

AGENDA ITEM #14

Consideration of Resolution 2021-30 approving the preliminary plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC on the Harvest Meadow Subdivision for the creation of ninety-six (96) single family lots in the R-1-21 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-30**

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR ANDY LEWIS, GREG DeHAAN, AND SCOOTER II, LLC ON THE HARVEST MEADOW SUBDIVISION FOR THE CREATION OF NINETY-SIX (96) SINGLE FAMILY LOTS IN THE R-1-21 ZONE

WHEREAS, Andy Lewis, Greg DeHaan, and Scooter II, LLC submitted an application for a preliminary subdivision plat for the Harvest Meadow Subdivision in Grantsville City, Utah for the creation of ninety-six (96) single family residential lots in the R-1-21 zone; and

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

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

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the preliminary plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC for a preliminary subdivision plat for the Harvest Meadow Subdivision in Grantsville City, Utah for the creation of 96 single-family residential 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. Preliminary Plat. The City of Grantsville approves the Preliminary Plat 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
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 #14: Consideration of Resolution 2021-30 approving the preliminary plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC on the Harvest Meadow Subdivision for the creation of ninety-six (96) single family lots in the R-1-21 zone.

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

Chairman Brian Pattee opened the public hearing at 7:15 p.m. and called for comments.

Chairman Brian Pattee read into the record an email from Chris Hinyub that stated to the Commission: "Hello. My name is Chris and I'm a resident of South Willow Ranches. I received notice of a proposal to re-zone 9.87 acres to R-1-21 in a plan to develop land nearby into 96 lots on the Harvest Meadow Subdivision. I am Writing to request a copy of the application and proposed plans for the Andy Lewis, Greg DeHaan and Scooter II LLC development, and a copy of the application zoning code for the re-zone plan. I'd also like to make a comment. My wife and I are strictly opposed to both plans. They will destroy the rural character and nature of the area and spoil the scenic views that some of us recently moved into the area and paid a premium to enjoy. Given the geography of the area, our privacy will now be at stake because of the fencing codes in our HOA. My daughters will lose the sanctuary of their own backyard and my wife, a modest woman, will lose her sense of security as well if this plan comes to fruition. For the sake of our mental health, we will begin the process of relocating. Best, Christopher."

Chairman Brian Pattee asked for if there were any additional comments?

Chris Hinyub stated, I have a comment. I wrote that comment, but my concern still stands from the prior re-zoning plan. This bridle path, I'm just seeing naturally what's going to happen, especially what's happened with the South Willow Estates. It's going to turn into an alley, just a pedestrian alleyway. And I'm just wondering if there are any plans to mitigate that. So, we can only build privacy fences eight feet off the rear of our property because of that easement. And the way all these houses are built, all these big bay windows and picture windows facing North. And, and they're up high. My house has raised higher than most of the houses. That's the way it was built. I mean, you're talking little privacy from anyone on that bridle path. They'll be able to just see right through our entire house, all our windows. I mean,

it is a huge concern. So, I didn't know if there was any barrier for that establishment for that community and then this, or if they're going to incorporate the bridle path into, into that neighborhood as well. What the deal is with that.

Erik Stromberg stated, Just so I'm clear. I don't believe your property touches this property that we're talking about, right? Your property is against the 9.8 that was mentioning earlier? So, this development's fence wouldn't affect you, whether it is or isn't there.

Chris Hinyub stated my house is almost to where it comes down and abuts it. My neighbor's will touch it on the very edge of his. So, we'll have direct view of those houses directly down from our backyard. I guess we'll be able to see them from our main level of the house. I mean, within a hundred yards.

Chairman Brian Pattee stated, we'll take your comments into consideration for the public hearing part of it, and when the developer gets up to talk about the project, we'll ask him what he's going to do.

With no additional comments offered, Chairman Brian Pattee closed the public hearing at 7:24 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 and Andy Lewis were present for this agenda item and stated to the Commission: this is a kind of multi-phase project depending on the conditions of the market. You have two roads coming off the Quirk Street. We've had DRC on this, addressed all those DRC comments that were requested.

Gary Pinkham asked, what about doing 4 phases instead 8? It's going to save you from having to come back to us and Council for approval. If you develop 4 phases you don't have to do as many temporary fire turn arounds. It's going to save you money on engineering. Did you guys think about that?

Barry Bunderson answered, I think we discussed that. If something could be worked out in a development agreement that if we do a bigger phase, but then build half of it and can get those approved. I don't know if that's a possibility. We just want to be nimble in the market, not bite off too much, but be ready to go and keep up with the market.

Gary Pinkham stated, I don't know if there's anything to preclude you from building a phase, half at a time. I think the phasing is basically to limit getting too big a piece that you say, and we're still looking at 25 or so lots on average. I think, have to look at that again on the streets. The main thing I was trying to do is limit the number of times you guys have to come here and we must review. Because it's expansive, takes a lot of our time and everything to go through the process. And to eliminate the temporary fire turnarounds, utilizing the paved streets for that purpose, as opposed to doing temporaries. Is it saves you guys money makes life easier for the fire department.

Attorney Coombs asked, in terms of open space, are you guys doing the fee in lieu? This instance.

Barry Bunderson answered, that's correct. With the park, just across the street, we didn't feel like another park was an added amenity to the whole neighborhood, of the area. So, we thought the payment in lieu would be a better option just for the regional area.

Gary made the motion to recommend approval the Preliminary Plat for Andy Lewis, Greg DeHaan, and Scooter II, LLC. on the Harvest Meadow Subdivision located approximately at 948 South Quirk Street for the creation of ninety-six (96) lots in the R-1-21 zone. Erik seconded the motion. All voted in favor and the motion carried unanimously.



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date May 7, 2021
CC
Subject Harvest Meadows Subdivision – Preliminary – Planning Commission Memo.

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

A preliminary application has been submitted to the City for Harvest Meadows Subdivision. The applicant has provided revised drawings based upon the staff review comments which the City has found to have addressed the issues and feels the application is ready to bring before Planning Commission.

Project Overview

Zoning: R-1-21

Project Total Acreage: 63.5 acres

Total Number of Single-Family Residential Lots: 96 lots for a gross density of 1.5 dwellings per acre.

Technical Review Comments

The review comments from previous reviews have been attached in the supporting documentation. The Planning issues have been addressed.

This project is located on a section of Quirk Street that is only partially developed and the Hale Street frontage is totally undeveloped at this time. Due to this circumstance, there may be offsite improvements that are required that will come forward in the final plat application as further engineering occurs.

Also, the entrances on to Quirk Street are unique in that the streets are bounding property boundaries of parcels owned by other people. Quirk Street currently does not have sidewalk along this section. The Developer is constructing the intersection to the fullest extent that he can based upon the full right-of-way width. Typically, there is a radius in the right-of-way at the intersection which allows for the sidewalk to tie both streets together. As the Developer does not own the adjacent properties the right-of-way is square at those locations. In the future as sidewalk is extended along Quirk Street the City will need to work with the adjacent landowners to acquire the necessary land to tie the sidewalks together. With this proposal the Developer will complete the sidewalk fronting his property and has included the crosswalks at the curb returns on both sides up to the property line.

Development Agreement

- At this time, the agreement will clarify the open space payment in lieu, offsite improvements such as water and sewer extensions and the nonstandard street intersections at Quirk Street.

Recommendation

Based upon 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 Harvest Meadows Subdivision Preliminary Application. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-

Attachment: Harvest Meadows Subdivision – Preliminary - Supporting Documentation

**HARVEST MEADOWS SUBDIVISION
PRELIMINARY
SUPPORTING DOCUMENTATION**



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date March 18, 2021 Updated April 12, 2021
CC
Subject Harvest Meadows Subdivision - Preliminary Plan – 1st Review

A second submittal was reviewed by Staff on April 12, 2021. The following comments (blue) are resulting from the staff review:

A DRC was held March 18, 2021 and the following memo includes those comments.

An application has been submitted to Grantsville City for Harvest Meadows Subdivision (Project). The following documents have been taken into consideration with this review:

Harvest Meadows Subdivision Preliminary submittal including:

- A. Harvest Meadows Subdivision Traffic Analysis, produced by; Civil Proj - EX, and Dated; February 24, 2021
- B. Geotechnical Engineering Study – Quirk Street Site - Grantsville Utah, produced by; CMT Engineering Laboratories, and Dated; September 23, 2020.
- C. Harvest Meadows Subdivision – Preliminary, provided by Civil Proj - EX, dated: February 7, 2020; including 3 drawings sheets.

Project Overview

Zoning: R-1-21

Project Total Acreage: 63.5 acres

Total Number of Single-Family Residential Lots: 96 lots for a gross density of 1.5 dwellings per acre.

Submission and Checklist Compliance

- Check with Kristy for any issues. Is the submittal complete? Yes
- Have intent to serve letters been provided? Yes

The intent to serve form for the irrigation company is on a Century Link form.

