

P&Z Packet

Planning Commission Meeting 02/17/22

02/16/2021

Grantsville City Corporation

Kristy Clark, Zoning Administrator

Email: kclark@grantsvilleut.gov

P&Z 02/17/22
MEETING AGENDA

AMENDED AGENDA – FEBRUARY 16, 2022

We will continue to broadcast the Planning Commission meetings electronically on Zoom. If you choose to attend, please wear a face covering.

PUBLIC NOTICE

Notice is hereby given that the Grantsville City Planning Commission will hold a regular meeting on **Thursday, February 17, 2022** in the Grantsville City Hall Council Chambers at 429 East Main Street in Grantsville Utah. The meeting shall begin promptly at 7:00 p.m.

THE REGULAR MEETING WILL OFFICIALLY BE CALLED TO ORDER BY COMMISSION CHAIRMAN, BRIAN PATTEE.

PLEDGE OF ALLEGIANCE

IMMEDIATELY FOLLOWING PUBLIC HEARINGS, THE MEETING WILL BE CALLED TO ORDER BY CHAIRMAN, BRIAN PATTEE.

- 1. Consideration to recommend approval of the Preliminary Plan for Iconic Development, LLC. on the Blue Spruce Subdivision located approximately at 620 South Quirk Street for the creation of thirteen (13) ½ acre lots in the R-1-21 zone.**
- 2. Discussion to amend land use code #7.5.1 and #7.8, Chapter 7, Conditional Uses, in the Grantsville City Land Use Management and Development Code.**
- 3. Discussion to amend Chapter 14, Chapter 15, Chapter 16, and Chapter 17 of the Grantsville City Land Use Management and Development Code.**
- 4. Discussion to amend Chapter 3 through Chapter 24 in the Grantsville City Land Use Management and Development Code.**
- 5. Discussion to amend the definitions in Chapter 2 of the Grantsville City Land Use Management and Development Code.**
- 6. Discussion to amend the land use code #6.14.7 in Chapter 6, Driveway Regulations, Public Safety Access Driveways of the Grantsville City Land Use Management and Development Code.**
- 7. Discussion to amend the open space requirement in Chapter 21.1.15 and in the General Plan, Recreation and Open Space.**
- 8. Discussion to amend application processes and notifications.**
- 9. Report from City Council Liaison Mayor Critchlow.**
- 10. Adjourn.**

DATED February 4, 2021. By the Order of Grantsville City Planning Commission Chairman, Brian Pattee.
Kristy Clark, Zoning Administrator

The anchor location will be City Hall at the above address." All interested persons are invited to attend the Zoom meeting. All public

comments for the public hearing section must be written comment and will need to be submitted to the Zoning Administrator in advance. The current zoning Code and proposed amendments may be reviewed on the Grantsville City website located at www.grantsvilleut.gov. In accordance with the Americans with Disabilities Act, Grantsville City will accommodate reasonable requests to assist the disabled to participate in meetings. Request for assistance may be made by calling City Hall at 435-884-3411 at least 24 hours prior to the meeting that will be attended.


CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Board, the State Public Notice website at www.utah.gov/pmn/index.html, the Tooele Transcript Bulletin, and the Grantsville City website at www.grantsvilleut.gov.

Join The Zoom Meeting
Meeting ID: 826 0767 3216

AGENDA ITEM #1



TECHNICAL MEMORANDUM

TO: Kristy Clark, Grantsville City Planning and Zoning Administrator
FROM: Shay Stark, Planner
DATE: January 28, 2022 
SUBJECT: Blue Spruce Subdivision - Preliminary - Planning Commission Memo
PROJECT NO.:

Grantsville City has received an application for Blue Spruce Subdivision. The Subdivision is located on the westside of Quirk Street consists of thirteen lots. The property includes the parcel containing the dance studio at 628 South Quirk Street.

PROJECT OVERVIEW

Zoning: R-1-21

Project Total Acreage: 10.47 acres

Total Number of Single-Family Residential Lots: 13 lots for a density of 1.24 units per acre.

TECHNICAL REVIEW COMMENTS

The subdivision meets the current zoning requirements, and no exceptions are being requested. The subdivision has been designed to line up with the Williams Lane alignment. This subdivision will also provide access to the field to the west of the subdivision. While there will be additional detail needed for construction drawings the drawings are complete enough to show that the proposed layout is feasible and meets the zoning requirements and therefore is ready for Preliminary consideration.

DEVELOPMENT AGREEMENT:

The city's standard Development Agreement will be used. At this point there are no exceptions or offsite improvements that need to be included in the Development Agreement.

RECOMENDATION

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 Blue Spruce Subdivision Preliminary Application. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

END

GRANTSVILLE CITY
ZONING DEPARTMENT

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

Preliminary Plan:
\$750.00 Zoning Fees
+ \$100.00 per Lot
(ALL FEES ARE SUBJECT TO
CHANGE)

Engineering Fees:
0-10 Lots - \$2,250.00
11-50 Lots - \$4,125.00
51-100 Lots - \$5,500.00
101 + Lots - \$5,500.00

PRELIMINARY PLAN APPLICATION

Date of Application 9/13/21

Property Location 620 S. QUIRK STREET

Property Owner(s) ICONIC DEVELOPMENT, LLC

Owner Phone _____

Acting Agent Name SEAN PERKINS

Acting Agent Phone _____

Email Address SEAN@STRAIGHTEDGE.LLC.COM

Subdivision Name Blue Spruce Subdivision

Number of Acres in Subdivision 10.47

Total Number Lots 13 Lot Sizes 1/2 ACRE

Current Zoning of Property R-1-21 Parcel Number 19-034-0-004A



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

September 14, 2021

SUBJECT: Approval of Subdivision Name:

ADDRESSED TO Grantsville City

Name/Developer/Point of Contact: Iconic Development, LLC Sean Perkins

Phone/E-mail: 435-850-8436 sean@straightedgellc.com

The Tooele County Recorder has approved the proposed subdivision name of:

(Please include P.U.D, Condominium, Townhomes, or Subdivision in name)

- Blue Spruce Subdivision

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

JERRY M. HOUGHTON
Tooele County Recorder

By Deputy: Rylisha Ulin _____

Date: 9/14/2021 _____

***This name approval will be voided if an active application has not been submitted to our office within 6 months from the date the name was approved.**

INTENT TO SERVE FORM

ICONIC DEVELOPMENT
Name of Owner

SEAN PERKINS
Name of Agent or Representative

7/13/2021
Date Approving Agency Signed

620 S QUIRK STREET
Property Address or Location

13
Number of Lots Proposed

Sean Perkins
Signature of Owner or Agent

Name of Approving Agency GRANTSVILLE CITY

(Please indicate approval status)

SEWER X APPROVED DISAPPROVED

WATER X APPROVED DISAPPROVED

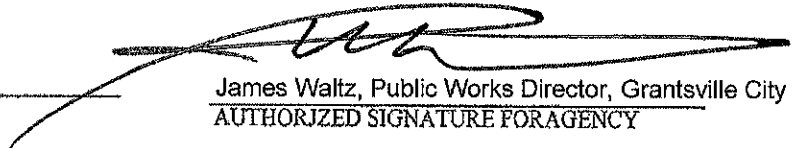
ROADS X APPROVED DISAPPROVED

Conditions, Restrictions or Comments:

Water and sewer modelling required. All water and sewer connections shall be inspected
by Grantsville City Engineering or Public Works Dept. staff prior to being placed into service.
Environmental impact study required.

Expiration Date of Approval 7/13/2022

7/13/2021
DATE SIGNED


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

-TO BE SUBMITTED WITH SUBDIVISION APPLICATION-

July 20, 2021

To Whom It May Concern:

Re: Natural Gas Service Availability to .

