

AGENDA ITEM #8

Consideration of Resolution 2021-45 approving the final plat on the Peak Crossing Subdivision, Phase 1 for the creation of twenty-four single-family lots in the R-1-21 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-45**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE PEAK CROSSING
SUBDIVISION, PHASE 1 FOR THE CREATION OF 24 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, Grantsville Heights, LLC and Paul Linford submitted an application for a final subdivision plat for the Peak Crossing Subdivision, Phase 1, Grantsville City, Utah for the creation of 24 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, Grantsville Heights, LLC and Paul Linford 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 Grantsville Heights, LLC and Paul Linford at the Peak Crossing Subdivision, Phase 1 located in Grantsville City, Utah for the creation of 24 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
7th DAY OF JULY, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Christine Webb, City Recorder

MEMORANDUM

DATE: June 28, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD JULY 7, 2021**



City Council Agenda Item #9: Consideration of Resolution 2021-45 approving the final plat for Grantsville Heights, LLC and Paul Linford on Peak Crossing Subdivision, Phase 1 for the creation of twenty-four single-family lots in the R-1-21 zone.

The Planning Commission motioned to recommend approval of this agenda item on June 10, 2021 with some discussion and the motions are at the end of the discussion:

Paul Linford and Paul Watson were present for this item.

Jaime stated: So Shay, I see some notes on the memo. Have all of those been resolved?


Shay stated: Yes, we received a new set of plans tonight. I would like to point out that was due to an internal issue here. I was expecting some other information and anyway, some hiccups with other things and did not get it back to them. So that's why the revised drawings showed up tonight and not before the Friday deadline to get them into the packet.

Erik stated: There was a memo from Brad on this one and I spoke with the fire chief last night and they advised they were good and they weren't going to make it so we went through it.

Erik made the motion to recommend approval of the Final Plat for Grantsville Heights, LLC and Paul Linford on the Peak Crossings Phase 1 Subdivision located approximately at 1100 West Main Street for the creation of twenty-four (24) lots in the R-1-21 zone. Jaime 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 June 4, 2021
CC 
Subject Peak Crossings Subdivision Phase 1 – Final Plat – Planning Commission Memo.

A final plat application has been submitted to the City for Peak Crossings Subdivision Phase 1. The application has been reviewed by City staff with the last review being May 26, 2021. The applicant was not provided the review comments until June 4, 2021 and will provide revised drawings by the Planning Commission meeting. Staff will review the outstanding issues prior to the meeting and make sure that they have been covered. The review comments are attached in the supporting documentation. The items that need to be addressed are minor and for the most part just provide clarification in the design.

Project Overview

Zoning: R-1-21

Project Total Acreage: 19.56 acres

Total Number of Single-Family Residential Lots: 24 lots for a gross density of 1.23 dwellings per acre.

Technical Review Comments

The review comments from each of the previous reviews have been attached in the supporting documentation. There are no specific areas of concern.

Development Agreement

- There are not any exceptions or offsite improvements that are anticipated at this time. The open space fee in leu and the maintenance of the stormwater system will be issues that will be addressed in the Development Agreement.

Recommendation

Based upon the submission of corrected revised drawings and 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 Peaks Crossing Subdivision Phase 1 Final Plat. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-

Attachment: Peak Crossings Subdivision Phase 1 – Final Plat - Supporting Documentation

PEAK CROSSINGS SUBDIVISION PHASE 1

FINAL PLAT

SUPPORTING DOCUMENTATION



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date April 19, 2021 **Updated May 26, 2021**
CC
Subject Peak Crossings Phase 1 (Formerly Hawthorne Estates) – Final Plat – **2nd** Review

A revised application has been submitted to the City and a staff review meeting was held May 26, 2021. The comments from this review are found in orange. Please only address the orange comments all others have been previously addressed.

A DRC was held April 20, 2021 and comments are found in blue.

An application has been submitted to Grantsville City for Peak Crossings Subdivision Phase 1 - Final Plat (Project). The following documents have been taken into consideration with this review:

The Peak Crossings Subdivision Phase 1 – Final submittal including:

This project is a portion of a previous application titled Grantsville Heights. As such the Geotechnical Study and the Traffic Study from the Grantsville Heights subdivision may apply to this application and have been used as reference material for this review.

- The applicant may want to get with the previous project owner and get permission to incorporate these documents in the application instead of generating new documents.
- A. Grantsville Heights and Cherry Grove Subdivisions Main Street and SR 138 Traffic Impact Study, Produced by; A-Trans Engineering, and Dated; May 2018
- B. Geotechnical Engineering Study – Little Reno – West Main Street - Grantsville Utah, produced by; CMT Engineering Laboratories, and Dated; July 13, 2017.
- C. The Peak Crossings Subdivision Phase 1 – Final, provided by Gateway Consulting, inc., dated: April 2, 2021; Consisting of 38 sheets including Record of Survey and Final Plat.

Project Overview

Zoning: R-1-21

Project Total Acreage: 19.56 acres

Total Number of Single-Family Residential Lots: 24 lots for a gross density of 1.23 dwellings per acre.

- In the following review comments action items are bulleted.

Submission and Checklist Compliance

- Check with Kristy for any issues. Is the submittal complete? **Yes**
- Have intent to serve letters been provided? **Yes**
- Please note the specific requirements service providers have detailed on the various intent to serve forms.

Technical Review Comments

Traffic Study:

The traffic study is a combined study of Grantsville Heights and Cherry Grove Subdivisions. Both developments directly impact Main Street (SR-138). Grantsville Heights also directly impacts Clark Street. The study projects a total traffic generation of 229 am and 307 pm peak hour trips with 2,926 daily trips. The number of trips allotted to Grantsville Heights Subdivision is; 185 AM and 248 PM peak hour trips and a total of 2,360 daily trips. Based upon these projections the Grantsville Heights Subdivision generates 80.66% of total traffic generated in the study.

Impacts to Level of Service (LOS):

Clark Street / SR 138 operates at a LOS A in the AM and PM peak period without the site. With the addition of the site the intersection operates with a LOS B in 2018 and LOS C in 2023. The site traffic increases the total traffic at this intersection by 38%. Main Street / SR 138 operates at a LOS A in the AM and PM peak period without the site. With the addition of the site the intersection operates with LOS B in 2018 and 2023. The site traffic increases the total traffic in this intersection by 44%.

The impacts to level of service for the Clark Street / SR 138 intersection are 100 percent attributed to the Grantsville Height Subdivision. The impact to level of service by the Grantsville Heights Subdivision at the Main Street / SR 138 intersection are 32% of the projected total.

The TIS recommends:

It is recommended that a northwest turn deceleration lane be built (50-foot minimum storage length) at Clark Street with the opening of the Grantsville Heights subdivision.

The improvements to SR-138 and Main Street need to be studied more as there are potential safety issues at this intersection with the 44% increase in traffic that is projected.

There are improvements to both the Main Street SR-138 intersection and Clark Street Intersection that are recommended as part of the Development of the entire Grantsville Heights

Subdivision for which Hawthorne Estates is a part. In the previous phases of Hawthorne Estates no improvements were required at either of these intersections due to it only encompassing 19% of the development impact to these streets. With the two proposed phases this impact doubles and it is time to address a portion of the necessary improvements to SR-138.

