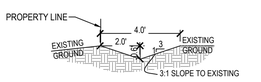
1 TYPICAL 66 FOOT ROAD CROSS SECTION

SCALE: NONE

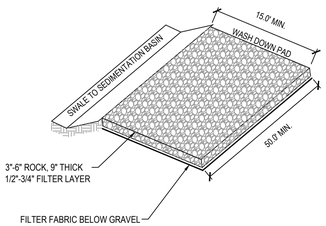


2 SLOPED OUTLET STRUCTURE

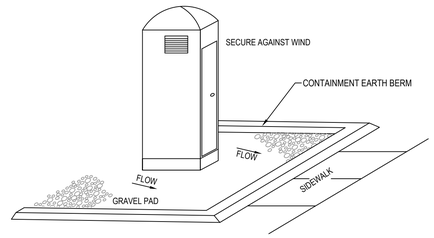
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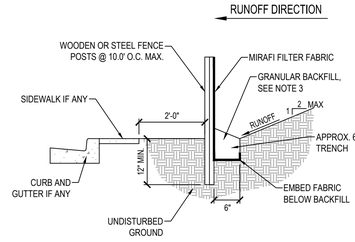


NOTES:
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.



NOTE:
1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

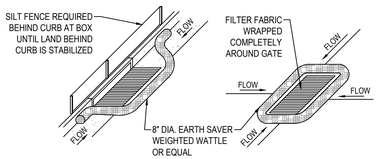




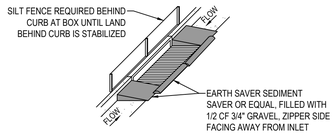
NOTES:
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

3 4' DRAINAGE SWALE

SCALE: NONE



WATTLE OPTION

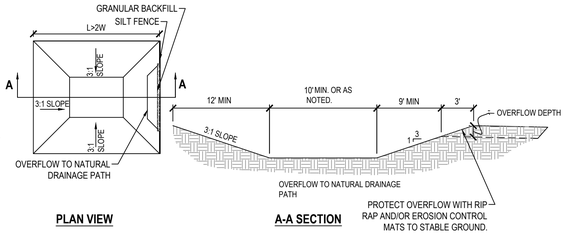


SANDBAG OPTION

NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

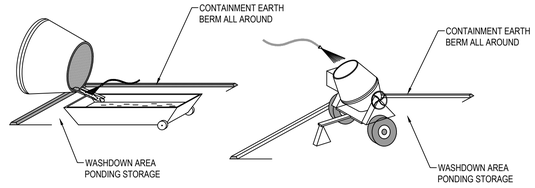


PLAN VIEW **A-A SECTION**

NOTES:
1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL. L, TEMPORARY BASIN OUTLET PROTECTION.

5 PORTABLE TOILET

SCALE: NONE



OPTION A **OPTION B**

6 TEMPORARY SILT FENCE

SCALE: NONE

7 SAG INLET PROTECTION

SCALE: NONE

8 TEMPORARY SEDIMENTATION BASIN

SCALE: NONE

9 CONCRETE WASTE MANAGEMENT

SCALE: NONE

ENSIGN
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

WWW.ENSIGNENG.COM

FOR:
REUBAN WAYMAN
6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION
APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

DETAILS

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-500

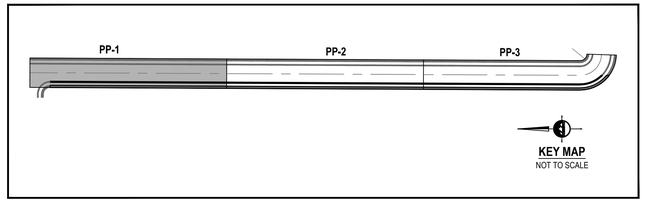
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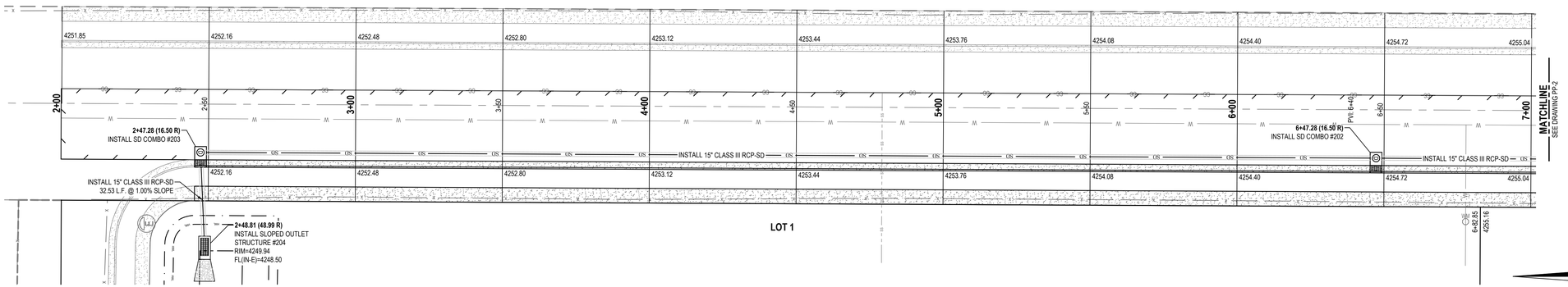
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

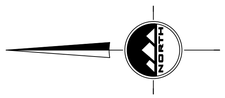
BENCHMARK

EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'





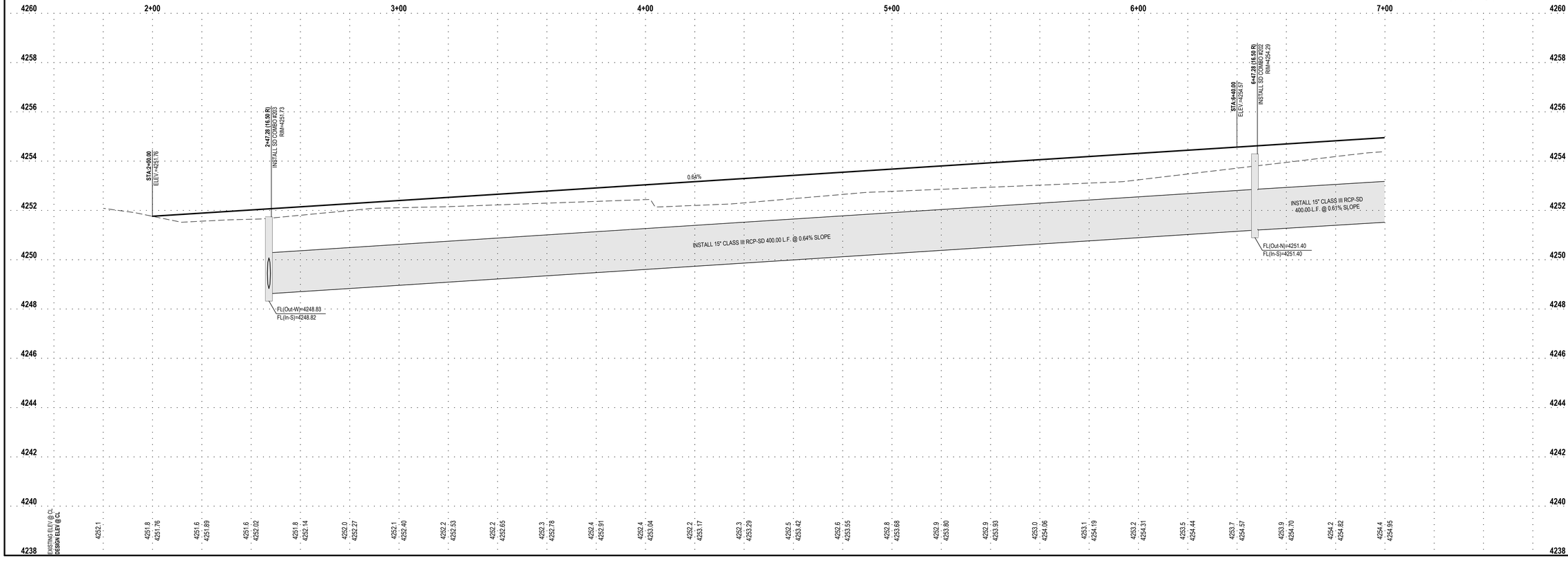


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

HALE STREET



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FOR:
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6094 NORTH BURMESTER ROAD
GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-1

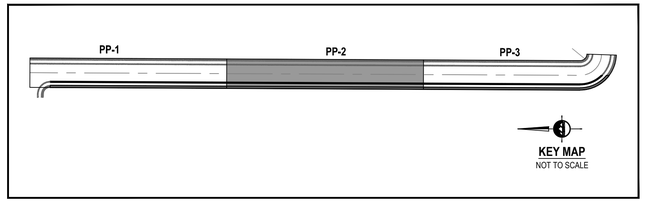
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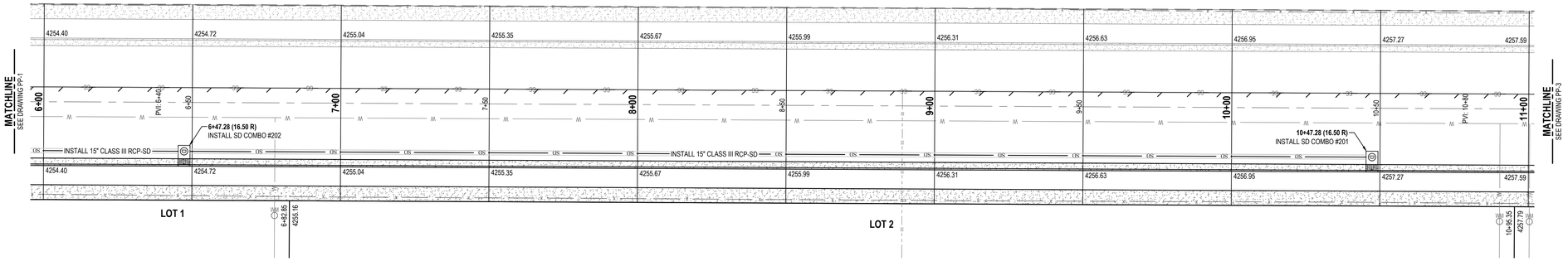
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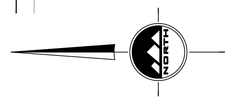
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EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4261.64'





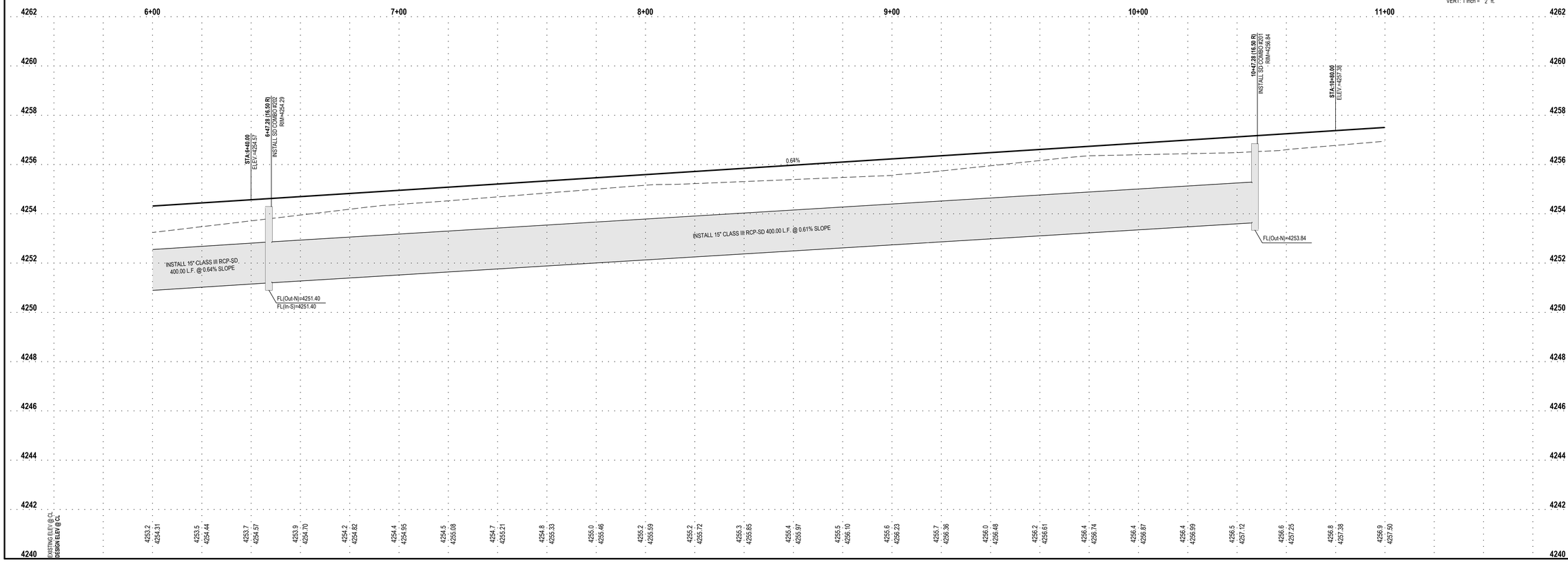


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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HALE STREET



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PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-2

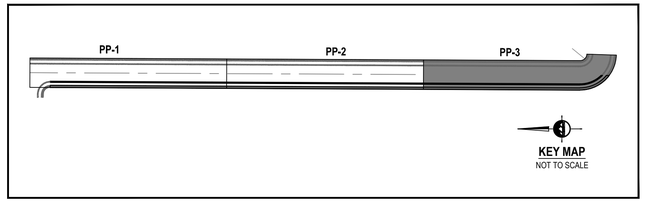
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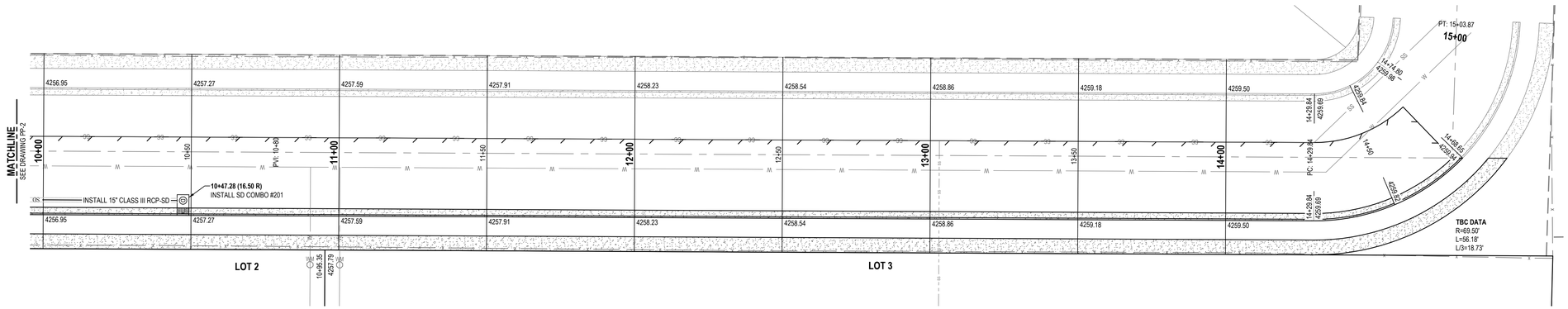
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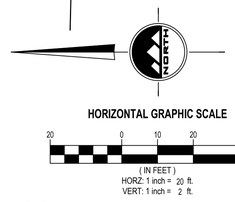
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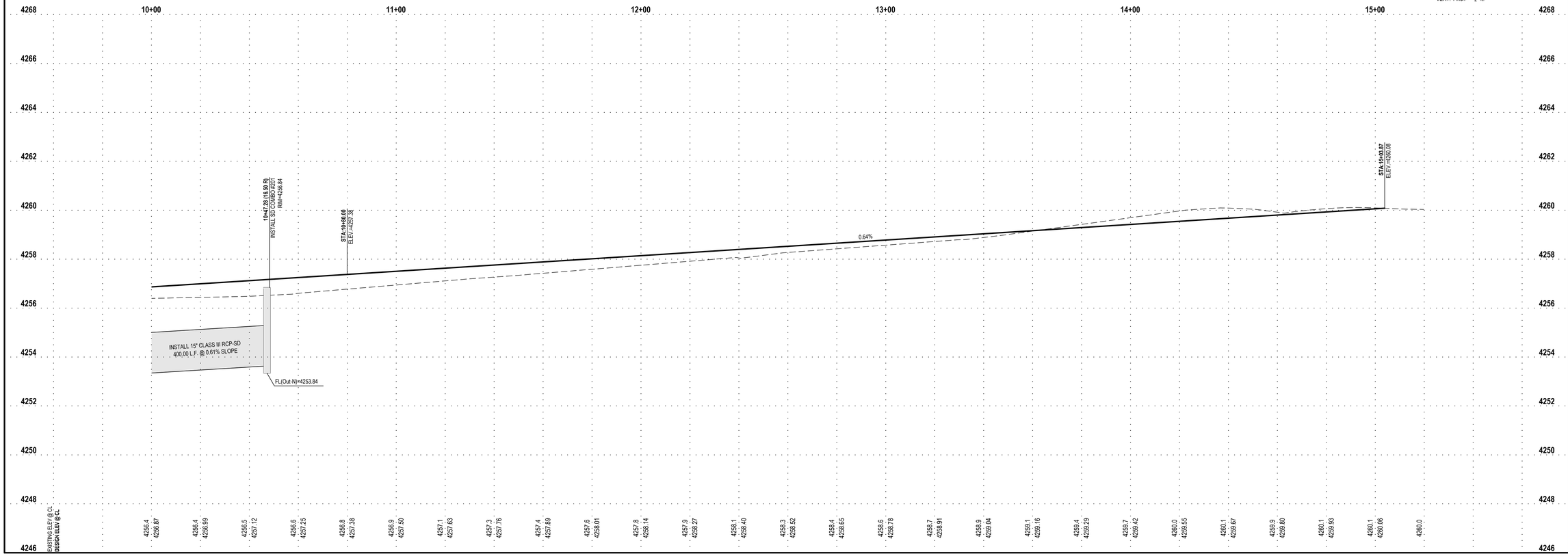


HORIZONTAL GRAPHIC SCALE

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HALE STREET



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GRANTSVILLE, UT 84029
CONTACT:
REUBEN WAYMAN
PHONE: 801-403-6927

WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
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PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 5/2/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-3

GRANTSVILLE CITY PRELIMINARY PLAN CHECKLIST

A Complete Preliminary Plan Application Must Consists of:

☒ X Completed application form; and

☒ X A PDF of the Preliminary Plat and design drawings (as detailed in section 21.2.7). (first set of plans are for DRC Review) (there will be a 14-day review and a meeting within 21 days); and

After DRC Meeting These Items Must Be Submitted!

☐ _____A PDF of the complete corrected set of the Preliminary Plat with the corrected set of the design as detailed in section 21.2.8 & 21.2.2.9 (second set of the **revised** plans with revisions resulting from the DRC changes; **(make sure that the dates on the plans are updated) (there will be a 14-day review)**; and

☐ _____A PDF and ACAD file of the Preliminary Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, locations of natural features to be preserved, drainage corridors and basin locations (on a flashdrive); (second set of the **revised** plans);

Turn these items in with your Application and 1st Submittal items.

☒ N/A Water application fee of $1,500.00 (goes to water attorney); and

☒ N/A Completed application for the dedication of water to the city in preparation for water attorney's review of actual shares, and copies of all culinary water shares and secondary water shares from Grantsville Irrigation (all water rights must be turned over to the City at the final plat stage); and

☐ _____Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months; and

☒ X Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid;

☒ X Utility approval forms; and

☐ _____The proposed source and amounts of water for all lots; and

☐ _____a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** and

☒ X Approval of the subdivision name from the Tooele County Recorder's office; and

☐ _____ A plat map from the recorder's office showing the property and all adjoining properties around it; and

☒ X If the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application; and

☒ X Site analysis map as specified in Section 21.1.13; and

☒ X Geologic technical maps and investigation reports regarding area suitability; and

☒ X If the development is not being connected to the city culinary water or sewer system, a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible; and

☐ _____ A traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100 peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards; and

☐ N/A A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation.; and

☐ N/A Development phasing schedule, if applicable, including the sequence for each phase, approximate size in area of each phase, and proposed phasing of construction of all private and public improvements; and

☐ N/A Water and Sewer system to be modeled by City Engineer and a $1,500.00 fee will be collected for each service to be modeled.

The Preliminary Plan Shall Show:

☐ _____The general location of the subdivision, the property boundaries and adjoining properties with ownership;

☐ _____Lot and road layout indicating general scaled dimensions;

☐ _____County, Township, Range, Section, Quarter Section, blocks, the number of lots, principal meridian and true north;

☐ _____A vicinity map showing significant natural and man-made features off site with a scale of 1 inch = 2000 foot on the site;

☐ _____The acreage of the entire tract and the acreage of the portion to be developed;

☐ _____The area for which approval will be requested for the first phase of development except for minor, commercial and industrial subdivisions;

☐ _____An area plan showing the total area on a single sheet for subdivisions requiring more than one sheet at the required scale;

☐ _____The sites, if any, for multi-family dwellings, shopping centers, community facilities, commercial, industrial, or other uses exclusive of single-family dwellings;

☐ _____Total Development Area, the number of proposed dwelling units and the amount of open space.

☐ _____Easements and Rights-of-Way;

☐ _____Property boundaries;

☐ _____All ponds, wetlands and other hydrologic features;

☐ _____Topographic contours;

☐ _____All primary and secondary conservation areas labeled by type, as described in sections 21.1.18 and 21.1.110 of this chapter;

☐ _____General vegetation characteristics;

☐ _____General soil types;

☐ _____ The planned location of protected open space;

☐ _____ Existing roads and structures;

☐ _____ Potential connections with existing greenspace and trails.

☐ _____ Parcels of land that will have a conservation easement or are to be dedicated for schools, roads, parks, or other public purposes; and

☐ _____ An Approval Signature block for the City Planning Commission chair.

SPECIAL NOTE:

The Preliminary Plan approval shall be valid for a period of not more than six (6) months. The applicant or authorized representative may obtain no more than two (2) six-month (6) extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension of a Preliminary Plan without substantial progress having been demonstrated by the applicant or authorized representative.

TOOELE COUNTY

JERRY M HOUGHTON
TOOELE COUNTY RECORDER
47 South Main Street #213
Tooele, Utah 84074
435-843-3180

SUBDIVISION NAME APPROVAL FORM

Date 2021-08-23

TO:
Tooele County Planning Commission
Engineering Department
At the request of
Reuban Wayman

We have been asked to approve the proposed name of
Wayman Subdivision
(Proposed Subdivision Name)

This name **will** be acceptable, as we do not have **any** other subdivisions using this name or a derivative thereof.

Jerry M. Houghton
Tooele County Recorder
By Deputy: Rylisha Ulm

INTENT TO SERVE FORM

Reuben Wagtman
Name of Owner

Reuben Wagtman
Name of Agent or Representative

11-9-21
Date Approving Agency Signed

757 N Hale Street Grantsville Ut 84029
Property Address or Location

3
Number of Lots Proposed

Reuben Wagtman
Signature of Owner or Agent

Name of Approving Agency Reuben Wagtman

GAS CO. X **APPROVED** _____ **DISAPPROVED**

Conditions, Restrictions or Comments:

Delivery after tank setup

Expiration Date of Approval _____

1-11-22
DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

Travis Tanner
Customer & Community Manager

1569 West North Temple
Salt Lake City, UT 84116

November 15, 2021

To Whom It May Concern:

This is to advise you that Rocky Mountain Powers is able to provide electric service to 757 North Hale Street, Grantsville, Utah. Electric Service will be provided in accordance with the Electric Service Regulation on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Sincerely,

Travis D. Tanner

Travis Tanner
(801) 220-7246
travis.tanner@rockymountainpower.net
Customer and Community Manager
Rocky Mountain Power

INTENT TO SERVE FORM

Reuben Wayman
Name of Owner

Reuben Wayman
Name of Agent or Representative

12-7-2021
Date Approving Agency Signed

757 N Hale Street Grantsville Ut 84029
Property Address or Location

3
Number of Lots Proposed

Reuben Wayman
Signature of Owner or Agent

Name of Approving Agency Reuben Wayman

IRRIGATION CO. X **APPROVED** _____ **DISAPPROVED**

Conditions, Restrictions, or Comments:

All main lines must be upgraded to C900. Grantsville Irrigation will relocate or upgrade at developer's cost unless otherwise specified. Bodee Paulick 435-496-3349.

****

~ If conditions or restrictions are placed on the development by the signing utility or agency, it is the responsibility of the developer to ensure compliance with the conditions or restrictions of the utility or agency have been met. ~

Expiration Date of Approval 12/9/2022

12/9/2021
DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-

INTENT TO SERVE FORM

Reuben Wayman
Name of Owner

Name of Agent or Representative

1-31-22
Date Approving Agency Signed

757 N Hale st Grantsville UT 84029
Property Address or Location

3
Number of Lots Proposed

Reuben Wayman
Signature of Owner or Agent

Name of Approving Agency GRANTSVILLE FIRE DEPARTMENT

FIRE DEPT. ✓ **APPROVED** _____ **DISAPRROVED**

Conditions, Restrictions, or Comments:

Must comply with the following:

1) All pertinent sections of the International Fire Code including the appendix sections, particularly appendix "C" (fire department water supply) and appendix "D" (fire department access)
2) All Grantsville City codes and ordinances pertaining to water supply and streets.
3) Submitted drawing with streets must have a cross sections drawing of all streets, cul-de-sacs, temporary turnarounds and all fire department access and turnarounds

Expiration Date of Approval 1-31-23

1-31-22
DATE SIGNED

Jason E Smith
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-

Intent To Serve Form

Date submitted: 11/15/21

Name of Owner:	Reuben Wayman
Name of Agent or Representative:	N/A
Property Address or Location (Attach Map):	Attached 757 N Hale Street / for 3 lots
Assessor's Parcel Number:	0106100029
Proposed Lots/ERC's:	1
Signature of Owner or Agent:	Reuben Wayman

CKM 2/2/22

Approving Agency: Grantsville City Public Works Department

This Intent to Serve form is part of the water, sewer, and roads connection process. Please note, Grantsville City will provide water, sewer, and street connection services to a residential or commercial building project provided there is sufficient ability to serve, if fees are paid on time, and if all steps are completed in accordance with City, State, and Federal regulations. Utility modeling must be submitted to determine the impacts to the City's systems. Traffic impacts and any environmental impacts must also be considered and summarized for review. Intent to Serve approvals issued will be honored for a period of one calendar year from the date signed by an authorized signor for Grantsville City.

All excavations are required to meet Grantsville City specifications for back fill materials and compaction. Excavations will be inspected by Grantsville City prior to and during backfill operations.

Any approval rendered under this permit does not imply approval to cross any private property or right-of-way and pertains to Grantsville City rights-of-ways and/or easements. Approval under this application is in accordance with all laws and ordinances of the State of Utah and Grantsville City.

Applicant is responsible for determining ownership of right-of-ways and easements.

Utility	Approved	Disapproved
Water		X
Sewer		X
Roads	X	

Additional comments:

At the time SS is installed along property frontage, a connection would be required to sewer!

X

James Walt
Public Works Director, Grantsville City

X 11-16-21

Date Signed

TO BE SUBMITTED WITH THE SUBDIVISION APPLICATION

INTENT TO SERVE FORM

Reuben Wayman
Name of Owner

12-7-21
Date Approving Agency Signed

3
Number of Lots Proposed

Reuben Wayman
Name of Agent or Representative

757 N Hale St.
Property Address or Location

Reuben Wayman.
Signature of Owner or Agent

GRANTSVILLE CITY POST OFFICE

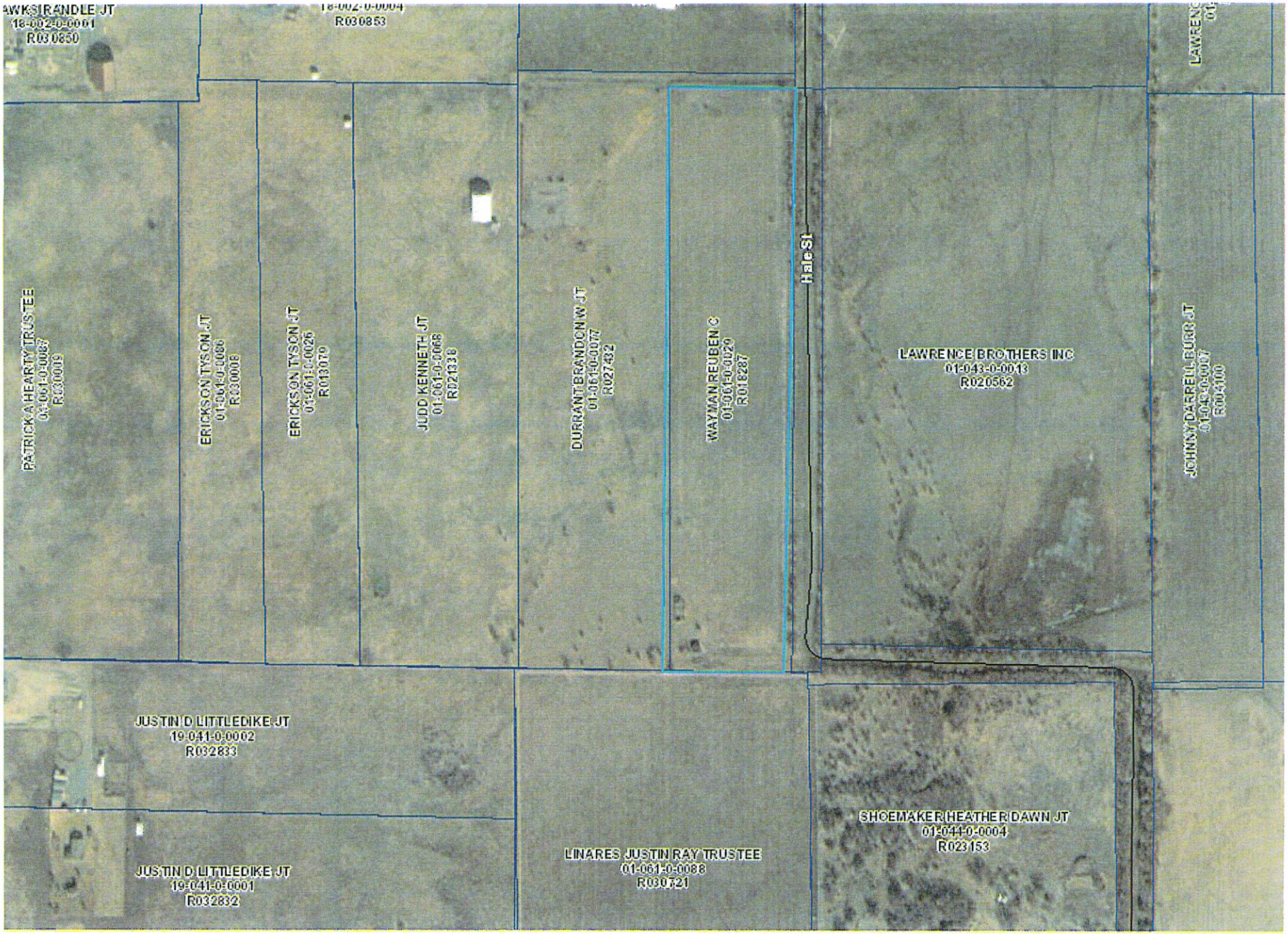
Conditions, Restrictions, or Comments:

Mail will be delivered on Hale St to 3 proposed lots - Any future development into more lots will require CBU delivery provided / installed by developer of property

12-7-21
DATE SIGNED

Chris Zadra
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-



VICINITY MAP 1-13-22.

Soil Evaluation
767 N Hale St. Grantsville UT, 84029

0 – 48" Sandy clay loam - Granular
48"-96" Medium - Sandy loam - Granular

Light brown Mottling encountered @ 72"
No ground water encountered @ 72"
.6 G/Sq Ft/Day Application rate
Max trench burial depth 48"

Caleb Knoblauch
Utah On-Site waste water license# 02966-OSP-3
Exp. 12.31.2024

SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

BRIAN C. STEED
Executive Director

TERESA WILHELMSEN
State Engineer/Division Director

ORDER OF THE STATE ENGINEER
For Permanent Change Application Number 15-1191 (a47807)

Permanent Change Application Number 15-1191 (a47807) in the name of Reuben C. Wayman was filed on August 27, 2021, to change the nature of use of 0.015 cubic foot per second (cfs) or 1.316 acre-feet of water as evidenced by Water Right Number 15-1191.

Heretofore, the water has been diverted from a well located North 140 feet and West 230 feet from the E¼ Corner of Section 25, T2S, R6W, SLB&M (6-inch well, 100-500 feet deep). The water has been used for the year-round stockwatering of 47.00 equivalent livestock units in cattle, horses, or equivalent species. The water has been used in all or *portion(s) of Section 25,* T2S, R6W, SLB&M.

Hereafter, it is proposed to divert 1.316 acre-feet[1] of water from the same point as heretofore. The water is to be used for the irrigation of 0.2025 acre from April 1 to October 31; year-round, indoor, domestic requirements of 1.00 equivalent domestic unit; and year-round stockwatering of 2.00 equivalent livestock units in cattle, horses, or equivalent species. The place of use of the water will remain the same as heretofore.

Notice of the application was published in the Tooele Transcript – Bulletin on September 16 and 23, 2021. No protests were received.

It is the opinion of the State Engineer that this change application can be approved without adversely affecting existing rights. The applicant is put on notice that diligence must be shown in pursuing the development of this application, which can be demonstrated by the completion of the project as proposed in the change application.

It is, therefore, **ORDERED** and Permanent Change Application Number 15-1191 (a47807) is hereby **APPROVED** subject to prior rights and the following conditions:

1) *This* application is approved for 1.316 acre-feet for the irrigation of 0.2025 acre from April 1 to October 31; year-round, indoor, domestic requirements of *1.00* equivalent domestic unit; and year-round stockwatering of 2.00 equivalent livestock units in cattle, horses, or equivalent species.

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[1] As filed, the application identified the quantity of water hereafter to be 0.015 acre-foot. Applying standard diversion duties to the beneficial uses historically made and proposed to be made hereafter requires the quantity of water to be 1.316 acre-feet. It is the opinion of the State Engineer the quantity of water proposed hereafter might have been intended to be *0.015 cfs or 1.316 acre-feet* and that this correction can be made without republication of notice pursuant to Utah Code 73-3-6.

TOOELE COUNTY HEALTH DEPARTMENT
ONSITE WASTEWATER AND DRINKING WATER PERMIT

ADDRESS:
767 N. Hale St., Grantsville

PROPERTY OWNER:
Reuben Wayman

LEGAL DESCRIPTION:
ID #01-061-0-0029

OWWS*

Community System

X Onsite System

DRINKING WATER*

Community System

X Private Well

Authorized Signature

Date of Issue: 03/17/2021
Permit No.: 21022

*On the date of issue all requirements were met for OWWS and Drinking Water Source.
This permit is only valid for two (2) years.

TOOELE COUNTY HEALTH DEPARTMENT

151 N. Main Street, Ste. 140
Tooele, Utah 84074
Phone (435) 277-2440 • Fax (435) 277-2444
www.tooelehealth.org

APPLICATION FOR WASTEWATER PERMIT

- **Permit fee must be paid before permit will be issued.**
- **Any changes to design must be approved in writing by TCHD.**
- **Inspections must be completed by TCHD for system approval.**
- **Will Serve letter is required if property will be connected to a public water system.**

Owner Name: Reuben Wayman Phone#: 801.403.6927

Mailing Address: P.O. Box 443 Grantsville UT, 84029 Email: rwayman1995@gmail.com
City State Zip

Site Address: 767 N Hale st. Grantsville UT, 84029

Subdivision: _____ Lot#: _____

Parcel#: 0106100029

Contractor's Name: Reuben Wayman Phone #: 801.403.6927

Designer's Name: Caleb Knoblauch Phone #: 435.840.6688

Unfinished Basement: ☑ Yes ☐ No # of Bedrooms: 3 System: ☑ New ☐ Replacement

Type of Water System that will serve this property:

☐ **Public** (***Will Serve letter from public system is required before permit will be issued***)
Name of Public System: _____

☑ **Non Public**
Type of Non Public System: On-site Well

OFFICE USE ONLY

Receipt#: R45-014951 Fee Paid: #300.00 Date: 3-15-21

Permit#: 21022 Will Serve submitted: _____

TCHD DESIGN

APPROVED AS DESIGNED

Design Approval — Date: 3/17/21

SYSTEM REQUIREMENTS:

Min. Tank Size: 1250 gallons
~~Gravel Depth Below Pipe~~: CHAMBERS
Max. Trench Depth: 48"
Min. Trench Width: 36"
Total Trench Length: 234'

System Type: ABSORPTION FIELD
Perc Rate: 21 - 30
Depth to Groundwater: ≈ 72"
Total Sq. Ft of Drainfield: 700 sq. ft.