- Please note the specific requirements service providers have detailed on the various intent to serve forms.

Technical Review Comments

Traffic Analysis:

The analysis projects a total traffic generation of 71 am and 96 pm peak hour trips with 906 daily trips. The analysis projects trips 50% to the west on Hale Street and 50% to the east on Quirk Street.

- The analysis states no significant impact to existing streets.

City Engineer will review but has no comments at this time.

Geotechnical Study:

- The test pits were on 43 of the 63.5 acres.
- The Geotechnical Engineering Study details a broad mix of silty clay soils in the upper 3 to 5 feet. It notes the presence of pin holes in the collapsible soils with a collapse potential ranging from 0.9% to 7.8%. This was not found in all test pits.
- The study recommends a pavement design consisting of 3" asphalt on, 8" road-base on, 0 sub-base assuming collapsible soils have been removed. The city minimum standard is 3" asphalt on, 6" road-base on, 8" sub-base for stable soils.
- 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.
- City Engineer requests a full-time 3rd party Geo-Tec testing and monitoring during earthwork for the streets.
- 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.

Preliminary Drawings:

General:

- Lot 808 is just short of .5 acres. (Complete)
- Lot 604 is not labeled. (Complete)

- Question from applicant in the future can the corner lot side requirement be reduced to 30 feet.
- Skinny corner lots consider the services and driveways meet the 60 foot requirements.

Easements:

- Are there any other areas where special easements may be required? Will need to prepare irrigation easements as phases move forward.
- The PUE on the east edge may need to be larger to catch the Century Link lines.
- Irrigation line along the south east lots.

Zoning: No Issues.

Streets:

- Both Quirk and Hale Street are classified as local roadways and have been correctly shown in the plans. Per the City Code the Developer is responsible to improve a half width of the street plus enough pavement width to get a full 26 feet of drivable surface if the drivable surface is not already in place. This requirement is in place to meet the access requirements found in the International Fire Code Appendix "D".
- All other interior streets are being fully improved to the full 66-foot-wide local street cross section.
- Who will maintain the park strip on the two sides that abut existing parcels at the two east entrances on Quirk Street?
- Provide a detail that provides the cul-de-sac section showing sidewalk, park strip, curb and gutter with 96-foot face to face travel area.
- On Quirk and Hale need the full width pavement high back curb and gutter and sidewalk along the subdivision boundaries. The north end of the curb and gutter drainage will need to be addressed.

Water:

- Per state law the water lines supplying the subdivision needs to be modeled to verify that the system has capacity to serve the subdivision. AQUA will provide a capacity memo based upon modeling the system with the proposed lots. Please note that at this time Grantsville City source and storage capacity are essentially at full capacity. The City is currently working on multiple projects to provide additional capacity including a new storage tank in the South Willow pressure zone, a parallel line from the new tank to Hale Street to tie into the system at South Willow Estates, a new well and added booster pumps in lower pressure zones. Phase approvals will be based upon system capacity.

- No water system has been shown. Water lines will need to be extended to the south end of the project on Hale Street. Other connections will need to be made on Quirk Street.
- Please see fire comments by Fire Marshal Clayton. Move to lot 107 and 108 and add a hydrant at 105 106 and then move the hydrants in Phase 2 to the west one lot to solve length issues.
- The south west area in the subdivision may need to be placed on a water line in the South Willow Pressure Zone. The modeling will tell us if this is the case. Upon further consideration it may be simpler to tie the complete subdivision into the upper pressure zone if it is required on the south west part of the subdivision. This may reduce the offsite water line requirements.

Irrigation:

Served by the irrigation district. The lines in the property will be relocated and replaced. The existing lines will serve as the source for the subdivision.

Sanitary Sewer:

- The sanitary sewer lines supplying the subdivision need to be modeled to verify that the system has capacity to serve the subdivision. AQUA will provide a capacity memo based upon modeling the system with the proposed lots. Please note at this time the Treatment facility is essentially at capacity and the City is working on procuring funding to increase treatment capacity. Phase approvals will be based upon system capacity.
- No sanitary sewer system has been shown. Sanitary Sewer will need to tie into both Quirk and Hale Street. Sewer will need to be extended to the south end of the project on Hale Street.

Storm Water:

- Stormwater has not been addressed. Discuss how this will be addressed. The City would like to see some initial calculations on stormwater for the subdivision to help determine the size of the basin.
- The maximum depth allowed for any private retention/detention basin is 3 feet.
- Per code all of the drainage needs to drain out towards the street no rear lot drainage. If there are areas where this is infeasible please discuss these areas with the City Engineer.
- Project CP 101 along Quirk Street and Hale Street need to project out a few hundred feet to make sure that the grade will allow the stormwater to move to the north with future improvements.

Open Space:

- Open space will be provided by fee in leu. The applicants request that the fee in leu is paid proportional to each phase at the time each phase is approved.

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.

Phasing:

- Eight phases are shown. The City cannot accept two final plat applications for two phases at the same time. A single phase can be submitted and approved and go through preconstruction and then a second phase can be submitted. See Gary's notes showing this cut into four phases.

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 for Phase 1.
- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement?
- The agreement will most likely clarify the open space, offsite improvements such as water and sewer extensions and the nonstandard street sections at Quirk Street. Other items may be added as the project moves forward.

-END-

DRC NOTES HARVEST MEADOWS 2ND PRELIM, – GARY PINKHAM – PLANNING & ZONING

GENERAL NOTES:

It appears this project could be done in 4 phases cutting in half the number of submittals, reviews, and hearings. Phase 1 with 15 lots with a West boundary along the West of Lots 211 to 302. Phase 2 with 22 lots including the remainder of phase 2 and all of phase 4 except lots 405 and 406. Phase 3 with 25 lots would include lots 405 and 406 and all of phases 6 and 7. Phase 4 with 33 lots and include the remainder of phase 3 and all of phase 5 and phase 8. It appears this layout would not require any temporary turnarounds for the fire access.

SHEET NOTES:

Sheet V-002 – care will need to be taken in locating the utility services to lots 101, 105, 106, 110, 201, 211, 701, 806, and 809 to insure they do not interfere with the placement of the driveway per City code. Building setbacks encroach into/onto the utility easements.

Sheet CP-101 – Is the land for the radii for the corners at the North and South of the frontage dedicated?

DRC NOTES HARVEST MEADOW PRELIM– GARY PINKHAM – PLANNING & ZONING

GENERAL NOTES:

The submittal appears to meet the minimum requirements for the preliminary application.

SHEET NOTES:

Preliminary Plan sheet – Is Quirk Street currently dedicated to minimum street width per the street master plan? No radius is provided at the boundary corners for the street entrances off Quirk. Can the intersections be properly constructed without the radius? Lot 808 does not meet the minimum area. The lot to the North of lot 605 is not numbered and has no area stated. It looks like it will be lot 604 and appears from the dimensions that it will meet the minimum area.

**GRANTSVILLE CITY
ZONING DEPARTMENT**

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

Preliminary
Plat Fees:

\$750 for Plat
\$100 per Lot

PRELIMINARY PLAN APPLICATION

Date of Application February 24, 2021

Property Location 948 South Quirk St. Grantsville

Property Owner(s) Andy Lewis, Greg DeHaan, Scooter II LLC

Mailing Address 548 So. Hale St. Grantsville, Utah 84029

Owner Phone _____

Acting Agent Name & Address CIVIL PROJ-EX, INC.
(BARRY BUNDERSON)

Agent Phone _____

Email Address barry.bunderson@civilprojex.com

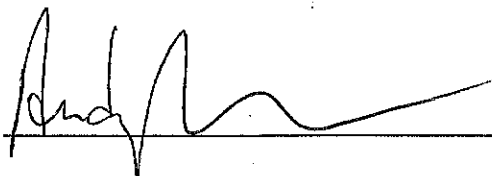
Subdivision Name HARVEST MEADOW.

Number of Acres in Subdivision 63.5

Total Number Lots 96

Lot Sizes 1/2 Acre

Current Zoning of Property R-1-21



Signature of Owner or Agent

JERRY M. HOUGHTON
TOOELE COUNTY RECORDER

47 SOUTH MAIN STREET, Room 213
TOOELE, UTAH 84074
OFFICE (435) 843-3180
FAX (435) 843-3273

November 16, 2020

SUBJECT: Approval of Subdivision Name:

ADDRESSED TO Tooele County/Tooele City/**Grantsville City**/Other

Name/Developer/Point of Contact: Barry Bunderson
Phone/E-mail: 435-228-6736 / barry.bunderson@civilprojex.com

The Tooele County Recorder has approved the proposed subdivision name of
“HARVEST MEADOW SUBDIVISION”

The approved name is acceptable, with no other derivative thereof.

JERRY M. HOUGHTON
Tooele County Recorder

By Deputy Rylisha Ulin .

