GRANTSVILLE

CITY COUNCIL

December 21, 2022

City Council Meeting

Information Packet

AGENDA ITEM #1

Public Comments.

Public Comments will also be taken by email until 5:00 pm on December 21, 2022. Please email comments to bbaugh@grantsvilleut.gov. Please add 'Public Comment' in the subject line.

AGENDA ITEM #2

Summary Action Items:

a. Minutes from the Regular Meeting and Work Meetings held on 12/07/2022
b. Approval of Bills

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON DECEMBER 7th, 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 (via Zoom)
Scott Bevan
Jeff Hutchins
Darrin Rowberry
Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:
Robert Sager, PD Lieutenant
Braydee Baugh, Recorder
Jesse Wilson, City Manager
Brett Coombs, City Attorney
Sherrie Broadbent, Finance Director

Citizens and Guests Present:

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

Mayor Critchlow asked Lieutenant Sagers to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comments:** No Comments were offered.

2. **Summary Action Items.**
   a. Approval of minutes from November 16, 2022 regular meeting and November 22, 2022 special meeting
   b. Approval of Bills totaling $337,932.53

Motion: Councilmember Hutchins made a motion to approve the summary action items.

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.

3. **Consideration of Cooley Street Improvements completed by LO Capital**

Jesse Wilson stood for this item. Mr. Wilson explained there was a section of the road that needed to be repaired they fixed without being asked. Councilmember Hutchins asked what the cost of the water would be. Mr. Lovell stood to explain why they took the opportunity to repair the road.

Motion: Councilmember Allen made a motion to approve the Cooley Street Improvements completed by LO Capital

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

4. **Consideration of Ordinance 2022-31 amending Chapter 2 of the Grantsville City Land Use Code to include definitions for "Xeriscape"**

Motion: Councilmember Allen made a motion to approve Ordinance 2022-31 amending Chapter 2 of the Grantsville City Land Use Code to include definitions for "Xeriscape"

Second: Councilmember Hutchins 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 Ordinance 2022-32 providing for the Distribution of PAR Tax Revenues**

Jesse Wilson stood for this item. Mr. Wilson advised the PAR tax was voted on and passed. Mr. Wilson explained this is the step required to start collecting that tax.

Motion: Councilmember Allen made a motion to approve Ordinance 2022-32 providing for the Distributions of PAR Tax Revenues

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. **Consideration of Ordinance 2022-34 approving the addition of Chapter 25 "Accessory Dwelling Units" to the Grantsville City Land Use Code**

Jesse Wilson stood for this item. Mr. Wilson explained defining what an internal "ADU" would be and external would be brought later. Mayor Critchlow advised he did not agree with requiring a business license. Attorney Coombs advised this ordinance does not require the business license unless they are advertising the rent. Councilmember Jenkins noted it was a good idea to help with people being able to afford their payments. Councilmember Hutchins asked what the purpose of the charging a business license. Finance Director Sherrie Broadbent advised one reason was to support the utilities. Attorney Coombs advised it was difficult for the City to enforce any home occupation business, but it would help regulate and protect the consumers. Councilmember Hutchins advised he would prefer to have utilities catch the additional use, not use the business license. Councilmember Jenkins asked how the City would enforce protecting consumers from bad landlords. City Engineer, Dan England, advised the building has to be brought up to code.

Motion: Councilmember Rowberry made the motion approve Ordinance 2022-34 approving the addition of Chapter 25 "Accessory Dwelling Units" to the Grantsville City Land Use Code

Second: Councilmember Bevan 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.

7. **Consideration of Ordinance 2022-35 amending Chapter 19 of the Grantsville City Land Use Code to include a Sensitive Area District Overlay**

Attorney Coombs stood for this item. Mr. Coombs explained there are areas in the City that have natural drainage areas, sensitive soils. Mr. Coombs explained this has been in the code, but there was not a map to identify this area. Mr. Coombs advised it does not add to the work, but allows the City to look at the project with this map in mind. Councilmember Rowberry asked what makes the area by UMC a sensitive area. Mr. England explained there are natural drainages that need to be considered. Councilmember Hutchins asked who determines what makes an area sensitive and how to protect it; is the burden of proof on the home owner and what is acceptable

evidence. Mayor Critchlow advised it is part of the "check list" for developments. Councilmember Hutchins asked who is checking it off. Mr. Wilson advised it has already been checked,there was just a need for the map.

Motion: Councilmember Hutchins made a motion to approve Ordinance 2022-35 amending Chapter 19 of the Grantsville City Land Use Code to include a Sensitive Area District Overlay

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.

8. **Consideration of Ordinance 2022-24 approving the Amended Water Dedication and Conservation Requirements**

Robert Rouselle was present for this item. Councilmember Hutchins asked about the public comment that had issues with the amount of outdoor water. Mr. Wilson explained the public were only taking part of the equation. Mr. Rouselle explained the 3.33acft was from the State. Councilmember Jenkins asked why multi-unit residential was a lower amount. Mr. Rouselle explained it was based off real meter data. Attorney Coombs wanted to clarify when this lower amount woujld be effective. Attorney Coombs explained there are two options: 1) new applications filed after today 2) anyone in the application process and has not recorded the final plat. Attorney Coombs advised Tooele City had a look back of 3-4 months. Councilmember Jenkins asked if it would be similar to impact fees. Attorney Coombs advised that new fees are only effective after the Council approves the fees. Councilmember Rowberry suggested a look back to current application. Council determined it would make more sense to look back to August 1, 2022 moving forward

Motion: Councilmember Hutchins made the motion to approve Ordinance 2022-24 approving the Amended Water Dedication and Conservation Requirements with a lookback period to August 1, 2022 for new applications filed.

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.

9. **Consideration of Resolution 2022-79 approving the Preliminary Plan for Highlands Subdivision Phase 5**

There were no people present for this item, however, due to the project being the last phase of an old process project which has been approved, Council agreed to continue with the vote.

Motion: Councilmember Rowberry made the motion to approve Resolution 2022-78 approving the Preliminary Plan for Highlands Subdivision Phase 5

Second: Councilmember Hutchins 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.

10. Consideration of Resolution 2022-80 approving the purchase of real property

Jesse Wilson stood for this item. Mr. Wilson explained the City thought they owned this property, however, the City does not. Councilmember Hutchins advised there is a lot of work that needs to be done on the park. Councilmember Hutchins asked what kind of investment is the City willing to make on this park. Mayor Critchlow advised he would like to see the park improved. Councilmember Allen asked if this would help resolve the issues with it not being promised. Councilmember Hutchins noted a comment was toward the compliment to the Cherry Street walking park and thought it would be a good option at Eastmoor Park.

Motion: Councilmember Allen made the motion to approve Resolution 2022-79 approving the purchase of real property

Second: Councilmember Bevan 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.

11. Consideration of Resolution 2022-81 approving the Development Agreement for Willow Fields PUD

There was no discussion on this item.

Motion: Councilmember Hutchins made the motion to approve Resolution 2022-79 approving the purchase of real property

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".

12. Discussion regarding Alington Subdivision- PUD

Todd Castagno was present for this item. Mr. Castagno planned on paying a fee in lieu for the open space for this project. Councilmember Allen asked where the PUD objectives were for this project.

13. Consideration to approve of Finance Director exploring funding options for the Marshall Well

Sherrie Broadbent was present for this item. Ms. Broadbent explained there are several options available to the City to obtain funding for this project. Ms. Broadbent explained any option will require an interfund loan from the capital project or water fund to the RDA so the City can be paid back with interest. Ms. Broadbent continued this approval is for her to appropriate $1,000,000.00 for this project, even though it is higher than the bid because there are always change orders. Ms. Broadbent advised water rates will need to be increased as well. Councilmember Allen asked why the rates would need to be increased. Ms. Broadbent explained originally the thought was towards obtaining a bond for this project; however, the bond process would take a long time. Ms. Broadbent advised the money could be transferred to the RDA who would then provide the funding for this project. Mr. Rouselle explained there are delays with supply chain, but the contract would give the contractor 6 months to complete. Councilmember Hutchins asked if there will be a water rate study. Ms. Broadbent advised it was included in the budget amendment, which will be presented at the 12/21/2022 work meeting.

Motion: Councilmember Hutchins made the motion to approve of Finance Director exploring funding options for the Marshall Well

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

14. Council Reports

Councilmember Rowberry:

Councilmember Jenkins: Extends appreciation to those who helped support the Festival of Trees event sponsored by Youth City Council. The tree was dedicated to all the youth with chronic illness. Wanted to appreciate the library and the outreach they have towards to community.

Councilmember Bevan: Historical Preservation is meeting Wednesday at 6.

Councilmember Allen: Tip-a-Cop was a success and appreciates the comradery of the Police force.
Councilmember Hutchins: Parks Meeting next Tuesday at 7:00 virtual. Former resident reached out regarding the Wikipedia and requested the City address that issue.

15. **Closed Session (Imminent Litigation, Personnel, Property)**
Councilmember Hutchins made the motion to go into a closed session

Councilmember Rowberry seconded the motion.

Closed Session began at 8:23 pm

Closed Session ended at 8:46 pm

16. **Adjourn**

Councilmember Rowberry made the motion to adjourn

Councilmember Allen 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

Consideration to approve and continue Memorandum of Understanding between Grantsville City and the

Tooele Technical College for the Small Business Development Center

AMERICA'S SBDC UTAH

TOOELE VALLEY

ACTIVITY AND IMPACT REPORT

2022

Improving Peoples Lives

Through Small Business Success

TOOELE TECHNICAL COLLEGE

OUR IMPACT IN 2022-TD

STRENGTHENING OUR ECONOMY, ONE SMALL BUSINESSS AT A TIME

Clients Served

61

158
Counseling Hours

Jobs Created

22

14
Start ups

7
Grantsville-based

Training Facilitated

9295 Hrs

82
Small Business Owners

CAPITOL INFUSION

$ 1,949,390 00

$500,000
SALES VOLUME INCREASE

Success Stories

2020-21

Kidsville

High Growth.

Jenny Fawson has grown Kidsville Early Learning Center from a basement start up to a world class facility. They where recognized as Tooele's Success Story for 2016.





Melanie's Health & Nutrition

2021 business of the year.

Melanie Skelton started her product line in her garage on a shoestring and a passion for health. A decade of work, 5 employees, and a retail location later, Melanie's Health and Nutrition was named Tooele's success story of the year by the Utah SBDC.

BDGP Transportation

Start-Up Success

Paul Garner came into the Tooele Valley SBDC in 2019, with only an identified need, a big dream, and a lot of questions. Today, Paul has a very profitable trucking business providing cargo transportation from railroads to their final destinations.



Tooele County Small Businesses

Ranked #1 in Utah

Tooele County was ranked the #1 County in Utah for Small Business Success by SmartAsset. The study measured the number of small businesses in operation and income generated per capita.

smartasset™

Other 2021-22 Clients

STRENGTHENING OUR LOCAL ECONOMY, ONE SMALL BUSINESS AT A TIME

Tooele Valley Counseling
Balance for a Better Life

Melanie's
Health & Nutrition

LIGHTHOUSE
Adult Care Services

BLUEBARN

Pearl Boutique
Clothes, Accessories, Bath & Body, Treats, Etc.

IN THE BUSINESS OF CARING
North Rim Insurance
A KY TAWHAI AGENCY

INSANE DIESEL

Kidsville
EARLY LEARNING CENTER

CHIPP'D PERFORMANCE

The Balanced Stone
Quality Stones & Crystals

SIMPLY BLISS
CAFE

RA

HOMEMADE FRESH
CHILI VERDE
MIJITO FOODS LLC

PARTY RENTALS

PROFESSIONAL
FLOORING AND DESIGN

WELLS CUTTING EDGE

LITTLE MOUNTAIN MAKERS

AMERICA'S SBDC UTAH
TOOELE VALLEY

TOOELE TECHNICAL COLLEGE

AMERICA'S SBDC UTAH

TOOELE VALLEY

THANK YOU

Improving Peoples Lives

Through Small Business Success

TOOELE TECHNICAL COLLEGE

MEMORANDUM OF UNDERSTANDING
BETWEEN

GRANTSVILLE CITY

AND

TOOELE TECHNICAL COLLEGE

This Memorandum of Understanding ("MOU") made this 15th day of December 2022, by and between the Grantsville City, (hereinafter the "City") and the Tooele Technical College (hereinafter "TTech"), on behalf of its Tooele Small Business Development Center (hereinafter "SBDC") Program. The period of this MOU is effective from July 1, 2022, through June 30, 2027.

WHEREAS, TTech, through its Tooele SBDC Program, has provided access to small business governmental resources and advising services to existing and new business owners for several years as a Business Resource Center; and

WHEREAS, TTech, has been established in Tooele County as a direct result of the support it has received from the City; and

WHEREAS, TTech, has partnered with the City and other governmental entities for several years to offer these small business services; and

WHEREAS, without theses entities requesting TTech to provide these services and without and their financial support it would not have been and would still not be possible for TTECH to provide these services which are, in part, federally funded (U.S. Small Business Administration) for residents of Tooele County; and

WHEREAS, the City has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City to support the SBDC and business community in accordance with this MOU.

WITNESSETH, that for and in consideration of the mutual promises, consideration of payments and undertakings herein described, the promises and other valuable considerations of the parties hereto agree as follows:

DRAFT

I. OBLIGATIONS OF TTECH:

A. Provide small business counseling within Tooele County. Services will be provided primarily at TTech, or at another location based upon the request of the SBDC Client and requests of partners to be more visible at their places of business around or within Tooele County.

B. Hire, train and supervise a qualified SBDC Director to provide counseling to small businesses in Tooele County. The SBDC Director shall:

(a) Develop, manage and implement functions associated with the SBDC which may include long- and short-term counseling, consulting, seminars, workshops, classes, business programs, assessments, services and referral of other resources or programs to small business owners and entrepreneurs in accordance with SBDC / SBA guidelines and procedures; promotes growth, expansion, innovation, increased productivity, sustainability, and management improvement in area small businesses and prospective businesses.

(b) Shall assist in the Custom Fit Program at TTech to the extent it supports SBDC clients or potential clients in the Tooele County region.

(c) Shall fulfill the duties required of a State authorized Business Resource Center (BRC) which are congruent with the mission of an SBDC by providing "One-Stop" business resources which may include the following:

(i) Initiate and encourage business education programs, including programs in coordination and collaboration with public, private, and governmental institutions;

(ii) Provide research, development, or training programs for new businesses; Develop programs to aid business clients in finding the resource they need;

(iii) Work with the host institution in providing academic resources, including faculty and student assistance, as appropriate; Develop programs for outreach to entrepreneurs in rural areas of the state as appropriate; and

(iv) Provide individuals seeking business support referrals to state and federal agencies who provide business services.

(d) Develop, maintain, and report metrics to determine the effectiveness of efforts.

(e) At the end of SBDC fiscal year, TTech will provide the Mayor with a written report and may provide an oral presentation to the Mayor and other concerned partners at their request. The report will be submitted by the end of August each year. The annual report may include the following:

(i) Clients served; the number of hours counseled;

(ii) Individuals attending training events and the number and title of events;

(iii) New business startups;

(iv) Custom Fit companies served;

DRAFT

(v) Capital infusion realized by area clients; and

(vi) Jobs created.

C. TTech shall invoice the City each year after the annual report has been delivered.

II. OBLIGATIONS OF THE CITY:

A. Upon receiving an invoice from TTech for the fiscal year (July 1 – June 30) operations of the TTech SBDC, the City shall provide Twenty thousand dollars ($20,000.00) each year it participates in this agreement.

B. The payment should be submitted within 30 days from receipt of the invoice from TTech.

C. Support promotion of the SBDC and TTECH through collaboration in developing business programs and services to expand the economic base within the City.

D. Refer potential clients to the SBDC Director.

III. OTHER PROVISIONS:

A. **Time Table.** This MOU will follow the fiscal year of TTech which is July 1st through June 30th. To provide stability of services for the community and both parties of this agreement, the intent of this MOU is to create an SBDC program which will continue from year to year until such time when either party decides to terminate this agreement. This MOU shall be in effect for the period of July 1, 2022, through June 30, 2027.

B. **Termination.** Either party may terminate this MOU by providing written notice of termination to the other party ninety (90) days in advance of termination. Should the notice of termination be written by the City, all funds previously received by TTech are mutually understood to have been obligated for the purposes of providing the SBDC program until the end of the fiscal year. Therefore, no funds will be returned unless all parties agree to terminate the SBDC program, then all unassigned funds will be returned to the funding partners on a pro-rated basis.

C. **Amendments**. This MOU represents the entire agreement between the parties and supersedes all prior and contemporaneous discussions, representations or agreements, whether written, electronic, oral or by a course of conduct. The MOU may not be altered or amended except in writing which is signed by the authorized representative of both parties.

D. **Substantial Program Changes**. TTECH agrees to notify the City of any changes to the SBDC program or program service in writing within 30 days of said changes. If changes to the SBDC program reduce the level of service as determined by this

DRAFT

MOU, the City may withdraw participation from the SBDC program on a pro-rated fiscal year basis.

E. **Notices.** All notices, approvals, or requests in connection with this MOU shall be in writing and shall be deemed given when delivered personally by hand or one business day after the day sent to the following address:

(a) **If to the City:**

Grantsville City
429 East Main Street
Grantsville, UT 84029

(b) **If to the Tooele Technical College:**

Tooele Technical College
88 South Tooele Blvd.
Tooele, Utah 84074

F. **Governance.** It is mutually understood and agreed that this agreement shall be governed by the laws of the State of Utah, both as to interpretation and as to performance.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Memorandum of Understanding as the duly authorized act and deed of their respective entities as of the day and year first above written.

GRANTSVILLE CITY

By: _____
Name:
Title:

Date: _____

TOOELE TECHNICAL COLLEGE

By: _____
Name: Paul Hacking
Title: President

Date: _____

DRAFT

AGENDA ITEM #4

Presentation by Jim Peters regarding process for Judge Selection

AGENDA ITEM #5

Consideration of Resolution 2022-82 approving the Alington PUD

PUD Objectives: Alington Subdivision

MU Zone requires a P.U.D. Application

#9 Alington will provide a mix of single family homes on lots ranging from .19 acres up to .50 acres – MU zone allows for a minimum of 4,000 square foot lots or .09 acres. .50 acre lots along the western boundary more compatible with Sun Valley Drive

#11 Alington will provide 2 commercial lots: 1.38 acres and 2.07 acres.

Propose to pay a fee in lieu of open space to contribute to a regional city park.

GRANTSVILLE
-PLANNING & ZONING-

MEMORANDUM

DATE: December 1, 2022

TO: Braydee Baugh, City Recorder

FROM: Cavett Eaton, Planning & Zoning Administrator

RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD DECEMBER 7TH, 2022**

City Council Agenda Items #: Consideration of Resolution 2022-__ approval of Preliminary Plat for Alington Subdivision PUD

The Planning Commission recommended approval this item on December 1, 2022:

Commission Member Gary Pinkham made a motion to recommend approval of the Preliminary Plat for Alington Subdivision PUD. Commission Member Jaime Topham seconded the motion. All voted in favor and the motion carried unanimously. (John Limburg was not present at the meeting)

- End of Memorandum-


Tooele County GIS, Maxar

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

ALINGTON SUBDIVISION PUD
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 20, 2022

INDEX OF DRAWINGS

1-2	SUBDIVISION PLAT	C-301	UTILITY PLAN	PP-3	PLAN AND PROFILE ALINGTON WAY
1-2	SUBDIVISION PLAT	C-302	UTILITY PLAN	PP-4	PLAN AND PROFILE MACEE LANE
C-001	GENERAL NOTES	C-303	UTILITY PLAN	PP-5	PLAN AND PROFILE LEWIS DRIVE
C-002	PRE-CONSTRUCTION GENERAL NOTES	C-304	UTILITY PLAN	PP-6	PLAN AND PROFILE LEWIS DRIVE
C-100	OVERALL SITE PLAN	C-400	EROSION CONTROL PLAN	PP-7	PLAN AND PROFILE LEWIS DRIVE
C-101	SITE PLAN	C-500	DETAILS	PP-8	PLAN AND PROFILE LEWIS DRIVE
C-102	GRADING AND DRAINAGE PLAN	C-501	DETAILS	PP-9	PLAN AND PROFILE ALYEXA WAY
C-103	UTILITY PLAN	C-502	DETAILS	PP-10	PLAN AND PROFILE ALYEXA WAY
C-200	OVERALL GRADING AND DRAINAGE PLAN	C-503	DETAILS	PP-11	PLAN AND PROFILE ALYEXA WAY
C-201	GRADING AND DRAINAGE PLAN	C-504	DETAILS	PP-12	PLAN AND PROFILE ALYEXA WAY
C-202	GRADING AND DRAINAGE PLAN	C-505	DETAILS	PP-13	PLAN AND PROFILE BROWN STREET
C-203	GRADING AND DRAINAGE PLAN	PP-0	PLAN AND PROFILE KEY MAP	PP-14	PLAN AND PROFILE KYLE STREET
C-300	OVERALL UTILITY PLAN	PP-1	PLAN AND PROFILE MAIN STREET	PP-15	PLAN AND PROFILE GORDON STREET
		PP-2	PLAN AND PROFILE MAIN STREET	PP-16	PLAN AND PROFILE COOK DRIVE

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.

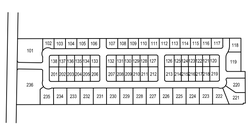
NOTICE TO DEVELOPER/ CONTRACTOR

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

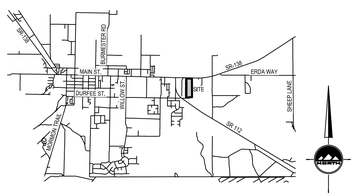
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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.

KEY MAP



NO SCALE

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.

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

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

_____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH
FOR PUBLIC IMPROVEMENTS ONLY (SHEETS_____)

_____ _____
CITY ENGINEER DATE

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

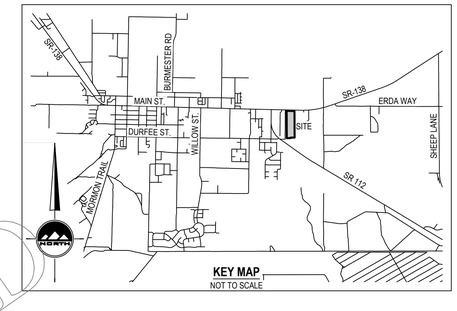
COVER

PROJECT NUMBER T1265K
PRINT DATE 11/11/2021
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-000

ALINGTON SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



KEY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	15.00'	23.56'	90°00'00"	S45°59'24"W	21.21'	15.00'
C2	15.00'	23.79'	90°53'20"	S44°27'16"E	21.38'	15.23'
C3	15.00'	7.12'	27°11'29"	N76°30'20"E	7.05'	3.63'
C4	59.97'	60.36'	57°40'01"	S88°15'24"E	57.85'	33.02'
C5	59.97'	90.62'	86°34'38"	S16°08'04"E	82.24'	56.49'
C6 (TOTAL)	59.97'	150.98'	144°14'39"	N44°58'05"W	114.15'	185.92'
C7	15.00'	7.14'	27°16'12"	S13°31'08"W	7.07'	3.64'
C8	15.00'	23.59'	90°06'27"	S45°10'11"E	21.23'	15.03'
C9	15.00'	23.53'	89°53'33"	S44°49'49"W	21.19'	14.97'
C10	15.00'	20.86'	79°40'48"	S39°57'22"E	19.22'	12.52'
C11	67.00'	12.19'	10°25'39"	S85°00'35"E	12.18'	6.11'
C12	133.00'	65.05'	28°01'27"	N76°12'42"W	64.41'	33.19'
C13	133.00'	16.37'	7°03'15"	N58°40'21"W	16.36'	8.20'
C14 (TOTAL)	133.00'	81.43'	35°04'41"	S72°41'04"E	80.16'	42.03'
C15	67.00'	41.13'	35°10'08"	N72°43'48"W	40.48'	21.23'
C16	15.00'	23.50'	89°45'16"	S44°48'29"W	21.17'	14.94'
C17	133.00'	8.84'	3°48'26"	S88°24'39"E	8.84'	4.42'
C18	15.00'	24.51'	93°36'32"	N46°41'18"E	21.87'	15.98'
C19	15.00'	23.51'	89°46'58"	N45°00'27"W	21.17'	14.94'
C20	15.00'	23.61'	90°10'14"	S45°00'57"W	21.24'	15.04'
C21	15.00'	23.63'	90°14'42"	S45°11'31"E	21.26'	15.06'
C22	15.00'	29.02'	110°51'16"	N55°29'48"W	24.70'	21.77'
C23	60.00'	43.92'	41°56'18"	N89°57'17"W	42.94'	22.99'
C24	60.00'	50.00'	47°44'41"	N45°06'48"W	48.56'	26.55'
C25	60.00'	43.25'	41°18'04"	N0°35'25"W	42.32'	22.61'
C26 (TOTAL)	60.00'	93.92'	89°40'59"	S66°04'57"E	84.62'	59.67'
C27	15.00'	5.27'	20°07'47"	N9°59'43"E	5.24'	2.66'
C28	15.00'	7.63'	29°08'42"	N14°38'31"W	7.55'	3.90'
C29	60.00'	85.10'	81°15'55"	N11°25'06"E	78.14'	51.49'
C30	60.00'	60.85'	58°06'42"	N81°06'24"E	58.28'	33.34'
C31 (TOTAL)	60.00'	145.96'	139°22'37"	S40°28'27"W	112.54'	162.10'
C32	15.00'	5.25'	20°03'41"	S79°52'05"E	5.23'	2.65'
C33	15.00'	23.33'	89°06'40"	N45°32'44"E	21.05'	14.77'
C34	15.00'	23.56'	90°00'00"	N44°00'36"W	21.21'	15.00'
C35	15.00'	23.53'	89°53'33"	N44°49'49"E	21.19'	14.97'
C36	15.00'	23.60'	90°09'15"	S45°08'47"E	21.24'	15.04'
C37	15.00'	23.59'	90°06'27"	N45°10'11"W	21.23'	15.03'
C38	15.00'	23.52'	89°50'45"	S44°51'13"W	21.18'	14.96'
C39	15.00'	23.53'	89°53'33"	N44°49'49"E	21.19'	14.97'
C40	15.00'	23.60'	90°09'15"	S45°08'47"E	21.24'	15.04'
C41	15.00'	23.59'	90°06'27"	N45°10'11"W	21.23'	15.03'
C42	15.00'	23.52'	89°50'45"	S44°51'13"W	21.18'	14.96'

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
CL1	100.00'	6.64'	3°48'26"	N88°24'39"W	6.64'	3.32'
CL2	100.00'	54.74'	31°21'43"	N70°49'35"W	54.06'	28.07'
CL3 (TOTAL)	100.00'	61.38'	35°10'08"	N72°43'48"W	60.42'	31.69'
CL4	100.00'	43.02'	24°39'02"	S67°28'15"E	42.69'	21.85'
CL5	100.00'	18.20'	10°25'39"	S85°00'35"E	18.17'	9.13'
CL6 (TOTAL)	100.00'	61.22'	35°04'41"	S72°41'04"E	60.27'	31.60'

LINE TABLE

LINE	BEARING	LENGTH
L1	S60°47'08"W	60.00'
L2	S20°09'45"W	60.00'
L3	S27°05'25"E	59.97'
L4	S62°50'46"E	59.97'
L5	S20°55'26"E	60.00'
L6	S69°56'23"E	60.00'

PRELIMINARY PLAT - NOT TO BE RECORDED

SURVEYOR'S CERTIFICATE

I, Douglas J Kinsman do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I 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 measurements, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as ALINGTON SUBDIVISION, and that the same has been correctly surveyed and monumented 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.

PROFESSIONAL LAND SURVEYOR
No. 334575
DOUGLAS J. KINSMAN
STATE OF UTAH
09/20/2022

For Review
09/20/2022 3:04:21 PM

OWNER'S DEDICATION AND CONSENT TO RECORD

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:

ALINGTON 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, 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 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: Ironwood Real Estate By:
Joseph White, Managing Member

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

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

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

CENTURYLINK _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

DOMINION ENERGY _____ DATE _____

COMCAST _____ DATE _____

ALINGTON SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

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 #20XX-XXXX

_____
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
IRONWOOD REAL ESTATE LLC
1392 PASS CANYON ROAD
ERDA, UT 84074
JOE WHITE
435-830-3642

SHEET 1 OF 2

PROJECT NUMBER : T1265K
MANAGER : J. CLEGG
DRAWN BY : R. FISH
CHECKED BY : D. KINSMAN
DATE : 9/20/22

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

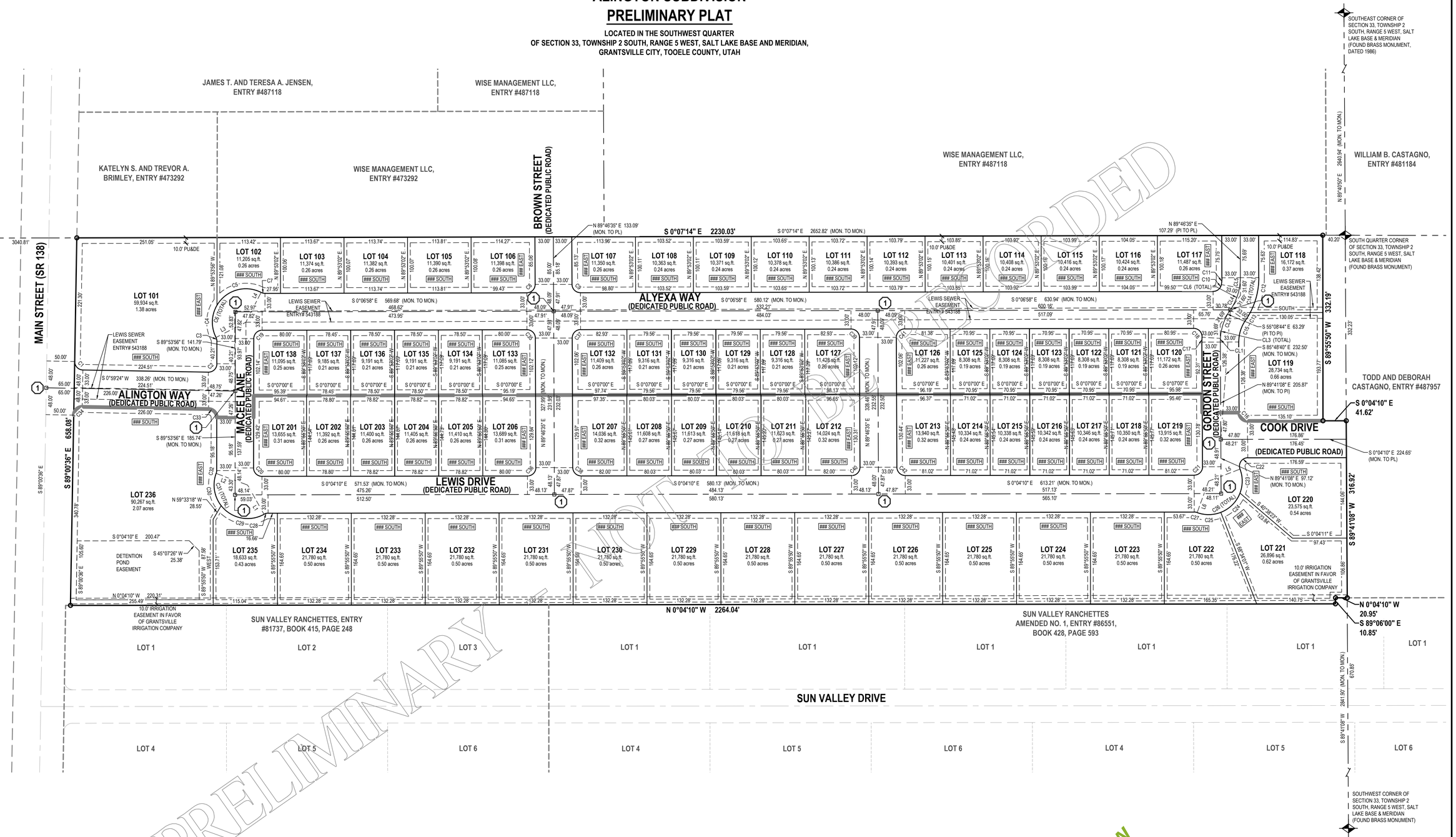
SALT LAKE CITY
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

TOOELE COUNTY RECORDER

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

ALINGTON SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



Professional Land Surveyor No. 334... Douglas J. Kinsman State of Utah
For Review 9/20/22 5:03:21 PM

DEVELOPER	SHEET 2 OF 2
IRONWOOD REAL ESTATE LLC 1392 PASS CANYON ROAD ERDA, UT 84074 JOE WHITE 435-830-3642	PROJECT NUMBER : T1265K MANAGER : J. CLEGG DRAWN BY : R. FISH CHECKED BY : D. KINSMAN DATE : 9/20/22

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

ALINGTON SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 33, 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 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 TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BMP	BEST MANAGEMENT PRACTICES
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

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

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED 0.5' CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	TYPE D MOUNTABLE CURB AND GUTTER
EXISTING SIGN	CONCRETE TO BE REMOVED
PROPOSED SIGN	EXISTING CONCRETE
EXISTING SPOT ELEVATION	PROPOSED CONCRETE
PROPOSED SPOT ELEVATION	STAMPED CONCRETE
EXISTING FLOW DIRECTION	BUILDING TO BE REMOVED
EXISTING TREE	EXISTING BUILDING
DENSE VEGETATION	PROPOSED BUILDING

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

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: [illegible]

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GENERAL NOTES

PROJECT NUMBER T1265K
PRINT DATE 11/11/2021
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-001

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.