Comments:

ACTUAL INSTALLATION

N

Excavation Approval — Date — Tank Tightness Approval — Date — Final Inspection — Date

JERRY M HOUGHTON
TOOELE COUNTY RECORDER
47 South Main Street #213
Tooele, Utah 84074
435-843-3180

SUBDIVISION NAME APPROVAL FORM

Date 2021-08-23

TO:
Tooele County Planning Commission
Engineering Department
At the request of
Reuban Wayman

We have been asked to approve the proposed name of
Wayman Subdivision
(Proposed Subdivision Name)

This name **will** be acceptable, as we do not have **any** other subdivisions using this name or a derivative thereof.

Jerry M. Houghton
Tooele County Recorder
By Deputy: Rylisha Ulm

ENSIGN
THE STANDARD IN ENGINEERING

Civil Engineering
Land Surveying
Structural Design
Water Design
Aerial Technologies

Client:
Reuben Wayman
6094 North Burmester Road
Grantsville, Utah, 84029
Client Email rwayman1995@gmail.com
Date: 2/2/2022

Prepared by:
Ensign Engineering and Land Surveying
169 North Main Street, Unit 1
Tooele, UT 84074
435-843-3590

Parcel Name: Site 1 - Site 1
Description: TOTAL SURVEYED PARCEL
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:2,038.05' East:10,208.27'

Segment# 1: Line
Course: N 88°27'16" W Length: 264.06'
North: 2,045.17' East: 9,944.31'

Segment# 2: Line
Course: N 0°16'50" E Length: 1,304.93'
North: 3,350.09' East: 9,950.70'

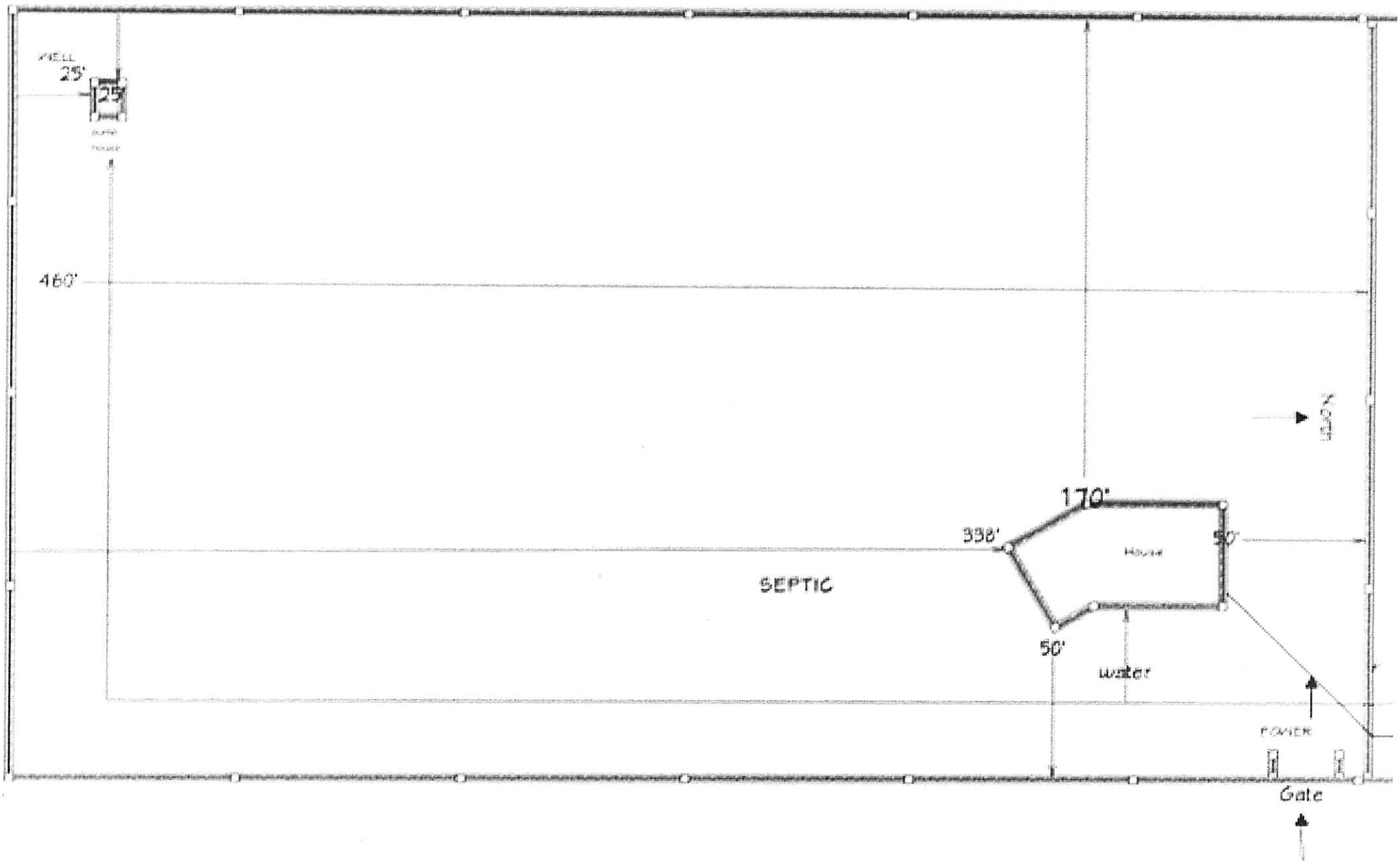
Segment# 3: Line
Course: S 89°43'10" E Length: 264.00'
North: 3,348.80' East: 10,214.70'

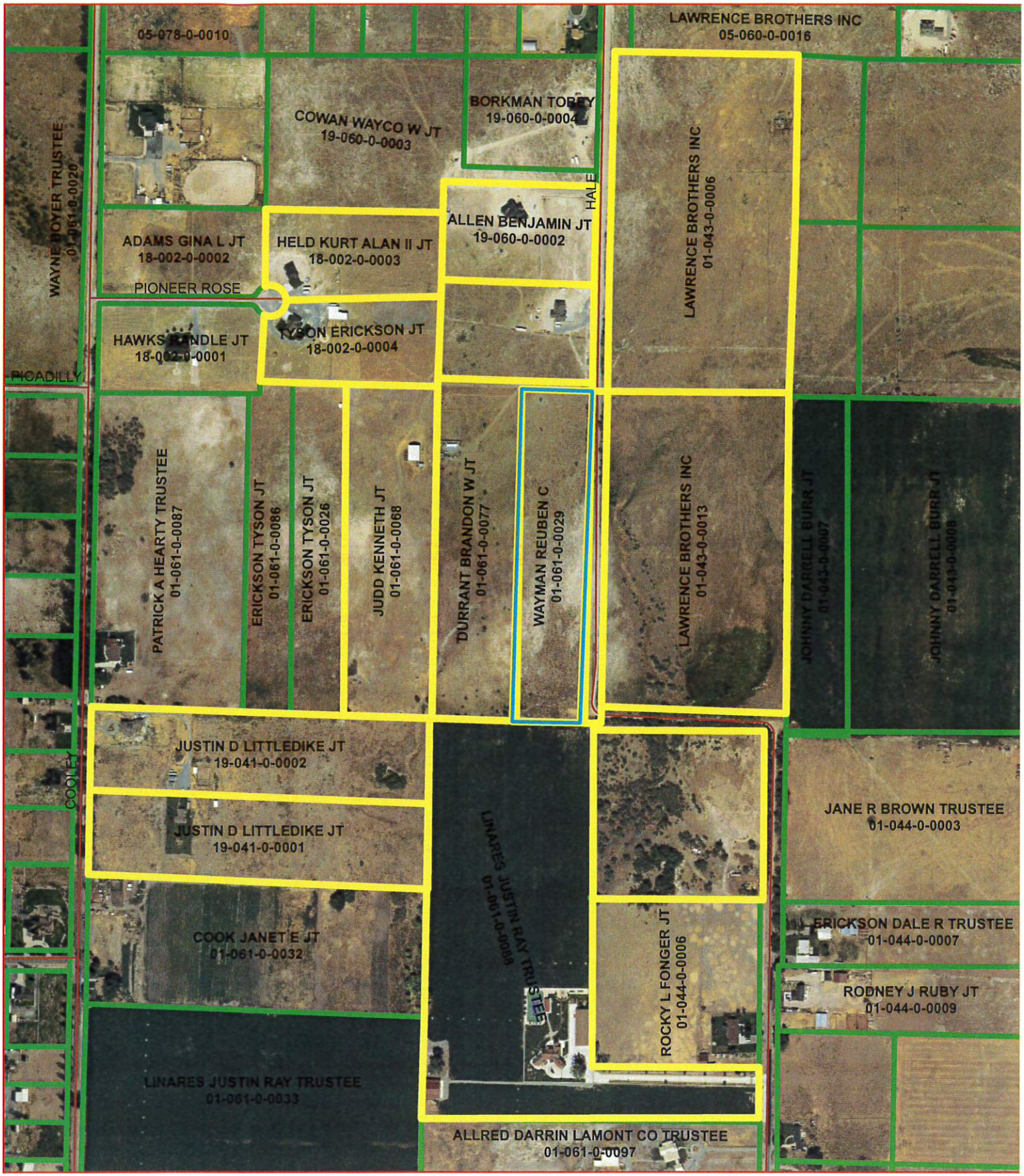
Segment# 4: Line
Course: S 0°16'50" W Length: 1,310.76'
North: 2,038.05' East: 10,208.28'

Perimeter: 3,143.75' Area: 345,271Sq.Ft.
Error Closure: 0.00 Course: S 83°51'22" E
Error North : 0.000 East: 0.004

Precision 1: 3,143,750,000.00

1295





GIS Map Disclaimer:

TOOELE COUNTY

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.

Ruben Wayman
01-061-0-0029

0 150 300 600 900 1,200
Feet

N
W E
S

emily.jones
Date: 2/7/2022

AGENDA ITEM #4

Discussion regarding the Concept Plan for LGI Homes-Utah, LLC for Desert Edge Subdivision located at approximately 929 North Old Lincoln Highway

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Concept
Application Fee:
$50.00

DATE PAID _____

HEARING DATE _____

CONCEPT PLAN APPLICATION

Date of Application 08/12/2022

Property Location 929 North Old Lincoln Highway

Property Owner(s) LGI Homes- Utah LLC

E-Mail tim.bruggman@lgihomes.com

Acting Agent Name Tim Bruggman

Owner Phone 425-308-3519 Agent Phone _____

Subdivision Name Desert Edge

Number of Acres in Subdivision 148.7 Acres

Total Number of Lots 700 total units. 137 townhomes and 563 single family lots

Lot Sizes 4,000 SF min single family and 1,300 SF townhomes

Current Zoning of Property Mixed-Use Parcel Number 01-040-A-0022, 16-031-0-0002, 01-115-0-0020

Tim Bruggman
Signature of Owner or Agent

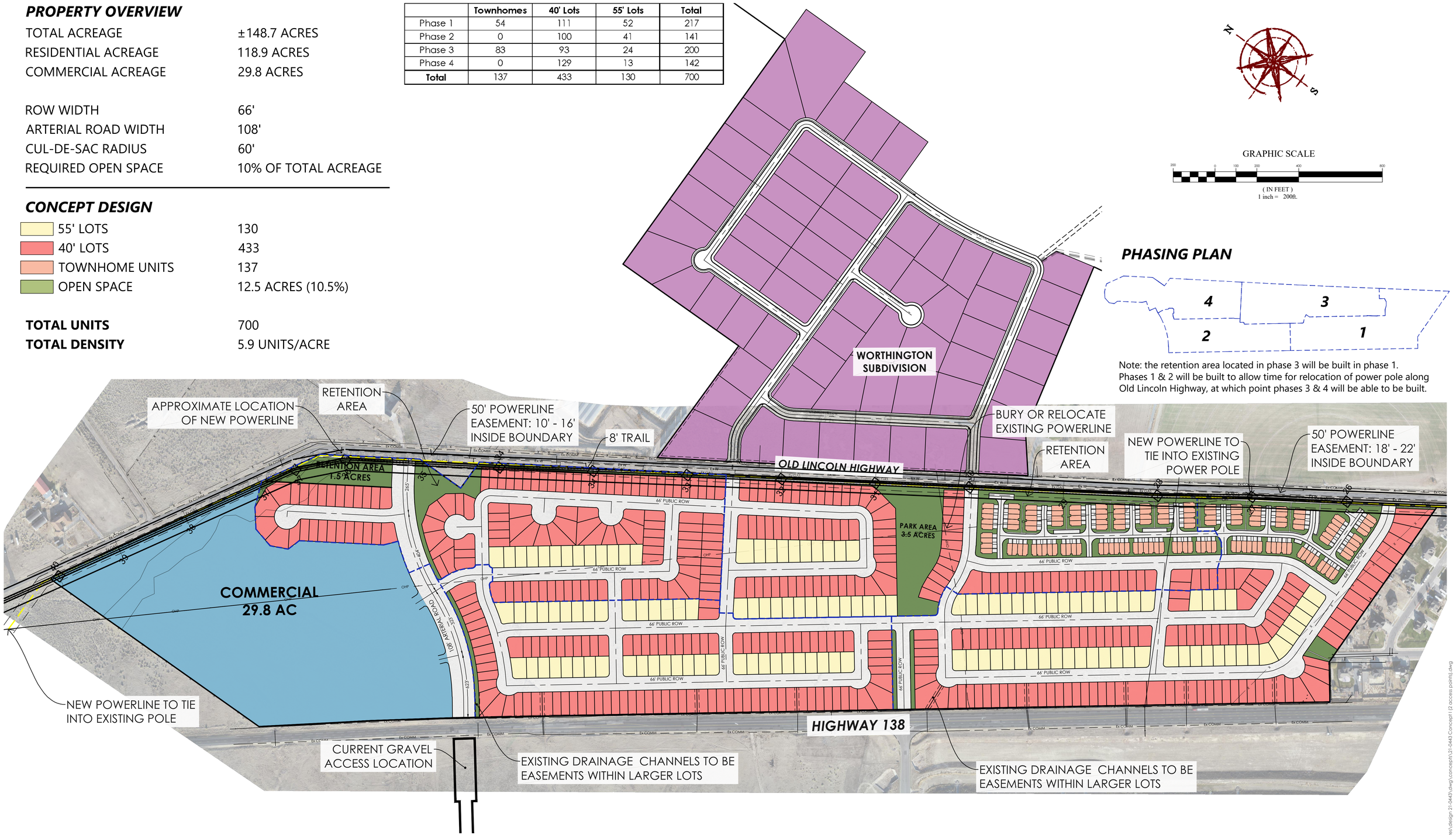
PROPERTY OVERVIEW

TOTAL ACREAGE	±148.7 ACRES
RESIDENTIAL ACREAGE	118.9 ACRES
COMMERCIAL ACREAGE	29.8 ACRES
ROW WIDTH	66'
ARTERIAL ROAD WIDTH	108'
CUL-DE-SAC RADIUS	60'
REQUIRED OPEN SPACE	10% OF TOTAL ACREAGE

CONCEPT DESIGN

55' LOTS	130
40' LOTS	433
TOWNHOME UNITS	137
OPEN SPACE	12.5 ACRES (10.5%)
TOTAL UNITS	700
TOTAL DENSITY	5.9 UNITS/ACRE

	Townhomes	40' Lots	55' Lots	Total
Phase 1	54	111	52	217
Phase 2	0	100	41	141
Phase 3	83	93	24	200
Phase 4	0	129	13	142
Total	137	433	130	700



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

PHASING PLAN

Note: the retention area located in phase 3 will be built in phase 1. Phases 1 & 2 will be built to allow time for relocation of power pole along Old Lincoln Highway, at which point phases 3 & 4 will be able to be built.

DESERT EDGE concept plan I

GRANTSVILLE CITY, TOOELE COUNTY
6/24/2022
21-0443

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2021\21-0443 LGI Grantsville 148 Acres\design\ 21-0443.dwg\ concept\ 21-0443 Concept I (2 access points).dwg

AGENDA ITEM #5

Discussion regarding the Final Plat for Provident Business Park

Final Application Fees:
0-3 Acres = $2000
3.01-50 Acres = $2000 plus $500 per acr
50+ acres = $25,500 plus $250 per acre

GRANTSVILLE CITY
ZONING DEPARTMENT

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

FINAL PLAT APPLICATION

Date of Application 10-29-21

Property Location 200 NORTH SR-138

Name of Applicant(s) Shannon Fowles

Acting Agent Name Shannon Fowles

Acting Agent Phone 801-792-0300

Email Address shannon fowles @ gmail.com

Subdivision Name PROVIDENT BUSINESS PARK

Number of Acres in Subdivision 8.591

Total Number Lots 11 Lot Sizes 0.46 TO 1.80 Acres

Current Zoning of Property M-D Parcel Number 01-065-0-0004

Signature of Applicant or Agent

FINAL PLAT CHECKLIST

A Complete Final Plat Application Consists of:

☒ _____Completed application form; and

☒ _____Three (3) "24 x 36" complete sets of the Final Plat with the design and construction drawings (as detailed in section 21.2.7), Four (4) "11x17" prints and a PDF file. (first set of plans are for DRC Review); and

After DRC Meeting These Items Must Be Submitted!

☐ _____Four (4) 24" X 36" complete corrected set of the Final Plat with the corrected set of the design and construction drawings as detailed in section 21.2.8 & 21.2.2.9 (second set of the **revised** plans with revisions resulting from the DRC changes; **(make sure that the dates on the plans are updated)**; and

☐ _____Fourteen (14) "11 X 17" copies and a PDF of the (second set of the **revised** plans for distribution to public, planning commission and city council members; and

☐ _____ACAD file of the Final Plat site plan including but not limited to parcel boundaries, street right-of-way, proposed lot lines, proposed parks, trails, open space, locations of natural features to be preserved, drainage corridors and basin locations (on a disk); (second set of the **revised** plans); and

☐ _____An original 24" X 36" Mylar of the final plat; without signatures; (turn in within 1 week of City Council Approval); and

Turn these items in with your Application and 1st Submittal items.

☒ BVB Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months; and

☒ BVB Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid;

☒ BVB Utility Intent to Serve forms; and

☐ N/A An 11" X 17" copy of the preliminary plan in each of the following circumstances (delivered directly to the applicable entities):

Commercial electronic

- When a proposed subdivision lies wholly or partially within one mile of the corporate limits of a Grantsville City, where notice will be given to Tooele County;
- For each servicing utility;
- For the Utah State Department of Transportation if the property being subdivided abuts a state highway.

☑ BVB The proposed source and amounts of water for all lots; and

☑ BVB a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!** and

☑ BVB Approval of the subdivision name from the Tooele County Recorder's office; and

☑ BVB A plat map from the recorder's office showing the property and all adjoining properties around it; and

☒ NA If the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application; and

☑ BVB Copy of an Alta Survey; and

☑ BVB Geologic technical maps and investigation reports regarding area suitability; and

☑ BVB A traffic study is required for all major subdivisions and commercial projects and shall be completed by a licensed engineer. A traffic study shall include trip generation, trip distribution on connecting streets and roadway capacity. Subdivisions and commercial projects with over 100 peak hour trips shall complete a traffic impact study in accordance with Institute of Transportation Engineers recommended standards; and

☒ NA A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation.; and

☐ BVB The general location of the subdivision, the property boundaries and adjoining properties with ownership; and

☐ BVB Lot and road layout indicating general scaled dimensions; and

☐ BVB County, Township, Range, Section, Quarter Section, blocks, the number of lots, principal meridian and true north; and

☐ BVB The acreage of the entire tract and the acreage of the portion to be developed; and

☐ NA An area plan showing the total area on a single sheet for subdivisions requiring more than one sheet at the required scale; and

☐ TBD Easements and Rights-of-Way; and

☐ BVB Property boundaries; and

☐ BVB All ponds, wetlands and other hydrologic features; and

☐ BVB Topographic contours; and

☐ BVB General vegetation characteristics; and

☐ BVB General soil types; and

☐ BVB The planned location of any open space; and

☐ BVB Existing roads and structures; and

☑ BVB A list of off-site improvements and an estimate of the cost to complete such improvements signed and stamped by a licensed engineer; and

☐ BVB Engineering for the proposed water system and a spreadsheet calculation of all culinary and secondary water demands; and

☒ _____ The application fee along with any unpaid fees owed to Grantsville City for development of land, code enforcement or building permits; and

☒ N/A A copy of the State Highway Access permit or railroad crossing permit when a new street will connect to a State highway or will cross a railroad, along with any design requirements as established by the Utah Department of Transportation; and

☐ TBD Copies of proposed protective covenants, trust agreement and property association articles and by laws; and - Differed until after DRC

☑ TBD Provide evidence of Record of Survey number by placing it on the Mylar and plat maps; and

☑ ☒ Shannon _____ Evidence of application (Notice of Intent form) for a Utah Pollutant Discharge Elimination System; and

☑ BVB A statement identifying the proposed method of bonding for required subdivision improvements, including streets, roads, and related facilities, water distribution system, sewage collection system, flood plain protection, storm drainage facilities and such other necessary facilities as may be required by the City; and

☑ BVB Plan, profile and typical cross-section drawings of the roads, bridges, culverts, sewers, and drainage structures; and

☑ BVB A grading and drainage plan indicated by solid-line contours superimposed on dashed-line contours of existing topography; and

☑ BVB The general location of trees over six inches in diameter measured at four and one-half feet above the ground, and in the case of heavily-wooded areas, an indication of the outline of the wooded area and location of trees which are to remain; and

☐ _____ A valid water conveyance of water rights pursuant to Section 21 .6.12 of this Chapter to service the development and other documentation evidencing the perpetual availability of adequate non-City water for outdoor use. The Developer shall also be required to pay for and Submit to the City an opinion from an independent water rights attorney to be designated or approved by the City, indicating the legal status of the water rights to be conveyed, whether or not the proposed conveyance will meet the requirements of the City ordinances and that the transaction will be effective in conveying the required water and water rights the City. The Developer shall also obtain and pay for a policy of title insurance for the culinary water rights in an amount to be approved by the City and provide a valid deed or certificate to the City for all required secondary water rights. The secondary water rights shall be accompanied with a current letter from the irrigation company that issued the secondary water rights, indicating that the water rights are valid and that the conveyance to the City will be or is recognized by the irrigation company; The City will allow the culinary and secondary water rights to actually be transferred to the City after the city council has approved the final plat, but the developer shall be required to provide a copy of the proposed deeds or certificates and a commitment for the title insurance prior and letter from the irrigation company prior to final approval. -Differed

☑ BVB Engineering for the proposed water system and a spreadsheet calculation of all culinary and secondary water to be provided for each lot pursuant to Sec. 21.6.12(3); and

☑ BVB The size and location of proposed sewage systems, culinary water, secondary water, storm drainage, roads, power, gas and other utilities and any man made features and the location and size of existing sewage, culinary water, secondary water, storm drainage, roads, power, gas and other utilities to 200 feet beyond the subdivision; and

☑ NA Proposed road layouts in dashed lines for any portion of the property to be developed in a later phase; and

☑ BVB Water courses and proposed storm water drainage systems including culverts, water areas, delineated wetlands, streams, areas subject to occasional flooding, marshy areas or swamps; and

☑ BVB Areas within the 100-year flood plain; and

☑ BVB Separate drawing containing the location of all street signs and traffic control devices required by the City in accordance with the Manual of Uniform Traffic Control Devices; and

☐ BVB A Signature block that says, "Approved for Construction" with signature lines for the Public Works Director, the City Engineer or Designee on the cover sheet of the construction drawings; and -Differed

☐ _____A design report stamped by an engineer licensed in the State of Utah as may be required by the City Engineer.

All drawings shall be drawn to a scale not less than one inch equals 100 feet, and shall indicate the basis of bearings, true north, the name of the subdivision, township, range, section, and quarter section, and lot numbers of the property. Poorly-drawn or illegible design and engineering drawings shall be cause for denial. To change any aspect of the design of the off-site improvements, a new set of infrastructure design and engineer drawings shall be submitted for approval. A signed set of drawings shall be on-site at all times during construction. All construction must conform to the approved plans.

☐ _____The final plat shall be prepared and certification made as to its accuracy by a registered land surveyor who holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, has completed a survey of the property described on the plat in accordance with Section 17-23-17, has verified all measurements, and monumented any unmarked property corners, and has made reference to the filing number for the Record of Survey map filed with the Tooele County Surveyor's Office. The surveyor making the plat shall bond or provide to the city adequate security to place monuments as represented on the plat upon completion of the subdivision improvements.

☐ BMB Every detail of the plat shall be legible. A poorly-drawn or illegible plat shall be cause for denial.

☐ BMB A traverse shall not have an error of closure greater than one part in 10,000.

☐ BMB The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line. When the plat is bounded by an irregular shore line or a body of water, the bearings and distances of a closing meander traverse should be given and a notation made that the plat includes all land to the water's edge or otherwise.

☐ BMB If a plat is revised, a copy of the old plat shall be provided for comparison purposes.

☐ BMB All blocks and lots within each block shall be consecutively numbered. Addresses shall be issued by the city engineer and shall be shown on the plat with the corresponding lot number.

☐ BMB For all curves in the plat, sufficient data shall be given to enable the reestablishment of the curves on the ground. The curve data shall include the radius, central angle, cord bearing and distance, tangent, and arc length.

☐ BMB Excepted parcels shall be marked, "Not included in this subdivision."

☐ BMB All public lands shall be clearly identified.

☐ BMB All public roads shall be clearly marked as "dedicated public road."

☐ ____ All private roads shall be clearly marked as "private road."

☐ ____ All roads shall be identified by names approved by Grantsville City.

☐ ____ All easements shall be designated as such and dimensions given.

☐ ____ All lands within the boundaries of the subdivision shall be accounted for, either as lots

☐ ____ Walkways, roads, open space, or as excepted parcels.

☐ ____ Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

☐ ____ Parcels not contiguous shall not be included in one plat, neither shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided that all owners join in the dedication and acknowledgments.

☐ ____ Lengths shall be shown to hundredths of a foot. Angles and bearings shall be shown to seconds of arc.

☐ ____ Surveys shall tie into the state grid or other permanent marker established by the county surveyor.

☐ ____ The plat shall be labeled "Final Plat."

☐ ____ The information on the final plat shall include:

1) the name of the subdivision, true north arrow and basis thereof, and date;
2) the owner's dedication which shall contain the language:

OWNERS DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners 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

Grantsville City

429 E Main Street
Grantsville City, UT 84029
Phone: 435.884.3411
Email: tdixon@grantsvilleut.gov

Review 1 Date: _____

Review 2 Date: _____

Review 3 Date: _____

Engineering Review—Site Plan Checklist

The City will not accept plans for review without this signed checklist.

Development Name: PROVIDENT BUSINESS PARK

The attached document is a list of typical Engineering Department review criteria for subdivisions. Each submittal shall include (1) 24" x 36" plan set and an electronic copy of complete plans signed by the Utah-licensed professional Engineer in responsible charge. The Engineer is responsible for initializing each item on the checklist. Please check with the Engineering Department before assuming that an item is not applicable, unless it is obviously not applicable.

Documents submitted to the Grantsville City Engineering Department shall be organized according to the following general format:

1. Plat ✓
2. Cover Sheet ✓
3. Boundary and Topographical Survey
4. Overall Site Plan ✓
5. Demolition Plan NA
6. Grading and Drainage Plan ✓
7. Utility Plan ✓
8. Plan and Profile Sheets ✓
9. Signing and Striping Plan ✓
10. Landscaping and Irrigation Plan
11. SWPPP Plan ✓
12. Detail Sheets ✓

Upon first submittal for plan review, the applicant must sign the verification on the Engineering Plan Review Checklist indicating he/she has personally inspected the checklist and that all items on the checklist have been initialed by the responsible Engineer. A copy of the checklist must accompany the plans with all subsequent reviews. The City will not accept plans for review without this signed checklist.

In accepting plans for construction, the City of Grantsville assumes that applicants have not made any errors and have complied with all applicable codes and ordinances. If, after acceptance of plans for construction, an error is discovered that some aspect of the accepted drawings does not comply with applicable codes and ordinances, the applicant shall, at his own expense, revise the drawings and modify any infrastructure as necessary to correct the problem.

I understand the conditions stated above and have personally reviewed this submittal and verify that it is complete and that all of the items listed below have been initialed by the responsible Engineer.

Applicants Signature: _____ Date: 10-29-21

Printed Name: Shannon Fowles

Applicant Submitted Provide initials	STRIPING AND SIGNAGE PLAN	City Use Only Accepted Date
BVB	Street Names.	
BVB	City Standard details for signage and striping.	
BVB	Callout type, size, and station/offset of each sign with reference to the corresponding MUTCD sign code.	
BVB	Callout station/offset of all pavement markings and messages at (begin, end PC, PT, and radius points).	
BVB	Call out pavement marking type and size [4" solid white line, 4" broken white line, 4" dotted white line (for within intersections only), 4" dotted yellow line (for within intersections only), 8" dotted white line (for land drops), 8" solid white line, 4" double solid yellow line, 4" solid and broken yellow line, 4" solid yellow line].	
BVB	Call out pavement marking taper rages relative to roadway alignment (i.e. 15:0:1 taper rate).	
BVB	Taper rates shall be calculated by following the latest MUTCD Section.	
N/A	Traffic calming on street segments longer than 1000' without a minimum 45 degree turn.	
NA	Phase boundaries and identification of what will be completed with each phase.	
PER INDIVIDUAL	**LANDSCAPING AND IRRIGATION PLAN**	
SITE PLAN/	Detailed landscaping plans with designations for all areas and what surface treatments they shall receive.	
APPLICATIONS	Locations and details of all planting (if applicable).	
	Irrigation design layout and details.	
	Point of connection the same as in Civil plans.	
	DETAIL SHEETS	
BVB	All applicable Sewer City standard details.	
BVB	All applicable Drinking Water City standard details.	
NA	All applicable Irrigation City standard details.	
BVB	All applicable Storm Drain City standard details.	
NA	All applicable street light City standard details.	
BVB	Project-specific details as applicable.	

Applicant Submitted Provide initials	PLAN AND PROFILE SHEETS	City Use Only Accepted Date
(COVER) BVB	Vicinity Map.	
NA	Phase boundaries and identification of what will be completed with each phase.	
BVB SITE PL	Typical road sections per Grantsville City Standards.	
BVB	1:30 max. horizontal scale. 1:10 max, vertical scale.	
BVB	Label street names.	
BVB	Vertical curves for grade changes of 1% or greater.	
BVB	Vertical alignment of street typing into existing improvements.	
BVB	Matching centerline crowns for lower intersecting streets.	
BVB	Maximum 5 percent slope through intersections and 60 feet beyond.	
BVB	Pavement section per geotech report, or not less than City standard.	
TBD	Locations of any utility conflicts.	
BVB	Storm drain pipe size, type, length and slope between manholes, with hydraulic grade line shown.	
BVB	Storm drain structures with rim, invert in, and invert out elevations.	
BVB	Minimum 15" RCP within City ROW for Storm Drain lines.	
BVB	Catch basins provided at all intersections.	
BVB	Sewer pipe size, type, length, and slope between manholes.	
BVB	Minimum sewer slopes per City specifications.	
BVB	Sewer manhole sizes with rim, invert in, and invert out elevations.	
BVB	Location and complete details of sewage lift stations and other structures. PRELIM.	
BVB	Drinking and irrigation systems with callouts for pipe size, type, and DR-18 for PVC.	
BVB	Locations of fire hydrants.	
BVB	Callout locations, sizes, types of all fittings (tee, cross, 45 bend, reducers, etc.)	
BVB	Air vacuum relief valves and blow off valves in both plan and profile views.	
BVB	Locations of waterline looping due to utility conflicts.	

Applicant Submitted Provide initials	ALL SHEETS MUST CONTAIN	City Use Only Accepted Date
BVB	Project Name.	
BVB	Drawing Number and title.	
BVB	"Call Before You Dig" logo.	
BVB	North Arrow and drawing scale.	
BVB	Abbreviations and Legend.	
BVB	All text, features, and linework must be of a size which is legible when printed on standard 11X17 sized paper.	
BVB	References to specific Standard Plans as applicable.	
BVB	Pre-Construction Meeting date with signature block.	
AT APPROVAL	All construction plans must say "For Construction".	
	COVER SHEET	
BVB	Stamped, signed and dated by a Utah –licensed Professional Engineer.	
BVB	Project Name.	
BVB	Sheet Index for all sheets.	
BVB	Vicinity Map with North Arrow.	
BVB	Data table for Overall project and for each phase that lists in Sq.ft., Acres, and percent of total of 1)Total Area, 2) Total Impervious Area, 3) Total Lot Building Area or Building Pad Area, 4)Total Landscape Area, 5) Total ROW area, 6)Total Number of Lots.	
BVB	Legend	
BVB	Contact Information for the project team and other key contacts.	
BVB	City Engineer signature block that states "approved for construction".	
BVB	Public Works Director signature block that states "approved for construction".	
BVB	City Council approval date.	
	SITE PLAN	
BVB	Street Names and widths.	
BVB	Subdivision lots with lot numbers.	
BVB	Roadway centerline alignment with stationing and right-of-way widths.	
BVB	A note stating, "A right-of-way encroachment permit must be obtained from the City of Grantsville prior to doing any work in the existing right-of-way on any state roads.	
BVB	Proposed roadways connect to adjacent development existing/approved roadways.	

Shannon Fowles
Name of Owner

Civil Proj-Ex, Inc.
Name of Agent or Representative

Date Approving Agency Signed

200 N. Highway 138, Grantsville
Property Address or Location

1 existing, 10 new
Number of Lots Proposed

Barry V. Burdierson
Signature of Owner or Agent

GRANTSVILLE CITY POST OFFICE

Conditions, Restrictions, or Comments:

Mail delivery only through CBU (Centralized Box Unit, purchased and installed by developer/builder at location to be determined.

3/5/2020
DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

Dominion Energy Utah Dominion Energy Wyoming Dominion Energy Idaho
1140 West 200 South , Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com

Dominion Energy®

To Whom It May Concern:

Re: Natural Gas Service Availability to 200 North Highway 138, Grantsville, UT

Natural gas can be made available to serve when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.

2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy review of the developments natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in Dominion Energy tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Please note: Gas Main location needs to be a minimum of 10' away from structure and 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,

JT Wade
Pre-Construction Specialist

INTENT TO SERVE FORM

Shannon Fowles	Civil Proj-Ex, Inc
Name of Owner	Name of Agent or Representative
	200 N. Highway 138, Grantsville Utah 84029
Date Approving Agency Signed	Property Address or Location
11 (10 new)	
Number of Lots Proposed	Signature of Owner or Agent
	APPROVED
Name of Approving Agency	Grantsville Irrigation Company

(Please indicate approval status)

IRRIGATION CO. X **APPROVED** _____ **DISAPPROVED**

Conditions, Restrictions, or Comments: All main lines must be upgraded to C900.

Grantsville Irrigation will relocate or upgrade at developer's cost unless

otherwise specified. Bodee Paulick 435-496-3349

- If conditions or restrictions are placed on the development by the signing utility or agency, it is the responsibility of the developer to ensure compliance with the conditions or restrictions of the utility or agency have been met. -

Expiration Date of Approval 9/3/20

3/5/20
DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISON APPLICATION-

INTENT TO SERVE FORM

Shannon Fowles	Civil Proj-Ex, LLC
Name of Owner	Name of Agent or Representative
3-5-2020	200 N. Highway 138, Grantsville
Date Approving Agency Signed	Property Address or Location
1 existing, 10 new	Barry V. Burnderson
Number of Lots Proposed	Signature of Owner or Agent

Name of Approving Agency Grantsville Fire Department

(Please indicate approval status)

FIRE DEPT. X **APPROVED** ____ **DISAPPROVED**

must Comply with the Following:

Conditions, Restrictions, or Comments: 1) All Pertinent sections of the IFC including Appendix "C" (Water Supply) & "D" (Fire Department Access)
2) All Grantsville City codes & Ordinances dealing with water Supply and Fire Department access

Expiration Date of Approval 3-5-2021

3-5-2020 BW Chief Fire
DATE SIGNED AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

Shannon Fowles	Civil Proj-Ex, Inc.
Name of Owner	Name of Agent or Representative
3/26/2020	200 N. Highway 138, Grantsville
Date Approving Agency Signed	Property Address or Location
1 existing, 10 new	Barry V. Bunderson
Number of Lots Proposed	Signature of Owner or Agent

Name of Approving Agency: Grantsville City Public Works Department

SEWER	X	**APPROVED**	____	**DISAPPROVED**
WATER	X	**APPROVED**	____	**DISAPPROVED**
ROADS	X	**APPROVED**	____	**DISAPPROVED**

Conditions, Restrictions, or Comments: Water and sewer modeling required. Water connections and sewer will need to be inspected and approved prior to being placed into service. Developer will need to provide environmental impact study. Sewer will need to be pumped to 8" line located on Bluegrass Way. Water tie-in will be to the 12" line on Old Lincoln Highway.