- UDOT will not allow the improvement of Clark Street SR-138 intersection at this time. They have to go through a process to determine the need for the improvements. (No Action Necessary)

Geotechnical Study:

- The Geotechnical Engineering Study details a broad mix of clay, silt, sand and gravel in the test pits. It notes the presence of collapsible soils ranging in severity from as little as 0.5% to 6%. (For Information)
- The study recommends a pavement design consisting of 3" asphalt on, 8" road-base on, 18" sub-base in areas containing moisture sensitive soils. The city minimum standard is 3" asphalt on, 6" road-base on, 8" sub-base for stable soils. (For Information)
- 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.
- The study also provides recommendations for other structural components such as 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 the building inspectors for their review. (For Information)

Final Plat:

- Add street names to the Plat and the statement "Dedicated Right-of-Way" under each name. **The street names on the Plat must say Dedicated Right-of-Way or Public Right-of-Way with each street name.**
- Add a note regarding secondary driveways. "No driveway access is allowed on Main Street frontage." **(Complete)**
- **Need the lot line setback and PUE detail. The PUE's are called out in the Plat notes. Setbacks are not required on a plat.**
- **Who will own the remainder parcel?**

General:

- Sheet 1A the City needs to provide updated General Notes. **They used the revised notes that the City provided the Fire notes have been updated since, but they did what they were asked to do.**

- Sheet 2 Overall Site Plan (bottom center), Sheets G1 – G4 Grading and Drainage Plan (top right corner G1-2) (top left G-3) (bottom right G-4): Change the word State to City on the Encroachment Permit Note. **(Complete)**
- Sheet G-1 call out the grades of the curb returns beyond the ADA ramp on the north east side of the intersection of Apple Mill Road and Parkview Drive. **(Complete)**
- Sheet G-1 The rim elevation for the catch box located on the north side of the street (Apple Mill Road) at Sta. 3+42.13 is higher than the tbc elevation. Apple Mill Road and Parkview Drive. **(The elevations have been adjusted as have a few more to be consistent) STA 3+42.20 right hand side there is a spot elevation 41.72 and the TBC callout on the catch basin in the same location is 40.72. Which is correct?)**
- Please be consistent on the stormwater boxes calling out rim or tbc along the curb and gutters. Sheet G-1 **(Completed)**
- Sheet G-3: Is sheet G-3 supposed to be shifted to the east more to show the improvements in Phase 1? **(Complete)**
- Sheet G-4: Can't see the callout for the COB in the intersection it is off of the sheet. Moving G-3 may cover this and the need to shift G-4 may not be necessary. **(Complete)**
- **Sheet G-4: Adjust the COB in intersection per Gary's Redlines.**
- **The question came up concerning whether or not a FEMA declaration needs to be shown on a Plat. Specifically, when the classification is under consideration. I cannot find a specific requirement that this designation would be required on a plat and I cannot find where anyone else has required this designation to be placed on a plat. My recommendation to the City would be don't act until FEMA specifically requires action, which typically does not occur until they have an official study to and designations.**

Easements:

- Are there any areas where special easements may be required?

Zoning: No Issues.

Streets:

- Discuss the street sign locations. **Refer to Public Works redlines.**
- Sheet D-1A remove the cul-de-sac detail from AQUA Engineering. It is old and is void.

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 has provided a capacity memo based upon modeling the system with the proposed lots. The water system looks like there is capacity and fire flows can be met.
- See Fire Marshalls comments.
- Sheet PP-1: Make sure the fire hydrant located at Station 35+64.50 has adequate (18" min.) clearance below the stormwater line.
- Sheet PP-6: Make sure the fire hydrant located roughly at Station 16+00 has adequate (18" min.) clearance below the stormwater line.
- Sheet DB-3: Is there a reason for using APWA details 551 and 541?

- Sheet DB-3: The meter detail needs to show sand around and above the meter setter at least halfway up between the setter and the support cross arm.
- Sheet D3A: Minimum line size to 8" on the Hydrant Detail.
- Sheet PP-5 in the middle of the bulb turn the water main has a 45 located in the sewer ditch. Slide the bend back so it has native soil under it.
- Sheet PP-10: drop the water line into native and go to another couple feet on riser and that will allow the thrust blocking on the hydrant to be in native. (Still need to address) (Slope the water line down to native.)

Irrigation:

Not served by the irrigation district.

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 has provided a capacity memo based upon modeling the system with the proposed lots. The sewer system and treatment facility look like there is adequate capacity to serve the subdivision.
- Sheet D3D: Is there a sewer crossing like this in the project? Remove that detail from the project.

Storm Water:

- Thank you for the depth of detail that has been provided in the consideration of the stormwater requirements for the subdivision. Due to the loss of the City Engineer we are trying to catch up in review of these systems. We have an engineer that is reviewing the stormwater design and will provide additional comments if necessary.
- Snouts need to be addressed in plans and in the detail sheets.
- Outlet structure for the basin the outlet structure does not need a snout.
- Stormwater plan the basin is existing the details and overflow and outlet have disappeared. Is it really existing? And if not, the drawings need to include details for the overflow and outlet.

Open Space:

- The City requires 10% open space to be provided with each subdivision. Refer to Grantsville Land Use and Development Management Code section 21.1.15 through 21.1.22. How will the open space be provided? The natural drainage is improved and landscaped and should count toward the open space requirements. A trail will be added along the natural drainage as part of phase 2 and the drainage will be naturally landscaped. Additional open space will be provided in the future Park that will be in the project.

Postal:

- Where will the CBU('s) be located? Is it a single location or will there be multiple locations? Will a pullout be required? Working with Post Office.

Development Agreement:

- At the preliminary application 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.
- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement?

-END-



Grantsville Volunteer Fire Department

26 North Center Street
P.O. Box 673
Grantsville, Utah 84029
Web Site: www.grantsvillefd.com
Email: gvfd@uros.net

To: Kristy Clark

18 May, 2021

From: Brad Clayton FM

Ref: Peak Crossing phase 1 Final

In reviewing the latest provided plans titled "Peak Crossing, Phase 1, Final" I do not see any changes from previous reviews. The streets and fire hydrants appear adequate and compliant with the IFC and Grantsville City ordinances.

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

(ALL FEES ARE SUBJECT TO CHANGE)

FINAL PLAT APPLICATION

Date of Application

3/30/2021

Property Location

900 West Main St. Grantsville

Property Owner(s)

