GRANTSVILLE

CITY COUNCIL

October 19th, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on October 19th, 2022. Please email comments to bbaugh@grantsvilleut.gov. Please add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Approval of minutes from the Regular Meeting held on October 5th, 2022 and the Joint Meeting held on September 28, 2022

b. Approval of Bills

MINUTES OF THE JOINT MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 28TH, 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:30 P.M.

Mayor and Council Members Present:
Mayor Neil Critchlow
Jolene Jenkins
Jeff Hutchins
Darrin Rowberry
Jewel Allen

Commission Members Present:
Brian Pattee
Gary Pinkham
Rick Barchers
John Limburg
Jaime Topham

Council Members Not Present: Scott Bevan

Appointed Officers and Employees Present:
Dan England, City Engineer
Cavett Eaton, Zoning Administrator
Braydee Baugh, Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney (via Zoom)
Shay Stark, Contract Planner

Citizens and Guests Present:

AGENDA:

1. **Discussion regarding Minor Subdivision Ordinance**

   Mayor Critchlow asked Shay Stark regarding the Chiekzie Minor Subdivision mentioned in the letter provided to both Council and Commission (see attached). Mayor Critchlow advised that what had happened is the property owners parceled off the land by doing lot line adjustments then sold the property. Mr. Stark wanted to point out there was nothing wrong done by the property owners, but state code dictates that a dwelling must be built on a "lot" not a "parcel". Mayor Critchlow advised there are several residents who want

to either build an additional home on their property or sell part of their property off, however the fees for doing that through the City are too high to make that a viable option for the land owners. Commission Member Topham noted Mr. Stark pointed out several reasons why the ordinance was repealed. Ms. Topham explained the issue comes with making sure the infrastructure is available for any development, regardless of the size. Mayor Critchlow noted he feels the fees don't align with the actual work involved. Commission Member Topham advised the Planning Commission does not see the fees and are not aware of the different fees that go into the subdivision process charged by the City. Commission Member Topham explained the Planning Commission has a very different role than City Council being the Commission follows what the Council creates or approves. Commission Member Topham advised it does not make sense that a single lot has to go through the subdivision process for a single dwelling on a parcel because it is not a lot. Councilmember Rowberry advised what made him take notice of this issue is with resident Marge Anderson. Councilmember Rowberry advised Ms. Anderson wants to put a house on the north side of her property, Councilmember Rowberry advised the requirements for the street improvements and included cost is the largest thing he has noticed as being an issue. Commission Member Topham explained that improvements can be deferred until the street improvements are actually completed and that obligation is recorded on the plat and is part of the property purchaser's due diligence. Councilmember Hutchins asked why some fees related to the Water and Sewer Modeling have been paid and some not. Mr. Stark explained water modeling and sewer modeling is only charged at preliminary. Mayor Critchlow asked if the state requires water modeling. Mr. Stark explained that if the subdivision is adding a new water line to the system, water modeling is required- not if they are only adding connections. Mayor Critchlow advised he takes issue with the 1,500 being charged a crossed the board. Councilmember Hutchins advised there is . Commission member Pinkham suggested a tiered fee structure on the water or sewer modeling. Councilmember Jenkins asked how to make things balance. City Engineer, Dan England explained the process of documenting the minutes and comparing fees. Mayor Critchlow advised it should be a real cost to real time equation. Commission Member Topham recognized the fees are not proportional. Commission Member Pinkham advised smaller subdivisions are typically clean sets of plans and larger subdivisions need 4-5 additional reviews. Councilmember Allen asked why we would compare to other cities and how that appeals to developers. Councilmember Jenkins requested a more accurate scale that reflects the proportionality to the work being completed. Councilmember Hutchins advised that if the fees are too high, the developers begin to look for a higher density to cover the cost. Councilmember Hutchins advised that if the fees are not assessed in an appropriate way, it would encourage increased density. Commission member Pinkham noted the City needs to be wary of determining who will be developing the lot because the cost is the same for the City. Commission Member Barchers asked if the $180.00 is being charged for the additional fees. Mr. England advised the fee is not being assessed at this time. Mayor Critchlow advised that if they can't get clean reviews in two reviews it should go to Planning Commission and it would get rejected. Mayor Critchlow advised the smaller individuals should not have to get Engineers. Commission Member Pinkham advised there are licensed individuals required for things. Councilmember Hutchins went over the

fees for subdivisions in Tooele. There was discussion regarding how often City Council and Planning Commission should meet; it was agreed quarterly would be the best.

2. **Adjourn.**

Motion: Councilmember Allen made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

Motion: Commission Member Topham made the motion to adjourn

Second: Commission Member Limburg seconded the motion.

Vote: The vote was as follows: Commission Member Pinkham, "Aye", Commission Member Pattee, "Aye", Commission Member Limburg, "Aye", Commission Member Topham "Aye", and Commission Member Barchers, "Aye". The motion carried.

Meeting adjourned at 8:13

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON OCTOBER 5TH, 2022 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:
Mayor Neil Critchlow
Jolene Jenkins
Scott Bevan
Jeff Hutchins (via Zoom)
Darrin Rowberry
Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:
Braydee Baugh, Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney
Cavett Eaton, Zoning Administrator
Dan England, City Engineer
Crystal Oldewage, HR/ Treasurer
Sherrie Broadbent, Finance Director
LT Sager, Police Department

Citizens and Guests Present: Craig Smith, Kevin Hall, Shea Durfee, Dustin Hall, Scott Stapley, Trent and Kelly Bassler

There were many members of the public present in person and via Zoom

Mayor Critchlow asked LT. Sager to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comments:** Rick Barchers stood for public comment. Mr. Barchers advised he will not stop sharing his opinion regardless of his position on Planning Commission. Mr. Barchers is concerned with the density promised to the developer and the way it will impact the water. Mr. Barchers advised he resigned as the Planning Commission member if the Council felt it was appropriate to request he refrain himself from providing his opinion. Scott Stapley stood to provide public comment. Mr. Stapley appreciated the school zone being put up on Worthington but it is only 100 yards from the school. Mr.

Stapley advised the Willow School zone is insufficient as well. Mr. Stapley wanted to clarify who determined the school zone and would like to speak to someone regarding the size. Trent and Kelly Bassler stood to provide public comment. Mr. Bassler would like a stop sign at Clover Gate Lane. Mr. Bassler advised the road is being improved in front of his house and wanted to know if Worthington Street was going to be widened. Mr. Bassler advised he appreciates the Police Department monitoring the street. Craig Smith stood for public comment. Mr. Smith wanted to provide feedback regarding the interlocal agreement. Mr. Smith noted there is not enough water in this valley. Mr. Smith advised if someone has a Water Right, they cannot be denied development. Mr. Smith wanted to note this does not reflect the water being stolen, but it would be in an emergency situation. Mr. Smith advised the Interlocal Agreement is a long-term item that will only benefit all the entities in the City. Mr. Smith advised the City of Grantsville will lose out on the Commercial development due to the water not being connected and leaves the City out of the opportunity for Federal funding.

2. Summary Action Items

a. Approval of minutes from September 21, 2022 regular meeting
b. Approval of Bills

Motion: Councilmember Allen made a motion to approve the summary action items with the requested amendments.

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

3. Variance Request for Ben and Kara Allen

This item was removed from the Agenda by applicants

4. Consideration of Resolution 2022-59 approving the Final Plat for Willow Fields PUD Phase 1 located at approximately 830 North Old Lincoln Highway

Dustin Hall and Barry Bunderson were present for this item. Councilmember Allen asked if the note concern was addressed. Mr. England advised that Planning and Zoning advised Mr. England and Mr. Bunderson were to work together to resolve the issue with the wording on the note. Councilmember Jenkins asked if the issue is the note specifying the subgrade should be scraped up. Mr. Hall advised his issue Mayor Critchlow advised the Geotech will check everything that would be asked. Mr. England advised that if a Geotech comes out and is not aware of the prior fill or vegetation

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-59 approving the Final Plat for Willow Fields PUD Phase 1 located at approximately 830 North Old Lincoln Highway

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

5. **Consideration of Resolution 2022-60 approving the Contract with Legion Technology**

Jesse Wilson and Dean Jorgeson were present for this item. Mr. Wilson explained the contract was out of date and needed to include BCI clearances.

Motion: Councilmember Allen made the motion to approve Resolution 2022-60 approving the Contract with Legion Technology

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

6. **Discussion regarding the Interlocal Agreement with Tooele County Entities**

Mayor Critchlow advised that Attorney Coombs has revised this contract. Councilmember Jenkins asked what defines an emergency. Attorney Coombs advised that is the biggest issue. Attorney Coombs advised that an emergency is defined very broadly in State Law and the City can either leave it broad or have a specific list that identifies it. Councilmember Allen wanted the agreement to be fair. Mayor Critchlow advised an emergency should be a unanimous vote. Attorney Coombs advised he took out large portions of the agreement and only in cases of emergencies the water can be shared. Councilmember Hutchins spoke to Councilmember Tripp regarding the agreement. Councilmember Hutchins advised the information regarding the Tooele water being in Rush Valley and this system being used to get it was determined to be false. Councilmember Hutchins advised the large water holder who is developing in Lake Point wouldn't have the water to support the development planned there; Councilmember Hutchins felt after his discussion with Councilmember Tripp that information is inaccurate as well. Councilmember Hutchins felt this agreement would still need to be worked on and no vote should occur until everyone agrees. Councilmember Hutchins asked what the value of having a linked system would bring to the City. Councilmember Hutchins advised Councilmember Tripp indicated he would like the agreement completed

by the end of the year. Tooele County Councilmember Scott Wardle provided comment via Zoom. Mr. Wardle advised the County has been working with the Governor's office to address the lack of water in the valley. Mr. Wardle advised this project is funded by ARPA funding and does have a time limit on use. Mr. Wardle advised it would allow all the entities to assist a single entity. Councilmember Allen asked if this was the first step in becoming a water district. Mr. Wardle advised in essence, but it would not allow the district to take over the Water Companies, meaning municipalities. Councilmember Allen asked the involved districts. Mr. Wardle advised it would only be Tooele City, Stansbury, and Grantsville. Mr. Wardle advised if the City did not enter into the agreement, the County will still participate. Councilmember Allen asked if Grantsville could participate later. Mr. Wardle advised he did not know but it would be different connections and more expensive. Councilmember Allen asked if Grantsville had authority to close the "loop". Attorney Coombs advised the way it is drafted it would allow the City to operate the system as we deem necessary. Mr. Coombs advised the other parties could come after the City of Grantsville for shutting down our loop and impacting their system. Councilmember Allen asked who polices the systems. Attorney Coombs advised the way it was drafted, there would be a committee that would over see the project and each Municipality still has the control over their individual system. Councilmember Jenkins asked who maintains this system. Attorney Coombs advised each entity would be responsible for the maintenance and cost on their own parts of the system. Councilmember Allen asked if ARPA covers the entire cost. Mr. Wardle advised that County will be paying for the cost of this project. Councilmember Jenkins was concerned the City would be liable if Grantsville City decides to not assist. Mr. Wardle advised no one benefits from suing each other. Councilmember Jenkins advised she appreciates working together if the wording can be agreed upon. Councilmember Bevan asked when the implementation would take place. Mr. Wardle advised it would be immediate upon execution of the contract. Mayor Critchlow requested Attorney Coombs continue working on this contract. Councilmember Hutchins asked from an engineering perspective if there was value in a looped system. Mr. England advised there is always a benefit and would like to look at the system to see the benefits of the system. Mr. Wardle advised the plans can be sent as soon as possible.

7. **Council Reports**

Councilmember Bevan: The banners are going up. Would like to see if they can get into the trailer to start the landscape conversion. The Community Clean Up day will be this weekend. Historical Preservation is still trying to get people to meet

Councilmember Jenkins: Suggested everyone attend the Honey Festival at the Clark Historic Farm. October 10th is considered the "founding" day for Grantsville. Would like to get a safe driving committee and campaign going because of the speeding in the area.

Councilmember Hutchins: Reminder Park Survey is out. Please complete the survey. Next meeting is October 25th.

Councilmember Allen: Went on a ride along with the Drug Task Force and appreciated the dedication of the officers. Councilmember Allen wanted to extend appreciation to Sgt. Greco and Officer Creek. Councilmember Allen advised Mayor

Winn was able go to different gathering places throughout the City to provide information.

Mayor Critchlow: Would like the Parks Committee to attend the Honey Harvest Festival. Spoke to the State about the culverts on Main Street and they believe they are collapsed and will need to be replaced. Would like to schedule "Grantsville Days" for next year.

8. **Closed Session (Personnel, Real Estate, Imminent Litigation).**

Councilmember Allen made the motion to enter into a closed session at 8:16 pm

Second: Councilmember Rowberry seconded the motion.

Closed session started at 8:16 pm

Closed session ended at 9:22

12. **Adjourn.**

Motion: Councilmember Hutchins made the motion to adjourn

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, "Aye", Councilmember Hutchins, "Aye", Councilmember Bevan, "Aye", Councilmember Allen "Aye", and Councilmember Jenkins, "Aye". The motion carried.

AGENDA ITEM #3

Discussion with Teresa Reed and the request for easement through Grantsville City owned property

Pulled

AGENDA ITEM #4

Consideration of Resolution 2022-58 approving the Annexation Agreement with Six Mile Ranch

GRANTSVILLE CITY
RESOLUTION NO. 2022-58

A RESOLUTION APPROVING AN ANNEXATION AGREEMENT WITH SIX MILE RANCH COMPANY

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Utah Code § 10-2-402 (2021) permits the City to annex unincorporated real property that is continuous to the City after the property owner(s) request such annexation; and

WHEREAS, Six Mile Ranch filed a petition to annex property into the City; and

WHEREAS, at least one protest to the annexation was filed with the Tooele County Boundary Commission which met as required by state law to consider the protest(s). The Boundary Commission denied the protest(s) and determined that the annexation can proceed; and

WHEREAS, the decision of the Boundary Commission was not challenged in court; and

WHEREAS, Six Mile Ranch and the City desire to enter into an annexation agreement prior to approval of the annexation by the City Council; and

WHEREAS, the City and Six Mile have agreed to the terms in the Six Mile Annexation and Master Development Agreement, attached hereto as "Exhibit A"; and

WHEREAS, the City Council hereby finds that entering into and executing the attached contract is in best interest of the City and its residents.

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

Section 1. Annexation Agreement. The City of Grantsville hereby approves the Annexation Agreement with Six Mile Ranch Company attached as Exhibit "A".

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 21st DAY OF SEPTEMBER, 2022.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

When recorded return to:
Grantsville City Corporation
429 East Main Street
Grantsville, UT 84029

SIX MILE RANCH ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") is entered into on this day, the _____ of _____, 2022, ("Effective Date") by and between Grantsville City ("City") and Six Mile Ranch Company ("Petitioner"), to set forth the terms and conditions under which Grantsville City will annex certain land owned by Petitioner, as further defined below, and the terms and conditions under which Petitioner will agree to have its land annexed. The City and Petitioner are sometimes collectively referred to in this Agreement as the "Parties" or individually as a "Party".

RECITALS

A. Six Mile Ranch Company is the owner of approximately 5925.63 acres in Tooele County, Utah, located generally north and east of Grantsville City ("Property"). The Property is depicted and described on Exhibit A, attached hereto.

B. Acting pursuant to its authority and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, Grantsville City has, in exercise of its regulatory discretion, elected to enter into this Agreement as part of its annexation of the Property.

C. The purpose of this Agreement is to describe the rights, obligations and duties of the Parties with respect to the Annexation of the Property, and to address Petitioner's zoning designations, infrastructure, and existing and future land uses, and development objectives, in compliance with City land use and development ordinances and regulations.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, CONDITIONS AND CONSIDERATIONS THAT ARE MORE FULLY SET FORTH BELOW, CITY, ANNEXATION SPONSOR, AND PETITIONER HEREBY AGREE AS FOLLOWS:

1. **Recitals**. The recitals set forth above are incorporated herein by this reference.

2. **Exercise of Authority**. Approval of this Agreement does not limit the City in its future exercise of the police power to enact zoning, subdivision, or development policies, ordinances and regulations after the date of this Agreement. Moreover, approval of this Agreement does not grant to Petitioner subdivision approval, site plan approval, or approval

of any building permit, or other land use activity regulated by Grantsville City ordinances. The Parties understand and do not intend this Agreement to be a "development agreement" within the meaning of, nor entered into pursuant to the terms of Utah Code Ann. § 10-9a-101 (2005) *et seq*.

3. **Initial Zoning Designations**.

3.1. The Parties acknowledge that due to the size of the Property, a master plan is required to guide the development of the Property along with potential flexible zoning designations that provide for various residential types, commercial, and industrial zones.

Upon annexation, the annexed Property is hereby assigned the Grantsville City zoning designation of A-20, along with the Six Mile Overlay Zone, if created. The Six Mile Overlay Zone will be recommended to the Grantsville City Planning Commission by the City at the time of annexation for this specific purpose, and is intended to provide maximum flexibility in uses and densities in accordance with the terms herein. The Parties intend that the underlying zoning with overlay designation permit Petitioner to continue agricultural operations on all or part of the Property, while developing other portions of the Property as Petitioner's needs and the market dictate, all in accordance with the terms of this Agreement. The City hereby retains complete authority to approve or deny any land use application or make land use decisions and apply land use regulations as it relates to the Property. The City is not waiving any rights is has now or may have in the future to act as the land use authority for the Property.

3.2. City agrees that if the Six Mile Overlay Zone is subsequently adopted by the City Council, following review by the Planning Commission, the zoning designations shall entitle Petitioner, following annexation, to the following:

3.2.1. 2,500 acres of the Property available for Industrial uses;

3.2.2. 43 Million square feet available for Commercial Uses; and

3.2.3. Overall average residential density of three (3) units per acre, totaling 18,000 total residential units;

3.2.3.1. Various planned single-family lot sizes ranging from 5 acre lots to 7,000 s/f lots; and

3.2.3.2. Multifamily units of up to 24 residential units per acre.

4. **Future Development and Vesting.**

4.1. If the Six Mile Overlay Zone is adopted, the City agrees and acknowledges that Petitioner and its successors in interest are vested by this Agreement in the zoning designations as set forth herein to the fullest extent allowed by law and in accordance with the Utah vesting law, Utah Code § 10-9a-509. Petitioners and their successors-in-interest are expressly vested in the provisions of subparagraph 3.2 above, and may

proceed with its development thereunder without regard to future amendments to its zoning designations, subject to all current or future land use ordinances or regulations that may be in existence at the time Petitioners or their successors-in-interest submit to the City an application for development approval.

4.2. With respect to the future development of the Property, Petitioners and all successors-in-interest accept and agree to comply with all development standards, including but not limited to fee amounts, building codes, utility connections, configurations, design criteria, easements, infrastructure, etc., as those standards exist at the time of each individual vesting development application, to the extent that they do not conflict with the vested terms of this Agreement.

4.3. Petitioner agrees to provide up to 10 percent of its total residential units as designated moderate-income housing units. Such moderate-income housing units may be developed by Petitioner and its successors in interest at the time when deemed commercially appropriate.

4.4. Petitioner agrees to designate no less than 25% of the Property as Open Space.

4.4.1. No less than 10% of the designated open space shall be dedicated to the public in the form of trails or parks, or City public works.

4.4.2. City public works dedications count towards open space requirements without regard to the uses made of such dedications to the City or other governmental entity.

4.4.3. Other designated open space may be privately held.

4.5. Petitioner's property located east of the Midvalley Highway may receive utility services from the SPID, at Petitioner's discretion.

5. **Entire Agreement.** This Agreement and the documents incorporated into it by reference shall constitute the entire agreement among the Parties. Any prior discussions, understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

6. **Agreement to Run with the Land.** This Agreement shall be recorded against the land included in the annexation to Grantsville, Utah and shall run with the land and shall be binding on all successors and/or assigns of the land or development of any portion or phase of the property.

7. **Transfer of Property**. Petitioner shall have the right to assign or transfer all or any portion of its rights and obligations under this Agreement to any party acquiring an interest or estate in the Property or any portion thereof. In the event of an assignment or transfer, the assignee or transferee shall succeed to all of Petitioner's rights and obligations under this Agreement to the extent such rights and obligations are assigned or transferred.

8. **No Joint Venture, Partnership or Third-Party Rights.** This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

9. **Amendment**. This Agreement cannot be amended, altered, or modified in any manner except by a written amendment signed by each of the Parties.

10. **Severability**. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement, except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

11. **Further Assurances, Documents, and Acts**. The Parties agree to cooperate in good faith with the others and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby.

12. **Notices**. Any notice or communication required hereunder between the Parties must be in writing, and may be given either personally or by certified mail, return receipt requested. If given by certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days written notice to other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the addresses set forth below:

If to City to:
Granstville City
Attn: City Attorney
429 East Main Street
Grantsville, UT 84029

If to Petitioner to:
Six Mile Ranch Company
Attn: Mark C. Bleazard
342 West Clark Street, PO Box 222
Grantsville, UT 84029

With a Copy to

Brent N. Bateman
Dentons Durham Jones Pinegar
3301 N Thanksgiving Way
Lehi, UT 84043

13. Effective Date. This Agreement is effective upon filing and recordation of the annexation ordinance, annexation plat, and this Agreement in compliance with state annexation filing requirements, pursuant to the Utah Code Section § 10-2-425.

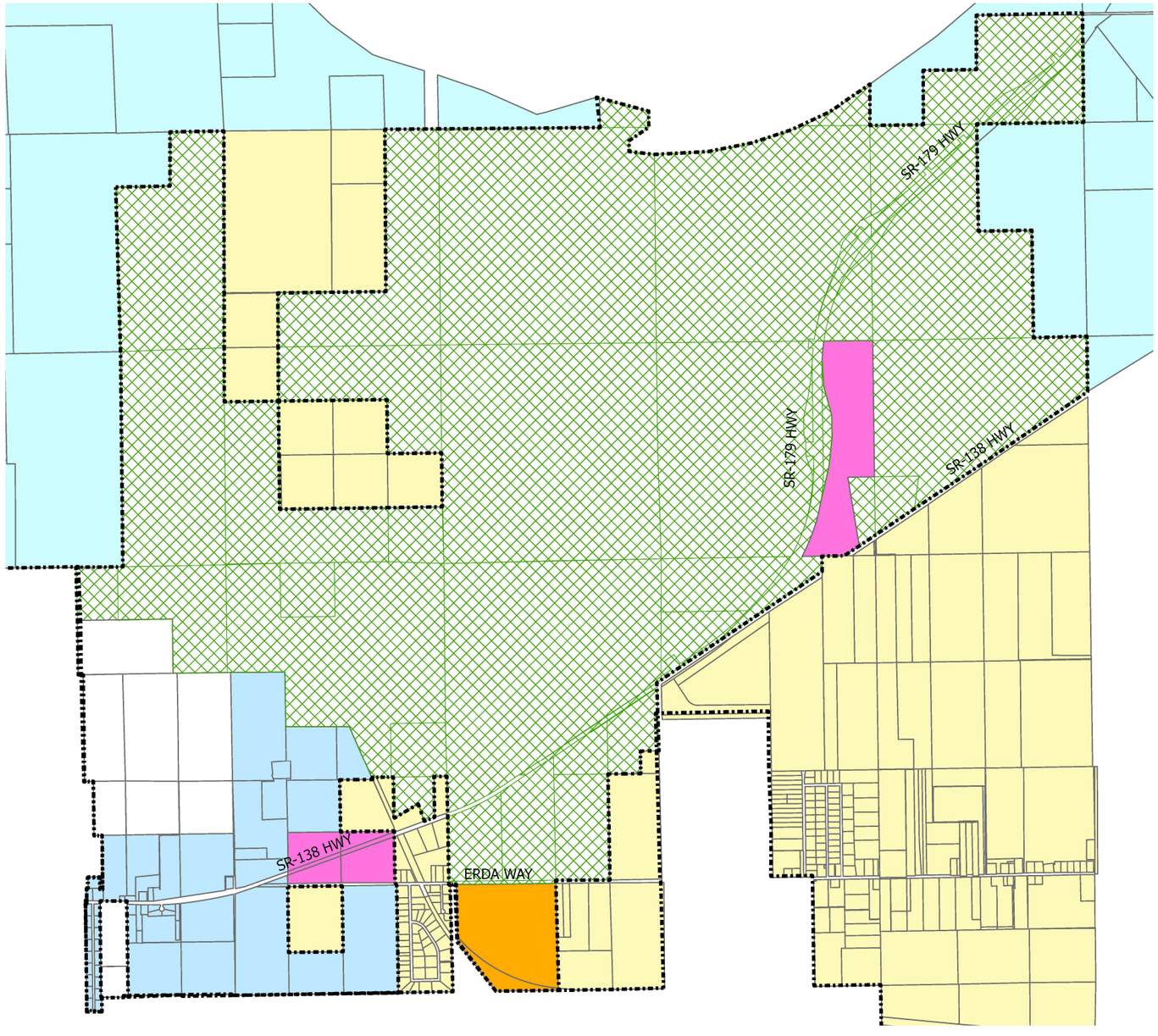
(Signature Pages to Follow)

LEGEND

- Grantsville City Boundary

Six Mile Annexation Zoning

- A-10
- RR-1
- A-10 Six Mille Planning Area Overlay (SM-PA)
- CG
- MG
- MD
- County
- GRANTSVILLE
- ERDA



GRANTSVILLE
INCORPORATED 1867

ZONING MAP
SIX MILE ANNEXATION AREA

Draft October 16, 2022

0 0.25 0.5 1 1.5 2 Miles

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AGENDA ITEM #5

Consideration of Resolution 2022-63 approving the 2022-2023 Grantsville Dispatch Service Agreement and Fee Allocation

GRANTSVILLE CITY
RESOLUTION NO. 2022-63

A RESOLUTION APPROVING AN AGREEMENT WITH TOOELE COUNTY FOR DISPATCH SERVICES FOR FISCAL YEAR 2022 – 2023

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the Tooele County Sherriff's Office provides dispatch services for the Grantsville City Police Department; and

WHEREAS, Tooele County and the City desire to enter into a contract for fiscal year 2022-2023 defining their respective obligations in relation to dispatch services; and

WHEREAS, the proposed Dispatch Service Agreement is attached as Exhibit A; and

WHEREAS, local dispatch services are critical for the safety of the Grantsville City Police Officers and City residents, and promotes efficiency of local law enforcement operations; and

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the Dispatch Service Agreement between Tooele County and Grantsville City for fiscal year 2022-2023 and the City to pay Tooele County the total sum of $148,603.00, paid in equal installment payments every quarter.

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

Section 1. Dispatch Service Agreement. The City of Grantsville hereby approves the Dispatch Service Agreement attached as Exhibit "A", and authorizes the City Manager to sign it.

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 19th DAY OF OCTOBER, 2022.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

Dispatch Service Agreement
Tooele County – Grantsville City

1. CONTRACTING PARTIES: This agreement made and executed the 19th day of October 2022, by and between TOOELE COUNTY, a body politic and corporate of the State of Utah, (hereinafter referred to as "County"), and Grantsville City, (hereinafter referred to as "City").

2. PURPOSE: This agreement is for the purpose of Tooele County providing radio dispatch services to Grantsville City.

IN CONSIDERATION of the following mutual promises, terms and conditions, the parties agree as follows:

3. DISPATCH FEES: The County agrees to provide to the City the following radio dispatch services during the term of this agreement at an adequate level and in a timely fashion:

a. Receive and prioritize 911 emergency and non-emergency telephone answering and radio dispatch service for the City 24 hours a day 7 days a week. Handle outbound telephone calls for officers when appropriate.

b. Ensure officer safety by adequate security checks of on-duty officers.

c. Gather, record, and report all data collected by the dispatch center and provide recordings of such upon request.

d. Provide fire dispatch services.

e. Provide Spillman Flex interface system technology analyst support.

f. Conduct monthly area wide communication meetings.

g. Run Utah Criminal Justice Information System database checks.

h. Provide clearing house for NCIC entries including modifications and clears.

i. Oversee county-wide wrecker rotation.

4. CONSIDERATION: In consideration of the County providing the dispatch services specified herein from October 19, 2022, through June 30, 2023, the City agrees to pay the County the sum of $148,603.00. Said fees shall be paid to Tooele County on a quarterly basis and shall be paid without the necessity of being billed by the County. Said payments shall be made within fifteen (15) days following the end of each quarter. If payments are not made when due, they shall accrue interest at the rate of 1.5% per month until paid. The basis and method of computation of said amount is attached hereto as Tooele County Dispatch Fee Allocation in Exhibit "A" which by reference is made a part hereof. The County may at the end of each calendar year, adjust the fee it charges the City for dispatch services under this agreement.

5. BUDGET NOTICE: The County agrees to notify the City by January 31st of the previous year data, as requested. The County agrees to provide the agreement and fee allocation to the City no later than March 31st of each year.

6. CONTRACT TERM: This agreement shall take effect on October 19th, 2022, and shall terminate on June 30, 2023, unless terminated sooner according to the terms and conditions of this agreement.

7. INADEQUATE SERVICE: If the City determines that it has received inadequate dispatch services under this agreement, the Police Chief shall report the problem, in writing, to the Sheriff. If the problem has not been resolved to the satisfaction of the City within fifteen (15) days, the original report, together with a supplemental report indicating the current status of the problem shall be forwarded to the Tooele County Council for review.

8. TERMINATION: This agreement may be terminated prior to its duration if a party materially breaches the terms or conditions thereof and provided the non-breaching party gives written notice to the breaching party to remedy said default if the said default is not cured within thirty (30) days after receipt of said notice. This agreement may also be terminated by either party for any reason upon ninety (90) days written notice. Failure to sign and return this agreement by October 31, 2022, shall be considered notice of termination and services will be discontinued.

9. LIABILITY: It is mutually agreed that each party shall be responsible for the negligent acts of their own representatives or employees and shall hold the other party harmless from claims made as a result of work performed by reason of this agreement.

DATED this 19th day of October 2022

GRANTSVILLE CITY

_____
Neil Critchlow, Mayor

TOOELE COUNTY

_____
Andy Welch, County Manager
Tooele County Council

ATTEST:

_____
Braydee Baugh, City Recorder

APPROVED AS TO FORM:

_____
Brett Coombs, City Attorney

APPROVED AS TO FORM:

_____
Colin Winchester
Tooele County Deputy Attorney

EXHIBIT A

TOOELE COUNTY DISPATCH FEE ALLOCATION

2022-2023 FEE ASSESSMENTS

Agency	Population Estimates (2020)	BASE FEE	2019 Incident Numbers and Traffic Stops Totals	2020 Incident Numbers and Traffic Stops Totals	2021 Incident Numbers and Traffic Stops Totals	3 YEAR AVERAGE	USAGE FEE	TOTAL
Grantsville PD	12,617	$18,152	8,358	6,569	7,179	7,369	$130,450	$148,603
Stockton PD	621	$893	719	895	482	699	$12,369	$13,262
Tooele PD	35,742	$51,423	16,537	15,479	13,744	15,253	$270,036	$321,459
Tooele County S.O.	18,930	$27,235	10,960	10,109	9,879	10,316	$182,628	$209,863
Fire Warden			140	177	134	150	$2,661	$2,661
Ibapah FD			3	5	17	8	$148	$148
Ophir FD		$0	0	0	0	0	$0	$0
Terra FD			55	51	50	52	$921	$921
Wendover PD	1,115	$1,604	2,571	2,328	2,509	2,469	$43,716	$45,320
Utah Highway Patrol			8,942	8,067	9,085	8,698	$153,984	$153,984
AP&P						0	$0	$0
BIA (Ibapah)						0	$0	$0
BIA (Skull Valley)						0	$0	$0
BLM						0	$0	$0
Erda	3,673	$5,284	1,543	1,552	1,574	1,556	$27,552	$32,837
North Tooele FD			1,047	1,048	1,213	1,103	$19,521	$19,521
Mountain West Ambulance			4,936	4,974	5,669	5,193	$91,934	$91,934
Wendover Ambulance			294	280	344	306	$5,417	$5,417
	72,698	104,593	56,105	51,534	51,879	53,173	$941,337	$1,045,930
							$17.70340	

2022 BUDGET	$1,723,240.00
Less: E911 Funds	$650,000.00
Less: Contracts	$27,310.00
Net Budget Amount	$1,045,930.00
Less: Base Amount	$104,593.00
Allocated Amount	$941,337.00
3 YEAR AVE	$53,172.67
	$17.70

Estimated Contracts-	$5,462 Per FTE	
AP&P	$10,924.00	2
BIA (Ibapah)	$5,462.00	1
BIA (Skull Valley)	$5,462.00	1
BLM	$5,462.00	1
	$27,310.00	

AGENDA ITEM #6

Consideration of Resolution 2022-64 appointing John Limburg to serve as Planning and Commission Member

GRANTSVILLE CITY
RESOLUTION NUMBER 2022-64

A RESOLUTION CONFIRMING THE RE-APPOINTMENT OF JOHN LIMBURG AS A VOTING MEMBERS OF THE GRANTSVILLE CITY PLANNING COMMISSION

WHEREAS, in accordance with Grantsville City Code § 8-3-2, the Grantsville City Planning Commission ("Planning Commission") is comprised of five voting members; and

WHEREAS, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, the Mayor presents for re-appointment Commissioner John Limburg to serve as a voting member on the Grantsville City Planning Commission to expire on June 30, 2025;

WHEREAS, the City Council hereby consents to the re-appointment of Commissioner John Limburg; and

WHEREAS, the City Council hereby determines that entering this action is in the best interest of the City and will promote the general health, safety and welfare of the citizens of the City.

NOW THEREFORE BE IT RESOLVED BY THE GRANTSVILLE CITY COUNCIL, the City Council hereby confirms the Mayor's re-appointment of John Limburg as a voting member of the Planning Commission with a term expiring on June 30, 2025.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 19th DAY OF OCTOBER, 2022.

BY ORDER OF THE

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

AGENDA ITEM #7

Consideration of Resolution 2022-65 amending the Employee Handbook to include stipend for Mayor and out-of-county Department Heads

GRANTSVILLE CITY
RESOLUTION NUMBER 2022-65

A RESOLUTION AMENDING THE GRANTSVILLE CITY EMPLOYEE HANDBOOK

WHEREAS, Utah Code Ann. § 10-3b-105 vests the City Council with the authority to adopt rules and regulations, not inconsistent with the statute, for the efficient administration, organization, operation, conduct, and business of the municipality, and

WHEREAS, the City Council, from time to time, reviews and adopts policies and procedures to assist in the efficient utilization of City resources and the fair and uniform application of requirements and benefits of City employees; and

WHEREAS, the City Council upon review has determined an amendment of the City's Employee Handbook is necessary; and

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

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

Section 1. Amendment. The City of Grantsville hereby amends the City's Employee Handbook as attached hereto as Exhibit "A".

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 19th DAY OF OCTOBER, 2022.

BY ORDER OF THE

GRANTSVILLE CITY COUNCIL

_____
By Mayor Neil Critchlow

ATTEST

_____
Braydee Baugh, City Recorder

EMPLOYEE HANDBOOK

GRANTSVILLE CITY CORPORATION

JUNE 2020

As amended: ~~05/2022~~10/2022

Mayor: The Mayor is an "on call" employee and when off-duty is authorized to take home a City marked vehicle in order to allow said Mayor, during off-duty hours, to respond to calls and emergencies. The Mayor is authorized to use the vehicle even if such use involves personal matters but during off-duty hours shall be used exclusively within the City's municipal boundaries. The Mayor may be awarded a monthly vehicle stipend by the City Council if the Mayor elects to utilize a privately owned vehicle for city business.

Building Official: The Building Official is an "on call" employee and when off-duty is authorized to take home a City marked vehicle in order to allow during off-duty hours to respond to calls, appointments, emergencies, or other work related needs. Any personal use of the City vehicle during off-duty hours is strictly prohibited.

Other Personal Use of Vehicles Prohibited: Except as stated in this Section, City employees shall not be permitted to use the City's vehicles for any personal use while on duty. Except as is provided for in this Section, the use of the City's vehicles, while off-duty, is strictly prohibited.

Vehicle Stipend: The City Council may award a monthly vehicle stipend, in an amount to be determined by the City Council, to any City employee who (1) lives more than 30 minutes from City Hall and (2) utilizes a privately owned vehicle for city business.

I. Driver Qualification Standard

All employees or volunteers operating Grantsville City owned vehicles, or who may operate any vehicle while conducting business for or on behalf of Grantsville City must be authorized drivers. The authorization process requires an analysis of the employee's driving record to ensure compliance with the driver qualification standard as identified in this policy.

As part of the driver qualification process all drivers or potential drivers' Motor Vehicle Record (MVR) will be screened and monitored on an ongoing basis to ensure the standard is met and maintained. Drivers will be qualified as "Acceptable," "Borderline," or "Denied". Drivers qualified as "Borderline" may be authorized to drive on a probationary basis as determined by the Mayor. Drivers qualified as "Denied" do to their record not meeting the driver qualification standards will not be allowed to operate any vehicle while engaged in Grantsville City business.

All drivers must possess a valid driver's license. Required endorsements must also be maintained. The driver qualification evaluation will be based on the driver's MVR and may also take into account work related motor vehicle incidents, whether or not the incident has been recorded on the driver's MVR. All violations recorded on the MVR, whether they occurred on the job or not, are included in the driver qualification evaluation.

Qualification classification will be determined using the following criteria. Any number of violations or accidents in excess of the "Borderline" criteria constitute a failure to meet the driver qualification standard resulting in a qualification as a "Denied" driver. (Note - DUI and DWI are not evaluated as a standard violation).

Acceptable

- Up to 2 violations recorded on the MVR within the last 10 years, or
- Up to 1 at fault work related accident in the prior three years, or
- A combination of 1 violation on the MVR and 1 at fault work related accident in the last three years

Borderline

- 3 to 4 violations recorded on the MVR within the last 10 years, or
- 2 at fault work related accidents in the last 3 years, or
- DUI or DWI within the last 3-5 years from the date of convocation, or
- Any violation for Careless, Reckless or Distracted driving within the last 5 years

Denied

AGENDA ITEM #8

Consideration of a Water Transfer and Banking Agreement with Gunderson Family Trust

WATER RIGHT TRANSFER AND BANKING AGREEMENT

This Water Right Transfer and Banking Agreement ("**Agreement**") is entered into as of the 19th day of October, 2022 ("**Effective Date**"), by and between GUNDERSEN FAMILY TRUST ("**Owner**"), and GRANTSVILLE CITY, a municipal corporation and political subdivision of the State of Utah ("**City**").

RECITALS

WHEREAS Owner is the owner of Water Right No. 15-5393 ("**Water Right**"), which is a segregated portion of Water Right No. 15-507 and allows Owner to divert 27.162 acre-feet of water from a well for the sole supply irrigation of 6.7765 acres and stockwatering for 2 ELUs; and

WHEREAS Owner and City jointly filed Permanent Change Application a48957 ("**Change Application**"), which was approved by the Utah Division of Water Rights and permits the diversion of 27.162 acre-feet from City's wells for municipal purposes within City's service area; and

WHEREAS Owner desires to transfer the Water Right and Change Application to City in order to meet City's water dedication requirements for Owner's development(s) and/or to bank the water with City for use by other developers to meet City's water dedication requirements for development; and

WHEREAS City is willing to accept the Water Right and Change Application for use in its system in satisfaction of its water dedication requirements for present or future developments of Owner or Owner's assigns, to the extent provided by City Code section 21.6.12, as may be amended.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants hereafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City, incorporating the recitals set forth above, agree as follows:

1. Transfer and Acceptance of the Water Right. Subject to the terms and provisions of this Agreement, Owner has conveyed and assigned, or will convey and assign, the Water Right and Change Application to City by Water Right Warranty Deed and Assignment recorded with the Tooele County Recorder's Office, and City hereby agrees to accept the conveyance and assignment of the Water Right and Change Application. City has obtained or will obtain, at Owner's expense, a water rights title insurance policy for the Water Right. City agrees and acknowledges that the Water Right is an acceptable water right for purposes of satisfying City's water dedication requirements. Owner acknowledges that under the Article XI, Section 6 of the Utah Constitution, City is prohibited from returning to Owner any portion of the Water Right once it has been dedicated to City.

2. Water Credits. In exchange for the transfer of the Water Right, City hereby grants water dedication credits for **27.162 acre-feet** of water ("**Credits**") to Owner. As provided herein, the Credits may be used by Owner to meet City's water dedication requirements for Owner's development(s) or may be assigned by Owner to other developers. The City Recorder shall maintain a credit log to keep track of any Credits that have not yet been dedicated to a specific development to meet City's water dedication requirements. Owner, or any assignee of all or a portion of the Credits, may request a copy of the credit log by making a written request to the City Recorder. Within five business days of receiving the request, the City Recorder will provide a copy of the credit log.

3. Use of Credits for Owner's Developments. Owner may use the Credits in order to meet City's water dedication requirements as part of the development approval process. Prior to final plat approval, Owner shall send the City Recorder a completed Dedication of Water Credits form to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are deemed attached to the development property and are no longer available for application to another project or assignment to a third party.

4. Assignment of Credits. Owner may assign any or all of the Credits to other developers using an Assignment of Water Credits form similar to Exhibit A ("**Assignment**"). An Assignment must be signed by each and every Owner. An assignee shall present the Assignment, with original signatures, to the City Recorder, at which time the City Recorder shall update the credit log to account for the Assignment. The City Recorder shall also keep a copy of each Assignment in his/her records. An assignee may assign the Credits in the same manner outlined herein or may use the Credits in order to meet City's water dedication requirements. Any assignment of Credits that is not presented to the City Recorder as provided in this paragraph shall be void as against any subsequent purchaser, in good faith and for valuable consideration, of the same Credits, or any portion thereof, where the subsequent purchaser's assignment is first presented to the City Recorder.

5. Use of Credits by Assignees. An assignee may use the Credits in order to meet City's water dedication requirements as part of the development approval process. Prior to final plat approval, assignee shall send the City Recorder a completed Dedication of Water Credits form to apply a portion of the Credits to a specific development. The number of acre-feet from the Credits required for dedication to a particular development shall be determined by City ordinances and policies existing at the time of the dedication. A decision to apply the Credits to a specific development is final, and any Credits so applied are no longer available for application to another project or assignment to a third party.

6. City's Use of Water Right. Upon execution of this Agreement, City shall have the full and unencumbered right to divert and beneficially use the water under the Water Right. City bears the responsibility to protect and maintain in good standing the Water Right, including placing the Water Right to beneficial use, filing proof documents on the Change Application, and filing other documentation with the Utah Division of Water Rights. Owner agrees to provide any information or other assistance, as requested by City, that is reasonably necessary to protect and

maintain the Water Right. Owner's rights to Credits under this Agreement will not be affected if the Water Right is forfeited, abandoned, or otherwise lost due to City's nonuse.

7. Termination by Owner. Owner may, at any time and in its sole discretion, terminate this Agreement by filing written notice of termination with the City Recorder. Upon termination, any Credits that have not been dedicated to a specific development shall immediately and automatically pass to City.

8. Cessation of Owner's Use. Upon execution of this Agreement, Owner shall immediately cease any and all use of the Water Right.

9. Successors and Assigns. Pursuant to the terms of this Agreement, Owner shall have the right to assign its rights, duties, and obligations. The parties acknowledge that the rights, duties, and obligations of Owner will also apply to any successor or assign of Owner, and that the use of the term "Owner" in this contract includes Owner's successors or assigns.

10. Ownership of Water Facilities. Nothing in this Agreement shall alter the ownership of any wells or other water facilities of Owner or City.

11. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior agreements and understandings concerning its subject matter. This Agreement shall not be amended or modified except by written instrument signed by both parties.

12. Construction and Enforcement. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah. This Agreement may be specifically enforced.

13. Third Party Beneficiaries. Except for the assignees of Credits, this Agreement is not intended to and shall not create any rights in any person or entity not a party to this Agreement.

14. Attorney Fees. In any action arising out of this Agreement, the prevailing party shall be entitled to costs and reasonable attorney fees.

15. Further Assurances. After the execution of this Agreement, the parties agree to execute and deliver such documents, and to take or cause to be taken all such other actions, as either party may reasonably deem necessary or appropriate in order to carry out the intents and purposes of this Agreement.

16. Severability. If any term, covenant, or condition of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the remainder of the Agreement shall remain in full force and effect.

17. Authority of Parties. The persons signing this Agreement represent and warrant that they have full authority to do so and that their corporation or entity has undertaken and obtained whatever formalities and approvals are necessary to enter into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTSVILLE CITY,
a municipal corporation

_____ Attest _____
Jesse Wilson, City manager Braydee Baugh, City Recorder

STATE OF UTAH)
:ss
COUNTY OF TOOELE)

On the _____ day of October, 2022, personally appeared before me Jesse Wilson and Braydee Baugh, known to me to be the City Manager and City Recorder, respectively, of GRANTSVILLE CITY, who acknowledged to me that they executed the within Water Right Transfer and Banking Agreement pursuant to a resolution of the City Council adopted pursuant to notice at a regular meeting at which a quorum was in attendance.

_____
NOTARY PUBLIC

_____
GUNDERSEN FAMILY TRUST
By: Jerry Gundersen, Successor Trustee

STATE OF UTAH)
:ss
COUNTY OF _____)

On the _____ day of October, 2022, Jerry Gundersen personally appeared before me and duly acknowledged that he, acting in his authorized capacity as Successor Trustee of the GUNDERSEN FAMILY TRUST, executed this Water Right Transfer and Banking Agreement for the purposes stated therein.

_____
NOTARY PUBLIC

EXHIBIT A

ASSIGNMENT OF WATER CREDITS

This Assignment of Water Credits ("Assignment") is entered into as of this _____ day of _____, 20___, by and between _____ ("Assignor"), whose mailing address is _____, and _____ ("Assignee"), whose mailing address is _____. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor transfers and assigns to Assignee _____ acre-feet of water credits that were banked with Grantsville City pursuant to the Water Right Transfer and Banking Agreement between GRANTSVILLE CITY and GUNDERSEN FAMILY TRUST, dated October 19, 2022.

In order to effectuate this Assignment, Assignee shall present this original Assignment to the Grantsville City Recorder.

DATED this _____ day of _____, 20___.

_____
Transferor

State of _____)
:ss
County of _____)

On the _____ day of _____, 20___, personally appeared before me _____, personally known to me to be the person whose name is subscribed to this instrument, who acknowledged that he/she executed it.

_____
Notary Public

AGENDA ITEM #9

Consideration of Ordinance 2022-28 Approving of Grantsville City, Utah annexing into its City Limits Approximately 7,888.65 acres of Real Property Located on the North Eastern Boundary of Grantsville City, Utah to Designate the Property as a Special Overlay Zone

GRANTSVILLE CITY COUNCIL
ORDINANCE 2022-28

AN ORDINANCE OF GRANTSVILLE CITY, UTAH ANNEXING INTO ITS CITY LIMITS APPROXIMATELY 7,888.65 ACRES OF REAL PROPERTY LOCATED ON THE EASTERN AND NORTHERN BOUNDARY OF GRANTSVILLE CITY'S LIMITS; AMENDING THE OFFICIAL ZONING MAP OF GRANTSVILLE CITY, UTAH.

(Six Mile Annexation)

WHEREAS, the Grantsville City Council has received and considered a petition for the annexation of approximately 7,888.65 acres of real property located directly on the eastern and northern boundary of Grantsville City's Corporate limits; and

WHEREAS, the Tooele County Boundary Commission considered all validly filed protests of the annexation as required by Utah Code § 10-2-416 (2015); and

WHEREAS, the Tooele County Boundary Commission held at least one public hearing and permitted interested parties to submit information to the Boundary Commission; and

WHEREAS, the Tooele County Boundary Commission issued its decision (the "decision") on May 12, 2022 (attached as "**Exhibit A**"), wherein it unanimously determined the annexation was valid and permitted the annexation to proceed; and

WHEREAS, the time allocated for appeal of the decision has elapsed, and the Grantsville City Council is now permitted to vote on the Six Mile Annexation; and

WHEREAS, the Grantsville City Council has conducted a public hearing on this proposed annexation, after proper notice and has considered any comments made at the public hearing; and

WHEREAS, the Grantsville City Council finds that this annexation petition will promote the best interests of the City, including the health, safety and welfare of its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE GRANTSVILLE CITY

COUNCIL, that the Annexation Petition dated November 2nd, 2021 and filed by John Bleazard is hereby **GRANTED**. The following described real property located in Tooele County, State of Utah is hereby annexed into the corporate boundaries of Grantsville City and assigned the zoning designations identified on the map, attached as "**Exhibit B**", and incorporated herein by this reference, which zoning includes a potential Six Mile overlay zoning designations which may be adopted at a future date. The inhabitants and property owners thereof shall enjoy all of the privileges of Grantsville City upon the effective date of this ordinance:

Beginning at the Northwest Corner of Section 15, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°13'29" East 5,301.59 feet, along the section line; thence South 0°31'20" East 1,325.16 feet, along the section line, to the 16th Corner; thence North 89°47'28" East 1,329.54 feet, along the 40 acre line; thence South 0°28'48" East 2,649.44 feet, along the 40 acre line; thence North 89°45'13" East 3,982.77 feet, along the 40 acre line, to the section line; thence North 0°21'12" West 1,323.40 feet, along the section line, to the Quarter section line; thence South 89°46'20" West 1,328.56 feet, along the Quarter section line, to the 16th Corner; thence North 0°23'44" West 1,323.84 feet, along the 40 acre line; thence South 89°47'28" West 2,659.08 feet, along the 40 acre line; thence North 0°28'48" West 1,324.72 feet, along the 40 acre line; thence North 0°13'29" West 1,325.04 feet, along the 40 acre line; thence North 89°49'31" East 2,661.03 feet, along the 40 acre line; thence North 0°13'29" West 1,324.31 feet, along the 40 acre line; thence North 0°13'29" West 2,648.63 feet, along the 40 acre line, to the section line; thence North 89°52'19" East 5,308.62 feet, along the Section line, to the 16th Corner; thence North 0°13'30" West 725.39 feet, along the 40 acre line to the Great Salt Lake meander line; thence South 75°00'03" East 1,222.85 feet, along said meander line the following 10 calls; thence South 0°06'04" West 406.28 feet; thence South 58°04'17" West 557.80 feet; thence South 1°24'44" West 421.65 feet; thence East 987.81 feet; thence North 83°54'32" East 1,365.03 feet; thence North 77°03'01" East 1,278.95 feet; thence North 65°30'22" East 707.80 feet; thence North
66°55'36" East 347.45 feet; thence North 59°27'02" East 960.88 feet; thence North 54°47'50" East 689.15 feet, to the line dividing Range 5 West and Range 4 West Range lines; thence South 0°05'43" East 1,018.02 feet, along the section line; thence North 89°42'06" East 1,317.34 feet, along the section line to the 16th Corner; thence North 0°01'43" West 1,333.26 feet, along the 40 acre line to a 16th center Quarter corner; thence North 89°46'44" East 1,321.60 feet, along the 40 acre line to the Quarter section line; thence North 0°04'44" West 1,331.47 feet, along said Quarter section line to the center of section; thence North 89°51'22" East 2,629.99 feet, along the Quarter section line; thence South 0°03'46" East 2,655.86 feet, along the section line; thence South

89°42'06" West 2,634.69 feet, along the section line; thence South 0°19'32" East 2,634.99 feet, along the Quarter section line; thence North 89°32'47" East 1,318.01 feet, along the Quarter section line to the 16th Corner; thence South 0°20'24" East 2,631.42 feet, along the 40 acre line; thence North 89°23'30" East 1,318.69 feet, along the section line; thence South 0°13'40" East 1,478.72 feet, along the section line to the Southerly line of State Road 138; thence South 56°37'22" West 7,899.82 feet, along said State Road to an existing 40 acre line; thence South 0°02'38" East 65.70 feet, along said 40 acre line to the South line of said State Road; thence South 56°12'07" West 1,386.02 feet, along said South line of said State Road; thence South 87°35'25" West 181.10 feet, along said South line of said State Road; thence South 0°03'56" West 33.69 feet, along said South line of said State Road; thence South 56°37'22" West 1,124.97 feet, along said South line of said State Road; thence Southwesterly 943.67 feet along the arc of a 8,720.00 foot radius non-tangent curve to the right (center bears North 39°35'48" West and the long chord bears South 53°30'13" West 943.21 feet through a central angle of 06°12'02"), along said South line of said State Road; thence South 56°36'14" West 1,172.45 feet, along said South line of said State Road to the East line of Sheep Lane; thence South 0°57'20" East 686.40 feet, along said Sheep Lane to said Grantsville North Annexation; thence South 89°30'54" West 100.00 feet, along said Grantsville North Annexation to the West line of Sheep Lane, also along the boundary of Grantsville City; thence South 0°57'20" East 900.39 feet, along said Grantsville North Annexation, also along the boundary of Grantsville City; thence South 89°53'50" West 400.04 feet; thence South 0°57'20" East 548.06 feet, to the section line; thence South 89°53'50" West 874.78 feet, along the section line; thence South 0°50'17" East 2,642.52 feet, along the 40 acre line; thence South 0°50'41" East 33.00 feet, along the 40 acre line, to the South line of Erda way; thence South 89°42'28" West 1,326.76 feet, along said South line, to the Quarter section line; thence South 0°45'35" East 2,614.58 feet, along the Quarter section line, to Township 2 South and Township 3 South dividing Township lines; thence South 89°40'01" West 1,557.38 feet, along said Deseret Peak Annexation to Grantsville City and the section line to said Lakeview Business Park West final local entity plat, also along the boundary of Grantsville City; thence North 37°43'42" West 1,518.55 feet, along the said Lakeview Business Park West, also along the boundary of Grantsville City; thence North 0°46'01" West 1,442.81 feet, along said Lakeview Business Park West to the Quarter section line, also along the boundary of Grantsville City; thence South 89°41'59" West 178.37 feet, along said Lakeview Business Park West and said Quarter section line, also along the boundary of Grantsville City, to the section line; thence North 0°31'02" West 2,650.07 feet, along the section line; thence South 89°46'36" West 313.50 feet, along the section line; thence South 1,011.11 feet, to the Northern right of way of said State Road 138; thence South 70°32'01" West 302.42 feet; thence North 19°10'00" West 448.50 feet; thence South 60°00'00" West 656.16 feet, to the 40 acre line; thence North 0°25'02" West 1,012.43 feet, along the 40 acre line, to the section line; thence South 89°46'36" West 1,321.51 feet, along the section line, to the Quarter section line; thence South 0°19'02" East 1,327.36 feet, along the Quarter section line, to the 16th corner; thence North 89°43'29" East 1,323.82 feet, along the 40 acre line; thence South 0°25'02" East 1,326.17 feet, along the 40 acre line; thence South 0°24'39" East 1,324.27 feet, along the 40 acre line; thence

South 0°24'39" East 1,324.90 feet, along the 40 acre line, to the said Township 2 South and Township 3 South dividing Township lines; thence South 89°41'00" West 1,330.45 feet, along the section line, also along the boundary of Grantsville City the following 24 calls; thence South 89°40'45" West 2,639.30 feet, along said annexation to said Castagno Annexation; thence North 0°30'55" West 29.57 feet, along said Castagno Annexation; thence South 89°46'35" West 1,342.47 feet, along said Castagno Annexation; thence South 89°48'00" West 1,320.51 feet, along said Castagno Annexation to said Lewis Annexation to Grantsville City; thence North 0°07'15" West 2,235.65 feet, to the South line of said State Road 138, along said Lewis Annexation; thence North 89°00'36" West 658.07 feet, Along said Lewis Annexation and said South line of State Road, to the East line of said Sun Valley Ranchettes; thence South 0°04'10" East 2,264.04 feet, along said Lewis Annexation and said subdivision to and along the East line of said Sun Valley Ranchettes Amended No. 1; thence South 89°06'00" East 10.85 feet, along said Lewis Annexation and Sun Valley Ranchettes Amended No. 1; thence South 0°04'10" East 432.00 feet, along said Lewis Annexation and said Sun Valley Ranchettes Amended No. 1 to the South line of Durfee Street; thence North 89°14'00" West 374.05 feet, along said South line; thence North 0°02'45" West 2,797.80 feet, along and beyond the West line of said Sun Valley Ranchettes to the North line of said State road 138; thence South 88°59'34" East 21.98 feet, along said North line to said Mark May Addition; thence North 0°10'45" West 260.79 feet, along said Mark May Addition; thence North 89°45'37" East 28.24 feet, along said Mark May Addition; thence North 0°16'24" West 277.47 feet, along said Mark May Addition; thence North 89°43'36" East 300.00 feet, along said Mark May Addition; thence South 0°16'24" East 277.66 feet, along said Mark May Addition; thence North 89°45'44" East 66.00 feet, along said Mark May Addition; thence North 0°07'38" West 1,329.03 feet, along said Mark May Addition; thence South 89°45'06" West 198.00 feet, along said Mark May Addition; thence North 0°07'38" West 1,328.99 feet, along said Mark May Addition to the section line; thence South 89°44'32" West 217.66 feet, along said section line; thence North 0°58'08" West 2,644.69 feet; thence North 1,322.26 feet, to the 40 acre line, also being the end of said 24 calls; thence North 89°44'11" East 644.40 feet, along said 40 acre line, also being the South line of the Higley Parcel, diverging from the boundary of Grantsville City; thence North 0°21'44" West 1,322.27 feet, along said Higley Parcel, to the section line; thence North 89°44'05" East 345.36 feet, along said section line; thence North 0°32'26" West 5,304.12 feet, along the Quarter section line; thence North 0°23'31" West 3,978.46 feet, along the Quarter section line to the 16th Corner; thence North 89°51'15" East 1,375.02 feet, along the 40 acre line; thence North 0°18'30" West 1,325.77 feet, along the 40 acre line; thence North 89°52'11" East 1,376.95 feet, along the section line, to the Point of Beginning. Contains 343,629,605 square feet or 7,888.65 acres, excepting area from the less and excepting description.

The appropriate City Officers are hereby authorized and directed to execute the annexation plat that was presented as a part of the annexation petition and within 30 days of the enactment of this ordinance, send notice of this annexation to each affected entity including the Tooele County

Commissioners, North Tooele County Fire Protection Service District, Tooele Valley Mosquito Abatement District, Tooele County Special Service District—Water, Tooele County School District, Tooele County Boundary Commission, Tooele County Recreation Service District, Tooele County Health Department, Rocky Mountain Power, Erda City and record with the Tooele County Recorder a certified copy of this ordinance together with the annexation plat and file with the Lieutenant Governor of the State of Utah a certified copy of this ordinance, a copy of the approved annexation plat with evidence that it was recorded by the Tooele County Recorder and filed with the Tooele County Surveyor in accordance with Utah Code Ann. §17-23-17, together with the required certification and written notice of the adoption of this ordinance. Also in accordance with Utah Code Ann. §10-2-425(1)(c) (2019) the appropriate City Officers shall provide notice of this annexation to the Utah Department of Health accompanied with a copy of this ordinance, a copy of the annexation plat with evidence that the plat was recorded by the Tooele County Recorder and the required Certification of the Grantsville City Council.

This Ordinance shall take effect upon the date of the Lieutenant Governor's issuance of a certificate of annexation under Utah Code Ann. §10-2-425(5)(b), provided a short summary of this ordinance has been published in a newspaper of general circulation within Grantsville City, as provided for by law.

IN WITNESS WHEREOF, this Ordinance was passed by the Grantsville City Council this 19th day of October, 2022.

GRANTSVILLE CITY COUNCIL

By Neil A. Critchlow
Mayor

A T T E S T

Braydee Baugh, City Recorder

(S E A L)

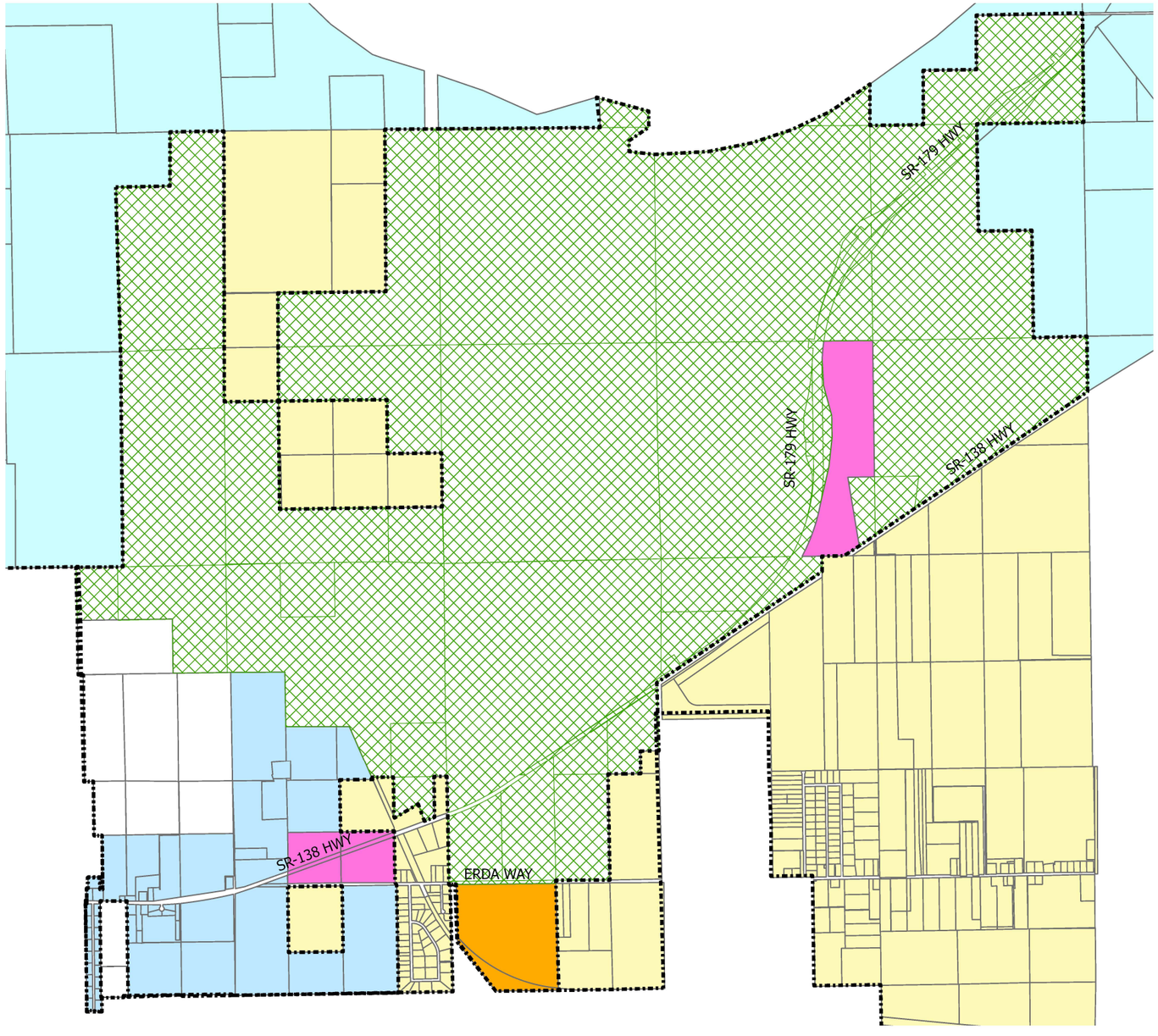
Date of Posting _____

LEGEND

- Grantsville City Boundary

Six Mile Annexation Zoning

- A-10
- RR-1
- A-10 Six Mille Planning Area Overlay (SM-PA)
- CG
- MG
- MD
- County
- GRANTSVILLE
- ERDA



GRANTSVILLE
INCORPORATED 1867

ZONING MAP
SIX MILE ANNEXATION AREA

Draft October 16, 2022

0 0.25 0.5 1 1.5 2 Miles

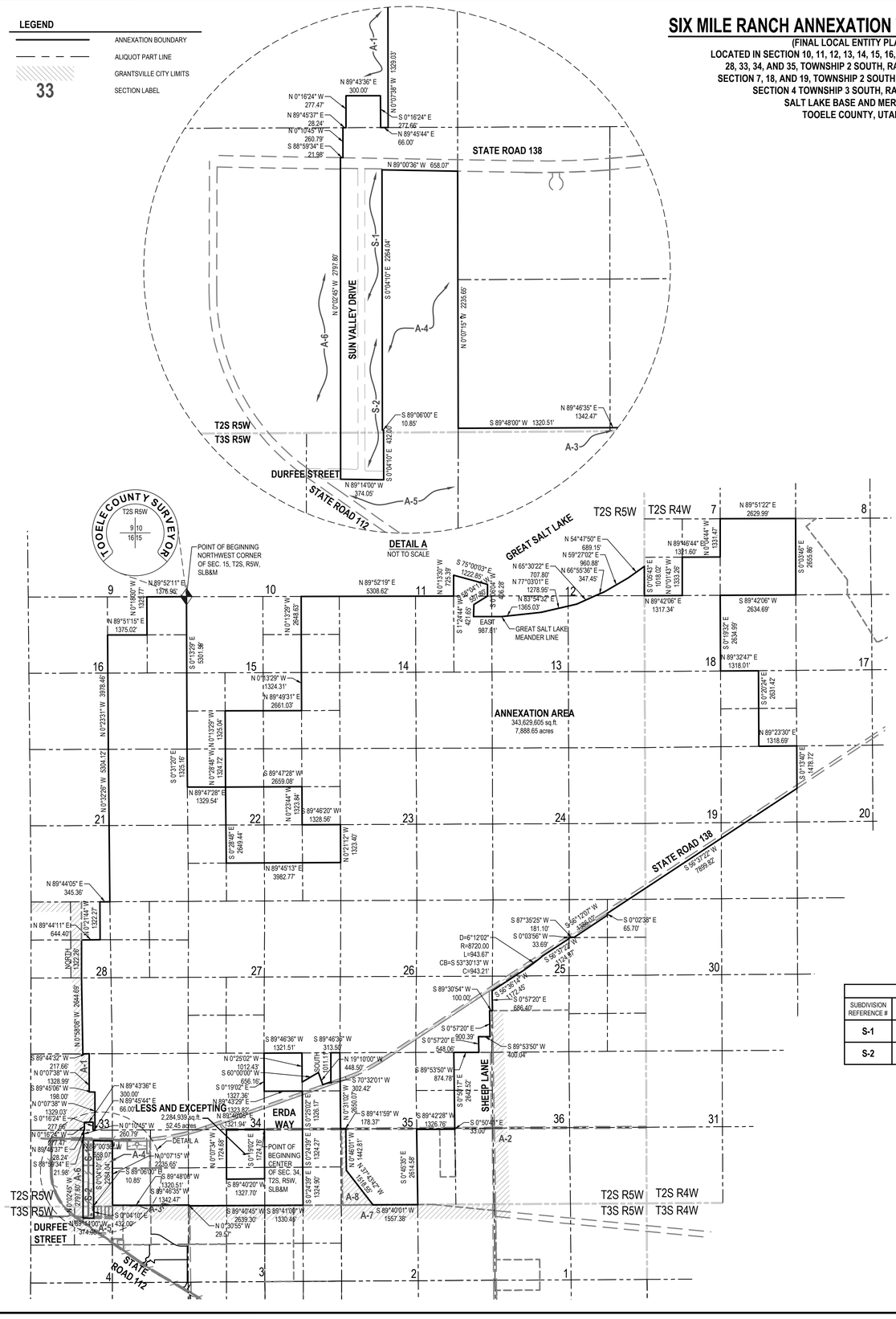
N

SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY

(FINAL LOCAL ENTITY PLAT)
LOCATED IN SECTION 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO SECTION 7, 18, AND 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

LEGEND

- ANNEXATION BOUNDARY
- ALIQUOT PART LINE
- GRANTSVILLE CITY LIMITS
- 33 SECTION LABEL



HORIZONTAL GRAPHIC SCALE

2000 0 1000 2000 4000

(IN FEET)
HORZ: 1 inch = 2000ft.

SUBDIVISION REFERENCE TABLE

SUBDIVISION REFERENCE #	NAME OF SUBDIVISION	ENTRY No.	DATE RECORDED
S-1	SUN VALLEY RANCHETTES	81737	FEBRUARY 16, 1996
S-2	SUN VALLEY RANCHETTES AMENDED NO. 1	86551	JULY 10, 1996

ANNEXATION REFERENCE TABLE

ANNEXATION REFERENCE #	NAME OF ANNEXATION	ENTRY No.	DATE RECORDED
A-1	MARK MAY ADDITION	470648	JULY 10, 2018
A-2	GRANTSVILLE NORTH ANNEXATION	519604	SEPTEMBER 2, 2020
A-3	CASTAGNO ANNEXATION	470632	JULY 10, 2018
A-4	LEWIS ANNEXATION TO GRANTSVILLE CITY	-- UNRECORDED	-- UNRECORDED
A-5	JOHNSON CATTLE CO. ADDITION	280728	MARCH 23, 2007
A-6	PLAT OF GRANTSVILLE, TOOELE COUNTY, UTAH	--	SIGNED: JANUARY 2, 1889
A-7	DESERET PEAK ANNEXATION TO GRANTSVILLE CITY	406017	NOVEMEBER 17, 2014
A-8	LAKEVIEW BUSINESS PARK WEST	519599	SEPTEMBER 2, 2020

SURVEYOR'S CERTIFICATE

I, DOUGLAS J. KINSMAN do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575 as prescribed under laws of the State of Utah. I further certify that this is a true and accurate map of the tract of land to be annexed to Grantsville City, Tooele County, Utah.

SURVEYORS NARRATIVE

This plat has been prepared by compiling section information from several sources and existing annexation plats on file at the Tooele County Recorder's Office. The main source for the section data was the Tooele County Dependent Resurvey on file in the Tooele County Recorder's Office as Entry #153922, book 642, page 151. This source provided the section information for sections 26,27,28,30,32,33,34 and 35, of Township 2 South, Range 5 West, Salt Lake Base and Meridian as shown. It is also based on the existing survey maps from the BLM that was completed in 1915 and on file in the BLM regional office in Salt Lake City.

The existing annexation plats that were used with recording information are as follows: Mark May Addition, Entry # 470648, July 10, 2018. Grantsville North Annexation, Entry # 519604, September 2, 2020. Castagno Annexation, Entry # 470632, recorded July 10, 2018. Deseret Peak Annexation to Grantsville City, Entry #406017, recorded November 17, 2014. Johnson Cattle Co. Addition, Entry #280728, recorded March 23, 2007. Lakeview Business Park West, Entry #519599, recorded August 2, 2020. Future Lewis Annexation to Grantsville City, not yet recorded. The existing Subdivision plats that were used with recording information are as follows: Sun Valley Ranchettes, Entry # 81737, recorded February 16, 1996. Sun Valley Ranchettes Amended No. 1, Entry # 86551, recorded July 10, 1996. Another source of boundary data is the original Plat of Grantsville, Tooele County, Utah, and the County Recorder's Office did not have any Recording information only a signing date of January 2, 1889.

The basis of bearing for this survey is the line between the found monuments at the South Quarter Corner and the Southeast Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears South 89°40'50" West 2640.94 feet.

BOUNDARY DESCRIPTION

A parcel of land, situate in Section 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, and 35, Township 2 South, Range 5 West, also Section 7, 18, and 19, Township 2 South, Range 4 West, and Section 4 Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 15, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°13'29" East 5,301.59 feet, along the section line;
thence South 0°31'20" East 1,325.16 feet, along the section line, to the 16th Corner;
thence North 89°47'28" East 1,329.54 feet, along the 40 acre line;
thence South 0°28'48" East 2,649.44 feet, along the 40 acre line;
thence North 89°45'13" East 3,982.77 feet, along the 40 acre line, to the section line;
thence North 0°21'12" West 1,323.40 feet, along the section line, to the Quarter section line;
thence South 89°46'20" West 1,328.56 feet, along the Quarter section line, to the 16th Corner;
thence North 0°23'44" West 1,323.84 feet, along the 40 acre line;
thence South 89°47'28" West 2,659.08 feet, along the 40 acre line;
thence North 0°28'48" West 1,324.72 feet, along the 40 acre line;
thence North 0°13'29" West 1,325.04 feet, along the 40 acre line;
thence North 89°49'31" East 2,661.03 feet, along the 40 acre line;
thence North 0°13'29" West 1,324.31 feet, along the 40 acre line, to the section line;
thence North 0°13'29" West 2,648.63 feet, along the 40 acre line, to the section line;
thence North 89°52'19" East 5,308.62 feet, along the Section line, to the 16th Corner;
thence North 0°13'30" West 725.39 feet, along the 40 acre line to the Great Salt Lake meander line;
thence South 75°00'03" East 1,222.85 feet, along said meander line the following 10 calls;
thence South 0°06'04" West 406.28 feet;
thence South 58°04'17" West 557.80 feet;
thence South 1°24'44" West 421.65 feet;
thence East 987.81 feet;
thence North 83°54'32" East 1,365.03 feet;
thence North 77°03'01" East 1,278.95 feet;
thence North 65°30'22" East 707.80 feet;
thence North 66°55'36" East 347.45 feet;
thence North 59°27'02" East 960.88 feet;
thence North 54°47'50" East 689.15 feet, to the line dividing Range 5 West and Range 4 West Range lines;
thence South 0°05'43" East 1,018.02 feet, along the section line;
thence North 89°42'06" East 1,317.34 feet, along the section line to the 16th Corner;
thence North 0°01'43" West 1,333.26 feet, along the 40 acre line to a 16th center Quarter corner;
thence North 89°46'44" East 1,321.60 feet, along the 40 acre line to the Quarter section line;
thence North 0°04'44" West 1,331.47 feet, along said Quarter section line to the center of section;
thence North 89°51'22" East 2,629.99 feet, along the Quarter section line;
thence South 0°03'46" East 2,655.86 feet, along the section line;
thence South 89°42'06" West 2,634.69 feet, along the section line;
thence South 0°19'32" East 2,634.99 feet, along the Quarter section line;
thence North 89°32'47" East 1,318.01 feet, along the Quarter section line to the 16th Corner;
thence South 0°20'24" East 2,631.42 feet, along the 40 acre line;
thence North 89°23'30" East 1,318.69 feet, along the section line;
thence South 0°13'40" East 1,478.72 feet, along the section line to the Southerly line of State Road 138;
thence South 56°37'22" West 7,899.82 feet, along said State Road to an existing 40 acre line;
thence South 0°02'38" East 65.70 feet, along said 40 acre line to the South line of said State Road;
thence South 56°37'22" West 1,386.02 feet, along said South line of said State Road;
thence South 87°35'25" West 181.10 feet, along said South line of said State Road;
thence South 0°03'56" West 33.69 feet, along said South line of said State Road;
thence South 56°37'22" West 1,124.97 feet, along said South line of said State Road;
thence southwesterly 943.67 feet along the arc of a 8,720.00 foot radius non-tangent curve to the right (center bears North 39°35'48" West and the long chord bears South 53°30'13" West 943.21 feet through a central angle of 06°12'02"), along said South line of said State Road;
thence South 56°36'14" West 1,172.45 feet, along said South line of said State Road to the East line of Sheep Lane;
thence South 0°57'20" East 686.40 feet, along said Sheep Lane to said Grantsville North Annexation;
thence South 89°30'54" West 100.00 feet, along said Grantsville North Annexation to the West line of Sheep Lane, also along the boundary of Grantsville City;
thence South 0°57'20" East 900.39 feet, along said Grantsville North Annexation, also along the boundary of Grantsville City;
thence South 89°53'50" West 400.04 feet;
thence South 0°57'20" East 548.06 feet, to the section line;
thence South 89°53'50" West 874.78 feet, along the section line;
thence South 0°50'17" East 2,642.52 feet, along the 40 acre line;
thence South 0°50'41" East 33.00 feet, along the 40 acre line, to the South line of Erda way;
thence South 89°42'28" West 1,326.76 feet, along said South line, to the Quarter section line;
thence South 0°45'35" East 2,614.58 feet, along the Quarter section line, to Township 2 South and Township 3 South dividing Township lines;
thence South 89°40'01" West 1,557.38 feet, along said Deseret Peak Annexation to Grantsville City and the section line to said Lakeview Business Park West final local entity plat, also along the boundary of Grantsville City;
thence North 37°43'42" West 1,518.55 feet, along the said Lakeview Business Park West, also along the boundary of Grantsville City;
thence North 0°46'01" West 1,442.81 feet, along said Lakeview Business Park West to the Quarter section line, also along the boundary of Grantsville City;
thence South 89°41'59" West 178.37 feet, along said Lakeview Business Park West and said Quarter section line, also along the boundary of Grantsville City, to the section line;
thence North 0°31'02" West 2,650.07 feet, along the section line;
thence South 89°46'36" West 313.50 feet, along the section line;
thence South 1,011.11 feet, to the Northern right of way of said State Road 138;
thence South 70°32'01" West 302.42 feet;
thence North 19°10'00" West 448.50 feet;
thence South 60°00'00" West 656.16 feet, to the 40 acre line;
thence North 0°25'02" West 1,012.43 feet, along the 40 acre line, to the section line;
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thence South 0°25'02" East 1,326.17 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.27 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.90 feet, along the 40 acre line, to the said Township 2 South and Township 3 South dividing Township lines;
thence South 89°41'00" West 1,330.45 feet, along the section line, also along the boundary of Grantsville City the following 24 calls;
thence South 89°40'45" West 2,639.30 feet, along said annexation to said Castagno Annexation;
thence North 0°30'55" West 29.57 feet, along said Castagno Annexation;
thence South 89°46'35" West 1,342.47 feet, along said Castagno Annexation;
thence South 89°48'00" West 1,320.51 feet, along said Castagno Annexation to said Lewis Annexation to Grantsville City;
thence North 0°07'15" West 2,235.65 feet, to the South line of said State Road 138, along said Lewis Annexation;
thence North 89°00'36" West 658.07 feet, Along said Lewis Annexation and said South line of State Road, to the East line of said Sun Valley Ranchettes;
thence South 0°04'10" East 2,264.04 feet, along said Lewis Annexation and said subdivision to and along the East line of said Sun Valley Ranchettes Amended No. 1;
thence South 89°06'00" East 10.85 feet, along said Lewis Annexation and Sun Valley Ranchettes Amended No. 1;
thence South 0°04'10" East 432.00 feet, along said Lewis Annexation and said Sun Valley Ranchettes Amended No. 1 to the South line of Durfee Street;
thence North 89°14'00" West 374.05 feet, along said South line;
thence North 0°02'45" West 2,797.80 feet, along and beyond the West line of said Sun Valley Ranchettes to the North line of said State road 138;
thence South 88°59'34" East 21.98 feet, along said North line to said Mark May Addition;
thence North 0°10'45" West 260.79 feet, along said Mark May Addition;
thence North 89°45'37" East 28.24 feet, along said Mark May Addition;
thence North 0°16'24" West 277.47 feet, along said Mark May Addition;
thence North 89°43'36" East 300.00 feet, along said Mark May Addition;
thence South 0°16'24" East 277.66 feet, along said Mark May Addition;
thence North 89°45'44" East 66.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,329.03 feet, along said Mark May Addition;
thence South 89°45'06" West 198.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,328.99 feet, along said Mark May Addition to the section line;
thence South 89°44'32" West 217.66 feet, along said section line;
thence North 89°44'11" East 644.40 feet, along said 40 acre line, also being the South line of the Higley Parcel, diverging from the boundary of Grantsville City;
thence North 0°21'44" West 1,322.27 feet, along said Higley Parcel, to the section line;
thence North 89°44'05" East 345.36 feet, along said section line;
thence North 0°32'26" West 5,304.12 feet, along the Quarter section line;
thence North 0°23'31" West 3,978.46 feet, along the Quarter section line to the 16th Corner;
thence North 89°51'15" East 1,375.02 feet, along the 40 acre line;
thence North 0°11'8'30" West 1,325.77 feet, along the 40 acre line;
thence North 89°52'11" East 1,376.95 feet, along the section line, to the Point of Beginning.

Contains 343,629,605 square feet or 7,888.65 acres, excepting area from the less and excepting description.

Less and excepting the Ivory Development LLC parcel as described in that special Warranty Deed recorded in the Tooele County Recorders office under entry # 558605, located in the Southwest Quarter of Section 34, Township 2 South, Range 5 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the Center of Section 34, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:

thence South 0°19'02" East 1,724.76 feet, along the Quarter section line;
thence South 89°40'20" West 1,327.70 feet, to the 40 acre line;
thence North 0°07'34" West 1,724.68 feet, along said 40 acre line to the Quarter section line;
thence North 89°40'05" East 1,321.94 feet, along said Quarter section line, to the Point of Beginning.

Contains 2,284,939 square feet or 52.45 acres.

DECEMBER 10 2021
Date
Douglas J Kinsman
License no. 334575

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

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 Tooele in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the foregoing Dedication,_____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED GRANTSVILLE CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO GRANTSVILLE CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-403 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT
SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE: SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY

_____
SIGNED MAYOR GRANTSVILLE CITY

_____ DATED THIS _____ DAY OF _____, 20 ____
ATTEST: CITY RECORDER

GRANTSVILLE CITY SEAL

DEVELOPER / CLIENT
SIX MILE RANCH
1817 EAST BRYAN ROAD, ERDA, UTAH 84074
PHONE: 435-830-2802

SHEET 1 OF 1
PROJECT NUMBER : 10805A
MANAGER : J. CLEGG
DRAWN BY : C. CARPENTER
CHECKED BY : D. KINSMAN
DATE : 12/10/2021

SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY

(FINAL LOCAL ENTITY PLAT)
LOCATED IN SECTION 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO SECTION 7, 18, AND 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone:435.843.3590
Fax: 435.578.0108
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145

COUNTY SURVEYOR APPROVAL

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

_____
TOOELE COUNTY SURVEYOR

TOOELE COUNTY RECORDER

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

_____ _____
FEES TOOELE COUNTY RECORDER

TOOELE COUNTY BOUNDARY COMMISSION	
In re: **SIX MILE RANCH ANNEXATION**	**DECISION**

INTRODUCTION

A group of landowners ("petitioners") filed a petition to annex approximately 8,900 acres[1] of land in then unincorporated Tooele County into Grantsville City ("Grantsville"). The proposed annexation is commonly known as the Six Mile Ranch Annexation. The City of Erda ("Erda") was incorporated on January 3, 2022. Upon Erda's incorporation, most of the proposed annexation area fell within Erda's municipal boundaries. Erda filed the only protest to the proposed annexation.

PROCEEDINGS

The Commission initially met on February 10, 2022. During that meeting, new Commissioner Brian Johnson was sworn in. The Commission scheduled a public hearing for March 22, 2022.

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[1] The proposed annexation area was later reduced to approximately 7,900 acres.

Staff attorney Colin Winchester later became ill and was hospitalized for several days. Mr. Winchester's illness prevented him from posting timely notice of the March 22 hearing. Consequently, the hearing was rescheduled to April 20.

All seven Commissioners were present and participated in the April 20 hearing: Neil Smart (Chair), Tooele County Recorder/Surveyor Jerry Houghton, Tooele County Council Member Kendall Thomas, Tooele City Mayor Debbie Winn, Rush Valley Mayor Brian Johnson, Keith Bird and Mike Colson.

Petitioners appeared through primary counsel Robert E. Mansfield. Erda appeared through primary counsel J. Scott Brown.

At the beginning of the hearing, the Commission accepted public comments. The following persons provided oral public comments: Scott Droubay, John Bleazard, Jeff McNeill, Jess Bird, Terry Miner, Terry Mathews and Scott Wardle. No written public comments were offered.

Messrs. Brown and Mansfield were then given approximately 30 minutes each to present their clients' respective positions. Commissioners questioned counsel on various issues.

Commissioners then deliberated publicly. Ultimately, a motion to allow the annexation to proceed as certified by Grantsville was unanimously approved.

FINDINGS OF FACT

1. The proposed annexation area is located within Grantsville's amended annexation policy plan.

2. On August 4, 2020, petitioners filed a notice of intent to annex into Grantsville.[2]

3. On November 2, 2021, petitioners filed their annexation petition with Grantsville.

4. On November 17, 2021, the Grantsville City Council accepted the annexation petition.

5. Later, petitioners filed an amended annexation petition. The amended petition withdrew several parcels totaling approximately 1,000 acres.