Natural gas can be made available to serve approximate area of: **620 S. Quirk St., Grantsville, UT**, 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,

Candis Miller
Pre-Construction Rep
Candis.miller@dominionenergy.com
801-324-5014

INTENT TO SERVE FORM

IONIC DEVELOPMENT
Name of Owner

SEAN PERKINS
Name of Agent or Representative

7-20-21
Date Approving Agency Signed

620 S. QUIRK ST.
Property Address or Location

13
Number of Lots Proposed

Signature of Owner or Agent

Name of Approving Agency GVFD

(Please indicate approval status)

FIRE DEPT. ✓ APPROVED _____ DISAPPROVED

Conditions, Restrictions, or Comments: _____

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 7-20-22

7-20-21
DATE SIGNED

Sean E. Smith
AUTHORIZED SIGNATURE FOR AGENCY

INTENT TO SERVE FORM

ICONIC DEVELOPMENT

Name of Owner

SEAN PERKINS

Name of Agent or Representative

7/13/21

Date Approving Agency Signed

620 S. QUINCY ST

Property Address or Location

13

Number of Lots Proposed

Signature of Owner or Agent

Name of Approving Agency CIDMC&ST

(Please indicate approval status)

COMMUNICATIONS



APPROVED

DISAPPROVED

Comments, Restrictions, or Comments:

Expiration Date of Approval _____

7/13/2021

DATE SIGNED

[Signature]

AUTHORIZED SIGNATURE FOR AGENCY

INTENT TO SERVE FORM

ICONIC DEVELOPMENT
Name of Owner

SEAN PERKINS
Name of Agent or Representative

7/14/21
Date Approving Agency Signed

620 S. QUIRK ST
Property Address or Location

13
Number of Lots Proposed

Signature of Owner or Agent

Name of Approving Agency ROCKY MOUNTAIN POWER

(Please indicate approval status)

ELECTRIC COMPANY APPROVED DISAPPROVED

Conditions, Restrictions, or Comments:

Expiration Date of Approval

7/14/21
DATE SIGNED

[Signature]
AUTHORIZED SIGNATURE FOR AGENCY

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:

Iconic Development, LLC. on the Blue Spruce Subdivision located approximately at 620 South Quirk Street for the creation of thirteen (13) ½ acre 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, February 3, 2022 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 February 3, 2022. For more information, please call me at 435-884-4604 or email me.

For more information, please email me at kclark@grantsvilleut.gov.

Thank you,


Kristy Clark
Zoning Administrator

Join Zoom Meeting

<https://us02web.zoom.us/j/87109614260>

Meeting ID: 871 0961 4260

One tap mobile

+13462487799,,87109614260# US (Houston)

+16699009128,,87109614260# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

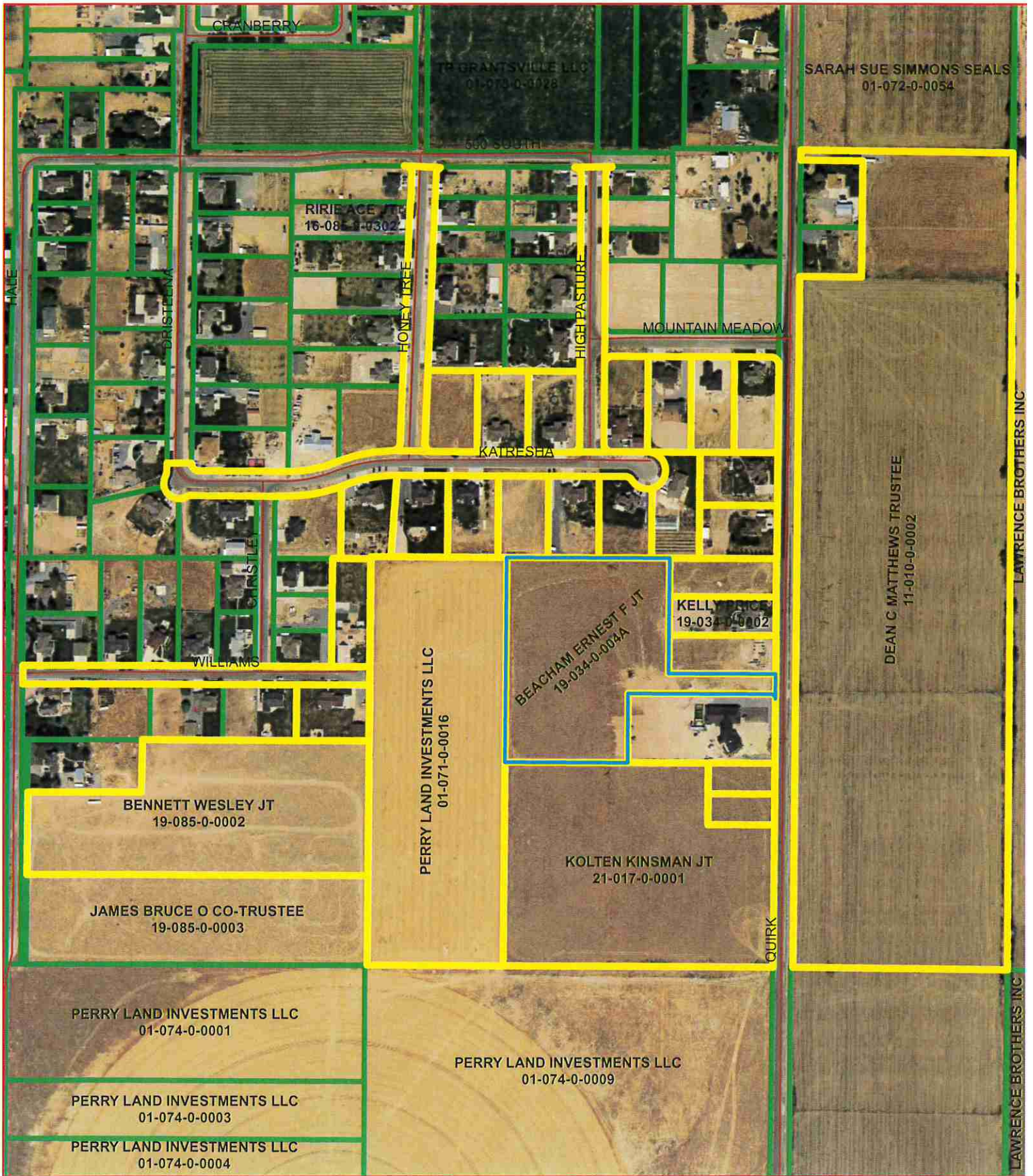
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)


Meeting ID: 871 0961 4260

Find your local number:

<https://us02web.zoom.us/j/kc6ihDxobw>

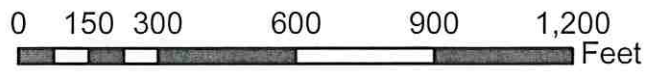


GIS Map Disclaimer:

 **TOOELE COUNTY**

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.

Sean Perkins
19-034-0-004A



rulin
Date: 6/29/2021

811 CALL BLUESTAPES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

BENCHMARK
CENTER OF SECTION 2, T2S, R4W, S13E4M (FOUND 3" BRASS AND PIPE TOOELE COUNTY SURVEYORS MONUMENT, DATED 2010)
ELEV = 4200.07

BLUE SPRUCE SUBDIVISION

QUIRK STREET
GRANTSVILLE CITY, UTAH

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
January 27, 2022

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: 435.865.1463

RICHFIELD
Phone: 435.866.2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT, LLC
3410 NORTH MOYLE LANE
ERRA, UTAH, 84074

CONTACT:
SEAN PERKINS
PHONE: 435-850-8438

INDEX OF DRAWINGS

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| C-100 | SITE PLAN | D-502 | DETAILS |
| C-200 | GRADING AND DRAINAGE PLAN | D-503 | DETAILS |
| C-201 | GRADING AND DRAINAGE PLAN | D-504 | DETAILS |
| C-202 | STORM BRIXX DESIGN | D-505 | DETAILS |
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| 2 OF 2 | ACO, INC. STORM BRIXX DESIGN | D-507 | DETAILS |
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| PP-4 | PLAN AND PROFILE QUIRK STREET | | |