Grantsville Heights LLC

Owner Phone

Acting Agent Name

Paul Linford

Acting Agent Phone

Email Address

plinford@gmail.com

Subdivision Name

Peaks Crossing

Number of Acres in Subdivision

19.55

Total Number Lots

24

Lot Sizes

1/2 ACRE +

Current Zoning of Property

R-1-21

Parcel Number

01-065-0-0054


Signature of Applicant or Agent

SITE DEVELOPMENT CONSTRUCTION PLANS

PRECON MEETING: XXXXXX, 2021

PEAK CROSSINGS PHASE 1

GRANTSVILLE CITY, UTAH

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

SINGLE FAMILY RESIDENTIAL FINAL

CITY PLANNING COMMISSION CHAIR
APPROVED AS TO FORM THIS _____ DAY OF _____, 20__

CITY PLANNING COMMISSION CHAIR

PUBLIC WORKS
APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20__

GRANTSVILLE CITY PUBLIC WORKS

CITY ENGINEER
APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20__

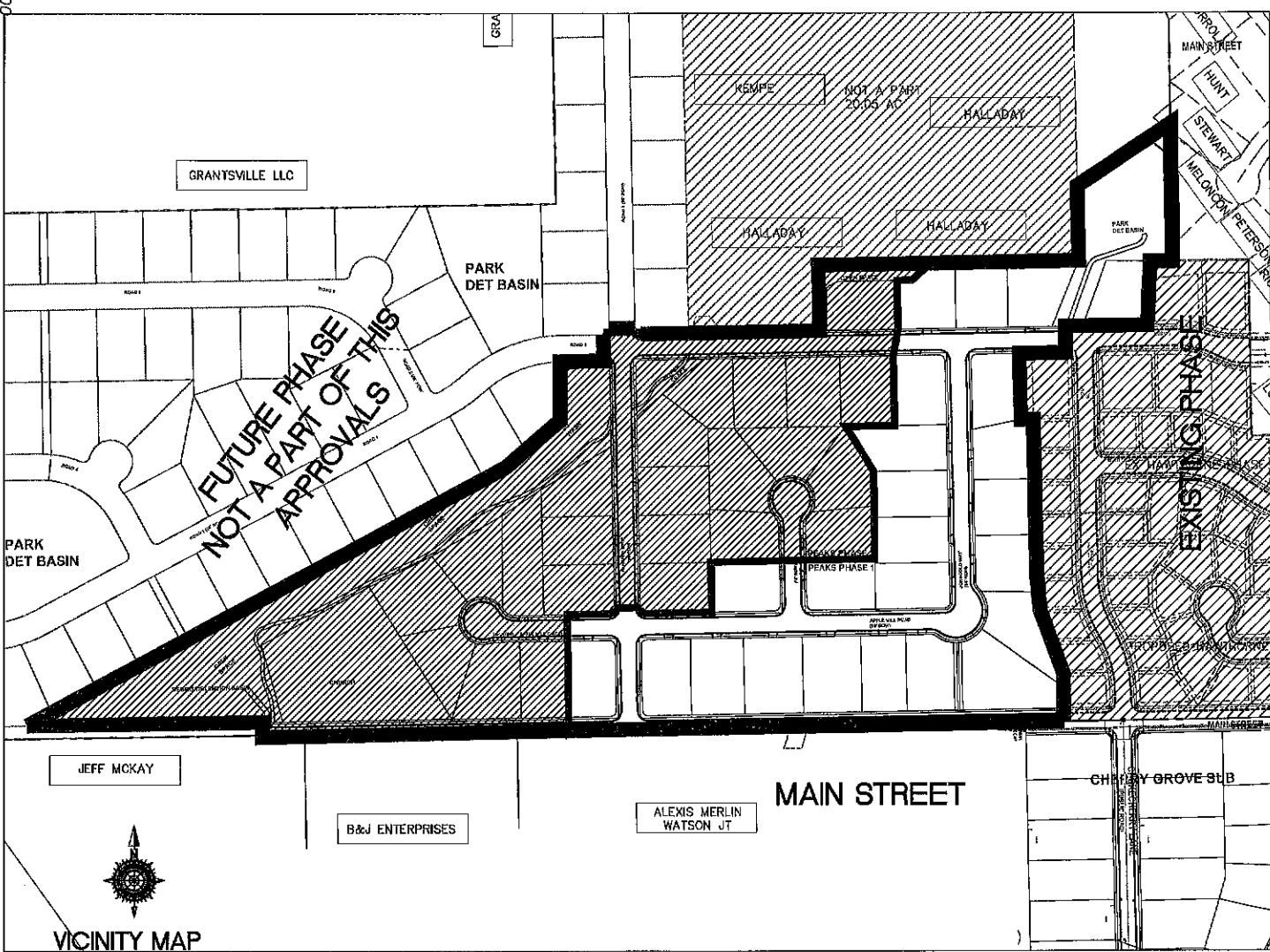
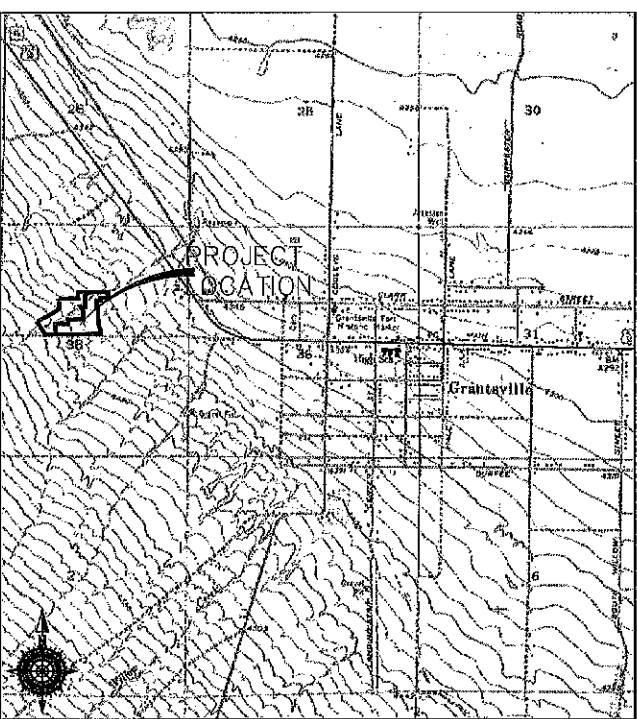
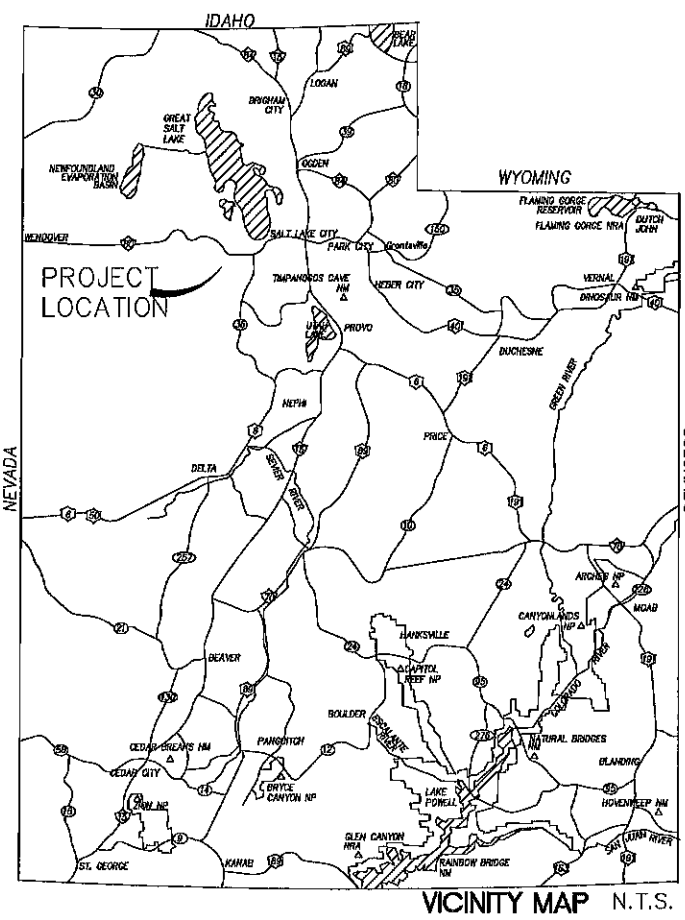
GRANTSVILLE CITY PUBLIC WORKS

Signature _____

CITY COUNCIL APPROVAL DATE: XXXXX2021

REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
	PLATS
	RECORD OF SURVEY
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS/DEMOLITION PLAN
G1-G4	GRADING PLANS
DR1	OVERALL DRAINAGE MASTER PLAN
DR2	PHASE 1 DRAINAGE PLAN
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
PP1-PP10	PLAN AND PROFILES
SS1	SIGNAGE PLAN
L1	LANDSCAPE PLAN
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL DETAILS
D1A-D1F	STREET DETAILS
D2A-D2C	SANITARY SEWER DETAILS
D3A-D3D	CULINARY WATER DETAILS
D4A-D4G	STORM WATER DETAILS



VICINITY MAP N.T.S. TOTAL LOTS=48 39.63 AC)

PHASE 1 LOTS =24 OPEN SPACE= 1.68 AC TOTAL AREA=19.56 AC ROW AREA=4.74 AC	PHASE 2 LOTS =24 OPEN SPACE= 5.28 AC TOTAL AREA=20.02 AC ROW AREA=3.18 AC
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JUNE 8, 2021

VICINITY MAP 1" = 2,000'

CIVIL ENGINEERING: GATEWAY CONSULTING, INC. 2600 S Redwood Road, South Jordan, UT 84095, TEL: 801-694-6848

SOILS/GEOLOGY: GAT ENGR 1285 NO. 1700 W. FARM WEST, UT 84404, TEL: 801-808-6859

SURVEYING: BOUNDARY CONSULTANTS 1285 NO. 1700 W. FARM WEST, UT 84404, TEL: 801-782-1689



GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
TEL: (801) 694-5348
pmil@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

6-8-2021 DATE: PEAK CROSSINGS PROJECT: 1-TITLE FEE: SHEET NO. 1

PEAK CROSSINGS PH 1

CHAPTER 1 STANDARD NOTES

The Grantsville City Standard Notes are required to be included as part of all construction plans for residential or commercial development. Plans submitted by public or private entities for all other types of projects within City Right-of-Way, its easements or property shall reference the Grantsville City Standard Notes and Specifications.

