

## **Agenda Item #8**

Consideration of Resolution 2021-58  
approving a single lot development for  
Trent and Justine Tolman for the creation  
of a single lot in the Countryside  
Ranches located at approximately 446  
East Nygreen Street.

**GRANTSVILLE CITY  
RESOLUTION NO. 2021-58**

**A RESOLUTION APPROVING A SINGLE LOT DEVELOPMENT FOR TRENT AND  
JUSTINE TOLMAN ON THE COUNTRYSIDE RANCHES LOCATED AT  
APPROXIMATELY 446 EAST NYGREEN STREET FOR THE CREATION OF ONE (1)  
SINGLE FAMILY LOT IN THE RR-1 ZONE**

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

**WHEREAS**, Trent and Justine Tolman submitted an application for a single lot development (SLD) for the Countryside Ranches in Grantsville City, Utah for the creation of one single family lots in the RR-1 zone;

**WHEREAS**, the proposed development of the subject property is permitted in the RR-1 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

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

**WHEREAS**, Trent and Justine Tolman are required to construct certain public improvements;

**WHEREAS**, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the SLD for Trent and Justine Tolman at the Countryside Ranches located in Grantsville City, Utah for the creation of one (1) single family lot in the RR-1 zone.

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

**Section 1. Final Plat.** The City of Grantsville approves the Single Lot Development 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  
15<sup>th</sup> DAY OF SEPTEMBER, 2021.

BY ORDER OF THE  
GRANTSVILLE CITY COUNCIL

\_\_\_\_\_  
By Mayor Brent K. Marshall

ATTEST


\_\_\_\_\_  
City Recorder



---

## TECHNICAL MEMORANDUM

---

**TO:** Kristy Clark, Grantsville City Planning and Zoning Administrator  
**FROM:** Shay Stark, Planner  
**DATE:** August 5, 2021   
**SUBJECT:** Countryside Ranches Single Lot Development – 1<sup>st</sup> Review  
**PROJECT NO.:**

---

Grantsville City has received an application for Countryside Ranches Single Lot Development (SLD). The following documents have been received and are taken into consideration with this review:

- A. Countryside Ranches SLD – Final Plat – Provided by Ensign Engineering - Dated July 15, 2021.
- B. Countryside Ranches SLD – Site Plan – Provided by Ensign Engineering - Dated July 19, 2021.
- C. Countryside Ranches SLD – Boundary Topographic Survey – Provided by Ensign Engineering - Dated July 15, 2021.
- D. Report Geotechnical Study - Proposed Subdivision - Geotechnical Study – Provided by AGECE Applied Geotech - Dated August 23, 2016.
- E. Excavation Observation – 446 East Nygreen – Provided by AGECE Applied Geotech - Dated May 13, 2021.

### **PROJECT OVERVIEW**

Zoning: RR-1

Project Total Acreage: 18.82 acres

Total Number of Single-Family Residential Lots: 1 lot.

Home is currently under construction as part of an agreement with the City while the SLD requirements were being codified.

### **Submission and Checklist Compliance:**

- Is the submittal complete?
- Have “Intent to Serve” letters been provided?

- Please note any specific requirements service providers detail on the “Intent to Serve” letters.

## **TECHNICAL REVIEW COMMENTS**

### **General:**

### **Geotechnical Study:**

TP 1 is located at the home site. An investigation of the excavation for the foundation and footings was completed and a memo detailing this observation is included Dated May 13, 2021. In the 8 ½ feet excavated clay and silty sand were found. The bottom was silt and gravel.

### **Drawings:**

### **Easements:**

Are there any areas where special easements may be required?

### **Plat:**

- Remove setbacks.
- Remove utilities statement.

### **Zoning:**

The home is set 101 feet back from street.

### **Streets:**

Discuss Level of Improvement on Nygreen. City council traded right-of-way for improvements. Put minutes in file and add to Development Agreement.

### **Water:**

Does the Fire Chief have comments? No comments.

Is water service already installed? Yes

### **Sanitary Sewer:**

Discuss septic. The City is not allowing septic within the City boundaries in areas where sewer lines can be developed.



*SLD 25.5 (2) If any waivers or exceptions to the code are required, any associated building permit review and approval shall be put on hold and the SLD application shall go before City Council at the earliest practical public meeting to determine the status of the waivers and exceptions that will be required. Any exceptions or waivers granted shall be included in a development agreement.*

**Storm Water:**

Existing swale is adequate for current proposed development.

**Open Space:**

**Postal:**

- Follow Intent to Serve Requirements.

---

**DEVELOPMENT AGREEMENT:**

- Are there any exceptions to the city code or offsite improvements that need to be clarified in a Development Agreement? A Development Agreement will be drawn up that includes the waiver of improvements in trade for right-of-way by City Council.

END



## REVIEW NOTES COUNTRY SIDE RANCHES - GARY PINKHAM – PLANNING & ZONING

### GENERAL NOTES:

The Tooele County Health letter indicates the applicant is planning on at least a four lot subdivision on the parcel. I suspect that will be their next step to a full subdivision of the property and is being done to circumvent our requirement for the upgrades to Nygreen Street.

They are looking for septic tank approval for this parcel. With the 13 lot subdivision directly to the West of this parcel and Presidents Park to the East, this parcel needs to be tied into our sewer system with a main installed in Nygreen to serve this parcel and its future +/- 15 lots and the 13 lots in the Hale subdivision. **Do not permit septic tanks.**

The design for the dedication of the Nygreen right-of-way needs to be coordinated with Presidents Park and the Hale subdivision. Extend survey/design data East and West to insure they match.

The installation of the sanitary sewer needs to be coordinated with Presidents Park and the Hale subdivision. We do not want them or Hale to have to tear up a new street to install this sewer main.

---

### SHEET NOTES:

Plat Sheet – The building setbacks do not meet code. The note regarding public utilizes needs to be revised to require all buried utilizes, no above ground allowed.

# Single Lot Development Submittal Checklist

Fees \$1000.00

Date Paid July 20, 2021

## Subdivision Name: Countryside Ranches Single Lot Development

- ❖ A Development Review Conference will be held with the applicant and members of the DRC within 14 days of the submission of the application.

DRC Review Deadline Date: August 4, 2021

DRC Meeting Date, Place and Time: August 5, 2021 @ 9:00am on Zoom

- ❖ After the Development Review Conference, the applicant shall provide any additional information requested and make any changes required by the Development Review Committee.

Corrected Plans and 2<sup>nd</sup> Submittal Items Due by: August 13, 2021

- ❖ The Single Lot Development goes before City Council only. No Public Hearing is required.

City Council Meeting  
September 1, 2021



GRANTSVILLE CITY SINGLE LOT DEVELOPMENT APPLICATION

FEE \$1,000.00

DATE PAID \_\_\_\_\_

DRC REVIEW MEETING DATE August 5, 2021 @ 9:00am on zoom

CITY COUNCIL MEETING September 1, 2021

\*\*\*\*\*

Name Trent & Justine Tolman Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Email Address jtolman21@hotmail.com

Approximate Property Address 446 Nygreen St. Grantsville, UT 84029

Parcel number 01-075-0-0003

Do You Own the Property? yes

If Not, Actual Owner's Name \_\_\_\_\_

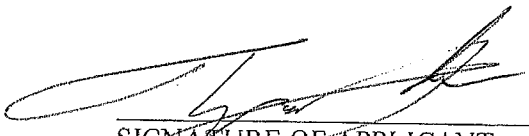
Zoning, Use and Total Acreage RR-1, 20 acres

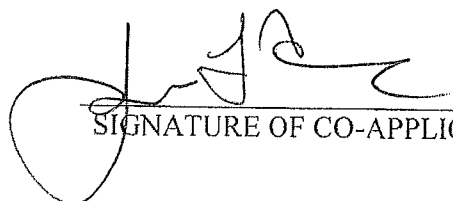
REQUIRED ITEMS TO BE SUBMITTED WITH APPLICATION:

- a. Vicinity map showing adjacent parcels, lots, owners and buildings.
- b. Names and addresses of architect, landscape architect, planner or engineer stamped on project and construction plans.
- c. Proof of ownership demonstrated by one copy of a title report and vesting documents of conveyance completed within the previous six months. Title Report
- d. Tax clearance from the Tooele County Assessor indicating that all taxes, interest and penalties owing for the property have been paid - need 2020
- e. Parcel location and boundary (legal description of property). - See Title report & map
- f. On-site drainage proposal (all runoff generated must be kept on site).
- g. Proposed building dimensions and setbacks.
- h. Existing and proposed street right-of-way widths. none
- i. Existing and proposed street improvements (curb, gutter, sidewalk, park strip, pavement), access and driveways. none

- ← j. Existing and/or proposed waterways, utilities, easements, flood boundary, geologic hazards, fencing, fire hydrants, streetlights, storm drain system, soil conditions, other features and infrastructure on or adjacent to the property.
  - k. Utility Intent to Serve Forms (unless utilities already serve property and that are of adequate capacity to serve proposed development)
  - ✓ l. UDOT Encroachment Permit, or Change of Use permit, if access is off of a State highway.
  - ✓ m. Traffic impact analysis. (if applicable) - none n/a
  - ✓ n. Geo technical reports and study.
  - o. Proposed water system and calculation of all culinary and secondary water to be provided for the development pursuant to Sec. 21.6.12(3). (The applicant is required to provide the indoor/outdoor water for the development or if the development is a single family dwelling the applicant has the option to pay acquisition fees in lieu of providing water rights and water shares for indoor and outdoor use.
  - p. Any other items that are required by the Zoning Administrator.
- 
- q. Three (3) 11" x 17" paper copies, a PDF of site plan, final plat and construction drawings, and a Mylar. (Submit Mylar after City Council approval)
  - r. Signature blocks for Mylar:
    - City Engineer or Designee;
    - City Attorney;
    - City Public Works Director;
    - Tooele County Treasurer indicating at the time of signing that the property taxes for the property taxes due and owing have been paid in full;
    - Tooele County Recorder's office to sign when plat is recorded;
    - City Fire department;
    - Tooele County Surveyor; and
    - Mayor's block with an attest for the City Recorder.
  - s. DRC (city staff) shall review the complete application and have a meeting within 14 days of the submittal. Comments and corrections will be provided to the applicant. The applicant must then resubmit corrected plans which will then be approved by the City Council.

**NOTE:** A Single Lot Development 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 the proposed use. This Single Lot Development requires approval and a development agreement from the Grantsville City Council.

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

  
 \_\_\_\_\_  
 SIGNATURE OF CO-APPLICANT

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:

446 E.

Re: *Natural Gas Service Availability* to ~~424~~ Nygreen Street, 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".

JT Wade

Pre-Construction Specialist



Travis Tanner  
Customer & Community  
Manager

1569 West North Temple  
Salt Lake City, UT 84116

July 28, 2020

To Whom It May Concern:

446E This is to advise you that Rocky Mountain Powers is able to provide electric service at or near  
~~424~~ Nygreen Street, Grantsville, Utah, Utah for ~~4~~ proposed lots. Electric Service will be  
provided in accordance with the Electric Service Regulation on file with the Utah Public Service  
Commission and upon completion of necessary contracts and agreements.

Sincerely,

A handwritten signature in black ink that reads "Travis A. Tanner".

Travis Tanner  
(801) 220-7246  
travis.tanner@rockymountainpower.net  
Customer and Community Manager  
Rocky Mountain Power

INTENT TO SERVE FORM

Trent & Justine Tolman  
Name of Owner

Brad Clayton  
Name of Agent or Representative

7-29-2020  
Date Approving Agency Signed

446 ~~424~~ Mygreen St. Grantsville  
Property Address or Location

1  
Number of Lots Proposed

*[Signature]*  
Signature of Owner or Agent

Grantsville Fire Marshal  
Name of Approving Agency

(Please indicate approval status)

FIRE DEPT.  X  APPROVED   DISAPPROVED

Must comply with the following:

Conditions, Restrictions, or Comments: 1) All applicable sections of the International Fire Code including all apparatus (C&D water & access)  
2) All applicable Grantsville City Code and ordinances concerning streets, fire access and water supply

Expiration Date of Approval  7-29-2021

7-20-2020   
DATE SIGNED

*[Signature]*  
AUTHORIZED SIGNATURE FOR AGENCY

INTENT TO SERVE FORM

Trent & Justine Tolman  
Name of Owner

James Waltz  
Name of Agent or Representative

8/12/20  
Date Approving Agency Signed

446427 Nygreen St, Grantsville  
Property Address or Location

# 1  
Number of Lots Proposed

[Signature]  
Signature of Owner or Agent

Name of Approving Agency Public Works Director

(Please indicate approval status)

WATER	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
SEWER	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
ROADS	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED

**Conditions, Restrictions or Comments:**

Waterline is a 12" PVC south of fence line. Sewer would need to gravity feed to 10" sewer line on Worthington St. There is a new development going in the area soon which may help with the cost of that extension.

Expiration Date of Approval 8/12/21

8/12/20  
DATE SIGNED

[Signature]  
James Waltz, Grantsville City Public Works Director  
AUTHORIZED SIGNATURE FOR AGENCY

INTENT TO SERVE FORM

Trent & Justine Tolman  
Name of Owner

Bodee  
Name of Agent or Representative

7/29/2020  
Date Approving Agency Signed

446 ~~421~~ Mygreen St. Grantsville, UT  
Property Address or Location

1  
Number of Lots Proposed

*[Signature]*  
Signature of Owner or Agent

Grantsville Irrigation  
Name of Approving Agency

(Please indicate approval status)

IRRIGATION CO.

X APPROVED

DISAPPROVED

Conditions, Restrictions, or Comments:

All main lines must be upgraded to C900. Grantsville Irrigation will relocate or upgrade at developer's cost unless otherwise specified. Bodee Paulick 435-496-3349.

