

AGENDA ITEM #8

Consideration of Resolution 2021-34 approving the final plat for TP Grantsville, LLC and Shawn Holste on the Parkinson Meadows Subdivision for the creation of thirty-six (36) lots in the R-1-21 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-34**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE PARKINSON MEADOWS
SUBDIVISION FOR THE CREATION OF 36 SINGLE FAMILY LOTS IN THE R-1-21
ZONE**

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

WHEREAS, Shawn Holste and TP Grantsville, LLC submitted an application for a final subdivision plat for the Parkinson Meadows Subdivision in Grantsville City, Utah for the creation of 36 single family lots in the R-1-21 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the R-1-21 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the final plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed final plat has met or can meet the requirements of GLUMDC;

WHEREAS, Shawn Holste and TP Grantsville, LLC are required to construct certain public improvements;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the final subdivision plat for Shawn Holste and TP Grantsville, LLC at the Parkinson Meadows Subdivision located in Grantsville City, Utah for the creation of 36 single family lots in the R-1-21 zone.

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

Section 1. Final Plat. The City of Grantsville approves the Final Plat Amendment provided in Exhibit A.

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

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY,
THIS 16th DAY OF JUNE, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Christine Webb, City Recorder

MEMORANDUM

DATE: May 26, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JUNE 16, 2021**



City Council Agenda Item #8: Consideration of Resolution 2021-34 approving the final plat for TP Grantsville, LLC and Shawn Holste on the Parkinson Meadows Subdivision for the creation of thirty-six (36) lots in the R-1-21 zone.

The Planning Commission motioned to recommend approval of this agenda item on May 13, 2021 with some discussion and the motions are at the end of the discussion:

Shawn Holste was present for this agenda item and stated to the Commission: Well, we're here. I think we got it narrowed down. We're going to put those 36 lots in and build a great neighborhood.

Gary Pinkham stated, When I scanned the drawings here yesterday, I still saw some street A's and B's and C's. Where are we on street names?

Shawn Holste answered, Gary. That's my fault. I was supposed to get them back. We've got them. They just aren't on your drawing yet, but we do have them.


Gary Pinkham stated, then I have the same note with you on the construction notes. The Grantsville City construction notes need to be added onto the note page. There're 17 or 18 notes that need to be added in them on the construction requirements.

Shawn Holste stated, I heard that on that earlier conversation. I don't recall us getting them, which is no problem. We can add it. I'm assuming he reached out to you and you guys have had this conversation?

Gary made the motion to recommend approval the Final Plat for TP Grantsville, LLC and Shawn Holste on the Parkinson Meadows Subdivision located approximately at 198 East Pear Street for the creation of thirty-six (36) lots in the R-1-21 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date May 6, 2021
CC 
Subject Parkinson Meadows Subdivision – Final Plat Application - Planning Commission Memo

A final plat application has been submitted to Grantsville City for Parkinson Meadows Subdivision (Project). The project has been reviewed by City Staff with multiple reviews, meetings and revisions conducted and are documented in the supporting documentation that is attached to this memo.

Project Overview

Zoning: R-1-21

Project Total Acreage: 23.17 acres

Total Number of Lots: 35

Density 1.5 dwellings per acre

Technical Review Comments

In the 3rd submittal review memo dated May 6, 2020, (orange comments) and found in the supporting documentation attachment. All of the engineering issues have been addressed and the drawings are complete with the exception that Street Names have not been added to two of the interior streets. Those streets now labeled "Street A" and "Street B" will require appropriate street names before the application can be approved by City Council.

Development Agreement

- During the preliminary application consideration issues are discussed that may require clarification in a Development Agreement. The Agreement will be drawn up and considered as part of the Final Plat approval process. The Development Agreement will include:
 - Fee in lieu of offsite improvements on Quirk Street.
 - Lots 128 through 131 are offsite laterals.

Recommendation

With a favorable discussion by the Planning Commission the staff recommends the Planning Commission provide a recommendation to the City Council for the approval of the Parkinson Meadows Subdivision Final Plat Application with the condition that the two interior streets be named and all drawings revised to reflect the new street names. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion. The motion will be added to the supporting documentation for the City Councils consideration.

-END-

Attachment: Parkinson Meadows Subdivision – Final Plat - Supporting Documentation


PARKINSON MEADOWS SUBDIVISION

FINAL PLAT

SUPPORTING DOCUMENTATION



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date April 7, 2021 Updated May 6, 2021 
CC
Subject Parkinson Meadows Subdivision Final Plan – 3rd Review

Revised drawings based upon the staff review comments have been submitted to the City. The revised drawings are complete and have addressed the comments submitted to the applicant with the exception of the street names. "Street A" and "Street B" are not acceptable street names and must be changed on all drawings before final approval by City Council. The project is ready to move forward for consideration.

April 28, 2021 The following comments are based upon a review of the second submittal drawings. The comments are found in blue. Action items from latest comments are in bold.