1.1 Grantsville City General Notes

- 1. All work done or improvements installed within Grantsville City including but not limited to excavation, construction, roadwork and utilities shall conform to the Grantsville City Construction Standards and Specifications, City Municipal Code, the latest edition of the APWA Manual of Standard Specifications and Manual of Standard Plans, the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and any state or federal regulations and permit requirements of various governing bodies. The contractor is responsible to have a copy of these specifications and to know and conform to the appropriate codes, regulations, drawings, standards and specifications.
2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities are located on plans only for the convenience of the Contractor. The Contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. This includes all service laterals of any kind. The Contractor shall, at his own expense, locate all underground and overhead interferences, which may affect his operation during construction and shall take all necessary precautions to avoid damage of the same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.
3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures, survey monuments and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.
4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer and Public Works Director.
5. Permits are required for any work in the public way. The Contractor shall secure all permits and inspections required for this construction.
6. Curb, gutter, and sidewalk, found to be unacceptable per City Standards and APWA shall be removed and replaced.
7. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing structures 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 Towne County Surveyors requirements.
9. All driveway 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 12 ft x 30 inch deep stop 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 and stamped 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 pdf copy, 1 pdf copy, and 4 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 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 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 4500 psi concrete.

1.2 Grantsville City Traffic Notes

- 1. When a designated "Safe Route To School" is encroached upon by a construction work zone the safe route shall be maintained in a manner acceptable to Grantsville City.
2. If the improvement necessitates 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 hereon; regardless of the status of completion of paving or other 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 stops.
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 35" X 35" or 1296 square inches per sign pole shall be mounted on a 3/8" Base system per UDOT standard drawing SN 108 (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, lites, letters and borders are all required to be from the same manufacturer. Only EC film may be used to achieve color. Vinyl EC film is not accepted.
10. All new roundabouts, crosswalks, stop bars and legends shall be installed with Paint and Glass Bead.
11. Paving asphalt binder grade shall be PG 58-28 unless otherwise approved by the City Engineer. Asphalt aggregate size shall be #1 inch for residential and collector roads. No more than 35% RAP (reclaimed asphalt pavement) by weight will be allowed in the asphalt mix design for the paving of public and private streets. Up to the 15 percent will be allowed with no change in the specific binder grade. The asphalt mix design shall have no more than 3% air voids.
12. Patching: 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.
13. 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-2-e to A-2-7 soils according to AASHTO 145 soil Classification System. Lime treated flowable fill, if approved, shall have a 28-day strength of 65 PSI. 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.
14. Roundabouts, including their ingress and egress, shall be constructed with concrete pavement. Engineer shall design cross section and submit to the City for review and approval.

1.3 Grantsville City Grading Notes

- 1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner and City Engineer shall be immediately notified for direction.
2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, final 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 0.01 -.
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 items 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 Soil Engineer and approved by the City Engineer, and as shown on these plans.
11. All quality control testing shall be performed by an independent licensed and Certified third-party testing service.

1.5 Grantsville City Fire Department Notes

- 1. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.
2. Contractor shall call the Public Works Department and Engineering Department for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.
3. Painting of the curb and hydrant and any work necessary for protection of hydrants from physical damage shall be approved before being constructed. Hydrant-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 UA 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-five feet (45') outside radius equaling 95' 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 Port 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 its utility 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 5 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 access 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 labels secured with Knox brand locking FDC caps with a white collar. All new buildings are also required to have a Knox brand key lock box mounted on the exterior building, such that Fire Department personnel may gain access in case of an emergency.

1.6 Grantsville City Water Notes

- 1. The following Grantsville City Water Notes are intended for general water standards only and are not all inclusive. The City has included the Culinary Water Design and Construction Standards within the City Construction Standards and Specifications.
2. No work shall begin until the water plans have been released for construction by the Engineering Department, following water plan approval. Forty-eight (48) hour notice shall be given to the Engineering Department and the Public Works Department prior to the start of construction. Notice must be given by 5:00 P.M. the business day prior to an inspection.
3. All work within Grantsville City shall conform to Grantsville City Standards and Specifications, APWA and APWA.
4. For residential developments - The developer shall purchase and install meter boxes and settees 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 settees 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 connecting 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 shut-off installations will not be construed as a commitment for water service.
9. Conditional Approval of Valved Outlet (6" and Larger): In the event the water plans show one or more valved outlets extending out of paved areas, installations of these outlets is acceptable, however, if the outlets are incorrectly located or not used for any reason when the property is developed, the developer shall abandon the outlets at the connection to the active main in accordance with the city standards and at the developer's expense.
10. All lines to be pressure tested according to Grantsville City and APWA standards and disinfected prior to use and final acceptance.
11. All fittings to be coated with poly film 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. Miscalculation following ring or an approved approval 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. Miscalc follows required on all fittings and all dimensions of fit are blocking will 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 approval 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 will be done after hours and all overtime fees for City personnel, equipment and vehicles must be paid in advance.
20. Contractors are required to write the lot number with a black permanent marker on the inside of the water meter barrels as they are installed.

GRANTSVILLE CITY CONSTRUCTION NOTES

- 1. All work to be done in conformity to GRANTSVILLE CITY standards and specifications and as directed by the GRANTSVILLE CITY engineer or his representatives.
2. Culinary water system construction shall be in accordance with GRANTSVILLE CITY standards and specifications. All other improvements are to be constructed to APWA standards. Contractor to obtain current standards from the GRANTSVILLE CITY.
3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.
4. Contractor responsible for protection of all utilities shown or not shown.
5. Contractor shall be responsible to obtain and pay for necessary permits.
6. Contractors shall attend all pre-construction conferences.
7. Contractor shall be responsible for all public safety and OSHA standards.
8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.
9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with appropriate utility's standards.
10. All culinary water lines shall be per GRANTSVILLE CITY standards.
11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.
12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 18 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 18 inches from the waterline.
13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by end approved adhesive tape, equal to each trap no. 50. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.
14. Sanitary sewer laterals shall extend into each lot 15' back of walk along with tracer wire and utility indicator tape at 18" above the lateral, and be marked with a 6 ft 4x4 batter board buried to 36" with the top 12" painted green.
15. Culinary water laterals shall extend into each lot 5' along with tracer wire and utility indicator tape at 18" above the lateral and be marked with a 6 ft 4x4 batter board buried to 36" with the top 12" painted blue.
17. Contractor to verify as build sewer laterals for building PF design. Existing sewer lateral to govern.