- If conditions or restrictions are placed on the development by the signing utility or agency, it is the responsibility of the developer to ensure compliance with the conditions or restrictions of the utility or agency have been met. -

2/28/2020  
Expiration Date of Approval

7/29/2020  
DATE SIGNED

*[Signature]*  
AUTHORIZED SIGNATURE FOR AGENCY

**INTENT TO SERVE FORM**

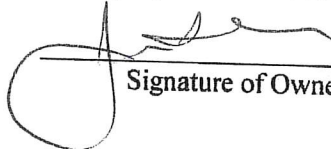
Justine & Trent Tolman  
Name of Owner

Cheri Zadra  
Name of Agent or Representative

7/31/2020  
Date Approving Agency Signed

446724 Nygreen St, Grantsville  
Property Address or Location

1  
Number of Lots Proposed

  
Signature of Owner or Agent

**GRANTSVILLE CITY POST OFFICE**

**Conditions, Restrictions, or Comments:**

Mail service provided to 4 lots  
via boxes on Nygreen St any future  
development or subdividing resulting in  
more lots will require mail delivery via  
CBU to be purchased and installed by builder/developer.

7/31/2020  
DATE SIGNED

Cheri Zadra  
AUTHORIZED SIGNATURE FOR AGENCY





151 N. Main Street  
Environmental Health, Suite 140  
Tooele, Utah 84074  
Phone (435) 277-2440 • Fax (435) 277-2444  
[www.tooelehealth.org](http://www.tooelehealth.org)

September 18, 2020

Trent & Justine Tolman  
5754 S. Altamira Dr.  
West Valley City, UT 84118

RE: Countryside Ranches Subdivision located in Grantsville, Utah  
Statement of Wastewater Disposal and Water Supply Feasibility

Dear Mr. & Mrs. Tolman:

We have received plans and supportive information to establish feasibility for the Countryside Ranches Subdivision in Grantsville, Utah. The following comments reflect the results of our review regarding feasibility.

### WASTEWATER DISPOSAL

Onsite wastewater disposal systems are the proposed method of wastewater disposal for the four new lots located in the Countryside Ranches Subdivision. Based on the review of the submitted plans and supportive information, onsite wastewater disposal systems by means of septic tanks and subsurface absorption systems and other department approved systems appears feasible. Acceptability of onsite wastewater disposal for each lot will be dependent on strict compliance with the following:

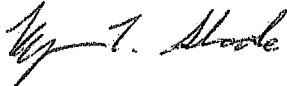
1. The design for each onsite wastewater disposal system must be based on the results of soil exploration and percolation tests conducted on each lot. The results of these tests and detailed plans for each disposal system must be submitted to the Tooele County Health Department for review and evaluation prior to construction and installation. If soil and related tests disclose unfavorable conditions for onsite wastewater and subsurface disposal on certain lots, septic tanks and subsurface absorption systems will not be permitted on these lots.
2. Each wastewater disposal system must be installed in compliance with the Utah Department of Environmental Quality, Onsite Wastewater Systems Rule (R317-4, UAC).
3. Approval of onsite wastewater disposal systems may be granted only after an onsite inspection of each system, by an authorized representative of our department, following construction and installation but prior to backfilling.

**DRINKING WATER SUPPLY**

Culinary water for this subdivision will be supplied by the Grantsville City public water system, which is a state-approved water system. Therefore, it is approved by the Health Department.

If you have any questions regarding the foregoing information, please call me at (435) 277-2440.

Sincerely,

A handwritten signature in cursive script that reads "Bryan T. Slade".

Bryan T. Slade, L.E.H.S.  
Tooele County Health Department

**424 E. Nygreen St., Grantsville(Tolman Minor Lot 1)  
Septic System Design Calculations**

**Septic Tank**

bedrooms 4  
unfinished basement yes

**Tank Size 1500 gallon minimum**

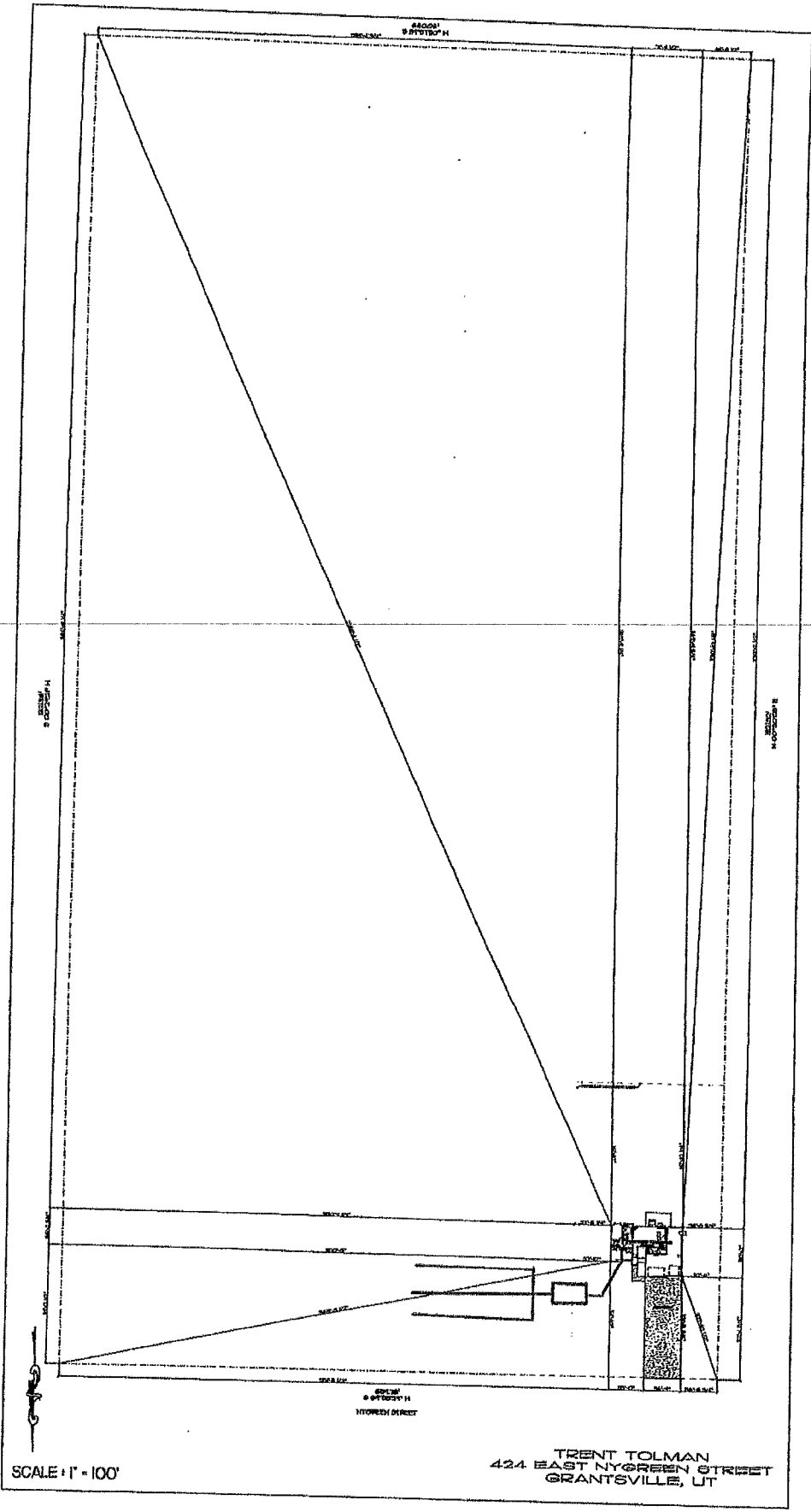
**Leach Field**

percolation rate 15  
total sq. ft. drainfield 1071  
chamber reduction 0.7  
total sq. ft. drainfield w/ reduction 750  
**total lineal footage of drainfield: 252 lineal feet type A chamber  
3 trenches@84 lineal feet per trench**

---

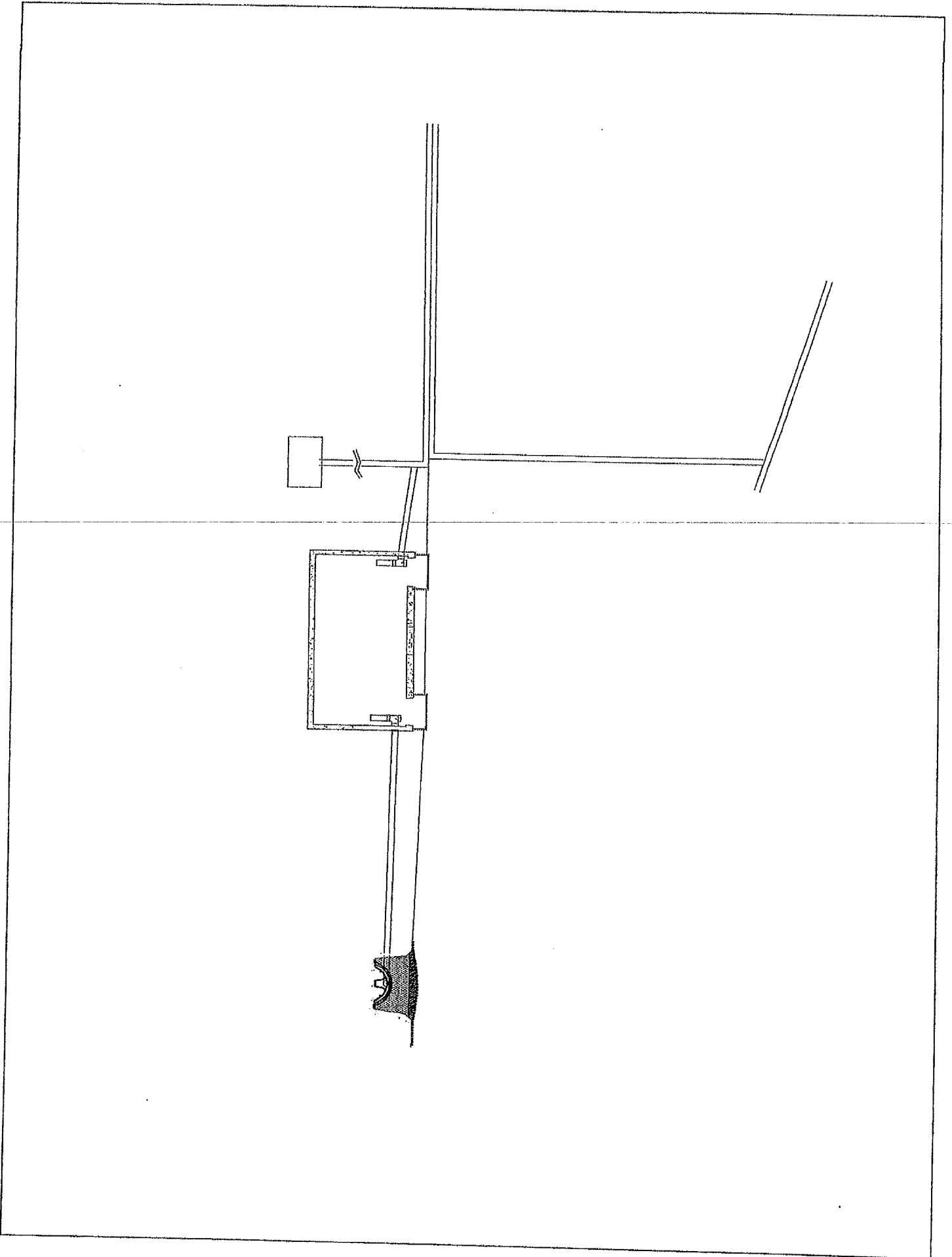
**Calculations prepared by Mike Mollard, 2M Contracting,LLC 801-381-4613**

**All Tooele County Health Department regulations and standards must be followed including maximum depth limitations for septic tanks which may necessitate the use of lift pumps in basement applications.**

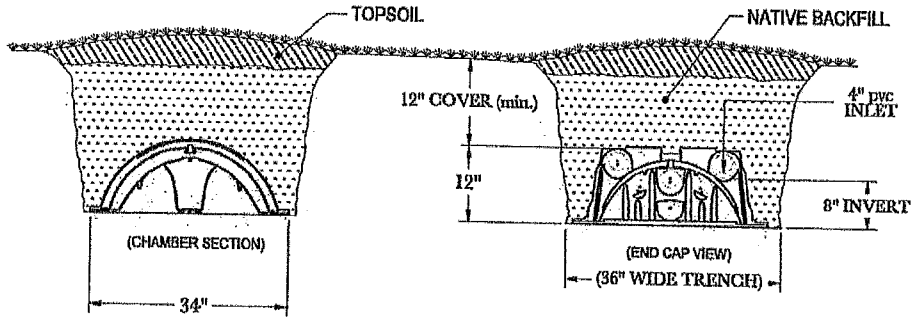


SCALE: 1" = 100'

TRENT TOLMAN  
 424 EAST NYGREEN STREET  
 GRANTSVILLE, UT



### Typical Chamber Trench Detail:



**INFILTRATOR**  
WATER TECHNOLOGIES

INFILTRATOR WATER TECHNOLOGIES  
 4 Business Park Rd. Old Saybrook, CT 06475  
 (800) 221-4430

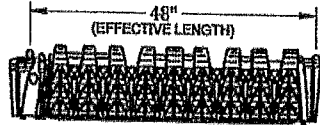
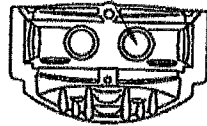
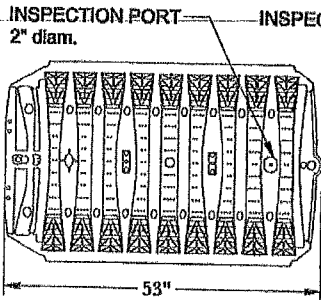
---

Drawn by: E.A.V. Date: 02/02/2018  
 Scale: NOT TO SCALE Checked by: Sheet: 1 of 1

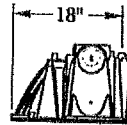
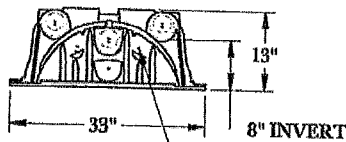
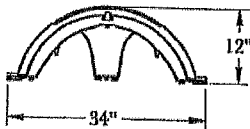
### Infiltrator Chamber Specifications:

TOP VIEW

SIDE VIEW



END VIEW



PRESSURIZED PIPE DRILL POINTS LOCATIONS (2 PLACES)

**INFILTRATOR**  
WATER TECHNOLOGIES

INFILTRATOR WATER TECHNOLOGIES  
 4 Business Park Rd. Old Saybrook, CT 06475  
 (800) 221-4430

Drawn by: E.A.V. Date: 05/20/2015  
 Scale: NOT TO SCALE Checked by: DFH Sheet:

# AGEC

## Applied GeoTech

May 13, 2021

Trent Tolman  
5754 South Altamira Drive  
West Valley City, UT 84118

EMAIL: [trentt@rmacadi.com](mailto:trentt@rmacadi.com)

Subject: Excavation Observation - Nygreen Street Residence  
446 East Nygreen Street  
Grantsville, Utah  
Project No. 1210402

---

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) observed the foundation excavation for the residence under construction at 446 East Nygreen Street in Grantsville, Utah.

