

AGENDA ITEM #13

Consideration of Resolution 2021-29 approving a Commercial Conditional Use Permit and Site Plan for ATM Investments to own and operate an American Burger Drive-thru Restaurant located at 307 East Main Street in the CD zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-29**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN FOR
ATM INVESTMENTS TO OWN AND OPERATE AN AMERICAN BURGER DRIVE-
THRU RESTAURANT LOCATED AT APPROXIMATELY 307 EAST MAIN STREET IN
THE CD ZONE**

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

WHEREAS, ATM Investments (“Applicant”) has requested a conditional use permit and site plan approval for a business to be located at approximately 307 East Main Street in Grantsville City, Utah in the CD zone; and

WHEREAS, the Applicant seeks to own and operate a commercial American Burger drive-thru restaurant (the “Restaurant”); and

WHEREAS, the Restaurant will have an estimated seating count of fifty-four (54) with a minimum of five (5) percent disability accessible seating; and

WHEREAS, the Applicant will operate the business solely during normal business hour for a business of this type and

WHEREAS, the entire site area is 21,772 square feet with the new proposed building occupying 2,407 square feet and a paved surface area of 15,032 square feet; and

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the conditional use permit and site plan for ATM Investments to own and operate an American Burger Drive-thru restaurant located at approximately 307 East Main Street in CD zone.

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

Section 1. Conditional Use Permit. The City of Grantsville hereby approves the Conditional Use Application attached as Exhibit "A" and hereby direct the City's Zoning Administrator to issue a conditional use permit to the Applicant.

Section 2. Site Plan. The City of Grantsville hereby approves the site plan attached as Exhibit "B".

Section 3. 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
2nd DAY OF JUNE, 2021.

BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

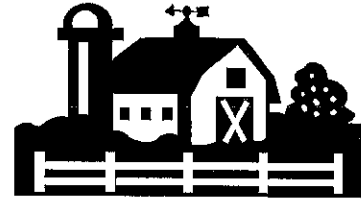
By Mayor Brent K. Marshall

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 2, 2021



City Council Agenda Item #13: Consideration of Resolution 2021-29 approving a Commercial Conditional Use Permit and Site Plan for ATM Investments to own and operate an American Burger Drive-thru Restaurant located at 307 East Main Street in the CD zone.

The Planning Commission held a public hearing on this agenda item on May 13, 2021:

Chairman Brian Pattee opened the public hearing at 7:00 p.m. and called for comments.

David Hammond stated to the Commission: Dave Hammond, 37 North Church Street, kitty corner from the proposed site. Until I seen the map, I was very opposed to this because the way you make a right hand turn on to Church Street, the car lights would come in our front porch. But I've seen the map and we're a little farther north of the driveway. The other concern I had was the neighbor on the corner. If you were to make a left turn getting onto Church Street the lights will go right into his house. If there's a way to put a fence there, that'd be greatly appreciated, Thank you.

Bob Madsen stated to the Commission: My name is Bob Madsen. I live at 327 East Main. There're two houses between me and the American Burger, or the proposed site. And I'm happy to see the potential for getting building and growth in Grantsville. My two concerns are related to noise pollution, so to speak and smell, in large part. So, for example, if you go to American Burger, as it stands now, on some days you'll go down there and it will very much smell the fryers, things like that. So that's not something I necessarily want my house and yard to smell like. So, I'm hoping that it gets considered to be an expectation to have an engineered solution, to prevent that. Whether that's a filtration system on the HVAC system, whether that's a higher stack to increase the dissipation radius, things like that, keeping in mind the inversion will of course complicate that. And finally, noise. I noticed on the plans, there was proposals for a vinyl fence between us and them. Vinyl fences traditionally, in my experience, don't go all the way to the ground, prevent litter from leaving the lot. I'd like to see something that goes down to the ground and something hopefully a little more sound blocking than vinyl, especially knowing that there's going to be cars in the drive through your car is going to be playing their stereos, things like that. And based on the type of hours they keep; it's going to be unpredictable as to when cars may be providing that sound. So, it'd be

nice to have some accountability for preventing the surrounding houses to be impacted by noise and smell primarily. Thank you.

Linda Bailey stated to the Commission: Hi, I'm Linda Bailey. I live at 311 East Main Street, right beside the old church. I have a long driveway that goes right past the proposed building. They refer to this concrete wall as a "curb". On my side, it's more of a retaining wall. You've got a wall about this high. How deep are they going to clear all that concrete and asphalt and trees and dirt? I'm worried about the water flooding because my property goes down. So, everything, when it rains, it comes down my property. I'm also concerned about lights, noise, cooking odors, security, and trash. A lot of people have mistaken. My driveway for going into the old church. We had people wander up on our property, looking for other people. I just wanted to know what your plans were for security. Is there going to be a security fence? A privacy fence? Also, right beside where they're going to demo this supposed curb, I have two sewer clean-outs. They're coming from my house to the street. Also, the lights. One of them on the back of the Northeast corner is right across from where my bedrooms are. I don't have any problems with the building itself. It's just some of these concerns. I just wondering any way we can find out what they're going to do about the concrete and the dirt and how they're going to adjust the dirt level from that property down to mine. Because it's not level, it slopes down from that property to my property. Thank you.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:06 p.m.

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:

Barry Bunderson was present for this agenda item and stated to the Commission: I'm here representing the owner. One of the owners here if you have specific questions for them.

Gary Pinkham asked, did we resolve the issue on whether they do or don't make fire sprinklers on this building. Do we need a second fire service?

Fire Chief, Travis Daniels answered, the Fire Marshall stated that there's no issues with it. It doesn't need the requirement because it doesn't have enough occupancy.

Gary Pinkham asked, on the plans I looked at here, we're still missing the city construction notes. I don't know if they haven't been sent to you. There are 17 construction notes. We were going to add a note regarding 4500 PSI to make it 18 notes. Has that been done and sent to you?

Barry Bunderson answered, I've not received that. On G001 there's a whole bunch of notes. There are traffic notes. There are water notes.

Gary Pinkham stated, there's a separate group that are the Grantsville City construction notes that need to go on there. Shay was going to add a note 18 for the 4,500 PSI concrete to that string of notes. But I see them on about half the drawings we get. The other half, for some reason they're not being incorporated.

Kristy Clark stated, it's something that the Public Works Director is always making redlines on. The Engineers are always putting 4,000 instead of 4,500. I'm pretty sure that Shay made that update, but I'll double check it and send it to you.

Shay Stark stated, this project, we did the DRC on this before we talked about that requirement. It was another project that was their DRC was after this. And we talked about that. So, no. I didn't send that to Barry on this project, but I will send it to him so that he has it on this one.

Gary Pinkham stated my notes from the DRC did include the addition of the construction notes. And I don't know whether we talked about that 4,500 PSI yet or not.

Shay Stark mentioned, there were other changes that were made in the notes. And the notes that he has there include those updates. And then since we talked about that 4,500 PSI, I've also had a discussion with the Fire Marshall about the turn radiuses and cul-de-sac size. It's noted in those notes and we've updated that. So, what I'll do is just send Barry the latest updates. Then we'll make sure that he gets it on those drawings.

Gary Pinkham stated, the only other thing I'll mention is regards to the storm water issue on the neighbor's property. The way he's got the project designed, the curb line around the fence of the parking lot, keep all the water on this parcel and put it into an underground dry well, so no storm water should leave this property and go on to any of the neighbors the way he's got this designed. That issue came up in the public comments, and this will resolve that. That's all I've got. Other than that, it looks good.

Chairman Brian Pattee stated, Barry, you've heard some of the comments from the neighbors, maybe address some of those. It sounds like maybe the storm water was already taken care of.

Barry Bunderson stated, so with the site plan application is not included interior building stuff. But speaking with the owner, as far as smells and stuff the building they're in now is 12 years old and the filtrations with the HVAC and the hoods are a lot better at doing that. That's as much information as I have right now. And that gets worked out with mechanical plumbing and architectural stuff, but that is certainly something that they'll meet current building codes, that prescribed what that needs to be. As far as, oh I just forgot your name, the neighbor to the east, there is a curb there, and it does extend down. It's kind of exposed in some spots. Our plan is to smooth that all out, just as quick, and as soon as possible. Not impacting the clean-outs. We know where those are. They're visible at the surface. Currently, they stick up about six inches and will basically be at the same elevation, but we'll put in a new curb with a new fence. And spots that kind of dip down and that curve is exposed we'll fill those back in, so it's a real smooth transition. There were a couple concerns about light. Part of the site plan application we submit a photometric lighting plan that shows the foot candle, measure of light at the ground surface. It's an electrical site plan and around the perimeter, we're at 0.1 and zero. So light is not going to spill onto any neighbor's property from lights on this property.

Erik Stromberg stated, I am taking a guess here, but I think some the concern might be from the cars going through the drive through.

Barry Bunderson stated, that's why we will put up a fence to mitigate those kinds of issues. Grantsville's Main Street is one of those things where the city's plan is commercial uses and mixed use and other things in the future. That's what it could be right. But currently we have homes. And so, we're going to be mixing those wherever we do stuff on Main Street. We're not allowed to put a restaurant somewhere else. Not very many other places in Grantsville city can we put a restaurant besides Main Street, so this is where restaurants need to go. We understand that there are residential uses adjacent to those, and we've tried mitigating all those noise, light sound, smells. All those things we are, we are looking at and doing our best with building codes and those things that prescribe what would need to be done. Obviously following all those things. I think that's all I had written down as far as noise goes. It's a restaurant, not an amusement park. We're not honking horns, we're not out there having fun, doing whatever it might be. It's a restaurant. Sure, there might be some more noises than somebody's backyard but with the fences we're limited to a certain height with fences, per the code can only be six feet tall. That's what we plan to put in there. And I don't know if it's a solid vinyl fence. I don't know if that's more sound dampening than some other material but that's what we've got proposed going through some of those items. Those were some of the things I had written down, if there's other things you guys want to ask any questions.

Gary made the motion to recommend approval of the Commercial Conditional Use Permit and Site Plan for ATM Investments to own and operate an American Burger Drive-thru Restaurant located at approximately 307 E Main Street in the CD 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 American Burgers – Site Plan Review - Planning Commission Memo

A handwritten signature in blue ink, appearing to read "Shay Stark", is positioned to the right of the "Date" field.

A Site Plan Review application has been submitted to Grantsville City in conjunction with a Conditional Use Application for American Burgers (Project) to be located at 307 East Main Street. 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: CD

Project Total Acreage: 21,772 sq.ft – 0.5 ac.

Building Square Feet: 2,407

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.

There has been a question concerning the address for the project. The current parcel is not addressed with the County. The proposed address of 307 East Main Street is appropriate for the site and will be submitted to the County for recording on the lot.

Development Agreement

- No amendments to the Development Agreement are necessary with this Phase.

Recommendation

With a favorable discussion by the Planning Commission the staff recommends the Planning Commission approve the site plan and conditional use applications for American Burgers. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-

Attachment: American Burgers - Site Plan Review - Supporting Documentation

AMERICAN BURGERS
SITE PLAN REVIEW
SUPPORTING DOCUMENTATION



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date April 27, 2021 Updated May 6, 2021
CC
Subject American Burgers - Site Plan – 3rd Review

Revised drawings based upon the staff review comments have been submitted to the City. The revised drawings dated April 30, 2021 are complete and have addressed the comments submitted to the applicant. The project is ready to move forward for consideration.

A DRC was held on April 27, 2021 the memo has been updated with comments from the DRC in blue.