Expiration Date of Approval: 3/26/2021

3/26/2020	James Waltz, Public Works Director, Grantsville City
DATE SIGNED	AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

Shannon Fowles
Name of Owner

Civil Proj-Ex, Inc.
Name of Agent or Representative

Date Approving Agency Signed

200 N. Highway 138, Grantsville
Property Address or Location

1 existing, 10 new
Number of Lots Proposed

Barry V. Bunderson
Signature of Owner or Agent

Name of Approving Agency Rocky Mountain Power

(Please indicate approval status)

ELECTRIC COMPANY X **APPROVED** ____ **DISAPPROVED**

Conditions, Restrictions, or Comments:

Subject to the rules and tariffs on file with the Utah Public Service Commission

Expiration Date of Approval

4-9-20
DATE SIGNED

Lisa Barker
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

CenturyLink™

Date: 3/5/2020

To: Adam Geldmacher

RE: 200 N Highway 138, Grantsville UT 84029

Dear Mr. Geldmacher,

Recently you approached CenturyLink about providing a "will serve" for the new development at 200 N Highway 138 in Grantsville UT. CenturyLink appreciates the opportunity to provide you with your future communication needs. In response to the request for a commitment to serve, CenturyLink will work with Adam Geldmacher on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Price List that CenturyLink will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by CenturyLink are regulated and the service you request will be provided for under the prevailing Terms and Conditions of the Price List and posted on our CenturyLink web site.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 385-315-6586. As the CenturyLink Engineer, I will work with you on the requirements.

Sincerely,

David Sloan david.sloan2@centurylink.com
Engineer II
CenturyLink

PROVIDENT BUSINESS PARK

Lot #	Acreage	**INDOOR** WATER DEMANDS PER R309-510-7 Table 510-2					**OUTDOOR** WATER DEMANDS PER R309-510-7 Table 510-3				
		Person Duty	Building S.F.	Water Duty	GPD	Acre-ft/year	Irr. Ac. @ 15%	Peak Day Demand (Gallons per Minute/ Irrigated Acre)	GPM	Average Yearly Demand (Acre-ft / Irrigated Acre)	Avg. Yearly Demand
1	1.8	3,500.00 s.f/person	40800	15 gal/day	174.86	0.20	0.27 Ac.	3.96	1.0692	1.87	0.5049
2	1.15	3,500.00 s.f/person	22500	15 gal/day	96.43	0.11	0.17 Ac.	3.96	0.6831	1.87	0.322575
3	0.47	3,500.00 s.f/person	10500	15 gal/day	45.00	0.05	0.07 Ac.	3.96	0.27918	1.87	0.131835
4	0.47	3,500.00 s.f/person	10500	16 gal/day	48.00	0.05	0.07 Ac.	4.96	0.34968	2.87	0.202335
5	0.48	3,500.00 s.f/person	10500	15 gal/day	45.00	0.05	0.07 Ac.	3.96	0.28512	1.87	0.13464
6	0.46	3,500.00 s.f/person	10400	15 gal/day	44.57	0.05	0.07 Ac.	3.96	0.27324	1.87	0.12903
7	0.46	3,500.00 s.f/person	10300	15 gal/day	44.14	0.05	0.07 Ac.	3.96	0.27324	1.87	0.12903
8	0.57	3,500.00 s.f/person	12800	15 gal/day	54.86	0.06	0.09 Ac.	3.96	0.33858	1.87	0.159885
9	0.65	3,500.00 s.f/person	14600	15 gal/day	62.57	0.07	0.10 Ac.	3.96	0.3861	1.87	0.182325
10	0.7	3,500.00 s.f/person	15700	15 gal/day	67.29	0.08	0.11 Ac.	3.96	0.4158	1.87	0.19635
11	0.49	3,500.00 s.f/person	10900	15 gal/day	46.71	0.05	0.07 Ac.	3.96	0.29106	1.87	0.137445
Lot Count	Total Ac.	PEAK DAY WATER DEMAND			729 GPD	**0.82 Acre-ft**	Total Irr.	PEAK DAY IRRIGATION	4.6 GPM	AVERAGE YEARLY IRRIGATION	**2.23 Ac-ft**
11	7.70 Ac.	AVERAGE DAY GPM (0.5 AVG. FACTOR)			0.25 GPM		1.16 Ac.	INSTANTANEOUS PEAK IRRIGATION (2.0 PEAK FACTOR)	9.29 GPM		

JERRY M. HOUGHTON
TOOELE COUNTY RECORDER
47 SOUTH MAIN STREET, Room 213
TOOELE, UTAH 84074
OFFICE (435) 843-3180
FAX (435) 843-3273

February 26, 2020

SUBJECT: Approval of Subdivision Name:

ADDRESSED TO Tooele County/Tooele City/Grantsville City/Other
Other

Name/Developer/Point of Contact: **Civil Proj-Ex, Inc**
Phone/E-mail: 435-228-6736 / barry.bunderson@civilprojex.com

The Tooele County Recorder has approved the proposed subdivision name of

"PROVIDENT BUSINESS PARK SUBDIVISION"

The approved name is acceptable, with no other derivative thereof.

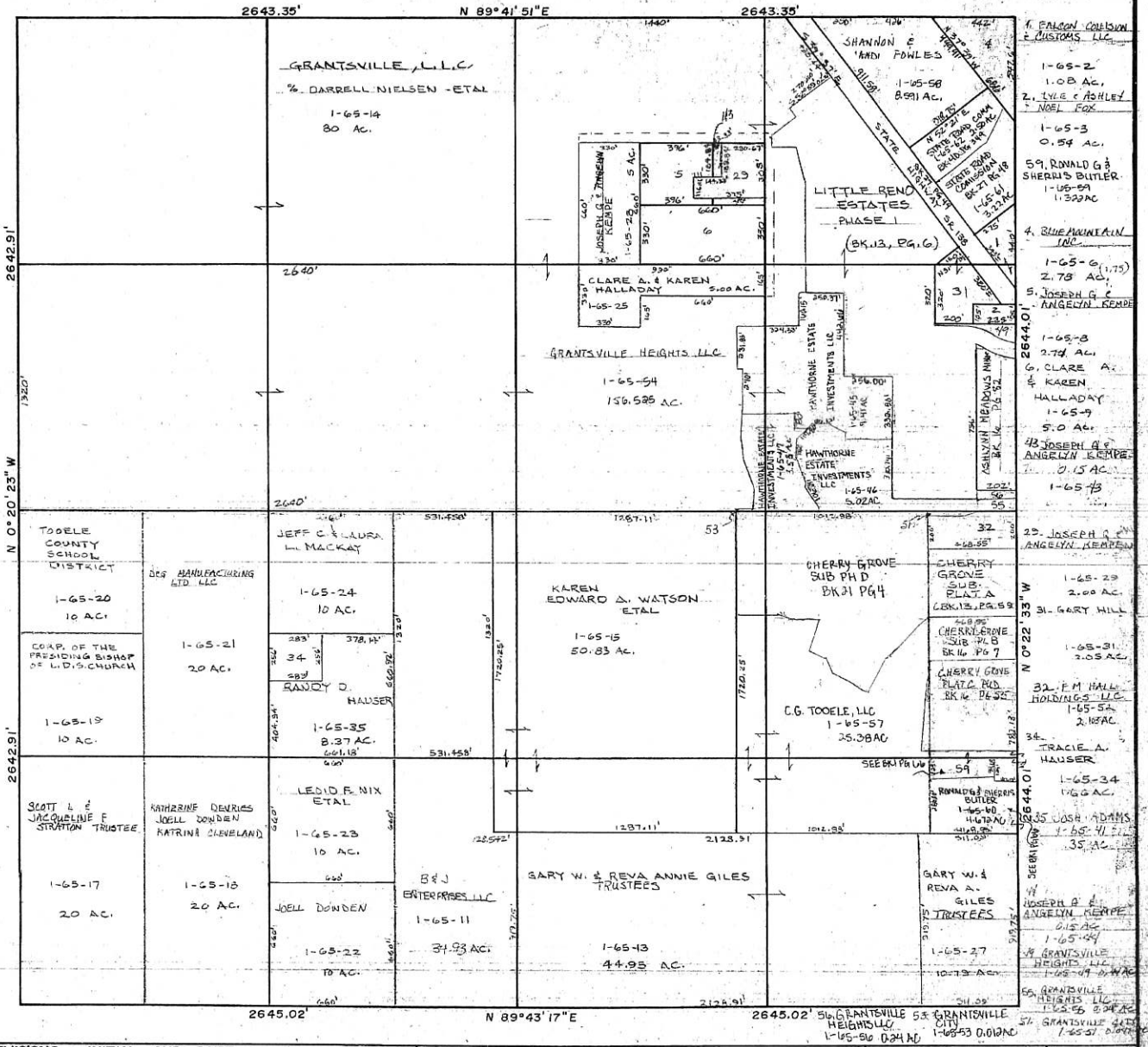
JERRY M. HOUGHTON
Tooele County Recorder

By Deputy _____.

GRANTSVILLE

SECTION 35 T 2S R 6W S.L.B.&M.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



REVISIONS	INITIAL AND DATE				
515539	1-65-57	8/12/20	KDA		
No Entry #	Affect 1-65-61 & 1-65-62		TAP	8/13/20	

NOTES
62

U.S.T.C. approval Date:

PLAT DEPARTMENT
TOOELE COUNTY, UTAH

Section 35 T2S R6W
drawn by: RS date: 4/1/79

book 1 page 65
scale 1=400'

STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF WATER QUALITY
195 North 1950 West, P.O. Box 144870, Salt Lake City, Utah 84114-4870 (801) 536-4300

NOI

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under the UPDES General Permit No. UTRC00000 or No. UTRH00000 SEE REVERSE FOR INSTRUCTIONS

Submission of this Notice of Intent constitutes notice that the party(s) identified in Section I of this form intends to be authorized by UPDES General Permit No. UTR000000 issued for storm water discharges associated with construction activity in the State of Utah. Becoming a permittee obligates such discharger to comply with the terms and conditions of the permit. ALL NECESSARY INFORMATION MUST BE PROVIDED ON THIS FORM.

PERMIT PERIOD — Permit Start Date: (automatic) Permit Expiration Date: (automatic)

PERMIT TYPE
- Construction General Permit (CGP, this permit covers any construction project): ..... ☐
- Common Plan Permit (this only covers single lot residential construction disturbing less than an acre): ..... ☐

Is this NOI seeking continuation for previously expired permit coverage at the same site? Y ☐ N ☐

If yes, what is the number of the previous permit coverage? Permit No. UTR_____

I. OWNER INFORMATION

Owner Name: Shannon Fowles Phone: 801-792-0300
Address: 2607 Silver Avenue Status of Owner: _____ (see instructions)
City: South Rim State: Ut Zip: 84071
Contact Person: Shannon Fowles Phone: 801-792-0300

GENERAL CONTRACTOR: Strait Edge Excavation Phone: 435-850-8436
Address: 3410 N. Moyle Ln Erda Status of General Contractor: _____
City: Erda State: Ut Zip: 84074
Contact Person: Shawn Perkins Phone: _____

II. FACILITY SITE / LOCATION INFORMATION

Is the facility located in Indian Country? Y ☐ N ☒

Name: Provident Business Park
Project No. (if any): _____
Address: 200 North State Highway #138 County: Tooele
City: Grantsville State: Ut Zip: 84029
Latitude: _____ Longitude: _____
Method (check one): ☐ USGS Topo Map, Scale _____ ☐ EPA Web site ☐ ☐ GPS ☐☐ Other _____

III. SITE INFORMATION

Municipal Separate Storm Sewer System (MS4) Operator Name: _____
Receiving Water Body: _____ this is known ☐ this is a guess ☐ (see http://wq.deq.utah.gov/)
Estimate of distance to the nearest water body? _____ ft. ☐ miles. ☐
Is the receiving water designated as impaired or high quality water body (see http://wq.deq.utah.gov/)? Yes ☐ No ☐
List the Number of any other UPDES permits at the site: _____ _____

IV. THIS SECTION IS ONLY FOR PROJECTS INVOLVED IN DEVELOPMENT OF A SUBDIVISION.

List the lots proposed for the development (please add another sheet of paper if there is not enough room to list all lots).

Lot #1	Lot #9						
Lot #2	Lot #10						
Lot #3	Lot #11						
Lot #4							
Lot #5							
Lot #6							
Lot #7							
Lot #8							

V. TYPE OF CONSTRUCTION (Check all that apply)

1. ☐ Residential 2. ☐ Commercial 3. ☒ Industrial 4. ☐ Road 5. ☐ Bridge 6. ☐ Utility

7. ☐ Contouring, Landscaping 8. ☐ Pipeline 9. ☐ Other (Please list) _____

VI. BEST MANAGEMENT PRACTICES

Identify proposed Best Management Practices (BMPs) to reduce pollutants in storm water discharges (Check all that apply):

1. ☒ Silt Fence/Straw Wattle/Perimeter Controls 2. ☐ Sediment Pond 3. ☐ Seeding/Preservation of Vegetation

4. ☐ Mulching/Geotextiles 5. ☐ Check Dams 6. ☐ Structural Controls (Berms, Ditches, etc.)

7. ☐ Other (Please list) _____

VII. GOOD HOUSEKEEPING PRACTICES

Identify proposed Good Housekeeping Practices to reduce pollutants in storm water discharges (Check all that apply even if they apply only during a part of the construction time):

1. ☒ Sanitary/Portable Toilet 2. ☒ Washout Areas 3. ☐ Construction Chemicals/Building Supplies Storage Area

4. ☒ Garbage/Waste Disposal 5. ☐ Non-Storm Water 6. ☒ Track Out Controls 7. ☒ Spill Control Measures

VIII. ADDITIONAL

Estimated Area to be Disturbed (in Acres): 7.70 **Total Area of Plot (in Acres):** 7.70

A storm water pollution prevention plan has been prepared for this site and is to the best of my knowledge in Compliance with State and/or Local Sediment and Erosion Plans and Requirements. Y ☒ N ☐
(A pollution prevention plan is required to be on hand before submittal of the NOI.)

Project Start Date: _________

Project End Date: _________

Enter the best e-mail address to contact the permittee: shannonfowles@gmail.com

IX. CERTIFICATION: I certify under penalty of law that I have read and understand the Part 1 eligibility requirements for coverage under the general permit for storm water discharges from construction activities. I further certify that to the best of my knowledge, all discharges and BMPs that have been scheduled and detailed in a storm water pollution prevention plan will satisfy requirements of this permit. I understand that continued coverage under this storm water general permit is contingent upon maintaining eligibility as provided for in Part 1.

I also certify under penalty of law that this document and all attachments were prepared under the direction or supervision of those who have placed their signature(s) below, in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner and Operator must sign below:

Print Name: Shannon Fowles **Date:** 10/29/21

Title: Owner

Signature: Sh Fo

Print Name: _____ **Date:** _____

Title: _____

Signature: _____

Amount of Permit Fee Enclosed: $_____

Subdivision Method of Bonding Statement

For the proposed Provident Business Park Subdivision, the method of bonding is to provide an improvement installation guarantee in an amount 110% of the projected costs of required improvements based on the approved Engineer's Estimate per 21.7.1 of the Grantsville City Land Use Ordinances (amended 3/10 via Ordinance 2010-04)

Shannon Fowles



Owner

RELIASOURCE® 6X6T ABOVE-GROUND LIFT STATIONS

A reliable lift station with extra height for additional options.

The newest addition to the Gorman-Rupp line of fully customizable, pre-engineered packaged pumping systems, the ReliaSource® 6x6T Above-Ground Lift Station gives you three feet of additional height and a plethora of additional benefits and options. Like the traditional 6x6 Above-Ground Pumping Station, the 6x6T combines quality construction and convenience and comes ready for immediate installation. And with the taller configuration, you get more sophisticated controls, increased hydraulic capabilities, more horsepower, and easier access for routine maintenance. Choose the 6x6T above-ground model, and choose the ultimate in heavy-solids handling, convenience and reliable performance.

ReliaSource stands for lift stations you can rely on. Guaranteed.

ReliaSource lift stations include above- and below-ground pumping stations that are 100% custom-engineered, manufactured, assembled and pretested by the experts at Gorman-Rupp in our state-of-the-art facilities. That means when you choose a ReliaSource lift station to meet your sewage and solids-handling needs, you choose the ultimate in reliability, long-lasting performance and guaranteed value.

Gorman-Rupp developed the ReliaSource line of complete packaged lift stations to eliminate costly service interruptions that result from inferior lift station components. By putting the Gorman-Rupp name on the entire lift station, from the pumps, to the enclosures, controls and valves, we can custom-engineer a quality pumping system from the ground up. We can deliver it to your location, ready for immediate installation. We can simplify your parts and service needs. And we can guarantee your investment for the long haul with the industry's best warranty.

Gorman-Rupp has manufactured more than 16,000 pump stations over the last 50 years and our world class team of distributors has worked closely with thousands of municipalities around the world, making us the proven experts in developing, specifying and servicing complete packaged lift stations. If you want a lift station that performs as it should and meets your sewage and solids-handling requirements year after year, make ReliaSource your single source for lift station satisfaction today.



Self Priming Centrifugal Pump

Super T SERIES
VARIOUS PATENTS APPLY

Model T4B60S-B

Size 4" x 4"

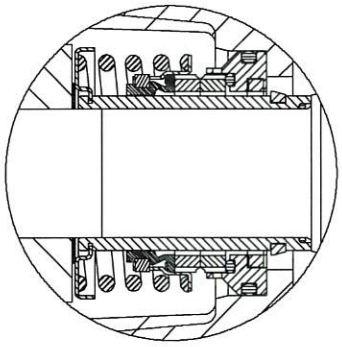
5 YEAR WARRANTY SUPER T SERIES

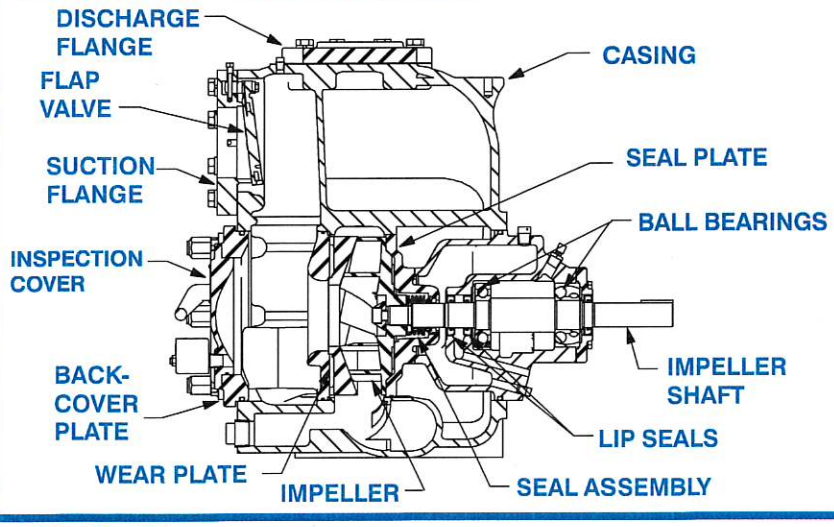
PUMP SPECIFICATIONS

Size: 4" x 4" (101 mm x 101 mm) NPT - Female.
Casing: Gray Iron 30.
Maximum Operating Pressure 97 psi (669 kPa).*
Semi-Open Type, Five Vane Impeller: Ductile Iron 65-45-12.
Handles 13/16" (20,6 mm) Diameter Spherical Solids.
Impeller Shaft: Alloy Steel 4150.
Shaft Sleeve: Alloy Steel 4130.
Replaceable Wear Plate: Gray Iron 30.
Removable Adjustable Cover Plate: Gray Iron 30.
Removable Inspection Cover Plate: Gray Iron 30; 12 lbs. (5,4 kg.).
Flap Valve: Neoprene w/Nylon and Steel Reinforcing.
Seal Plate: Gray Iron 30.
Bearing Housing: Gray Iron 30.
Radial Bearing: Open Single Row Ball.
Thrust Bearing: Open Double Row Ball.
Bearing and Seal Cavity Lubrication: SAE 30 Non-Detergent Oil.
Flanges: Gray Iron 30.
Gaskets: Buna-N, Compressed Synthetic Fibers, Vegetable Fiber, PTFE, Cork, and Rubber.
O-Rings: Buna-N.
Hardware: Standard Plated Steel.
Brass Pressure Relief Valve.
Bearing and Seal Cavity Oil Level Sight Gauges.
Optional Equipment: Automatic Air Release Valve. Metal Bellows Seal. Stainless Steel 316 Pressure Relief Valve. 120V/240V Casing Heater. High Pump Temperature Shutdown Kit. Gray Iron 30 Suction and Discharge Spool Flanges:
4" ASA **(Specify Model T4B60S-B /F)**.
100 mm DIN 2527 (PN 16) **(Specify Model T4B60S-B /FM)**.

**Consult Factory for Applications Exceeding Maximum Pressure and/or Temperature Indicated.*







SEAL DETAIL

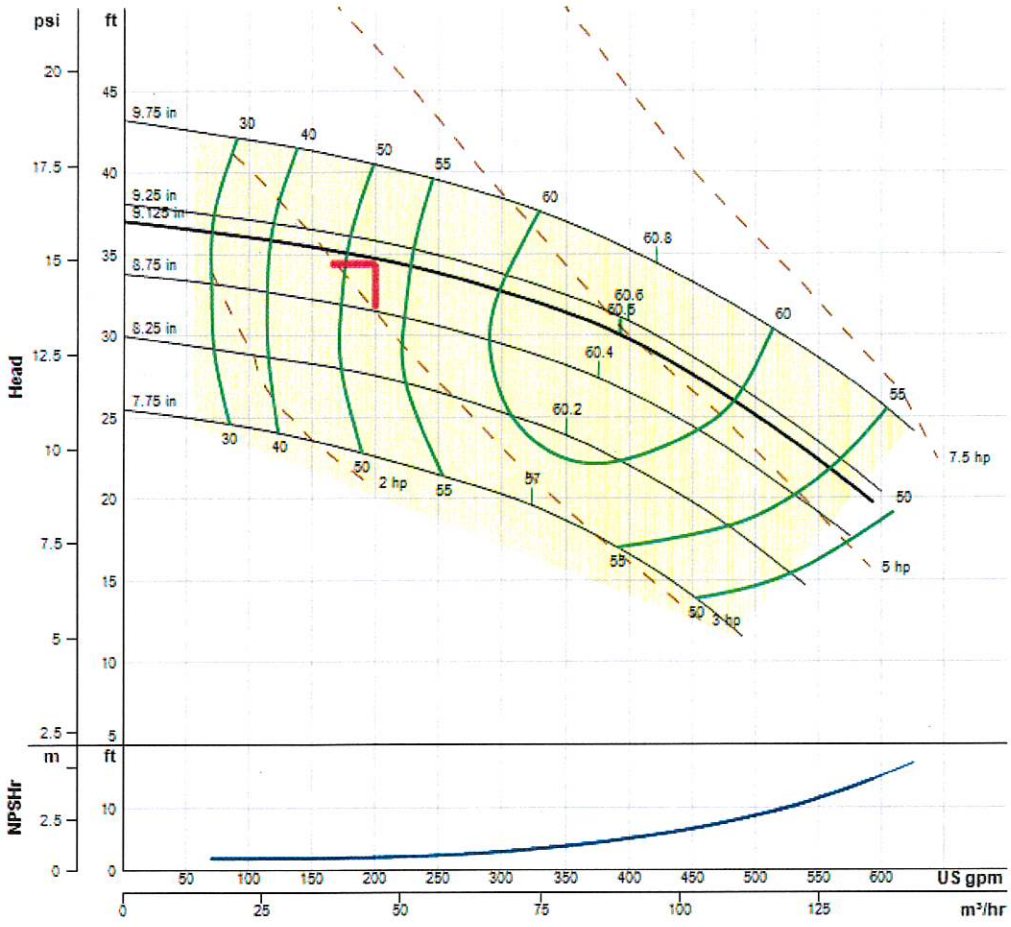
Cartridge Type, Mechanical, Oil-Lubricated, Double Floating, Self-Aligning. Silicon Carbide Rotating and Stationary Faces. Stainless Steel 316 Stationary Seat. Fluorocarbon Elastomers (DuPont Viton® or Equivalent). Stainless Steel 18-8 Cage and Spring. Maximum Temperature of Liquid Pumped, 160°F (71°C).*

© Copyright Gorman-Rupp Pumps 2020

T4B60S-B Self Priming



Suction	4" (100 mm)
Discharge	4" (100 mm)
Solids Handling	0.81" (21 mm)
Casing	Cast Iron
Impeller/Rotor	Ductile Iron
Seal Material	Silicon Carbide
Flange	NPT
Drive Type	Basic
Unit Weight	660lbs



Curve Info

Type	T-SERIES
Curve	T4B-B-4
Impeller	38618-002
Speed	1150 rpm
Diameter	9.125 in

Data Point

Flow	202	US gpm
Head	34.7	ft
Static Head	16.625	ft
NPSHr	2.07	ft
Efficiency	52	%
Power	3.35	hp

This curve is provided for preliminary selection only. Please consult factory before making final pump or motor selections. Not NSF certified.

Hydraulic Analysis Report

Project Data

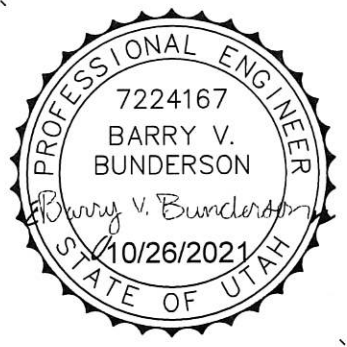
Project Title: Provident Business Park

Designer: Barry Bunderson, PE

Project Date: Monday, February 22, 2021

Project Units: U.S. Customary Units

Notes:



Rational Analysis: Canny and Provident Streets

Notes: Rational C is a composite value based on the GC Standard 66' roadway section.

Rational Method Input Parameters

Runoff Coefficient: 0.79

Basin Area: 0.8900 acres

Rainfall Intensity: 3.17 in/hr (10 year, 5 min Duration)

Time of Concentration: 5.00 minutes

Rational Method Results

Flowrate: 2.2 cfs

Curb and Gutter Analysis: inlet East End of Provident Street

Notes:

Gutter Input Parameters

Longitudinal Slope of Road: 0.0338 ft/ft

Cross-Slope of Pavement: 0.0200 ft/ft

Depressed Gutter Geometry

Cross-Slope of Gutter: 0.0900 ft/ft

Manning's n: 0.0150

Gutter Width: 2.0000 ft

Width of Spread: 3.1598 ft

Gutter Result Parameters

Design Flow: 1.1000 cfs

Gutter Depression: 1.6800 in

Area of Flow: 0.2398 ft^2

Eo (Gutter Flow to Total Flow): 0.9864

Gutter Depth at Curb: 2.4384 in

Inlet Input Parameters

Inlet Location: Inlet on Grade

Inlet Type: Grate

Grate Type: P - 1-7/8

Grate Width: 1.5000 ft

Grate Length: 3.0000 ft

Local Depression: 2.0000 in

Inlet Result Parameters

Intercepted Flow: 0.9877 cfs

Bypass Flow: 0.1123 cfs

Approach Velocity: 4.5863 ft/s

Splash-over Velocity: 9.9703 ft/s

Efficiency: 0.8979

Channel Analysis: pipe 10 ft inlet to inlet

Notes:

Input Parameters

Channel Type: Circular

Pipe Diameter: 1.2500 ft

Longitudinal Slope: 0.0100 ft/ft

Manning's n: 0.0150

Flow: 0.6400 cfs

Result Parameters

Depth: 0.2854 ft

Area of Flow: 0.2110 ft^2

Wetted Perimeter: 1.2454 ft

Hydraulic Radius: 0.1694 ft

Average Velocity: 3.0329 ft/s

Top Width: 1.0494 ft

Froude Number: 1.1919

Critical Depth: 0.3122 ft

Critical Velocity: 2.6713 ft/s

Critical Slope: 0.0070 ft/ft

Critical Top Width: 1.08 ft

Calculated Max Shear Stress: 0.1781 lb/ft^2

Calculated Avg Shear Stress: 0.1057 lb/ft^2

Channel Analysis: Pipe- Lincoln inlet to pond

Notes:

Input Parameters

Channel Type: Circular

Pipe Diameter: 1.2500 ft

Longitudinal Slope: 0.0030 ft/ft

Manning's n: 0.0150

Flow: 1.1100 cfs

Result Parameters

Depth: 0.5201 ft

Area of Flow: 0.4831 ft^2

Wetted Perimeter: 1.7527 ft

Hydraulic Radius: 0.2756 ft

Average Velocity: 2.2978 ft/s

Top Width: 1.2323 ft

Froude Number: 0.6468

Critical Depth: 0.4147 ft

Critical Velocity: 3.1197 ft/s

Critical Slope: 0.0070 ft/ft

Critical Top Width: 1.18 ft

Calculated Max Shear Stress: 0.0974 lb/ft^2

Calculated Avg Shear Stress: 0.0516 lb/ft^2

Memorandum

TO: Grantsville City Planning and Zoning
FROM: Barry Bunderson, P.E.
SUBJECT: Proposed Provident Business Park Subdivision Traffic Analysis
DATE: February 19, 2021
CC: File



Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip generation was calculated based on developed Lot acreage. The current property zoning of MD allows for multiple land uses identified by the ITE namely General Light Industrial 110, Industrial Park 130, Manufacturing 140, and Warehousing 150. Each ITE category was used to generate trips. The trip generation calculations are attached.
The total trip generation for the development varied as follows:

- Daily Trips: 299-471
- Morning Peak Hour Trips: 57-77
- Evening Peak Hour Trips: 56-67

It is anticipated that the proposed subdivision traffic will be within the predicted range and more closely reflect the General Light Industrial 110 predicted trips.

The distribution of traffic anticipated is to be 5% to and from the North of the project on Old Lincoln Highway and 95% to and from the South of the project on Old Lincoln Highway. Traffic generation distributed to the South side of the project will connect to SR-138 via Clark Street. Per UDOT AADT maps, the segment of SR-138 easterly adjacent to the project has experienced an average growth of 333 AADT per year from 2014 to 2017. A portion of the UDOT AADT map for the project area in 2017 is attached. It is expected that at the end of 2021, AADT on SR-138 will be 10,232. The impact of the proposed project to SR-138 is 284 AADT, an increase off 3%.

No significant impact is anticipated on the existing road network.

19-Feb-21

CIVIL PROJ-EX
ENGINEERS - PLANNERS

ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition
(copyrights, Insitute of Transportation Engineers)

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
General Light Industrial 110	Acres	51.80	7.51	7.26		83%	17%	22%	78%	7.7	399	58	56	48	10	0	12	44	0
Industrial Park 130	Acres	61.17	8.20	8.53		83%	17%	21%	79%	7.7	471	63	66	52	11	0	14	52	0
Manufacturing 140	Acres	38.88	7.44	8.35		93%	7%	53%	47%	7.7	299	57	64	53	4	0	34	30	0
Warehousing 150	Acres	57.23	10.03	8.69		72%	28%	35%	65%	7.7	441	77	67	56	22	0	23	43	0

Traffic Management System



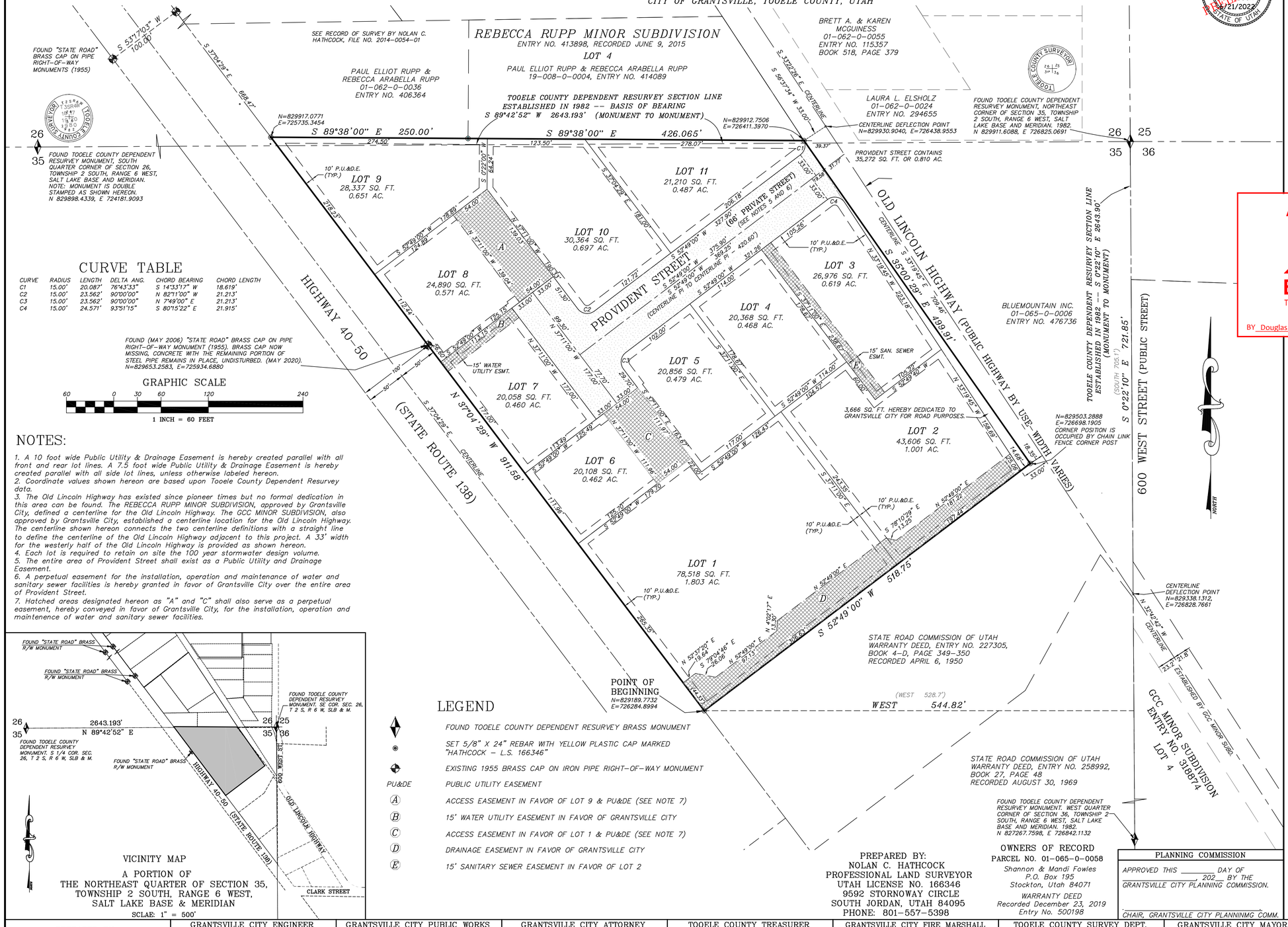
Traffic Management System

USDA FSA, Maxar

FINAL PLAT

PROVIDENT BUSINESS PARK SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 AND IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANG.	CHORD BEARING	CHORD LENGTH
C1	15.00'	20.087'	76°43'33"	S 14°33'17" W	18.619'
C2	15.00'	23.562'	90°00'00"	N 82°11'00" W	21.213'
C3	15.00'	23.562'	90°00'00"	N 7°49'00" E	21.213'
C4	15.00'	24.571'	93°51'15"	S 80°15'22" E	21.915'

NOTES:

1. A 10 foot wide Public Utility & Drainage Easement is hereby created parallel with all front and rear lot lines. A 7.5 foot wide Public Utility & Drainage Easement is hereby created parallel with all side lot lines, unless otherwise labeled hereon.
2. Coordinate values shown hereon are based upon Tooele County Dependent Resurvey data.
3. The Old Lincoln Highway has existed since pioneer times but no formal dedication in this area can be found. The REBECCA RUPP MINOR SUBDIVISION, approved by Grantsville City, defined a centerline for the Old Lincoln Highway. The GCC MINOR SUBDIVISION, also approved by Grantsville City, established a centerline location for the Old Lincoln Highway. The centerline shown hereon connects the two centerline definitions with a straight line to define the centerline of the Old Lincoln Highway adjacent to this project. A 33' width for the westerly half of the Old Lincoln Highway is provided as shown hereon.
4. Each lot is required to retain on site the 100 year stormwater design volume.
5. The entire area of Provident Street shall exist as a Public Utility and Drainage Easement.
6. A perpetual easement for the installation, operation and maintenance of water and sanitary sewer facilities is hereby granted in favor of Grantsville City over the entire area of Provident Street.
7. Hatched areas designated hereon as "A" and "C" shall also serve as a perpetual easement, hereby conveyed in favor of Grantsville City, for the installation, operation and maintenence of water and sanitary sewer facilities.