INTENT TO SERVE FORM

Andy Lewis, Greg DeHaan, Scooter II LLC
Name of Owner

Civil Prof-Ex, LLC
Name of Agent or Representative

10/31/2020
Date Approving Agency Signed

948 South Quirk Street
Property Address or Location

96
Number of Lots Proposed

Barry V Bunderson
Signature of Owner or Agent

Name of Approving Agency Grantsville Fire Dept.

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 10/31/2031

10/31/2020
DATE SIGNED

Barry V Bunderson
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

INTENT TO SERVE FORM

Andy Lewis, Greg DeHaan,
Scooter II LLC
Name of Owner

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

Date Approving Agency Signed

948 South Quirk Street , Grantsville
Property Address or Location

96
Number of Lots Proposed

Barry V. Bunderson
Signature of Owner or Agent

Century Link
Name of Approving Agency

APPROVED
Grantsville Irrigation Company

(Please indicate approval status)

~~COMMUNICATIONS~~
IRRIGATION CO.

APPROVED DISAPPROVED

Conditions, Restrictions, or Comments:

All main lines must be upgraded to C900 and/or relocated at developer's cost.

Grantsville Irrigation will relocate and/or upgrade at developer's cost unless otherwise

specified. Bodee Paulick 435-496-3349

Expiration Date of Approval

5/21/2020

10/21/2020
DATE SIGNED

[Signature]
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-



October 20, 2020

To whom it may Concern,

This letter is to verify that Comcast service is available to 948 South Quirk Street Grantsville, UT Comcast will generally provide all materials and labor to provide broadband services from the property line to the point of service, in a trench provided by the property owner.

The cost of installation, construction and provision of cable service will be part of the contract negotiations with the Owner of the Property or a designated representative. **This letter is not to be considered a contract or guarantee of service.** Furthermore, all permits, licenses and rights of access must be provided by the Owner prior to any provision of services.

Please be advised that we require a minimum of 90 days for project approvals and construction after we receive a signed contract. If this is a private development.

Please contact Elysia Valdez at 801-401-3017 or JointTrench_Utah@comcast.com before opening utility trenches.

We look forward to working with you on this Project; please feel free to contact me with any questions or concerns.

Sincerely,

Chad Noble

Chad Noble
Comcast Cable
chad_noble@Cable.Comcast.com
801 401-2609 office
9602 S 300 W
Sandy, Utah 84070

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 948 South Quirk Street, Grantsville, Utah

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

Andy Lewis, Greg DeHaan, Scooter II LLC
Name of Owner

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

Date Approving Agency Signed

948 South Quirk Street
Property Address or Location

96
Number of Lots Proposed

Barry V Bunderson
Signature of Owner or Agent

GRANTSVILLE CITY POST OFFICE

Conditions, Restrictions, or Comments:

Mail delivery will be through CBE
units to be purchased / installed by
developer/builder at mutually agreed upon
location with post office.

10-23-2010
DATE SIGNED

Chris Fisher
AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-

INTENT TO SERVE FORM

Andy Lewis, Greg DeHaan, Scooter II LLC

Name of Owner

Civil Proj-Ex, Inc.

Name of Agent or Representative

10/20/2020

Date Approving Agency Signed

948 South Quirk Street , Grantsville

Property Address or Location

96

Number of Lots Proposed

Barry V. Bunderson

Signature of Owner or Agent

Name of Approving Agency

Grantsville City Corp.

SEWER

✓ **APPROVED** **DISAPPROVED**

WATER

✓ **APPROVED** **DISAPPROVED**

ROADS

✓ **APPROVED** **DISAPPROVED**

Conditions, Restrictions, or Comments: _____

Expiration Date of Approval

6/20/2021

10/20/20

DATE SIGNED

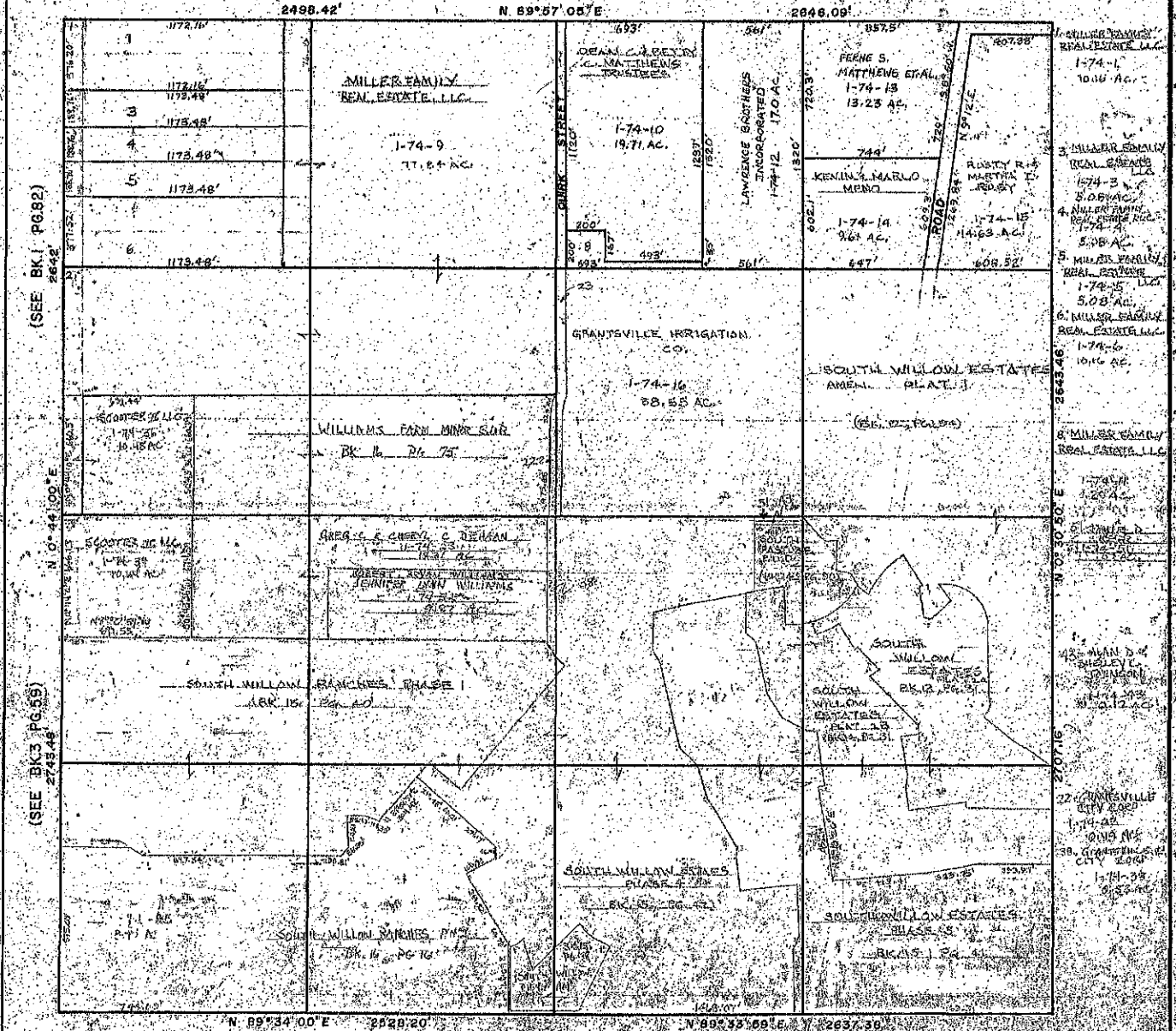

AUTHORIZED SIGNATURE FOR AGENCY

-TO BE SUBMITTED WITH BUILDING OR SUBDIVISION PERMIT APPLICATION-

GRANTSVILLE

SECTION 7 T 3S R 5W SLB&M

THIS PLAT IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING THE LAND, AND THE RECORDER ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.



| REVISIONS | INITIAL | AND DATE | NOTES | U.S.T.C. approval Date | PLAT DEPARTMENT TOOLE COUNTY UTAH | book page |
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drawn by: [initials] date: 4/1/79 scale: 1/4" = 400'

**APPLICATION FOR A
PRELIMINARY PLAN
CONSIDERATION BY GRANTSVILLE CITY
PLANNING COMMISSION**

An application has been received in our office for consideration of a Preliminary Plan approval for:

Andy Lewis, Greg DeHaan, and Scooter II, LLC. on the Harvest Meadow Subdivision located approximately at 948 South Quirk Street for the creation of ninety-six (96) lots in the R-1-21 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 and meeting to discuss and consider action on the proposed project and make a recommendation to the City Council will be held through Zoom on:

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

You are invited to view 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.

For more information, please call me at 435-884-4604.