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

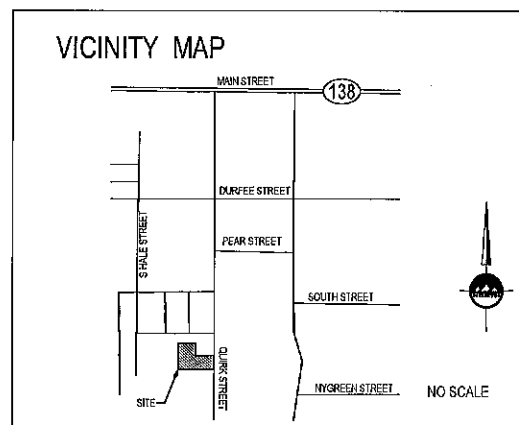
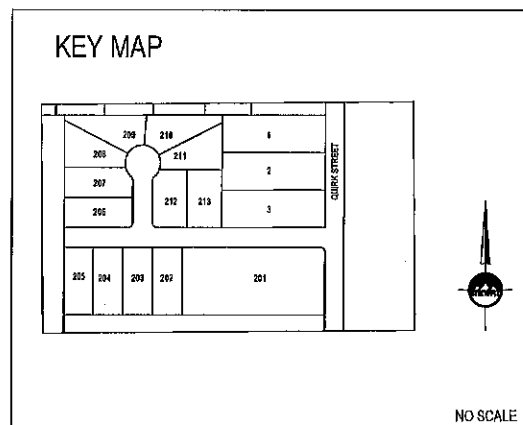
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, IDENTIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO GRANTSVILLE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAPES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = CENTER OF SECTION 2, T2S, R4W, S13E4M (FOUND 3" BRASS AND PIPE TOOELE COUNTY SURVEYORS MONUMENT, DATED 2010)
ELEV = 4200.07

NOTES:

- APPROVED BY CITY COUNCIL ON: _____

- PRE-CONSTRUCTION MEETING DATE: _____

APPROVED FOR CONSTRUCTION ON THIS _____ DAY OF _____, 20____

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER, GRANTSVILLE CITY, UTAH FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

CITY ENGINEER _____ DATE _____

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION THE PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR A DEPARTURE, AND TO SPECIFY THE MANNER WHICH THE SAME IS MADE.

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

COVER

PROJECT NUMBER: T1218E PRINT DATE: 2022-01-27

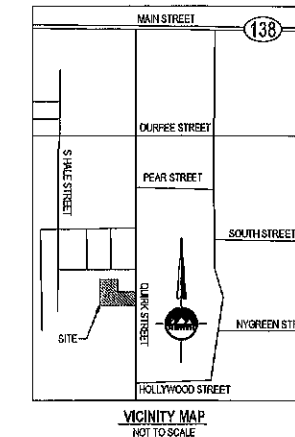
DRAWN BY: C. CHLD CHECKED BY: J. CLEGG

PROJECT MANAGER: C. CHLD

C-000

**BLUE SPRUCE SUBDIVISION
PRELIMINARY PLAT**
(AMENDING LOT 4 OF WHITE PINE ESTATES SUBDIVISION AMENDED)
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE
AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|--------------|-------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 15.00 | 23.81 | 89°09'58" | N44°58'07"W | 21.24 |
| C2 | 15.00 | 23.86 | 89°03'08" | S46°01'33"E | 21.22 |
| C3 | 15.00 | 13.14 | 50°12'25" | S25°08'15"W | 12.73 |
| C4 | 60.00 | 29.62 | 28°18'59" | S38°04'00"W | 26.32 |
| C5 | 60.00 | 51.81 | 48°52'17" | S2°30'39"E | 49.64 |
| C6 | 60.00 | 51.40 | 58°38'13" | S50°15'54"E | 56.76 |
| C7 | 60.00 | 84.13 | 81°14'29" | N62°47'45"E | 81.12 |
| C8 | 60.00 | 60.00 | 47°48'00" | N0°18'01"E | 48.50 |
| C9 | 60.00 | 37.32 | 35°38'00" | N32°23'29"W | 36.72 |
| C10 | 15.00 | 13.14 | 50°12'25" | N26°06'15"W | 12.73 |
| C11 (TOTAL) | 60.00 | 293.85 | 280°24'52" | S180°00'00"W | 66.80 |
| C12 | 15.00 | 23.55 | 89°56'54" | N44°59'22"E | 21.21 |

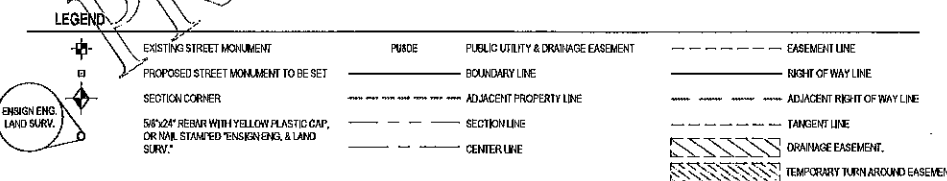
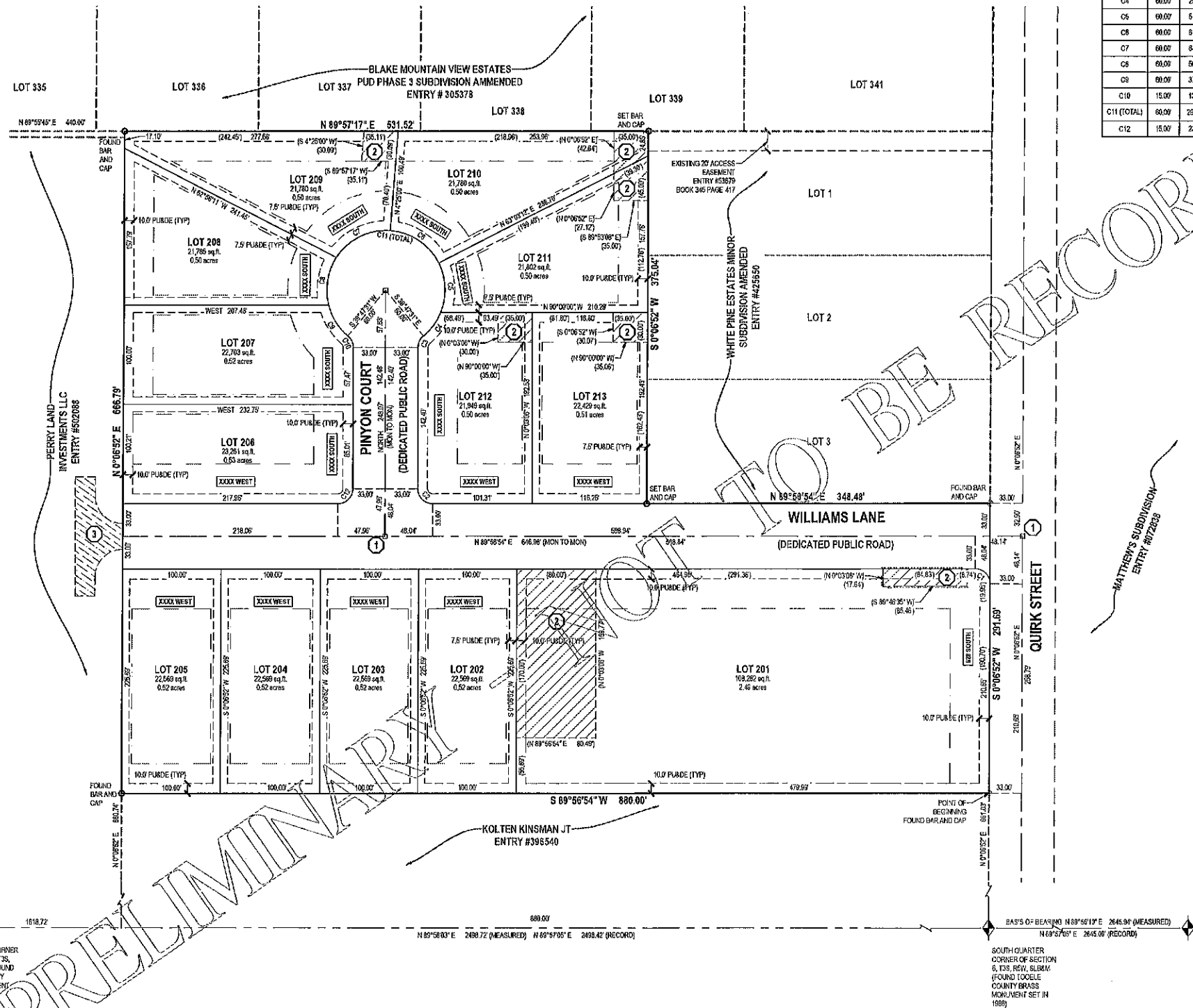


KEYNOTES:

- INSTALL STREET MONUMENT PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
- STORM DRAIN EASEMENT HEREBY DEDICATED TO GRANTSVILLE CITY TO ALLOW CITY ACCESS AND TO BE MAINTAINED BY PROPERTY OWNER TO GRANTSVILLE CITY DRAINAGE STANDARDS.
- TEMPORARY TURN AROUND EASEMENT ENTRY # _____

NOTES

- ALL PUBLIC STREETS ARE HEREBY DEDICATED TO GRANTSVILLE CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC USE.
- NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES WITHOUT WRITTEN PERMISSION FROM GRANTSVILLE CITY ENGINEER.
- 6" X 24" REBAR AND CAP TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.
- INDIVIDUAL LOT OWNERS ARE REQUIRED TO GRADE LOTS TO PREVENT DRAINAGE ONTO NEIGHBORING PROPERTIES.