VICINITY MAP
A PORTION OF
THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 6 WEST,
SALT LAKE BASE & MERIDIAN
SCALE: 1" = 500'

LEGEND

- FOUND TOOELE COUNTY DEPENDENT RESURVEY BRASS MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "HATHCOCK – L.S. 166346"
- EXISTING 1955 BRASS CAP ON IRON PIPE RIGHT-OF-WAY MONUMENT
- PU&DE — PUBLIC UTILITY EASEMENT
- (A) — ACCESS EASEMENT IN FAVOR OF LOT 9 & PU&DE (SEE NOTE 7)
- (B) — 15' WATER UTILITY EASEMENT IN FAVOR OF GRANTSVILLE CITY
- (C) — ACCESS EASEMENT IN FAVOR OF LOT 1 & PU&DE (SEE NOTE 7)
- (D) — DRAINAGE EASEMENT IN FAVOR OF GRANTSVILLE CITY
- (E) — 15' SANITARY SEWER EASEMENT IN FAVOR OF LOT 2

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84095
PHONE: 801-557-5398

OWNERS OF RECORD
PARCEL NO. 01-065-0-0058
Shannon & Mandi Fowles
P.O. Box 195
Stockton, Utah 84071
WARRANTY DEED
Recorded December 23, 2019
Entry No. 500198

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 202__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.
_____ CHAIR, GRANTSVILLE CITY PLANNINMG COMM.

SURVEYOR'S CERTIFICATE

I, Nolan C. Hathcock, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 166346, 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 plat in accordance with Section 17-23-17, have verified all measurements, divided said property into lots, together with a private street and easements, hereafter to be known as

PROVIDENT BUSINESS PARK SUBDIVISION

and that the same has been or will be correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, being that same parcel of land described in that certain Warranty Deed recorded April 23, 1968 as Entry No. 283690 in Book 79 at Page 451 in the office of the Tooele County Recorder, located in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, in the City of Grantsville, Tooele County, State of Utah described as follows:

Beginning at the intersection of the Northeasterly right-of-way line of State Route 138, as defined by brass right-of-way monuments placed in 1955, with an old, well established fence line defining the northerly boundary of that parcel of land acquired by the State Road Commission of Utah by Warranty Deed recorded April 6, 1950 as Entry No. 227305 in Book 4-D at Pages 349-350 in the office of said Tooele County Recorder, said point lies South 0°22'10" East 721.85 feet along the section line established by the Tooele County Dependent Resurvey in 1982 and West 544.82 feet from a Tooele County Dependent Resurvey brass monument placed in 1982, intended by said Dependent Resurvey to represent the Northeast Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said Point of Beginning, prior to the Tooele County Dependent Resurvey [illegible] South and 528.7 feet West from said [illegible] 2 South, Range 6 West, Salt Lake Base and [illegible]tion is South 89°42'52" West 2643.193 feet along [illegible] Dependent Resurvey monuments placed in 1982 [illegible]th Quarter Corner of said Section 35.); [illegible]record deed description = South 37°39' East 875 [illegible]right-of-way plans = South 37°41' East) along [illegible]te Route 138 to an established fence corner [illegible]f land described in that certain Quit Claim Deed [illegible]e of the Tooele County Recorder; [illegible]d parcel and an existing chain link fence line, [illegible]southwest corner of REBECCA RUPP MINOR [illegible]' in the office of said Tooele County Recorder; [illegible]d REBECCA RUPP MINOR SUBDIVISION and said [illegible]0" East 426.065 feet to the westerly [illegible]ay, a public street by use, of varying width; [illegible]record = North 37°39' West 478 feet) to an old, [illegible] corner of said parcel of land acquired by the [illegible]rence along the northerly boundary of said parcel, South 52°49'00" West 518.75 feet (record = North 52°21' East 520 feet) to the Point of Beginning.

The above-described parcel of land contains approximately 374,229 square feet in area or 8.591 acres divided into eleven (11) lots and a private street.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the hereon described tract of land and hereby cause the same to be divided into lots and a private street, together with easements as set forth, hereafter to be known as:

PROVIDENT BUSINESS PARK SUBDIVISION

and do hereby dedicate for the perpetual use of the public all areas, if any, shown on this plat as intended for public use.
The undersigned owners also hereby convey to Grantsville City and to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the entire area of Provident Street and over the public utility & drainage easements shown on this plat, the same to be used for drainage and installation, maintenance and operation of public utility service lines and facilities.
The undersigned owners also hereby convey any other easements noted hereon to the parties indicated and for the uses and purposes stated.

In witness whereof the owners have hereunto set their hands this_____ day of _____ A.D., 202__.

Shannon Fowles *Mandi Fowles*

ACKNOWLEDGMENT

STATE OF UTAH }
County of_____ } S.S.

On the _____ day of _____, A.D. 202__, personally appeared before me, the undersigned Notary Public, in and for said County of in the State of Utah, Shannon Fowles and Mandi Fowles, who being by me duly sworn, did acknowledge to me that the within and forgoing Owner's Dedication was signed by them, freely and voluntarily, for the uses and purposes therein stated.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
RESIDING IN: _____

FINAL PLAT

PROVIDENT BUSINESS PARK SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

APPROVED
07/06/2022
ENSIGN
THE STANDARD IN ENGINEERING
BY Douglas J. Kinsman PLS BY Colby Carpenter

GRANTSVILLE CITY ENGINEER	GRANTSVILLE CITY PUBLIC WORKS	GRANTSVILLE CITY ATTORNEY	TOOELE COUNTY TREASURER	GRANTSVILLE CITY FIRE MARSHALL	TOOELE COUNTY SURVEY DEPT.	GRANTSVILLE CITY MAYOR/CITY COUNCIL	RECORDED # _____
APPROVED THIS _____ DAY OF _____, 202__ BY THE GRANTSVILLE CITY ENGINEER.	APPROVED THIS _____ DAY OF _____, 202__ BY THE GRANTSVILLE CITY PUBLIC WORKS DIRECTOR.	APPROVED THIS _____ DAY OF _____, 202__ BY THE GRANTSVILLE CITY ATTORNEY.	APPROVED THIS _____ DAY OF _____, 202__ BY THE TOOELE COUNTY TREASURER	APPROVED THIS _____ DAY OF _____, 202__ BY THE GRANTSVILLE CITY FIRE MARSHALL.	APPROVED THIS _____ DAY OF _____, 202__ BY THE TOOELE COUNTY SURVEY DEPARTMENT. ROS FILE NO. 2022-_____-01	PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS _____ DAY OF _____, 202__, AT WHICH TIME IT WAS ACCEPTED AND APPROVED.	STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
_____ CITY ENGINEER OR DESIGNEE	_____ PUBLIC WORKS DIRECTOR OR DESIGNEE	_____ GRANTSVILLE CITY ATTORNEY	_____ TOOELE COUNTY TREASURER	_____ GRANTSVILLE CITY FIRE MARSHALL	_____ DIRECTOR, TOOELE COUNTY SURVEY DEPT.	_____ MAYOR ATTEST: CITY RECORDER	DATE: _____ TIME _____
							FEE $ _____ TOOELE COUNTY RECORDER

COVER

PROVIDENT BUSINESS PARK

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

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, found to 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 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.

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 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.

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 Snout 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 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.

26. 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.

27. 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

1. 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.

2. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Engineer, Public Works Director or designee.

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 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.

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 ½ 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 3½ % air voids.

14. Potholing: 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-A to A-3, with the exception of top soil in the park strip for landscaping and trench backfill. Trench backfill material under pavements or surface improvements shall be clean, nonclumping, granular and flowable, 2" minus, A-1-a to A-2-7 soils according to AASHTO 145 soil Classification System. Lime treated flowable fills, if approved, shall have a 28-day strength of 65 PSI. 16. All traffic road closures involving 1 or more lanes of traffic must receive prior approval from the City Engineer, Public Works Director or his/her representative. VMS 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.

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 the pavement area subgrade to the lines (horizontal) and elevations (vertical) shown on the plans within a tolerance of 0.1 + to 0.1 -.

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.

11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

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.W.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-eight feet (48') outside radius equaling 96' 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 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.

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 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 it's 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 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

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, AWWA and 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 Standpipe 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 AWWA 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 designee.

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 adjacent 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 thrust blocking still apply. Thrust 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 designee, the contractor must provide 48-hour notice to neighbors and those affected. If businesses are impacted by the shutdown it will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.

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 Grading Plan Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads
2. Accepted Construction Drawing OR a Grading Permit must be obtained from Grantsville City prior to disturbing any vegetation or moving any soil. Contact City Engineer at 435-884-4661

Grantsville City Required Drainage certificate

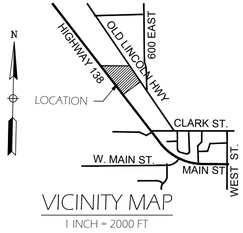
1. I hereby certify that this design for the onsite drainage of this development was prepared by me (or under by direct supervision) in accordance with the provisions of Grantsville City's Standard Specifications and Drawings, and was designated to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design

Sheet List Table

Sheet Number	Sheet Title
--	PLAT
G-001	COVER
G-002	SYMBOLS AND ABBREVIATIONS
CS-101	SITE PLAN
CU-101	CIVIL UTILITY
CG-101	CIVIL GRADING
CG-102	RETENTION POND DETAILS
CG-103	POPE DRAINAGE CHANNEL
C-101	CIVIL PAVING AND UTILITY PLAN AND PROFILE
C-102	CIVIL PAVING AND UTILITY PLAN AND PROFILE
C-103	CIVIL PAVING AND UTILITY PLAN AND PROFILE
C-104	CIVIL PAVING AND UTILITY PLAN AND PROFILE
C-105	CIVIL PAVING AND UTILITY PLAN AND PROFILE
CT-101	CIVIL TRANSPORTATION
EC-101	EROSION CONTROL
C-511	EROSION CONTROL DETAILS
C-521	SURFACE INFRASTRUCTURE DETAILS
C-522	SURFACE INFRASTRUCTURE DETAILS
C-531	STORM DRAIN DETAILS
C-532	STORM DRAIN DETAILS
C-541	SEWER DETAILS
C-551	WATER DETAILS
C-552	WATER DETAILS
C-561	IRRIGATION DETAILS
C-562	IRRIGATION DETAILS
C-571	DRY UTILITY DETAILS

CONTACTS:

ENGINEER: CIVIL PROJ-EX 435-228-6736
SURVEYOR: NOLAN HATHCOCK 801-557-5398
OWNER REPRESENTATIVE: SHANNON FOWLES 801-792-0300



VICINITY MAP
1 INCH = 2000 FT

PRE-CONSTRUCTION MEETING DATE:
xxxxx

GRANTSVILLE CITY COUNCIL APPROVAL DATE:
xxxx

Utah Code 10-9a-509 (1) (g)

A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:

(i) in a land use permit;

(ii) on the subdivision plat;

(iii) in a document on which the land use permit or subdivision plat is based;

(iv) in the written record evidencing approval of the land use permit or subdivision plat;

(v) in this chapter; or

(vi) in a municipal ordinance.

GRANTSVILLE CITY ENGINEER

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

BY: _____ DATE:_____

GRANTSVILLE CITY ENGINEER

*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.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED FOR CONSTRUCTION

BY: _____ DATE:_____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

811 CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

No.	Revisions	By	Date

FINAL PLAT

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.08.12

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS • PLANNERS
90 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

8/12/2022 3:29:02 PM

Sheet Name:
G-001

PRE-CONSTRUCTION MEETING AGENDA NOTES

Construction Staking

- Surveying & Staking:
- We are having some alignment issues on City utilities please make sure you get adequate staking.

Geotechnical

- Does the Contractor have a copy of the Geotechnical Report and is he familiar with the requirements?
- Does the City Inspector have a copy of the Geotechnical Report and is he familiar with the requirements? The City Inspectors will be given a copy.
- Geo-tech shall monitor the excavation and determine the locations that require additional granular sub-base and specify the depth required. City would like a drawings showing the areas that require additional work.
- Who will do soils, compaction testing?

Submittals:

- The Contractor shall provide submittals for material to the City for approval prior to purchase of materials and installation. The City wants to check that the materials meet spec before they are ordered so they don't get rejected when they have been installed. Submit to Christy Montierth in Public Works.
  The City is fine with the materials that have previously been used.

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 requirement of 10' horizontal separation between sewer and water laterals.
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾-inch minus in pipe zone (3/8-inch rounded pea gravel is not allowed by the city).
- Sewer laterals, gravel bedding to be extended to dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required).
- Offset tees for sewer laterals; gasket type.
- Compaction - 95% in roads, 90% off-road (ASTM D-1557, Modified Proctor)
- Installation 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-feet 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 (Two places for each service). Make sure these are located above the laterals in the proper locations.
- Extend utility lateral stub markers beyond the 15-foot PU&DE (15-feet behind back of walk).
- End of sewer laterals shall be plugged.

  Testing:

- Air Test mandatory - certification required.
- Vacuum test required for the manholes.
- Video inspection after flushing - The City does not need to observe the video inspection. Video record to be provided for City review.
- Please provide the City 48 hours' notice prior to testing.

Emergency Services

- Install silt fence five feet out around fire hydrants and electrical transformers after their installation. This helps maintain a clear space around them and makes them visible if emergency services are needing to find them during construction.
- Install 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. Roads: face of curb to face of curb is proper distance and hydrants are properly placed. The height of the hydrants will also be inspected. 18" above ground from the pumper nozzle.
- Paint red curb ten feet either direction fire hydrants.

Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (City needs to preapprove sand bedding.) City wants cleaned washed sand. The City wants a bucket ahead of time so the City can wet it and see if it sets up like concrete or not. It can't set up like concrete. They can pull from the Staker pit but the sand needs to be washed. The City can provide an example for what they are looking for.
- Water laterals sand bedding needs to go to the dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required)
- Valves shall be clustered in intersections
- Valves & temp. blow-off are 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.
- Meter and services shall be ¾-inch polyethylene SDR11 IPS. Install service laterals and meters within 5-feet 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. Water lateral to be located upslope of sewer lateral to the extent practicable.
- 18" minimum vertical separation between water and sewer.
- 10' horizontal separation of water and stormwater.
- Meter Barrels shall be 21-inch diameter white corrugated polyethylene
- Meter to be installed 18 to 22 inches 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 wrapped with polysock.
- Use dual check and heavy-duty angle valves for all services.
- Install tracer wire and locating tape above water main.
- Install tracer wire from main connection through 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 (2 places each service). Make sure these are located above the laterals in the proper locations.
- Thrust blocks need to be inspected by the City prior to backfill. Size based on test pressures
- Make sure fire hydrants need to be installed to the proper height to help the break a way function works.
- Hydro finders must be installed.

  Testing:
- Hydrostatic Pressure Test: 200 psi for a minimum of 2 hours for main only and 150 psi if testing with tapping saddles and corporations in place - Inspector (Glen Millward or assigned City Inspector) must be present for the entire duration of the test.

  Disinfection:
- Hypochlorite powder
- Chlorine residuals will be tested once by the City, but any retests will be performed by the contractor/developer
- Only one series of Bac-T testing will be performed by the City to accept water lines and any retests will be performed by the contractor/developer (preliminary investigative tests by the contractor/developer are encouraged) The City needs to do the grab on any samples.
  - Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet 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.

The City will not swing meter boxes to accommodate the driveway. Think about the lateral locations before locating the dwelling.

Storm Water

Pipe Material:

- Reinforced Concrete (RCP) and/or ADS N-12-WT
- Installation and compaction to follow manufacturers recommendations.
- All catch basin boxes include a sump. For boxes with snouts the sump depth is based upon the snout model manufactures recommendation. For all other boxes the depth is 12" below the flow line of the pipes.

Franchise Utilities

- Gas: Dominion
- Power: Rocky Mountain Power
- Cable: Comcast
- Phone: Century Link
- Please install stubs for future phases for franchised utilities so that new streets and concrete don't have to be cut to extend to a future phase.

Surface Improvements

Pavement:

- ½" or ¾-inch asphalt aggregate (1/2" is the City preference), The City Standard pavement section is 3-inch Asphalt on 6-inch UBC on 8-inch Granular Borrow. (Fabric)
- Marshall mix required prior to paving
- Road base and cross-section per approved drawings.
- Provide proper signage per Utah MUTCD.
- Provide stops bars at stop signs.
- ADA truncated dome inserts need to be yellow in ped ramps. The spacing is required to be 2" to front of ramp and no more than 2" off the sides of the walking path.
- Install "No Parking" signs in temporary turnarounds. Homeowners are parking vehicles in them.

Concrete:

- Air test every 50 yards unless results are out of spec (5% - 7%)
- 3 cylinders every 50 yards
- 4,500 psi concrete for all surface improvements.
- Sidewalk section is 6" PCC on 6" UBC.

Earthwork:

- Provide compaction and sieve analysis on all initial proctors and new material.
- Compaction tests every 100 feet of pipe trench. Vary depths to provide results throughout strata.
- Road work and base - both shoulders and centerline with a maximum of 200' between tests.
- Proof roll trenches, subgrade, and base
- Minimum of four compaction tests around each manhole and cleanout.
- Use APWA Detail 255 for pipe trench patching.

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. However, the City will work with Contractor if Contractor is working outside these hours.
- Compact fill in 8" lift's.

Construction Water

- Contractor shall obtain water for construction from a city approved fire hydrant using a hydrant meter rented from the city. There is a $1600 refundable deposit for hydrant meters and a charge of $6 per 1000 gallons for all water used. $75 a month rental charge.
- Please don't damage the meters and don't take anything off the meter.

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.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- Proof of coverage under UPDES required
  - City will need a copy of the NOI.
- The City is on Compliance Go. Make sure updates are loaded in Compliance Go. Add the City Public Works e-mail contact. Have a RSI and PTOE on site.
- The City will check with the contractor after an event.
- The City will share inspection reports with the Contractor.
- 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.
- Provide vegetative cover on completed or long-term temporary grading within 14 days.
- 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 as possible and properly dispose of debris and trash.
- No garbage pits allowed
- No on-site concrete washout allowed unless hauled from site at end of project or other provisions are made.

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 Port-A-John(s) 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 were it is located.

Site Access

As shown on the SWPPP don't deviate from it.

Construction Observation

- City personnel will inspect regularly as needed.

Construction Drawings

- Keep an accurate set of As-Builts.
- Provide copies of As-Builts at completion of project prior to occupancy.
- Make sure changes in as-builts are bubbled and clear as what changes have occurred.
- City has storm basin plan certification the designing engineer needs to sign and stamp.
- Provide digital set of As-Builts (PDF, DWG and Shape Files are required.) for City prior to occupancy.
- City will provide a list of items required in the shape file.
- Kristy will provide her requirements for the construction drawings.
- If there are questions about the plans and conditions on the ground first request the design engineer's interpretation and bring that interpretation to the City when questions come up. The onsite inspectors cannot make approvals to changes. document changes.

Construction Drawings:

Don't print any plans until all of the changes have been made and you have received a copy of the signed plans from Kristy Clark.

1. Provide Kristy Clark with one 24x36 and Four 11x17's.

END.

FITTING SCHEDULE

REDUCERS	R10X8 (10'' BY 8'' REDUCER) SMALL END SIZE (in) LARGE END SIZE (in) FITTING DESIGNATION, R = REDUCER
TEES	T8X6 (8'' BY 8'' BY 6'' TEE) BRANCH PIPE SIZE (in) THROUGH PIPE SIZE (in) FITTING DESIGNATION, T = TEE
BENDS AND CAPS	B12.45 (12'', 45° BEND) BEND ANGLE (DEGREES) BEND SIZE (in) FITTING DESIGNATION, B = BEND, C = CAP

SYMBOLS

EXISTING		PROPOSED
	UTILITY POLE	
	GUY WIRE	
E E	ELECTRIC TRANSFORMER	E E
E	ELECTRIC METER	E
E	ELECTRIC MANHOLE	E
TYPE	LIGHT POLE	TYPE
V	UTILITY VALVE	V
U	UTILITY JUNCTION BOX	U
GV	GAS VALVE	GV
G	GAS METER	G
G	GAS MANHOLE	G
B	BOLLARD POST	B
ABC	MAIL BOX	
	SIGN	
	TREE	
D	STORM DRAIN MANHOLE	D
	STORM DRAIN COMBO BOX	
	CURB INLET	
	CATCH BASIN	
	FLARED END SECTION	
WM	WATER METER	WM
WV	WATER VALVE	WV
W	WATER MANHOLE	W
W	WELL	W
	FIRE HYDRANT	
FR	FIRE RISER	FR
	POST INDICATER VALVE	
IRR	IRRIGATION VALVE	IRR
IRR	IRRIGATION BOX	IRR
S	SANITARY SEWER MANHOLE	S
R.D C.O	ROOF DRAIN / CLEAN OUT	R.D C.O
T COM	COMMUNICATION PEDESTAL	T COM
CABLE	COMMUNICATION JUNCTION BOX	CABLE
COM F.O.	COMMUNICATION MANHOLE	COM F.O.
TR	TRAFFIC MANHOLE	TR
SP	SIGNAL POLE	SP
	TRAFFIC MAST ARM	
TRAFFIC	TRAFFIC JUNTION BOX	TRAFFIC
TP	TEST PIT	TP
	VENT PIPE	
	SECTION MONUMENT	
	BENCHMARK MONUMENT	
	STREET MONUMENT	
	RIGHT OF WAY MONUMENT	
	REBAR AND CAP	
	NAIL AND WASHER	
PK	P K NAIL	PK
	COPPER / LEAD RIVET	
XXXX	PAY ITEM (CONSTRUCTION ID)	XXXX
X	CONSTRUCTION NOTE	X

ABBREVIATIONS

ABUT.	= ABUTMENT
AGG.	= AGGREGATE
APPROX.	= APPROXIMATE
A.S.	= AS SHOWN
AUX.	= AUXILIARY
AVG.	= AVERAGE
BCR	= BEGIN OF CURB RETURN
BOW	= BACK OF WALK
BRG.	= BEARING
℄ /C.L.	= CONTROL LINE/CENTER LINE
CATV	= CABLE TELEVISION
CI	= CAST IRON
CLR.	= CLEAR/CLEARANCE
CMP	= CORRUGATED METAL PIPE
COL	= COLUMN
CONC.	= CONCRETE
CONN	= CONNECTION
CONST.	= CONSTRUCTION
CONT.	= CONTINUOUS
COR.	= CORNER
CP	= CONTROL POINT
C.F.	= CUBIC FEET
DI	= DUCTILE IRON
DIA./Ø	= DIAMETER
DIP	= DUCTILE IRON PIPE
DIM.	= DIMENSION
DR	= DIMENSION RATIO
DWG.	= DRAWING
E	= EAST
EA	= EACH
ECR	= END OF CURB RETURN
EL./ELEV.	= ELEVATION
ELEC	= ELECTRIC
EO	= EDGE OF OIL
EST.	= ESTIMATED
EXIST	= EXISTING
F.F.	= FINISHED FLOOR
F.G.	= FINISHED GRADE
FL/FL	= FLOW LINE
FT.	= FEET
FLG.	= FLANGE
GA.	= GAUGE
G	= GALLON
GALV.	= GALVANIZED
GMH	= GAS MANHOLE
GV	= GAS VALVE
HA	= HECTARE
HDPE	= HIGH DENSITY POLYETHYLENE
HGL	= HYDRAULIC GRADE LINE
HMA	= HOT MIX ASPHALT
HORIZ.	= HORIZONTAL
HP	= HIGH PRESSURE/HIGH POINT
HWY	= HIGHWAY
I.D.	= INSIDE DIAMETER
INCL.	= INCLUDES
INT	= INTERSECTION
INV	= INVERT
IRRIG	= IRRIGATION
L	= LENGTH
LF OR LIN. FT.	= LINEAR FEET
LOC	= LIP OF CURB
LOC.	= LOCATION
LP	= LIGHT POLE/LOW POINT
LT	= LEFT
M.J.	= MECHANICAL JOINT FITTING
MISC.	= MISCELLANEOUS
MPa	= MEGAPASCAL
MAX.	= MAXIMUM
MG	= MEGAGRAM
MH	= MANHOLE
MIN.	= MINIMUM
N/NO.	= NORTH
NO./#	= NUMBER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
O.D.	= OUTER DIAMETER
OHP	= OVER HEAD POWER
PC	= POINT OF CURVATURE
PED	= PEDESTRIAN
PI/P.I.	= POINT OF INTERSECTION
PIP	= PLASTIC IRRIGATION PIPE
PL	= PROPERTY LINE
POC	= POINT ON CURVE
PP	= POWER POLE
PT	= POINT
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE PLASTIC
PVC	= POINT OF VERTICAL CURVATURE
PVT	= POINT OF VERTICAL TANGENCY
PVI	= POINT OF VERTICAL INTERSECTION
PVMNT	= PAVEMENT
PVRC	= POINT OF VERTICAL REVERSE CURVE
R/RAD.	= RADIUS
R/C	= REBAR AND CAP
Rd.	= ROAD
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY
REINF.	= REINFORCING
REQ'D	= REQUIRED
RET.	= RETAINING
R.P.	= REFERENCE POST
RT	= RIGHT
S	= SLOPE
S/SO.	= SOUTH
SCH	= SCHEDULE
SD	= STORM DRAIN
SDMH	= STORM DRAIN MANHOLE
SDR	= STANDARD DIMENSION RATIO
SDWLK	= SIDEWALK
SECT./SEC	= SECTION
SHLD	= SHOULDER
SHT	= SHEET
SPA.	= SPACING/SPACES
SQ.	= SQUARE
STA.	= STATION
STD.	= STANDARD
STD.	= STANDARD DRAWING
STR.	= STRUCTURE
SS	= SANITARY SEWER
SSMH	= SANITARY SEWER MANHOLE
T	= TANGENT DISTANCE
TA	= TOP OF ASPHALT
T.B.	= THRUST BLOCK
TBC	= TOP BACK OF CURB
TBW	= TOP BACK OF WALK
TC	= TOP OF CONCRETE
TEL	= TELEPHONE
TEMP	= TEMPORARY
TMH	= TELEPHONE MANHOLE
TOW	= TOP OF WALL
TYP.	= TYPICAL
UG	= UNDERGROUND
UTIL.	= UTILITY
VC	= VERTICAL CURVE
VERT.	= VERTICAL
W	= WEST
W/	= WITH
WC	= WITNESS CORNER
WMH	= WATER MANHOLE
WV	= WATER VALVE
YD^2	= SQUARE YARD

NOTE: ALL SYMBOLS, LINETYPES AND/OR ABBREVIATIONS MAY NOT BE SHOWN.

No.	By	Date

Revisions

FINAL PLAT

Designed By: BVB
Date Issued: 2022.08.12
Project Number: 20-45009
Drawn By: BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

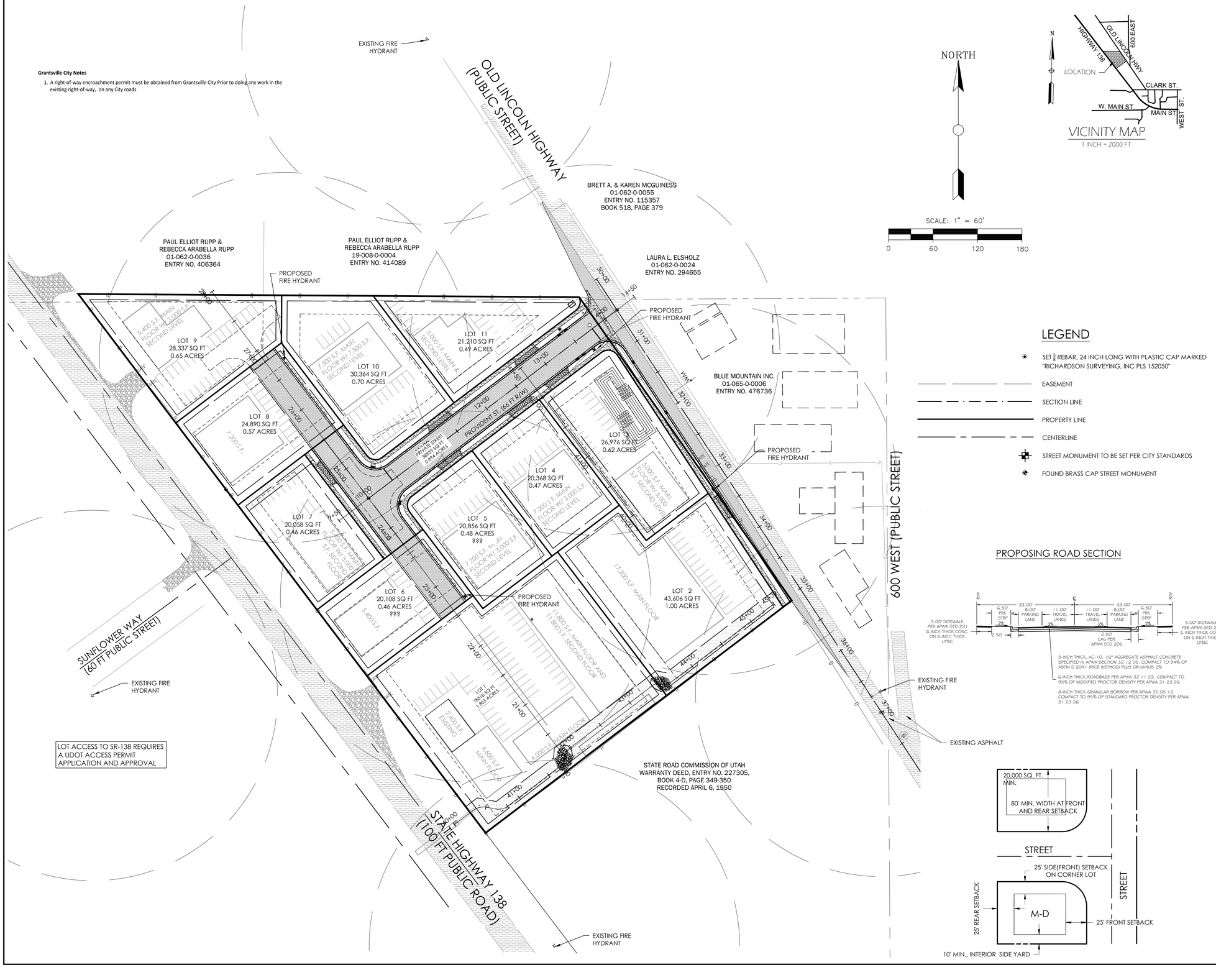
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

8/12/2022 3:29:11 PM

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Sheet Name:
G-002

SITE PLAN - PROVIDENT BUSINESS PARK SUBDIVISION



Grantsville City Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads

NORTH

SCALE: 1" = 60'

0 60 120 180

VICINITY MAP
1 INCH = 2000 FT

LEGEND

- SET ½" REBAR, 24 INCH LONG WITH PLASTIC CAP MARKED "RICHARDSON SURVEYING, INC PLS 152050"
- EASEMENT
- SECTION LINE
- PROPERTY LINE
- CENTERLINE
- STREET MONUMENT TO BE SET PER CITY STANDARDS
- FOUND BRASS CAP STREET MONUMENT

PROPOSING ROAD SECTION

SITE ANALYSIS NARRATIVE

THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN, AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21, SECTION 21.1.13.

THIS PRELIMINARY PLAN INCLUDES THE SUBDIVISION OF TOOELE COUNTY PARCEL 01-065-0-0004 INTO 11 COMMERCIAL LOTS WITH ONE SINGLE PHASED DEVELOPMENT.

THE ACREAGE OF THE ENTIRE TRACT IS 374,229 SQ. FT. OR 8.59 ACRES. NO OPEN SPACE IS PLANNED FOR, FROM THIS SUBDIVISION. THE CURRENT ZONING IS M-D PER GRANTSVILLE CITY ZONING MAPS.

GENERAL VEGETATION IS SPARSE AND CONSISTS OF GRASSES AND WEEDS.

GENERAL SOILS TYPES INCLUDE SANDY SILTY CLAY, SILTY SAND, SILTY CLAYEY SAND AND SOME SANDY GRAVEL. PER THE WESTERN TECHNOLOGIES INC. PRELIMINARY GEOTECHNICAL EVALUATION REPORT APRIL 13, 2020. SURFACE SOILS TO A DEPTH OF FIVE FEET CONSISTED OF 6 TO 12 INCHES OF FILL OVERLYING FIRM TO VERY STIFF CLAY, FIRM SILTY CLAY, OR MEDIUM DENSE CLAYEY SAND. THE MATERIALS UNDERLYING THE SURFACE SOILS AND EXTENDING TO THE FULL DEPTH OF EXPLORATION CONSISTED OF FIRM TO HARD CLAY, LOOSE TO VERY DENSE SANDS, AND VERY DENSE GRAVEL. (TO A MAX DEPTH OF 21.5 FEET) NO GROUNDWATER WAS ENCOUNTERED AT THE TIME OF BORINGS. THE SITE CLASSIFICATION IS CLASS "C" WITH UNIFIED SOIL CLASSIFICATIONS OF CL, SM, CL-ML, GP, GM, AND SC-SM.

THE SITE IS IN ZONE "D" PER FEMA PANEL 49045C1605C DATED 11/18/2009

STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND ON THE NORTHERN END OF THE PROJECT.

OPEN SPACE NARRATIVE

OPEN SPACE REQUIREMENTS WILL BE MET BY A PAYMENT IN LIEU OF DEDICATION OF LAND

ZONING INFORMATION:

- CURRENT ZONE: M-D
- COMMERCIAL USES = PER TABLE 16.1 USE REGULATIONS
- MINIMUM LOT SIZE : M-D = 20,000 SQ. FT.
- MIN WIDTH AT FRONT AND REAR SETBACK = 80 FEET

SETBACKS

- FRONT, CORNER SIDE YARD, AND REAR SETBACK = 25 FEET
- INTERIOR SIDE YARD = 10 FEET
- MAX BUILDING HEIGHT = 65 FT

CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

DEVELOPER: SHANNON FOWLES
435-843-5538
PO BOX 195 STOCKTON UT 84071

DRN: BVB DATE: 2020.4.29	SCALE: AS SHOWN	CS-101
DES: BVB DATE: 2020.4.29	JOB # 20-45009	NO. 1 OF 1
CKD: BVB DATE:		

PROVIDENT BUSINESS PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF

_____, 20 8/12/2022 3:29:16 PM

BY THE GRANTSVILLE CITY PLANNING AND ZONING COMMISSION.