Construction Staking

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

Geotechnical

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

Submittals

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

Sewer

- Pipe Material: PVC ASTM D-3034 SDR-35
- Follow OSHA requirements for trenching (4' vertical with 1:1 sloping or stepping or use trench boxes).
- Sewer laterals per city standard. (APWA 431).
- Utah requirement of 10' horizontal separation between sewer and water laterals.
- 18" minimum vertical separation between water and sewer.
- Crushed Rock ¾-inch minus in pipe zone (3/8-inch rounded pea gravel is not allowed by the city).
- Sewer laterals, gravel bedding to be extended to dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required).
- Offset tees for sewer laterals: gasket type.
- Compaction - 95% in roads, 90% off-road (ASTM D-1557, Modified Proctor)
- Installation as per ASTM D-2321
- All precast manholes to be provided with rubber boots and stainless-steel bands at pipe penetrations.
- Interior pipe penetrations in all sewer manholes shall be grouted.
- Tracer wire extending from main to lateral stub on all laterals and extended to surface at stub marker. Include an extra 30-feet to extend along the service to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb an "S" at all service laterals (Two places for each service). Make sure these are located above the laterals in the proper locations.
- Extend utility lateral stub markers beyond the 15-foot PU&DE (15-feet behind back of walk).
- End of sewer laterals shall be plugged.

Testing:

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

Emergency Services

- Install silt fence five feet out around fire hydrants and electrical transformers after their installation. This helps maintain a clear space around them and makes them visible if emergency services are needing to find them during construction.
- Install temporary signage at the beginning of work on the site.
- Park only on one side of access roads so emergency access is clear.
- Coordinate with Fire Chief for his inspections. Roads: face of curb to face of curb is proper distance and hydrants are properly placed. The height of the hydrants will also be inspected. 18" above ground from the pumper nozzle.
- Paint red curb ten feet either direction fire hydrants.

Culinary Water

- Pipe Material: PVC C900 DR18
- Use bedding sand for backfill in the pipe zone (City needs to preapprove sand bedding.) City wants cleaned washed sand. The City wants a bucket ahead of time so the City can wet it and see if it sets up like concrete or not. It can't set up like concrete. They can pull from the Staker pit but the sand needs to be washed. The City can provide an example for what they are looking for.
- Water laterals sand bedding needs to go to the dwelling.
- Native soils may be used above the pipe zone if they are suitable to the city and can meet compaction requirements (blending may be required)
- Valves shall be clustered in intersections
- Valves & temp. blow-off are located at the dead-end main of phase lines to allow for flushing, isolation and continued service to existing connections when future phases are constructed.
- Meter and services shall be ¾-inch polyethylene SDR11 IPS. Install service laterals and meters within 5-feet of lot lines (as close to lot line as practicable), one on each side of common lot line (alternate with secondary water).
- Use 150# corp stops.
- 10' horizontal separation of water and sewer lateral per state requirements. Water lateral to be located upslope of sewer lateral to the extent practicable.
- 18" minimum vertical separation between water and sewer.
- 10' horizontal separation of water and stormwater.
- Meter Barrels shall be 21-inch diameter white corrugated polyethylene
- Meter to be installed 18 to 22 inches below the lid.
- Place sand around the water service setter bases and above to stabilize setter and provide insulation. Gravel is not allowed.
- Tapping saddles shall be brass with double stainless steel or brass straps wrapped with polysock.
- Use dual check and heavy-duty angle valves for all services.
- Install tracer wire and locating tape above water main.
- Install tracer wire from main connection through meter pit to stub marker with 30' excess to extend to the dwelling.
- Stamp (When Wet) or pin (Do Not Grind) gutter both at the lip and top of curb with a "W" at all service laterals (2 places each service). Make sure these are located above the laterals in the proper locations.
- Thrust blocks need to be inspected by the City prior to backfill. Size based on test pressures
- Make sure fire hydrants need to be installed to the proper height to help the break a way function works.
- Hydro finders must be installed.

Testing:

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

Disinfection:

- Hypochlorite powder
- Chlorine residuals will be tested once by the City, but any retests will be performed by the contractor/developer
- Only one series of Bac-T testing will be performed by the City to accept water lines and any retests will be performed by the contractor/developer (preliminary investigative tests by the contractor/developer are encouraged) The City needs to do the grab on any samples.
  - Per AWWA C651, Bac-T testing shall be completed for every 1,200 feet of new water main, at the end of the line, and at each branch. Two consecutive sample sets shall be collected at the aforementioned locations at least 24 hours apart.

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

Storm Water

Pipe Material:

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

Franchise Utilities

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

Surface Improvements

Pavement:

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

Concrete:

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

Earthwork:

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

Testing and QA/QC

- 48-hour notice is required prior to any testing. Make sure the test is scheduled.
- Inspector(s) representing the city must be present for all testing including those performed by an independent agency.
- Public Works hours are 7 am to 3:30 pm Monday through Friday. However, the City will work with Contractor if Contractor is working outside these hours.
- Compact fill in 8" lift's.

Construction Water

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

Erosion Control / Storm Water System Protection

- Minimize potential for off-site run-off
- Minimize disturbed areas.
- Keep working area wetted to minimize dust
- Provide silt fence to prevent sediment transport downstream.
- Contain all sediment on site.
- Maintain BMPs as per SWPPP.
- SWPPP to be on-site at all times.
- Proof of coverage under UPDES required
  - City will need a copy of the NOI.
- The City is on Compliance Go. Make sure updates are loaded in Compliance Go. Add the City Public Works e-mail contact. Have a RSI and PTOE on site.
- The City will check with the contractor after an event.
- The City will share inspection reports with the Contractor.
- Inspect after rainfall and other events (weather, and construction around BMPs) that may affect BMPs.
- Make sure to follow the SWPPP as shown on the plans.
- Provide vegetative cover on completed or long-term temporary grading within 14 days.
- Put the SWPPP sign on site and visible so the State can see it on a drive by.
-

Construction Debris Disposal

- Maintain a work site that is clean as possible and properly dispose of debris and trash.
- No garbage pits allowed
- No on-site concrete washout allowed unless hauled from site at end of project or other provisions are made.

Site Safety

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

Security

- Secure construction equipment when not in use.

Sanitation

- Clean and properly maintained Port-A-John(s) on site at all times.

Hazardous Material Storage on Site

- If there are hazardous materials on site, make sure the City has approved it and that it has secondary containment. The Fire Chief needs to know what is on site, how it is secured and were it is located.

Site Access

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

Construction Observation

- City personnel will inspect regularly as needed.

Construction Drawings

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

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

- Provide Braydee Baugh with one 24x36 and Four 11x17's.

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: ~~435.830.3542~~

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
NO. 11427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GRANTSVILLE GENERAL PRECONSTRUCTION NOTES

PROJECT NUMBER T1265K
PRINT DATE 11/11/2021
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-002

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

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

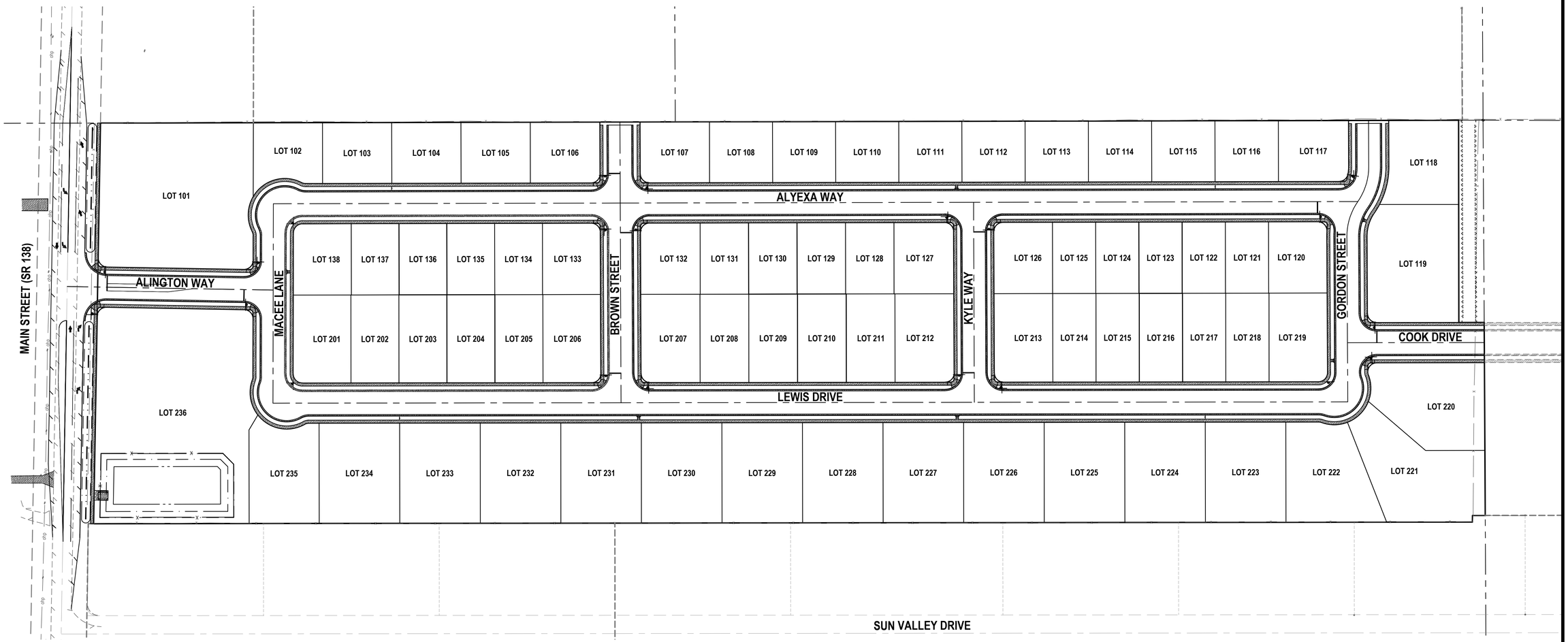
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
JACOB M. CLEGG
9/20/2022

PRELIMINARY

OVERALL SITE PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-100

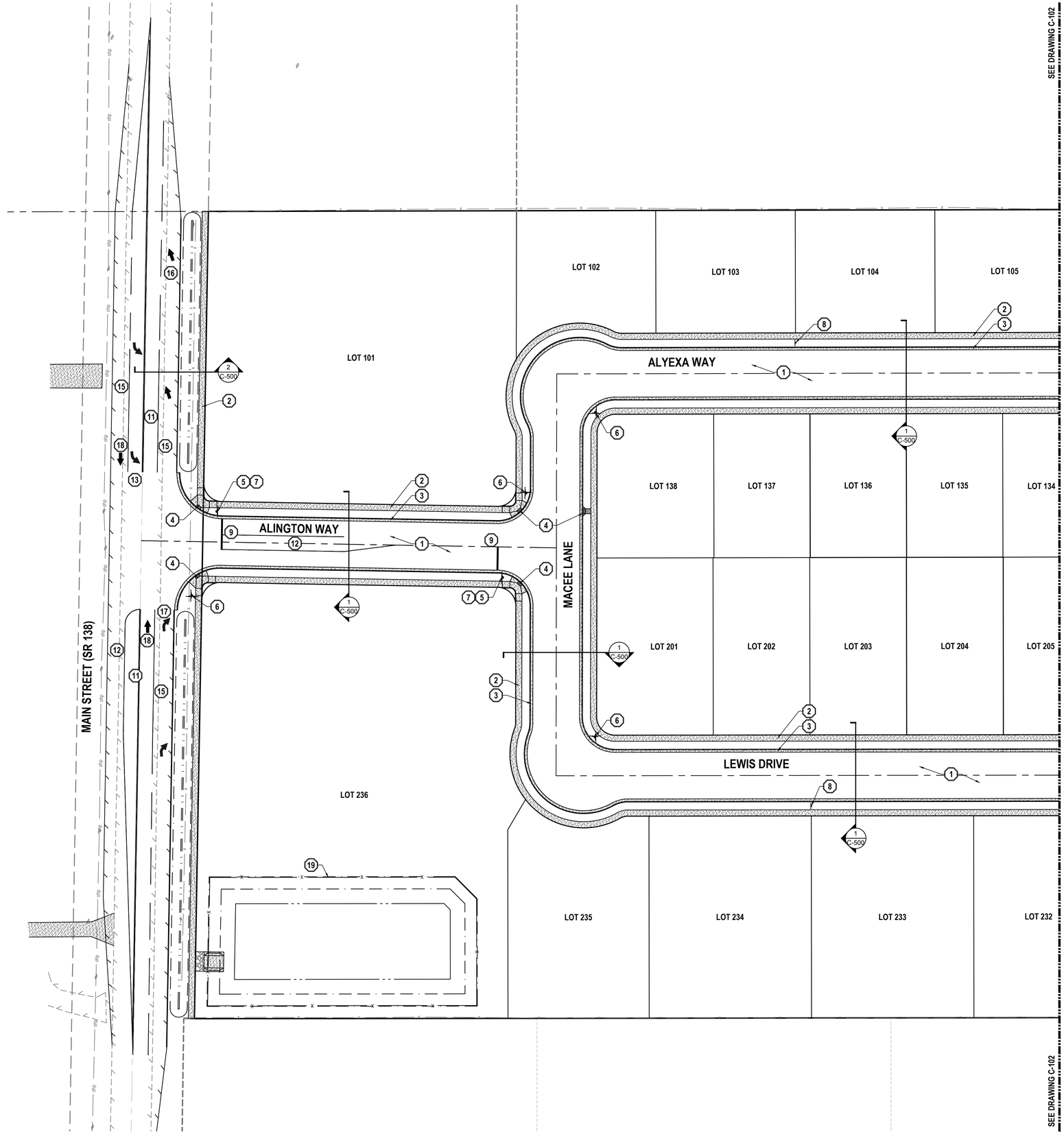
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

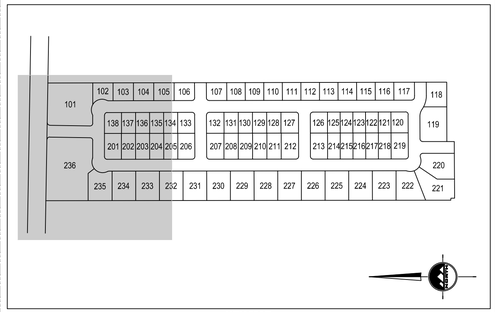
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER: T1265K
PRINT DATE: 9/20/2022
DRAWN BY: J.CID
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

C-101

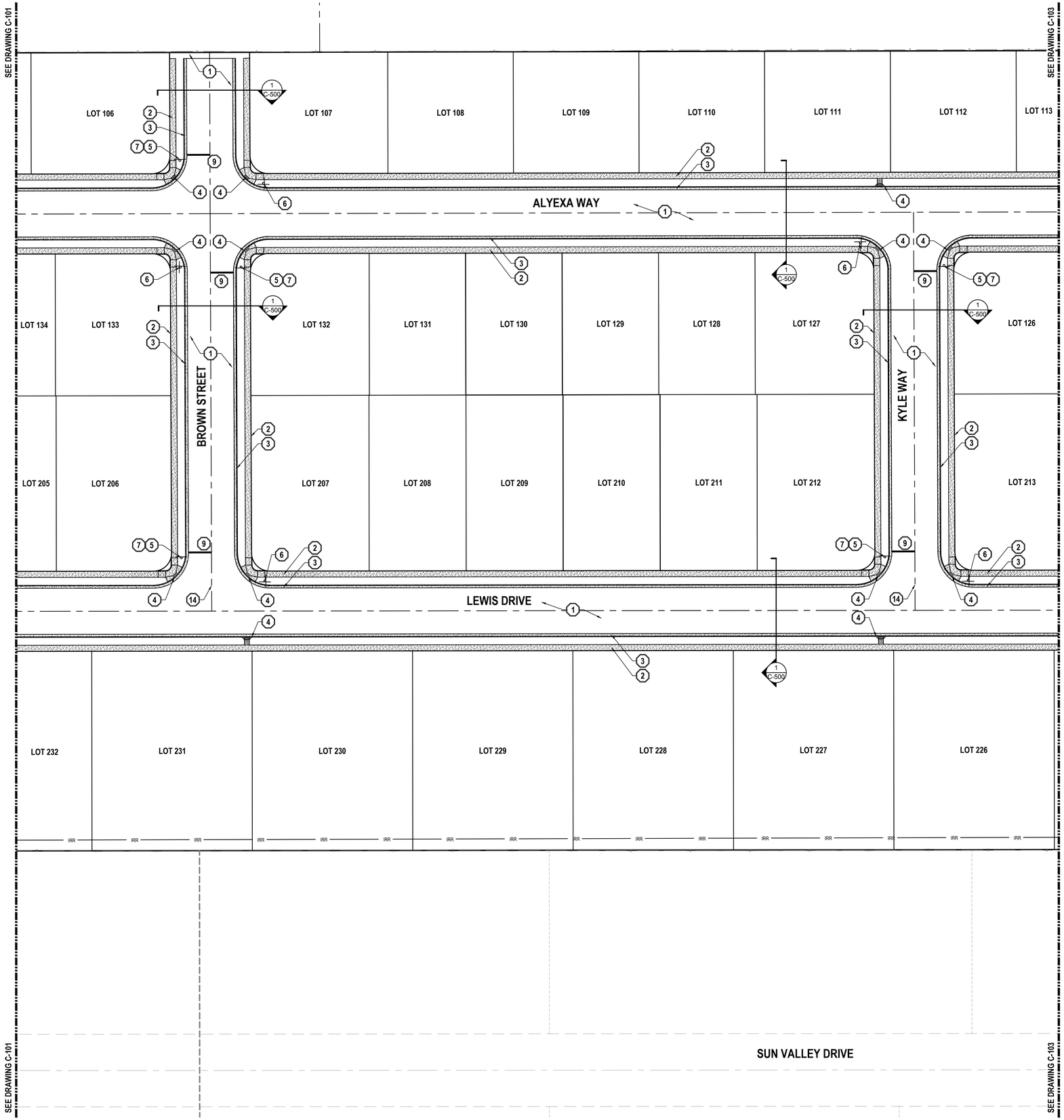
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

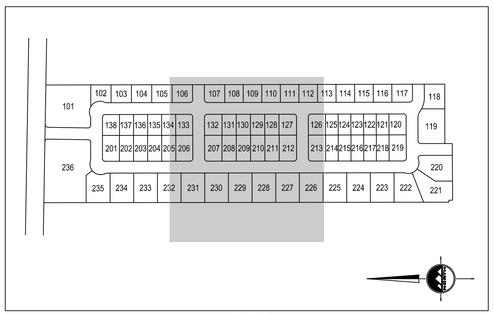
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

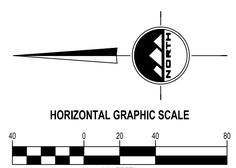
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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



KEY MAP
SCALE: 1"=400'



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
6-17427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-102

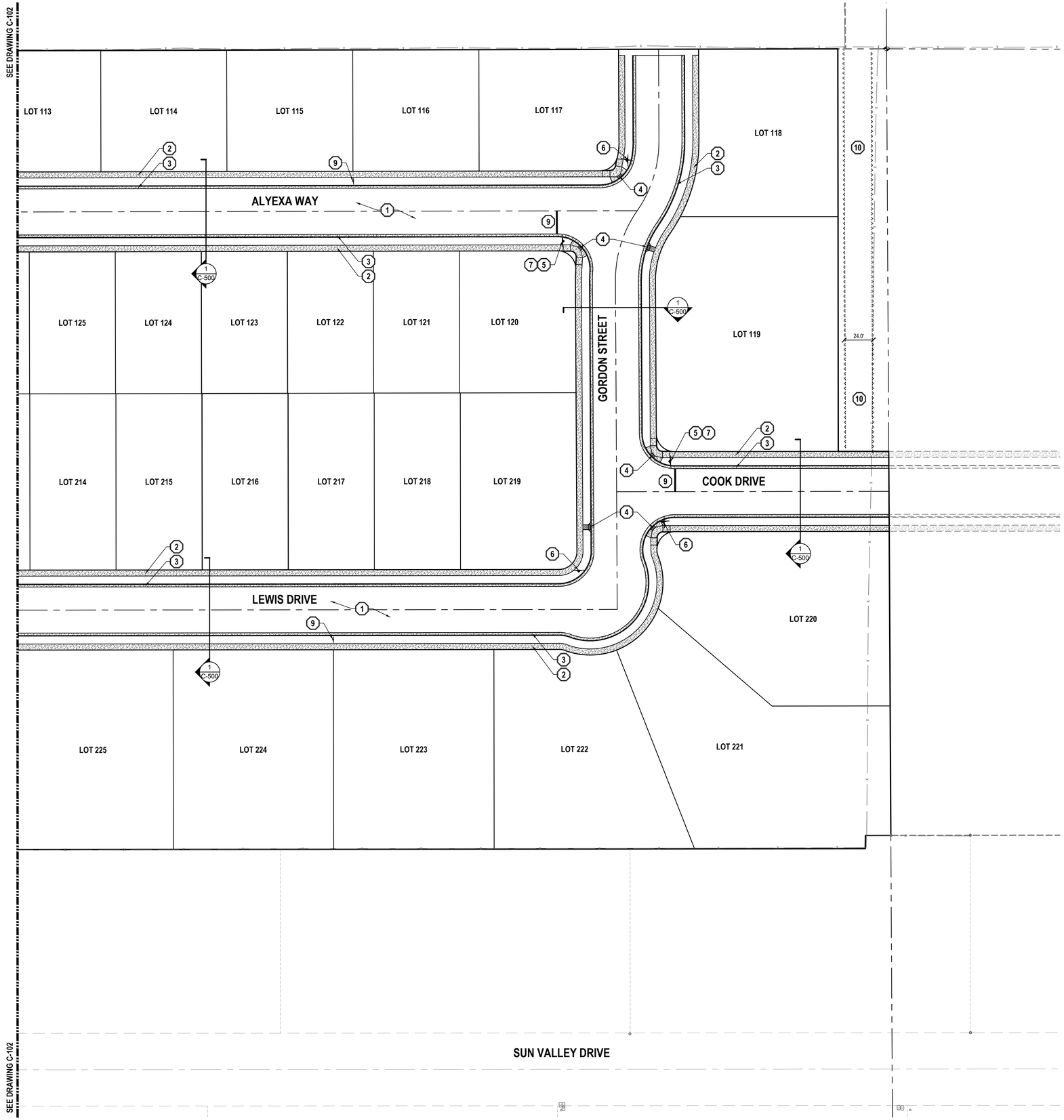
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

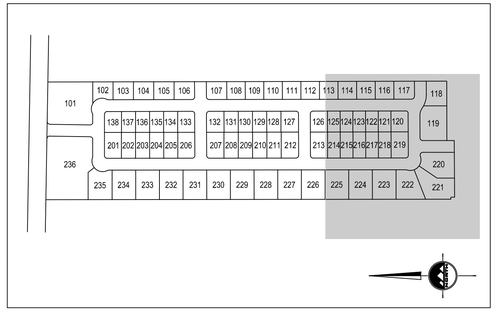
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. 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.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. 6" THICK CONCRETE SIDEWALK PER APWA MODIFIED STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235.2 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
5. "STOP" SIGN PER MUTCD R1-1. "ALL WAY" SIGN AT 3 AND 4 WAY INTERSECTION.
6. STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS
7. "CROSS TRAFFIC DOES NOT STOP" SIGN MUTCD W4-4P.
8. "CHILDREN AT PLAY" SIGN MUTCD W9-12.
9. 8" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS
10. GRAVEL PAVEMENT: 8" SUBBASE AND 8" UNTREATED BASE COURSE.
11. SOLID DOUBLE YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
12. SOLID YELLOW LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
13. LEFT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
14. 4'-0" WATERWAY PER APWA STANDARD PLAN NO. 211.
15. SOLID WHITE LINE PER MUTCD STANDARDS AND SPECIFICATIONS.
16. MERGE ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
17. RIGHT TURNING ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
18. THROUGH ARROW PER MUTCD STANDARDS AND SPECIFICATIONS.
19. INSTALL CHAIN LINK FENCE.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

SITE PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-103

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

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

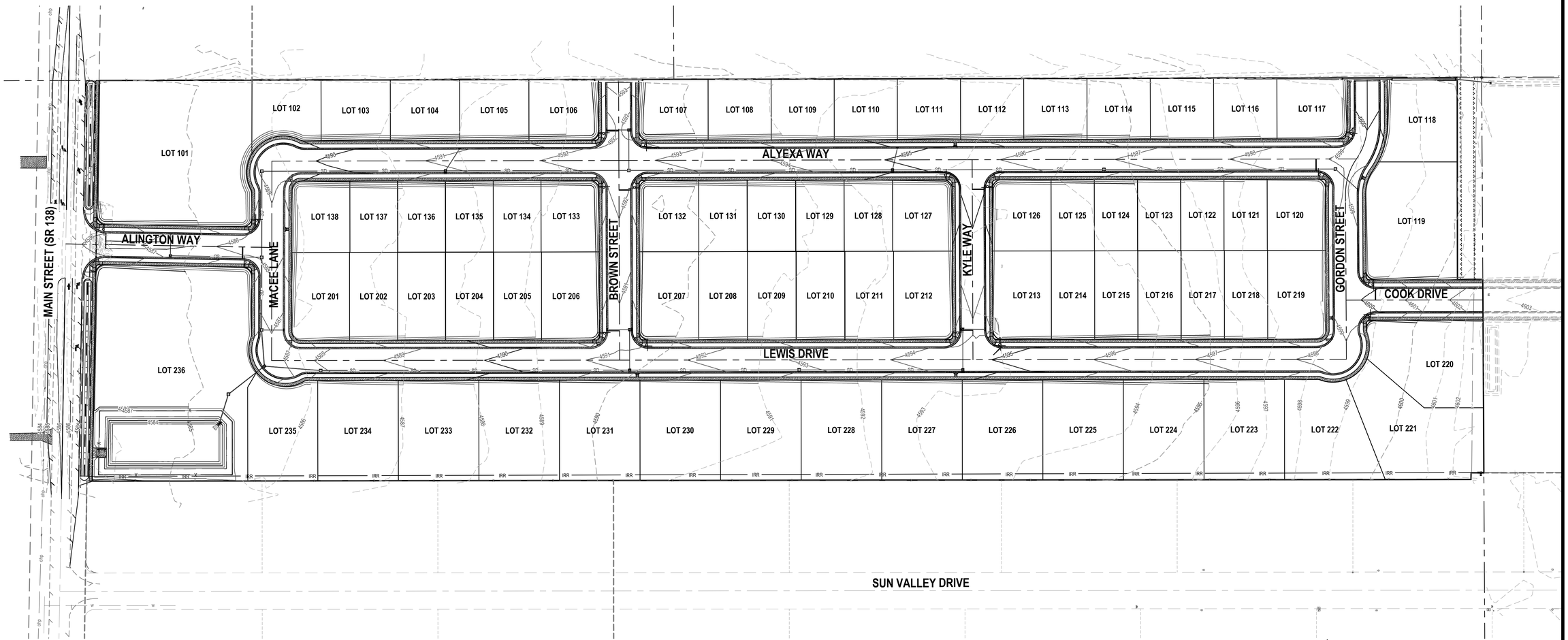
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. 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.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

HORZ. 1 inch = 80 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
JACOB M. CLEGG
9/20/2022

PRELIMINARY

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER T1265K	PRINT DATE 9/20/2022
DRAWN BY J.CID	CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG	

C-200

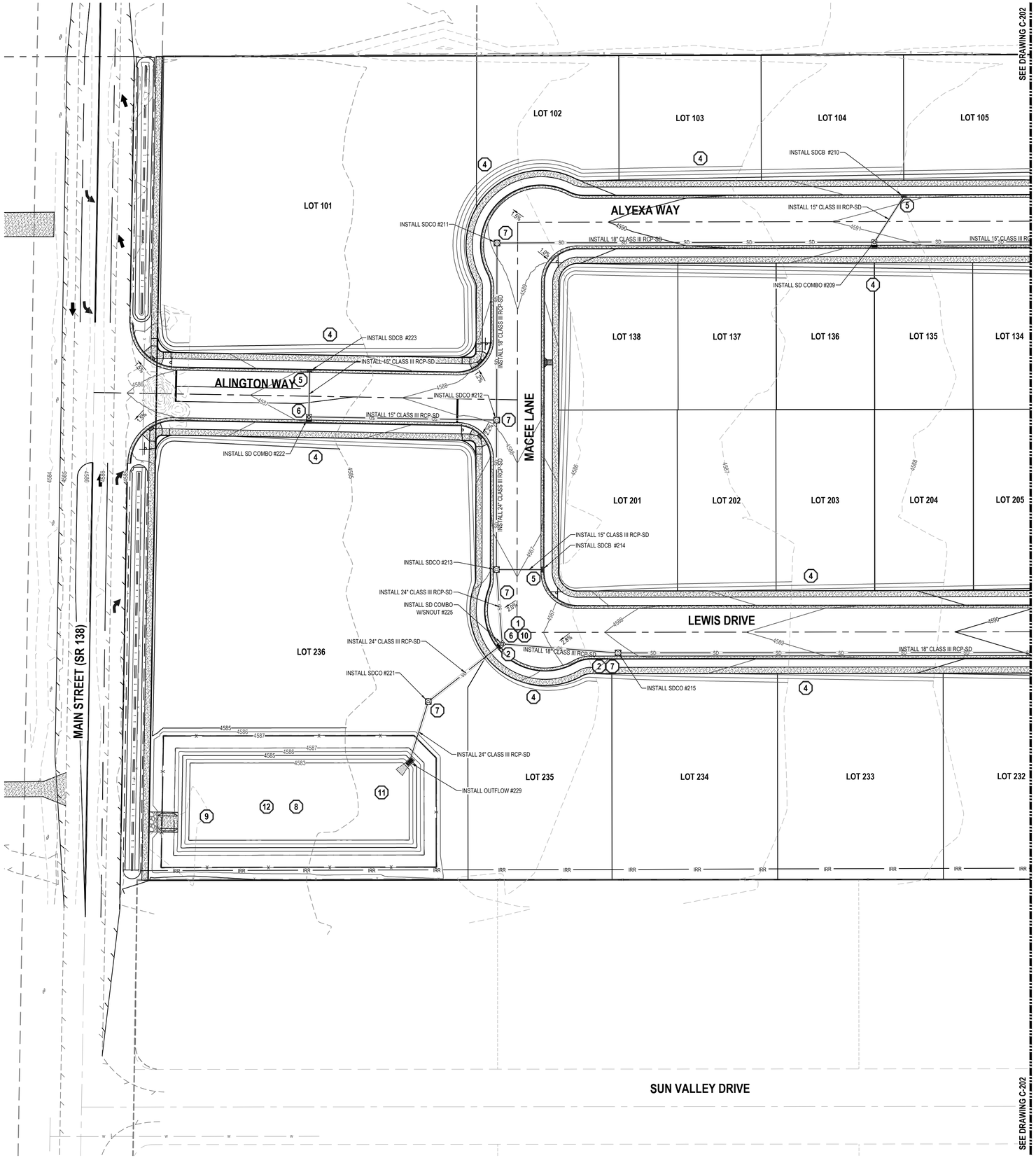
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. 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 CONTRACTORS 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.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

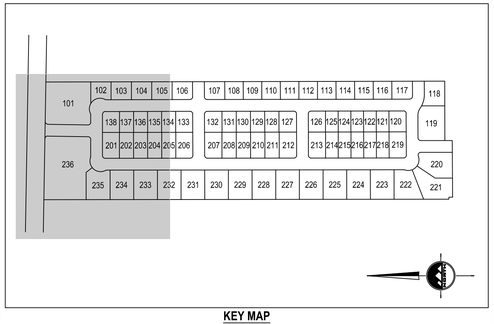
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

TOP OF BERM ELEVATION	=	4587.0
SPILLWAY ELEVATION	=	4586.0
HIGH WATER ELEVATION	=	4585.0
BOTTOM OF BASIN ELEVATION	=	4581.0
VOLUME REQUIRED	=	36,344 CU. FT.
VOLUME PROVIDED	=	39,020 CU. FT.