TOOELE COUNTY TREASURER
I HEREBY CERTIFY THAT PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20____ FOR PARCEL NO. _____

CITY MAYOR APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY MAYOR _____

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY ATTORNEY _____

CITY FIRE DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY FIRE DEPT. _____

GRANTSVILLE CITY PUBLIC WORKS APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY PUBLIC WORKS _____

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE GRANTSVILLE CITY PLANNING COMMISSION _____

TOOELE COUNTY SURVEY DEPARTMENT
APPROVED THIS _____ DAY OF _____, 20____ BY THE TOOELE COUNTY SURVEY DEPARTMENT. RECORD OF SURVEY FILE #2008-0060-01

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DEVELOPER
ICON DEVELOPMENT, LLC
3410 N. MOYLE LANE
ERDA, UTAH, 84074
SEAN PERKINS
435-850-8438

ENSIGN
TOOELE
100 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435-843-3590
Fax: 435-578-0108
www.ensignsurvey.com

TOOELE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____
FEE: _____
TOOELE COUNTY RECORDER

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 68, 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 12-25-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, heretofore to be known as

BLUE SPRUCE 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 Southwest Quarter of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:
All of Lot 4 of White Pine Estates Minor SUBDIVISION Amended as recorded March 4th, 2016, under Entry no. 02650, in the Tooele County Recorder's Office.
Parcel contains: 456,042 square feet or 10.47 acres, 13 Lots, 1 Parcel.

OWNER'S DEDICATION
Know all men by these presents that the undersigned do hereby dedicate to the herein described tract of land and hereby cause the same to be divided into lots and streets together with easements as set forth hereinafter to be known as:

BLUE SPRUCE SUBDIVISION

The undersigned owner(s) hereby dedicates 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 owner(s) also hereby convey to Grantsville City and to any and all public utility companies providing service in the herein described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for sewers, water lines, gas lines, electric lines, and other utility lines and facilities, including the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I have hereunto set my hand this _____ day of _____, A.D. 20____

By: _____
ICON DEVELOPMENT, LLC
Sean Perkins, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of Tooele
I, S.S.,
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 Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

**BLUE SPRUCE SUBDIVISION
PRELIMINARY PLAT**

(AMENDING LOT 4 OF WHITE PINE ESTATES SUBDIVISION AMENDED)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3
SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN,
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

GRANTSVILLE 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 MANUAL CODE, THE LATEST EDITION OF THE ASPHA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PRACTICES, 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 CONTAINED BY A RECORD DRAWING OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVEYANCE 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 UTILITIES, 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 COSTS 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 ASPHA 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 FINISH WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON C&G PLANS FOR THE PURPOSE OF DETERMINING GRADING RELATIONSHIPS; FLOOD CONTROL, AND RIGHT OF WAY INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP FOOTING. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 8 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- ALL CONSTRUCTION MATERIALS PER ASPHA 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 PROCEEDED 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 SHALL BE RELOCATED AT THE EXPENSE OF 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 2018-15
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A PERMITS (EARTH 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 WORK RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILT DRAWINGS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF: STORM DRAINAGE, WATER LINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILT DRAWINGS 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 CLARITIES PRIOR TO THE WORK RELEASE: 1. DWF COPY, 1. PDF COPY, AND 1. GSG SHAPE FILE CONTAINING THE SAME.
- FLITER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPs WHICH SPECIFICALLY STATES THE UTILIZATION OF AN OIL WATER SEPARATOR.
- 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 PROTECTION 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 CURBS, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF CURBS. THE DEVELOPER SHALL ALSO BE REQUIRED TO PLACE 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.
- CONCRETE FOR ALL SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, SIDEWALK, DRIVEWAY ENTRANCES, PEDESTRIAN RAMPS, CURB AND GUTTER, WATERWAYS, MANHOLE VAULTS AND VAULT COLLARS, AND ANY OTHER CAST IN PLACE SURFACE CONCRETE FEATURES SHALL BE CONSTRUCTED WITH MINIMUM 4,000 PSI CONCRETE.
- CULINARY WATER AND SEWER SERVICE LATERALS SHALL BE MARKED ON THE TOP BACK OF CURB AND TOP OF CURBS AT THEIR ACTUAL LOCATION OF CROSSING THE CURB AND GUTTER. PINS OR STAMPS SHALL BE USED AND MUST BE INSTALLED WHILE THE CONCRETE IS STILL WET AND WILL READILY ACCEPT THE MARKER, GRADING MARKING DUE TO DRY CEMENT IS NOT ALLOWED.

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. ADJACENT 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 EARTH WORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GRADE THE PAVEMENT AREA SURGRADE TO THE LINES (HORIZONTAL) AND ELEVATIONS (VERTICAL) SHOWN ON THE PLANS WITH A TOLERANCE OF 0.1 TO 0.1.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF PORTABLE 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 ITEMS 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 BARRIERS, 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 TRAFFIC NOTES

- WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ESTABLISHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.
- IF THE IMPROVEMENTS NECESSARILY ALTER THE EXISTING 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 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 AND PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY TRANSPORT AUTHORITY (UTAP) 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 ENDOURMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRIERS, 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 30 X 30" OR 126 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SIGN BASE SYSTEM PER UDOT STANDARD DRAWING 518 (SEE DETAIL DRAWING ATTACHED TO STANDARD DRAWING) WITH A 2" SHAD BAKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A VEHICLE POLE.
- SIGN COMPONENTS SUCH AS SHEETING, ED FILM, INK, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY ED FILM MAY BE USED TO ADHERE COLOR. VINYL ED FILM IS NOT ACCEPTED.
- ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.
- PAVING ASPHALT FINISH 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 FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIED NUMBER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3% AIR Voids.
- POTHOLDS: ALL POTHOLDS MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES, FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERLAP THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.
- ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-2, 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 NON-LUMPING GRANULAR AND FLOWABLE, 2" MAXIMUM, A-1-A TO A-2-7.50L8 ACCORDING TO ASHFTO HIS SOIL CLASSIFICATION SYSTEM. LINE TREATED FLOWABLE FILL IS APPROVED. SHALL HAVE A DRAIN STRIP WITH 60 PERCENT 1/2" 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 POMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS POMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURE 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 WATER NOTES

- THE FOLLOWING GRANTSVILLE CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ACTUAL. INCLUDES 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, ASPHA 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 DEVELOPERS EXPENSE. THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METERS SIZE AND METER ACCESS FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRAUT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STAMPER 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 DEVELOPERS EXPENSE) AND INSTALLED BY DEVELOPER.
- ALL WATER FACILITIES SHALL BE FILLED, UNPRESSURIZED, 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 RUSH OUT INSTALLATIONS WILL NOT BE CONSIDERED AS A COMMITMENT FOR WATER SERVICE.
- CONDOMINIUM APPROVAL OF VALVED OUTLET BY A 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 INCONVENIENTLY 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 DEVELOPERS EXPENSE.
- ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND ASPHA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.
- ALL FITTINGS TO BE COATED WITH POLY-PHOSPHATE GREASE AND WRAPPED WITH 3/4" 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 CHANGE THE WATERLINE.
- MEGALON FOLLOWING RWD OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.
- ASPHA PLAN 62: ONLY REQUIRES STAINLESS STEEL THE DOWN RESTRAINTS WITH THIMBLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGALON FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THIMB BLOSSING STILL APPLY. THIMB BLOSSING 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 24-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESS 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 BARRIERS AS THEY ARE INSTALLED.