A Site Plan application has been submitted to Grantsville City for American Burgers (Project). The following documents have been taken into consideration with this review:

American Burgers Site Plan submittal including:

- A. Geotechnical Engineering Study – American Burgers – 307 East Main Street - Grantsville Utah, Produced by; CMT Engineering Laboratories, and Dated; April 12, 2021.
- B. American Burgers – Civil Site Drawings - Provided by CIVIL PROJ EX, INC., dated: April 12, 2021; Inclusive of 16 sheets.
- C. American Burgers – Architectural Drawings – Provided by Order Architecture, dated: April 12, 2021; Inclusive of 2 sheets.
- D. American Burgers - Electrical Site Photometric – Provided by Rocky Mountain Consulting Engineers Inc., dated April 9, 2021; Consisting of one sheet.
- E. American Burgers - Landscape & Irrigation Plan – Provided by STB Design, dated April 12, 2021; Consisting of one sheet.

Project Overview

Zoning: CD

Project Total Acreage: 21,772 sq.ft – 0.5 ac.

Building Square Feet: 2,407

- 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:

Geotechnical Study:

- "Up to three feet of undocumented fill blankets the site, which will require removal beneath the structure."
- "Potentially collapsible soils are present within the upper 9 feet, which visually contained pinholes, as confirmed by consolidation/collapse tests that indicated these soils have a collapse potential of 1%."
- Follow Geotechnical recommendation given for preparation of site soils under pavement and sidewalk.
- 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.

General:

See Gary Pinkham's comments.
See Fire Marshal's comments.

Easements:

- Are there any areas where special easements may be required? no

Zoning: No Issues.

Streets: (Complete)

Main Street is a state road, and an access permit will be required by UDOT. Provide the City a copy of the access permit when it is received.

Parking:

GLUDMC Chapter 6 Off Street Parking and Loading
Requirement for fast food restaurant w/ 21 or more seats 14.14 spaces per 1,000 sq.ft.
 $2,407 \text{ sq.ft.} / 1000 \times 14.14 = 34 \text{ stalls}$
ADA Requirement 2 parking stalls with 1 being van accessible. (Complies)

Landscaping:

- How is the mulch going to be maintained in the north east corner where the stormwater basin is located? Recommend another material such as rock on the basin sides and bottom so the well does not get filled up with mulch. [The mulch shown is rock mulch.](#)
- What is being recommended for the Landscaping in the Church Street park strip? [This area is shown as grass on the landscape plan.](#)

Fencing:

- Will Planning Commission require fencing along the north and east sides? [Shown on Cs-101. Is the curb line set far enough a way so that people bumpers don't hit the fence?](#)

Site Lighting:

The proposed design shows very little light trespass across the property boundaries.

Water:

- Is Public Works okay with the location of water service connection and meter?
- Please see fire comments by Fire Marshal Clayton.
- [Reach out to Fire Marshal and check if the building will require sprinklers and if so show the 6" water line to the building. The Architect has stated that no fire sprinklers are necessary if the Fire Hydrants can provide 1,500 gpm for 2 hours. The existing hydrant located in front of the property is connected to a 12" water line and should easily provide the fire flow. We are verifying this with the Fire Marshal.](#)

Irrigation:

Not served by the irrigation district.

Sanitary Sewer:

- The sewer line in Church Street has capacity to serve the proposed project.
- Is Public Works okay with the location of sewer service connection? [Yes](#)
- The sewer grease trap looks to be located within the stormwater storage area in the parking lot. The lids on the grease trap will need to be sealed so that the water does not

drain into the grease trap. Show the location of the trap on the drainage sheet. Shift the grease trap to provide additional buffer from the parking lot stormwater storage.

- Grease trap: Check with Markus on the sampling in the trap. Markus has replied with an e-mail on April 27, 2021 stating that the sampling will occur through the manhole lids in the grease trap box. No additional work is necessary.

Storm Water:

- See related comments in sanitary sewer and landscaping.
- Since this system is going into the ground the center catch basin needs a snout. And an air vent to be piped over to behind the curb.

Development Agreement:

- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement? No

-END-



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date April 27, 2021
CC
Subject American Burgers - Site Plan – 1st Review

A DRC was held on April 27, 2021 the memo has been updated with comments from the DRC in blue.

A Site Plan application has been submitted to Grantsville City for American Burgers (Project). The following documents have been taken into consideration with this review:

American Burgers Site Plan submittal including:

- A. Geotechnical Engineering Study – American Burgers – 307 East Main Street - Grantsville Utah, Produced by; CMT Engineering Laboratories, and Dated; April 12, 2021.
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- 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:

Geotechnical Study:

- "Up to three feet of undocumented fill blankets the site, which will require removal beneath the structure."
- "Potentially collapsible soils are present within the upper 9 feet, which visually contained pinholes, as confirmed by consolidation/collapse tests that indicated these soils have a collapse potential of 1%."
- Follow Geotechnical recommendation given for preparation of site soils under pavement and sidewalk.
- 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.

General:

See Gary Pinkham's comments.
See Fire Marshal's comments.

Easements:

- Are there any areas where special easements may be required? no

Zoning: No Issues.

Streets: (Complete)

Main Street is a state road, and an access permit will be required by UDOT. Provide the City a copy of the access permit when it is received.

Parking:

GLUDMC Chapter 6 Off Street Parking and Loading
Requirement for fast food restaurant w/ 21 or more seats 14.14 spaces per 1,000 sq.ft.
2,407 sq.ft./1000 x 14.14 = 34 stalls
ADA Requirement 2 parking stalls with 1 being van accessible. (Complies)

Landscaping:

- How is the mulch going to be maintained in the north east corner where the stormwater basin is located? Recommend another material such as rock on the basin sides and bottom so the well does not get filled up with mulch. **The mulch shown is rock mulch.**
- What is being recommended for the Landscaping in the Church Street park strip? **This area is shown as grass on the landscape plan.**

Fencing:

- Will Planning Commission require fencing along the north and east sides? **Shown on Cs-101. Is the curb line set far enough a way so that people bumpers don't hit the fence? Per Land Use Ordinance 6.7 we are meeting the wall to wall distance with provides a 2.5' overhang allowance. The fence is provided for buffering to neighbors**

Site Lighting:

The proposed design shows very little light trespass across the property boundaries.

Water:

- Is Public Works okay with the location of water service connection and meter?
- Please see fire comments by Fire Marshal Clayton.
- **Reach out to Fire Marshal and check if the building will require sprinklers and if so show the 6" water line to the building. The Architect has stated that no fire sprinklers are necessary if the Fire Hydrants can provide 1,500 gpm for 2 hours. The existing hydrant located in front of the property is connected to a 12" water line and should easily provide the fire flow. We are verifying this with the Fire Marshal.**

Irrigation:

Not served by the irrigation district.

Sanitary Sewer:

- The sewer line in Church Street has capacity to serve the proposed project.
- Is Public Works okay with the location of sewer service connection? **Yes**
- The sewer grease trap looks to be located within the stormwater storage area in the parking lot. The lids on the grease trap will need to be sealed so that the water does not drain into the grease trap. **Show the location of the trap on the drainage sheet. Shift the grease trap to provide additional buffer from the parking lot stormwater storage. The grease trap was moved 2.62 ft south toward the parking curb.**
- **Grease trap: Check with Markus on the sampling in the trap. Markus has replied with an e-mail on April 27, 2021 stating that the sampling will occur through the manhole lids in the grease trap box. No additional work is necessary.**

Storm Water:

- See related comments in sanitary sewer and landscaping.
- Since this system is going into the ground the center catch basin needs a snout. And an air vent to be piped over to behind the curb. A detail for a box with a snout and an anti-siphon vent is now shown on C-531. CU-101 calls out the new box and anti-siphon box

Development Agreement:

- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement? No

-END-

DRC NOTES FOR AMERICAN BURGERS – GARY PINKHAM – PLANNING & ZONING

General Notes:

These drawings appear to be fairly complete and cover the items required for the CUP review. The things I saw missing are the electrical site drawing and details on site lighting. See provided ESPO1 SHEET.

Sheet Notes:

Sheet G-101 – Note 4 calls out a sampling manhole and grease trap for the kitchen waste line. Sheet CU-101 does not show the sampling manhole. The note was revised based on Markus Seat reply that the double chamber box is sufficient for sampling and inspection.

Sheet G-002 – Revise Grantsville City Grading Note 5 to correct tolerances, remove compaction references, and require independent third party quality control by a licensed and certified testing company. Add Grantsville City Construction Notes 1 through 17. Notes shown are per the City provided application package. Construction notes 1 to 17 have not been received.

Sheet CS-101 – There are two small areas on either side of the West driveway on the sidewalk. They are not identified. Are these tactile sections to warn pedestrians of the driveway? These areas are just tapered portions of the sidewalk so that the driveway approach slopes are more traverseable. No tactile strips are required for non stop controlled crossings. The driveway flares for the UDOT detail show a 4' width. The reviewed plans show a 5' flare. Per UDOT we widened the width of the driveway to 30' from edge of asphalt (EA) to EA. That makes the total width 33' face to face of curb. If you look at those same drives on Main Street Tooele you will see they are completely inadequate. Should we require something a little wider? We need to meet UDOT standards for the access permit. Is the distance between the curb and the East fence sufficient to prevent the car bumpers from hitting the fence? Land Use Ordinance 6.7 requires 57' 7" wall to wall width providing 2' 6" overhang allowance. So the stalls drawn meet the ordinance. The fence is show for buffering for the neighbors. The owner and neighbors would prefer the fence.

Sheet CU-101 – Does this business need a separate fire protection service line? Per Appendix B of the Fire Code no fire sprinklers are required when the nearby fire hydrants provide 1500 gpm for two hours. The grease trap is located near the edge of the parking lot storm retention area. Should this structure require water tight lids or be moved closer to the building? The structure was moved closer to the building.

Sheet CD-101 – There will need to be an oil snout in the storm drain box feeding into the drywell. A snout with anti-siphon device is called for on CU-101 as 3344 with a new detail on C531. Will the soil at this location take the water from the storm retention in a timely manner? Has a perk test been done? The storm water narrative was revised to include calculations for the time to drain based on a representative saturated soil conductivity (perc)

Sheet GC-101 – Some of the grading is being done off site to the East. How will this affect the drainage and access to the neighboring property? The driveway will not be affected. This grading is to smooth the neighboring ground filling a local depression.

Sheet C=541 – Detail 2 for the grease trap does not show risers above the lid of the trap to provide access to the finished grade. The detail now calls for grade rings and cover collar as required per APWA. Details for both have been added to C-541 and C-551



Grantsville Volunteer Fire Department

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

To: Kristy Clark

21 April, 2021

From: Brad Clayton FM

Ref: American Burger

In reviewing the provided plans I have the following comments:

- 1) Fire Hydrants
 - a. There are two fire hydrants within 500 feet of this location. This should be adequate. Further design drawings etc will be reviewed to make the final determination
- 2) Building access
 - a. There are two adequate entrances, one on Main Street and one on Church Street. The widths appear adequate.
 - b. The drivable area through the parking lot appears adequate.

GRANTSVILLE CITY CONDITIONAL USE PERMIT APPLICATION
(Commercial Use in a CD Zone)

DATE PAID April 12, 2021

HEARING DATE May 13, 2021

FEE: \$1000.00

PERMIT # _____

NAME ATM INVESTMENTS PHONE _____

MAILING ADDRESS 490 N. MAIN TOOELE UT

EMAIL ADDRESS Mary@American-Burgers.com

ADDRESS OF SUBJECT PROPERTY 307 E. MAIN

DO YOU OWN THE PROPERTY? YES

ZONING and TOTAL ACRES INVOLVED 0.5 Acres

PRESENT USE OF PROPERTY VACANT

- **PLEASE ATTACH SEPARATE SHEETS THAT SHOWS THE FOLLOWING:**
 - a. Site Plan Application with site and building plan.
 - b. Complete description of proposed use.
 - c. Any other items as required by the Zoning Administrator and/or Planning Commission.
- Include with your application: a plat of the parcel and a Radius Report obtained from Tooele County Recorder's office, self-sealing envelopes, mailing labels and first class postage for all property owners located within 500 feet of subject property boundary. **DON'T PUT MAILING ADDRESSES ON ENVELOPES! THANK YOU! Addresses must be from Tooele County Recorder's Office!**

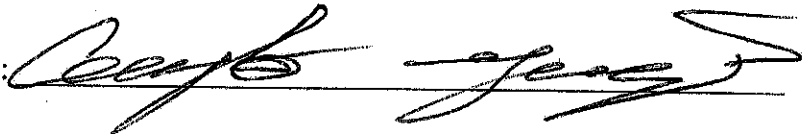
NOTE: A Commercial C.U.P./Site Plan goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission.