Thank you,



Kristy Clark
Zoning Administrator

Join Zoom Meeting

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

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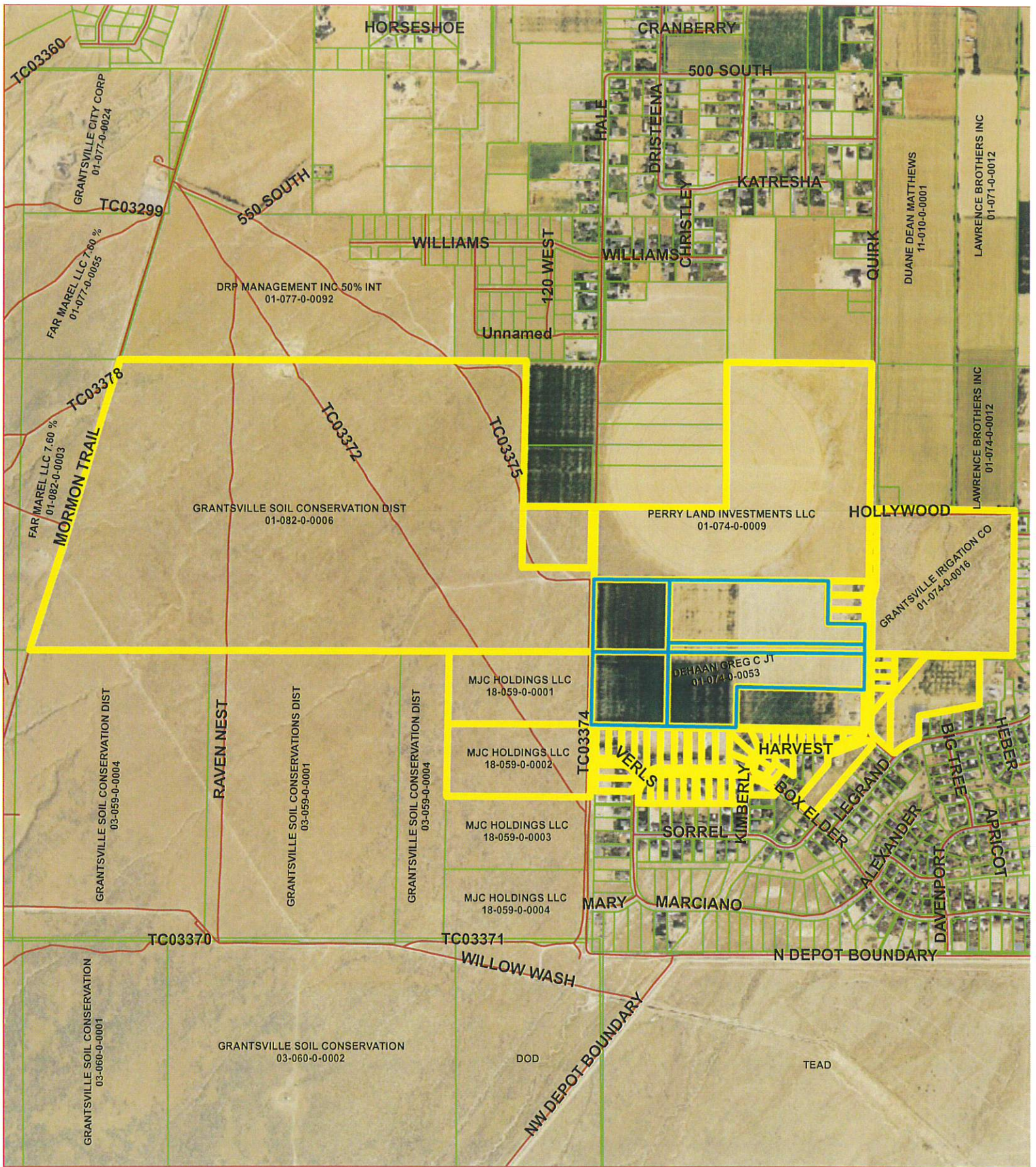
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Meeting ID: 889 3040 7652

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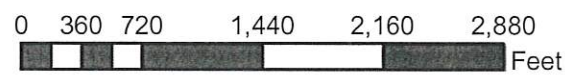


GIS Map Disclaimer:

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.



Lingwall, Janette
01-074-0-0036 Etc.

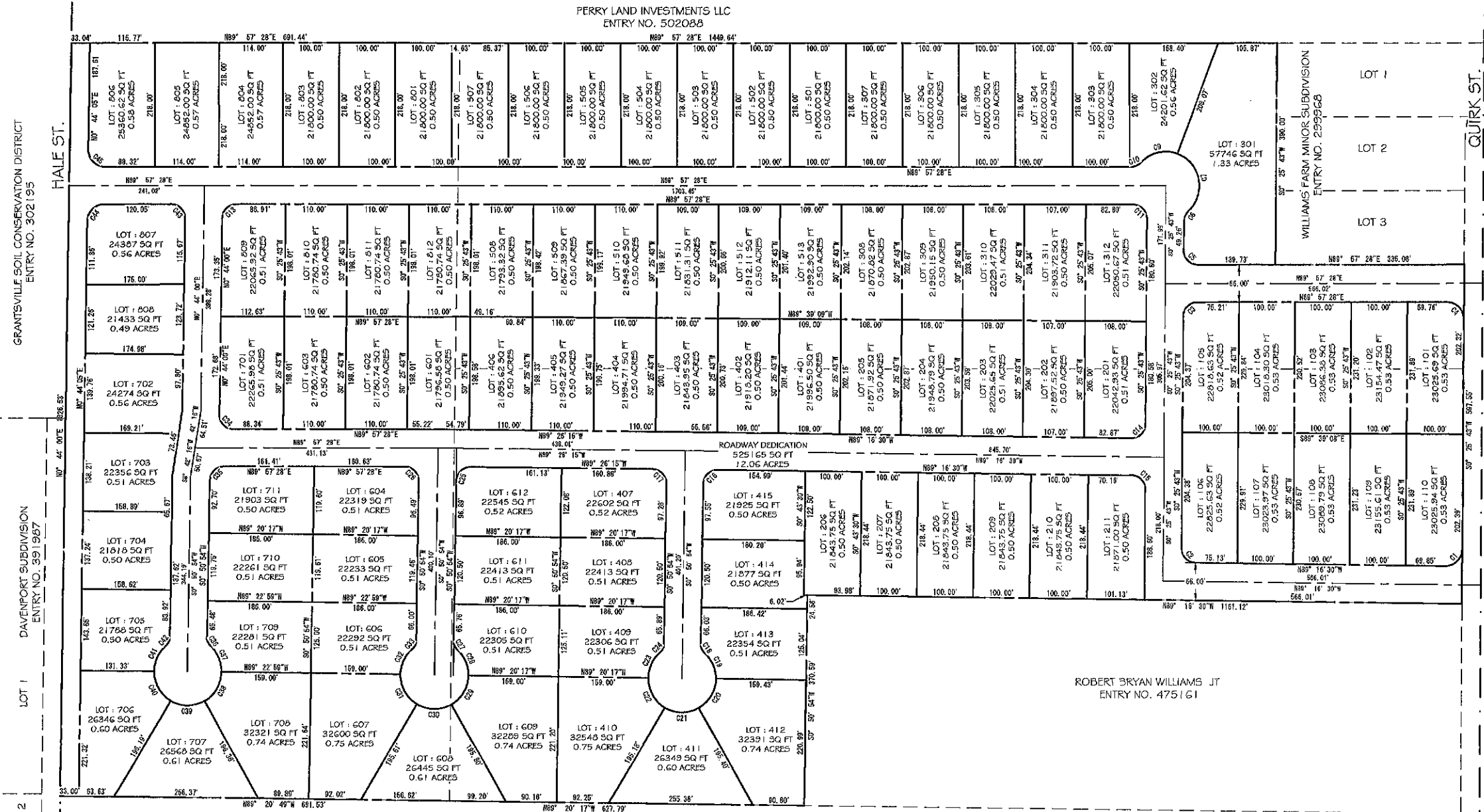


Date: 9/29/2020
kahlstrom

PRELIMINARY PLAN - HARVEST MEADOW SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN
TOOELE COUNTY, GRANTSVILLE CITY, UTAH

PERRY LAND INVESTMENTS LLC
ENTRY NO. 502088



GRANTSVILLE SOIL CONSERVATION DISTRICT
ENTRY NO. 302195

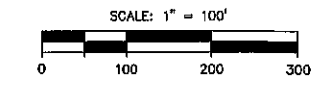
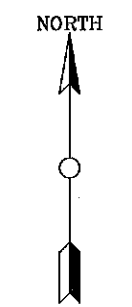
DAVENPORT SUBDIVISION
ENTRY NO. 391967

LOT 1
LOT 2

WILLIAMS FARM MINOR SUBDIVISION
ENTRY NO. 299968

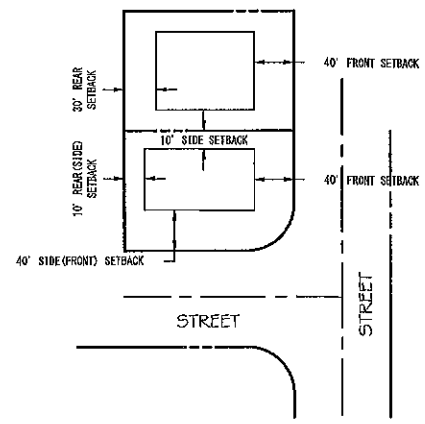
ROBERT BRYAN WILLIAMS JT
ENTRY NO. 475161

SOUTH WILLOW RANCHES PHASE I
ENTRY NO. 238437



- ZONING INFORMATION:**
- REQUESTED ZONE: R-1-21
 - SINGLE FAMILY DWELLING = PERMITTED
 - FAMILY DWELLING MINIMUM LOT SIZE = 21,780 SQ. FT.
 - MIN LOT FRONTAGE = 50 FT. AT FRONT PROPERTY LINE
 - MIN WIDTH AT FRONT AND REAR SETBACK = 100 FT.