A Final Plat application has been submitted to Grantsville City for the Parkinson Meadows Subdivision (Project). The following documents have been submitted by the applicant and have been taken into consideration with this review:

Parkinson Meadows Subdivision Final Plat submittal including:

- A. Geotechnical Study - Proposed Parkinson Subdivision – Southwest of the Intersection of Pear Street and Quirk Street – Grantsville Utah; By GSH Geotechnical Inc., Dated October 22, 2020.
- B. Parkinson Meadows Trip Generation Statement; By Focus Engineering and Survey LLC.; Dated October 22, 2020.
- C. Parkinson Meadows Subdivision; Design by Focus Engineering and Survey LLC; Dated March 15, 2021; Including 49 Drawing Sheets.

Project Overview

Zoning: R-1-21

Project Total Acreage: 23.17 acres

Total Number of Lots: 35

Density 1.5 dwellings per acre

- Action items are bulleted.

Submission and Checklist Compliance

- Are the Checklist items complete? Yes

Technical Review Comments

Geotechnical Study:

The Geotechnical Engineering Study details collapsible soils throughout the site in the 10 test pits. The study recommends that a Geotech be onsite to determine that the collapsible soils have been removed and adequate engineered base is being used.

- Add a note to construction drawings stating the following: "A qualified Geo-tech shall monitor the excavations and determine the locations that require additional granular sub-base and specify the depth required." (Complete)
- Provides recommendations for pavement design, structural fill, footings, foundations, floor slabs, trenches, etc. The City expects that these recommendations will be followed both for construction of the development infrastructure and homes. The City will provide a copy of the Geotechnical Study to their inspectors for use during inspections.

General

- Make sure that they adjust the details to call out 4,500 psi. put a large text on each detail sheet stating all concrete shall be 4,500 psi. **Please place the following note in large text on each sheet of details: "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."**
- City note sheet C1.1 they are not included in this sheet. Add the concrete note also. **Please replace the City General Notes with the updated notes that are attached.**

Plat:

- Notes 6 and 3 on the Plat are the same. Lot numbers don't exactly line up with streets. See Gary's comments. Sheet C2 the first Plat up by the compass symbol. (Complete)
- Clean up notes. (Complete)
- **The street needs to be renamed South Street not Hale Street. This also effects Note 5 on the Plat.**
- **The names of the new streets need to be called out on the plat with the language: Dedicated Public Street underneath.**
- **Put a note on Plat stating: No animals can be kept in stormwater basins.**

Streets:

- Detail 235.1 is located on both sheet D-2 and D-8 One can be removed. (Complete)
- South Street Detail it shows ribbon curb but calls out curb and gutter. Repeated through the plan set. (Complete)
- Grading where the ribbon curb is located along the north side of south street the grading contours shows the water ponding instead of running off the ribbon curb. Add swale to catch the water. (Complete)
- **Install no parking signs on the circle at the east end of South Street so there is no one parking in the circle or in the unimproved future right-of-way to the east.**
- Per City code GLUDMC 6.9-1(b) driveway access widths shall not exceed 22 feet in width.

Water:

- Per state law the water lines supplying the subdivision needs to be modeled to verify that the system has capacity to serve the subdivision. AQUA will provide a capacity memo based upon modeling the system with the proposed lots. This will occur prior to final application as we want to make sure that the model is based upon what is vested with preliminary approval.
- Discuss water lateral locations. **Did Public Works Provide Redlines?**
- ~~Lots 128 and 129 is Public Works comfortable with the Fire Hydrant located between the two meters?~~ Relocate fire hydrant to other side of Lot 129. (Complete)
- City water meter Detail on Sheet D1. The City has updated this detail it now shows and calls out sand around the base of the setter. **Still needs to be addressed.**
- Provide 10 feet separation between waterline and irrigation. Still an issue at Pear Street Intersection. Discuss. (Complete)
- Crossing depth possible conflicts on Sheets PP-1 Approximately Sta. 13, PP-3 Approximately Sta. 10, PP-5 Sta. 10+50. Verify at least 18" vertical separation between pipes. (Complete)
- May need an air-vac on the water line crossing the pond due to a vertical loop. **Is the blow off shown adequate or will we need an air-vac? (Where the water line runs under the pond the pond floor is only a few feet deep. If the line is transitioned properly without a vertical loop, it will not require an air-vac. This will depend on the depth of the existing line in Quirk Street.)**
- Air-vacs on terminal lines due to 15 feet to rise. **Using fire hydrants.**

Sanitary Sewer:

- The sanitary sewer lines supplying the subdivision need to be modeled to verify that the system has capacity to serve the subdivision. AQUA will provide a capacity memo based upon modeling the system with the proposed lots. This will occur prior to final application as we want to make sure that the model is based upon what is vested with preliminary approval.
- Adjust length between manholes SSMH 104 and SSMH 105 to a distance of no more than 400 feet. **(Complete)**
- Discuss sewer service lateral locations.
- On Pear Street add a new manhole to the east of existing SSMH 01. **(Complete)**
- On sheet C3 the overall site plan.
- Get an easement agreement for the laterals off site to the North. **Shown on Plat.**

Storm Water:

- Snouts will be in the double box fronting lots 127 and 128. **See Gary's comment. Provide a snout detail for the placement in the box.**
- Discuss the stormwater pond. (Depth, the overflow, property owner maintenance of a fenced in pond.)
- **Finish the pond with armoring on the sides to prevent erosion. The bottom can be finished by the property owner as they landscape.**

Fencing:

- What is planned for fencing? **Construct a fence the north and east side of the boundary around those lots containing the basin. The future Pear street right-of-way will be a future intersection and will require the fence to be shorter in the vision triangle or the fence set back out of the 30-foot vision triangle. Fencing around the basin within the lot will not be required.**

Open Space:

- Fee in leu was previously discussed.