SIGNATURE OF APPLICANT

Barry Bunderson
SIGNATURE OF CO-APPLICANT

I (We) understand that the Planning Commission shall not authorize a CUP unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Grantsville City zoning ordinance for such use.

Date signed: April 1, 2021

Signature of owner(s) or agent(s): 

This application **MUST** be submitted no later than 28 days before a scheduled Planning Commission meeting. The Planning Commission meets the 2nd Thursday of every month.

GRANTSVILLE CITY SITE PLAN REVIEW APPLICATION

DATE PAID April 12, 2021

FEE \$1000.00

HEARING DATE May 13, 2021

DRC REVIEW MEETING DATE April 27, 2021



Name ATM INVESTMENTS Phone _____

Mailing Address 490 N. MAIN, TOOELE UTAH

Email Address Mary@American-Burgers.com

Address of Subject Property 307 E. MAIN ST, GRANTSVILLE UT.

Do You Own the Property? YES.
If Not, Actual Owner _____

Zoning, Use and Total Acreage CD ZONE

Provide a Title and Legal Description of Project: see Title & V-001

• **REQUIRED ITEMS TO BE SUBMITTED WITH APPLICATION** (we realize that the requirements may not apply to a particular application. Please note N/A to those requirements that don't apply. If you have any questions, please contact the Zoning Administrator):

- a. Vicinity map of area with North indicated and current uses within 85' of property.
- b. Names and addresses of architect, landscape architect, planner or engineer stamped on project and construction plans.
- c. A plat or survey of parcel with legal description and actual dimensions of property.
- d. Site plan must include the following (please refer to Chapter 9 and 11 for additional applicable requirements):
 - i. All driveways and exact number of all parking spaces, regular and handicapped, as well as loading areas. (Refer to Chapter 6.13 of the GLUMDC)
 - ii. On-site drainage proposal (all run-off generated must be kept on site).
 - iii. Signature blocks for Zoning Administrator, Public Works and City Engineer.

COVER →

V-001 →

- ✧ iv. Boundaries of subject property, setback lines for buildings, existing streets, buildings, and other existing features including trees.
- ✧ v. Location of building and exact square footage of building.
- ✧ vi. Number of units (if applicable).
- ✧ vii. Outdoor lighting plan.
- ✧ viii. Landscaping plan.
- ✧ ix. Proposed and existing fencing.
- SEE EMAIL - ✧ x. UDOT Encroachment Permit, or Change of Use permit, if access is off of a State highway.
- xi. Traffic impact analysis.
- ✧ xii. Geo technical reports and study (if applicable).

These requirements are explained in greater detail in Chapters 9 and 11 of the Grantsville City Land Use Management and Development Code which is located at <https://grantsville.municipalcodeonline.com>

- e. Fifteen (15) 11" x 17" paper copies and a PDF of site plan and construction drawings.
- f. Any other items as required by Zoning Administrator and/or the DRC Review Committee.
- g. DRC review committee will review and have a meeting within 21 days of submittal, for approval.

NOTICE: A site plan review is not a formal application for approval. Once the site plan is reviewed a determination will be made as to any further requirements needed for approval of proposed use.

NOTE: A Commercial C.U.P./Site Plan goes before both the Planning Commission and the City Council with a public hearing being held before the Planning Commission.
NOTE: A Site Plan Review is required for Permitted Uses and will be reviewed and approved by the DRC Staff.

SIGNATURE OF APPLICANT


SIGNATURE OF CO-APPLICANT

American Burgers – Grantsville Conditional Use Legal Description

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 88°30'45" EAST 3647.05' AND NORTH 0°45'22" EAST 43.90' FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF CHURCH STREET AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SR-138/MAIN STREET.

THENCE ALONG SAID EASTERLY BOUNDARY OF CHURCH STREET NORTH 0°45'22" EAST 140.01';

THENCE SOUTH 88°35' 21" EAST 155.97' TO THE WESTERLY BOUNDARY OF OLD GRANARY MINOR SUBDIVISION FILED AS ENTRY NO. 305511 IN THE TOOELE COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID OLD GRANARY MINOR SUBDIVISION BOUNDARY SOUTH 1°07' 51" WEST 140.00' TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF SR-138/MAIN STREET;

THENCE ALONG SAID SR-138/MAIN STREET BOUNDARY NORTH 88°35' 21" WEST 155.06' RETURNING TO THE POINT OF BEGINNING.

CONTAINS 21,772 SQ. FT. OR 0.50 ACRES MORE OR LESS



Project Name/Project #: AB GRANTSVILLE

Commercial Site Plan Checklist

The following checklist outlines the requirements of Grantsville City for site plans. Use of this checklist will help minimize the review time, and the number of resubmittals required for approval. Failure to include all items listed may result in a rejection of the submittal.

The following must be submitted with the Application:

CPE
↓

- ^{DEFERRED} One (1) GIS shape file of the site plan including but not limited to parcel boundaries, street ROW, proposed lot lines, proposed parks, trails, open space, location of natural features to be preserved, and drainage corridors and basin locations.
- Storm drainage calculations which include:
- The signature and stamp of a professional engineer.
- Use of area-specific storm intensities found on the following website:
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut
- A map showing drainage sub-basins, the location and drainage area of any storm water that flows into the proposed development, and the piping system.
- NA Cumulative peak flow calculations for the site (submit all input data, calculations, and results).
- NA Capacity calculations for each segment of the pipe system. Verify that the 25-year storm can be carried by the pipe system.
- NA Calculations showing that flow rates in streets do not exceed maximum allowable values before reaching storm drain inlets.
- NA Calculations showing that inlets are sufficiently designed to capture peak design flows.
- NA Identify the flow rate of the 100-year storm that is not carried by the pipe system.
- NA Detention calculations which include the following items are required for all developments other than single-family residential housing:
- NA Detention volume requirement—an analysis that identifies the storm whose duration creates the greatest detention volume requirement, given the storm duration and stage storage curve and outlet discharge curve.
- NA Stage storage curve.

Project Name/ Project #: AB GRANTSVILLE

CPE

- Outlet discharge curve.
- ~~NA~~ Orifice calculations showing the allowable discharge rate is not exceeded.
- ~~NA~~ Letter(s) from owners/operators of all irrigation facilities in the area. A letter from Grantsville Irrigation Company will always be required as the minimum requirement.
- Letters from each public utility company (including Rocky Mountain Power, CenturyLink, and Questar Gas/Dominion Energy as a minimum requirement) stating their ability to provide services to the proposed development.
- A construction storm water pollution prevention plan which includes: (draft prepared by design engineer and finalized by construction contractor)
- 11"x17" Site plan with Location and type of BMP's to be implemented. (finalized by contractor)
- 8.5"x11" BMP's to be implemented. (finalized by contractor)
- SWPPP template updated for specific site. (by contractor)
- A Long-term Storm Water Management Plan which shows BMP locations, design, installation, operation and maintenance.
- Site Plan showing all storm drainage improvements and contours.
- Required language.
- Name and contact information of person responsible to implement.
- Final storm drain calculations.
- BMP's to be implemented.
- Maintenance agreement.
- Under certain circumstances the following may be required:
 - ~~TBD~~ If required by the City Engineer submit a traffic impact study, signed and stamped by a professional engineer.
 - ~~NA~~ If the site will be developed in phases submit a phasing plan which includes proposed phase numbers/ordering.
 - ~~NA~~ If there are areas with standing or flowing water, waterlogged soil, evidence of the presence of water in the past, soil consisting of predominantly decomposed plant material, or as required by the City Engineer submit a wetlands survey report from a qualified Wetlands Specialist.

FINIALIZED BY CPE

Project Name/ Project #: AB GRANTSVILLE

CPE

- If the development abuts a state road submit a preliminary letter from UDOT commenting on and/or approving the proposed access and improvements.
- The following is also required:
- A grading permit from the City engineer. (SWPPP)
- Geotechnical report.

The following shall be included on ALL sheets:

- Stamp, signature, and date of engineer.
- Names and locations of adjacent streets.
- North arrow, scale bar (no smaller than 1" = 100'), and print date.
- Clearly label the existing features that are to "remain" or "be removed", and identify proposed features.

The following shall be included either on the cover sheet or on the site plan, whichever is the first sheet:

- A vicinity location map showing the location of the development as part of a larger tract and the relative location to streets and other geographic features.
- Project name and address.
- Name, address, phone number(s), and email of the developer, engineer, and surveyor.
- Property owners' names and parcel numbers of the adjoining properties.
- Boundary lines of the site in heavy lines and sufficient information to define its location.
- Dimensions and square footage of the site.
- Include the following notes (as they apply):
 - The applicant is responsible for compliance with all requirements of the "Americans with Disabilities Act" (ADA).
 - Detailed fire protection plans shall be submitted with the building plans. Additional requirements may be identified during the plan review by the Fire Department, which may be mandated by the International Fire Code. Plan reviews must be completed prior to the building permit being issued.
 - All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system.

NOTES

Project Name/ Project #: ATB GRANTSVILLE

CPE

- A sampling manhole and holding tank (grease trap) shall be installed in accordance with City standards as required by the City.
- Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.
- NA Warning – high ground water table. Property owner shall verify the presence of high water table prior to new construction. Groundwater table may fluctuate. Owner holds Grantsville City harmless from, and accepts responsibility for any damages or injury resulting from any groundwater impacts.
- All utility tie-ins to be field verified by the contractor prior to construction.
- With the exceptions noted below, culinary water, secondary water, sewer, and storm water facilities within this site plan are considered private and the development is responsible to ensure proper construction, replacement, repair, operation, and maintenance according to City and State Standards. Developer acknowledges the right of the City to inspect, and test these facilities and make necessary repairs and/or other actions when the development fails to do so. The development will be charged for these actions. Culinary water facilities are considered part of the City's public water system for the purposes of testing and reporting as required by the State of Utah. Exceptions: (list exceptions such as roadways dedicated to the Grantsville City, etc.).
- NA Disturbance of County survey monuments will be addressed with the County Surveyor.
- NA There are no floor drains within the building.

Site plan requirements:

- Location and dimensions of all existing and proposed streets within the tract and within 100 feet of the proposed site. Show how proposed paving will tie into existing paving, including saw cut locations.
- Location of existing and proposed fire hydrants ^{UTILITY} (it is generally required that these be within 225 feet of all structures). Valves are to be placed at the main line connection. On buildings requiring a fire suppression system, show the location of the fire department connection. In such a case, a fire hydrant must be located within 100 feet of the fire department connection.
- Location and dimensions of all existing and proposed curb, gutter, and sidewalk. Show spot elevations, slopes, slope directions, widths, and elevations at ¼' around all curb returns.
- Show all street lights, street markings, street signs, and stop signs.