### **PREVIOUS STUDIES**

We previously conducted a geotechnical investigation for the site and presented our findings and recommendations in a report addressed to Land Development, LLC dated August 23, 2016 under Project No. 1160552.

### **PROPOSED CONSTRUCTION**

We understand that the residence will consist of a one to two-story, wood-frame structure with a basement. We have assumed that the grade around the house will not be raised more than 2 feet above the existing ground surface.

### **OBSERVATIONS**

An engineer from AGECEC visited the site on May 11 and 12, 2021. The garage and basement foundation excavation extends to depths ranging from approximately 5 to 8½ feet below the surrounding ground surface. The north side of the garage excavation is approximately 2 feet higher than the remaining portions of the building area. The soil in the sides of the excavation consists of approximately ½ to 1 foot of topsoil overlying natural lean clay, silty sand and gravel. The soil in the base of the excavation consists of natural silty sand and gravel.

No water was in the base of the excavation at the time of our site visits.

The natural lean clay has a porous structure and is likely moisture sensitive. The lean clay contains small to moderate amounts of sand and is stiff, slightly moist and brown. The natural silty sand contains occasional gravel and is dense, moist and brown. The natural silty gravel with sand is dense, moist and brown.

### **CONCLUSIONS AND RECOMMENDATIONS**

Based on observations at the time of our site visits and information presented in the above-referenced geotechnical report, the following conclusions and recommendations are given:

1. The soil in the base of the foundation excavation consists of natural silty sand and gravel. In our professional opinion, the undisturbed natural soil in the base of the excavation is suitable to support the proposed construction.
2. Up to approximately 8 feet of topsoil and potentially moisture sensitive clay remains below portions of the garage floor slabs. Topsoil and moisture sensitive soil should be removed from below floor slab areas or the slabs should be structurally supported on foundations extending below the moisture sensitive soil. Fill placed below floor slabs should be compacted to at least 90 percent of the maximum dry density as determined by ASTM D 1557.
3. The recommendations presented in the above-referenced geotechnical report should be followed.



Trent Tolman  
May 13, 2021  
Page 3

## LIMITATIONS

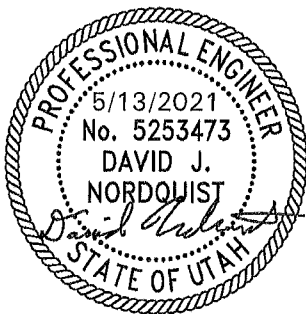
This letter has been prepared in accordance with generally accepted geotechnical engineering practices in the area for the use of the client. The conclusions and recommendations included in the letter are based on conditions observed at the time of our site visits and the information presented in the above-referenced geotechnical report. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or proposed construction is significantly different from what is described in this letter, we should be notified to reevaluate the recommendations given.

If you have any questions or if we can be of further service, please call.

Sincerely,

---

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



David J. Nordquist, P.E.

Reviewed by DRH, P.E., P.G.

DJN/rs

# **AGEC**

**Applied GeoTech**

**GEOTECHNICAL INVESTIGATION**

**PROPOSED SUBDIVISION**

**1 EAST NYGREEN STREET**

**GRANTSVILLE, UTAH**

---

**PREPARED FOR:**

**LAND DEVELOPMENT, LLC  
C/O GROWTH AID, LLC  
4376 SOUTH 700 EAST, SUITE 200  
SALT LAKE CITY, UTAH 84107**

**ATTENTION: ADAM NASH**

**PROJECT NO. 1160552**

**AUGUST 23, 2016**

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	Page 1
SCOPE .....	Page 2
SITE CONDITIONS .....	Page 2
FIELD STUDY .....	Page 3
SUBSURFACE CONDITIONS .....	Page 3
SUBSURFACE WATER .....	Page 5
PROPOSED CONSTRUCTION .....	Page 5
RECOMMENDATIONS .....	Page 5
A. Site Grading .....	Page 5
B. Foundations .....	Page 8
C. Concrete Slab-on-Grade .....	Page 10
D. Lateral Earth Pressures .....	Page 11
E. Seismicity and Liquefaction .....	Page 12
F. Subsurface Drains .....	Page 12
G. Water Soluble Sulfates .....	Page 13
H. Pavement .....	Page 14
I. Preconstruction Meeting .....	Page 15
LIMITATIONS .....	Page 16
REFERENCES .....	Page 17
FIGURES	
EXPLORATORY BORING LOCATIONS	FIGURE 1
EXPLORATORY BORING LOGS	FIGURE 2
EXPLORATORY BORING LEGEND AND NOTES	FIGURE 3
CONSOLIDATION TEST RESULTS	FIGURE 4
SUMMARY OF LABORATORY TEST RESULTS	TABLE I

**EXECUTIVE SUMMARY**

1. The subsurface soils encountered at the site consist of approximately 6 to 8 inches of topsoil overlying clay except in Test Pit TP-2 where gravel was encountered below the topsoil. The clay extends to depths of approximately 10, 7, 9, 4 and 7 feet in Test Pits TP-1, TP-3, TP-4, TP-5 and TP-6, respectively. Sand was encountered below the clay in Test Pit TP-1 and is underlain by clay at a depth of approximately 12 feet with clay extending the full depth of the test pit, approximately 15 feet. The gravel extends the full depth of Test Pit TP-2. Gravel was encountered below the clay in Test Pits TP-3, TP-5 and TP-6 and the gravel extends the full depth of Test Pits TP-3 and TP-6. Sand was encountered below the clay at a depth of approximately 9 feet in Test Pit TP-4 and extends the full depth of this test pit, approximately 15 feet. The gravel in Test Pit TP-5 is underlain by approximately 3 feet of clay and gravel was encountered below the clay extending the full depth of the test pit, approximately 14 feet.
2. No subsurface water was encountered in the test pits at the time of our field study.
3. The clay in the upper 10 feet of the site is porous and expected to be moisture sensitive where it will collapse when wetted. The collapsible soil extends to varying depths in the test pits and may extend deeper in areas not investigated. The clay should be removed from below proposed buildings or building support extended below the collapsible soil. A representative of AGEC should observe foundation excavations to determine that the collapsible soil is removed.
4. The proposed residences may be supported on spread footings bearing on the undisturbed natural sand and gravel and may be designed for a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of compacted structural fill or at least 2 feet of the natural gravel may be designed for a net allowable bearing pressure of 2,500 pounds per square foot.
5. The upper soil consists predominantly of clay. The clay can result in construction equipment access difficulties when it is very moist to wet such as in the winter and spring or at times of prolonged rainfall. Placement of 1 to 2 feet of gravel will provide limited support for construction equipment over a very moist to wet clay subgrade.
6. Geotechnical information related to foundations, subgrade preparation, pavement design and materials is included in the report.

## SCOPE

This report presents the results of a geotechnical investigation for the proposed subdivision located at 1 East Nygreen Street in Grantsville, Utah. The report presents the subsurface conditions encountered, laboratory test results and recommendations for foundations and pavement. The study was conducted in general accordance with our proposal dated June 28, 2016.

Field exploration was conducted to obtain information on the subsurface conditions. Samples obtained from the field investigation were tested in the laboratory to determine physical and engineering characteristics of the on-site soil. Information obtained from the field and laboratory was used to define conditions at the site for our engineering analysis and to develop recommendations for the proposed foundations and pavement.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

## SITE CONDITIONS

At the time of our study, the property consisted of an agricultural field. There were no permanent structures or pavement on the site.

The ground surface at the site slopes gently down toward the north.

Vegetation at the site consists of grass and weeds with some trees along a ditch on the south side of the property.

There are similar agricultural fields to the south, east and west of the site and residential houses west of the north end of the property. The north edge of the property is bordered by Nygreen Street, which is two-lane, asphalt-paved road in good condition. There are residential houses and a field north of the road.

## FIELD STUDY

The field study was conducted on July 12, 2016. Six test pits were excavated at the approximate locations indicated on Figure 1 using a rubber-tired backhoe. The test pits were logged and soil samples obtained by an engineer from AGECE. Logs of the subsurface conditions encountered in the test pits are graphically shown on Figure 2 with legend and notes on Figure 3.

The test pits were backfilled without significant compaction. The backfill in the test pits should be removed and replaced with properly compacted fill where the backfill will support proposed buildings, slabs or pavement.

## SUBSURFACE CONDITIONS

The subsurface soils encountered at the site consist of approximately 6 to 8 inches of topsoil overlying clay except in Test Pit TP-2 where gravel was encountered below the topsoil. The clay extends to depths of approximately 10, 7, 9, 4 and 7 feet in Test Pits TP-1, TP-3, TP-4, TP-5 and TP-6, respectively. Sand was encountered below the clay in Test Pit TP-1 and is underlain by clay at a depth of approximately 12 feet with clay extending the full depth of the test pit, approximately 15 feet. The gravel extends the full depth of Test Pit TP-2. Gravel was encountered below the clay in Test Pits TP-3, TP-5 and TP-6 and the gravel extends the full depth of Test Pits TP-3 and TP-6. Sand was encountered below the clay at a depth of approximately 9 feet in Test Pit TP-4 and extends the full depth of this test pit, approximately 15 feet. The gravel in Test Pit TP-5 is underlain by approximately

3 feet of clay and gravel was encountered below the clay extending the full depth of the test pit, approximately 14 feet.

A description of the various soils encountered in the test pits follows:

Topsoil - The topsoil consists of lean clay except in Test Pit TP-2 where it consists of clayey sand and gravel. The topsoil is slightly moist, dark brown and contains roots and organics.

Lean Clay - The clay contains a small to moderate amount of sand. The clay is stiff to very stiff, slightly moist to moist, brown and porous in some areas.

Laboratory tests performed on samples of the clay indicate it has natural moisture contents ranging from 7 to 22 percent and natural dry densities ranging from 79 to 83 pounds per cubic foot (pcf).

Results of consolidation tests performed on samples of the clay indicate it will compress a small to large amount with the addition of light to moderate loads. Results of the consolidation tests indicate that the clay is sensitive to changes in moisture in which it collapses when wetted. The clay at approximately 12½ feet in Test Pit TP-1 was found not to be collapsible. Results of the consolidation tests are presented on Figures 4, 5 and 6.

Silty Sand - The silty sand contains some clay and gravel. It is medium dense, slightly moist and brown.

Silty Gravel with Sand - The gravel is medium dense to dense, slightly moist and brown.

Results of the laboratory tests are summarized on Table I and are included on the logs of the test pits.

## **SUBSURFACE WATER**

No subsurface water was encountered to the maximum depth investigated, approximately 15 feet.

## **PROPOSED CONSTRUCTION**

We understand that the property is planned to be subdivided for single-family residential houses. We anticipate that houses will be one to two-story, wood-frame structures with the potential for basements. We have assumed maximum column loads of 25 kips and maximum wall loads of 2½ kips per lineal foot.

Roads are planned to extend through the proposed subdivision. We have assumed traffic for roads consisting of 1,000 cars and five delivery trucks per day and two garbage trucks per week.

If the proposed construction, building loads or traffic is significantly different from what is described above, we should be notified so that we can reevaluate the recommendations given.

## **RECOMMENDATIONS**

Based on the subsurface conditions encountered, laboratory test results and the proposed construction, the following recommendations are given:

### **A. Site Grading**

We anticipate there will be small amounts of cut and fill for the project. We have assumed the site will not be raised more than 3 feet above the existing ground



surface. If significant site grading fill is to be placed at the site, we should be notified to reevaluate our recommendations.

1. Subgrade Preparation

Prior to placing grading fill or base course, the topsoil, organic material, unsuitable fill and other deleterious materials should be removed. The subgrade should be proof-rolled to identify soft areas. Soft areas should be removed and replaced with compacted granular fill.

The near surface soil consists of clay, which may result in access difficulties when the clay is very moist to wet such as in the winter or spring or after periods of prolonged rainfall or irrigation. Placement of 1 to 2 feet of granular fill may be needed to provide construction equipment access and to facilitate construction of the pavement when the subgrade consists of very moist to wet clay. When the upper soil consists of very moist to wet clay, the subgrade should not be proof-rolled but cut to undisturbed natural soil below the topsoil and a sufficient thickness of granular fill placed to support construction traffic.

2. Excavation

We anticipate that excavation at the site can be accomplished with conventional excavation equipment. A flat cutting edge should be used when excavating for foundations to reduce disturbance of the bearing soil.