Postal:

- Shown on drawings.

Phasing:

- Discuss Single Phase

Development Agreement:

- At this point the Development Agreement will acknowledge, Exceptions, open space, offsite improvements.
- Fee in lieu of offsite improvements on Quirk Street.
- Lots 128 through 131 are offsite laterals.

-END-

DRC NOTES PARKINSON MEADOWS FINAL 2ND – GARY PINKHAM – PLANNING & ZONING

The various sheets showing utilities show the sewer service at each lot on the uphill side of the water service.

SHEET NOTES:

Sheet C1.1 – Grantsville City Grading Note 5 still needs to be corrected to require a third party, certified, and approved testing company for the quality control testing. It is also missing compaction requirements. This page is missing Grantsville City Construction Notes.

Sheet C3.1

Sheet C6.3 – SD inlet 101 show a double grate and a snout. How will the box be built to prevent water and debris from dropping directly on top of the snout?

Sheet C8.2 –Do we need an air-vac at the South end of this main and the cul-de-sac since they are at the dead end high points of the system.

Sheet D1- The upper left detail for sanitary sewer crossing seems to be from another agency and has just recently appeared. It does not match the requirements of the Grantsville City Construction Notes requiring that the sewer be below the water. It also does not apply to any proposed work in this set of plans.

There is no detail for the snout basin.

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Final Plat Fees:

\$2000.00 - Plat Review
\$125.00 per Lot

\$6375.00

(ALL FEES ARE SUBJECT TO CHANGE)

FINAL PLAT APPLICATION

Date of Application 3-19-2021

Property Location 198 Pear Street

Property Owner(s) Tp Grantsville

Owner Phone _____

Acting Agent Name Shawn Holste

Acting Agent Phone _____

Email Address Shawnholste@me.com

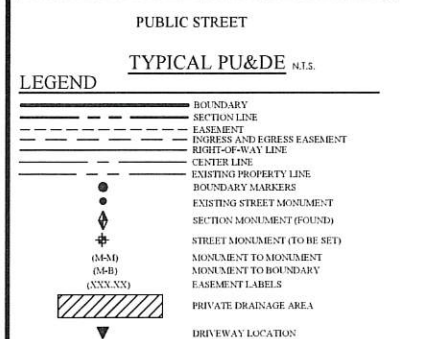
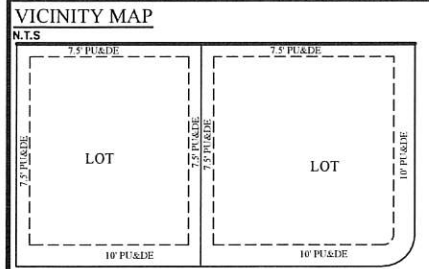
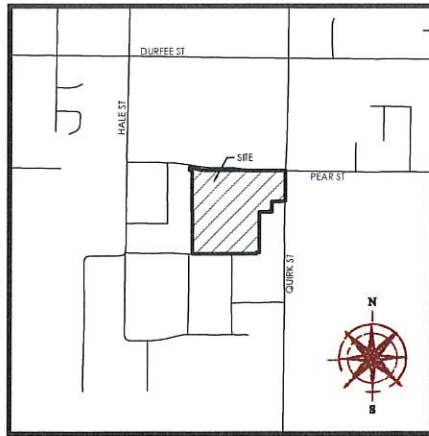
Subdivision Name Parkinson Meadows

Number of Acres in Subdivision 23.17

Total Number Lots 35 Lot Sizes .50 - .97

Current Zoning of Property ~~R12~~ R12 Parcel Number 01-073-0-0028 01-073-0-029
01-073-0-0068 01-073-0-0040