6. On December 15, 2021, the Grantsville City Council accepted the amended annexation petition.

7. On December 17, 2021, Grantsville certified the annexation.

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[2] At that time, state law allowed parties to pursue annexation into an existing city despite the pendency of a feasibility study that included the proposed annexation area within the municipal boundaries of a proposed city. To protect the ability to so annex, parties were required to file a notice of intent to annex on or before August 5, 2020. The law did not impose a deadline by which the actual annexation petition must then be filed.

8. The proposed annexation will leave six Erda islands within Grantsville's municipal boundaries.

9. The proposed annexation does not create any unincorporated islands or peninsulas.

10. Erda was incorporated on January 3, 2022.

11. Erda is an affected entity.

12. Erda filed a timely protest.

13. Petitioners did all that they were statutorily required to do.

DECISION

Although petitioners and Erda addressed several legal issues, the primary legal issue was whether the annexation was complete before Erda incorporated on January 3, 2022. Erda argued that the annexation was not complete, and that consequently, the annexation cannot proceed. Petitioners argued that the annexation was complete when Grantsville certified the annexation on December 17, 2021.

The Commission has carefully reviewed and considered the petition, Erda's protest, and the legal issues and arguments presented by counsel, and has followed the statutory process and complied with its statutory obligations.

After discussion and deliberation, the Commission unanimously sided with petitioners on the primary legal issue and reached the following unanimous decision: The annexation, as certified by Grantsville on December 17, 2021, may proceed.

DATED this 12th day of May, 2022.

Neil Smart
Chair

CERTIFICATE OF SERVICE

I certify that I served a true and correct copy of the foregoing Decision on each of the following via email this 12th day of May, 2022:

Robert E. Mansfield	rmansfield@mbmlawyers.com
J. Scott Brown	sbrown@ck.law
John N. Brems	john@bremslaw.com

/s/ Colin R. Winchester
Deputy Tooele County Attorney

CERTIFICATION OF ANNEXATION PETITION AND NOTICE TO GRANTSVILLE CITY COUNCIL, TOOELE COUNTY COMMISSION AND CONTACT SPONSOR

(Six Mile Ranch Annexation)

STATE OF UTAH)
ss.
COUNTY OF TOOELE)

I, Braydee N. Baugh, the duly appointed and acting City Recorder of Grantsville City, Utah, do hereby certify that I, with the assistance of the Grantsville City Attorney and certain Tooele County Officers, have determined that the Annexation Petition dated November 2, 2021 filed by John D. Bleazard, meets the requirements of §10-2-403(3), (4) and (5) Utah Code Annotated, 1953 as amended.

The real property described in the annexation petition includes real property located along the east boundary of Grantsville City, Utah and contains approximately 7,888.65 acres described as follows:

BOUNDARY DESCRIPTION

**A parcel of land, situate in Section 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, and 35, Township 2 South, Range 5 West,
also Section 7, 18, and 19, Township 2 South, Range 4 West, and Section 4 Township 3 South, Range 5 West, Salt Lake Base and Meridian,
said parcel also located in Tooele County, Utah, more particularly described as follows:**

**Beginning at the Northwest Corner of Section 15, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:
thence South 0°13'29" East 5,301.59 feet, along the section line;
thence South 0°31'20" East 1,325.16 feet, along the section line, to the 16th Corner;
thence North 89°47'28" East 1,329.54 feet, along the 40 acre line;
thence South 0°28'48" East 2,649.44 feet, along the 40 acre line;
thence North 89°45'13" East 3,982.77 feet, along the 40 acre line, to the section line;
thence North 0°21'12" West 1,323.40 feet, along the section line, to the Quarter section line;
thence South 89°46'20" West 1,328.56 feet, along the Quarter section line, to the 16th Corner;
thence North 0°23'44" West 1,323.84 feet, along the 40 acre line;
thence South 89°47'28" West 2,659.08 feet, along the 40 acre line;
thence North 0°28'48" West 1,324.72 feet, along the 40 acre line;
thence North 0°13'29" West 1,325.04 feet, along the 40 acre line;
thence North 89°49'31" East 2,661.03 feet, along the 40 acre line;
thence North 0°13'29" West 1,324.31 feet, along the 40 acre line;
thence North 0°13'29" West 2,648.63 feet, along the 40 acre line, to the section line;**

thence North 89°52'19" East 5,308.62 feet, along the Section line, to the 16th Corner;
thence North 0°13'30" West 725.39 feet, along the 40 acre line to the Great Salt Lake meander line;
thence South 75°00'03" East 1,222.85 feet, along said meander line the following 10 calls;
thence South 0°06'04" West 406.28 feet;
thence South 58°04'17" West 557.80 feet;
thence South 1°24'44" West 421.65 feet;
thence East 987.81 feet;
thence North 83°54'32" East 1,365.03 feet;
thence North 77°03'01" East 1,278.95 feet;
thence North 65°30'22" East 707.80 feet;
thence North 66°55'36" East 347.45 feet;
thence North 59°27'02" East 960.88 feet;
thence North 54°47'50" East 689.15 feet, to the line dividing Range 5 West and Range 4 West Range lines;
thence South 0°05'43" East 1,018.02 feet, along the section line;
thence North 89°42'06" East 1,317.34 feet, along the section line to the 16th Corner;
thence North 0°01'43" West 1,333.26 feet, along the 40 acre line to a 16th center Quarter corner;
thence North 89°46'44" East 1,321.60 feet, along the 40 acre line to the Quarter section line;
thence North 0°04'44" West 1,331.47 feet, along said Quarter section line to the center of section;
thence North 89°51'22" East 2,629.99 feet, along the Quarter section line;
thence South 0°03'46" East 2,655.86 feet, along the section line;
thence South 89°42'06" West 2,634.69 feet, along the section line;
thence South 0°19'32" East 2,634.99 feet, along the Quarter section line;
thence North 89°32'47" East 1,318.01 feet, along the Quarter section line to the 16th Corner;
thence South 0°20'24" East 2,631.42 feet, along the 40 acre line;
thence North 89°23'30" East 1,318.69 feet, along the section line;
thence South 0°13'40" East 1,478.72 feet, along the section line to the Southerly line of State Road 138;
thence South 56°37'22" West 7,899.82 feet, along said State Road to an existing 40 acre line;
thence South 0°02'38" East 65.70 feet, along said 40 acre line to the South line of said State Road;
thence South 56°12'07" West 1,386.02 feet, along said South line of said State Road;

thence South 87°35'25" West 181.10 feet, along said South line of said State Road;
thence South 0°03'56" West 33.69 feet, along said South line of said State Road;
thence South 56°37'22" West 1,124.97 feet, along said South line of said State Road;
thence Southwesterly 943.67 feet along the arc of a 8,720.00 foot radius non-tangent curve to the right (center bears North 39°35'48"
West and the long chord bears South 53°30'13" West 943.21 feet through a central angle of 06°12'02"), along said South line of said State Road;
thence South 56°36'14" West 1,172.45 feet, along said South line of said State Road to the East line of Sheep Lane;
thence South 0°57'20" East 686.40 feet, along said Sheep Lane to said Grantsville North Annexation;
thence South 89°30'54" West 100.00 feet, along said Grantsville North Annexation to the West line of Sheep Lane, also along the
boundary of Grantsville City;
thence South 0°57'20" East 900.39 feet, along said Grantsville North Annexation, also along the boundary of Grantsville City;
thence South 89°53'50" West 400.04 feet;
thence South 0°57'20" East 548.06 feet, to the section line;
thence South 89°53'50" West 874.78 feet, along the section line;
thence South 0°50'17" East 2,642.52 feet, along the 40 acre line;
thence South 0°50'41" East 33.00 feet, along the 40 acre line, to the South line of Erda way;
thence South 89°42'28" West 1,326.76 feet, along said South line, to the Quarter section line;
thence South 0°45'35" East 2,614.58 feet, along the Quarter section line, to Township 2 South and Township 3 South dividing Township
lines;
thence South 89°40'01" West 1,557.38 feet, along said Deseret Peak Annexation to Grantsville City and the section line to said Lakeview
Business Park West final local entity plat, also along the boundary of Grantsville City;
thence North 37°43'42" West 1,518.55 feet, along the said Lakeview Business Park West, also along the boundary of Grantsville City;
thence North 0°46'01" West 1,442.81 feet, along said Lakeview Business Park West to the Quarter section line, also along the boundary
of Grantsville City;
thence South 89°41'59" West 178.37 feet, along said Lakeview Business Park West and said Quarter section line, also along the
boundary of Grantsville City, to the section line;
thence North 0°31'02" West 2,650.07 feet, along the section line;
thence South 89°46'36" West 313.50 feet, along the section line;
thence South 1,011.11 feet, to the Northern right of way of said State Road 138;
thence South 70°32'01" West 302.42 feet;
thence North 19°10'00" West 448.50 feet;
thence South 60°00'00" West 656.16 feet, to the 40 acre line;
thence North 0°25'02" West 1,012.43 feet, along the 40 acre line, to the section line;

thence South 89°46'36" West 1,321.51 feet, along the section line, to the Quarter section line;
thence South 0°19'02" East 1,327.36 feet, along the Quarter section line, to the 16th corner;
thence North 89°43'29" East 1,323.82 feet, along the 40 acre line;
thence South 0°25'02" East 1,326.17 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.27 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.90 feet, along the 40 acre line, to the said Township 2 South and Township 3 South dividing Township lines;
thence South 89°41'00" West 1,330.45 feet, along the section line, also along the boundary of Grantsville City the following 24 calls;
thence South 89°40'45" West 2,639.30 feet, along said annexation to said Castagno Annexation;
thence North 0°30'55" West 29.57 feet, along said Castagno Annexation;
thence South 89°46'35" West 1,342.47 feet, along said Castagno Annexation;
thence South 89°48'00" West 1,320.51 feet, along said Castagno Annexation to said Lewis Annexation to Grantsville City;
thence North 0°07'15" West 2,235.65 feet, to the South line of said State Road 138, along said Lewis Annexation;
thence North 89°00'36" West 658.07 feet, Along said Lewis Annexation and said South line of State Road, to the East line of said Sun Valley Ranchettes;
thence South 0°04'10" East 2,264.04 feet, along said Lewis Annexation and said subdivision to and along the East line of said Sun Valley Ranchettes Amended No. 1;
thence South 89°06'00" East 10.85 feet, along said Lewis Annexation and Sun Valley Ranchettes Amended No. 1;
thence South 0°04'10" East 432.00 feet, along said Lewis Annexation and said Sun Valley Ranchettes Amended No. 1 to the South line of Durfee Street;
thence North 89°14'00" West 374.05 feet, along said South line;
thence North 0°02'45" West 2,797.80 feet, along and beyond the West line of said Sun Valley Ranchettes to the North line of said State road 138;
thence South 88°59'34" East 21.98 feet, along said North line to said Mark May Addition;
thence North 0°10'45" West 260.79 feet, along said Mark May Addition;
thence North 89°45'37" East 28.24 feet, along said Mark May Addition;
thence North 0°16'24" West 277.47 feet, along said Mark May Addition;
thence North 89°43'36" East 300.00 feet, along said Mark May Addition;
thence South 0°16'24" East 277.66 feet, along said Mark May Addition;
thence North 89°45'44" East 66.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,329.03 feet, along said Mark May Addition;

thence South 89°45'06" West 198.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,328.99 feet, along said Mark May Addition to the section line;
thence South 89°44'32" West 217.66 feet, along said section line;
thence North 0°58'08" West 2,644.69 feet;
thence North 1,322.26 feet, to the 40 acre line, also being the end of said 24 calls;
thence North 89°44'11" East 644.40 feet, along said 40 acre line, also being the South line of the Higley Parcel, diverging from the
boundary of Grantsville City;
thence North 0°21'44" West 1,322.27 feet, along said Higley Parcel, to the section line;
thence North 89°44'05" East 345.36 feet, along said section line;
thence North 0°32'26" West 5,304.12 feet, along the Quarter section line;
thence North 0°23'31" West 3,978.46 feet, along the Quarter section line to the 16th Corner;
thence North 89°51'15" East 1,375.02 feet, along the 40 acre line;
thence North 0°18'30" West 1,325.77 feet, along the 40 acre line;
thence North 89°52'11" East 1,376.95 feet, along the section line, to the Point of Beginning.
Contains 343,629,605 square feet or 7,888.65 acres, excepting area from the less and excepting description.

I hereby give notice to the Grantsville City Council, the Tooele County Commission and the Contact Sponsor for said Petitioners, of my certification that the Petition complies with the above referenced subsections of State Law. This notice is given in conformance with the requirements of §10-2-405(2), Utah Code Annotated, 1953, as amended.

In witness whereof I have set my official signature and affixed the seal of Grantsville City Corporation, a municipal corporation of the State of Utah, this 17th Day of December.

(S E A L)

Braydee N. Baugh
Grantsville City Recorder

CERTIFICATE OF MAILING AND DELIVERY

I hereby certify, that I provided a copy of the foregoing Certification to the following by mailing a copy of the same to the address indicated, on the 17th Day of December, 2021:

Tooele County Commission
Via email

John Bleazard, P.O. Box 222, Grantsville Utah 84029

Grantsville City Council
Via email

I further certify that I hand delivered a copy of the foregoing Notice to Brent Marshall the Mayor of Grantsville City and to each member of the Grantsville City Council, on the 17th day of December, 2021.

Braydee N. Baugh
Grantsville City Recorder

CERTIFICATION OF ANNEXATION PETITION AND NOTICE TO GRANTSVILLE CITY COUNCIL, TOOELE COUNTY COMMISSION AND CONTACT SPONSOR

(Six Mile Ranch Annexation)

STATE OF UTAH)
ss.
COUNTY OF TOOELE)

I, Braydee N. Baugh, the duly appointed and acting City Recorder of Grantsville City, Utah, do hereby certify that I, with the assistance of the Grantsville City Attorney and certain Tooele County Officers, have determined that the Annexation Petition dated November 2, 2021 filed by John D. Bleazard, meets the requirements of §10-2-403(3), (4) and (5) Utah Code Annotated, 1953 as amended.

The real property described in the annexation petition includes real property located along the east boundary of Grantsville City, Utah and contains approximately 7,888.65 acres described as follows:

BOUNDARY DESCRIPTION

A parcel of land, situate in Section 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, and 35, Township 2 South, Range 5 West,
also Section 7, 18, and 19, Township 2 South, Range 4 West, and Section 4 Township 3 South, Range 5 West, Salt Lake Base and Meridian,
said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 15, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running:
thence South 0°13'29" East 5,301.59 feet, along the section line;
thence South 0°31'20" East 1,325.16 feet, along the section line, to the 16th Corner;
thence North 89°47'28" East 1,329.54 feet, along the 40 acre line;
thence South 0°28'48" East 2,649.44 feet, along the 40 acre line;
thence North 89°45'13" East 3,982.77 feet, along the 40 acre line, to the section line;
thence North 0°21'12" West 1,323.40 feet, along the section line, to the Quarter section line;
thence South 89°46'20" West 1,328.56 feet, along the Quarter section line, to the 16th Corner;
thence North 0°23'44" West 1,323.84 feet, along the 40 acre line;
thence South 89°47'28" West 2,659.08 feet, along the 40 acre line;
thence North 0°28'48" West 1,324.72 feet, along the 40 acre line;
thence North 0°13'29" West 1,325.04 feet, along the 40 acre line;
thence North 89°49'31" East 2,661.03 feet, along the 40 acre line;
thence North 0°13'29" West 1,324.31 feet, along the 40 acre line;
thence North 0°13'29" West 2,648.63 feet, along the 40 acre line, to the section line;

thence North 89°52'19" East 5,308.62 feet, along the Section line, to the 16th Corner;
thence North 0°13'30" West 725.39 feet, along the 40 acre line to the Great Salt Lake meander line;
thence South 75°00'03" East 1,222.85 feet, along said meander line the following 10 calls;
thence South 0°06'04" West 406.28 feet;
thence South 58°04'17" West 557.80 feet;
thence South 1°24'44" West 421.65 feet;
thence East 987.81 feet;
thence North 83°54'32" East 1,365.03 feet;
thence North 77°03'01" East 1,278.95 feet;
thence North 65°30'22" East 707.80 feet;
thence North 66°55'36" East 347.45 feet;
thence North 59°27'02" East 960.88 feet;
thence North 54°47'50" East 689.15 feet, to the line dividing Range 5 West and Range 4 West Range lines;
thence South 0°05'43" East 1,018.02 feet, along the section line;
thence North 89°42'06" East 1,317.34 feet, along the section line to the 16th Corner;
thence North 0°01'43" West 1,333.26 feet, along the 40 acre line to a 16th center Quarter corner;
thence North 89°46'44" East 1,321.60 feet, along the 40 acre line to the Quarter section line;
thence North 0°04'44" West 1,331.47 feet, along said Quarter section line to the center of section;
thence North 89°51'22" East 2,629.99 feet, along the Quarter section line;
thence South 0°03'46" East 2,655.86 feet, along the section line;
thence South 89°42'06" West 2,634.69 feet, along the section line;
thence South 0°19'32" East 2,634.99 feet, along the Quarter section line;
thence North 89°32'47" East 1,318.01 feet, along the Quarter section line to the 16th Corner;
thence South 0°20'24" East 2,631.42 feet, along the 40 acre line;
thence North 89°23'30" East 1,318.69 feet, along the section line;
thence South 0°13'40" East 1,478.72 feet, along the section line to the Southerly line of State Road 138;
thence South 56°37'22" West 7,899.82 feet, along said State Road to an existing 40 acre line;
thence South 0°02'38" East 65.70 feet, along said 40 acre line to the South line of said State Road;
thence South 56°12'07" West 1,386.02 feet, along said South line of said State Road;

thence South 87°35'25" West 181.10 feet, along said South line of said State Road;
thence South 0°03'56" West 33.69 feet, along said South line of said State Road;
thence South 56°37'22" West 1,124.97 feet, along said South line of said State Road;
thence Southwesterly 943.67 feet along the arc of a 8,720.00 foot radius non-tangent curve to the right (center bears North 39°35'48"
West and the long chord bears South 53°30'13" West 943.21 feet through a central angle of 06°12'02"), along said South line of said State Road;
thence South 56°36'14" West 1,172.45 feet, along said South line of said State Road to the East line of Sheep Lane;
thence South 0°57'20" East 686.40 feet, along said Sheep Lane to said Grantsville North Annexation;
thence South 89°30'54" West 100.00 feet, along said Grantsville North Annexation to the West line of Sheep Lane, also along the
boundary of Grantsville City;
thence South 0°57'20" East 900.39 feet, along said Grantsville North Annexation, also along the boundary of Grantsville City;
thence South 89°53'50" West 400.04 feet;
thence South 0°57'20" East 548.06 feet, to the section line;
thence South 89°53'50" West 874.78 feet, along the section line;
thence South 0°50'17" East 2,642.52 feet, along the 40 acre line;
thence South 0°50'41" East 33.00 feet, along the 40 acre line, to the South line of Erda way;
thence South 89°42'28" West 1,326.76 feet, along said South line, to the Quarter section line;
thence South 0°45'35" East 2,614.58 feet, along the Quarter section line, to Township 2 South and Township 3 South dividing Township
lines;
thence South 89°40'01" West 1,557.38 feet, along said Deseret Peak Annexation to Grantsville City and the section line to said Lakeview
Business Park West final local entity plat, also along the boundary of Grantsville City;
thence North 37°43'42" West 1,518.55 feet, along the said Lakeview Business Park West, also along the boundary of Grantsville City;
thence North 0°46'01" West 1,442.81 feet, along said Lakeview Business Park West to the Quarter section line, also along the boundary
of Grantsville City;
thence South 89°41'59" West 178.37 feet, along said Lakeview Business Park West and said Quarter section line, also along the
boundary of Grantsville City, to the section line;
thence North 0°31'02" West 2,650.07 feet, along the section line;
thence South 89°46'36" West 313.50 feet, along the section line;
thence South 1,011.11 feet, to the Northern right of way of said State Road 138;
thence South 70°32'01" West 302.42 feet;
thence North 19°10'00" West 448.50 feet;
thence South 60°00'00" West 656.16 feet, to the 40 acre line;
thence North 0°25'02" West 1,012.43 feet, along the 40 acre line, to the section line;

thence South 89°46'36" West 1,321.51 feet, along the section line, to the Quarter section line;
thence South 0°19'02" East 1,327.36 feet, along the Quarter section line, to the 16th corner;
thence North 89°43'29" East 1,323.82 feet, along the 40 acre line;
thence South 0°25'02" East 1,326.17 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.27 feet, along the 40 acre line;
thence South 0°24'39" East 1,324.90 feet, along the 40 acre line, to the said Township 2 South and Township 3 South dividing Township lines;
thence South 89°41'00" West 1,330.45 feet, along the section line, also along the boundary of Grantsville City the following 24 calls;
thence South 89°40'45" West 2,639.30 feet, along said annexation to said Castagno Annexation;
thence North 0°30'55" West 29.57 feet, along said Castagno Annexation;
thence South 89°46'35" West 1,342.47 feet, along said Castagno Annexation;
thence South 89°48'00" West 1,320.51 feet, along said Castagno Annexation to said Lewis Annexation to Grantsville City;
thence North 0°07'15" West 2,235.65 feet, to the South line of said State Road 138, along said Lewis Annexation;
thence North 89°00'36" West 658.07 feet, Along said Lewis Annexation and said South line of State Road, to the East line of said Sun Valley Ranchettes;
thence South 0°04'10" East 2,264.04 feet, along said Lewis Annexation and said subdivision to and along the East line of said Sun Valley Ranchettes Amended No. 1;
thence South 89°06'00" East 10.85 feet, along said Lewis Annexation and Sun Valley Ranchettes Amended No. 1;
thence South 0°04'10" East 432.00 feet, along said Lewis Annexation and said Sun Valley Ranchettes Amended No. 1 to the South line of Durfee Street;
thence North 89°14'00" West 374.05 feet, along said South line;
thence North 0°02'45" West 2,797.80 feet, along and beyond the West line of said Sun Valley Ranchettes to the North line of said State road 138;
thence South 88°59'34" East 21.98 feet, along said North line to said Mark May Addition;
thence North 0°10'45" West 260.79 feet, along said Mark May Addition;
thence North 89°45'37" East 28.24 feet, along said Mark May Addition;
thence North 0°16'24" West 277.47 feet, along said Mark May Addition;
thence North 89°43'36" East 300.00 feet, along said Mark May Addition;
thence South 0°16'24" East 277.66 feet, along said Mark May Addition;
thence North 89°45'44" East 66.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,329.03 feet, along said Mark May Addition;

thence South 89°45'06" West 198.00 feet, along said Mark May Addition;
thence North 0°07'38" West 1,328.99 feet, along said Mark May Addition to the section line;
thence South 89°44'32" West 217.66 feet, along said section line;
thence North 0°58'08" West 2,644.69 feet;
thence North 1,322.26 feet, to the 40 acre line, also being the end of said 24 calls;
thence North 89°44'11" East 644.40 feet, along said 40 acre line, also being the South line of the Higley Parcel, diverging from the
boundary of Grantsville City;
thence North 0°21'44" West 1,322.27 feet, along said Higley Parcel, to the section line;
thence North 89°44'05" East 345.36 feet, along said section line;
thence North 0°32'26" West 5,304.12 feet, along the Quarter section line;
thence North 0°23'31" West 3,978.46 feet, along the Quarter section line to the 16th Corner;
thence North 89°51'15" East 1,375.02 feet, along the 40 acre line;
thence North 0°18'30" West 1,325.77 feet, along the 40 acre line;
thence North 89°52'11" East 1,376.95 feet, along the section line, to the Point of Beginning.
Contains 343,629,605 square feet or 7,888.65 acres, excepting area from the less and excepting description.

I hereby give notice to the Grantsville City Council, the Tooele County Commission and the Contact Sponsor for said Petitioners, of my certification that the Petition complies with the above referenced subsections of State Law. This notice is given in conformance with the requirements of §10-2-405(2), Utah Code Annotated, 1953, as amended.

In witness whereof I have set my official signature and affixed the seal of Grantsville City Corporation, a municipal corporation of the State of Utah, this 17th Day of December.

(S E A L)

_____
Braydee N. Baugh
Grantsville City Recorder

CERTIFICATE OF MAILING AND DELIVERY

I hereby certify, that I provided a copy of the foregoing Certification to the following by mailing a copy of the same to the address indicated, on the 17th Day of December, 2021:

Tooele County Commission
Via email

John Bleazard, P.O. Box 222, Grantsville Utah 84029

Grantsville City Council
Via email

I further certify that I hand delivered a copy of the foregoing Notice to Brent Marshall the Mayor of Grantsville City and to each member of the Grantsville City Council, on the 17th day of December, 2021.

_____
Braydee N. Baugh
Grantsville City Recorder

Petition for Annexation

TO GRANTSVILLE CITY:

We, the undersigned owners of private real property, hereby petition that the area (the "Area") shown on the accurate and recordable map (prepared by a licensed surveyor) that is attached to this petition (this "petition") be annexed to Grantsville City, Utah. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the Area, and (c) the current residence address of each is correctly written after the signer's name. Further, each of the undersigned designates the individuals identified below as sponsors and contact sponsor of this petition:

NOTICE

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- **If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of Grantsville City. If you choose to withdraw your signature, you must do so no later than 30 days after Grantsville City receives notice that the petition has been certified**

Name	Mailing Address	Status
Six Mile Ranch Co.	P.O. Box 222, Grantsville, 84029	sponsor/contact
Sunnie Titmus	PO Box 922 Grantsville, 84029	sponsor
Fassio Egg Farm, Inc.	3664 S. 5200 W., WVC, UT. 84120	sponsor
~~Ivory Development, LLC~~ Attn: Skylar Tolbert	~~978 E Woodoak Lane, SLC, UT 84117~~	sponsor

withdrawn

Print Signer's Name	*Signer's Residence Address*	*Signature*
Janae Titmus	PO Box 922 Grantsville UT 84029	Tax Parcel ID#: 05-066-0-0022
Janae Titmus	PO Box 922 Grantsville UT 84029	Tax Parcel ID#: 05-063-0-0006

PETITION FOR ANNEXATION TO GRANTSVILLE CITY

OF PROPERTIES IDENTIFIED BELOW

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Grantsville City hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Grantsville City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
   a. is located within the area proposed for annexation;
   b. covers a majority of the private land area within the area proposed for annexation; and
   c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
   d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor which has been reviewed and approved by the Tooele County Surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed, be zoned as follows with the attached signatures;

Contact Sponsor:

Printed Name: Six Mile Ranch Co Signature: John O. Dyer for 6 Mile Ranch

Tooele County Parcel Number: 05035000027 Zone Requested: _____

Sponsor #1:

Printed Name: Sunnie Titmus Signature: Sunnie

Tooele County Parcel Number: 05065 00007 Zone Requested: _____

Residential Address: _____

Mailing Address: P.O. Box 922, Grantsville, 84029 Phone #: (435) 830-2146

Sponsor #2:

Printed Name: Six Mile Ranch Co Signature: John O. Dyer for 6 Mile Ranch

Tooele County Parcel Number: 05035 00027 Zone Requested: _____

Residential Address: _____

Mailing Address: P.O. Box 222 Grantsville, 84029 Phone #: (435) 830-3747

Sponsor #3:

Printed Name: Fassio Egg Farm, Inc Signature: _____

Tooele County Parcel Number: 0506700002 Zone Requested: _____

Residential Address: _____

Mailing Address: 3664 So. 5200 W., WVC, UT. 84120 Phone #: (801) 450-3666

Sponsor #4:

Printed Name: ~~Ivory Development, LLC~~ Signature: _____

Tooele County Parcel Number: ~~0506600020~~ Zone Requested: _____

Residential Address: _____

Mailing Address: ~~978 E. Woodoak Ln., SLC. UT. 84117~~ Phone #: ~~(801) 520-9127~~

withdrawn

Sponsor #5:

Printed Name: _____ Signature: _____

Tooele County Parcel Number: _____ Zone Requested: _____

Residential Address: _____

Mailing Address: _____ Phone #: _____

Sponsor #6:

Printed Name: _____ Signature: _____

Tooele County Parcel Number: _____ Zone Requested: _____

Residential Address: _____

Mailing Address: _____ Phone #: _____

Sponsor #7:

Printed Name: _____ Signature: _____

Tooele County Parcel Number: _____ Zone Requested: _____

Residential Address: _____

Mailing Address: _____ Phone #: _____

If more space is needed, please attach a separate sheet.

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CJA Holdings, LLC — 5600 So Holladay Blvd, SLC, Utah 84121 — Byron B Buckley Mgr — Tax Parcel ID#: 05-066-0-0031

Withdrawn ~~CJA Holdings, LLC — 5600 S. Holladay Blvd, SLC, Utah 84121 — Byron B Buckley Mgr — Tax Parcel ID#: 05-066-0-0014~~

Withdrawn ~~D. Terry Anderton — 6120 So. Toroma Cove Rd, Taylorsville UT 84129 — D. Terry Anderton — Tax Parcel ID#: 05-057-0-0001~~

Withdrawn ~~Bear Mountain Lodge, LLC — 6975 S. 1300 E. #500, Midvale, UT 84047 — Tax Parcel ID#: 05-057-0-0003~~

Withdrawn ~~Bear Mountain Lodge, LLC — 6975 S. 1300 E. #500, Midvale, UT 84047 — Tax Parcel ID#: 05-053-0-0006~~

Withdrawn ~~Bear Mountain Lodge, LLC. — 6975 S. 1300 E. #500, Midvale, UT 84047 — Tax Parcel ID#: 05-057-0-0013~~

Withdrawn ~~Bear Mountain Lodge, LLC — 6975 S. 1300 E #500, Midvale, UT 8404 — Tax Parcel ID#: 05-057-0-0017~~

Withdrawn ~~Thomas E. Waite — 677 Country Club Stansbury — Thomas Waite — Tax Parcel ID#: 05-066-0-0002~~

NOTICE

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SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0502500006
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0502500009
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0503500027
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0503500039
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0503500043
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505600002
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505600003
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505600005
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505600007
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505600010
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505700002
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505700005
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505700007
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID#	0505700011

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SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0505700012
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200001
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200033
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200034
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200035
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200037
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506200038
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506300001
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506300004
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506400001
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 0506600005
SIX MILE RANCH COMPANY	PO BOX 222 GRANTSVILLE, UTAH 84029	Tax Parel ID# 2103300001
		Tax Parel ID#
		Tax Parel ID#

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Bountiful Livestock PO Box 922 Grantsville UT 84029 Tax Parcel ID#: 05-064-0-0005

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-064-0-0002

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-064-0-0004

Bountiful Livestock P.O. Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-063-0-0007

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-065-0-0012

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-065-0-0009

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-065-0-0027

Bountiful Livestock PO Box 922 Grantsville, UT 84029 Tax Parcel ID#: 05-066-0-0024

NOTICE

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Britt Corporation	6492 S. Mount Whitney Ln. WVC, UT 84118	Tax Parcel ID#: 21-033-0-0002
Fassio Egg Farm	3664 S. 5200 W WVC, Ut. 84120	Tax Parcel ID#: 05-067-0-0002
Fassio Egg Farm	3664 S. 5200 W WVC, Ut. 84120	Tax Parcel ID#: 05-062-0-0048
Fassio Egg Farm	3664 S. 5200 W WVC, Ut. 84120	Tax Parcel ID#: 05-062-0-0047
withdrawn ~~JCDC, LLC~~	~~JEFF J CHUNG~~ 5872 South 900 EAST Suite 250 SLC UT 8421	Tax Parcel ID#: 05-067-0-0001
withdrawn ~~Victor D. Warr~~	787 EAST ERDA, WAY 84074	Tax Parcel ID#: 05-067-0-0004
withdrawn ~~Victor D. Warr~~	787 EAST ERDA WAY 84074	Tax Parcel ID#: 05-067-0-0014
		Tax Parcel ID#:

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withdrawn	~~Jeff & Teresa McNeill~~	~~3630 W. Erda Way~~	~~[signature]~~
			Tax Parcel ID#: 05066000006
withdrawn	~~Jeff & Teresa McNeill~~	~~3942 N. Railroad Cir~~	~~[signature]~~
			Tax Parcel ID#: 11017000004
withdrawn	~~Jeff & Teresa McNeill~~	~~3923 N. Railroad Cir~~	~~[signature]~~
			Tax Parcel ID#: 11017000005
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:

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Mark F. May	P.O. Box 1453 Grantsville, Ut.	Tax Parcel ID#: 05-064-0-0003
Sunnie Titmus	P.O. Box 922 Grantsville Ut. 84029	Tax Parcel ID#: 05-065-0-0007
Sunnie Titmus	P.O Box 922 Grantsville Ut. 84029	Tax Parcel ID#: 05-065-0-0031
Sunnie Titmus	PO Box 922 Grantsville Ut. 84029	Tax Parcel ID#: 05-066-0-0028
Sunnie Titmus	PO Box 922 Grantsville Ut 84029	Tax Parcel ID#: 05-066-0-0021
Sunnie Titmus	PO Box 922 Grantsville Ut. 84029	Tax Parcel ID#: 05-066-0-0018
Sunnie Titmus	P.O Box 922 Grantsville Ut 84029	Tax Parcel ID#: 05-067-0-0008
withdrawn ~~Ivory Development, LLC.~~	~~978 E Woodoak Lane~~ SLC, Ut 84117	Tax Parcel ID#: 05-066-0-0020

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withdrawn	~~GRANTSVILLE 320 LLC~~	~~1881 E. Jeremy Dr.~~ MURRAY, UT 84121	Tax Parcel ID#: 05-057-0-0004
withdrawn	~~GRANTSVILLE 320, LLC~~	~~1881 E. Jeremy Dr.~~ MURRAY, UT 84121	Tax Parcel ID#: 05-057-0-0018
withdrawn	~~GRANTSVILLE 320, LLC~~	~~1881 E. Jeremy D.~~ MURRAY UT 84121	Tax Parcel ID#: 05-057-0-0015
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:

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withdrawn

~~Carlos Edwardo~~ Morales	~~PO Box 1295 Draper~~ 84020		Tax Parcel ID#: 05-057-0-0016
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:
			Tax Parcel ID#:

Grantsville City
429 E Main St
Grantsville, UT 84029
(435) 884-3411

XBP Confirmation Number: 109089676

Transaction detail for payment to Grantsville City. **Date: 11/01/2021 - 3:20:47 PM MT**

Transaction Number: 159747704PT
MastercardXXXX-XXXX-XXXX-7504
Status: Successful

Account #	Item	Quantity	Item Amount
	407-ANNEXATION FEE	1	$1000.00

TOTAL: *$1000.00*

Transaction detail for payment to Grantsville City. **Date: 11/01/2021 - 3:20:49 PM MT**

Transaction Number: 159747708PT
MastercardXXXX-XXXX-XXXX-7504
Status: Successful

Account #	Item	Quantity	Item Amount
	Service Fee	1	$25.00

TOTAL: *$25.00*

Billing Information
Craig Smith
4982 N. Heidi Way
Erda, Ut 84029
(435) 830-3747
rockmann8888@outlook.com

Transaction taken by: bbaugh

GRANTSVILLE
- MAYOR -

November 23, 2021

To: Tooele County Council,

Re: Six Mile Annexation

I am writing in behalf of Grantsville City to let you know that we do not have a problem creating an islands in Tooele County. Due to the Six Mile annexation, there may be islands of land that will remain Tooele County, while the surrounding land would be considered Grantsville City. If Tooele County does not have a problem with this, then neither does Grantsville City. For any questions concerning this, please give me a call at 435-884-4638.

Sincerely,

Brent L. Marshall

Brent Marshall, Mayor
Grantsville City

429 East Main Street, Grantsville, UT 84029
Phone: (435) 884-3411 · Fax: (435) 884-0426
www.Grantsvilleut.gov

TOOELE COUNTY

Tooele County Surveyor's Office
47 South Main, Suite 213
Tooele, Utah 84074
phone: (435)843-3180

Bill To:	Craig Smith		Date	Invoice #
	craigrocks70@gmail.com		11/1/2021	2021-0063
		Paid Date PAID	11/1/2021	
	6 Mile Ranch Annex to Grantsville	Receipt #	8233	

Date	11/1/2021	300.00 per page plat review fee	$ 300.00
Lots	188	X $75.00 each	$ 14,100.00
Roads		X $75.00 each	
Parcels		X $75.00 each	
ROS		30.00 each page	
Plat Pages			
	Maps		
	B & W - 24 X 36	$10.00 each page	
	B & W - 11 X 17	$2.00 each page	
	B & W - 8.5 X 11	$2.00 each page	
	B & W + Aerial Photography- 24X36	$10.00 each page	
	Text Documents		
	8.5 X 11	$2.00 each page	
	8.5 X 14	$2.00 each page	
	11 X 17	$2.00 each page	
		Paid By Check, CC, Cash?	CC
		TOTAL	$ 14,400.00

A-1182/1183 T-46806/46808/46803/46816

RECEIPT DATE November 1, 2021 No. 008233

RECEIVED FROM Craig Smith $14,400.00

6 Mile Ranch Annexation to Grantsville DOLLARS

○ FOR RENT
○ FOR Annexation Review Fees

ACCOUNT		○ CASH
PAYMENT	14,400.00	○ CHECK
BAL. DUE		○ MONEY ORDER
		○ CREDIT CARD

Inv# 2021-0063

FROM _____ TO _____

BY Rylisha Ulin 3-11

RECEIPT DATE _____ No. 008234

RECEIVED FROM _____ $ _____

_____ DOLLARS

○ FOR RENT
○ FOR _____

ACCOUNT		○ CASH
PAYMENT		○ CHECK
BAL. DUE		○ MONEY ORDER
		○ CREDIT CARD

FROM _____ TO _____

BY _____ 3-11

RECEIPT DATE _____ No. 008235

RECEIVED FROM _____ $ _____

_____ DOLLARS

○ FOR RENT
○ FOR _____

ACCOUNT		○ CASH
PAYMENT		○ CHECK
BAL. DUE		○ MONEY ORDER
		○ CREDIT CARD

FROM _____ TO _____

BY _____ 3-11

RECEIPT DATE _____ No. 008236

RECEIVED FROM _____ $ _____

_____ DOLLARS

○ FOR RENT
○ FOR _____

ACCOUNT		○ CASH
PAYMENT		○ CHECK
BAL. DUE		○ MONEY ORDER
		○ CREDIT CARD

FROM _____ TO _____

BY _____ 3-11

Tooele Surveyor

Misc.	
Processing Fee	$14,400.00
	$360.00
TOTAL	$14,760.00

11/2/2021 10:11 am

M*7504
AuthCode: 04194Q-04239Q
Ref: 618164bc-SIP-43891
Transaction ID: Event-3697
Account: Craig Smith-M*7504
Name: Craig Smith

Customer Copy

Tooele Surveyor
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'.

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

SUBDIVISION NAME APPROVAL FORM

Date 10/29/2021

TO:
Tooele County Planning Commission
Engineering Department
At the request of
Doug Kinsman

We have been asked to approve the proposed name of
SIX MILE RANCH TO GRANTSVILLE CITY
(Proposed Subdivision Name)

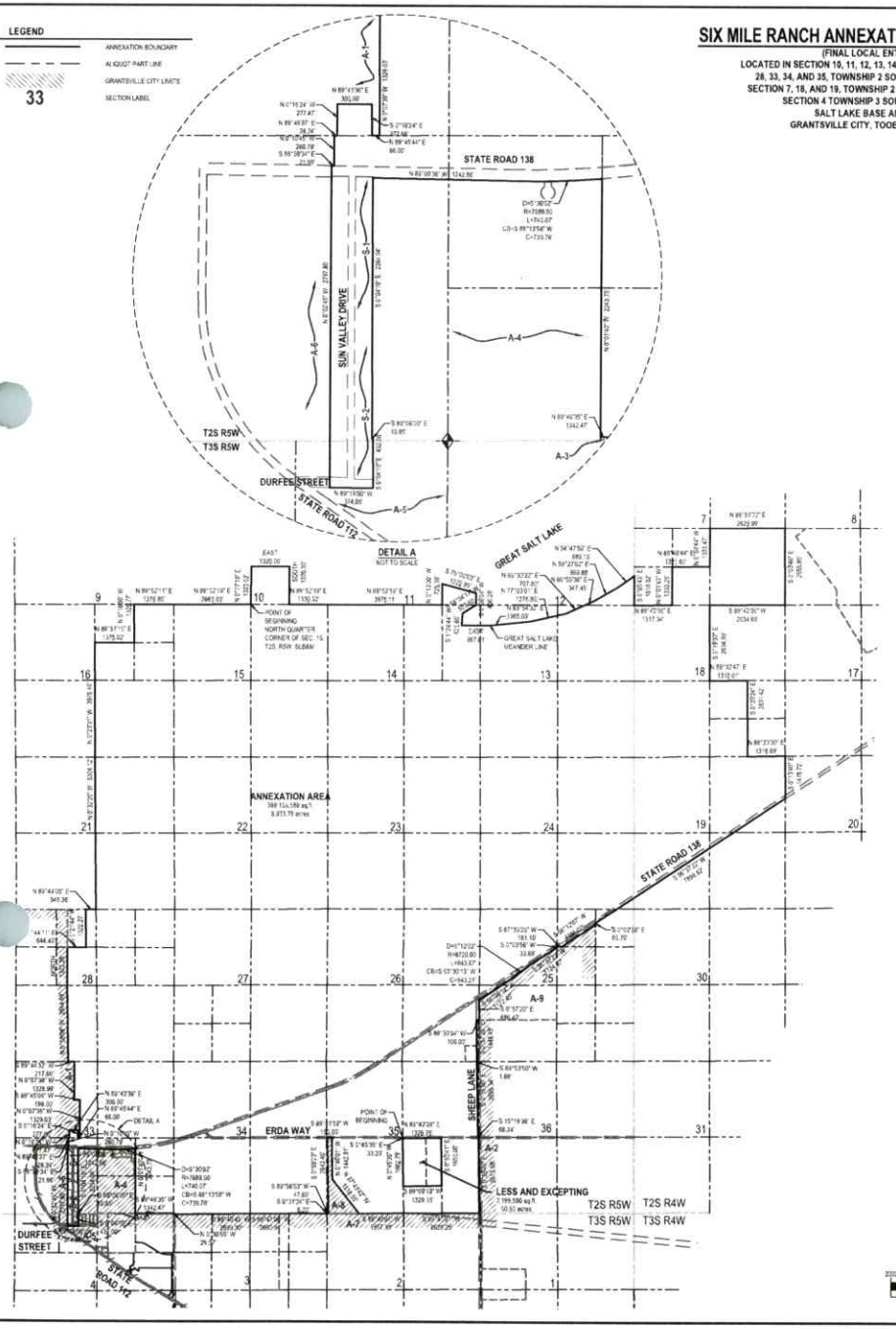
This name **will** be acceptable, as we do not have **any** other subdivisions using this name or a derivative thereof.

Jerry M. Houghton
Tooele County Recorder
By Deputy: _____

SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY

(FINAL LOCAL ENTITY PLAT)

LOCATED IN SECTION 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO SECTION 7, 18, AND 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH



SURVEYORS NARRATIVE

This plat has been prepared by compiling section information from several sources and existing annexation plats on file at the Tooele County Recorder's Office. The main source for the section data was the Tooele County Geospatial Resources on file in the Tooele County Recorder's Office as Entry #153622, book 842, page 157. This source provided the section information for sections 26, 27, 28, 33, 34, 35, and 36, of Township 2 South, Range 5 West, Salt Lake Base and Meridian, as shown as hosed on the existing survey map from the BLM that was completed in 1915 and on file in the BLM regional office in Salt Lake City.

The existing annexation plats that were used with recording information are as follows: Mark May Addition, Entry # 479849, July 10, 2018, Grantsville North Annexation, Entry # 519604, September 2, 2020, Castagno Annexation, Entry # 479632, recorded July 10, 2018, Sun Valley Ranchettes, Entry # 51737, recorded February 16, 1995, Sun Valley Ranchettes Amended No. 1, Entry # 86551, recorded July 10, 1996, Doserit Peak Annexation to Grantsville City, Entry #476617, recorded November 17, 2014, Johnson Cattle Co. Addition, Entry #260726, recorded March 23, 2007, Lakeview Business Park West, Entry #519599, recorded August 2, 2020, Future Lewis Annexation to Grantsville City, not yet recorded. Future Skywalk Annexation not yet recorded. And the original Plat of Grantsville, Tooele County, Utah, and the County Recorder's Office did not have any Recording information only a signing date of January 2, 1889.

The basis of bearing for this survey is the line between the found monuments at the South Quarter Corner and the Southeast Corner of Section 33, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears South 89°46'58" West 2643.84 feet.

BOUNDARY DESCRIPTION

A parcel of land, situate in Section 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, and 35, Township 2 South, Range 5 West, also Section 7, 18, and 19, Township 2 South, Range 4 West, and Section 4 Township 3 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the North Quarter Corner of Section 15, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running;

thence North 0°27'19" East 1,333.22 feet, along the Quarter section line to the 16th Corner;
thence East, 1,320.00 feet, along the 40 acre line to a 16th Center Quarter corner;
thence South 1,330.32 feet along the 40 acre line to the Section line;
thence North 89°52'19" East 1,320.52 feet, along the Section line;
thence North 89°52'19" East 3,809.11 feet, along the Section line, to the 16th Corner;
thence North 0°13'30" West 725.39 feet, along the 40 acre line to the Great Salt Lake meander line;
thence South 75°06'05" East 1,722.86 feet, along said meander line, the following 10 calls;
thence South 21°36'04" West 406.28 feet;
thence South 58°04'17" West 557.00 feet;
thence South 17°24'47" West 421.65 feet;
thence East 987.41 feet;
thence North 83°54'32" East 1,360.03 feet;
thence North 77°03'17" East 1,776.85 feet;
thence North 65°30'22" East 707.80 feet;
thence North 65°50'36" East 347.45 feet;
thence North 59°27'32" East 956.88 feet;
thence North 54°47'50" East 699.15 feet, to the line dividing Range 5 West and Range 4 West Range lines;
thence South 0°26'43" East 1,018.73 feet, along the section line;
thence North 89°42'08" East 1,317.34 feet, along the section line to the 31st Corner;
thence North 0°10'47" West 1,333.26 feet, along the 40 acre line to a 16th Center Quarter corner;
thence North 89°46'44" East 1,321.09 feet, along the 40 acre line to the Quarter section line;
thence North 0°24'44" West 1,331.47 feet, along said Quarter section line to the center of section;
thence North 89°51'12" East 2,629.99 feet, along the Quarter section line;
thence South 0°20'48" East 2,663.86 feet, along the section line;
thence South 59°42'06" West 2,834.48 feet, along the section line;
thence South 0°19'30" East 2,634.09 feet, along the Quarter section line;
thence North 89°32'47" East 1,318.01 feet, along the Quarter section line to the 16th Corner;
thence South 0°20'24" East 2,661.42 feet, along the 40 acre line;
thence North 89°22'30" East 1,318.68 feet, along the section line;
thence South 0°13'42" East 1,418.73 feet, along the section line to the Southerly line of State Road 138;
thence South 52°37'22" West 2,695.62 feet, along said State Road to an existing 40 acre line;
thence South 0°02'38" East 65.76 feet, along said 40 acre line to the North line of future Skywalk Annexation;
thence South 56°12'17" West 1,365.52 feet, along said Skywalk Annexation also along the boundary of Grantsville City, the following 49 calls;
thence South 87°39'28" West 181.10 feet, along said Skywalk Annexation;
thence South 3°03'50" West 33.69 feet, along said Skywalk Annexation;
thence South 55°37'22" West 1,124.97 feet, along said Skywalk Annexation;
thence Southwesterly 943.07 feet along the arc of a 6,722.00 feet radius non-tangent curve to the right (center bears North 39°15'45" West and the long chord bears South 53°30'13" West 943.21 feet) through a central angle of 08°02'02", along said Skywalk Annexation;
thence South 56°36'14" West 1,172.49 feet, along said Skywalk Annexation to the East line of Sheep Lane;
thence South 0°57'20" East 696.40 feet, along said Skywalk Annexation and said Sheep Lane to said Grantsville North Annexation;
thence South 89°36'54" West 166.00 feet, along said Grantsville North Annexation to the West line of Sheep Lane;
thence South 0°57'20" East 1,648.45 feet, along said Grantsville North Annexation and said West line of Sheep lane;
thence South 89°53'56" West 8.68 feet along said Grantsville North Annexation and said West line;
thence South 0°58'00" East 2,660.34 feet, along said Grantsville North Annexation and said West line to the North line of Erda Way;
thence South 15°19'36" East 68.34 feet, along said Grantsville North Annexation to the South line of Erda Way and the West line of Sheep Lane;
thence South 0°16'40" East 2,613.55 feet, along said Grantsville North Annexation and the West line of Sheep Lane to the dividing line of Township 2 South and Township 3 South Township lines;
thence South 89°41'01" West 2,626.25 feet, along said Grantsville North Annexation coincident with the section line to and along the said Deseret Peak Annexation to Grantsville City;
thence South 89°40'01" West 1,307.36 feet, along said Deseret Peak Annexation to Grantsville City and the section line to said Lakeview Business Park West final local entity plat;
thence North 37°43'42" West 1,918.55 feet, along said Lakeview Business Park West;
thence North 0°40'01" West 1,442.81 feet, along said Lakeview Business Park West to the Quarter section line;
thence South 89°41'58" West 150.25 feet, along said Lakeview Business Park West and said Quarter section line;
thence South 0°55'23" East 2,643.46 feet, along said Lakeview Business Park West;
thence South 89°56'58" West 47.85 feet, along said Lakeview Business Park West to the section line;
thence South 0°21'24" East 2,640.80 feet, along said Lakeview Business Park West and said section line to said Township 2 South and Township 3 South dividing Township lines;
thence South 89°41'09" West 2,661.91 feet, along the section line, also being the North line of said Deseret Peak Annexation to Grantsville City;
thence South 89°40'40" West 2,639.36 feet, along said annexation to said Castagno Annexation;
thence North 0°30'55" West 29.57 feet, along said Castagno Annexation;
thence South 89°46'35" West 1,342.47 feet, along said Castagno Annexation to said Lewis Annexation to Grantsville City;
thence North 0°31'47" West 2,234.75 feet, to the South line of said State Road 138, along said Lewis Annexation;
thence Southwesterly 740.17 feet along the arc of a 7,609.50 foot radius non-tangent curve to the right (center bears North 04°31'28" West and the long chord bears South 38°13'58" West 739.78 feet through a central angle of 5°34'32") along said South Line of State Road 138;
thence North 89°10'36" West 1,242.86 feet, along said Lewis Annexation and said State Road, to the East line of said Sun Valley Ranchettes;
thence South 0°24'10" East 2,264.54 feet, along said Lewis Annexation and said subdivision to and along the East line of said Sun Valley Ranchettes Amended No. 1;
thence South 0°19'06" East 1,490.47 feet, along said Lewis Annexation and Sun Valley Ranchettes Amended No. 1;
thence South 0°24'10" East 432.00 feet, along said Lewis Annexation and said Sun Valley Ranchettes Amended No. 1 to the South line of Durfee Street;
thence North 89°14'09" West 374.05 feet, along said South line;
thence North 0°12'45" West 2,797.80 feet, along and beyond the West line of said Sun Valley Ranchettes to the North line of said State road 138;
thence North 89°59'34" East 21.98 feet, along said North line to said Mark May Addition;
thence North 0°10'45" West 203.79 feet, along said Mark May Addition;
thence North 89°46'37" East 28.34 feet, along said Mark May Addition;
thence North 0°16'26" West 277.47 feet, along said Mark May Addition;
thence North 89°45'36" East 306.00 feet, along said Mark May Addition;
thence North 0°16'24" East 277.65 feet, along said Mark May Addition;
thence North 89°45'44" East 66.00 feet, along said Mark May Addition;
thence North 0°13'38" West 1,328.28 feet, along said Mark May Addition;
thence North 89°45'06" West 199.00 feet, along said Mark May Addition;
thence North 0°13'38" West 1,328.99 feet, along said Mark May Addition to the section line;
thence South 89°44'32" West 217.06 feet, along said section line;
thence North 0°58'26" West 2,644.09 feet;
thence North 1,322.76 feet, to the 40 acre line, also being the end of said 49 calls;
thence North 89°44'11" East 644.40 feet, along said 40 acre line, diverging from the boundary of Grantsville City;
thence North 0°21'48" West 1,322.27 feet, to the section line;
thence North 89°44'08" East 345.16 feet, along said section line;
thence North 0°32'28" West 1,304.12 feet, along the Quarter section line;
thence North 0°23'31" West 1,979.40 feet, along the Quarter section line to the 16th Corner;
thence North 89°51'10" East 1,321.23 feet, along the 40 acre line;
thence North 0°18'32" West 1,325.77 feet, along the 40 acre line;
thence North 89°52'11" East 1,976.85 feet, along the section line;
thence North 89°52'19" East 2,661.03 feet, along the section line, to the Point of Beginning.

Contains 398,105.599 square feet or 9,193.76 acres, excepting area from the less and excepting description.

Less and excepting the Mathews and Armstrong parcels located in the Southeast Quarter of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian more described as follows:

Beginning on the South line of Erda way also located South 0°45'35" East 33.23 feet from the Center of Section 35, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running;

thence North 89°42'08" East 1326.76 feet, along said South line of Erda Way, to the 16th Corner;
thence South 0°50'47" East 1650.00 feet, along the 40 acre line;
thence South 89°08'18" West 1329.16 feet, to the Quarter section line;
thence North 0°45'35" West 1662.79 feet, along the Quarter section line to the Point of Beginning.

Contains 2,196,580 square feet or 50.50 acres.

NOVEMBER 2 2021
Date
Douglas J Kinsman
License No. 334575

SURVEYOR'S CERTIFICATE

I, DOUGLAS J. KINSMAN, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575 as prescribed under laws of the State of Utah. I further certify that this is a true and accurate map of the tract of land to be annexed to Grantsville City, Tooele County, Utah.

SUBDIVISION REFERENCE TABLE

SUBDIVISION REFERENCE #	NAME OF SUBDIVISION	ENTRY No.	DATE RECORDED
S-1	SUN VALLEY RANCHETTES	51737	FEBRUARY 16, 1995
S-2	SUN VALLEY RANCHETTES AMENDED NO. 1	86551	JULY 10, 1996

ANNEXATION REFERENCE TABLE

ANNEXATION REFERENCE #	NAME OF ANNEXATION	ENTRY No.	DATE RECORDED
A-1	MARK MAY ADDITION	479849	JULY 10, 2018
A-2	GRANTSVILLE NORTH ANNEXATION	519604	SEPTEMBER 2, 2020
A-3	CASTAGNO ANNEXATION	479632	JULY 10, 2018
A-4	LEWIS ANNEXATION TO GRANTSVILLE CITY	UNRECORDED	UNRECEIVED
A-5	JOHNSON CATTLE CO. ADDITION	260726	MARCH 23, 2007
A-6	PLAT OF GRANTSVILLE, TOOELE COUNTY, UTAH	-	SIGNED JANUARY 3, 1889
A-7	DESERET PEAK ANNEXATION TO GRANTSVILLE CITY	476617	NOVEMBER 17, 2014
A-8	LAKEVIEW BUSINESS PARK WEST	519599	SEPTEMBER 2, 2020
A-9	SKYWALK ANNEXATION	UNRECORDED	UNRECEIVED

1st Review, 2021-11-05
Approved, 2021-11-05
NCH

ACKNOWLEDGMENT

STATE OF UTAH)
: SS
County of Tooele)

On the ____ day of ____ A.D. 20__ personally appeared before me, the undersigned Notary public, in and for said County of Tooele in said State of Utah, who after being duly sworn, acknowledged to me that he/She/They signed the foregoing Dedication _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

RESIDING IN _____ COUNTY

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED GRANTSVILLE CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO GRANTSVILLE CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH. ALL IN ACCORDANCE WITH- UTAH CODE SECTION 10-2-403 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY.

SIGNED MAYOR GRANTSVILLE CITY

DATED THIS _____ DAY OF _____, 20____

ATTEST CITY RECORDER

GRANTSVILLE CITY SEAL

DEVELOPER / CLIENT
SIX MILE RANCH
1817 EAST BRYAN ROAD,
ERDA, UTAH 84074
PHONE: 435-830-2802

SHEET 1 OF 1
PROJECT NUMBER: 10805A
MANAGER: J. CLEGG
DRAWN BY: C. CARPENTER
CHECKED BY: D. KINSMAN
DATE: 10/21/2021

SIX MILE RANCH ANNEXATION TO GRANTSVILLE CITY

(FINAL LOCAL ENTITY PLAT)

LOCATED IN SECTION 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ALSO SECTION 7, 18, AND 19, TOWNSHIP 2 SOUTH, RANGE 4 WEST, AND SECTION 4 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone 435.843.3590
Fax 435.578.9108
SALT LAKE CITY
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145

COUNTY SURVEYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SURVEYOR

TOOELE COUNTY SURVEYOR

TOOELE COUNTY RECORDER

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

FEES

TOOELE COUNTY RECORDER

Certificate of Authority
(Corporation)

The undersigned hereby **represents, warrants and certifies** for the benefit of Six Mile Ranch Corp. and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Corporation"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Corporation.

DATED this 6 day of October, 2021

John Bleazard
(Officer's Signature)

John Bleazard
(Print Officer's Signature)

President
(Print Officer's Title)

Six Mile Ranch Corporation
(Print Name of Corporation)

Certificate of Authority

(Corporation)

The undersigned hereby **represents, warrants and certifies** for the benefit of FASSIO EGG FARM, INC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Corporation"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Corporation.

DATED this 6 day of Oct, 2021

(Officer's Signature)

VINCENT FASSIO

(Print Officer's Signature)

VP

(Print Officer's Title)

FASSIO EGG FARMS

(Print Name of Corporation)

Certificate of Authority

(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of CJA Holdings LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 14th day of Oct, 2021

Byron B Barkley, Manager

Byron B Barkley

(Print Manager's Name)

CJA Holdings LLC

(Print Name of LLC)

Certificate of Authority

(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of Bountiful Livestock Co LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 11 day of October, 2021

JaNae Titmus, Manager

JaNae Titmus

(Print Manager's Name)

Bountiful Livestock Co LLC

(Print Name of LLC)

Certificate of Authority

(Trust)

The undersigned hereby **represents, warrants and certifies** for the benefit of Sunnie + JaNae Titmus Family and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Trust"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Trust.

DATED this 11 day of Oct., 2021

_____, Trustee

Sunnie Titmus

(Print Trustee's Name)

JaNae Titmus

JaNae Titmus

Sunnie + JaNae Titmus Family Trust

(Print Name of Trust)

Certificate of Authority

(Corporation)

The undersigned hereby **represents, warrants and certifies** for the benefit of Brittcorp and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Corporation"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Corporation.

DATED this 11 day of October, 2021.

(Officer's Signature)

Julee Mobley
(Print Officer's Signature)

Vice President
(Print Officer's Title)

Brittcorp
(Print Name of Corporation)

Withdrawn

Certificate of Authority
(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of JCDC LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 6 day of October, 2021

Jeff Schmidt, Manager

JEFF SCHMIDT MD
(Print Manager's Name)

JDC, LLC

(Print Name of LLC)

withdrawn

Certificate of Authority

(Limited Liability Company)

The undersigned hereby **represents. warrants and certifies** for the benefit of Bear Mountain Lodge, LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a ~~general partner~~ Manager of the ~~partnership~~ LLC (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the ~~Partnership~~ LLC the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a ~~general partner~~ Manager of, the LLC.

DATED this 14 day of October, 2021

_____, Manager

Ryan Anderton

(Print Manager's Name)

_____

Bear Mountain Lodge LLC

(Print Name of LLC)

Withdrawn

Certificate of Authority
(Trust)

The undersigned hereby **represents, warrants and certifies** for the benefit of D. TERRY & VIRGINIA ANDERTON TRUST and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"Trust"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the Trust.

DATED this 14 day of OCTOBER, 2021

D. TERRY ANDERTON, Trustee

D. TERRY ANDERTON
(Print Trustee's Name)

D. TERRY & VIRGINIA ANDERTON - TRUST
(Print Name of Trust)

Withdrawn

Certificate of Authority

(Limited Liability Company)

The undersigned hereby **represents, warrants and certifies** for the benefit of GRANTVILLE 320 LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 20th day of OCT, 2021

Scott Nielsen, Manager

SCOTT NIELSEN

(Print Manager's Name)

GRANTSVILLE 320, LLC

(Print Name of LLC)

Certificate of Authority

(Limited Liability Company)

Withdrawn

The undersigned hereby **represents, warrants and certifies** for the benefit of Ivory Development, LLC and **TOOELE COUNTY**, and their respective elected officials (including, without limitation, the Grantsville City Recorder and the Tooele County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent time has been) a general partner of the partnership (the **"LLC"**) described below; (b) is duly authorized to execute and deliver on behalf of the Partnership the attached "Petition For Annexation" (the **"Petition"**); and (c) has duly executed and delivered the Petition on behalf of, and as a general partner of, the LLC.

DATED this 27 day of Octobert, 2021

K. Sy, ~~Manager~~ Secretary

Kevin Anglesey

(Print Manager's Name)

Ivory Development LLC

978 E Woodoak Lane

(Print Name of LLC)

SLC, UT 84117

AGENDA ITEM #10

Discussion regarding the Final Plat for Reuban Wayman Subdivision

MEMORANDUM

DATE: October 17, 2022

TO: Braydee Baugh, City Recorder

FROM: Cavett Eaton, Planning & Zoning Administrator

RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD OCTOBER 19TH, 2022**

City Council Agenda Items #: Consideration of Resolution 2022-XX approving the Final Plat for Reuben Wayman Subdivision located at 800 North Hale Street.

The Planning Commission recommended approval this item on October 6 2022, with little discussion and the motion is at the end of the discussion:

Discussion:

Commission Member Topham asked Dan England if it was his opinion that the Final Plat has all the alterations and is ready to go. He answered "Yes"

Commission Member Pinkham made a motion to recommend approval of the Final Plat for Reuben Wayman Subdivision located at 800 North Hale Street. Commission Member Barchers seconded the motion. All voted in favor and the motion carried unanimously

- End of Memorandum-

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
September 14, 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.

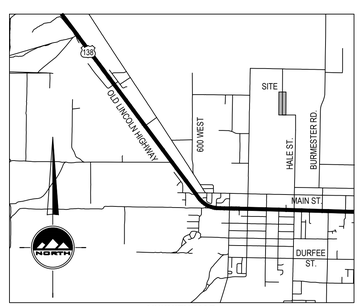
NOTICE TO DEVELOPER/ CONTRACTOR

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
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CEDAR CITY
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Phone: 435.896.2983

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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

For Review
09/14/2022 3:26:48 PM

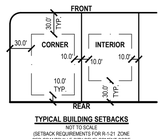
COVER

PROJECT NUMBER 10859A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-000

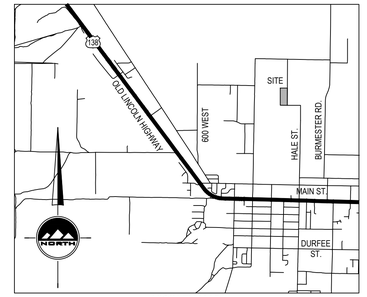
FINAL PLAT
WAYMAN SUBDIVISION

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 15.1)

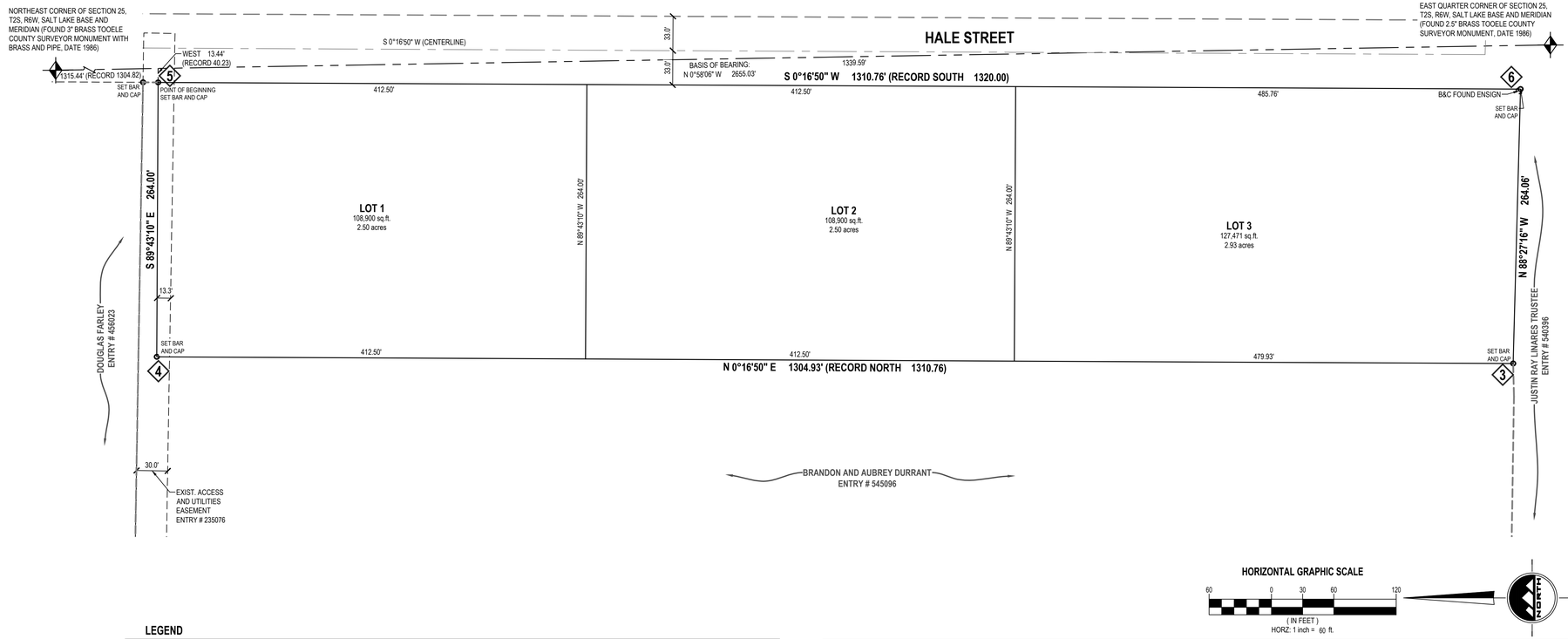
BOUNDARY STATE PLANE COORDINATES (NAD27 US SURVEY FEET)		
POINT #	NORTHING	EASTING
3	7394066.41	1371819.30
4	7395370.90	1371839.69
5	7395366.78	1372103.61
6	7394056.46	1372083.12



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.
5. LOTS 1 AND 2 ARE PAPER LOTS ONLY. LOT 3 IS THE ONLY ONE CURRENTLY BEING DEVELOPED.



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

LEGEND

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

ENSIGN ENG. LAND SURV.

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 Quarter 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

For Review 3:26:03 PM

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 together with easements as set forth hereafter to be known as:

WAYMAN SUBDIVISION

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 : 9/14/22

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

TOOELE COUNTY RECORDER

RECORDED #_____

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

DATE: _____ TIME: _____

FEE$ TOOELE COUNTY RECORDER

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

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.

GRANSTVILLE 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 TEST

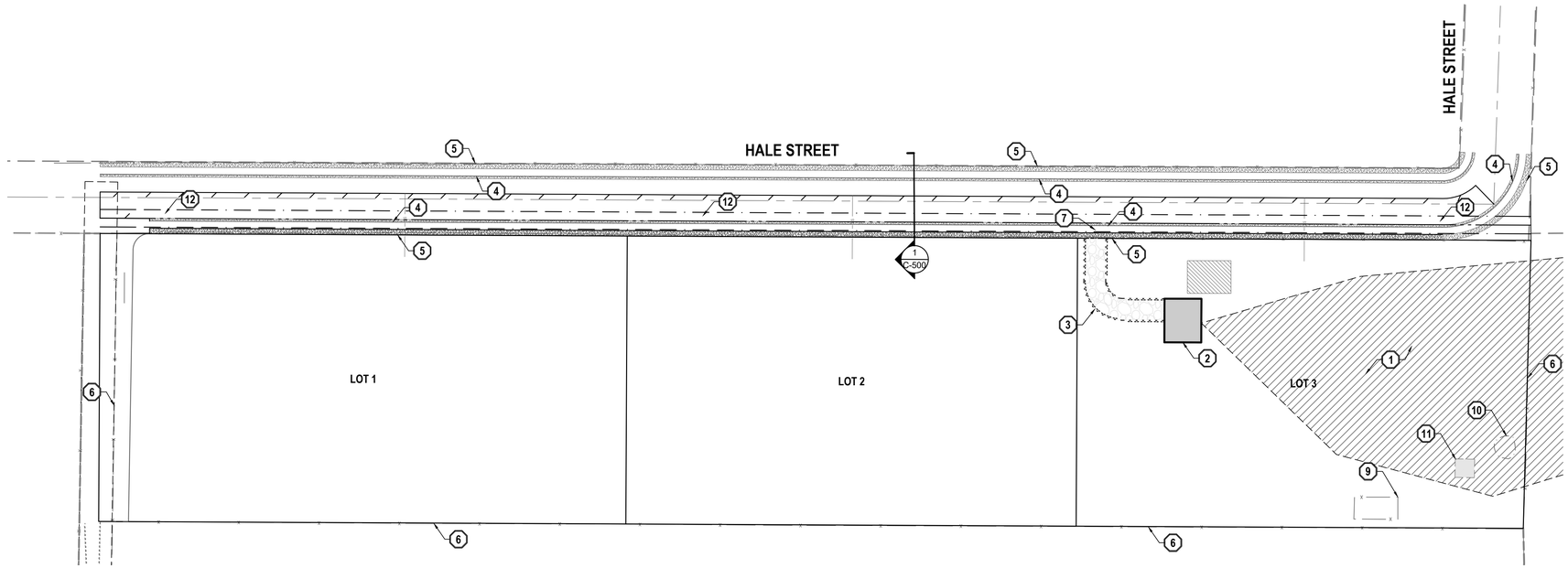
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEV = 4261.64'



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.
12. LOTS 1 AND 2 ARE PAPER LOTS ONLY. LOT 3 IS THE ONLY ONE CURRENTLY BEING DEVELOPED.

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. EXISTING WETLAND AREA NOT TO BE DISTURBED DURING CONSTRUCTION.
2. PROPOSED HOME LOCATION.
3. PROPOSED DRIVEWAY LOCATION.
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. CULVERT UNDER ROAD PER DETAIL 8/C-500.
8. NOT USED
9. EXISTING SITE AMENITIES TO REMAIN.
10. EXISTING CATTLE TROUGH TO REMAIN.
11. EXISTING PUMP HOUSE SHED TO REMAIN.
12. DITCH IN PLACE OF CURB AND GUTTER PER DETAIL 2/C-500. DITCH TO BE USED IN PLACE OF CURB AND GUTTER FOR THE FIRST LOT. CURB AND GUTTER TO BE INSTALLED AT LATER DATE ALONG WITH SURROUNDING AREA.

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.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
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RICHFIELD
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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

For Review
09/14/2022 3:26:56 PM

SITE PLAN

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-100

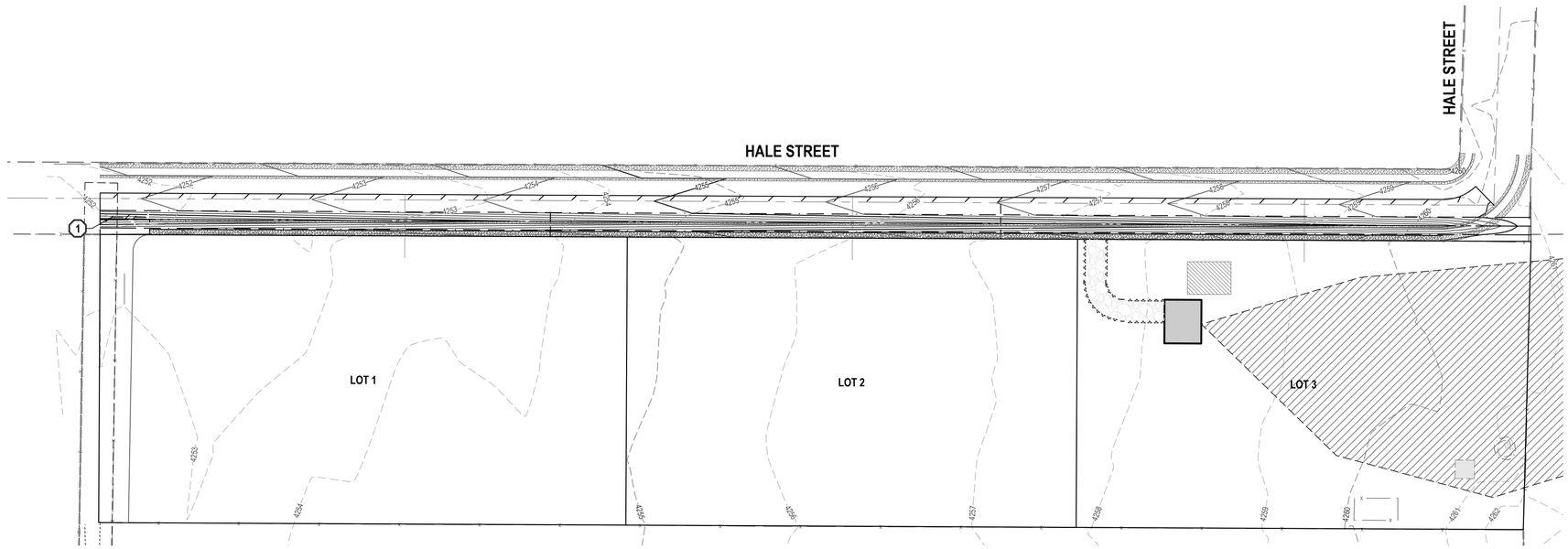
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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE 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.
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14. LOTS 1 AND 2 ARE PAPER LOTS ONLY. LOT 3 IS THE ONLY ONE CURRENTLY BEING DEVELOPED.

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. 100 YEAR OVERFLOW PATH.
2. INSTALL DRAINAGE SWALE ALONG PROPERTY LINE 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.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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Phone: 801.255.0529

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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

For Review
09/14/2022 3:26:57 PM

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-200

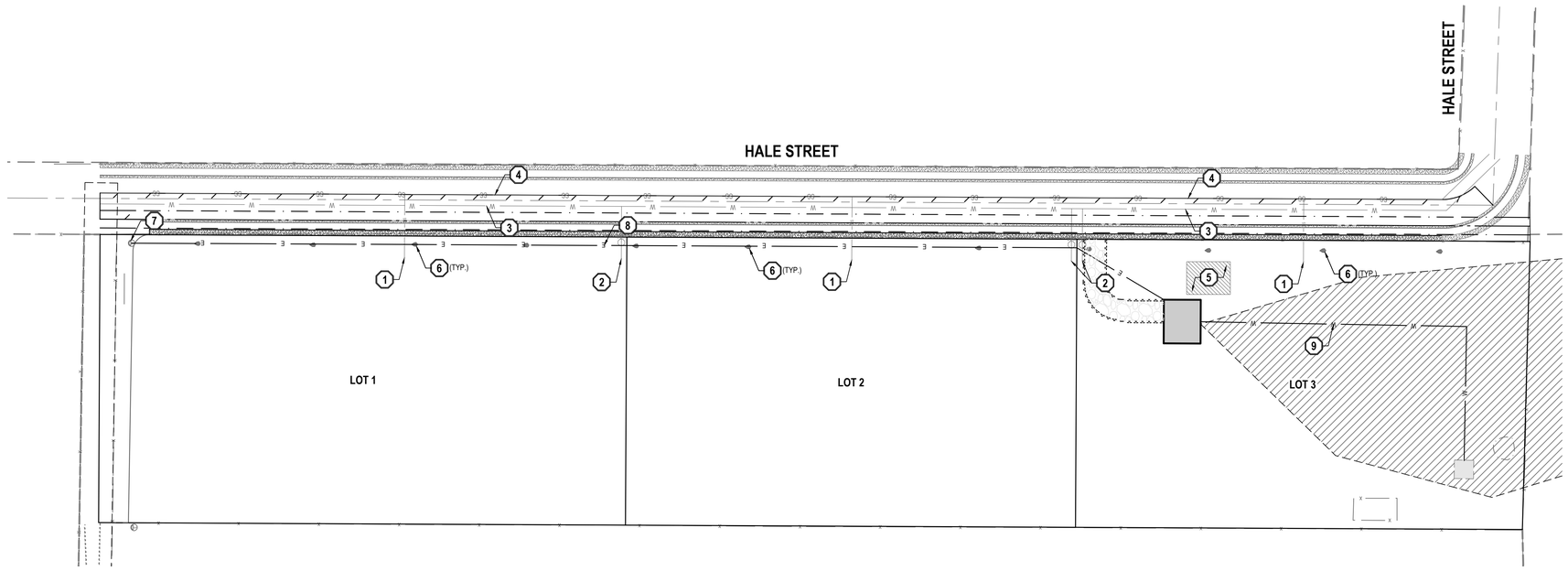
811 Know what's below. Call before you dig.

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.
11. LOTS 1 AND 2 ARE PAPER LOTS ONLY. LOT #3 IS THE ONLY ONE CURRENTLY BEING DEVELOPED.

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.
5. SEPTIC TANK TO BE USED IN PLACE OF SANITARY SEWER.
6. EXISTING WATER SPIGOT TO BE REMOVED OR TO REMAIN AND BE PROTECTED IN PLACE.
7. EXISTING POWER STATION.
8. POWER LINE FOR LOT 3.
9. EXISTING CULINARY WATER LINE.

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

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

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WAYMAN SUBDIVISION

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GRANTSVILLE, UTAH 84029

For Review
09/14/2022 3:26:58 PM

UTILITY PLAN

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-300

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

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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

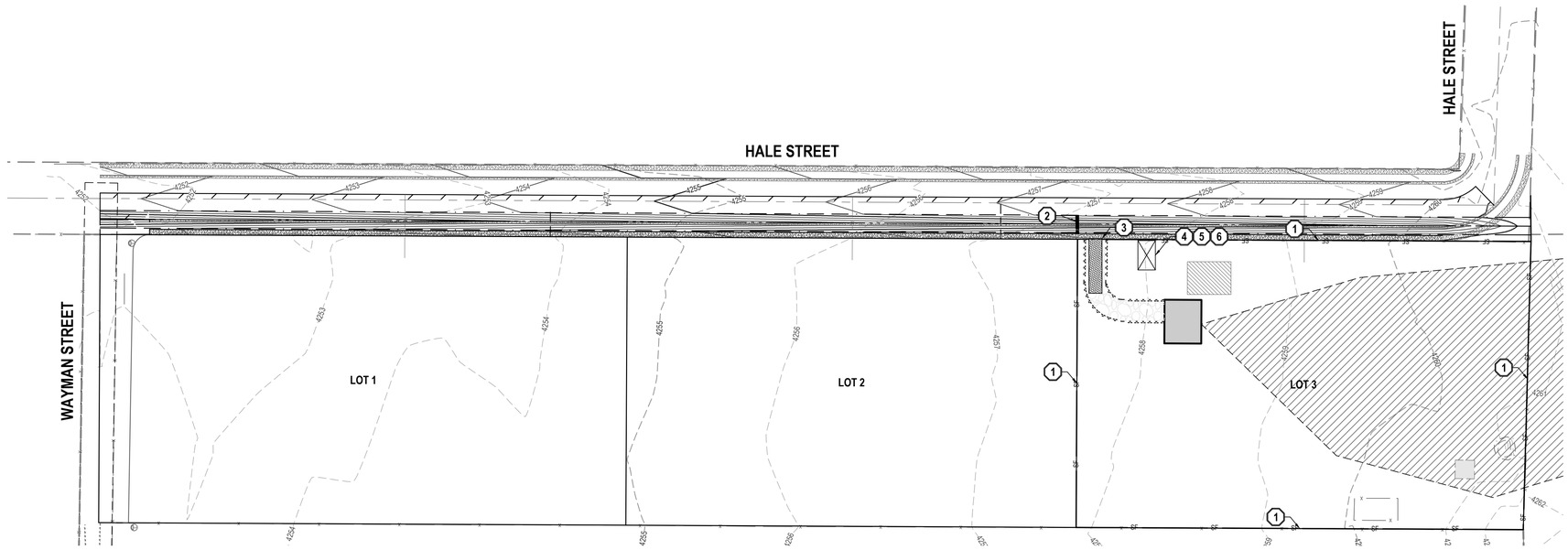
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT 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.
8. LOT 1 AND LOT 2 ARE PAPER LOTS ONLY. LOT 3 IS THE ONLY ONE CURRENTLY BEING DEVELOPED.

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 AROUND ENTIRE CONSTRUCTION SITE PER DETAIL 5/C-500.
2. EROSION CONTROL WATTLE
3. RECOMMENDED VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/C-500.
4. PORTABLE TOILET PER DETAIL 4/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.



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

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WAYMAN SUBDIVISION

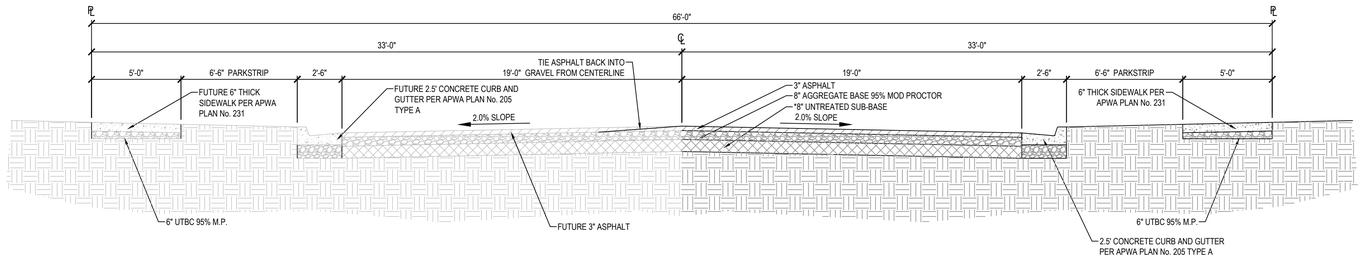
APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

For Review
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EROSION CONTROL PLAN

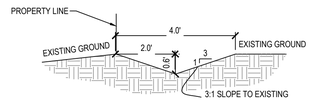
PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-400



1 TYPICAL 66 FOOT ROAD CROSS SECTION

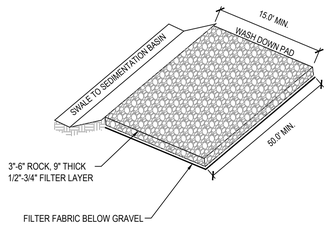
SCALE: NONE



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.

2 DITCH DETAIL

SCALE: NONE

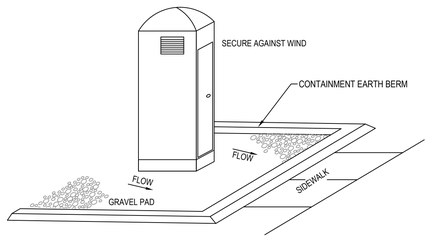


NOTE:

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

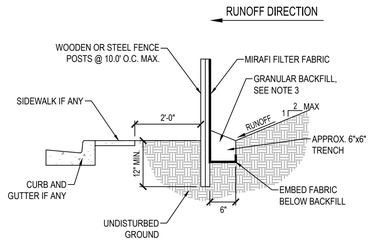
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE

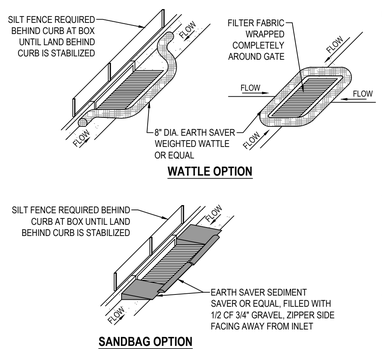


NOTES:

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.

5 TEMPORARY SILT FENCE

SCALE: NONE

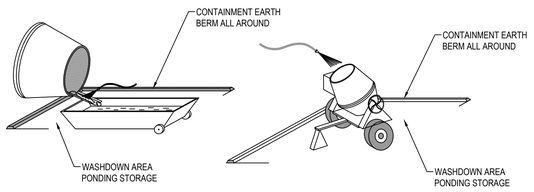


NOTES:

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.