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

PRECON MEETING: XXXXXX, 2021

Signature



SHEET NO. 1A

UNDERGROUND UTILITIES

- 1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICITY, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, IE. SEWER, WATER, GAS, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PIPE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
* TRENCHES WITH SLOPES < 10% = DAMS AT 50' INTERVALS
* TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS
7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF GRANTSVILLE CITY FOR H-20 LOAD REQUIREMENTS.
8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE GRANTSVILLE CITY SEWER DETRIMENT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.
9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF Grantsville CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.
10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

DEWATERING NOTES

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

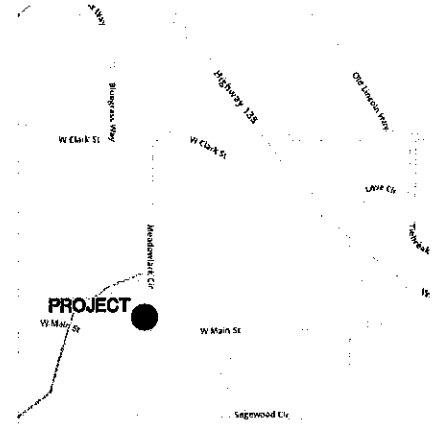
Professional Engineer Seal for Grant W. Jones, State of Utah, License No. 10000. GATEWAY CONSULTING, Inc. CIVIL ENGINEERING * LAND PLANNING CONSTRUCTION MANAGEMENT. PEAK CROSSINGS PHASE 1 CONSTRUCTION NOTES. SHEET NO. 1A.

PEAK CROSSINGS SUBDIVISION, PHASE 1

GRANTSVILLE CITY, TOOELE COUNTY, UTAH

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

VICINITY MAP



NO SCALE

PLAT NOTES:

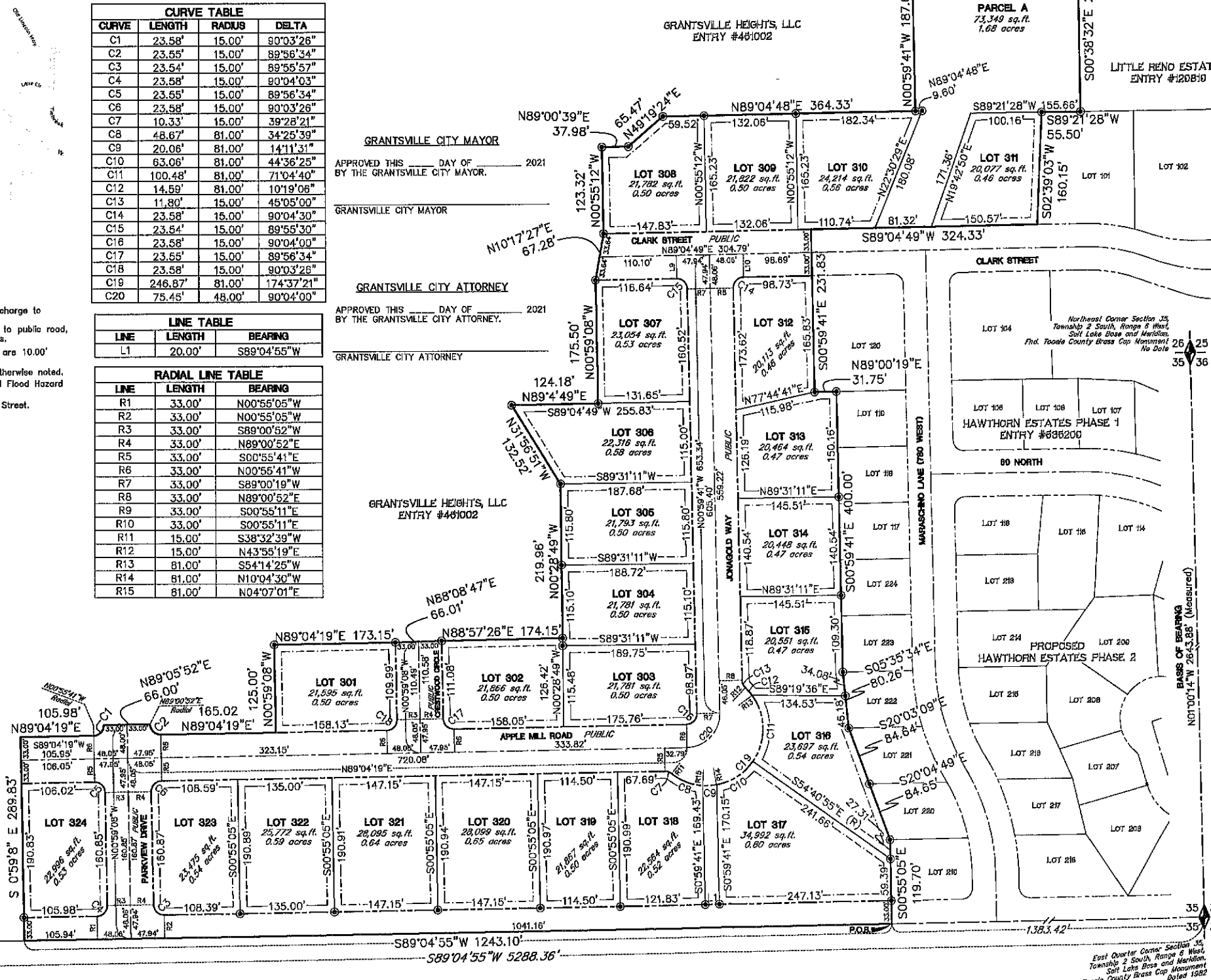
- No rear yard drainage is allowed to discharge to adjacent private property. All rear yard drainage is required to drain to public road, or remain on lot in private retention basins.
- Front and rear Public Utility Easements are 10.00' unless otherwise noted. Side yard Public Utilities are 7.50' unless otherwise noted.
- This plat is in an area of Undetermined Flood Hazard Zone D.
- No driveway access is allowed on Main Street.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.58'	15.00'	90°03'26"
C2	23.55'	15.00'	89°56'34"
C3	23.54'	15.00'	89°55'57"
C4	23.58'	15.00'	80°04'03"
C5	23.55'	15.00'	89°56'34"
C6	23.58'	15.00'	90°03'26"
C7	10.33'	15.00'	39°28'21"
C8	48.87'	81.00'	34°25'39"
C9	20.06'	81.00'	14°11'31"
C10	63.06'	81.00'	44°36'25"
C11	100.48'	81.00'	71°04'40"
C12	14.59'	81.00'	10°19'06"
C13	11.80'	15.00'	45°05'00"
C14	23.58'	15.00'	90°04'30"
C15	23.54'	15.00'	89°55'30"
C16	23.58'	15.00'	90°04'00"
C17	23.55'	15.00'	89°56'34"
C18	23.58'	15.00'	90°03'26"
C19	246.87'	81.00'	174°37'21"
C20	75.45'	48.00'	90°04'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S89°04'55"W

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	33.00'	N00°55'05"W
R2	33.00'	N00°55'05"W
R3	33.00'	S89°00'52"W
R4	33.00'	N89°00'52"E
R5	33.00'	S00°55'41"E
R6	33.00'	N00°55'41"W
R7	33.00'	S89°00'19"W
R8	33.00'	N89°00'52"E
R9	33.00'	S00°55'11"E
R10	33.00'	S00°55'11"E
R11	15.00'	S38°32'39"W
R12	15.00'	N43°55'19"E
R13	81.00'	S54°14'25"W
R14	81.00'	N10°04'30"W
R15	81.00'	N04°07'01"E



SURVEYOR'S CERTIFICATE:
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 88, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me as filed as survey #2019-0079 in accordance with Section 17-23-17 and that I have verified all measurements depicted hereon and that monuments shall be placed as shown.