AL
Signature of Applicant or Agent



- NOTES**
1. 5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 2. PARCEL A IS HEREBY CONVEYED TO GRANTSVILLE CITY AS PUBLIC RIGHT-OF-WAY.
 3. NO VISUAL OBSTRUCTIONS SHALL BE PLACED IN SITE TRIANGLES AT INTERSECTIONS AND DRIVEWAY ENTRANCES.
 4. PARCEL B IS A NON-BUILDABLE PARCEL TO BE RETAINED AND MAINTAINED BY THE OWNER.
 5. LOTS 107, 108, 118 SHALL NOT HAVE SECONDARY ACCESS TO SOUTH STREET AS IT IS A COLLECTOR. SECONDARY ACCESS TO ANY LOT IN THE SUBDIVISION MUST BE APPROVED BY GRANTSVILLE.
 6. LOTS 127, 128 SHALL NOT HAVE SECONDARY ACCESS TO QUIRK STREET. SECONDARY ACCESS TO ANY LOT IN THE SUBDIVISION MUST BE APPROVED BY GRANTSVILLE.
 7. OWNERS OF LOTS 127 & 128 WILL MAINTAIN STORMWATER BASIN.
 8. LOTS 101, 128-135 SHALL NOT HAVE SECONDARY ACCESS TO PEAR STREET AS IT IS A COLLECTOR. SECONDARY ACCESS TO ANY LOT IN THE SUBDIVISION MUST BE APPROVED BY GRANTSVILLE.
 9. LOT 104-106, 120-123, & 127-128 PROPERTY OWNERS AGREE TO MAINTAIN THE RETENTION AREAS AS APPROVED BY THE CITY ENGINEER, AND CONSTRUCTED BY THE DEVELOPER/BUILDER, AND THAT THEY WILL NOT ALTER THE GRADING, NOR ALLOW ANY DRAINAGE TO DISCHARGE ON THE NEIGHBORING PROPERTIES, OR PUT ANY IMPERVIOUS SURFACES IN THE AREA SHOWN ON THE PLAT. THIS REQUIREMENT WILL RUN WITH PROPERTY AND APPLY TO ALL FUTURE PROPERTY OWNERS.
 10. NO ANIMALS CAN BE KEPT IN STORMWATER BASINS.
 11. SEE SHEET 2 FOR LOT DETAILS.

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

 GRANTSVILLE CITY ATTORNEY

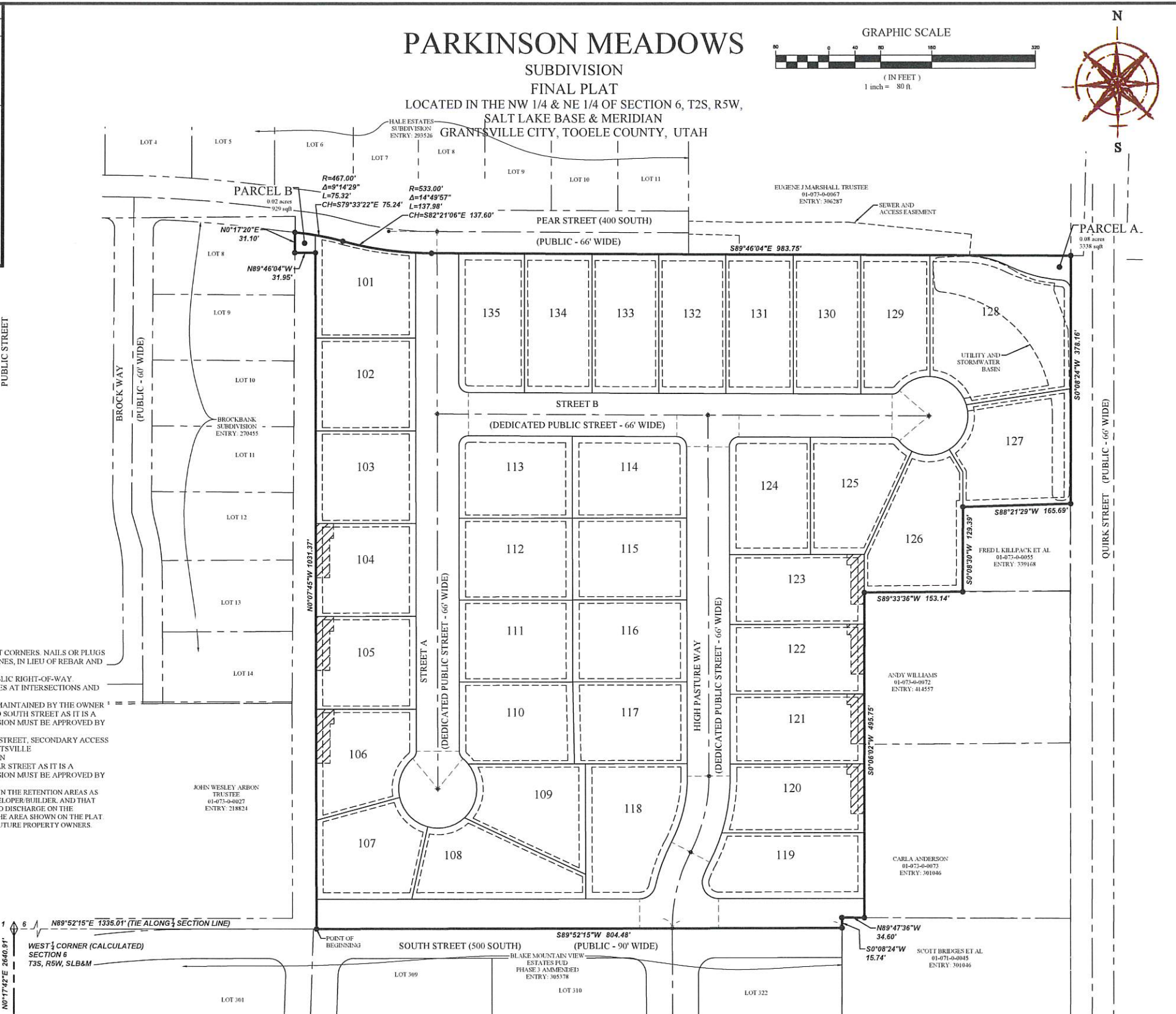
TOOELE COUNTY TREASURER
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE TOOELE COUNTY TREASURER. PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

 TOOELE COUNTY TREASURER

OWNER/DEVELOPER
 GTM BUILDERS
 1676 PROGRESS WAY
 TOOELE, UT 84074
 (435) 849-5409
 CONTACT: SHAWN HOLSTE

PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 809 HIGHLAND DRIVE
 MED. AVE. SALT LAKE CITY, UT 84143
 www.focusut.com

DATE: 05/15/2021
 SHEET 1 OF 2



GRANTSVILLE CITY MAYOR
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE GRANTSVILLE CITY MAYOR.