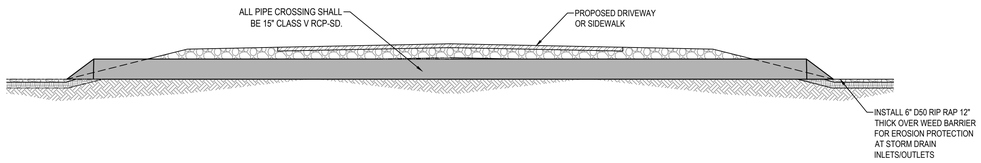
6 SAG INLET PROTECTION

SCALE: NONE



7 CONCRETE WASTE MANAGEMENT

SCALE: NONE



8 TYPICAL STORM DRAIN LINE CROSSING

SCALE: NONE

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WAYMAN SUBDIVISION
APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

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DETAILS

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

C-500

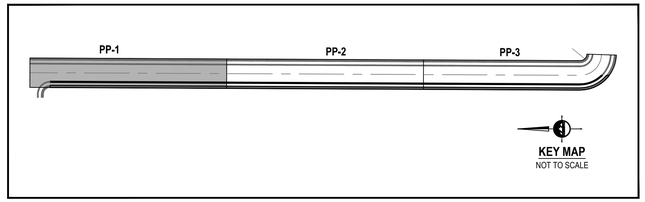
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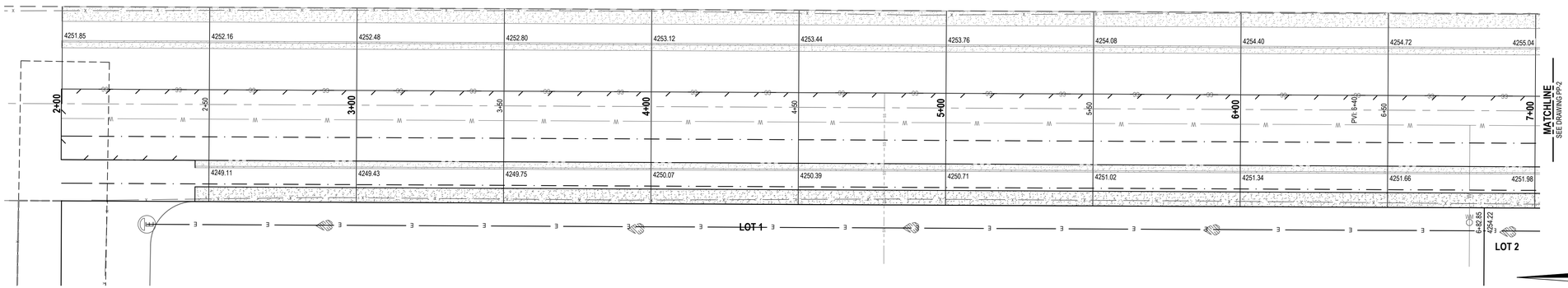
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BENCHMARK

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

ELEV = 4261.64'





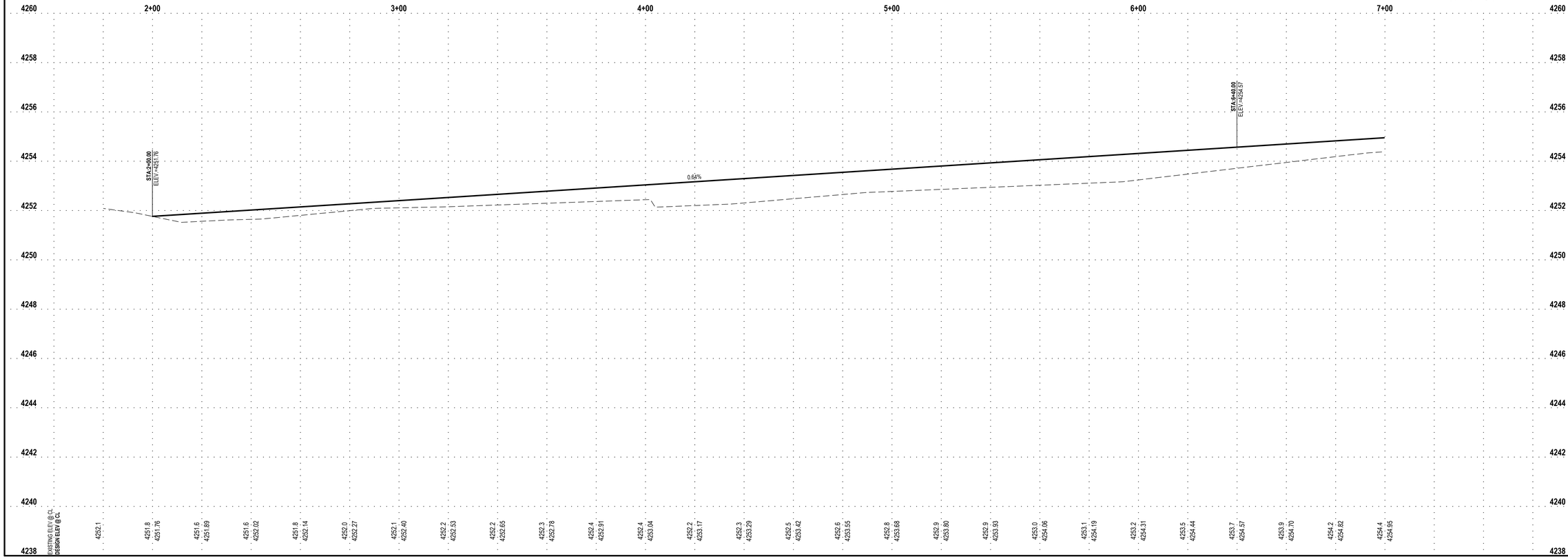
NORTH

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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WAYMAN SUBDIVISION

APPROXIMATELY 800 NORTH HALE STREET
GRANTSVILLE, UTAH 84029

For Review
09/14/2022 3:27:04 PM

PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-1

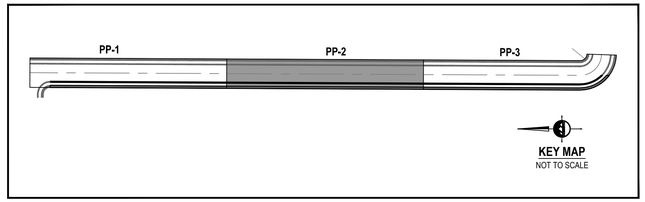
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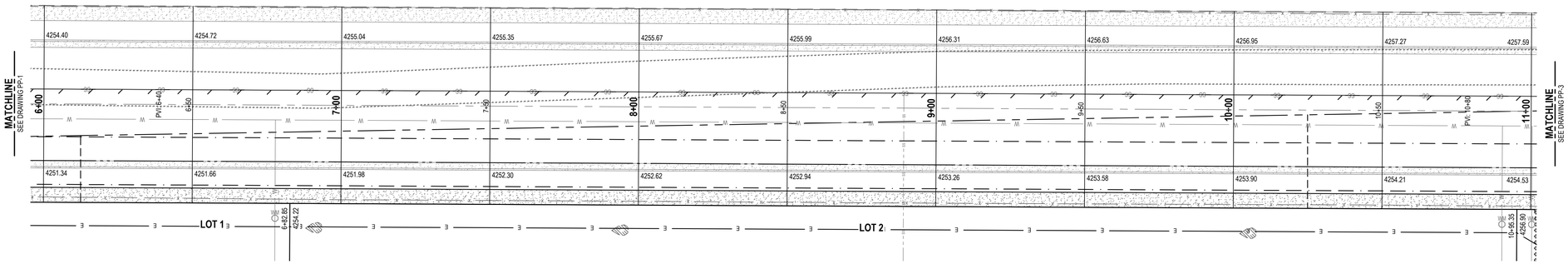
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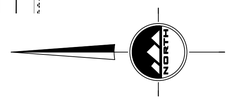
BENCHMARK

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

ELEV = 4261.64'





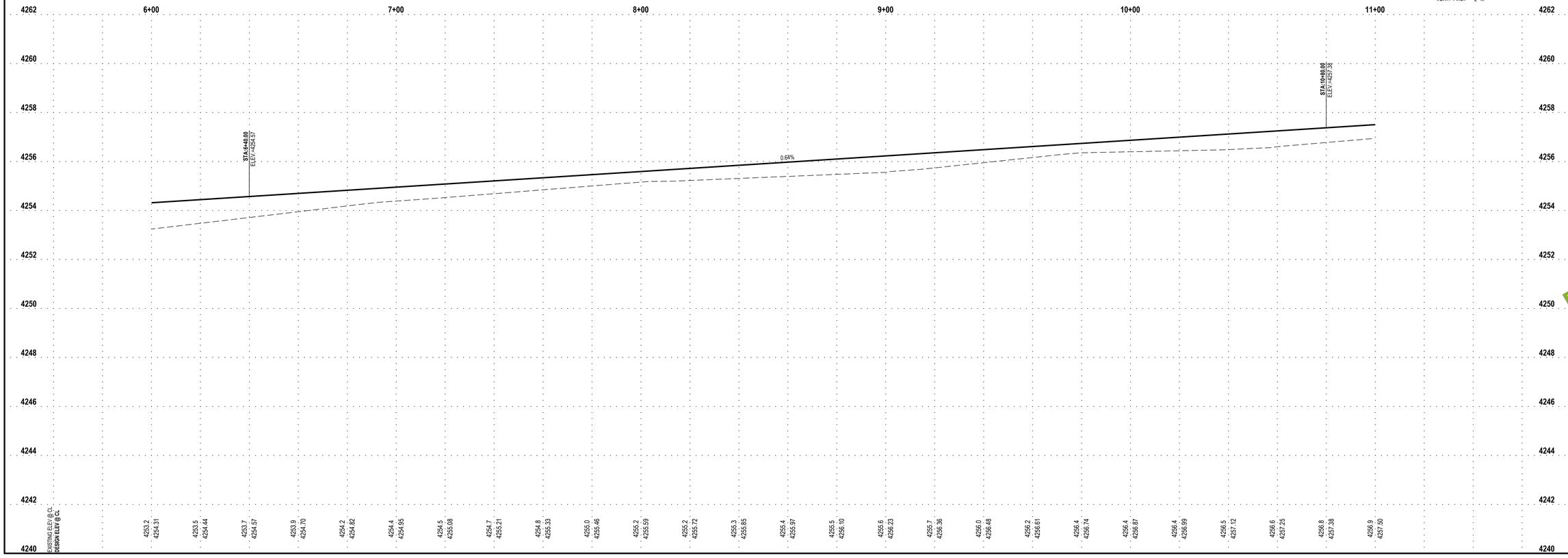


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

HALE STREET



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For Review
09/14/2022 3:27:05 PM

PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-2

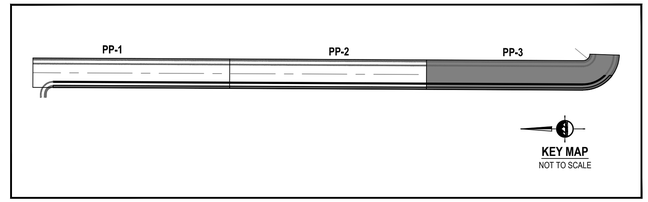
811 Know what's below. Call before you dig.

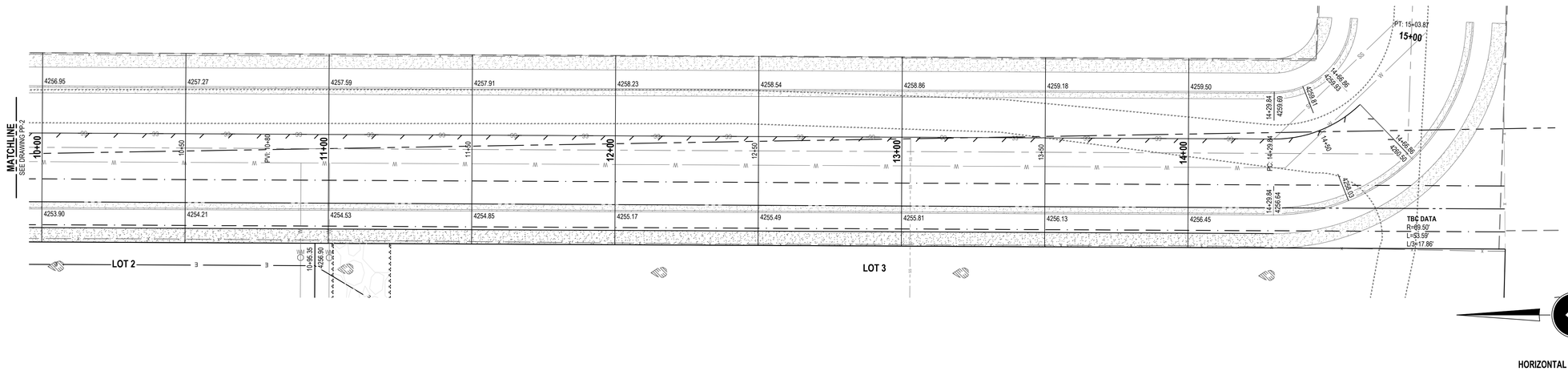
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEV = 4261.64'





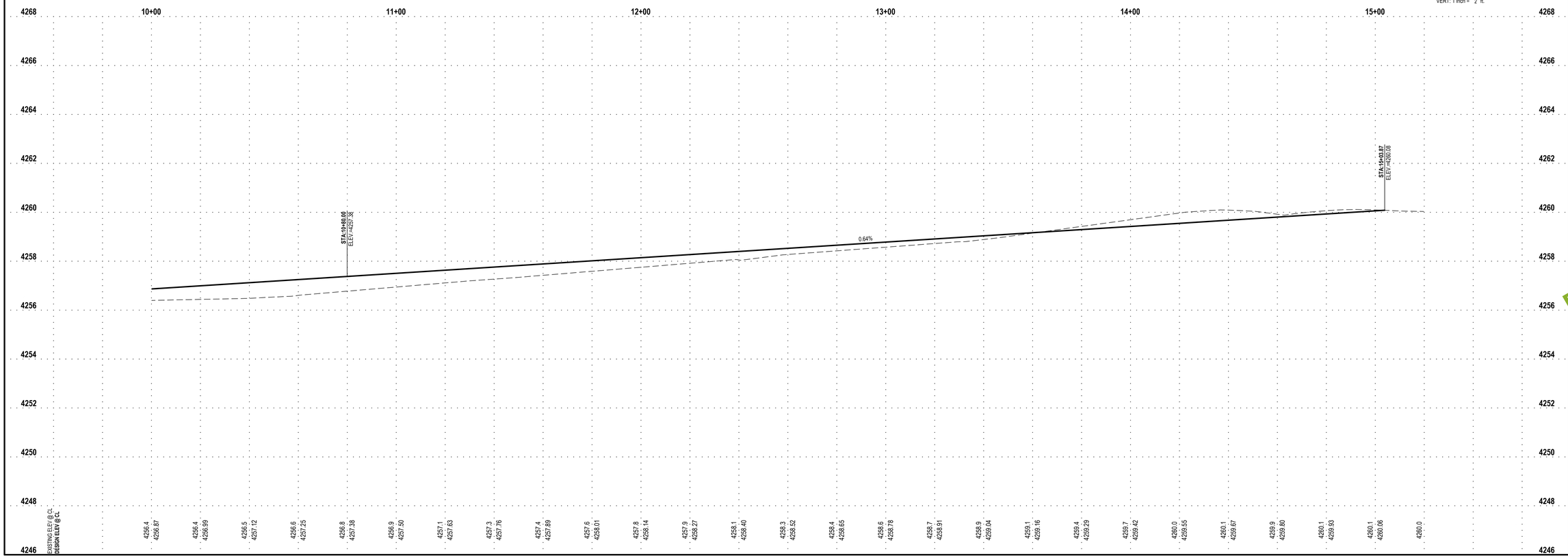
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

HALE STREET



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
09/14/2022 3:27:07 PM

PLAN AND PROFILE

PROJECT NUMBER 10899A
PRINT DATE 9/14/22
DRAWN BY H. CARTER
CHECKED BY C. CHILD
PROJECT MANAGER D. KINSMAN

PP-3

AGENDA ITEM #11

Discussion regarding the Final Plat for Cloward Court Subdivision

MEMORANDUM

DATE: October 17, 2022

TO: Braydee Baugh, City Recorder

FROM: Cavett Eaton, Planning & Zoning Administrator

RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD XXXXX, 2022**

City Council Agenda Items #: Consideration of Resolution 2022-XX approving the Final Plat for Cloward Court Subdivision.

The Planning Commission recommended approval this item on October 6 2022, with little discussion and the motion is at the end of the discussion:

Discussion:

Commission Member Topham asked Dan England if he had reviewed all the documents that were presented and if all the changes were made that were needed. He answered, Yes, they made all the changes that were needed and it looks ready to go from his end.

Commission Member Topham made a motion to recommend approval of the Final Plat for Cloward Court Subdivision. Commission Member Barchers seconded the motion. All voted in favor and the motion carried unanimously

- End of Memorandum-

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

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

CLOWARD COURT SUBDIVISION

713 EAST MAIN STREET
GRANTSVILLE, UTAH

INDEX OF DRAWINGS

1-1	BOUNDARY TOPOGRAPHIC SURVEY
1-1	PRELIMINARY PLAT
1-1	PLAT
C-001	GENERAL NOTES
C-100	SITE / UTILITY PLAN
PP-1	PLAN AND PROFILE CLOWARD COURT

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.

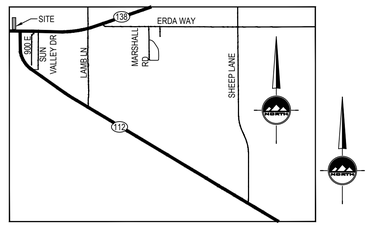
NOTICE TO DEVELOPER/ CONTRACTOR

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



NO 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.
3. BENCHMARK ELEVATION = WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE & MERIDIAN ELEV. = 4293.53
4. ALL UTILITIES ON THE PROPERTY SHALL BE UNDER GROUND PER THE CITY CODE. EXISTING POLES ALONG THE FRONTAGE NOT BEING MOVED, WILL BE ALLOWED TO REMAIN.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
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SALT LAKE CITY
Phone: 801.255.0529

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WWW.ENSIGNENG.COM

FOR:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH
CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

CLOWARD COURT SUBDIVISION
FINAL
713 EAST MAIN STREET
GRANTSVILLE, UTAH

REGISTERED PROFESSIONAL ENGINEER
10924116-2202
2022-09-14
COREY J. CHILD
STATE OF UTAH

COVER

PROJECT NUMBER	PRINT DATE
9700A	2022-06-17
DRAWN BY	CHECKED BY
J.CID	D.KINSMAN
PROJECT MANAGER	
D.KINSMAN	

C-000

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

BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4293.53'

SURVEYORS NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundary, monument the corners, and provide boundary information to our client.

The basis of bearing for this survey is the line between the found monuments at the Witness Corner to the East Quarter Corner and the Witness Corner to the West Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, which bears a calculated bearing of North 88°54'16" West 5303.46 feet.

Surveyed Description

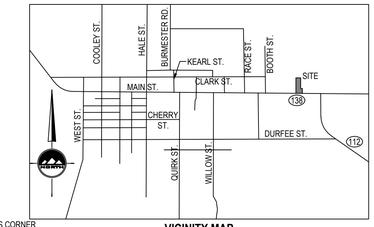
A parcel of land, situate in the Northeast Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet from the found witness monument at the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running North 34.10 feet from the section line, and running:

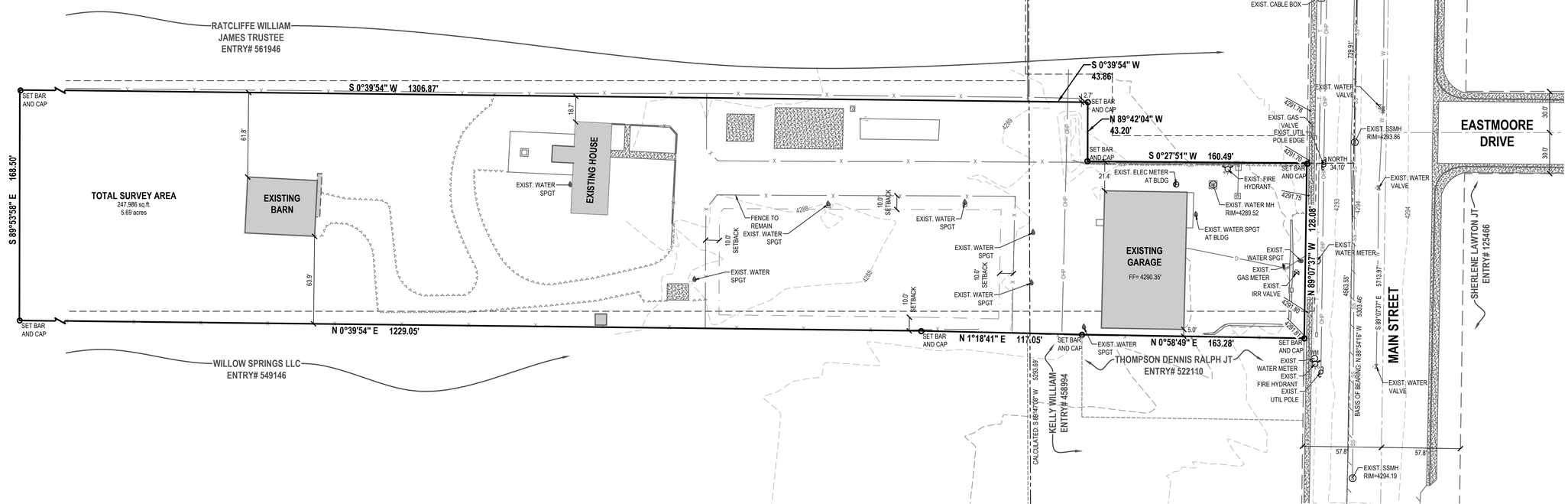
thence North 89°07'37" West 128.08 feet along the northerly line of Main Street;
thence North 0°58'49" East 163.28 feet following extremely close with an existing property line fence;
thence North 01°18'41" East 117.05 feet along said fence;
thence North 0°39'54" East 1229.05 feet along said fence;
thence South 89°53'58" East 168.50 feet;
thence South 0°39'54" West 1306.87 feet following extremely close with an existing property line fence;
thence South 0°39'54" West 43.86 feet;
thence North 89°42'04" West 43.20 feet;
thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: 247,968 square feet, or 5.69 acres.

SEPTEMBER 8, 2022
Date
Douglas J Kinsman
License no: 334575



VICINITY MAP
NOT TO SCALE



LEGEND

- SECTION CORNER
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- GAS METER
- ADJACENT RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- GAS LINE
- EXISTING CONTOURS
- CONCRETE
- BUILDING

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH
CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

RE/MAX TENANT FINISH DESIGN SERVICES

713 EAST MAIN STREET
GRANTSVILLE, UTAH

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J. KINSMAN
STATE OF UTAH
9-8-22

BOUNDARY TOPOGRAPHIC SURVEY

PROJECT NUMBER	PRINT DATE
9700	9/19/22
DRAWN BY	CHECKED BY
J. SHAW	D. KINSMAN
PROJECT MANAGER	
C. CHILD	

1 of 1

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

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BENCHMARK

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4293.53'

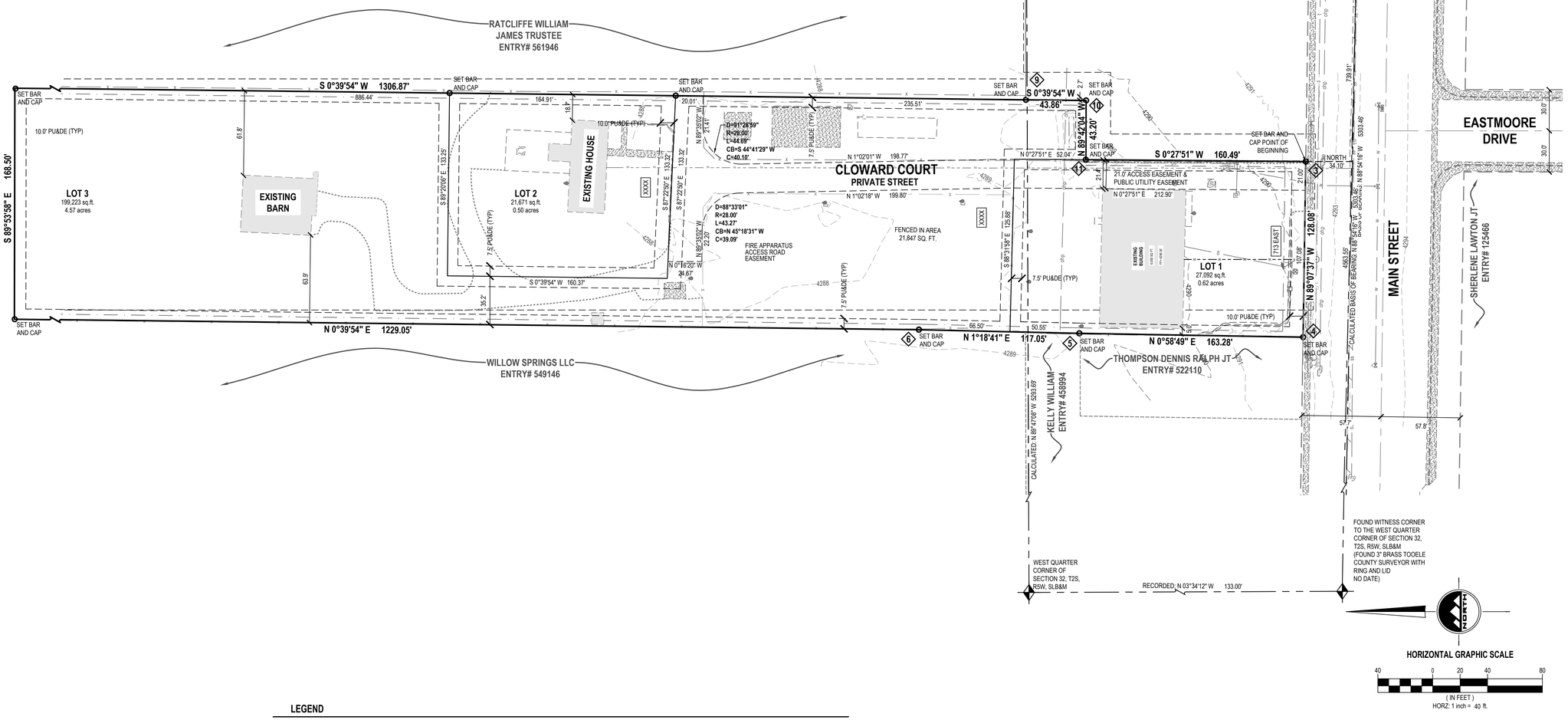
CLOWARD COURT SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE NORTH EAST QUARTER OF SECTION 32 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

BOUNDARY STATE PLAN COORDINATE (NAD83 US SURVEY FEET)

POINT #	NORTHING	EASTING
1	7388508.99	1382573.78
2	7388611.45	1377272.46
3	7388557.38	1381834.18
4	7388559.35	1381706.14
5	7388722.57	1381708.97
6	7388839.57	1381711.67
7	7390068.27	1381726.18
8	7390067.94	1381894.65
9	7388761.44	1381879.22
10	7388717.59	1381878.70
11	7388717.83	1381835.51



VICINITY MAP

1"=5000'

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.

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Licensed 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, hereafter to be known as Cloward Court Subdivision, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet from the found witness monument at the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running North 34.10 feet from the section line, and running:

thence North 89°07'37" West 128.08 feet along the northerly line of Main Street;
thence North 0°58'49" East 163.28 feet following extremely close with an existing property line fence;
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thence North 0°39'54" East 1229.05 feet along said fence;
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Parcel contains: 247,968 square feet, or 5.69 acres.

SEPTEMBER 8, 2022
Date
Douglas J Kinsman
License no. 334575

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

OWNER'S DEDICATION

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

CLOWARD COURT 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 all public utility companies providing service to the hereon described tract a perpetual, perpetual non-exclusive easement over the streets, public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

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

By: Tony L. Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

By: Nicole Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
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 said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
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 said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

LEGEND

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

CITY PLANNER APPROVAL

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

GRANTSVILLE CITY PLANNER

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

COUNTY SURVEY DEPARTMENT

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

RECORD OF SURVEY FILE # 2009-0070

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
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UT 84074
435-241-0410

SHEET 1 OF 1

PROJECT NUMBER : 9700A
MANAGER : D. KINSMAN
DRAWN BY : J.CID
CHECKED BY : D. KINSMAN
DATE : 9/19/22

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

CLOWARD COURT SUBDIVISION

LOCATED IN THE NORTH EAST QUARTER OF SECTION 32 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

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

DATE: _____ TIME: _____

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

WITNESS CORNER TO THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST
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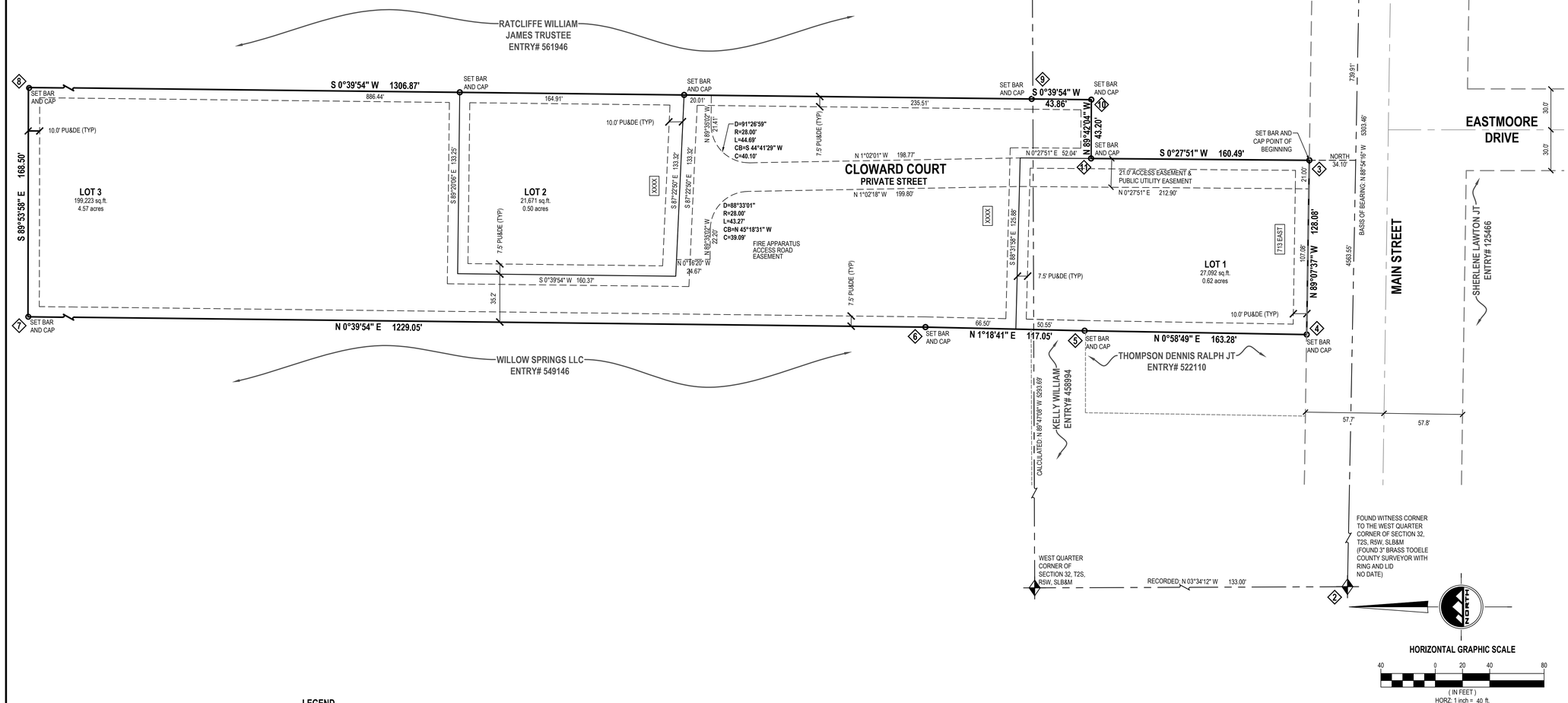
ELEV = 4293.53'

CLOWARD COURT SUBDIVISION

FINAL PLAT

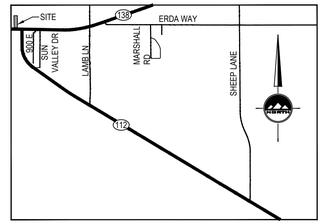
LOCATED IN THE NORTH EAST QUARTER OF SECTION 32 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

BOUNDARY STATE PLAN COORDINATE (NAD83 US SURVEY FEET)		
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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.
5. A ONE TIME WAVER OF CITY DRIVEWAY WIDTH REQUIREMENT HAS BEEN REQUESTED AND APPROVED.



VICINITY MAP
1"=5000'

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman do hereby certify that I am a Professional Licensed 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, hereafter to be known as Cloward Court Subdivision, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Main Street, which is located North 88°54'16" West 739.91 feet from the found witness monument at the East Quarter Corner of Section 32, Township 2 South, Range 5 West, Salt Lake Base and Meridian, and running North 34.10 feet from the section line, and running:

thence North 89°07'37" West 128.08 feet along the northerly line of Main Street;
thence North 0°58'49" East 163.28 feet following extremely close with an existing property line fence;
thence North 01°18'41" East 117.05 feet along said fence;
thence North 0°39'54" East 1229.05 feet along said fence;
thence South 89°53'58" East 168.50 feet;
thence South 0°39'54" West 1306.87 feet following extremely close with an existing property line fence;
thence South 0°39'54" West 43.86 feet;
thence North 89°42'04" West 43.20 feet;
thence South 0°27'51" West 160.49 feet to the Point of Beginning.

Parcel contains: 247,968 square feet, or 5.69 acres.

SEPTEMBER 8, 2022
Date
Douglas J Kinsman
License no. 334575

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

OWNER'S DEDICATION

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

CLOWARD COURT 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 all public utility companies providing service to the hereon described tract a perpetual, perpetual non-exclusive easement over the streets, public utility, and drainage easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I / we have hereunto set my / our hand this_____day of_____A.D., 20_____.

By: Tony L. Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

By: Nicole Cloward Trustee of The Tony L. Cloward and Nicole Cloward Living Trust Dated December 22, 2016

INDIVIDUAL 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 said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL 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 said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

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

CITY PLANNER APPROVAL

APPROVED THIS_____DAY OF _____, 20_____.
BY THE GRANTSVILLE CITY PLANNER

GRANTSVILLE CITY PLANNER

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

COUNTY SURVEY DEPARTMENT

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

RECORD OF SURVEY FILE # 2009-0070

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
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UT 84074
435-241-0410

SHEET 1 OF 1

PROJECT NUMBER : 9700A
MANAGER : D. KINSMAN
DRAWN BY : J.CID
CHECKED BY : D. KINSMAN
DATE : 9/19/22

ENSIGN

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

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

CLOWARD COURT SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

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

DATE: _____ TIME: _____

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 CONTRACTORS 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. LIP 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.

GRANSTVILLE 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 A

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

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

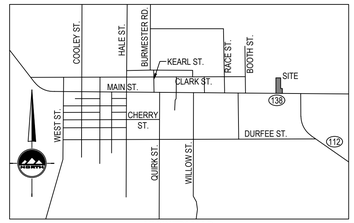
SCOPE OF WORK:

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

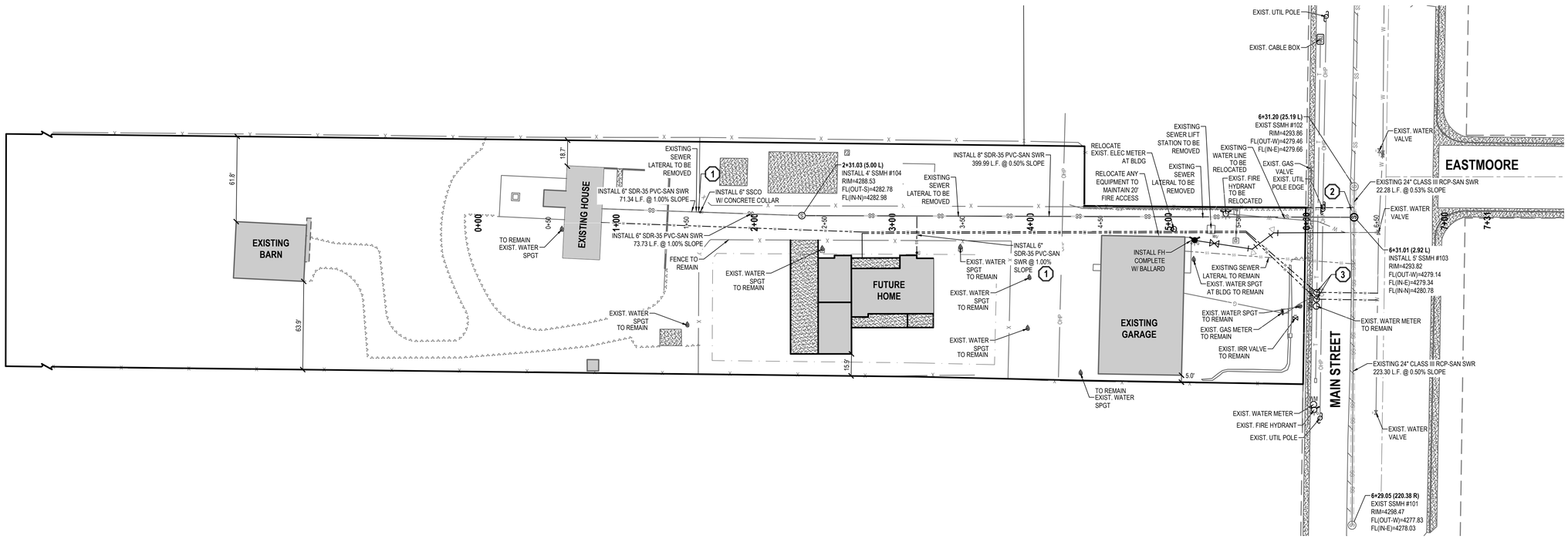
1. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
3. 1" CULINARY WATER METER PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

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



VICINITY MAP
NOT TO SCALE



NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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:
RE/MAX
713 EAST MAIN STREET
GRANTSVILLE, UTAH
CONTACT:
NICOLE CLOWARD
PHONE: 435-241-0410

CLOWARD COURT SUBDIVISION
FINAL
713 EAST MAIN STREET
GRANTSVILLE, UTAH

REGISTERED PROFESSIONAL ENGINEER
10924116-2202
CHEY J. CHILD
STATE OF UTAH
12-09-21

SITE / UTILITY PLAN

PROJECT NUMBER: 9700A	PRINT DATE: 2022-06-17
DRAWN BY: J.CID	CHECKED BY: D.KINSMAN
PROJECT MANAGER: D.KINSMAN	

C-100

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

EXISTING HOUSE

INSTALL 6" SDR-35 PVC-SAN SWR 71.34 L.F. @ 1.00% SLOPE

INSTALL 6" SSCO W/ CONCRETE COLLAR

2+31.03 (5.00 L) INSTALL 4' SSMH #104 RIM=4288.53 FL(OUT-S)=4282.78 FL(IN-N)=4282.98

INSTALL 6" SDR-35 PVC-SAN SWR 73.73 L.F. @ 1.00% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR 399.99 L.F. @ 0.50% SLOPE

1+00 1+50 2+00 2+50 3+00 3+50 4+00 4+50 5+00 5+50 6+00 6+50

FUTURE HOME

INSTALL 6" SDR-35 PVC-SAN SWR @ 1.00% SLOPE

15.9'

RELOCATE ANY EQUIPMENT TO MAINTAIN 20' FIRE ACCESS

EXIST. ELEC METER AT BLDG TO BE RELOCATED

EXISTING SEWER LIFT STATION TO BE REMOVED

EXIST. FIRE HYDRANT TO BE RELOCATED

EXISTING GARAGE

11.0'

INSTALL FH COMPLETE W/ BALLARD

INSTALL WATER VALVE

INSTALL 45° WL BEND

REMOVE EXISTING SEWER LATERAL

5.0'

EXIST. GAS VALVE

6+31.20 (25.19 L) EXIST SSMH #102 RIM=4293.86 FL(OUT-W)=4279.46 FL(IN-E)=4279.66

EXISTING 24" CLASS III RCP-SAN SWR 22.28 L.F. @ 0.53% SLOPE

6+31.01 (2.92 L) INSTALL 5' SSMH #103 RIM=4293.82 FL(OUT-W)=4279.14 FL(IN-E)=4279.34 FL(IN-N)=4280.78

EXIST. WATER VALVE

EXIST. WATER METER TO REMAIN

MAIN STREET

EXISTING 24" CLASS III RCP-SAN SWR 223.30 L.F. @ 0.50% SLOPE

EXIST. WATER METER

EXIST. FIRE HYDRANT

EXIST. WATER VALVE

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

VERT: 1 inch = 4 ft.

CLOWARD COURT

4298 4296 4294 4292 4290 4288 4286 4284 4282 4280 4278 4276

1+00 2+00 3+00 4+00 5+00 6+00

2+31.03 (5.00 L) INSTALL 4' SSMH #104 RIM=4288.53

6+31.01 (2.92 L) INSTALL 5' SSMH #103 RIM=4293.82

INSTALL 6" SSCO W/ CONCRETE COLLAR

INSTALL 6" SDR-35 PVC-SAN SWR 71.34 L.F. @ 1.00% SLOPE

INSTALL 6" SDR-35 PVC-SAN SWR 73.73 L.F. @ 1.00% SLOPE

PRIVATE SERVICE TO BE MAINTAINED BY THE PROPERTY OWNERS

INSTALL 8" SDR-35 PVC-SAN SWR 399.99 L.F. @ 0.50% SLOPE

FL(Out-S)=4282.78
FL(In-N)=4282.98

FL(Out-W)=4279.14
FL(In-E)=4279.34
FL(In-N)=4280.78

EXISTING ELEV @ C/L
DESIGN ELEV @ C/L

4288.2 4288.23 | 4288.3 4288.34 | 4288.2 4288.24 | 4288.3 4288.31 | 4288.4 4288.38 | 4288.5 4288.46 | 4288.5 4288.50 | 4288.5 4288.52 | 4288.7 4288.68 | 4288.7 4288.73 | 4288.8 4288.79 | 4288.9 4288.93 | 4289.0 4289.02 | 4289.0 4288.96 | 4289.2 4289.18 | 4288.8 4288.75 | 4289.3 4289.28 | 4289.3 4289.29 | 4289.7 4289.66 | 4289.7 4289.74 | 4289.6 4289.65 | 4289.5 4289.50 | 4290.0 4289.98 | 4290.8 4290.76 | 4291.7 4291.74 | 4293.1 4293.111 | 4294.2 4294.18 | 4294.2 4294.24

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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NICOLE CLOWARD
PHONE: 435-241-0410

CLOWARD COURT SUBDIVISION
FINAL
713 EAST MAIN STREET
GRANTSVILLE, UTAH

REGISTERED PROFESSIONAL ENGINEER
10924116-2202
2-09-22
GREY J. CHILD
STATE OF UTAH

PLAN & PROFILE CLOWARD COURT

PROJECT NUMBER	PRINT DATE
9700A	2022-06-17
DRAWN BY	CHECKED BY
J.CID	D.KINSMAN
PROJECT MANAGER	
D.KINSMAN	

PP-1

AGENDA ITEM #12

Discussion Regarding the Final Plat for Cowboy Estates

MEMORANDUM

DATE: October 17, 2022

TO: Braydee Baugh, City Recorder

FROM: Cavett Eaton, Planning & Zoning Administrator

RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD OCTOBER 19TH, 2022**

City Council Agenda Items #: Consideration of Resolution 2022-__ approving the Final Plat for Grantsville New Team, LLC. on the Cowboy Estates Subdivision located approximately at 416 South Willow Street for the creation of nineteen (19) lots in the R-1-21 zone.

The Planning Commission recommended approval this item on October 6 2022, with little discussion and the motion is at the end of the discussion:

Discussion:

Commission Member Pinkham has a question about sewer installation. Commission Member Topham asked Dan England where are they at with who is doing what with the installation. He replied he would need to talk to finance about if there are fund available to go through with the installation.

Commission Member Topham asked Dan England if for the purpose of this city project are the drawing correct for the Final Plat. He answered "Yes" Commission Member Pinkham also affirmed the Final Plat is correct.

Commission Member Topham made a motion to recommend approval of the Final Plat for Final Plat for Cowboy Estates. Commission Member Barchers seconded the motion. All voted in favor and the motion carried unanimously

- End of Memorandum-

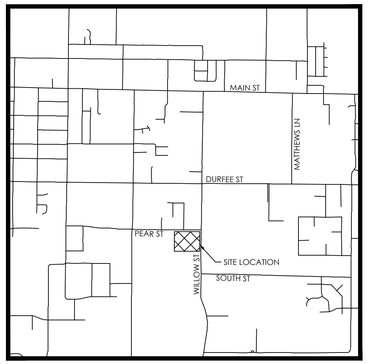
COWBOY ESTATES SUBDIVISION

PREPARED FOR:

GRANTSVILLE'S NEW TEAM LLC

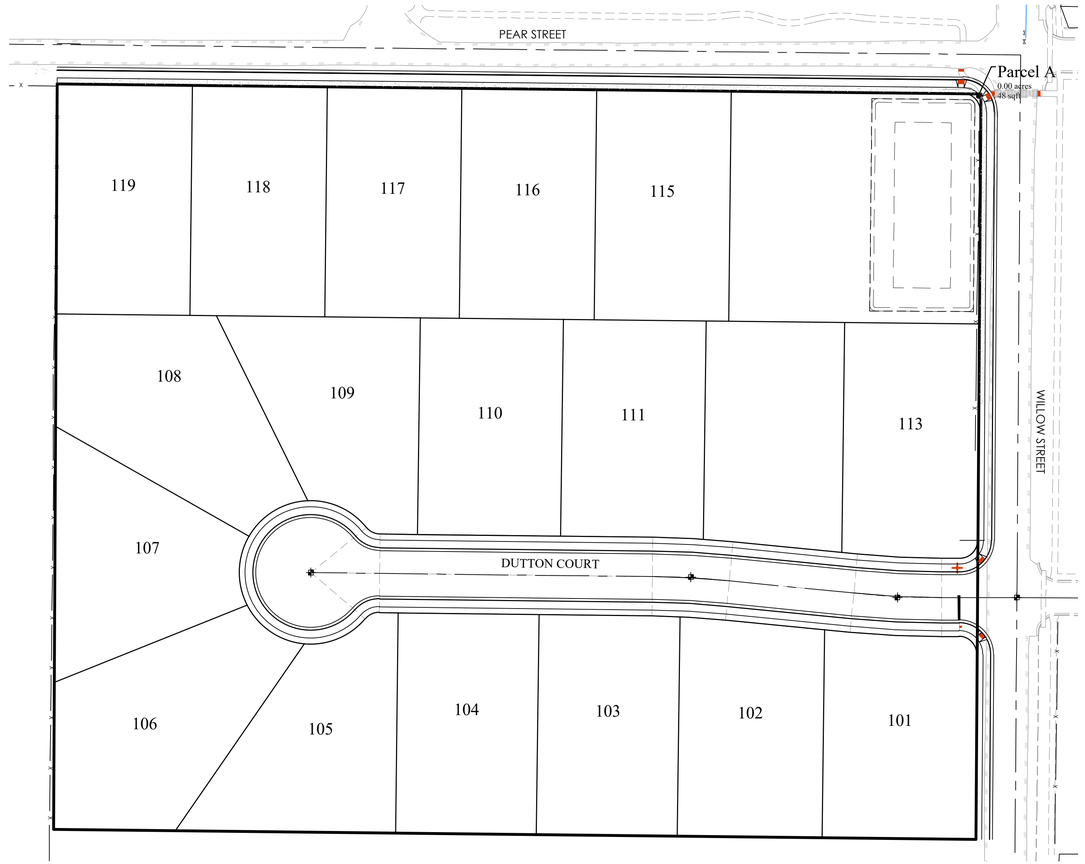
LOCATED IN:

GRANTSVILLE, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	POND CALCULATIONS
C5	SEWER PLAN
C6	WATER PLAN
C7	EROSION CONTROL PLAN
PP01	DUTTON COURT
PP02	DUTTON COURT
PP03	WILLOW STREET
PP04	WILLOW STREET
PP05	PEAR STREET
PP06	PEAR STREET
PP07	RETENTION POND
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
D8	DETAILS
D9	DETAILS
D10	CITY NOTES
D11	PRE CONSTRUCTION NOTES

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
GRANTSVILLE'S NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH
9/16/22

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
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COVER SHEET

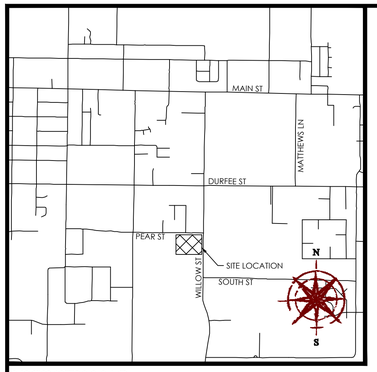
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Date: 09/13/22 | Job #: 21-0512
Sheet: C1

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheets\UrbA\1C1 COVER.dwg

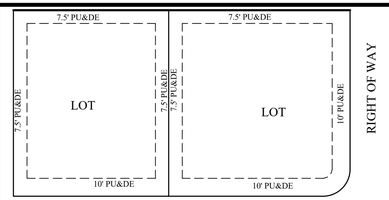
COWBOY ESTATES SUBDIVISION

FINAL PLAT

LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

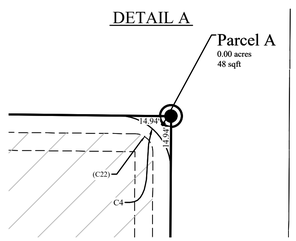


VICINITY MAP
N.T.S

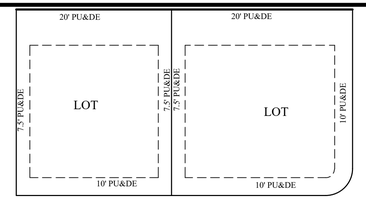


RIGHT OF WAY
TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT
N.T.S.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.







RIGHT OF WAY
TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENT
LOTS#107-113
N.T.S.

WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 6,T3S, R5W, SLB&M IN QUIRK STREET FOUND 3" STANDARD FLAT BRASS MONUMENT 1986

WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 5,T3S, R5W, SLB&M IN QUIRK STREET FOUND 3" STANDARD FLAT BRASS MONUMENT 1986
(LOCATED N89°50'03"W 492.39' FROM CALCULATED NORTHWEST CORNER)

NORTHWEST CORNER OF SECTION 5, T3S, R5W, SLB&M (CALCULATED POSITION)

(RECORD: S89°49'23"W 2078.93')
S89°49'43"W 2078.96' (MEASURED)
BASIS OF BEARING

N89°49'23"E 492.53'
(PER HATHCOCK SURVEY)
(DEPENDENT RESURVEY: N89°49'45"E 491.17')

N00°03'05"E 261.86'
(PER HATHCOCK SURVEY)
(DEPENDENT RESURVEY: N00°0'1'41"E 262.72')

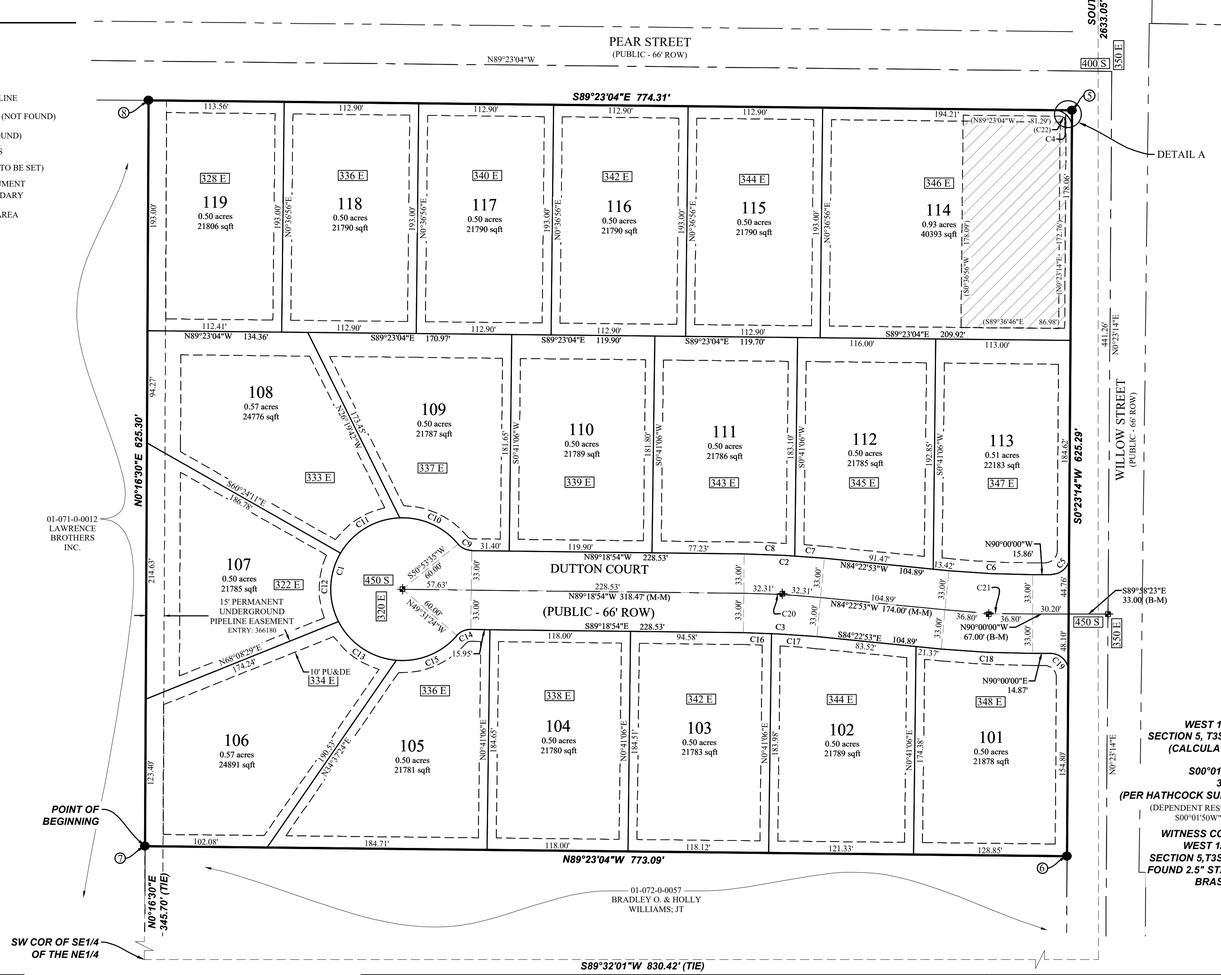
(BASIS OF BEARING HATHCOCK SURVEY: N89°33'09"W 2638.18')
N89°33'09"W 2638.30' (MEASURED)

WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 5,T3S, R5W, SLB&M INTERSECTION ON WILLOW STREET AND DURFEE STREET FOUND 3" STANDARD ROUND BRASS MONUMENT 2020

WITNESS CORNER TO THE NORTH 1/4 CORNER OF SECTION 5,T3S, R5W, SLB&M IN DURFEE STREET FOUND 2.5" STANDARD ROUND BRASS MONUMENT 2020

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (NOT FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- PRIVATE DRAINAGE AREA



NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. LOTS 107-114 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
3. LOTS 101,113,114 SHALL ONLY HAVE ONE DRIVEWAY ACCESS. NO SECONDARY ACCESS ALONG WILLOW STREET WILL BE ALLOWED.
4. SIDE LOT PU&DE OF LOT #106 TO BE 10' ALONG NORTHWEST PROPERTY LINE FOR SECONDARY WATER LINE.
5. PARCEL A TO BE DEDICATED TO GRANTSVILLE CITY AS PUBLIC ROW.

Tooele County Coordinate Table		
Point #	Northing	Easting
1	824340.3041	739891.1429
2	824360.9100	737252.9200
3	824622.7699	737253.1549
4	821977.4610	737250.7823
5	822944.1095	736709.1605
6	822318.8308	736704.9346
7	822327.2323	735932.0361
8	822952.4281	735934.8952
9	824621.2488	736760.6272
10	824614.8286	734681.7071

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00	280°24'59"	293.65	S00°41'06"W	76.80
C2	783.00	4°56'01"	67.42	N86°50'54"W	67.40
C3	717.00	4°56'01"	61.74	S86°50'54"E	61.72
C4	15.00	89°46'18"	23.50	N44°29'55"W	21.17
C5	15.00	77°32'13"	20.30	S51°13'54"W	18.79
C6	717.00	5°37'07"	70.31	N87°11'27"W	70.28
C7	783.00	1°49'28"	24.93	N85°17'37"W	24.93
C8	783.00	3°06'33"	42.49	N87°45'38"W	42.49
C9	15.00	50°12'29"	13.14	N64°12'40"W	12.73
C10	60.00	53°13'42"	55.74	N65°43'16"W	53.76
C11	60.00	57°17'45"	60.00	S59°01'01"W	57.53
C12	60.00	57°17'45"	60.00	S01°43'16"W	57.53
C13	60.00	57°50'34"	60.57	S55°50'54"E	58.03
C14	15.00	50°12'29"	13.14	N65°34'51"E	12.73
C15	60.00	54°45'13"	57.34	N67°51'13"E	55.18
C16	717.00	1°52'53"	23.54	S88°22'28"E	23.54
C17	717.00	3°03'08"	38.19	S85°54'27"E	38.19
C18	783.00	5°37'07"	76.78	S87°11'27"E	76.75
C19	15.00	90°23'14"	23.66	S44°48'23"E	21.28
C20	750.00	4°56'01"	64.58	N86°50'54"W	64.56
C21	750.00	5°37'07"	73.55	N87°11'27"W	73.52

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C22)	5.00	89°46'18"	7.83	N44°29'55"W	7.06

DATE: 9/12/2022

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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, a parcel, and streets, together with easements, to be hereafter known as COWBOY ESTATES SUBDIVISION, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

For Review
09/14/2022 2:30:31 PM

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, being the Northerly eleven (11) acres, more or less of that parcel of land described in that certain Quit Claim Deed recorded June 18, 2021 as Entry No. 547089 in the office of the Tooele County Recorder, and is described by survey as follows:

Commencing at a point which lies South 2633.05 feet, South 89°32'01" West 830.42 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, (said point being determined from ancient fence lines), and North 00°16'30" East 345.70 feet from a Tooele County Surveyor brass witness monument in Willow Street, intended to witness the unmarked location of the Northeast corner of said Section 6, which lies North 89°49'23" East 492.52 feet from said witness monument. (Basis of bearing for this description is North 89°49'23" East 2078.93 feet along the section line defined by Tooele County Surveyor brass witness monuments in Quirk and Willow Streets); thence North 00°16'30" East 625.30 feet to intersect the Southerly right-of-way line of Pear Street, a 66-foot wide public street; thence along said Southerly right-of-way line, South 89°23'04" East 774.31 feet (record=South 89°00' East 11.98 chains = 790.68 feet) to intersect the Westerly right-of-way line of Willow Street, a 66-foot wide public street; thence along said Westerly right-of-way line, South 00°23'14" West 625.293 feet; thence North 89°23'04" West 773.085 feet to the point of beginning.

Contains: 11.11+/- Acres
19 Lots & 1 Parcel

OWNER'S DEDICATION

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, A PARCEL, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

COWBOY ESTATES
SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF 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 _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

GRANTSVILLE NEW TEAM, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. 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.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

PREPARED FOR
GTM BUILDERS
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20____.

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ___A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

GRANTSVILLE CITY MAYOR

ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. _____.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF_____ A.D. 20__

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

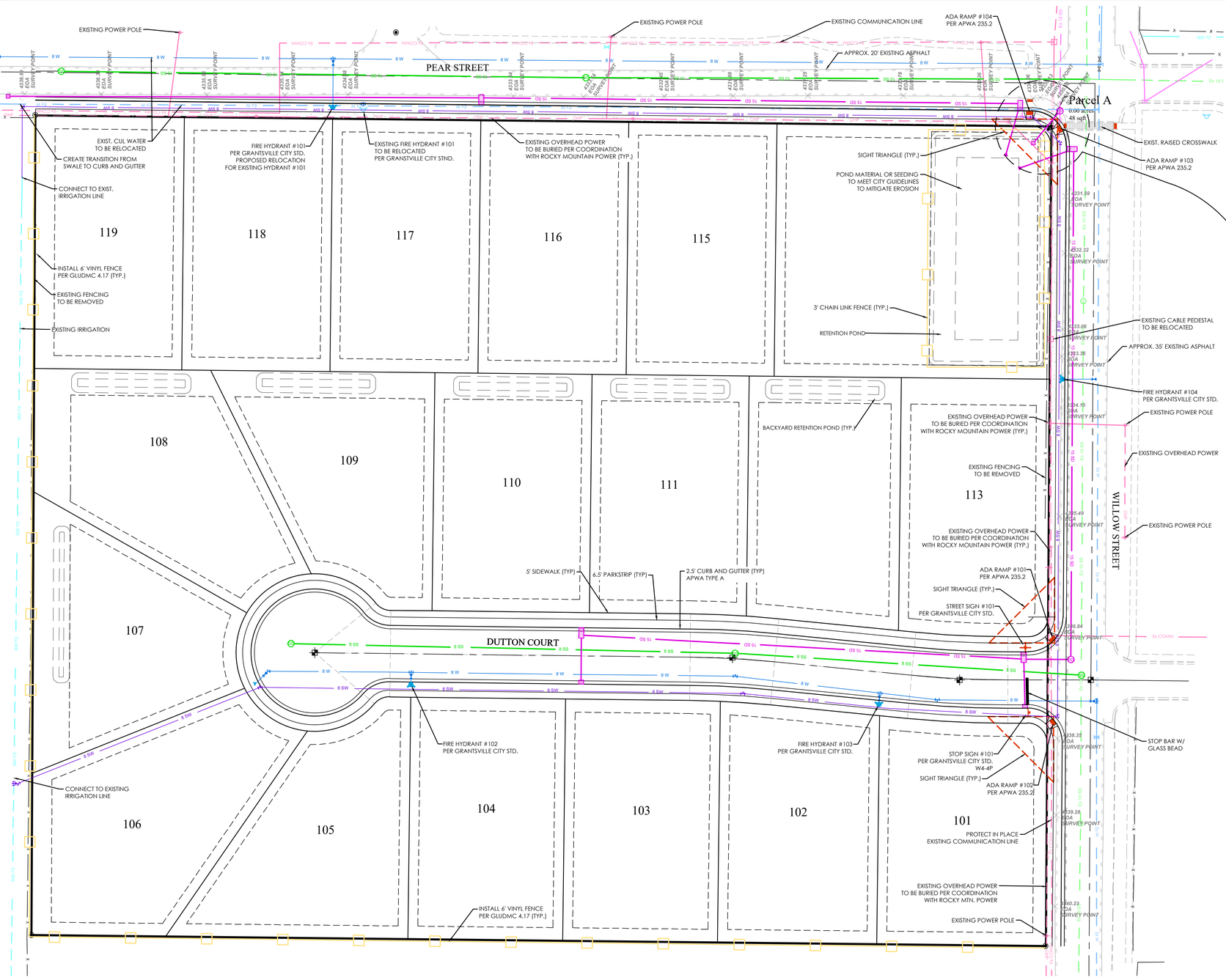
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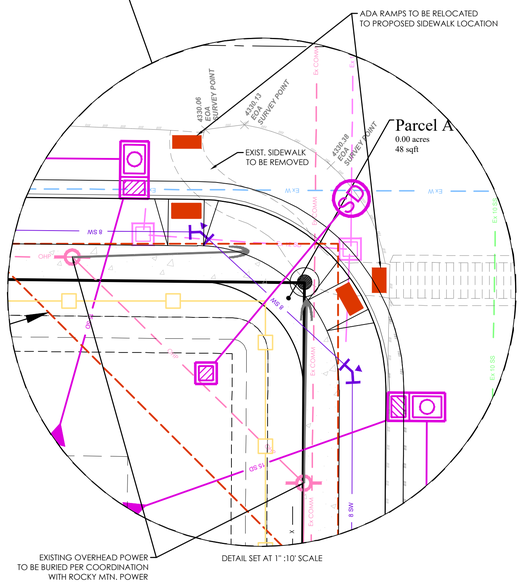
TOOELE COUNTY RECORDER

COWBOY ESTATES
SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

Z:_2021\21-0512 GRANTSVILLE WILLOW STREET\DESIGN 21-0512\DWG\SHEETS\C2 - FINAL PLAT.DWG



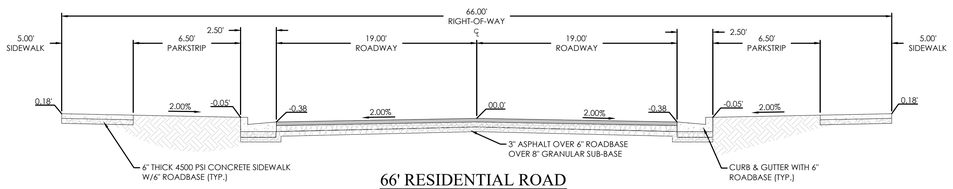


LEGEND

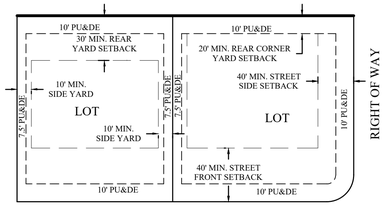
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. ALL STOP SIGNS TO HAVE YELLOW RETROGRADE "CROSS TRAFFIC DOES NOT STOP" SIGN MOUNTED BELOW THE "STOP" SIGN
2. STREET SIGNS TO HAVE STREET NAME AND STREET NUMBER PRINTED ON SIGN
3. STREET SIGNS TO HAVE NEW GRANTSVILLE CITY LOGO
4. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING CITY RIGHT-OF-WAY.
5. PER NEW CITY CODE MAXIMUM DRIVEWAY WIDTHS ARE 30 FEET WIDE.
6. TREES ALONG NORTH SIDE OF PEAR STREET TO BE REMAIN AND BE PROTECTED WHEREVER POSSIBLE.



66' RESIDENTIAL ROAD
N.T.S.



RIGHT OF WAY

TYPICAL R-1-21 BUILDING SETBACKS
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

S

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, TOOELE COUNTY, UT
SITE PLAN

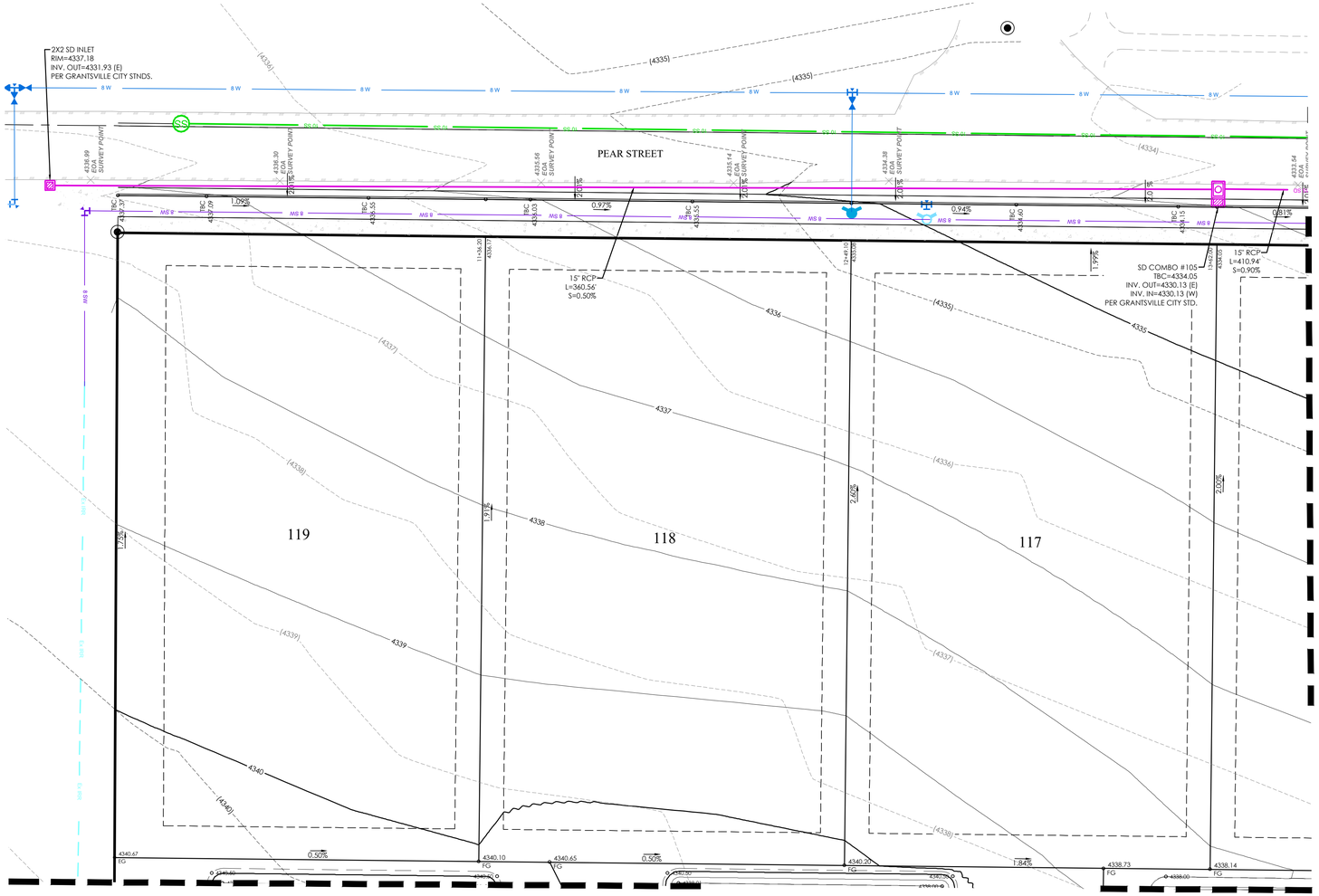
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SITE PLAN

Scale:	1"=40'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C3		

Z:_2021\21-0512 Grantsville Willow Street\design\21-0512\dwg\sheets\FINAL\C3 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. ALL LOTS SHALL DRAIN TOWARDS STREET STORM DRAINAGE UNLESS INDIVIDUAL LOT RETENTION BASIN SHOWN.
2. HOMEOWNER/CONTRACTOR/BUILDER TO ADHERE TO APPROVED GRADING PLAN. IF THERE IS ANY DEVIATION FROM PLAN, IMMEDIATELY CONTACT ENGINEER.
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6. A MINIMUM OF 18" VERTICAL SEPARATION NEEDS TO BE MAINTAINED BETWEEN ALL CULINARY AND STORM DRAIN CROSSINGS. IF A CONFLICT ARISES CONTACT FOCUS ENGINEERING IMMEDIATELY.

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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
11/14/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION

GRANTSVILLE, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C4		

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheets\FINAL\C4 GRADING PLAN.dwg

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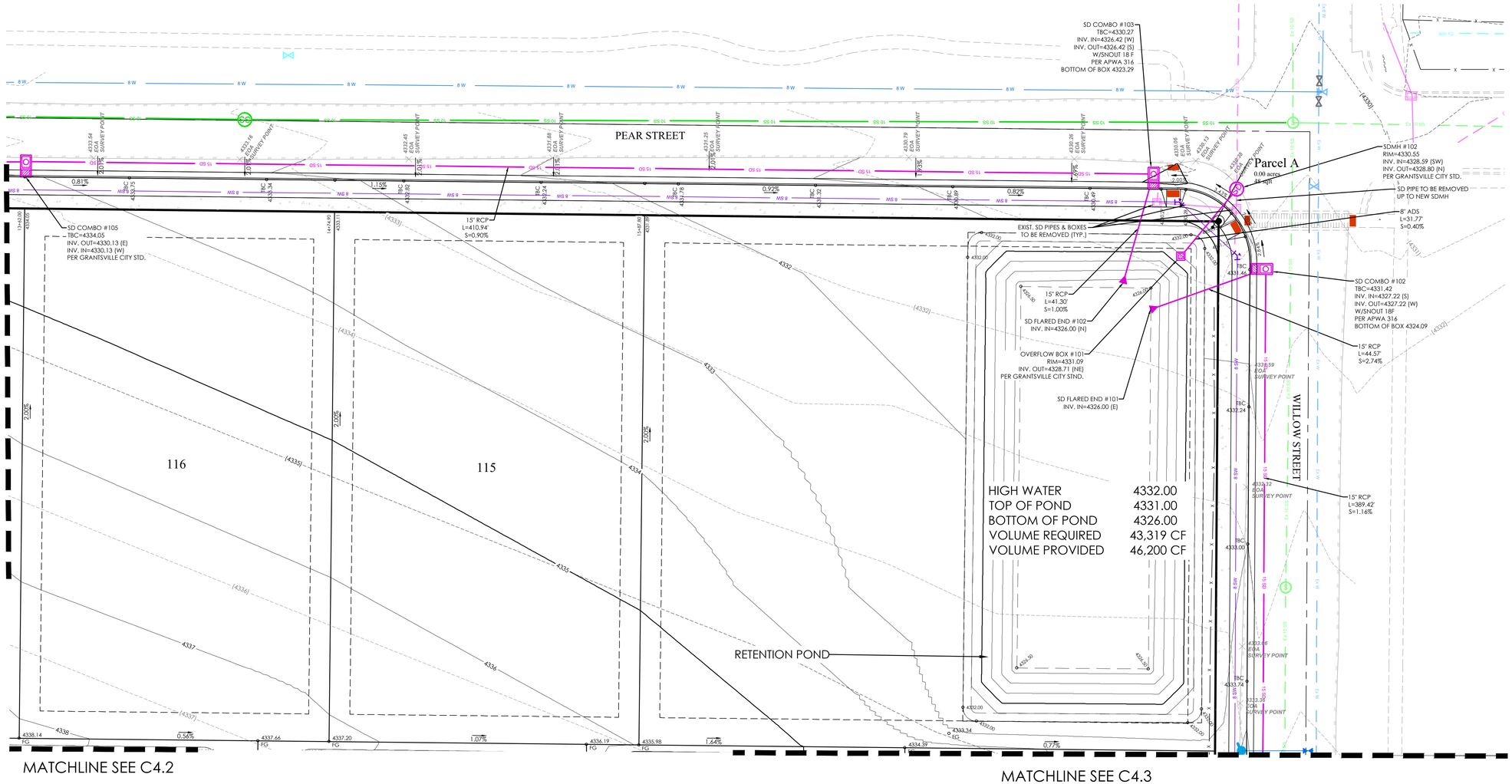
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



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GRADING AND DRAINAGE PLAN

REVISION BLOCK

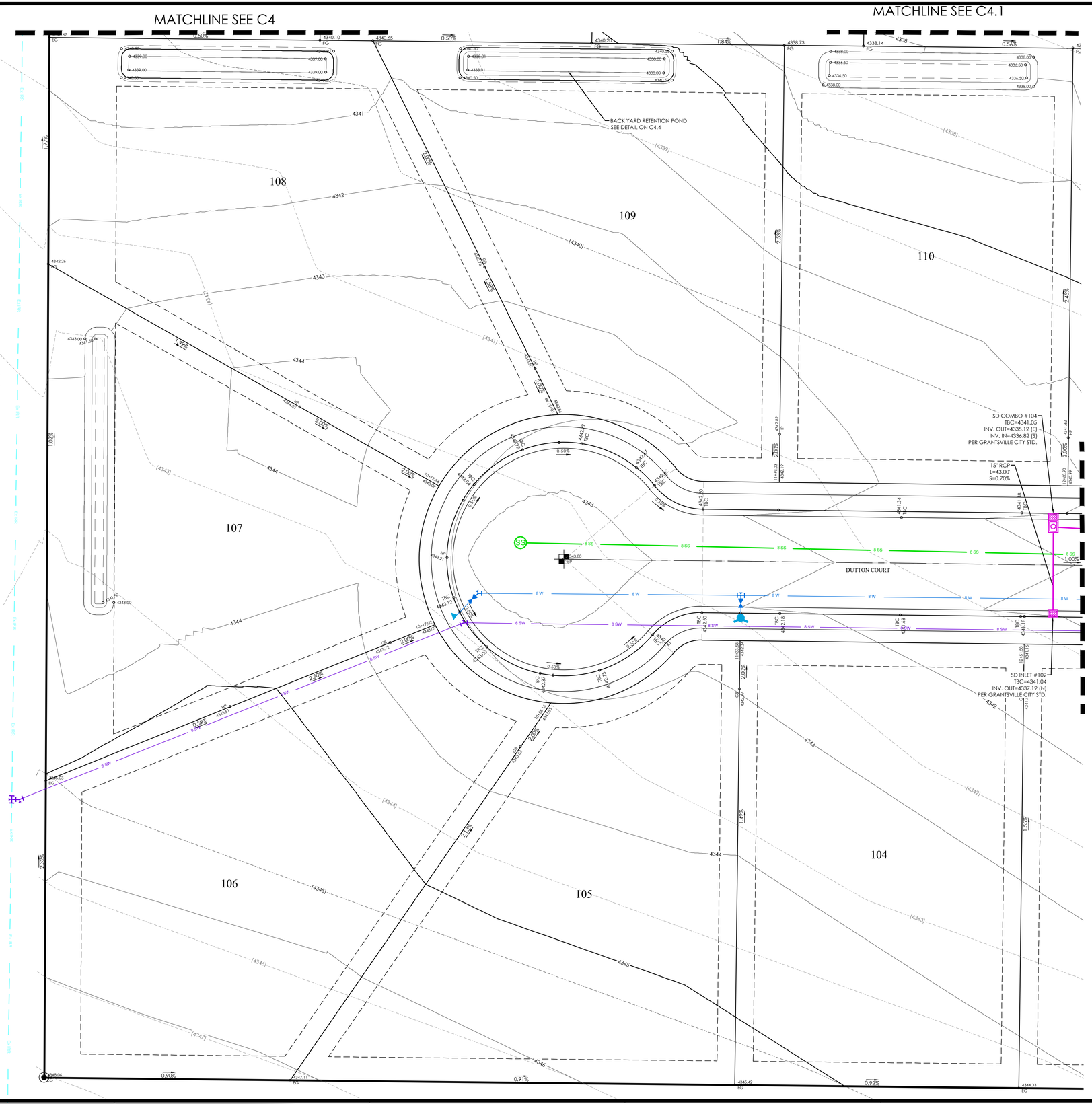
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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C4.1		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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- 8" CULINARY WATER
- 8" SECONDARY WATER
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- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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GRADING AND DRAINAGE PLAN

REVISION BLOCK

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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C4.2		

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheets\FINAL\C4.2 GRADING PLAN.dwg

MATCHLINE SEE C4.1

MATCHLINE SEE C4.2

BACKYARD RETENTION POND
SEE DETAIL ON C4.4

SD COMBO #104
TBC=4341.05
INV. OUT=4335.12 (E)
INV. IN=4336.82 (S)
PER GRANTSVILLE CITY STD.

15" RCP
L=337.41'
S=0.84%

SD COMBO #101
TBC=4337.64
INV. IN=4332.28 (S)
INV. OUT=4332.28 (E)
INV. IN=4332.28 (W)
PER GRANTSVILLE CITY STD.

15" RCP
L=37.29'
S=3.50%

15" RCP
L=35.87'
S=1.56%

15" RCP
L=389.42'
S=1.16%

SDMH #101
RIM=4337.31
INV. IN=4331.73 (W)
INV. OUT=4331.72 (N)
PER GRANTSVILLE CITY STD.

15" RCP
L=43.00'
S=0.70%

SD INLET #102
TBC=4341.04
INV. OUT=4337.12 (N)
PER GRANTSVILLE CITY STD.

SD INLET #103
TBC=4337.65
INV. OUT=4333.59 (N)
PER GRANTSVILLE CITY STD.

DUTTON COURT

WILLOW STREET

111 113 103 102 101

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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GRADING AND DRAINAGE PLAN

REVISION BLOCK

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GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: MEF
Date: 09/13/22	Job #: 21-0512
Sheet: C4.3	

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheets\FINAL\C4.3 GRADING PLAN.dwg

Retention Pond

Project: COWBOY ESTATES SUBDIVISION
Location Grantsville, Utah
Date: 12/7/2021
Designer: MEC

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Grantsville City Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Homes (rooftops)	55,000	0.85	46,750
Drives	8,800	0.85	7,480
Roadway and Sidewalk	62,098	0.85	52,783
Landscape	326,576	0.15	48,986
Totals	452,474		155,999.70
Weighted "C" Value		**0.34**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.34	10.39	16.33	14,697	0.00	0	14,697
30.0	3.07	0.34	10.39	10.99	19,790	0.00	0	19,790
60.0	1.90	0.34	10.39	6.80	24,496	0.00	0	24,496
120.0	1.11	0.34	10.39	3.98	28,621	0.00	0	28,621
180.0	0.76	0.34	10.39	2.72	29,395	0.00	0	29,395
360.0	0.41	0.34	10.39	1.47	31,716	0.00	0	31,716
720.0	0.24	0.34	10.39	0.86	37,131	0.00	0	37,131
1440.0	0.14	0.34	10.39	0.50	43,319	0.00	0	43,319

Maximum Storage Requirement: ***43,319***
Maximum Storage Requirement (ac-ft): 0.99

Retention Basin Design

Storage Requirement: 43,319 *cf*
Allowable Depth: 5.0 *ft* Retention Calculated Using Basic Geometry
Retention Pond Volume: 48,663 *cf* of a Trapezoidal Trench
Roadway Sump Storage: 0 *cf*

Total Storage **48,663** ***RETENTION ADEQUATE***

Retention Pond

Project: COWBOY ESTATES SUBDIVISION
Location Grantsville, Utah
Date: 12/3/2021
Designer: RSH

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per xxxxxxxxxxxxx Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Homes (rooftops)	2,500	0.85	2,125
Drives	0	0.85	0
Roadway and Sidewalk	0	0.85	0
Landscape	13,663	0.15	2,049
Totals	16,163		4,174.45
Weighted "C" Value		**0.26**	

Drainage Calculations

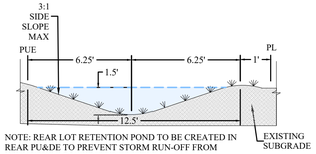
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min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.26	0.37	0.44	393	0.00	0	393
30.0	3.07	0.26	0.37	0.29	530	0.00	0	530
60.0	1.90	0.26	0.37	0.18	655	0.00	0	655
120.0	1.11	0.26	0.37	0.11	766	0.00	0	766
180.0	0.76	0.26	0.37	0.07	787	0.00	0	787
360.0	0.41	0.26	0.37	0.04	849	0.00	0	849
720.0	0.24	0.26	0.37	0.02	994	0.00	0	994
1440.0	0.14	0.26	0.37	0.01	1,159	0.00	0	1,159

Maximum Storage Requirement: ***1,159***
Maximum Storage Requirement (ac-ft): 0.03

Retention Basin Design

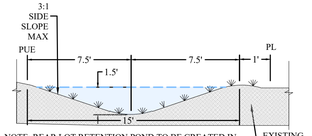
Storage Requirement: 1,159 *cf*
Allowable Depth: 1.5' *ft* Retention Calculated Using Basic Geometry
Retention Pond Volume: 1,375 *cf* of a Trapezoidal Trench
Roadway Sump Storage: 0 *cf*

Total Storage **1,375** ***RETENTION ADEQUATE***



NOTE: REAR LOT RETENTION POND TO BE CREATED IN REAR PU&DE TO PREVENT STORM RUN-OFF FROM IMPACTING ADJACENT PROPERTIES.

REAR YARD RETENTION SECTION
NTS
LOT #107



NOTE: REAR LOT RETENTION POND TO BE CREATED IN REAR PU&DE TO PREVENT STORM RUN-OFF FROM IMPACTING ADJACENT PROPERTIES.