_____

CHAIRPERSON, GRANTSVILLE CITY PLANNING AND ZONING

CIVIL UTILITY

Grantsville City Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads

EXISTING HYDRANT

SANITARY SEWER INFRASTRUCTURE IS PRIVATELY OWNED UNTIL SUCH TIME AN OFF-SITE GRAVITY SOLUTION IS AVAILABLE AND THE NEW LIFT STATION IS DECOMMISSIONED

SEWER LIFT STATION AND THE FORCE MAIN TO THE EXISTING SEWER MANHOLE AT 600 WEST AND OLD LINCOLN ARE OWNED AND OPERATED BY THE PROVIDENT BUSINESS PARK OWNERS ASSOCIATION

OLD LINCOLN HIGHWAY

HIGHWAY 138

SUNFLOWER WAY

600 WEST

PROVIDENT ST

PRIVATE LATERAL

PAUL ELLIOT RUPP & REBECCA ARABELLA RUPP
01-062-0-0036
ENTRY NO. 406364

PAUL ELLIOT RUPP & REBECCA ARABELLA RUPP
19-008-0-0004
ENTRY NO. 414089

BRETT A. & KAREN MCGUINESS
01-062-0-0055
ENTRY NO. 115357
BOOK 518, PAGE 379

LAURA L. ELSHOLZ
01-062-0-0024
ENTRY NO. 294655

BLUE MOUNTAIN INC.
01-065-0-0006
ENTRY NO. 476736

LOT 9
28,337 SQ FT
0.65 ACRES

LOT 10
30,364 SQ FT
0.70 ACRES

LOT 11
21,210 SQ FT
0.49 ACRES

LOT 8
24,890 SQ FT
0.57 ACRES

LOT 7
20,058 SQ FT
0.46 ACRES

LOT 6
20,108 SQ FT
0.46 ACRES

LOT 5
20,856 SQ FT
0.48 ACRES

LOT 4
20,368 SQ FT
0.47 ACRES

LOT 3
26,976 SQ FT
0.62 ACRES

LOT 2
43,606 SQ FT
1.00 ACRES

LOT 1
78618 SQ FT
1.803 ACRES

54.00' ACCESS AND UTILITY EASEMENT

15.00' WATER UTILITY EASEMENT

15.00' SEWER UTILITY EASEMENT IN FAVOR OF LOT 2

CAP AND BLOCK

HOT TAP EXISTING 12-INCH WATER MAIN

HOT TAP EXISTING 12-INCH WATER MAIN

OVERHEAD POWER TO BE RELOCATED IN PUE UNDERGROUND

8" CLEANOUT

DRAINAGE EASEMENT

EXISTING BUILDINGS

EXISTING WELL TO BE ABANDONED PER DWR RULE R655-4-14. (WR#15-2335)

STATE ROAD COMMISSION OF UTAH
WARRANTY DEED, ENTRY NO. 227305,
BOOK 4-D, PAGE 349-350
RECORDED APRIL 6, 1950

CONNECT TO EXISTING SEWER MANHOLE W/ FUSED 45° BEND DIRECTED INTO DOWNSTREAM PIPE

EXISTING HYDRANT

EXISTING HYDRANT

SEE C-101 FOR DETAILS OFSEWER MANHOLE AND WATER SERVICE SEPARATION

FITTING SCHEDULE

REDUCERS	R10X8 (10'' BY 8'' REDUCER) SMALL END SIZE (in) LARGE END SIZE (in) FITTING DESIGNATION, R = REDUCER
TEES	T8X6 (8'' BY 8'' BY 6'' TEE) BRANCH PIPE SIZE (in) THROUGH PIPE SIZE (in) FITTING DESIGNATION, T = TEE
BENDS AND CAPS	B12.45 (12'', 45° BEND) BEND ANGLE (DEGREES) BEND SIZE (in) FITTING DESIGNATION, B = BEND, C = CAP

NORTH

0 50' 100'

(####) PAY ITEM

3301	POTABLE WATER SERVICE, 1-INCH, CITY STD
3308	GATE VALVE, 8-INCH, AWWA C509
3309	PVC PIPE, 8-INCH, AWWA C900 SDR 18
3312	GATE VALVE, 12-INCH, AWWA C509
3319	FIRE HYDRANT ASSEMBLY
3320	2-INCH AIR RELEASE ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE.
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER, COMPLETE.
3333	HDPE SANITARY SEWER PIPE, 4-INCH, DR 9 PE3409 BUTT FUSED (PRIVATE SEWER) USE FLANGED FITTINGS AND THRUST BLOCKS WHEN FUSING IS NOT POSSIBLE AT BENDS
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35
3335	PVC SDR 35 SANITARY SEWER LATERAL
3339	GORMAN-RUPP RELIASOURCE® PACKAGE LIFT STATION 6X6T WITH DUPLEX T4B60S-B/F SELF PRIMING PUMPS AND VFD WITH WET WELL STRUCTURE
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3345	STORM DRAIN JUNCTION BOX, APWA PLAN 332, (3' X 3' I.D.) W/ LID AND PLAN 302.1 FRAME AND COVER
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3348	42-INCH CPP WITH CONCRETE HEADWALLS
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIPRAP
3505	RELOCATE EXISTING UTILITY POLE, COORDINATE WITH ROCKY MOUNTAIN POWER

(#) CONSTRUCTION NOTES

1.	PROPERTY BOUNDARY
2.	
3.	EXISTING SEWER MAIN
4.	EXISTING ASPHALT PAVEMENT
5.	EXISTING CURB AND GUTTER
6.	EXISTING 12-INCH WATER MAIN
7.	EXISTING 8-INCH WATER MAIN
8.	EXISTING GAS, DOMINION
9.	EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
10.	EXISTING COMMUNICATION,
11.	EXISTING UTILITY POLE
12.	EXISTING SANITARY SEWER MANHOLE
13.	EXISTING SIDEWALK
14.	EXISTING FIRE HYDRANT

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PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

8/12/2022 3:29:21 PM

Sheet Name:
CU-101

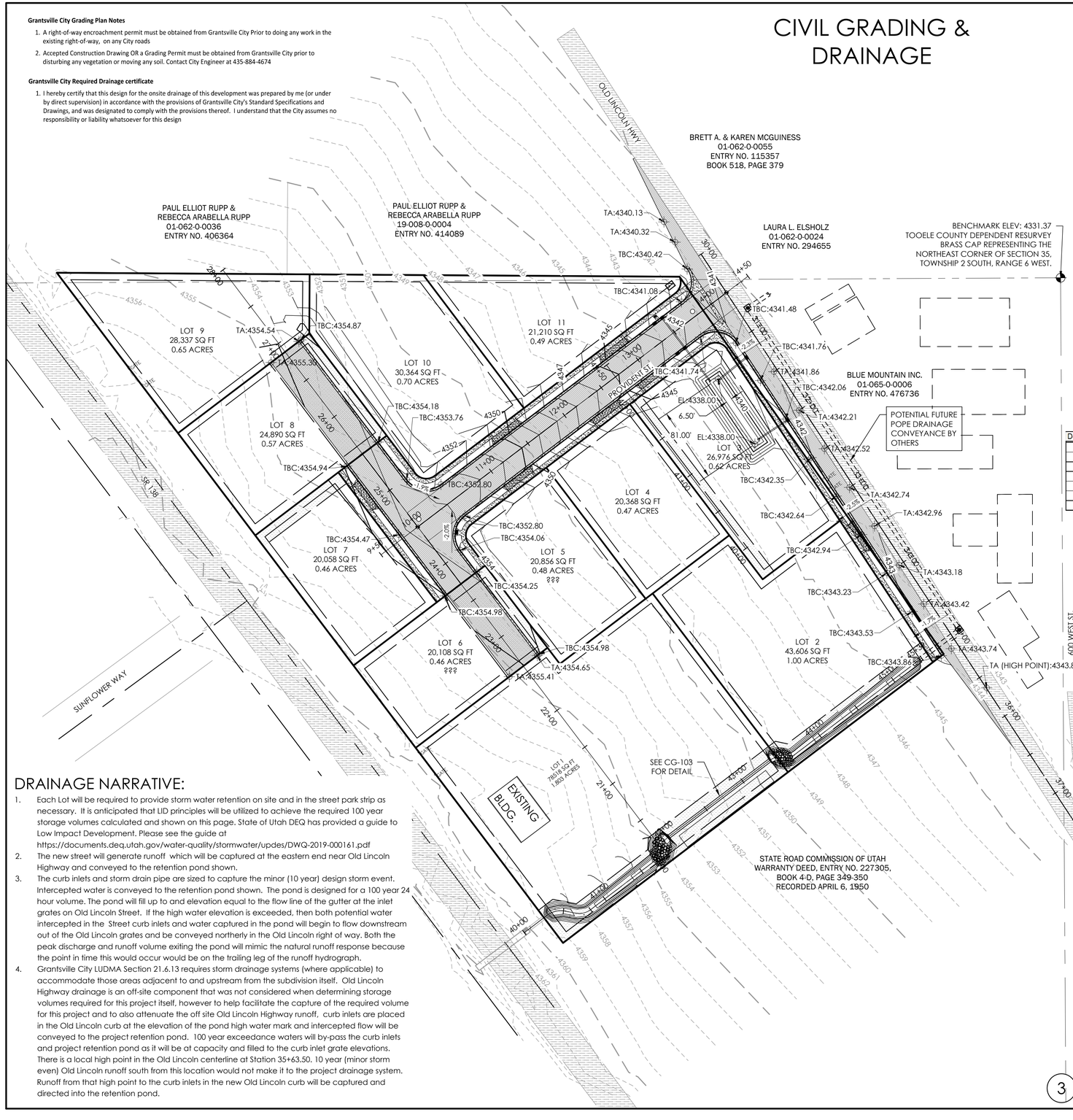
CIVIL GRADING & DRAINAGE

Grantsville City Grading Plan Notes

1. A right-of-way encroachment permit must be obtained from Grantsville City Prior to doing any work in the existing right-of-way, on any City roads
2. Accepted Construction Drawing OR a Grading Permit must be obtained from Grantsville City prior to disturbing any vegetation or moving any soil. Contact City Engineer at 435-884-4674

Grantsville City Required Drainage certificate

1. I hereby certify that this design for the onsite drainage of this development was prepared by me (or under by direct supervision) in accordance with the provisions of Grantsville City's Standard Specifications and Drawings, and was designated to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this design



GENERAL GRADING NOTES:

A. GROUND IMMEDIATELY ADJACENT TO FOUNDATION AREAS, EXCEPT AT PAVED LOCATIONS, IS TO BE GRADED AWAY AT A SLOPE NOT LESS THAN 1:20 (5.0%) FOR A MINIMUM DISTANCE OF 10 FEET PER INTERNATIONAL BUILDING CODE. EXCEPT AT EXIT/ENTRANCE LOCATIONS, WHERE CONCRETE/PAVED SURFACE IS GRADED AWAY AT A SLOPE NOT LESS THAN 1:50 (2.0%)

B. A QUALIFIED GEO-TECH SHALL MONITOR THE EXCAVATIONS AND DETERMINE THE LOCATIONS THAT REQUIRE ADDITIONAL GRANULAR SUB-BASE AND SPECIFY DEPTH REQUIRED.

C. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.

D. IT IS 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.

E. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

F. 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.

G. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED STATE PERMIT.

H. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

I. DRIVEWAYS SHALL HAVE A MAXIMUM SLOPE OF 10%. DRIVEWAY SLOPES TO BE VERIFIED DURING BUILDING PERMITTING PROCESS FOR EACH LOT.

DRAINAGE NARRATIVE:

1. Each Lot will be required to provide storm water retention on site and in the street park strip as necessary. It is anticipated that LID principles will be utilized to achieve the required 100 year storage volumes calculated and shown on this page. State of Utah DEQ has provided a guide to Low Impact Development. Please see the guide at https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf
2. The new street will generate runoff which will be captured at the eastern end near Old Lincoln Highway and conveyed to the retention pond shown.
3. The curb inlets and storm drain pipe are sized to capture the minor (10 year) design storm event. Intercepted water is conveyed to the retention pond shown. The pond is designed for a 100 year 24 hour volume. The pond will fill up to and elevation equal to the flow line of the gutter at the inlet grates on Old Lincoln Street. If the high water elevation is exceeded, then both potential water intercepted in the Street curb inlets and water captured in the pond will begin to flow downstream out of the Old Lincoln grates and be conveyed northerly in the Old Lincoln right of way. Both the peak discharge and runoff volume exiting the pond will mimic the natural runoff response because the point in time this would occur would be on the trailing leg of the runoff hydrograph.
4. Grantsville City LUDMA Section 21.6.13 requires storm drainage systems (where applicable) to accommodate those areas adjacent to and upstream from the subdivision itself. Old Lincoln Highway drainage is an off-site component that was not considered when determining storage volumes required for this project itself, however to help facilitate the capture of the required volume for this project and to also attenuate the off site Old Lincoln Highway runoff, curb inlets are placed in the Old Lincoln curb at the elevation of the pond high water mark and intercepted flow will be conveyed to the project retention pond. 100 year exceedance waters will by-pass the curb inlets and project retention pond as it will be at capacity and filled to the curb inlet grate elevations. There is a local high point in the Old Lincoln centerline at Station 35+63.50, 10 year (minor storm even) Old Lincoln runoff south from this location would not make it to the project drainage system. Runoff from that high point to the curb inlets in the new Old Lincoln curb will be captured and directed into the retention pond.

Depth	Elevation (ft)	Area (ft^2)	(A1+A2)/2	(h2-h1)	ΔS(FT^2)	Cumulative S (ft^3)
0.00	4341.00	2426.00	1213.00	0.50	606.50	0.00
0.50	4340.50	2073.50	2249.75	0.50	1124.88	1124.88
1.00	4340.00	1721.00	1897.25	0.50	948.63	2073.50
1.50	4339.50	1404.50	1562.75	0.50	781.38	2854.88
2.00	4339.00	1088.00	1246.25	0.50	623.13	3478.00
2.50	4338.50	807.00	947.50	0.50	473.75	3951.75
3.00	4338.00	526.00	666.50	0.50	333.25	4285.00

1 RETENTION VOLUMES PROVIDED
SCALE: NTS

Time (Hrs)	Dimensioned	Storm
0	0.00	in.
0:30	0.01	in.
1	0.01	in.
1:30	0.01	in.
2	0.01	in.
2:30	0.01	in.
3	0.01	in.
3:30	0.01	in.
4	0.01	in.
4:30	0.01	in.
5	0.01	in.
5:30	0.01	in.
6	0.01	in.
6:30	0.01	in.
7	0.02	in.
7:30	0.02	in.
8	0.02	in.
8:30	0.02	in.
9	0.02	in.
9:30	0.03	in.
10	0.03	in.
10:30	0.04	in.
11	0.05	in.
11:30	0.08	in.
12	0.63	in.
12:30	0.12	in.
13	0.06	in.
13:30	0.04	in.
14	0.03	in.
14:30	0.03	in.
15	0.03	in.
15:30	0.02	in.
16	0.02	in.
16:30	0.02	in.
17	0.02	in.
17:30	0.02	in.
18	0.02	in.
18:30	0.01	in.
19	0.01	in.
19:30	0.01	in.
20	0.01	in.
20:30	0.01	in.
21	0.01	in.
21:30	0.01	in.
22	0.01	in.
22:30	0.01	in.
23	0.01	in.
23:30	0.01	in.
24	0.01	in.

1.65 in

3 10 YR-24 HR STORM
SCALE: NTS

Time (Hrs)	Dimensioned	Storm
0	0.00	in.
0:30	0.01	in.
1	0.01	in.
1:30	0.01	in.
2	0.01	in.
2:30	0.01	in.
3	0.01	in.
3:30	0.02	in.
4	0.02	in.
4:30	0.02	in.
5	0.02	in.
5:30	0.02	in.
6	0.02	in.
6:30	0.02	in.
7	0.02	in.
7:30	0.02	in.
8	0.03	in.
8:30	0.03	in.
9	0.03	in.
9:30	0.04	in.
10	0.04	in.
10:30	0.05	in.
11	0.07	in.
11:30	0.11	in.
12	0.88	in.
12:30	0.17	in.
13	0.09	in.
13:30	0.06	in.
14	0.05	in.
14:30	0.04	in.
15	0.04	in.
15:30	0.03	in.
16	0.03	in.
16:30	0.03	in.
17	0.02	in.
17:30	0.02	in.
18	0.02	in.
18:30	0.02	in.
19	0.02	in.
19:30	0.02	in.
20	0.02	in.
20:30	0.02	in.
21	0.02	in.
21:30	0.01	in.
22	0.01	in.
22:30	0.01	in.
23	0.01	in.
23:30	0.01	in.
24	0.01	in.

2.31 in

4 100 YR-24 HR STORM
SCALE: NTS

	Retention Volumes by SCS Method				
	Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
Lot 1	78518	70	94	4.29	0.64
Lot 2	50042	70	94	4.29	0.64
Lot 3	20541	70	94	4.29	0.64
Lot 4	20368	70	94	4.29	0.64
Lot 5	20856	70	94	4.29	0.64
Lot 6	20108	70	94	4.29	0.64
Lot 7	20058	70	94	4.29	0.64
Lot 8	24890	70	94	4.29	0.64
Lot 9	28337	70	94	4.29	0.64
Lot 10	30364	70	94	4.29	0.64
Lot 11	21251	70	94	4.29	0.64
Private Street	38939	70	94	4.29	0.64

24 Hour Rain fall depths				
2yr	10 yr	25 yr	50 yr	100 yr
1.21	1.65	1.91	2.11	2.31

Pre Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	176	810	1359	1854	2407
Lot 2	112	516	866	1182	1534
Lot 3	46	212	355	485	630
Lot 4	46	210	352	481	624
Lot 5	47	215	361	493	639
Lot 6	45	207	348	475	616
Lot 7	45	207	347	474	615
Lot 8	56	257	431	588	763
Lot 9	63	292	490	669	869
Lot 10	68	313	525	717	931
Lot 11	48	219	368	502	651
Private Street	87	402	674	920	1194

Post Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	4455	7018	8587	9812	11048
Lot 2	2839	4473	5473	6253	7041
Lot 3	1165	1836	2246	2567	2890
Lot 4	1156	1821	2228	2545	2866
Lot 5	1183	1864	2281	2606	2935
Lot 6	1141	1797	2199	2513	2829
Lot 7	1138	1793	2194	2506	2822
Lot 8	1412	2225	2722	3110	3502
Lot 9	1608	2533	3099	3541	3987
Lot 10	1723	2714	3321	3794	4272
Lot 11	1206	1900	2324	2656	2990
Private Street	2209	3481	4258	4866	5479

Required Retention Volumes - Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	4279	6208	7228	7957	8641
Lot 2	2727	3957	4607	5071	5507
Lot 3	1119	1624	1891	2082	2261
Lot 4	1110	1610	1875	2064	2242
Lot 5	1137	1649	1920	2114	2295
Lot 6	1096	1590	1851	2038	2213
Lot 7	1093	1586	1847	2033	2207
Lot 8	1356	1968	2291	2522	2739
Lot 9	1544	2241	2609	2872	3119
Lot 10	1655	2401	2795	3077	3342
Lot 11	1158	1680	1956	2154	2339
Private Street	2122	3079	3585	3946	4285
Total volume	20307	28993	34455	37600	41101

2 RETENTION VOLUMES REQUIRED
SCALE: NTS

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NORTH

SCALE: 1" = 60'
0 60 120 180

No.	Revisions	By	Date

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Drawn By: BVB
Project Number: 20-45009
Date Issued: 2022.08.12

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COUNTY, UTAH

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ENGINEERS - PLANNERS
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PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

8/12/2022 3:29:26 PM

Sheet Name:
CG-101

DRAINAGE NARRATIVE:

1. Each Lot will be required to provide storm water retention on site and in the street park strip as necessary. It is anticipated that LID principles will be utilized to achieve the required 100 year storage volumes calculated and shown on this page. State of Utah DEQ has provided a guide to Low Impact Development. Please see the guide at https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf
2. The two new streets will generate runoff which will be captured at the eastern end of the longer street near Old Lincoln Highway and conveyed to the retention pond shown.
3. The curb inlets and storm drain pipe are sized to capture the minor (10 year) design storm event. Intercepted water is conveyed to the retention pond shown. The pond is designed for a 100 year volume. The pond will fill up to and elevation equal to the flow line of the gutter at the inlet grates on Old Lincoln Street. If the high water elevation is exceeded, then both potential water intercepted in the Street curb inlets and water captured in the pond will begin to flow downstream out of the Old Lincoln grates and be conveyed northerly in the Old Lincoln right of way. Both the peak discharge and runoff volume exiting the pond will mimic the natural runoff response because the point in time this would occur would be on the trailing leg of the runoff hydrograph.
4. Grantsville City LUDMA Section 21.6.13 requires storm drainage systems (where applicable) to accommodate those areas adjacent to and upstream from the subdivision itself. Old Lincoln Highway drainage is an off-site component that was not considered when determining storage volumes required for this project itself, however to help facilitate the capture of the required volume for this project and to also attenuate the off site Old Lincoln Highway runoff, curb inlets are placed in the Old Lincoln curb at the elevation of the pond high water mark and intercepted flow will be conveyed to the project retention pond. 100 year exceedance waters will by-pass the curb inlets and project retention pond as it will be at capacity and filled to the curb inlet grate elevations. There is a local high point in the Old Lincoln centerline at Station 35+63.50. 10 year (minor storm even) Old Lincoln runoff south from this location would not make it to the project drainage system. Runoff from that high point to the curb inlets in the new Old Lincoln curb will be captured and directed into the retention pond.
5. Per the geotechnical study by CMT Laboratories dated April 13,2020 a test pit identified as B-4 nearest to the pond location was studied. The test pit bore log shows a silt sand (SM) structure near the pond bottom depth. USDA NRCS soil survey lists a saturated soil conductivity of 100 min/inch for the soils at this location. Based on the published hydraulic soil conductivity for this pond, it would take 60 hours to drain.

Physical Soil Properties—Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties

Provident Business Park

Physical Soil Properties–Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties

Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
43—Medburn fine sandy loam, saline, 2 to 4 percent slopes														
Medburn	0-8	-63-	-26-	5-12- 18	1.35-1.43 -1.50	1.41-2.82-4.23	0.09-0.10-0. 11	0.0- 1.5- 2.9	1.0- 1.5- 2.0	.24	.24	5	3	86
	8-46	-63-	-26-	5-12- 18	1.35-1.43 -1.50	1.41-2.82-4.23	0.07-0.09-0. 11	0.0- 1.5- 2.9	0.0- 0.5- 1.0	.32	.32			
	46-60	-63-	-26-	5-12- 18	1.35-1.43 -1.50	1.41-2.82-4.23	0.03-0.05-0. 07	0.0- 1.5- 2.9	0.0- 0.5- 1.0	.32	.32			

4.23 MICRO M/SEC = 0.6 INCH/HR

Data Source Information

Soil Survey Area: Tooele Area, Utah - Tooele County and Parts of Box Elder, Davis and Juab Counties
Survey Area Data: Version 13, Sep 16, 2019

Depth	Elevation (ft)	Area (ft^2)	(A1+A2)/2	(h2-h1)	ΔS(FT^2)	Cumulative S (ft^3)
0.00	4341.00	2426.00	1213.00	0.50	606.50	0.00
0.50	4340.50	2073.50	2249.75	0.50	1124.88	1124.88
1.00	4340.00	1721.00	1897.25	0.50	948.63	2073.50
1.50	4339.50	1404.50	1562.75	0.50	781.38	2854.88
2.00	4339.00	1088.00	1246.25	0.50	623.13	3478.00
2.50	4338.50	807.00	947.50	0.50	473.75	3951.75
3.00	4338.00	526.00	666.50	0.50	333.25	4285.00

1 RETENTION VOLUMES PROVIDED
SCALE: NTS

Retention Volumes by SCS Method				
	Area (sq.ft.)	Pre development run off "CN"	Post development run off "CN"	Pre development Storage "S"	Post development Storage "S"
Lot 1	78518	70	94	4.29	0.64
Lot 2	50042	70	94	4.29	0.64
Lot 3	20541	70	94	4.29	0.64
Lot 4	20368	70	94	4.29	0.64
Lot 5	20856	70	94	4.29	0.64
Lot 6	20108	70	94	4.29	0.64
Lot 7	20058	70	94	4.29	0.64
Lot 8	24890	70	94	4.29	0.64
Lot 9	28337	70	94	4.29	0.64
Lot 10	30364	70	94	4.29	0.64
Lot 11	21251	70	94	4.29	0.64
Private Street	38939	70	94	4.29	0.64

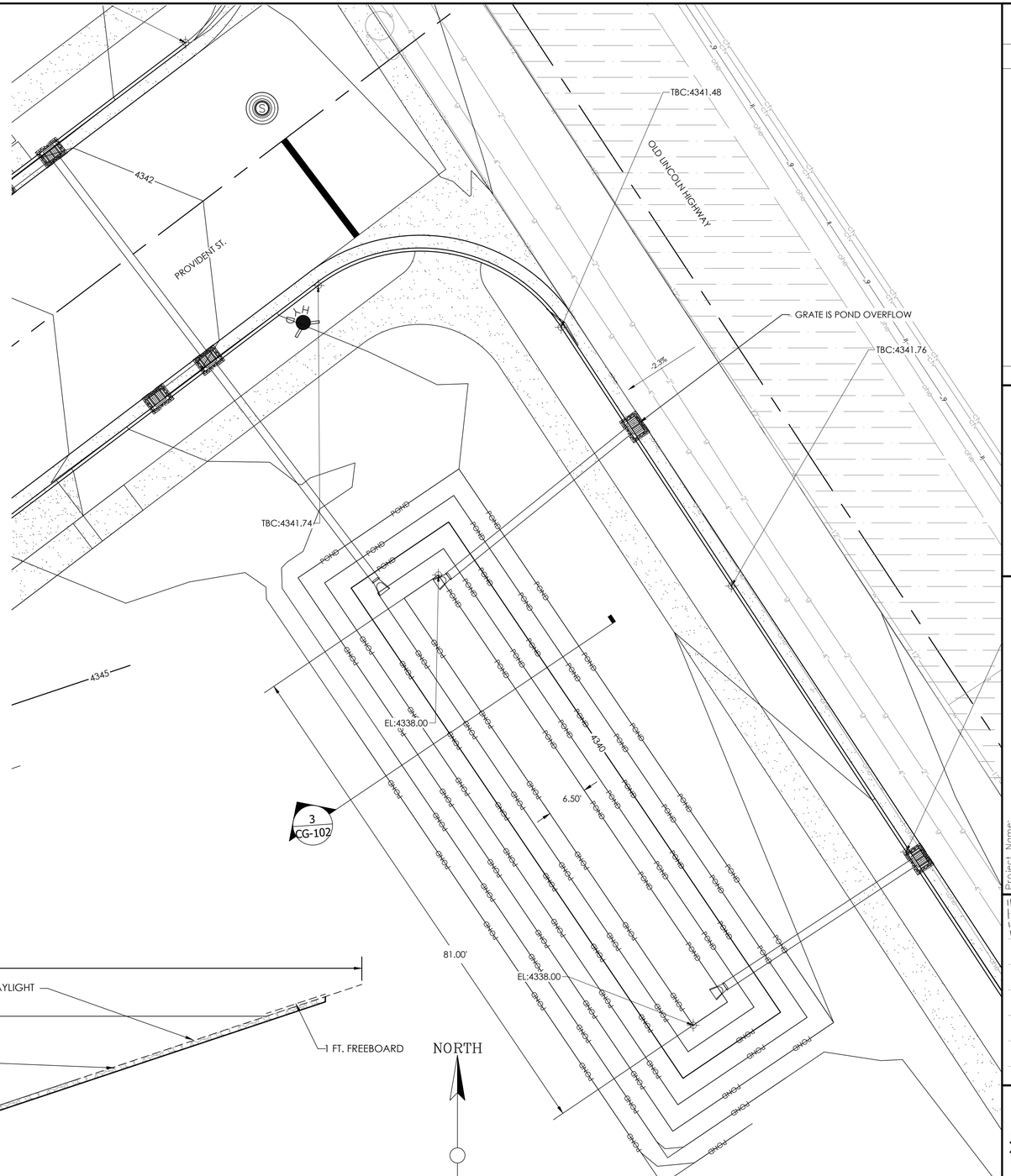
24 Hour Rain fall depths				
2yr	10 yr	25 yr	50 yr	100 yr

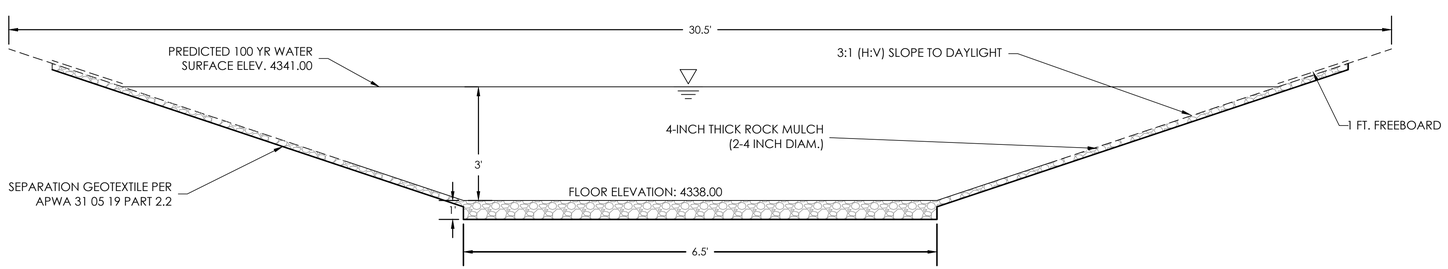
Pre Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	176	810	1359	1854	2407
Lot 2	112	516	866	1182	1534
Lot 3	46	212	355	485	630
Lot 4	46	210	352	481	624
Lot 5	47	215	361	493	639
Lot 6	45	207	348	475	616
Lot 7	45	207	347	474	615
Lot 8	56	257	431	588	763
Lot 9	63	292	490	669	869
Lot 10	68	313	525	717	931
Lot 11	48	219	368	502	651
Private Street	87	402	674	920	1194

Post Development Runoff Volumes Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	4455	7018	8587	9812	11048
Lot 2	2839	4473	5473	6253	7041
Lot 3	1165	1836	2246	2567	2890
Lot 4	1156	1821	2228	2545	2866
Lot 5	1183	1864	2281	2606	2935
Lot 6	1141	1797	2199	2513	2829
Lot 7	1138	1793	2194	2506	2822
Lot 8	1412	2225	2722	3110	3502
Lot 9	1608	2533	3099	3541	3987
Lot 10	1723	2714	3321	3794	4272
Lot 11	1206	1900	2324	2656	2990
Private Street	2209	3481	4258	4866	5479

Required Retention Volumes - Cu. Ft.					
	2yr	10 yr	25 yr	50 yr	100 yr
Lot 1	4279	6208	7228	7957	8641
Lot 2	2727	3957	4607	5071	5507
Lot 3	1119	1624	1891	2082	2261
Lot 4	1110	1610	1875	2064	2242
Lot 5	1137	1649	1920	2114	2295
Lot 6	1096	1590	1851	2038	2213
Lot 7	1093	1586	1847	2033	2207
Lot 8	1356	1968	2291	2522	2739
Lot 9	1544	2241	2609	2872	3119
Lot 10	1655	2401	2795	3077	3342
Lot 11	1158	1680	1956	2154	2339
Private Street	2122	3079	3585	3946	4285
Total volume	20979	30083	34835	38200	41511

2 RETENTION VOLUMES REQUIRED
SCALE: NTS





3 RETENTION POND SECTION
SCALE: NTS

SCALE: 1" = 10'
0 10 20 30

RETENTION POND

No.	Revisions	By	Date

FINAL PLAT

Project Number 20-45009
Designed By BVB
Drawn By BVB
Date Issued 2022.08.12

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

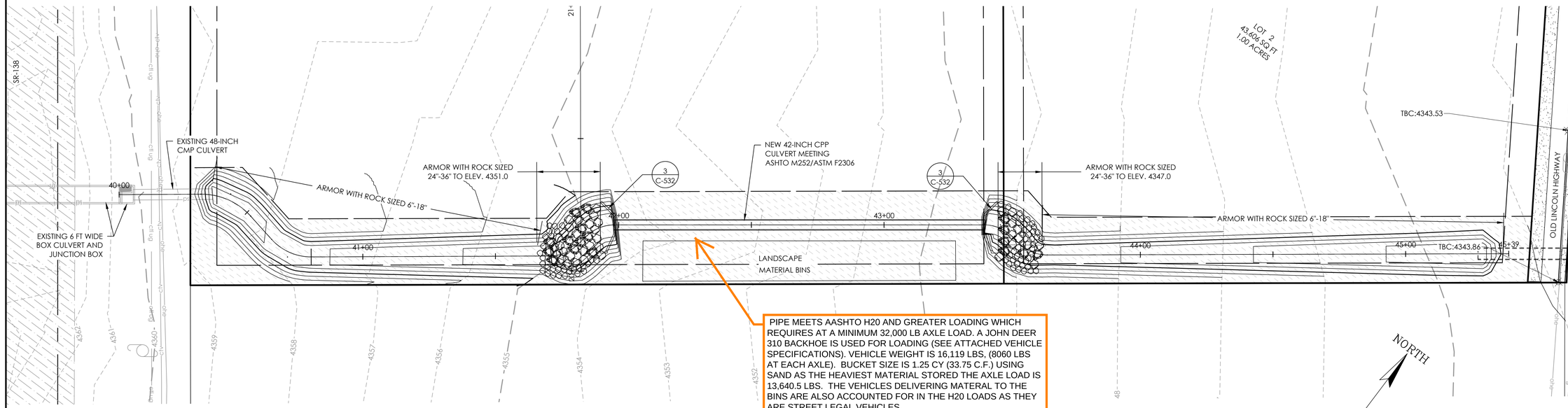
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ENGINEERS · PLANNERS
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GRANTSVILLE, UTAH 84029

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7224167
BARRY V. BUNDERSON
Barry V Bunderson
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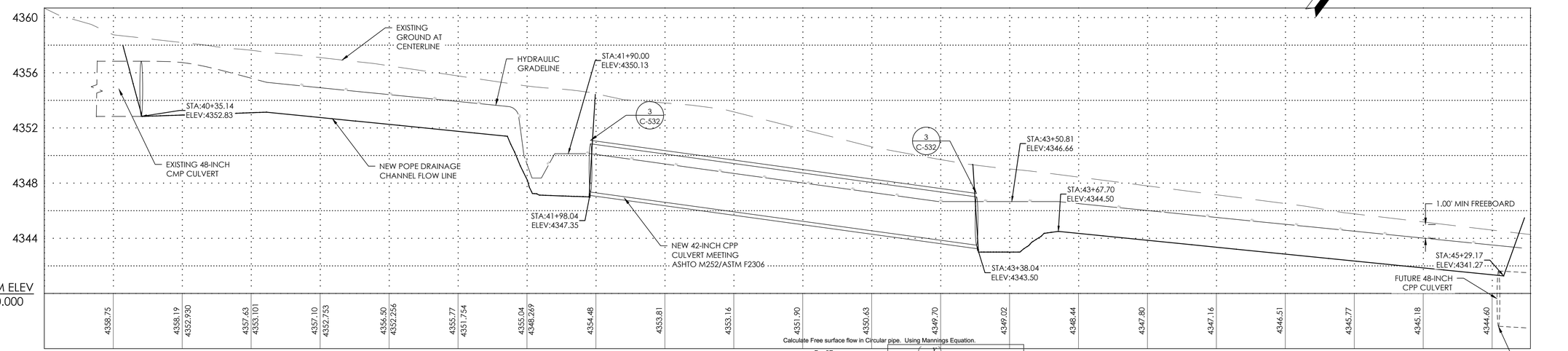
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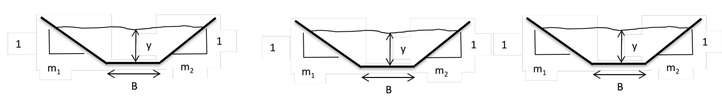
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CG-102



PIPE MEETS AASHTO H20 AND GREATER LOADING WHICH REQUIRES AT A MINIMUM 32,000 LB AXLE LOAD. A JOHN DEER 310 BACKHOE IS USED FOR LOADING (SEE ATTACHED VEHICLE SPECIFICATIONS). VEHICLE WEIGHT IS 16,119 LBS, (8060 LBS AT EACH AXLE). BUCKET SIZE IS 1.25 CY (33.75 C.F.) USING SAND AS THE HEAVIEST MATERIAL STORED THE AXLE LOAD IS 13,640.5 LBS. THE VEHICLES DELIVERING MATERAL TO THE BINS ARE ALSO ACCOUNTED FOR IN THE H20 LOADS AS THEY ARE STREET LEGAL VEHICLES.

- THE DESIGN OF THE DRAINAGE CHANNEL IS BASED ON THE GRANTSVILLE CITY FOOTHILL DRAINAGE STUDY PREPARED BY AQUA ENGINEERING
- SEE FIGURE 10, PG 19 DATED 2/23/2015 OF THE STUDY SHOWING THIS CHANNEL IS THE CONTINUATION OF POPE BASIN 5
- THE POPE BASIN 5 IS CONVEYED UNDER THE SR-138 ROADWAY VIA A 6 FT WIDE BOX CULVERT. THE REFERENCED STUDY PROVIDES THE DESIGN CAPACITY OF THE BOX CULVERT AT 162 CFS AND IS THE BASIS OF THE HYDRAULIC GRADE LINE PRESENTED HEREON.