GRANTSVILLE CITY BUILDING 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 THE ENGINEERING DEPARTMENT FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
- PAINTING OF CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRANT FITTERS 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 ULL LISTED AND A UVA-A APPROVED.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-EIGHT FEET (48) OUTSIDE RADIUS EQUALING 80' 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 THE FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LINES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150) IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN ARROUND AREA. CONTRACTOR/OWNER 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 WITH SIGNS AT INTERVALS OF ONE HUNDRED FEET (100) ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 8' MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT, WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR. A THE CLEARANCE TO THE SIGN SHALL BE AT LEAST 7'. THE CURB ALIGNMENT ON THE PATENT OR CURBENT IF CURB IS NOT FEASIBLE, 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 EJECTION SYSTEM COVER SYSTEM, AND SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GRANTSVILLE CITY P.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. A PIV IS NOT 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 PIV TO BE ALLOWED, THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7' TO THE CURB ALIGNMENT ON 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 PIV).
- POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDING NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET FROM BUILDINGS IN EXCESS OF THREE (3) MORE STORIES IN HEIGHT OR EQUIVALENT.
- ROADS AND ACCESSES 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 KNIX BRAND LOOKING FDC CAPS) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNIX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING FRONT THAT FIRE DEPARTMENT PERSONNEL MAY OBTAIN IN CASE OF AN EMERGENCY.

ABBREVIATIONS

| | |
|---------|--|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | ACCESSIBLE PROFILE |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BMP | AMERICAN SOCIETY FOR TESTING AND MATERIALS BEST MANAGEMENT PRACTICES |
| BOB | BOTTOM OF STEP |
| SVC | BEFORE VERTICAL CURVE |
| CB | CATCH BASIN |
| CF | CLUB FACE |
| CD | CLEAR OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DA | DRAINER |
| DIP | DUCTILE IRON PIPE |
| ELED | ELECTRICAL |
| ELEV | ELEVATION |
| EOL | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXST | EXISTING |
| FF | FRESH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLANGE LINE OR FLANGE |
| GB | GRADE BREAK |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IR | IRREGULAR |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LOW | LOW POINT |
| M1 | MINOR |
| M2 | MINIMUM |
| MJ | MECHANICAL JOINT |
| NS | NATURAL GROUND |
| NO | NUMBER |
| ON | ON CENTER |
| OC | ON CENTER EACH WAY |
| OCEW | OVERHEAD POWER |
| OP | POINT OF CURVATURE OR PRESSURE CLASS |
| POC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIP | PLASTIC PROTECTION PIPE |
| PIV | POST INDICATOR VALVE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROAD DRAIN |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEG | SECONDARY |
| SS | SANITARY SEWER |
| STATION | STATION |
| SW | SIDEWALK |
| SWL | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TGG | TOP OF GRADE |
| TOT | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WV | WALL INDICATOR VALVE |
| WL | WATER LINE |

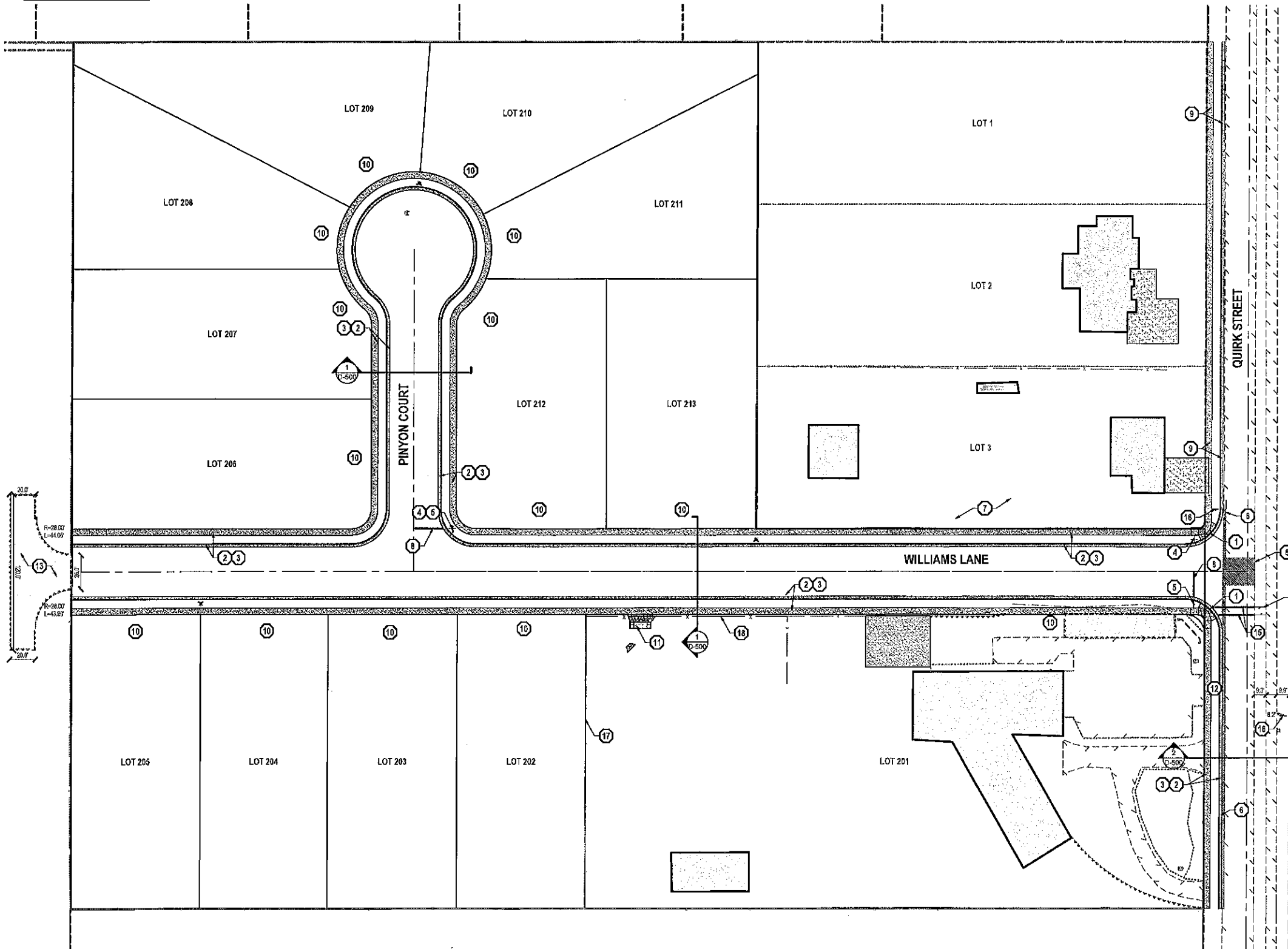
NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