REAR YARD RETENTION SECTION
NTS
LOTS #108-112

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
15" STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
8" SECONDARY WATER
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7. PERCOLATION RATE ACROSS THE SITE WAS FOUND TO BE 40min/1in PER GEOTECHNICAL REPORT.

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POND CALCULATIONS

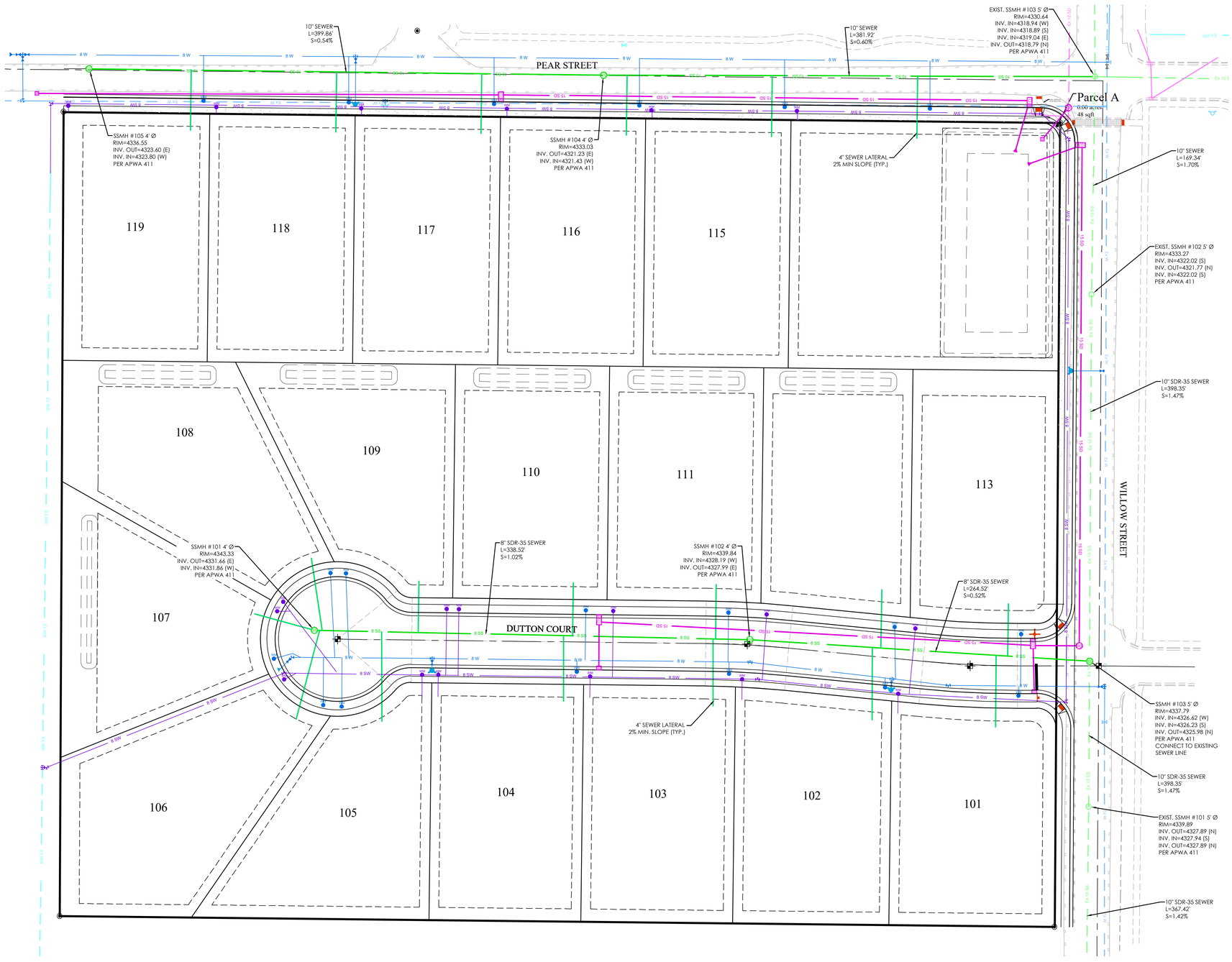
REVISION BLOCK

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POND CALCULATIONS

Scale: 1"=20' | Drawn: MEF
Date: 09/13/22 | Job #: 21-0512
Sheet: C4.4

Z:_2021\21-0512 Grantsville Willow Sheet\design 21-0512\dwg\sheets\FINAL\C4.4 POND CALCULATIONS.dwg



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- LOT LINE
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- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. CONTRACTOR TO ENSURE THAT THERE IS 18" MIN. OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES. WHEN SEPARATION CAN NOT BE OBTAINED, AN EXCEPTION CAN BE APPLIED FOR WITH ADDITIONAL MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UAC R309-105-6(2)(B). IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED BY GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING CITY RIGHT-OF-WAY.
3. 10' MIN. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.
4. UTILITY WATER TO THE NORTH SIDE OF PEAR STREET TO BE RECONNECTED WHERE EXISTING AND NEW SEWER SERVICES TO BE INSTALLED.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
SEWER PLAN

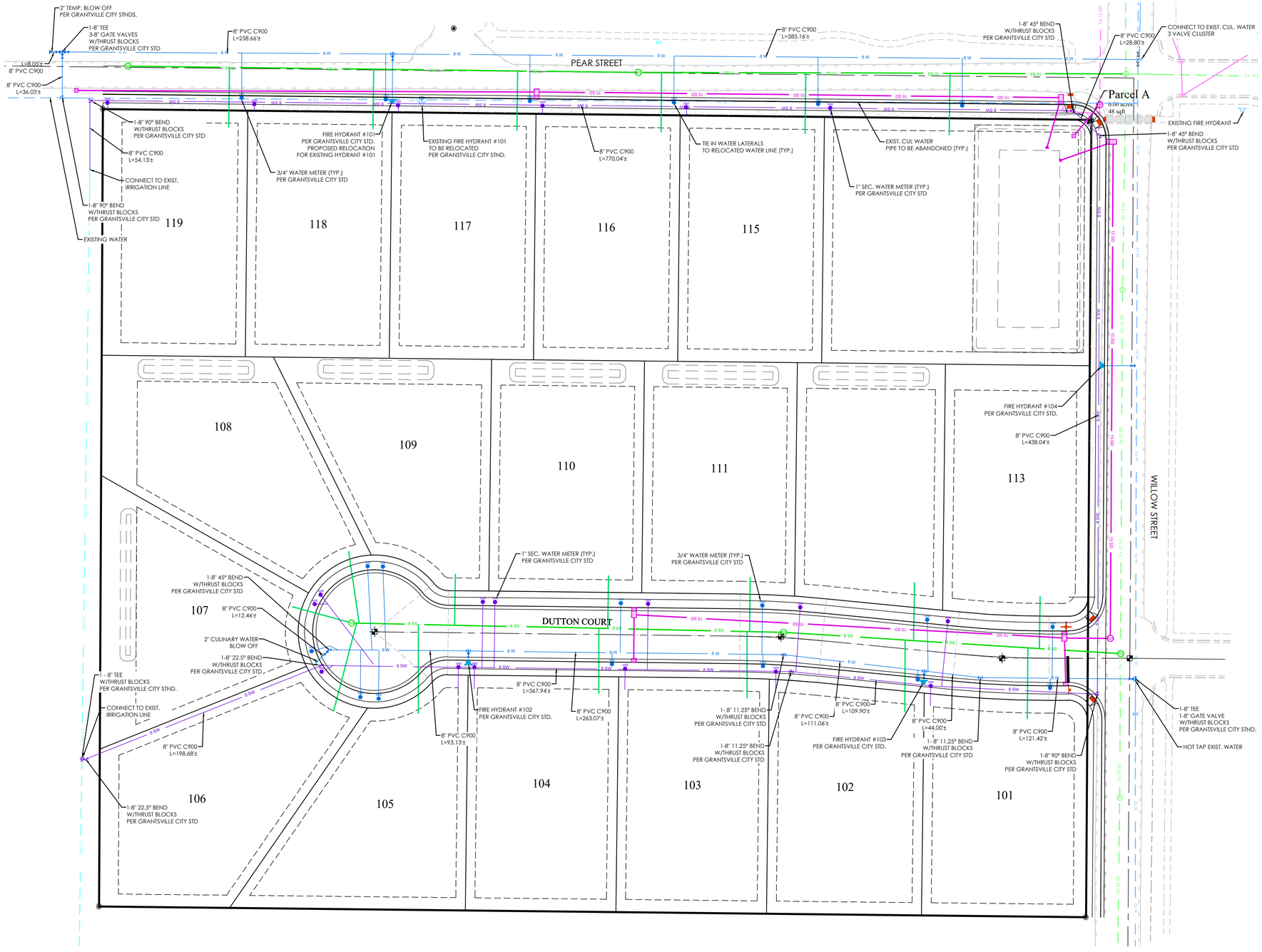
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SEWER PLAN

Scale:	1"=40'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C5		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

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GRANTSVILLE, UT

WATER PLAN

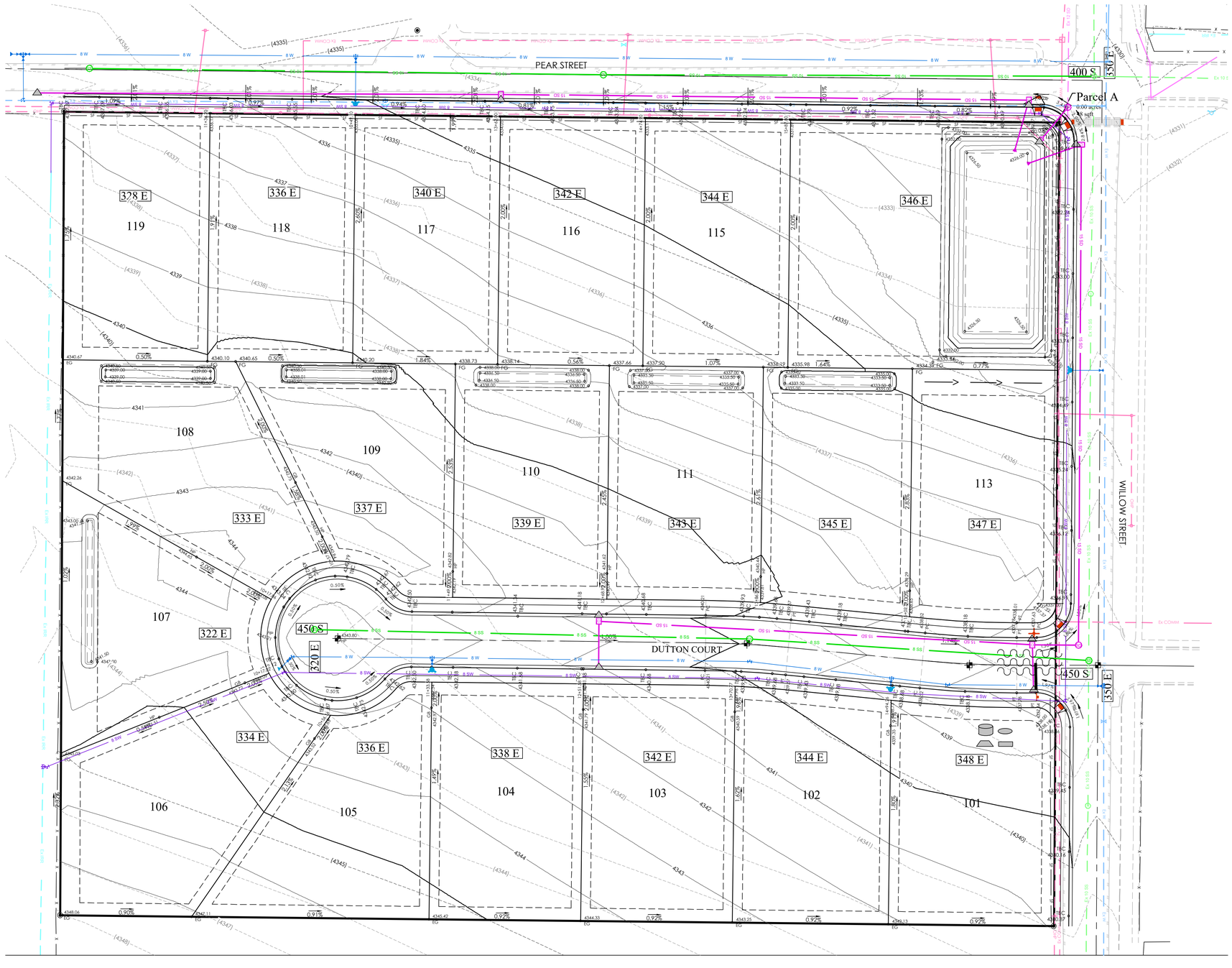
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WATER PLAN

Scale:	1"=40'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	C6		

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SF — SILT FENCE
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°35'14" EASTING:112°26'59"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 11.1 ACRES. AN ESTIMATED 11.1 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.5% TO 2.5%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1' WITH ROADS OF APPROXIMATELY 1.00% TO PROVIDE THE PROPER DRAINAGE.
3. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 50% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 19 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.34 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
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   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION

GRANTSVILLE, UT

EROSION CONTROL PLAN

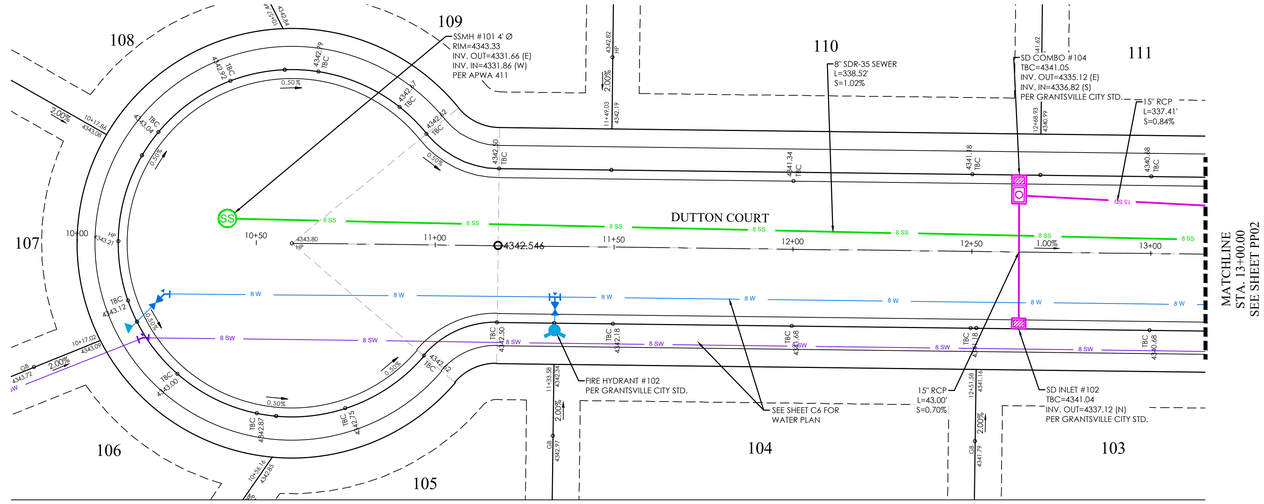
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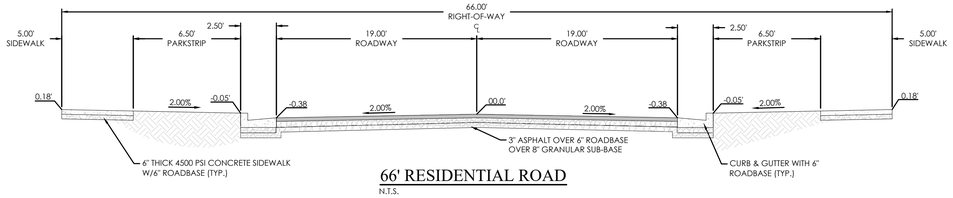
EROSION CONTROL PLAN

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Date: 09/13/22 | Job #: 21-0512
Sheet: C7

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheets\FINAL\C7 EROSION CONTROL PLAN.dwg

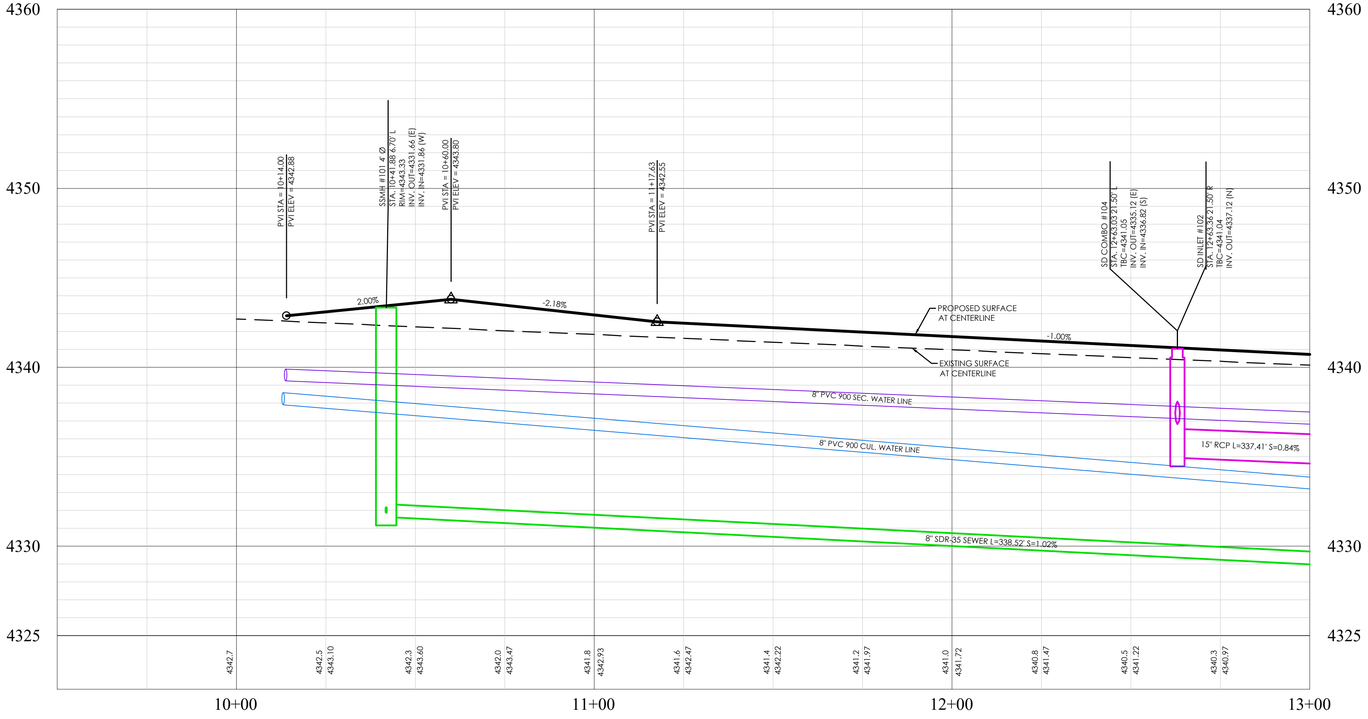


DUTTON COURT PLAN



66' RESIDENTIAL ROAD

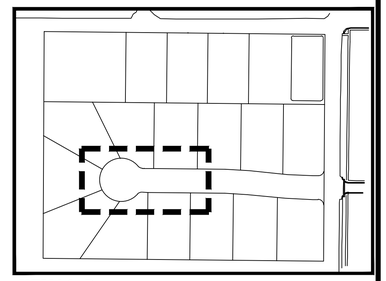
N.T.S.



DUTTON COURT PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
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KEY MAP

N.T.S

NOTES:

1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. PROVIDE 12" SUMPS ON ALL STORM WATER MANHOLES AND BOXES
3. ALL WATER SERVICES TO BE LOOPED UNDER THE STORM DRAIN WHERE EVER CONFLICTS OCCUR.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
STATE OF UTAH
4/14/22

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
DUTTON COURT

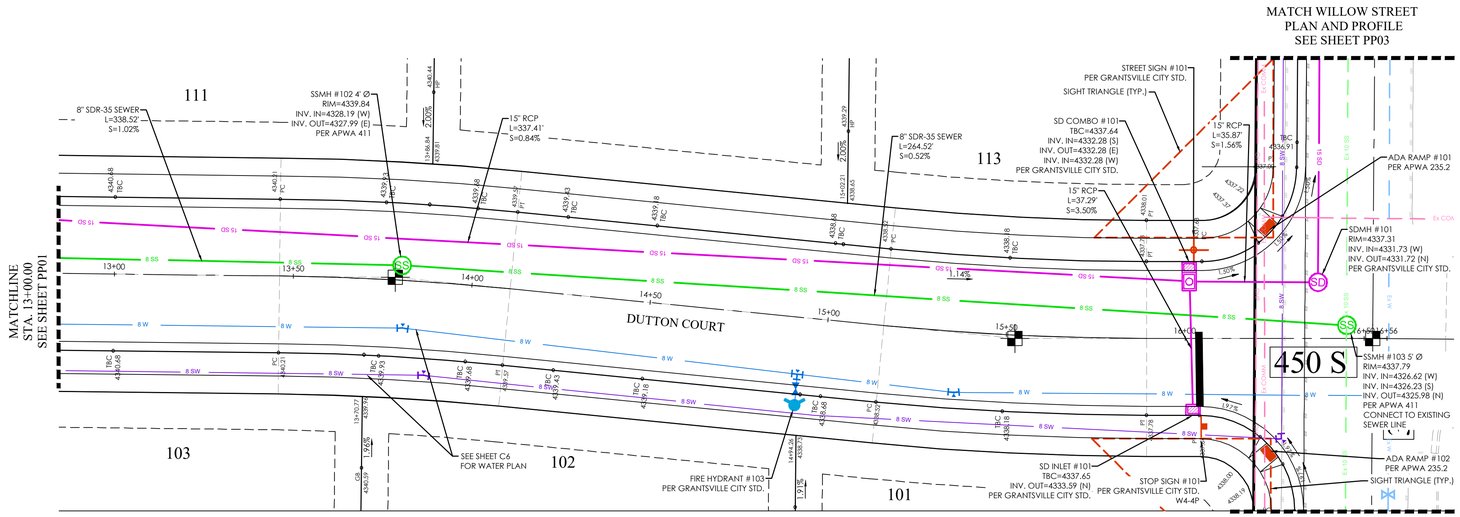
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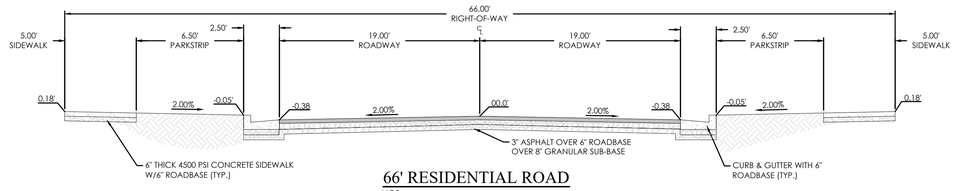
DUTTON COURT

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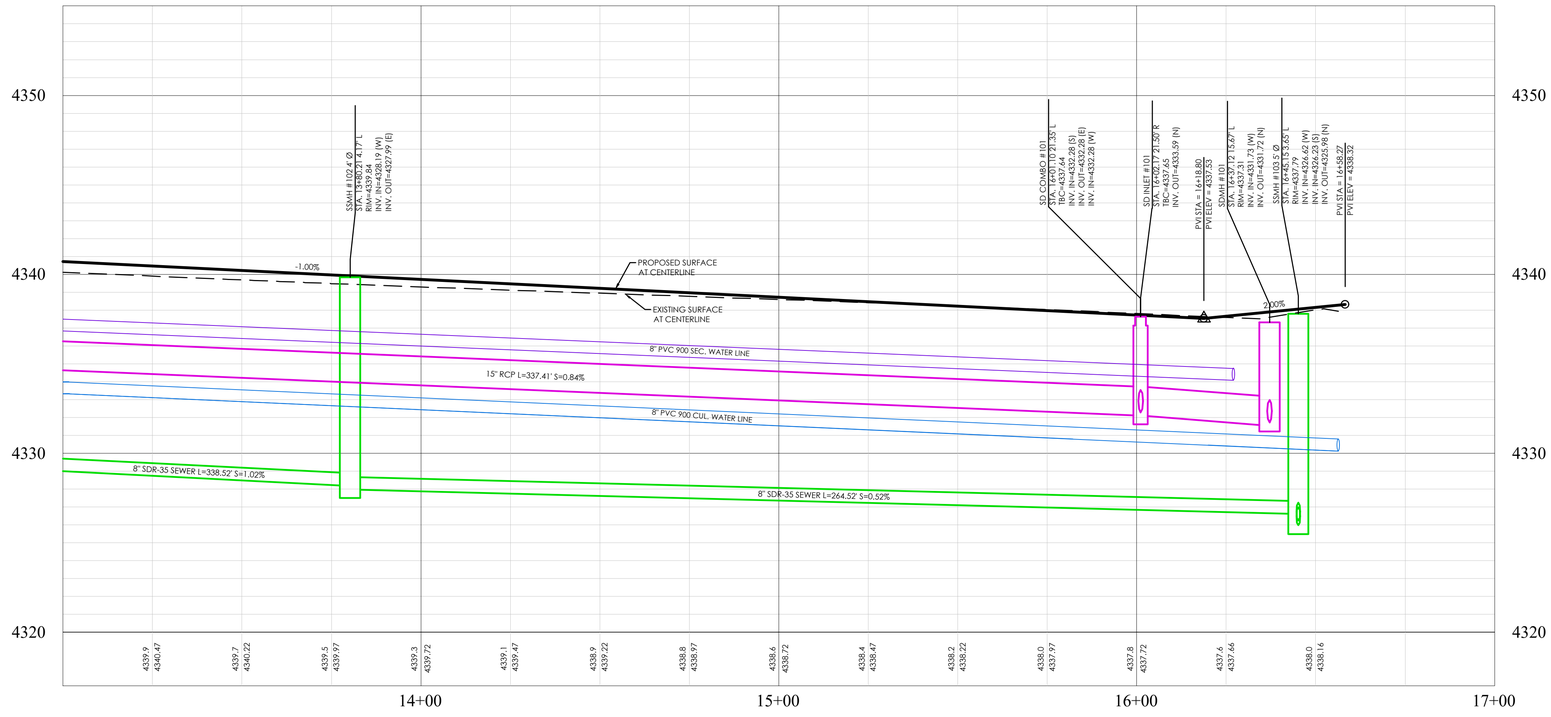


DUTTON COURT PLAN



66' RESIDENTIAL ROAD

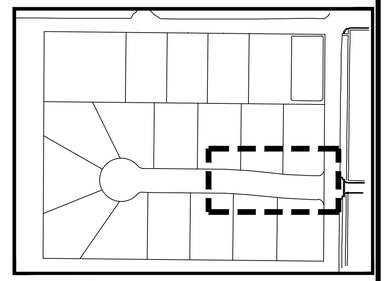
N.T.S.



DUTTON COURT PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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KEY MAP
N.T.S

NOTES:
1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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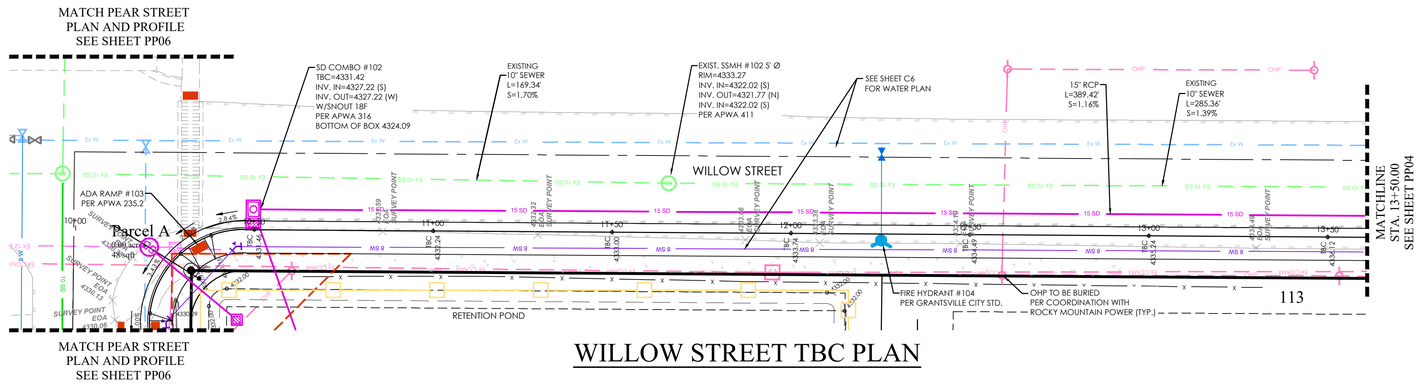
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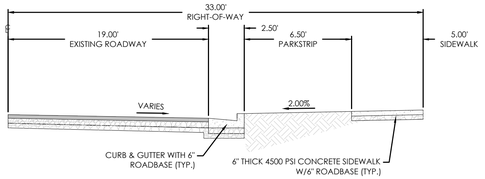
DUTTON COURT

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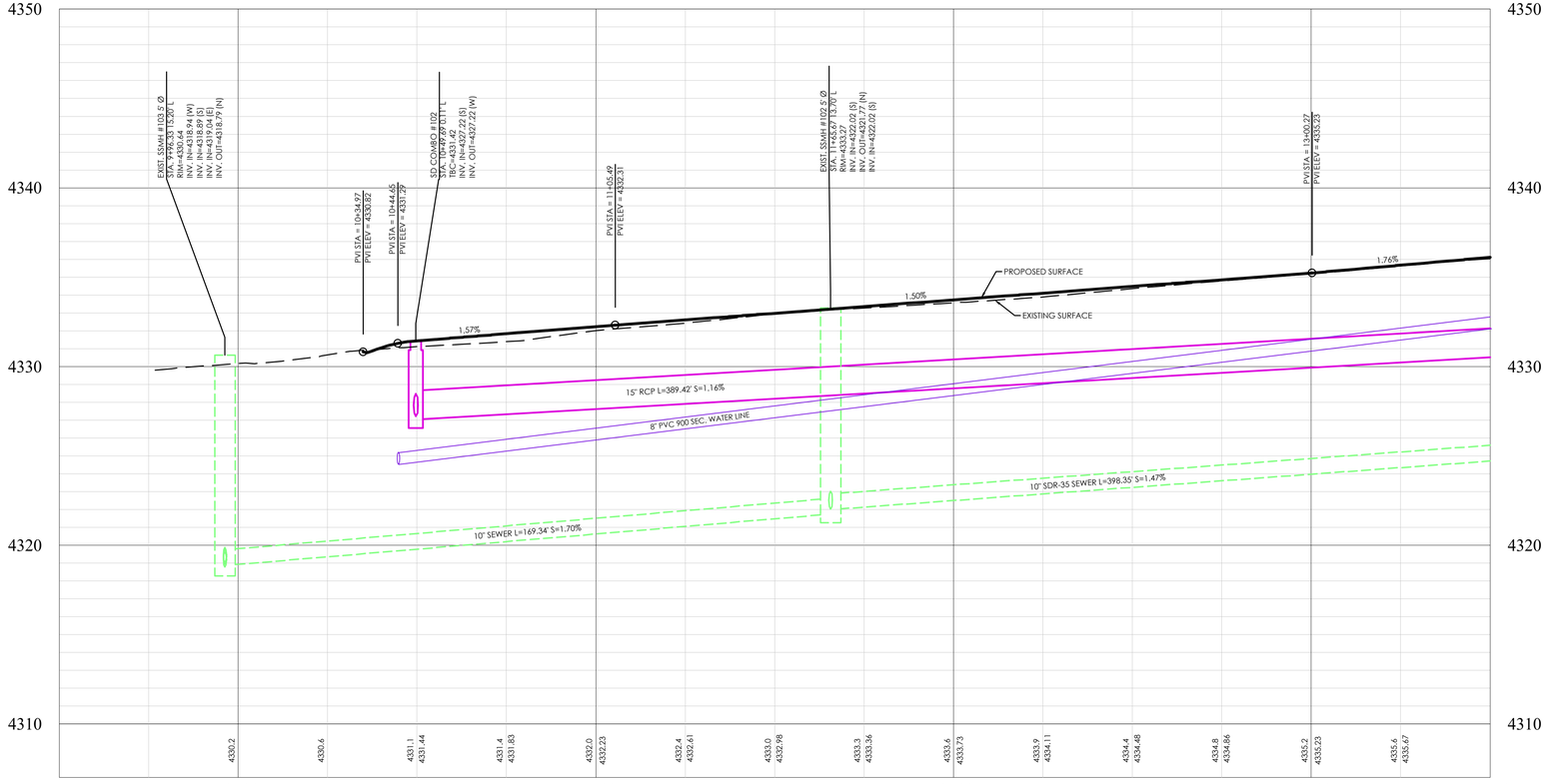


WILLOW STREET TBC PLAN



66' ROW WILLOW STREET (HALF WIDTH)

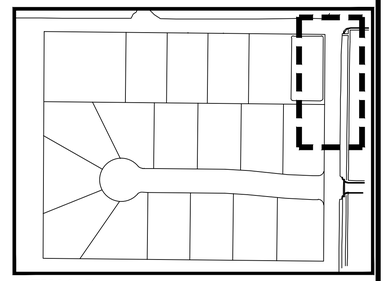
N.T.S.



WILLOW STREET TBC PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

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GRAPHIC SCALE

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(IN FEET)
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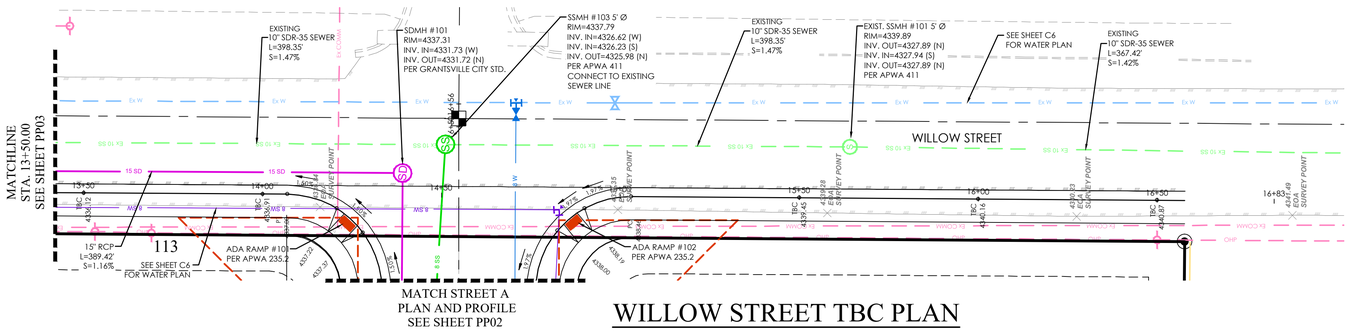
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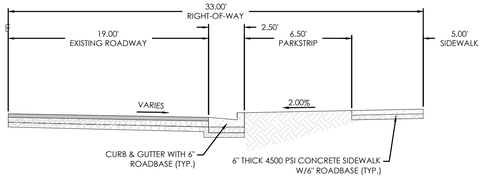
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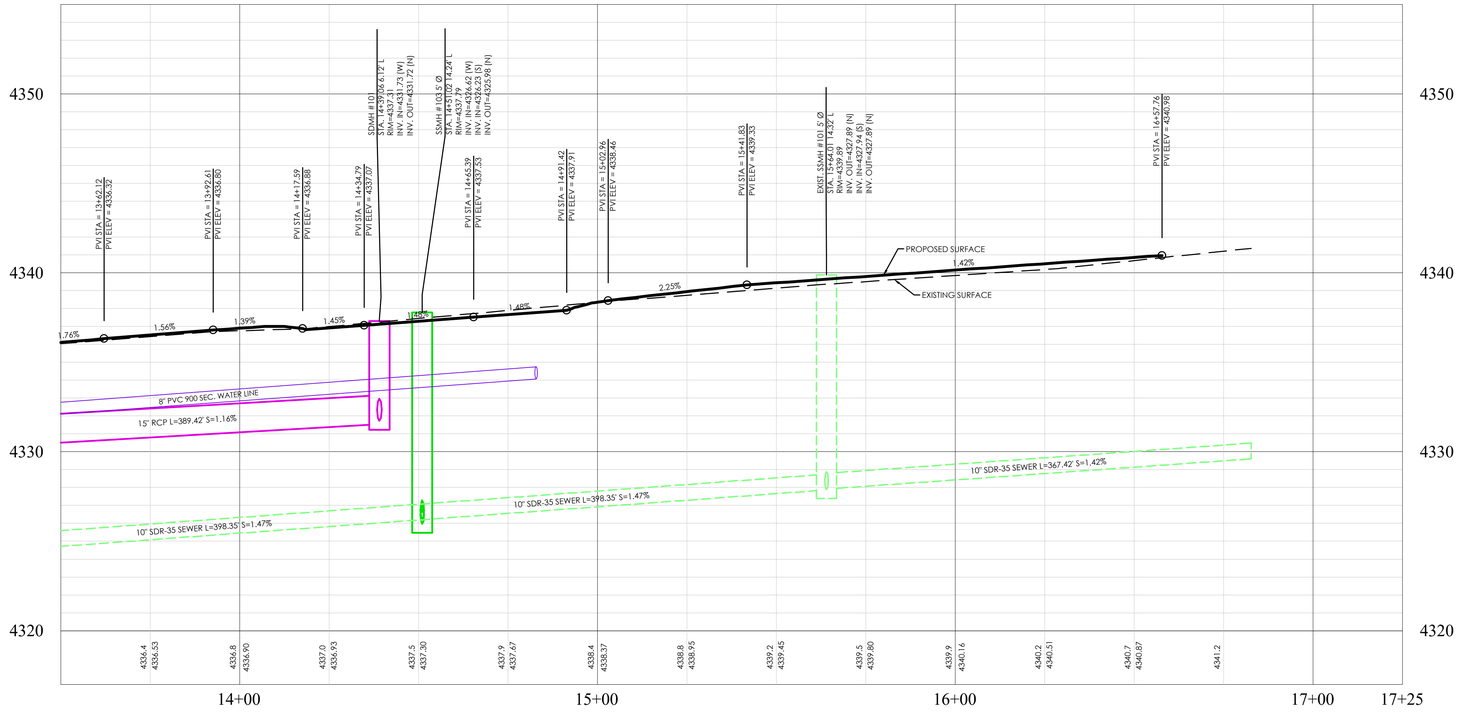


WILLOW STREET TBC PLAN



66' ROW WILLOW STREET (HALF WIDTH)

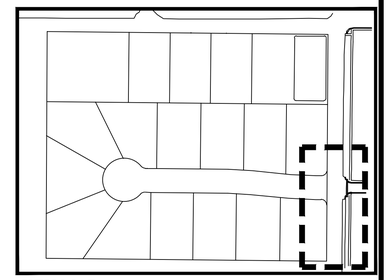
N.T.S.



WILLOW STREET TBC PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. CONTOUR MAJOR
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- CULINARY VALVE, TEE & BEND
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

NOTES:
1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. PROVIDE 12" SUMPS ON ALL STORM WATER MANHOLES AND BOXES
3. ALL WATER SERVICES TO BE LOOPED UNDER THE STORM DRAIN WHERE EVER CONFLICTS OCCUR.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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STATE OF UTAH
9/16/22

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
WILLOW STREET

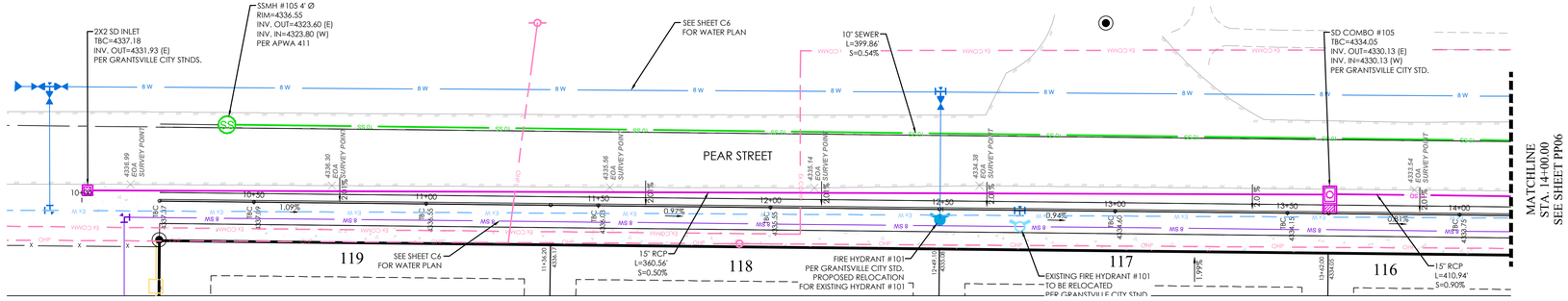
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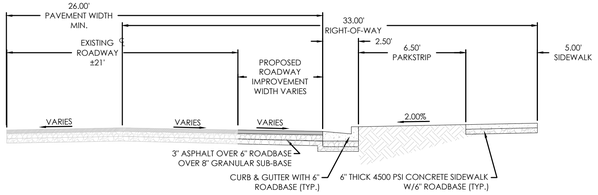
WILLOW STREET

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Date: 09/13/22	Job #: 21-0512
Sheet: PP04	

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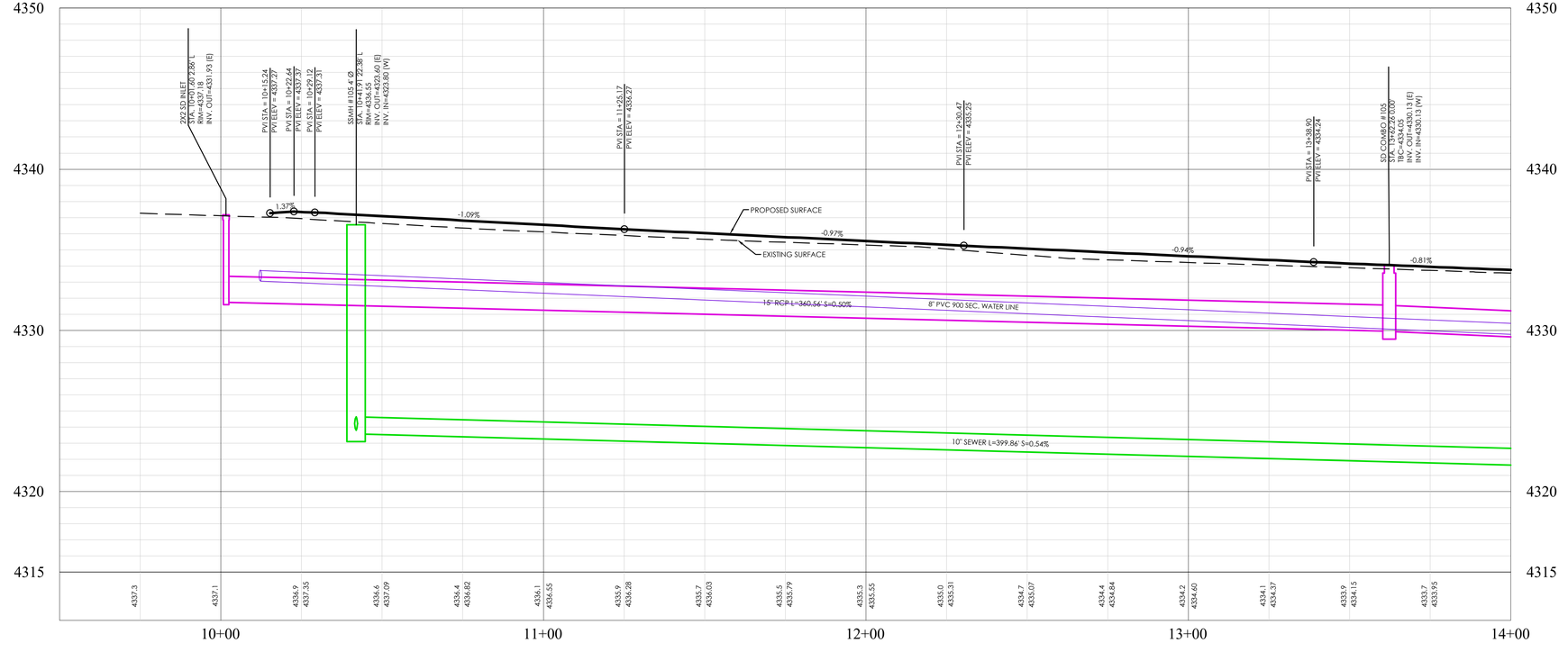


PEAR STREET TBC PLAN

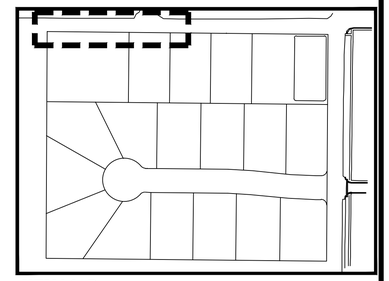


66' ROW PEAR STREET (HALF WIDTH IMPROVEMENT)

N.T.S.



PEAR STREET TBC PROFILE



KEY MAP
N.T.S

NOTES:
1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
PEAR STREET

REVISION BLOCK

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PEAR STREET

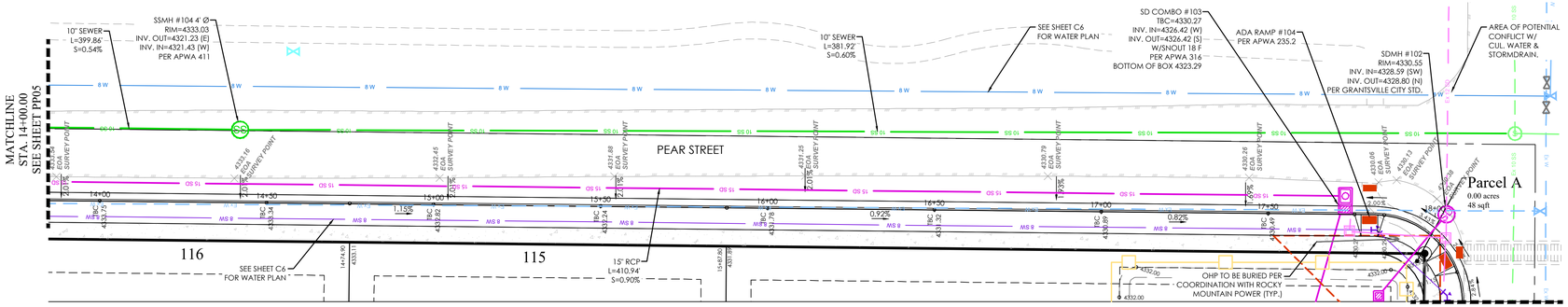
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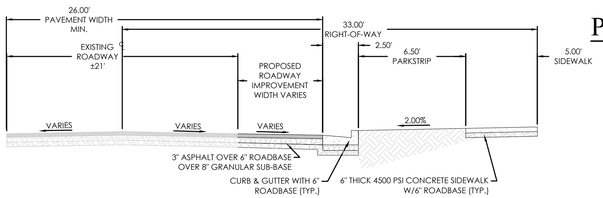
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LEGEND

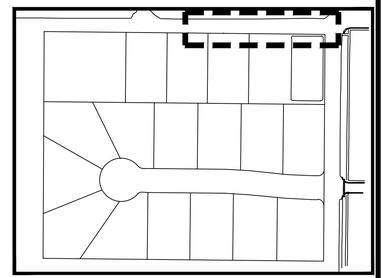
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
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	STREET LIGHT
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o XXXX.XX	SPOT ELEVATION



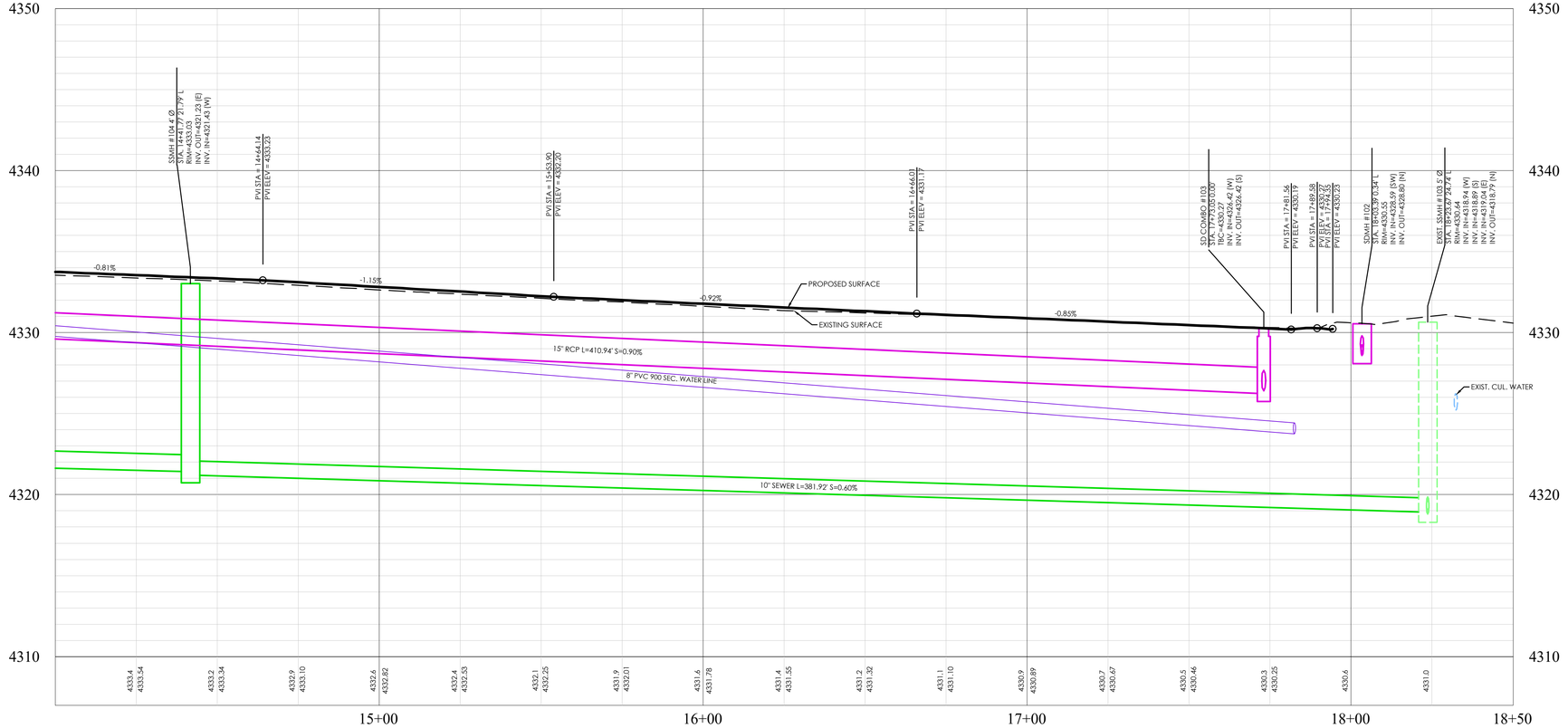
PEAR STREET TBC PLAN



66' ROW PEAR STREET (HALF WIDTH IMPROVEMENT)
N.T.S.



KEY MAP
N.T.S



PEAR STREET TBC PROFILE

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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PEAR STREET

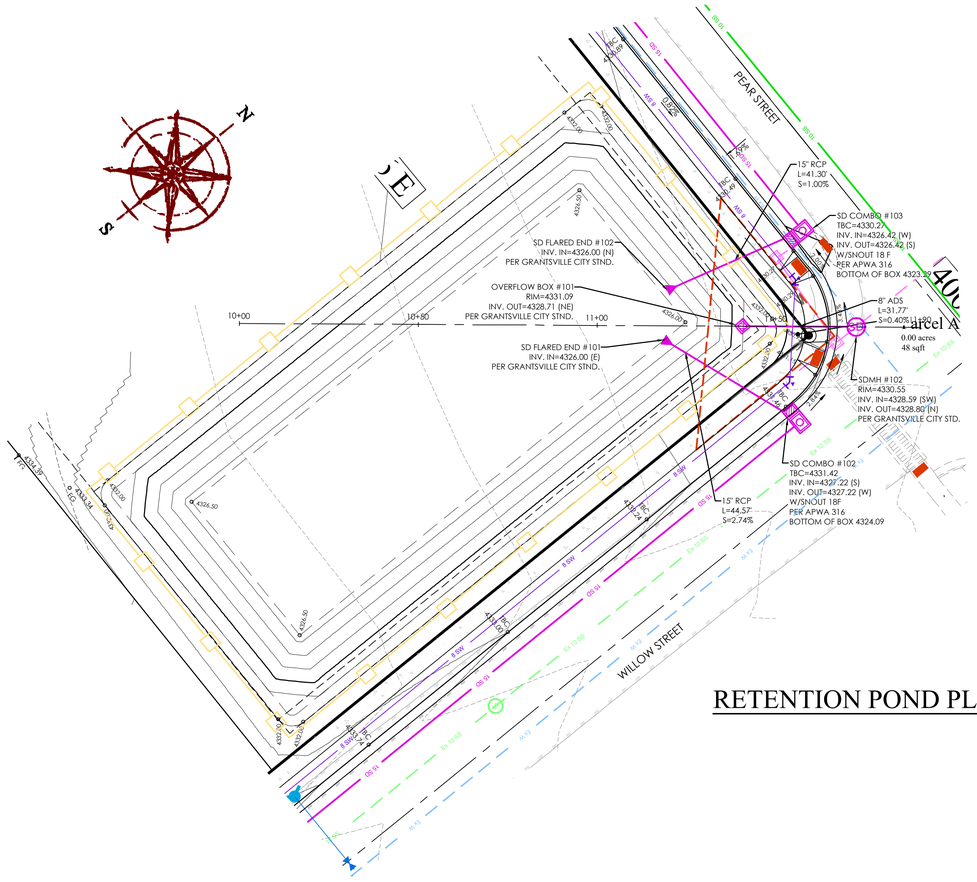
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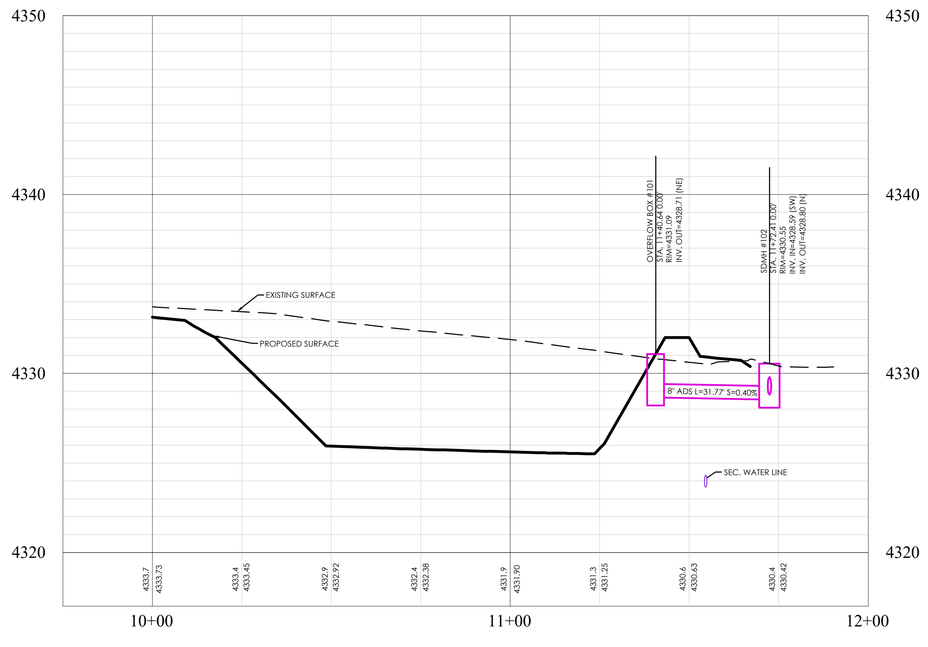
PEAR STREET

Scale:	1"=20'	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	PP06		

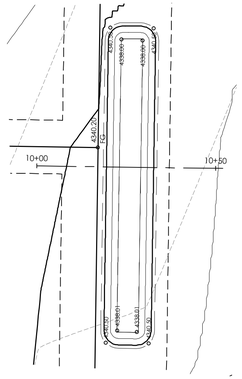
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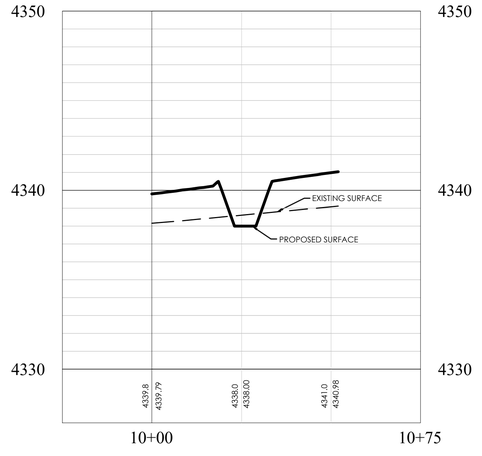
RETENTION POND PLAN



RETENTION POND PROFILE



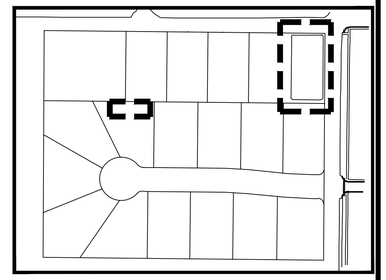
REAR LOT RETENTION POND PLAN



REAR LOT RETENTION POND PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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- SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

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RETENTION POND

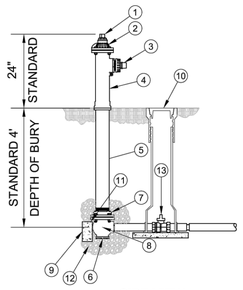
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RETENTION POND

Scale: 1"=20' | Drawn: MEF
Date: 09/13/22 | Job #: 21-0512
Sheet: PP07

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SIDE VIEW
SCALE: NTS

GENERAL NOTES:

1. #2 ECLIPSE POST HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING, COMPRESSION TYPE WITH 2-3/16" MAIN VALVE OPENING. INLET CONNECTION SHALL BE 2" FIP. OUTLET SHALL BE 2 1/2". STANDARD DEPTH OF BURY IS 4'.
2. ALL WATER FLOW SHALL PASS THRU A 3-1/2" FBE COATED STEEL PIPE AND CAST IRON TOP STOCK WATERWAY.
3. ALL WORKING PARTS SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED.
4. HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT.
5. THE #2 ECLIPSE POST HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102.

ITEM	ITEM / DESCRIPTION	NOTES
1	OPERATING SCREW	
2	TOP CAP	
3	SIDE CAP	
4	TOP STOCK	
5	3-1/2" FBE COATED STEEL PIPE	
6	DRAIN HOLE	
7	COUPLING	
8	INLET VALVE BODY	
9	UNDISTURBED EARTH	
10	VALVE BOX	
11	THRUST BLOCK	
12	CRUSHED ROCK	
13	HYDRANT SHUT-OFF VALVE	

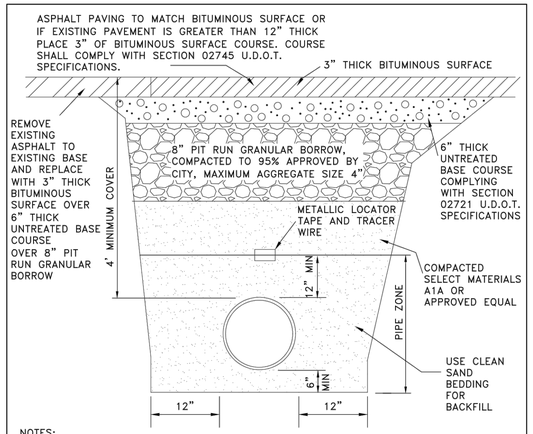
REV.	DATE	APPR.	DESCRIPTION

SCALE: -

GRANTSVILLE CITY

ABOVE GRADE 2" BLOW-OFF INSTALLATION

SHEET 6-56

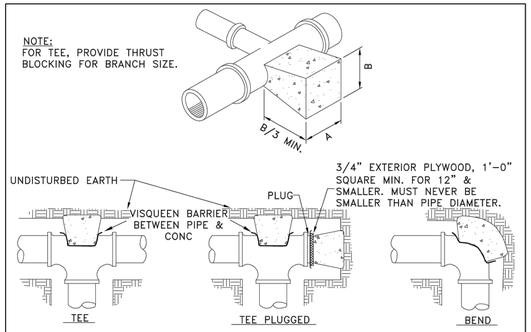


NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER 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



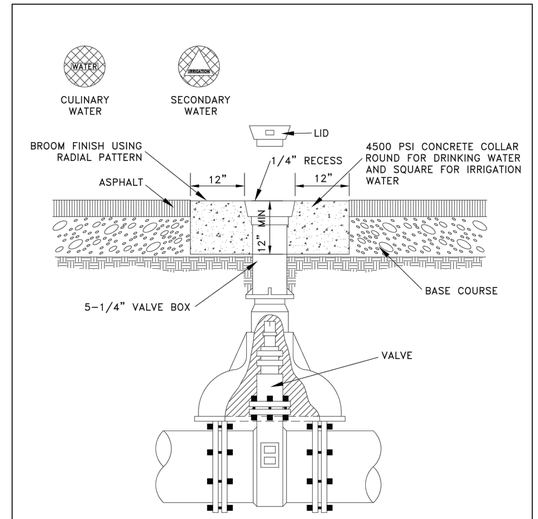
DIMENSIONS FOR THRUST BLOCKING

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

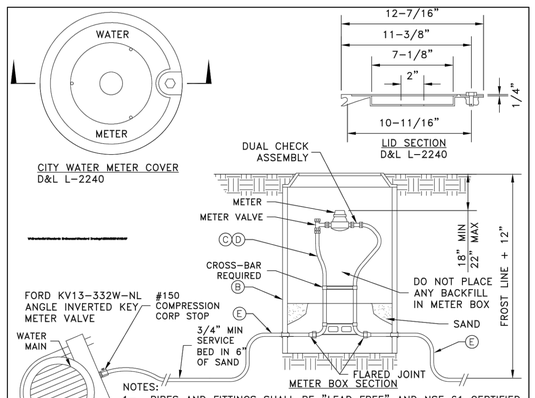


NOTES:
1. RAISE VALVE BOX AND PLACE CONCRETE COLLAR AFTER PAVING OPERATION IS COMPLETED.
2. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
3. BURIED GATE VALVES SHALL BE USED FOR LINES 10-INCHES AND SMALLER. BURIED BUTTERFLY VALVES SHALL BE USED FOR LINES 12-INCHES AND LARGER.
4. ISOLATION 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

NOTE:
1. ALL SURFACE CONCRETE TO BE 4500 PSI.



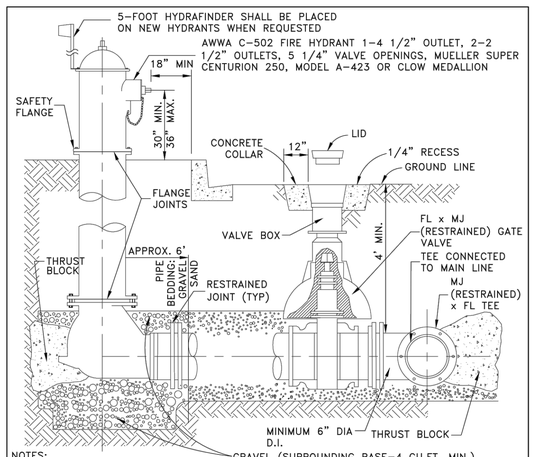
NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL SERVICE LATERALS AND METERS WITHIN 5 FEET OF LOT LINES 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

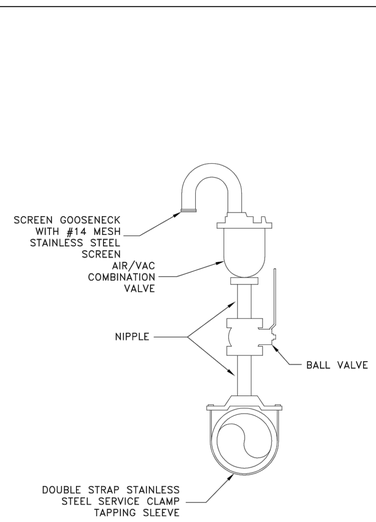
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY



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)]

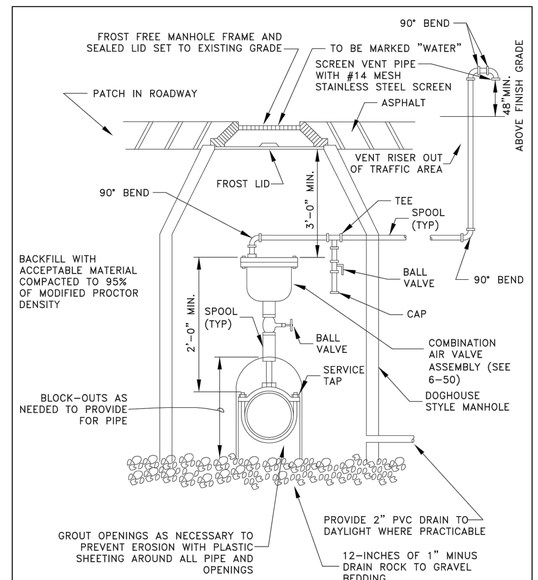
REV. 05-22

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY



NOTES:
1- ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.

GRANTSVILLE CITY
COMBINATION AIR RELEASE VALVE



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
AIR RELEASE VALVE MANHOLE DETAIL

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

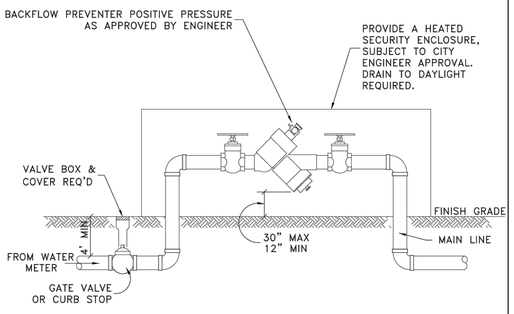
COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
DETAILS

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Date: 09/13/22 | Job #: 21-0512
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NOTES:

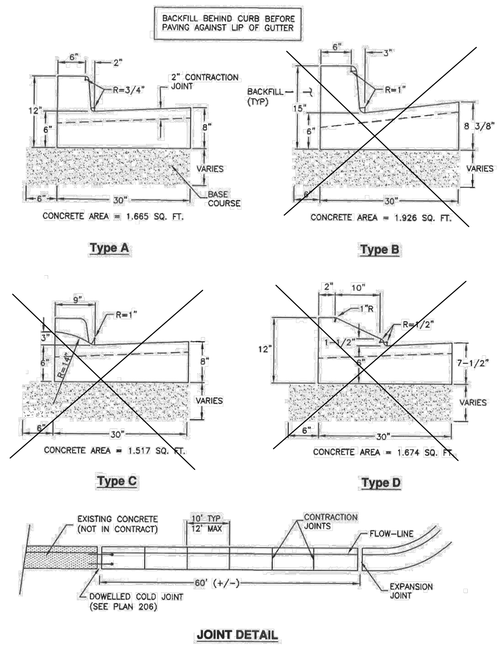
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION

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.
   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 4500 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 flow-line 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.

205.1



APWA Utah Chapter

Curb and gutter

Plan 205.1 December 2008

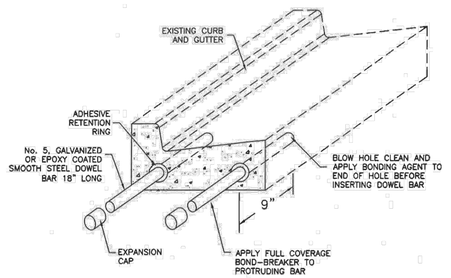
NOTE:

1. ALL SURFACE CONCRETE TO BE 4500 PSI.
2. ALL SIDEWALK TO BE 6" CONCRETE ON 6" BASE ROCK

Curb and gutter connection

1. **GENERAL**
   A. Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.
2. **PRODUCTS**
   A. Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
   B. Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
   C. Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
   D. Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.
3. **EXECUTION**
   A. Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
   B. Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
   C. Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
   D. Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
   E. Apply complete coverage of bond-breaker on the protruding end of each dowel.
   F. Install expansion caps on protruding dowel bar ends.

206



APWA Utah Chapter

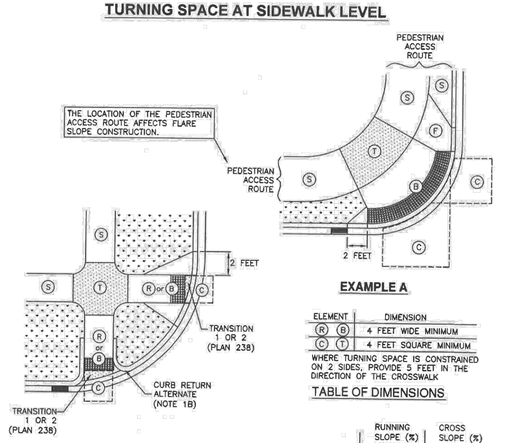
Curb and gutter connection

Plan 206 June 2009

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 flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA 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 4500 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 area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   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 trip hazards in the clear space.

235.1



ELEMENT	DIMENSION
(R) (B)	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

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	—

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter

Corner curb cut assembly

Plan 235.1 September 2011

FOCUS©
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH
9/16/22

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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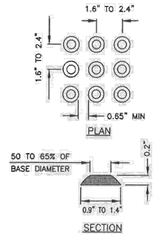
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Detectable warning surface

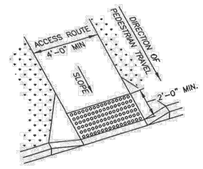
1. **GENERAL**
   - A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

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. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

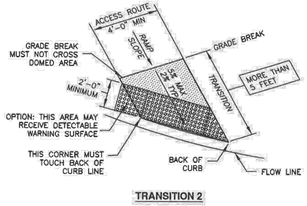
3. **EXECUTION**
   - A. Layout:
     1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
     2) Flares: Do not install detectable warning units on flared surfaces.
     3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously 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's 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.



TRUNCATED DOME DETAIL

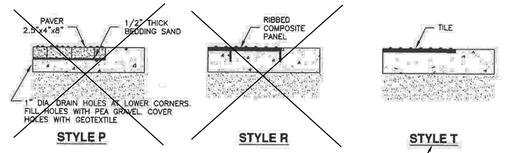


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



STYLE P **STYLE R** **STYLE T**

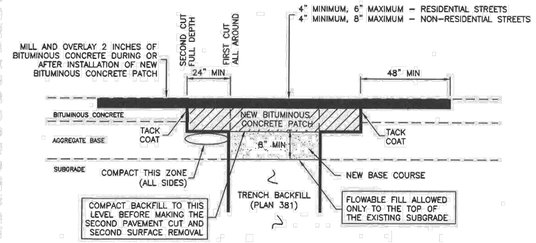
NOTE:
ONLY STYLE "T" TO BE USED PER GRANTSVILLE CITY

Bituminous pavement T-patch

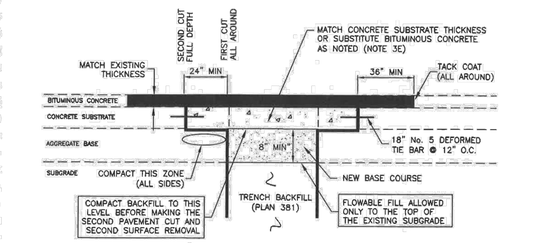
1. **GENERAL**
   - A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   - B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
     1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
     2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
     3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
     4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

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. 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.
   - C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - D. Concrete: Class 4500 APWA Section 03 30 04.
   - E. Tack Coat: APWA Section 32 12 13.13.
   - F. Bituminous Concrete. APWA Section 32 12 05.
     1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
     2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

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. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   - C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   - D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   - E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   - F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   - G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

30" Frame and cover

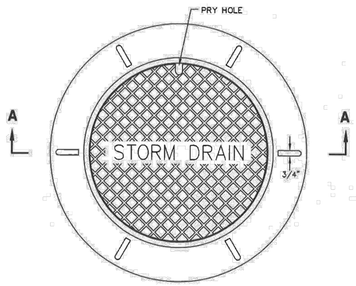
1. **GENERAL**
   - A. The frame and cover fits.
     1) Cleanout box type B in Plan 331, and
     2) Precast manhole in Plan 341.

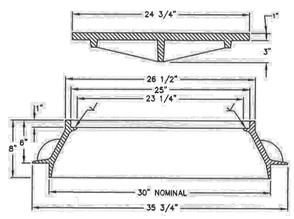
2. **PRODUCTS**
   - A. Castings: Grey iron class 35 minimum, ASTM A48.
     1) Coated with asphalt based paint or better (except on machined surfaces).
     2) Cast the heat number on the frame and cover.
     3) Give the frame and cover a machine finish so the cover will not rock.
     4) √ designates a machine finished surface.
     5) Cast the words "STORM DRAIN" 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

TYPE A





SECTION A-A

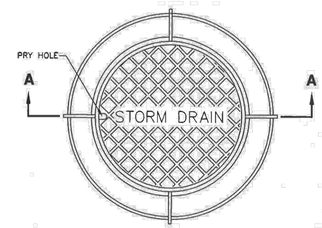
30" Frame and cover

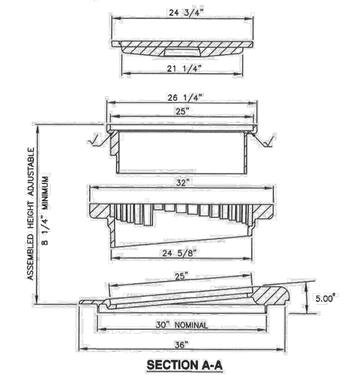
1. **GENERAL**
   - A. The frame and cover fits.
     1) Cleanout box type B in Plan 331, and
     2) Precast manhole in Plan 341.

2. **PRODUCTS**
   - A. Castings: Grey iron class 35 minimum, ASTM A48.
     1) Coated with asphalt based paint or better (except on machined surfaces).
     2) Cast the heat number on the frame and cover.
     3) Give the frame and cover a machine finish so the cover will not rock.
     4) √ designates a machine finished surface.
     5) Cast the words "STORM DRAIN" 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.

TYPE B





SECTION A-A

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

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DETAILS

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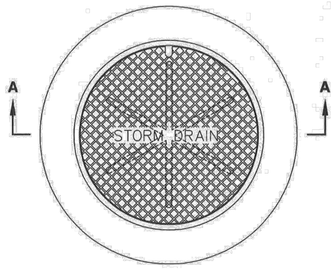
44" Frame and cover

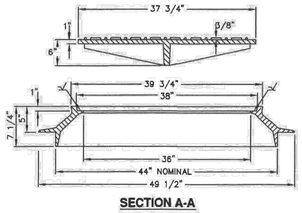
1. **GENERAL**
   A. The frame and cover fits.
      1) Cleanout box type B in Plan 331, and
      2) Precast manhole in Plan 341.

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 a machine-finished surface.
      4) Cast the words "STORM DRAIN" 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.





SECTION A-A

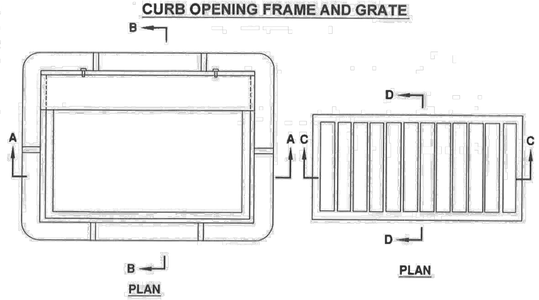
35 1/2" Grate and frame

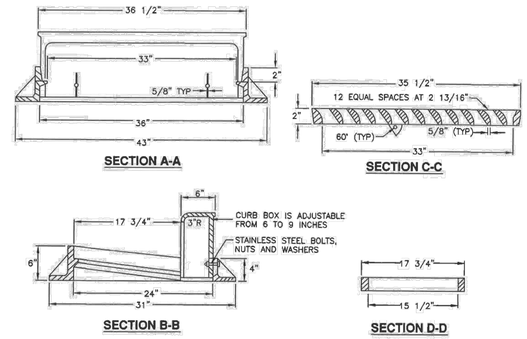
1. **GENERAL**
   A. The grate and frame fits concrete boxes in Plan 315.

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.

3. **EXECUTION** (Not used)

CURB OPENING FRAME AND GRATE





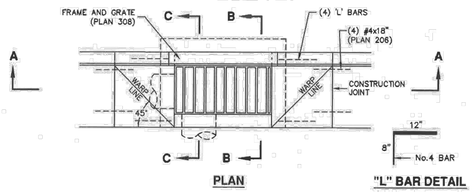
Catch basin

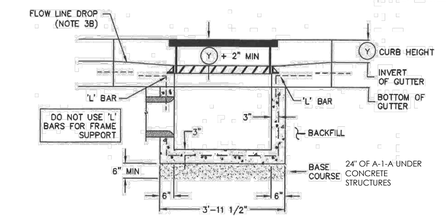
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

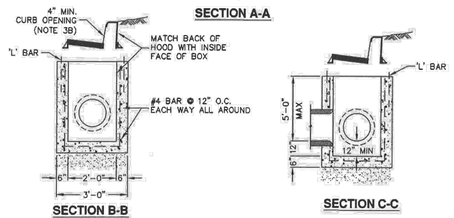
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: 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 GRADE







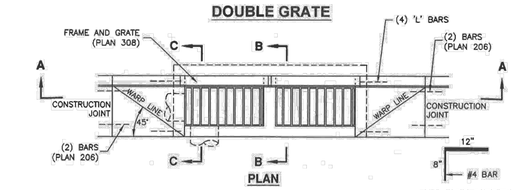
Catch basin

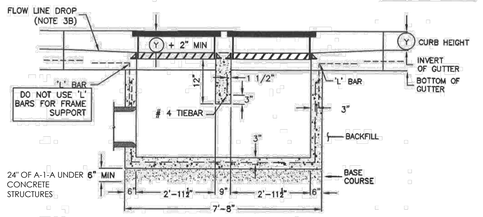
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

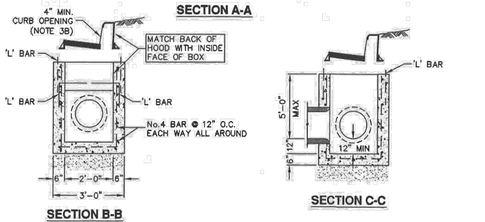
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: 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.

DOUBLE GRADE







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THOMAS M. ROMNEY
STATE OF UTAH
5/16/22

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

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DETAILS

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Z:\...2021\21-0512 Grantsville Willow Sheet\design 21-0512\dwg\sheets\FINAL\D4 - Details.dwg

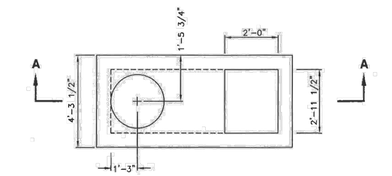
Combination catch basin and cleanout box

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.

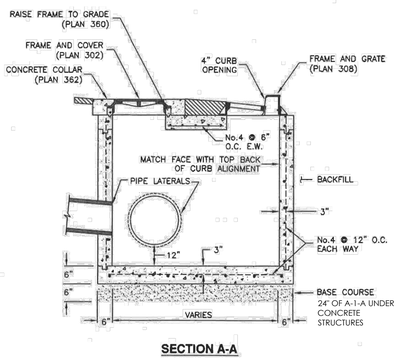
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

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 "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.



PLAN



SECTION A-A

Precast 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 pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

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 4500 APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock 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. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. 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.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", 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.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. 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.

CAST IN PLACE BASE

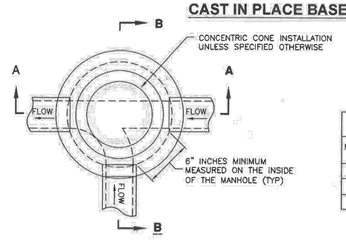
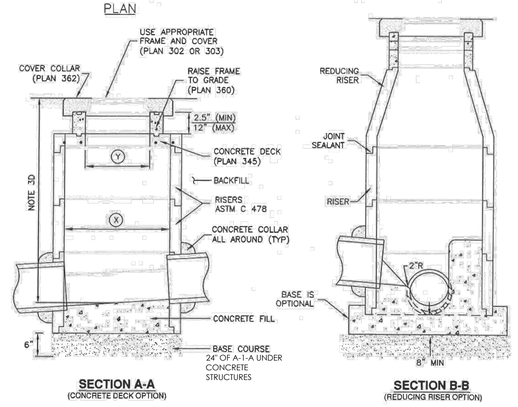


TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	(X) =48" (Y) =30"
B	(X) =60" (Y) =44"
C	(X) =60" (Y) =30"

PLAN



SECTION A-A (CONCRETE DECK OPTION)

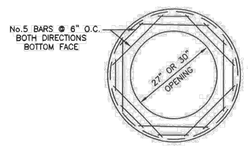
SECTION B-B (REDUCING RISER OPTION)

Concrete deck

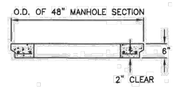
1. **GENERAL**
   A. Deck is made for round manhole riser grade rings.

2. **PRODUCTS**
   A. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   B. Concrete: Class 4500 APWA Section 03 40 00

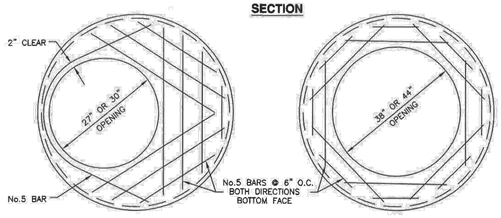
3. **EXECUTION**
   A. Reinforcement: Placement APWA Section 03 20 00.
   B. Concrete Placement: APWA Section 03 30 10. Apply a curing agent.



48" DECK PLAN

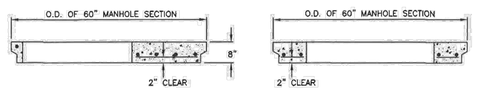


SECTION



60" DECK PLAN

60" DECK PLAN



SECTION

SECTION

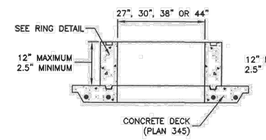
Raise frame to grade

1. **GENERAL**
   A. Grade rings are used in non-pressurized applications to adjust frame to grade.

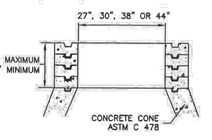
2. **PRODUCTS**
   A. Concrete: Class 4500 APWA Section 03 30 04.
   B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615.
      1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
      2) 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
   C. Gasket: Rubber-based, compressible.

3. **EXECUTION**
   A. Ring Manufacture:
      1) Fabrication, APWA Section 03 30 10.
      2) Cure, APWA Section 03 39 00.
   B. Field Installation: Seat rings with a compressible gasket.

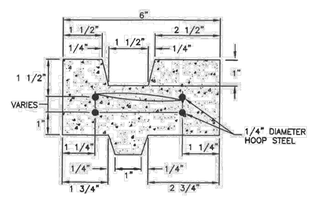
GRADE RING



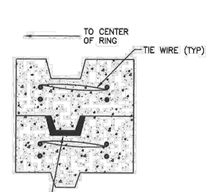
DECK SECTION



CONE SECTION



RING DETAIL



GASKET DETAIL

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DETAILS

REVISION BLOCK

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Date: 09/13/22 | Job #: 21-0512
Sheet: D5

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Raise frame to grade

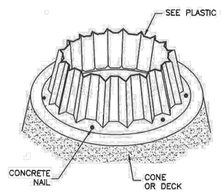
1. **GENERAL**
   A. The plastic form is used to keep concrete in the annular space when fabricating cover collars for storm drain manholes, sanitary sewer manholes or other utilities.

2. **PRODUCTS**
   A. Concrete Nails: CONTRACTOR's choice.