 ATTEST: CITY RECORDER _____ MAYOR

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

GRANTSVILLE CITY ENGINEER OR DESIGNEE
 APPROVED THIS _____ DAY OF _____ A.D. 20____

 GRANTSVILLE CITY ENGINEER

TOOELE COUNTY SURVEYOR
 APPROVED THIS _____ DAY OF _____ A.D. 20____
 ROS # _____
 TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY PUBLIC WORKS
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY

 DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

GRANTSVILLE CITY FIRE DEPARTMENT
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE GRANTSVILLE CITY FIRE DEPARTMENT

 GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE GRANTSVILLE CITY PLANNING COMMISSION

 CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

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

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
 Professional Land Surveyor
 Certificate No. 10516507

05/05/2021
 Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 and the NE1/4 of Section 6, Township 2 South, Range 5 West, Salt Lake Base and Meridian, Grantsville, Utah, more particularly described as follows:

Beginning at the Southwest Corner of that Real Property described in Deed Entry No. 044641, Book 325, Page 112, December 10, 1991 in the Office of the Tooele County Recorder located 88°52'15"E along the 1/4 Section line 1,335.01 feet from the calculated position of the West 1/4 Corner of Section 6, T3S, R5W, Salt Lake Base and Meridian, said point being N0°17'42"E 2,640.91 feet from the Southwest Corner of said Section 6 (Basis of Bearing: N89°57'17"E between the Southwest Corner and the South 1/4 Corner of said Section 6), thence N00°07'45"W along said deed 1,031.37 feet to the Southerly line of that Real Property described in Entry No. 2887808, June 28, 2007 in the Office of the Tooele County Recorder, thence N89°46'04"W along said deed 31.95 feet to the Easterly line of BROCKBANK SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 270455, October 26, 2006 in the Office of the Tooele County Recorder, thence N09°17'20"E along said plat 31.10 feet to the Southerly Right of Way line of Pear Street, as dedicated in HALE ESTATES SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 293526, September 14, 2007, thence along said Southerly Right of Way Line and extension thereof the following 3 (three) courses: 1) Easterly along the arc of a non-tangent curve to the right having a radius of 467.00 feet (radius bears: S05°49'23"W) a distance of 75.32 feet through a central angle of 09°14'29" Chord: S79°33'22"E 75.24 feet to a point of reverse curvature, 2) along the arc of a curve to the left having a radius of 533.00 feet a distance of 137.98 feet through a central angle of 14°49'57" Chord: S82°21'06"E 137.60 feet, 3) S89°46'04"E 983.75 feet to the Westerly Right of Way line of Quirk Street, thence S09°08'24"W along said Westerly Right of Way line 378.16 feet to a rebar and cap marked DL, Bailey 175754 marking the Northeast Corner of that Real Property described in Deed Entry No. 339168, March 8, 2010 in the Office of the Tooele County Recorder, thence S88°21'29"W along said deed 165.69 feet to a rebar and cap marked DL, Bailey 175754, thence S00°08'30"W along said deed 129.39 feet to a rebar and cap marked DL, Bailey 175754 and the Northerly line of that Real Property described in Deed Entry No. 414557, June 24, 2015 in the Office of the Tooele County Recorder, thence S89°33'36"W along said deed 153.14 feet to a rebar and cap marked "Hatchcock L.S. 166346", thence S00°00'02"W along said deed and the Westerly line of that Real Property described in Entry No. 301046, January 25, 2008 in the Office of the Tooele County Recorder 495.75 feet to a rebar with no cap and the Northerly line of said deed, thence along said deed the following 2 (two) courses: 1) S89°47'36"W 34.60 feet, 2) S0°08'24"W 15.74 feet to the 1/4 Section line and the Northeast corner of BLAKE MOUNTAIN VIEW ESTATES P.U.D. PHASE 3 AMENDED, according to the Official Plat thereof recorded as Entry No. 305378, April 10, 2008 in the Office of the Tooele County Recorder, thence S89°52'15"W along said 1/4 Section line and said plat 804.48 feet to the point of beginning.