### 3. Materials

Listed below are materials recommended for imported structural fill.

Fill to Support	Recommendation
Footings	Non-expansive granular soil Passing the No. 200 Sieve < 35% Liquid Limit < 30% Maximum size 4 inches
Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing the No. 200 Sieve < 5% Maximum size 2 inches
Slab Support	Non-expansive granular soil Passing the No. 200 Sieve < 50% Liquid Limit < 30% Maximum size 6 inches

The clay is not recommended for use as structural fill in proposed building areas. The clay may be used as site grading fill and as utility trench backfill outside of proposed building areas if the topsoil, organics and other deleterious materials are removed or it may be used as fill in landscape areas.

The use of the on-site soil as fill may require moisture conditioning (wetting or drying) to facilitate compaction. Drying of the soil may not be practical during cold or wet times of the year.

### 4. Compaction

Compaction of fill placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D1557.

Fill to Support	Compaction
Foundations	≥ 95%
Concrete Flatwork and Pavement	≥ 90%
Landscaping	≥ 85%
Retaining Wall Backfill	85 to 90%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

The base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557.

Fill and pavement materials placed for the project should be frequently tested for compaction.

#### 5. Drainage

The ground surface surrounding the proposed buildings should be sloped away from the buildings in all directions. Roof down spouts and drains should discharge beyond the limits of backfill.

The collection and diversion of drainage away from the pavement surface is important to the satisfactory performance of the pavement section. Proper drainage should be provided.

### B. Foundations

#### 1. Bearing Material

With the proposed construction and the subsurface conditions encountered, the residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the

undisturbed natural soil. Moisture-sensitive soil, which is the clay above approximately 10 feet, should be removed from below the proposed buildings or foundation support extended below the moisture-sensitive soil. The thickness of collapsible soil will vary at the site and may extend deeper than what was found in the test pits. Structural fill placed below footings should extend out away from the footings at least a distance equal to the depth of fill beneath footings.

Topsoil, unsuitable fill and other deleterious material should be removed from below proposed foundation areas.

2. Bearing Pressure

Spread footings bearing on the undisturbed natural soil or on compacted structural fill may be designed using an allowable net bearing pressure of 1,500 psf. Footings bearing on at least 2 feet of compacted structural fill or on at least 2 feet of the undisturbed natural gravel may be designed using an allowable net bearing pressure of 2,500 psf. Footings should have a width of at least 18 inches and a depth of embedment of at least 10 inches.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Settlement

We estimate that total and differential settlement will be less than 1 inch and  $\frac{3}{4}$  inch, respectively, for footings bearing on the natural soil. We estimate that total and differential settlement will be less than  $\frac{1}{2}$  inch for footings bearing on at least 2 feet of compacted structural fill or on at least 2 feet of the natural gravel.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 30 inches below grade for frost protection.

6. Foundation Base

The base of footing excavations should be cleared of loose or deleterious material prior to structural fill or concrete placement.

7. Construction Observation

A representative of AGECE should observe the base of footing excavations prior to structural fill or concrete placement.

---

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil. Moisture-sensitive soil should be removed from below the proposed building areas or structural floors supported on foundations extending below the moisture-sensitive soil may be used.

Topsoil, unsuitable fill, organics and other deleterious materials should be removed from below proposed floor slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free-draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

## D. Lateral Earth Pressures

### 1. Lateral Resistance for Footings

Lateral resistance for spread footings placed on the natural soil or on compacted structural fill is controlled by sliding resistance between the footing and the foundation soils. A friction value of 0.35 may be used in design for ultimate lateral resistance for footings.

### 2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Soil Type	Active	At-Rest	Passive
Clay and Silt	50 pcf	65 pcf	250 pcf
Sand and Gravel	40 pcf	55 pcf	300 pcf

### 3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition and 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a peak ground acceleration of 0.28g for a 2 percent probability of exceedance in a 50-year period (IBC 2015).

### 4. Safety Factors

The values recommended above for active and passive pressures assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

### E. Seismicity and Liquefaction

The site is located in an area mapped as having a "very low" liquefaction susceptibility (Black, 1995). Based on the subsurface conditions encountered to the depth investigated and our understanding of geologic conditions in the area, liquefaction is not considered a hazard at this site.

Listed below is a summary of the site parameters for the 2015 International Building Code.

a.	Site Class	D
b.	Short Period Spectral Response Acceleration, $S_s$	0.71g
c.	One Second Period Spectral Response Acceleration, $S_1$	0.24g

There are no mapped active faults extending through the property. The closest mapped active fault is the Oquirrh fault located approximately 10 miles to the east of the site (Black and Others, 2003). The Stansbury fault is mapped to about 10½ miles west of the site.

### F. Subsurface Drains

If the lowest floor level of a residence extends below the natural ground surface, the subgrade floor portion of the residence should be protected with a perimeter drain system. The perimeter drain system should consist of at least the following items:

1. The underdrain system should consist of a perforated pipe installed in a free-draining gravel filled trench around the perimeter of the below grade floor portion of the building.

2. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
3. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1 horizontal to 1 vertical away from the edge of the footing to avoid disturbing the soil below the footing.
4. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine-grained material filling in the void spaces of the gravel.
5. The subgrade floor slab should have at least 6 inches of free-draining gravel placed below it and the underslab gravel should connect to the perimeter drain.
6. Consideration should be given to installing cleanouts to allow access into the perimeter drain, should cleaning of the pipe be required in the future.

**G. Water Soluble Sulfates**

One sample of the natural soil was tested for water soluble sulfate. Results of the test indicate that there is less than 0.1 percent water soluble sulfate in the sample tested. Based on the results of the test and published literature, no special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.



## H. Pavement

Based on the subsoil conditions encountered, laboratory test results and the assumed traffic, the following pavement support recommendations are given:

### 1. Subgrade Support

The near surface soil consists of lean clay. A California Bearing Ratio (CBR) of 3 percent was used in the analysis which assumes a clay subgrade.

### 2. Pavement Thickness

Based on the subsoil conditions, assumed traffic, a design life of 20 years for flexible pavement and 30 years for rigid pavement and methods presented by the Utah Department of Transportation, a flexible pavement section consisting of 3 inches of asphaltic concrete overlying 9 inches of high-quality base course is calculated. Alternatively, a rigid pavement section consisting of 5 inches of Portland cement concrete placed on a prepared subgrade may be used.

Granular borrow may be needed to construct the pavement when the subgrade consists of very moist to wet clay as discussed in the Subgrade Preparation section of the report. Where at least 6 inches of granular borrow is provided below the pavement or the subgrade consists of at least 6 inches of gravel.

### 3. Pavement Materials and Construction

#### a. Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet the material specifications for the applicable jurisdiction. The use of other materials may result in the need for different pavement material thicknesses.

b. Rigid Pavement (Portland Cement Concrete)

The pavement thickness indicated assumes that the pavement will have aggregate interlock joints and that a concrete shoulder or curb will be provided.

The pavement materials should meet the material specifications for the applicable jurisdiction. The pavement thickness indicated above assumes that the concrete will have a 28-day compressive strength of 4,000 pounds per square inch. Concrete should be air-entrained with approximately 6 percent air. Maximum allowable slump will depend on the method of placement but should not exceed 4 inches.

---

4. Jointing

Joints for concrete pavement should be laid out in a square or rectangular pattern. Joint spacings should not exceed 30 times the thickness of the slab. The joint spacings indicated should accommodate the contraction of the concrete and under these conditions steel reinforcing will not be required. The depth of joints should be approximately one-fourth of the slab thickness.

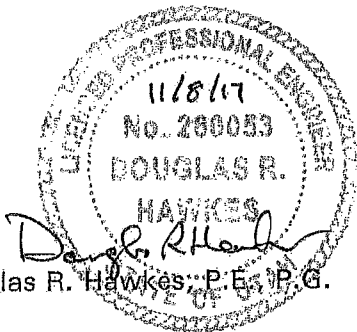
I. **Preconstruction Meeting**

A preconstruction meeting should be held with representatives of the owner, project architect, geotechnical engineer, general contractor, earthwork contractor and other members of the design team to review construction plans, specifications, methods and schedule.

**LIMITATIONS**

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated at the approximate locations indicated on Figure 1 and the data obtained from laboratory testing. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described in the report, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



11/8/17  
No. 290033  
DOUGLAS R.  
HAWKES  
Douglas R. Hawkes, P.E., P.G.

Reviewed by Jay R. McQuivey, P.E.

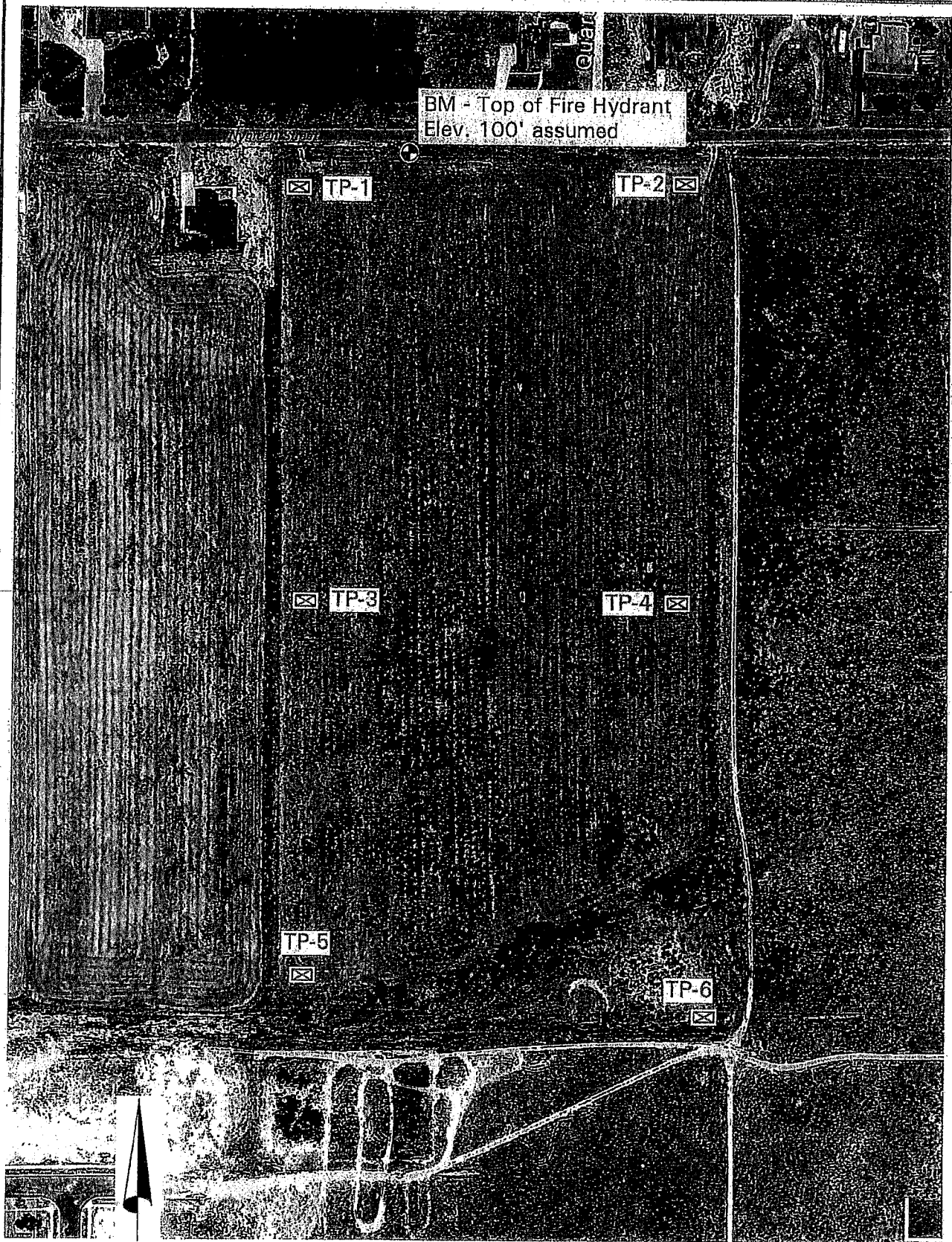
DRH/rs

**REFERENCES**

Black, Bill D. 1995; Liquefaction Susceptibility, Grantsville quadrangle, Tooele County, Utah; Utah Geological Survey Open-file Report 318 Plate 5H.

Black, B.D., Hecker, S., Hylland, M.D., Christenson, G.E., and McDonald, G.N., 2003; Quaternary fault and fold database and map of Utah; Utah Geological Survey Map 193DM.

International Building Code, 2015; International Code Council, Inc., Falls Church, Virginia.



PROPOSED SUBDIVISION  
1 EAST NYGREEN STREET  
GRANTSVILLE, UTAH

1160552

**AGEC**

Test Pit Locations

Figure 1

LEGEND:



Topsoil: lean clay to clayey gravel with sand, slightly moist, dark brown, roots, organics.



Lean Clay (CL): small to moderate amount of sand, stiff to very stiff, slightly moist to most, brown, porous.



Silty Sand (SM): some clay and gravel, medium dense, slightly moist, brown.



Silty Gravel with Sand (GM): cobbles up to approximately 8 inches in size, medium dense to dense, slightly moist, brown.



Indicates relatively undisturbed hand drive sample taken.



Indicates disturbed sample taken.