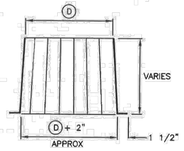
3. **EXECUTION**
   A. Adjust plastic form height so that the top of the manhole frame and cover matches longitudinal slope and cross slope of the pavement surface, and cover is 1/2-inch lower than the pavement surface.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

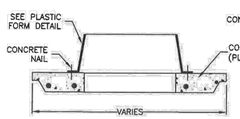
PLASTIC FORM



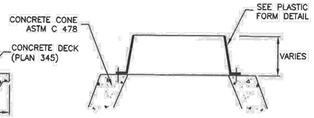
PLASTIC FORM OBLIQUE



PLASTIC FORM DETAIL



DECK SECTION



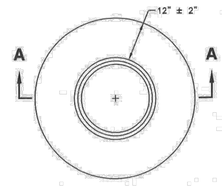
CONE SECTION

Cover collar for storm drains

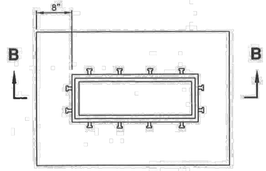
1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4500 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.

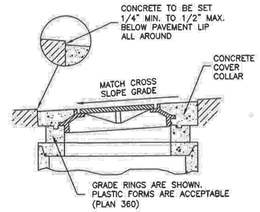
3. **EXECUTION**
   A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
   B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



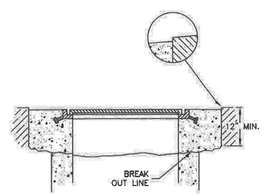
PLAN
(ROUND FRAME)



PLAN
(RECTANGULAR FRAME)



SECTION A-A



SECTION B-B

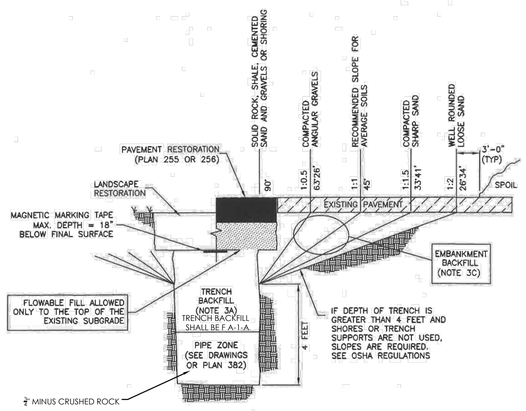
Trench backfill

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 (ground cover) 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.



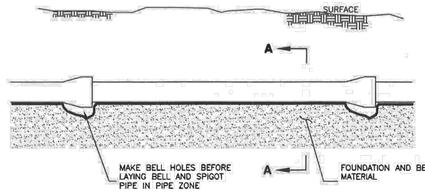
SEWER AND STORM DRAIN

Pipe zone backfill

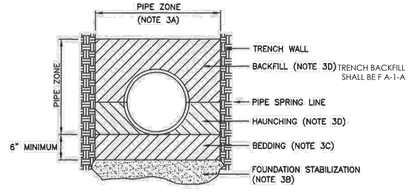
1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the trench.

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's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's 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 FACOTRY-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.

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No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION

GRANTSVILLE, UT

DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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DETAILS

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Date: 09/13/22 | Job #: 21-0512
Sheet: D6

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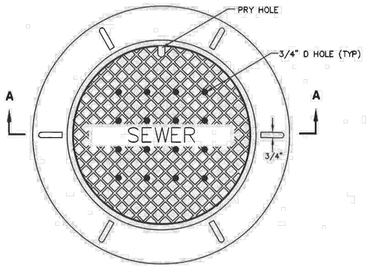
30" Frame and cover

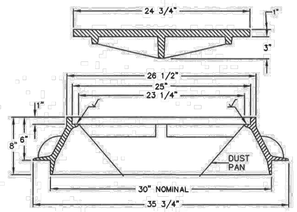
1. **GENERAL**
   A. The frame and cover fits the manhole in Plan 411.

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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.





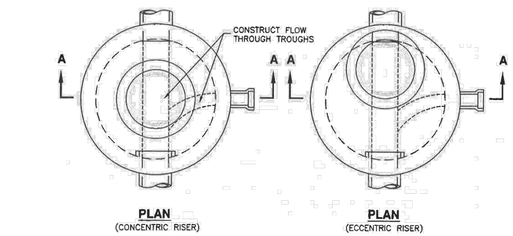
SECTION A-A

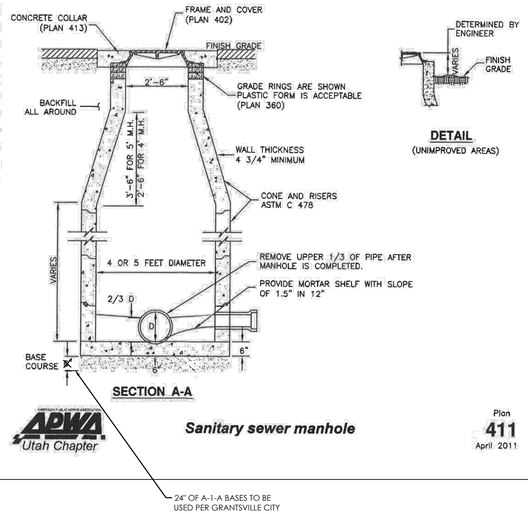
Sanitary sewer manhole

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's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 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's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER's 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'-0", 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.





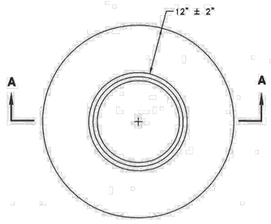
SECTION A-A

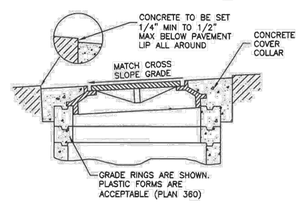
Cover collar for sanitary sewer manhole

1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4500 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 pavment 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.





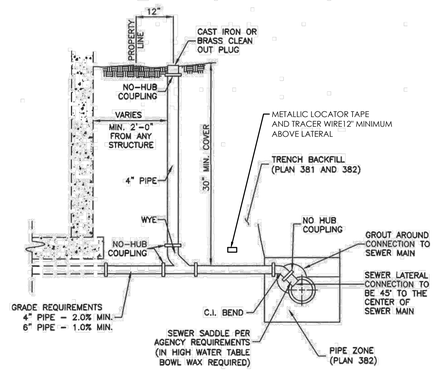
SECTION A-A

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.



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DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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DETAILS

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Sheet:	D7		

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INSTALLATION SPECIFICATION

PERIMETER CONTROL - Compost Filter Sock

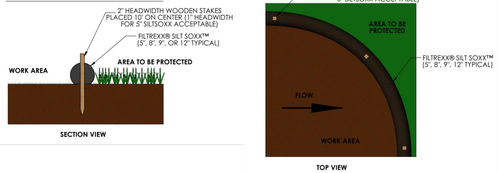
INSTALLATION

1. Perimeter control will be placed at locations indicated on plans and in a manner as directed by the Engineer or Manufacturer.
2. Perimeter control should be installed parallel to the base of the slope or other disturbed area. In challenging conditions (i.e., 2:1 slopes), a second perimeter control shall be constructed at the top of the slope, or staking may be increased.
3. Effective Soxx height in the field should be as follows: 5" diameter Soxx = 4" high; 8" diameter Soxx = 6.5" high; 12" diameter Soxx = 9.5" high; 18" diameter Soxx = 14.5" high; 24" diameter Soxx = 19" high.
4. Stakes should be installed through the middle of the perimeter control on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. 5" diameter Soxx may use 1" (25 mm) x 1" (25 mm) x 18" (0.5 m) wooden stakes. In the event staking is not possible, i.e., when perimeter control is used on pavement, heavy concrete blocks shall be used behind the perimeter control to help stabilize during rainfall/runoff events.
5. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
6. Straighten or position the Soxx as needed on the ground, ensuring there is good ground contact and no void spaces under the Soxx.
7. Do not drag Soxx across rough surfaces. If dragging across a rough surface is necessary, place a barrier such as plastic or a tarp under Soxx to prevent tearing.
8. Loose compost may be backfilled along the upslope side of the perimeter control, filling the seam between the soil surface and the device, improving filtration and sediment retention.
9. If the perimeter control is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The Engineer will specify seed requirements.

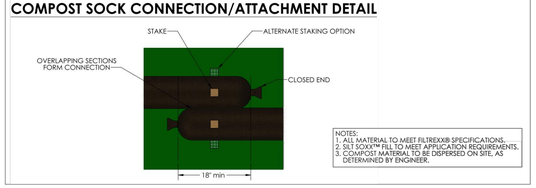
MAINTENANCE & DISPOSAL

1. The contractor shall remove sediment at the base of the upslope side of the perimeter when accumulation has reached 1/2 of the effective height of the sock, or as directed by the Engineer. Alternatively, a new perimeter control sock can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
2. Perimeter control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
3. The FilterMedia will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.

FILTREXX® SILT SOXX™



COMPOST SOCK CONNECTION/ATTACHMENT DETAIL



Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

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SUSTAINABLE TECHNOLOGIES

INSTALLATION SPECIFICATION

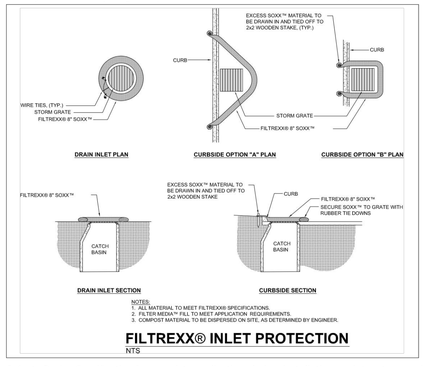
INLET PROTECTION - Compost Filter Sock

INSTALLATION

1. Inlet protection shall be placed at locations indicated on plans as directed by the Engineer. Inlet protection should be installed in a pattern that allows complete protection of the inlet area.
2. Installation of curb inlet protection will ensure a minimal overlap of at least 1 ft (300mm) on either side of the opening being protected. Inlet protection will be anchored to the soil behind the curb using staples, stakes or other devices capable of holding the inlet protection in place.
3. Standard inlet protection for curb inlet protection and curb sediment containment will use 8 in (200mm) diameter inlet protection, and drain inlets on soil will use 12 in (300mm) or 18 in (450mm) diameter inlet protection. In severe flow situations, larger inlet protection may be specified by the Engineer. During curb installation, inlet protection shall be compacted to be slightly shorter than curb height.
4. If inlet protection becomes clogged with debris and sediment, they shall be maintained so as to assure proper drainage and water flow into the storm drain. In severe storm events, overflow of the inlet protection may be acceptable in order to keep the area from flooding.
5. Curb and drain inlet protection shall be positioned so as to provide a permeable physical barrier to the drain itself, allowing sediment to collect on the outside of the inlet protection.
6. For drains and inlets that have only curb cuts, without street grates, a spacer is required in order to keep the inlet protection away from the drain opening. This spacer should be cinder blocks or a hog wire screen bent to overlap the grate opening and keep the sock from falling into the opening. Use at least one spacer for every 4 ft (1.2m) of curb drain opening. The wire grid also prevents other floatable waste from passing over the inlet protection.
7. Stakes shall be installed through the middle of the drain inlet protection on 5 ft (1.5m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes.
8. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.

MAINTENANCE & DISPOSAL

1. The Contractor shall remove sediment at the base of the upslope side of the inlet protection when accumulation has reached 1/2 of the effective height of the inlet protection, or as directed by the Engineer. Alternatively, for drain inlet protection, a new Soxx may be placed on top of the original increasing the sediment storage capacity without soil disturbance.
2. Inlet protection shall be maintained until disturbed area above or around the device has been permanently stabilized and construction activity has ceased. Regular maintenance includes lifting the inlet protection and cleaning around and under them as sediment collects.
3. The FilterMedia will be removed from paved areas or dispersed on site soil or behind curb once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.

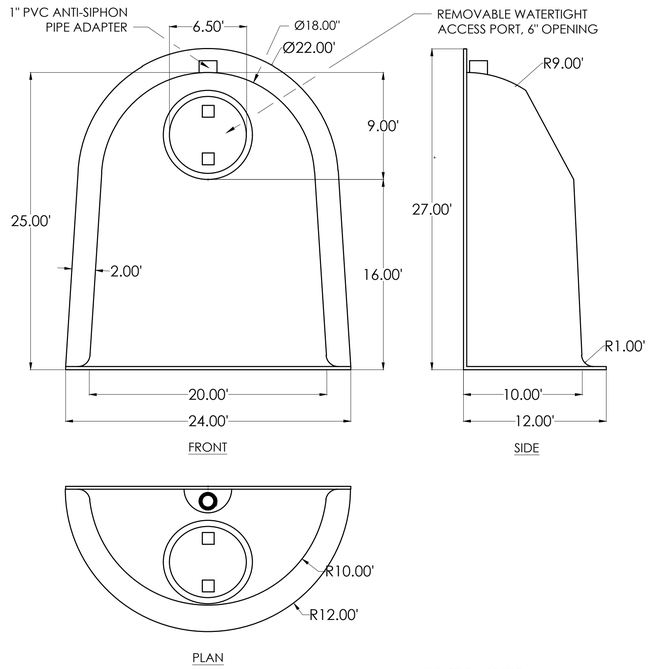


FILTREXX® INLET PROTECTION
NTS

Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

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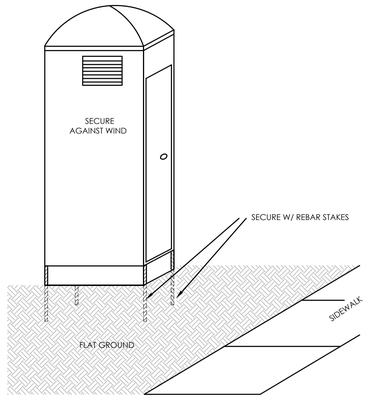
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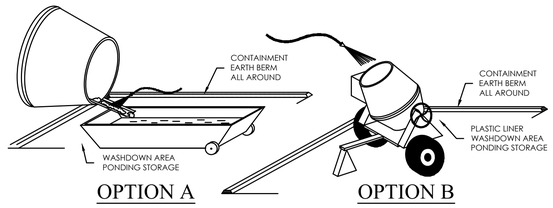
US PATENT #6126817ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

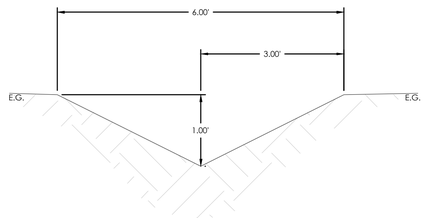
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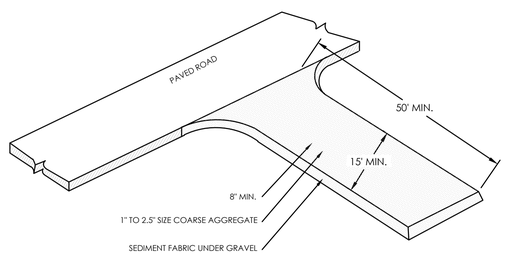
PORTABLE TOILET
NTS



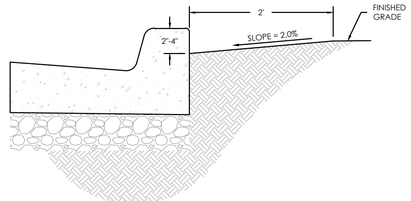
CONCRETE WASTE MANAGEMENT
NTS



DITCH
N.T.S



STABILIZED CONSTRUCTION ENTRANCE
NTS



CURB SEDIMENTATION TRAP
NTS

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION

GRANTSVILLE, UT

DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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DETAILS

Scale: N/A	Drawn: MEF
Date: 09/13/22	Job #: 21-0512
Sheet: D8	

Z:_2021\21-0512 Grantsville Willow Street\design 21-0512.dwg\sheets\TINAL\DB- Details.dwg

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.

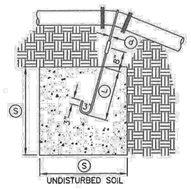
2. PRODUCTS

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 4500 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.

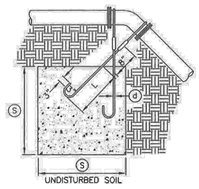
3. EXECUTION

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.

562



TYPE A RESTRAINT
FOR 11 1/4° – 22 1/2° VERTICAL BENDS



TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD IN CONCRETE – FEET
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	5/8"	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

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD IN CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
				5/8"	
6"		2.37	4.0	5/8"	2.5
				5/8"	
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	92.17	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	

APWA Utah Chapter

Tie-down thrust restraints

Plan **562** April 1997

Open 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.

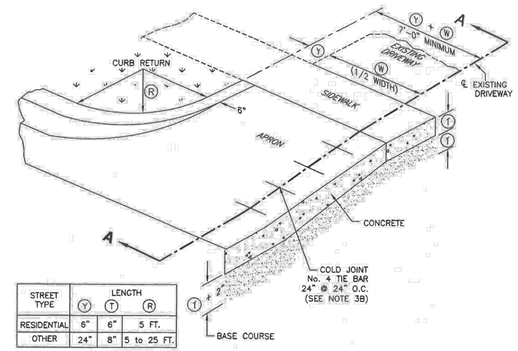
2. PRODUCTS

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 4500 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

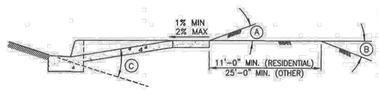
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Reinforcement: Not required 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.

225



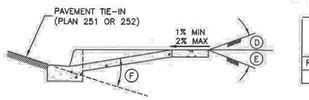
STREET TYPE	LENGTH Y	T	R
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



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

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



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

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

Open driveway approach

Plan **225** December 2009

NOTE
WHEN UNDISTURBED EARTH IS UNAVAILABLE FOR THRUST BLOCKING, REFER TO APWA 562 FOR ALTERNATIVE THRUST BLOCKING METHOD.

FOCUS©
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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
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Date:	09/13/22	Job #:	21-0512
Sheet:	D9		

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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.

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 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 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.

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.

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GRANTSVILLE CITY
PRE-CONSTRUCTION NOTES

CHAIN OF COMMUNICATION

- FIRST CONTACT: BRAD PACE PUBLIC WORKS INSPECTOR
- SECOND CONTACT: GLEN MILLWARD (WATER), MARKUS SEAT (SEWER), TRAVIS DANIELS (FIRE CHIEF), JASON SMITH (ASSISTANT FIRE CHIEF).

PLEASE COMMUNICATE THROUGH E-MAIL TO MAINTAIN A WRITTEN RECORD.

MAIN CONSTRUCTION CONTACT

- PROJECT FOREMAN:

CONSTRUCTION SCHEDULE

- CONSTRUCTION STARTS:
- PLEASE PROVIDE A CONSTRUCTION SCHEDULE. HELPS CITY TO PLAN FOR WHAT IS HAPPENING. PROVIDE TO JAMES AND HE WILL DISSEMINATE TO OTHERS.

PERMITTING

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 A SILT FENCE FIVE FEET OUT AROUND LIVE FIRE HYDRANTS AND ELECTRICAL TRANSFORMERS. 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.

- PROVIDE KRISTY CLARK WITH ONE 24X36 AND FOUR 11X17'S.

PROJECT CONCERNS OR QUESTIONS:

SHARE THIS DOCUMENT WITH THOSE ON SITE TO USE AS CONSTRUCTION STANDARDS.

END

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

COWBOY ESTATES SUBDIVISION
GRANTSVILLE, UT
PRE CONSTRUCTION NOTES

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PRE CONSTRUCTION NOTES

Scale:	N/A	Drawn:	MEF
Date:	09/13/22	Job #:	21-0512
Sheet:	D11		

Z:\...2021\21-0512 Grantsville Willow Street\design 21-0512\dwg\sheet\FINAL\D11 Pre-Con Notes.dwg

AGENDA ITEM #13

Discussion Regarding the Final Plat for Matthews Meadows Subdivision

MEMORANDUM

DATE: October 17, 2022

TO: Braydee Baugh, City Recorder

FROM: Cavett Eaton, Planning & Zoning Administrator

RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD OCTOBER 19TH, 2022**

City Council Agenda Items #: Consideration of Resolution 2022-__ approving the Final Plat for Grantsville New Team, LLC. on the Matthews Meadows Subdivision located approximately at 401 West Durfee Street for the creation of eighty-eight (88) lots in the R-1-12 zone.

The Planning Commission recommended approval this item on October 6 2022, with little discussion and the motion is at the end of the discussion:

Discussion:

Commission Member Topham asked Dan England if all the documents presented tonight meet the Final and are ready for our approval He answered "Yes"

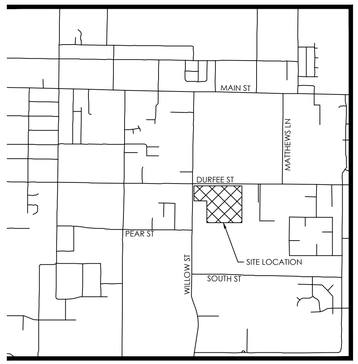
Commission Member Topham made a motion to recommend approval of the Final Plat for Reuben Wayman Subdivision located at 800 North Hale Street. Commission Member Pinkham seconded the motion. All voted in favor and the motion carried unanimously

- End of Memorandum-

MATTHEWS MEADOWS SUBDIVISION PHASE 1

PRELIMINARY PLANS
PREPARED FOR:
GRANTSVILLE'S NEW TEAM LLC
LOCATED IN:
GRANTSVILLE, UT

BENCHMARK
NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



VICINITY MAP
NTS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

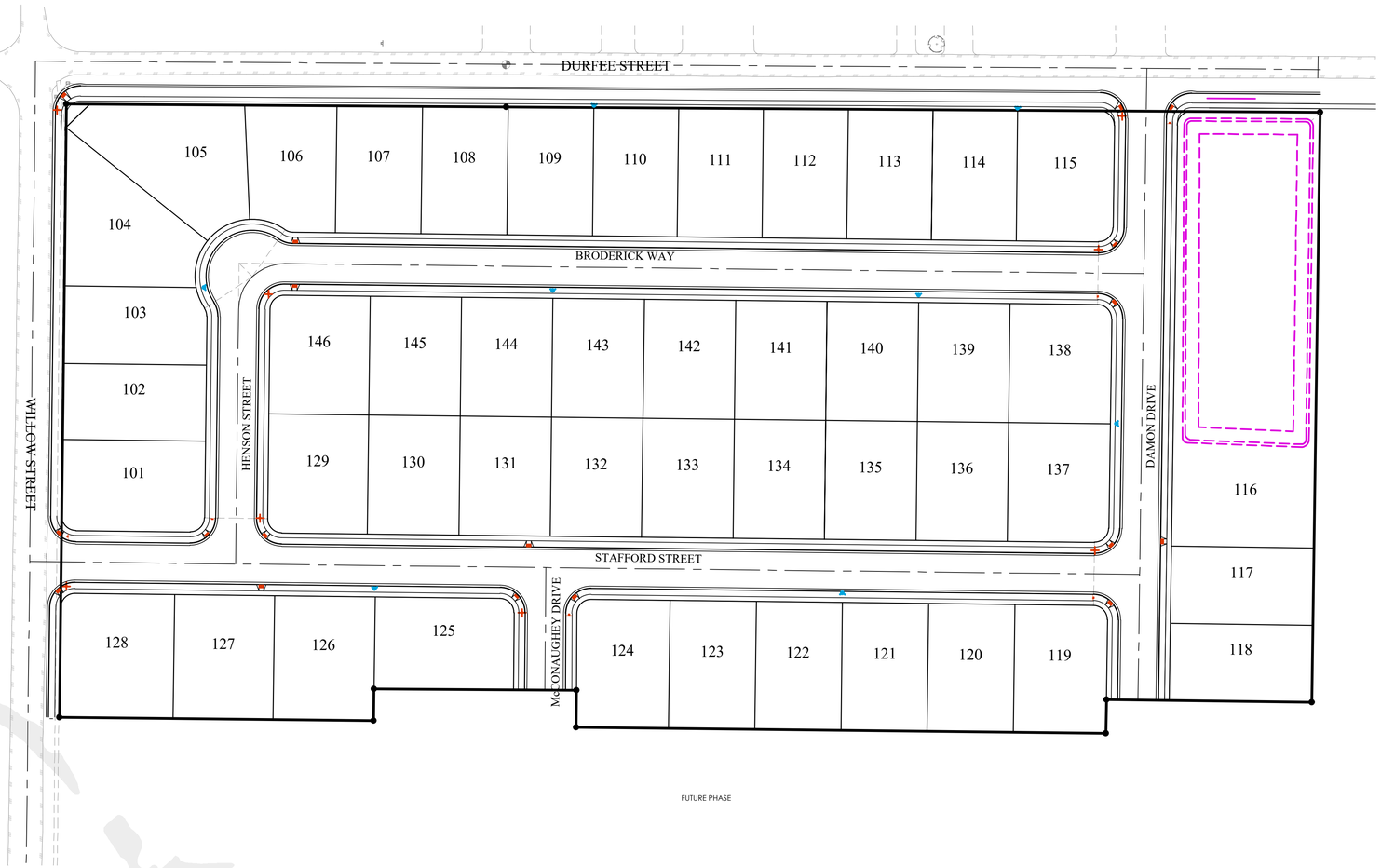
NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: RYAN HOPKINS
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
GRANTSVILLE'S NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE



SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

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

BY:_____
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 A MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.



GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	EXISTING CONDITIONS
C4	OVERALL SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C4.4	SITE PLAN
C5	OVERALL GRADING PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	GRADING AND DRAINAGE PLAN
C5.3	GRADING AND DRAINAGE PLAN
C5.4	GRADING AND DRAINAGE PLAN
C5.5	GRADING AND DRAINAGE PLAN
C5.6	GRADING AND DRAINAGE PLAN
C5.7	STORMWATER REPORT
C6	SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C6.3	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C7.3	WATER PLAN
C8	EROSION CONTROL PLAN
C9	OVERALL SIGNAGE & STRIPING PLAN
PP01	DAMON DRIVE
PP02	DAMON DRIVE
PP03	BRODERICK WAY
PP04	BRODERICK WAY
PP05	BRODERICK WAY
PP06	HENSON STREET
PP07	HENSON STREET
PP08	STAFFORD STREET
PP09	STAFFORD STREET
PP10	STAFFORD STREET
PP11	STAFFORD STREET
PP12	McCONAUGHEY DRIVE
PP13	DAMON DRIVE OFFSITE SEWER
PP14	DURFEE STREET TBC
PP15	DURFEE STREET TBC
PP16	DURFEE STREET TBC
PP17	DURFEE STREET TBC
PP18	WILLOW STREET TBC
PP19	WILLOW STREET TBC
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
D8	DETAILS
D9	DETAILS
D10	NOTES
D11	PRE-CON NOTES

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=70' | Drawn: DCJ
Date: 09/14/22 | Job #: 21-0377
Sheet: C1

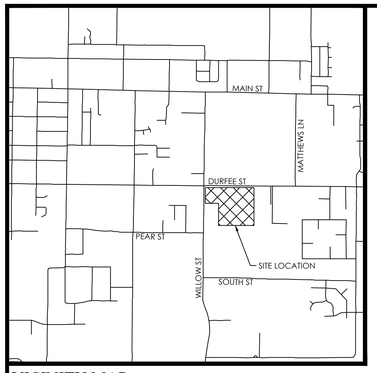
Know what's below. Call 811 before you dig.

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\Final\Phase 1 Finish\C1 - COVER SHEET.dwg

MATTHEWS MEADOWS SUBDIVISION

PHASE 1 FINAL PLAT

LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

BENCHMARK

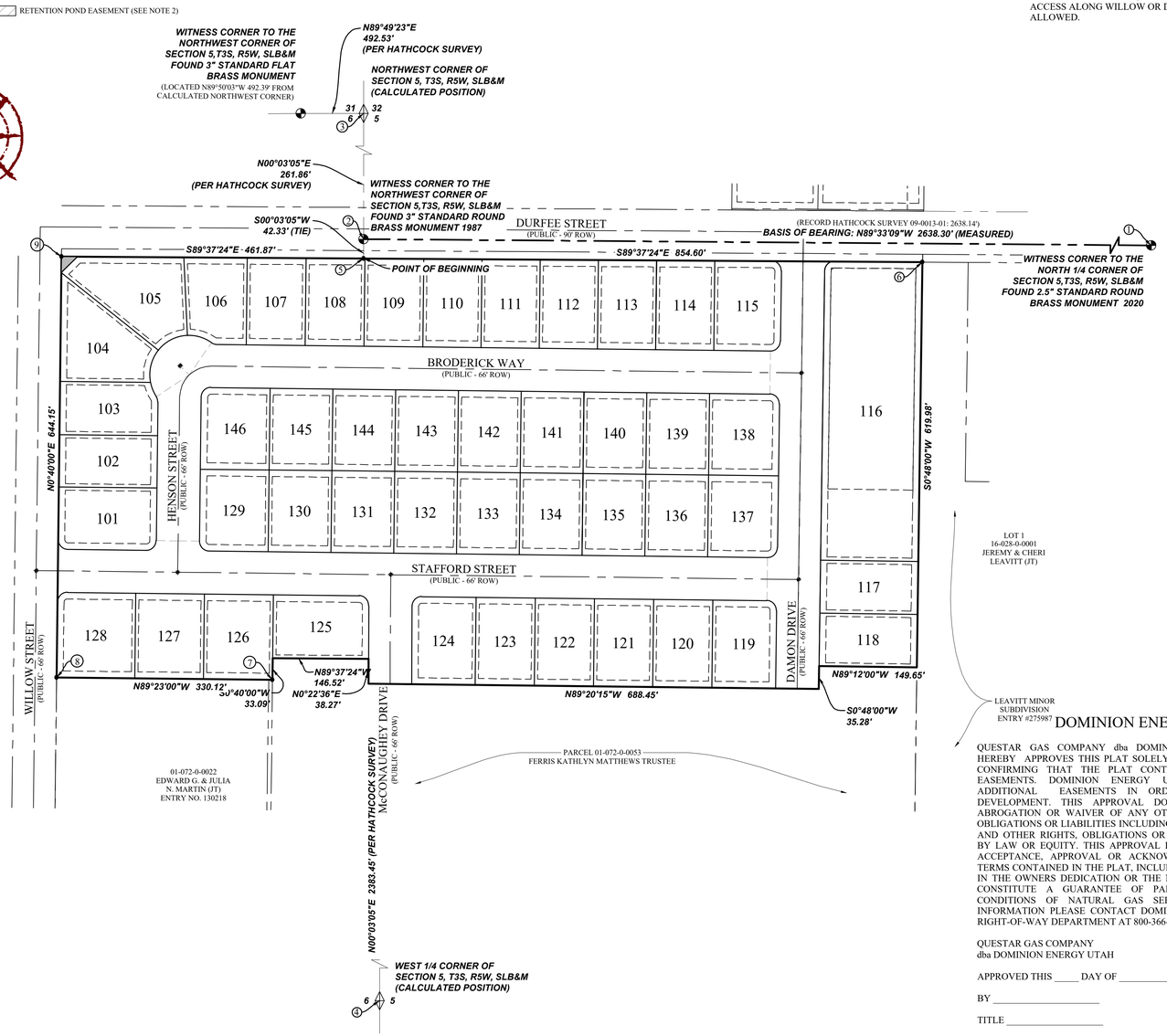
NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (NOT FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- ROW DEDICATION AREA
- RETENTION POND EASEMENT (SEE NOTE 2)

N

S



01-072-0-0022
EDWARD G. & JULIA
N. MARTIN (JT)
ENTRY NO. 130218

PARCEL 01-072-0-0053
FERRIS KATHLYN MATTHEWS TRUSTEE

LOT 1
16-028-0-0001
JEREMY & CHERI
LEAVITT (JT)

LEAVITT MINOR
SUBDIVISION
ENTRY #275987

Tooele County Coordinate Table		
Point #	Northing	Easting
1	822994.2003	737493.5802
2	824340.3041	739891.1429
3	824360.9100	737252.9200
4	824622.7699	737253.1549
5	821977.4610	737250.7823
6	824316.5848	737252.8802
7	823671.9666	737113.6252
8	823675.5223	736783.5256
9	824319.6212	736791.0191

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. LOT 116 PROPERTY OWNER AGREES TO MAINTAIN THE RETENTION AREA AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
3. PARCEL A IS HEREBY DEDICATED TO GRANTSVILLE CITY AS A PUBLIC RIGHT OF WAY.
4. FOR LOTS 101-115 & 128, NEITHER PRIMARY NOR SECONDARY ACCESS ALONG WILLOW OR DURFEE STREETS WILL BE ALLOWED.

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

For Review
09/16/2022 3:29:31 PM

EVAN J. WOOD — DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian, being located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point on the southerly line of Durfee Street known as Project Number F-R299(400), said point being S00°03'05"W 44.33 feet along the Tooele County Dependent Resurvey Section line from a monument in Durfee Street being the Witness Corner to the Northwest Corner of Section 5, T3S, R5W, SLB&M. Said Northwest Corner is an unmarked point which lies N0°03'05"E 261.86 feet (Note: Previous surveys and descriptions which have relied on Tooele County Dependent data show this distance to be 262.72 feet.) from said Witness Corner. (Basis of Bearing: N89°33'09"W between said Witness Corner and the Witness Corner to the North Quarter Corner of said Section 5.); running thence along said southerly line of Durfee Street, S89°37'24"E 854.60 feet to the westerly line of LEAVITT MINOR SUBDIVISION, according to the official plat thereof recorded as Entry Number 275987 in the Office of the Tooele County Recorder; thence along said westerly line and a line established by that certain Boundary Line Agreement recorded as Entry Number 274951 in the Office of the Tooele County Recorder, S00°48'00"W 619.98 feet; thence N89°12'00"W 149.65 feet; thence S0°48'00"W 35.28 feet; thence N89°20'15"W 688.45 feet; thence N0°22'36"E 38.27 feet; thence N89°37'24"W 146.52 feet to an existing fence; thence along said existing fence the following two (2) courses: (1) S00°40'00"W 33.09 feet; thence (2) N89°23'00"W 330.12 feet to a point on the easterly line of South Willow Street; thence along said easterly line, N00°40'00"E 644.15 feet to a point on said southerly line of Durfee Street; thence along said southerly line, S89°37'24"E 461.87 feet to the point of beginning.

Contains: 19.40 acres+/-

OWNER'S DEDICATION

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, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

MATTHEWS MEADOWS SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF 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 _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20__

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF DRP MANAGEMENT INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

LIMITED PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A PARTNER OF THE FIRM OF A.W. HARDY FAMILY INVESTMENTS, L.P. A UTAH LIMITED PARTNERSHIP, AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

DOMINION ENERGY

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

SHEET 1 OF 3

DATE: 05/04/2022

PREPARED FOR

GRANTSVILLE'S NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20____.

GRANTSVILLE CITY ATTORNEY

TOOELE COUNTY TREASURER

I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ____ DAY OF ____ A.D. 20___.

TOOELE COUNTY TREASURER

CITY MAYOR

PRESENTED TO THE GRANTSVILLE CITY COUNCIL THIS ___ DAY OF ____A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

GRANTSVILLE CITY MAYOR — ATTEST: CITY RECORDER

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE No. 2018-0082.

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT.

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____A.D. 20__ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIR, GRANTSVILLE CITY PLANNING COMMISSION

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF_____ A.D. 20__

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE GRANTSVILLE CITY ENGINEERING DEPARTMENT.

GRANTSVILLE CITY ENGINEER

TOOELE COUNTY RECORDER

NO._____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

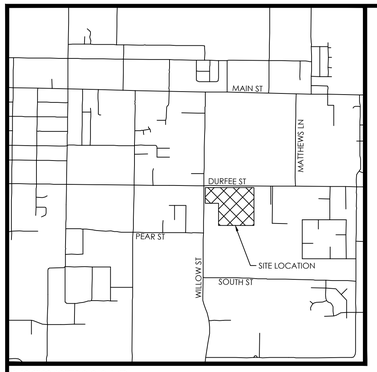
FEE $ _____ TOOELE COUNTY RECORDER

MATTHEWS MEADOWS SUBDIVISION
LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

2_2021\21-0377 GTM - DURFEE STREET\DESIGN 21-0377\DWG\SHEETS\C2 - FINAL PLAT.DWG

MATTHEWS MEADOWS SUBDIVISION

PHASE 1 FINAL PLAT
LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (NOT FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- ROW DEDICATION AREA
- RETENTION POND EASEMENT (SEE NOTE 2)

GRAPHIC SCALE

60 0 30 60 120 240

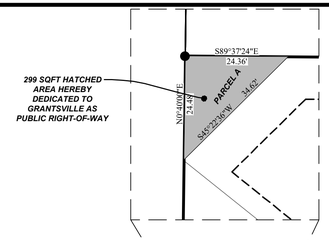
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1 inch = 60 ft.

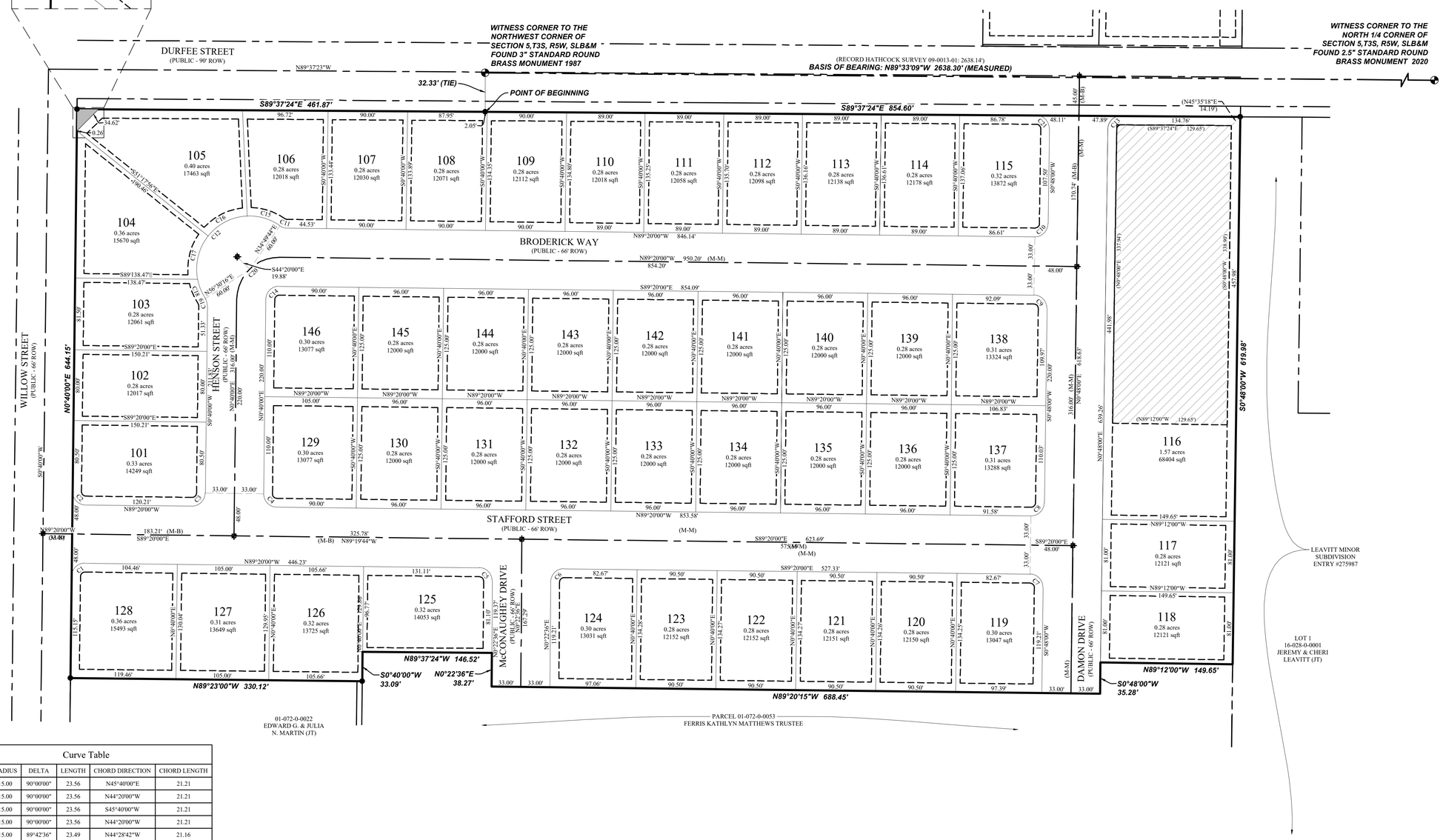
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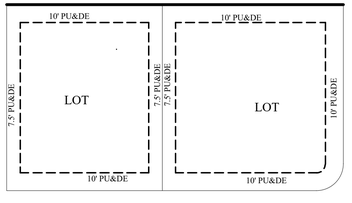
NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. LOT 116 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH THE PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
3. PARCEL A IS HEREBY CONVEYED TO GRANTSVILLE CITY AS A PUBLIC RIGHT OF WAY.





Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°40'00"E	21.21
C2	15.00	90°00'00"	23.56	N44°20'00"W	21.21
C3	15.00	90°00'00"	23.56	S45°40'00"W	21.21
C4	15.00	90°00'00"	23.56	N44°20'00"W	21.21
C5	15.00	89°42'36"	23.49	N44°28'42"W	21.16
C6	15.00	90°17'24"	23.64	N45°31'18"E	21.27
C7	15.00	90°08'00"	23.60	S44°16'00"E	21.24
C8	15.00	89°52'00"	23.53	S45°44'00"W	21.19
C9	15.00	90°08'00"	23.60	S44°16'00"E	21.24
C10	15.00	89°52'00"	23.53	S45°44'00"W	21.19
C11	15.00	34°09'44"	8.94	N72°15'08"W	8.81
C12	60.00	158°19'28"	165.80	S45°40'00"W	117.86
C13	15.00	89°34'36"	23.45	N45°35'18"E	21.13
C14	15.00	90°00'00"	23.56	N45°40'00"E	21.21
C15	60.00	37°21'57"	39.13	N73°51'15"W	38.44
C16	60.00	48°45'43"	51.06	N63°04'55"E	49.54
C17	60.00	49°30'50"	51.85	S13°56'39"W	50.25
C18	60.00	22°40'57"	23.75	S22°09'15"E	23.60
C19	15.00	34°09'44"	8.94	S16°24'52"E	8.81
C20	48.00	90°00'00"	75.40	N45°40'00"E	67.88
C21	15.00	90°25'24"	23.67	S44°24'42"E	21.29



TYPICAL LOT PU&DE
N.T.S.

PREPARED FOR

GRANTSVILLE'S NEW TEAM LLC
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE

PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

MATTHEWS MEADOWS SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 6, T3S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

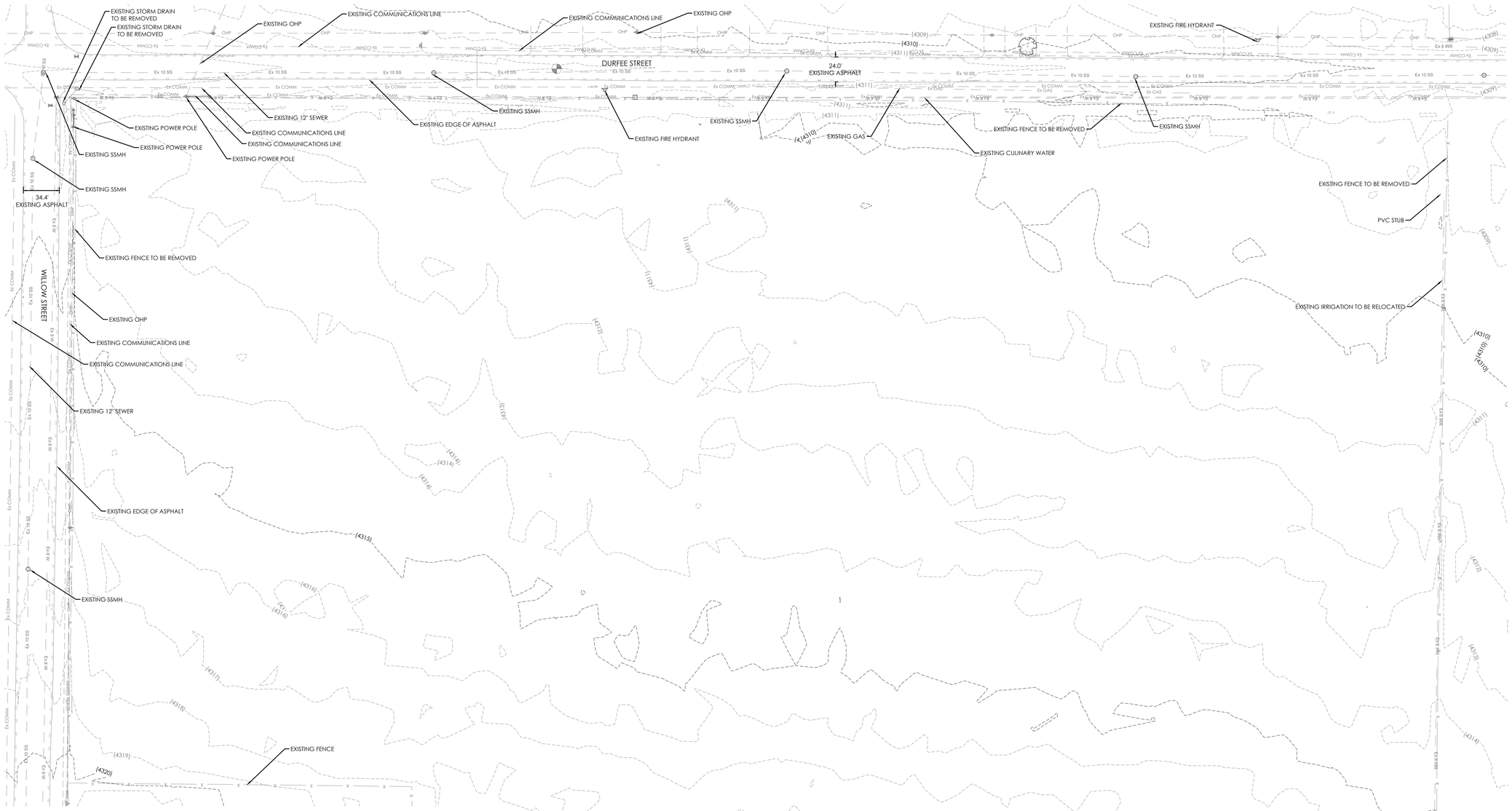
NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____

_____ _____
FEE $ TOOELE COUNTY RECORDER

SHEET 2 OF 3

DATE: 05/04/2022

Z:_2021\21-0377 GTM - DURFEE STREET\DESIGN 21-0377\DWG\SHEETS\C2 - FINAL PLAT.DWG



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- {XXXX} EXIST. CONTOUR MAJOR
- {XXXX} EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex IRR EXIST. IRRIGATION
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- x x x EXIST. FENCE
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- WITNESS MONUMENT (FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION
- XX-XXX-X-XXXX TOOELE COUNTY PARCEL No.

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/16/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
EXISTING CONDITIONS

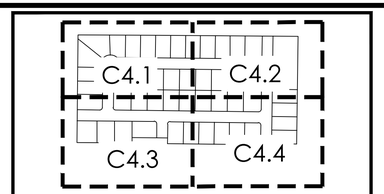
REVISION BLOCK

#	DATE	DESCRIPTION
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EXISTING CONDITIONS

Scale:	1"=50'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C3		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\Final\Phase 1 final\C3 EXISTING CONDITIONS.dwg





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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

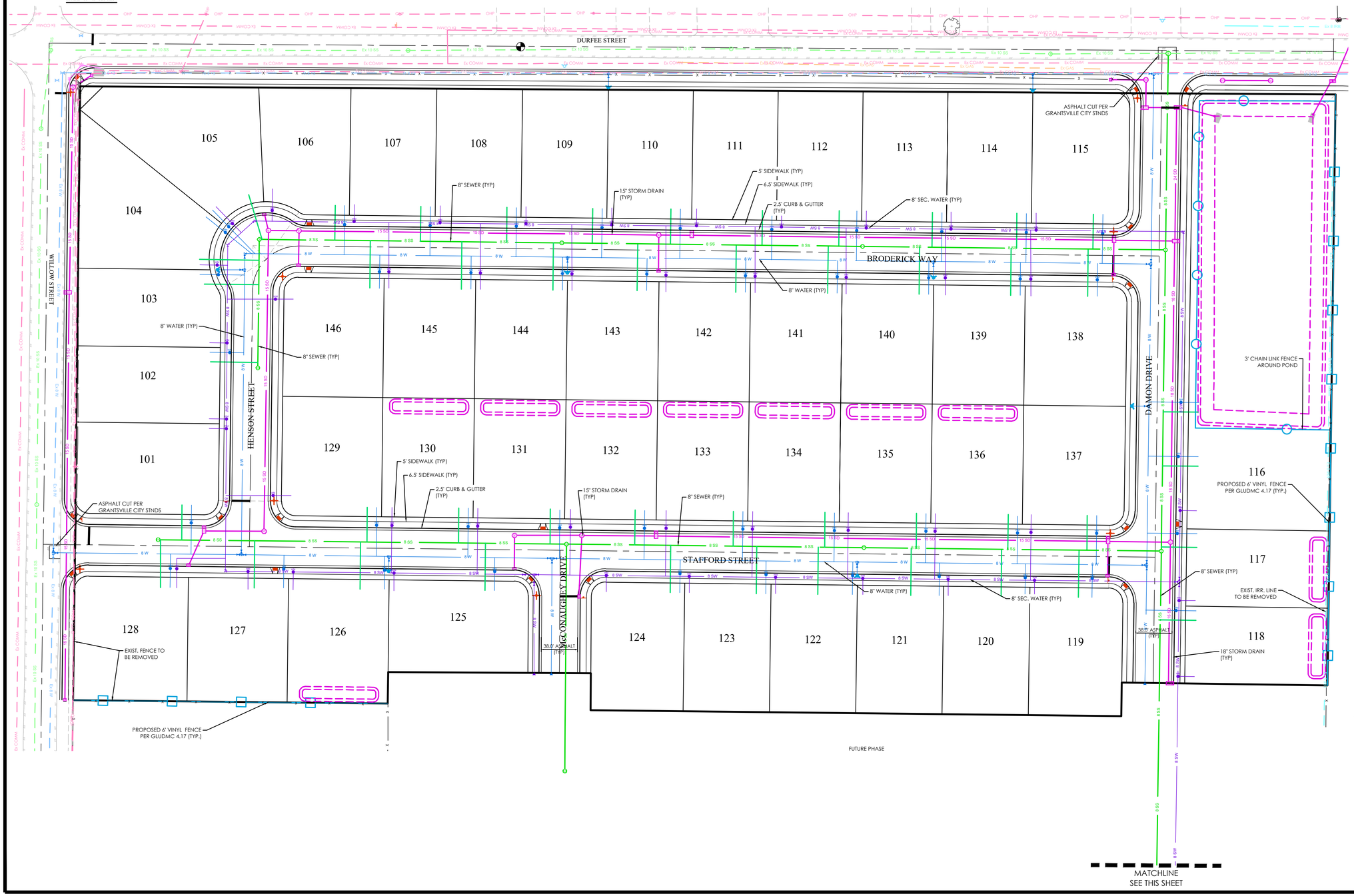
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR

LEGEND

- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

KEY MAP



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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
OVERALL SITE PLAN

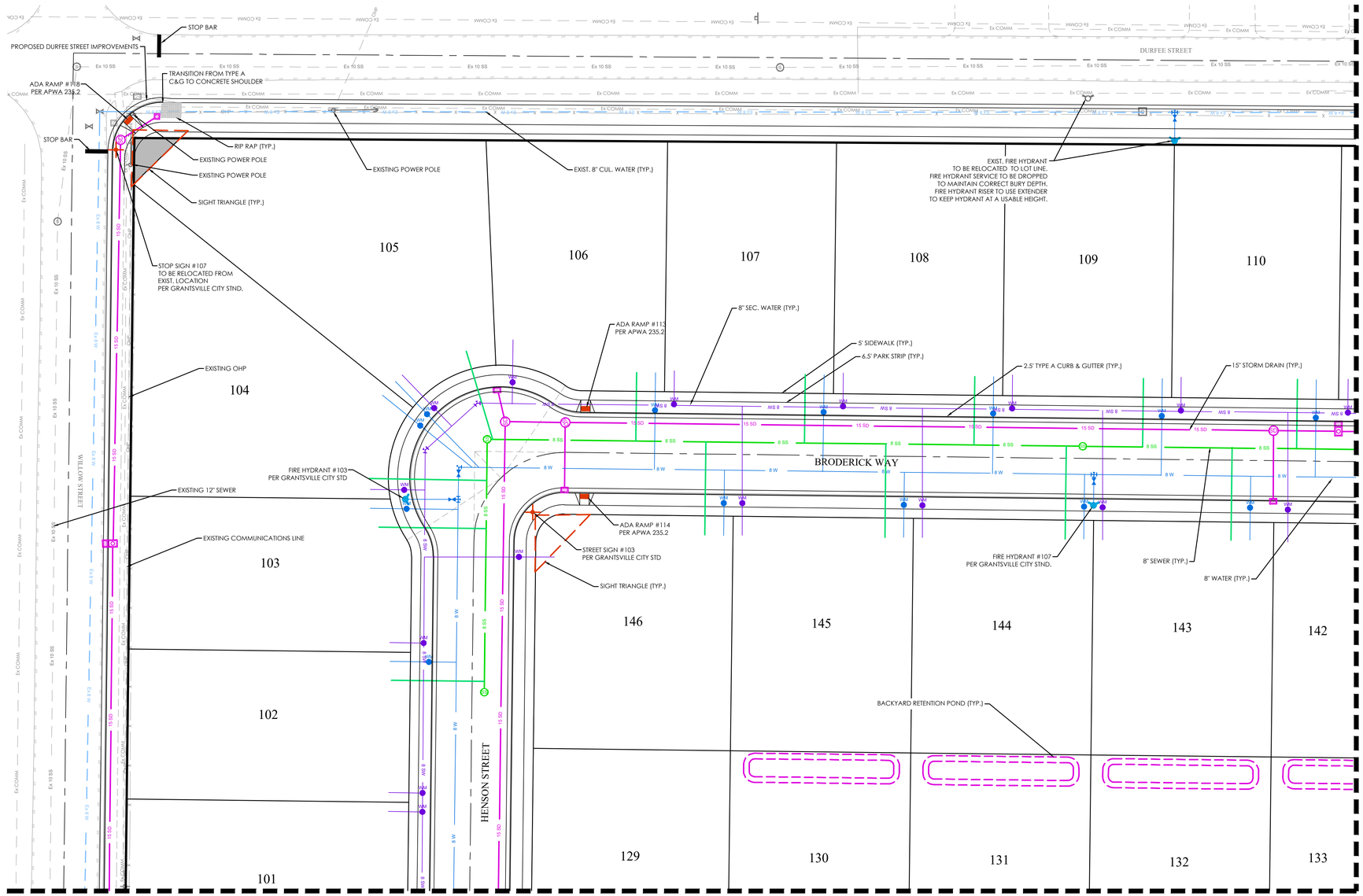
REVISION BLOCK

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OVERALL SITE PLAN

Scale: 1"=50'	Drawn: DCJ
Date: 09/14/22	Job #: 21-0377
Sheet: C4	

Z:_2021\21-0377 GTM - Durfee Street\design\21-0377-dwg\sheet\Vinal\Phase 1 Finals\C4 - OVERALL SITE PLAN.dwg



MATCHLINE
SEE SHEET C4.2

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

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

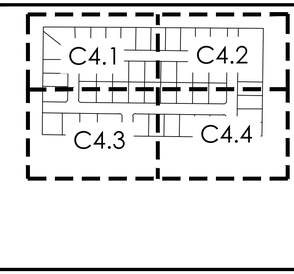
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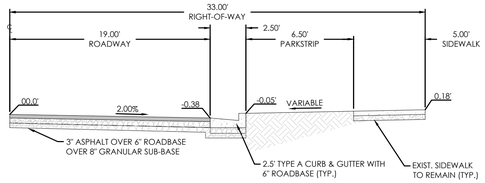
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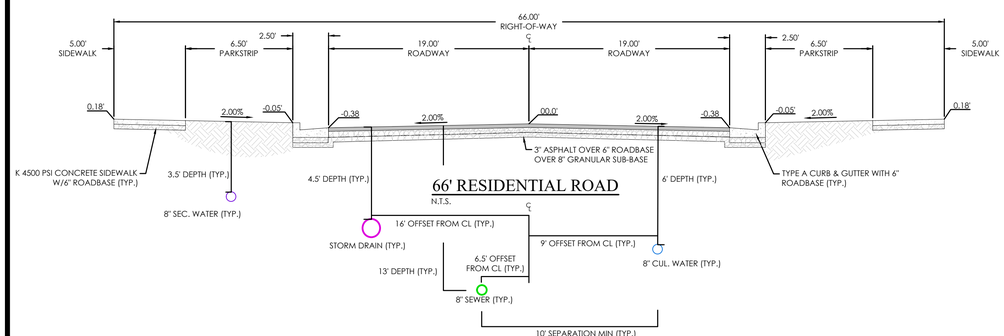
(IN FEET)
1 inch = 30 ft.



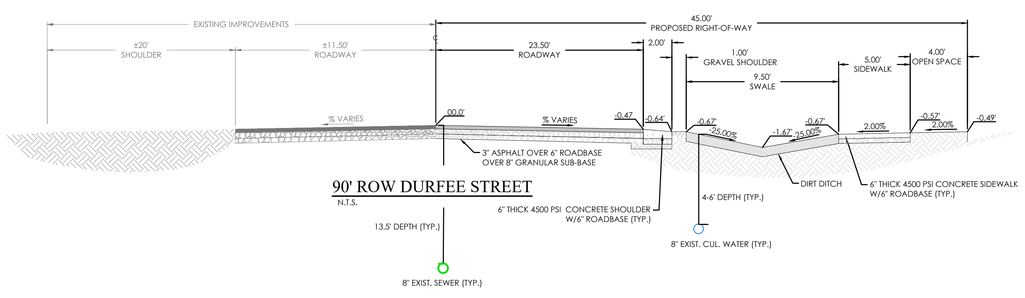
KEY MAP



66' ROW WILLOW STREET (HALF WIDTH)
N.T.S.



66' RESIDENTIAL ROAD
N.T.S.



90' ROW DURFEE STREET
N.T.S.

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
SITE PLAN

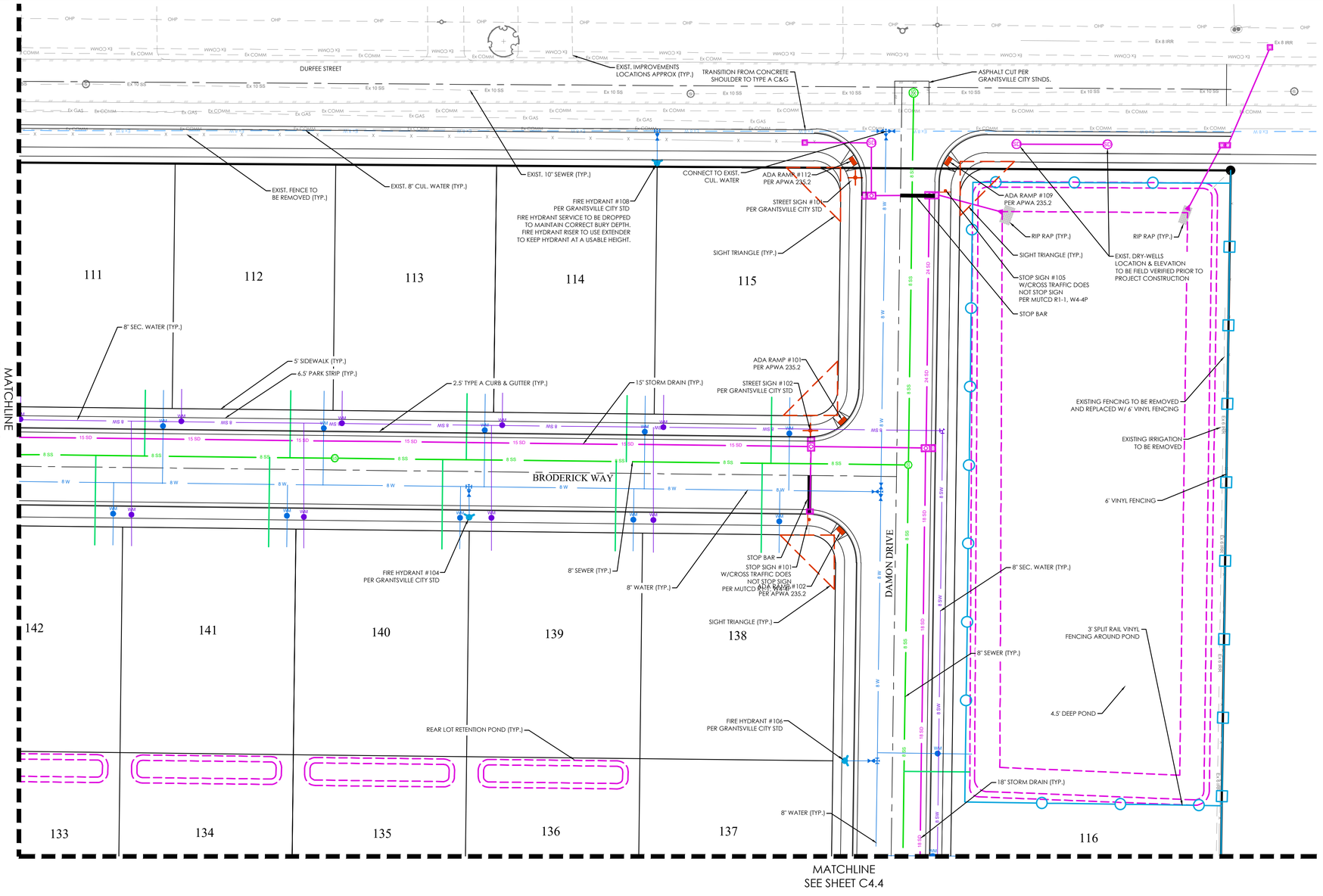
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SITE PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C4.1		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377.dwg\sheets\Final\Phase 1 Finish\C4.1 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

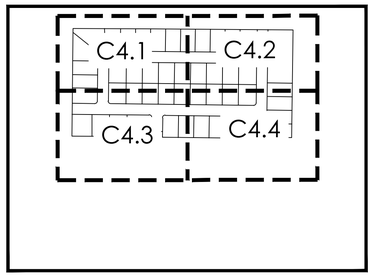
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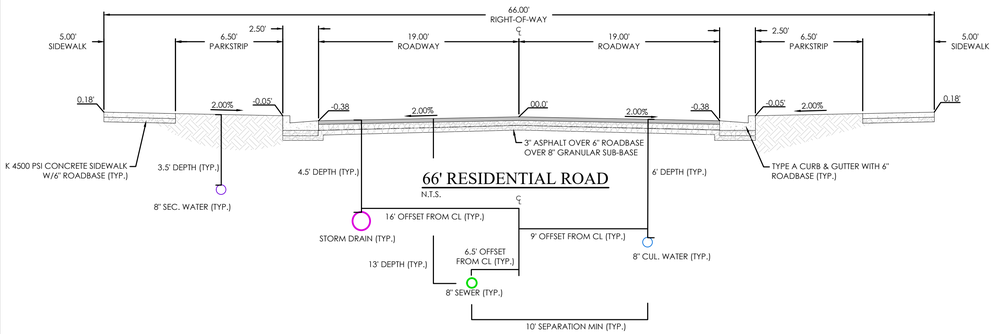
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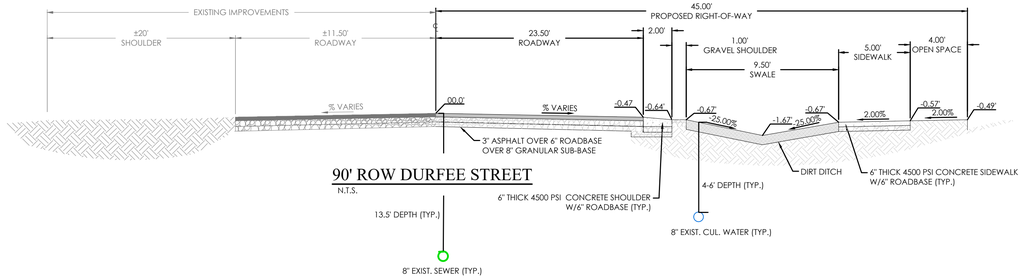
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



KEY MAP





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THOMAS M. ROMNEY
STATE OF UTAH

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

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
SITE PLAN

REVISION BLOCK

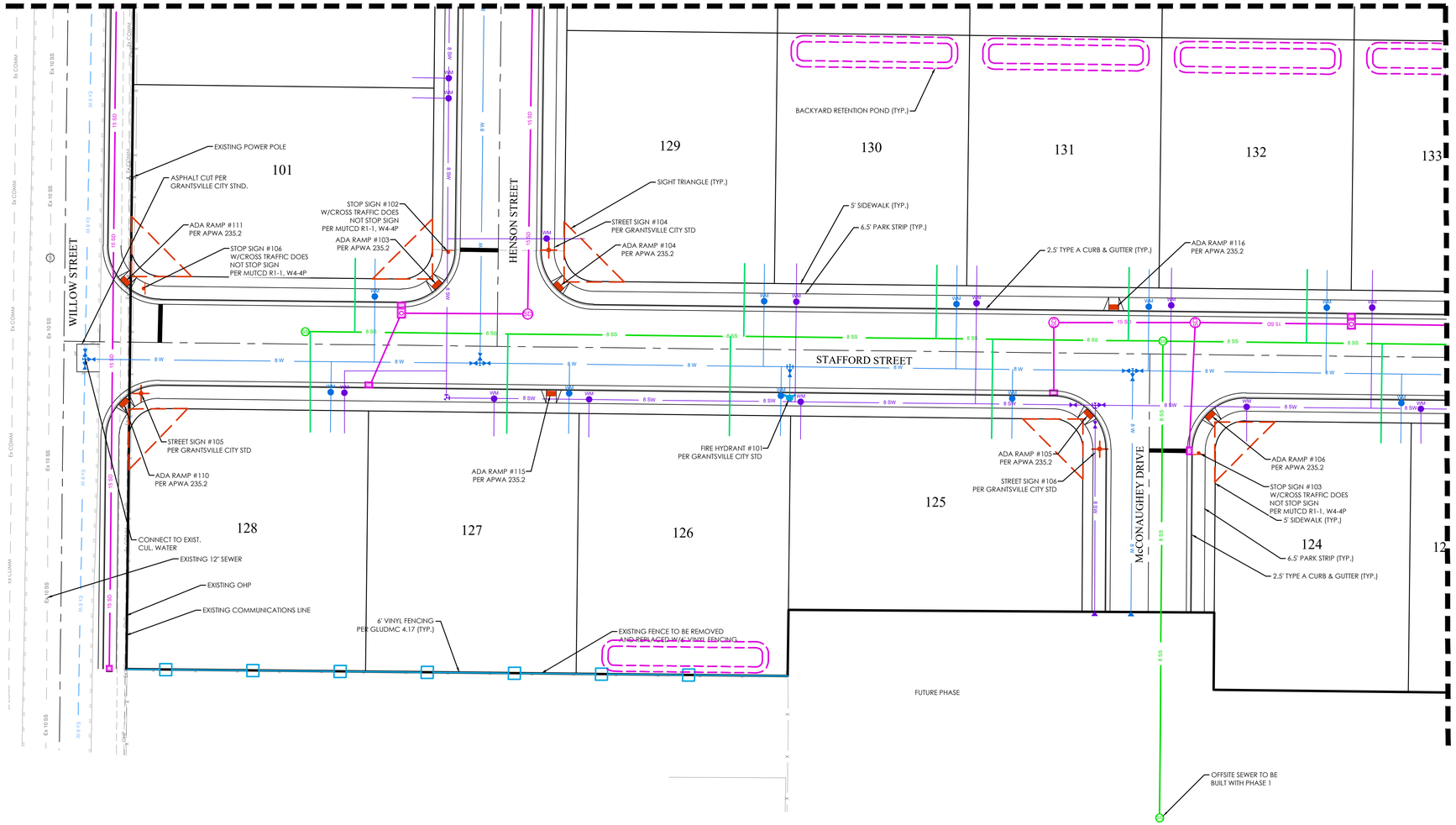
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SITE PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C4.2		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\final\Phase 1 Final\C4.2 SITE PLAN.dwg

MATCHLINE
SEE SHEET C4.1



MATCHLINE
SEE SHEET C4.4

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

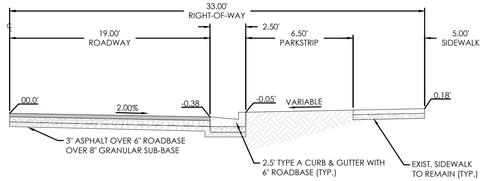
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GRAPHIC SCALE

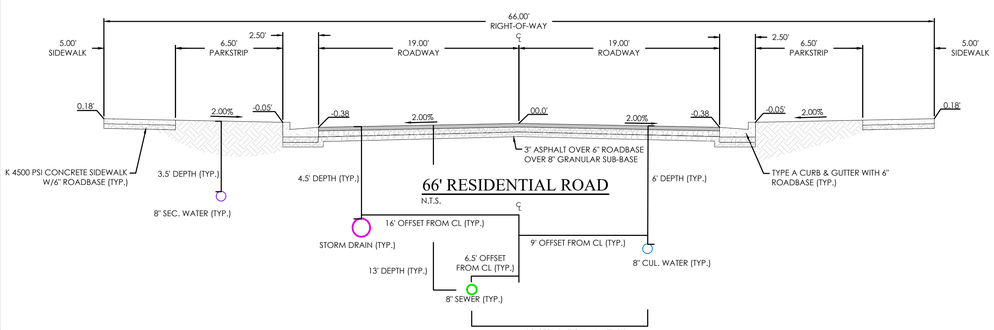
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(IN FEET)
1 inch = 30 ft.

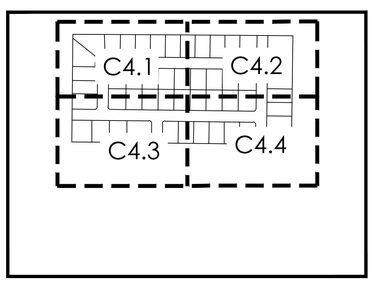
Know what's below. Call 811 before you dig.



66' ROW WILLOW STREET (HALF WIDTH)
N.T.S.



66' RESIDENTIAL ROAD
N.T.S.



KEY MAP

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GRANTSVILLE, UT
SITE PLAN

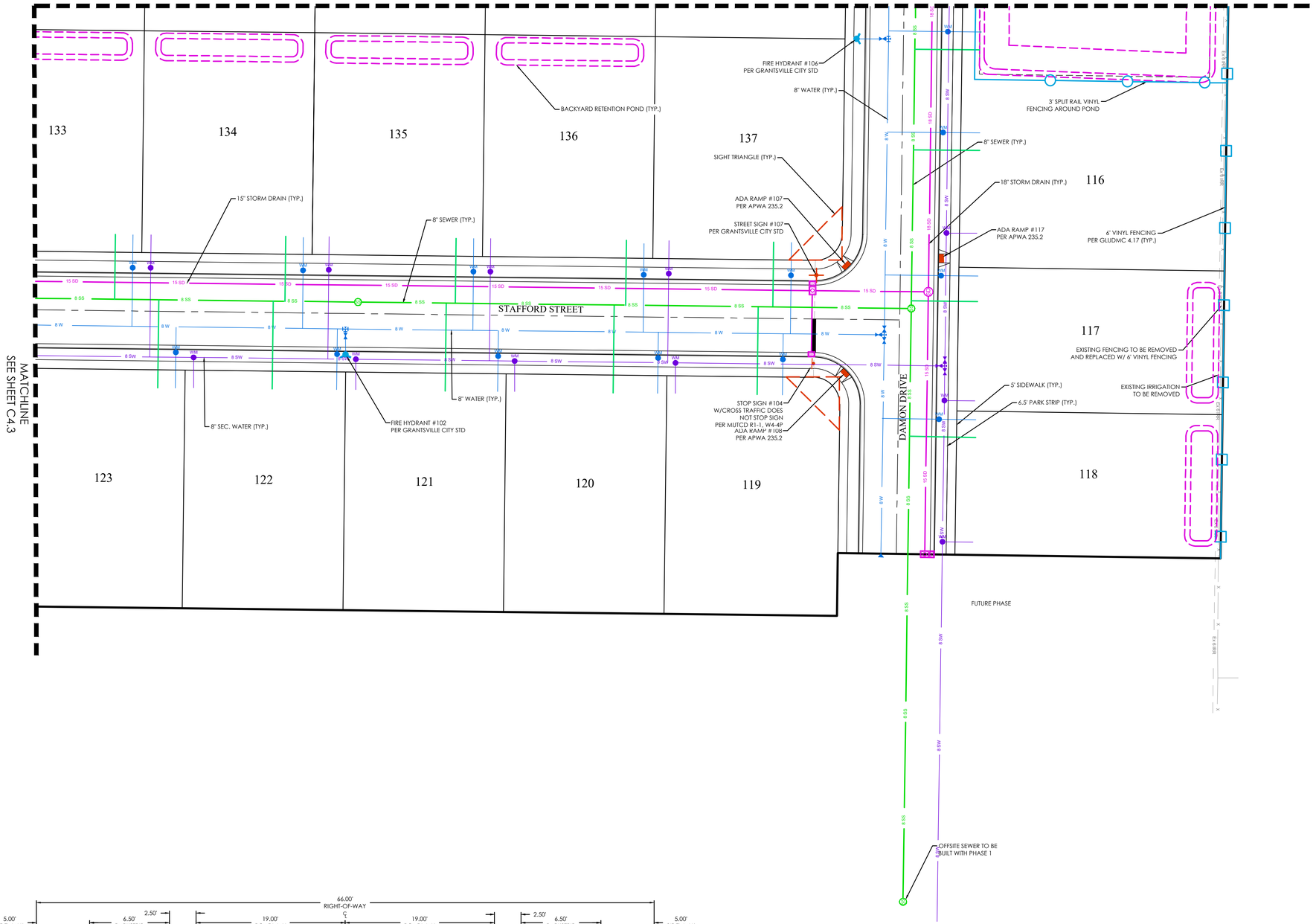
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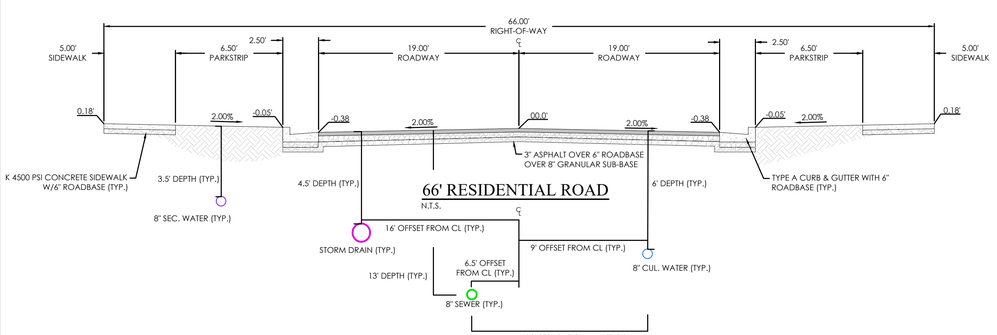
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SITE PLAN

Scale: 1"=30'	Drawn: DCJ
Date: 09/14/22	Job #: 21-0377
Sheet: C4.3	

Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\Final\Phase 1 Finish\C4.3 SITE PLAN.dwg





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

N

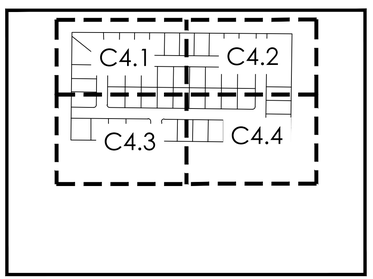
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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



KEY MAP

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
SITE PLAN

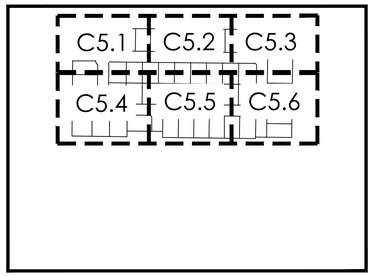
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SITE PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C4.4		

Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\Final\Phase 1 Finish\C4.4 SITE PLAN.dwg



KEY MAP

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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NOTE:
AFTER REMOVING TOP SOIL, ALL FILL IN THE ROADWAY AREA MUST BE A-1-A MATERIAL OR AS APPROVED BY THE GEOTECHNCAL REPORT. COMPACTION TO BE INSPECTED UP TO THE ELEVATION OF THE ROAD SUB-GRADE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

DURFEE STREET

BRODERICK WAY

STAFFORD STREET

WILLOW STREET

HENSON STREET

McCONAUGHEY DRIVE

DAMON DRIVE

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
OVERALL GRADING PLAN

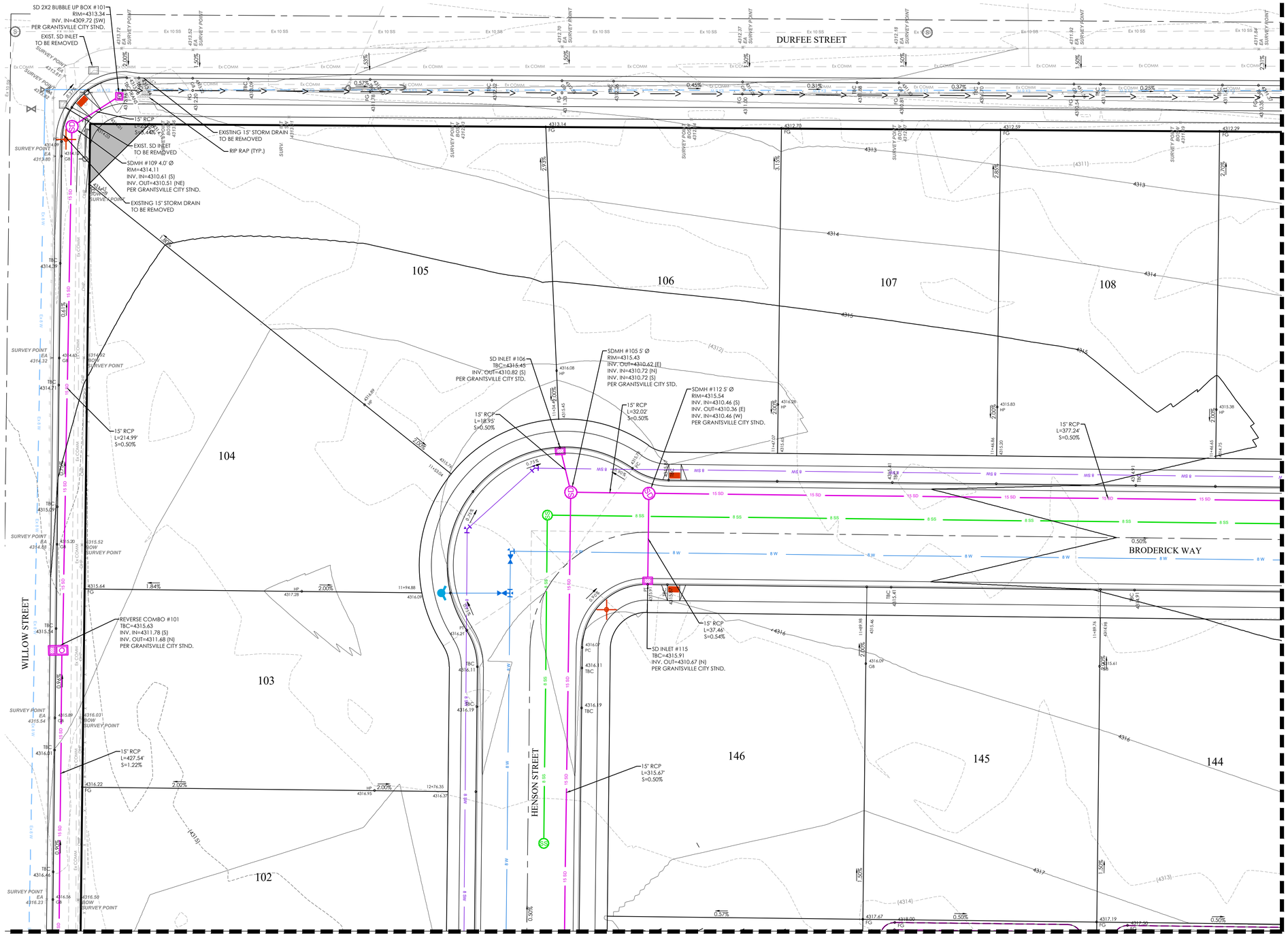
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OVERALL GRADING PLAN

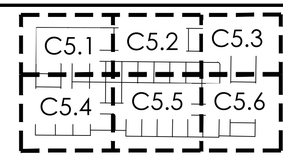
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Sheet:	C5		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

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2. HOMEOWNER/CONTRACTOR/BUILDER TO ADHERE TO APPROVED GRADING PLAN. ANY DEVIATION TO PLAN SHOULD IMMEDIATELY CONTACT CITY ENGINEER
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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9/16/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT

GRADING AND DRAINAGE PLAN

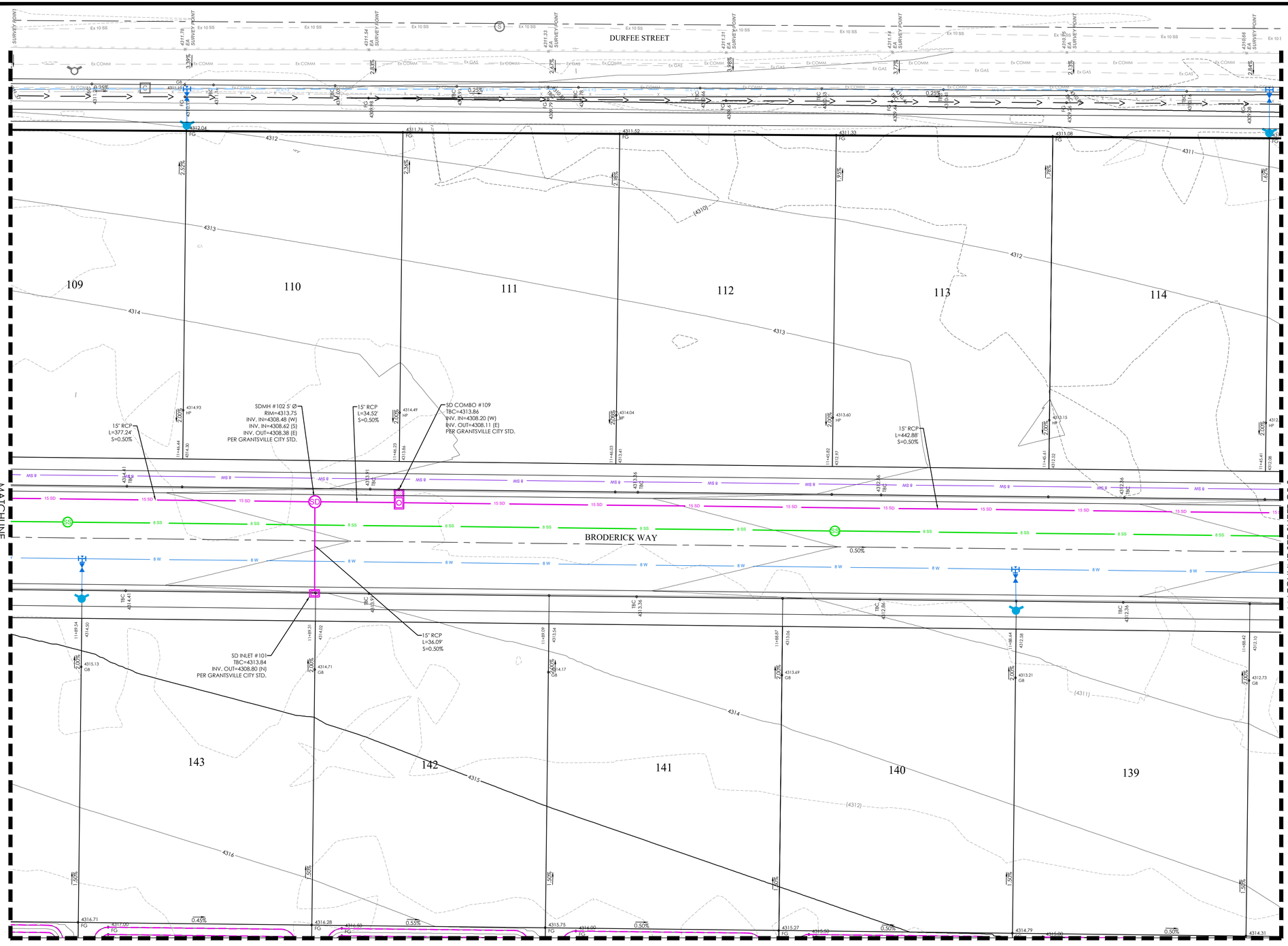
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GRADING AND DRAINAGE PLAN