| | | | |
|--|-------------------------------------|--|--------------------------------------|
| | SECTION CORNER | | EXISTING EDGE OF ASPHALT |
| | EXISTING MONUMENT | | PROPOSED EDGE OF ASPHALT |
| | PROPOSED MONUMENT | | EXISTING STRIPING |
| | EXISTING REBAR AND CAP | | PROPOSED STRIPING |
| | SET ENSIGN REBAR AND CAP | | EXISTING FENCE |
| | EXISTING WATER METER | | PROPOSED FENCE |
| | EXISTING WATER MANHOLE | | PROPOSED FLOW LINE |
| | PROPOSED WATER MANHOLE | | PROPOSED FLOW LINE |
| | EXISTING WATER BOX | | GRADE BREAK |
| | EXISTING WATER VALVE | | EXISTING STORM DRAIN LINE |
| | EXISTING FIRE HYDRANT | | PROPOSED STORM DRAIN LINE |
| | PROPOSED FIRE HYDRANT | | PROPOSED STORM DRAIN LINE |
| | PROPOSED FIRE DEPARTMENT CONNECTION | | PROPOSED STORM DRAIN LINE |
| | EXISTING SECONDARY WATER VALVE | | PROPOSED SANITARY SEWER LINE |
| | PROPOSED SECONDARY WATER VALVE | | PROPOSED SAN. SWR. SERVICE LINE |
| | EXISTING IRRIGATION BOX | | EXISTING LAND DRAIN LINE |
| | PROPOSED IRRIGATION VALVE | | PROPOSED LAND DRAIN LINE |
| | PROPOSED IRRIGATION VALVE | | PROPOSED LAND DRAIN SERVICE LINE |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING CULINARY WATER LINE |
| | PROPOSED SANITARY SEWER MANHOLE | | PROPOSED CULINARY WATER LINE |
| | EXISTING STORM DRAIN CLEAN OUT BOX | | PROPOSED CULINARY WATER SERVICE LINE |
| | PROPOSED STORM DRAIN CLEAN OUT BOX | | EXISTING SECONDARY WATER LINE |
| | EXISTING STORM DRAIN INLET BOX | | PROPOSED SECONDARY WATER LINE |
| | EXISTING STORM DRAIN CATCH BASIN | | PROPOSED SEC. WATER SERVICE LINE |
| | PROPOSED STORM DRAIN CATCH BASIN | | EXISTING IRRIGATION LINE |
| | EXISTING STORM DRAIN COMBO BOX | | PROPOSED IRRIGATION LINE |
| | PROPOSED STORM DRAIN COMBO BOX | | EXISTING OVERHEAD POWER LINE |
| | EXISTING STORM DRAIN CLEAN OUT | | EXISTING ELECTRICAL LINE |
| | PROPOSED STORM DRAIN CLEAN OUT | | EXISTING GAS LINE |
| | EXISTING STORM DRAIN CULVERT | | EXISTING TELEPHONE LINE |
| | PROPOSED STORM DRAIN CULVERT | | ACCESSIBLE ROUTE |
| | TEMPORARY SAG INLET PROTECTION | | SAW OUT LINE |
| | TEMPORARY IN-LINE INLET PROTECTION | | STRAY WALL |
| | ROOF DRAIN | | TEMPORARY BERM |
| | EXISTING ELECTRICAL MANHOLE | | TEMPORARY SILT FENCE |
| | EXISTING ELECTRICAL BOX | | LIMITS OF DISTURBANCE |
| | EXISTING TRANSFORMER | | EXISTING GRAVEL |
| | EXISTING UTILITY POLE | | EXISTING WALL |
| | PROPOSED LIGHT | | PROPOSED WALL |
| | EXISTING GAS METER | | EXISTING CONTOURS |
| | EXISTING GAS VALVE | | PROPOSED D.G. CONTOURS |
| | EXISTING TELEPHONE MANHOLE | | BUILDABLE AREA WITH SETBACKS |
| | EXISTING TELEPHONE BOX | | PUBLIC DRAINAGE EASEMENT |
| | EXISTING TRAFFIC SIGNAL BOX | | EXISTING ASPHALT TO BE REMOVED |
| | EXISTING BOLLARD | | PROPOSED ASPHALT |
| | PROPOSED BOLLARD | | EXISTING CURBS AND GUTTER |
| | EXISTING SIGN | | PROPOSED REVERSE PAN CURB AND GUTTER |
| | EXISTING SPOT ELEVATION | | TRANSITION TO REVERSE PAN CURB |
| | PROPOSED SPOT ELEVATION | | TYPE D MOUNTABLE CURB AND OUTTER |
| | EXISTING FLOW DIRECTION | | |

811
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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CONSTRUCTION.
Keep what's below.
Call before you dig.

BENCHMARK
CENTER OF SECTION 2, T2S, R4W, S18E4M
FOUND 3" BRASS AND PIPE TOOLE COUNTY
SURVEYORS MONUMENT, DATED 2010
ELEV = 4200.07



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCOE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD, (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEER AT 435-884-1861.
9. RIGHT-OF-WAY ENFORCEMENT PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY, OR ON ANY STATE ROADS.

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. CONSTRUCT HANDICAP ACCESS RAMP PER APWA PLAN No. 225 AND SPECIFICATIONS, WITH DETECTIBLE WARNING SURFACE PER APWA PLAN No. 238 AND SPECIFICATIONS.
2. CONSTRUCT 2.0" TYPE A CURB AND GUTTER PER APWA PLAN No. 206 AND SPECIFICATIONS. (TYP.)
3. CONSTRUCT 6.0" SIDEWALK PER APWA PLAN No. 231 AND SPECIFICATIONS. (TYP.)
4. INSTALL STREET INTERSECTION IDENTIFICATION PER GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS AND MUTCD R1-1.
5. INSTALL STOP SIGN PER MUTCD R1-1.
6. SAWCUT 2" PAST EXISTING EDGE OF EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. 12" WIDE SOLID STOP BAR PER MUTCD STANDARD PLANS.
9. HOME OWNER AND CONTRACTOR TO COORDINATE WITH GRANTSVILLE CITY ON INSTALLING THESE IMPROVEMENTS SIMULTANEOUSLY WITH SUBDIVISION IMPROVEMENTS.
10. DRIVE WAY AND APPROACH TO BE INSTALLED BY LOT OWNER PER GRANTSVILLE CITY STANDARDS.
11. CONCRETE SPILLWAY - SEE GRADING PLAN AND DETAIL 100-500.
12. OWNER TO COORDINATE WITH GRANTSVILLE CITY ON EXISTING DRIVE APPROACHES.
13. TEMPORARY TURNAROUND CONSTRUCTED WITH A HARD SURFACE: 1/4" AGGREGATE BASE 6% MOD PROCTOR ON SUITABLE NATURAL SOILS, PROPERLY PREPARED SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED SUITABLE NATURAL SOILS, CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 7500 POUNDS AND COMPACTION PROCTOR TO AT LEAST 95%. TURNAROUND TO BE INSPECTED BY DEVELOPMENT INSPECTOR.
14. 3" ASPHALTIC CONCRETE PER SPECIFICATIONS, DM-1/2, PG 64-22, MAX RAP = 15% ON 8" OF UNTREATED BASE COURSE COMPACTED PER GRANTSVILLE CITY STANDARDS. ENSURE PROPER COVERAGE OVER THE STORM DRAIN CULVERT.
15. 6" WIDE SOLID CROSS WALK BAR PER MUTCD STANDARD PLANS.
16. INSTALL CROSS WALK SIGN PER MUTCD STANDARD PLANS.
17. EXISTING MASONRY WALL.
18. INSTALL MATCHING MASONRY FENCE WITH OPENING FOR RETENTION BASIN EMERGENCY OVERFLOW.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



TOOLE
169 N. Main Street, Unit 1
Toole, 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: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT, LLC
3410 NORTH MOYLE LANE
SERRA, UTAH, 84074