Contains: 23.17 acres +/-, 35 Lots, 2 Parcels

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREAFTER TO BE KNOWN AS

PARKINSON MEADOWS SUBDIVISION

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

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
 HAND THIS _____ DAY OF _____ A.D. 20____

BY: _____
 ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

PARKINSON MEADOWS SUBDIVISION

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, T2S, R5W, SALT LAKE BASE & MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

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

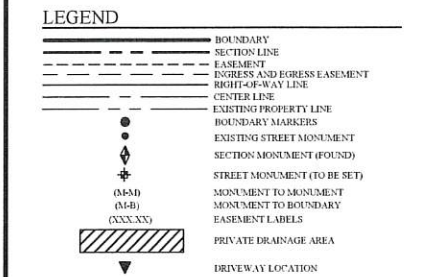
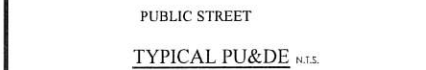
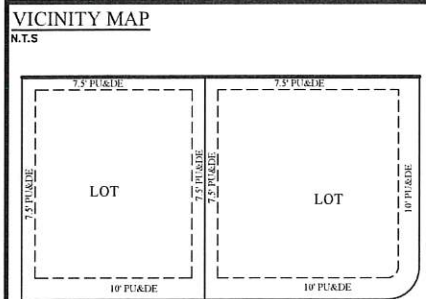
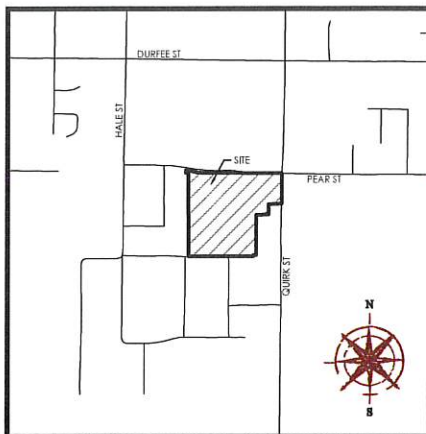
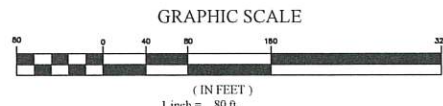
2020-2021-0107 PARKINSON MEADOWS DESIGN 20-0107-DWG-SHEETS C2 - FINAL PLAT.DWG