- SETBACKS**
- MIN FRONT YARD = 40 FT
 - MIN REAR YARD = 30 FT
 - SIDE YARD FOR MAIN BUILDINGS = 10 FT
 - SIDE YARD FOR ACCESSORY BUILDINGS = 4 FT
 - REAR YARD FOR ACCESSORY BUILDINGS = 1 FT
 - ON CORNER LOTS, 2 FRONT YARDS AND 2 SIDE YARDS ARE REQUIRED.
 - MAX BUILDING HEIGHT = 35 FT
 - MAX TOTAL LOT COVERAGE (ALL BUILDINGS) = 20%



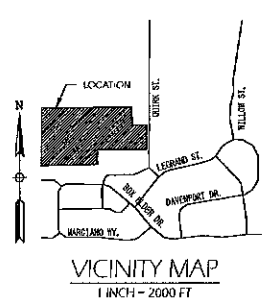
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|--------------|-----------------|--------------|
| C1 | 47.28 | 30.00 | 90° 17' 47" | N45° 34' 37"E | 42.54 |
| C2 | 39.14 | 25.00 | 89° 42' 13" | S44° 25' 23"E | 36.28 |
| C3 | 39.06 | 25.00 | 89° 31' 45" | S45° 11' 35"W | 36.21 |
| C4 | 47.57 | 30.00 | 90° 28' 15" | N44° 48' 25"W | 42.60 |
| C5 | 39.45 | 25.00 | 90° 24' 58" | N44° 49' 25"W | 36.48 |
| C6 | 23.86 | 30.00 | 45° 34' 23" | N23° 12' 54"E | 23.24 |
| C7 | 120.94 | 60.00 | 116° 29' 12" | N11° 44' 30"W | 101.48 |
| C8 | 69.25 | 60.00 | 86° 07' 43" | S71° 20' 59"W | 65.47 |
| C9 | 23.86 | 30.00 | 45° 34' 23" | S67° 10' 17"W | 23.24 |
| C10 | 39.45 | 25.00 | 90° 28' 15" | N44° 48' 25"W | 36.50 |
| C11 | 39.40 | 25.00 | 90° 17' 47" | N45° 34' 37"E | 36.45 |
| C12 | 50.45 | 25.00 | 115° 37' 46" | S44° 25' 23"E | 42.32 |
| C13 | 39.22 | 25.00 | 89° 52' 35" | N45° 47' 12"E | 36.32 |
| C14 | 39.39 | 25.00 | 90° 17' 09" | N44° 17' 40"W | 36.44 |
| C15 | 16.82 | 18.00 | 49° 00' 02" | N23° 33' 07"W | 16.34 |

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------------|-----------------|--------------|
| C19 | 51.02 | 60.00 | 48° 43' 08" | N23° 47' 34"W | 48.50 |
| C20 | 62.70 | 60.00 | 58° 52' 10" | N30° 30' 05"E | 58.88 |
| C21 | 62.83 | 60.00 | 60° 05' 43" | S89° 30' 59"E | 60.09 |
| C22 | 63.10 | 60.00 | 60° 15' 21" | S29° 20' 27"E | 60.23 |
| C23 | 51.38 | 60.00 | 49° 03' 42" | S25° 19' 05"W | 48.82 |
| C24 | 15.82 | 18.00 | 49° 00' 02" | N25° 20' 55"E | 15.34 |
| C25 | 39.15 | 25.00 | 89° 42' 51" | S45° 42' 20"W | 36.27 |
| C26 | 39.96 | 25.00 | 90° 53' 25" | N44° 35' 49"W | 36.63 |
| C27 | 15.82 | 18.00 | 49° 00' 02" | S23° 39' 07"E | 15.34 |
| C28 | 51.38 | 60.00 | 49° 03' 42" | N23° 38' 45"W | 49.78 |
| C29 | 62.37 | 60.00 | 58° 33' 30" | N30° 30' 24"E | 58.60 |
| C30 | 62.97 | 60.00 | 60° 07' 45" | S89° 30' 59"E | 60.12 |
| C31 | 63.28 | 60.00 | 60° 25' 32" | S29° 14' 21"E | 60.39 |
| C32 | 51.18 | 60.00 | 48° 52' 31" | S25° 24' 41"W | 48.64 |
| C33 | 15.82 | 18.00 | 49° 00' 02" | S25° 20' 55"W | 15.34 |

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|-------------|-----------------|--------------|
| C34 | 39.61 | 25.00 | 90° 46' 32" | S44° 39' 16"E | 36.59 |
| C35 | 38.88 | 25.00 | 89° 06' 33" | S45° 24' 11"W | 36.08 |
| C36 | 15.82 | 18.00 | 49° 00' 02" | S23° 39' 07"E | 15.34 |
| C37 | 51.48 | 60.00 | 49° 09' 42" | N23° 34' 17"W | 49.92 |
| C38 | 62.23 | 60.00 | 58° 25' 28" | N30° 43' 18"E | 58.46 |
| C39 | 62.94 | 60.00 | 60° 05' 59" | S89° 30' 59"E | 60.09 |
| C40 | 62.61 | 60.00 | 59° 41' 27" | S29° 37' 15"E | 60.72 |
| C41 | 51.97 | 60.00 | 49° 37' 29" | S26° 02' 12"W | 50.36 |
| C42 | 15.82 | 18.00 | 49° 00' 02" | S25° 20' 55"W | 15.34 |
| C43 | 39.61 | 25.00 | 90° 46' 32" | N44° 39' 15"W | 36.59 |
| C44 | 46.72 | 30.00 | 89° 13' 23" | S45° 20' 47"W | 42.14 |
| C45 | 47.53 | 30.00 | 90° 46' 32" | S44° 39' 13"E | 42.71 |

CONTACTS:
ENGINEER: CIVIL PROJ-EX 435-225-6736
SURVEYOR: NOLAN HATHCOCK 601-560-2965
OWNER REPRESENTATIVE: ANDY LEWIS 601-243-5222

| Sheet Number | Sheet Title |
|--------------|-------------------|
| V-001 | PRELIMINARY PLAN |
| V-002 | PHASING MAP |
| SA-21.1.13 | SITE ANALYSIS MAP |



CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

OWNER: ANDY LEWIS CONSTRUCTION, GREG DEHAAN, SCOOTER II LLC,
DRN: BVB DATE: 2020.02.07
DES: BVB DATE: 2020.02.07
CKD: NCH DATE: _____