LEGAL DESCRIPTION:
A parcel of land lying and situate in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantville City, Tooele County, Utah, comprising a 19.85 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry 451002 of the Tooele County Records. Basis of Bearing for subject parcel being North 01°00'14" West 2643.88 feet (measured) between the Tooele County brass cap monuments monumentizing the east line of the Northeast Quarter of said Section 35. Subject parcel being more particularly described as follows:
Commencing at the Tooele County brass cap monument, stamped 1982, which is monumentizing the East Quarter Corner of said Section 35, thence South 89°04'55" West 1363.42 feet coincident with the south line of the Northeast Quarter of said Section 35 to the TRUE POINT OF BEGINNING;
Thence continuing coincident with said Quarter Section Line South 89°04'55" West 1243.10 feet; Thence departing said section line North 00°59'08" West 289.83 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'19" East 105.96 feet to a point of curvature and a number five rebar and cap stamped "PLS 356548"; Thence northerly 23.58 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°55'41" West) through a central angle of 90°03'27"; Thence North 89°05'52" East 66.00 feet to the point of curvature of a 15.00 foot radius curve to the left (center bears North 89°00'52" East); Thence easterly 23.55 feet along the arc of said 15.00 foot curve through a central angle of 89°56'33" to a point of tangency; Thence North 89°04'19" East 165.02 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°59'08" West 126.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'19" East 173.15 feet; Thence North 89°04'19" East 56.01 feet; Thence North 89°57'26" East 174.15 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°28'49" West 219.86 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 31°56'51" West 132.62 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'48" East 124.18 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'48" East 364.33 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°59'08" West 175.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°55'12" West 123.32 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°00'39" East 37.98 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 49°19'24" East 65.47 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'48" East 364.33 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°04'48" East 364.33 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°59'08" West 175.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°55'12" West 123.32 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 51°46'29" East 73.53 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°38'32" East 282.02 feet to a point on the north boundary of Hawthorne Estates Phase 1; Thence the following five (5) courses coincident with the perimeter of said Phase 1: 1) South 89°21'28" West 65.50 feet; 2) 02°39'03" West 180.15 feet; 3) South 89°04'48" West 324.33 feet; 4) South 00°59'41" East 231.83 feet; 5) North 89°00'19" East 31.75 feet; Thence South 00°59'41" East 400.00 feet coincident with Phases 1 and 2 of said Hawthorne Estates; Thence the following four (4) courses coincident with the west boundary of said Phase 2: 1) South 03°35'34" East 80.26 feet; 2) South 20°03'09" East 84.64 feet; 3) South 20°04'48" East 84.65 feet; 4) South 00°55'05" East 119.70 feet to the point of beginning.

Contains 832,879 sq. ft., 19.12 acres, 24 Lots and 1 Parcel

OWNERS DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, as shown on this plat and name said tract PEAK CROSSINGS SUBDIVISION, PHASE 1 and hereby dedicate all those portions of said tract of land designated hereon as streets, the same to be used as public thoroughfares forever; and further dedicate, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Grantville City in witness we have hereunto set our signature.

Signed this _____ day of _____ 2021.

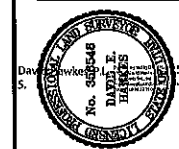
Grantville Heights, L.L.C.
By: Nathan A. Brockbank, its Manager

Corporate ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF TOOELE }
On the _____ day of _____ 2021, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he, Nathan A. Brockbank, is the Manager of Grantville Heights LLC, a Nevada limited liability company and that he signed it freely and voluntarily and for the use and purpose therein mentioned.

Notary Public _____ My Commission Expires _____

PEAK CROSSINGS SUBDIVISION, PHASE 1
GRANTSVILLE CITY, TOOELE COUNTY, UTAH
A Subdivision Lying and Situate in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.

BOUNDARY CONSULTANTS 5554 West 2426 North Hooper, Utah 84315 (801) 792-1689 dave@boundaryconsultants.biz	TOOELE COUNTY TREASURER I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS DAY OF _____ 2021. TOOELE COUNTY TREASURER	COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2021. RECORD OF SURVEY FILE: #2019-0079 TOOELE COUNTY SURVEY DEPARTMENT	GRANTSVILLE CITY ENGINEER 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 OR DESIGNEE	CITY FIRE DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2021 BY THE GRANTSVILLE CITY FIRE DEPARTMENT. GRANTSVILLE CITY FIRE CHIEF	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ 2021 BY THE GRANTSVILLE CITY PLANNING COMMISSION. CHAIR, GRANTSVILLE CITY PLANNING COMMISSION	GRANTSVILLE PUBLIC WORKS APPROVED THIS _____ DAY OF _____ A.D., 2021 BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT. PUBLIC WORKS DIRECTOR	RECORDED # STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ TOOELE COUNTY RECORDER
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NARRATIVE:
Boundary Consultants was retained by Titan Development to survey the subject parcel, prior to purchasing the property. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by CEOD Model CONUS 12B @ height 4370.77 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. Monumentation was found and measured as depicted hereon. The Little Reno Estates Phase 1, Subdivision was placed using the record ties to the Northwest and North Quarter Corners of Section 35. Evidence of the location of the plat was found as depicted hereon.

RECORD DESCRIPTIONS:
WARRANTY DEED: ENTRY #100143, BOOK 468, PAGE 535.

The South Half of the Northwest Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.
(ALSO) Beginning at the North Quarter Corner of section 35; thence EAST 1440 ft. to west line of State Highway, thence South 39°38' East 1520 ft. along Right of Way of Highway to North line of property described in Book 135 Page 418 Recorded in the office of the Tooele County Recorder, thence three courses around said property South 51°19' West 150 ft.; thence SOUTH 320 ft.; thence EAST 425 ft. to the Section Line; thence SOUTH 125.843 ft. to North line of the Smith property; thence North 89°44'30" West 202 ft.; thence SOUTH 756 ft.; thence South 80°15' East 202 ft. to Section Line; thence SOUTH 18.5 ft. to East Quarter Corner of Section 35; thence WEST 2840 ft. to Center of Section 35; thence NORTH 2840 ft. to point of beginning.

EXCEPTING THEREFROM: Beginning 660 ft. SOUTH & 330 ft. EAST of North Quarter Corner of Section 35 Township 2 South Range 6 West, Salt Lake Base and Meridian; thence EAST 990 ft.; thence SOUTH 825 ft.; thence WEST 990 ft.; thence SOUTH 165 ft.; thence WEST 330 ft.; thence NORTH 990 ft.; to Point of Beginning.

EXCEPTING THEREFROM: Little Reno Estates, Phase 1, Recorded on April 20, 1995, in Book 584, Page 493 of the records of Tooele County, Utah.

AS-SURVEYED DESCRIPTIONS:
SUBJECT PARCEL "A":
The South Half of the Northwest Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.

More particularly described as follows:
Beginning at the West Quarter Corner of said Section 35, which is a G.L.O. brass cap monument, thence North 00°57'48" West 1321.38 feet coincident with the west line of the Northwest Quarter of said Section to a number 5 rebar and cap stamped "PLS 356548"; thence North 89°04'19" East 2643.83 feet coincident with the north line of the South half of said Northwest Quarter to the northeast corner thereof and a number 5 rebar and cap stamped "PLS 356548"; thence South 00°59'08" East 1321.83 feet coincident with the Center Quarter Section Line to a number 5 rebar and cap stamped "PLS 356548" monumenting the Center Quarter Corner of said Section 35; thence South 89°04'55" West 2644.34 feet coincident with the Center Quarter Section Line to the point of beginning.