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER 9041421-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: T1265K	PRINT DATE: 9/20/2022
DRAWN BY: J.CID	CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG	

C-201

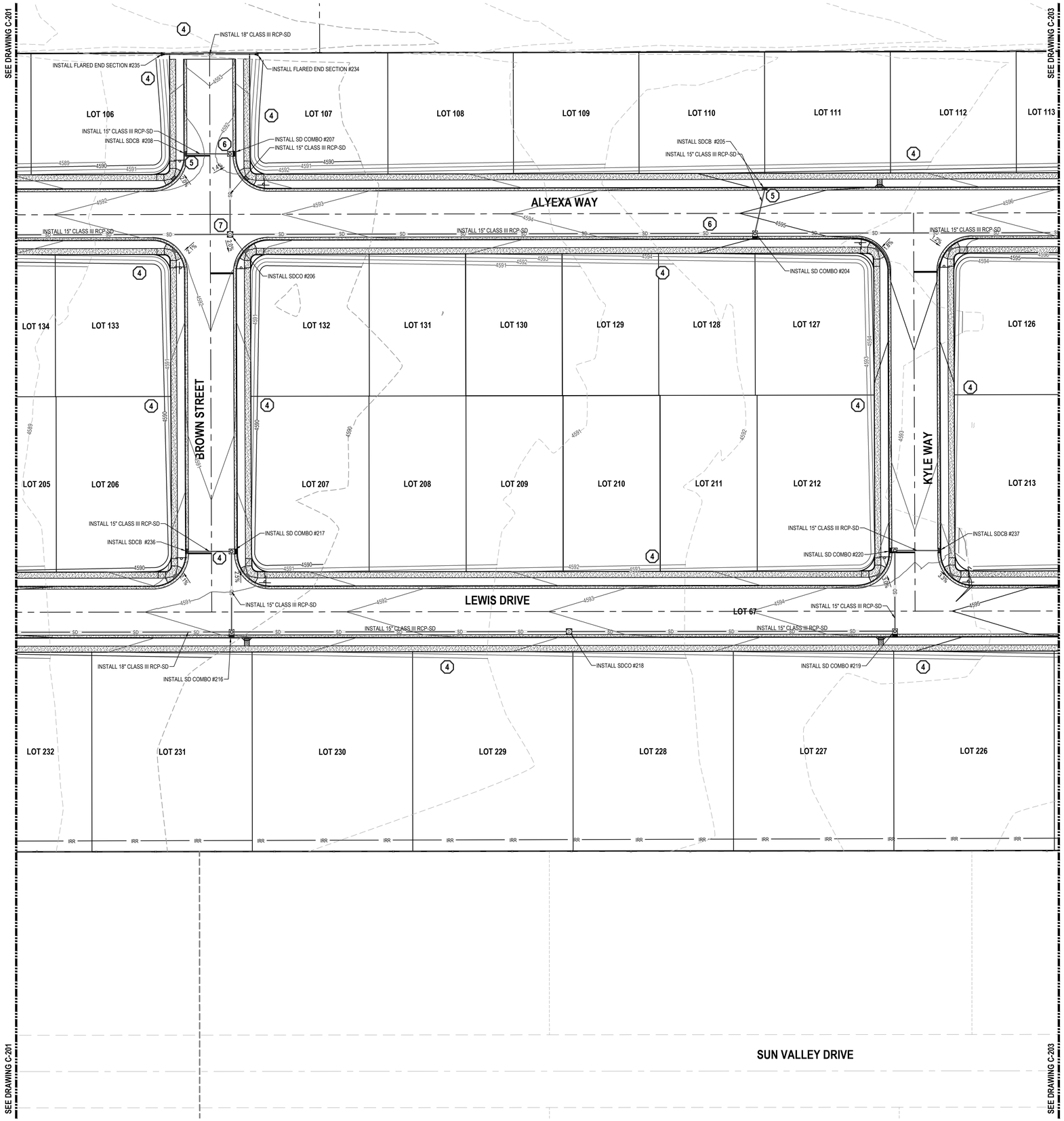
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. 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 CONTRACTORS 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.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

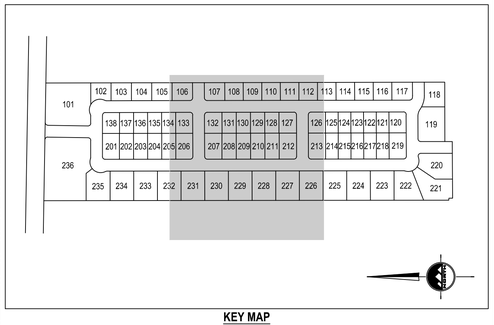
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

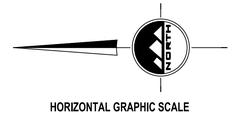
TOP OF BERM ELEVATION	=	4587.0
SPILLWAY ELEVATION	=	4586.0
HIGH WATER ELEVATION	=	4585.0
BOTTOM OF BASIN ELEVATION	=	4581.0
VOLUME REQUIRED	=	36,344 CU. FT.
VOLUME PROVIDED	=	39,020 CU. FT.

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED, THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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



KEY MAP
SCALE: 1"=400'



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
NO. 7427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	T1265K
PRINT DATE	9/20/2022
DRAWN BY	J.CID
CHECKED BY	J. CLEGG
PROJECT MANAGER	J. CLEGG

C-202

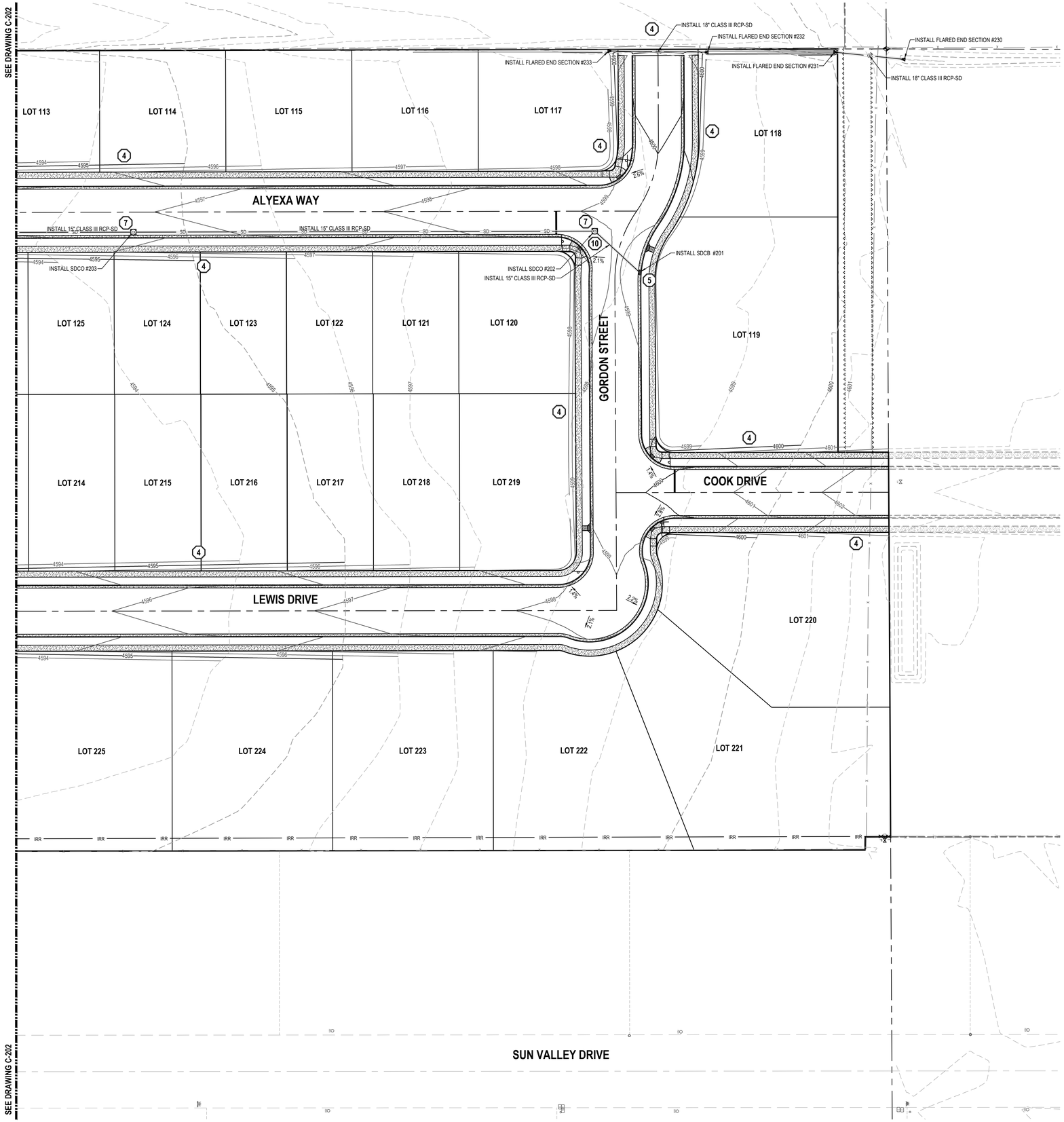
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. 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 CONTRACTORS 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.
6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

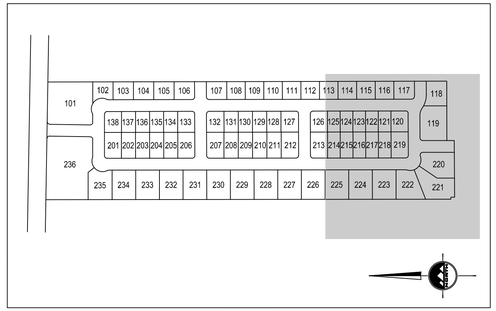
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NOT USED
2. SNOUT 12F OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
3. OUTLET RIPRAP, SEE NRCS SPECIFICATIONS ON SHEET C-#00
4. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
5. CATCH BASIN PER APWA STANDARD PLAN NO. 315.1 AND SPECIFICATIONS.
6. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
7. CLEANOUT BOX PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
8. DETENTION BASIN (SEE DETAIL 3/C-500)

TOP OF BERM ELEVATION	=	4587.0
SPILLWAY ELEVATION	=	4586.0
HIGH WATER ELEVATION	=	4585.0
BOTTOM OF BASIN ELEVATION	=	4581.0
VOLUME REQUIRED	=	36,344 CU. FT.
VOLUME PROVIDED	=	39,020 CU. FT.

9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.
10. DUE TO THE ANGLE AT WHICH THE PIPES COME INTO THE STORM DRAIN BOXES AND SOFTWARE CONSTRAINTS, PIPES APPEAR TO BE COMING OUT OF OR IN THE CORNER. THIS IS NOT TRULY HOW THE PIPES ARE TO BE INSTALLED. THEY ARE TO BE INSTALLED IN THE SIDE OF THE STORM DRAIN BOXES PER MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
11. OUTFLOW STRUCTURE PER DETAIL 5/C-500.
12. BASIN NOT MAINTAINED BY CITY.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

C-203

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

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

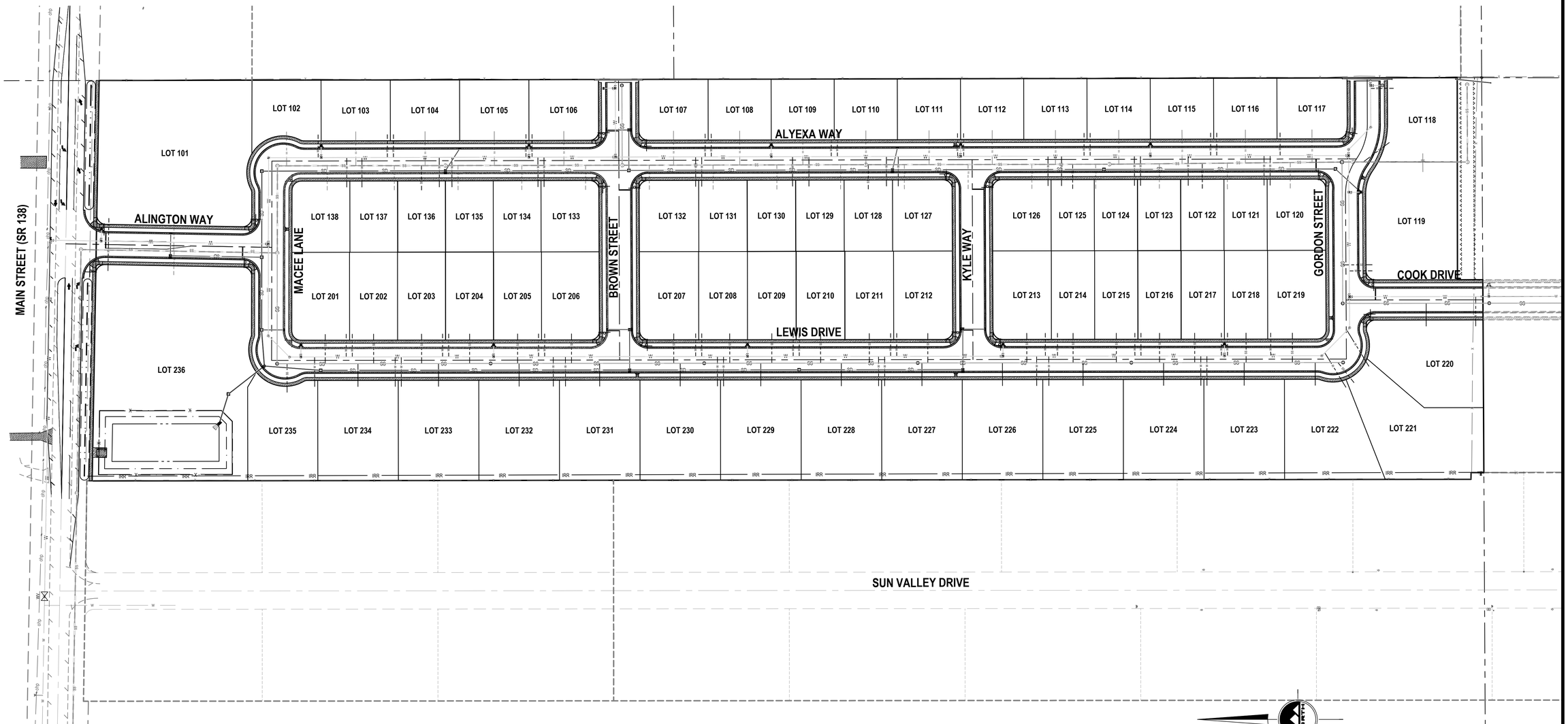
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'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 GRANTSVILLE CITY'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.



HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

HORZ: 1 inch = 80 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

OVERALL UTILITY PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-300

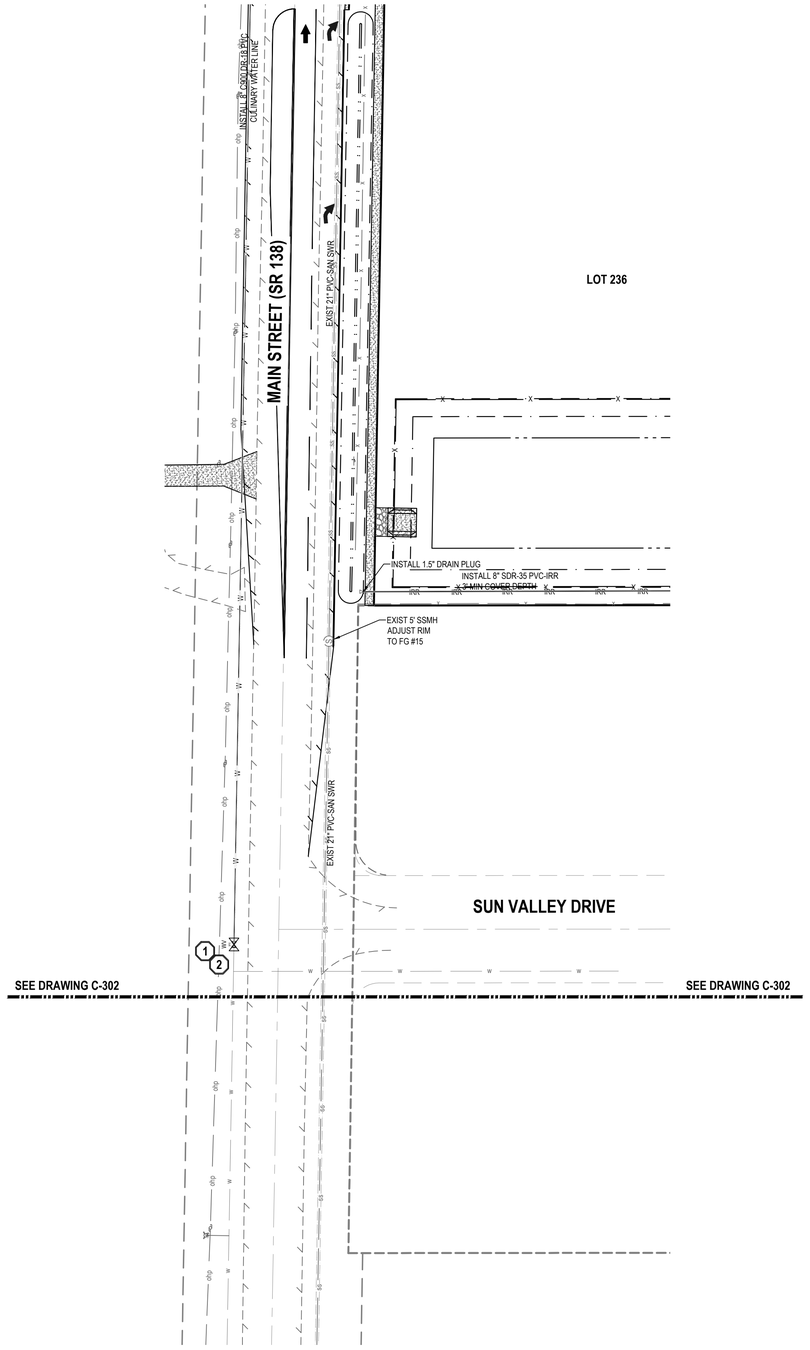
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

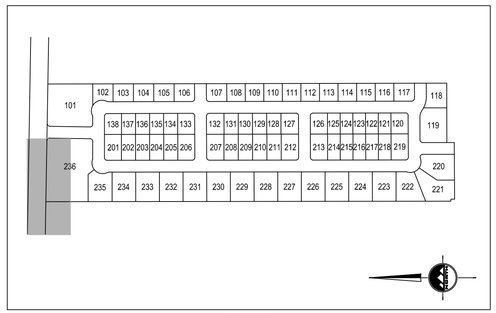
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD 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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'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 GRANTSVILLE CITY'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.

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. CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
3. C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
8. GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-301

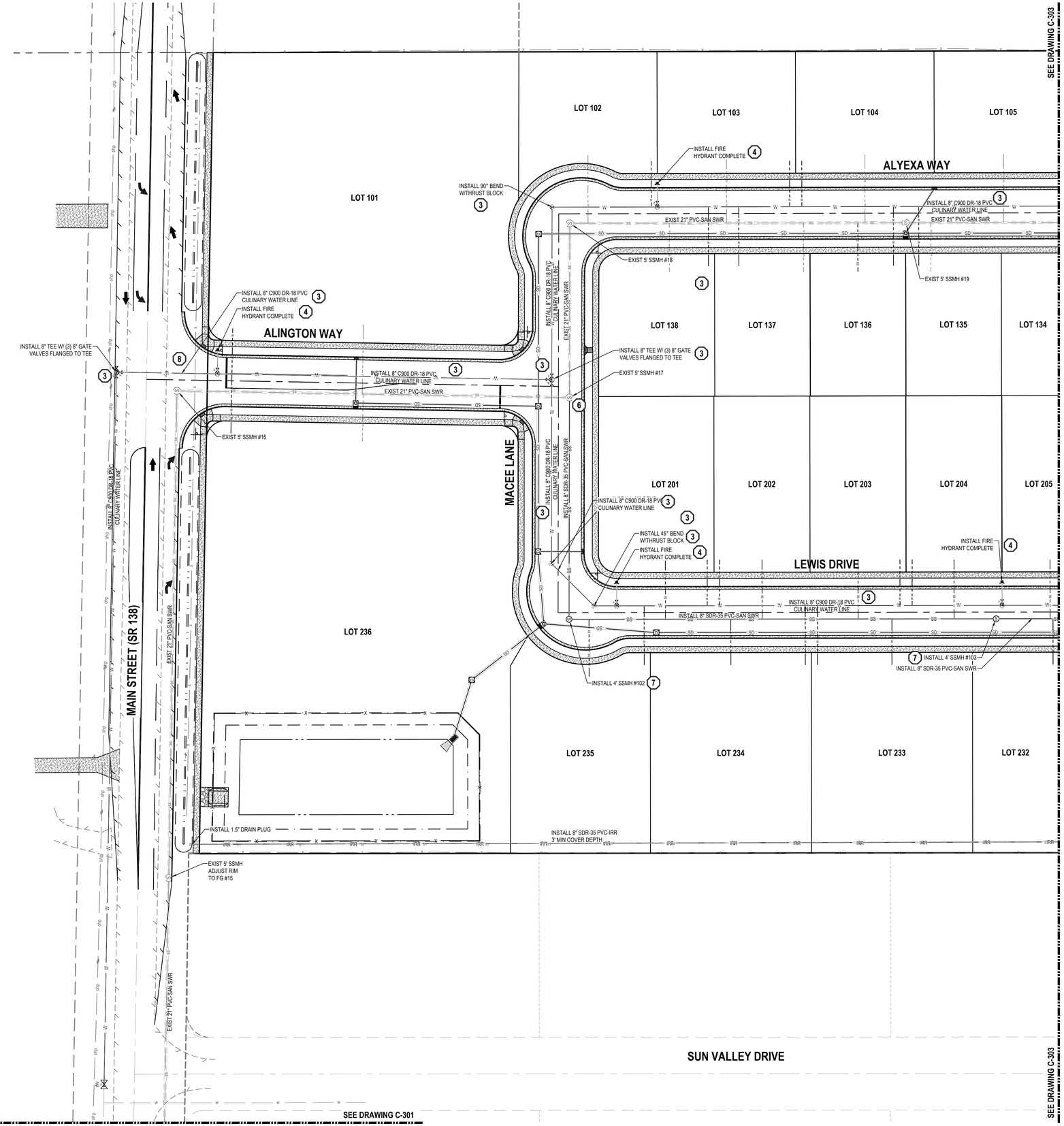
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

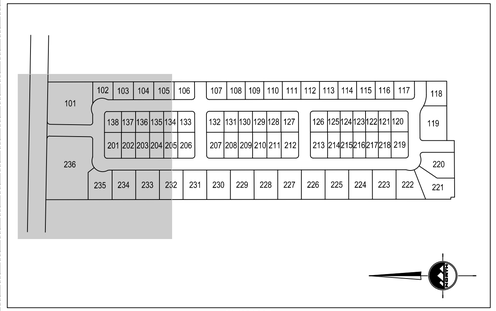
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD 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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'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 GRANTSVILLE CITY'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.

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. CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
3. C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
8. GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-302

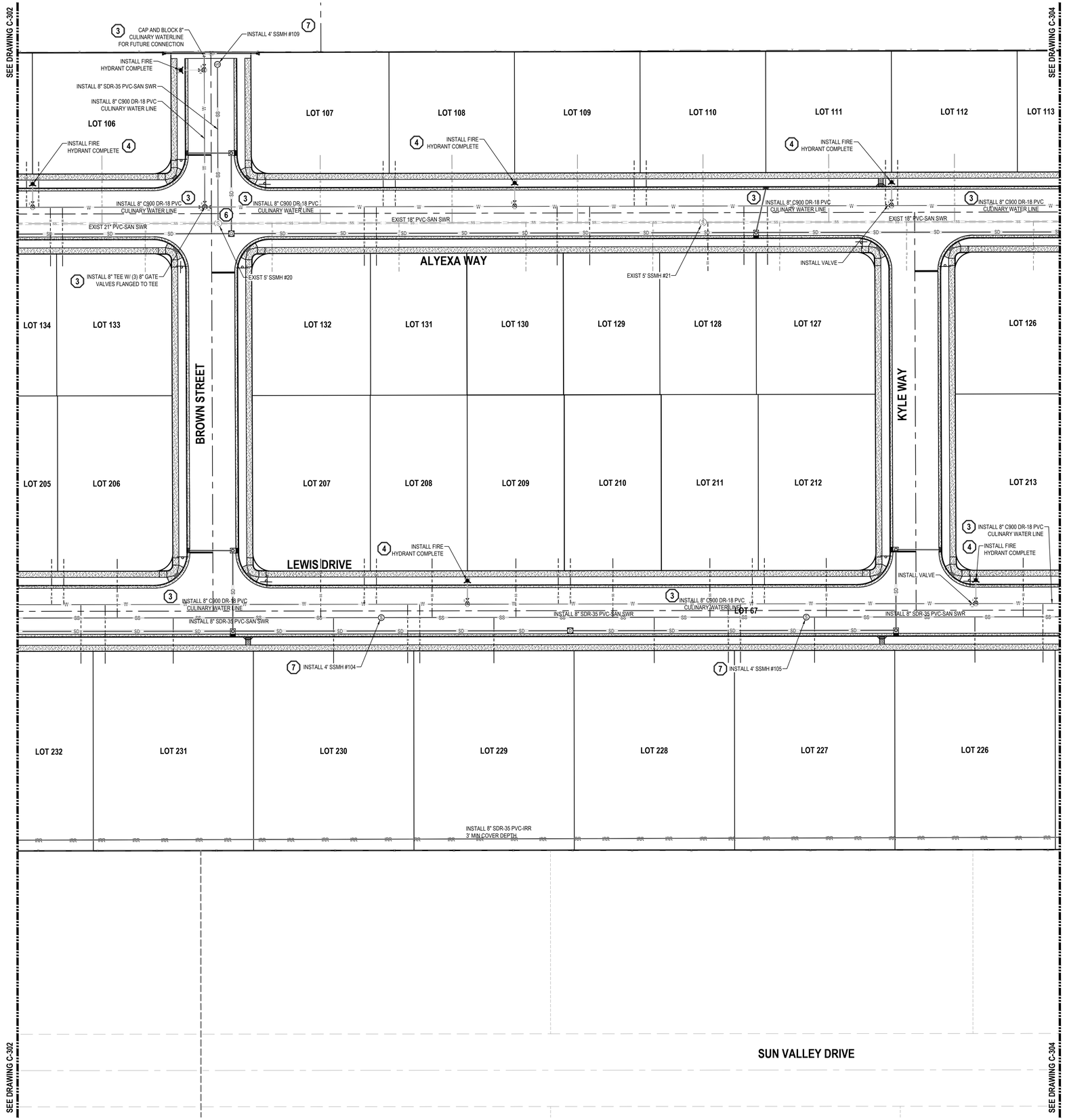
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



GENERAL NOTES

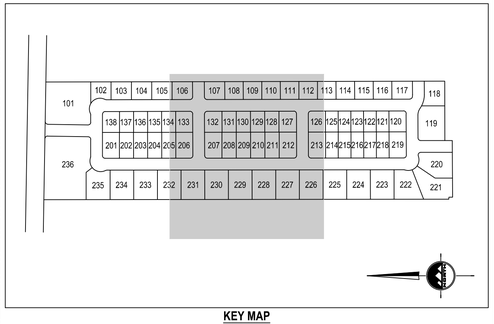
1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD 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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'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 GRANTSVILLE CITY'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.