PARKINSON MEADOWS

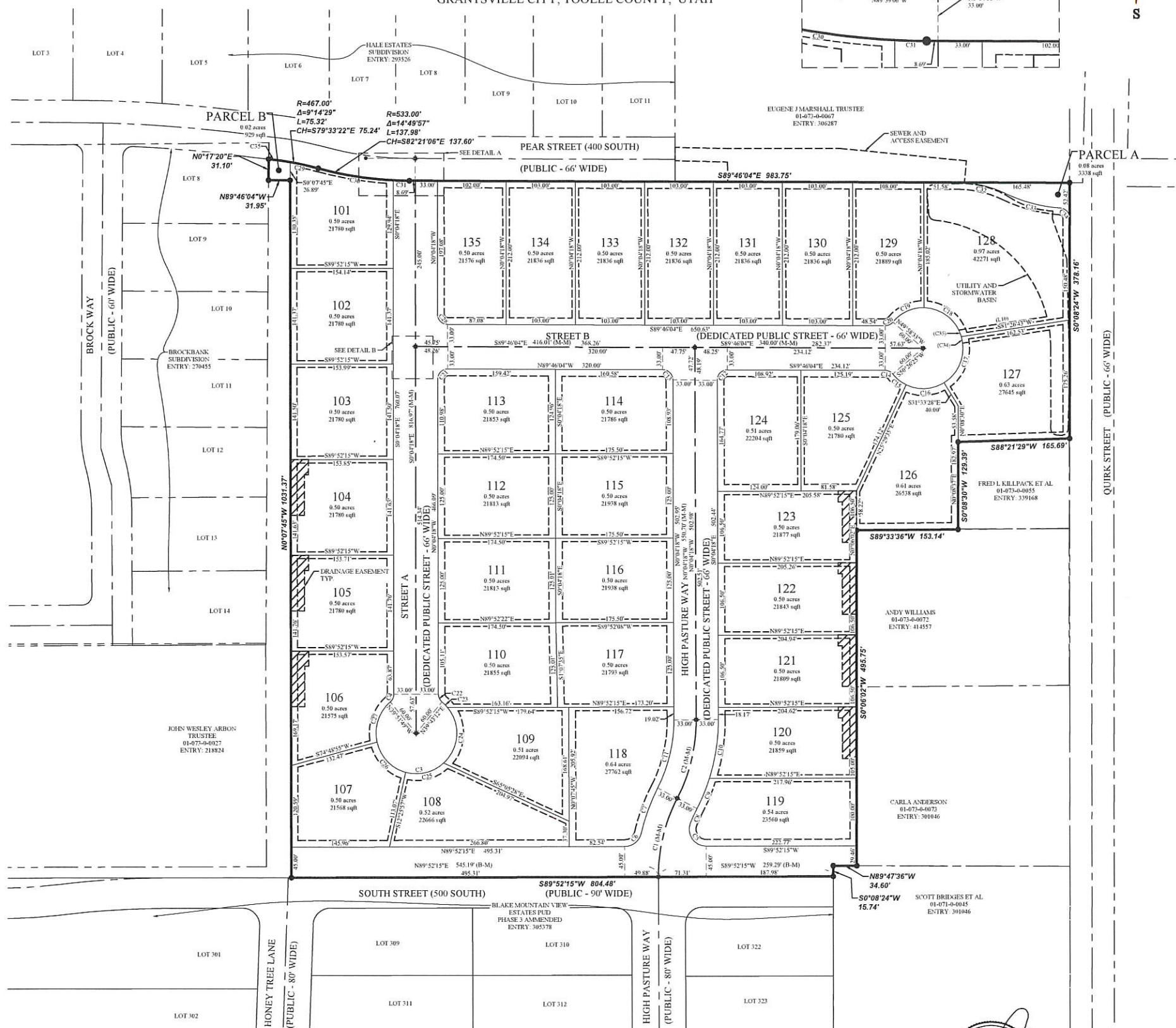
SUBDIVISION

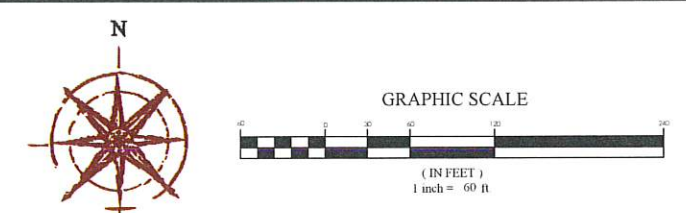
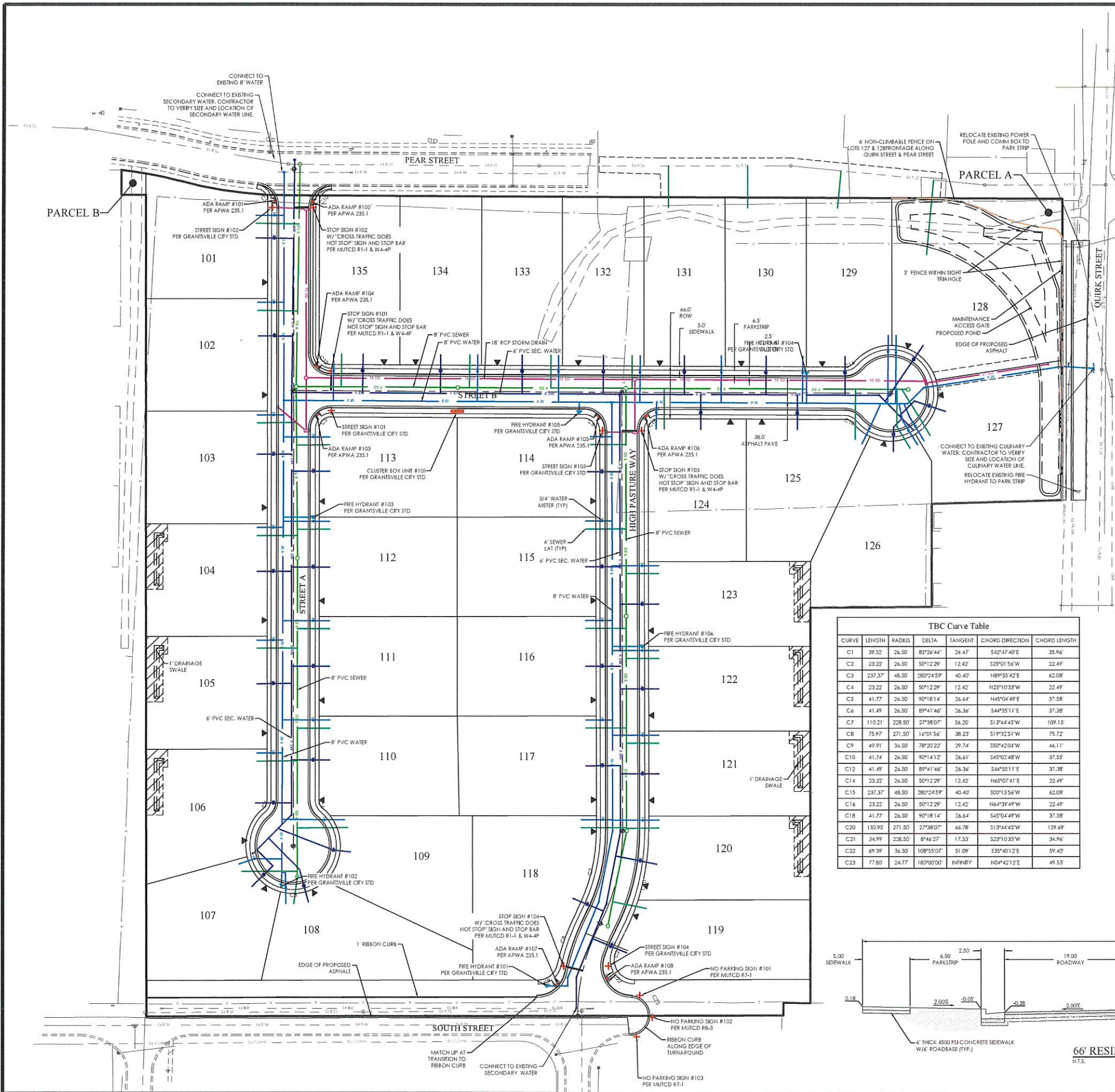
FINAL PLAT

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 6, T2S, R5W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



Easement Line Table		
LINE	DIRECTION	LENGTH
(L10)	N81°26'43"E	131.97'