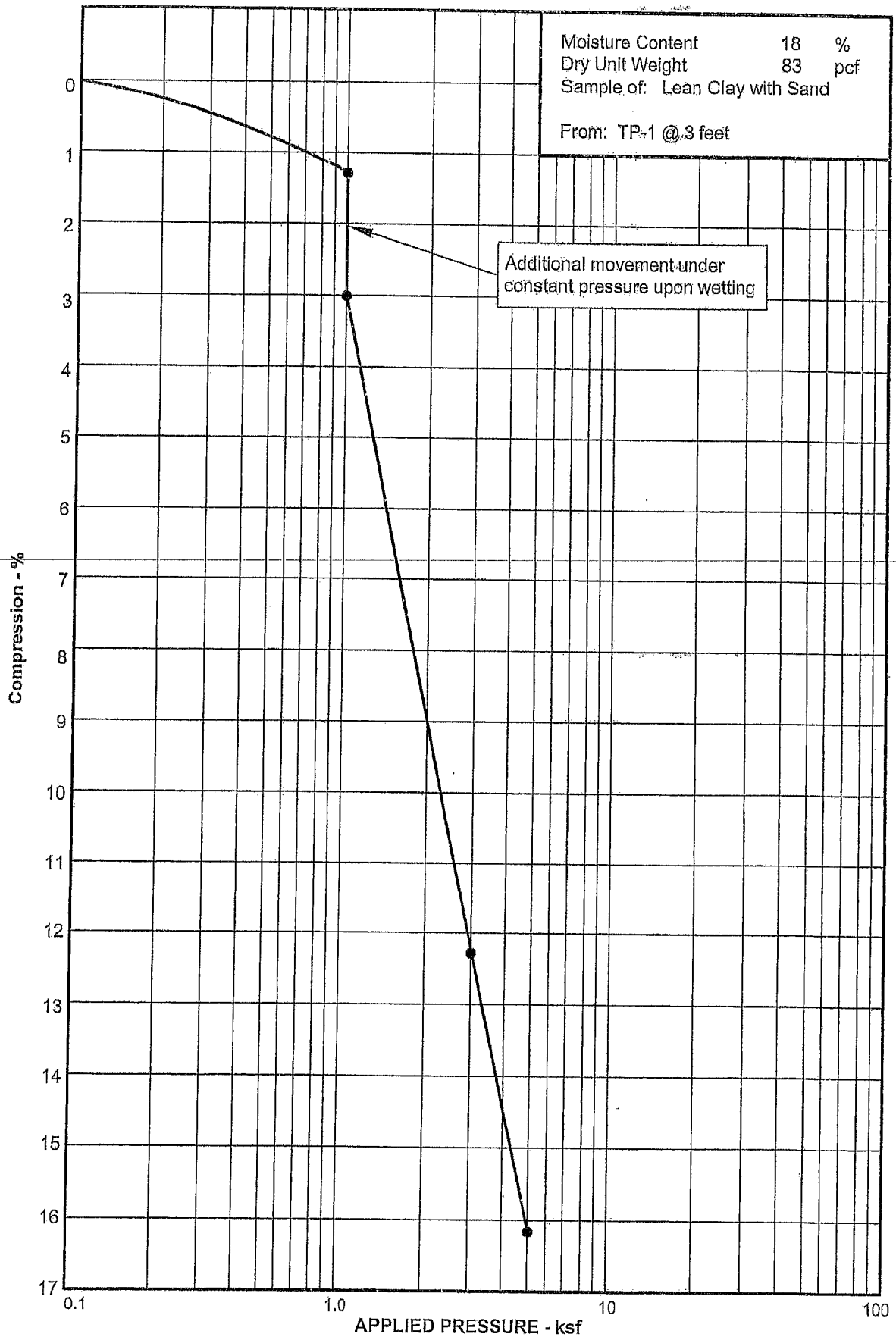


Indicates relatively undisturbed block sample taken.

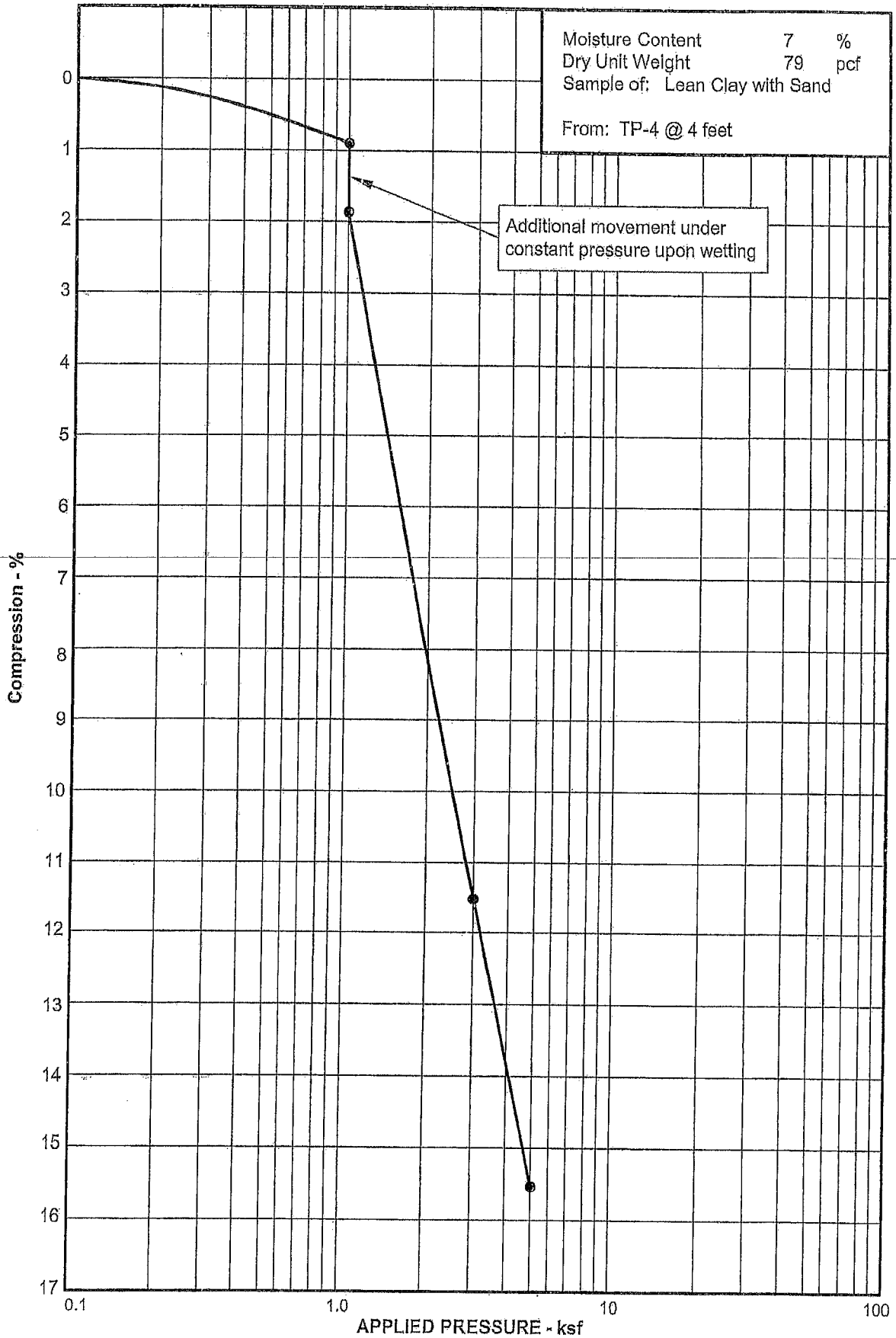
NOTES:

1. The test pits were excavated on July 12, 2016 with a rubber-tired backhoe.
2. Locations of the test pits were measured approximately by pacing from features shown on the site plan provided.
3. Elevations of the test pits were measured by automatic level and refer to the bench mark shown on Figure 1.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the logs represent the approximate boundaries between material types and the transitions may be gradual.
6. No free water was encountered in the test pits at the time of excavation.
7. WC = Water Content (%);  
DD = Dry Density (pcf);  
WSS = Water Soluble Sulfates (%).

# Applied Geotechnical Engineering Consultants, Inc.

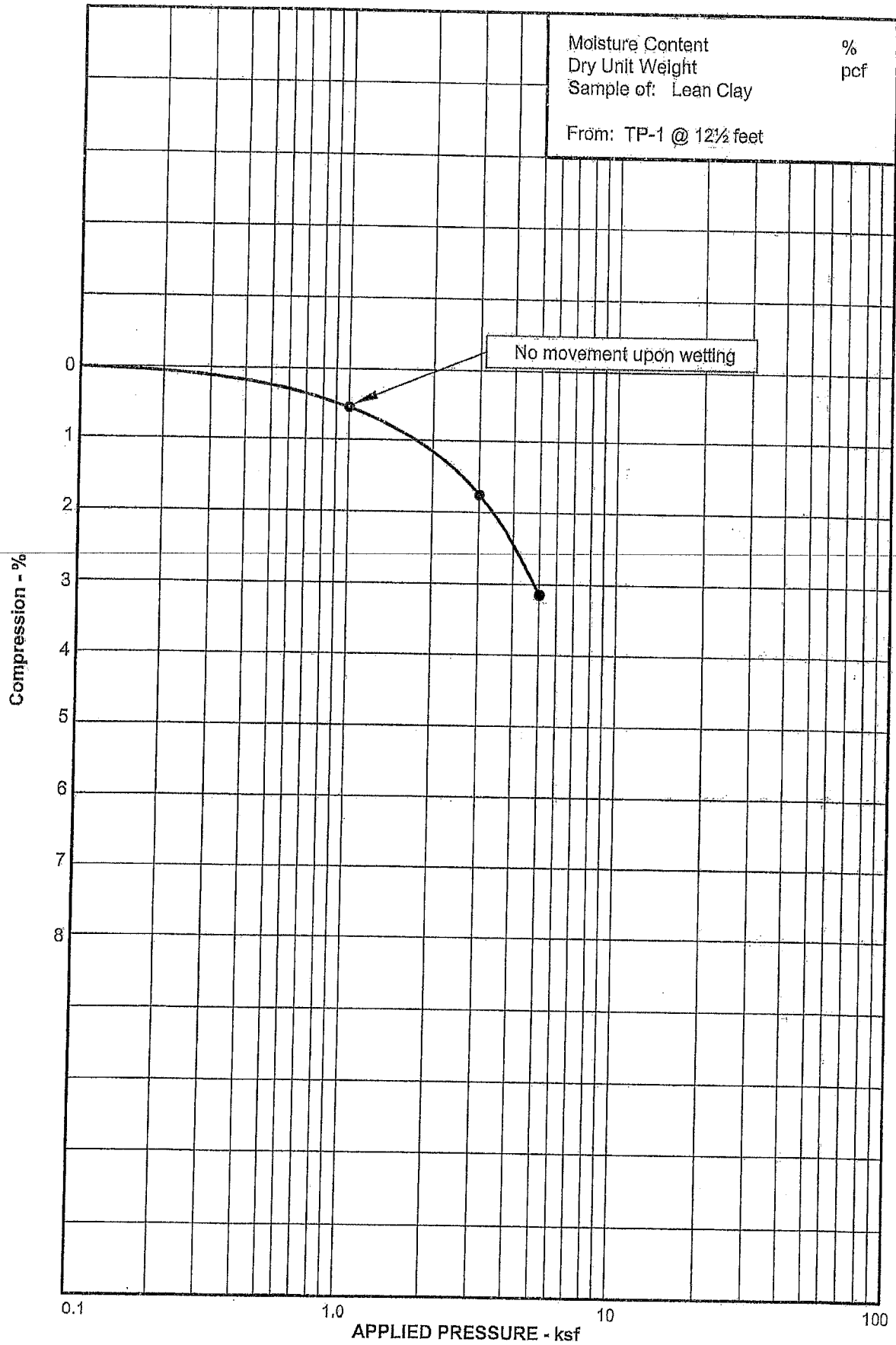


# Applied Geotechnical Engineering Consultants, Inc.





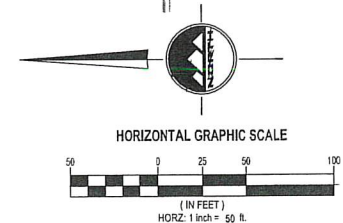
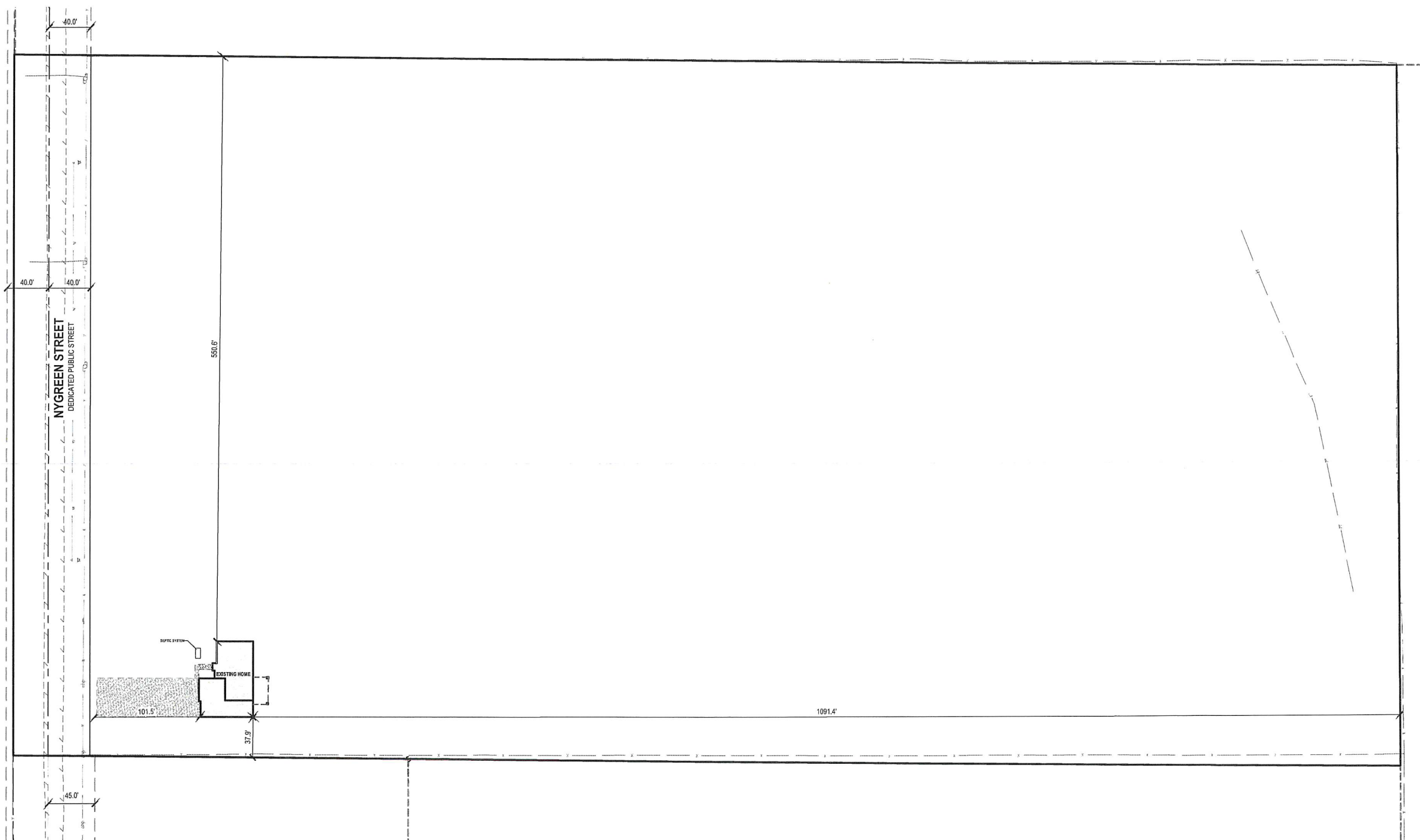
# Applied Geotechnical Engineering Consultants, Inc.