SUBJECT PARCEL "B":
A parcel of land lying and situate in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, comprising the remaining 83.75 acres of land described as the "(ALSO)" parcel in that certain Warranty Deed recorded as Entry 100143, in Book 468, at Page 535 of the Tooele County Records.
Beginning at the North Quarter Corner of said Section 35, thence North 89°04'39" East 1438.23 feet to the west Right of Way Line of SR-138; thence South 37°39'33" East 434.70 feet coincident with said Right of Way to the Northeast Corner of Little Reno Estates Subdivision, Phase 1, recorded as Entry 129819, in Book 584, at Page 493 of the Tooele County Records; thence the following twelve (12) courses coincident with the perimeter of said subdivision 1) South 52°20'30" West 270.60 feet; 2) South 37°39'30" East 60.00 feet; 3) South 52°20'30" West 165.39 feet; 4) South 00°38'32" East 63.77 feet; 5) North 89°21'28" East 123.91 feet; 6) South 19°14'49" East 175.82 feet; 7) South 00°38'32" East 604.36 feet; 8) North 89°21'28" East 165.23 feet; 9) South 00°38'32" East 442.66 feet; 10) North 89°21'28" East 256.00 feet; 11) South 00°38'32" East 653.24 feet; 12) North 89°04'52" East 440.01 feet to the Southeast Corner of said Subdivision; thence departing said Subdivision South 00°38'32" East 52.94 feet to a number 5 rebar and cap stamped "PLS 356548" set on the Center Quarter Section Line; thence South 89°04'55" West 2441.43 feet to the Center Quarter Corner of said Section 35, which is a number 5 rebar and cap stamped "PLS 356548"; thence North 00°59'08" West 2643.87 feet coincident with the Center Quarter Section Line to the point of beginning.

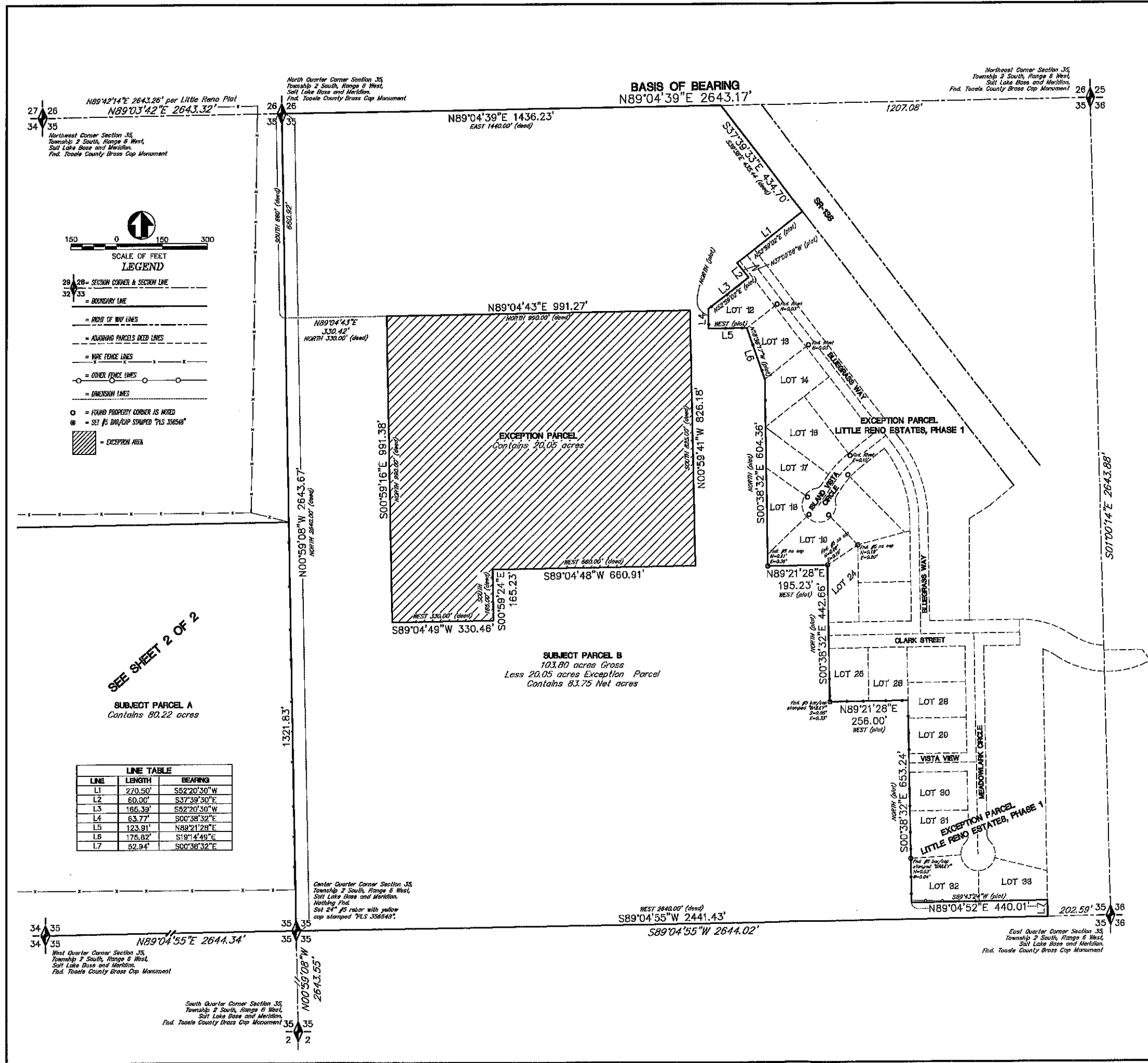
LESS AND EXCEPTING THEREFROM:
Beginning at the North Quarter Corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, thence South 00°59'08" East 660.92 feet; thence North 89°04'43" East 330.42 feet to a number 5 rebar and cap stamped "PLS 356548"; thence North 89°04'43" East 991.27 feet to a number 5 rebar and cap stamped "PLS 356548"; thence South 00°59'41" East 826.18 feet to a number 5 rebar and cap stamped "PLS 356548"; thence South 89°04'48" West 660.91 feet to a number 5 rebar and cap stamped "PLS 356548"; thence South 00°59'24" East 165.23 feet to a number 5 rebar and cap stamped "PLS 356548"; thence South 89°04'49" West 330.46 feet to a number 5 rebar and cap stamped "PLS 356548"; thence North 00°59'16" West 991.38 feet to the point of beginning.

DATE: 06-25-17
SCALE: 1"=150'
NUMBER: 1305026

RECORD OF SURVEY OF
TAX PARCEL 01-065-0-0001
FOR: TITAN DEVELOPMENT
LYING AND SITUATE IN THE NORTH HALF OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-690-7158 FAX
801-792-1569

DEH
DEH
DEH
SHEET 1
2



SEE SHEET 2 OF 2

SUBJECT PARCEL A
Contains 80.22 acres

SUBJECT PARCEL B
103.80 acres Gross
Less 20.05 acres Exception Parcel
Contains 83.75 Net acres