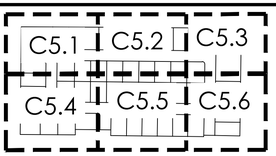
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Sheet: C5.1	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- SEWER MANHOLE
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT

GRADING AND DRAINAGE PLAN

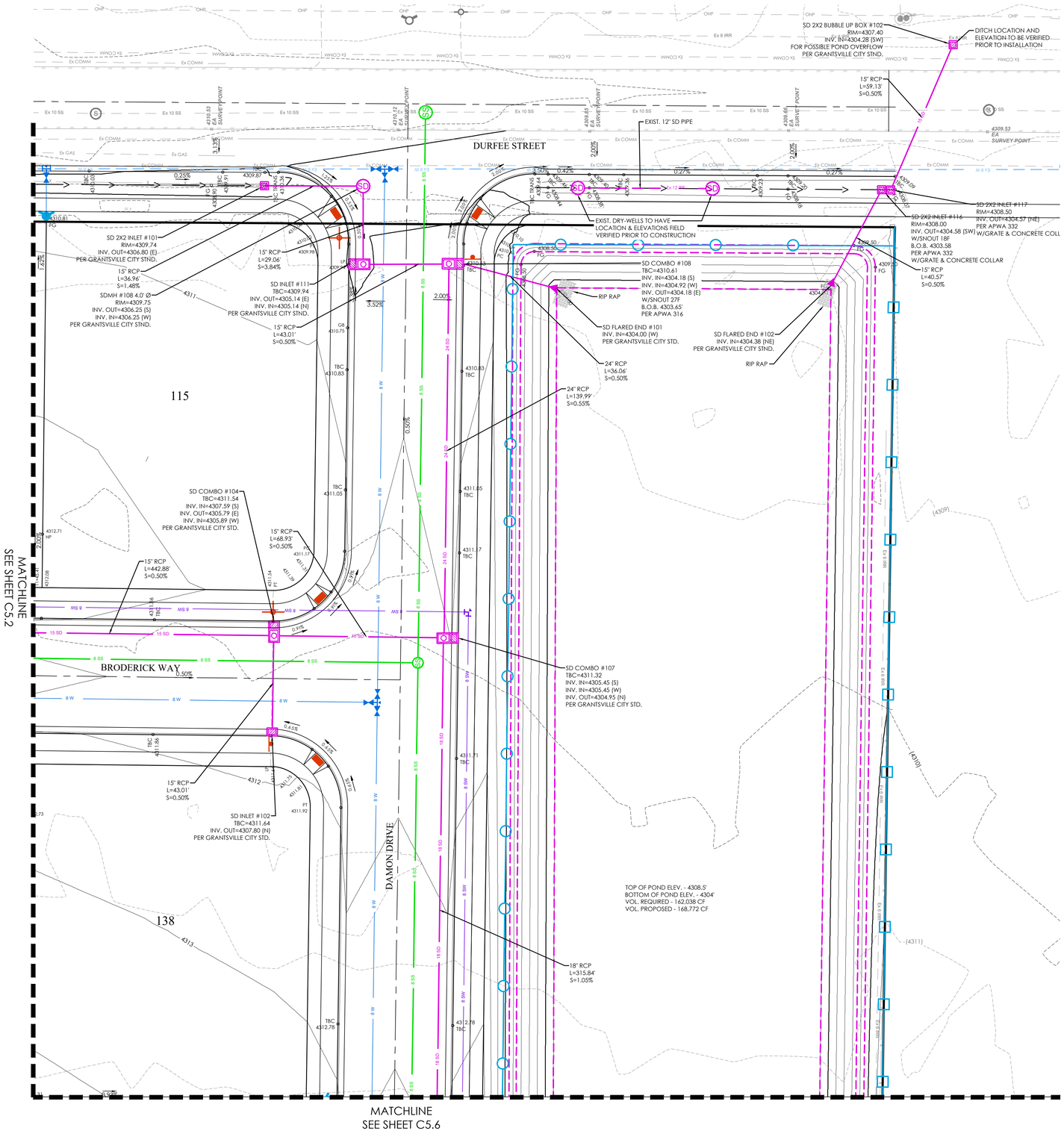
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GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: DCJ
Date: 09/14/22	Job #: 21-0377
Sheet: C5.2	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

C5.1 C5.2 C5.3
C5.4 C5.5 C5.6

KEY MAP

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
GRADING AND DRAINAGE PLAN

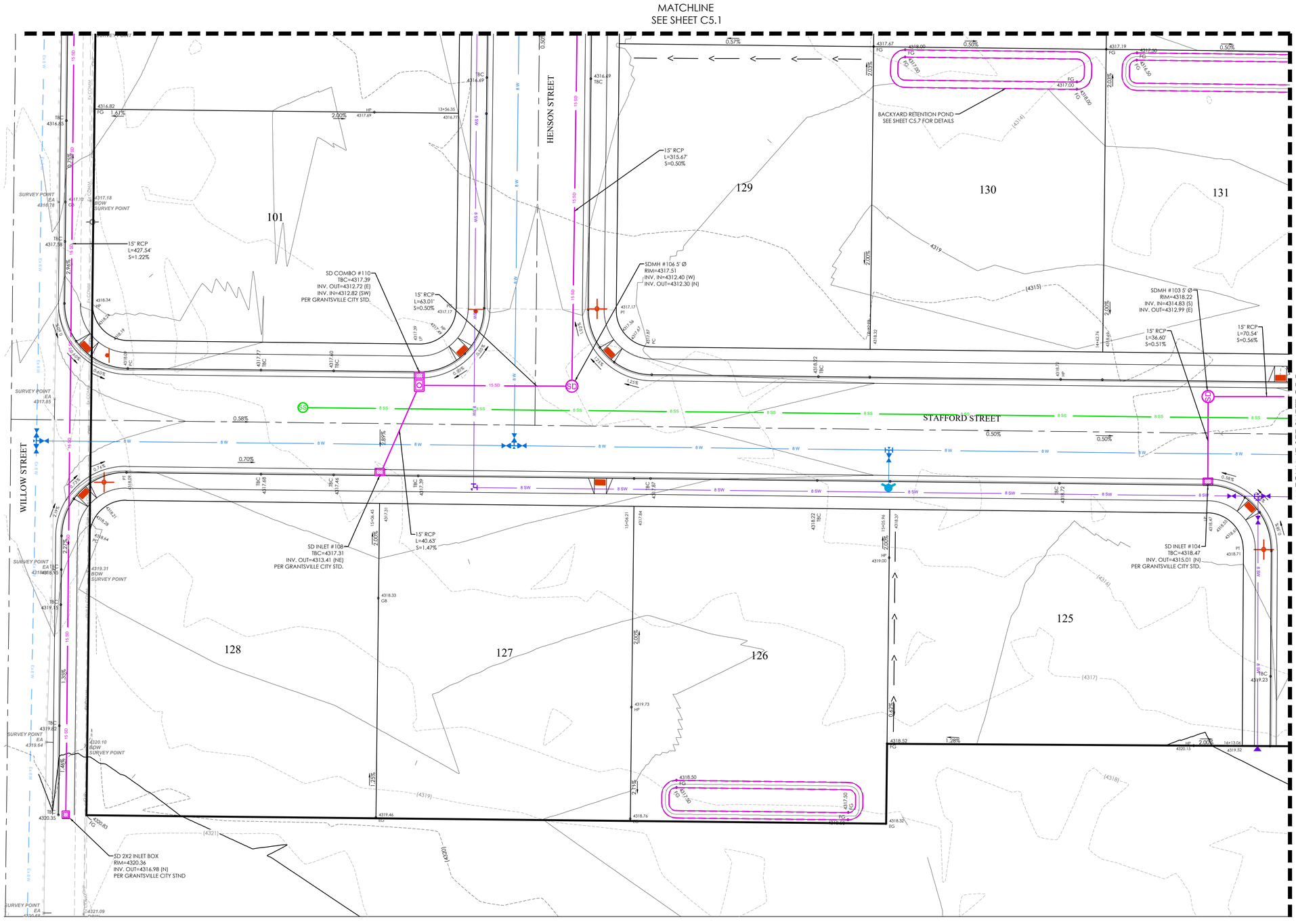
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GRADING AND DRAINAGE PLAN

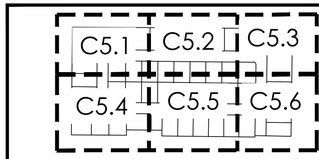
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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KEY MAP

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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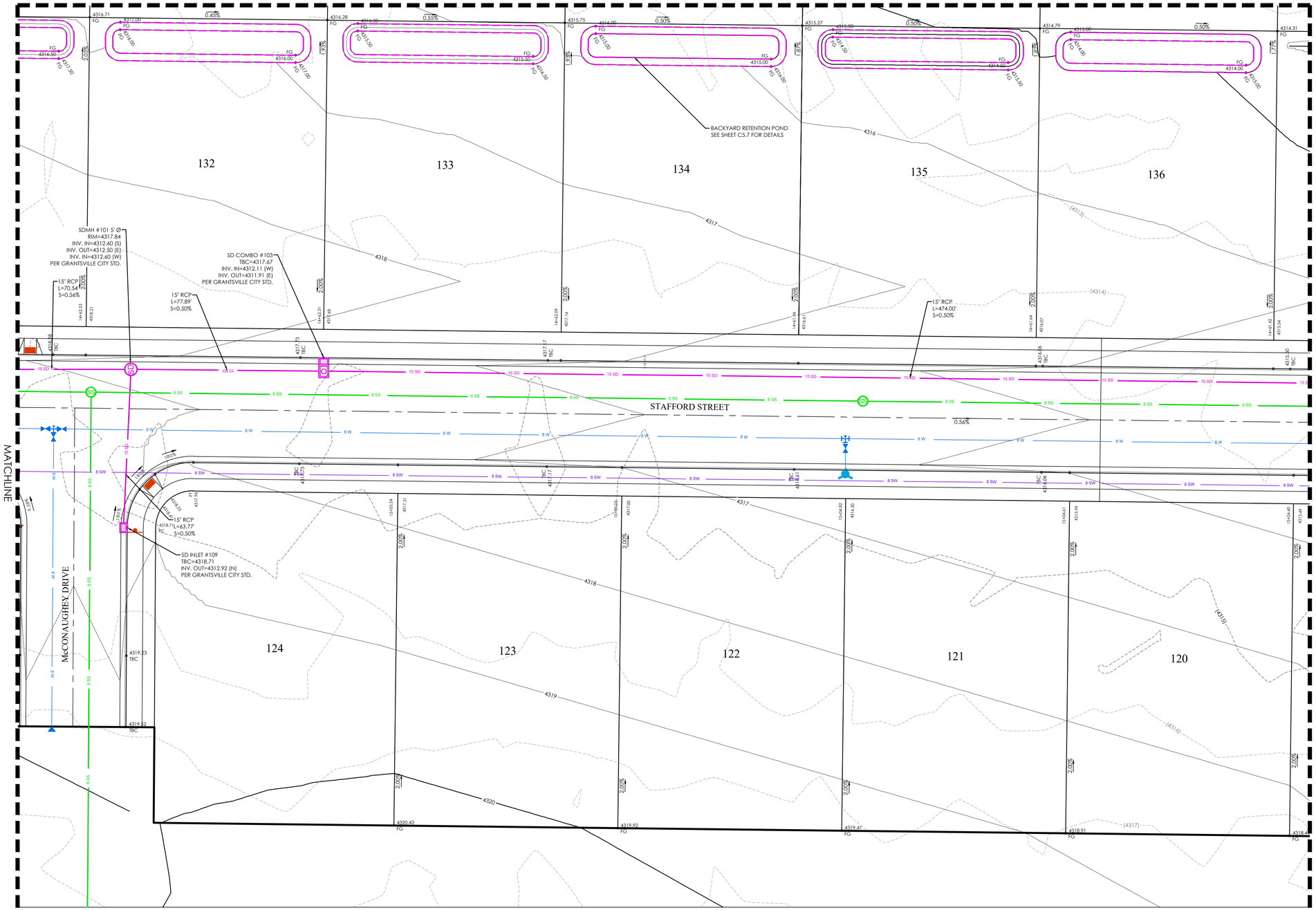
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GRADING AND DRAINAGE PLAN

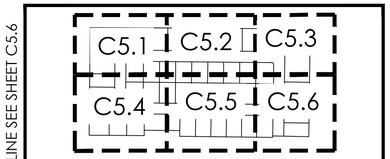
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

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7. AFTER REMOVING TOP SOIL, ALL FILL IN THE ROADWAY AREA MUST BE A-1-A MATERIAL OR AS APPROVED BY THE GEOTECHNCAL REPORT. COMPACTION TO BE INSPECTED UP TO THE ELEVATION OF THE ROAD SUB-GRADE

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

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
GRADING AND DRAINAGE PLAN

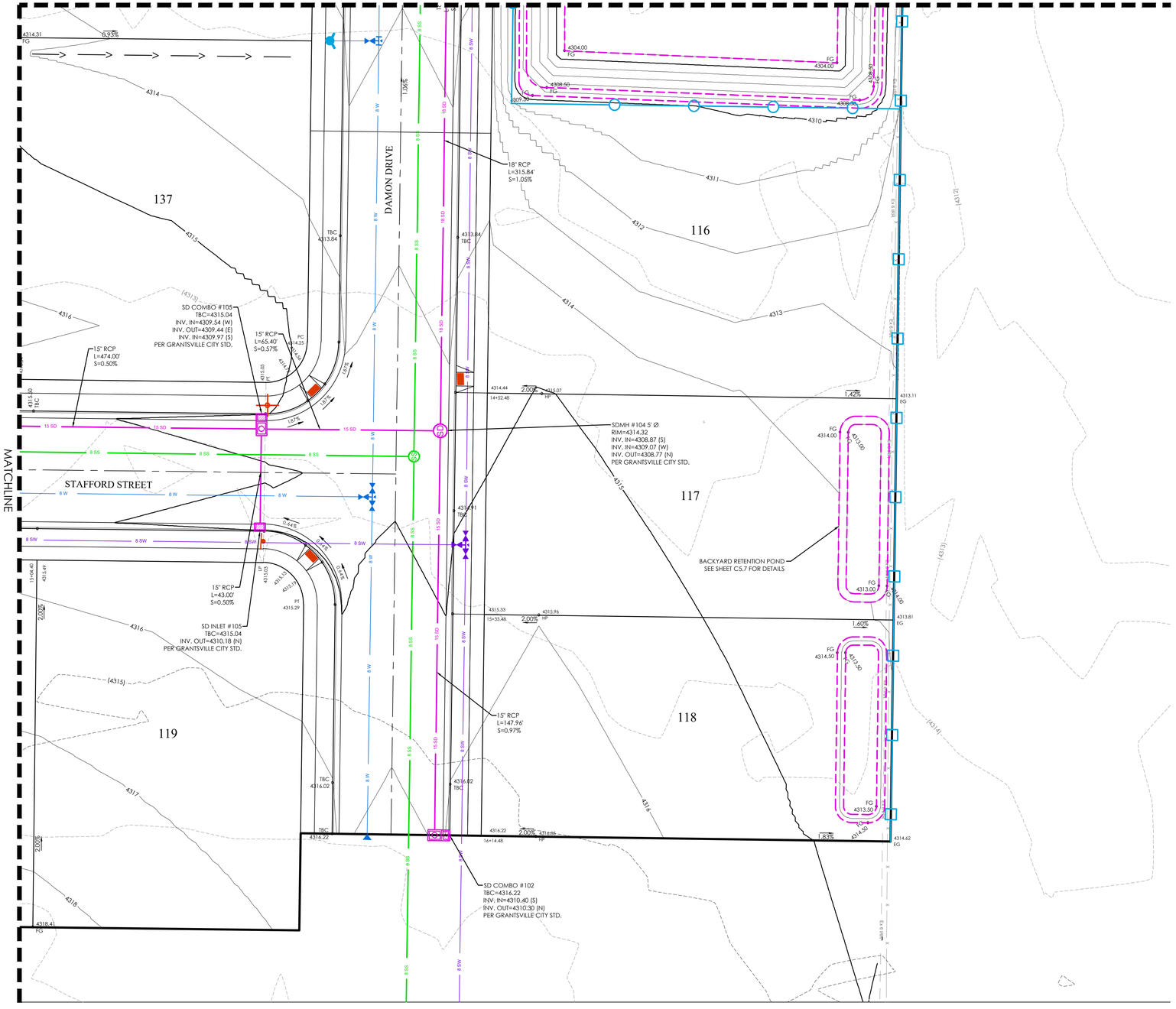
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GRADING AND DRAINAGE PLAN

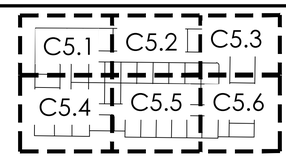
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Date: 09/14/22	Job #: 21-0377
Sheet: C5.5	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- EXIST. STORM DRAIN
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- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
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- STREET MONUMENT (TO BE SET)
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

NOTES:

1. ALL LOTS SHALL DRAIN TOWARDS STREET STORM DRAINAGE UNLESS PER LOT RETENTION BASIN SHOWN
2. HOMEOWNER/CONTRACTOR/BUILDER TO ADHERE TO APPROVED GRADING PLAN. ANY DEVIATION TO PLAN SHOULD IMMEDIATELY CONTACT CITY ENGINEER
3. THE CIVIL ENGINEER CERTIFYING THESE PLANS FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT ACKNOWLEDGES THAT IT WAS PREPARED BY HIM (OR UNDER HIS DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF GRANTSVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. SAME CIVIL ENGINEER UNDERSTANDS THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR THIS DESIGN
4. ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY ENGINEER PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 435-884-1661
5. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY, OR ON ANY STATE ROADS.
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GRADING AND DRAINAGE PLAN

REVISION BLOCK

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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C5.6		

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Rear Lot Retention Pond

Project: Matthews Meadows Subdivision
Location Grantsville City, Utah
Date: 4/20/2022
Designer: DCJ

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Grantsville City Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Homes (rooftops)	2,662	0.85	2,263
Drives	0	0.85	0
Roadway and Sidewalk	0	0.85	0
Landscape	7,419	0.15	1,113
Totals	10,081		3,375.55
Weighted "C" Value		**0.33**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.33	0.23	0.35	318	0.00	0	318
30.0	3.07	0.33	0.23	0.24	428	0.00	0	428
60.0	1.90	0.33	0.23	0.15	530	0.00	0	530
120.0	1.11	0.33	0.23	0.09	619	0.00	0	619
180.0	0.76	0.33	0.23	0.06	636	0.00	0	636
360.0	0.41	0.33	0.23	0.03	686	0.00	0	686
720.0	0.24	0.33	0.23	0.02	803	0.00	0	803
1440.0	0.14	0.33	0.23	0.01	937	0.00	0	937

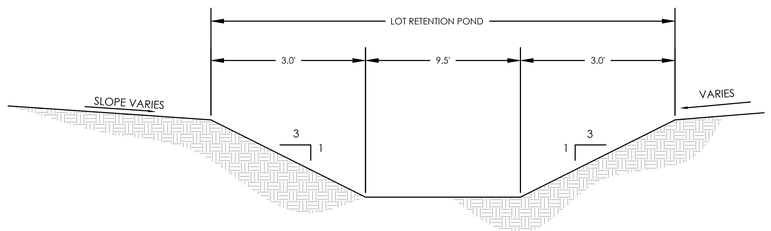
Maximum Storage Requirement: ***937***
Maximum Storage Requirement (ac-ft): 0.02

Retention Basin Design

Storage Requirement: 937 *cf*
Allowable Depth: 2.0 *ft*
Retention Pond Volume: 990 *cf*
Roadway Sump Storage: 0 *cf*

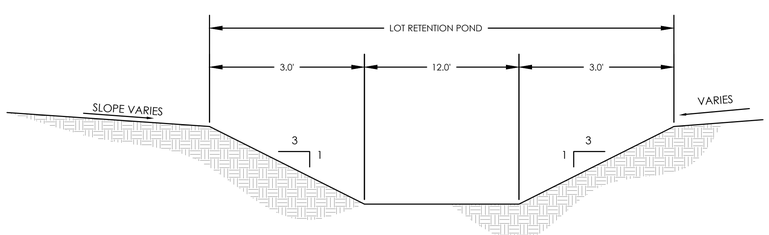
Retention Calculated Using Basic Geometry of a Trapezoidal Trench

Total Storage **990** ***RETENTION ADEQUATE***



LOT RETENTION POND DETAIL

N.T.S.



LOT RETENTION POND DETAIL

N.T.S.

Retention Pond

Project: Matthews Meadows Subdivision
Location Grantsville City, Utah
Date: 12/7/2021
Designer: MEC

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Grantsville City Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Homes (rooftops)	220,000	0.85	187,000
Drives	35,200	0.85	29,920
Roadway and Sidewalk	279,064	0.85	237,204
Landscape	862,713	0.15	129,407
Totals	1,396,977		583,531.35
Weighted "C" Value		**0.42**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	ccumulate Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.42	32.07	61.09	54,977	0.00	0	54,977
30.0	3.07	0.42	32.07	41.13	74,026	0.00	0	74,026
60.0	1.90	0.42	32.07	25.45	91,629	0.00	0	91,629
120.0	1.11	0.42	32.07	14.87	107,061	0.00	0	107,061
180.0	0.76	0.42	32.07	10.18	109,955	0.00	0	109,955
360.0	0.41	0.42	32.07	5.49	118,635	0.00	0	118,635
720.0	0.24	0.42	32.07	3.22	138,890	0.00	0	138,890
1440.0	0.14	0.42	32.07	1.88	162,038	0.00	0	162,038

Maximum Storage Requirement: ***162,038***
Maximum Storage Requirement (ac-ft): 3.72

Retention Basin Design

Storage Requirement: 162,038 *cf*
Allowable Depth: 4.5 *ft*
Retention Pond Volume: 168,772 *cf*
Roadway Sump Storage: 0 *cf*

Retention Calculated Using Basic Geometry of a Trapezoidal Trench

Total Storage **168,772** ***RETENTION ADEQUATE***

RETENTION POND DETAIL

N.T.S.

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
Pipe - (141)	15	37	1.48%	0.42	1.55	30	7.9	0.000
Pipe - (142)	15	29	3.84%	0.42	1.55	30	12.7	0.000
Pipe - (143)	15	428	1.22%	0.42	1.55	30	7.1	0.000
Pipe - (143) (1)	15	215	0.50%	0.42	1.55	30	4.6	0.000
Pipe - (144)	15	23	3.44%	0.42	1.55	30	12.0	0.000
Pipe - (145)	12	50	0.29%	0.42	1.55	30	1.9	0.000
REACH - (1)	24	36	0.50%	0.42	1.55	30	16.0	14.920
REACH - (2)	15	43	0.50%	0.42	1.55	30	4.6	3.510
REACH - (3)	24	140	0.55%	0.42	1.55	30	16.8	11.340
REACH - (4)	15	69	0.50%	0.42	1.55	30	4.6	3.600
REACH - (5)	15	43	0.50%	0.42	1.55	30	4.6	1.080
REACH - (6)	15	443	0.50%	0.42	1.55	30	4.6	2.520
REACH - (7)	15	35	0.50%	0.42	1.55	30	4.6	2.140
REACH - (8)	15	36	0.50%	0.42	1.55	30	4.6	0.850
REACH - (9)	15	377	0.50%	0.42	1.55	30	4.6	1.290
REACH - (10)	15	37	0.54%	0.42	1.55	30	4.8	0.490
REACH - (11)	15	32	0.50%	0.42	1.55	30	4.6	0.800
REACH - (12)	15	316	0.50%	0.42	1.55	30	4.6	0.490
REACH - (13)	15	19	0.50%	0.42	1.55	30	4.6	0.310
REACH - (14)	15	63	0.50%	0.42	1.55	30	4.6	0.490

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH - (15)	15	41	1.47%	0.42	1.55	30	7.9	0.370
REACH - (16)	18	316	1.05%	0.42	1.55	30	10.8	7.440
REACH - (17)	15	65	0.57%	0.42	1.55	30	4.9	2.310
REACH - (18)	15	43	0.50%	0.42	1.55	30	4.6	1.470
REACH - (19)	15	474	0.50%	0.42	1.55	30	4.6	0.840
REACH - (20)	15	78	0.50%	0.42	1.55	30	4.6	0.680
REACH - (21)	15	64	0.50%	0.42	1.55	30	4.6	0.330
REACH - (22)	15	71	0.56%	0.42	1.55	30	4.8	0.350
REACH - (23)	15	37	0.51%	0.42	1.55	30	4.6	0.350
REACH - (24)	15	148	0.97%	0.42	1.55	30	6.4	5.130
REACH - (25)	15	41	0.50%	0.42	1.55	30	4.6	0.110
REACH - (26)	15	59	0.50%	0.42	1.55	30	4.6	0.000
REACH - (27)	15	183	0.45%	0.42	1.55	30	4.3	0.000

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MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
STORMWATER REPORT

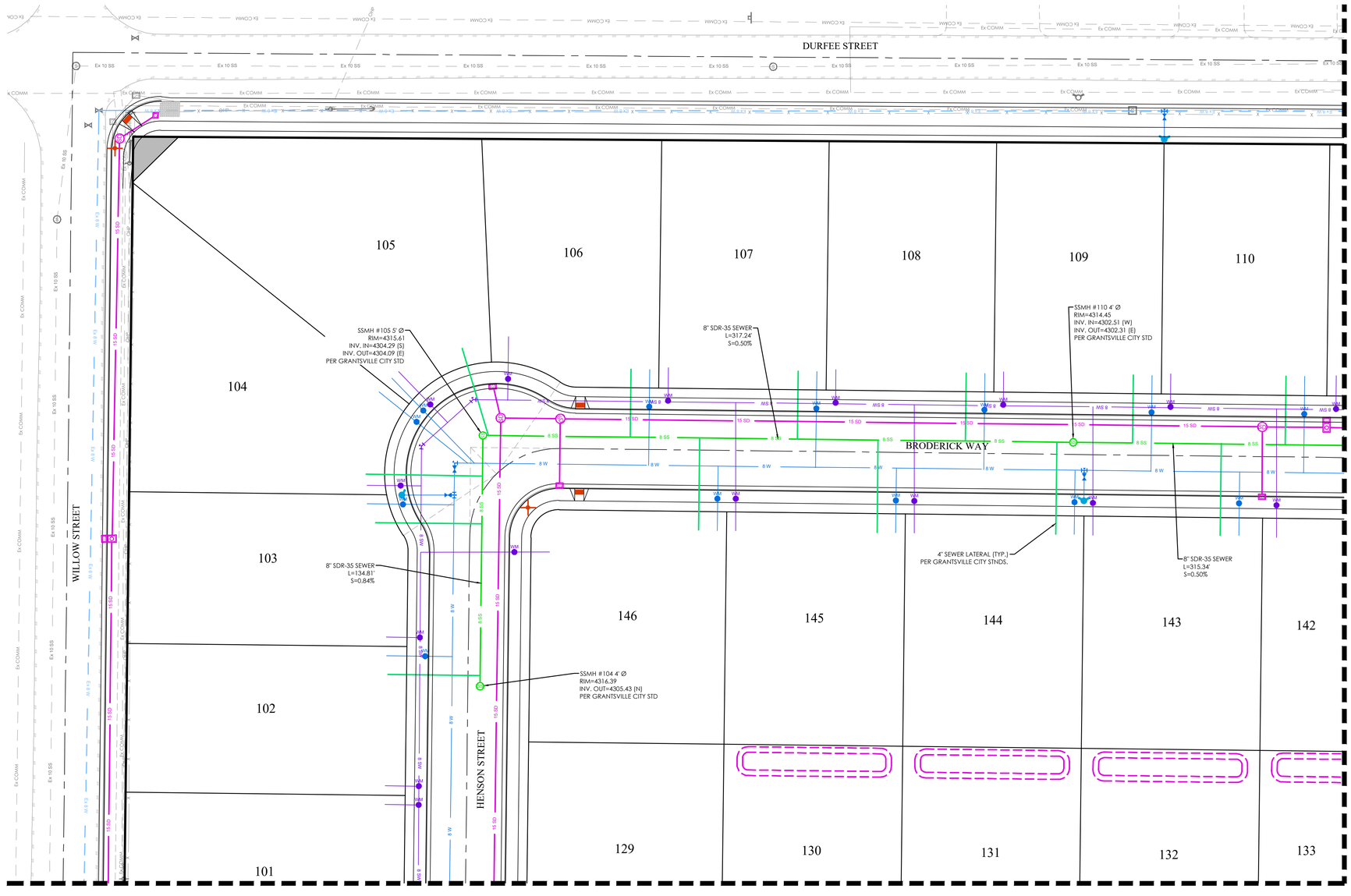
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STORMWATER REPORT

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Date: 09/14/22	Job #: 21-0377
Sheet: C5.7	

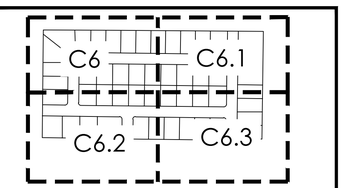
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Know what's below. Call 811 before you dig.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- 15" STORM DRAIN
- 8" SANITARY SEWER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

NOTES:

1. CONTRACTOR TO ENSURE THAT THERE IS 18" MIN. OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES. WHEN SEPARATION CAN NOT BE OBTAINED, AN EXCEPTION CAN BE APPLIED FOR WITH ADDITIONAL MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UAC R309-105-6(2)(B). IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED BY GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING CITY RIGHT-OF-WAY.
3. 10' MIN. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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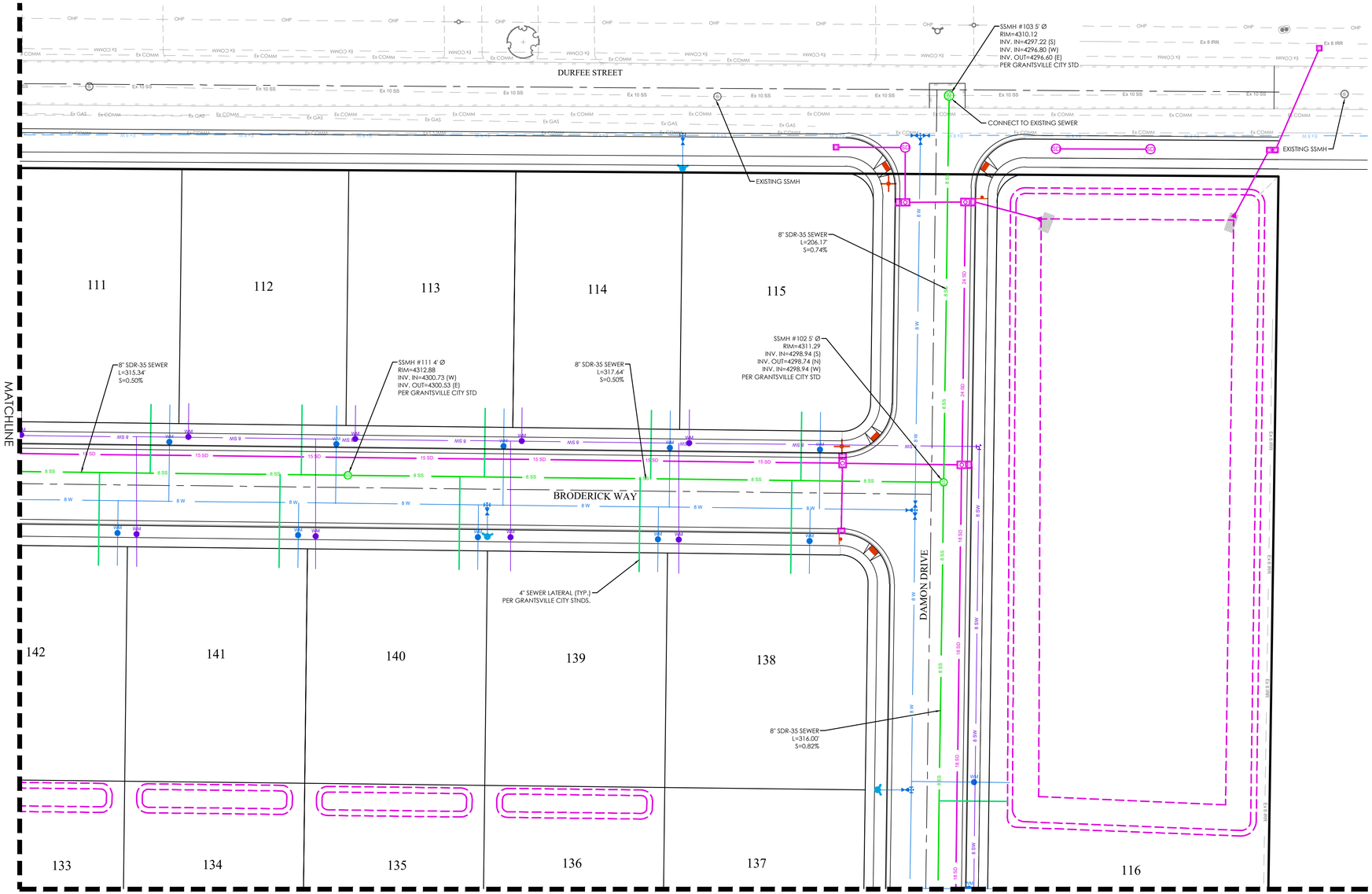
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SEWER PLAN

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Sheet:	C6		

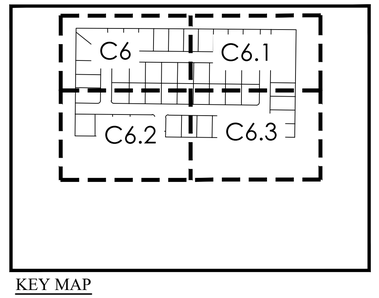
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(IN FEET)
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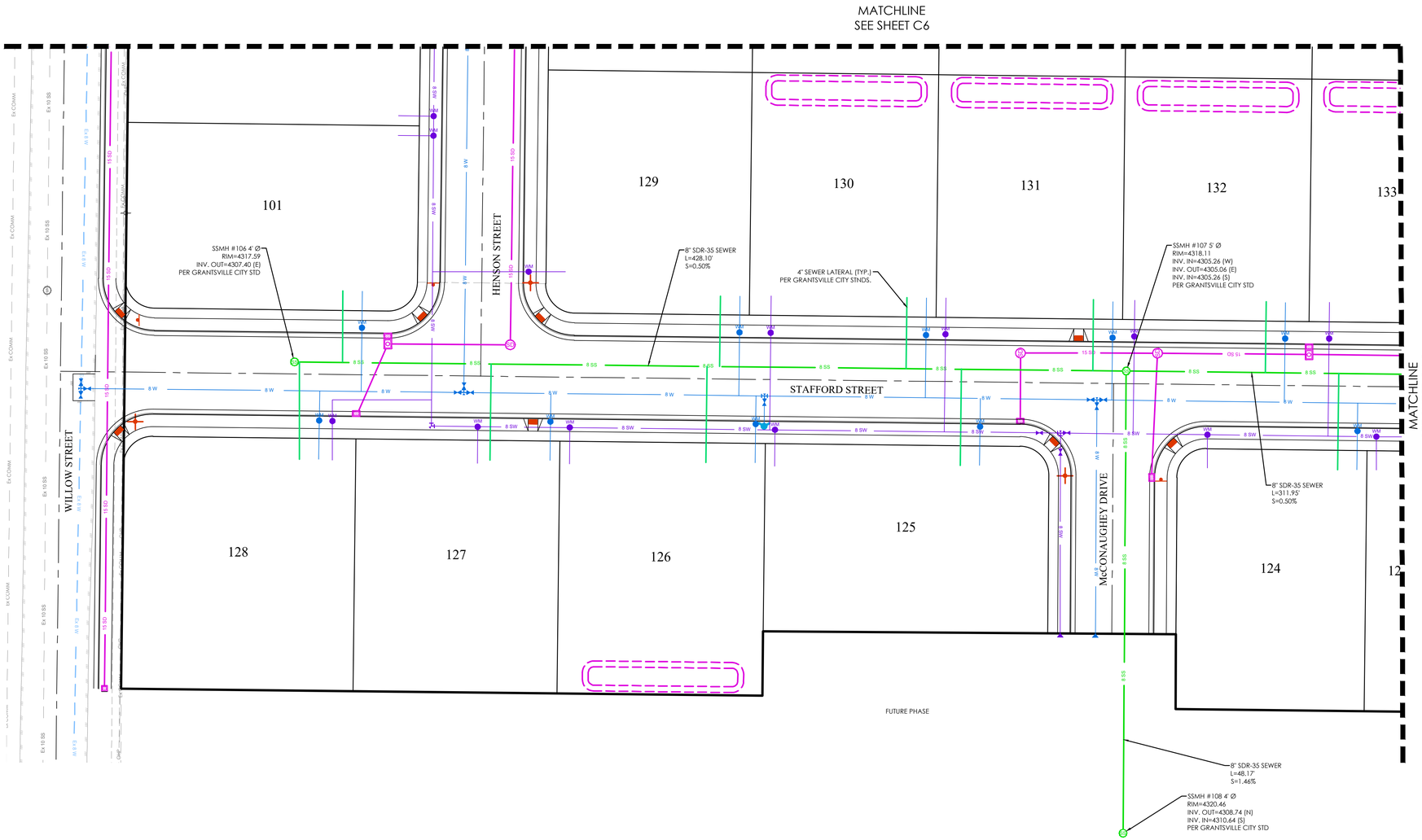
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SEWER PLAN

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Sheet:	C6.1		

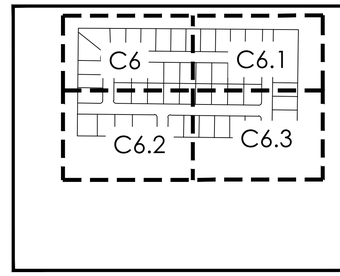
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- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

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



KEY MAP

NOTES:

1. CONTRACTOR TO ENSURE THAT THERE IS 18" MIN. OF VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES. WHEN SEPARATION CAN NOT BE OBTAINED, AN EXCEPTION CAN BE APPLIED FOR WITH ADDITIONAL MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UAC R309-105-6(2)(B). IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
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3. 10' MIN. HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
11-11-22

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C6.2		

Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\Final\Phase 1 Final\C4.2 SEWER PLAN.dwg

MATCHLINE
SEE SHEET C6.1

133 134 135 136 137 116 117 118 119 120 121 122 123

8" SDR-35 SEWER
L=311.95'
S=0.50%

SSMH #109 4' Ø
RIM=4316.38
INV. IN=4303.50 (W)
INV. OUT=4303.30 (E)
PER GRANTSVILLE CITY STD

8" SDR-35 SEWER
L=311.79'
S=0.50%

8" SDR-35 SEWER
L=316.00'
S=0.82%

STAFFORD STREET

DAMON DRIVE

SSMH #101 5' Ø
RIM=4314.61
INV. IN=4301.74 (S)
INV. OUT=4301.54 (N)
INV. IN=4301.74 (W)
PER GRANTSVILLE CITY STD

4" SEWER LATERAL (TYP.)
PER GRANTSVILLE CITY STNDS.

FUTURE PHASE

8" SDR-35 SEWER
L=334.43'
S=1.26%

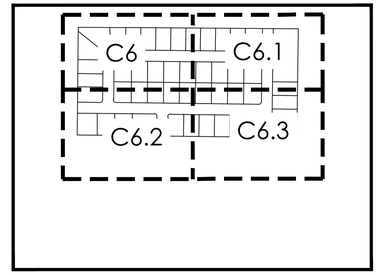
SSMH #203 5' Ø
RIM=4318.31
INV. IN=4306.15 (S)
INV. OUT=4305.95 (N)
PER GRANTSVILLE CITY STD

MATCHLINE
SEE SHEET C6.2

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- CULINARY VALVE, TEE & BEND
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KEY MAP

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N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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9/14/22

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
SEWER PLAN

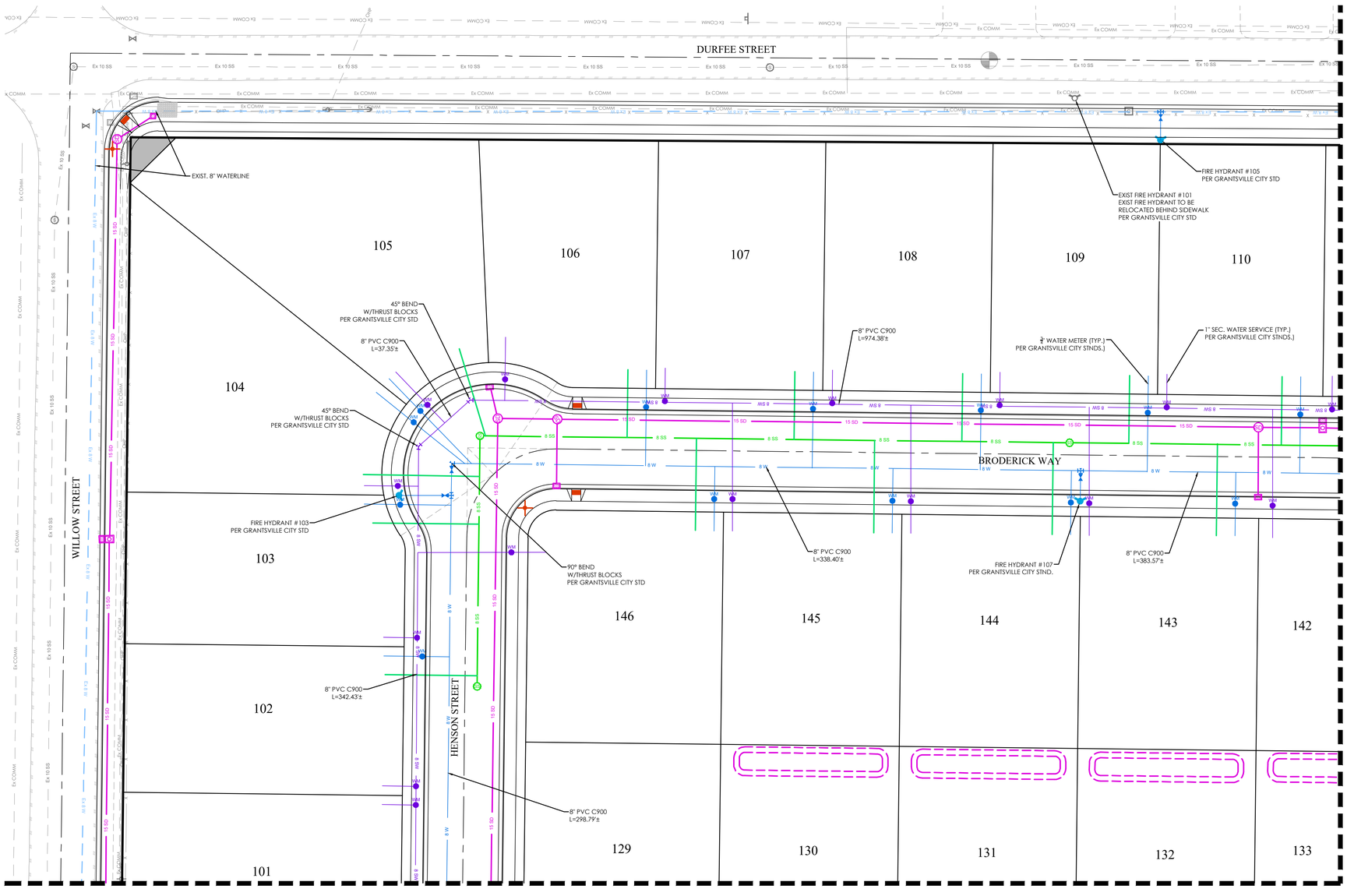
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SEWER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C6.3		

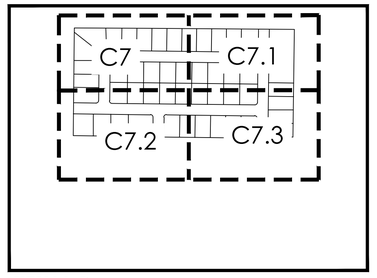
Z:_2021\21-0377 GTM - Duffee Street\design 21-0377\dwg\sheets\final\Phase 1 Final\C6.3 SEWER PLAN.dwg



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

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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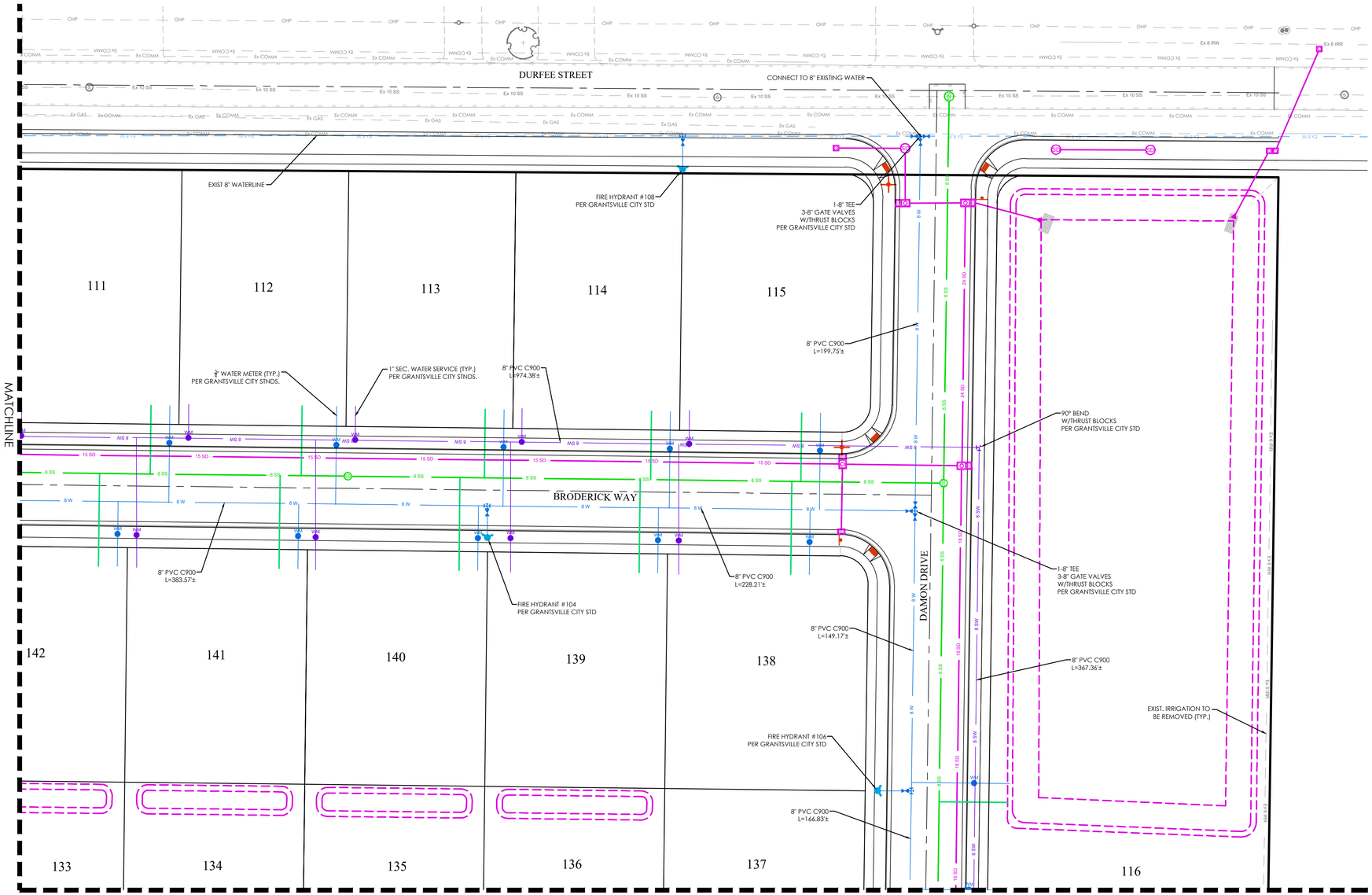
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#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C7		

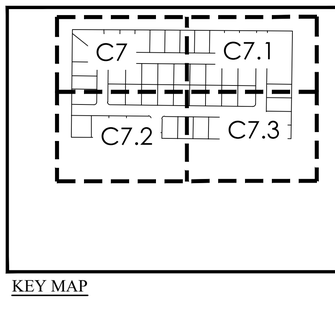
Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\final\Phase 1 finish\C7 - WATER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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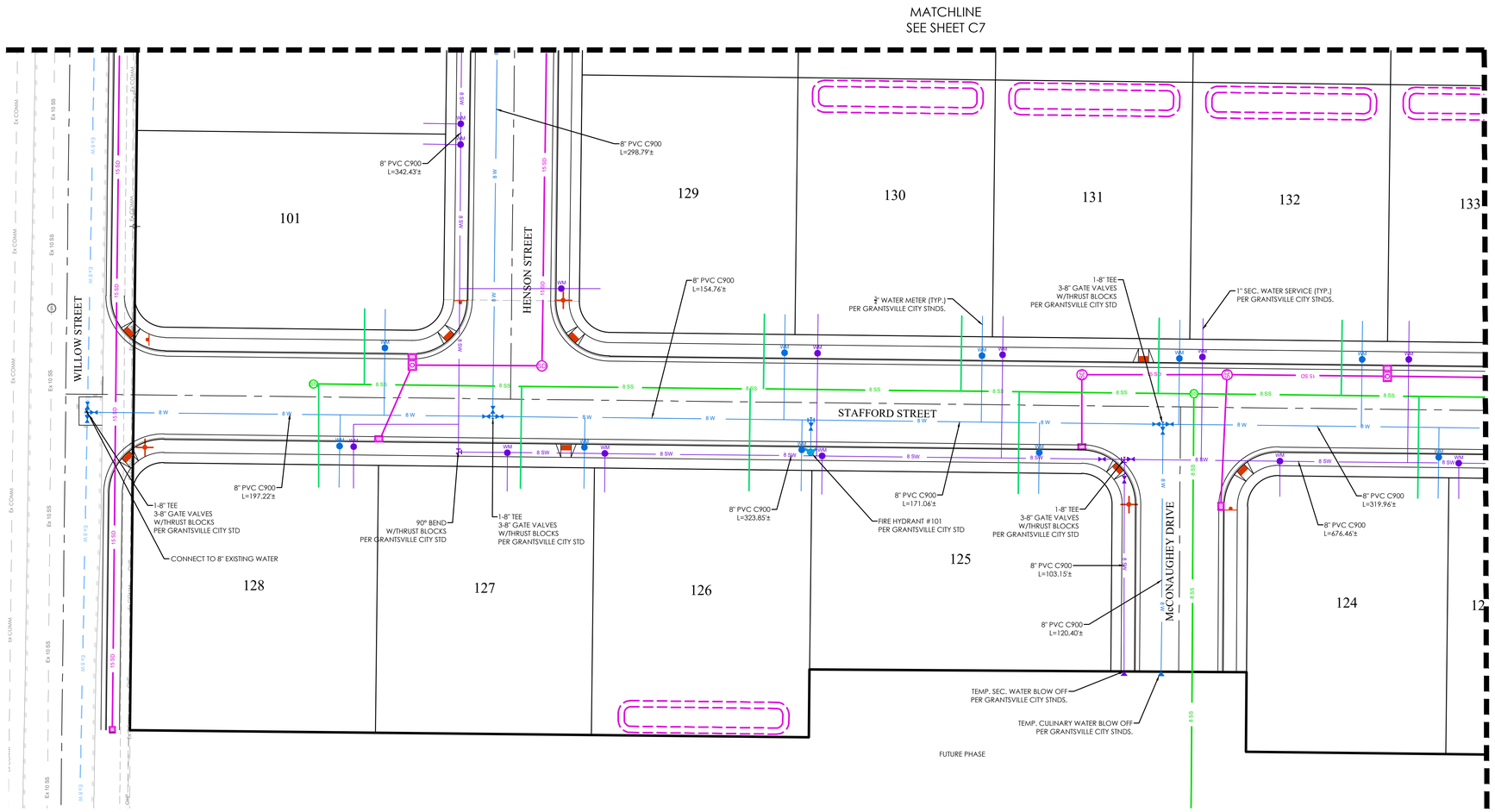
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#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C7.1		

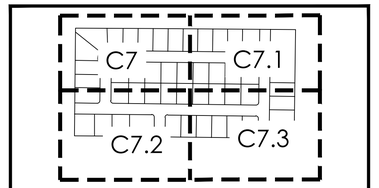
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- CONTOUR MINOR
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WATER PLAN

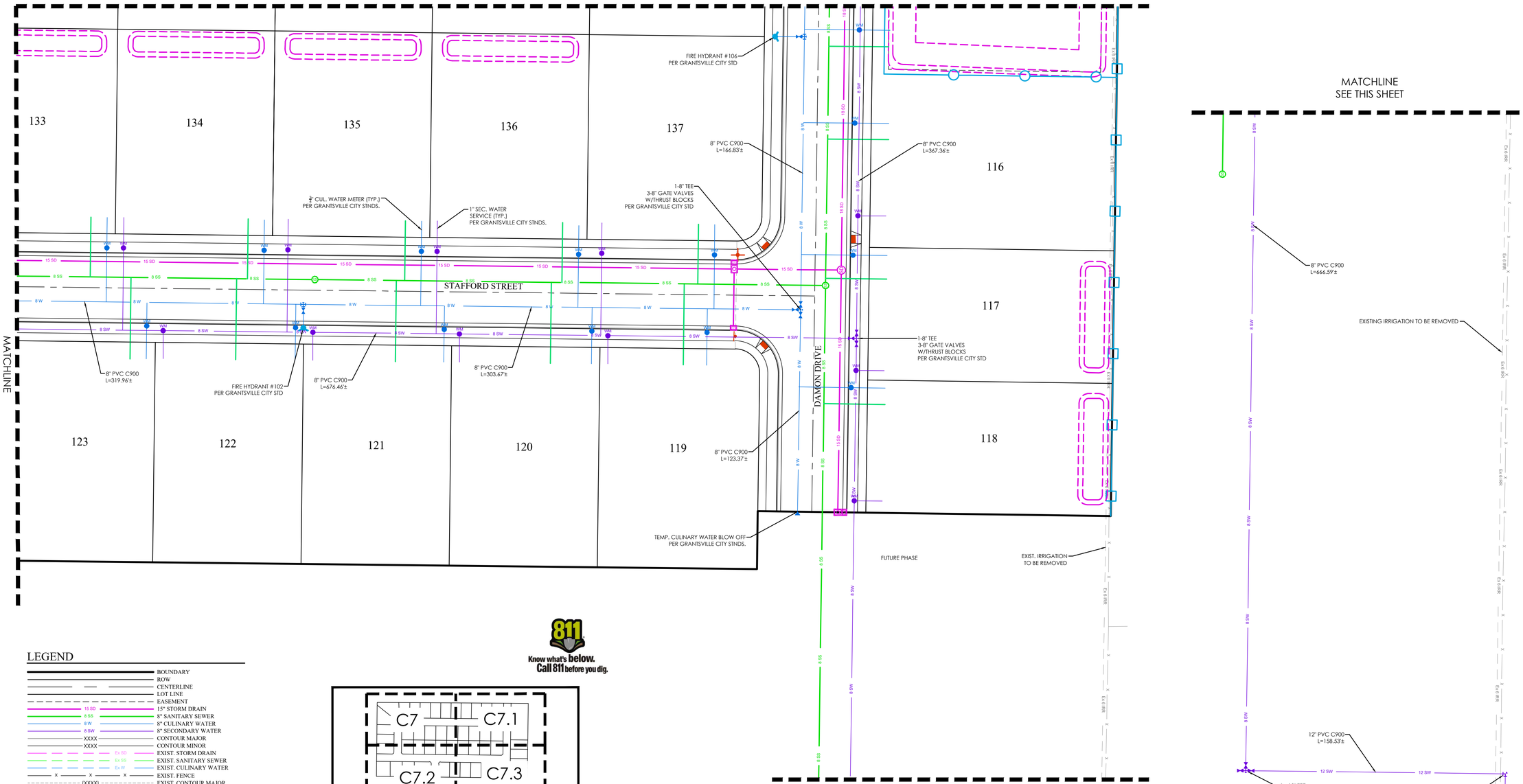
REVISION BLOCK

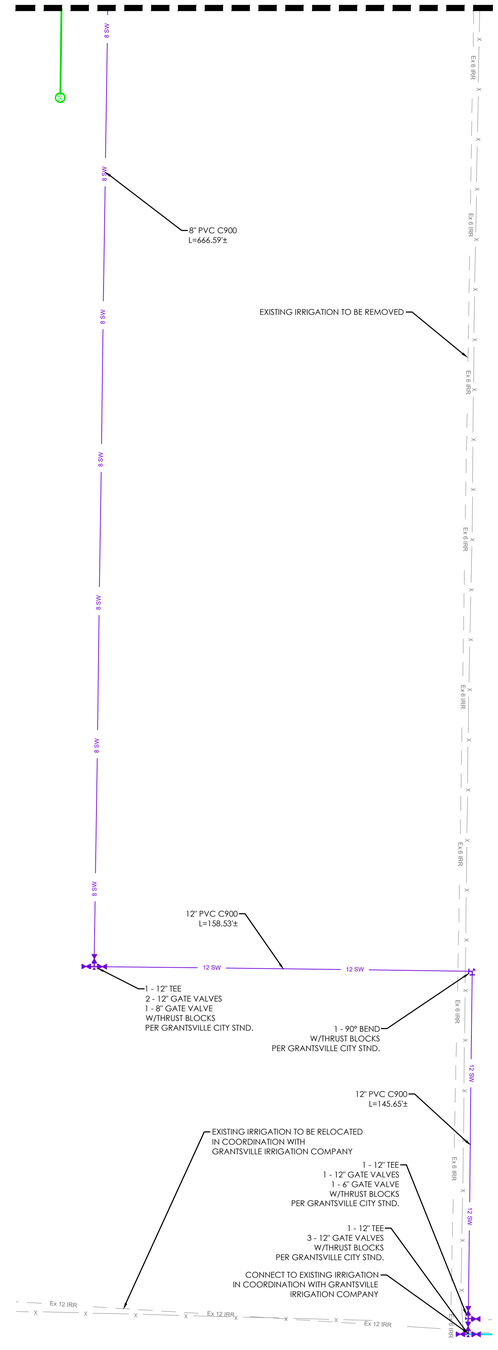
#	DATE	DESCRIPTION
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5	----	----
6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C7.2		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\Final\Phase 1 Finish\C7.2 WATER PLAN.dwg

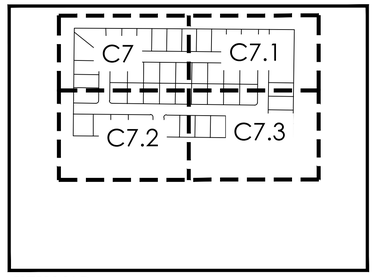




LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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(IN FEET)
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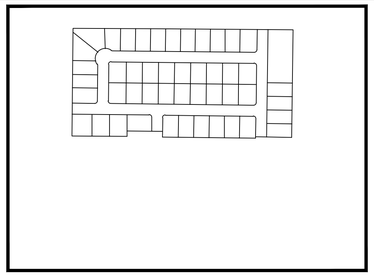
REVISION BLOCK

#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=30'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C7.3		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\Final Phase 1 Final\C7.3 WATER PLAN.dwg



KEY MAP

N

S

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET

EROSION CONTROL LEGEND

- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

DURFEE STREET

BRODERICK WAY

STAFFORD STREET

WILLOW STREET

HENSON STREET

McCONAUGHEY DRIVE

DAMON DRIVE

101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146

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EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EROSION CONTROL PLAN

Scale:	1"=50'	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	C8		

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377.dwg\sheets\Final\Phase 1 Final\C8 - EROSION CONTROL PLAN.dwg

N

S

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR

LEGEND

- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

CROSSWALK STRIPING (TYP)
STOP BAR (TYP)
ROAD STRIPING (TYP)
DURFEE STREET
ADA RAMP #118 PER APWA 235.2
SITE TRIANGLE (TYP)
STOP SIGN #107 TO BE RELOCATED FROM EXIST. LOCATION PER GRANTSVILLE CITY STND.
STOP BAR (TYP)
ADA RAMP #113 PER APWA 235.2
SITE TRIANGLE (TYP)
ADA RAMP #112 PER APWA 235.2
STREET SIGN #101 PER GRANTSVILLE CITY STD
ADA RAMP #109 PER APWA 235.2
SITE TRIANGLE (TYP)
STOP SIGN #105 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
STOP BAR (TYP)
ADA RAMP #101 PER APWA 235.2
SITE TRIANGLE (TYP)
STREET SIGN #102 PER GRANTSVILLE CITY STD
BRODERICK WAY
WILLOW STREET
ADA RAMP #114 PER APWA 235.2
SITE TRIANGLE (TYP)
STREET SIGN #103 PER GRANTSVILLE CITY STD
STOP BAR (TYP)
STOP SIGN #101 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
ADA RAMP #102 PER APWA 235.2
SITE TRIANGLE (TYP)
DAMON DRIVE
ADA RAMP #111 PER APWA 235.2
STOP BAR (TYP)
STOP SIGN #106 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
STOP SIGN #102 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
SITE TRIANGLE (TYP)
STOP BAR (TYP)
SITE TRIANGLE (TYP)
ADA RAMP #103 PER APWA 235.2
HENSON STREET
STREET SIGN #104 PER GRANTSVILLE CITY STD
SITE TRIANGLE (TYP)
ADA RAMP #104 PER APWA 235.2
ADA RAMP #116 PER APWA 235.2
ADA RAMP #107 PER APWA 235.2
SITE TRIANGLE (TYP)
STREET SIGN #107 PER GRANTSVILLE CITY STD
ADA RAMP #117 PER APWA 235.2
STAFFORD STREET
STREET SIGN #105 PER GRANTSVILLE CITY STD
SITE TRIANGLE (TYP)
ADA RAMP #110 PER APWA 235.2
ADA RAMP #115 PER APWA 235.2
ADA RAMP #105 PER APWA 235.2
SITE TRIANGLE (TYP)
STREET SIGN #106 PER GRANTSVILLE CITY STD
McCONAUGHEY DRIVE
ADA RAMP #106 PER APWA 235.2
STOP SIGN #103 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
SITE TRIANGLE (TYP)
STOP BAR (TYP)
STOP BAR (TYP)
STOP SIGN #104 W/CROSS TRAFFIC DOES NOT STOP SIGN PER MUTCD R1-1, W4-4P
SITE TRIANGLE (TYP)
ADA RAMP #108 PER APWA 235.2

102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146

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No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
OVERALL SIGNAGE & STRIPING PLAN

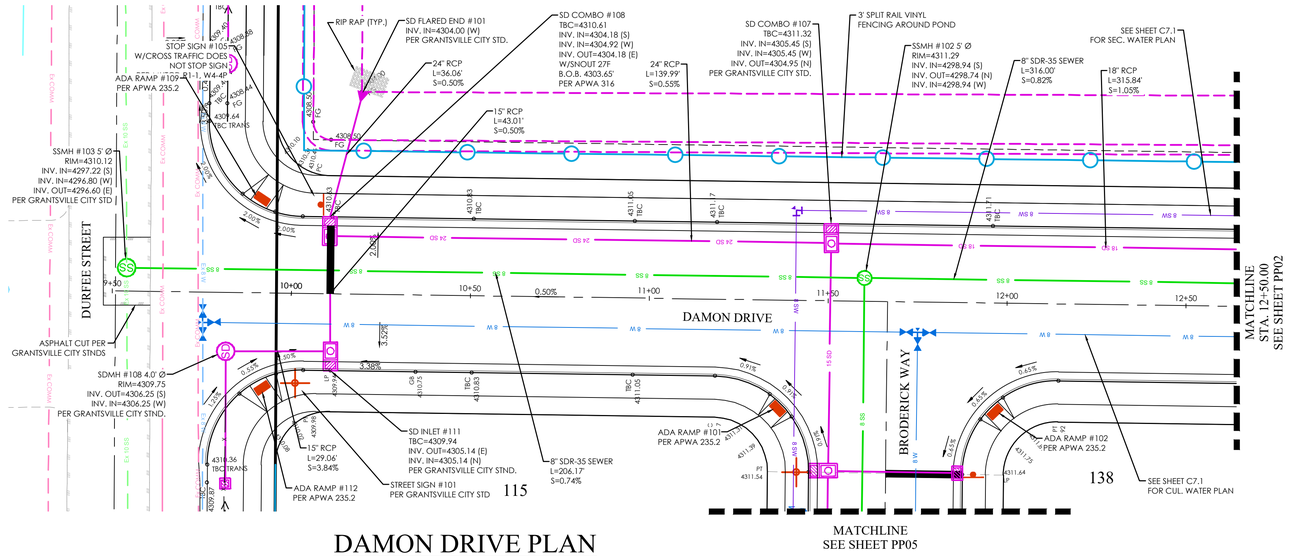
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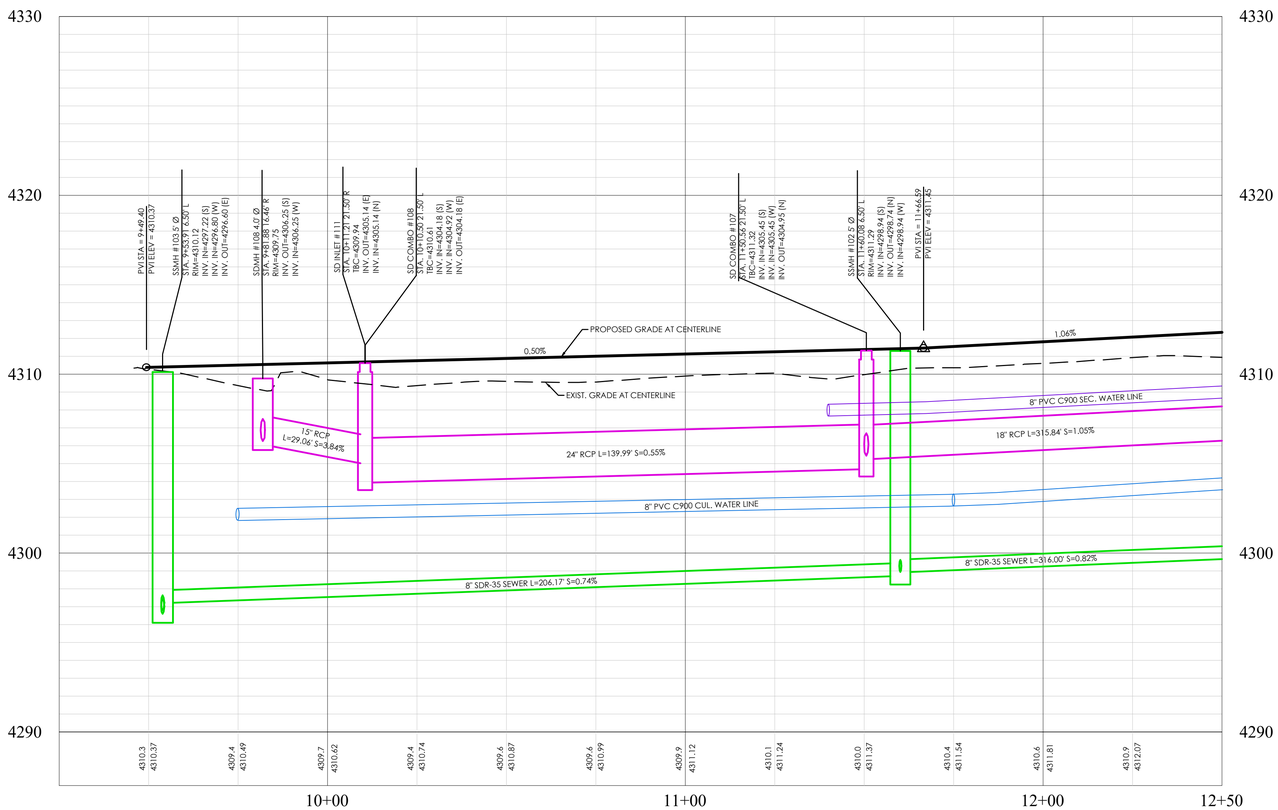
OVERALL SIGNAGE & STRIPING PLAN

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Date:	09/14/22	Job #:	21-0377
Sheet:	C9		

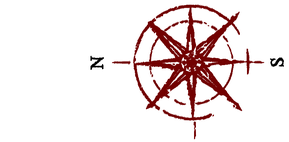
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DAMON DRIVE PLAN



DAMON DRIVE PROFILE



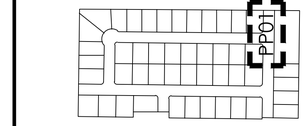
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



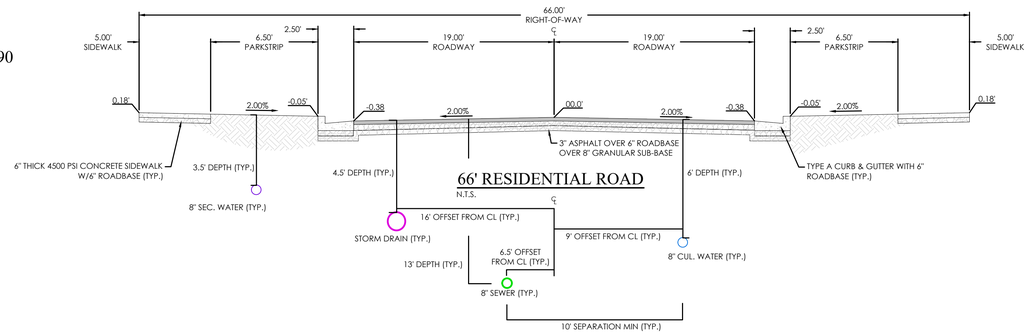
KEY MAP
N.T.S

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

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



66' RESIDENTIAL ROAD
N.T.S.

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MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
DAMON DRIVE

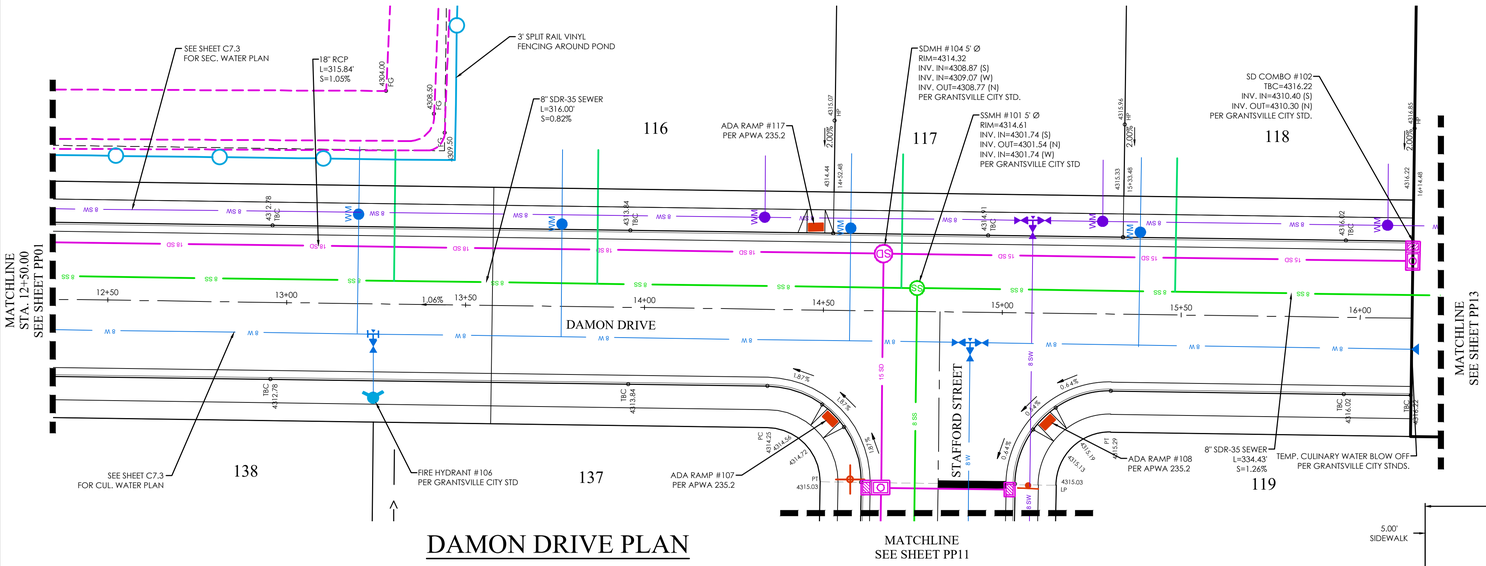
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DAMON DRIVE

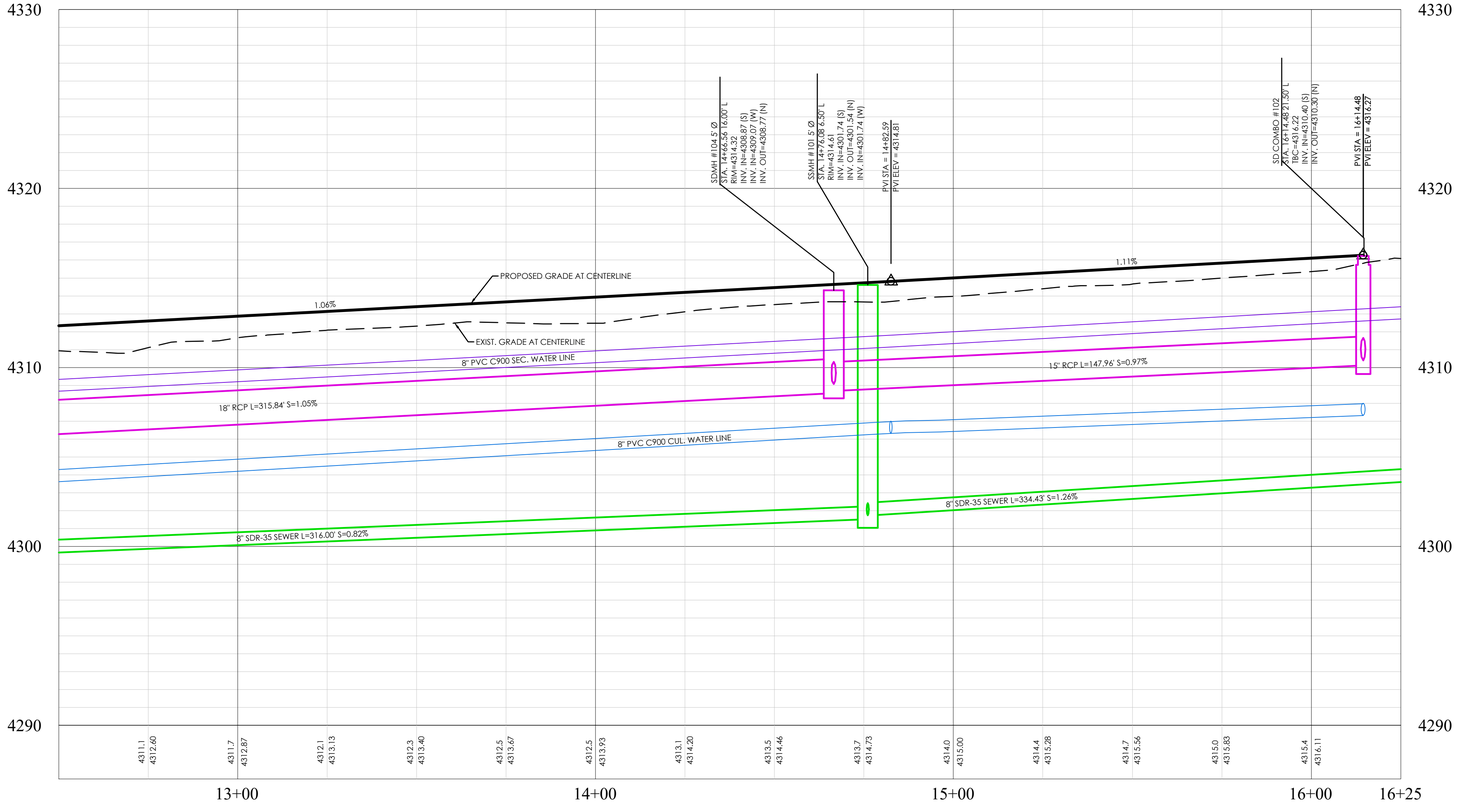
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Date: 09/14/22 | Job #: 21-0377
Sheet: PP01

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DAMON DRIVE PLAN

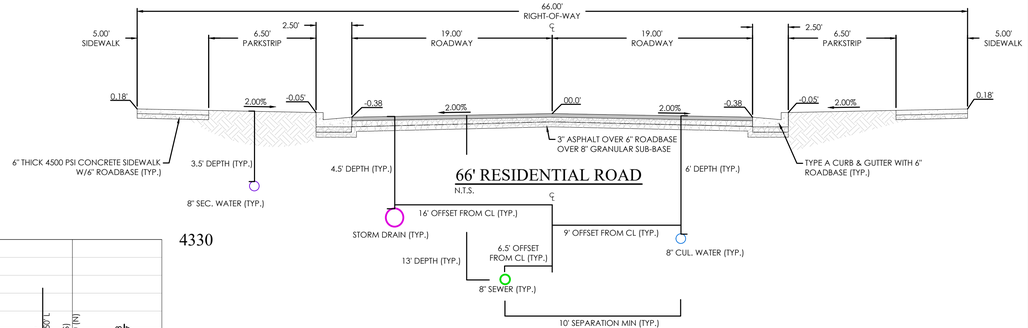
MATCHLINE
SEE SHEET PP11



DAMON DRIVE PROFILE

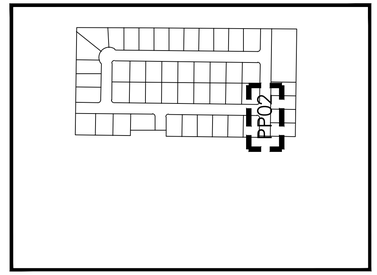
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



66' RESIDENTIAL ROAD

N.T.S.