CONTRACT:
SEAN PERKINS
PHONE: 405.850.6438

**BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET, UTAH
GRANTSVILLE CITY, UTAH**

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| | | FOR REVIEW | |

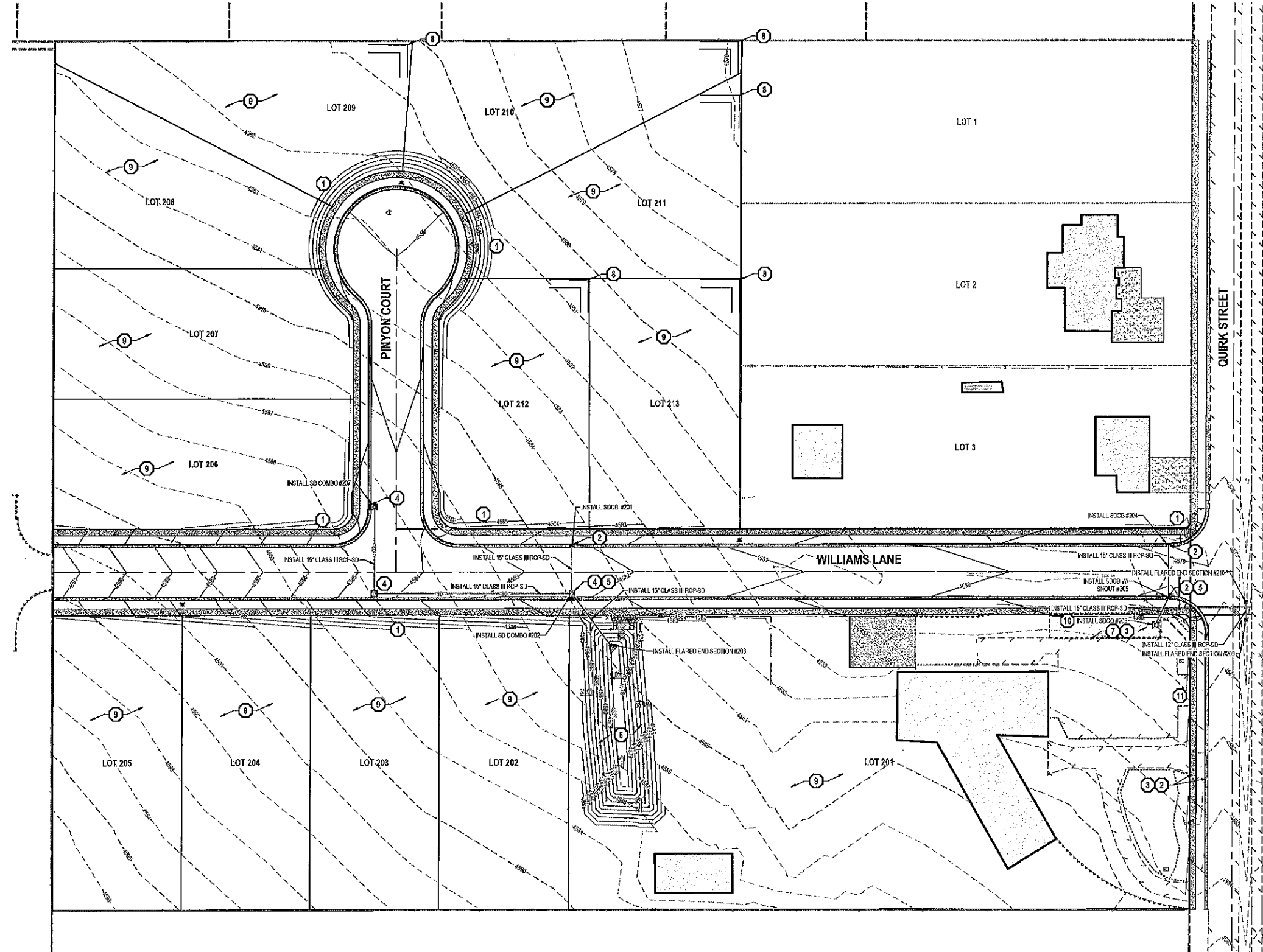
SITE PLAN

PROJECT NUMBER: T1216E PRINT DATE: 2022-01-27
DRAWN BY: C. CHILD CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

C-100

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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BENCHMARK
CENTER OF SECTION 2, T2S, R4W, S18M
(FOUND 3" BRASS AND PIPE TOOELE COUNTY
SURVEYORS MONUMENT, DATED 2010)
ELEV = 4220.00'



- GENERAL NOTES**
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 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 5. 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.
 6. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 7. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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 12. RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY, OR ON ANY STATE ROADS.

- 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. DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
 2. CATCH BASIN PER CITY STANDARDS AND SPECIFICATIONS.
 3. STORM BROCK UNDERGROUND RETENTION AREA (WE WILL BE PROVIDED WITH FINAL DESIGN)
 4. COMBINATION INLET/CLEANOUT BOX PER CITY STANDARDS AND SPECIFICATIONS.
 5. SMOOTH 18\"/>
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



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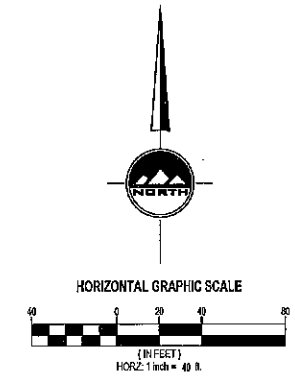
**BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH**

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

GRADING PLAN

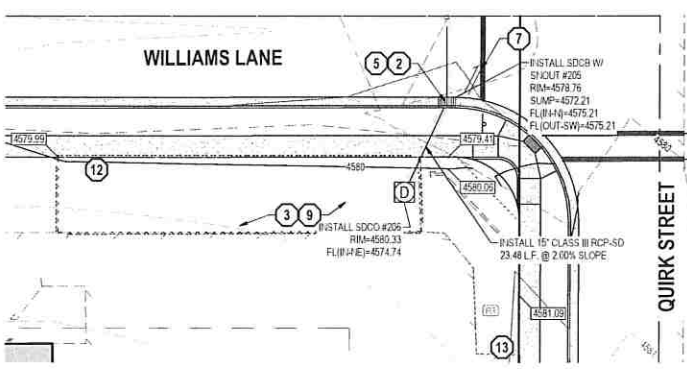
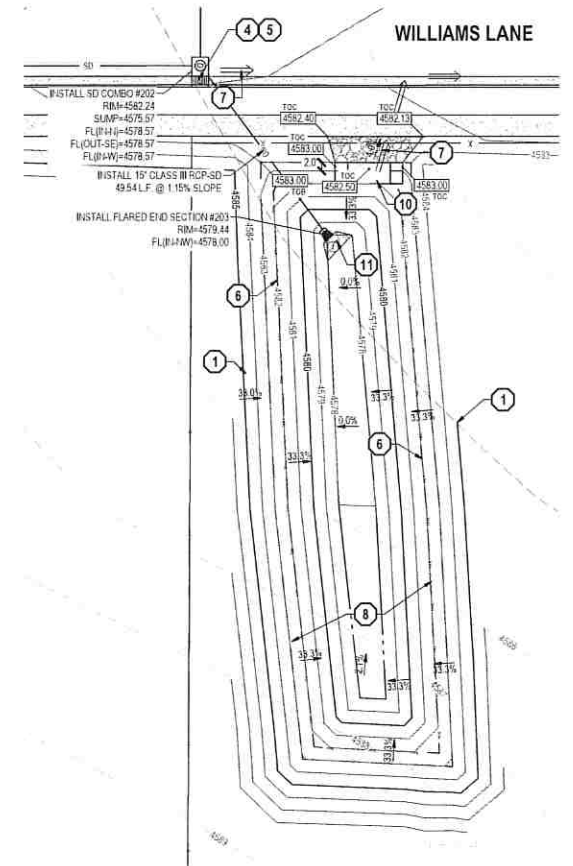
PROJECT NUMBER: T1214E
PRINT DATE: 2022-01-27
DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

C-200



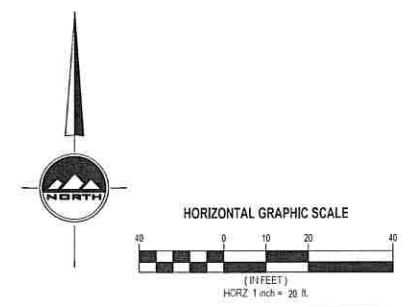
811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. **Know what's below. Call before you dig.**

BENCHMARK
CENTER OF SECTION 2 T2S 14W S18M (FOUND 3" BRASS AND PIPE TOGGLE COUNTY SURVEYORS MONUMENT, DATED 2010)
ELEV = 4200.00



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 - CATCH BASIN PER CITY STANDARDS AND SPECIFICATIONS.
 - STORM BROOK UNDERGROUND RETENTION AREA. SEE C-202 AND ACC. INC. DESIGN.
 - COMBINATION INLET/CLEANOUT BOX PER CITY STANDARDS AND SPECIFICATIONS.
 - SHOULDER 15" OR APPROVED EQUAL CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFERENCE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON SOUTH SIDE OF STORM DRAIN BOX.
 - HIGH-WATER ELEVATION
 - 100-YEAR FLOOD ROUTE
 - RETENTION BASIN I
BASIN TOP OF PCWD = 4593.00
SPILLWAY ELEVATION = 4592.50
HIGH WATER ELEVATION = 4592.50
BOTTOM OF PCWD = 4578.50
VOLUME REQUIRED = 7,520.0 C.F.
VOLUME PROVIDED = 8,028.0 C.F.
 - RETENTION BASIN II
TOP OF UNDERGROUND RETENTION = 4975.99
VOLUME REQUIRED = 5,474.0 C.F.
VOLUME PROVIDED = 5,801.0 C.F.
 - CONCRETE SPILLWAY AND RIP RAP. SEE GRADING PLAN AND DETAIL 100-500.
 - OUTLET RIPRAP PER SHEET D-511.
 - DRIVE WAY AND APPROACH TO BE INSTALLED BY LOT OWNER PER GRANVILLE CITY STANDARDS.
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7/7/2021