LEGEND

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

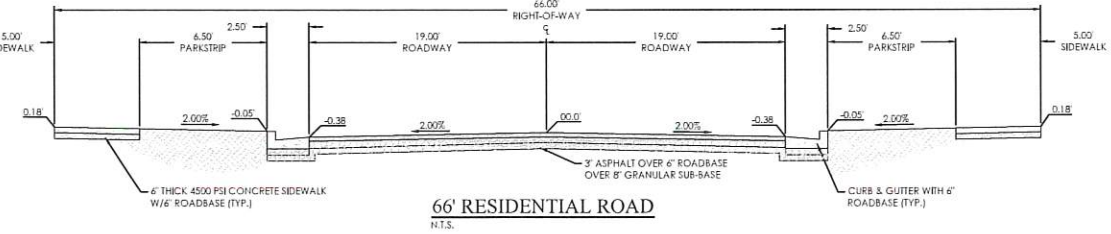
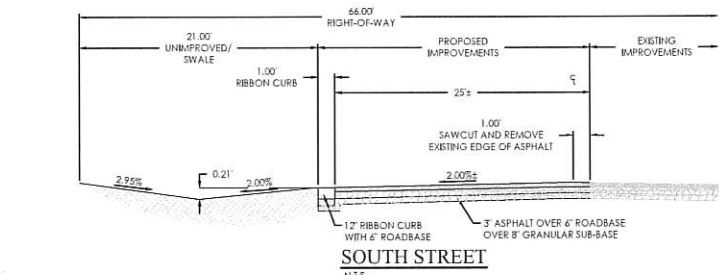
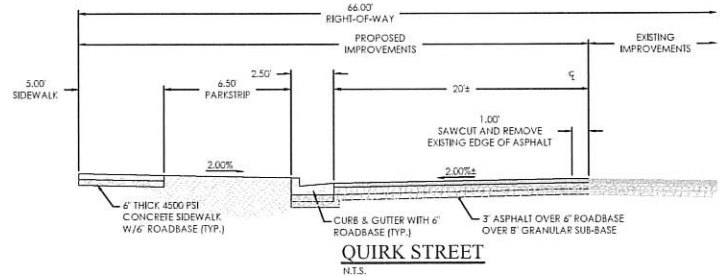
QUANTITIES OF ROADWAY

PAVEMENT	125567.89	SQ FT +/-
UNTREATED BASE COURSE	163,716.10	SQ FT +/-
GRANULAR BORROW	139,124.02	SQ FT +/-
CURB & GUTTER	13,556.13	SQ FT +/-
SIDEWALK DRIVE	24592.08	SQ FT +/-
APPROACHES	35	EACH
ADA RAMP	8	EACH
MONUMENTS	8	EACH

- NOTES**
- 1) A QUALIFIED GEO-TECH SHALL MONITOR THE EXCAVATIONS AND DETERMINE THE LOCATIONS THAT REQUIRE ADDITIONAL GRANULAR SUB-BASE AND SPECIFY THE DEPTH REQUIRED.
 - 2) A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY STATE ROADS.

TBC Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	39.52	26.50	85°26'44"	24.47	S42°47'40"E	35.96'
C2	23.22	26.50	50°12'29"	12.42	S25°01'56"W	22.49'
C3	237.37	48.50	280°24'59"	40.40	N89°55'42"E	62.08'
C4	23.22	26.50	50°12'29"	12.42	N25°10'33"W	22.49'
C5	41.77	26.50	90°18'14"	26.64	N45°04'49"E	37.58'
C6	41.49	26.50	89°41'46"	26.36	S44°55'11"E	37.38'
C7	110.21	228.50	27°38'07"	56.20	S13°44'45"W	109.15'
C8	75.97	271.50	16°01'56"	38.23	S19°32'51"W	75.72'
C9	49.91	36.50	78°20'22"	29.74	S50°42'04"W	46.11'
C10	41.74	26.50	90°14'12"	26.61	S45°02'48"W	37.53'
C12	41.49	26.50	89°41'46"	26.36	S44°55'11"E	37.38'
C14	23.22	26.50	50°12'29"	12.42	N65°07'41"E	22.49'
C15	237.37	48.50	280°24'59"	40.40	S00°13'56"W	62.08'
C16	23.22	26.50	50°12'29"	12.42	N44°39'49"W	22.49'
C18	41.77	26.50	90°18'14"	26.64	S45°04'49"W	37.58'
C20	130.95	271.50	27°38'07"	66.78	S13°44'45"W	129.69'
C21	34.99	228.50	8°46'27"	17.53	S23°10'33"W	34.96'
C22	69.39	36.50	108°55'07"	51.09	S35°40'12"E	59.40'
C23	77.80	24.77	160°00'00"	INFINITE	N04°42'12"E	49.53'



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PARKINSON MEADOWS
GRANTSVILLE, UTAH
OVERALL SITE PLAN

REVISION BLOCK

NO.	DATE	DRAWN	CHECKED	DESCRIPTION
1				
2				
3				
4				
5				
6				

OVERALL SITE PLAN

Scale: 1"=60'
Date: 5/4/2021
Sheet: C3

Drawn: JMH
Job #: 20-0107

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