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. CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
3. C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
8. GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

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



KEY MAP
SCALE: 1"=400'

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-303

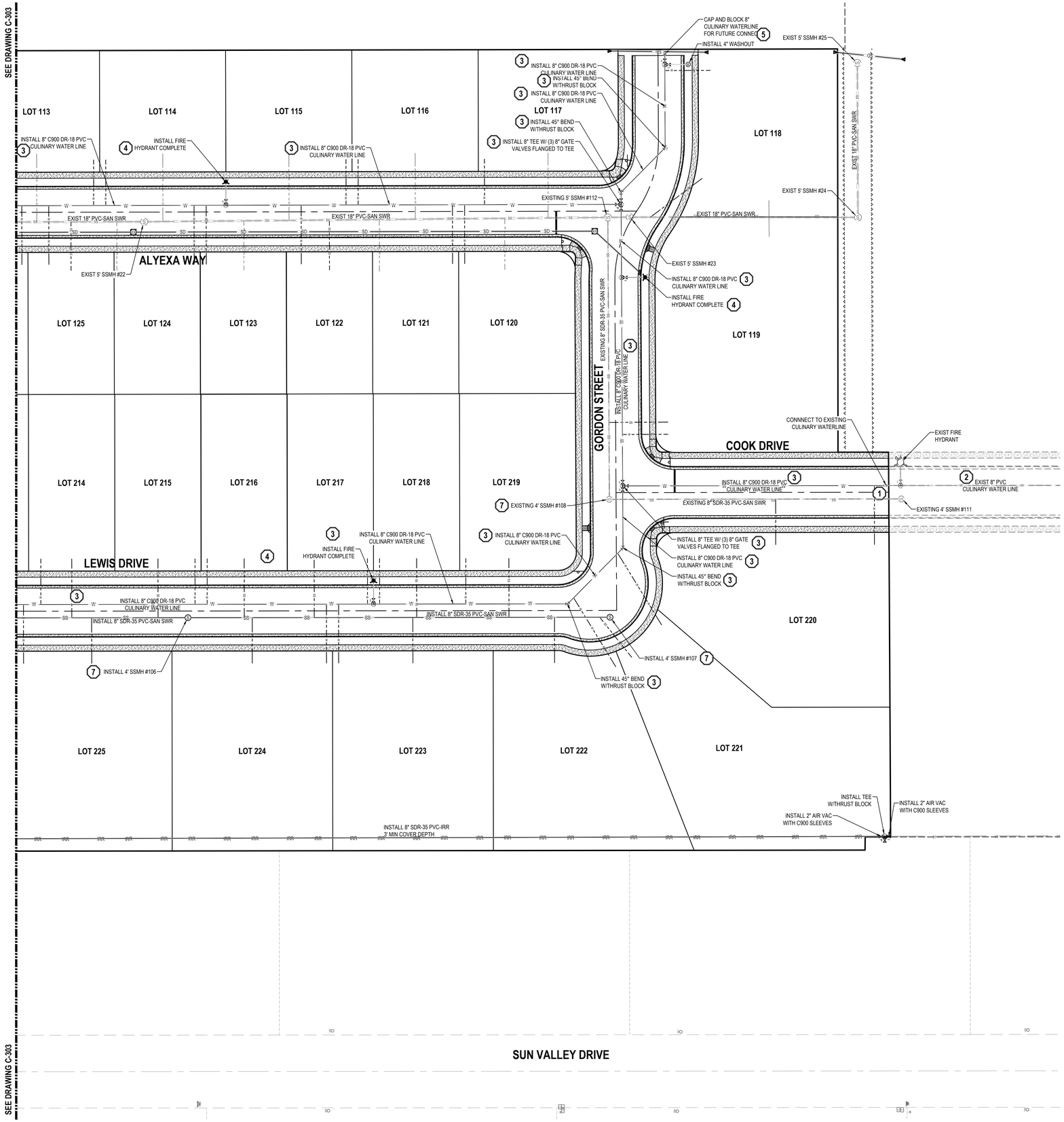
811 Know what's below. Call before you dig.

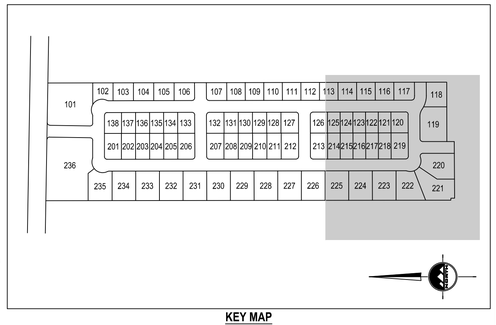
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53





KEY MAP
SCALE: 1"=400'

NORTH

HORIZONTAL GRAPHIC SCALE

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

GENERAL NOTES

1. ALL WORK TO COMPLY WITH GRANTSVILLE CITY'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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GRANTSVILLE CITY'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 GRANTSVILLE CITY'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.

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. CONNECT TO EXISTING CULINARY WATERLINE PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
2. APPROXIMATE LOCATION OF EXISTING CULINARY WATERLINE. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT PROJECT ENGINEER IF CONFLICT EXISTS.
3. C-900 PVC CULINARY WATERLINE. INSTALL THRUST BLOCKING AND FITTINGS ON ALL TEES AND BEND PER APWA PLAN NO. 561 AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
4. FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.
5. INSTALL 4" WASHOUT VALVE PER APWA PLAN NO. 571 AND SPECIFICATIONS.
6. CONNECT TO EXISTING SEWER MAIN PER GRANTSVILLE CITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MANHOLE PER APWA PLAN NO. 402, 411, 413 AND SPECIFICATIONS.
8. GAS LINE DEPTH AND LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.

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

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER 5647427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-304

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

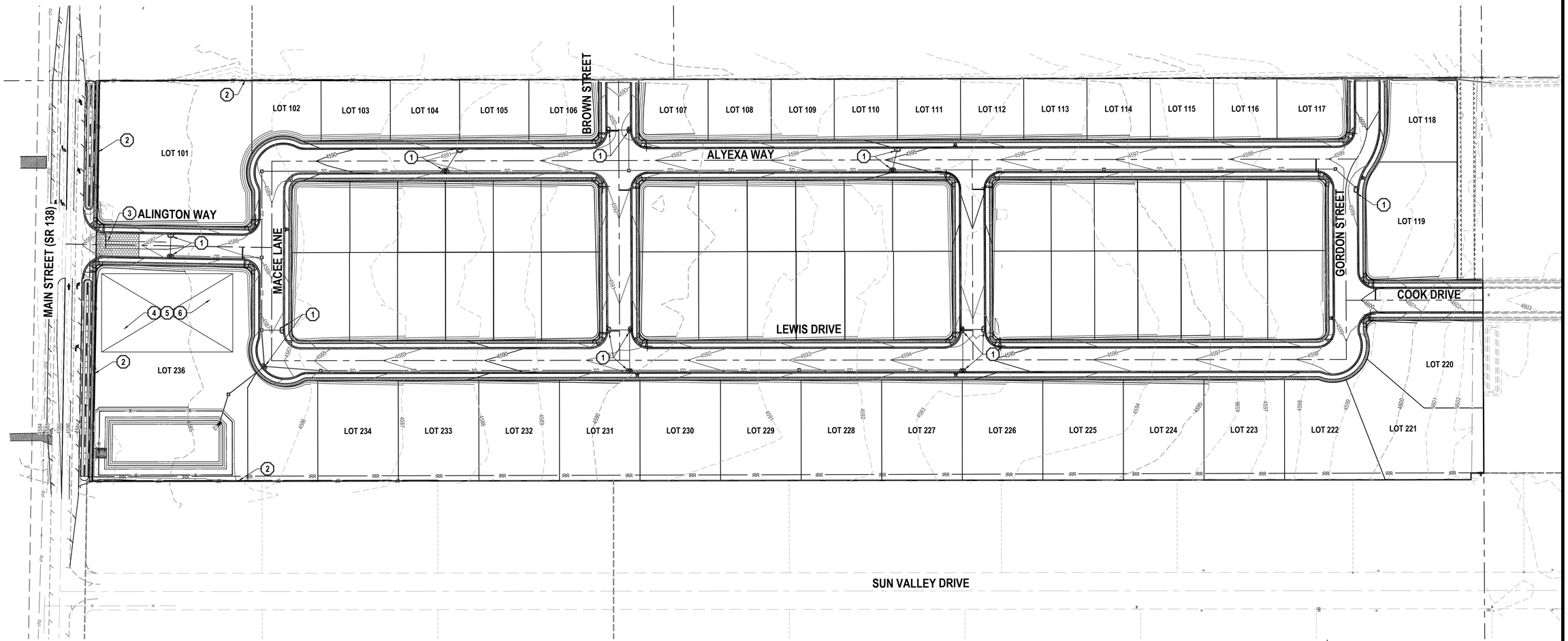
GENERAL NOTES

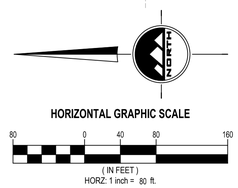
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT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

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 6/C-500.
2. SILT FENCE PER DETAIL 7/C-500.
3. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 8/C-500.
4. PORTABLE TOILET PER DETAIL 9/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.





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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

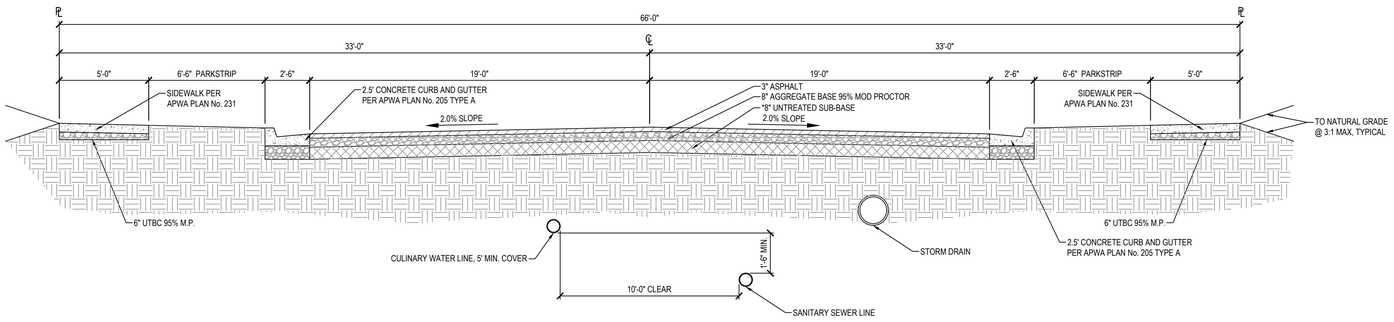
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
JACOB M. CLEGG
9/20/2022

PRELIMINARY

EROSION CONTROL PLAN

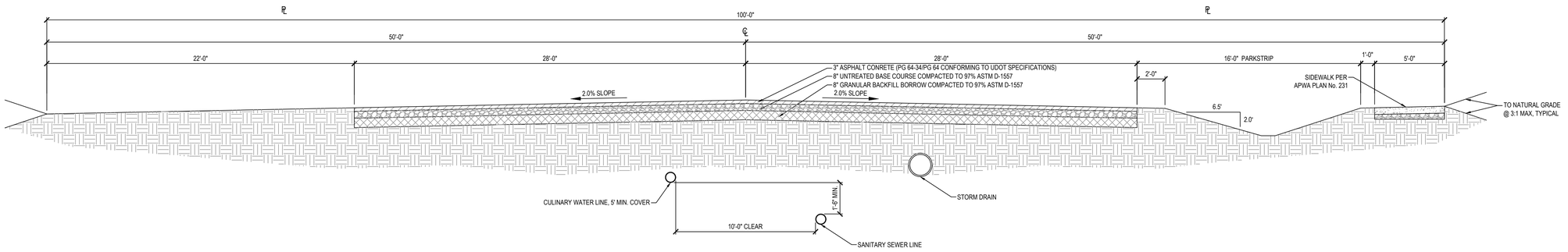
PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

C-400



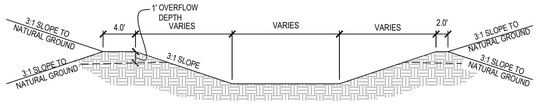
1 TYPICAL 66 FOOT ROAD CROSS SECTION

SCALE: NONE



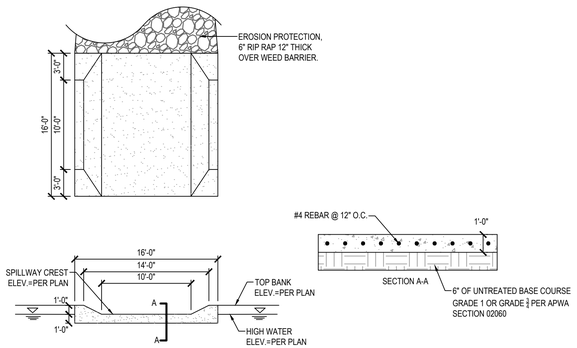
2 TYPICAL 100 FOOT ROAD CROSS SECTION

SCALE: NONE



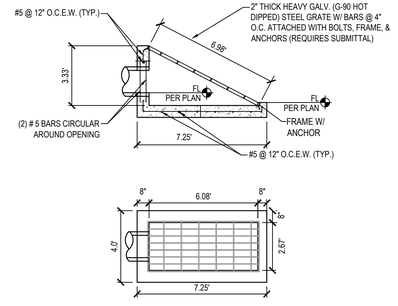
3 RETENTION BASIN LAYOUT

SCALE: NONE



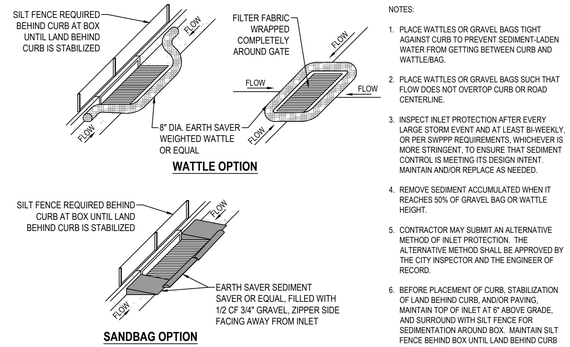
4 CONCRETE SPILLWAY

SCALE: NONE



5 SLOPED OUTLET STRUCTURE

SCALE: NONE

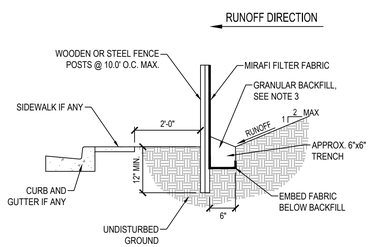


NOTES:

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

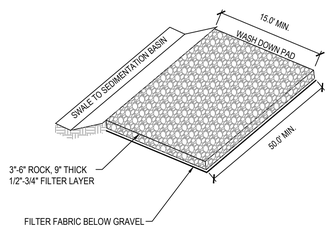


NOTES:

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.

7 TEMPORARY SILT FENCE

SCALE: NONE

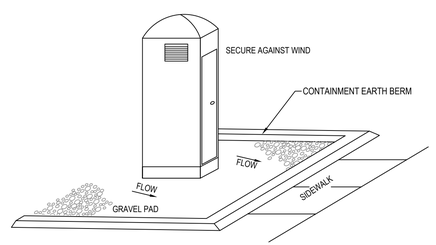


NOTE:

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

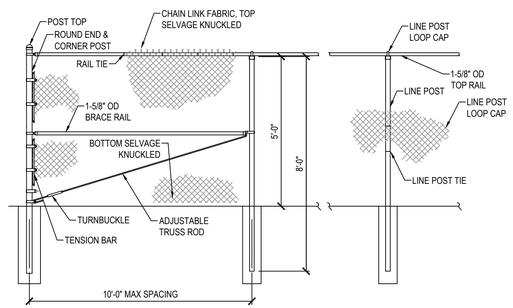
8 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



9 PORTABLE TOILET

SCALE: NONE



10 FENCE SECTION ELEVATION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

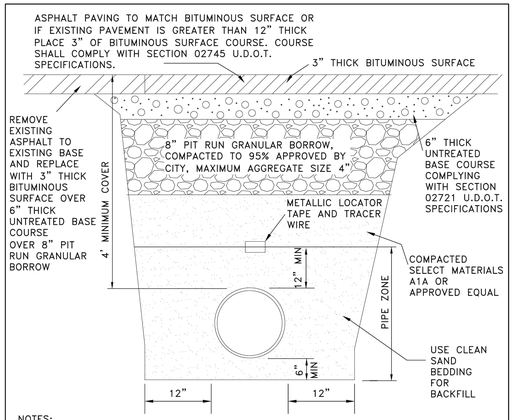
LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH — JACOB M. CLEGG — 9/20/2022

PRELIMINARY

DETAILS

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

C-500

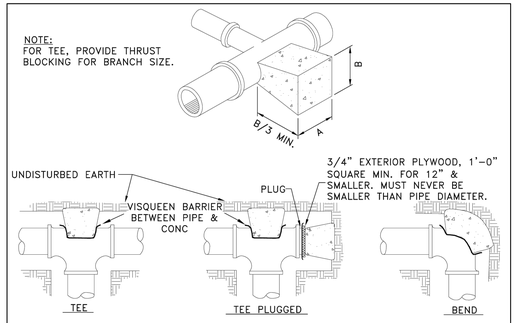


NOTES:
1. PIPES & FITTINGS SHALL BE LEAD FREE.
2. ASBESTOS CEMENT PIPE SHALL NOT BE ALLOWED.
3. WATER MAINS & SEWER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH.
4. ALL PIPES, FITTINGS & APPURTENANCES SHALL BE NSF-61 CERTIFIED.
5. ALL NEW OR REPLACED WATER LINES SHALL BE FLUSHED & DISINFECTED PER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

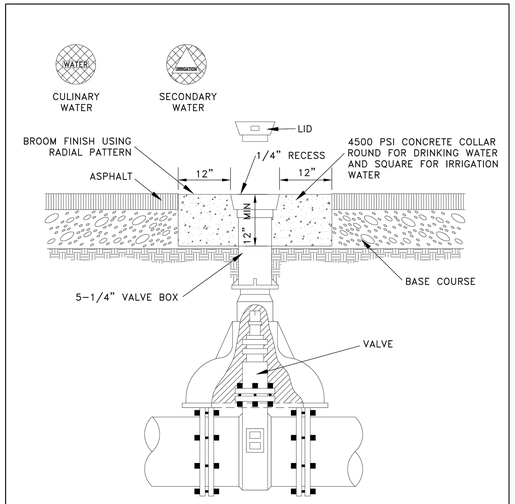
GRANTSVILLE CITY
UTILITY TRENCH FOR WATER MAIN



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.

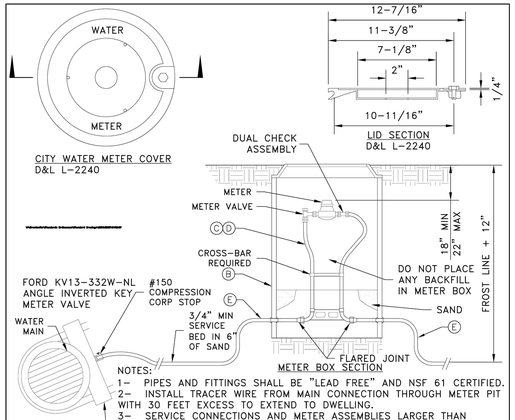
GRANTSVILLE CITY
THRUST BLOCK DETAIL



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

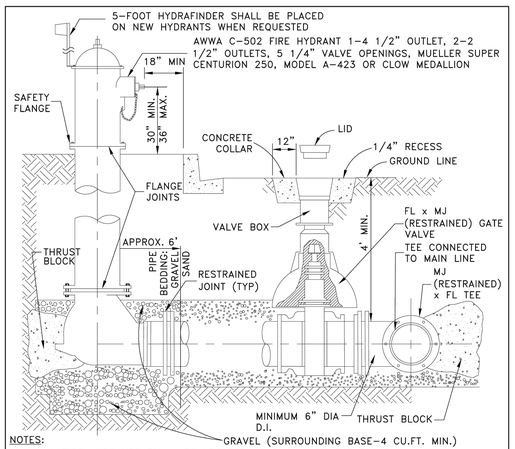


NOTES:
1- PIPES AND FITTINGS SHALL BE "LEAD FREE" AND NSF 61 CERTIFIED.
2- INSTALL TRACER WIRE FROM MAIN CONNECTION THROUGH METER PIT WITH 30 FEET EXCESS TO EXTEND TO DWELLING.
3- SERVICE CONNECTIONS AND METER ASSEMBLIES LARGER THAN 1-INCH NEED TO COMPLY WITH THE LATEST APWA STANDARD DETAILS.
4- INSTALL 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 07-22

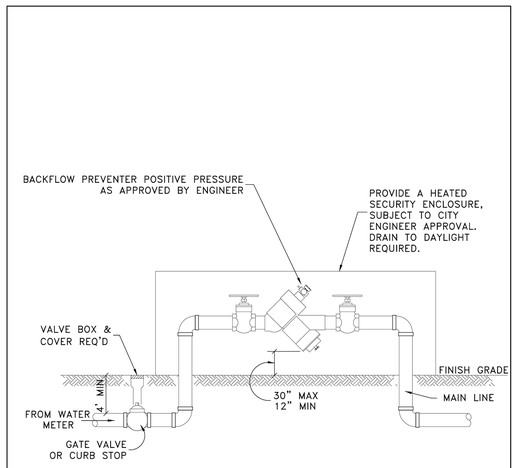
GRANTSVILLE CITY
SERVICE CONNECTION & METER ASSEMBLY



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, 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

GRANTSVILLE CITY STANDARDS

APWA PLAN #	GRANTSVILLE CITY CHANGES
205.1 - CURB AND GUTTER	TYPE "A" ONLY
231 - SIDEWALK	6" MIN CONCRETE THICKNESS
	6" MIN BASE COURSE
235.2 - CORNER CURB CUT ASSEMBLY	6" PPC ON 6" UBC
238 -DETECTABLE WARNING SURFACE	STYLE "T" ONLY
	YELLOW COLOR TILE
255 - BITUMINOUS PAVEMENT T-PATCH	TRENCH BACKFILL TO BE A1A MATERIAL.
292 - STREET NAME SIGNPOST	USE NEW CITY LOGO W/ STREET NAME & GRID NUMBER ON SIGN
315.1 - CATCH BASIN	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
316 - COMBINATION CATCH BASIN AND CLEANOUT BOX	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
341.1 - PRECAST MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
341.2 - PRECAST MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT
381 - TRENCH BACKFILL	TRENCH BACKFILL TO BE A1A MATERIAL.
382 - PIPE ZONE BACKFILL	WATER DESIGN - REFER TO GRANTSVILLE UTILITY TRENCH FOR WATER DETAIL
	SEWER DESIGN - SHOULD BE 3/4" MINUS BEDDING CRUSHED DRAIN ROCK. PER UTAH CODE R309-550-8(2)
411 - SANITARY SEWER MANHOLE	24" BASE COURSE UNLESS GEOTECH SAY DIFFERENT

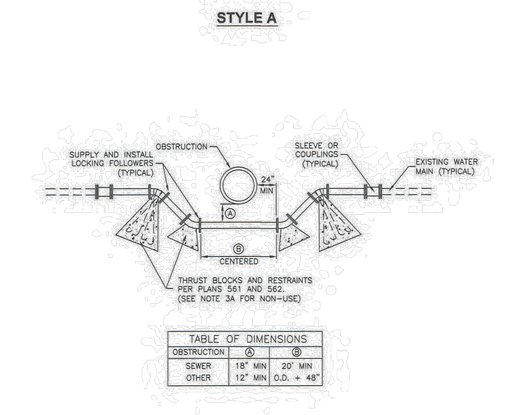


TABLE OF DIMENSIONS		
OBSTRUCTION	(A)	(B)
SEWER	18" MIN	20" MIN
OTHER	12" MIN	O.D. + 48"

APWA Utah Chapter

Water main line loop

Plan 543.1 March 2011

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH, 84029

LICENSED PROFESSIONAL ENGINEER — JACOB M. CLEGG — 9/20/2022 — STATE OF UTAH

PRELIMINARY

DETAILS

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

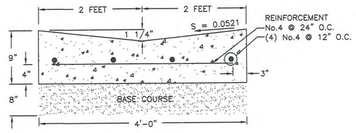
C-501

Waterway

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. Unless indicated otherwise, width of waterway as follows.
      1) 4 feet for a residential street.
      2) 6 feet for a non-residential street.
      3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
   C. Additional requirements are specified in APWA Section 32 16 13.

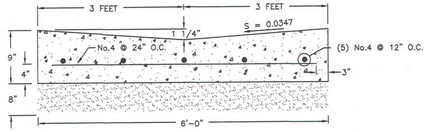
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide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

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. 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. 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.



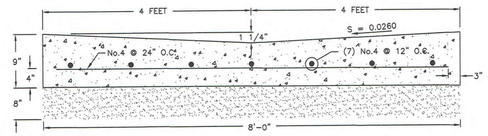
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.875 SQ. FT.



8'-0" WATERWAY

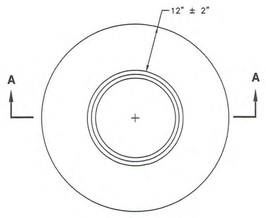
CONCRETE AREA = 5.166 SQ. FT.

Cover collar for sanitary sewer manhole

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

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

3. **EXECUTION**
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous 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.



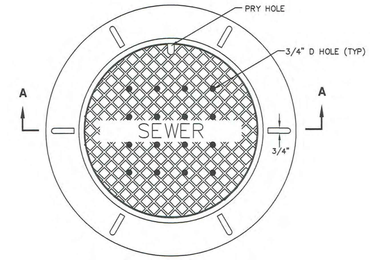
SECTION A-A

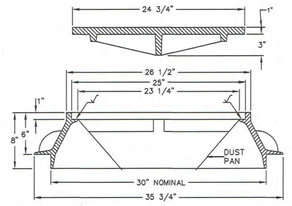
30" Frame and cover

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.





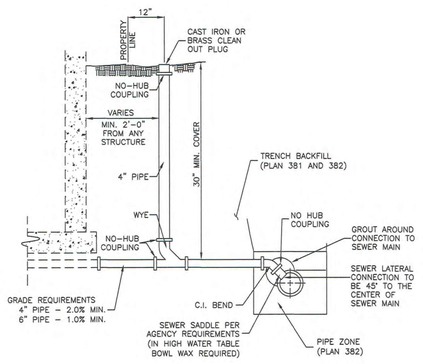
SECTION A-A

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.



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

DETAILS

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

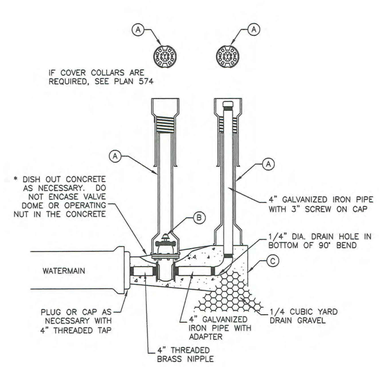
C-502

4" washout valve

1. **GENERAL**
   - A. Before backfilling, secure inspection of installation by ENGINEER.
   - B. Water mains 12-inches and larger will require a special washout assembly design.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4000, APWA Section 03 30 04.

3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
   - C. Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
   - D. After installation of washout valve assembly, verify the washout valve riser drains to gravel.
   - E. Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.



LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2" x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	PLAN 561

USDA NRCS 2012 Fact Sheet

NRCS Natural Resources Conservation Service

Rock Outlet Protection

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

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



What is rock outlet protection?

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

When is rock outlet protection used?

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

How is rock outlet protection installed?

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

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

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

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

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

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

Helping People Help the Land
USDA is an equal opportunity provider and employer

USDA NRCS 2012 Fact Sheet - rock outlet protection

When type of maintenance is required?

Inspect rock outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage. Remove any debris that has collected on the outlet pad.

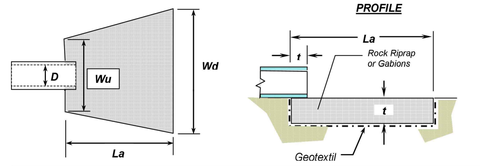


Figure 1 - Typical detail for rock outlet protection below a culvert

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

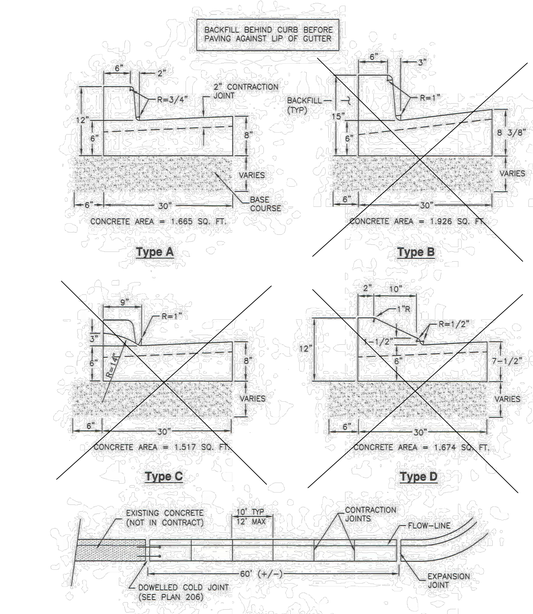
TABLE 1 - Rock outlet protection apron dimensions

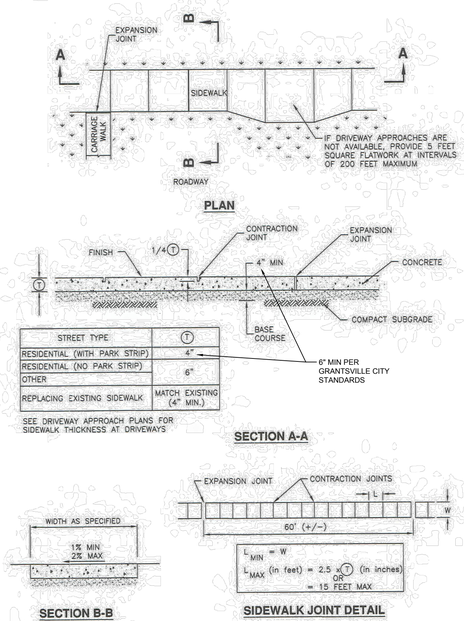
Smallest Dimension in Inches					% of rocks small than size shown
Gadion Rock	6"d_{50}	9"d_{50}	12"d_{50}	18"d_{50}	
8	12	15	21	30	100
6	9	12	18	24	50-70
4	6	9	12	18	35-50
3	2	3	4	6	2-10

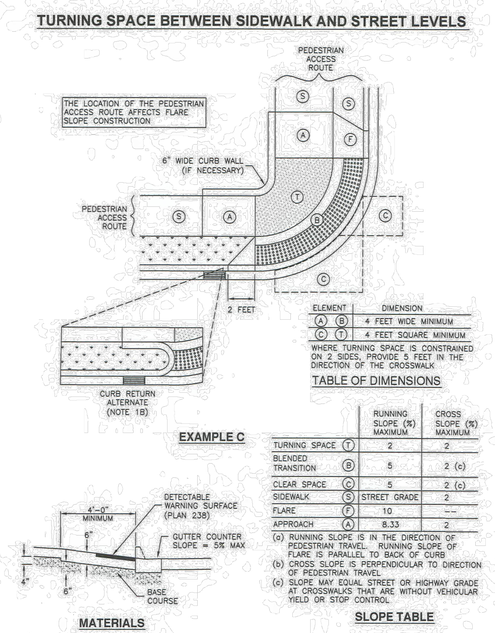
TABLE 2 - Required rock gradation

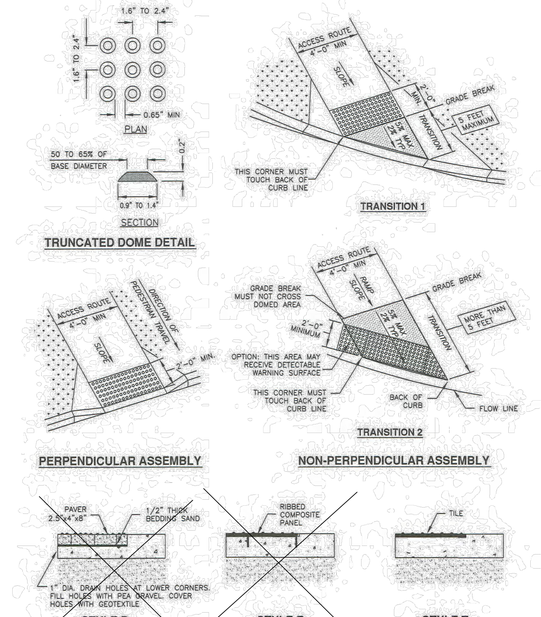
NOTE: After a fire many trees are weakened from burning around the base of the trunk. The trees can fall over or blow down without warning. Shallow rooted trees can also fall. Therefore be extremely alert when around burned trees.