Project Name/ Project #: AB GRANTSVILLE

- NA* Typical cross sections of all streets within and adjacent to the development showing the width, type, and thicknesses of the pavement design. Thicknesses should be as presented in the Geotechnical report, or per City minimum requirements, whichever is greater.
- Location and dimensions of all existing and proposed buildings within the tract and within 100 feet of the proposed site. Show the finished floor elevation, based on a found USGS datum.
- Indicate the International Building Code construction type of the building.
- Location and dimensions of all parking areas. Include dimensions of stalls and isles, and the total number of stalls. Parking areas are to provide the minimum number of parking spaces and satisfy all requirements as defined in the City Municipal Code.
- Location and dimensions of solid waste disposal enclosures. These must be site obscuring.
- Location and dimensions of all existing and proposed easements, drive accesses, loading areas, landscaped areas, open spaces, monuments, and exceptional topography within the tract and within 100 feet of the proposed site
- Location, heights, and material type of all fences according to the requirements of the underlying zone.
- Location of signage. A separate sign permit will be required if signage detail is not submitted with the site plan.
- Tabulations showing square footage of the following:
 - Total site.
 - Landscaped area.
 - NA* Open space area.
 - Impervious area.
 - NA* Undeveloped area (if applicable).
 - NA* Public utility infrastructure being installed. (If applicable)
 - NA* Striping plans for all intersections and streets, collector size and greater, being affected by the development showing stop bars and crosswalks.

Project Name/ Project #: AB GRANTSVILLE

Landscaping and irrigation plan requirements:

- Use a scale no smaller than 1" = 30'.
- Plant lists, or schedules, which include:
 - Botanical AND common names.
 - Quantity of each plant type.
 - Spacing and size of each plant and all landscape materials.
 - Location and identification of any trees and vegetation that are to remain.
 - Location and labels of all proposed vegetation.
 - Location and description of other landscape improvements. These include all earth berms, walls, fences, screens, sculptures, fountains, water features, street furniture, lights, and courts.
- An underground automatic sprinkling system showing the location of service connections, valves, lines, heads, etc. Show the anticipated peak usage rate (in gallons per minute).
- The required landscape percentage, buffers and landscape units as required by the underlying zone of the proposed site.
- Signature and stamp of a licensed landscape architect.

CPE Grading and drainage plan requirements:

- Existing contours shown as dashed lines.
- Design contours shown as solid lines and to tie into existing contours.
- Spot elevations on asphalt sufficient for paving. (Typically at all PC/PT's, High/Low Points, Grates etc.)
- Direction and magnitude of designed slopes.
- Finished floor elevation, based on a found USGS datum.

Utility plan requirements:

- Location of existing and proposed sanitary sewer, storm drain, culinary water, and irrigation features within the tract and within 100 feet of the proposed site.

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CPE



- Location of all valves for pressurized water systems.
- Location, landscape, size, and elevations of detention areas. Show and label elevations of maximum water surface contours and maximum high ground water elevation. Side slopes should be a maximum of 3:1, and bottom slope should be a minimum of 1 percent toward the outlet. The area within 10 feet of the outlet shall have a concrete apron or slope of 3 percent.
- Location, sizes, invert elevations, and grate elevations of inlet boxes and manholes.
- Location, sizes, types, lengths, slopes, and elevations of pipes.
- Clearly show where roof drainage will discharge.
- Floor drains within the building.
- Locations, types, and sizes of all utility service lines and fittings.
- Location of water meters. Place behind sidewalk (or curb); vaults are required when meter is in asphalt or concrete.
- NA Any special structures, including outlet control structures (this includes orifice plates).
- Estimated total peak water demand on the City water system (in gallons per day).
- Estimated total peak sewer flow to be treated (in gallons per day).
- NA Location, size, direction of flow, and any proposed changes to irrigation facilities.
- Grease traps. See APWA standards.
- Sampling manholes. See APWA standards
- Location of existing and proposed fire hydrants (it is generally required that these be within 225 feet of all structures). Valves are to be placed at the main line connection. On buildings requiring a fire suppression system, show the location of the fire department connection. In such a case, a fire hydrant must be located within 100 feet of the fire department connection.

Lighting plan requirements:

- Site and street lights. Ensure that all lighting is properly shielded.
- Point-by-point foot-candle levels created by the proposed site lighting.

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The following shall be included on the Detail sheet:

- Street cross sections.
- Curb and gutter and sidewalk cross sections.
- Solid waste disposal enclosures.
- Drive access cross sections.
- Signage. *DEFERRED*
- Special structures.
- NA* Orifice boxes.
- Grease traps.
- Sampling manholes.
- Landscape improvements.
- BMP's

Architectural plans requirements:

- At least two (2) color elevations, so that all sides of the development are presented (include height). Perspectives, models or other graphic materials may be submitted at the option of the applicant.
- Description of building materials being used.
- Color representations of all materials to be used on all buildings, including the roof. This does not need to be printed on a 24" x 36" sheet, but must be submitted as an 11" x 17" size print and an electronic (Adobe Acrobat – pdf) copy.
- Floor plans, with dimensions and square footage, of all buildings.

Note: Site, grading and drainage, and utility plans may be combined as long as clarity is maintained. Some items may be shown on a cover sheet, if clarity becomes an issue.



Pre-App Number: PA-111422

Property Owner Information	Applicant Information
Name: ATM Investments Mailing Address: 490 North Main City, State, Zip: Tooele, Utah 84074 Email: mary@american-burgers.com Phone: 8012011195	Name: Civil Proj-Ex Mailing Address: 96 South Quirk City, State, Zip: Grantsville Email: barry.bunderson@civilprojex.com Phone: 4352286736

Purposed Access Information	
Physical Address: 307 East Main State Route ID: 0138 Latitude: 40.599943 Access Width(in feet): 24 Access Category: Reg. Priority Urban	Parcel Number: 01-048-0-0038 Milepost Marker: 10.8 Longitude: -112.452492 Access Use: Commercial Side of Highway: North

PROJECT NAME AND BRIEF SCOPE OF WORK DESCRIPTION

ABG - Grantsville
Remove existing 15 ft driveway access and replace and widen with a new 24 ft driveway. Widening is planned to be 6 ft west of the existing west side and 3 feet east of the existing east side of the driveway.

Meeting Date	Time Spent	Participant Name	Representing	Email	Phone
01-APR-21		Justin Wilstead	UDOT	jwilstead@utah.gov	
		Marjorie Rasmussen	UDOT	mcrasmussen@utah.gov	
		Megan Leonard	UDOT	mleonard@utah.gov	
		Nazee Treweek	UDOT	ntreweek@utah.gov	8018878763
		Tyler Schmidt	UDOT	tylerschmidt@utah.gov	

Total Time Spent:

Access Application Review Level Fee: \$475.00

SITE PLAN / ACCESS NOTES

Proposing to re-locate existing American Burger
Existing trips - ?
Distance from edge of oil to first parking stall (East) - 25 ft
Could put that 1st parking stall off Main St as 'pick up'
Category 5 - 350 ft from any other access
Variance
Access - 30 ft
ALTA survey
Dedication - sidewalk plus 1 foot
Next Step - Redline Meeting

TRAFFIC IMPACT STUDY NOTES

Peak times 11:00 a.m. - 1 p.m. 22 per hour (44 orders)
5:00 - 7:00 p.m. 26 per hour (54 orders)
16 per hour average - drive thru

Queing Analysis & Trip Gen Memo

TIS WAIVER

Approved: N Name:

Title:

UTILITIES NOTES

Show all utility connections on plans - must be bored to the main

DRAINAGE NOTES

Drainage Agreement required, IF connecting to UDOT storm drain

OTHER NOTES

N/A

Required Default Documents

Plan Set



PRE-APPLICATION MEETING SUMMARY



Documents Required / Identified at Pre-Application Meeting

INTENT TO SERVE FORM

<u>ATM Investments</u>	<u>Civil Proj-Ex. Inc.</u>
Name of Owner	Name of Agent or Representative
<u>4/12/2021</u>	<u>307 E. Main Street; Grantsville, UT 84029</u>
Date Approving Agency Signed	Property Address or Location
<u>1</u>	<u>Barry V. Bunderson</u>
Number of Lots Proposed	Signature of Owner or Agent

Name of Approving Agency DAVID SLOAN

(Please indicate approval status)

COMMUNICATIONS X APPROVED DISAPPROVED

Conditions, Restrictions, or Comments: _____

Expiration Date of Approval N/A

4/12/2021 DAVID SLOAN
DATE SIGNED AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

LUMEN®

Date: 4/12/2021

TO: Barry Bunderson

RE: ATM Investments
307 E Main St
Grantsville UT 84029

Dear: Mr. Bunderson,

Recently you approached Lumen about providing a "will serve" for the future drive thru restaurant at the above address by the owner ATM Investments. Lumen appreciates the opportunity to provide ATM Investments with its future communication needs. In response to the request for a commitment to serve, Lumen will work with Barry Bunderson on determining what the needs will be. Upon such determination, Lumen will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Price List that Lumen will make a determination whether it can or cannot provide service.

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

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

Sincerely,

David Sloan
david.sloan2@lumen.com
Engineer Project Administrator
Lumen

INTENT TO SERVE FORM

ATM Investments

Civil Proj-Ex, Inc.

Name of Owner

Name of Agent or Representative

4/9/21

307 E. Main Street; Grantsville, UT 84029

Date Approving Agency Signed

Property Address or Location

1

Barry V. Bunderson

Number of Lots Proposed

Signature of Owner or Agent

Name of Approving Agency

SEWER

APPROVED

DISAPPROVED

WATER

APPROVED

DISAPPROVED

ROADS

APPROVED

DISAPPROVED

Conditions, Restrictions, or Comments:

Expiration Date of Approval

4/9/22

4/9/21
DATE SIGNED


AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

ATM Investments

Name of Owner

Civil Proj-Ex, Inc

Name of Agent or Representative

Date Approving Agency Signed

1

Number of Lots Proposed

307 E. Main Street; Grantsville Utah 84029

Property Address or Location

Barry V. Bunderson

Signature of Owner or Agent

Name of Approving Agency

(Please indicate approval status)

GAS CO.

_____ **APPROVED** _____ **DISAPPROVED**

Conditions, Restrictions, or Comments: _____

Expiration Date of Approval

DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

**-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT
APPLICATION-**

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



To Whom It May Concern:

Re: Natural Gas Service Availability to 307 E Main St, Grantsville, UT

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

1. Developer provides plat maps, drawings, construction schedules, average size of homes, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.
2. Review and analysis by Dominion Energy Engineering and/or Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the development.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JT Wade", written over a horizontal line.

JT Wade

Pre-Construction Specialist

INTENT TO SERVE FORM

ATM Investments

Name of Owner

Civil Proj-Ex, Inc.

Name of Agent or Representative

Date Approving Agency Signed

307 E. Main Street; Grantsville, Utah 84029

Property Address or Location

1

Number of Lots Proposed

Barry V. Bunderson

Signature of Owner or Agent

Name of Approving Agency

Rocky Mountain Power

(Please indicate approval status)

ELECTRIC COMPANY **APPROVED** **DISAPPROVED**

Conditions, Restrictions, or Comments: _____

Expiration Date of Approval

4-9-2021

DATE SIGNED

Jennifer Petersen

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

ATM Investments
Name of Owner

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

4/12/2021
Date Approving Agency Signed

307 E. Main Street; Grantsville, UT 84029
Property Address or Location

1
Number of Lots Proposed

Barry V. Bunderson
Signature of Owner or Agent

Name of Approving Agency Grantsville Fire Department

(Please indicate approval status)

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

Conditions, Restrictions, or Comments: See Below

Must comply with the following:

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

Expiration Date of Approval 4/12/2022

4/12/2021
DATE SIGNED

Barry V. Bunderson
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

ATM Investments
Name of Owner

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

Date Approving Agency Signed

307 E. Main Street; Grantsville, UT 84029
Property Address or Location

1
Number of Lots Proposed

Barry V. Bunderson
Signature of Owner or Agent

GRANTSVILLE CITY POST OFFICE

Conditions, Restrictions, or Comments: _____

4-10-2021
DATE SIGNED

Chris Garcia
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

ATM INVESTMENTS
Name of Owner

CIVIL PROJ-EX
Name of Agent or Representative

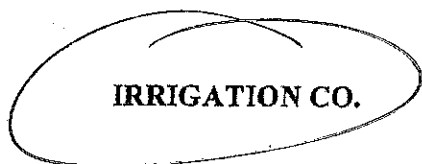
Date Approving Agency Signed

307 E MAIN
Property Address or Location

1 EXISTING
Number of Lots Proposed

Barry Benderson
Signature of Owner or Agent

Name of Approving Agency GRANTSVILLE IRRIGATION CO.