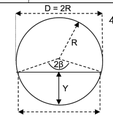


y=	2.16	ft	given
m1=	1.5	ft	given
m2=	1.5	ft	given
b=	6	ft	given
n=	0.033		given
s=	0.02		given
Q=	162.640518	cfs	Output
A=	19.9584	ft^2	calc
V=	8.14897577	fps	calc
Tw=	12.48	ft	calc
P=	13.7879908	ft	calc

y=	1.03	ft	given
m1=	1.5	ft	given
m2=	1.5	ft	given
b=	6	ft	given
n=	0.039		given
s=	0.4045		given
Q=	162.299528	cfs	Output
A=	7.77135	ft^2	calc
V=	20.8843417	fps	calc
Tw=	9.09	ft	calc
P=	9.713717781	ft	calc

y=	3	ft	given
m1=	1.5	ft	given
m2=	1.5	ft	given
b=	6	ft	given
n=	0.039		given
s=	0.008		given
Q=	163.126204	cfs	Output
A=	31.5	ft^2	calc
V=	5.17860964	fps	calc
Tw=	15	ft	calc
P=	16.8166538	ft	calc

Calculate Free surface flow in Circular pipe. Using Mannings Equation.



$$\beta = a\cos\left(1 - \frac{Y}{R}\right)$$
$$A = R^2 * (\beta - \cos(\beta) * \sin(\beta))$$
$$P = 2 * R * \beta$$
$$Tw = 2 * R * \sin(\beta)$$
$$A * hc = R * \left(\frac{2}{3} * R^2 * \sin(\beta)^3 - A * \cos(\beta)\right)$$

Diameter=	3.5	ft, m
Radius =	1.75	ft, m
Y =	2.781262	ft,m
β =	2.200979	radians
A =	8.198559	ft^2,m^2
P =	7.703428	ft,m
Rh =	1.064274	ft,m
V=	19.75957	fps, mps
Slope =	0.0275	ft/ft, m/m
kn=	1.486	
n=	0.013	
Tw=	2.827719	
Froude =	2.045026	
g=	32.2	ft/s^2
y/D=	0.794646	

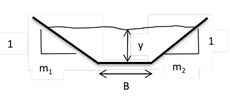
$$Q = \frac{kn}{n} * A * Rh^{2/3} * s^{1/2}$$

Q_{goal} = 162 cfs, cms

Where Q is in cfs,

Q=	161.999998 cfs, cms
	72710.82129 gpm
	104,703.295 gal/day
	400.00 per cap-day
	261758.2366 persons

$$Froude = \frac{Q}{\sqrt{g * A^3 / Tw}}$$



y=	2.16	ft	given
m1=	1.5	ft	given
m2=	1.5	ft	given
b=	6	ft	given
n=	0.033		given
s=	0.02		given
Q=	162.640518	cfs	Output
A=	19.9584	ft^2	calc
V=	8.14897577	fps	calc
Tw=	12.48	ft	calc
P=	13.7879908	ft	calc

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FINAL PLAT

Designed By: BVB
Date Issued: 2022.08.12
Project Number: 20-45009
Drawn By: BVB

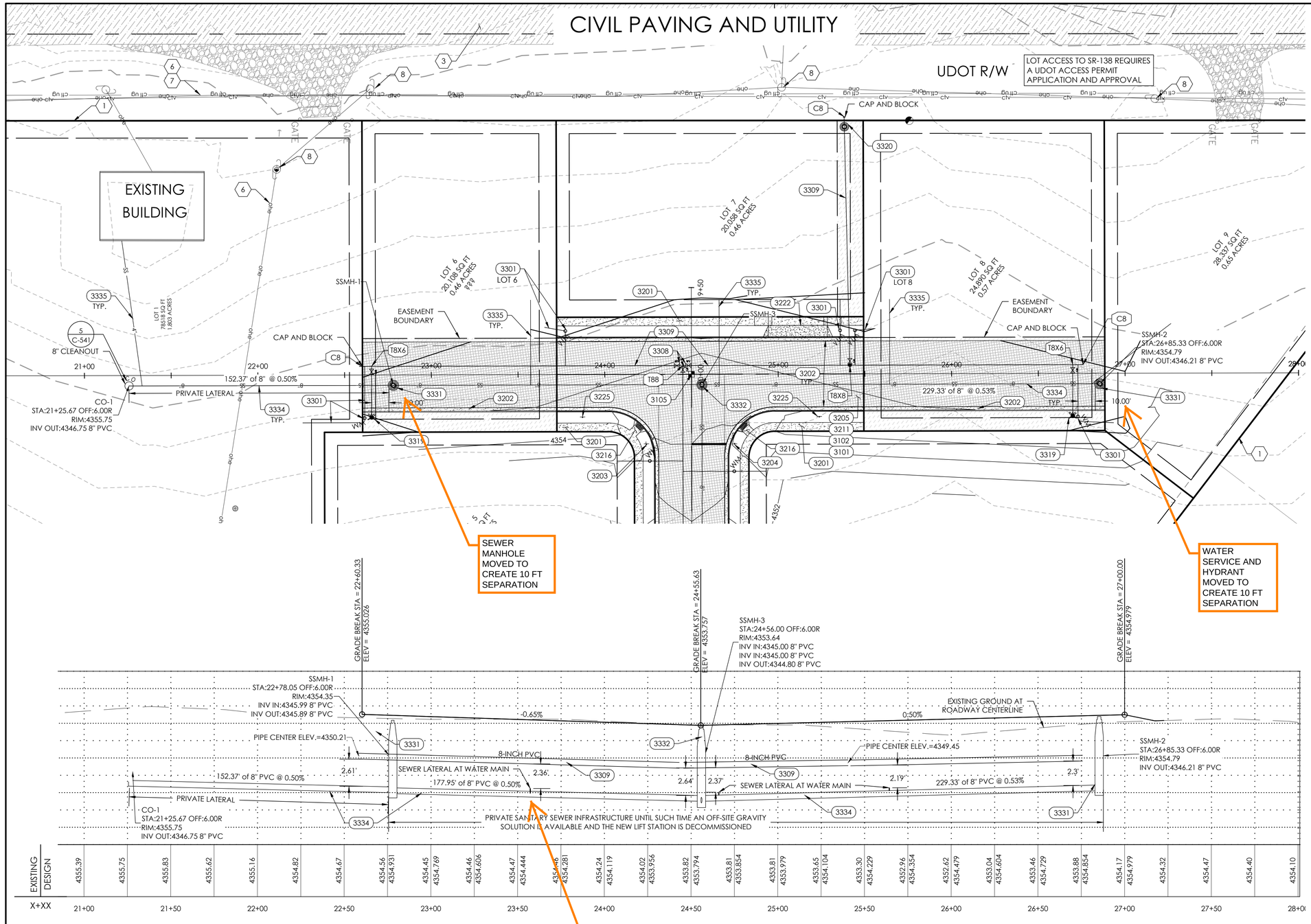
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Sheet Name:
CG-103

CIVIL PAVING AND UTILITY



SEWER LATERAL SHOWN IN PROFILE WITH MORE THAN 18 INCH SEPARATION TO WATER MAIN TYP.

PAY ITEM

3101	UNCLASSIFIED ROADWAY EXCAVATION
3102	8-INCH THICK GRANULAR BORROW, SEE TYPICAL SECTION
3105	STREET MONUMENT, APWA 273, 274, & 275
3201	CONCRETE SIDE WALK, SEE TYPICAL SECTION AND APWA STD 231
3202	CONCRETE CURB AND GUTTER, SEE TYPICAL SECTION
3203	POST MOUNTED STREET SIGNS, COORDINATE LOGO WITH GRANTSVILLE PUBLIC WORKS
3204	POST MOUNTED STOP SIGN, MUTCD R1-1 WITH "CROSS TRAFFIC DOES NOT STOP" MUTCD W4-4P SIGN, AND 12-INCH WIDE PAINTED STOP BAR
3205	3-INCH THICK ASPHALT, 1/2 INCH MIX, PG 64-28 DM-3/4" CLASS III
3211	6-INCH THICK ROADBASE, SEE TYPICAL SECTION
3216	CURB RAMP, APWA STD 235.1
3222	30' WIDE CONCRETE DRIVEWAY, APWA STD 221.1 TYPE A
3225	POST MOUNTED NO PARKING SIGN, MUTCD R8-3a WITH PAINTED (RED) CURB TO PROVIDENT STREET
3301	POTABLE WATER SERVICE, 1-INCH, CITY STD
3308	GATE VALVE, 8-INCH, AWWA C509
3309	PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN W/ THRUST BLOCKS
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3320	2-INCH AIR RELEASE ASSEMBLY, CITY STD
3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35
3335	PVC SDR 35 SANITARY SEWER LATERAL

CONSTRUCTION NOTES

1. PROPERTY BOUNDARY (TYP)
2. EXISTING SEWER MAIN
3. EXISTING ASPHALT PAVEMENT
4. EXISTING WATER MAIN
5. EXISTING GAS, DOMINION ENERGY
6. EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10.

No.	Revisions	By	Date

FINAL PLAT

Designed By: BVB
Date Issued: 2022.08.12
Project Number: 20-45009
Drawn By: BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

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96 QUIRK STREET
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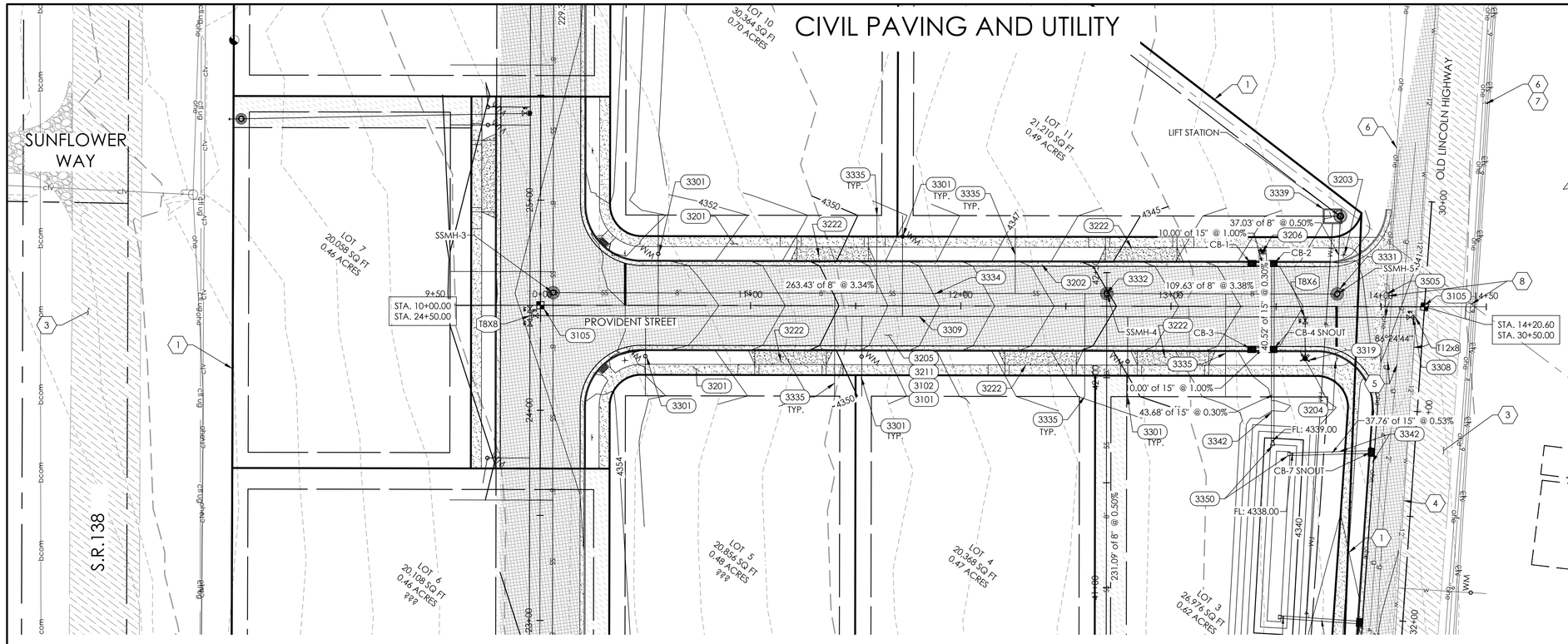
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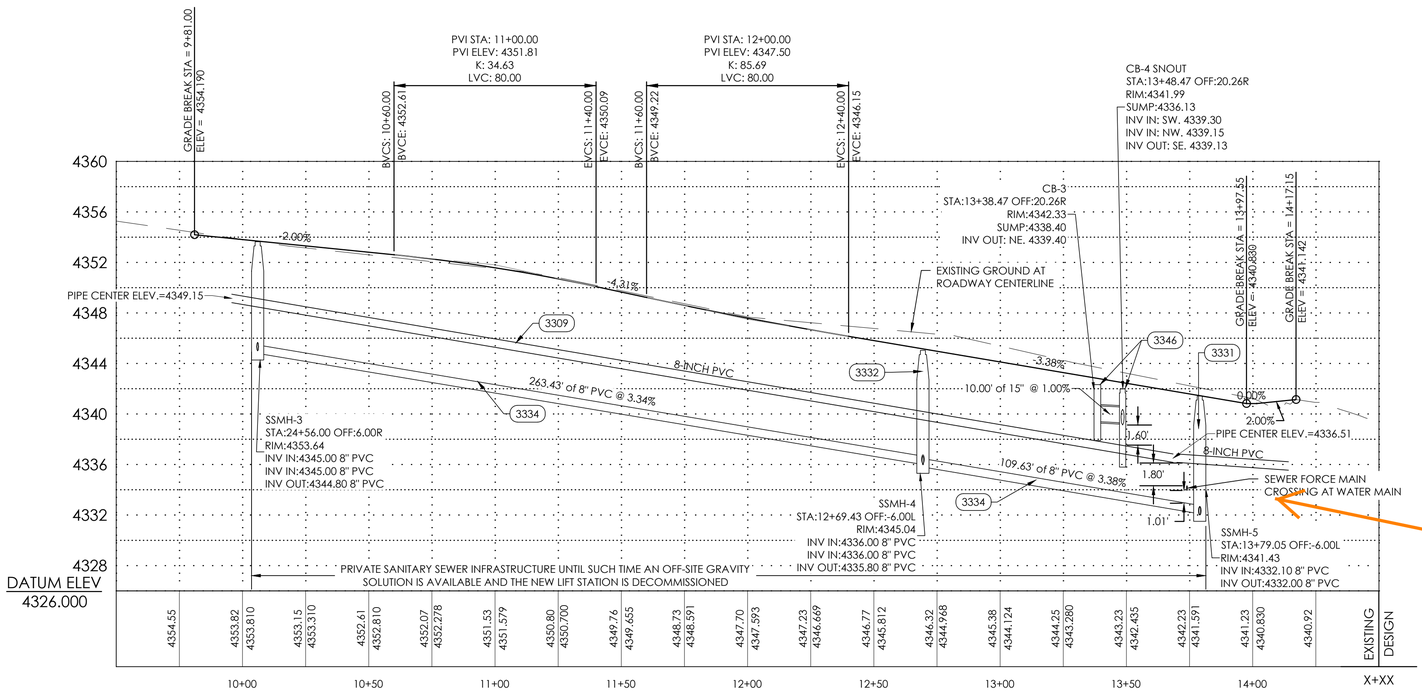


PAY ITEM

####	PAY ITEM
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3205	3-INCH THICK ASPHALT, 1/2 INCH MIX, PG 64-28 DM-3/4" CLASS III
3206	COMMUNITY MAILBOX, 12 UNITS, 6" x 42" x 42" CONCRETE PAD.
3211	6-INCH THICK ROADBASE, SEE TYPICAL SECTION
3222	30' WIDE CONCRETE DRIVEWAY, APWA STD PLAN 221.1 TYPE A
3301	POTABALE WATER SERVICE, 1-INCH, CITY STD
3308	GATE VALVE, 8-INCH, AWWA C509
3309	PVC PIPE, 8-INCH, AWWA C900 SDR 18 WATER MAIN W/ THRUST BLOCKS
3312	GATE VALVE, 12-INCH, AWWA C509
3319	FIRE HYDRANT ASSEMBLY, CITY STD
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35
3335	PVC SDR 35 SANITARY SEWER LATERAL
3338	10-INCH SCH. 40 STEEL CASING PIPE W/ PSI CASING SPACERS AND
3339	GORMAN-RUPP RELIASOURCE® PACKAGE LIFT STATION 6X6T WITH DUPLEX T4B60S-B/F SELF PRIMING PUMPS AND VFD
3342	ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3345	STORM DRAIN JUNCTION BOX, APWA PLAN 332 (3' X 3' I.D.), W/ LID AND PLAN 302.1 FRAME AND COVER
3346	STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3347	EXCAVATED STORM WATER POND
3350	HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIPRAP
3505	RELOCATE EXISTING UTILITY POLE, COORDINATE WITH ROCKY MOUNTAIN POWER

CONSTRUCTION NOTES

#	
1.	PROPERTY BOUNDARY (TYP)
2.	
3.	EXISTING ASPHALT PAVEMENT
4.	EXISTING WATER MAIN
5.	EXISTING GAS, DOMINION ENERGY
6.	EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
7.	EXISTING COMMUNICATION
8.	EXISTING UTILITY POLE
9.	EXISTING SANITARY SEWER MANHOLE
10.	



SEWER FORCE MAIN CROSSING AND CLEARANCE DIMENSIONS SHOWN

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FINAL PLAT

Project Number 20-45009 | Designed By BYB | Date Issued 2022.08.12 | Drawn By BYB

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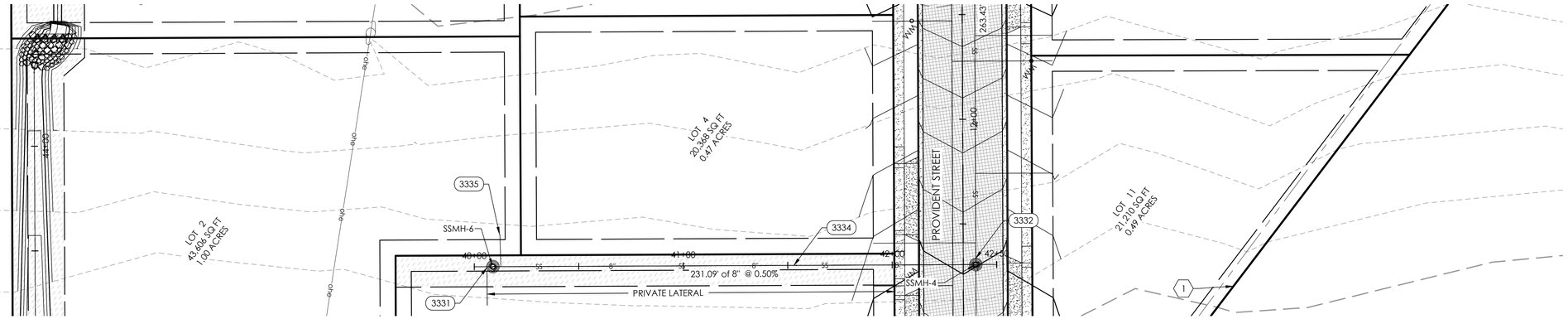
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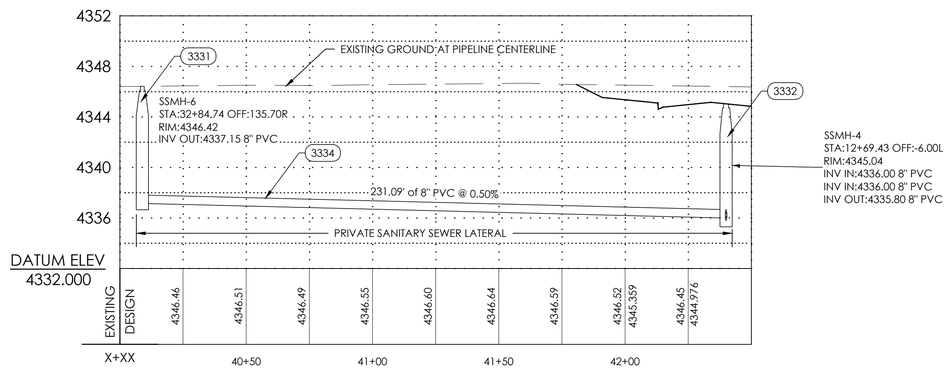
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BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
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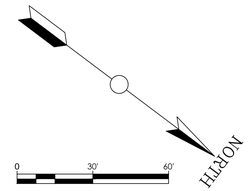
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Sheet Name:
C-102

CIVIL PAVING AND UTILITY







(####) PAY ITEM

3331	SANITARY SEWER MANHOLE, 4-FT DIAMETER, COMPLETE
3332	SANITARY SEWER MANHOLE, 5-FT DIAMETER, COMPLETE
3334	PVC SANITARY SEWER PIPE, 8-INCH, SDR 35
3335	PVC SDR 35 SANITARY SEWER LATERAL

(#) CONSTRUCTION NOTES

1. PROPERTY BOUNDARY (TYP)
2. EXISTING SEWER MAIN
3. EXISTING ASPHALT PAVEMENT
4. EXISTING WATER MAIN
5. EXISTING GAS, DOMINION ENERGY
6. EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10.

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FINAL PLAT

Project Number 20-45009
Designed By BVB
Drawn By BVB
Date Issued 2022.08.12

Project Name:
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GRANSVILLE, TOOELE COUNTY, UTAH

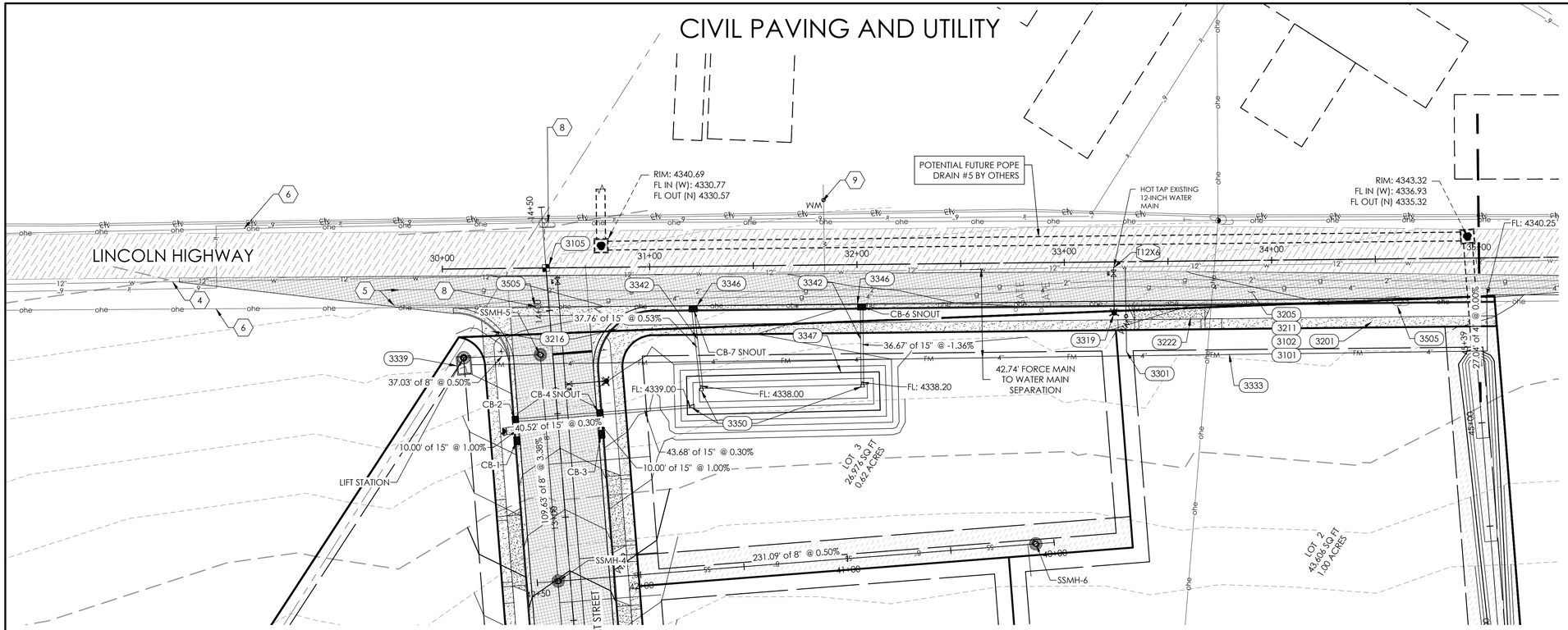
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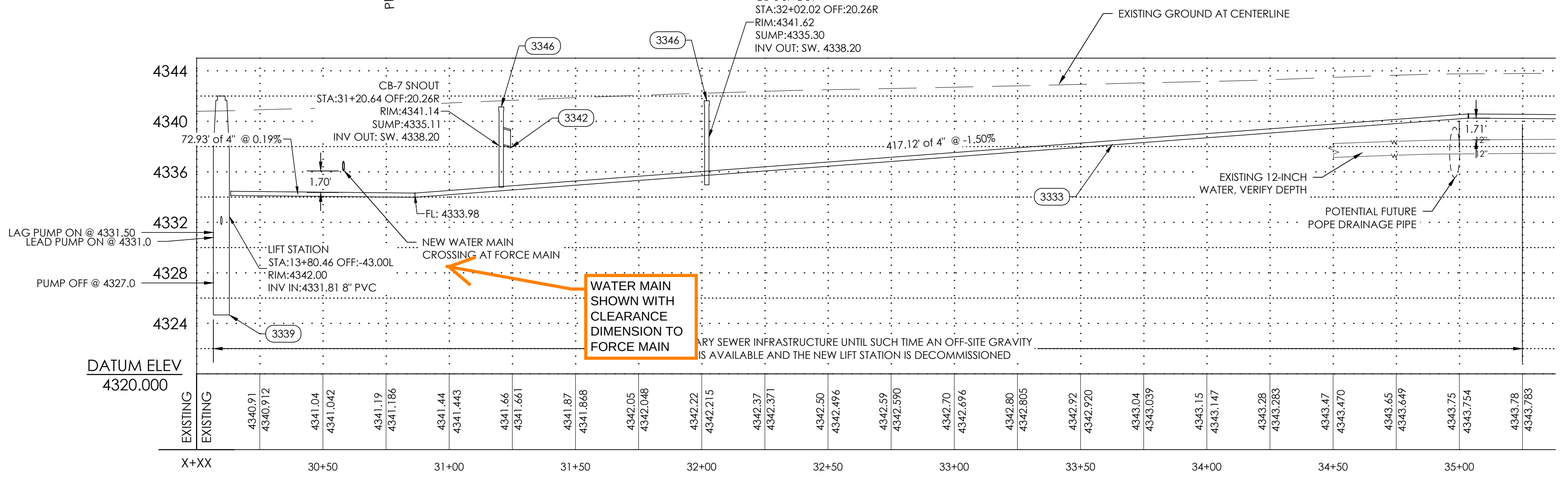
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

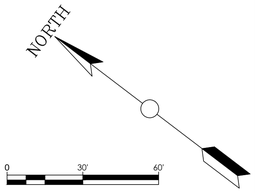
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Sheet Name:
C-103

CIVIL PAVING AND UTILITY







(####) PAY ITEM

3101 UNCLASSIFIED ROADWAY EXCAVATION
3102 8-INCH THICK GRANULAR BORROW, SEE TYPICAL SECTION
3105 STREET MONUMENT, APWA 273, 274, & 275

3201 CONCRETE SIDE WALK, SEE TYPICAL SECTION AND APWA STD 231
3202 CONCRETE CURB AND GUTTER, SEE TYPICAL SECTION
3205 3-INCH THICK ASPHALT, 1/2 INCH MIX, PG 64-28 DM-3/4" CLASS III
3211 6-INCH THICK ROADBASE, SEE TYPICAL SECTION
3216 CURB RAMP, APWA STD 235.2
3222 CONCRETE DRIVEWAY, APWA STD 221.1 TYPE A
3319 FIRE HYDRANT ASSEMBLY, CITY STD
3315 POTABALE WATER SERVICE, 3/4-INCH
3333 HDPE SANITARY SEWER PIPE, 4-INCH, DR 9 PE3409 BUTT FUSED (PRIVATE SEWER) USE FLANGED FITTINGS AND THRUST BLOCKS WHEN FUSING IS NOT POSSIBLE
3339 GORMAN-RUPP RELIASOURCE® PACKAGE LIFT STATION 6X6T WITH DUPLEX T4B60S-B/F SELF PRIMING PUMPS AND VFD WITH WET WELL STRUCTURE
3342 ADS N-12 STORM DRAIN PIPE, 15-INCH, APWA PLAN 381
3345 STORM DRAIN JUNCTION BOX, APWA PLAN 332, W/ LID AND PLAN 302.1 FRAME AND COVER
3346 STORM DRAIN CATCH BASIN, APWA PLAN 315.1 W/ 308 GRATE AND FRAME
3347 EXCAVATED STORM WATER POND
3350 HDPE FLARED END SECTION WITH TRASH GUARD AND 1 C.Y. OF 6" RIP RAP

3505 RELOCATE EXISTING UTILITY POLE, COORDINATE WITH ROCKY MOUNTAIN POWER

(#) CONSTRUCTION NOTES

1. PROPERTY BOUNDARY (TYP)
2. EXISTING SEWER MAIN
3. EXISTING ASPHALT PAVEMENT
4. EXISTING WATER MAIN
5. EXISTING GAS, DOMINION ENERGY
6. EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION
8. EXISTING UTILITY POLE
9. EXISTING WATER METER

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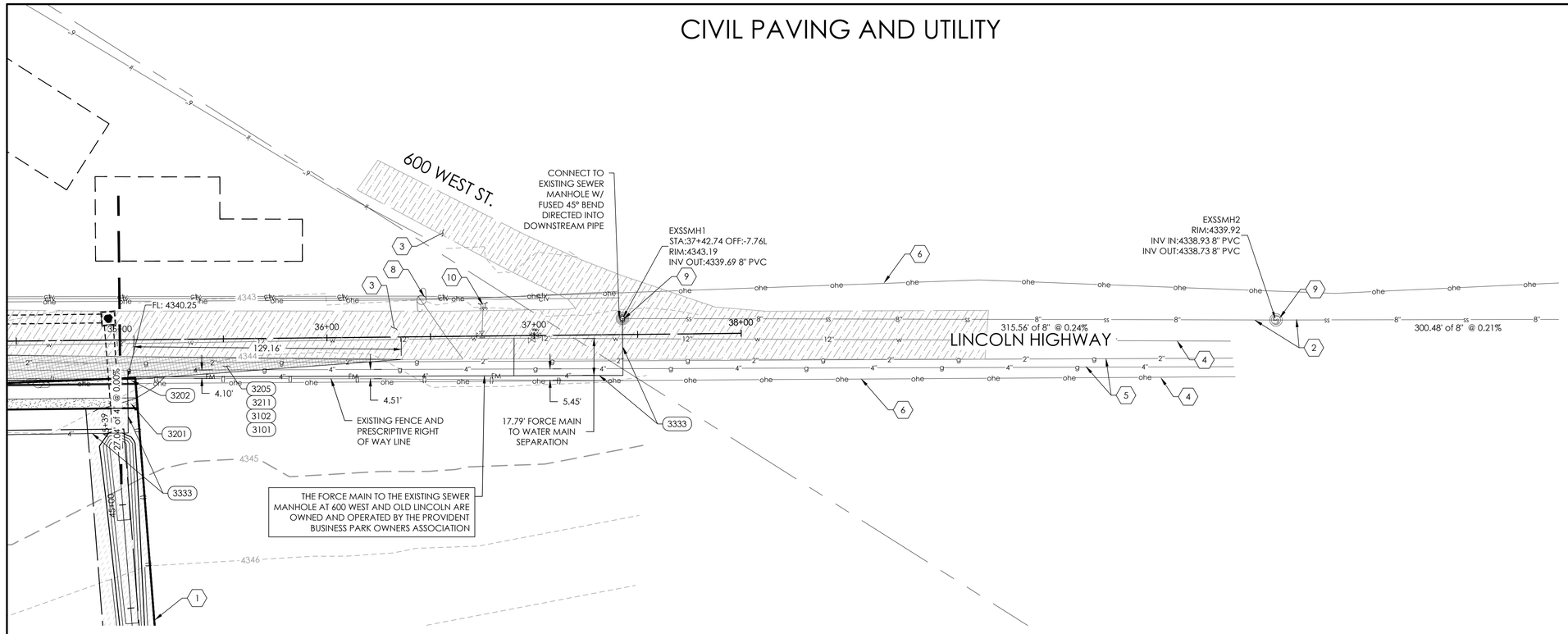
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

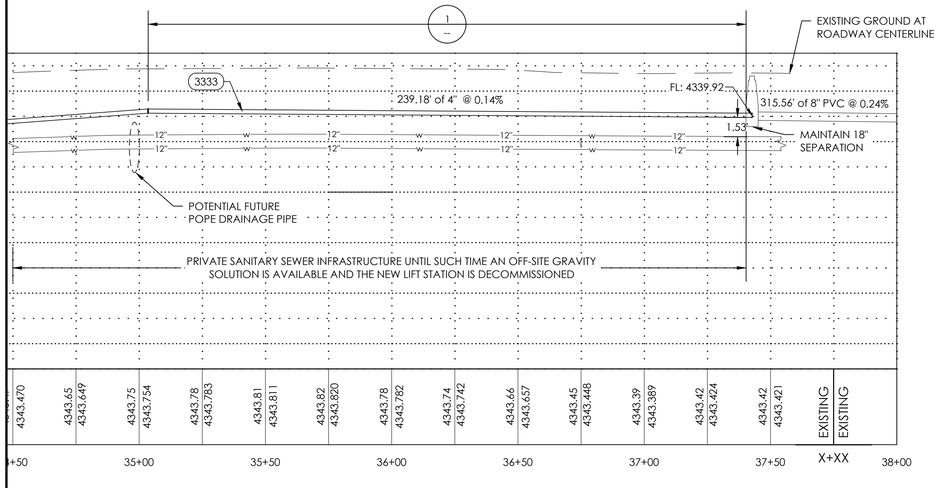
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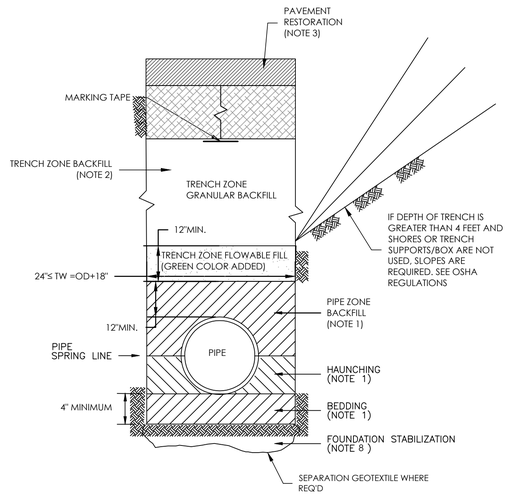
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Sheet Name:
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CIVIL PAVING AND UTILITY



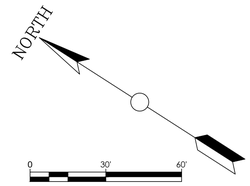




1. PIPE ZONE BACKFILL:
   A. DRY CONDITIONS:
      1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer.
      2) Below springline of pipe: install and compact backfill material per pipe manufacturer' recommendations. Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
      3) Water jetting is not allowed in backfilling operation.
      4) Above springline of pipe: Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
   B. WET CONDITIONS:
      1) Furnish 2" Minus sewer rock per APWA Section 31 05 13. CONTRACTOR to submit sieve analysis to document material type.
      2) Water jetting is not allowed in backfilling operation.
   C. Flowable Fill.
      1) Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.
2. TRENCH ZONE BACKFILL:
   A. PUBLIC RIGHT OF WAY/ROADWAY: Above the pipe zone.
      1) A-1-a Granular Fill. Limit maximum particle size to 6 inches. Place fill per APWA Section 33 05 20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER's review and acceptance. Water jetting is NOT allowed in backfilling operation.
      2) Flowable Fill. Provide and place controlled low strength material per APWA Section 31 05 15. Cure the fill before placing surface restorations.
   B. NON-ROADWAY: Above the pipe zone.
      1) Native Fill when Geotechnical Report allows: CONTRACTOR to submit appropriate Proctor per APWA Section 31 23 26. Place in lifts not exceeding 8 inches before compaction. Compact per APWA Section 31 23 26 to a standard proctor density of 80 percent or greater.
3. PAVEMENT RESTORATION: See Typical Section Sheets. Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
4. PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.
5. PEA GRAVEL: Pea gravel is not allowed in any part of the pipe zone.
6. FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization-separation geotextile per APWA Section 31 05 19 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soils migration.