KEY MAP
N.T.S

NOTES:

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
DAMON DRIVE

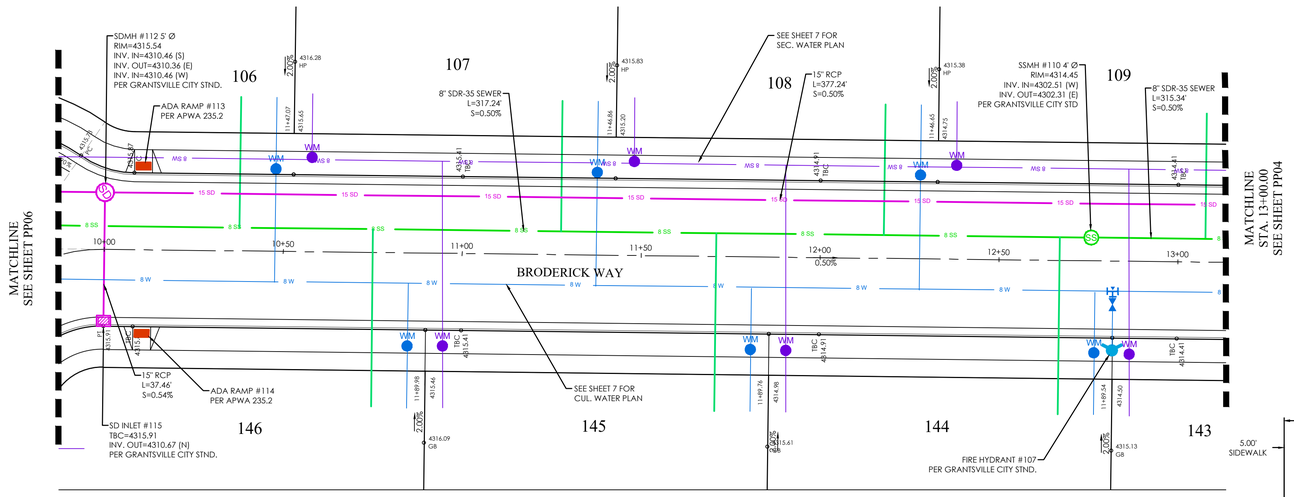
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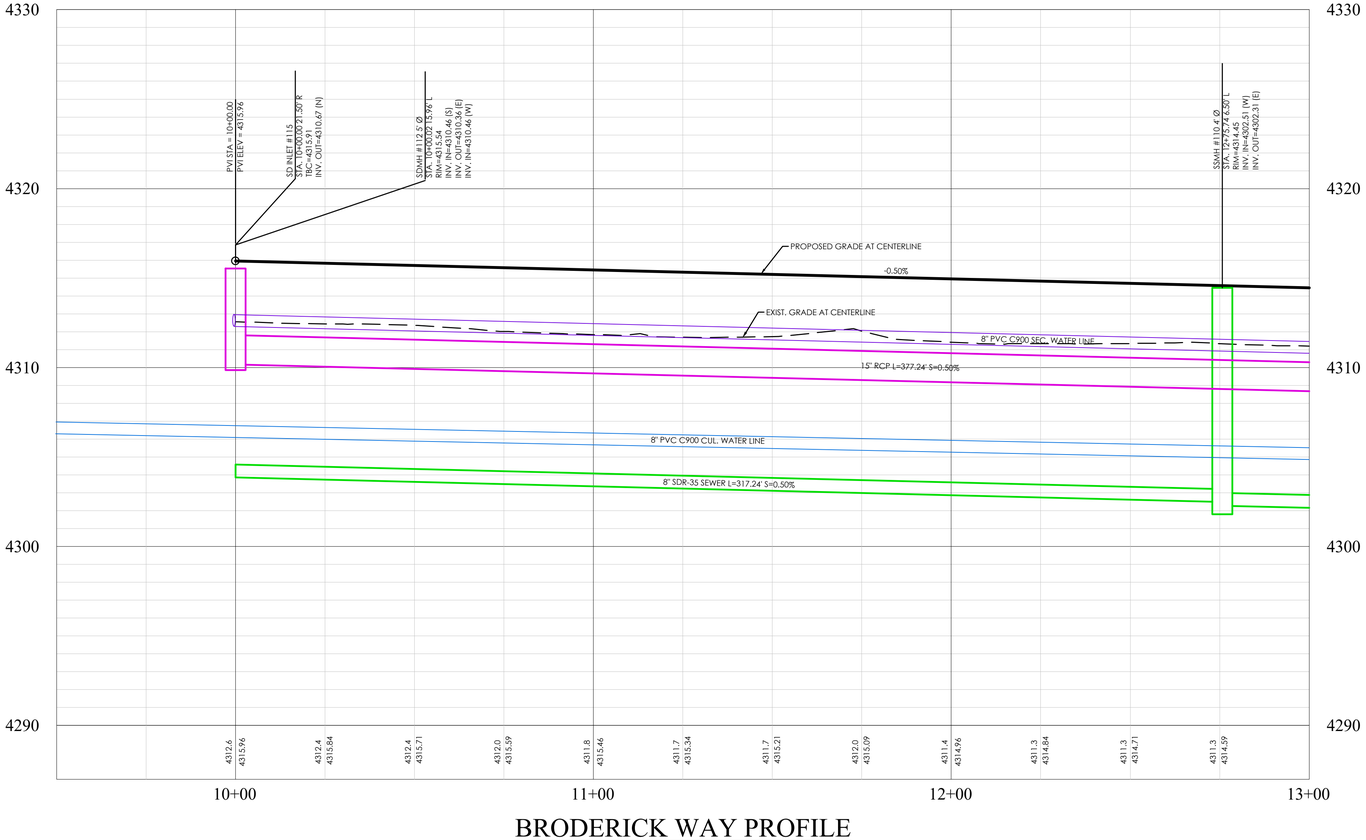
DAMON DRIVE

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Sheet:	PP02		

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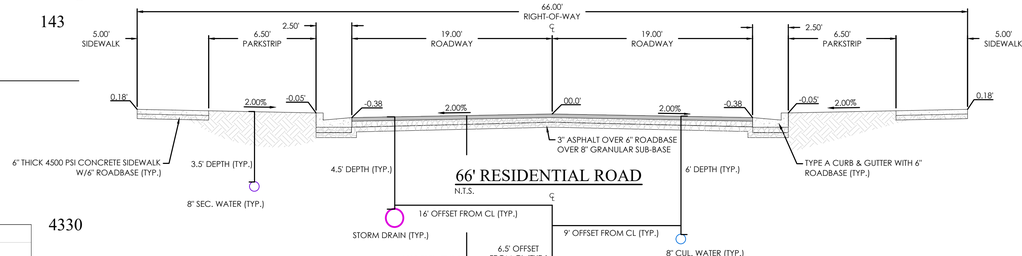
BRODERICK WAY PLAN



BRODERICK WAY PROFILE

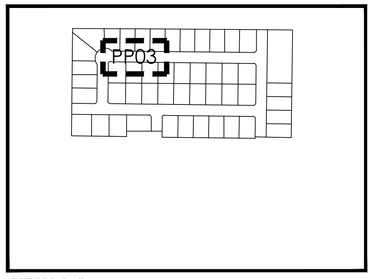
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
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KEY MAP
N.T.S

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BRODERICK WAY

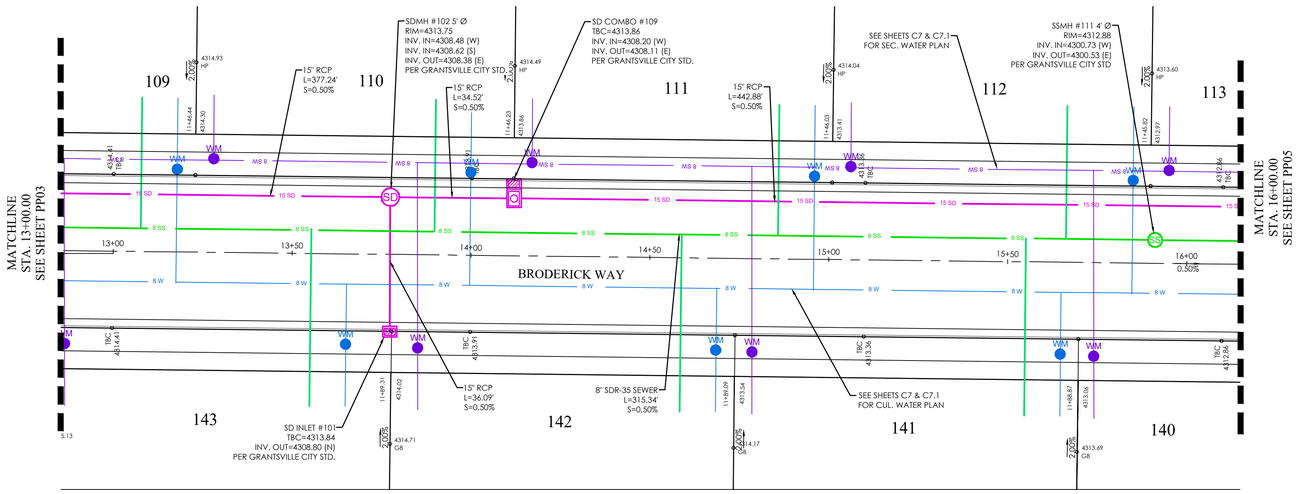
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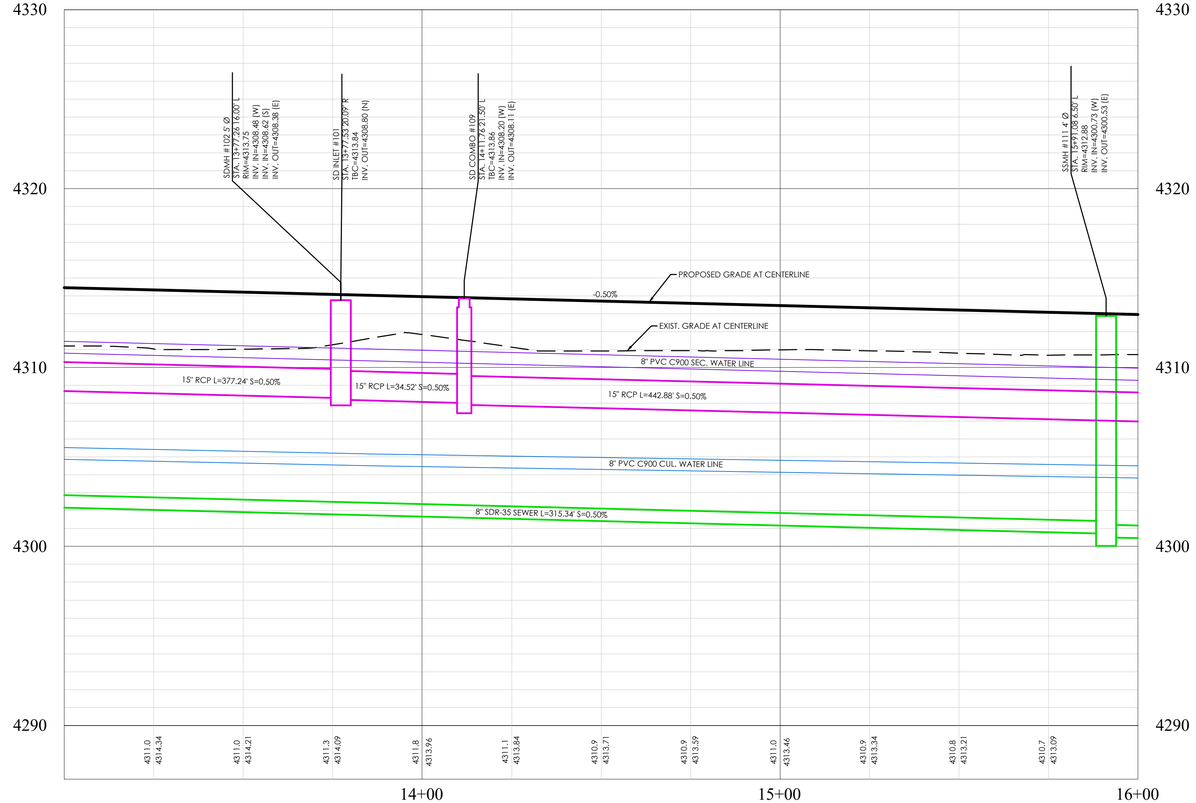
BRODERICK WAY

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Date: 09/14/22 | Job #: 21-0377
Sheet: PP03

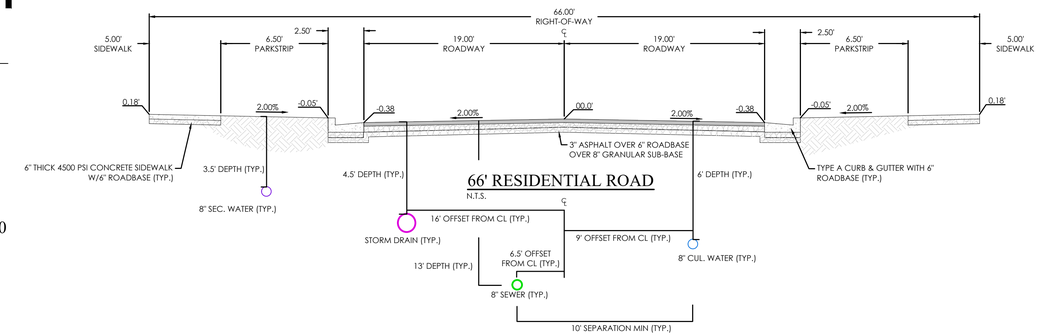
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BRODERICK WAY PLAN



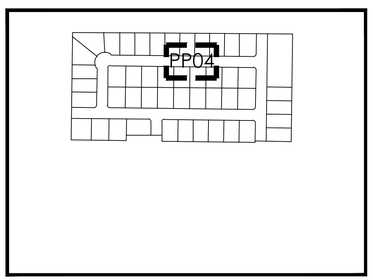
BRODERICK WAY PROFILE



66' RESIDENTIAL ROAD
N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
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- STREET LIGHT
- SD MH, INLET, AND COMBO
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- CULINARY VALVE, TEE & BEND
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



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SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
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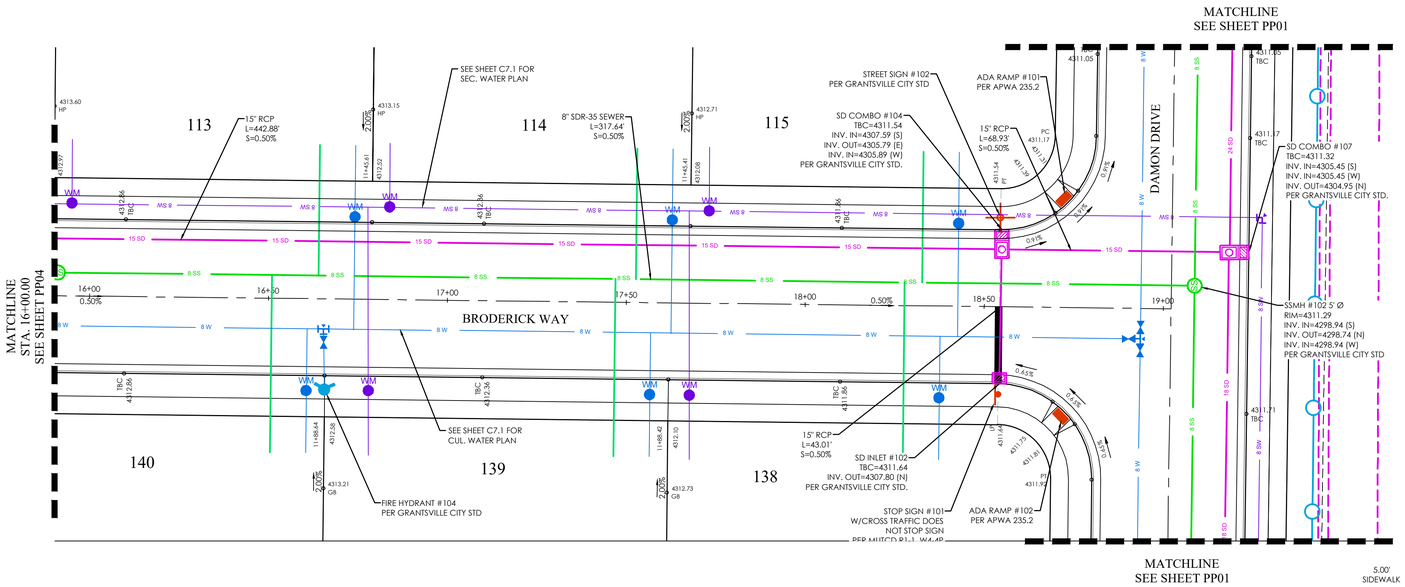
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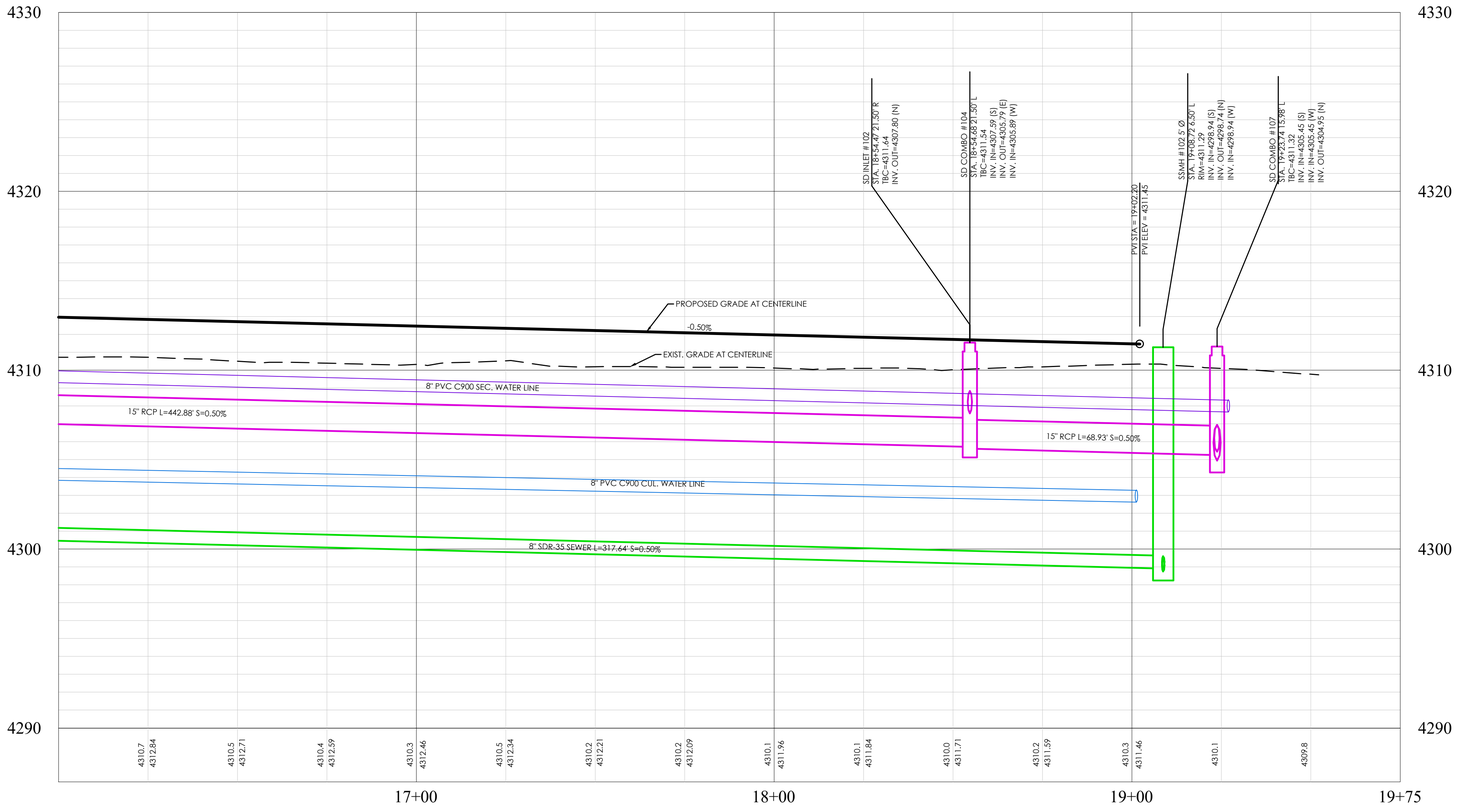
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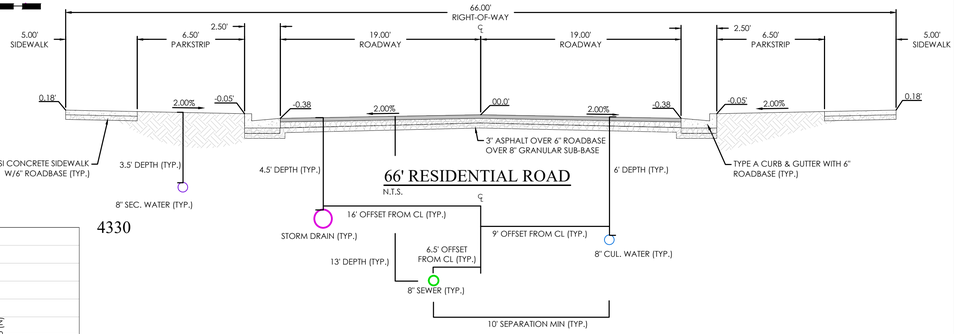
BRODERICK WAY PLAN



BRODERICK WAY PROFILE

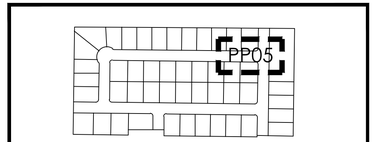
LEGEND

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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



66' RESIDENTIAL ROAD

N.T.S.



KEY MAP
N.T.S

NOTES:

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
BRODERICK WAY

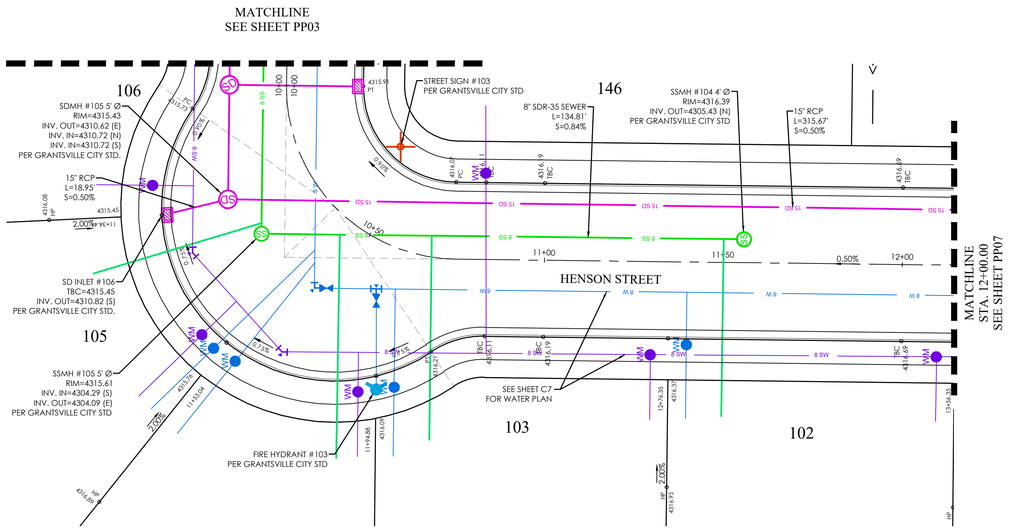
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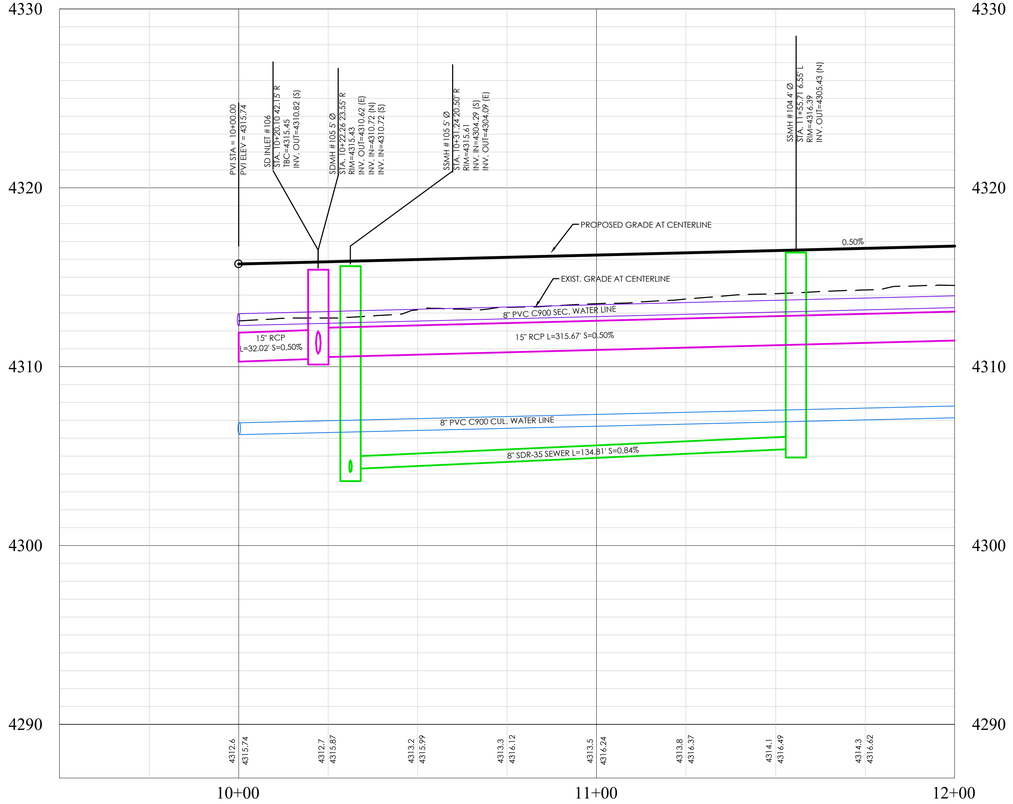
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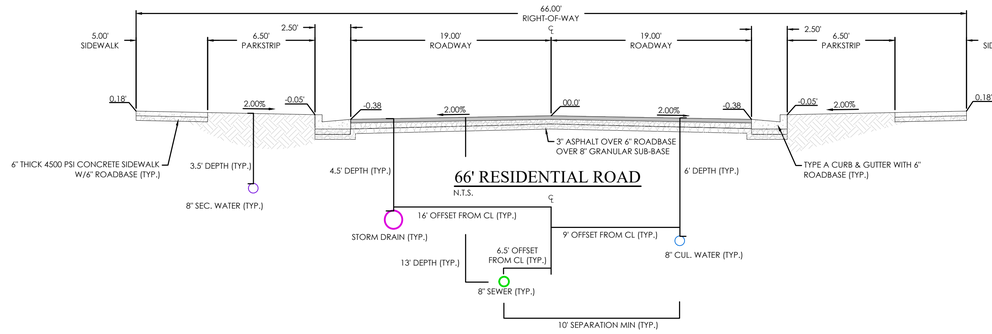
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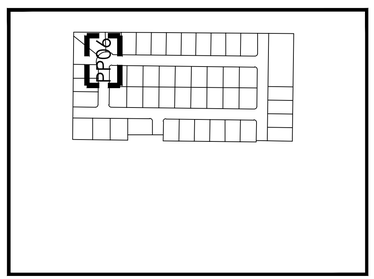


HENSON STREET PLAN



HENSON STREET PROFILE





KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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GRANTSVILLE, UT
HENSON STREET

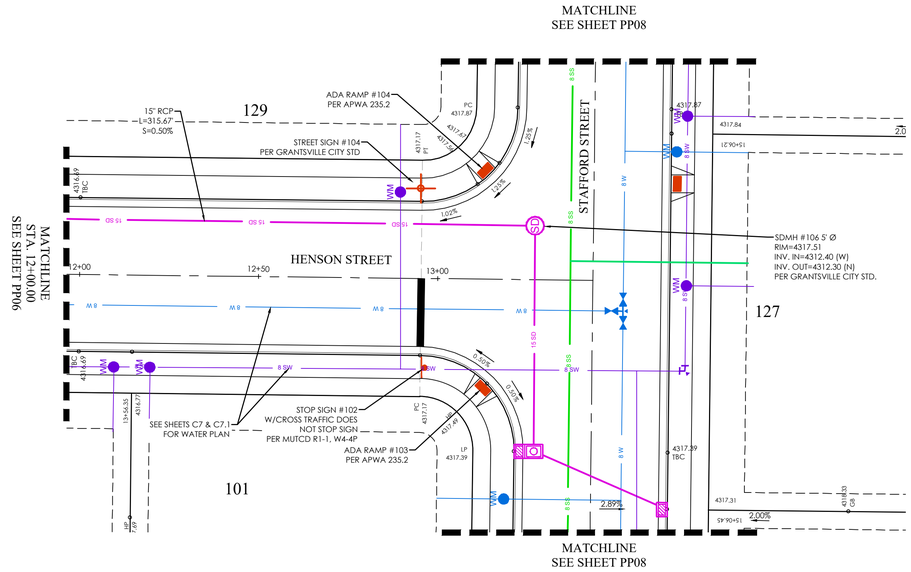
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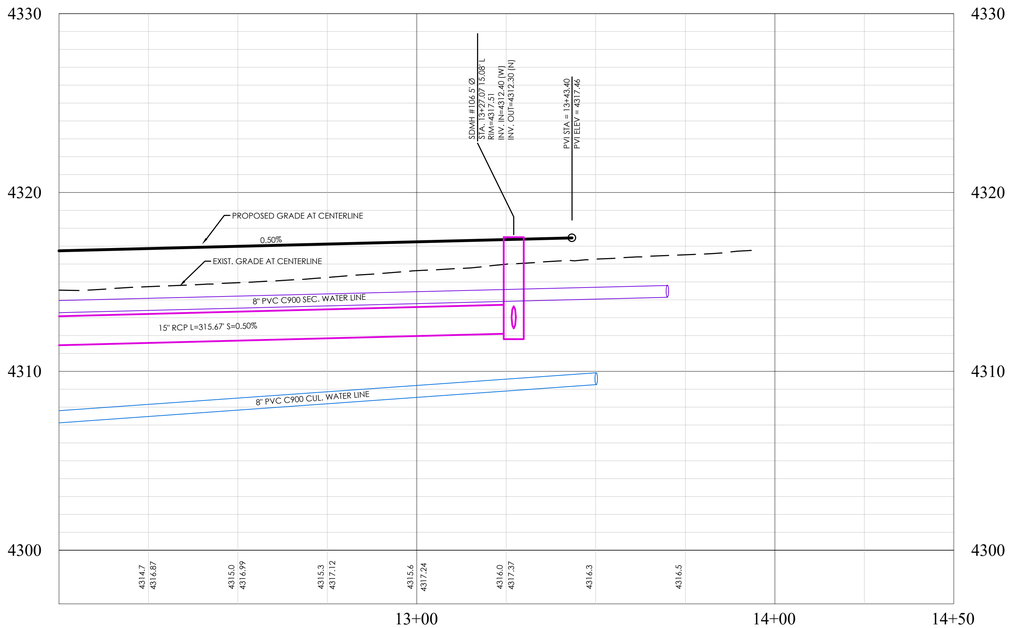
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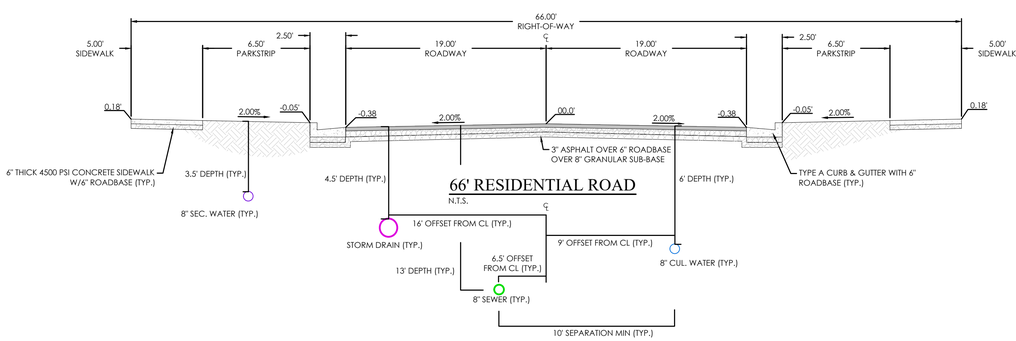
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HENSON STREET PLAN



HENSON STREET PROFILE



KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- SD MH, INLET, AND COMBO
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- o XXXX.XX — SPOT ELEVATION

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NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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GRANTSVILLE, UT
HENSON STREET

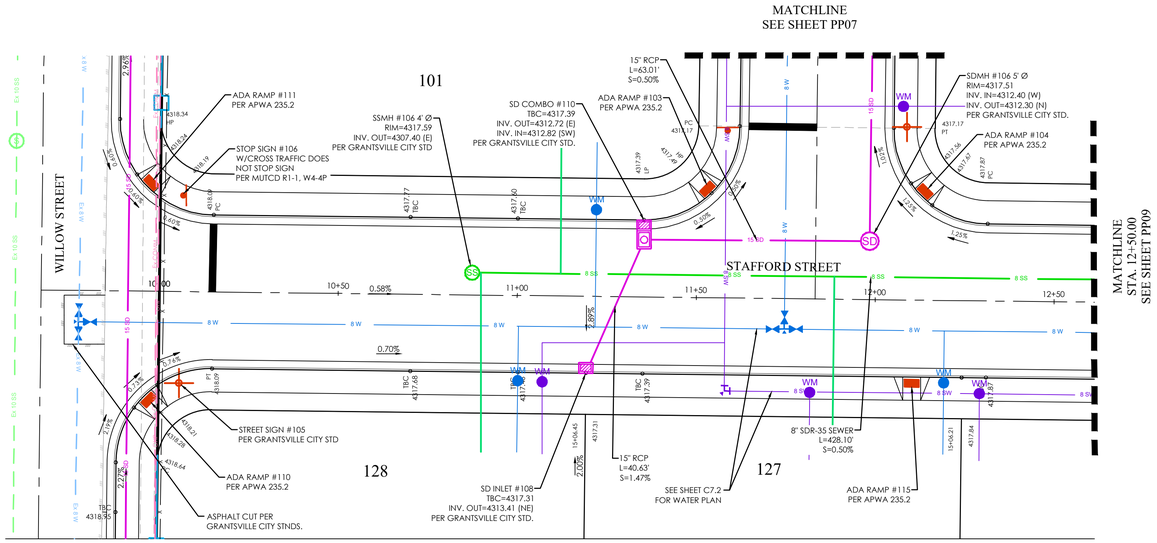
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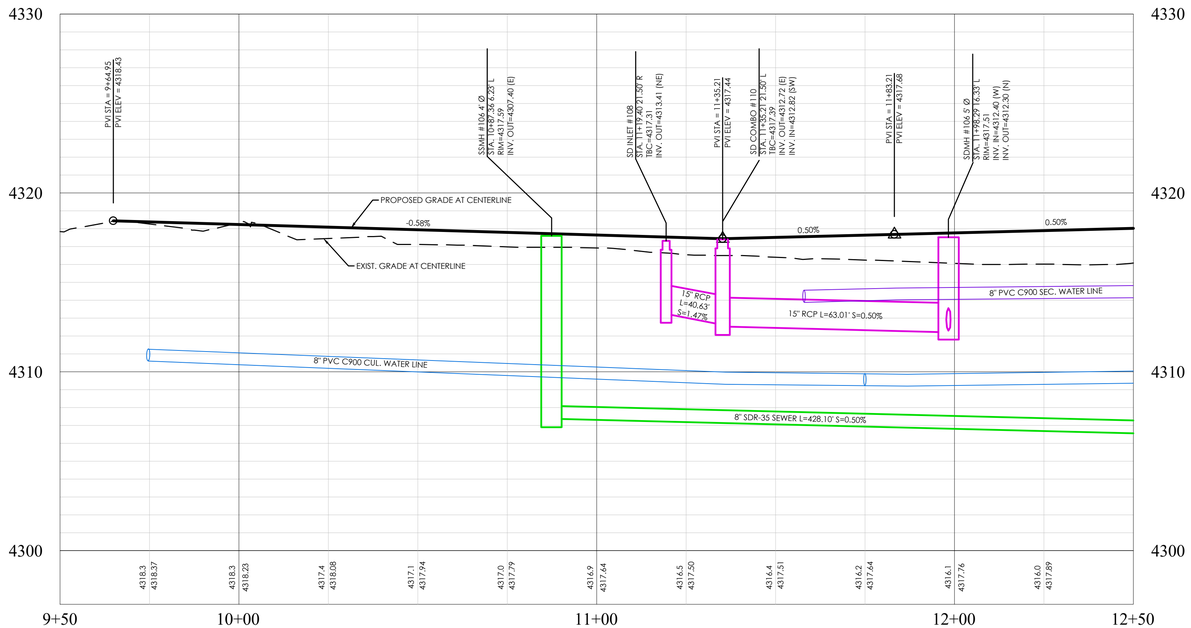
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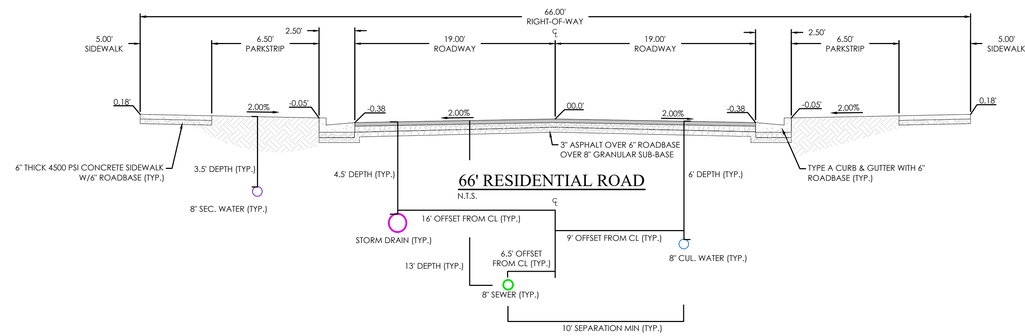
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STAFFORD STREET PLAN

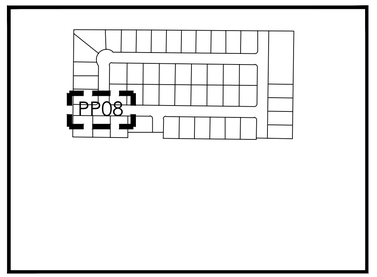


STAFFORD STREET PROFILE



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
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KEY MAP
N.T.S

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BENCHMARK

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SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

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GRANTSVILLE, UT
STAFFORD STREET

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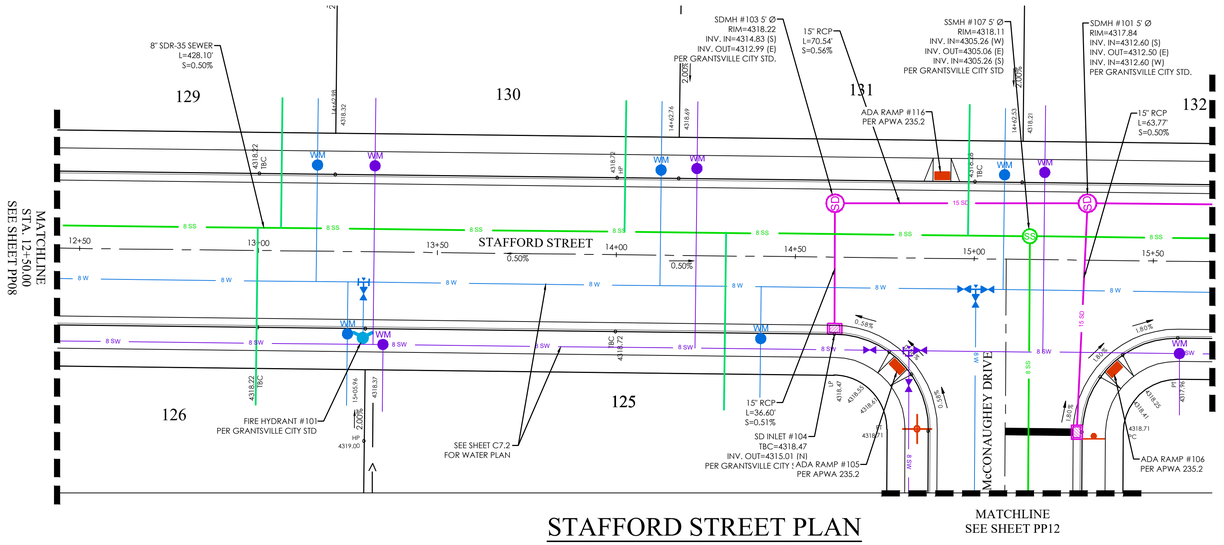
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STAFFORD STREET

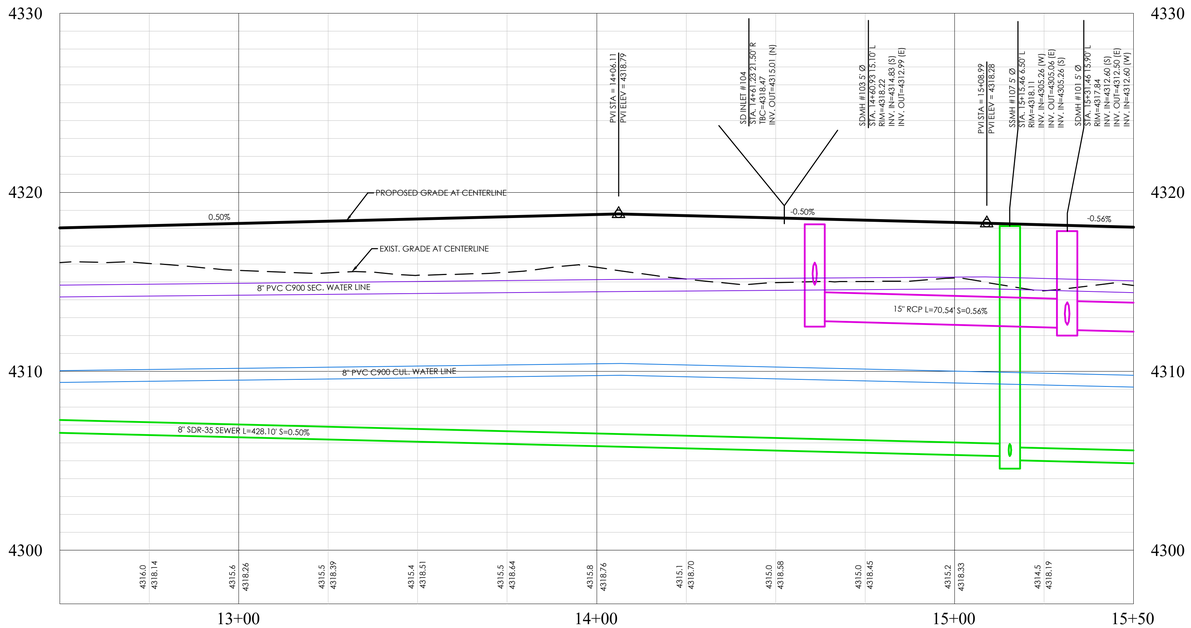
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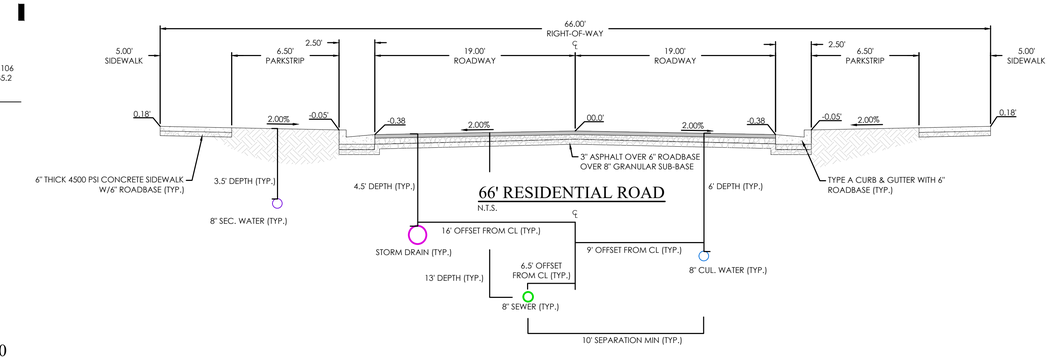
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STAFFORD STREET PLAN



STAFFORD STREET PROFILE



KEY MAP
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- 15" STORM DRAIN
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BENCHMARK

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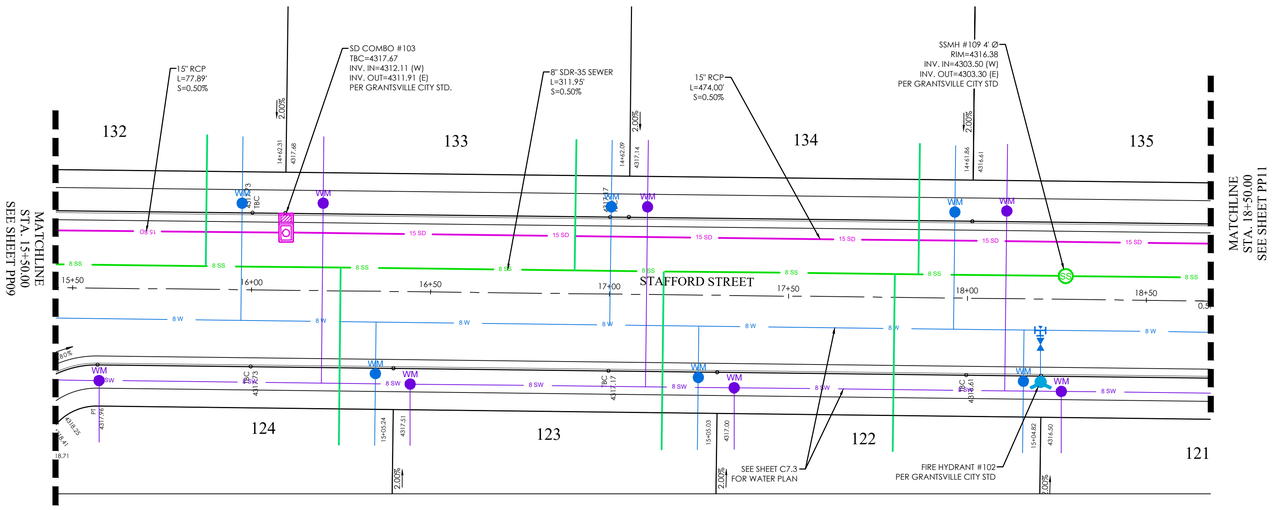
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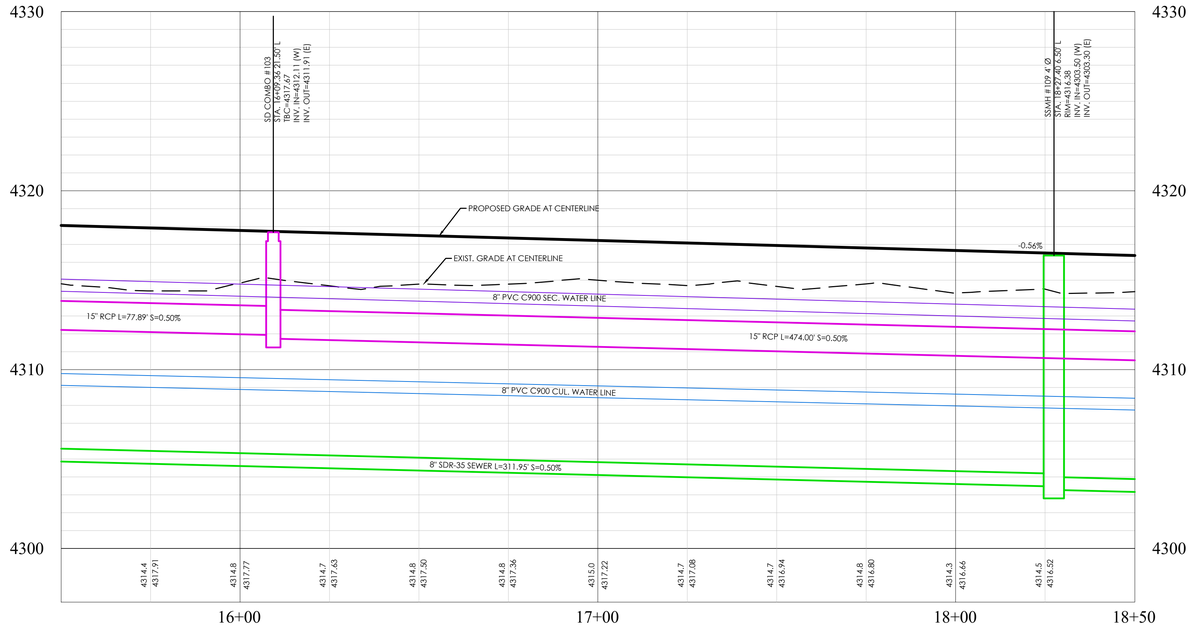
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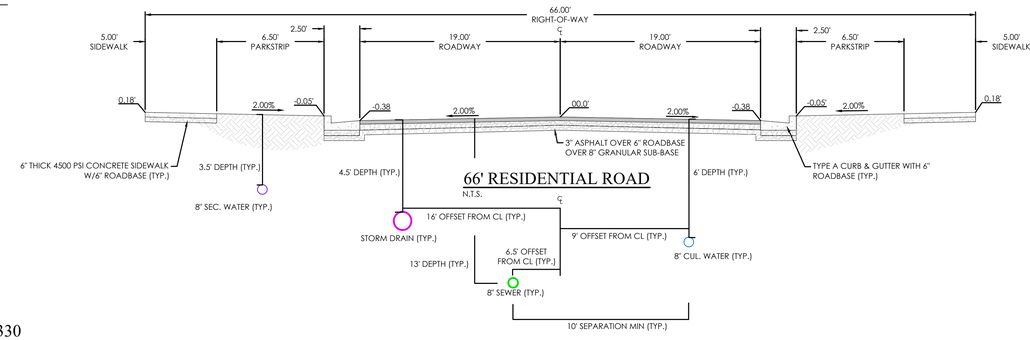
STAFFORD STREET PLAN



STAFFORD STREET PROFILE

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- LOT LINE
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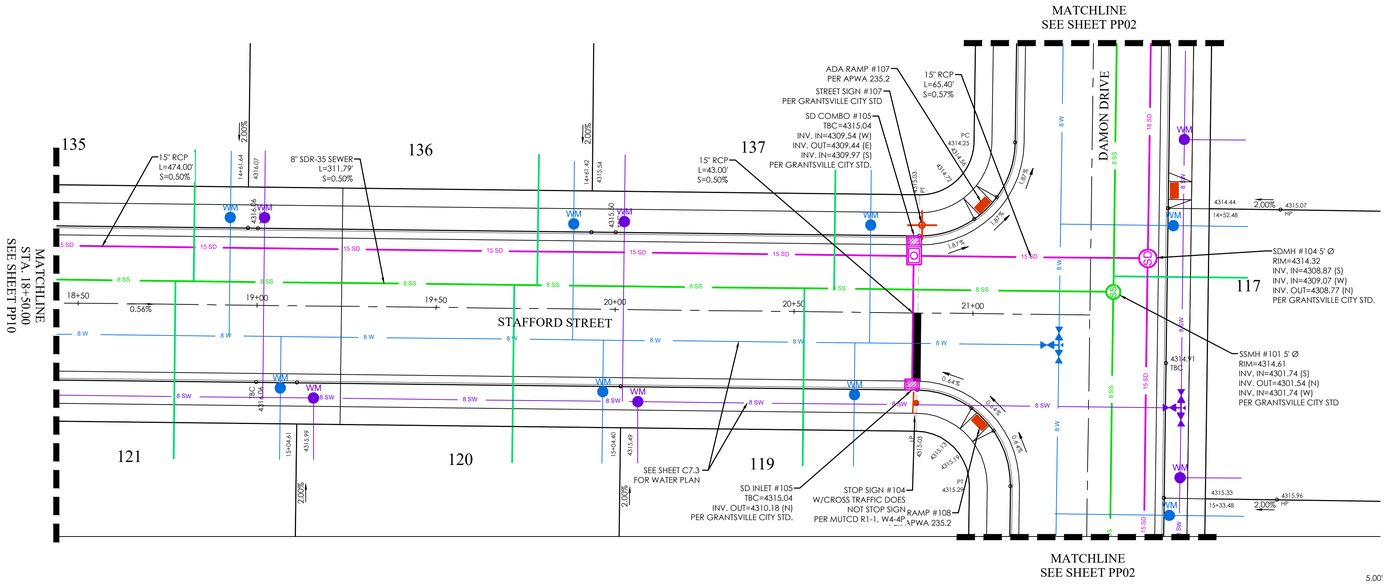
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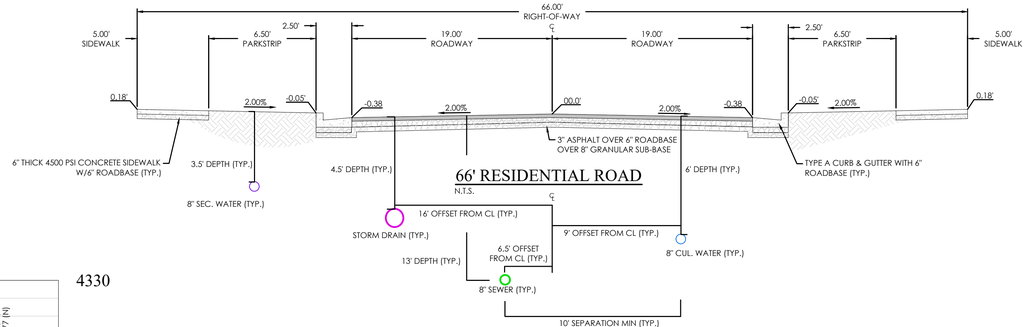
STAFFORD STREET

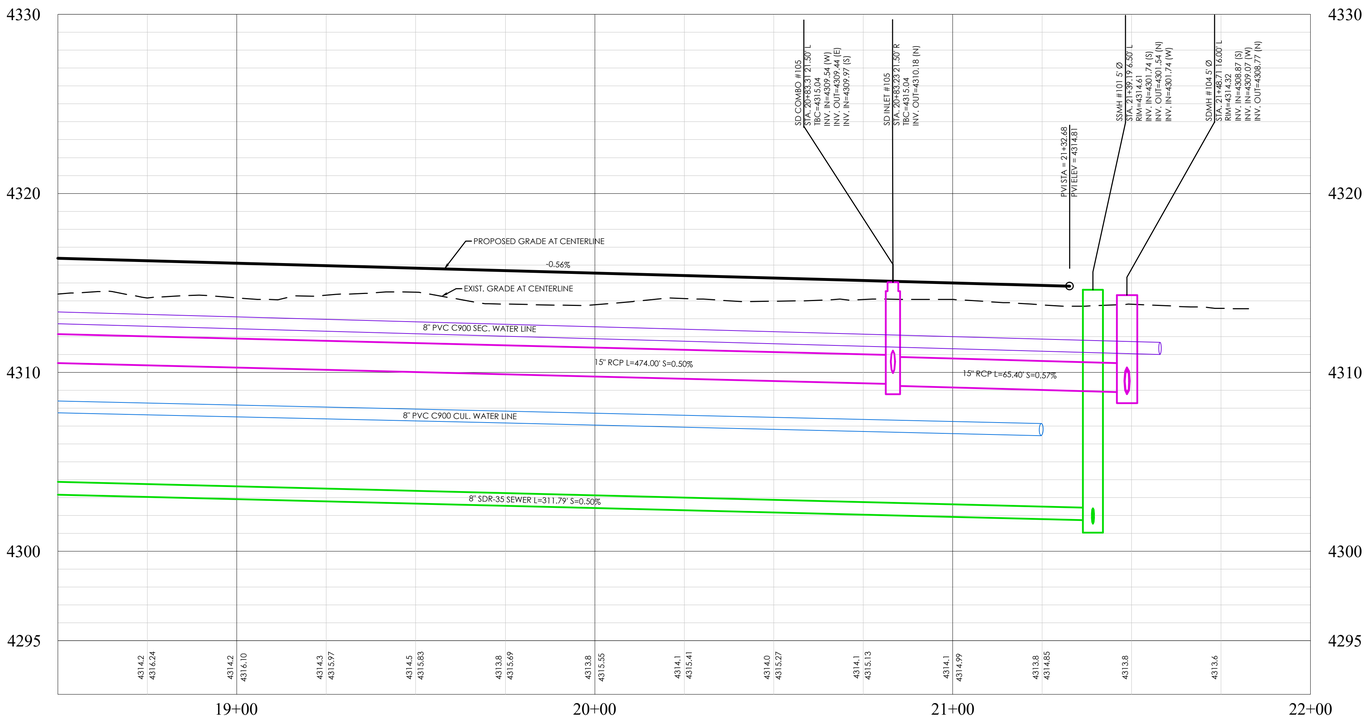
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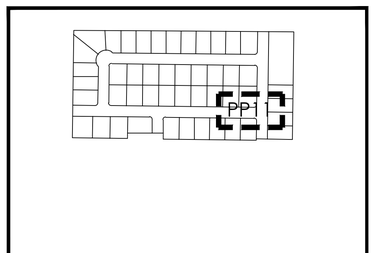


STAFFORD STREET PLAN





STAFFORD STREET PROFILE



KEY MAP
N.T.S

NOTES:
1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. PROVIDE 12" SUMPS ON ALL STORM WATER MANHOLES AND BOXES
3. ALL WATER SERVICES TO BE LOOPED UNDER THE STORM DRAIN WHERE EVER CONFLICTS OCCUR.
4. AFTER REMOVING TOP SOIL, ALL FILL IN THE ROADWAY AREA TO BE A-1-A MATERIAL OR AS APPROVED BY THE GEOTECHNICAL REPORT AND COMPACTION TO BE INSPECTED UP TO THE ELEVATION OF THE ROAD SUB-GRADE.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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No. 8028850-2202
THOMAS M. ROMNEY
11-11-22
STATE OF UTAH

REVISION BLOCK

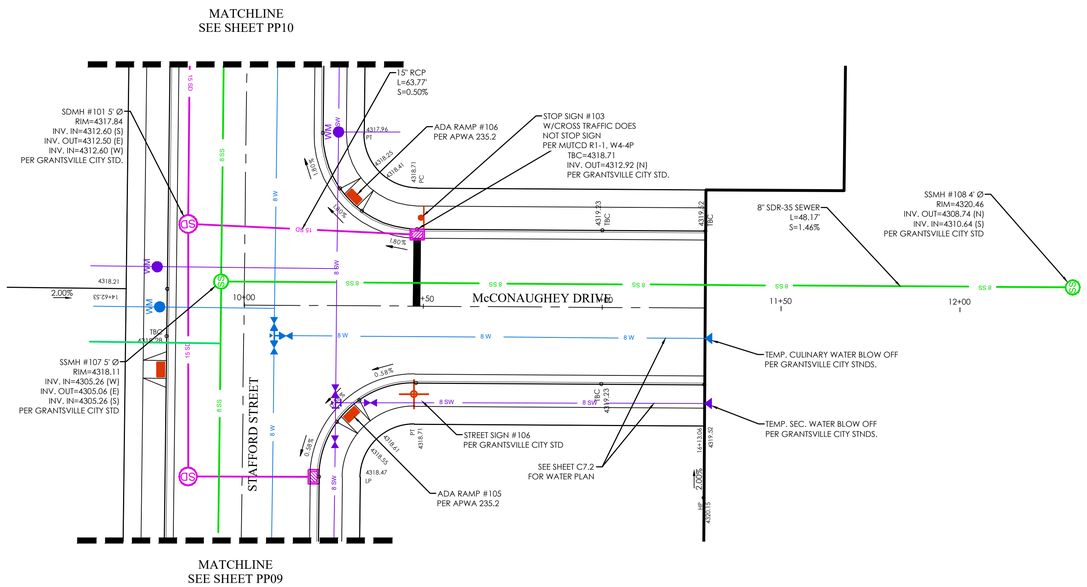
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MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
STAFFORD STREET

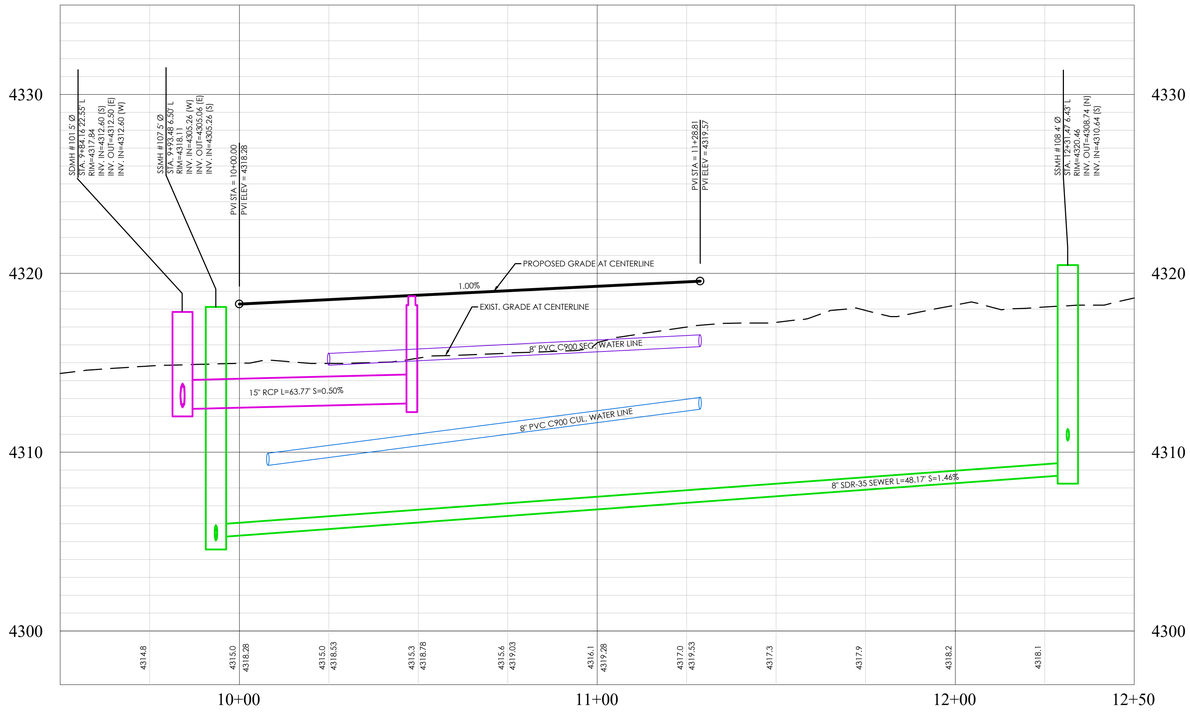
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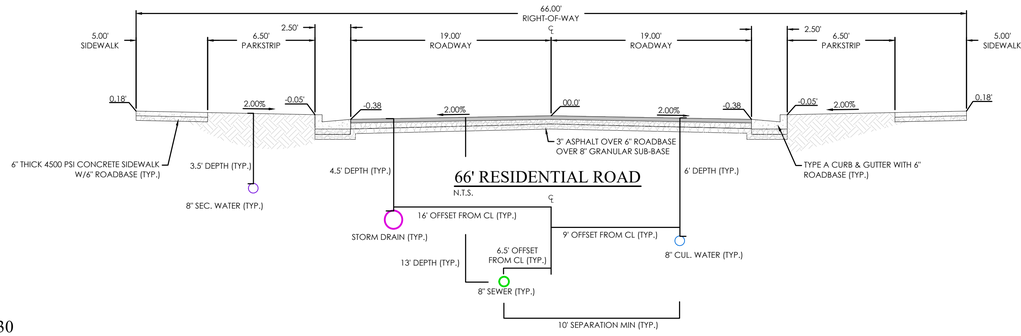
MCCONAUGHEY DRIVE PLAN

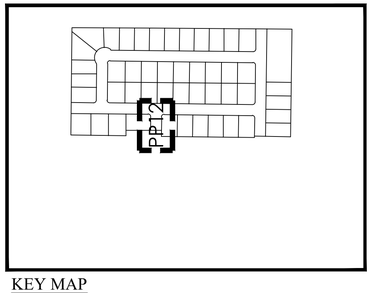


McCONAUGHEY DRIVE PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION





KEY MAP
N.T.S

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BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
McCONAUGHEY DRIVE

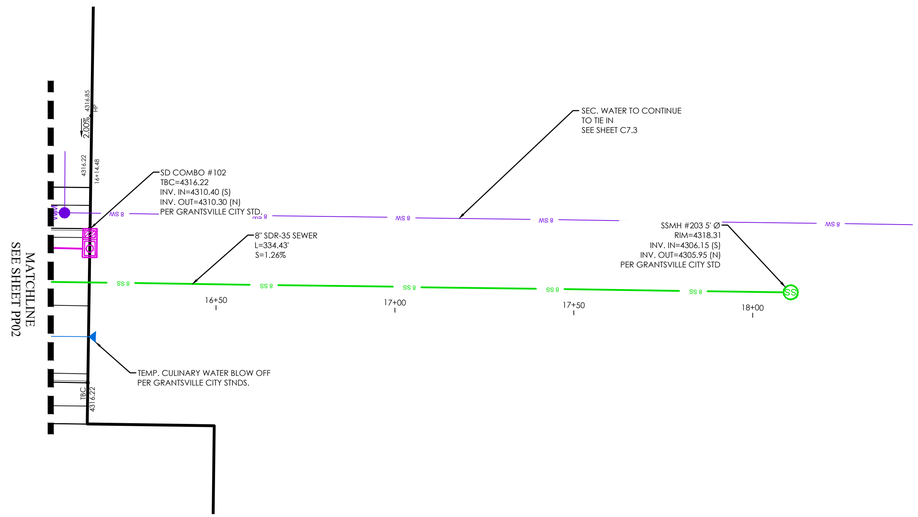
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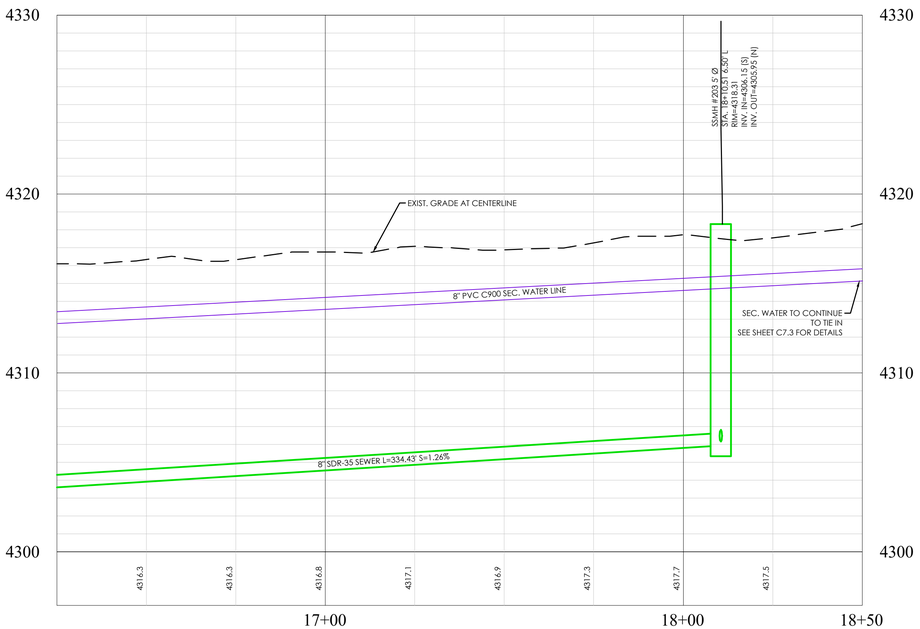
MCCONAUGHEY DRIVE

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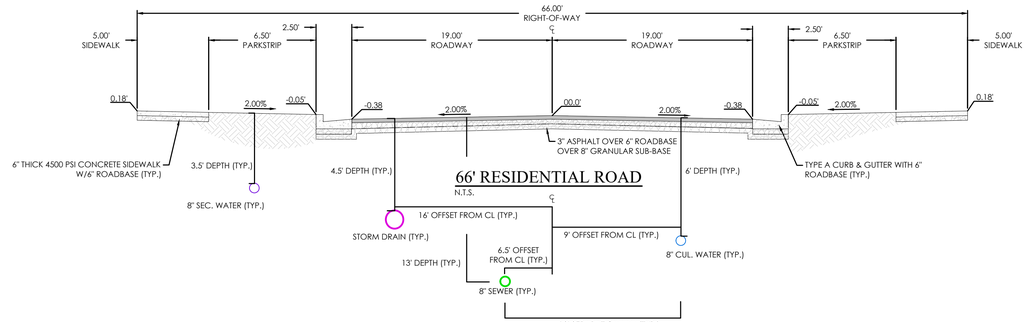
DAMON DRIVE OFFSITE PLAN



DAMON DRIVE PROFILE

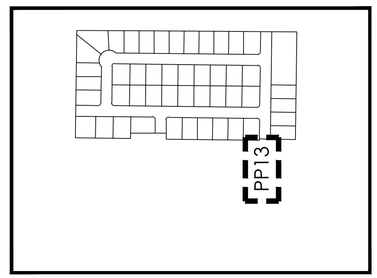
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



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KEY MAP
N.T.S

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
DAMON DRIVE OFFSITE SEWER

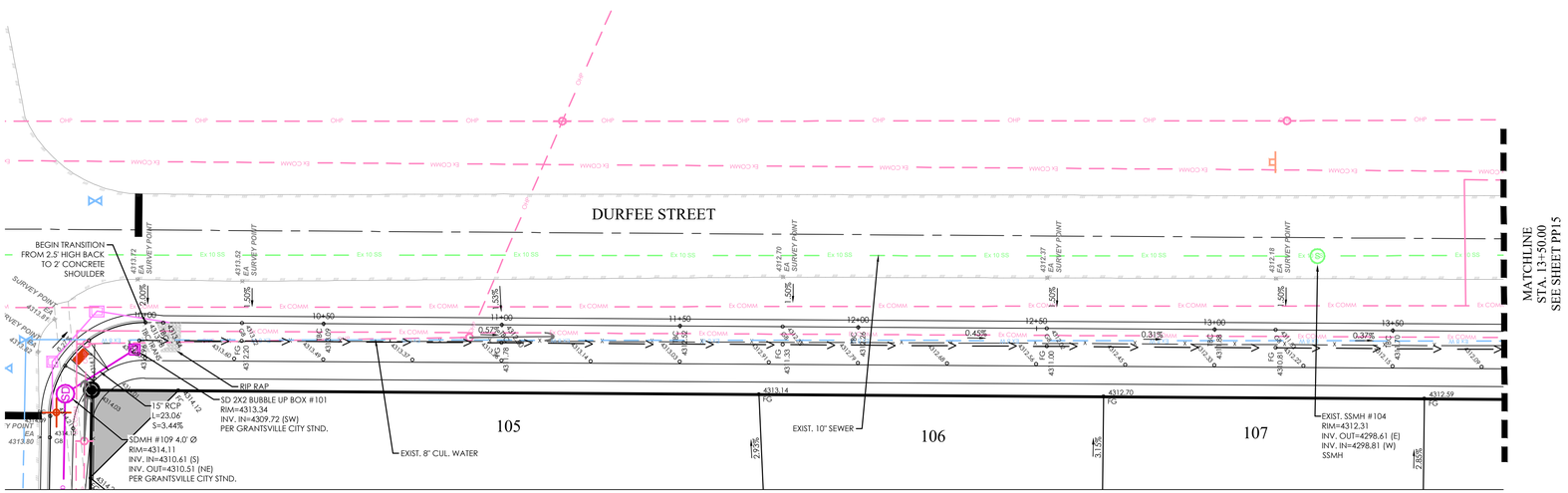
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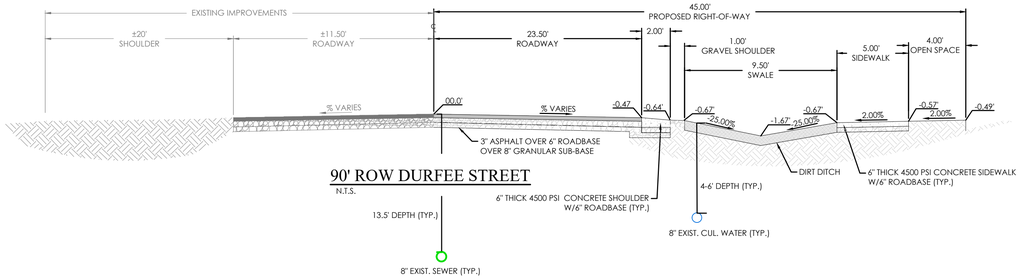
DAMON DRIVE OFFSITE SEWER

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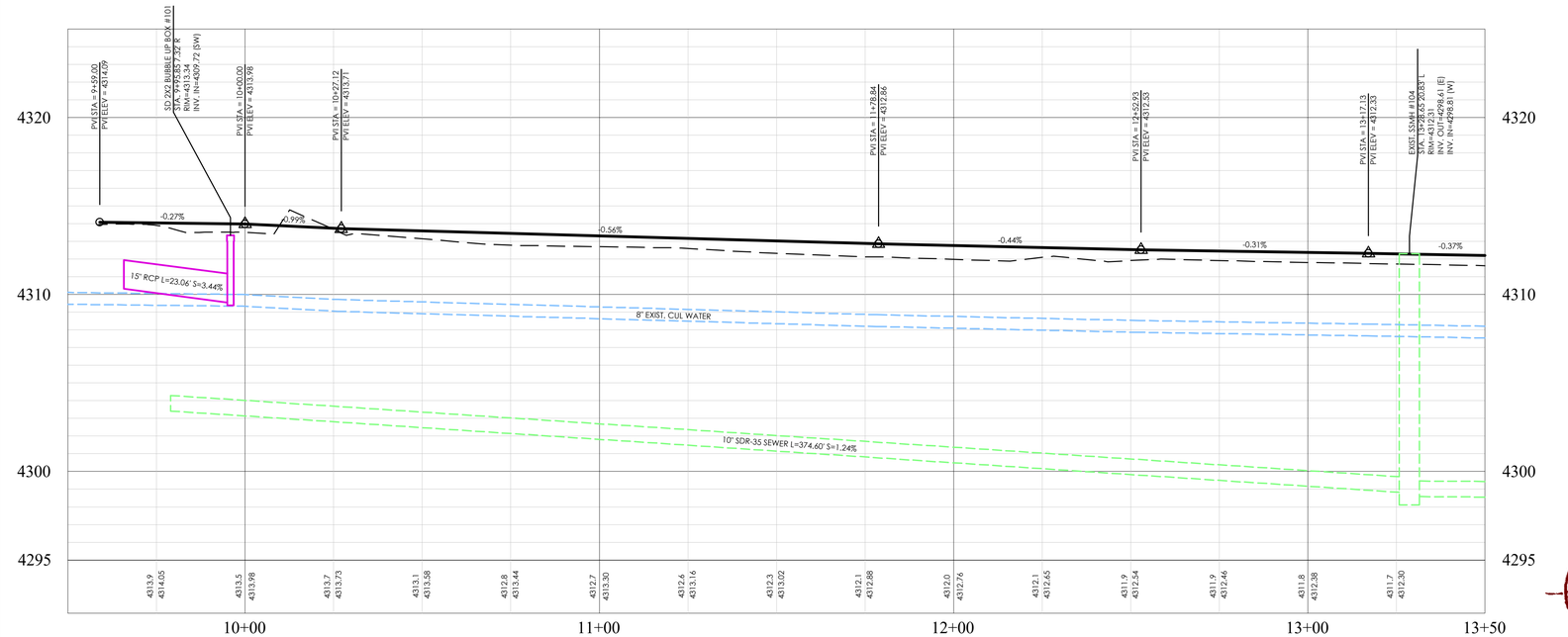


DURFEE STREET TBC PLAN



90' ROW DURFEE STREET

N.T.S.



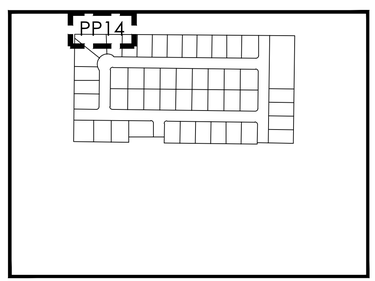
DURFEE STREET TBC PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
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KEY MAP
N.T.S

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
DURFEE STREET TBC

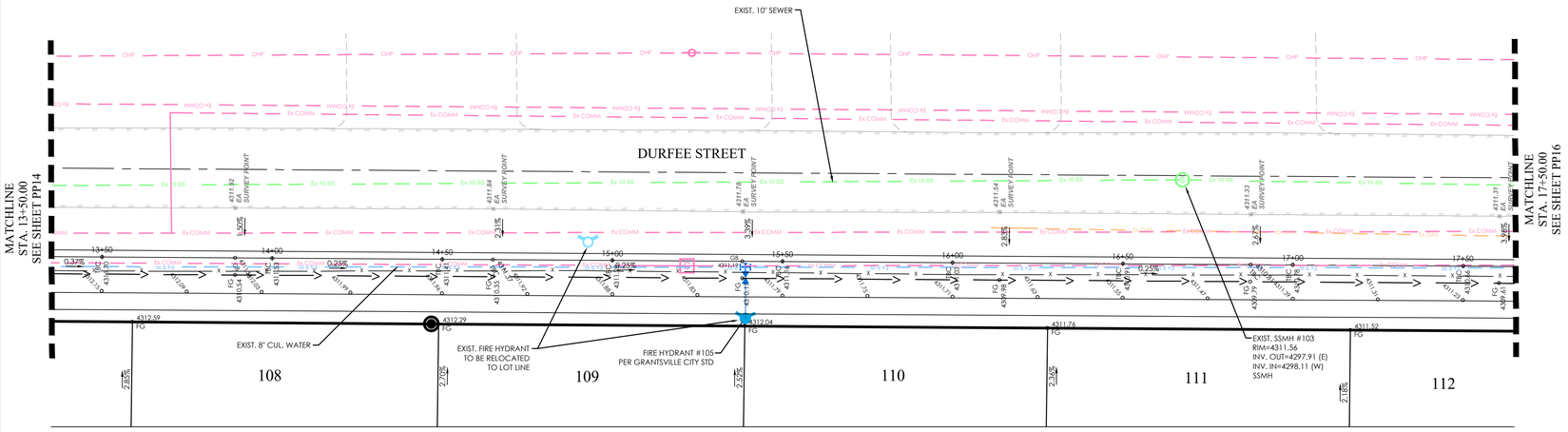
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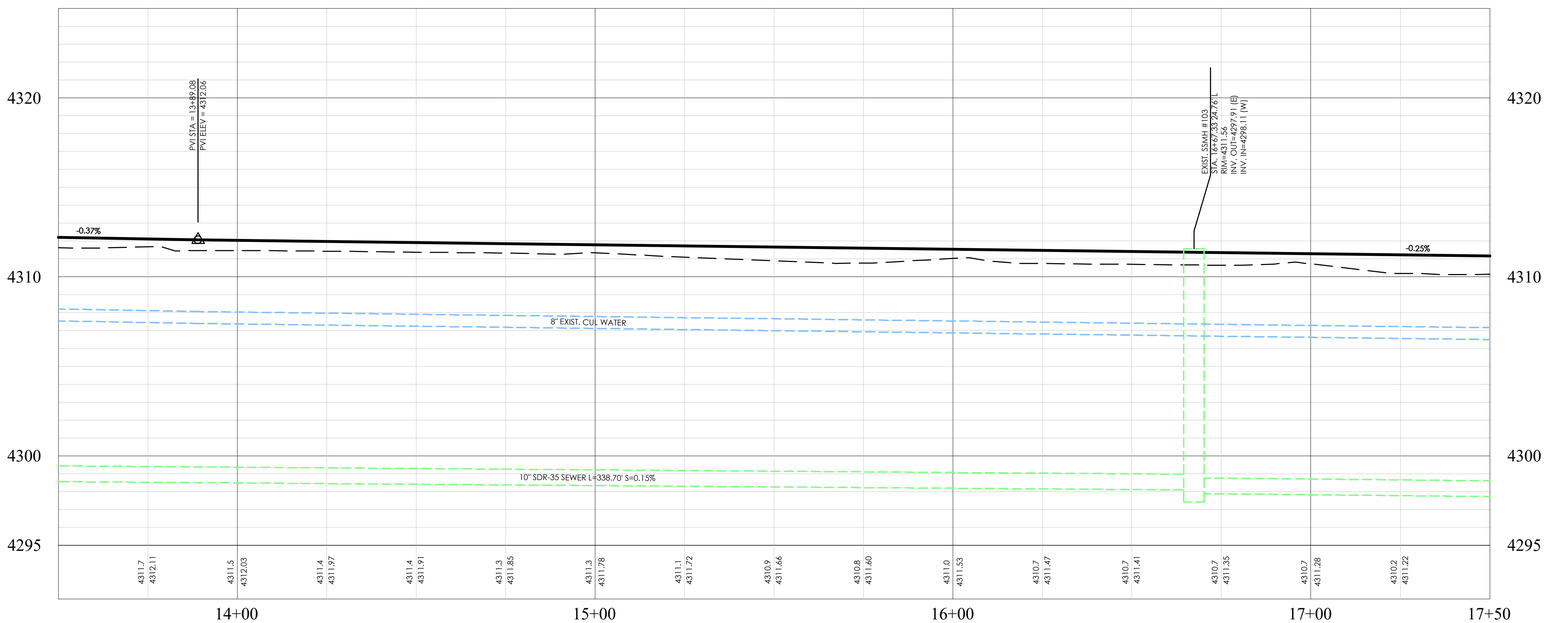
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Sheet:	PP14		

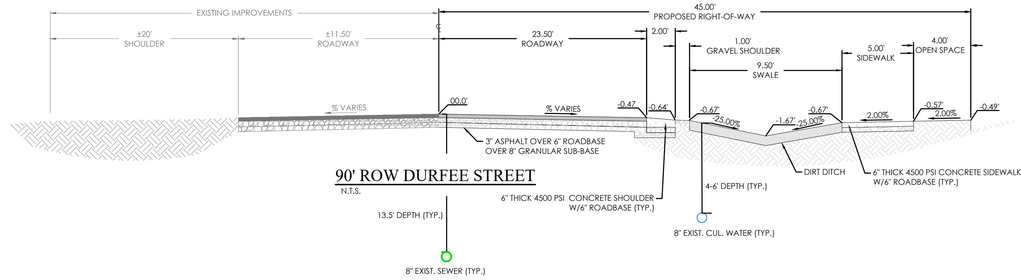
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DURFEE STREET TBC PLAN



DURFEE STREET TBC PROFILE

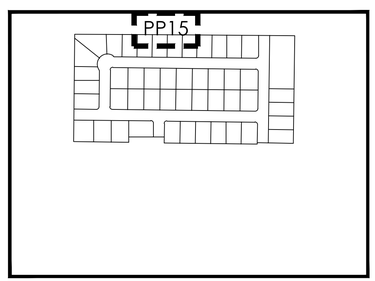


90' ROW DURFEE STREET

N.T.S.

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KEY MAP
N.T.S



BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
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ELEV: 4309.08'
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN (15 SD)
- 8" SANITARY SEWER (8 SS)
- 8" CULINARY WATER (8 W)
- 8" SECONDARY WATER (8 SW)
- CONTOUR MAJOR (XXXX)
- CONTOUR MINOR (XXXX)
- EXIST. STORM DRAIN (Ex SD)
- EXIST. SANITARY SEWER (Ex SS)
- EXIST. CULINARY WATER (Ex W)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
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- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

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DURFEE STREET TBC

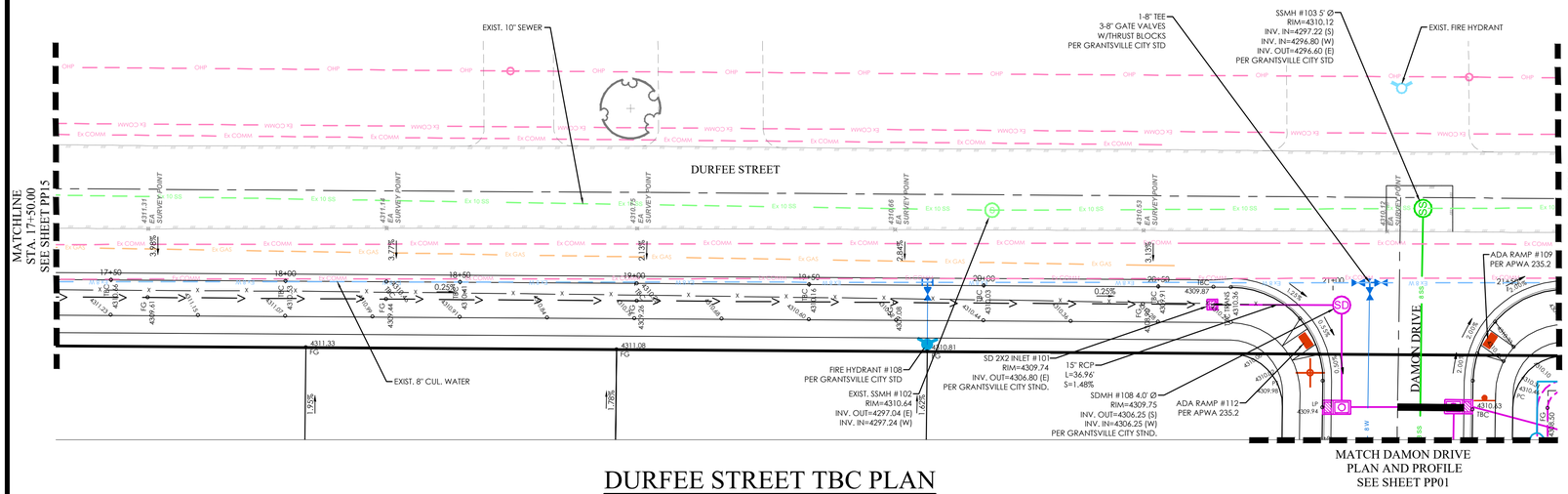
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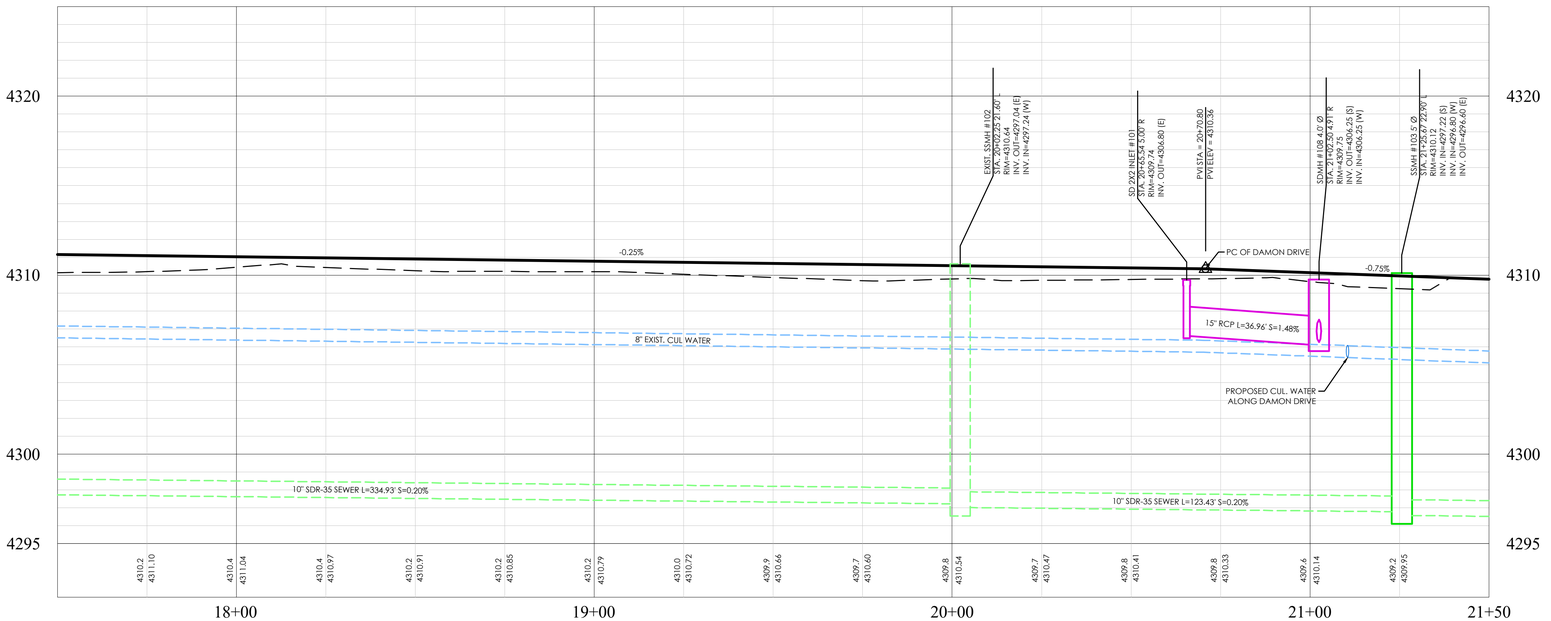
DURFEE STREET TBC

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Sheet: PP15

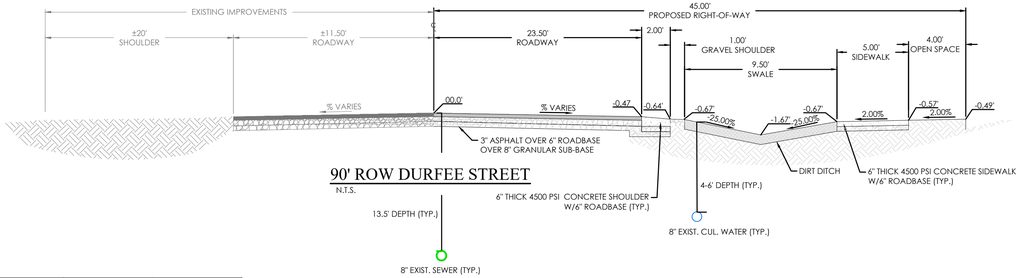
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DURFEE STREET TBC PLAN



DURFEE STREET TBC PROFILE

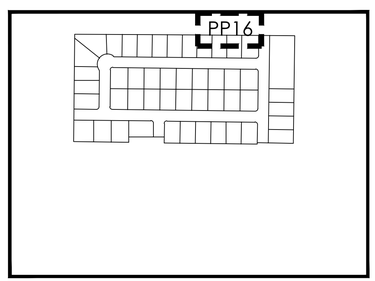


90' ROW DURFEE STREET

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KEY MAP
N.T.S

N
S

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
DURFEE STREET TBC

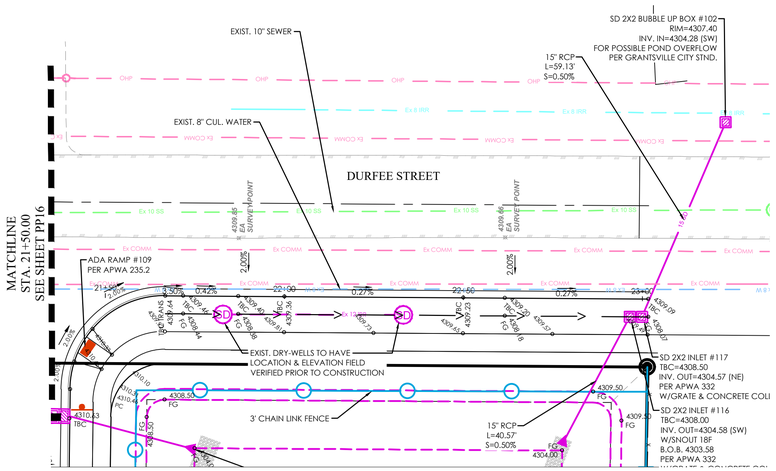
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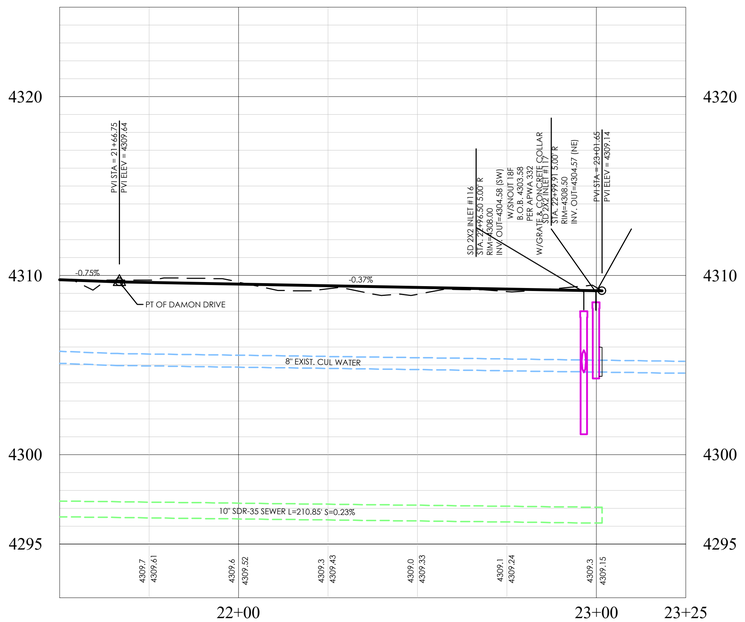
DURFEE STREET TBC

Scale: 1"=20'	Drawn: DCJ
Date: 09/14/22	Job #: 21-0377
Sheet: PP16	

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\final\Phase 1 Final\PP16 DURFEE STREET TBC.dwg



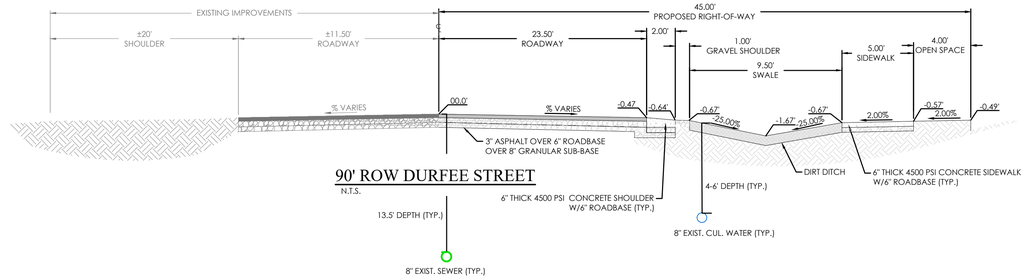
DURFEE STREET TBC PLAN



DURFEE STREET TBC PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

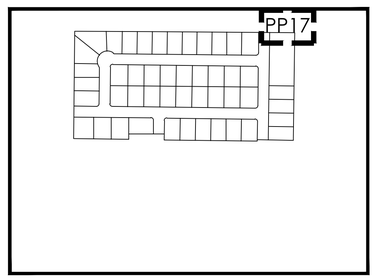


90' ROW DURFEE STREET

N.T.S.