IRRIGATION CO.

APPROVED

DISAPPROVED

Conditions, Restrictions, or Comments: No GIC WATER

IS ANTICIPATED TO BE USED.

Barry Benderson

Expiration Date of Approval _____

DATE SIGNED

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

APPLICATION FOR A COMMERCIAL CONDITIONAL USE PERMIT AND SITE PLAN CONSIDERATION BY GRANTSVILLE CITY PLANNING COMMISSION

Applications have been received in our office for consideration of a Commercial C.U.P/Site Plan for:

ATM Investments to own and operate an American Burger Drive-thru Restaurant located at approximately 307 E Main Street in the CD Zone.

This site is in the area of, or adjoins property you own, according to the tax rolls of Tooele County. A public hearing to receive public input, discuss and consider action on the proposed project and make a recommendation to the Grantsville City Council will be held in the Grantsville City Hall Council Chambers, 429 E. Main Street, Grantsville, Utah on:

Thursday May 13, 2021 at 7:00 p.m.

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

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering. Comments through email or by mail must be received no later than 5:00 p.m. on May 13, 2021. For more information, please call me at 435-884-4604 or email me.

Thank you,



Kristy Clark

Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/88930407652>

Meeting ID: 889 3040 7652

One tap mobile

+16699009128,,88930407652# US (San Jose)

+12532158782,,88930407652# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

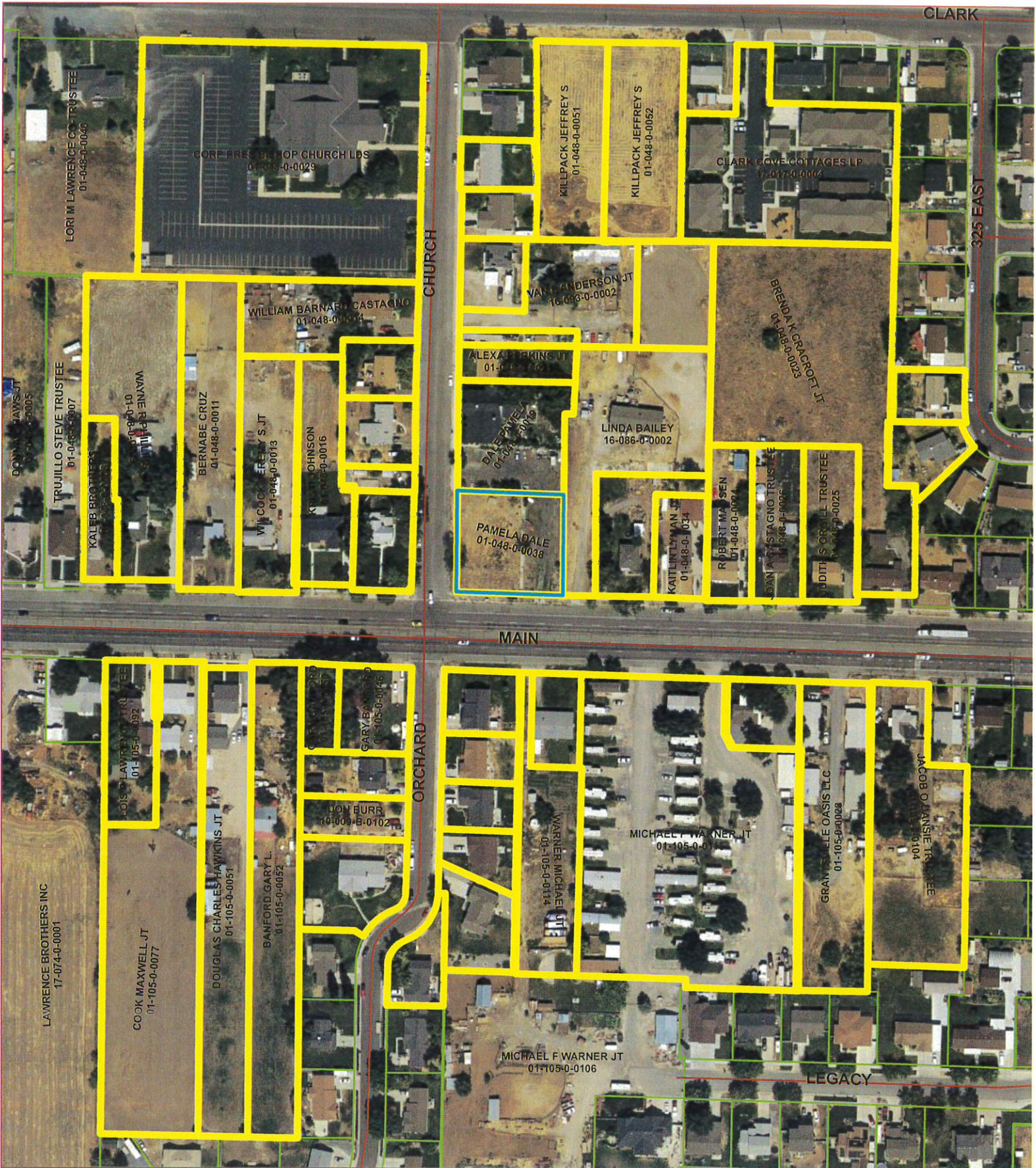
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 889 3040 7652

Find your local number:

<https://us02web.zoom.us/j/88930407652>

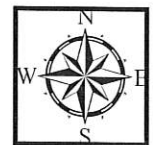
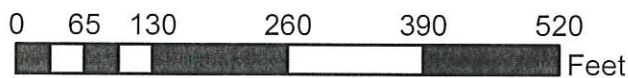


GIS Map Disclaimer:

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

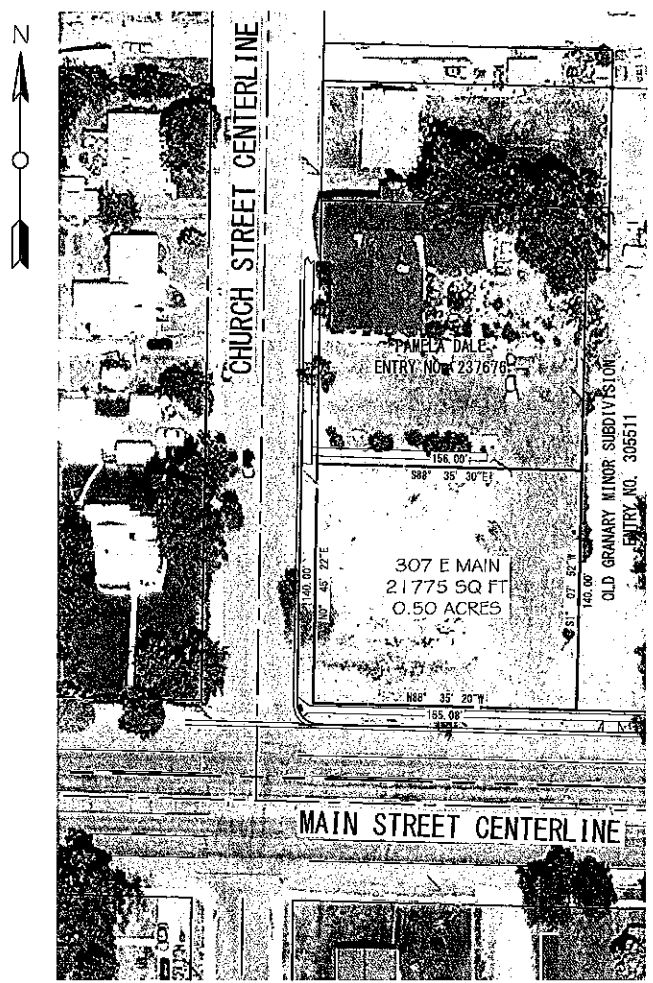


Diana Bunderson
01-048-0-0038

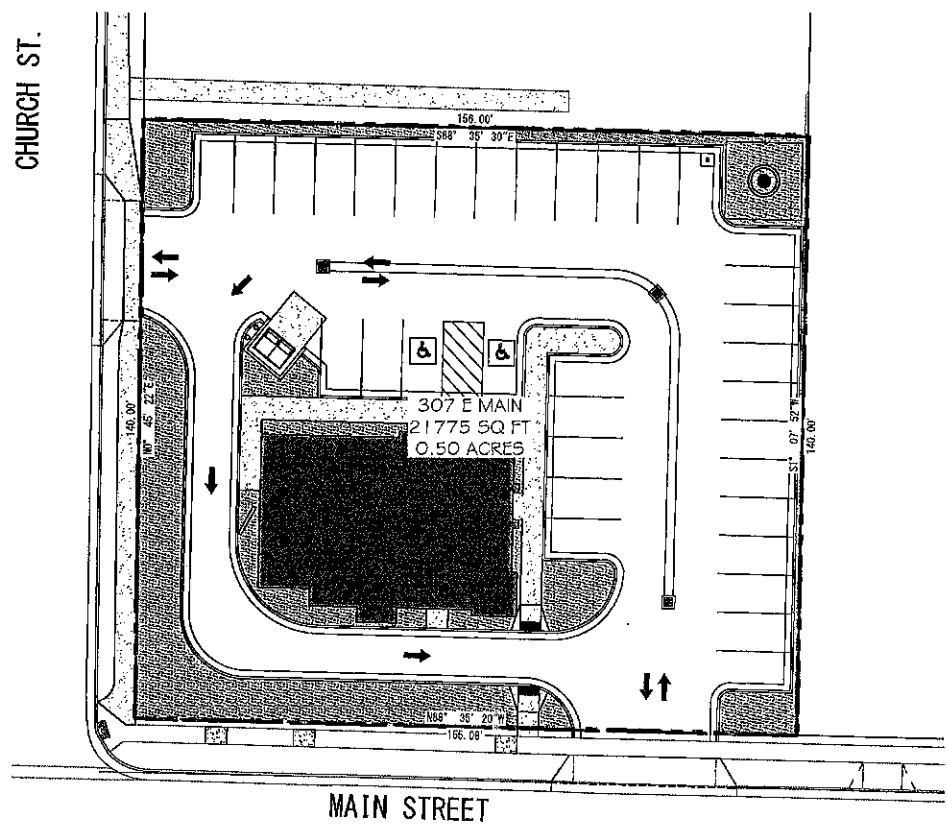


Date: 4/9/2021
kahlstrom

COVER AMERICAN BURGERS GRANTSVILLE



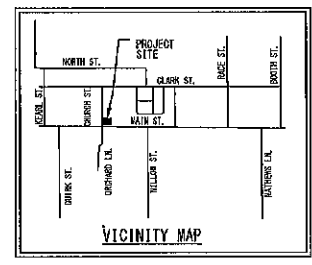
1 AREA MAP
SCALE: 1" = 50'



2 SITE MAP
SCALE: 1" = 20'

Sheet Number	Sheet Title
G-001	COVER
G-002	CONSTRUCTION NOTES, ABBREVIATIONS, SYMBOLS
V-001	BOUNDARY SURVEY
D-101	SITE DEMOLITION
CS-101	CIVIL SITE
CT-101	CIVIL TRANSPORTATION
CU-101	CIVIL UTILITY
CD-101	CIVIL DRAINAGE
CG-101	CIVIL GRADING
C-511	EROSION CONTROL DETAILS
C-521	CIVIL SURFACE INFRASTRUCTURE DETAILS
C-522	CIVIL SURFACE INFRASTRUCTURE DETAILS
C-523	CIVIL SURFACE INFRASTRUCTURE DETAILS
C-531	STORM DRAIN DETAILS
C-541	SEWER DETAILS
C-551	WATER DETAILS
C-571	DRY UTILITY DETAILS

- #### GRANTSVILLE CITY COMMERCIAL SITE NOTES
- The applicant is responsible for compliance with all requirements of the "Americans with Disabilities Act" (ADA).
 - Detailed fire protection plans shall be submitted with the building plans. Additional requirements may be identified during the plan review by the Fire Department, which may be mandated by the International Fire Code. Plan reviews must be completed prior to the building permit being issued.
 - All landscaped areas shall have an automatic, underground sprinkling system with a backflow prevention device and a backflow prevention device to the building, unless landscaping is served by the secondary water system.
 - A sampling manhole with holding tank (grease trap) shall be installed in accordance with City standards as required by the City.
 - Water meters are to be located behind back of walk or back of curb in an area that is accessible, not located behind fenced areas or under covered parking.
 - All utility lines to be verified by the contractor prior to construction. With the exceptions noted below, sanitary sewer, secondary water, storm, and storm water facilities within this site plan are considered private and the development is responsible to ensure proper construction, replacement, repair, operation, and maintenance according to City and State Standards. Developer acknowledges the right of the City to inspect, and test these facilities and make necessary repairs and/or other actions when the development fails to do so. The development will be charged for these actions. Culinary water facilities are considered part of the City's public water system for the purpose of testing and reporting as required by the State of Utah. Exceptions: (list exceptions such as roadways dedicated to the Grantsville City, etc.)