Helping People Help the Land
USDA is an equal opportunity provider and employer









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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

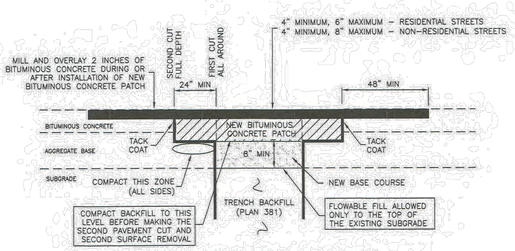
LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

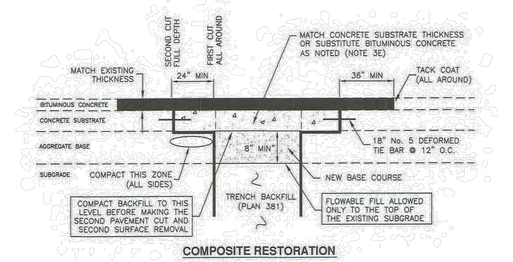
DETAILS

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-503

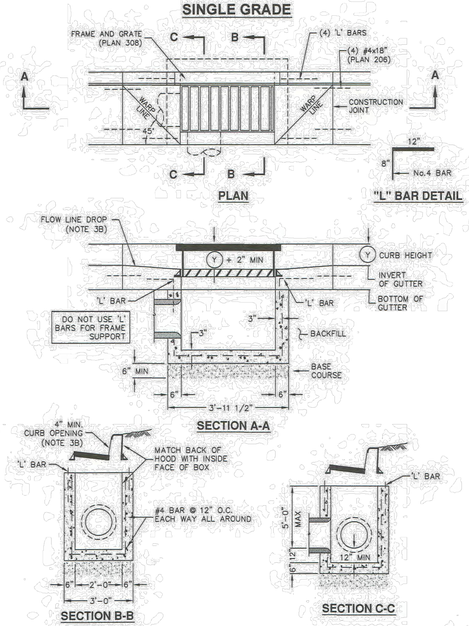


BITUMINOUS CONCRETE RESTORATION

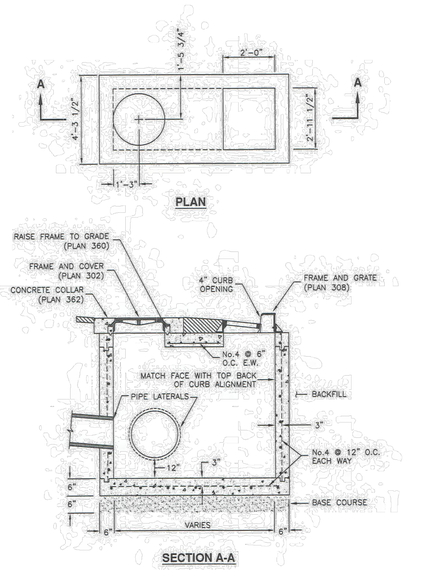


COMPOSITE RESTORATION

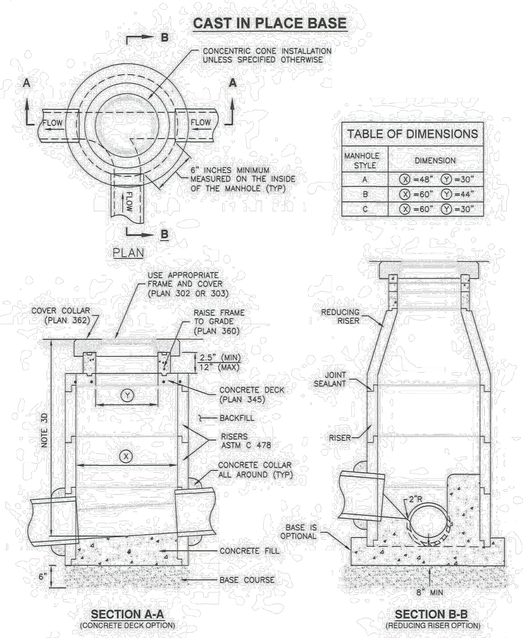
APWA Utah Chapter — *Bituminous pavement T-patch* — Plan 255, November 2015



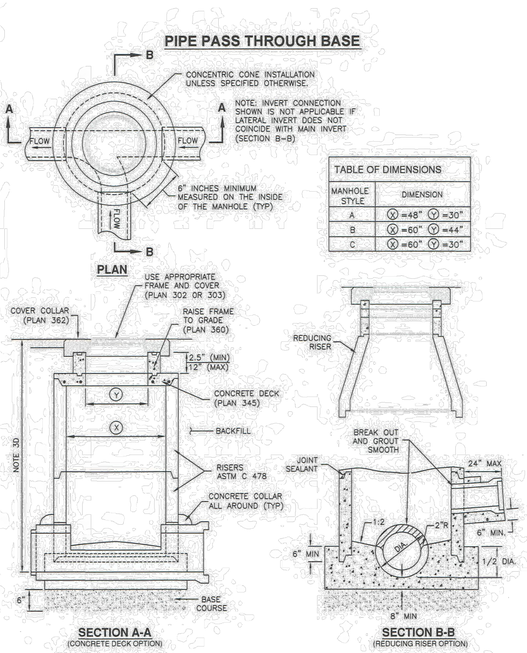
APWA Utah Chapter — *Catch basin* — Plan 315.1, September 2010



APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316, March 2011

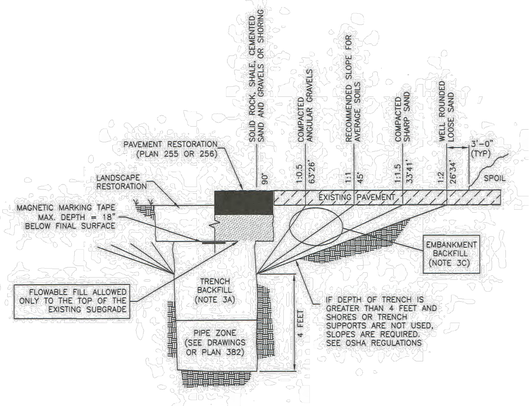


APWA Utah Chapter — *Precast manhole* — Plan 341.1, November 2010



APWA Utah Chapter — *Precast manhole* — Plan 341.2, November 2010

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



APWA Utah Chapter — *Trench backfill* — Plan 381, July 2016



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

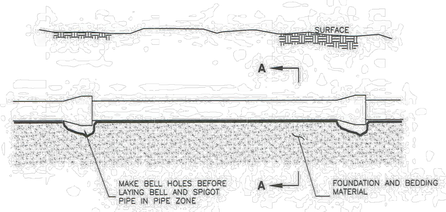
LICENSED PROFESSIONAL ENGINEER — 7427-2201 — JACOB M. CLEGG — 9/20/2022 — STATE OF UTAH

PRELIMINARY

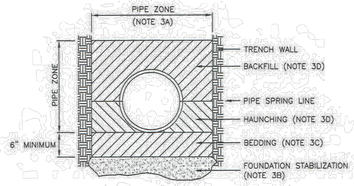
DETAILS

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-504



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"

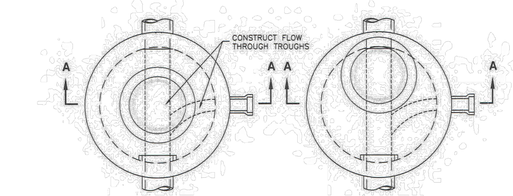
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

APWA Utah Chapter

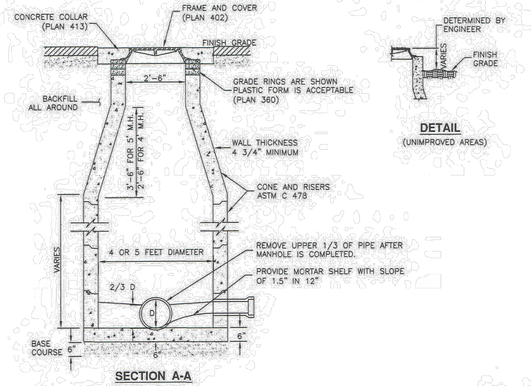
Pipe zone backfill

Plan 382 January 2011



PLAN (CONCENTRIC RISER)

PLAN (ECCENTRIC RISER)



SECTION A-A

DETAIL (UNIMPROVED AREAS)

APWA Utah Chapter

Sanitary sewer manhole

Plan 411 April 2011

Study Summary Statistics

No. of Lots	74
Roof SF/lot	3500
Drive SF/lot	720
Total Lots Hardscape, SF	312280
Road Length, FT	5575
Total Road Hardscape SF	250875
Total Hardscape, SF	563155
Total Area, SF	1487138
Landscaped Area, SF	923983
Weighted Average C	0.42

Detention Calculations (10-year storm)

Basin Tributary Area	1,487,138	SF
Runoff coefficient C:	0.415	
Basin Area	30,000	SF
Allowable Discharge Rate	0.05	cfs/acre
Total Discharge	1.71	cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (cf)	Infiltration (cf)	Required Storage (cf)
5	3.16	13,529	512	13,017
10	2.40	20,576	1,024	19,552
15	1.98	25,514	1,536	23,978
30	1.33	34,310	3,073	31,238
60	0.83	42,489	6,145	**36,344**
120	0.46	46,913	12,290	34,623
180	0.32	49,845	18,436	31,410
360	0.19	58,642	36,871	21,770
720	0.12	70,987	73,742	(2,755)
1440	0.07	87,448	147,485	(60,037)
		Required Detention:		36,344
		Provided Detention:		39,020

Catchment Calculations (10-year storm)

Time of Concentration: 30 min
Rainfall Intensity I: 1.33 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	63,534	0.393	0.771	201
2	164,656	0.393	1.997	219
3	90,087	0.393	1.093	220
4	116,769	0.393	1.416	204
5	102,653	0.393	1.245	205
6	60,670	0.393	0.736	207
7	109,943	0.393	1.333	209
8	134,696	0.393	1.634	217
9	156,721	0.393	1.901	216
10	116,267	0.393	1.410	225
11&12	127,718	0.393	1.549	214
13	34,779	0.393	0.422	210
14	132,220	0.393	1.604	223
15	109,195	0.393	1.324	224

Pipe Design (10-year storm)

Pipe	Tributary Basins	Surface Flow (CFS)	Upstream Pipes	Pipe Flow (CFS)	Total Flow (CFS)	Pipe Slope	Diameter (IN)	Full Flow Capacity (CFS)	% of Full-Flow Capacity
201-202	1	0.771	None	0.000	0.771	0.60%	15	5.017	15.4%
204-205	5	1.245	None	0.000	1.245	1.64%	15	8.295	15.0%
204-206	4	1.416	201-205	2.016	3.432	0.71%	15	5.458	62.9%
206-207	6	0.736	None	0.000	0.736	0.60%	15	5.017	14.7%
209-210	13	0.422	None	0.000	0.422	2.72%	15	10.682	3.9%
209-211	**7**	**1.333**	**201-209**	**4.589**	**5.923**	**0.60%**	**18**	**8.159**	**72.6%**
222-223	14	1.604	None	0.000	1.604	0.60%	15	5.017	32.0%
224-222	15	1.324	None	0.000	1.324	0.59%	15	4.975	26.6%
212-222	None	0.000	222-224	2.928	2.928	0.60%	15	5.017	58.4%
212-213	**None**	**0.000**	**201-222**	**8.851**	**8.851**	**0.60%**	**24**	**17.570**	**50.4%**
213-214	11&12	1.549	None	0.000	1.549	2.00%	15	9.160	16.9%
213-225	**None**	**0.000**	**201-225**	**10.400**	**10.400**	**0.75%**	**24**	**19.644**	**52.9%**
219-220	3	1.093	None	0.000	1.093	0.67%	15	5.302	20.6%
218-219	2	1.997	219-220	1.093	3.090	0.60%	15	5.017	61.6%
216-217	8	1.634	None	0.000	1.634	1.13%	15	6.885	23.7%
215-216	**9**	**1.90**	**216-220**	**4.723**	**6.624**	**0.60%**	**18**	**8.159**	**81.2%**
221-225	**10**	**1.410**	**201-225**	**15.123**	**16.533**	**2.50%**	**24**	**35.865**	**46.1%**

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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH



PRELIMINARY

DETAILS

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

C-505

NOAA Atlas 14, Volume 1, Version 5
Location name: Grantsville, Utah, USA*
Latitude: 40.5967°, Longitude: -112.4195°
Elevation: 4299.5 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.120** (0.105-0.136)	**0.152** (0.135-0.175)	**0.210** (0.185-0.240)	**0.263** (0.229-0.301)	**0.346** (0.295-0.398)	**0.420** (0.350-0.487)	**0.508** (0.412-0.597)	**0.611** (0.478-0.728)	**0.771** (0.576-0.938)	**0.918** (0.658-1.14)
10-min	**0.162** (0.160-0.208)	**0.231** (0.205-0.266)	**0.319** (0.281-0.368)	**0.400** (0.349-0.457)	**0.526** (0.450-0.605)	**0.640** (0.533-0.742)	**0.774** (0.628-0.908)	**0.929** (0.727-1.11)	**1.17** (0.877-1.43)	**1.40** (1.00-1.73)
15-min	**0.226** (0.198-0.257)	**0.287** (0.254-0.329)	**0.396** (0.349-0.454)	**0.496** (0.433-0.567)	**0.652** (0.558-0.750)	**0.793** (0.661-0.920)	**0.959** (0.778-1.13)	**1.15** (0.902-1.37)	**1.46** (1.09-1.77)	**1.73** (1.24-2.15)
30-min	**0.304** (0.267-0.347)	**0.386** (0.342-0.444)	**0.533** (0.470-0.611)	**0.667** (0.583-0.764)	**0.878** (0.751-1.01)	**1.07** (0.890-1.24)	**1.29** (1.05-1.52)	**1.55** (1.21-1.85)	**1.96** (1.46-2.38)	**2.33** (1.67-2.89)
60-min	**0.376** (0.330-0.429)	**0.478** (0.423-0.549)	**0.660** (0.582-0.756)	**0.826** (0.722-0.945)	**1.09** (0.930-1.25)	**1.32** (1.10-1.53)	**1.60** (1.30-1.88)	**1.92** (1.50-2.29)	**2.42** (1.81-2.95)	**2.89** (2.07-3.58)
2-hr	**0.451** (0.410-0.506)	**0.570** (0.515-0.642)	**0.749** (0.676-0.842)	**0.912** (0.816-1.02)	**1.18** (1.03-1.33)	**1.42** (1.21-1.61)	**1.69** (1.40-1.95)	**2.01** (1.61-2.36)	**2.53** (1.92-3.04)	**2.99** (2.19-3.67)
3-hr	**0.515** (0.474-0.571)	**0.637** (0.584-0.708)	**0.815** (0.745-0.901)	**0.969** (0.878-1.07)	**1.22** (1.08-1.35)	**1.43** (1.25-1.63)	**1.70** (1.44-1.96)	**2.02** (1.67-2.38)	**2.55** (1.99-3.07)	**3.02** (2.27-3.71)
6-hr	**0.650** (0.604-0.706)	**0.803** (0.746-0.870)	**0.981** (0.912-1.06)	**1.14** (1.06-1.24)	**1.37** (1.25-1.49)	**1.56** (1.41-1.71)	**1.79** (1.58-1.98)	**2.07** (1.79-2.41)	**2.58** (2.15-3.10)	**3.05** (2.46-3.74)
12-hr	**0.811** (0.757-0.874)	**0.995** (0.927-1.08)	**1.21** (1.13-1.31)	**1.38** (1.28-1.49)	**1.63** (1.50-1.77)	**1.83** (1.66-2.00)	**2.04** (1.82-2.25)	**2.28** (2.00-2.54)	**2.71** (2.32-3.13)	**3.08** (2.58-3.78)
24-hr	**1.01** (0.933-1.10)	**1.25** (1.15-1.35)	**1.49** (1.38-1.62)	**1.70** (1.57-1.84)	**1.97** (1.81-2.13)	**2.17** (2.00-2.36)	**2.38** (2.19-2.58)	**2.59** (2.37-2.82)	**2.87** (2.59-3.16)	**3.10** (2.76-3.82)
2-day	**1.10** (1.02-1.19)	**1.35** (1.25-1.46)	**1.62** (1.50-1.75)	**1.83** (1.70-1.98)	**2.13** (1.97-2.30)	**2.36** (2.17-2.55)	**2.59** (2.37-2.81)	**2.82** (2.57-3.06)	**3.13** (2.83-3.41)	**3.36** (3.02-3.86)
3-day	**1.17** (1.09-1.27)	**1.43** (1.33-1.56)	**1.72** (1.60-1.86)	**1.96** (1.82-2.12)	**2.29** (2.12-2.47)	**2.54** (2.34-2.74)	**2.80** (2.57-3.03)	**3.06** (2.79-3.32)	**3.41** (3.08-3.72)	**3.68** (3.30-4.12)
4-day	**1.24** (1.15-1.34)	**1.52** (1.42-1.65)	**1.83** (1.70-1.97)	**2.09** (1.94-2.25)	**2.44** (2.26-2.63)	**2.72** (2.51-2.93)	**3.01** (2.76-3.25)	**3.30** (3.01-3.57)	**3.70** (3.34-4.02)	**4.00** (3.58-4.38)
7-day	**1.42** (1.32-1.54)	**1.74** (1.63-1.89)	**2.09** (1.94-2.25)	**2.37** (2.21-2.55)	**2.74** (2.55-2.95)	**3.03** (2.81-3.25)	**3.31** (3.06-3.57)	**3.60** (3.31-3.88)	**3.97** (3.62-4.30)	**4.24** (3.85-4.60)
10-day	**1.58** (1.47-1.70)	**1.93** (1.81-2.08)	**2.30** (2.15-2.47)	**2.60** (2.43-2.78)	**2.98** (2.79-3.19)	**3.27** (3.05-3.49)	**3.55** (3.30-3.80)	**3.82** (3.55-4.10)	**4.16** (3.84-4.48)	**4.41** (4.05-4.76)
20-day	**2.01** (1.88-2.15)	**2.47** (2.30-2.64)	**2.93** (2.74-3.13)	**3.28** (3.07-3.49)	**3.73** (3.48-3.96)	**4.04** (3.78-4.30)	**4.35** (4.06-4.63)	**4.63** (4.31-4.93)	**4.97** (4.61-5.31)	**5.20** (4.83-5.57)
30-day	**2.39** (2.24-2.54)	**2.93** (2.74-3.12)	**3.47** (3.25-3.69)	**3.89** (3.65-4.13)	**4.44** (4.16-4.70)	**4.83** (4.52-5.12)	**5.22** (4.86-5.54)	**5.59** (5.19-5.95)	**6.04** (5.58-6.46)	**6.36** (5.86-6.82)
45-day	**2.93** (2.75-3.12)	**3.58** (3.37-3.82)	**4.21** (3.96-4.47)	**4.68** (4.41-4.97)	**5.28** (4.98-5.59)	**5.69** (5.37-6.02)	**6.08** (5.73-6.43)	**6.42** (6.06-6.79)	**6.80** (6.42-7.20)	**7.03** (6.65-7.45)
60-day	**3.48** (3.29-3.70)	**4.23** (3.97-4.52)	**4.96** (4.67-5.29)	**5.52** (5.19-5.87)	**6.21** (5.84-6.59)	**6.69** (6.28-7.10)	**7.14** (6.70-7.57)	**7.54** (7.06-8.01)	**7.99** (7.48-8.50)	**8.26** (7.74-8.80)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

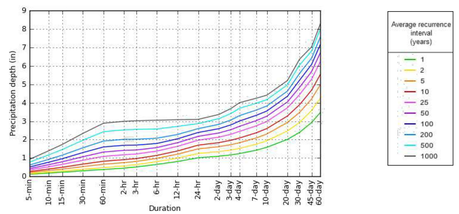
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

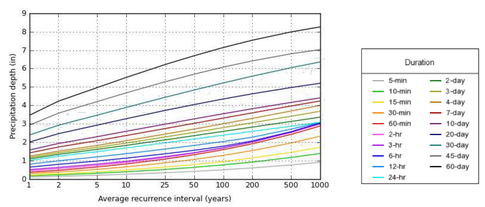
Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 40.5967°, Longitude: -112.4195°





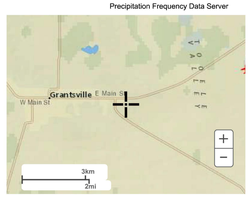
NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Wed Apr 20 17:42:43 2022

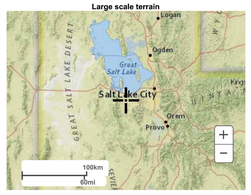
Back to Top

Maps & aerials

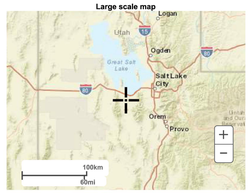
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

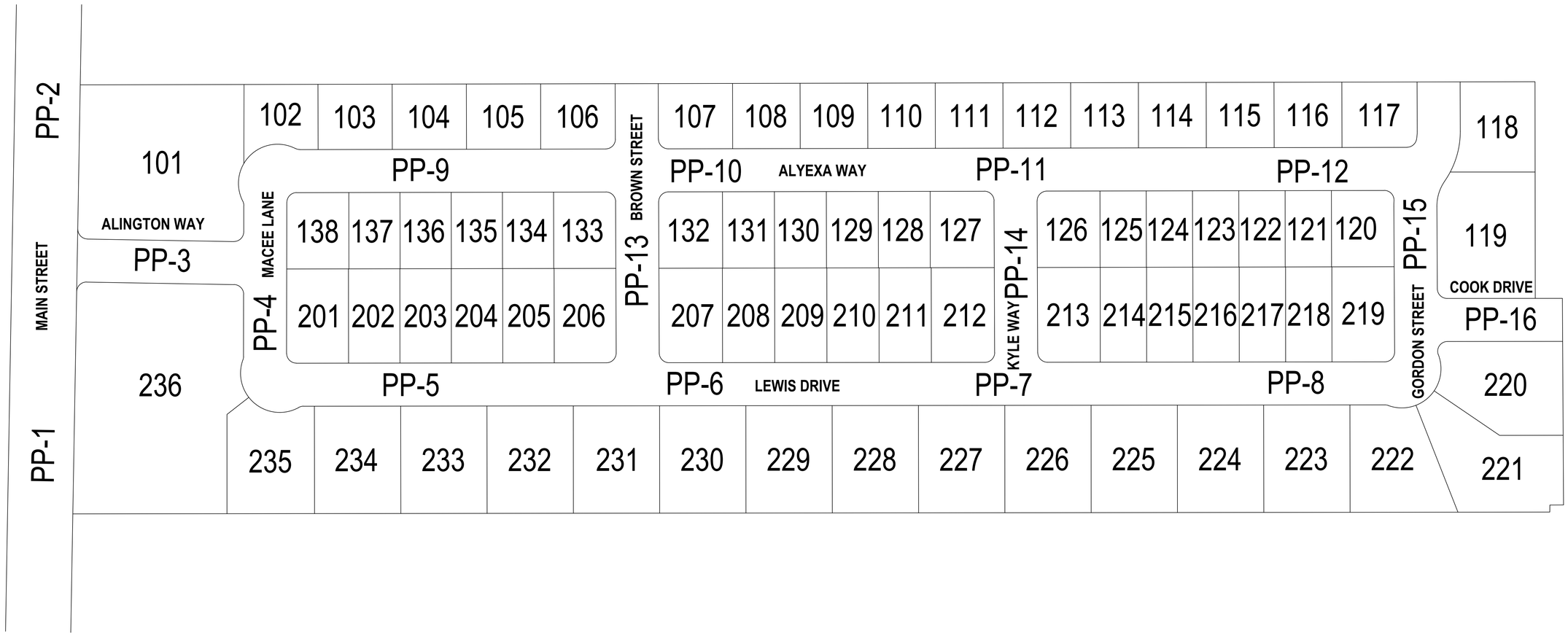
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL

MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

PLAN AND PROFILE KEYMAP

PROJECT NUMBER	PRINT DATE
T1265K	11/11/2021
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-0

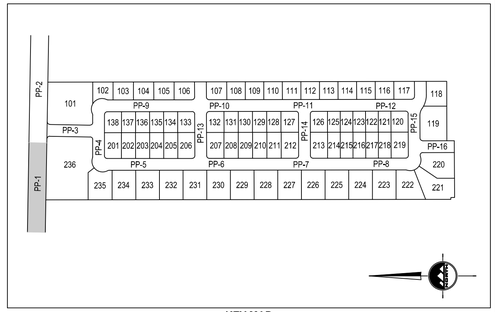
811 Know what's below. Call before you dig.

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

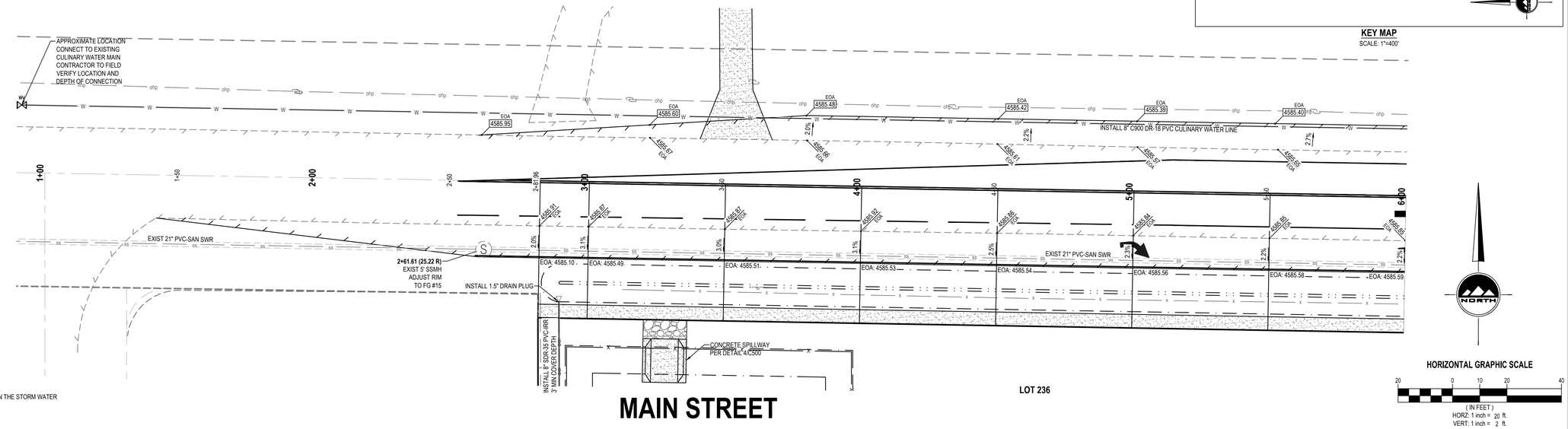
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



KEY MAP
SCALE: 1"=400'

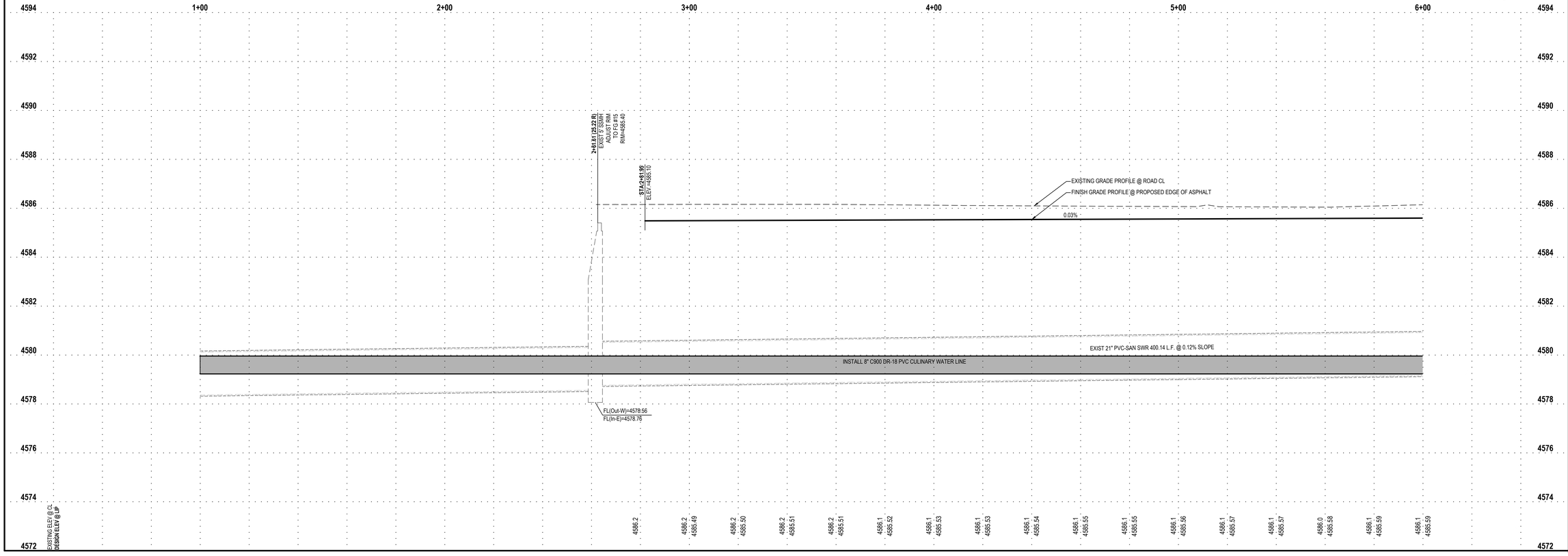


18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

MAIN STREET

LOT 236

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

MAIN STREET
PLAN AND PROFILE

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

PP-1

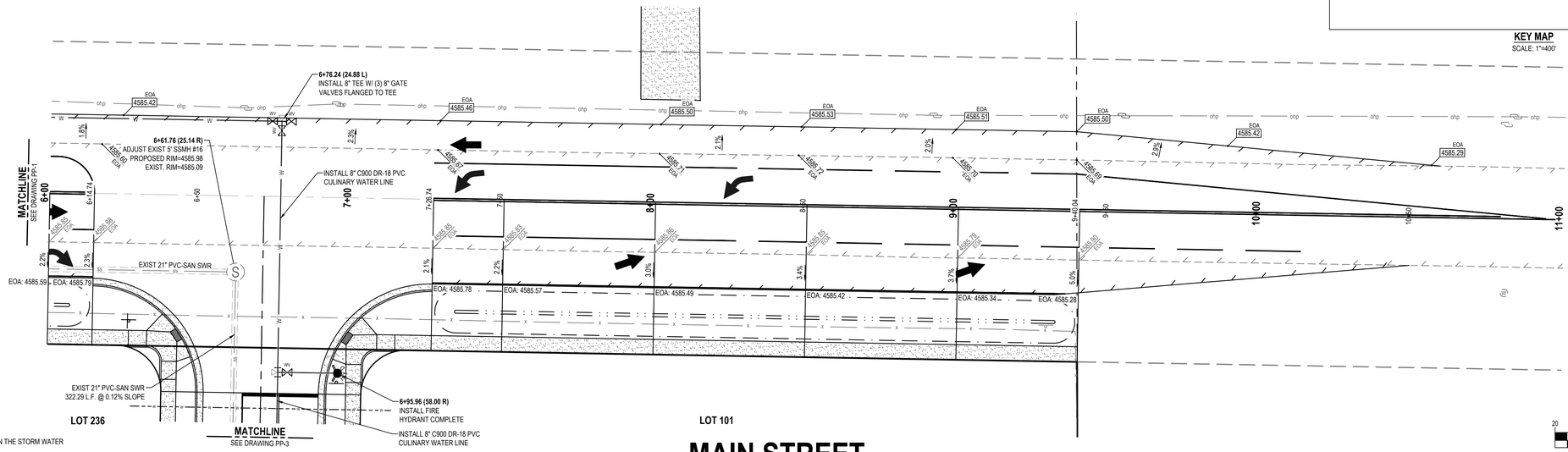
811 Know what's below. Call before you dig.