1305026

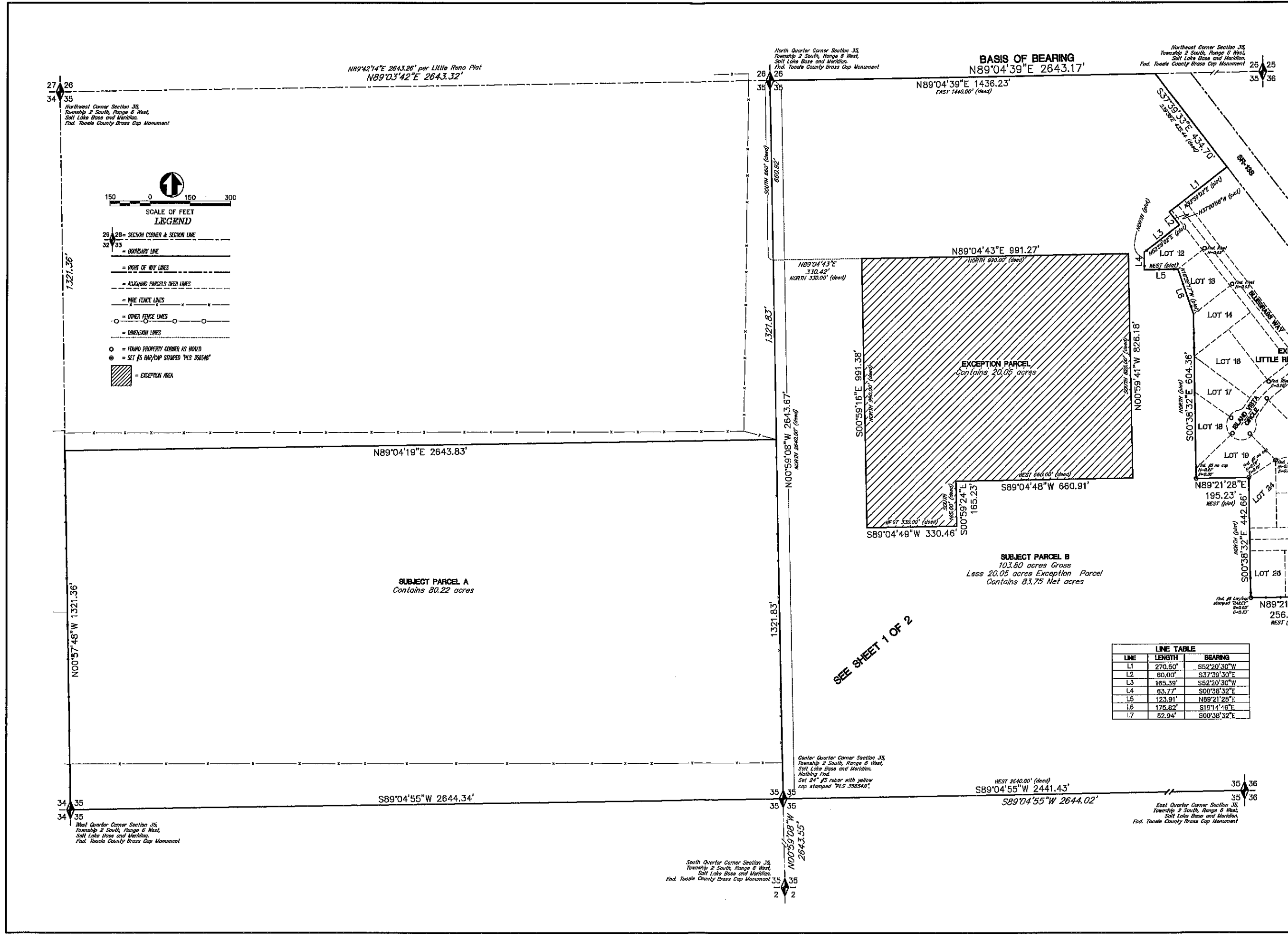


DATE: 06-25-17
 SCALE: 1"=150'
 SHEET NUMBER: 1305026

RECORD OF SURVEY OF
 TAX PARCEL 01-065-0-0001
 FOR: TITAN DEVELOPMENT
 LYING AND SITUATE IN THE NORTH HALF OF SECTION 35,
 TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN

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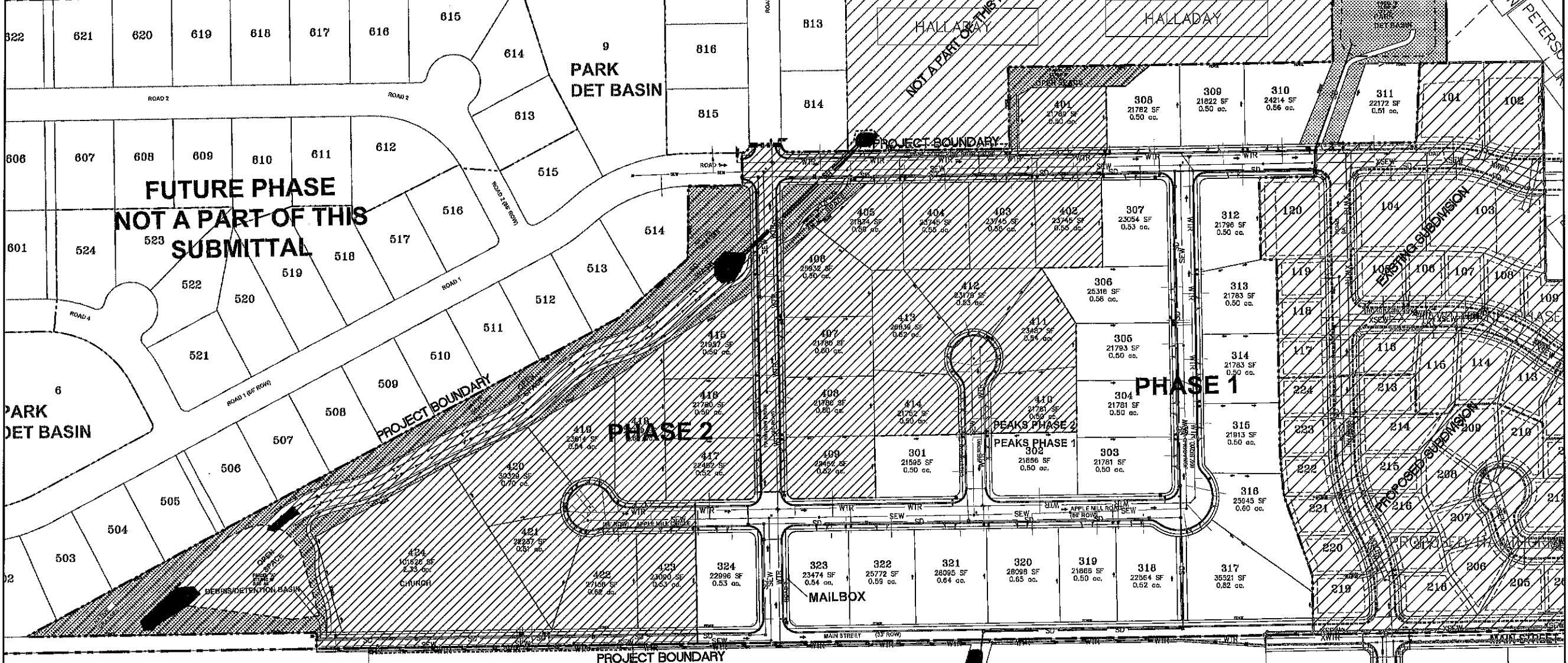
DEH
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LEGEND

SCALE IN FEET
24" X 36" SHEET
PRECON MEETING: xxxxx
GRANTSVILLE LLC

Signature _____



**FUTURE PHASE
NOT A PART OF THIS
SUBMITTAL**

B&J ENTERPRISES

ALEXIS MERLIN
WATSON JT

	PHASE 1	PHASE 2
PAVEMENT	124592sf	88033sf
ROAD BASE	168017sf	114385sf
SUBBASE BURROW	124592sf	88033sf
30" CURB/GUTTER	5944ft	4021ft
5' SIDE WALK	5713ft	4060ft
DRIVE APPROACH	24	22
ADA RAMP	10	4
MONUMENTS	5	3

NOTE: SEE DETAILS SHEET D1A and D1B

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

NOTE:
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 CITY ROADS.

GATEWAY CONSULTING, Inc.
P.O. BOX 91005 SOUTH JORDAN, UT 84093
PH: (801) 694-5848
paul@gatewayconsulting.com

**PEAK CROSSINGS
PHASE 1
OVERALL SITE PLAN**

6-8-2021

GRANTSVILLE
CITY

SHEET NO. 2