NOTES:

1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. PROVIDE 12" SUMPS ON ALL STORM WATER MANHOLES AND BOXES
3. ALL WATER SERVICES TO BE LOOPED UNDER THE STORM DRAIN WHERE EVER CONFLICTS OCCUR.



KEY MAP
N.T.S



BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

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DURFEE STREET TBC

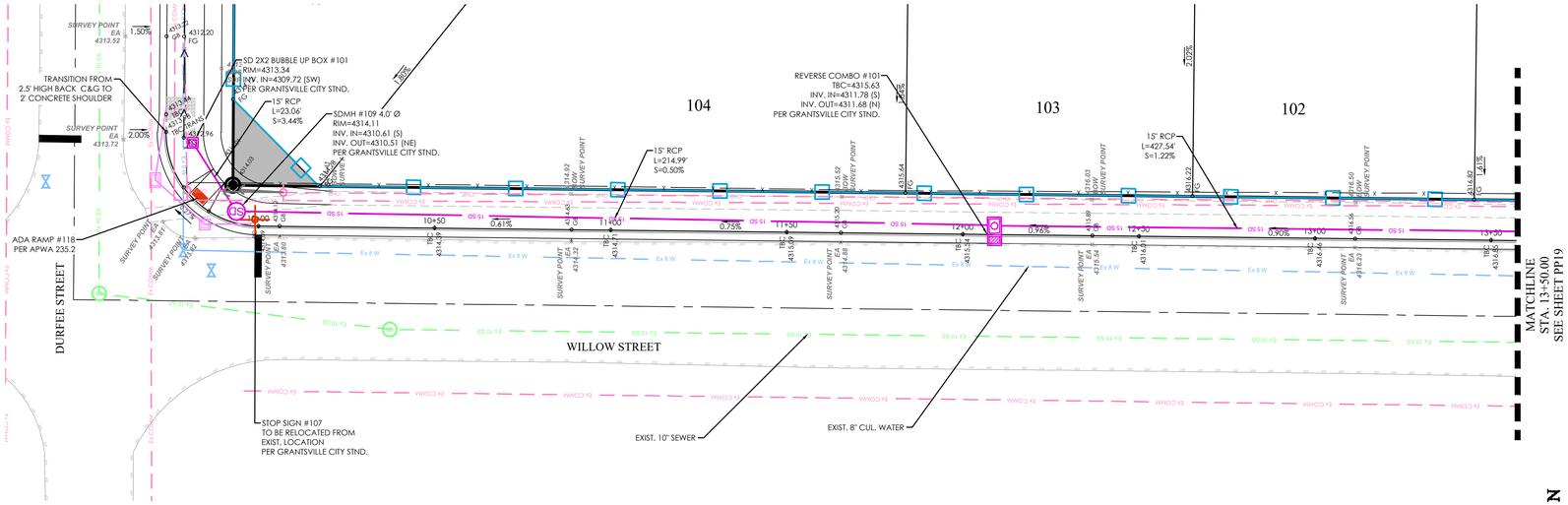
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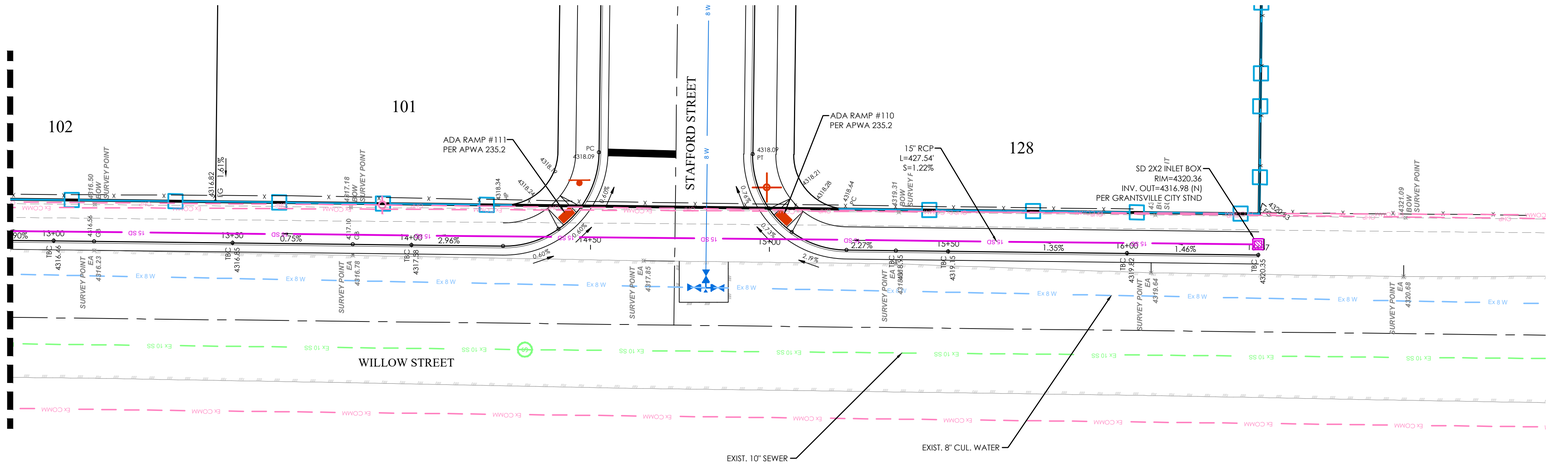
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DURFEE STREET TBC

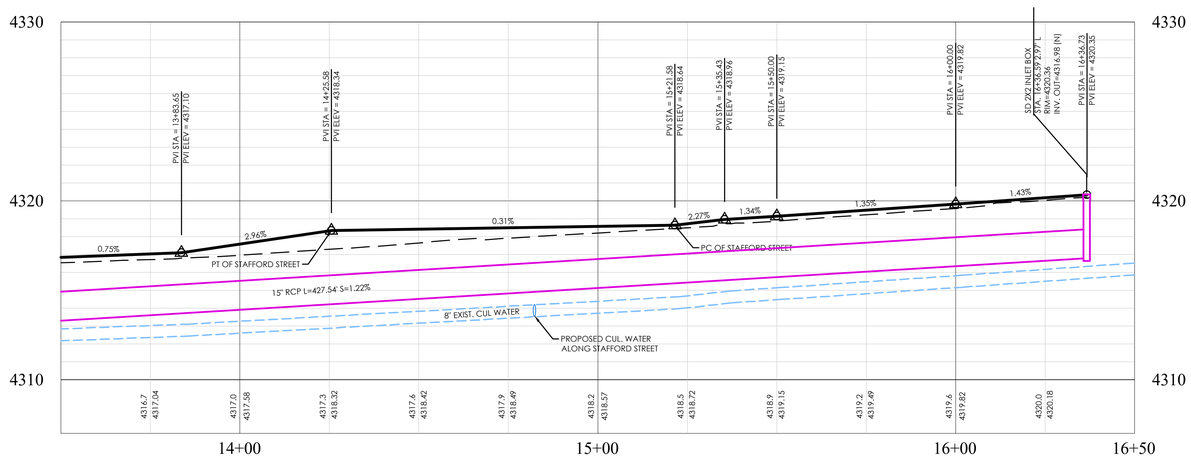
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Date: 09/14/22 | Job #: 21-0377
Sheet: PP17

Z:_2021\21-0377 GTM - Durfee Street\design 21-0377\dwg\sheets\final\Phase 1 Final\PP17 DURFEE STREET TBC.dwg


SURVEY POINT EA 4313.52
1.50%
4312.20 FG
SD 2X2 BUBBLE UP BOX #101
RIM=4313.34
INV. IN=4309.72 (SW)
PER GRANTSVILLE CITY STND.
TRANSITION FROM 2.5' HIGH BACK C&G TO 2' CONCRETE SHOULDER
15" RCP L=23.06' S=3.44%
SDMH #109 4.0' Ø
RIM=4314.11
INV. IN=4310.61 (S)
INV. OUT=4310.51 (NE)
PER GRANTSVILLE CITY STND.
SURVEY POINT EA 4313.72
2.00%
4313.19
4313.45
4313.54
4313.54
4313.60
4313.61
4313.64
4313.65
4313.66
4313.67
4313.68
4313.69
4313.70
4313.71
4313.72
4313.73
4313.74
4313.75
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4313.95
4313.96
4313.97
4313.98
4313.99
4314.00
4314.01
4314.02
4314.03



WILLOW STREET TBC PLAN



WILLOW STREET TBC PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

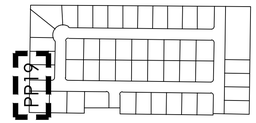
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



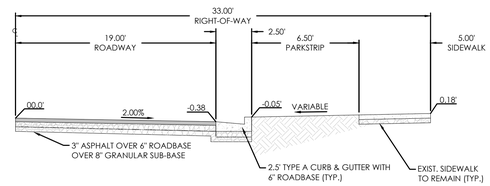
KEY MAP
N.T.S

NOTES:
1. CONTRACTOR TO ENSURE THAT THERE IS ADEQUATE SEPARATION BETWEEN WATER LATERALS AND SEWER MAIN. IF CONFLICTS EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
2. PROVIDE 12" SUMPS ON ALL STORM WATER MANHOLES AND BOXES
3. ALL WATER SERVICES TO BE LOOPED UNDER THE STORM DRAIN WHERE EVER CONFLICTS OCCUR.

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

BENCHMARK

NORTHEAST CORNER OF SECTION 05
TOWNSHIP 03 SOUTH, RANGE 05 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4309.08'
DATUM:NAVD88



66' ROW WILLOW STREET (HALF WIDTH)
N.T.S.

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WILLOW STREET TBC

REVISION BLOCK

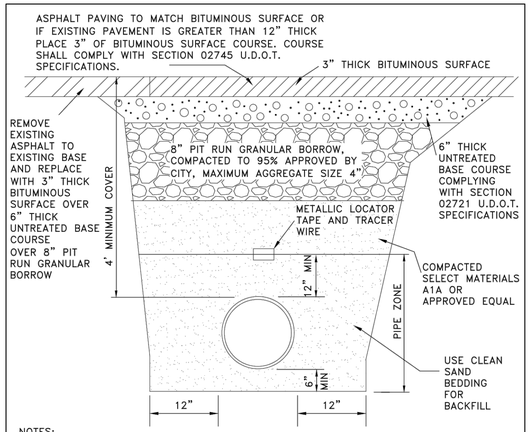
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WILLOW STREET TBC

Scale: 1"=20' | Drawn: DCJ
Date: 09/14/22 | Job #: 21-0377
Sheet: PP19

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NOTE:
1. ALL SURFACE CONCRETE TO BE 4500 PSI.
2. SIDEWALK SHALL BE 6" THICK ON 6" OF COMPACTED BASEROCK

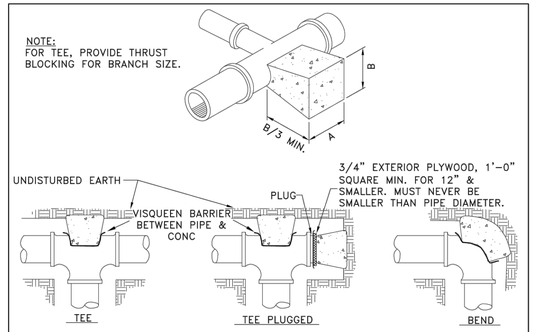


NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER 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

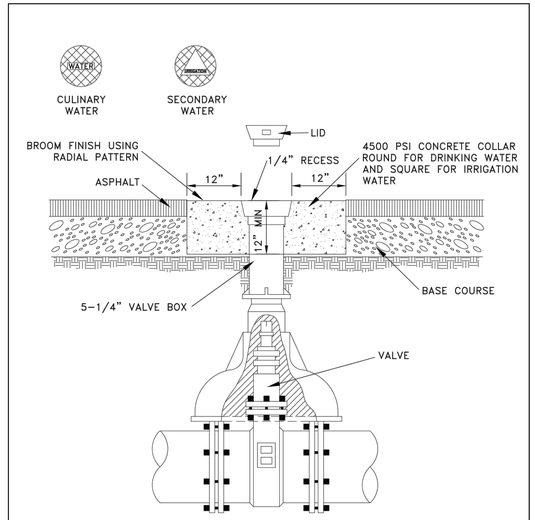


DIMENSIONS FOR THRUST BLOCKING

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.

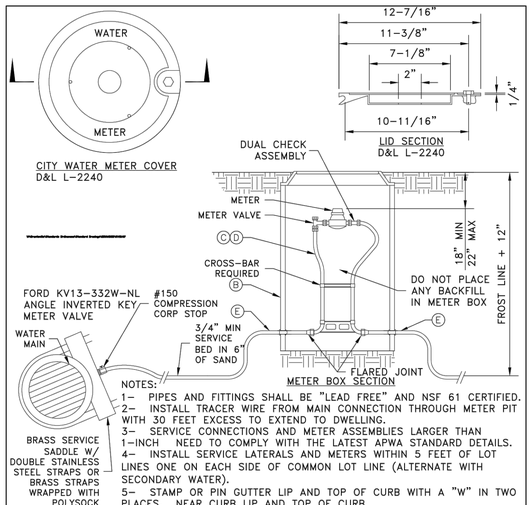
GRANTSVILLE CITY
THRUST BLOCK DETAIL



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



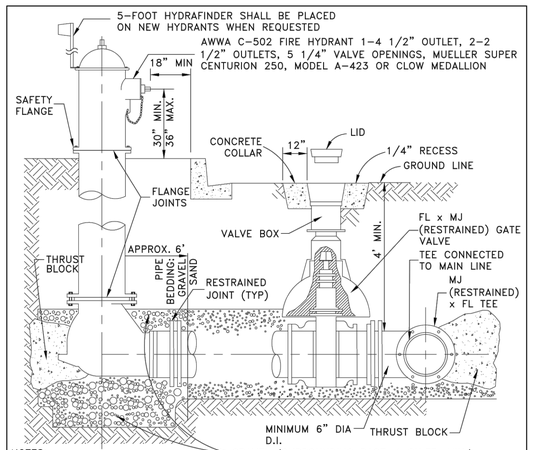
NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL 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 01-22

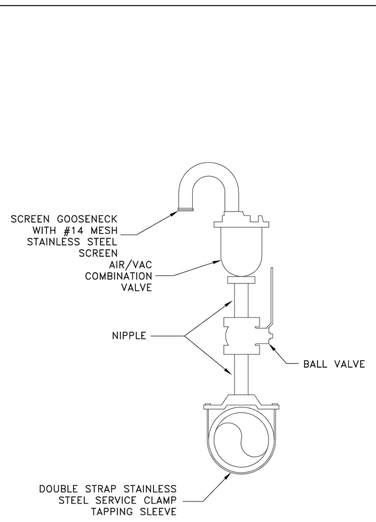
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY



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)]

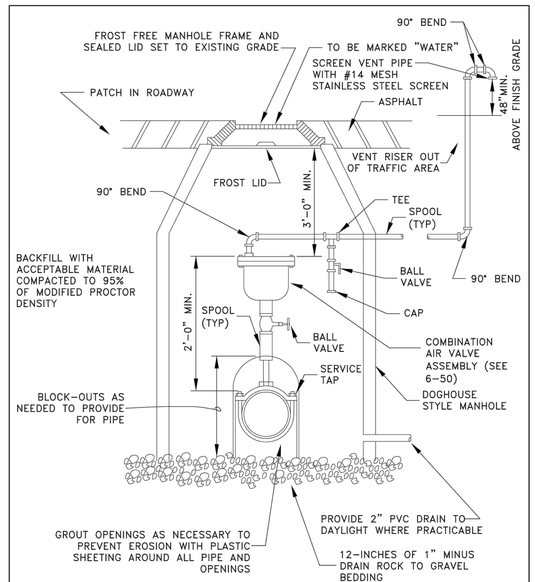
REV. 05-22

GRANTSVILLE CITY
FIRE HYDRANT ASSEMBLY



NOTES:
1- ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.

GRANTSVILLE CITY
COMBINATION AIR RELEASE VALVE



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
AIR RELEASE VALVE MANHOLE DETAIL

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MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

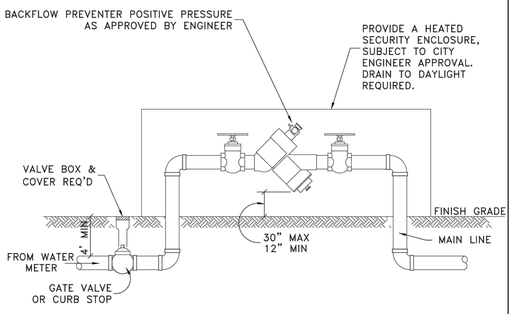
REVISION BLOCK

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DETAILS

Scale: N/A | Drawn: DCJ
Date: 09/14/22 | Job #: 21-0377
Sheet: D1

Z:_2021\21-0377 GTM - Duffies Street\design 21-0377\dwg\sheet\Final\Phase 1 Final\D1 - Details.dwg



NOTES:

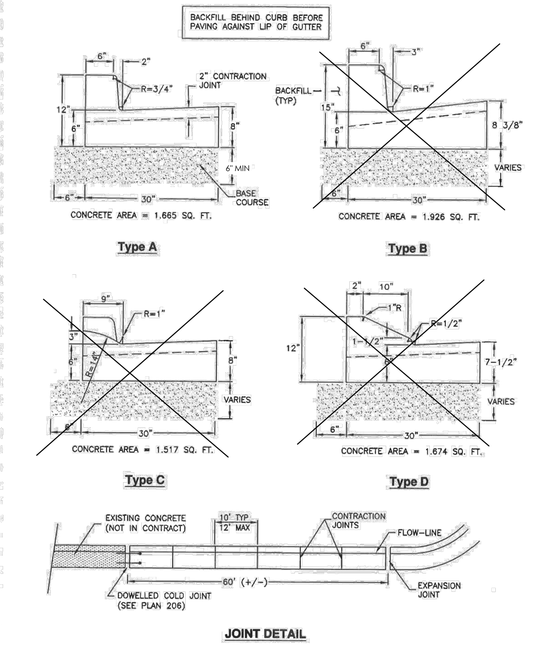
1. ALL PIPES, FITTING & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
2. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER AWWA STANDARD C651 LATEST EDITION.

GRANTSVILLE CITY
TYPICAL BACKFLOW PREVENTER INSTALLATION

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.
   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 4500 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 flow-line 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.

205.1



Curb and gutter

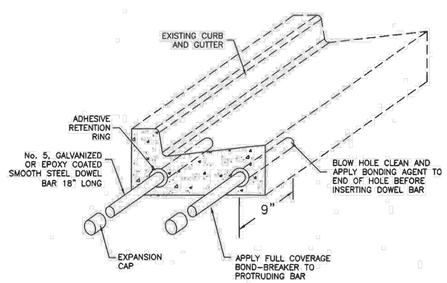
Plan 205.1 December 2008

NOTE:
1. ALL SURFACE CONCRETE TO BE 4500 PSI.

Curb and gutter connection

1. **GENERAL**
   A. Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.
2. **PRODUCTS**
   A. Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
   B. Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
   C. Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
   D. Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.
3. **EXECUTION**
   A. Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
   B. Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
   C. Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
   D. Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
   E. Apply complete coverage of bond-breaker on the protruding end of each dowel.
   F. Install expansion caps on protruding dowel bar ends.

206



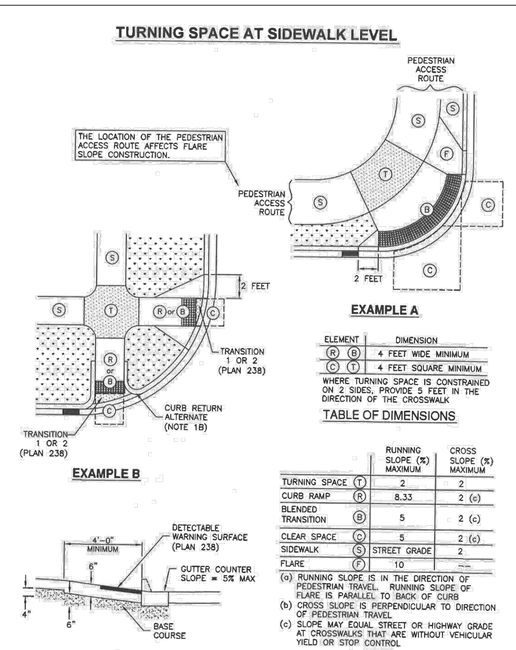
Curb and gutter connection

Plan 206 June 2009

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 flares or curb returns is ENGINEER's choice.
   C. Definitions and supplemental requirements are specified in APWA 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 4500 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 area shall be perpendicular to the back of curb.
      2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   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 trip hazards in the clear space.

235.1



Corner curb cut assembly

Plan 235.1 September 2011

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale:	N/A	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	D2		

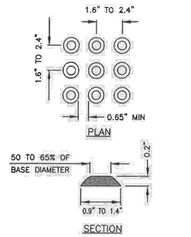
Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\Final\Phase 1 Finish\D2 - Details.dwg

Detectable warning surface

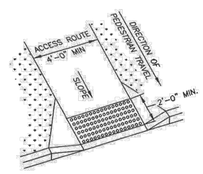
1. **GENERAL**
   - A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

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. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.

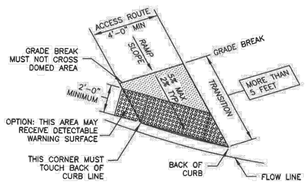
3. **EXECUTION**
   - A. Layout:
     1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
     2) Flares: Do not install detectable warning units on flared surfaces.
     3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously 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's 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.



TRUNCATED DOME DETAIL

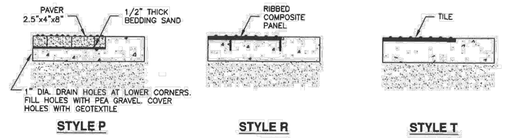


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



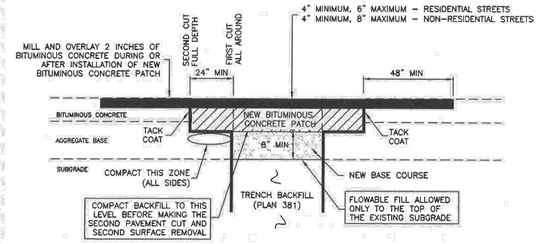
STYLE P **STYLE R** **STYLE T**

Bituminous pavement T-patch

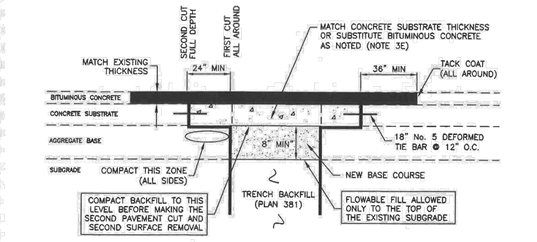
1. **GENERAL**
   - A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping. If cuts greater than 6 inches are necessary to prevent pavement "break off" consult ENGINEER for directions on handling addtional costs.
   - B. Repair a T-patch restoration if any of the following conditions occur prior to final payment or at the end of the one year correction period.
     1) Pavement surface distortion exceeds 1/4-inch deviation in 10 feet. Repair option - plane off surface distortions. coat planed surface with a cationic or anionic mulsion that complies with APWA Section 32 12 03..
     2) Separation appears at a connection to an existing pavement or any Street Fixture. Repair option - blow separation clean and apply joint sealant, Plan 265.
     3) Cracks at least 1-foot long and 1/4-inch wide occur more often than 1 in 10 square feet. Repair option - blow clean and apply crack seal, Plan 265.
     4) Pavement raveling is greater than 1 square foot per 100 square feet. Repair option - Mill and inlay, APWA Sections 32 01 16.71 and 32 12 05.

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. 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.
   - C. Reinforcement. No. 5, galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - D. Concrete: Class 4500 APWA Section 03 30 04.
   - E. Tack Coat: APWA Section 32 12 13.13.
   - F. Bituminous Concrete. APWA Section 32 12 05.
     1) Warm Weather Patch: PG64-22-DM-1/2, unless indicated otherwise.
     2) Cold Weather Patch: Modified MC-250-FM-1 as indicated in APWA Section 33 05 25.

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. Flowable Fill: Cure to initial set before placing aggregate base or bituminous pavement. Use in excavations that are too narrow to receive compaction equipment.
   - C. Tack Coat. Clean all horizontal and vertical surfaces. Apply full coverage all surfaces.
   - D. Pavement Placement: Follow APWA Section 32 12 16.13. Unless indicated otherwise, lift thickness is 3-inches minimum after compaction. Compact to 94 percent of ASTM D2041 (Rice density) plus or minus 2 percent.
   - E. Bituminous Concrete Substitution: If bituminous concrete is substituted for Portland cement concrete substrate, omit rebar and provide 1.25 inches of bituminous concrete for each 1 inch of Portland cement concrete. Follow paragraph E requirements.
   - F. Reinforcement. Required if thickness of existing Portland-cement concrete substrate is 6-inches or greater. Not required if 1) less than 6-inches thick, 2) if existing concrete is deteriorating, 3) if excavation is less than 3 feet square, or 4) if bituminous pavement is substituted for Portland-cement concrete substrate.
   - G. Concrete Substrate. Cure to initial set before placing new bituminous concrete patch.



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

30" Frame and cover

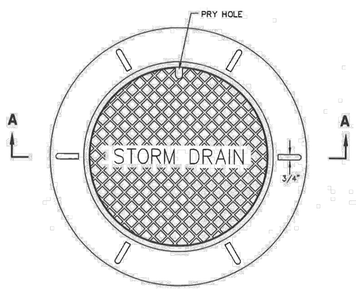
1. **GENERAL**
   - A. The frame and cover fits.
     1) Cleanout box type B in Plan 331, and
     2) Precast manhole in Plan 341.

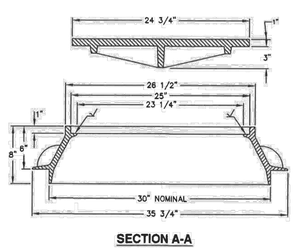
2. **PRODUCTS**
   - A. Castings: Grey iron class 35 minimum, ASTM A48.
     1) Coated with asphalt based paint or better (except on machined surfaces).
     2) Cast the heat number on the frame and cover.
     3) Give the frame and cover a machine finish so the cover will not rock.
     4) √ designates a machine finished surface.
     5) Cast the words "STORM DRAIN" 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

TYPE A





SECTION A-A

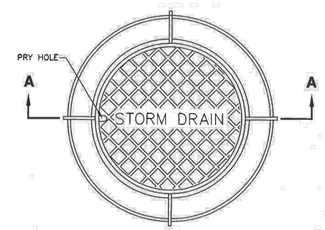
30" Frame and cover

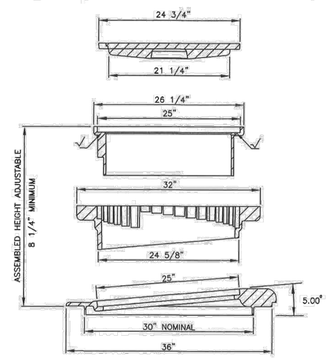
1. **GENERAL**
   - A. The frame and cover fits.
     1) Cleanout box type B in Plan 331, and
     2) Precast manhole in Plan 341.

2. **PRODUCTS**
   - A. Castings: Grey iron class 35 minimum, ASTM A48.
     1) Coated with asphalt based paint or better (except on machined surfaces).
     2) Cast the heat number on the frame and cover.
     3) Give the frame and cover a machine finish so the cover will not rock.
     4) √ designates a machine finished surface.
     5) Cast the words "STORM DRAIN" 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.

TYPE B





SECTION A-A

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale:	N/A	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	D3		

Z:_2021\21-0377 GTM - Duffies Street\design 21-0377\dwg\sheet\Final\Phase 1 Final\D3 - Details.dwg

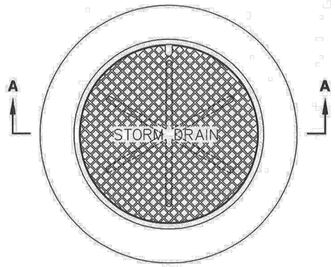
44" Frame and cover

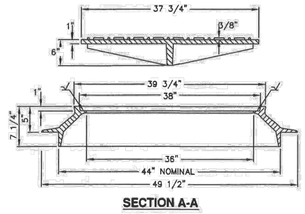
1. **GENERAL**
   A. The frame and cover fits.
      1) Cleanout box type B in Plan 331, and
      2) Precast manhole in Plan 341.

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 a machine-finished surface.
      4) Cast the words "STORM DRAIN" 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.





SECTION A-A

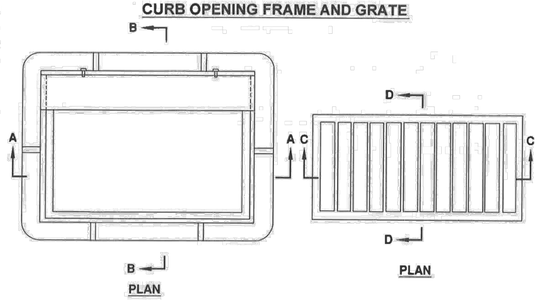
35 1/2" Grate and frame

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.

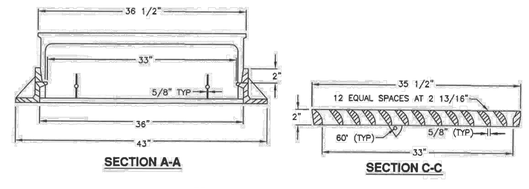
3. **EXECUTION** (Not used)

CURB OPENING FRAME AND GRATE



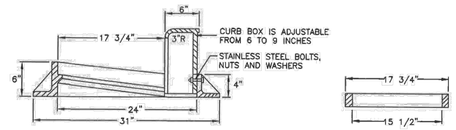
PLAN

PLAN



SECTION A-A

SECTION C-C



SECTION B-B

SECTION D-D

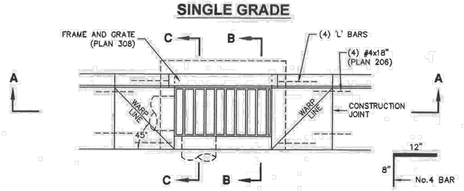
Catch basin

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 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.

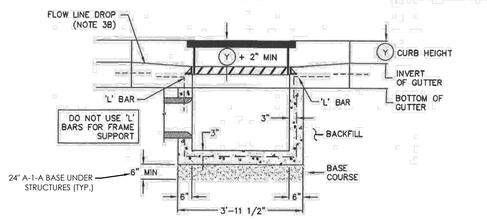
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least 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 GRADE

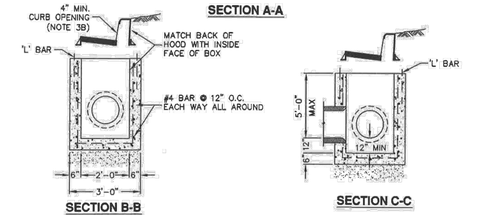


PLAN

"L" BAR DETAIL



SECTION A-A



SECTION B-B

SECTION C-C

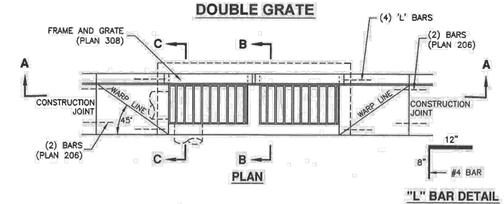
Catch basin

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 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.

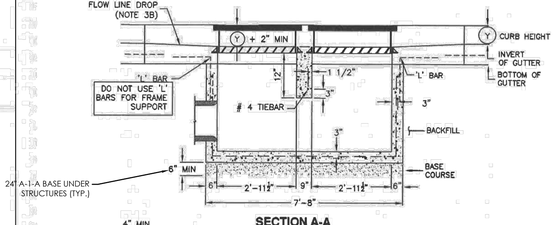
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least 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.

DOUBLE GRATE

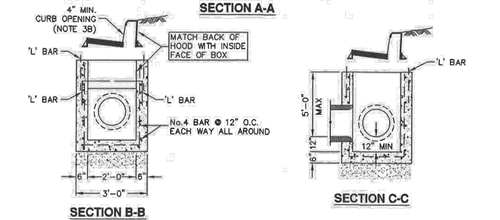


PLAN

"L" BAR DETAIL



SECTION A-A



SECTION B-B

SECTION C-C

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale:	N/A	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	D4		

Z:_2021\21-0377 GTM - Duflee Street\design 21-0377\dwg\sheets\final\Phase 1 final\D4 - Details.dwg

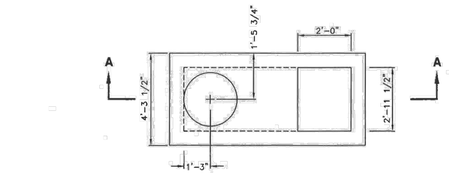
Combination catch basin and cleanout box

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.

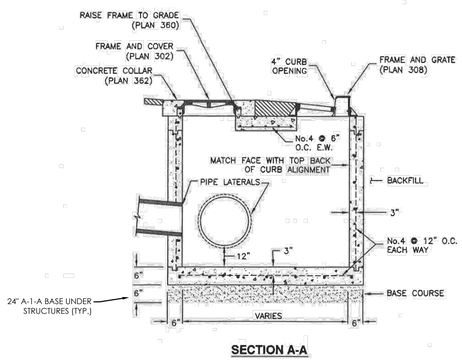
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

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 "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. 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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.



PLAN



SECTION A-A

Precast 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 pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

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 4500 APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock 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. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. 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.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", 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.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. 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.

CAST IN PLACE BASE

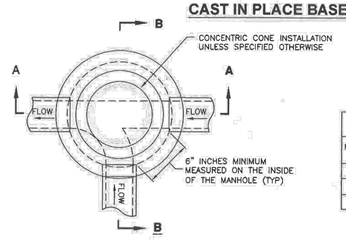
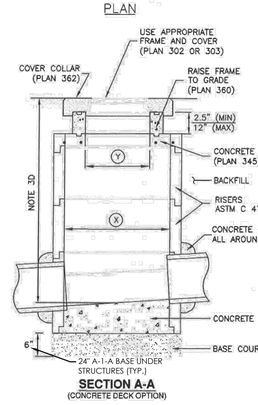
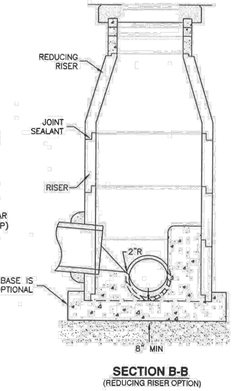


TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	(X) =48" (Y) =30"
B	(X) =60" (Y) =44"
C	(X) =60" (Y) =30"

PLAN



SECTION A-A
(CONCRETE DECK OPTION)



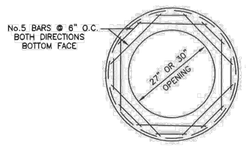
SECTION B-B
(REDUCING RISER OPTION)

Concrete deck

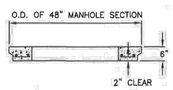
1. **GENERAL**
   A. Deck is made for round manhole riser grade rings.

2. **PRODUCTS**
   A. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   B. Concrete: Class 4500 APWA Section 03 40 00

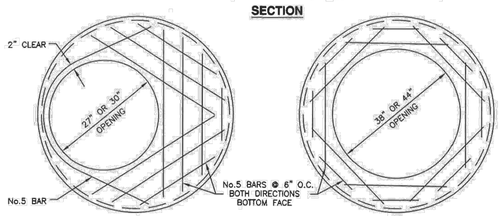
3. **EXECUTION**
   A. Reinforcement: Placement APWA Section 03 20 00.
   B. Concrete Placement: APWA Section 03 30 10. Apply a curing agent.



48" DECK PLAN

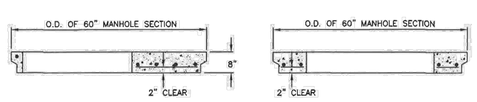


SECTION



60" DECK PLAN

60" DECK PLAN



SECTION

SECTION

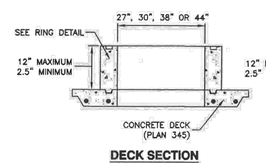
Raise frame to grade

1. **GENERAL**
   A. Grade rings are used in non-pressurized applications to adjust frame to grade.

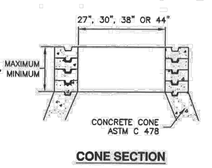
2. **PRODUCTS**
   A. Concrete: Class 4500 APWA Section 03 30 04.
   B. Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615.
      1) 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
      2) 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
   C. Gasket: Rubber-based, compressible.

3. **EXECUTION**
   A. Ring Manufacture:
      1) Fabrication, APWA Section 03 30 10.
      2) Cure, APWA Section 03 39 00.
   B. Field Installation: Seat rings with a compressible gasket.

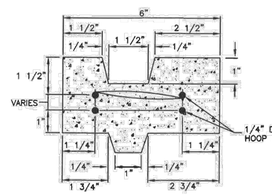
GRADE RING



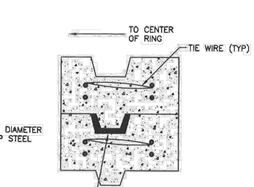
DECK SECTION



CONE SECTION



RING DETAIL



GASKET DETAIL

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
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DETAILS

Scale:	N/A	Drawn:	DCJ
Date:	09/14/22	Job #:	21-0377
Sheet:	D5		

Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\Final\Phase 1 Finish\D5 - Details.dwg

Raise frame to grade

1. **GENERAL**
   A. The plastic form is used to keep concrete in the annular space when fabricating cover collars for storm drain manholes, sanitary sewer manholes or other utilities.

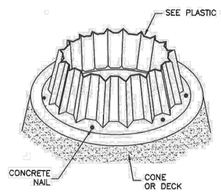
2. **PRODUCTS**
   A. Concrete Nails: CONTRACTOR's choice.

3. **EXECUTION**
   A. Adjust plastic form height so that the top of the manhole frame and cover matches longitudinal slope and cross slope of the pavement surface, and cover is 1/2-inch lower than the pavement surface.

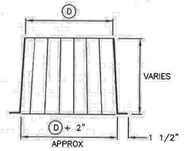
NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

360.2

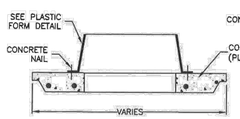
PLASTIC FORM



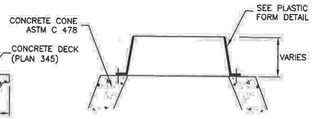
PLASTIC FORM OBLIQUE



PLASTIC FORM DETAIL



DECK SECTION



CONE SECTION

APWA Utah Chapter

Raise frame to grade

Plan 360.2 January 2010

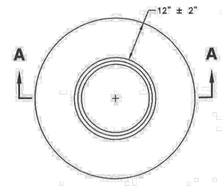
Cover collar for storm drains

1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

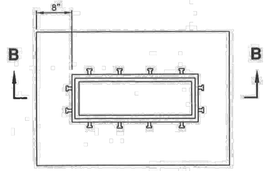
2. **PRODUCTS**
   A. Concrete: Class 4500 APWA Section 03 30 04.
   B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

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.

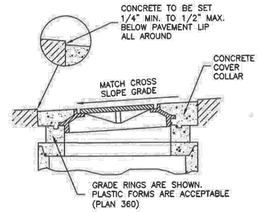
362



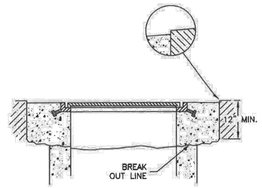
PLAN
(ROUND FRAME)



PLAN
(RECTANGULAR FRAME)



SECTION A-A



SECTION B-B

APWA Utah Chapter

Cover collar for storm drains

Plan 362 December 2010

Trench backfill

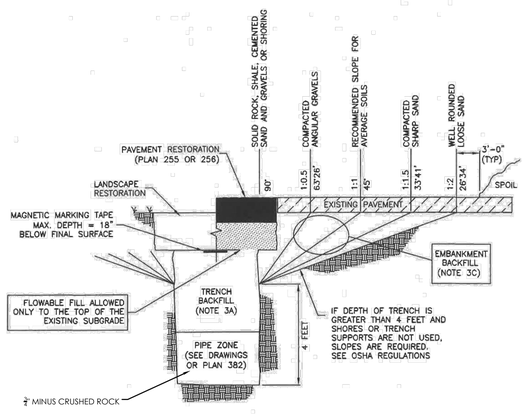
1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

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 (ground cover) 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. .

381

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.



SEWER AND STORM DRAIN

APWA Utah Chapter

Trench backfill

Plan 381 July 2016

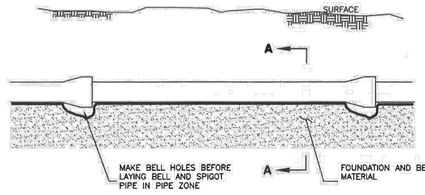
Pipe zone backfill

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.

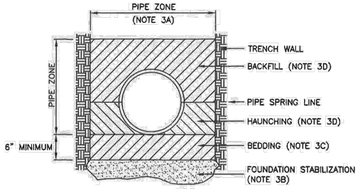
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 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's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's 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.

382



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 FACOTRY-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

Pipe zone backfill

Plan 382 January 2011

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No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

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Date:	09/14/22	Job #:	21-0377
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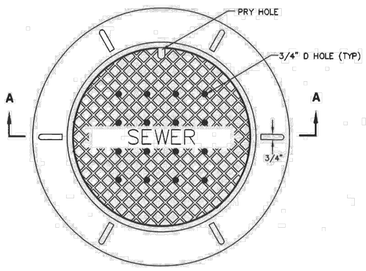
30" Frame and cover

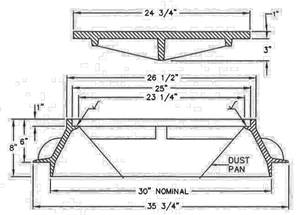
1. **GENERAL**
   A. The frame and cover fits the manhole in Plan 411.

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.

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.





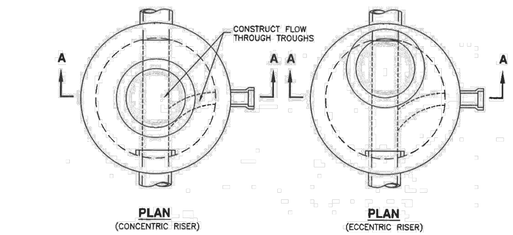
SECTION A-A

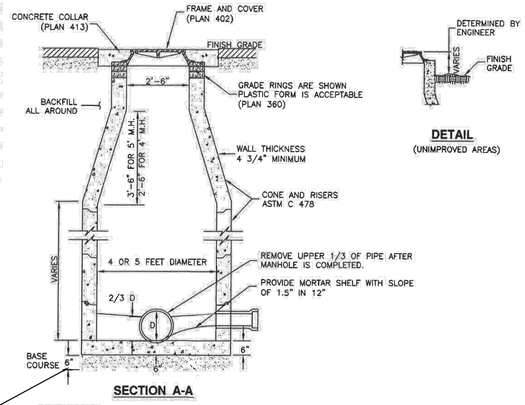
Sanitary sewer manhole

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's permission.
   B. Backfill: Common fill. APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4500 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's choice, APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER's 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'-0", 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.





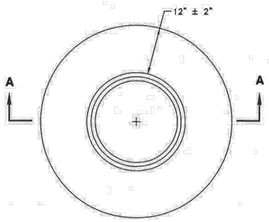
SECTION A-A

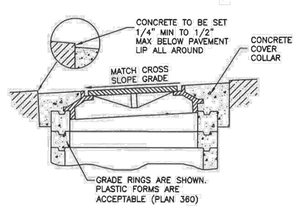
Cover collar for sanitary sewer manhole

1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4500 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 pavment 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.





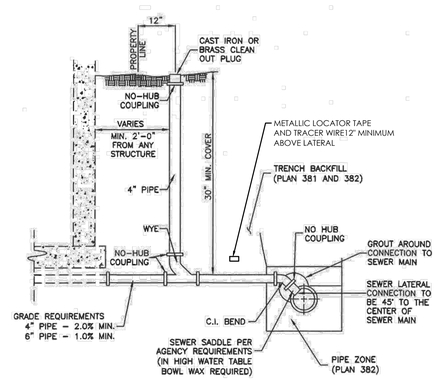
SECTION A-A

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.



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REVISION BLOCK

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INSTALLATION SPECIFICATION

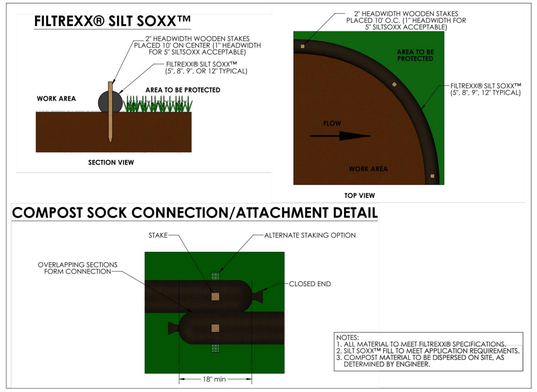
PERIMETER CONTROL - Compost Filter Sock

INSTALLATION

1. Perimeter control will be placed at locations indicated on plans and in a manner as directed by the Engineer or Manufacturer.
2. Perimeter control should be installed parallel to the base of the slope or other disturbed area. In challenging conditions (i.e., 2:1 slopes), a second perimeter control shall be constructed at the top of the slope, or staking may be increased.
3. Effective Soxx height in the field should be as follows: 5" diameter Soxx = 4" high; 8" diameter Soxx = 6.5" high; 12" diameter Soxx = 9.5" high; 18" diameter Soxx = 14.5" high; 24" diameter Soxx = 19" high.
4. Stakes should be installed through the middle of the perimeter control on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. 5" diameter Soxx may use 1" (25 mm) x 1" (25 mm) x 18" (0.5 m) wooden stakes. In the event staking is not possible, i.e., when perimeter control is used on pavement, heavy concrete blocks shall be used behind the perimeter control to help stabilize during rainfall/runoff events.
5. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.
6. Straighten or position the Soxx as needed on the ground, ensuring there is good ground contact and no void spaces under the Soxx.
7. Do not drag Soxx across rough surfaces. If dragging across a rough surface is necessary, place a barrier such as plastic or a tarp under Soxx to prevent tearing.
8. Loose compost may be backfilled along the upslope side of the perimeter control, filling the seam between the soil surface and the device, improving filtration and sediment retention.
9. If the perimeter control is to be left as a permanent filter or part of the natural landscape, it may be seeded at time of installation for establishment of permanent vegetation. The Engineer will specify seed requirements.

MAINTENANCE & DISPOSAL

1. The contractor shall remove sediment at the base of the upslope side of the perimeter when accumulation has reached 1/2 of the effective height of the sock, or as directed by the Engineer. Alternatively, a new perimeter control sock can be placed on top of and slightly behind the original one creating more sediment storage capacity without soil disturbance.
2. Perimeter control shall be maintained until disturbed area above the device has been permanently stabilized and construction activity has ceased.
3. The FilterMedia will be dispersed on site once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.



Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

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INSTALLATION SPECIFICATION

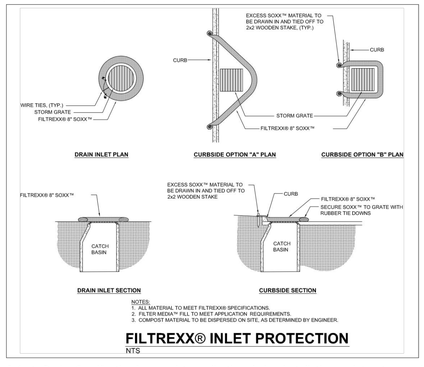
INLET PROTECTION - Compost Filter Sock

INSTALLATION

1. Inlet protection shall be placed at locations indicated on plans as directed by the Engineer. Inlet protection should be installed in a pattern that allows complete protection of the inlet area.
2. Installation of curb inlet protection will ensure a minimal overlap of at least 1 ft (300mm) on either side of the opening being protected. Inlet protection will be anchored to the soil behind the curb using staples, stakes or other devices capable of holding the inlet protection in place.
3. Standard inlet protection for curb inlet protection and curb sediment containment will use 8 in (200mm) diameter inlet protection, and drain inlets on soil will use 12 in (300mm) or 18 in (450mm) diameter inlet protection. In severe flow situations, larger inlet protection may be specified by the Engineer. During curb installation, inlet protection shall be compacted to be slightly shorter than curb height.
4. If inlet protection becomes clogged with debris and sediment, they shall be maintained so as to assure proper drainage and water flow into the storm drain. In severe storm events, overflow of the inlet protection may be acceptable in order to keep the area from flooding.
5. Curb and drain inlet protection shall be positioned so as to provide a permeable physical barrier to the drain itself, allowing sediment to collect on the outside of the inlet protection.
6. For drains and inlets that have only curb cuts, without street grates, a spacer is required in order to keep the inlet protection away from the drain opening. This spacer should be cinder blocks or a hog wire screen bent to overlap the grate opening and keep the sock from falling into the opening. Use at least one spacer for every 4 ft (1.2m) of curb drain opening. The wire grid also prevents other floatable waste from passing over the inlet protection.
7. Stakes shall be installed through the middle of the drain inlet protection on 5 ft (1.5m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes.
8. Staking depth for sand and silt loam soils shall be 12 in (300mm), and 8 in (200mm) for clay soils.

MAINTENANCE & DISPOSAL

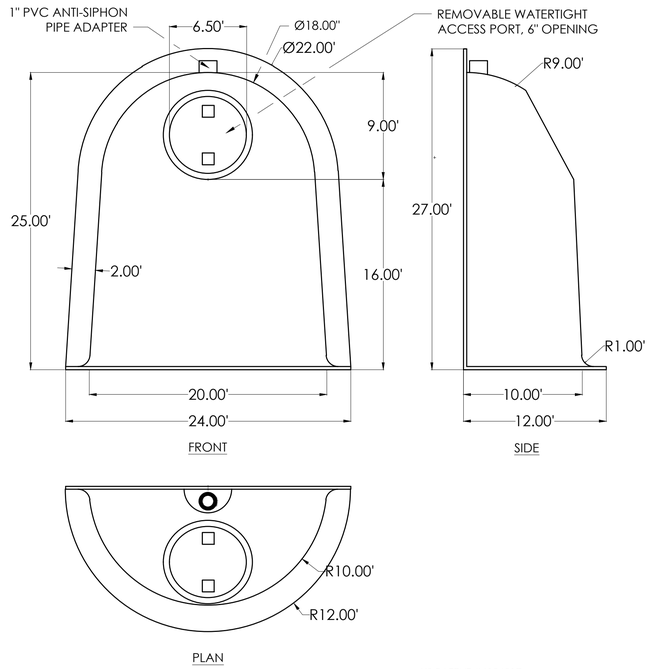
1. The Contractor shall remove sediment at the base of the upslope side of the inlet protection when accumulation has reached 1/2 of the effective height of the inlet protection, or as directed by the Engineer. Alternatively, for drain inlet protection, a new Soxx may be placed on top of the original increasing the sediment storage capacity without soil disturbance.
2. Inlet protection shall be maintained until disturbed area above or around the device has been permanently stabilized and construction activity has ceased. Regular maintenance includes lifting the inlet protection and cleaning around and under them as sediment collects.
3. The FilterMedia will be removed from paved areas or dispersed on site soil or behind curb once disturbed area has been permanently stabilized, construction activity has ceased, or as determined by the Engineer.



Refer to Design Specification for complete application, design, installation, maintenatnce, and removal documentation.

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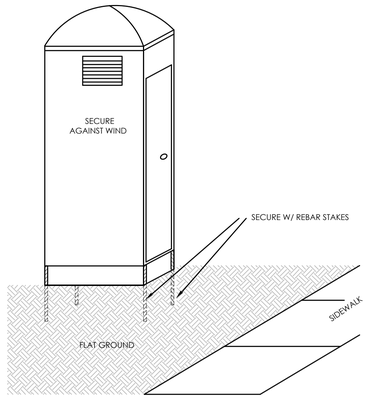
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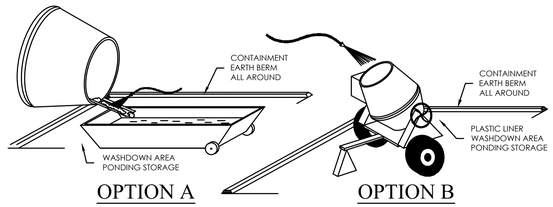
US PATENT #6126817ADDITIONAL PATENTS PENDING

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53 MT. ARCHER ROAD, LYME, CT. 06371
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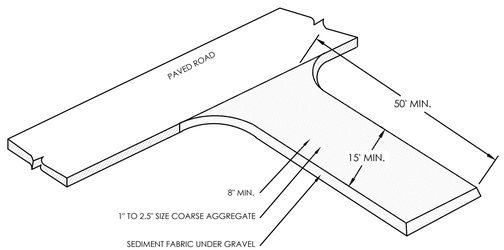
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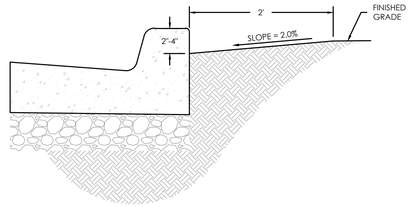
PORTABLE TOILET
NTS



CONCRETE WASTE MANAGEMENT
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS



CURB SEDIMENTATION TRAP
NTS

NOTE:
1. ALL CONCRETE TO BE 4500 PSI.

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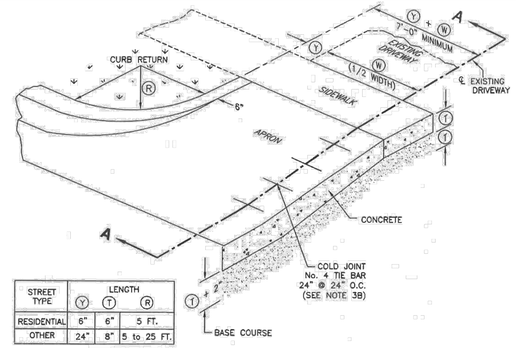
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Open driveway approach

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.

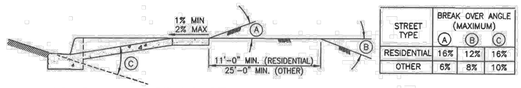
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   - C. Concrete: Class 4500 APWA Section 03 30 04. If necessary, 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.



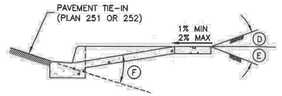
STREET TYPE	LENGTH (Y)	(T)	(R)
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



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

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



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

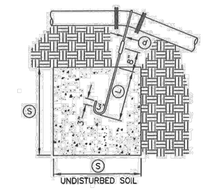
SECTION A-A - TYPICAL DRIVEWAY APPROACH

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 4500 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.

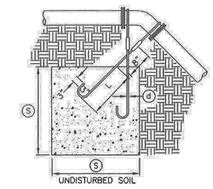
3. **EXECUTION**
   - A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
   - B. Pipe Joints: Do not cover with concrete. 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

TABLE OF DIMENSIONS

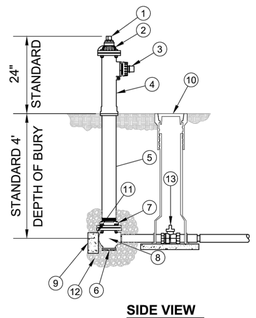
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE – FEET	(d) DIAMETER OF SHANK OR REBAR RODS – INCH	(L) DEPTH OF ROD CONCRETE – FEET
4"	11 1/4°	8	2.0	5/8"	1.5
	22 1/2°	15.6	2.5	5/8"	2.0
6"	11 1/4°	15.6	2.5	5/8"	2.0
	22 1/2°	34.3	3.25	5/8"	2.0
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	5/8"	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

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	(S) SIDE OF CUBE – FEET	(d) DIAMETER OF SHANK OR REBAR RODS – INCH	(L) DEPTH OF ROD CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
6"		2.37	4.0	5/8"	2.5
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	92.17	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	



SIDE VIEW
SCALE: NTS

GENERAL NOTES:

1. #2 ECLIPSE POST HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING, COMPRESSION TYPE WITH 2-3/16" MAIN VALVE OPENING. INLET CONNECTION SHALL BE 2" FIP. OUTLET SHALL BE 2 1/2". STANDARD DEPTH OF BURY IS 4'.
2. ALL WATER FLOW SHALL PASS THRU A 3-1/2" FBE COATED STEEL PIPE AND CAST IRON TOP STOCK WATERWAY.
3. ALL WORKING PARTS SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED.
4. HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT.
5. THE #2 ECLIPSE POST HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102.

ITEM	ITEM / DESCRIPTION	NOTES
1	OPERATING SCREW	
2	TOP CAP	
3	SIDE CAP	
4	TOP STOCK	
5	3-1/2" FBE COATED STEEL PIPE	
6	DRAIN HOLE	
7	COUPLING	
8	INLET VALVE BODY	
9	UNDISTURBED EARTH	
10	VALVE BOX	
11	THRUST BLOCK	
12	CRUSHED ROCK	
13	HYDRANT SHUT-OFF VALVE	

REV.	DATE	APPR.	DESCRIPTION

SCALE: -

GRANTSVILLE — INCORPORATED 1867 —

GRANTSVILLE CITY

ABOVE GRADE 2" BLOW-OFF INSTALLATION

SHEET 6-56

NOTE
WHEN UNDISTURBED EARTH IS UNAVAILABLE FOR THRUST BLOCKING, REFER TO APWA 562 FOR ALTERNATIVE THRUST BLOCKING METHOD.

FOCUS©
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
9/14/22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION
GRANTSVILLE, UT
DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale: N/A | Drawn: DCJ
Date: 09/14/22 | Job #: 21-0377
Sheet: D9

Z:_2021\21-0377 GTM - Duffee Street\design 21-0377\dwg\sheets\final\Phase 1 Final\D9- Details.dwg

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.

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 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 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.

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.

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GRANTSVILLE CITY
PRE-CONSTRUCTION NOTES

CHAIN OF COMMUNICATION

- FIRST CONTACT: BRAD PACE PUBLIC WORKS INSPECTOR
- SECOND CONTACT: GLEN MILLWARD (WATER), MARKUS SEAT (SEWER), TRAVIS DANIELS (FIRE CHIEF), JASON SMITH (ASSISTANT FIRE CHIEF).

PLEASE COMMUNICATE THROUGH E-MAIL TO MAINTAIN A WRITTEN RECORD.

MAIN CONSTRUCTION CONTACT

- PROJECT FOREMAN:

CONSTRUCTION SCHEDULE

- CONSTRUCTION STARTS:
- PLEASE PROVIDE A CONSTRUCTION SCHEDULE. HELPS CITY TO PLAN FOR WHAT IS HAPPENING. PROVIDE TO JAMES AND HE WILL DISSEMINATE TO OTHERS.

PERMITTING

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 A SILT FENCE FIVE FEET OUT AROUND LIVE FIRE HYDRANTS AND ELECTRICAL TRANSFORMERS. 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.

- PROVIDE KRISTY CLARK WITH ONE 24X36 AND FOUR 11X17'S.

PROJECT CONCERNS OR QUESTIONS:

SHARE THIS DOCUMENT WITH THOSE ON SITE TO USE AS CONSTRUCTION STANDARDS.

END

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
11-4-22
STATE OF UTAH

MATTHEWS MEADOWS SUBDIVISION PHASE 1
GRANTSVILLE, UT
PRE-CON NOTES

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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PRE-CON NOTES

Scale: N/A	Drawn: DCJ
Date: 09/14/22	Job #: 21-0377
Sheet: D11	

Z:_2021\21-0377 GTM - Duffes Street\design 21-0377\dwg\sheet\D11 PRE-CON NOTES.dwg

AGENDA ITEM #14

Discussion regarding the Concept Plan for Grantsville Townhomes located at 825 East Main Street

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Concept Application Fee: $50.00

Turn in with Plat Map 15 days before P&Z Meeting

DATE PAID _____

HEARING DATE September 15, 2022

CONCEPT PLAN APPLICATION

Date of Application September 9, 2022

Property Location 825 E Main St. Granstville

Property Owner(s) Brentwood LLC

E-Mail chase@daiutah.com

Acting Agent Name DAI

Owner Phone 801-495-3414 Agent Phone 801-793-8187

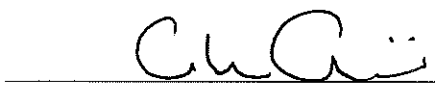
Subdivision Name TBD

Number of Acres in Subdivision 12.81 AC

Total Number of Lots 158 Units

Lot Sizes N/A

Current Zoning of Property RM-15 Parcel Number 01-059-0-0029



Signature of Owner or Agent

Grantsville

townhomes

Location 825 E Main Street in Grantsville

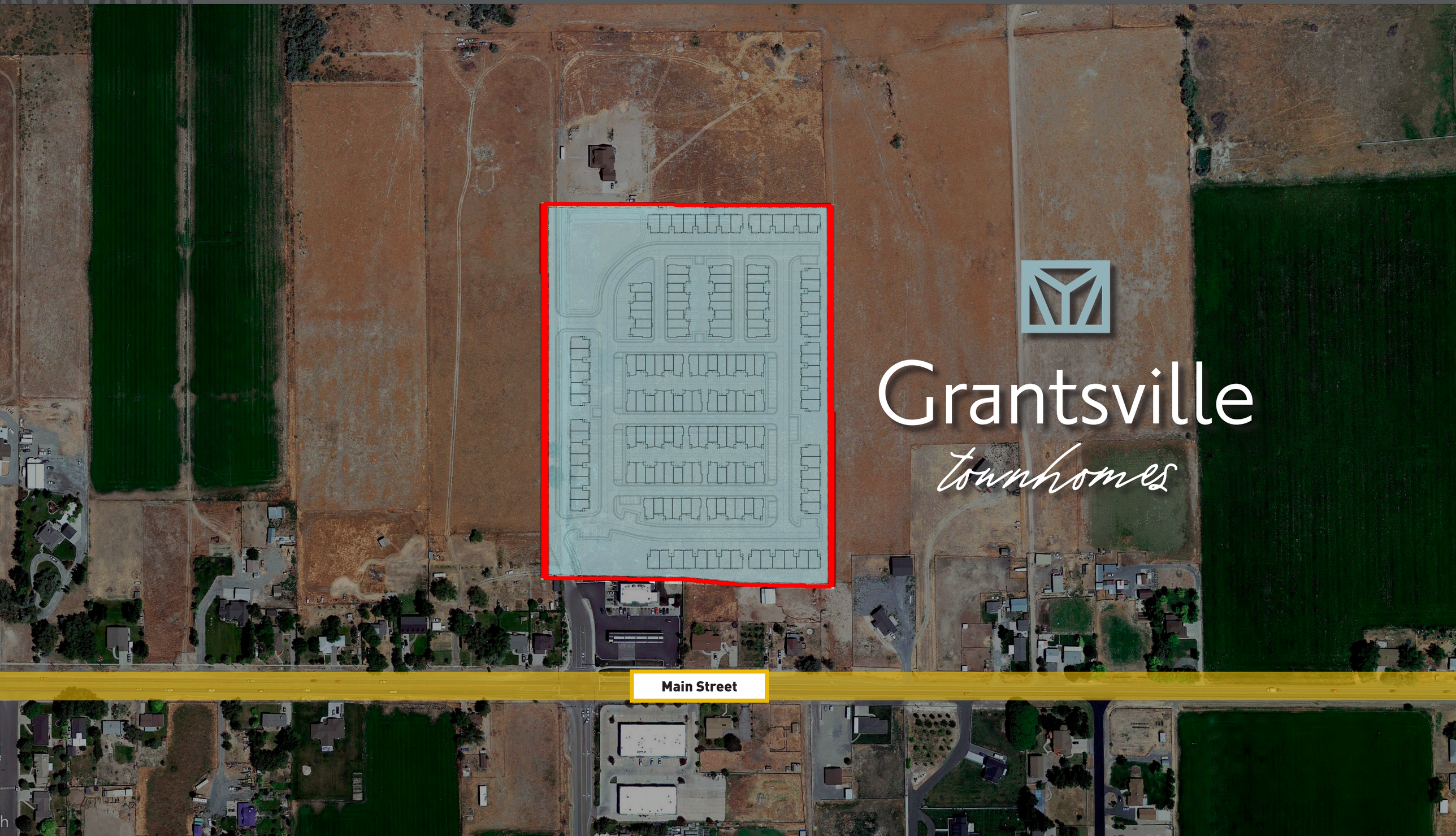
Grantsville

townhomes

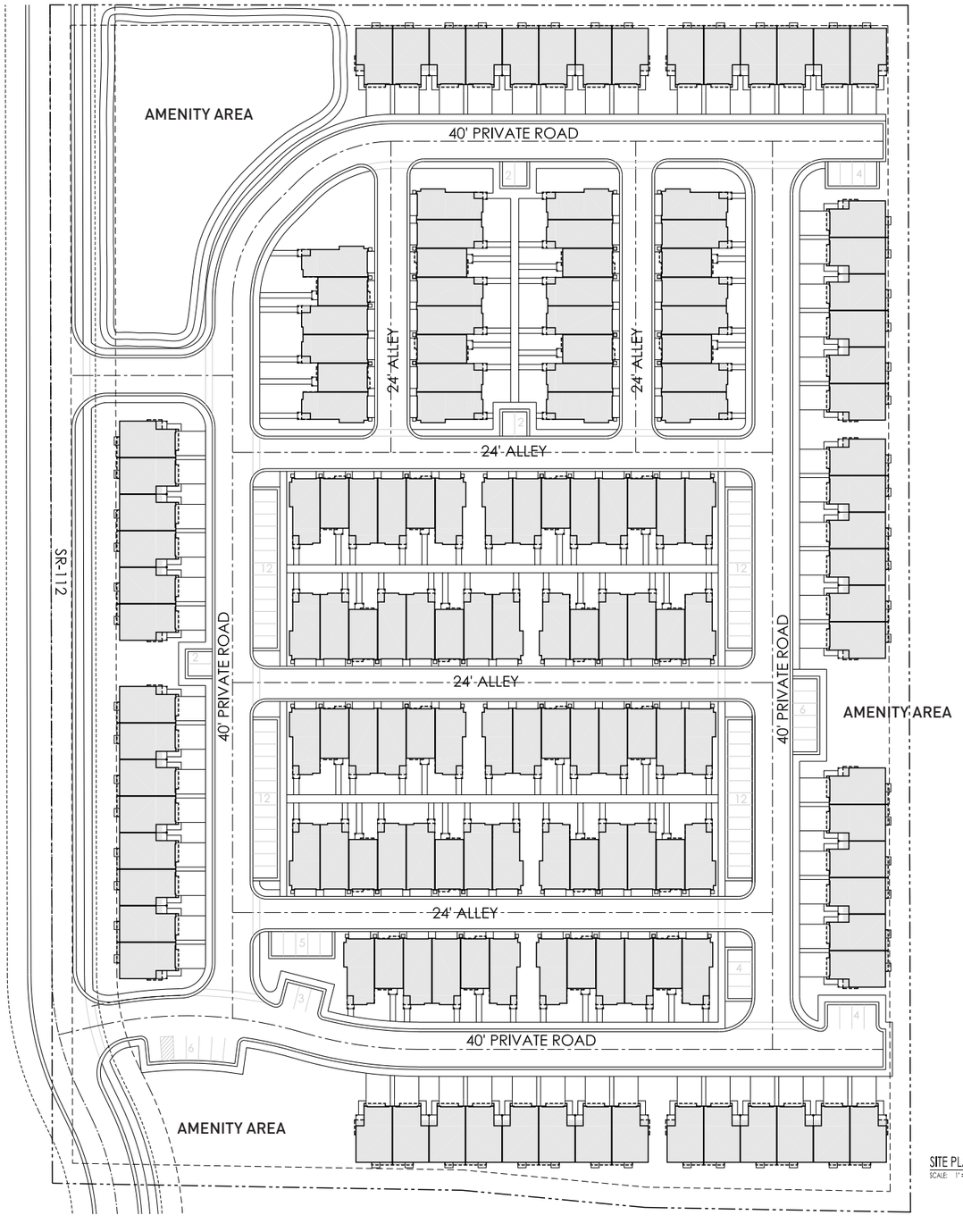
I -80

Main Street

Location 825 E Main Street in Grantsville



Site Plan



SITE PLAN
SCALE: 1" = 40'-0"

Unit Type	SF	Quantity	Percent
3 Bedroom — A1	1470	28	18%
3 Bedroom — A2	1486	42	27%
2 Bedroom — B	1060	28	18%
3 Bedroom — T1	1476	18	11%
3 Bedroom — T2	1454	42	47%
Total		**158**	**100%**

Conceptual Resort-style Pool and Hot Tub



Conceptual Resort-style Pool



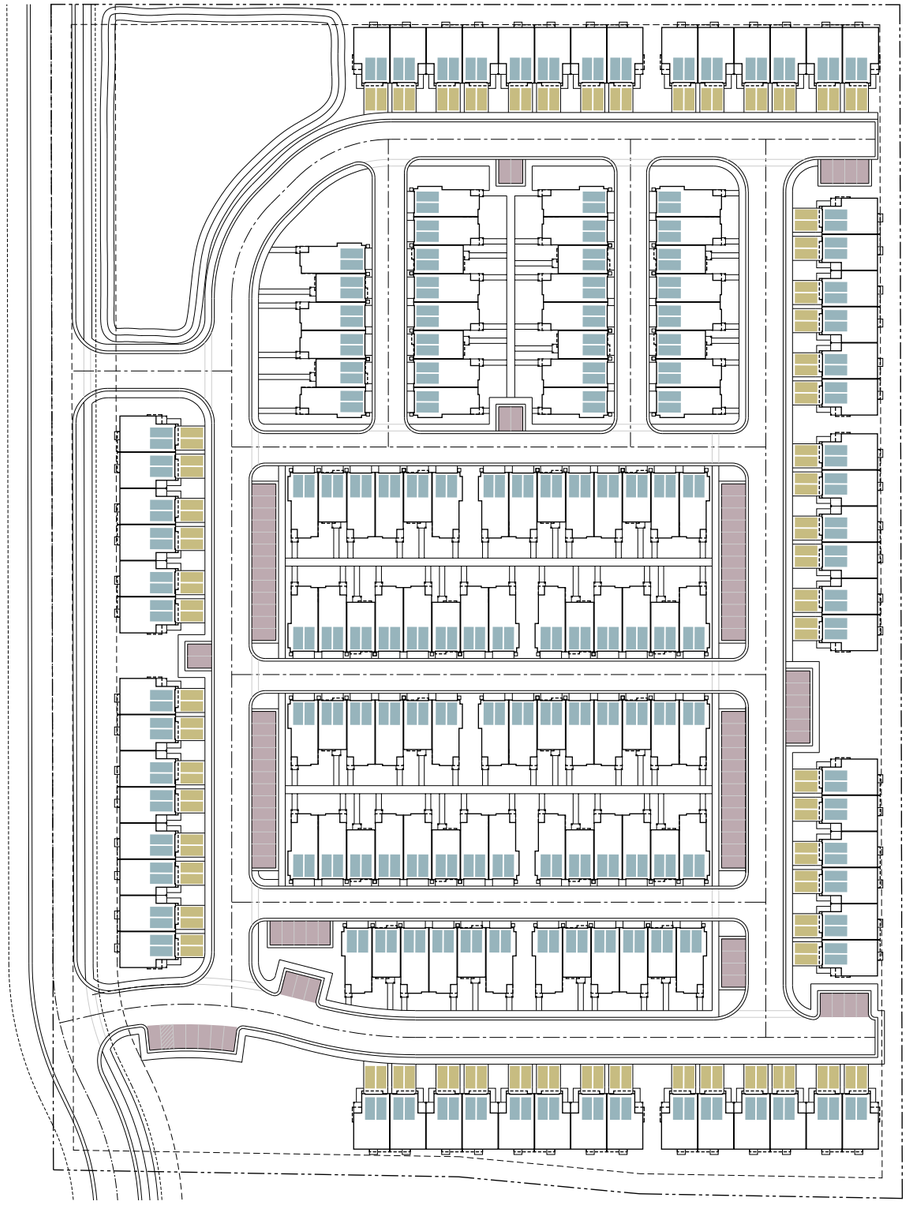
Conceptual Resort-style Pool



Conceptual Resort-style Pool



Parking Space Plan



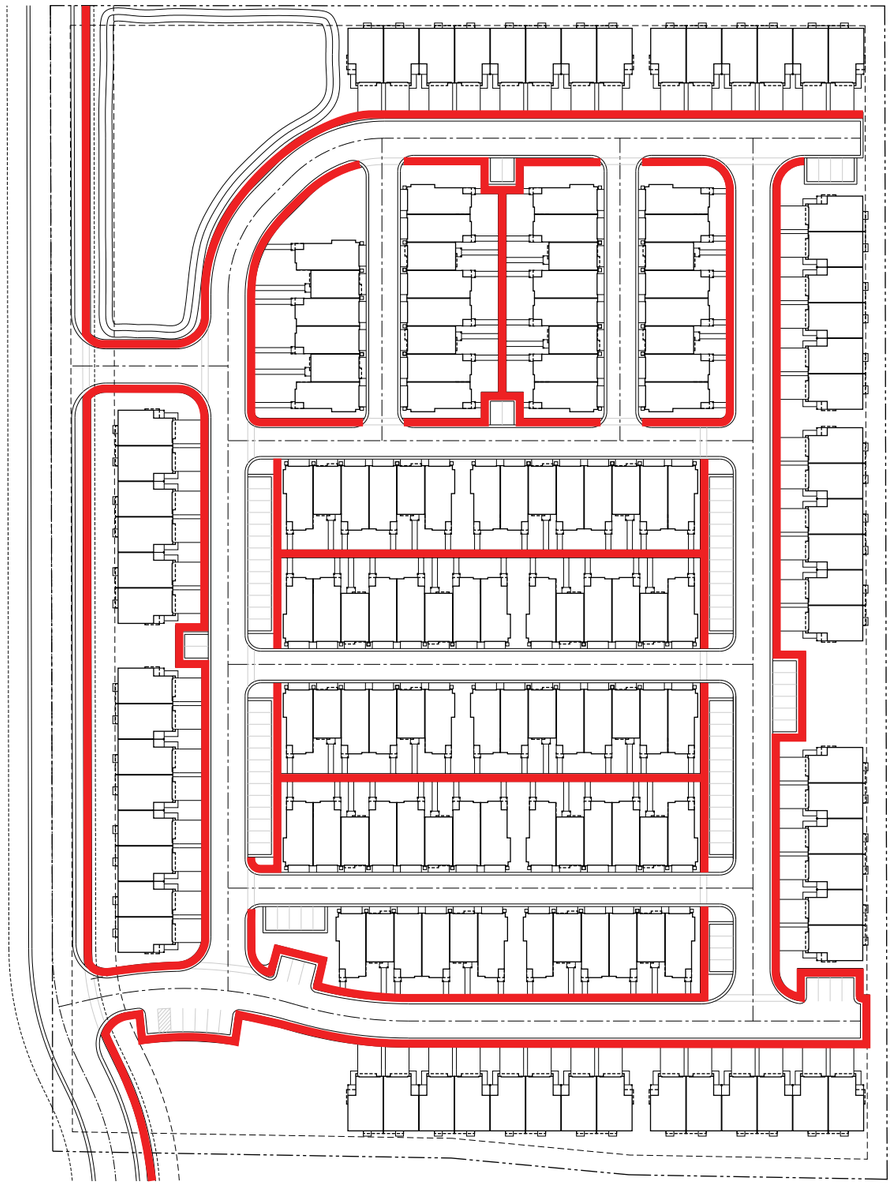
N

Grantsville
townhomes

PARKING SPACES

Parking Spaces		
	Surface Spaces	86
	Driveway Spaces 22'	120
	Garage Spaces	316
	Total Spaces	522
	Stalls Per Unit	3.3

DAI
UTAH'S FOREMOST LAND DEVELOPER



N

Grantsville
townhomes

COMMUNITY PEDESTRIAN PATHS

DAI
Utah's Foremost Land Developer

Conceptual Townhome Rendering



Conceptual Townhome Rendering



Conceptual Townhome Rendering



THANK YOU

Grantsville

townhomes

AGENDA ITEM #15

Discussion regarding the Grantsville Bike Hike

Pavilion Rental

Print

Submitted by:

Submitted On: 2022-10-06 19:07:40

Status: Acknowledged

Grantsville City

Pavilion Rental Application

Level One

Work Order #_____

*** Name of Event/ Type of Event**

Grantsville Elementary School

*** Date of Event**

05/23/2023

Format: MM/DD/YYYY

Event Description:

GES 5th grade bike hike

*** Will the event include a bounce house? If yes, a liability form from the company will need to be submitted with application.**

- ○ **Yes**
- ◉ **No**

Bounce House Company

Bounce House Contact Number

*** Set up Time Start:**

9:30

Event Start Time:

10:00

*** Event Take Down Time:**

3:00

*** Number of Participants Expected:**

130

*** Name of Contact Person:**

Jodi Petersen

*** Address:**

50 S.Park Street

Address, City, State, Zip

*** Phone Number:**

435-884-9991

Alternate Phone Number:

*** Email:**

Questions for Pavilion Use:

*** Will any funds be collected from this event?**

- ○ **Yes**
- ◉ **No**

*** If yes, will products be sold at his event?**

- ○ **Yes**
- ◉ **No**

*** Will this event involve music or other amplification?**

- ○ **Yes**
- ◉ **No**

(Amplification would include microphones, sound systems or megaphones. City Nuisance Ordinance Applies.) If yes, please explain.

Will you be bringing in or setting up any special equipment? If yes, please indicate below all equipment that will be set up.

possibly a foam party equipment, 9 square air ball

*** Pavilion:**

- ☐ **Cherry Street Park - Large Octagon (closest to Cherry Street)**
- ☐ **Cherry Street Park - Large Rectangle (further back on grass)**
- ☐ **Cherry Street Park - Small Octagon (closest to playground)**
- ☑ **Hollywood Park Pavilion**

Note: The only pavilions with electricity are the large octagon and rectangle pavilions at Cherry Street Park.

Pavilion Use Agreement:

I, the undersigned, signify that the information provided on this application is true and correct and I hereby accept full responsibility for any breakage or damage to the property or buildings that occurs pursuant to the use of the reserved facilities by me, my agents, or other event attendees. I agree to indemnify and hold harmless Grantsville City and its officers, officials, employees and volunteers from and against all claims, damages, losses and expenses including attorney fees arising out of acts or omissions that may be directly or indirectly attributable to myself, my agents, guests, or other event attendees. If permission is granted, I or my designated representatives agree to be present during the entire use of the facility. My signature below signifies that I agree to abide by all of the conditions of this application, the Pavilion Use Reservation Policy and any permit issued based on this application. Furthermore, I also agree to pay Grantsville City all costs Grantsville City may incur as a result of any failure to comply with all of these conditions including damages due to failure to leave the premises in rentable condition.

I have read the Pavilion Use Reservation Policy above and agree to abide by it.

**I understand that there is a non-refundable $25 user fee for each pavilion. The user fee must be paid before the pavilion will be reserved.*

*** Signature (Must be 18 years of age or older)**

Jodi Petersen

*** Date**

10/06/2022

Format: MM/DD/YYYY

AGENDA ITEM #16

Council Reports

AGENDA ITEM #17

Closed Session (Imminent Litigation, Personnel, Property)

AGENDA ITEM #18

Adjourn