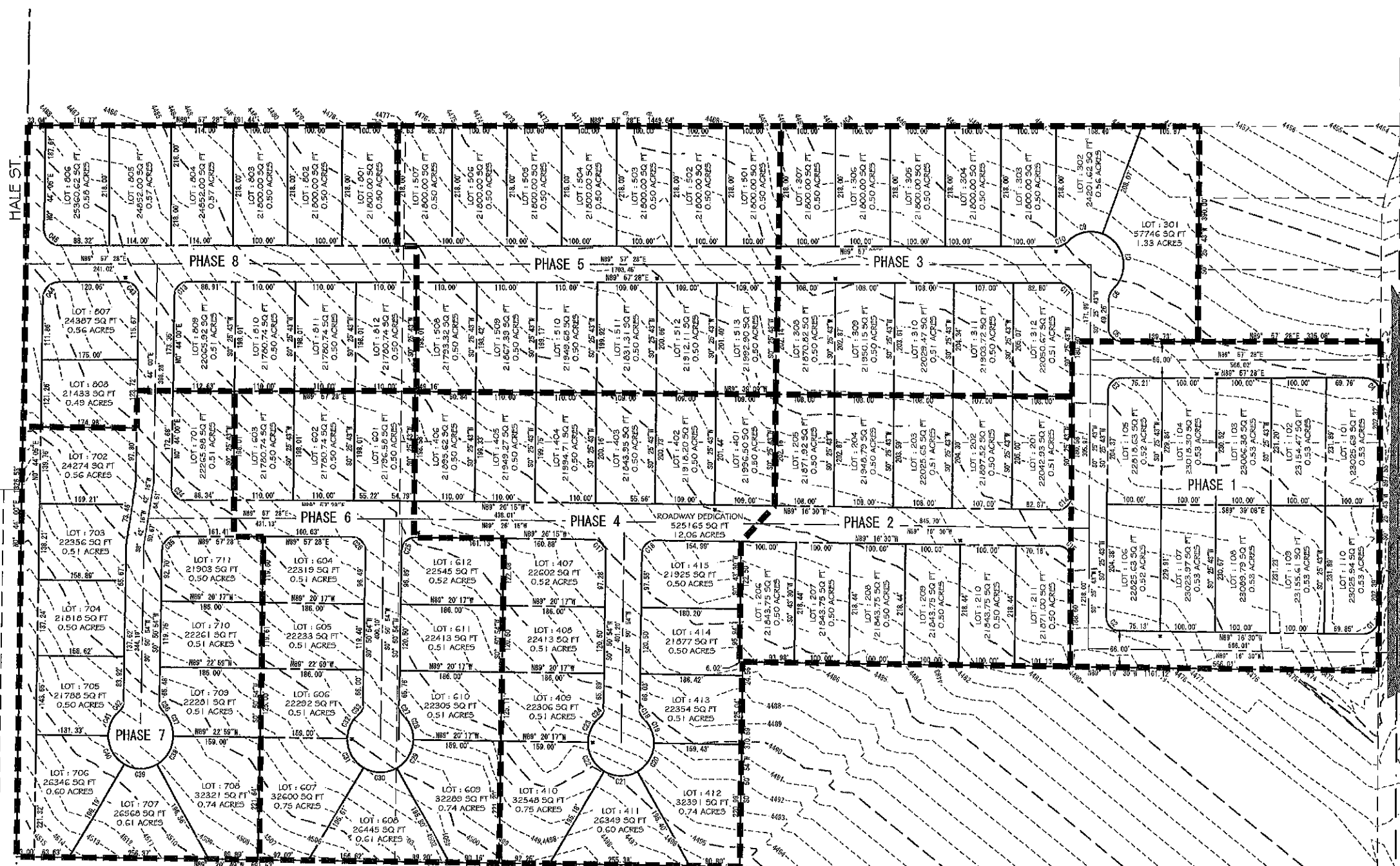
PRELIMINARY PLAN
LOCATED IN THE WEST HALF OF SECTION 7
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH

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

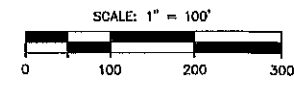
GRANTSVILLE CITY PUBLIC WORKS
APPROVED FOR CONSTRUCTION THIS _____ DAY OF _____, 20____
BY THE GRANTSVILLE PUBLIC WORKS DEPARTMENT.

PHASING MAP - HARVEST MEADOW SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE MERIDIAN
TOOELE COUNTY, GRANTSVILLE CITY, UTAH



NORTH

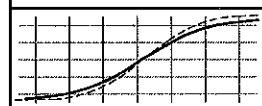
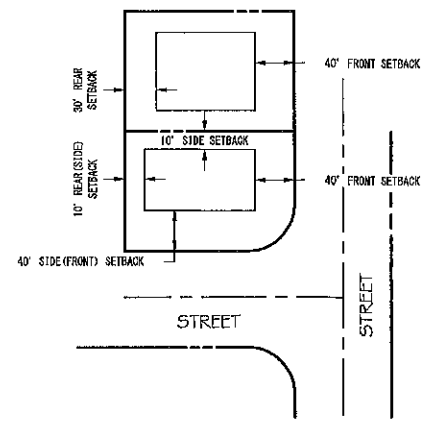


ZONING INFORMATION:

- REQUESTED ZONE: R-1-21
- SINGLE FAMILY DWELLING = PERMITTED
- FAMILY DWELLING MINIMUM LOT SIZE = 21,760 SQ. FT.
- MIN LOT FRONTAGE = 50 FT. AT FRONT PROPERTY LINE
- MIN WIDTH AT FRONT AND REAR SETBACK = 100 FT.

SETBACKS

- MIN FRONT YARD = 40 FT
- MIN REAR YARD = 30 FT
- SIDE YARD FOR MAIN BUILDINGS = 10 FT
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- REAR YARD FOR ACCESSORY BUILDINGS = 1 FT
- ON CORNER LOTS, 2 FRONT YARDS AND 2 SIDE YARDS ARE REQUIRED.
- MAX BUILDING HEIGHT = 35 FT
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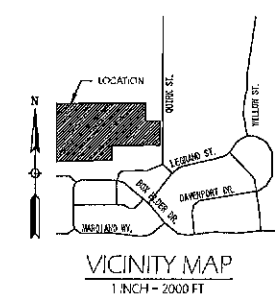
CIVIL PROJ-EX, INC
ENGINEERS * PLANNERS
96 QUIRK STREET
GRANTSVILLE, UTAH 84029

**OWNER: ANDY LEWIS CONSTRUCTION,
GREG DEHAAN, SCOOTER II LLC,**

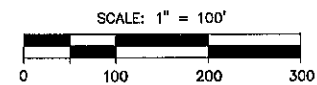
| | | | |
|----------|------------------|-----------------|----------------------------|
| DRN: BVB | DATE: 2020.02.07 | SCALE: AS SHOWN | V-002 NO. 2 OF 2 |
| DES: BVB | DATE: 2020.02.07 | JOB # 18-45020 | |
| CKD: NCH | DATE: | | |

PRELIMINARY PLAN

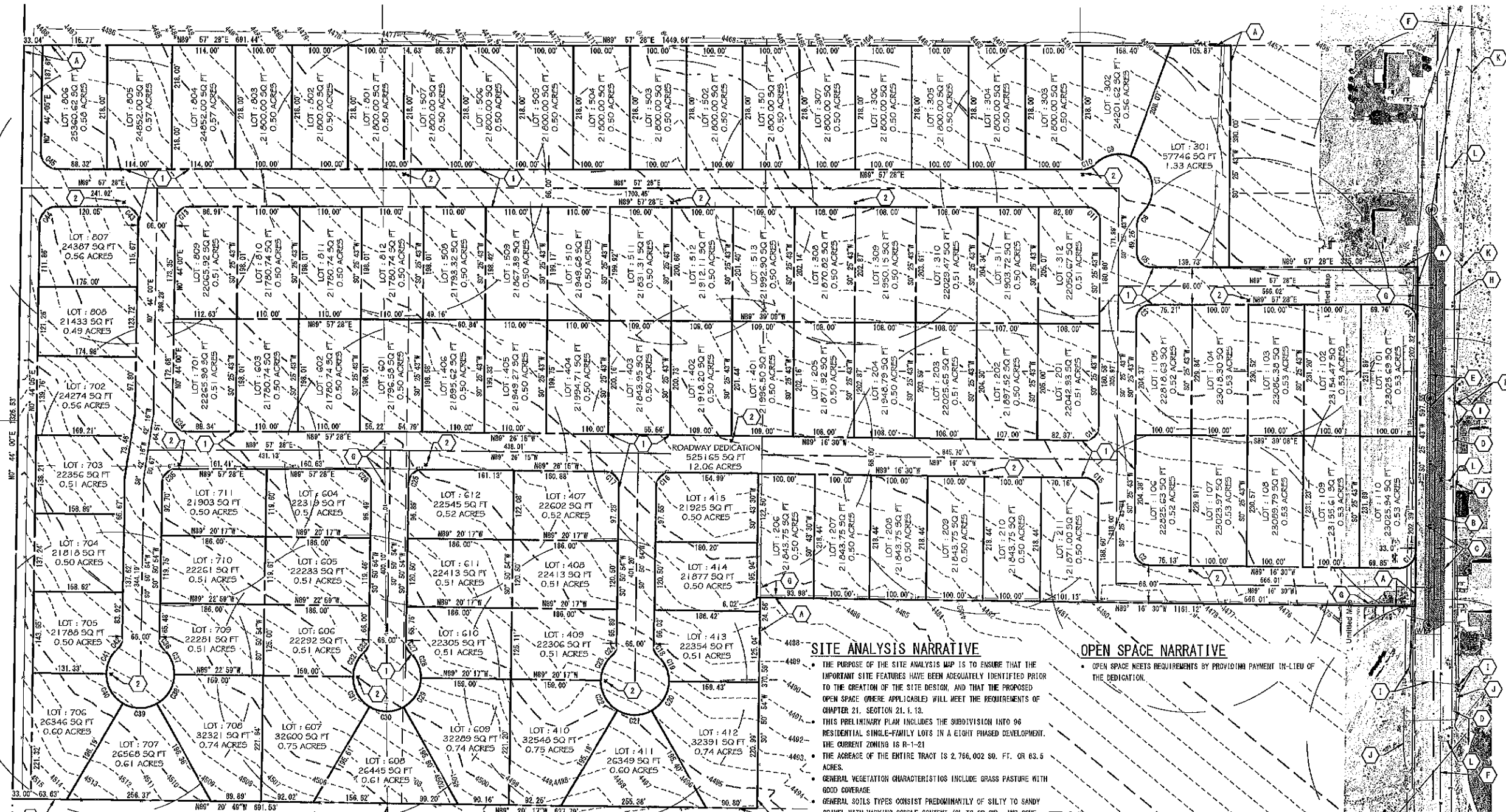
LOCATED IN THE WEST HALF OF SECTION 7
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SALT LAKE MERIDIAN,
CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH



SITE ANALYSIS MAP HARVEST MEADOW SUBDIVISION



NORTH



EXISTING FEATURES

- A. PROPERTY BOUNDARY
- B. EXISTING ASPHALT PAVEMENT
- C. EXISTING CURB AND GUTTER
- D. EXISTING SIDEWALK
- E. EXISTING SEWER
- F. EXISTING WATER
- G. EXISTING IRRIGATION
- H. EXISTING GAS
- I. EXISTING ELECTRIC
- J. EXISTING COMMUNICATION
- K. EXISTING UTILITY POLE
- L. EXISTING FIRE HYDRANT

PROPOSED FEATURES

1. PROPOSED ROADWAY PER GRANTSVILLE CITY STANDARD ROAD SECTION FOR LOCAL ROAD
2. PROPOSED FIRE HYDRANT

SITE ANALYSIS NARRATIVE

THE PURPOSE OF THE SITE ANALYSIS MAP IS TO ENSURE THAT THE IMPORTANT SITE FEATURES HAVE BEEN ADEQUATELY IDENTIFIED PRIOR TO THE CREATION OF THE SITE DESIGN, AND THAT THE PROPOSED OPEN SPACE (WHERE APPLICABLE) WILL MEET THE REQUIREMENTS OF CHAPTER 21, SECTION 21.1.13.

THIS PRELIMINARY PLAN INCLUDES THE SUBDIVISION INTO 96 RESIDENTIAL SINGLE-FAMILY LOTS IN A EIGHT PHASED DEVELOPMENT. THE CURRENT ZONING IS R-1-21

THE ACREAGE OF THE ENTIRE TRACT IS 2,766,002 SQ. FT. OR 63.5 ACRES.

GENERAL VEGETATION CHARACTERISTICS INCLUDE GRASS PASTURE WITH GOOD COVERAGE

GENERAL SOILS TYPES CONSIST PREDOMINANTLY OF SILTY TO SANDY GRAVEL WITH VARYING COBBLE CONTENT (CL TO GP-GM), AND SOME SILTY SAND (SM), EXTENDING TO THE FULL DEPTH PENETRATED, 10 TO 11 FEET PER THE GMT ENGINEERING LABORATORIES GEOTECHNICAL STUDY DATED SEPTEMBER 23, 2020. GROUNDWATER WAS NOT ENCOUNTERED AT THE TIME OF FIELD EXPLORATIONS WITHIN THE MAXIMUM DEPTH EXPLORED OF ABOUT 10 TO 11 FEET BELOW THE EXISTING GROUND SURFACE, THEREFORE, GROUNDWATER IS NOT ANTICIPATED TO AFFECT PROPOSED CONSTRUCTION.

THE SITE IS IN ZONE "D" PER FEMA PANEL 49045G1905G DATED 11/16/2009

STORM DRAIN MITIGATION WILL INCLUDE A 100-YEAR RETENTION POND ON THE NORTHERN EASTERN CORNER OF THE PROJECT AS PART OF LOT 301. THE HYDRAULIC SOIL GROUP IS "C"

OPEN SPACE NARRATIVE

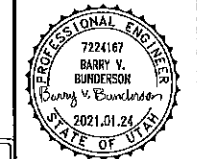
OPEN SPACE MEETS REQUIREMENTS BY PROVIDING PAYMENT IN-LIEU OF THE DEDICATION.

| No. | Revisions | By | Date |
|-----|-----------|----|------|
| | | | |

| | |
|----------------------------|---------------------------|
| PRELIMINARY PLAN | |
| Project Number 19-45001 | Designed By BYB |
| Drawn By BYB | Date Issued 2021.02.24 |

**HARVEST MEADOW
SUBDIVISION
GRANTSVILLE, TOOELE
COUNTY, UTAH**

CIVIL PROJ-EX, INC
ENGINEERS & PLANNERS
900 PARK STREET
GRANTSVILLE, UTAH 84029



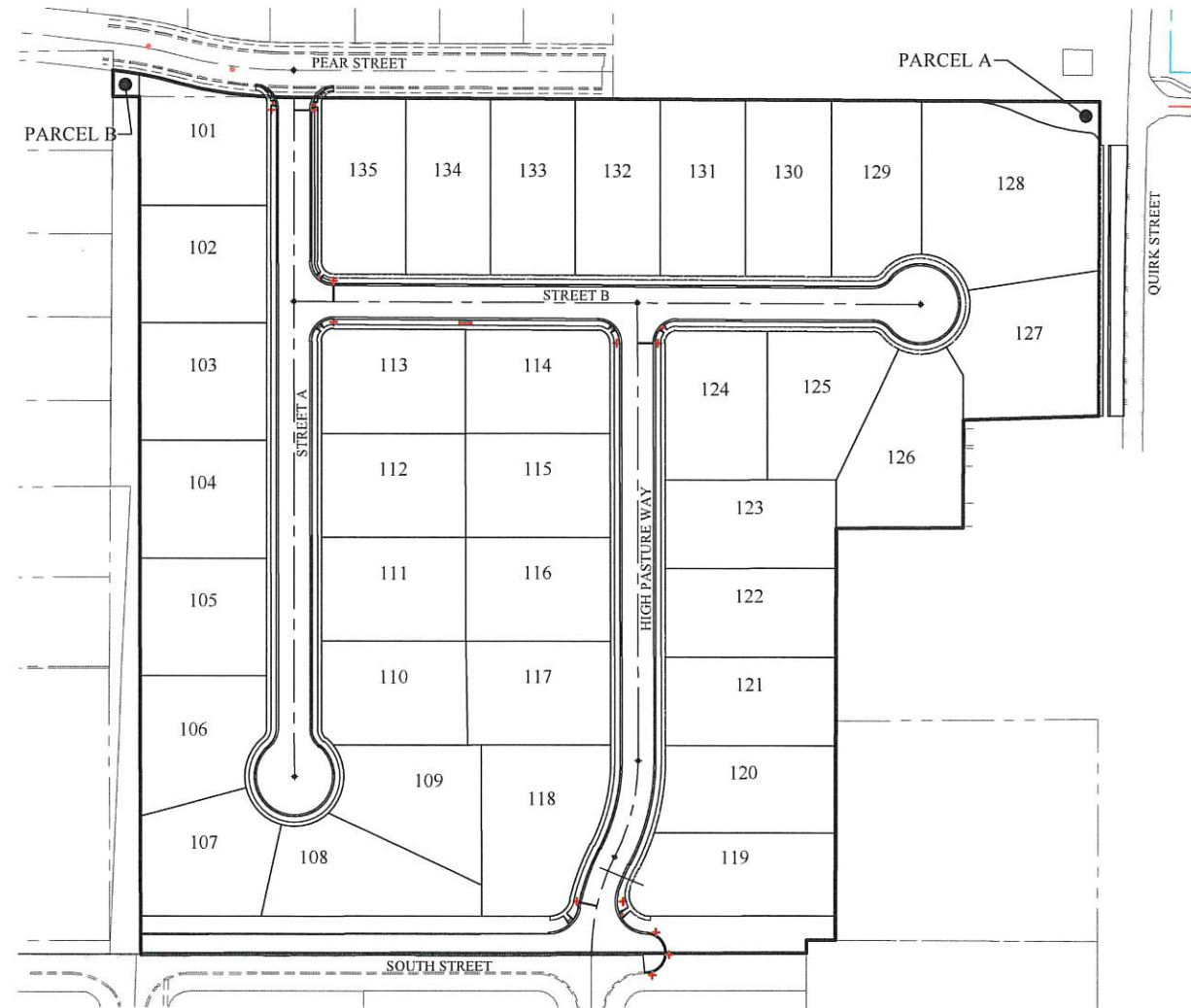
811
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.BlueStakes.org