**LEGEND**

	EXISTING WATER METER		ADJACENT RIGHT OF WAY
	EXISTING WATER VALVE		EXISTING FENCE
	EXISTING FIRE HYDRANT		EXISTING EDGE OF ASPHALT
	EXISTING UTILITY POLE		EXISTING CULINARY WATER LINE
	BOUNDARY LINE		EXISTING IRRIGATION LINE
	CENTER LINE		EXISTING CONCRETE
	ADJACENT PROPERTY LINE		EXISTING BUILDING



**EN SIGN**  
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
TRENT TOLMAN  
3754 SOUTH ALTAMIRA DR.  
WEST VALLEY CITY, UTAH 84118

CONTACT:  
CLIENT CONTACT  
PHONE: 801-420-0606

**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION**  
424 EAST NYGREEN STREET  
GRANTSVILLE, UTAH

*For Review*  
08/26/2021 5:46:00 PM

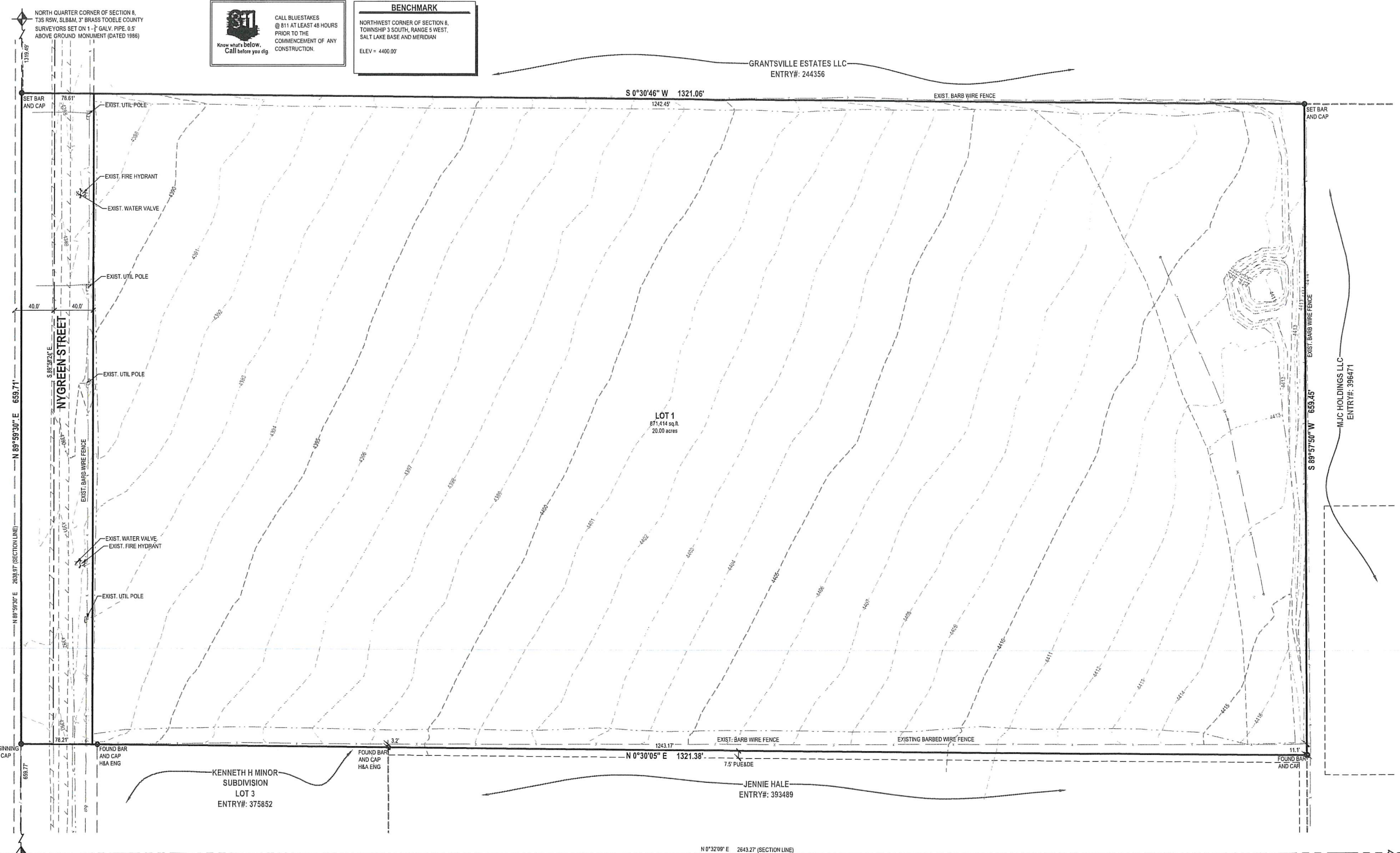
**SITE PLAN**

PROJECT NUMBER 9997	PRINT DATE 8/26/21
DRAWN BY J.CID	CHECKED BY
PROJECT MANAGER D.KINSMAN	

**C-100**

**311**  
Know what's below.  
Call before you dig.

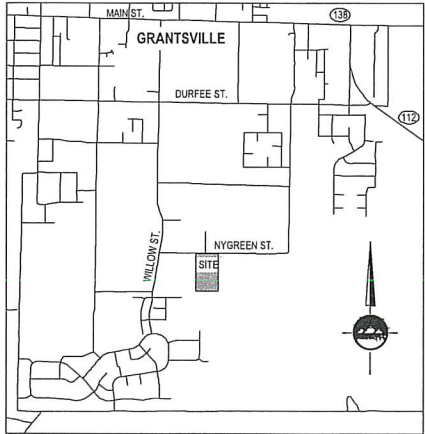
**BENCHMARK**  
NORTHWEST CORNER OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4400.00'



WITNESS CORNER TO THE  
WEST QUARTER CORNER OF  
SECTION 5, T3S R5W, SLB&M,  
3" TOOELE COUNTY  
SURVEYORS MONUMENT  
BRASS DISC, WITH RING AND  
LID (NO DATE)

NORTHWEST CORNER OF  
SECTION 8, T3S R5W, SLB&M,  
3" TOOELE COUNTY  
SURVEYORS MONUMENT BAR  
AND PIPE FLUSH (DATED  
8-22-2007)  
BENCH MARK ELEV. = 4400.00'

WEST QUARTER CORNER OF  
SECTION 8, T3S R5W, SLB&M,  
3" TOOELE COUNTY  
SURVEYORS MONUMENT  
BRASS DISC (DATED  
8-20-2015 LS# 4938720)



VICINITY MAP  
NOT TO SCALE

**SURVEYORS NARRATIVE**

I Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundaries, monument the corners, and provide boundary information to our client, for subdivision planning. The East boundary line was derived from found bar and caps as well as Kenneth H Minor Subdivision recorded in the Tooele County Recorder's Office under entry number 375652. The North boundary line was established by the Northwest corner and the North quarter corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian. The South boundary line follows the same bearing as said Kenneth H Minor Subdivision. The West boundary follows the ancient fence line.

The basis of bearing for this survey is the measured line between the found monument at the Northwest Corner of Section 8, and the found Witness Corner monument to the West Quarter Corner of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian, which bears North 0°01'30" East 2320.49 feet.

**BOUNDARY DESCRIPTION**

A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the section line, point being North 89°59'30" East 659.71 feet along the Section line, from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:  
thence North 89°59'30" East 659.71 feet along said section line;  
thence South 00°50'46" West 1,321.06 feet;  
thence South 89°57'50" West 659.45 feet;  
thence North 00°30'05" East 1,321.38 feet to the Point of Beginning.

Contains 871,414 square feet or 20.00 acres.

August 12, 2021  
Date  
Douglas J. Kinsman  
License no. 334575

**LEGEND**

◆ SECTION CORNER	— ADJACENT RIGHT OF WAY
⊕ MONUMENT	— RIGHT OF WAY
⊕ EXIST REBAR AND CAP	— CENTERLINE
⊕ SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."	— PROPERTY LINE
○ WATER METER	— ADJACENT PROPERTY LINE
○ WATER MANHOLE	— FENCE
○ WATER VALVE	— EDGE OF ASPHALT
○ FIRE HYDRANT	— OVERHEAD POWER LINE
○ ELECTRICAL BOX	— G GAS LINE
○ UTILITY POLE	— EXISTING CONTOURS
○ TELEPHONE BOX	— CONCRETE
○ GAS METER	— BUILDING

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

**HORIZONTAL GRAPHIC SCALE**  
50 0 25 50 100  
(IN FEET)  
HORIZ. 1 inch = 50 ft.

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE, TOOELE COUNTY, UTAH



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

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
TRENT TOLMAN  
5754 SOUTH ALTAMIRA DR.  
WEST VALLEY CITY, UT 84118

CONTACT:  
TRENT TOLMAN  
PHONE: 801-420-0606

**TOLMAN MINOR SUBDIVISION**

**NYGREEN**

**GRANTSVILLE, UTAH**



**BOUNDARY TOPOGRAPHIC SURVEY**

PROJECT NUMBER: 9997  
PRINT DATE: 8/12/21

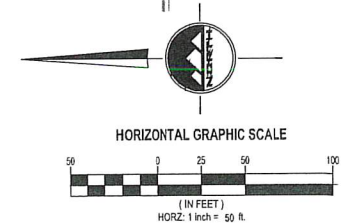
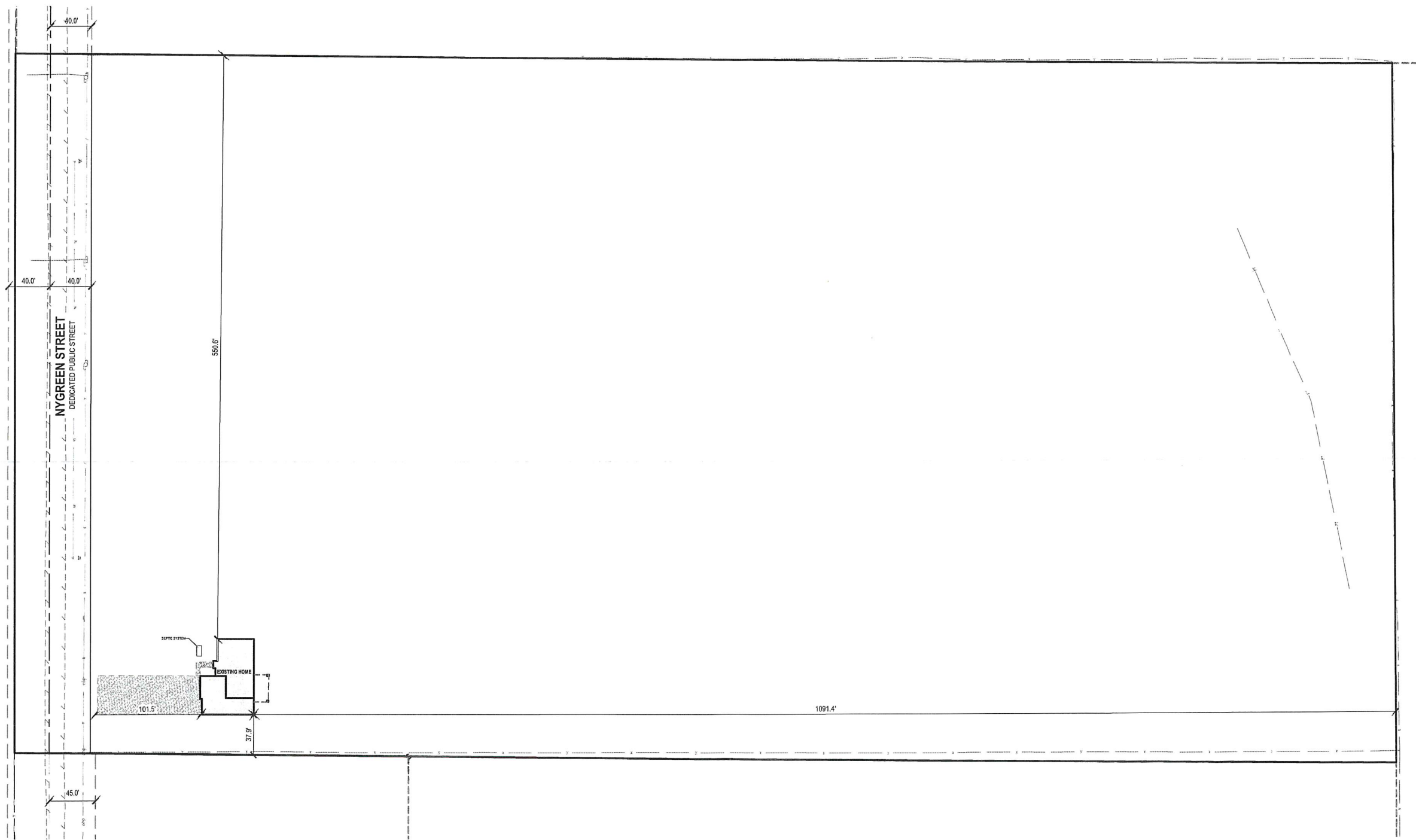
DRAWN BY: C. CARPENTER  
CHECKED BY: D. KINSMAN