- #### CONTACTS:
- | | | |
|-----------------------|-------------------------------------|--------------|
| OWNER : | ATH INVESTMENTS LLO | 801-601-1165 |
| ARCHITECT : | ORDER ARCHITECTURE | 801-567-7841 |
| CIVIL ENGINEER : | CIVIL PROJ-EX | 435-226-6730 |
| SURVEYOR : | MELAN BATHOOK | 801-567-6298 |
| LANDSCAPE ARCHITECT : | STB DESIGN | 801-554-6146 |
| ELECTRICAL ENGINEER : | ROCKY MOUNTAIN CONSULTING ENGINEERS | 801-566-0503 |

No.	Revisions	By	Date

Project Number	Designed By	Date Issued
21-45013	BVB	2021.04.30

Drawn By	No.
BVB	

AMERICAN BURGERS
307 EAST MAIN
GRANTSVILLE, UTAH

Project Name:
CIVIL PROJ-EX, INC
ENGINEERS & PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

7224167
BARRY V. BENDERSON
Professional Engineer
2021.04.30
4/30/2021 10:29:26 PM

PRE-CONSTRUCTION MEETING DATE:
XXXX, 2021

GRANTSVILLE CITY COUNCIL APPROVAL DATE:
XXXX, 2021

GRANTSVILLE CITY ENGINEER
APPROVED FOR CONSTRUCTION THIS
DAY OF _____, 20____
BY THE GRANTSVILLE CITY ENGINEER

CITY ENGINEER OR REPRESENTATIVE
GRANTSVILLE CITY PUBLIC WORKS
APPROVED FOR CONSTRUCTION THIS
DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

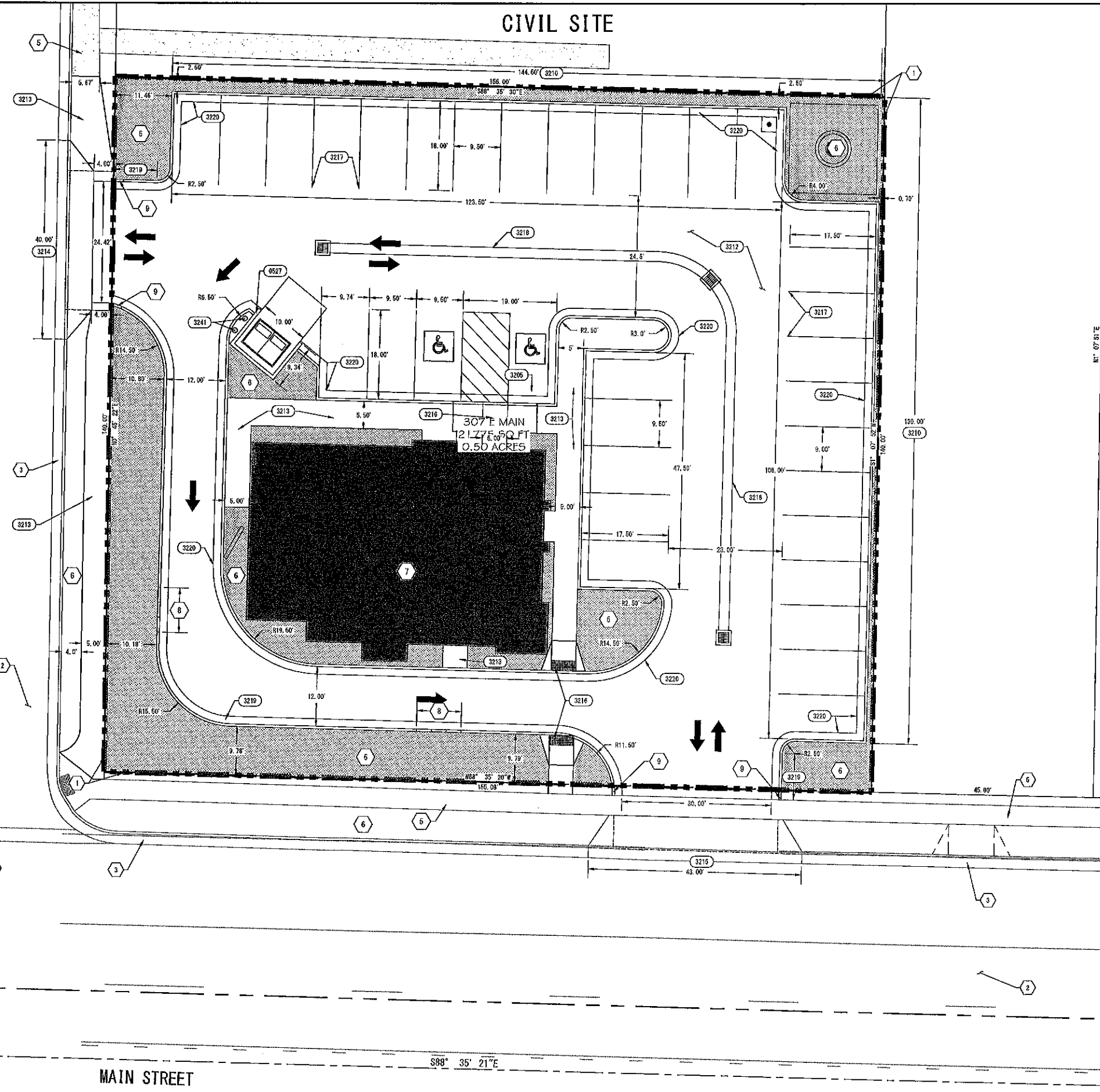
GRANTSVILLE CITY PLANNING & ZONING
APPROVED FOR CONSTRUCTION THIS
DAY OF _____, 20____
BY THE GRANTSVILLE PLANNING AND ZONING

GRANTSVILLE CITY PLANNING AND ZONING ADMINISTRATOR

Sheet Name:
G-001

CIVIL SITE

CHURCH ST.



PAY ITEM DESCRIPTION

- 0527 TRASH ENCLOSURE
- 3205 VAN ACCESSIBLE PARKING STALL, SEE DETAIL
- 3210 6 FT TALL VINYL FENCE PER MANUFACTURERS INSTALLATION INSTRUCTIONS
- 3212 ASPHALT PAVEMENT WITH ROADBASE
- 3213 CONCRETE SIDEWALK, APMA 231
- 3214 CURB OUT, APMA 222 WITH CONCRETE FLARED DRIVEWAY, APMA 221, 1 TYPE A
- 3215 CONCRETE FLARED DRIVEWAY WITH PARK STRIP, UDOT ON-SALE CUT CURB TO HIDDEN DRIVEWAY, GUTTER TO REMAIN
- 3216 CURB OUT PEDESTRIAN RAMP, APMA 236, 1 EXAMPLE 2 OR APMA 236, 3 EXAMPLE 6, WITH DETECTABLE WARNING APMA 239, SEE DETAILS
- 3217 PAVEMENT MARKING, TYP.
- 3218 CONCRETE WATERWAY, SEE DETAIL
- 3219 CONCRETE COLLECTION CURB AND GUTTER, SEE DETAIL
- 3220 CONCRETE CUTFALL CURB AND GUTTER, SEE DETAIL
- 3240 ROOF DRAIN OUTFALL, SEE DETAIL
- 3241 BOLLARD (CRASH POST) TYPICAL, SEE DETAIL

CONSTRUCTION NOTES

1. EXISTING PROPERTY LINE
2. EXISTING ASPHALT PAVEMENT TO REMAIN
3. EXISTING CURB AND GUTTER TO REMAIN
4. EXISTING WATERWAY TO REMAIN
5. EXISTING SIDEWALK TO REMAIN
6. LANDSCAPE AREA, SEE LANDSCAPE PLANS
7. NEW STRUCTURE, SEE ARCHITECTURAL PLANS
8. NOTCH CURB, SEE DETAIL
9. TAPER CURB END 4:1, SEE DETAIL
- 10.

SITE CHARACTERISTICS

TOTAL SITE AREA: 21,772 SQ. FT.
 NEW BUILDING SQUARE FOOTAGE: 2,407 SQ. FT. (TYPE V)
 PAVED SURFACE AREA: 16,032 SQ. FT.
 OFF STREET PARKING PROVIDED: 32 +2 ADA SPACES = 34
 OFF STREET PARKING REQUIRED: 14.14 SPACES/ 1000 S.F. = 34
 LANDSCAPE AREA: 4,333 SQ. FT.
 PROPOSED USE: RESTAURANT WITH DRIVE THROUGH

DESIGN DEVELOPMENT	
Project Number 21-45013	Designed By BVB
Drawn By BVB	Date Issued 2021.04.30
<p>AMERICAN BURGERS 307 EAST MAIN GRANTSVILLE, UTAH</p>	
<p>Project Name: CIVIL PROJECT, INC. ENGINEERS & PLANNERS 960 QUINCY STREET GRANTSVILLE, UTAH 84029</p>	
<p>A/30/2021 10:29:46 PM Sheet Name: CS-101</p>	