1 SEWER FORCEMAIN TRENCH IN OLD LINCOLN HWY

SCALE: NTS



(###) PAY ITEM

3101	UNCLASSIFIED ROADWAY EXCAVATION
3102	8-INCH THICK GRANULAR BORROW, SEE TYPICAL SECTION
3201	CONCRETE SIDE WALK, APWA STD 231
3202	CONCRETE CURB AND GUTTER, SEE TYPICAL SECTION
3205	3-INCH THICK ASPHALT, 1/2 INCH MIX, PG 64-28 DM-3/4" CLASS III
3211	6-INCH THICK ROADBASE, SEE TYPICAL SECTION
3301	POTABALE WATER SERVICE, 3/4-INCH
3333	HDPE SANITARY SEWER PIPE, 4-INCH, DR 9 PE3409 BUTT FUSED (PRIVATE SEWER) USE FLANGED FITTINGS AND THRUST BLOCKS WHEN FUSING IS NOT POSSIBLE

(#) CONSTRUCTION NOTES

1. PROPERTY BOUNDARY (TYP)
2. EXISTING SEWER MAIN
3. EXISTING ASPHALT PAVEMENT
4. EXISTING WATER MAIN
5. EXISTING GAS, DOMINION ENERGY
6. EXISTING ELECTRIC, COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING COMMUNICATION
8. EXISTING UTILITY POLE
9. EXISTING SANITARY SEWER MANHOLE
10. EXISTING FIRE HYDRANT

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FINAL PLAT

Designed By	Date Issued
BVB	2022.08.12
Project Number	Drawn By
20-45009	BVB

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GRANSVILLE, TOOELE
COUNTY, UTAH

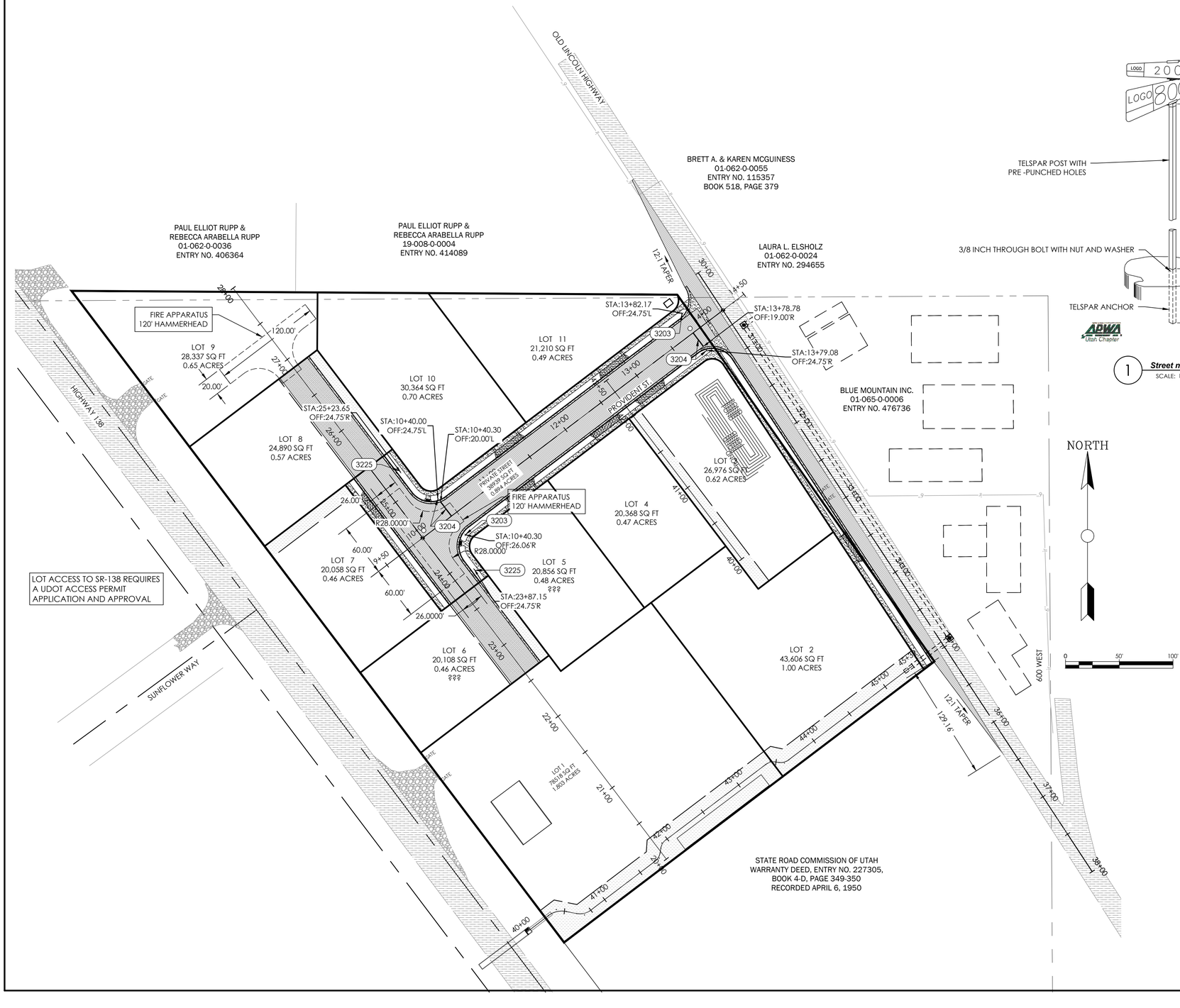
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PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

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Sheet Name:
C-105

CIVIL TRANSPORTATION

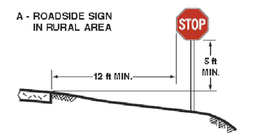


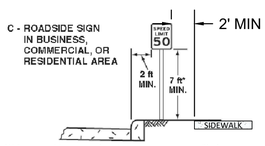
Street name signpost

1. GENERAL
   A. Get ENGINEER's approval of sign format and installation.
2. PRODUCTS
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
3. EXECUTION
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).

1 ***Street name signpost***
SCALE: NTS

HEIGHTS AND LATERAL LOCATIONS OF SIGN INSTALLATIONS	
ROADSIDE SIGN IN RURAL AREA	FIG. A
ROADSIDE SIGN IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREA	FIG. C





*Where parking or pedestrian movements are likely to occur

PAY ITEM

(####)	
3203	POST MOUNTED STREET SIGNS, COORDINATE LOGO WITH GRANTSVILLE CITY PUBLIC WORKS
3204	POST MOUNTED STOP SIGN, MUTCD R1-1 WITH "CROSS TRAFFIC DOES NOT STOP" MUTCD W4-4P SIGN, AND 12-INCH WIDE PAINTED STOP BAR
3225	POST MOUNTED NO PARKING SIGN, MUTCD R8-3a WITH PAINTED (RED) CURB TO PROVIDENT STREET

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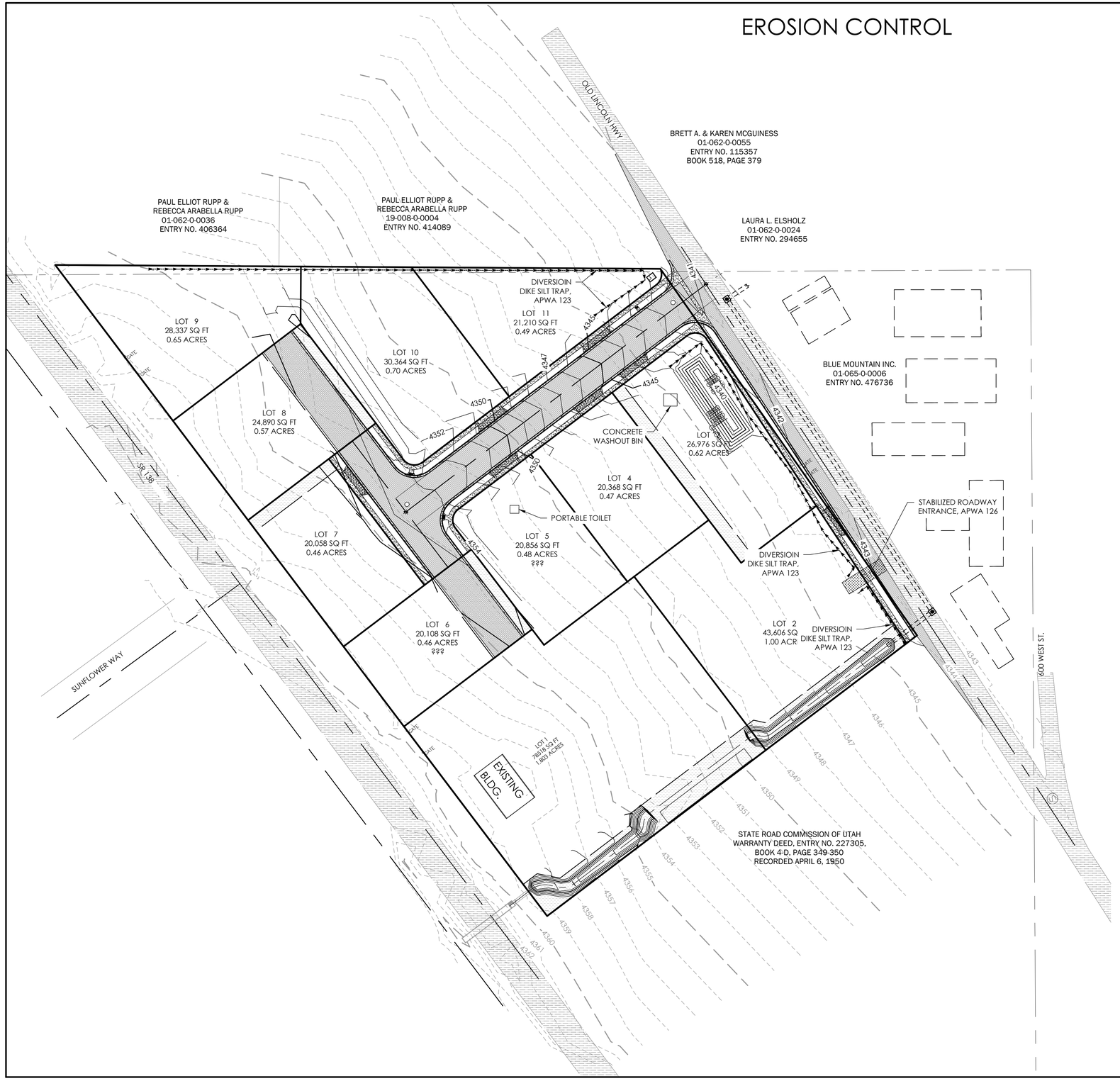
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PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

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Sheet Name:
CT-101

EROSION CONTROL



SCALE: 1" = 60'

0 60 120 180

NORTH

EROSION CONTROL:

1. PER UDEQ, STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GENERAL PERMIT NO. UTR 300000, CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, EXCAVATION, AND DEMOLITION THAT DISTURBS ONE OR MORE ACRES OF LAND SHALL REQUIRE INCLUSION IN THE GENERAL PERMIT AND COMPLY WITH THE REQUIREMENTS THEREIN.
2. THE TOTAL PROJECT AREA OF DISTURBANCE I S LESS THAN ONE ACRE; THEREFORE AN UPDES STORM WATER PERMIT IS NOT REQUIRED.
3. THE EROSION CONTROL PLAN HEREON IS FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL REVISE THE EROSION CONTROL PLAN TO FIT SPECIFIC SITE CONDITION AS REQUIRED.
4. MAINTAIN DUST CONTROL WITH WATER AND OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN ONSITE DUST CONTROL WHEN CONDITIONS REQUIRE.
5. PROVIDE STREET SWEEPING AS REQUIRED TO MAINTAIN CLEAN ROADS. CONTRACTOR SHALL SWEEP ROADS AT A MINIMUM ONCE A WEEK OR AFTER A STORM EVENT.
6. CONTRACTOR TO INSPECT BMPS AT A MINIMUM OF ONCE A WEEK OR AFTER A STORM EVENT.

No.	Revisions	By	Date

FINAL PLAT

Project Number 20-45009 | Designed By BYB | Drawn By BYB | Date Issued 2022.08.12

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GRANSVILLE, TOOELE COUNTY, UTAH

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GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V Bunderson
2022.08.12
STATE OF UTAH

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CIVIL EROSION CONTROL DETAILS

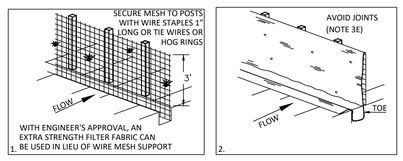
Silt fence

1. GENERAL
   A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   B. Application. To intercept sediment from disturbed areas of limited extent.
   C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   E. Protection of Existing Waterways: Place barrier at top of stream bank.
   F. Inlet Protection.

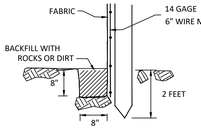
2. PRODUCTS
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   B. Burlap. 10 ounces per square yard of fabric.
   C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. EXECUTION
   A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   D. Maintenance
      (1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
      (2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
      (3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
      (4) Re-anchor fence as necessary to prevent shortcutting.
      (5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Plan No. **122** February 2006

1 ***Silt fence***
SCALE: NTS

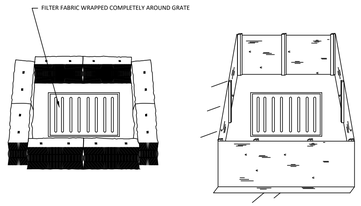
Inlet protection - fence or straw bale

1. GENERAL
   A. Description. A temporary sediment barrier around storm drain inlet.
   B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Installation and application criteria.
      1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
      2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
   B. Maintenance
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 4-inches in depth.
      3) Repair or re-align barrier or fence as needed.
      4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



STRAW BALE BARRIER [PLAN No. 121]

SILT FENCE [PLAN No. 122]

Plan **124.3** February 2006

2 ***Inlet protection - fence or straw bale***
SCALE: NTS

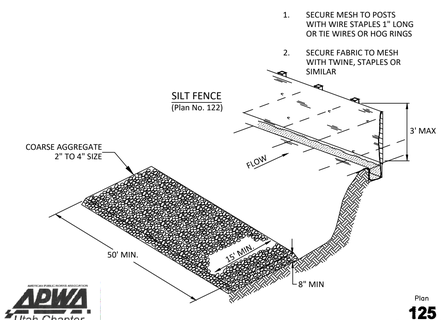
Equipment and vehicle wash down area

1. GENERAL
   A. Description. A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
   B. Application.
      1) At any site where regular washing of vehicles and equipment will occur.
      2) May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan 122)
   E. Maintenance.
      1) Requires periodic top dressing with additional stones.
      2) Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
      3) Keep the wash area in a condition which will prevent tracking or flow of mud onto public rights-of-way.
      4) Periodically dress the top with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      5) Inspect daily for loss of gravel or sediment buildup.
      6) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      7) Expand stabilized area as required to accommodate activities.
      8) Maintain silt fence as outlined in Plan 122.

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WASH DOWN AREA

Plan **125** February 2006

3 ***Equipment and vehicle wash down area***
SCALE: NTS

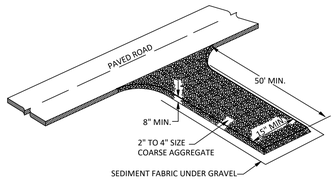
Stabilized roadway entrance

1. GENERAL
   A. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   B. At any site where vehicles and equipment enter the public right of way.

2. PRODUCTS (Not used)

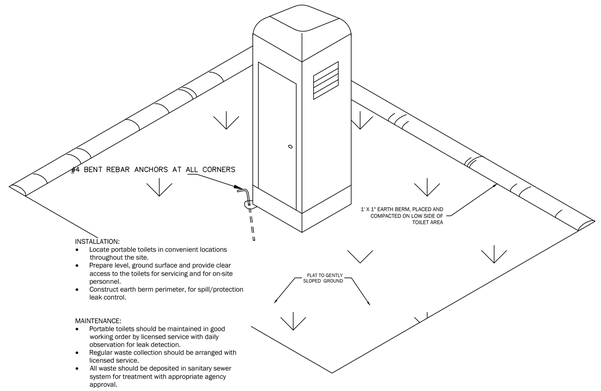
3. EXECUTION
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   D. Maintenance.
      1) Prevent tracking or flow of mud into the public right-of-way.
      2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      3) Inspect daily for loss of gravel or sediment buildup.
      4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      5) Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Plan No. **126** February 2006

4 ***Stabilized roadway entrance***
SCALE: NTS



INSTALLATION:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, ground surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter, for spill/protection leak control.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

5 ***Toilet***
SCALE: NTS



6 ***Concrete wash-out bin***
SCALE: NTS

No.	By	Date

Revisions

FINAL PLAT

Designed By BVB

Date Issued 2022.08.12

Project Number 20-45009

Drawn By BVB

Project Name:

PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

8/12/2022 3:30:24 PM

Sheet Name:

C-511

CIVIL SURFACE INFRASTRUCTURE DETAILS

Curb and gutter

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flowline grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

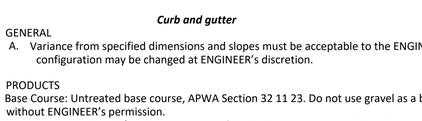
BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER

CONCRETE AREA = 1.665 SQ. FT. — TYPE A

CONCRETE AREA = 1.926 SQ. FT. — TYPE B

CONCRETE AREA = 1.517 SQ. FT. — TYPE C

CONCRETE AREA = 1.674 SQ. FT. — TYPE D



JOINT DETAIL

Plan No. **205.1** December 2008

1 *Curb and gutter*

SCALE: NTS

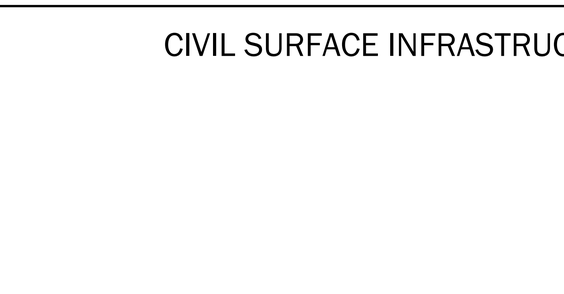
Flare driveway approach

1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Field Changes to Slope Requirements:
      1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
      2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
      3) Specific uses or site conditions may require profile design submittal for review and acceptance.
   C. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
   C. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness(in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

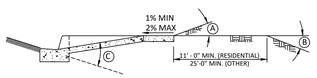
TYPE A



OBLIQUE

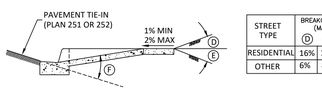
IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	LENGTH (H)	LENGTH (L)
YES	1 :	12
NO	1 :	6

STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	8"	24"



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%



SECTION A-A - TYPICAL DRIVEWAY APPROACH

STREET TYPE	BREAKOVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

Plan **221.1** December 2009

2 *Flare driveway approach*

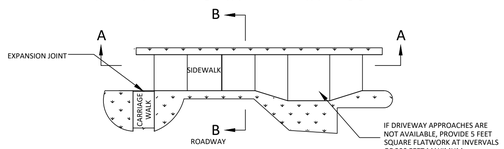
SCALE: NTS

Sidewalk

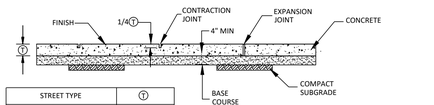
1. GENERAL
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      (1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      (2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



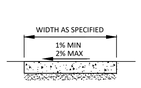
PLAN



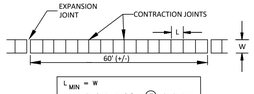
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	6"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B



SIDEWALK JOINT DETAIL

Plan No. **231** March 2009

3 *Sidewalk*

SCALE: NTS

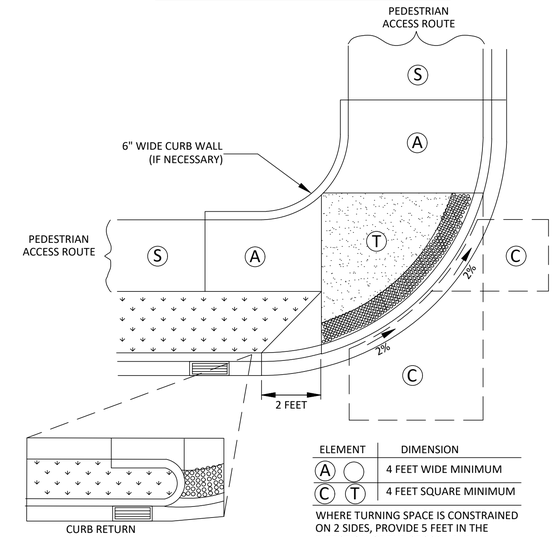
Corner curb cut assembly

1. GENERAL
   A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   B. Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA's Section 32 16 14.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Modifications:
      (1) The sloped surface created to accommodate a flare or an approach area shall be perpendicular to the back of curb.
      (2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum for each crosswalk served.
   C. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
   D. Concrete Placement: APWA Section 03 30 10.
      (1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
      (2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
      (3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Clear Space: No hazards in the clear space.

TURNING SPACE AT STREET LEVEL

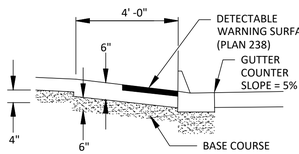


EXAMPLE D

ELEMENT	DIMENSION
(A) ( )	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
APPROACH	(A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OR CURB

(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

Plan No. **235.2** August 2011

4 *Corner curb cut assembly*

SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BYB | Date Issued 2022.08.12

Project Number 20-45009 | Drawn By BYB

Project Name: PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

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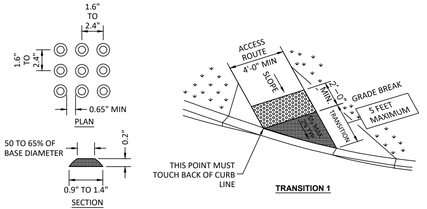
Sheet Name: C-521

CIVIL SURFACE INFRASTRUCTURE DETAILS

1. GENERAL
   A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   B. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
   A. Pavers:
      1) Concrete, APWA Section 32 14 13.
      2) Brick and Mortar, APWA Section 32 14 16.
   B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   D. D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

3. EXECUTION
   A. Layout:
      1) Joints Between Units: 3/16 inch maximum or manufacturer'fs recommendation.
      2) Flares: Do not install detectable warning units on flared surfaces.
      3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
      4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
      5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 6 feet minimum and 15 feet maximum from the centerline of the nearest rail.
   B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced no more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
   C. Tile Installation: Install according to manufacturer'fs recommendations. Remove domes that were cut.
   D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.



APWA Utah Chapter

1 **Detectable warning surface**
SCALE: NTS

Plan 238
July 2011

Monument cap and base

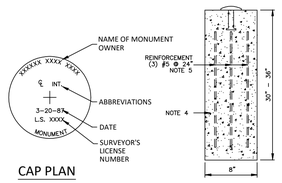
1. GENERAL
   A. Includes fabrication of monument cap and base.

2. PRODUCTS
   A. Cap: Brass or bronze with the following abbreviations. Apply other marks and abbreviations as applicable.

INT	Intersection
ML INT	Monument line intersection
P.C.	Point of curvature
P.C.C.	Point of compound curve
P.I.	Point of intersection
P.O.C.	Point on curve
P.O.T.	Point on Tangent
P.R.C.	Point of reverse curve
P.T.	Point of tangency
S.C.	Section Corner
W.C.	Witness corner

   B. Concrete: Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.

3. EXECUTION
   A. Monument Cap: Show month, day, and year when cap was marked.
   B. License: Show license number of land surveyor who marked the cap.
   C. Provide either precast or cast in-place monument base.



APWA Utah Chapter

2 **Monument cap and base**
SCALE: NTS

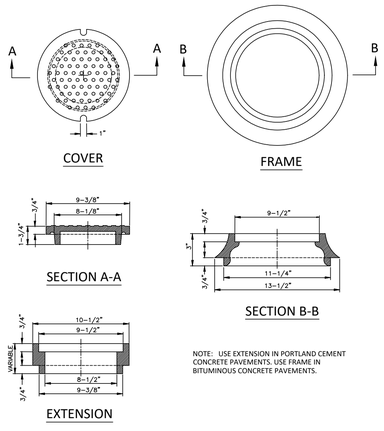
Plan No. 272
April 1997

Frame and cover for monument

1. GENERAL
   A. The drawing is a frame and cover castings for monument boxes, Plan 274 and 275.

2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better.

3. EXECUTION
   A. Set frame independent of monument post.



APWA Utah Chapter

3 **Frame and cover for monument**
SCALE: NTS

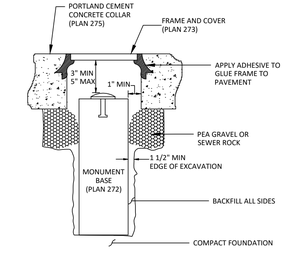
Plan No. 273
April 1997

Cover collar for survey monuments

1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better
   B. Backfill: Native soil or backfill borrow, APWA Section 31 05 13.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10.
   E. Pea Gravel: Nominal size 3/4, APWA Section 31 05 13.
   F. Sewer Rock: Nominal size 1", APWA Section 31 05 13.

3. EXECUTION
   A. Locate monument base so reference point falls within 1-inch diameter circle in the center of marker plate. Install maker plate in monument base before the concrete sets.
   B. Compact bottom of excavated hole before placement of precast or cast-in-place monument post.
   C. Compact backfill to 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   D. Set top of frame and cover level with concrete collar.
   E. Set frame independent of monument post.



APWA Utah Chapter

4 **Survey monument placement under pavements**
SCALE: NTS

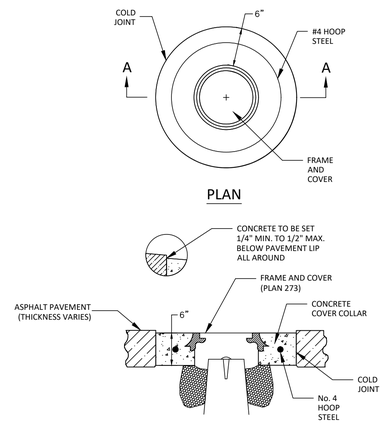
Plan No. 274
December 2001

Cover collar for survey monuments

1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type D Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



APWA Utah Chapter

5 **Cover collar for survey monuments**
SCALE: NTS

Plan No. 275
April 2011

No.	Revisions	By	Date

FINAL PLAT

Designed By: BVB
Date Issued: 2022.08.12
Project Number: 20-45009
Drawn By: BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

8/12/2022 3:30:36 PM

Sheet Name:
C-522

CIVIL STORM DRAIN DETAILS

DROP-IN GRATES

LIGHT DUTY DROP-IN GRATES

SIZE	PRODUCT CODE
6" (150mm)	0601DI
8" (200mm)	0801DI
10" (250mm)	1001DI
12" (300mm)	1201DI
15" (375mm)	1501DI
18" (450mm)	1801DI
24" (600mm)	2401DI



Fits inside Sewer SDR 35 Pipe and IPS SCH 40 Pipe

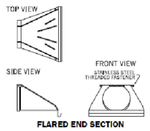


Fits inside N-12 Dual Wall Pipe



FLARED END SECTIONS

SIZE	PRODUCT CODE
10" (250mm)	1015NP
12" (300mm) / 15" (375mm)	1215NP
18" (450mm)	1810NP
24" (600mm)	2410NP
30" (750mm)	3015NP
36" (900mm)	3615NP



FLARED END SECTION

METAL TRASH GUARDS*

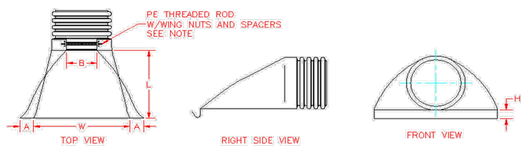
DIAMETER	DESCRIPTION	PRODUCT CODE
12" (300mm)	GALVANIZED STEEL	1290DA
15" (375mm)	GALVANIZED STEEL	1590DA
18" (450mm)	GALVANIZED STEEL	1890DA
24" (600mm)	GALVANIZED STEEL	2490DA
30" (750mm)	GALVANIZED STEEL	3090DA
36" (900mm)	GALVANIZED STEEL	3690DA

*Grate is sized to fit flared end sections only.



METAL TRASH GUARD

FLARED END SECTIONS



PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

DRAWING #:	6070	
DRAWN BY:	JCB	01.17.07
APPROVED BY:	JCB	06.28.07
REVISIONS:	TJR	6/7/2016

ADVANCED DRAINAGE SYSTEMS, INC.

1 FLARED END SECTION AND TRASH GAURD
SCALE: NTS

Precast box

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.

3. EXECUTION
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER'fs approval. Submit design calculations and shop drawings.
   D. Core Holes:
      (1) Provide core holes that are at least 4"h larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      (2) Center core holes to leave 2"h of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      (3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

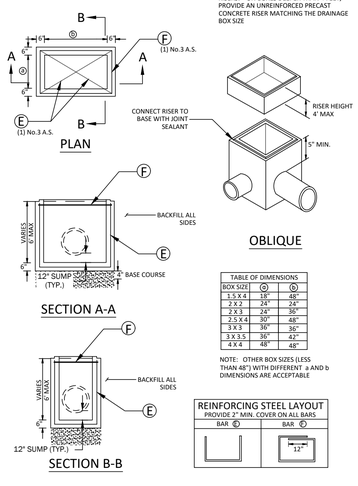


TABLE OF DIMENSIONS		
BOX SIZE	ⓒ	ⓑ
1.5 X 4	18"	48"
2 X 2	24"	24"
2 X 3	24"	36"
2.5 X 4	30"	48"
3 X 3	36"	36"
3 X 3.5	36"	42"
4 X 4	48"	48"

NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT
PROVIDE 2" MIN. COVER ON ALL BARS

BAR Ⓕ	BAR Ⓔ
	12"

APWA Utah Chapter

Plan No. **332** June 2010

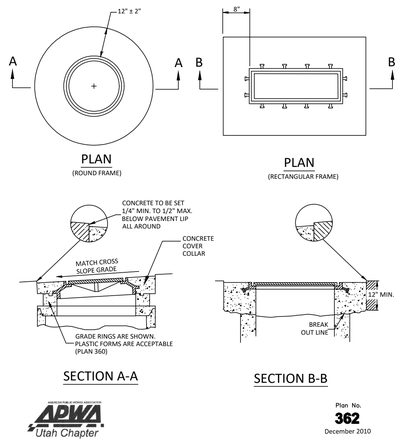
3 ***Precast box***
SCALE: NTS

Cover collar for storm drains

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



APWA Utah Chapter

Plan No. **362** December 2010

4 ***Cover collar for storm drains***
SCALE: NTS

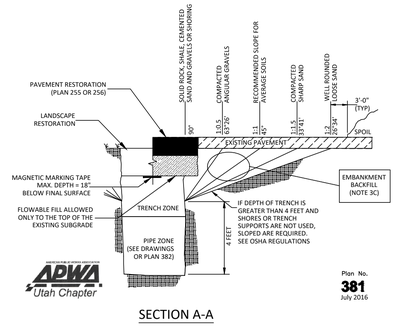
Trench backfill

1. GENERAL
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. PRODUCTS
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. EXECUTION
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      (1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      (2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      (3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      (1) Maximum lift thickness is 8-inches before compaction.
      (2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      (3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      (1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (groundcover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      (2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



APWA Utah Chapter

Plan No. **381** July 2016

SECTION A-A

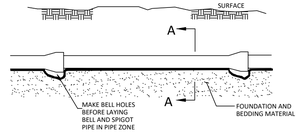
5 ***Trench backfill***
SCALE: NTS

Pipe zone backfill

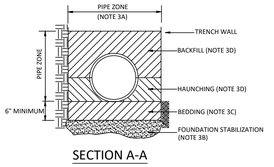
1. GENERAL
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer'fs recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER'fs permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      (1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      (2) Maximum lift thickness is 8-inches.
      (3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      (4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      (5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      (1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      (2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      (1) Place the controlled low strength material, APWA Section 31 05 15.
      (2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      (3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

APWA Utah Chapter

Plan No. **382** January 2011

6 ***Pipe zone backfill***
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BVB | Date Issued 2022.08.12

Project Number 20-45009 | Drawn By BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

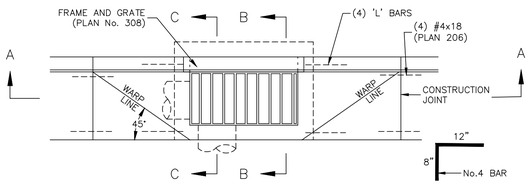
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C-531

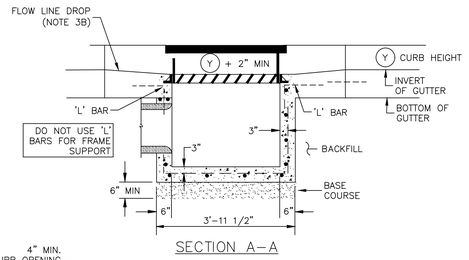
CIVIL STORM DRAIN DETAILS

1. GENERAL
   A. The drawing shows typical pipe connections. refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. PRODUCTS
   A. Base course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. EXECUTION
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled rap aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

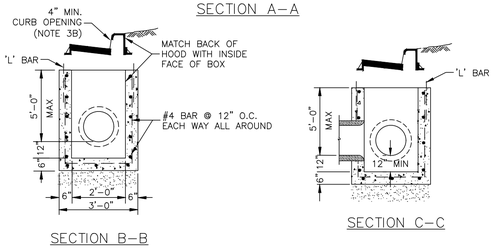
SINGLE GRATE



PLAN **"L" BAR DETAIL**



SECTION A–A



SECTION B–B

SECTION C–C

APWA Utah Chapter

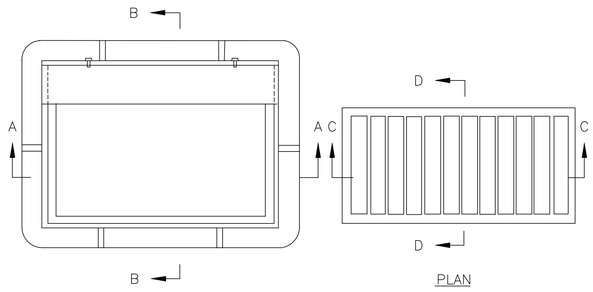
1 **Catch basin**
SCALE: NTS

Plan **315.1**
September 2010

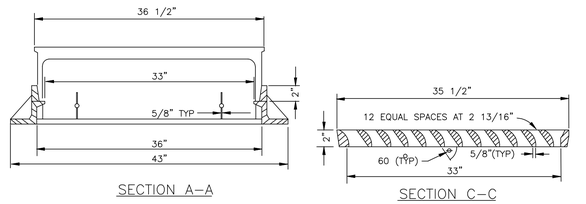
35 1/2" GRATE AND FRAME

1. GENERAL
   A. The grate and frame fits concrete boxes in plan 315.
2. PRODUCTS
   A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
   B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.

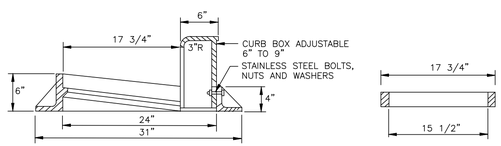
CURB OPENING FRAME AND GRATE



PLAN PLAN



SECTION A–A SECTION C–C

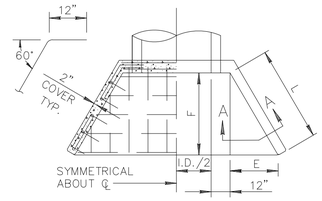


SECTION B–B SECTION D–D

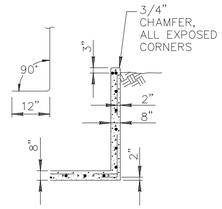
APWA Utah Chapter

2 **35 1/2" Grate and frame**
SCALE: NTS

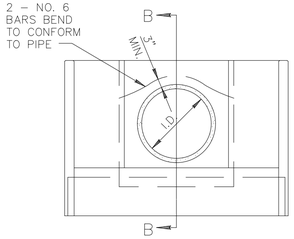
Plan **308**
January 1999



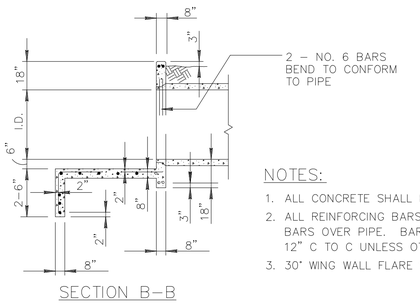
PLAN



SECTION A–A



ELEVATION



SECTION B–B

PIPE I.D.	DIMENSIONS L	E	F (APPROX)
18"	2'-0"	1'-0"	1'-9"
24"	2'-0"	1'-0"	1'-9"
30"	3'-0"	1'-6"	2'-7"
36"	4'-0"	2'-0"	3'-6"
42"	5'-0"	2'-6"	4'-4"
48"	6'-0"	3'-0"	5'-2"
54"	7'-0"	3'-6"	6'-1"
60"	8'-0"	4'-0"	6'-11"

NOTES:

1. ALL CONCRETE SHALL BE CLASS 4000 APWA SECTION 03 30 04
2. ALL REINFORCING BARS SHALL BE NO. 4 EXCEPT NO. 6 BARS OVER PIPE. BAR SPACING APPROXIMATELY 12" C TO C UNLESS OTHERWISE NOTED.
3. 30° WING WALL FLARE SHOWN; 45° NORMALLY DESIRABLE.

3 CONCRETE HEADWALL DETAIL
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BVB | Date Issued 2022.08.12
Project Number 20-45009 | Drawn By BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
2022.08.12
STATE OF UTAH

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Sheet Name:
C-532

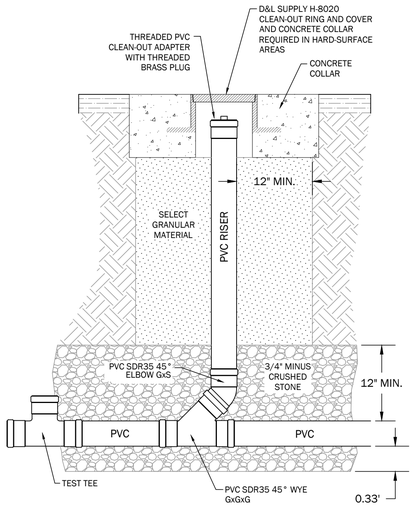
CIVIL SEWER DETAILS

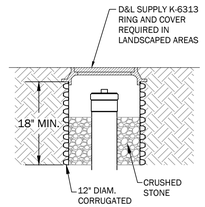
Sanitary sewer manhole

1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'fs permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR'fs choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER'fs permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'f-0"h, remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.





NOTES:
1. ONLY SELECT GRANULAR MATERIAL SHALL BE PLACED AROUND RISER PIPE TO A THICKNESS OF 12". NO PARTICLES LARGER THAN 1.5" IN DIAMETER SHALL BE ALLOWED.
2. 3/4" MINUS CRUSHED STONE IS REQUIRED UNDERNEATH PIPE TO A MINIMUM DEPTH OF 4" AND ABOVE THE PIPE NOT LESS THAN 12" INCHES.
3. CONCRETE COLLAR AND HEAVY DUTY RING AND LID REQUIRED IN DRIVEWAYS, HARD SURFACE AREAS, AND TRAFFIC AREAS.