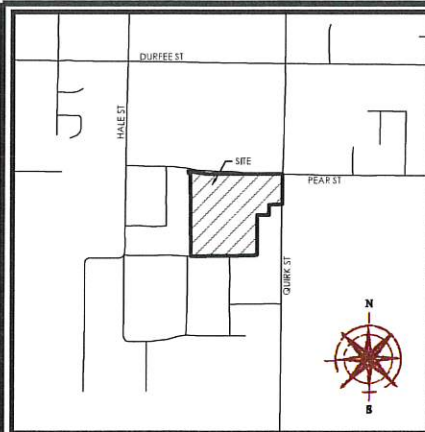
Sheet Name:
SA-21.1.13

PARKINSON MEADOWS

PREPARED FOR:
GTM BUILDERS
LOCATED IN:
GRANTSVILLE, UTAH



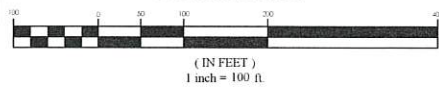
SITE MAP



VICINITY MAP



GRAPHIC SCALE



LEGEND

| | |
|-----|-----------------------------|
| --- | BOUNDARY |
| --- | ROW |
| --- | CENTERLINE |
| --- | LOT LINE |
| --- | EASEMENT |
| --- | 15" STORM DRAIN |
| --- | 8" SANITARY SEWER |
| --- | 4" CULINARY WATER |
| --- | 8" SECONDARY WATER |
| --- | CONTOUR MAJOR |
| --- | CONTOUR MINOR |
| --- | EXIST. STORM DRAIN |
| --- | EXIST. SANITARY SEWER |
| --- | EXIST. CULINARY WATER |
| --- | EXIST. FENCE |
| --- | EXIST. CONTOUR MAJOR |
| --- | EXIST. CONTOUR MINOR |
| --- | SIGN |
| --- | STREET LIGHT |
| --- | SD MH INLET, AND COMBO |
| --- | SEWER MANHOLE |
| --- | CULINARY VALVE, TEE & BEND |
| --- | SECONDARY VALVE, TEE & BEND |
| --- | WATER BLOW-OFF |
| --- | FIRE HYDRANT |
| --- | STREET MONUMENT (TO BE SET) |
| --- | EXIST. STREET MONUMENT |
| --- | EXIST. SD INLET & MH |
| --- | EXIST. SEWER MH |
| --- | EXIST. VALVE, TEE, & BEND |
| --- | EXIST. FIRE HYDRANT |
| --- | SPOT ELEVATION |
| --- | DRIVEWAY LOCATION |
| --- | OVERLAND FLOW |

| QUANTITIES | |
|---------------------------|-----------|
| PARKINSON MEADOWS | |
| 1,009,306.78 | SQ FT +/- |
| 23.17 | AC +/- |
| 100% | |
| IMPERVIOUS AREA | |
| 333,669 | SQ FT +/- |
| 7.66 | AC +/- |
| 33% | |
| LOT BUILDING AREA | |
| 175,000 | SQ FT +/- |
| 4.02 | AC +/- |
| 17% | |
| LANDSCAPE AREA | |
| 675,638.14 | SQ FT +/- |
| 15.51 | AC +/- |
| 67% | |
| ROW AREA | |
| 204,996.57 | SQ FT +/- |
| 4.71 | AC +/- |
| 20% | |
| TOTAL NUMBER OF LOTS = 35 | |
| 802,805 | SQ FT +/- |
| 18.43 | AC +/- |
| 85% | |

| Sheet List Table | |
|------------------|-----------------------|
| Sheet Number | Sheet Title |
| C1 | COVER SHEET |
| C1.1 | CITY NOTES |
| C2 | FINAL PLAT |
| C2.1 | FINAL PLAT |
| C3 | OVERALL SITE PLAN |
| C3.1 | SITE PLAN |
| C3.2 | SITE PLAN |
| C4 | SITE ANALYSIS PLAN |
| C5 | OVERALL GRADING PLAN |
| C5.1 | GRADING PLAN |
| C5.2 | GRADING PLAN |
| C5.3 | GRADING PLAN |
| C5.4 | GRADING PLAN |
| C5.5 | GRADING PLAN |
| C5.6 | GRADING PLAN |
| C5.7 | GRADING PLAN |
| C6 | OVERALL DRAINAGE PLAN |
| C6.1 | DRAINAGE PLAN |
| C6.2 | DRAINAGE PLAN |
| C6.3 | DRAINAGE PLAN |
| C6.4 | DRAINAGE PLAN |
| C6.5 | DRAINAGE PLAN |
| C6.6 | DRAINAGE PLAN |
| C6.7 | DRAINAGE PLAN |
| C7 | OVERALL UTILITY PLAN |
| C7.1 | SEWER PLAN |
| C7.2 | SEWER PLAN |
| C8.1 | WATER PLAN |
| C8.2 | WATER PLAN |
| C9 | FIRE HYDRANT PLAN |
| C10 | TRAFFIC CONTROL PLAN |
| C11 | LOT FIT PLAN |
| PP1 | STREET A |
| PP2 | STREET A |
| PP3 | STREET B |
| PP4 | STREET B |
| PP5 | HIGH PASTURE WAY |
| PP6 | HIGH PASTURE WAY |
| PP7 | SOUTH STREET |
| PP8 | QUIRK STREET |
| PP9 | POND PROFILE |
| PP10 | OFFSITE WATER |
| D1 | DETAILS |
| D2 | DETAILS |
| D3 | DETAILS |
| D4 | DETAILS |
| D5 | DETAILS |
| D6 | DETAILS |
| D7 | DETAILS |

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO GRANTSVILLE CITY AND APWA STANDARD PLANS AND SPECIFICATIONS. SEE GRANTSVILLE CITY STANDARD NOTES.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

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

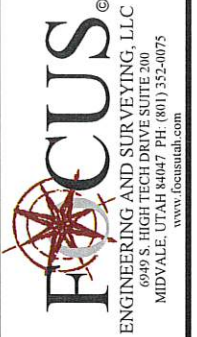
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: JACKSON WATERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
GTM BUILDERS
1676 PROGRESS WAY
TOOELE, UTAH 84074
(801) 301-8591
CONTACT: SHAWN HOLSTE



PARKINSON MEADOWS
GRANTSVILLE, UTAH
COVER SHEET

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GRANTSVILLE CITY GENERAL NOTES

- 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.
- 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 BY 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.
- 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.
- 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.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.
- ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS. FLOOD CONTROL, AND SIGHT DISTANCE WALLS, MINIMUM 4 FT WALL MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 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.
- ALL CITY MAINTAINED UTILITIES INCLUDING, WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.
- CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM.
- PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS. NO "REDLINED PLANS" ALLOWED IN THE ABSENCE OF CHANGES. COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 DXF COPY, 1 PDF COPY, AND 1 GIS SHAPE FILE CONTAINING THE SAME.
- 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 SNOOT SEPARATOR.
- 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.
- 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.
- WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK. THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.

GRANTSVILLE CITY TRAFFIC NOTES

- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRAGED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.
- IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNER.
- THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER & PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF APPLICABLE. IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.
- 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.
- ALL SIGNS LARGER THAN 6" X 8" OR 126 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP 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.
- SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.
- ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.
- PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE 1/2 INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP (RECLAIMED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3 1/2 % AIR VOIDS.
- POTHOLING: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POT HOLE, 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.
- ALL RIGHT WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL. IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL, TRENCH BACKFILL MATERIAL, UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE. 2" MINUS. A-1-A TO A-27 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILL, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS HER REPRESENTATIVE. VMS PCMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PCMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.
- ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.

GRANTSVILLE CITY GRADING NOTES

- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- 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.
- 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.
- 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 -.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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.
- IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- ALL QUALITY CONTROL TESTING SHALL BE PERFORMED BY AN INDEPENDENT LICENSED AND CERTIFIED THIRD-PARTY TESTING SERVICE.

GRANTSVILLE CITY FIRE DEPARTMENT NOTES

- 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.
- 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.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA-FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U L LISTED AND A W W A APPROVED.
- 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 90' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.
- 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.
- 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 ROAD/WAY 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.
- 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.
- ALL PRIVATE UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN EIGHT (8) INCHES IN DIAMETER AND HAVE A POST INDICATOR VALVE (PIV) BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WATER INDICATOR VALVE (WIV) MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF ITS CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).
- POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 36 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.
- ROADS AND ACCESSSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
- ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

GRANTSVILLE CITY WATER NOTES

- 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.
- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
- FOR RESIDENTIAL DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STANDPIPE LOCATED BY THE PUBLIC WORKS BUILDING.
- FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS - THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.
- 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.
- WATER SUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
- 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.
- ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
- ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.
- NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
- ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNER.
- 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.
- LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.
- 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.
- MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
- APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY 5/8" REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL. THE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.
- WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNER, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
- 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.



ENGINEERING AND SURVEYING, LLC
6049 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



PARKINSON MEADOWS
GRANTSVILLE, UTAH
CITY NOTES

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CITY NOTES

Scale: N/A Drawn: JMH
Date: 5/4/2021 Job #: 20-0107
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