PROJECT MANAGER: D. KINSMAN

**1 OF 1**

LEGEND

—○—	EXISTING WATER METER	---	ADJACENT RIGHT OF WAY
—○—	EXISTING WATER VALVE	---	EXISTING FENCE
—○—	EXISTING FIRE HYDRANT	---	EXISTING EDGE OF ASPHALT
—○—	EXISTING UTILITY POLE	---	EXISTING CULINARY WATER LINE
---	BOUNDARY LINE	---	EXISTING IRRIGATION LINE
---	CENTER LINE	▨	EXISTING CONCRETE
---	ADJACENT PROPERTY LINE	▭	EXISTING BUILDING



**ENSIGN**  
THE STANDARD IN ENGINEERING

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

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
TRENT TOLMAN  
5754 SOUTH ALAMIRA DR.  
WEST VALLEY CITY, UTAH 84118

CONTACT:  
CLIENT CONTACT  
PHONE: 801-420-0606

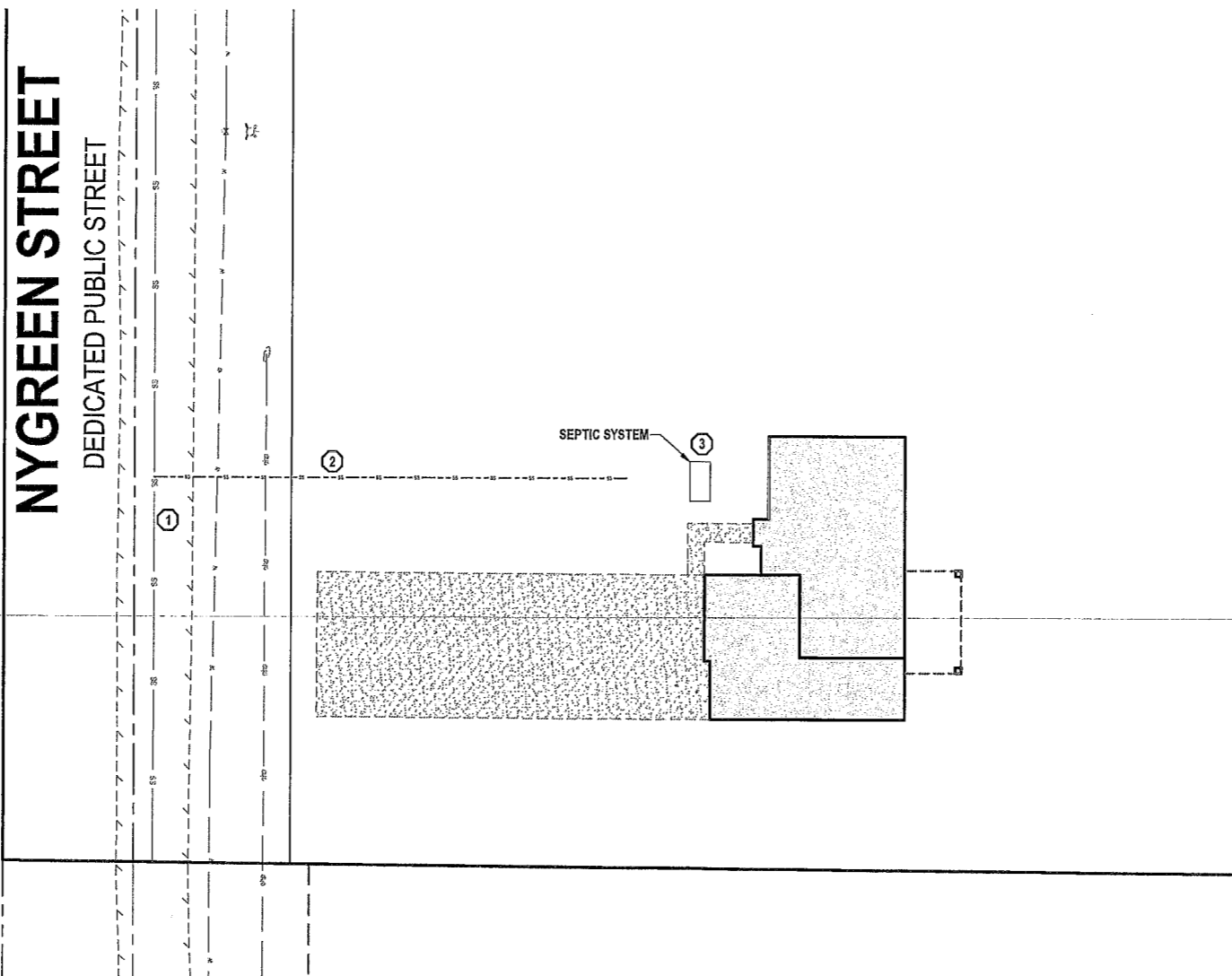
**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION  
424 EAST NYGREEN STREET  
GRANTSVILLE, UTAH**

**For Review**  
08/26/2021 5:46:00 PM

**SITE PLAN**

PROJECT NUMBER: 9997  
PRINT DATE: 8/26/21  
DRAWN BY: J.CID  
CHECKED BY:  
PROJECT MANAGER: D.KINSMAN

**C-100**



**SCOPE OF WORK:**

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

- 1 FUTURE SEWER SYSTEM
- 2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE PER APWA PLAN NO. 431, 15' FROM THE BACKSIDE OF SIDEWALK, TYPICAL.
- 3 CONTRACTOR TO CONNECT TO EXISTING LATERAL AND PROPERLY REMOVE AND DISPOSE OF SEPTIC SYSTEM.

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. WATER AND SEWER SERVICE LINE TO BE EXTENDED 15' FROM THE BACKSIDE OF SIDEWALK.
12. WATER SERVICE LINES TO BE LOOPED UNDER THE STORM AND SECONDARY LINES.



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

**SALT LAKE CITY**  
Phone: 801.265.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2963

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

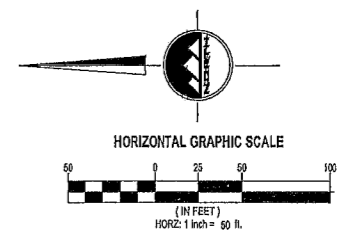
FOR:  
TRENT TOLMAN  
5754 SOUTH ALTAMIRA DR.  
WEST VALLEY CITY, UTAH 84118  
CONTACT:  
CLIENT CONTACT  
PHONE: 801-420-0006

**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION  
424 EAST NYGREEN STREET  
GRANTSVILLE, UTAH**

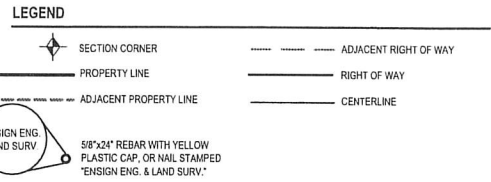
**UTILITY PLAN**

PROJECT NUMBER: 9997  
PRINT DATE: 8/26/21  
DRAWN BY: J.CID  
CHECKED BY:  
PROJECT MANAGER: D.KINSMAN

**C-200**



**611**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Call before you dig.



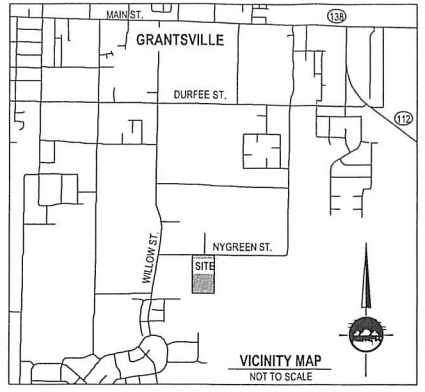
**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION**

FINAL PLAT  
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE, TOOELE COUNTY, UTAH

**BOUNDARY STATE PLANE COORDINATES**

POINT #	NORTHING	EASTING
1	N 7,380,800.11	E 1,378,598.76
2	N 7,380,726.52	E 1,378,598.11
3	N 7,379,478.40	E 1,378,586.98
4	N 7,379,478.97	E 1,377,927.68
5	N 7,380,726.80	E 1,377,938.56
6	N 7,380,799.99	E 1,377,939.20
7	N 7,383,119.84	E 1,377,280.75
8	N 7,380,799.88	E 1,377,279.58

SCALE FACTOR: 0.999771599964



**SURVEYOR'S CERTIFICATE**

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Countryside Ranches Minor Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**

A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:  
The East half of the Northwest quarter of the Northwest quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian. Said parcel described more completely as follows:  
Beginning at a point on the section line, point being North 89°59'30" East 659.71 feet along the Section line, from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:  
thence North 89°59'30" East 659.71 feet along said section line;  
thence South 00°30'46" West 1,321.06 feet;  
thence South 89°57'50" West 659.45 feet;  
thence North 00°30'05" East 1,321.38 feet to the Point of Beginning.  
Contains 871,414 square feet or 20.00 acres.



AUGUST 12, 2021  
Date  
Douglas J. Kinsman  
License no. 334575

**OWNER'S DEDICATION AND CONSENT TO RECORD**

Know all men by these presents that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to be divided into lots together with easements as set forth hereafter to be known as:

**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION**

The undersigned owners hereby dedicate to Grantsville City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owners also hereby convey to any and all public and private utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I/we have hereunto set my/our hand this \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_  
By: Trenton Weller Tolman JT      By: Justine Lynn Tolman JT

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF UTAH      JS.S.  
County of Tooele  
On the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_  
personally appeared before me, the undersigned Notary public, in and for said County of \_\_\_\_\_ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

**INDIVIDUAL ACKNOWLEDGMENT**

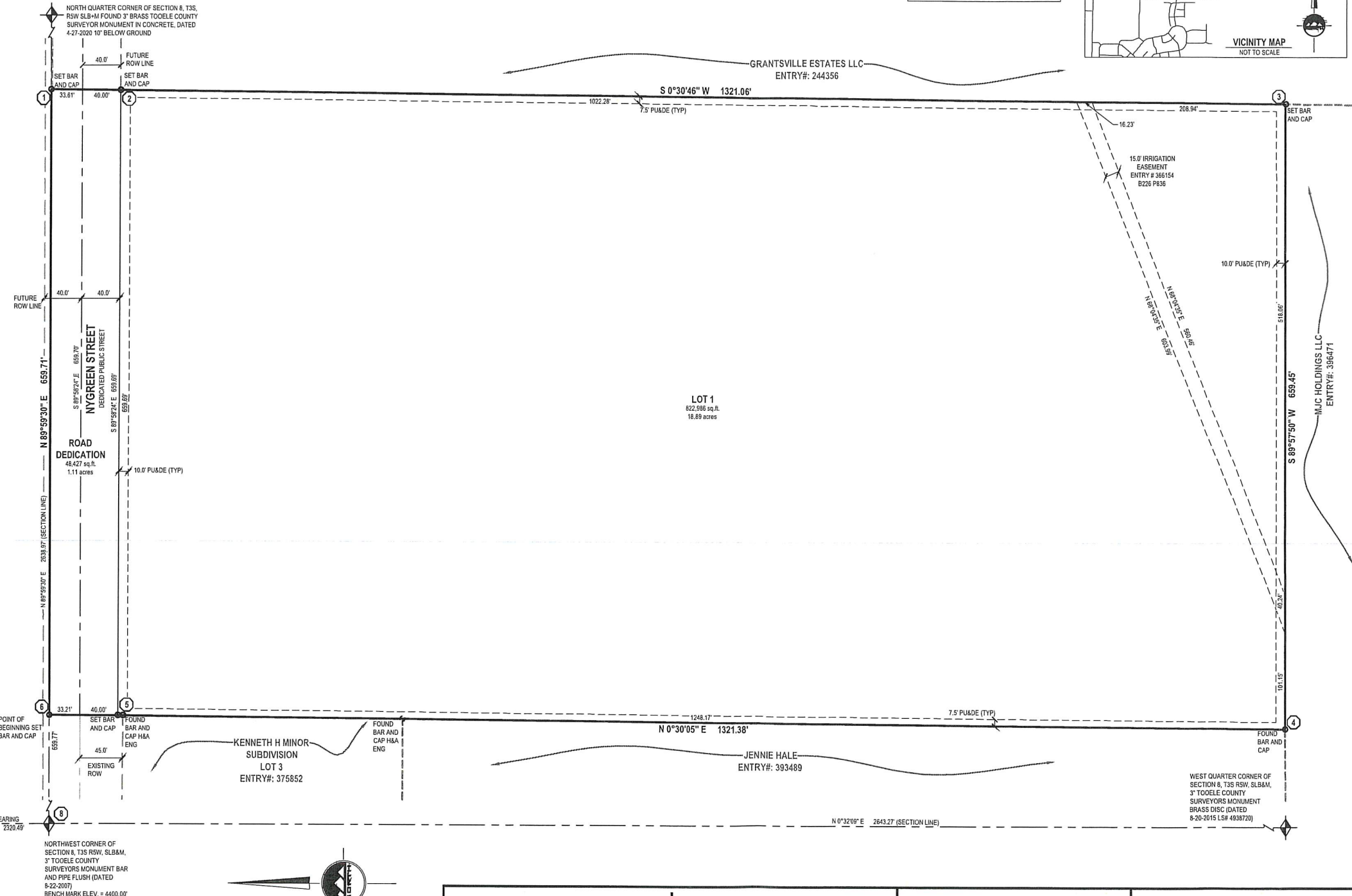
STATE OF UTAH      JS.S.  
County of Tooele  
On the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_  
personally appeared before me, the undersigned Notary public, in and for said County of \_\_\_\_\_ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH      JS.S.  
County of Tooele  
On the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_  
personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ of \_\_\_\_\_ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

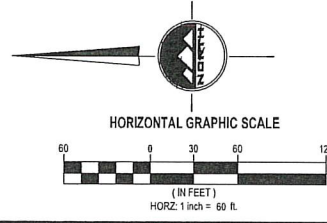
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH      JS.S.  
County of Tooele  
On the \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_  
personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the \_\_\_\_\_ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.



WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 5, T3S R5W, SLB&M, 3" TOOELE COUNTY SURVEYORS MONUMENT BRASS DISC, WITH RING AND LID (NO DATE)

NORTHWEST CORNER OF SECTION 8, T3S R5W, SLB&M, 3" TOOELE COUNTY SURVEYORS MONUMENT BAR AND PIPE FLUSH (DATED 8-22-2007) BENCH MARK ELEV. = 4400.00'



**NOTE:**  
WHEN THE PROPERTY IS SUBDIVIDED THE FOLLOWING IMPROVEMENTS ARE REQUIRED:  
1) BUILD FRONTAGE IMPROVEMENTS ALONG NYGREEN STREET  
2) CONNECT TO SEWER SYSTEM  
3) INSTALL UTILITIES ACROSS THE FRONTAGE OF THE PROPERTY

<p><b>CITY PLANNER APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY PLANNER</p> <p>GRANTSVILLE CITY PLANNER</p>	<p><b>TOOELE COUNTY TREASURER</b></p> <p>I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWNING HAVE BEEN PAID IN FULL THIS ___ DAY OF _____, 20__ FOR PARCEL NO. _____</p> <p>TOOELE COUNTY TREASURER</p>	<p><b>CITY MAYOR APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY MAYOR</p> <p>GRANTSVILLE CITY MAYOR      ATTEST: GRANTSVILLE CITY RECORDER</p>	<p><b>CITY ATTORNEY'S APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY ATTORNEY</p> <p>GRANTSVILLE CITY ATTORNEY</p>				
<p><b>CITY FIRE DEPARTMENT APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY FIRE DEPT.</p> <p>GRANTSVILLE CITY FIRE CHIEF</p>	<p><b>GRANTSVILLE CITY PUBLIC WORKS APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY PUBLIC WORKS</p> <p>GRANTSVILLE CITY PUBLIC WORKS DIRECTOR</p>	<p><b>PLANNING COMMISSION APPROVAL</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE GRANTSVILLE CITY PLANNING COMMISSION</p> <p>CHAIR, GRANTSVILLE CITY PLANNING COMMISSION</p>	<p><b>COUNTY SURVEY DEPARTMENT</b></p> <p>APPROVED THIS ___ DAY OF _____, 20__ BY THE TOOELE COUNTY SURVEY DEPARTMENT.</p> <p>RECORD OF SURVEY FILE #2821-0083</p> <p>TOOELE COUNTY SURVEY DEPT. DIRECTOR</p>	<p><b>ENGINEER'S CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>GRANTSVILLE CITY ENGINEER      DATE</p>	<p><b>DEVELOPER</b> TRENT TOLMAN 5754 SOUTH ALTAMIRA DR. WEST VALLEY, UTAH 84118 TRENT TOLMAN 801-420-0606</p>	<p><b>SHEET 1 OF 1</b></p> <p>PROJECT NUMBER: 9997 MANAGER: D. KINSMAN DRAWN BY: C. CARPENTER CHECKED BY: D. KINSMAN DATE: 8/26/21</p>	<p><b>TOOELE COUNTY RECORDER</b></p> <p>RECORDED # _____ STATE OF UTAH, COUNTY OF TOOELE RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ FEES _____ TOOELE COUNTY RECORDER</p>

**ENSGN**  
169 North Main Street Unit 1  
Tooele, Utah 84071  
Phone: 435.843.3590  
Fax: 435.578.0108  
WWW.ENSGNENG.COM

**SALT LAKE CITY**  
Phone: 435.255.0528  
**LAYTON**  
Phone: 801.547.1100  
**CEDAR CITY**  
Phone: 435.965.1433  
**RICHFIELD**  
Phone: 435.935.0393

**COUNTRYSIDE RANCHES  
MINOR SUBDIVISION**

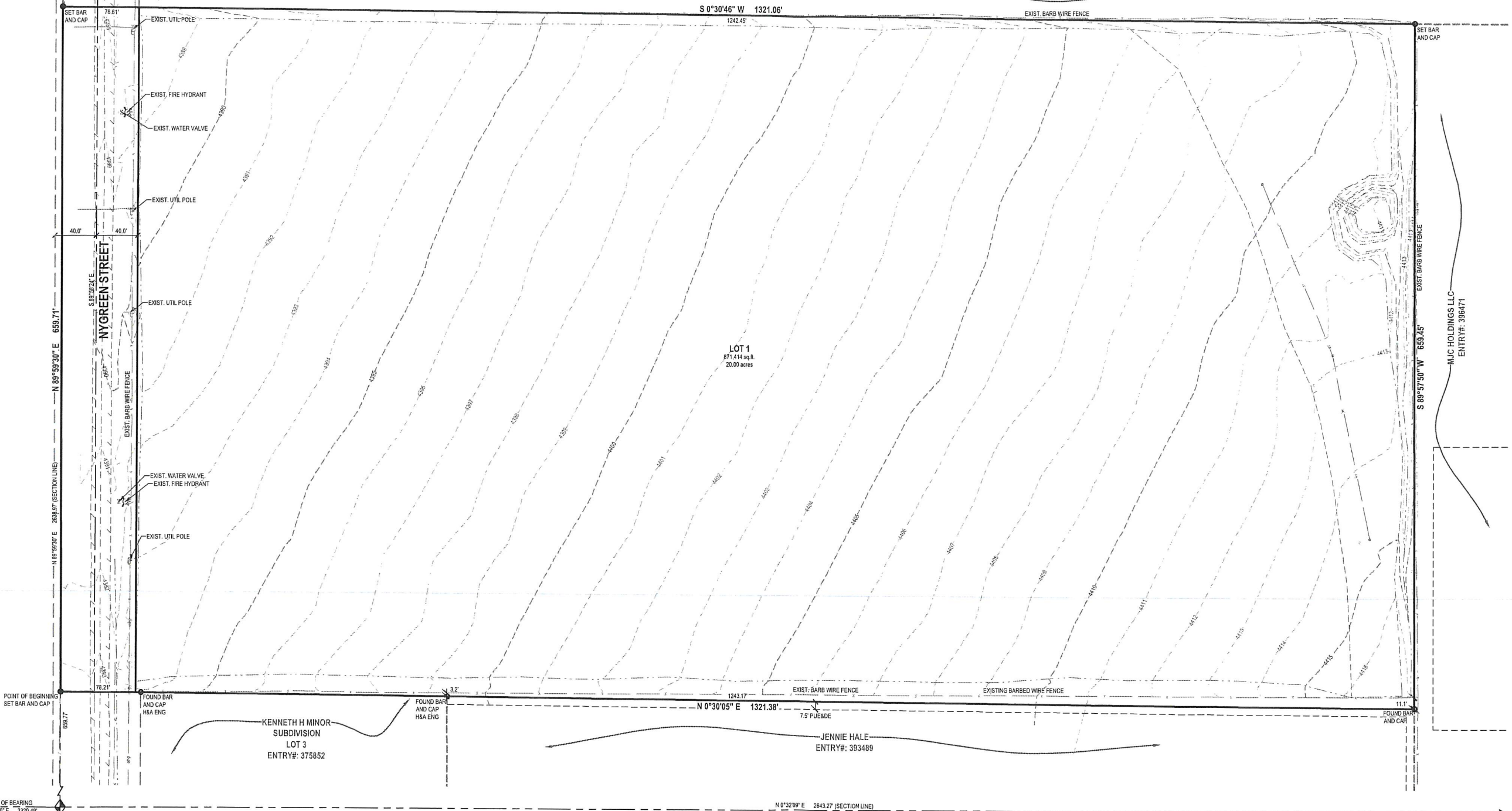
FINAL PLAT  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN,  
GRANTSVILLE, TOOELE COUNTY, UTAH

NORTH QUARTER CORNER OF SECTION 8, T3S R5W, SLB&M, 3" BRASS TOOLEE COUNTY SURVEYORS SET ON 1" GALV. PIPE, 0.5' ABOVE GROUND MONUMENT (DATED 1986)

**311**  
Know what's below.  
Call before you dig.

**BENCHMARK**  
NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN  
ELEV = 4400.00'

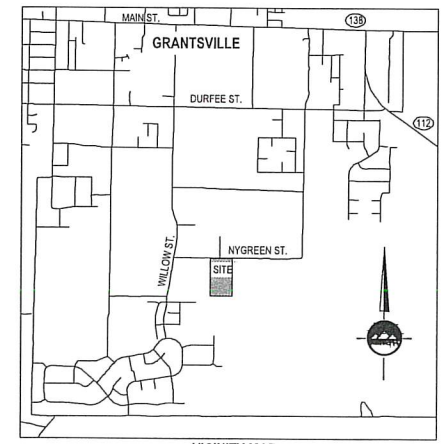
GRANTSVILLE ESTATES LLC  
ENTRY#: 244356



WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 5, T3S R5W, SLB&M, 3" TOOLEE COUNTY SURVEYORS MONUMENT BRASS DISC, WITH RING AND LID (NO DATE)

NORTHWEST CORNER OF SECTION 5, T3S R5W, SLB&M, 3" TOOLEE COUNTY SURVEYORS MONUMENT BAR AND PIPE FLUSH (DATED 8-22-2007) BENCH MARK ELEV. = 4400.00'

WEST QUARTER CORNER OF SECTION 8, T3S R5W, SLB&M, 3" TOOLEE COUNTY SURVEYORS MONUMENT BRASS DISC (DATED 8-28-2015 L&R 4938720)



**SURVEYORS NARRATIVE**  
I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundaries, monument the corners, and provide boundary information to our client, for subdivision planning. The East boundary line was derived from found bar and caps as well as Kenneth H Minor Subdivision recorded in the Tooele County Recorder's Office under entry number 375852. The North boundary line was established by the Northwest corner and the North quarter corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian. The South boundary line follows the same bearing as said Kenneth H Minor Subdivision. The West boundary follows the ancient fence line.  
The basis of bearing for this survey is the measured line between the found monument at the Northwest Corner of Section 8, and the found Witness Corner monument to the West Quarter Corner of Section 5, Township 3 South, Range 5 West, Salt Lake Base and Meridian, which bears North 0°01'50" East 2320.48 feet.

**BOUNDARY DESCRIPTION**  
A parcel of land, situate in the Northwest Quarter of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:  
Beginning at a point on the section line, point being North 89°59'30" East 659.77 feet along the Section line, from the Northwest Corner of Section 8, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and running:  
thence North 89°59'30" East 659.77 feet along said section line;  
thence South 00°30'46" West 1321.06 feet;  
thence South 89°57'50" West 659.45 feet;  
thence North 00°30'05" East 1321.38 feet to the Point of Beginning.  
Contains 871,414 square feet or 20.00 acres.

Date: August 12, 2021  
Douglas J. Kinsman  
License no. 334575

**LEGEND**

◆ SECTION CORNER	— ADJACENT RIGHT OF WAY
⊕ MONUMENT	— RIGHT OF WAY
○ EXIST REBAR AND CAP	— CENTERLINE
○ SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."	— PROPERTY LINE
○ WATER METER	— ADJACENT PROPERTY LINE
○ WATER MANHOLE	— FENCE
○ WATER VALVE	— EDGE OF ASPHALT
○ FIRE HYDRANT	— OVERHEAD POWER LINE
○ ELECTRICAL BOX	— GAS LINE
○ UTILITY POLE	— EXISTING CONTOURS
○ TELEPHONE BOX	— CONCRETE
○ GAS METER	— BUILDING

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

**HORIZONTAL GRAPHIC SCALE**  
50 0 25 50 100  
(IN FEET)  
HORIZ. 1 inch = 50 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE, TOOLEE COUNTY, UTAH



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

**SALT LAKE CITY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSGNENG.COM**

FOR:  
TRENT TOLMAN  
5754 SOUTH ALTAMIRA DR.  
WEST VALLEY CITY, UT 84118

CONTACT:  
TRENT TOLMAN  
PHONE: 801-420-0606

**TOLMAN MINOR SUBDIVISION**

**NYGREEN**  
**GRANTSVILLE, UTAH**



**BOUNDARY TOPOGRAPHIC SURVEY**

PROJECT NUMBER: 8997  
PRINT DATE: 8/12/21  
DRAWN BY: C. CARPENTER  
CHECKED BY: D. KINSMAN  
PROJECT MANAGER: D. KINSMAN

**1 OF 1**