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

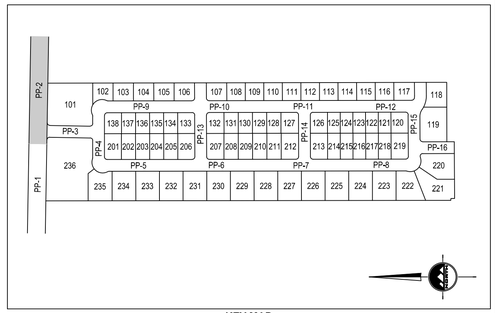
BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



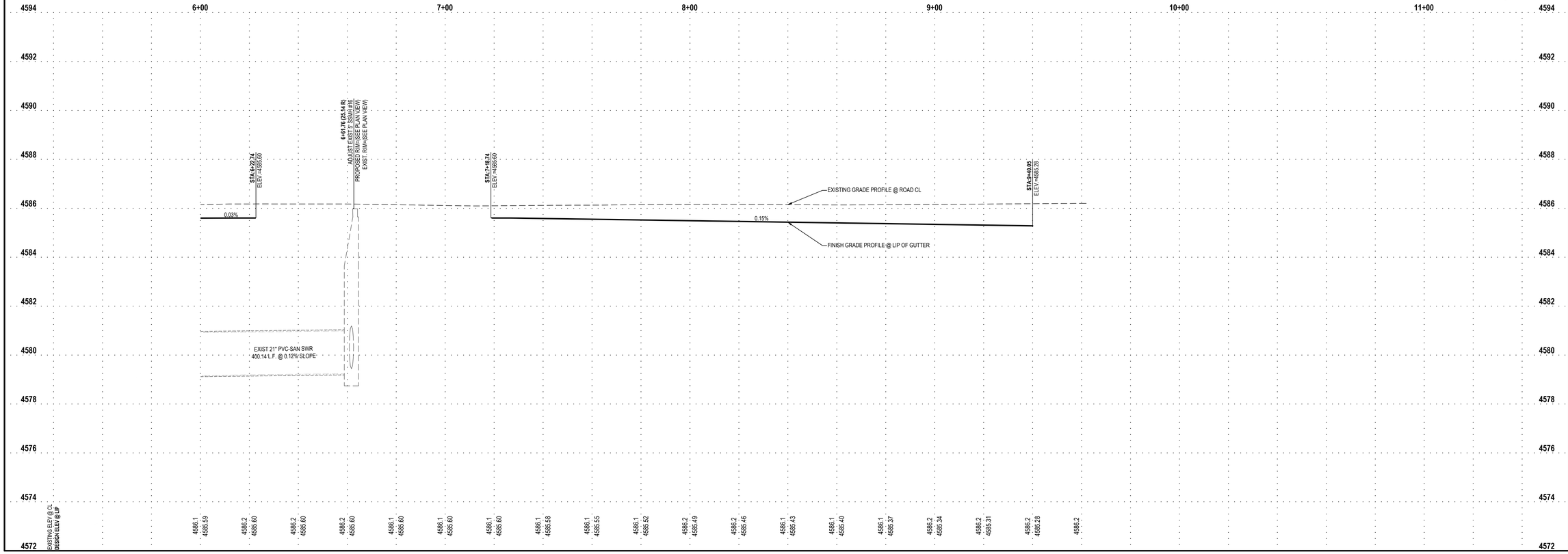
KEY MAP
SCALE: 1"=400'



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

MAIN STREET
PLAN AND PROFILE

PROJECT NUMBER: T1265K
PRINT DATE: 9/20/2022
DRAWN BY: J.CID
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

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

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

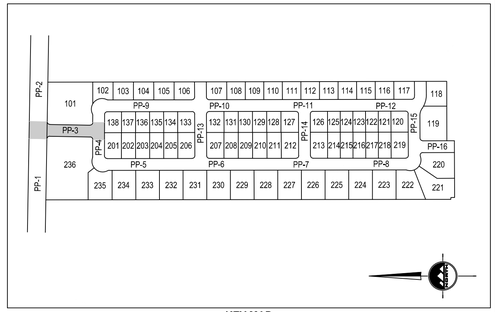
ELEV = 4601.53

SCOPE OF WORK:

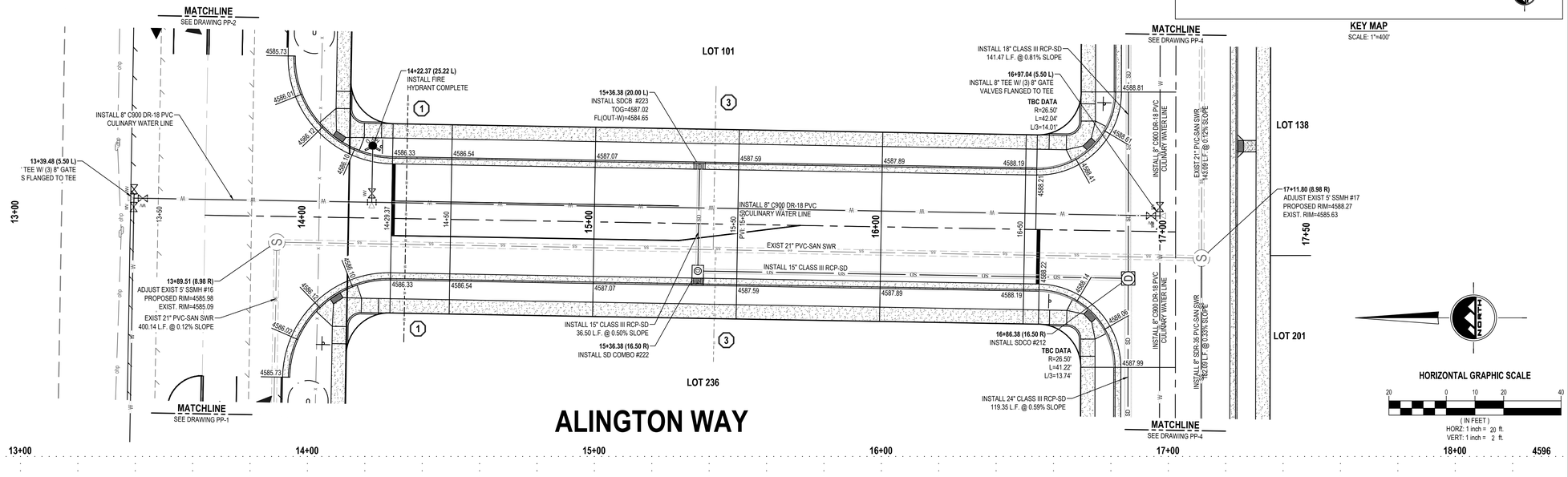
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

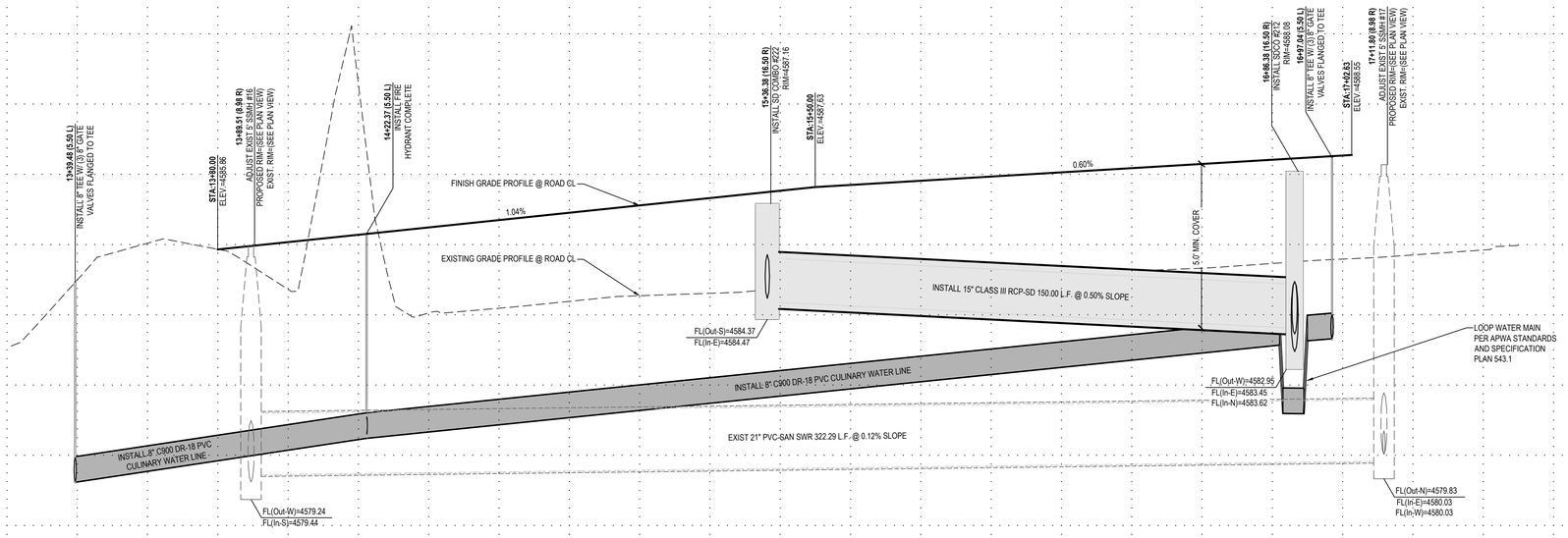
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



KEY MAP
SCALE: 1"=400'





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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ARLINGTON WAY
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-3

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

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

BENCHMARK

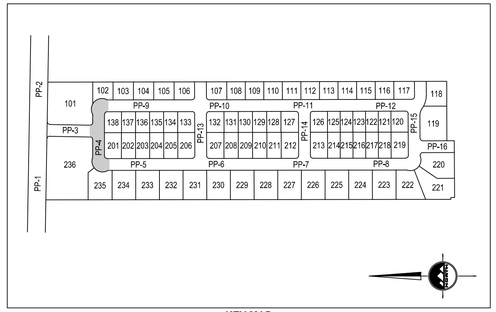
SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

ELEV = 4601.53

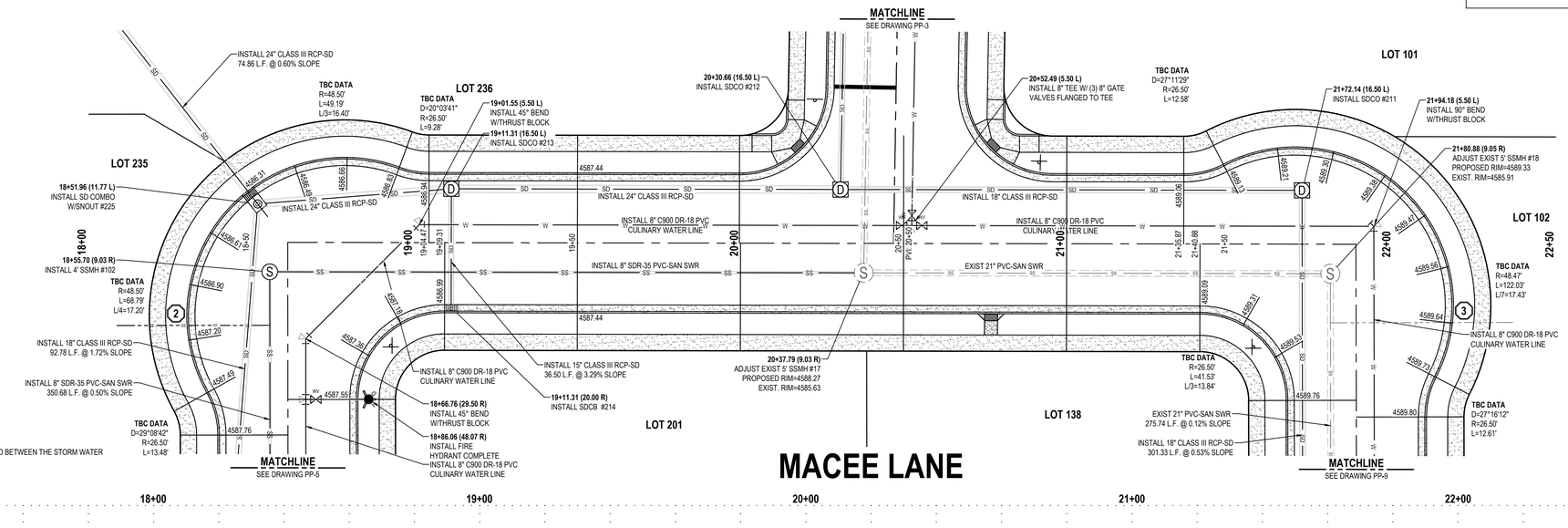
SCOPE OF WORK:

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

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.



KEY MAP
SCALE: 1"=400'

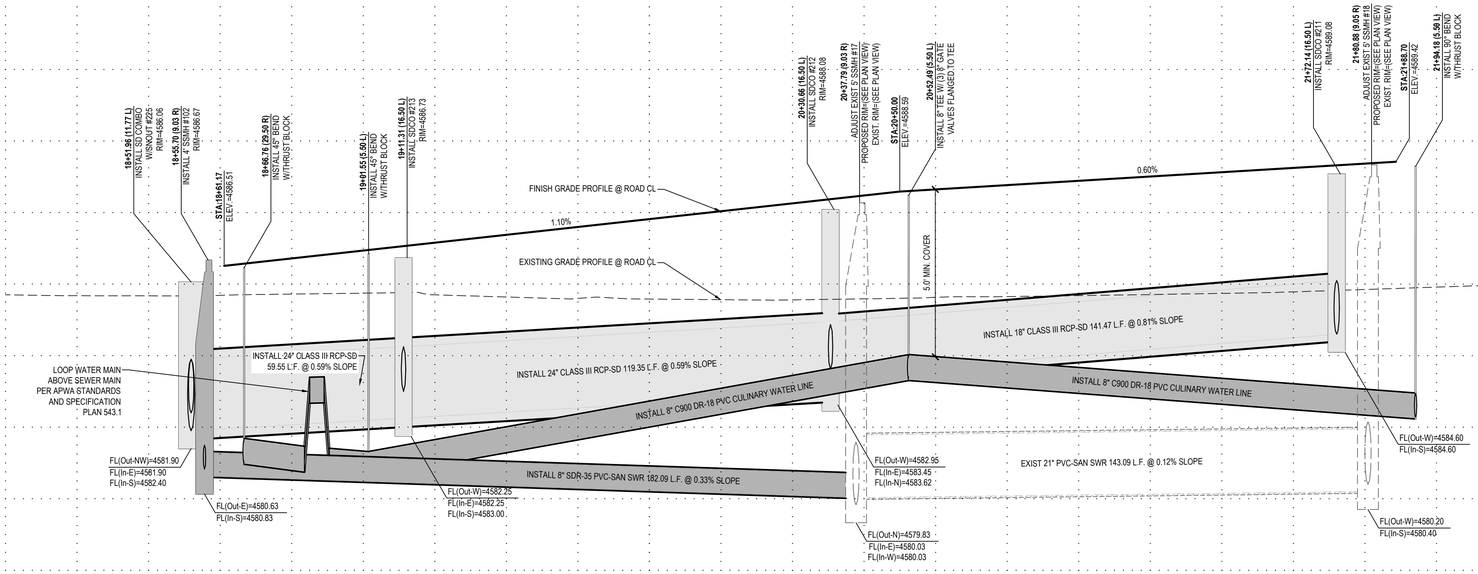




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER 9001427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

MACEE LANE
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-4

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

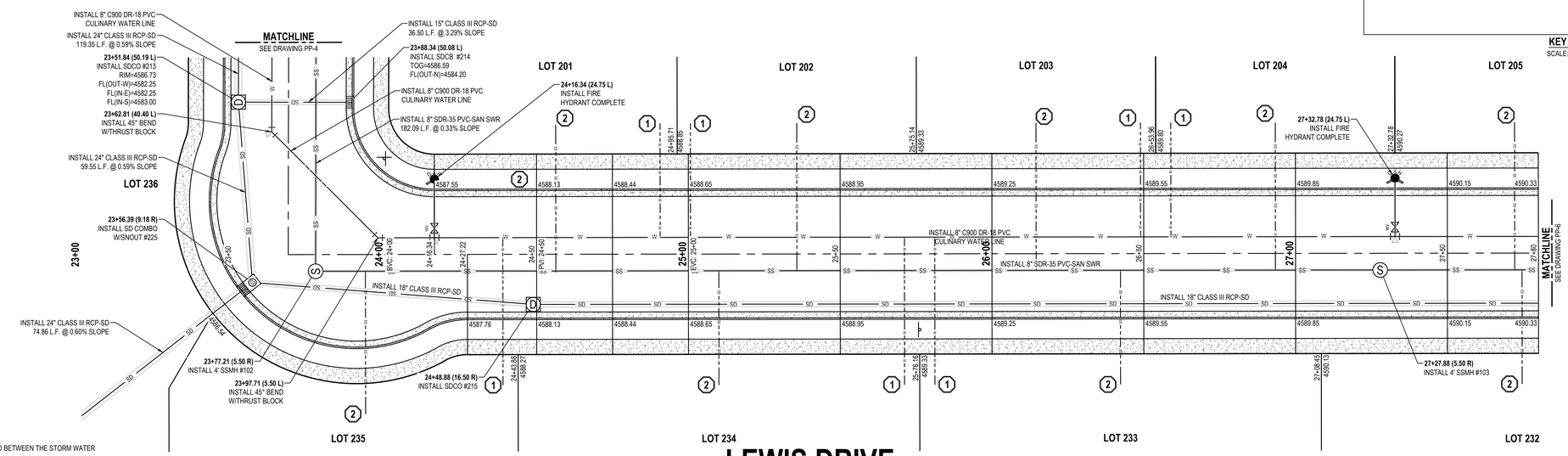
ELEV = 4601.53

SCOPE OF WORK:

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

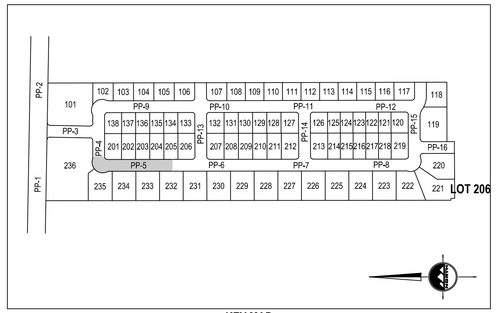
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

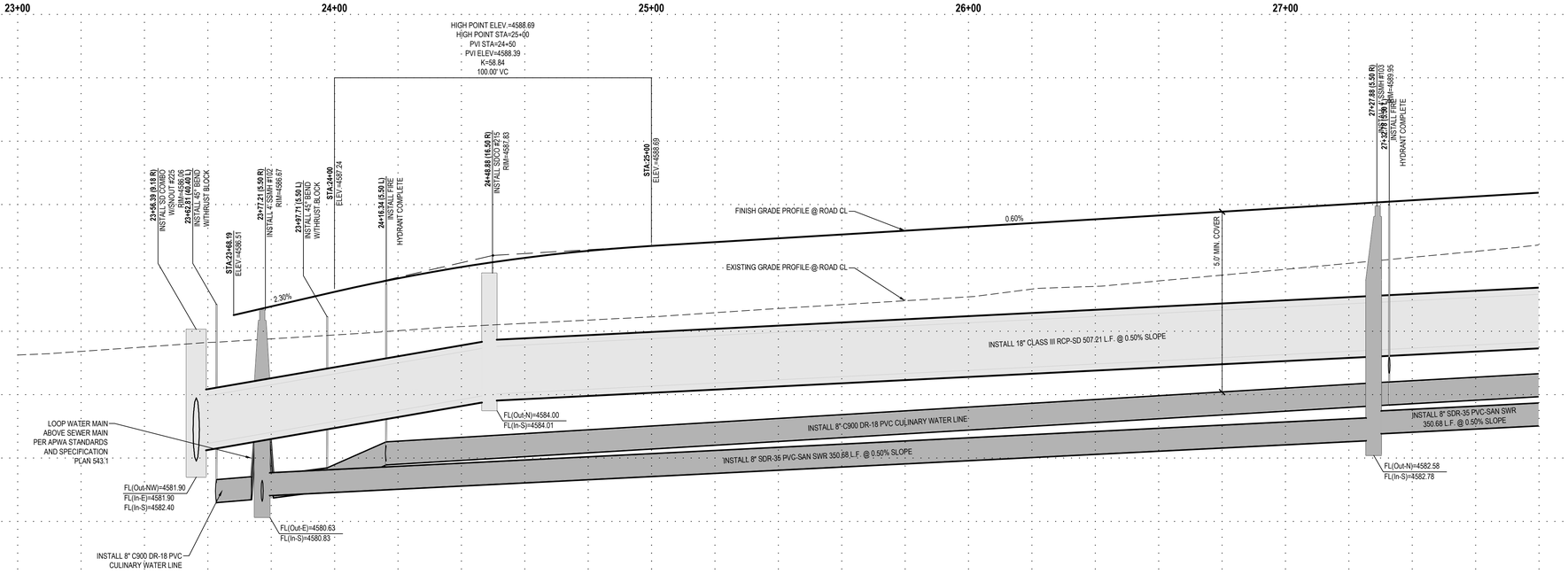
LEWIS DRIVE



KEY MAP
SCALE: 1"=400'

NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
9007427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-5

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

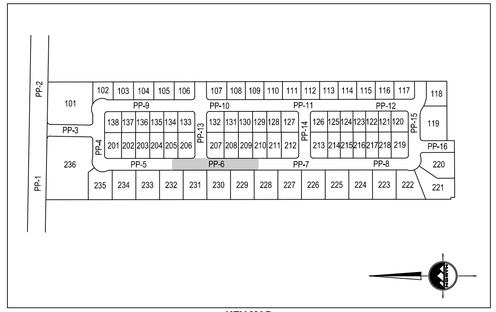
ELEV = 4601.53

SCOPE OF WORK:

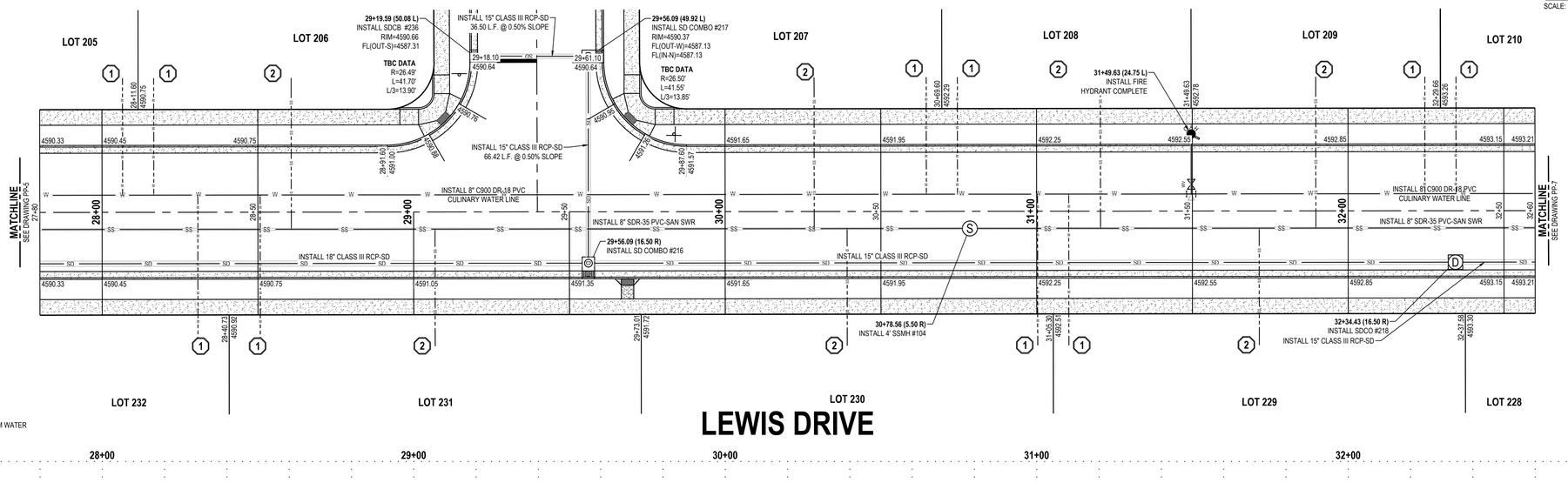
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



KEY MAP
SCALE: 1"=400'



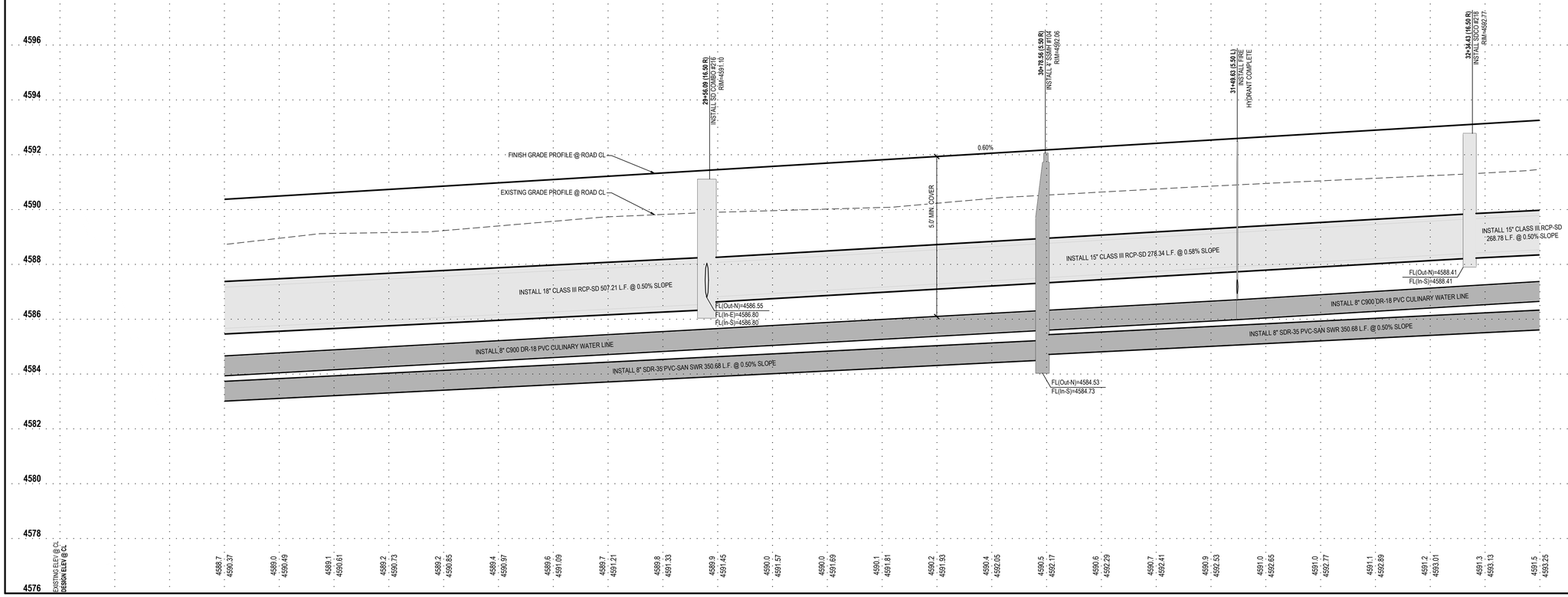
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

LEWIS DRIVE



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

PROJECT NUMBER: T1265K
PRINT DATE: 9/20/2022
DRAWN BY: J.CID
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

PP-6

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

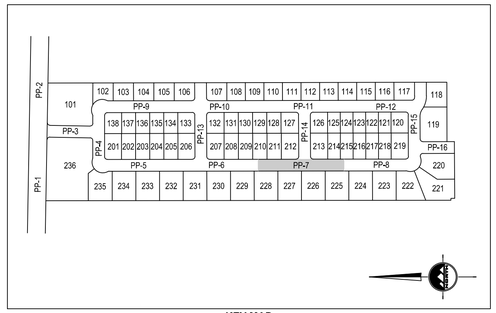
LOT 209
ELEV = 4601.53

SCOPE OF WORK:

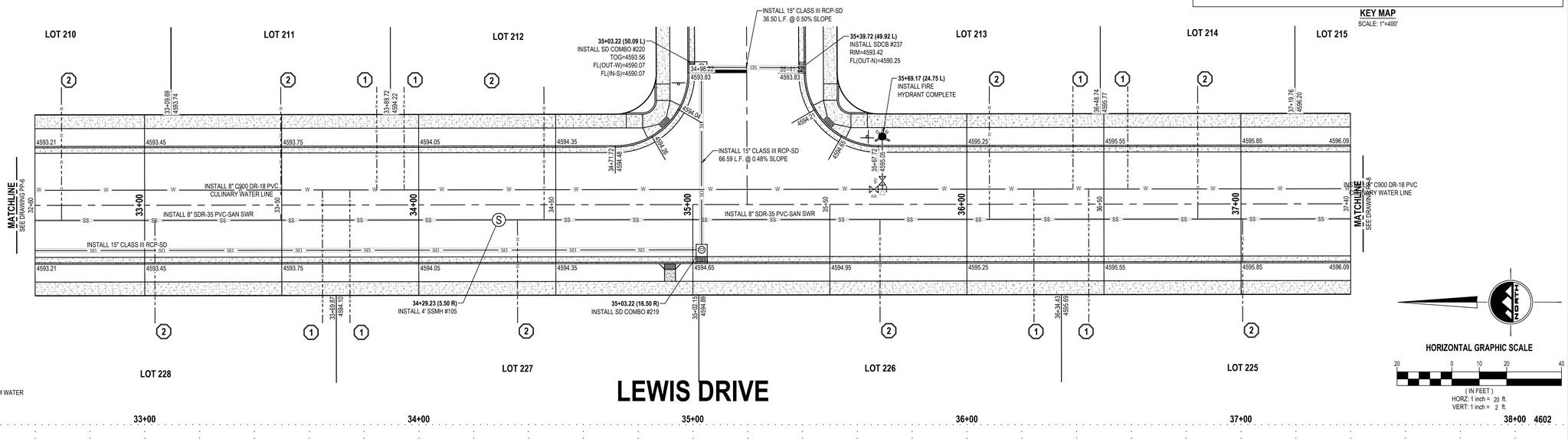
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

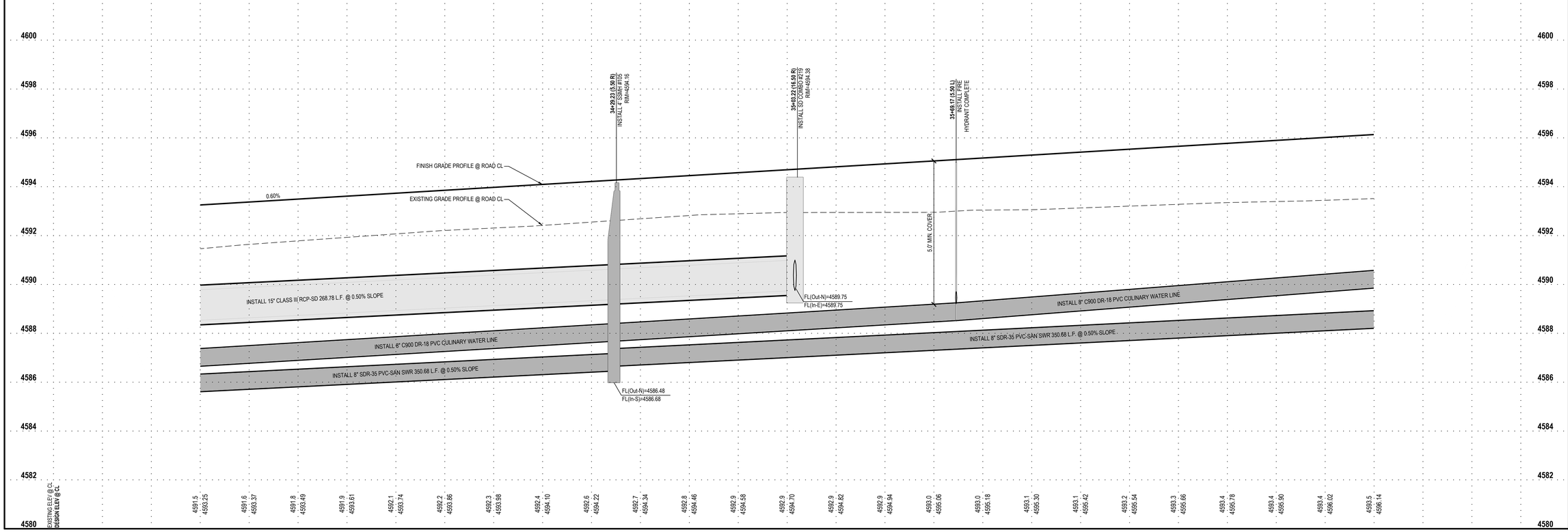
NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP
SCALE: 1"=400'



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-7

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

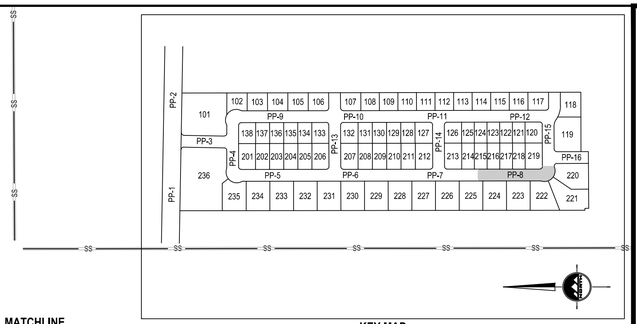
LOT 214

ELEV = 4601.53

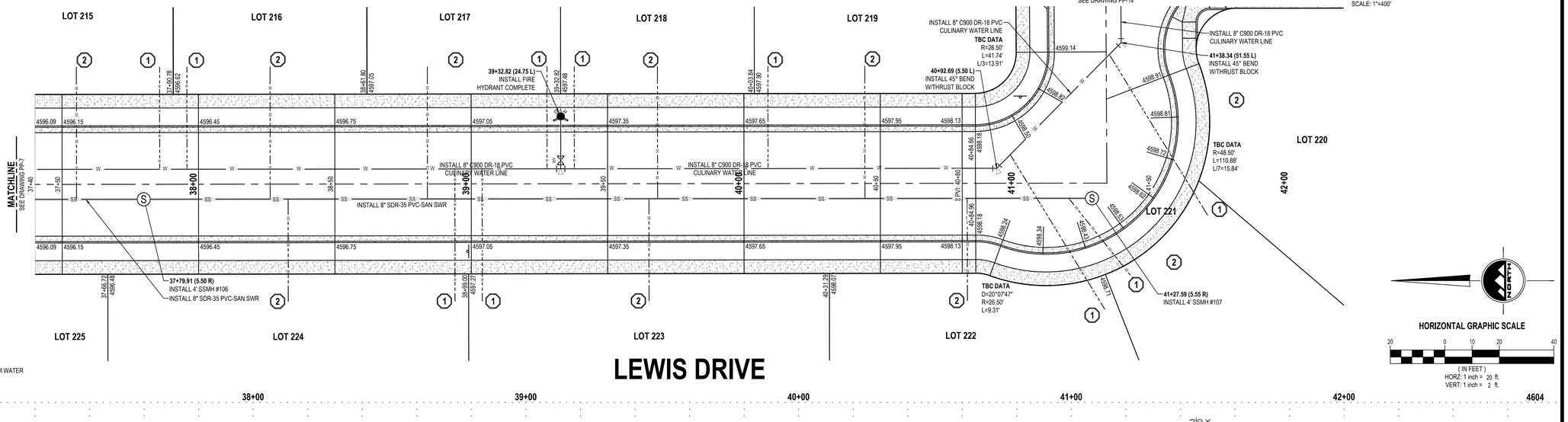
SCOPE OF WORK:

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

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.