CIVIL TRANSPORTATION

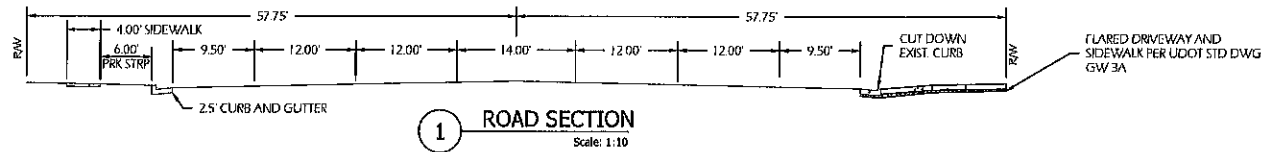
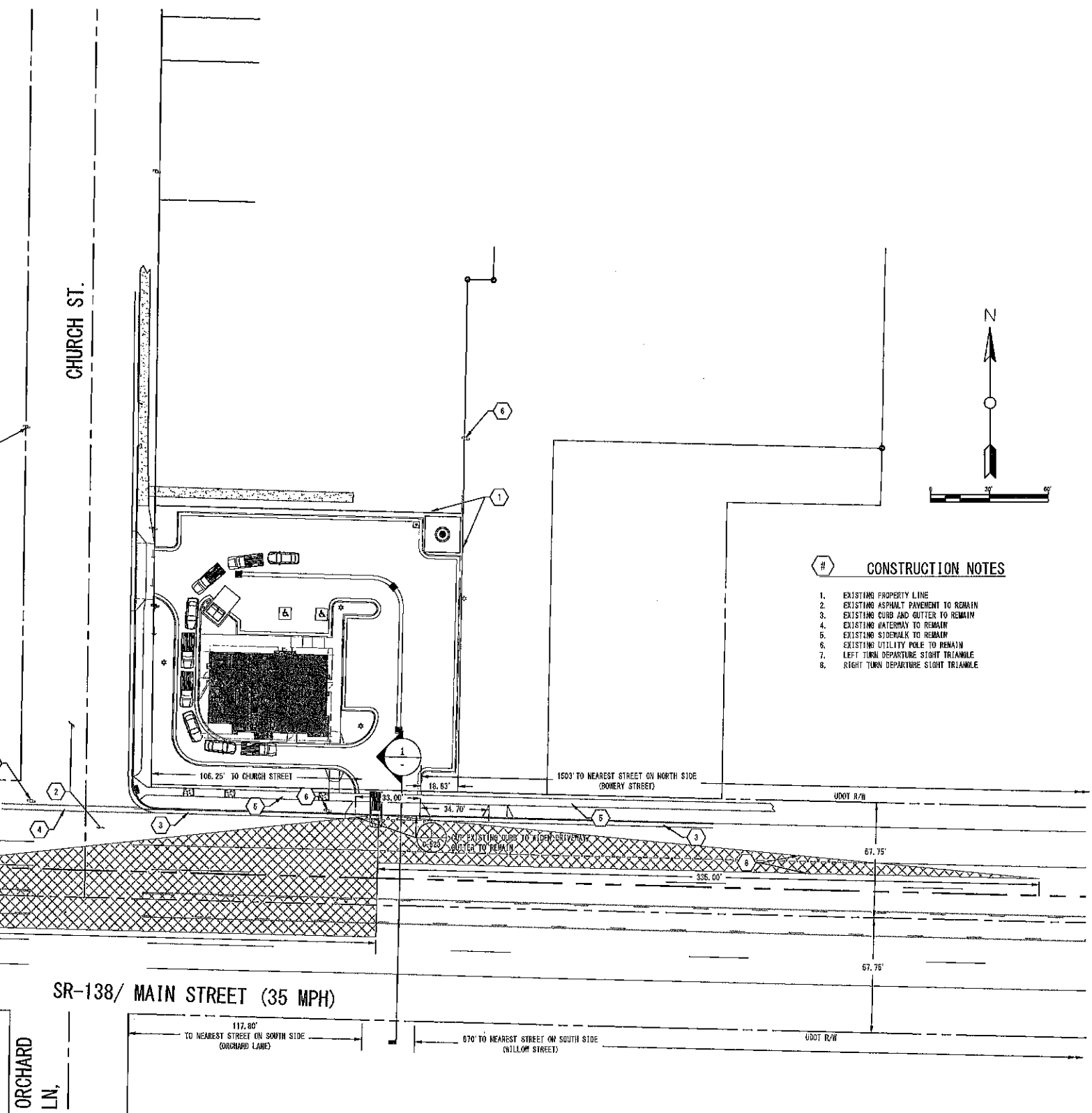


TABLE / SEAT COUNT		
TYPE	QUANTITY	SEAT COUNT
2-TOP	13	26
4-TOP	4	16
6-TOP	2	12
	19	54

NOTE:
1. 5% OF DINING SEATING TO BE ACCESSIBLE.

UDOT NOTES:

- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or rightout at any time.
 - Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
 - ROAD WORK: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (8:00 - 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
 - Repaint all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02785. Paint must have at least 6 months life as determined by UDOT's Permit Office.
 - All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
 - All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a BS slip base. Install all signs per UDOT SN series Standard Drawings.
 - Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permit Office before working within the State right-of-way.
 - No road cuts allowed on this job.
 - For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-160 psi) UDOT spec. 03576.
 - All utilities within the paved surface must be bored.
 - For excavations outside of the roadway, back fill with UDOT approved granular borrow and road compaction per UDOT spec. 2056 and 2221.
 - Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
 - Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activities.
 - Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Region's Traffic Signals Engineer.
 - Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
 - Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
- REFERENCES 1. Utah Administrative Code R300-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access permits please refer to Utah Administrative Code R300-6, www.udot.utah.gov/go/AccessManagement. 2. AASHTO, A Policy on Geometric Design of Highways and Streets ("Green Book"), bookstore.transportation.org. 3. AASHTO, Roadside Design Guide, bookstore.transportation.org. 4. Utah, Manual on Uniform Traffic Control Devices (MUTCD), www.udot.utah.gov
- All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18' behind curb.



- ### CONSTRUCTION NOTES
- EXISTING PROPERTY LINE
 - EXISTING ASPHALT PAVEMENT TO REMAIN
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING WATERWAY TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING UTILITY POLE TO REMAIN
 - LEFT TURN DEPARTURE SIGHT TRIANGLE
 - RIGHT TURN DEPARTURE SIGHT TRIANGLE

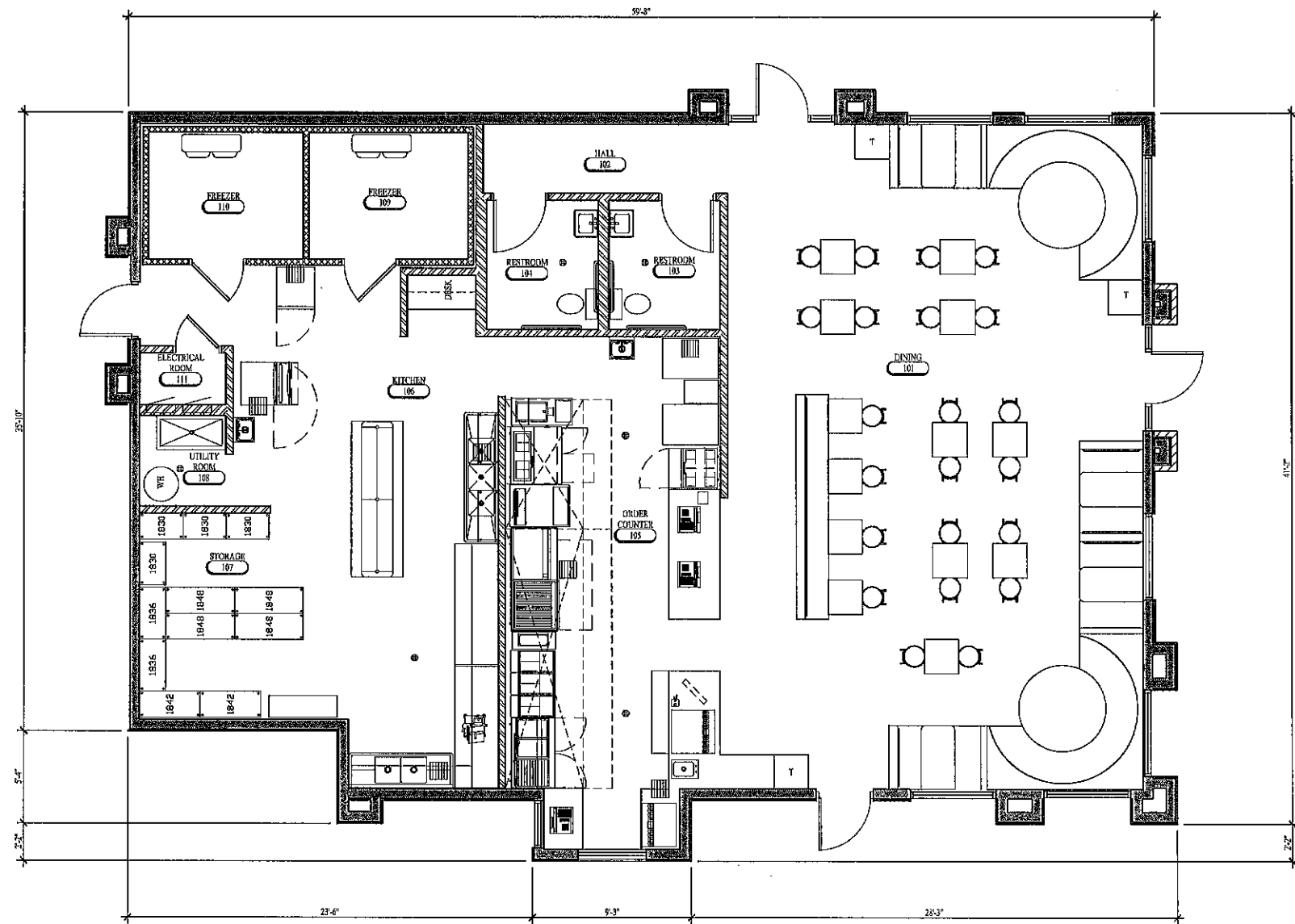
DESIGN DEVELOPMENT	Designed By BVB	Date Issued 2021.04.30
	Project Number 21-15013	Drawn By BVB
AMERICAN BURGERS 307 EAST MAIN GRANTSVILLE, UTAH		
Project Name: CIVIL PROJ-EX, INC ENGINEERS & PLANNERS 96 QUIRK STREET GRANTSVILLE, UTAH 84059		
4/30/2021 10:29:51 PM		
Sheet Name: CT-101		


D

C

B

A




A2 FLOOR PLAN
 A101 SCALE: 1/4" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
01	SITE PLAN	04.12.2007		



ORDER ARCHITECTURE

T 801.597.7841
 4478 W DORENA LN
 SOUTH JORDAN, UT 84099
 ps4@order-arch.com
 www.order-arch.com

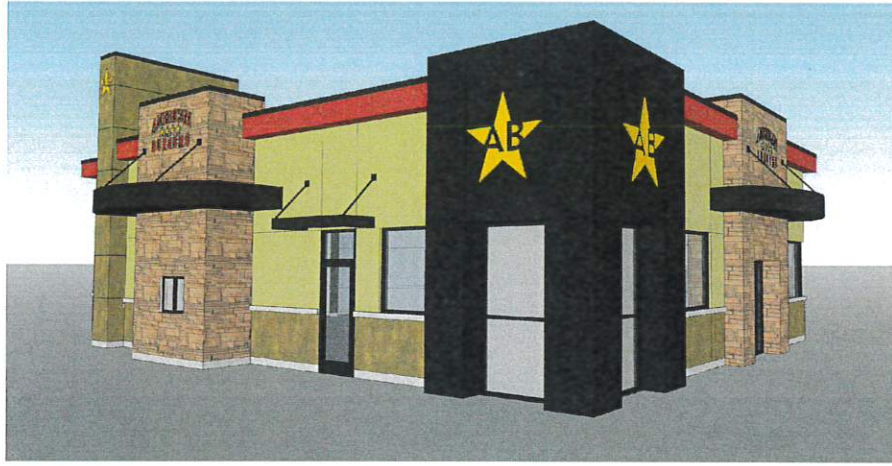
AMERICAN BURGERS GRANTSVILLE
 307 MAIN STREET
 GRANTSVILLE, UTAH 84029

PROJECT NUMBER
112.2103

FLOOR PLAN

DRAWING NUMBER

A101



D1 PERSPECTIVE VIEW
A300 SCALE: NOT TO SCALE



D5 TOOELE LOCATION
A300 SCALE: NOT TO SCALE

BUILDING MATERIALS DESCRIPTION:

CONSTRUCTION
THE BUILDING WILL BE A WOOD STUD FRAMED BUILDING WITH INTERIOR STEEL STUD WALLS.