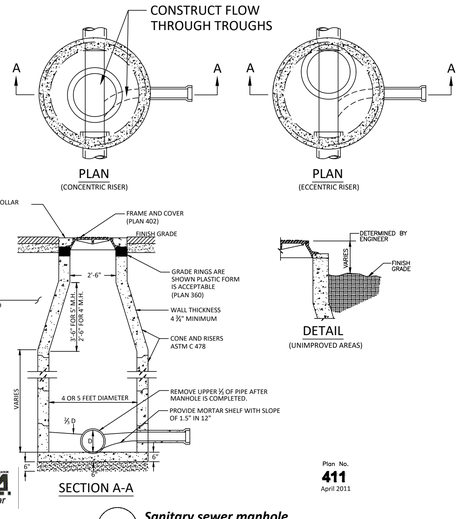
5 PVC SDR 35 CLEAN-OUT
SCALE: NTS

30" Frame and cover

1. GENERAL
   A. The frame and cover fits the manhole in Plan 411

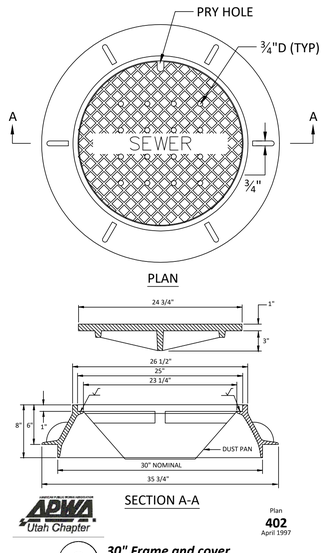
2. PRODUCTS
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1. Cast the heat number on the frame and cover.
      2. Give the frame and cover a machine finish so the cover will not rock.
      3. √ designates machined surface.
      4. Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. EXECUTION
   A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4 -inch allen socket set screws.



Plan No. **411** April 2011

1 *Sanitary sewer manhole*
SCALE: NTS



Plan No. **402** April 1997

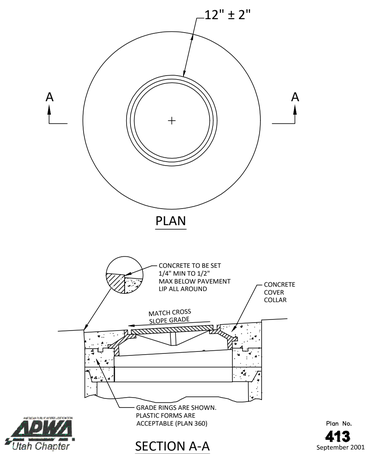
2 *30" Frame and cover*
SCALE: NTS

Cover collar for sanitary sewer manhole

1. GENERAL
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. PRODUCTS
   A. Concrete: Class 4000, APWA Section 03 30 04
   B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

3. EXECUTION
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavement surface. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Plan No. **413** September 2001

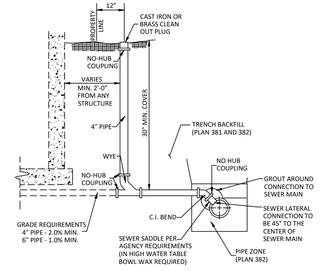
3 *Cover collar for sanitary sewer manhole*
SCALE: NTS

Sewer lateral connection

1. GENERAL
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.

3. EXECUTION
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Plan No. **431** January 2011

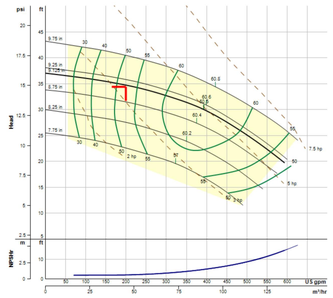
4 *Sewer lateral connection*
SCALE: NTS

October 25, 2021

T4B60S-B Self Priming



Suction	4" (100 mm)
Discharge	4" (100 mm)
Solids Handling	0.81" (21 mm)
Casing	Cast Iron
Impeller/Rotor	Ductile Iron
Seal Material	Silicon Carbide
Flange	NPT
Drive Type	Basic
Unit Weight	660lbs



This curve is provided for preliminary selection only. Please consult factory before making final pump or motor selections. Not NSF certified.

Curve Info	
Type	T-SERIES
Curve	T4B-B-4
Impeller	38618-002
Speed	1150 rpm
Diameter	9.125 in

Data Point		
Flow	202	US gpm
Head	34.7	ft
Static Head	16.625	ft
NPSHr	2.07	ft
Efficiency	52	%
Power	3.35	hp

Specifications

Size	3" (80 mm), 4" (100 mm), 6" (150 mm)
Max Capacity	1475 GPM (93 lps)
Max Head	160' (49 m)
Max Solids	3" (76 mm)
Motor - Voltage	200 V 3P, 230 V 1P, 230 V 3P, 460 V 3P
Motor - Cycles	60 Hz
Horsepower	5 HP to 50 HP

FEATURES

Pumps
- Accommodates two Gorman-Rupp Super T Series® or Ultra V Series® self-priming centrifugal, heavy duty solids-handling pumps
- Specifically designed for sewage and industrial waste water handling applications
- Heavy-duty construction and easy-to-service design
- Range of motor sizes to meet your unique requirements
- Increased hydraulic capabilities with capacities to 1475 GPM, pressure to 160' TDH, and motors to 50 HP

Enclosure
- Durable fiberglass construction resists corrosion, mildew, fungus, mold and UV rays
- Provides a superior barrier to caustic or acidic atmospheres
- Two removable side door panels provide convenient access to pumps and motors
- Split opening doors to both pump suction and controls, with bottom half opening to the side and the upper, gas-shocked, hinged door lifting overhead
- Upper door doubles as awning, providing protection from the elements during maintenance
- Vandal-resistant design for added security

Controls
- Custom engineered, NEMA-rated automatic controls to operate pump function and warning systems
- Choose from a variety of standard and more sophisticated controls, such as Reduced Voltage Solid State (RVSS) Starters and Variable Frequency Drives (VFDs)
- Clearly marked field connections for fast and efficient electrical hook-up
- Available U.L. and C.S.A. listed

Warranty
- Industry-leading, 60-month warranty

6 SEWER PACKAGE LIFT STATION SPECIFICATIONS
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BYB

Date Issued 2022.08.12

Project Number 20-45009

Drawn By BYB

Project Name:

PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS · PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

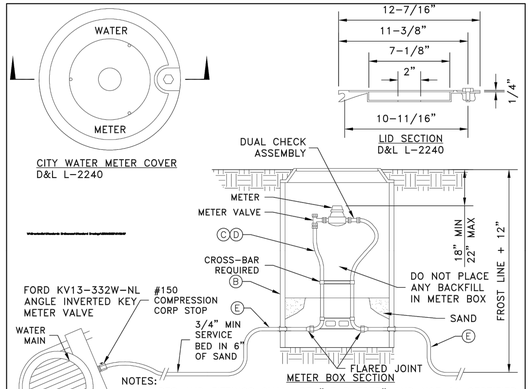
PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

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Sheet Name:

C-541

CIVIL WATER DETAILS

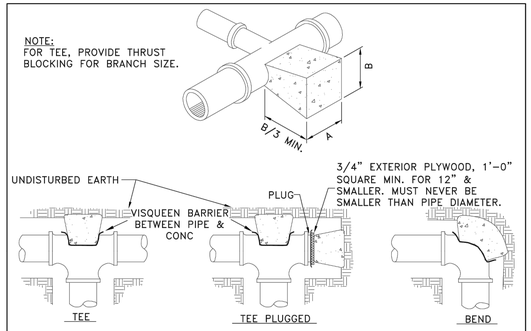


NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES ONE ON EACH SIDE OF COMMON LOT LINE (ALTERNATE WITH SECONDARY WATER).
5- STAMP OR PIN GUTTER LIP AND TOP OF CURB WITH A "W" IN TWO PLACES, NEAR CURB LIP AND TOP OF CURB.

LEGEND			
No	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (GRASS) DUCTILE IRON COVER (DRIVEWAY)
(B)		METER BOX (21" DIAMETER) (30" TO 36" DEEP)	WHITE CORRUGATED PE
(C)		3/4" METER YOKE	DUAL CHECK ASSEMBLY REQUIRED
(D)		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		3/4" AND 1" SERVICE LINE	HDPE IPS SDR 11

REV 07-22

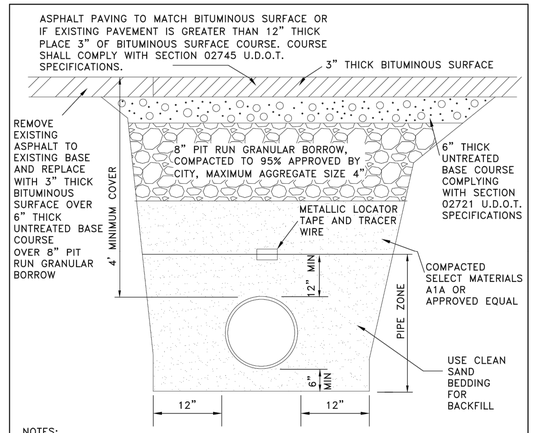
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY
1
SCALE: NTS



DIMENSIONS FOR THRUST BLOCKING									
FITTING	TEES & PLUGS		90° BENDS		45° BENDS & "Y"S		22 1/2° BENDS	
SIZES	A	B	A	B	A	B	A	B
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"
14"	3'-5"	3'-0"	4'-0"	3'-8"	3'-6"	2'-4"	2'-0"	2'-3"
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"

NOTES:
1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE POLYETHYLENE ENCASEMENT BETWEEN CONCRETE AND PIPE.
3. REFER TO CONCRETE STANDARD SPECIFICATIONS.
4. THE "THRUST BLOCKING DETAILS" IN NO WAY LIMITS THE LOCATION OR SIZE OF ADDITIONAL BLOCKING WHEN SO WARRANTED OR REQUIRED BY THE ENGINEER.
5. THRUST BLOCKS NEED TO BE INSPECTED BY CITY PRIOR TO BACKFILL.

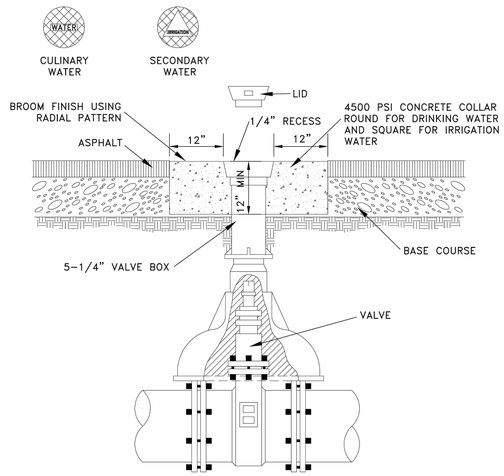
GRANTSVILLE CITY
THRUST BLOCK DETAIL
3
SCALE: NTS



NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
6. MATERIAL THICKNESS MAY CHANGE AS DIRECTED BY THE CITY ENGINEER BASED UPON FINDINGS AND RECOMMENDATIONS IN GEOTECHNICAL REPORT.
7. FOR WATER METERS NOT CONNECTED TO FIRE HYDRANTS, THE MINIMUM LINE SIZE SHALL BE 4" IN DIAMETER, UNLESS THEY SERVE PICNIC SITES, PARKS, SEMI-DEVELOPED CAMPS, PRIMITIVE CAMPS, OR ROADWAY REST-STOPS. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)].
8. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C600 (LATEST EDITION).
9. UNDER NO CIRCUMSTANCES SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.

LOCATED IN SURFACED ROAD REV. 01-22

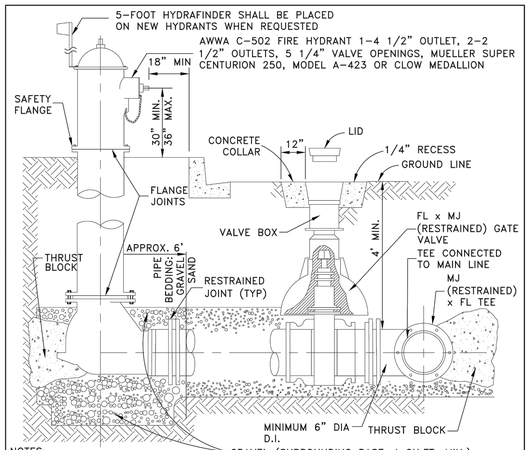
GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN
5
SCALE: NTS



NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION VALVES SHALL BE PROVIDED AT NO MORE THAN 500-FOOT INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS, [UAC 309-550-5(8)].

REV. 01-22

GRANTSVILLE CITY
VALVE BOX COLLAR DETAIL
2
SCALE: NTS



NOTES:
1. ALL FIRE HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PLANS.
2. ALL FIRE HYDRANTS WILL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
3. THE VALVE WILL BE LOCATED AS APPROVED BY CITY. PIPE MATERIAL SHALL BE DUCTILE.
4. FOR DETAILED INFORMATION SEE SPECIFICATIONS.
5. RESTRAIN ALL JOINTS FROM MAIN TO FIRE HYDRANT.
6. CONCRETE VALVE COLLAR SHALL BE BROOM FINISHED IN RADIAL PATTERN.
7. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.
8. PROVIDE 3-FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS (IFC 507.5.5)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS. [UAC R309-550-6(5)(a)]
10. MINIMUM WATER MAIN SIZE SERVICING A FIRE HYDRANT LATERAL SHALL BE 8 INCHES IN DIAMETER UNLESS A HYDRAULIC ANALYSIS INDICATES THAT REQUIRED FLOW AND PRESSURES CAN BE MAINTAINED BY 6" LINES. [UAC R309-550-5(4)]

REV. 05-22

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY
6
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By: BVB
Project Number: 20-45009
Date Issued: 2022.08.12
Drawn By: BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
STATE OF UTAH
2022.08.12

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Sheet Name:
C-551

CIVIL WATER DETAILS

Direct bearing thrust block

1. GENERAL

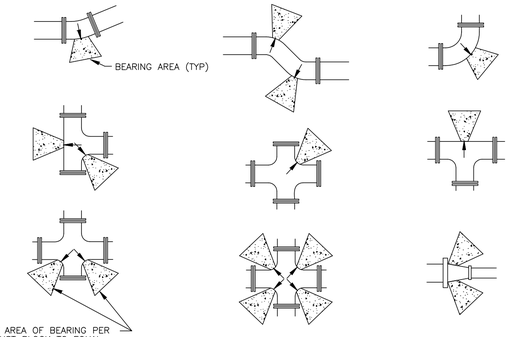
A. Thrust design for pipe sizes or configurations not shown require special design.
B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
D. Grease: Non-oxide poly-FM.

3. EXECUTION

A. Pour concrete against undisturbed soil.
B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

SIZE OF PIPE	MINIMUM BEARING AREA IN SQ.FT.				
	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

APWA Utah Chapter — 3 — ***Direct bearing thrust block*** — SCALE: NTS — Plan **561** August 2010

Tie-down thrust restraints

1. GENERAL

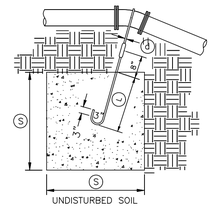
A. Thrust design for pipe sizes or configurations not shown require special design.
B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: Class 4,000 minimum, APWA Section 03 30 04.
D. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
E. Grease: Non-oxide poly-FM.

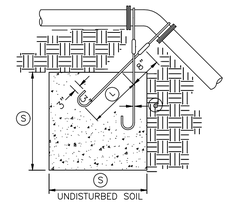
3. EXECUTION

A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



TYPE A RESTRAINT
FOR 11 1/4° – 22 1/2° VERTICAL BENDS

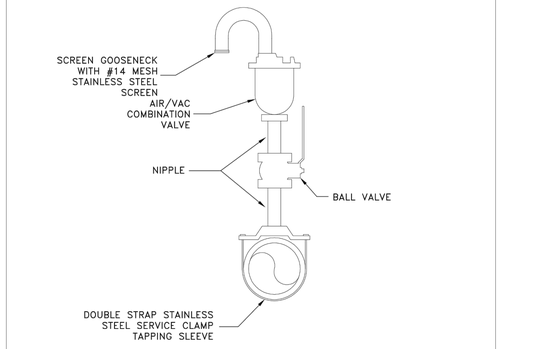
PIPE SIZE NOMIN. DIAMETER – INCH	VB VERTICAL BEND DEGREES		Ⓢ NO. OF CU FT. OF CONCRETE BLOCKING	Ⓢ SIDE OF CUBE FEET	ⓓ DIAMETER OF SHACK OR REBAR RODS – INCH	Ⓛ DEPTH OF RODS IN CONCRETE FT.
4"	11 1/4°		8	2.0	5/8"	1.5
	22 1/2°		15.6	2.5	5/8"	2.0
6"	11 1/4°		15.6	2.5	5/8"	2.0
	22 1/2°		34.3	3.25	5/8"	2.0
8"	11 1/4°		27	3.0	5/8"	2.0
	22 1/2°		64	4.0	5/8"	2.0
12"	11 1/4°		64	4.0	3/4"	2.0
	22 1/2°		125	5.0	3/4"	3.0
16"	11 1/4°		107	4.25	7/8"	3.0
	22 1/2°		216	6.0	7/8"	3.0
20"	11 1/4°		138	5.17	1"	3.5
	22 1/2°		334	6.94	1"	4.0
24"	11 1/4°		240	6.22	1"	4.0
	22 1/2°		476	7.81	1"	4.0
30"	11 1/4°		369	7.17	1"	4.0
	22 1/2°		733	9.02	1"	4.0



TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

PIPE SIZE NOMIN. DIAMETER – INCH	VB VERTICAL BEND DEGREES	Ⓢ NO. OF CU YD. OF CONCRETE BLOCKING	Ⓢ SIDE OF CUBE FEET	ⓓ DIAMETER OF SHACK OR REBAR RODS – INCH	Ⓛ DEPTH OF RODS IN CONCRETE IN FEET
4"	45°	1	3.0	5/8" 5/8"	2.0
6"		2.37	4.0	5/8" 5/8"	2.5
8"		3.97	4.75	5/8" 5/8"	3.0
12"		9.04	6.25	5/8" 5/8"	4.0
16"		17.24	7.75	3/4" 3/4"	4.0
20"		26.52	92.17	3/4" 3/4"	4.0
24"		37.82	10.07	3/4" 3/4"	4.0
30"		58.26	11.63	3/4" 3/4"	4.0

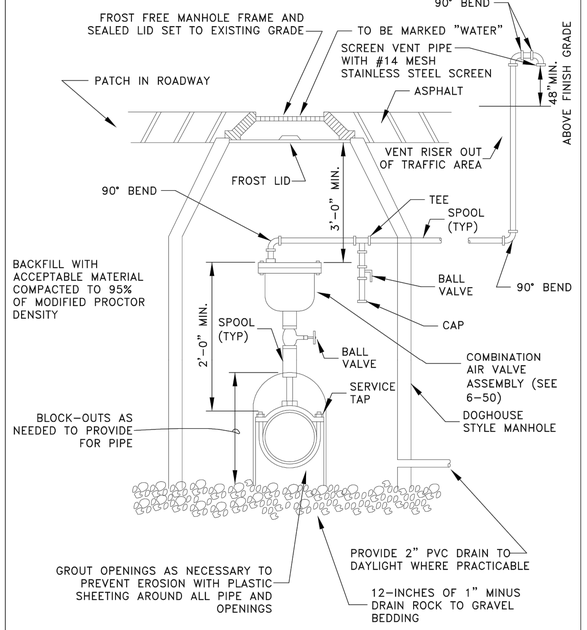
APWA Utah Chapter — 4 — ***Tie-down thrust restraints*** — SCALE: NTS — Plan **562** April 1997



NOTES:

1– ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF–61 CERTIFIED.

GRANTSVILLE CITY
1 COMBINATION AIR RELEASE VALVE
SCALE: NTS



NOTE:

1– ALTERNATELY, THE OPEN END OF THE PIPE MAY BE EXTENDED TO AS LITTLE AS 1 FOOT ABOVE THE TOP OF THE PIPE IF THE VALVE CHAMBER IS NOT SUBJECT TO FLOODING, OR IF IT MEETS THE REQUIREMENTS OF UAC R309–550–6(7).

GRANTSVILLE CITY
2 AIR RELEASE VALVE MANHOLE DETAIL
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Project Number 20–45009 | Designed By BVB | Date Issued 2022.08.12 | Drawn By BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS, PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

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Sheet Name:
C-552

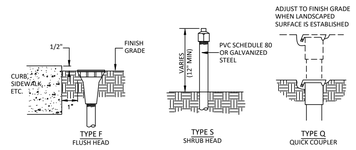
CIVIL IRRIGATION AND LANDSCAPING DETAILS

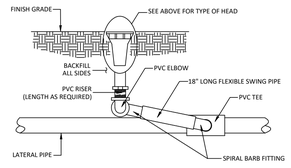
Stationary head

1. GENERAL
   A. Before backfilling around head, get ENGINEER's inspection of head installation.

2. PRODUCTS
   A. Heads: Plastic, or steel.

3. EXECUTION
   A. Adjust heads to final landscape grade and adjust throttle controls to obtain required coverage over final landscape grade.
   B. Keep flush heads 1/2-inch below edge of pavement surfaces and flush with surrounding sod or seeded areas.
   C. Compact backfill around heads to prevent settling.
   D. Cut sod around head to fit.





Plan
621
January 2006

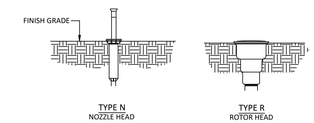
1 ***Stationary head***
SCALE: NTS

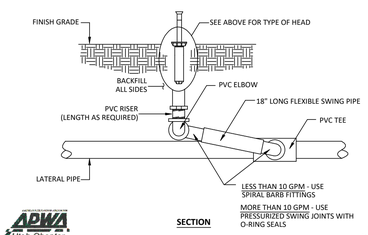
Pop-up head

1. GENERAL
   A. Before backfilling around head, get ENGINEER's inspection of head installation.

2. PRODUCTS
   A. Heads: Plastic, brass, or steel.

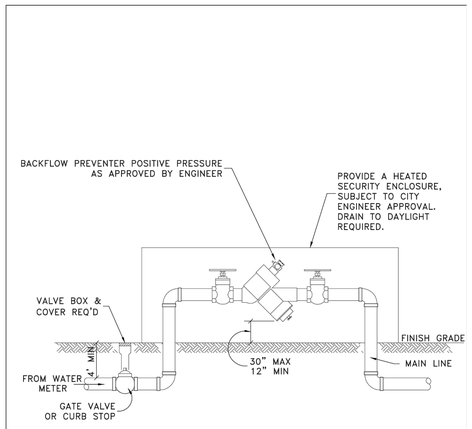
3. EXECUTION
   A. Adjust heads to final landscape grade and adjust throttle controls to obtain required coverage over final landscape grade.
   B. Keep flush heads 1/2-inch below edge of pavement surfaces and flush with surrounding sod or seeded areas.
   C. Compact backfill around heads to prevent settling.
   D. Cut sod around head to fit.





Plan
622
January 2006

2 ***Pop-up head***
SCALE: NTS



NOTES:

1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.

2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

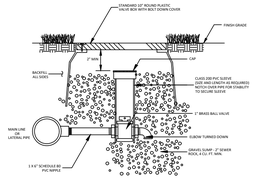
3 GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION
SCALE: NTS

Drain valve

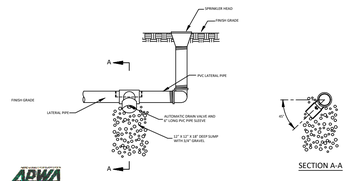
1. GENERAL
   A. Before backfilling around valve box, get ENGINEER's inspection of drain installation. System must be pressurized during inspection.

2. PRODUCTS (Not used)

3. EXECUTION
   A. Install backfill material around pipe and valve and compact to prevent settling.
   B. Provide positive drainage in entire system. Do not install automatic drain valves on the end of lateral pipes. Install upstream of the last head or at a low point to obtain full drainage.
   C. Deliver salvaged valves to ENGINEER unless specified otherwise.
   D. Locate all valves at all low points on lateral pipe.



TYPE A - MANUAL DRAIN VALVE



Plan
632
April 2011

5 ***Drain valve***
SCALE: NTS

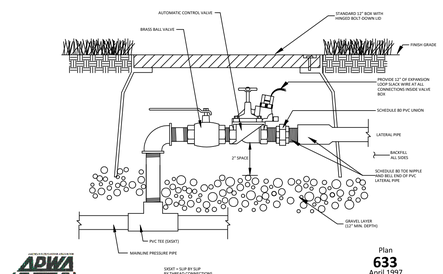
Control valve

1. GENERAL
   A. Before backfilling around valve box, get ENGINEER's inspection of drain installation. System must be pressurized during inspection.

2. PRODUCTS
   A. Backfill: APWA Section 31 05 13.
      1) Gravel with a maximum particle size 2-inches.
      2) Native soil

3. EXECUTION
   A. Install automatic controllers and wiring per manufacturer's recommendations.

NARRATIVE: USE SCHEDULE 80 THREADED PIPING



Plan
633
April 1997

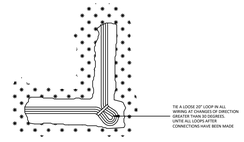
6 ***Control valve***
SCALE: NTS

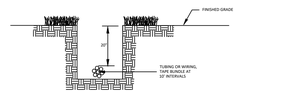
Wire runs for landscape irrigation

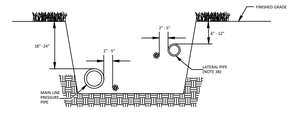
1. GENERAL
   A. Before backfilling, get ENGINEER'fs inspection of installation.

2. PRODUCTS
   A. Control Wire: UF-UL listed copper.
   B. Insulation: PVC for direct burial

3. EXECUTION
   A. Backfill: Place backfill in trench. Water jetting is NOT allowed. Compact to 95- percent or greater relative to a standard proctor density, APWA Section 31 23 26.
   B. Lateral Pipe: Where lateral pipe runs parallel to a mainline (pressure) pipe, do not install over main line pipe.
   C. Control Wire: Provide 12-inches of expansion loop wire at each valve and every 100 feet of wire length. Use waterproof wire connectors at all splices.

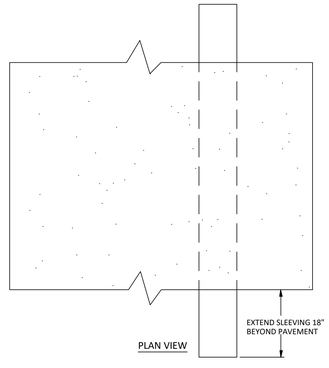


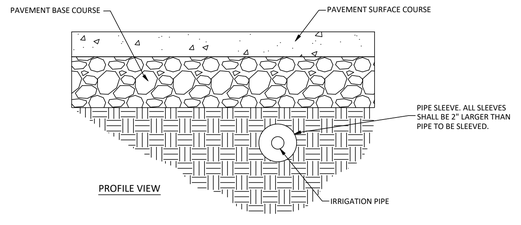




Plan
651
April 2011

7 ***Wire runs for landscape irrigation***
SCALE: NTS





8 ***Irrigation sleeve***
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By: BVB
Date Issued: 2022.08.12
Project Number: 20-45009
Drawn By: BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

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Sheet Name:
C-561

CIVIL IRRIGATION AND LANDSCAPING DETAILS

Tree

1. GENERAL
   A. Definitions:
      1). Large Tree: Over 50 feet tall at maturity.
      2). Medium Tree: Between 30 and 50 feet tall at maturity.
      3). Small Tree: Up to 30 feet tall at maturity.
      4). Park Strip: Area between the edge of road, (back of curb) and the sidewalk.
      5). Tree Size: Average caliper diameter measured 6" above the root ball.

2. PRODUCTS
   A. Tree:

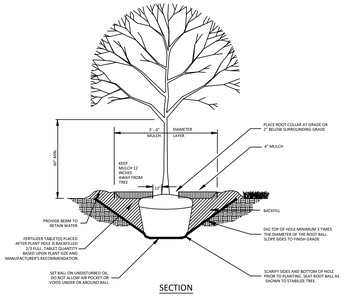
Size	Width of Planting Area
Large	8 feet or larger
Medium	5 feet or larger
Small	3 feet or larger

   B. Mulch: APWA Section 32 93 43

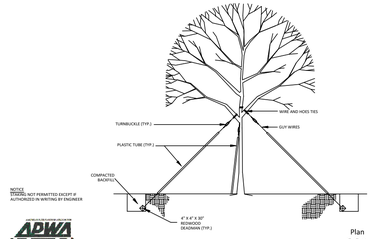
3. EXECUTION
   A. Planting Location:

Distance from	Distance
Fire hydrant, water meter, utility box, residential driveway alley, property line, mailbox, or building	10 feet
Non-traffic control signing (no parking, children at play, etc.)	15 feet
Small tree, utility pole, light pole, or unregulated intersection	20 feet
Tree on private property	25 feet
Medium tree, commercial driveway, or traffic control signing	30 feet
Large tree, or intersection with traffic control lights	40 feet

   B. Root ball:
      1). Prune circling roots, protruding root stubs, and fibrous matted roots flush with the root ball. Handle root ball with care. Minimize crumbling, cracking, and splitting.
      2). After placing the tree in the hole remove wire and burlap if stability of the root ball allows. If not, remove only the top one or two rows of wire and an equal amount of burlap. Leave no twine or burlap on or near the surface of the ball or around the trunk. Cut vertical slits in burlap that remains. Do not fold burlap into the hole.
   C. Containers: Slide root balls out of containers. Do not pull on the trunk. If is too large, cut the container off after the tree is placed in the planting site.
   D. Backfill and Watering:
      1). Use soil removed from the hole as backfill. If soil is a base course material, mix with 1/3 organic mulch. Mix thoroughly.
      2). Compact backfill in 6"h layers. Water. Allow water to soak deeply into the soil. Make sure ball gets thoroughly wet.



SECTION



TYPICAL TREE STAKING DETAIL

Plan
681
April 2011

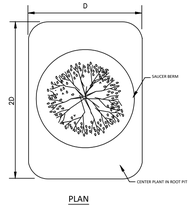
1 ***Tree***
SCALE: NTS

Shrubs and bushes

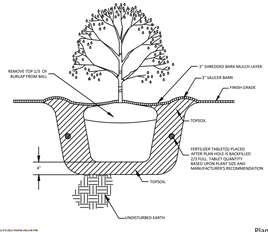
1. GENERAL
   A. Before placing the shrub or bush, get ENGINEER'fs inspection of excavation.
   B. Perform work in conformity with applicable requirements of American Association of Nurserymen, Inc. (AAN).

2. PRODUCTS
   A. Commercial Fertilizer: Uniform in composition meeting FS O-F-241 requirements.
   B. Wood or Wood Cellulose Fiber: Free of growth or germination inhibiting ingredients

3. EXECUTION
   A. Set shrubs and bushes at nursery depth.
   B. Install and compact all backfill material to prevent settling.



PLAN



SECTION

Plan
683
April 1997

2 ***Shrubs and bushes***
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BVB
Date Issued 2022.08.12
Project Number 20-45009
Drawn By BVB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE COUNTY, UTAH

CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

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Sheet Name:
C-562

CIVIL DRY UTILITY DETAILS

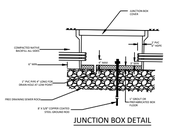
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation in a landscaped area. The installation is similar under concrete flatwork in the park strip.

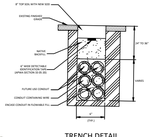
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Maximum particle size 2-inches. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Bedding sand, backfill borrow, or topsoil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
   E. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 90 percent or greater relative to a standard proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Landscaped Surface Restoration: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.

PARK STRIP



JUNCTION BOX DETAIL



TRENCH DETAIL

Plan **732.1** September 2011

1 ***Trench for buried electrical conduit***
SCALE: NTS

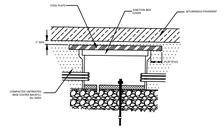
Trench for buried electrical conduit

1. GENERAL
   A. The drawing is a typical arrangement. It shows installation requirements under roadway pavement and in landscaped areas.
   B. Additional pavement removal to a painted lane strip, a lip of gutter, an existing pavement patch, or an edge of existing pavement is required if such street feature is within 2-feet of the second saw-cut.

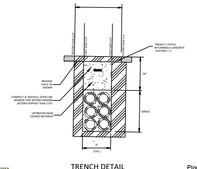
2. PRODUCTS
   A. Bedding: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Detectable Identification Tape: Permanent red color, continuously printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. Use a fill that flows easily and vibration is not required.
   E. Bituminous Concrete: APWA Section 32 12 05.
      1) Warm weather patch – AC-20-DM-1/2, . Unless indicated otherwise.
      2) Cold weather patch – modified MC-250-FM-1, APWA Section 33 05 25.
   F. PVC Conduit: APWA Section 33 05 07.

3. EXECUTION
   A. Conduit:
      1) Install conduit through sides of junction box. Seal all conduit holes using a rubber-based sleeve gasket and expanding foam.
      2) In addition to circuit wires, provide all conduits with a 700 pound flat braided nylon pull wire.
      3) Seal ends of each conduit run with a sealing compound, CONTRACTOR's choice.
   B. Base Course and Backfill Placement:
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
      2) Use flowable fill in excavations that are less than 8"h wide. Before placing aggregate or pavement over flowable fill, cure fill to initial set.
   C. Ground: Use exothermic weld connections when making connection to the ground rod.
   D. Before Surface Restoration.
      1) Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
      2) Provide tack coat full coverage on all vertical surfaces and surface of concrete substrate.
   E. Roadway Pavement Restoration: Plan 255, 256, or 261 as applicable.

ROADWAY



JUNCTION BOX DETAIL



TRENCH DETAIL

Plan **732.2** September 2011

2 ***Trench for buried electrical conduit***
SCALE: NTS

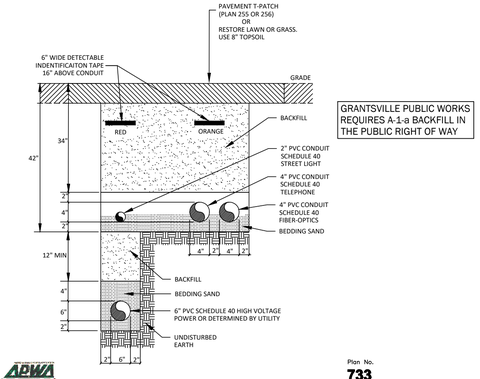
Joint use trench

1. GENERAL
   A. The drawing is a typical arrangement. It applies to the conduit zone and backfilling the trench above the conduit zone.

2. PRODUCTS
   A. Base Course: Sand, APWA Section 31 05 13.
   B. Backfill: Native soil, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Sewer Rock or Pea Gravel: NOT ALLOWED as backfill in any part of the trench.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Detectable Identification Tape: Permanent color as indicated, continuous-printed, magnetic, intended for direct-burial service, not less than 6-inches wide by 4 mils thick. The tape shall read "CAUTION: BURIED INSTALLATION BELOW".
   F. Conduit: PVC, APWA Section 33 05 07.

3. EXECUTION
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Water jetting is NOT allowed.
   B. Flowable Fill: Place controlled low strength material. Cure the fill before placing surface restorations.
   C. Surface Restoration. Do not install bituminous concrete or Portland cement concrete surfacing until trench compaction is accepted by ENGINEER.
   D. Landscaped Restoration: Rake trench backfill to match existing grade. Compact backfill to 90 percent relative to a standard proctor density, APWA Section 31 23 26. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
   E. Roadway Pavement Restoration: Plans No. 255, 256, or 261.

NARRATIVE: THIS IS A TYPICAL EXAMPLE. INSTALLATION VARIES ACCORDING TO THE SERVICE PROVIDED.



GRANTSVILLE PUBLIC WORKS REQUIRES A-1-a BACKFILL IN THE PUBLIC RIGHT OF WAY

Plan No. **733** September 2011

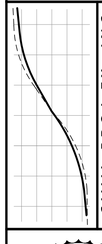
3 ***Joint use trench***
SCALE: NTS

No.	Revisions	By	Date

FINAL PLAT

Designed By BYB
Date Issued 2022.08.12
Project Number 20-45009
Drawn By BYB

Project Name:
PROVIDENT BUSINESS PARK
GRANSVILLE, TOOELE
COUNTY, UTAH



CIVIL PROJ-EX, INC
ENGINEERS - PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

PROFESSIONAL ENGINEER
7224167
BARRY V. BUNDERSON
Barry V. Bunderson
2022.08.12
STATE OF UTAH

8/12/2022 3:31:16 PM

Sheet Name:
C-571

AGENDA ITEM #6

Report from City Council Liaison Mayor Critchlow

AGENDA ITEM #7

Approval of Minutes from Planning and Zoning Commission Meeting held 08/04/2022

AGENDA ITEM #8

Adjourn