KEY MAP
SCALE: 1"=400'

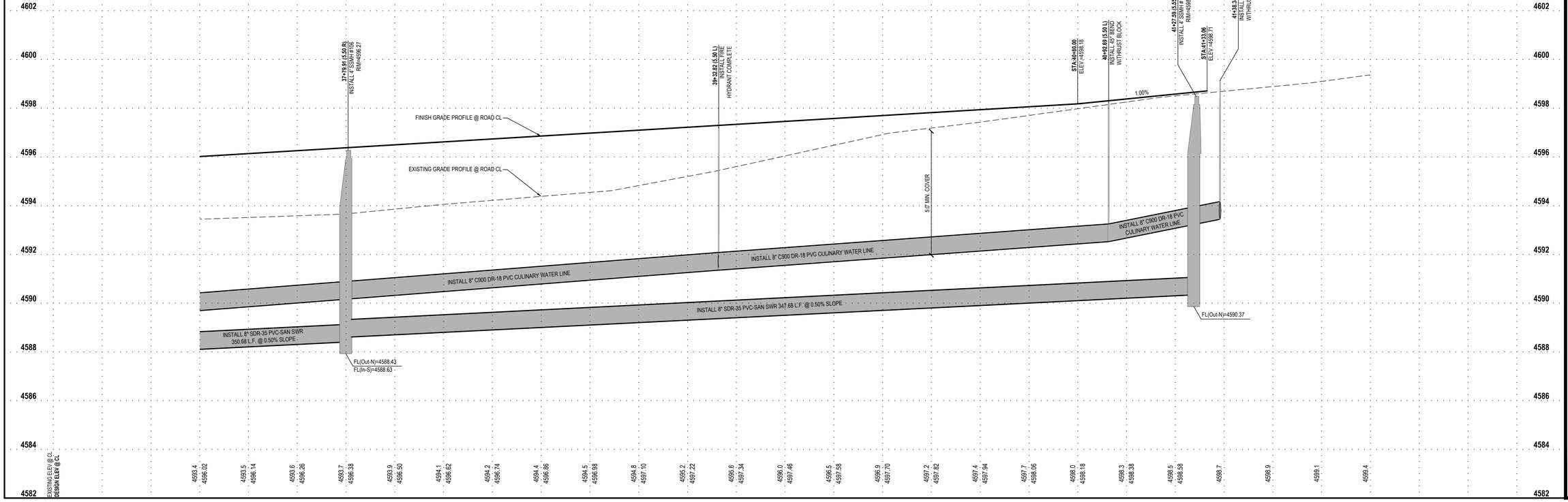


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

LEWIS DRIVE
PLAN AND PROFILE

PROJECT NUMBER: T1265K
PRINT DATE: 9/20/2022
DRAWN BY: J.CID
CHECKED BY: J. CLEGG
PROJECT MANAGER: J. CLEGG

PP-8

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

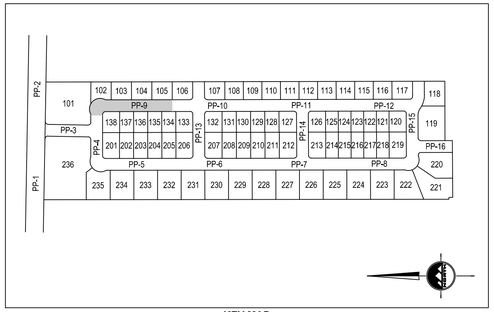
ELEV = 4601.53

SCOPE OF WORK:

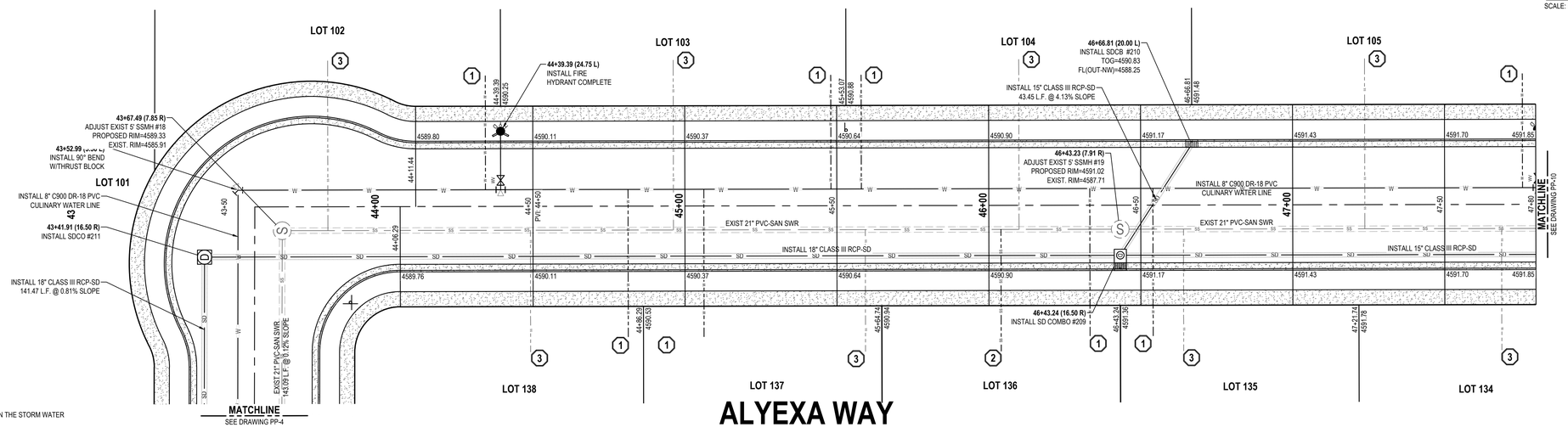
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



KEY MAP
SCALE: 1"=400'

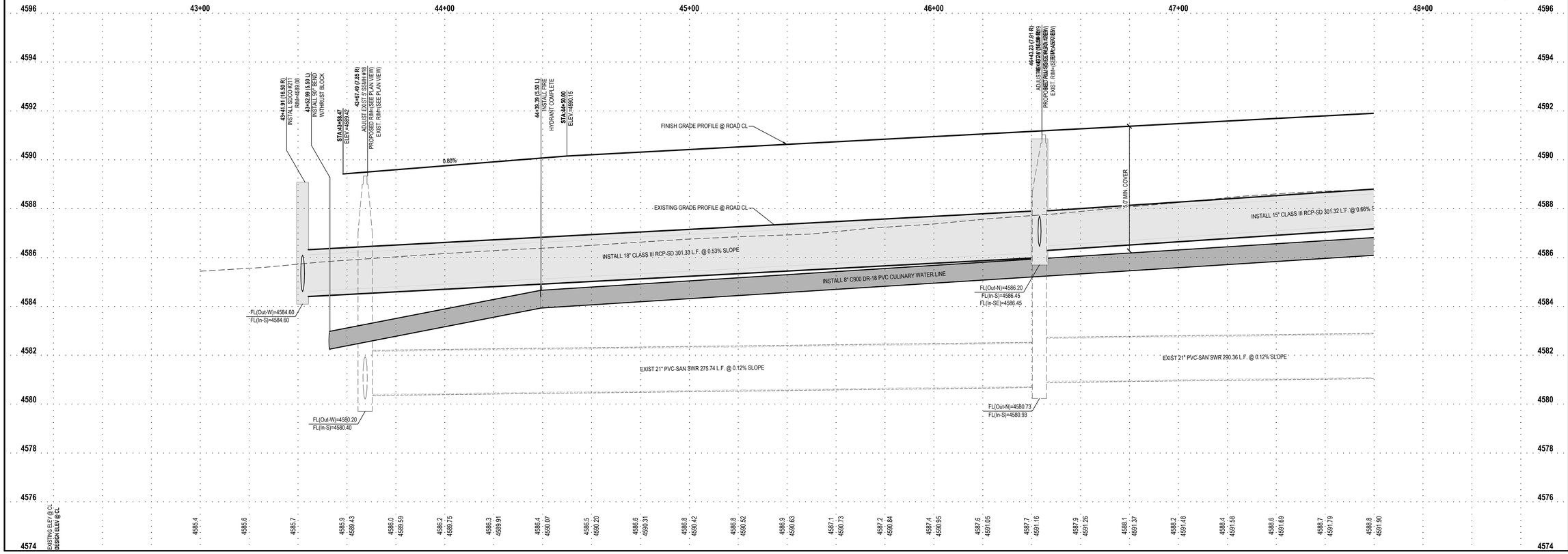


18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
5647427-2202
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-9

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

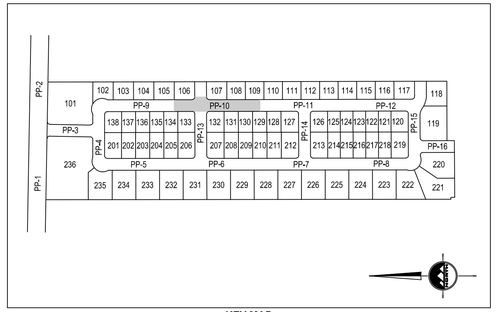
ELEV = 4601.53

SCOPE OF WORK:

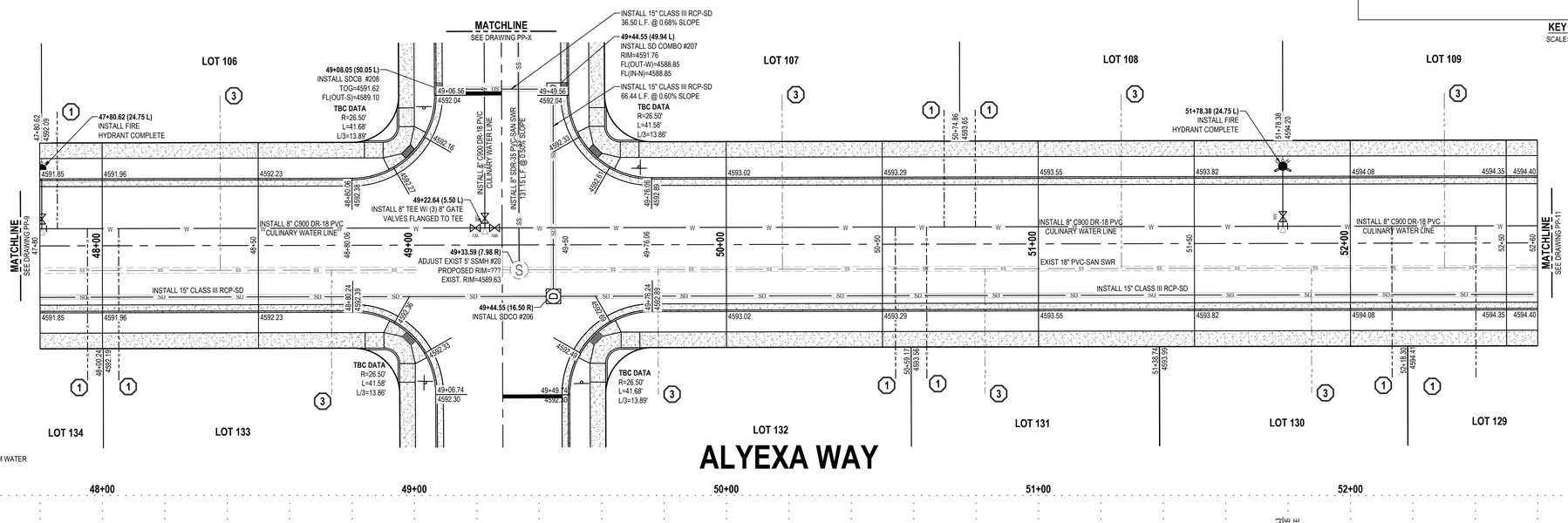
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

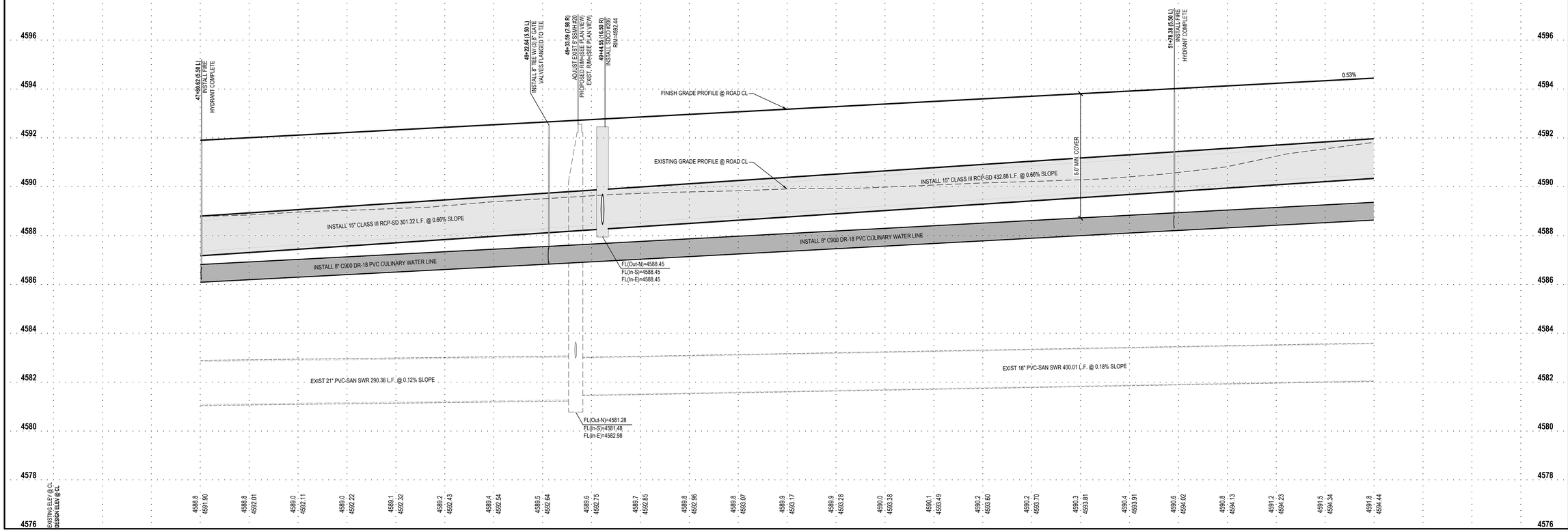
NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP
SCALE: 1"=400'



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

PP-10

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

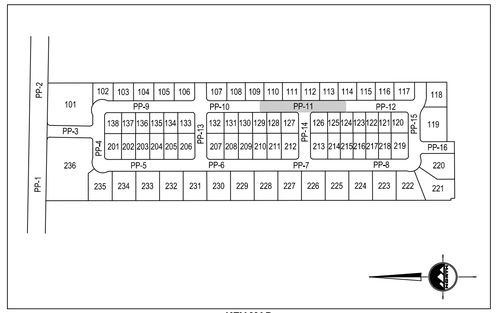
ELEV = 4601.53

SCOPE OF WORK:

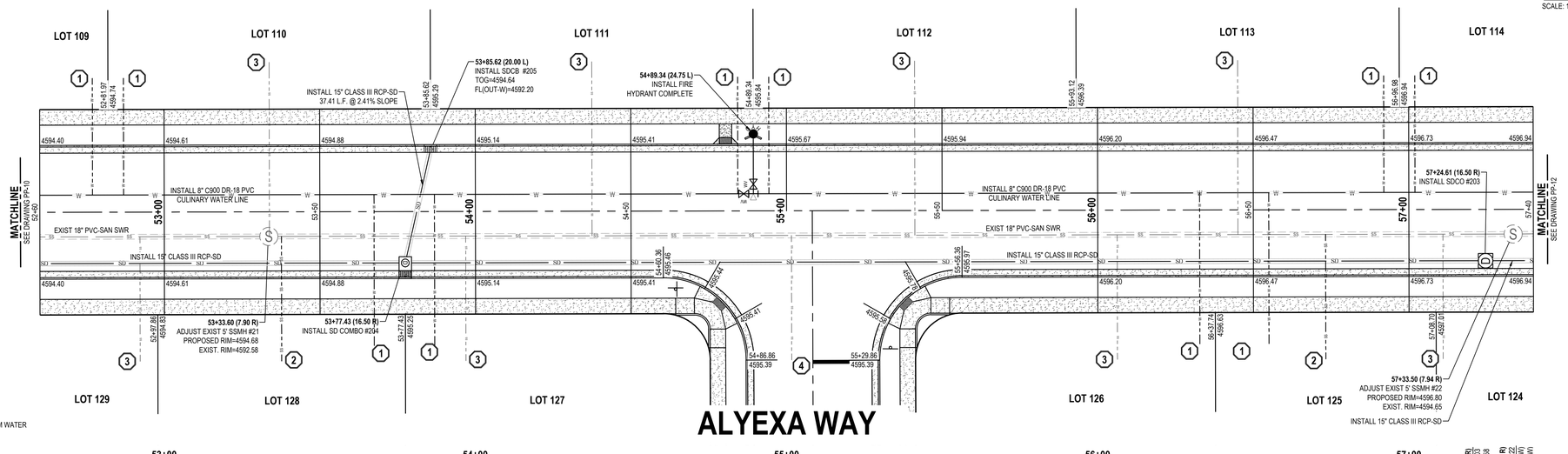
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

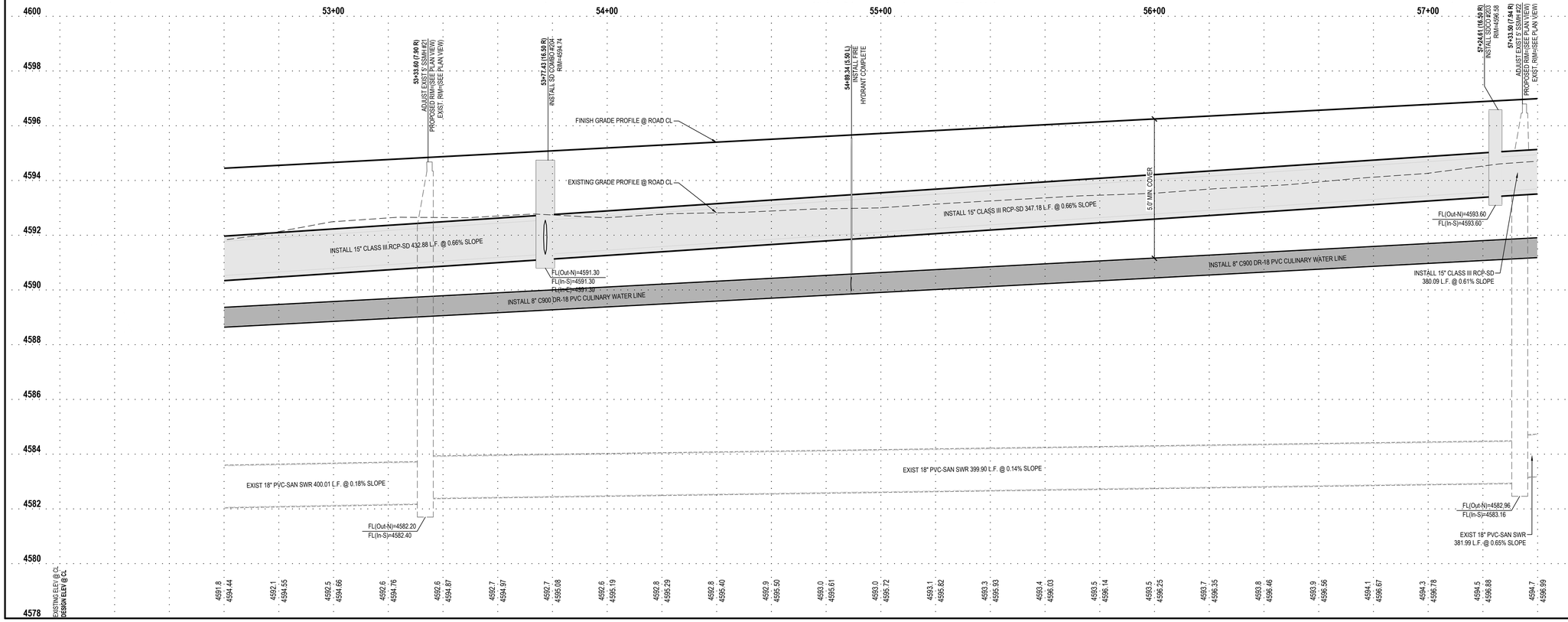
NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP
SCALE: 1"=400'



HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER — 7427-2201 — JACOB M. CLEGG — 9/20/2022 — STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

PP-11

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

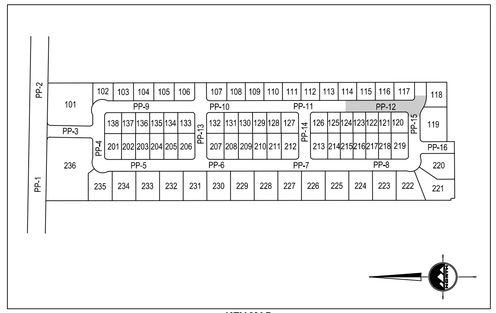
ELEV = 4601.53

SCOPE OF WORK:

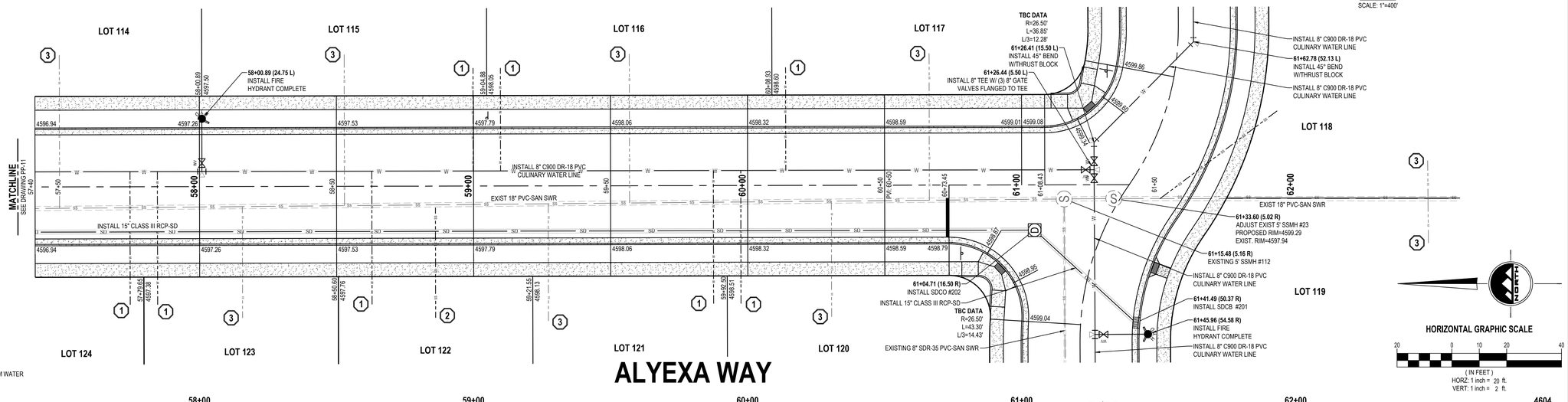
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

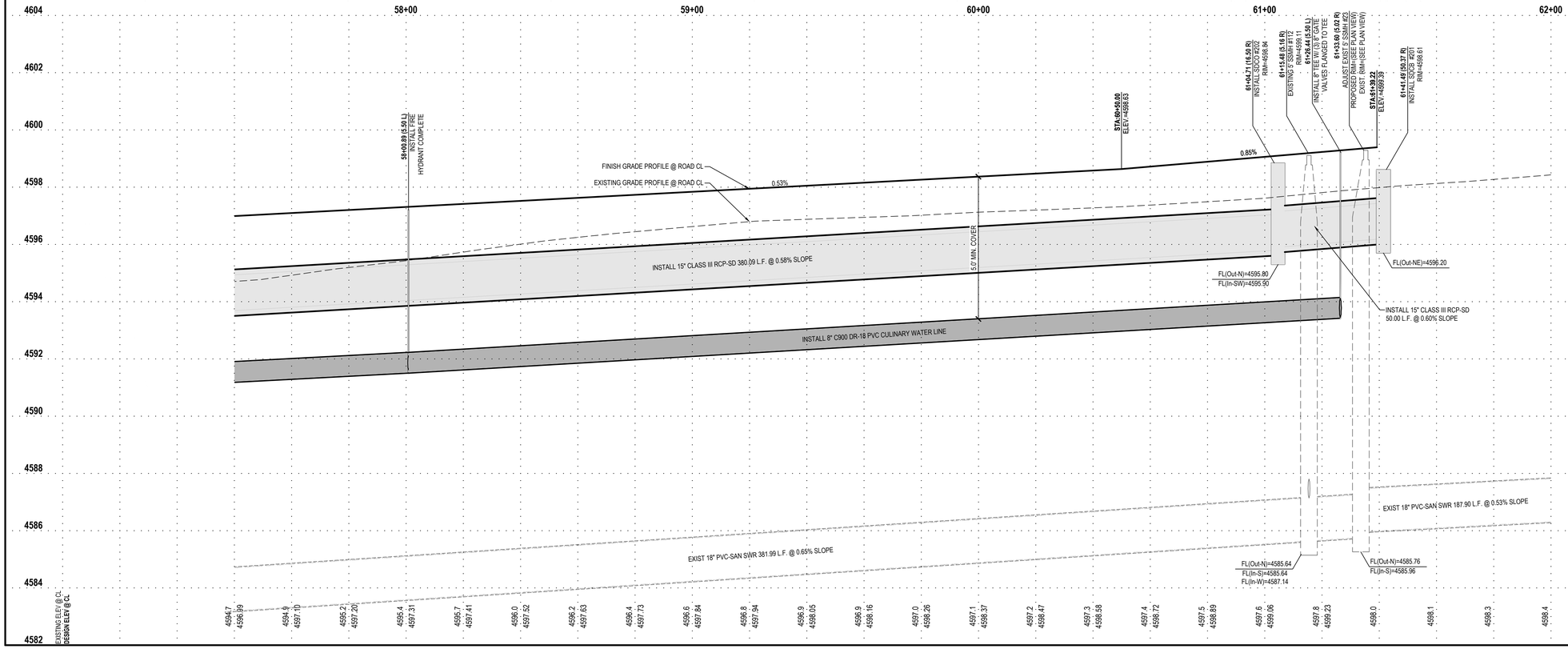
NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



KEY MAP
SCALE: 1"=400'



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

ALYEXA WAY
PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG

PROJECT MANAGER
J. CLEGG

PP-12

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

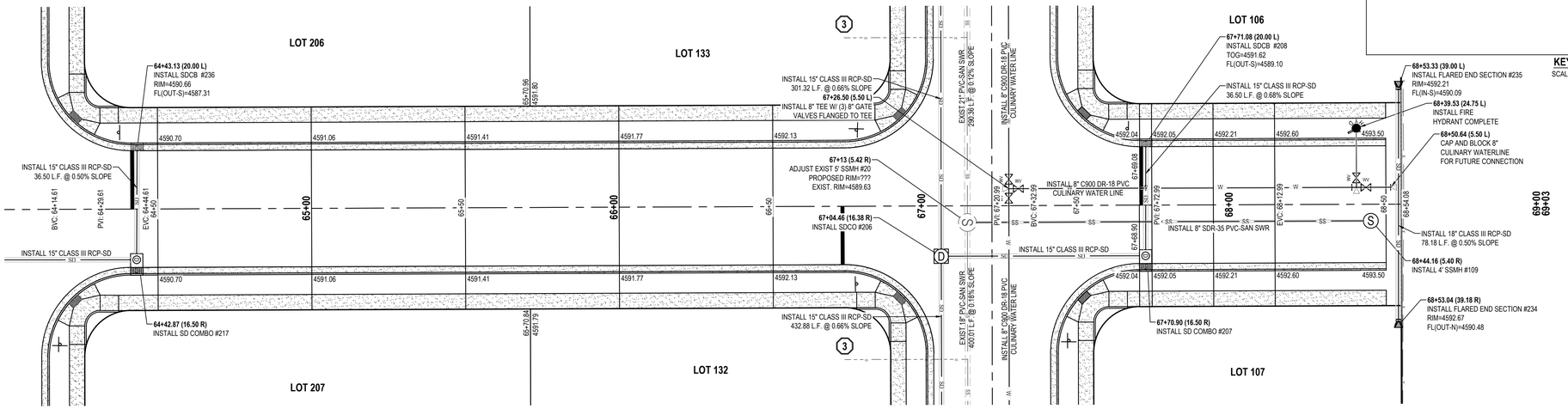
ELEV = 4601.53

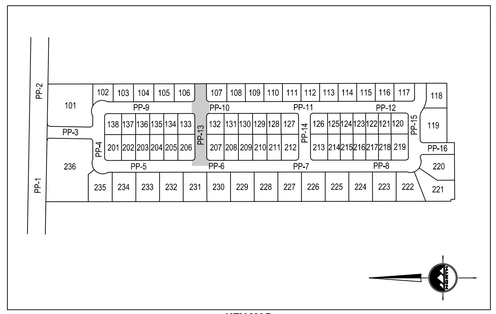
SCOPE OF WORK:

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

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



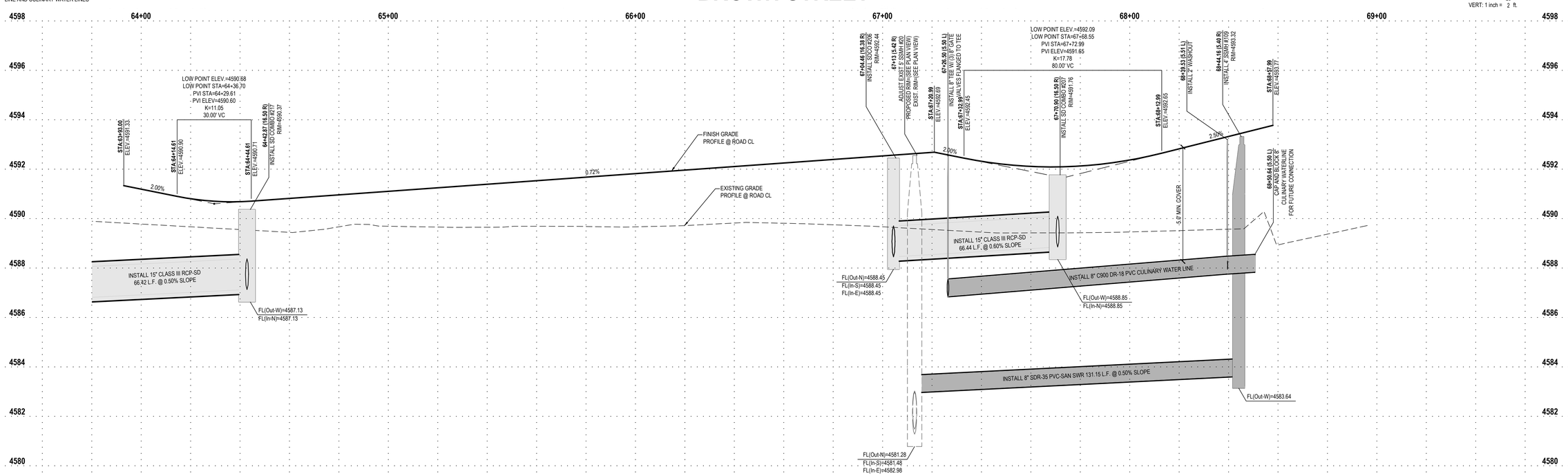


KEY MAP
SCALE: 1"=400'

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

BROWN 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
NO. 11437-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

BROWN STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG
PROJECT MANAGER	
J. CLEGG	

PP-13

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

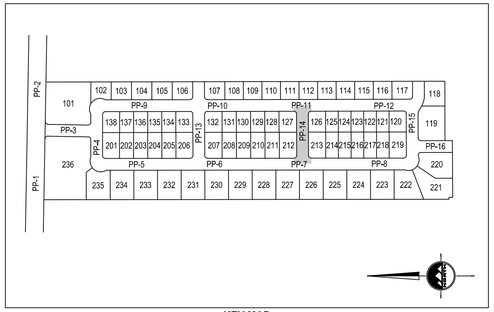
ELEV = 4601.53

SCOPE OF WORK:

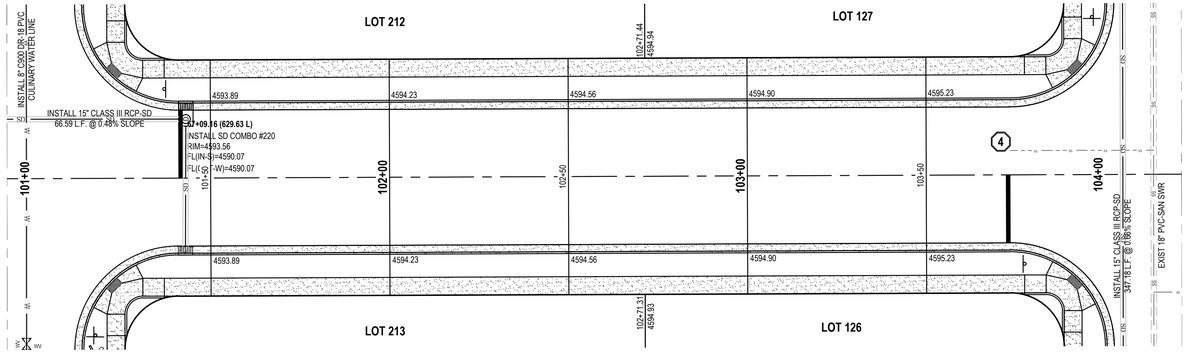
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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

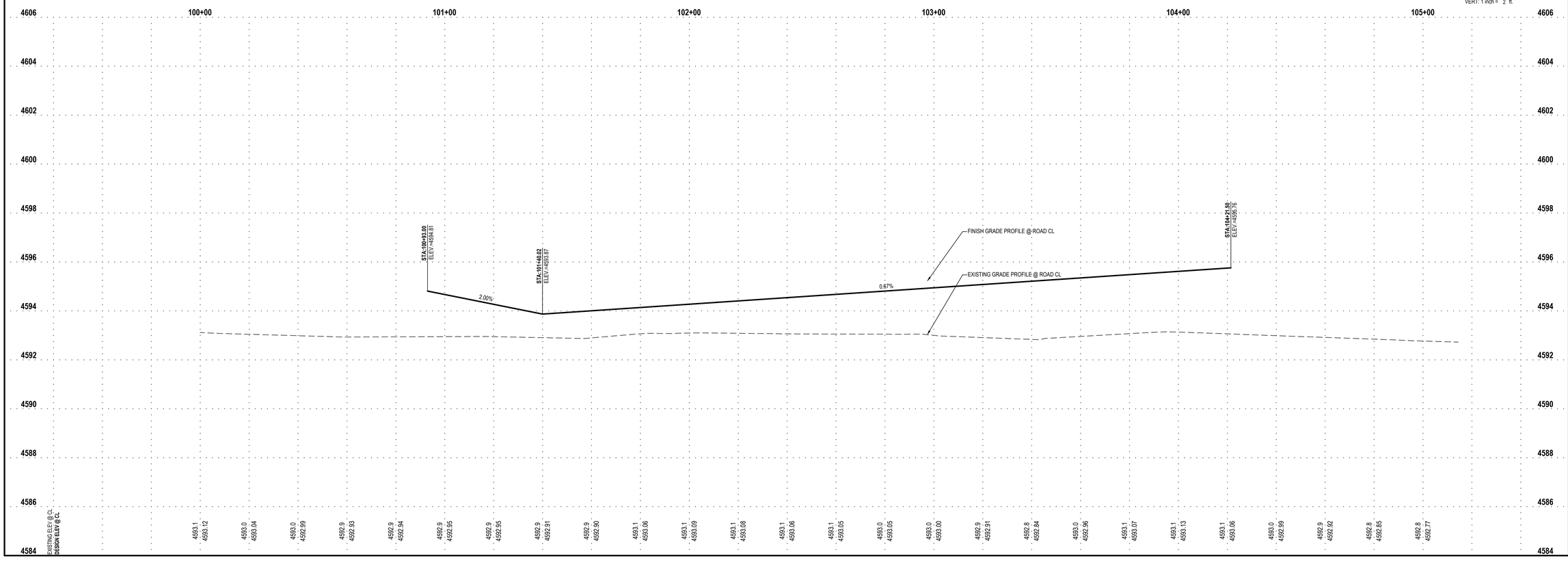


KEY MAP
SCALE: 1"=400'



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES

KYLE STREET



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GORDON STREET
PLAN AND PROFILE

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

PP-14

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

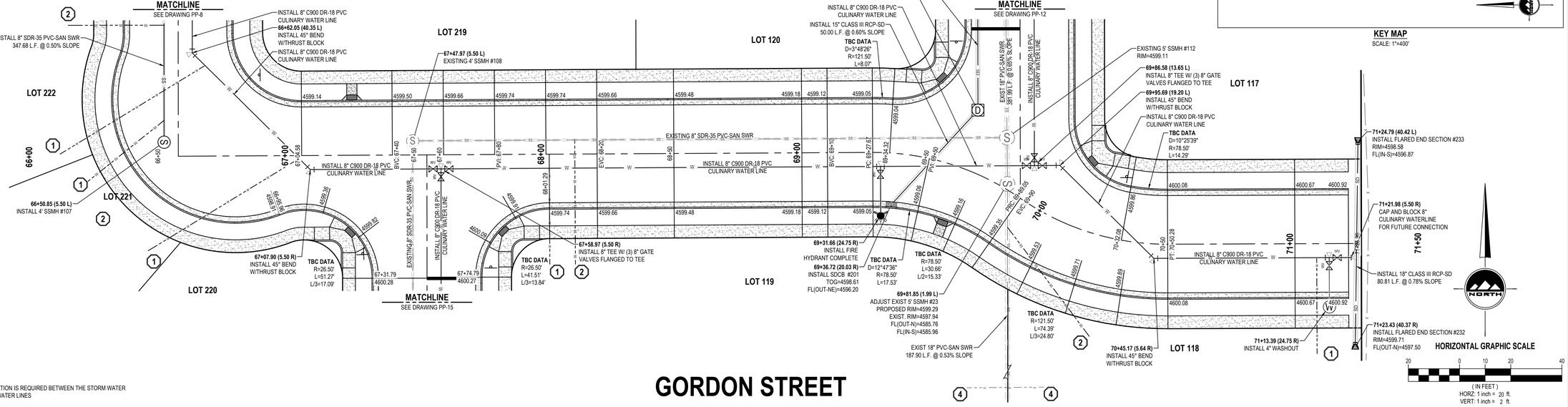
ELEV = 4601.53

SCOPE OF WORK:

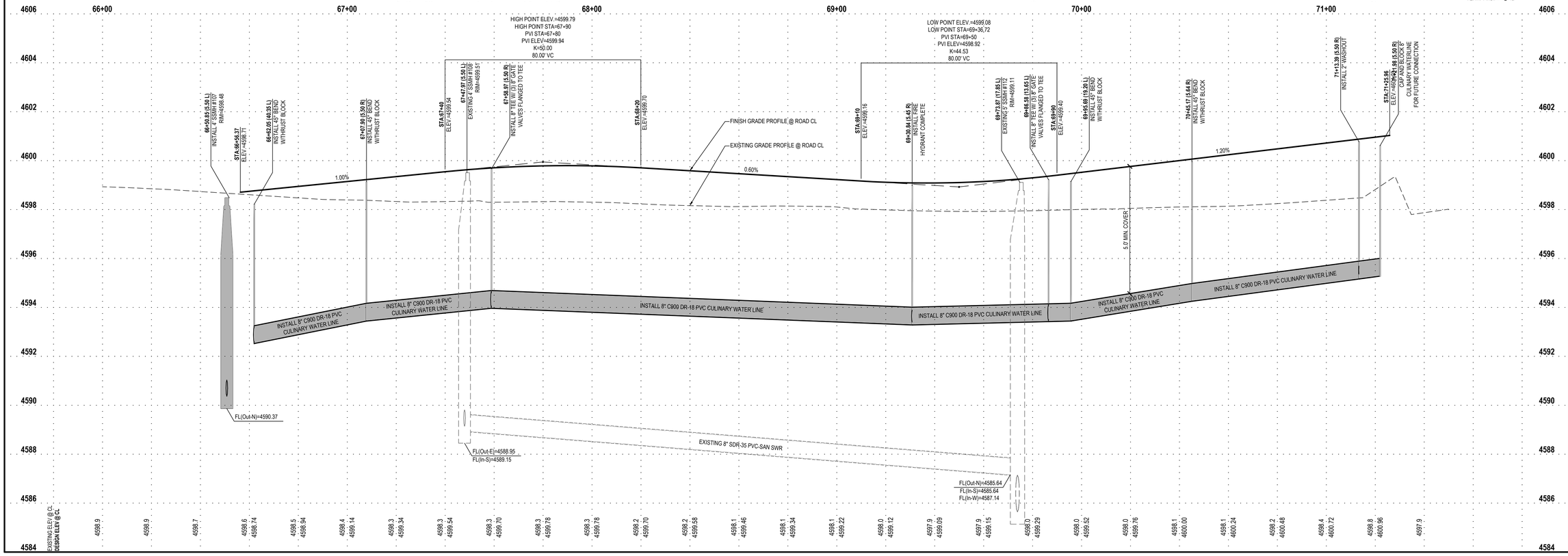
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

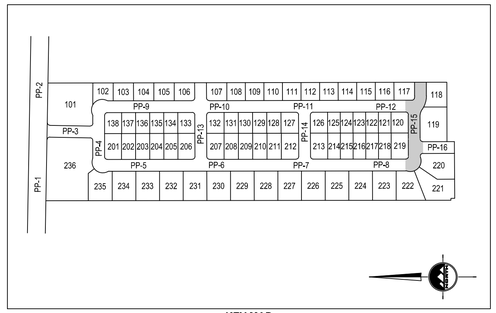
1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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



18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES





HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
7427-2201
JACOB M. CLEGG
9/20/2022
STATE OF UTAH

PRELIMINARY

GORDON STREET PLAN AND PROFILE

PROJECT NUMBER	PRINT DATE
T1265K	9/20/2022
DRAWN BY	CHECKED BY
J.CID	J. CLEGG

PROJECT MANAGER
J. CLEGG

PP-15

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 5 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS MONUMENT)

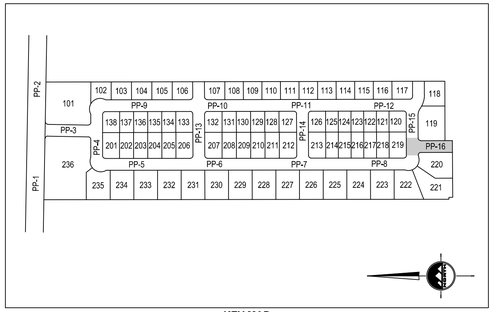
ELEV = 4601.53

SCOPE OF WORK:

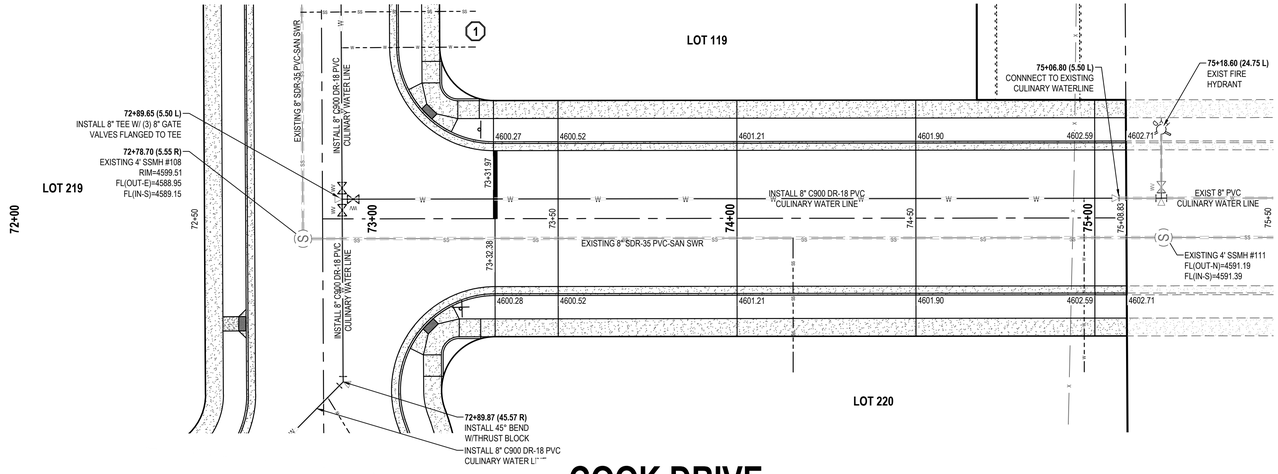
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 3/4" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER APWA STANDARD PLAN NO. 521, LOCATED APPROX. 5' FROM OPPOSITE LOT CORNER OF SECONDARY WATER SERVICE LATERAL, TYPICAL.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, TYPICAL.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
4. ABANDON EXISTING SANITARY SEWER SERVICE LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.

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

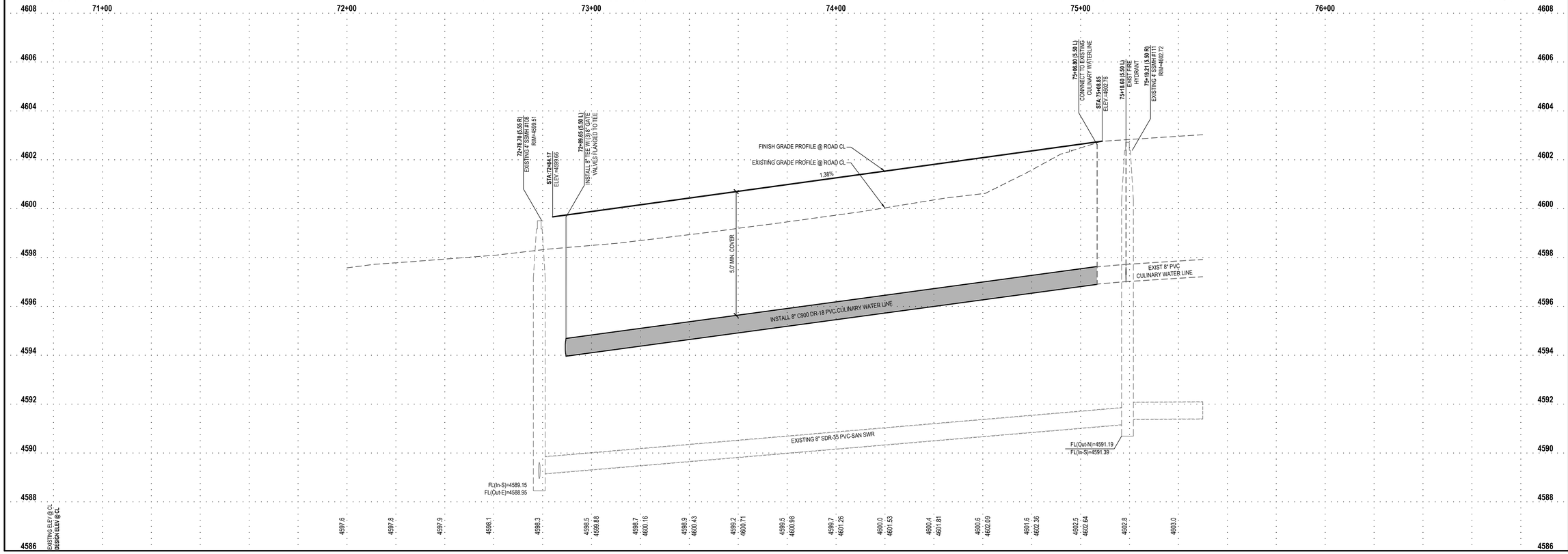


KEY MAP
SCALE: 1"=400'



COOK DRIVE

18" VERTICAL SEPARATION IS REQUIRED BETWEEN THE STORM WATER LINE AND CULINARY WATER LINES



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 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:
IRONWOOD REAL ESTATE LLC.
1392 PASSS CANYON ROAD
ERDA, UTAH 84074
CONTACT:
JOE WHITE
PHONE: 435-830-3642

ALINGTON SUBDIVISION
PRELIMINARY PLAT SUBMITTAL
MAIN STREET
GRANTSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER 8647427-2202 JACOB M. CLEGG 9/20/2022 STATE OF UTAH

PRELIMINARY

COOK DRIVE
PLAN AND PROFILE

PROJECT NUMBER T1265K
PRINT DATE 9/20/2022
DRAWN BY J.CID
CHECKED BY J. CLEGG
PROJECT MANAGER J. CLEGG

PP-16

AGENDA ITEM #6

Discussion of proposal to amend Moderate-Income Housing Element to the General Plan

Grantsville Moderate Income Housing Policies and Goals

Grantsville City does not provide housing as a service to the community. The City has authority over land-use and zoning regulations that the City may adjust to create an environment that is friendly to the development of moderate-income housing. The City has set the following goals and supporting policy objectives to help promote and improve the regulatory environment to support increased development of moderate-income housing within the City. Goals #1 – #3 have been taken directly from Utah Code Title 10 Utah Municipal Code, Chapter 9A Municipal Land-Use, Development and Management Act, Part 4 General Plan, Section 403 General Plan Preparation, Sub-Section 2(b)iii (Effective 6/1/2022).

Goal #1 "A. Rezone for densities necessary to facilitate the production of moderate-income housing."

Policy Objectives:

a. Support the development of single-family dwellings, multi-family dwellings, moderate income housing and retirement housing dispersed throughout the City.
   Implementation Measures:
   1. Review the zoning and land-use maps with actual development activity on a bi-yearly basis to determine if additional land area should have the land use adjusted to allow for zoning at greater density.
      Timeline: Bi-yearly review on even years.
b. Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes.
   Implementation Measures:
   1. Amend zones in land-use to include more options for multi-family dwellings and smaller lots sizes if developed as moderate-income housing in zones that the City determines are appropriate.
      Timeline: Amend land-use code by December 31, 2023.

Goal #2 "E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones."

Policy Objectives:

a. Grantsville will consider amending the land-use code to include additional types of accessory dwellings in residential zones.
   Implementation Measures:
   1. Amend land-use code to allow internal accessory dwelling units in residential zones.
      Timeline: Completed Date of City Council Approval.
   2. Amend land-use code to allow detached accessory dwelling units in residential zones.
      Timeline: Amend land-use code by December 31, 2023.

Goal #3 "F. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers or employment centers."

Policy Objectives:

a. Encourage infill development within the downtown core.
   Implementation Measures
   1. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.
      Timeline: Completed with the 2018 General Plan Update
   2. As property owners and developers meet with the city in consideration of what they may do with their property in the downtown core encourage re-zoning to mixed use and the development of moderate-income housing.
      Timeline: Ongoing: To occur with staff, Planning Commission and City Council consultations.
   3. Support developers of the currently zoned mixed-use and multi-family residential properties adjacent to Lakeview Business Park in providing moderate income housing on a substantial portion of the property which will provide convenient location to employment and future commercial uses.
      Timeline: Ongoing: Preliminary Application currently submitted for consideration and should be approved by spring of 2023 and first phase Final Application approval by Spring of 2024.
   4. Encourage rezoning of other properties in the Deseret Peak Planning Area to mixed-use in those areas adjacent to the Lakeview Business Park, motor sports park and adjacent commercial areas to provide moderate income housing next to commercial and employment centers.
      Timeline: Ongoing: As other surrounding parcels come in for consideration each should be encouraged to provide moderate income housing.
   5. Support developers of the currently zoned mixed-use area across from the Walmart Distribution Center in providing moderate income housing on a substantial portion of the property which will provide convenient locate to employment and future commercial uses.
      Timeline: Ongoing: Encourage Preliminary Application for consideration by spring of 2023 and first phase Final Application approval by Spring of 2024.

Goal #4 Ongoing Evaluation of Moderate-Income Housing City Policies and Plans.

Policy Objectives:

a. ~~As resources permit,~~ Grantsville will continue to monitor the supply and demand of the local housing market to ensure that the needs of residents are met, and that housing stays affordable through regulation and incentives.
   Implementation Measures:
   1. With each major update of the moderate-income housing element of the Grantsville General Plan, consult with local developers and real-estate professionals to determine if the

quantity of moderate-income housing being developed in the community is keeping up with the community need.
Timeline: Once every five years minimum or each time the moderate-income housing element is significantly updated.

b. Continually evaluate the land-use regulations of the City to ensure they work to achieve the purposes of this plan.
Implementation Measures:
1. Each year as the moderate-income housing report is submitted to the state, hold a public meeting with Planning Commission and City Council to discuss the outcomes in the report and consider if the current land-use regulations are helping achieve the purposes of the moderate-income housing element of the Grantsville General Plan.
Timeline: Public meeting to be held every year around the time the moderate-income housing report is submitted to the state.

Goal #5 Encourage affordable housing through partnerships and incentives.

Policy Objectives:

b. Incentivize a variety of affordable housing options to ensure all families, individuals and couples have an equal opportunity.
Implementation Measures:
3. Amend land-use code to allow developers to propose a mix of lot sizes and residential uses (smaller lots or multi-family uses) in portions of large projects specifically designated for the provision of moderate-income housing.
Timeline: Amend land-use code by December 31, 2023.
2. Review Development and Building Fees and consider adjusting schedule to reduce or eliminate some fees for moderate income housing applications.
Timeline: Amend land-use code by December 31, 2023.
3. Actively seek for opportunities to partner with developers and organizations such as Tooele County Housing Authority to take advantage of Federal and State funding programs for housing.
Timeline: Find partner and funding opportunity with a goal to have a project underway by 2027 and at least one project every five years afterward.

c. Work with local developers to incentivize housing within the downtown, reducing costs for potential owners.
Implementation Measures:
6. Amend the land-use map in the General Plan to allow mixed-use development in the downtown core.
Timeline: Completed with the 2018 General Plan Update
7. Amend language in the mixed-use district in the land-use code to allow residential only developments on infill lots within the downtown core if the proposed project provides only moderate-income housing.
Timeline: Amend land-use code by December 31, 2023.

AGENDA ITEM #7

Discussion of proposal to vacate Cherry Street frontage

SURVEYORS NARRATIVE

The purpose of this description is to establish the boundary of a 15' road vacation. The boundary was solved by following the South line of Cherry Street, the East line of Park Street, and the North line of Lot 7 of Boyer Subdivision, as recorded in the Tooele County Recorder's Office as Entry No. 276474, Book 63, Page 143-144.

The basis of bearing for this description is the line between the Southeast Corner and the East Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North 0°13'29" West 2649.05 feet.

BOUNDARY DESCRIPTION

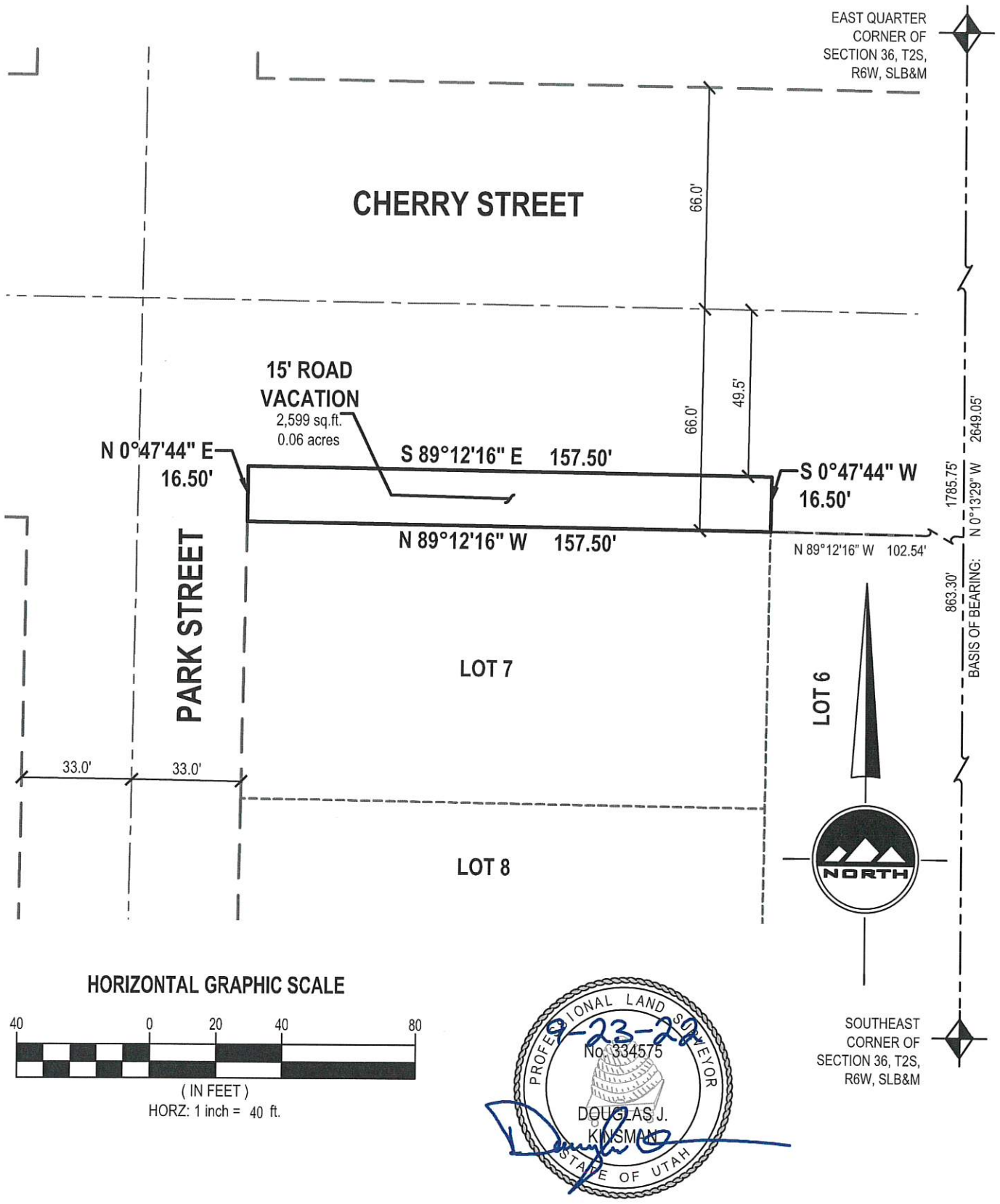
A parcel of land, situate in the Southeast Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Grantsville, Utah, more particularly described as follows:

Beginning at a point which is located North 0°13'29" West 863.30 feet along the section line and North 89°12'16" West 102.54 feet from the Southeast Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence North 89°12'16" West 157.50 along the North line of said Lot 7 of Boyer Subdivision;
thence North 0°47'44" East 16.50 feet along the East line of Park Street;
thence South 89°12'16" East 157.50 feet along the South line of Cherry Street;
thence South 0°47'44" West 16.50 feet to the North line of said Lot 7 of Boyer Subdivision, to the Point of Beginning.

Contains 2,599 square feet or 0.06 acres.





HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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

9-23-22

PROJECT NUMBER	9233A
PRINT DATE	2022-09-22
PROJECT MANAGER	D. KINSMAN
DESIGNED BY	BR. MORRIS

1 OF 1

15' ROAD VACATION

CHERRY STREET
GRANTSVILLE, UTAH
EXHIBIT

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

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

AGENDA ITEM #8

Council Reports

AGENDA ITEM #9

Closed Session (Imminent Litigation, Personnel, Purchase of Property)

AGENDA ITEM #10

Adjourn