EXTERIOR MATERIALS
THE BUILDING EXTERIOR WILL CLOSELY RESEMBLE THE AMERICAN BURGERS IN TOOELE WITH BRICK
THREE MAIN EIFS COLORS - LIGHT TAN, DARK TAN, & BLACK
BLACK METAL TRIM/CANOPIES
RED METAL OR EIFS SOFFIT

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
01	01 SITE PLAN	04.12.2021	



ORDER
ARCHITECTURE

T 801.597.7641
4478 W DORENA LN
SOUTH JORDAN, UT 84009
paul@order-arch.com
www.order-arch.com

AMERICAN BURGERS GRANTSVILLE
307 MAIN STREET
GRANTSVILLE, UTAH 84029



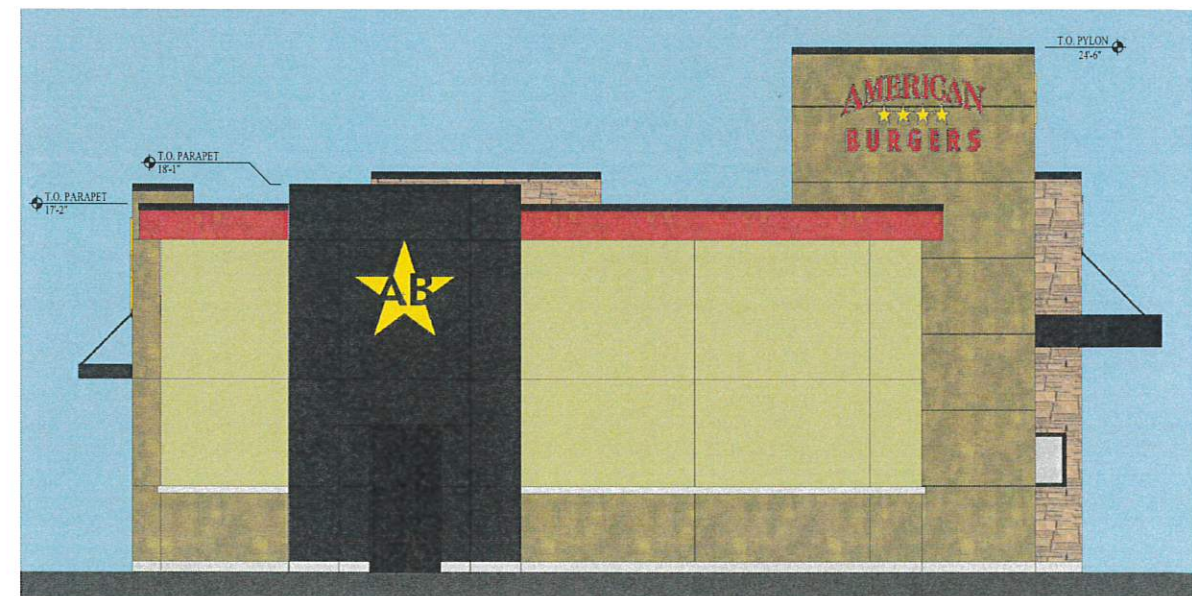
B1 SOUTH ELEVATION
A300 SCALE: 1/4" = 1'-0"



B4 EAST ELEVATION
A300 SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION
A300 SCALE: 1/4" = 1'-0"



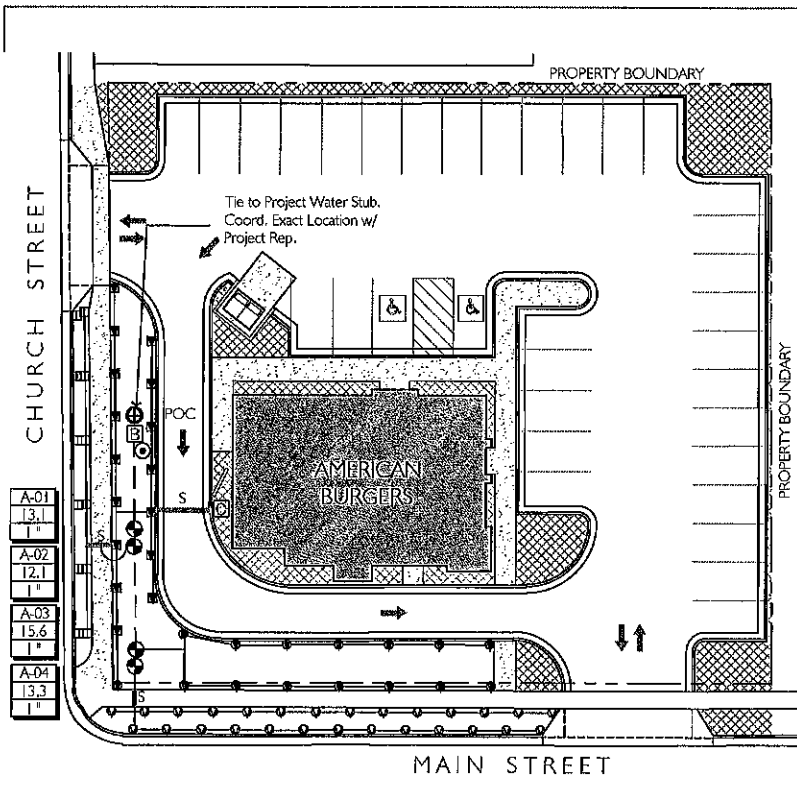
A4 WEST ELEVATION
A300 SCALE: 1/4" = 1'-0"

PROJECT NUMBER
112.2103

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A200



A IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
☐	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SST)	30	1.21	4 x 15
▨	Rainbird 1804-PRS w/ 5 Series MPR (SQ-5F, 5VAN)	30	0.20	5.0
⊙	Rainbird 1804-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	8.0
▩	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10.0
●	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12.0
▼	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
▤	Not Irrigated			

- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Controller - Rainbird ESP4ME3- 4 Stations, Exterior
- ⊕ Backflow Preventer - 1"
- Lateral Pipe - Schedule 40 PVC
- 1" Sch 40 PVC Mainline
- Irrigation Sleeving (See Plan)

A-01	Valve #
13.1	12.0
12.1	1.0
15.6	
13.3	

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM

IRRIGATION NOTES

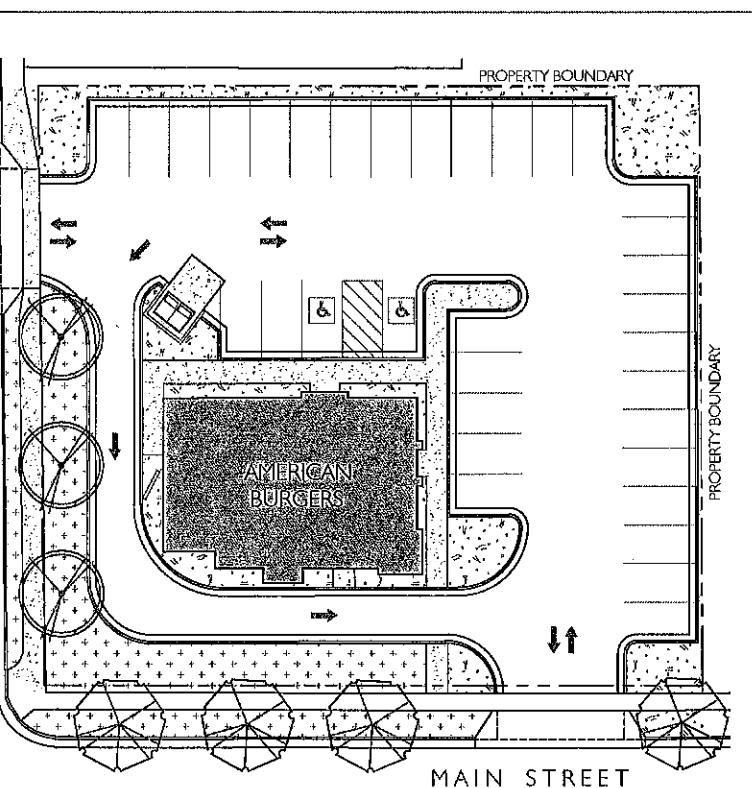
- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturers published radii, see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published coverage radius.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head. If operational pressure varies, coordinate with Owner's Representative.
- Not all sleeving necessary to complete this project is shown on plan. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POCs and Main line are designed for one zone to be operated at a time, per POC & Controller.

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent.
The topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2
Min. of 4% and max. of 8% organic matter content
Free of stones 3/4" or larger
Soluble salts <2 dS/m or mmho/cm
Sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Provide a 1 year warranty for trees and shrubs.

LANDSCAPE TABULATIONS

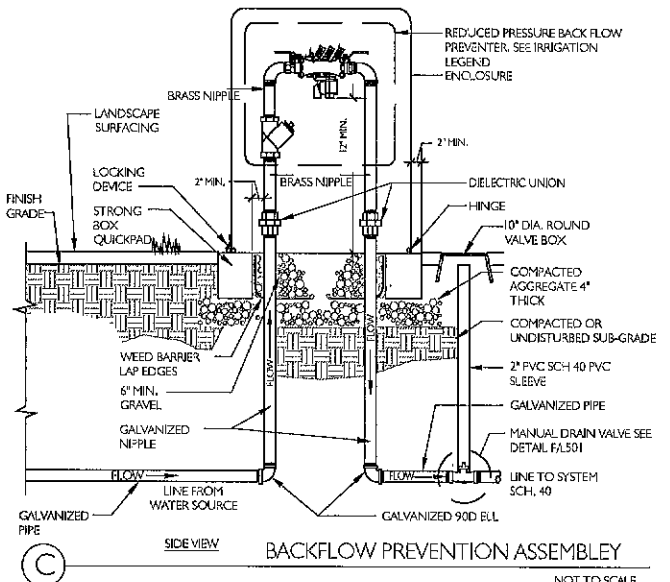
PROJECT AREA	21,772 S.F.
LANDSCAPE AREA	4,043 S.F. - 18.6%
TURF AREA	1,772 S.F. - (43.8%)



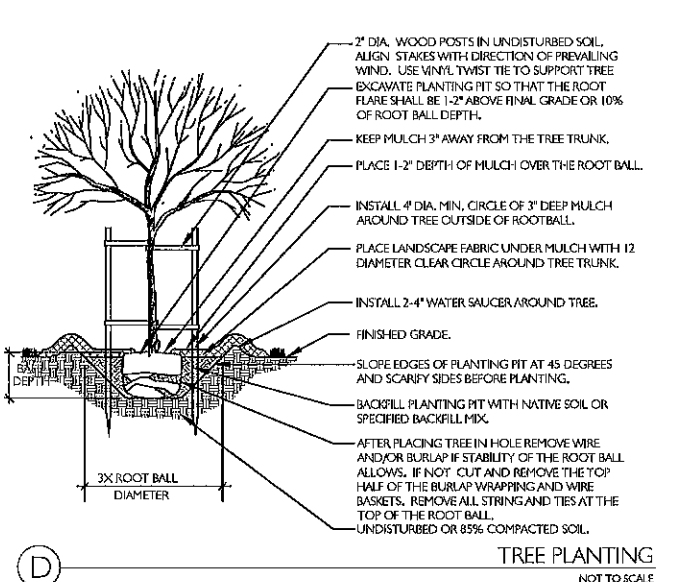
B LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE SCHEDULE

SYM.	Qty	Scientific Name	Common Name	Size
TREES				
⊕	3	<i>Pyrus calleryana</i> 'Redspire'	Redspire Pear	2" Cal.
⊕	4	<i>Zelkova serrata</i> 'Mushashino'	Mushashino Zelkova	2" Cal.
TURF				
+	2,941 S.F.	Chanshare Imperial Blue		Sod
+	2,443 S.F.	Crushed Decorative Gravel Mulch w/ Weed Barrier		3" Depth



C SIDE VIEW BACKFLOW PREVENTION ASSEMBLY
NOT TO SCALE



D TREE PLANTING
NOT TO SCALE



ISSUE DESCRIP.	DATE
	04.12.2021

#	REV. DESCRIPTION	DATE
1		
2		
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AMERICAN BURGERS
307 MAIN STREET
GRANTSVILLE, UTAH 84029

LANDSCAPE / IRRIGATION PLAN

L101