NOAA Atlas 14, Volume 1, Version 5
Location name: Grantsville, Utah, USA*
Latitude: 42.5817, Longitude: -112.4579**
Elevation: 4354.13 ft**
Source: ETOH Map
Source: NOAA

POINT PRECIPITATION FREQUENCY ESTIMATES
Sara Pevick, Sarah Dietz, Sarah Hines, Lillian Hines, Katelynne Mathias, Deborah Martin, Sandra Patisnor, Laura Ray, Carl Toppalak, Dana Smith, Farogh Yari, Michael Watts, Tai Zhai, Geoffrey Barnes, David Brewer, Li-Chuan Chen, Tai-Ping Chen, Alan Yevjevich

NOAA National Weather Service, Silver Spring, Maryland
PF_Tutorial | PF_Statistical | Macro_A_Inputs

PF Tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/year)¹

| Duration | Average recurrence interval (years) | | | | | | | | | |
|----------|-------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 1.44 (1.24-1.52) | 1.82 (1.63-2.09) | 2.53 (2.24-2.87) | 3.17 (2.79-3.58) | 4.15 (3.54-4.73) | 5.03 (4.22-5.77) | 6.06 (5.16-6.96) | 7.20 (6.01-8.38) | 8.12 (6.75-9.52) | 9.8.8 (8.19-11.6) |
| 10-min | 1.09 (0.96-1.24) | 1.52 (1.34-1.59) | 2.11 (1.79-2.47) | 2.71 (2.32-3.10) | 3.42 (2.92-3.93) | 4.21 (3.59-4.83) | 5.12 (4.38-5.86) | 6.24 (5.26-7.34) | 7.04 (5.99-8.10) | 8.23 (6.99-9.47) |
| 15-min | 0.94 (0.79-1.02) | 1.15 (1.02-1.31) | 1.59 (1.41-1.81) | 1.99 (1.75-2.26) | 2.61 (2.29-2.97) | 3.16 (2.69-3.63) | 3.81 (3.24-4.37) | 4.56 (3.82-5.30) | 5.13 (4.34-5.89) | 6.00 (4.98-7.02) |
| 30-min | 0.69 (0.53-0.88) | 0.77 (0.60-0.98) | 1.07 (0.89-1.22) | 1.34 (1.18-1.52) | 1.76 (1.52-2.00) | 2.12 (1.79-2.44) | 2.57 (2.14-3.02) | 3.07 (2.48-3.63) | 3.51 (2.82-4.24) | 4.36 (3.34-5.40) |
| 60-min | 0.378 (0.331-0.426) | 0.479 (0.427-0.547) | 0.662 (0.598-0.733) | 0.829 (0.730-0.923) | 1.09 (0.93-1.24) | 1.32 (1.11-1.53) | 1.59 (1.31-1.85) | 1.90 (1.51-2.24) | 2.39 (1.91-2.87) | 2.83 (2.06-3.47) |
| 2-hr | 0.223 (0.204-0.259) | 0.284 (0.261-0.319) | 0.374 (0.341-0.419) | 0.456 (0.411-0.509) | 0.588 (0.517-0.669) | 0.724 (0.609-0.794) | 0.839 (0.692-0.999) | 0.996 (0.805-1.18) | 1.23 (0.95-1.49) | 1.47 (1.09-1.78) |
| 3-hr | 0.171 (0.158-0.186) | 0.212 (0.194-0.234) | 0.271 (0.250-0.299) | 0.322 (0.294-0.354) | 0.405 (0.361-0.444) | 0.475 (0.416-0.534) | 0.562 (0.481-0.643) | 0.665 (0.564-0.778) | 0.734 (0.601-0.866) | 0.868 (0.70-1.02) |
| 6-hr | 0.108 (0.100-0.117) | 0.134 (0.124-0.144) | 0.163 (0.152-0.178) | 0.190 (0.178-0.204) | 0.228 (0.209-0.246) | 0.260 (0.234-0.282) | 0.296 (0.264-0.324) | 0.344 (0.298-0.394) | 0.425 (0.357-0.493) | 0.497 (0.409-0.607) |
| 12-hr | 0.067 (0.063-0.072) | 0.082 (0.077-0.089) | 0.100 (0.094-0.108) | 0.114 (0.106-0.123) | 0.134 (0.124-0.145) | 0.150 (0.138-0.164) | 0.167 (0.150-0.184) | 0.188 (0.162-0.212) | 0.222 (0.192-0.252) | 0.262 (0.214-0.305) |
| 24-hr | 0.041 (0.038-0.044) | 0.051 (0.047-0.055) | 0.061 (0.056-0.066) | 0.069 (0.064-0.074) | 0.080 (0.074-0.086) | 0.088 (0.081-0.095) | 0.097 (0.089-0.104) | 0.108 (0.098-0.114) | 0.118 (0.105-0.128) | 0.128 (0.112-0.154) |
| 2-day | 0.022 (0.020-0.024) | 0.027 (0.025-0.029) | 0.032 (0.030-0.035) | 0.037 (0.034-0.040) | 0.043 (0.040-0.046) | 0.047 (0.044-0.050) | 0.052 (0.048-0.056) | 0.057 (0.052-0.061) | 0.063 (0.057-0.069) | 0.067 (0.061-0.076) |
| 3-day | 0.016 (0.015-0.017) | 0.019 (0.018-0.021) | 0.023 (0.022-0.025) | 0.026 (0.024-0.028) | 0.031 (0.029-0.033) | 0.034 (0.031-0.037) | 0.038 (0.034-0.044) | 0.041 (0.037-0.046) | 0.044 (0.042-0.050) | 0.049 (0.045-0.055) |
| 4-day | 0.012 (0.012-0.013) | 0.015 (0.014-0.017) | 0.018 (0.017-0.020) | 0.021 (0.019-0.023) | 0.025 (0.023-0.028) | 0.027 (0.024-0.031) | 0.030 (0.027-0.033) | 0.033 (0.030-0.036) | 0.037 (0.034-0.040) | 0.040 (0.036-0.044) |
| 7-day | 0.008 (0.008-0.009) | 0.010 (0.009-0.011) | 0.012 (0.011-0.013) | 0.014 (0.013-0.015) | 0.016 (0.015-0.017) | 0.018 (0.016-0.021) | 0.021 (0.019-0.023) | 0.023 (0.021-0.025) | 0.025 (0.023-0.027) | 0.028 (0.022-0.032) |
| 10-day | 0.006 (0.006-0.007) | 0.008 (0.007-0.009) | 0.009 (0.008-0.010) | 0.010 (0.009-0.011) | 0.012 (0.011-0.013) | 0.013 (0.012-0.014) | 0.014 (0.013-0.015) | 0.015 (0.014-0.017) | 0.017 (0.016-0.018) | 0.018 (0.016-0.019) |
| 20-day | 0.004 (0.004-0.004) | 0.005 (0.005-0.005) | 0.006 (0.006-0.006) | 0.007 (0.007-0.007) | 0.008 (0.008-0.008) | 0.009 (0.009-0.009) | 0.009 (0.009-0.009) | 0.009 (0.009-0.009) | 0.009 (0.009-0.009) | 0.009 (0.009-0.009) |
| 30-day | 0.003 (0.003-0.003) | 0.004 (0.004-0.004) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.006 (0.006-0.006) | 0.007 (0.007-0.007) | 0.007 (0.007-0.007) | 0.008 (0.008-0.008) | 0.008 (0.008-0.008) | 0.009 (0.009-0.009) |
| 45-day | 0.002 (0.002-0.002) | 0.003 (0.003-0.003) | 0.004 (0.004-0.004) | 0.004 (0.004-0.004) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.006 (0.006-0.006) | 0.006 (0.006-0.006) | 0.006 (0.006-0.006) | 0.006 (0.006-0.006) |
| 60-day | 0.002 (0.002-0.002) | 0.003 (0.003-0.003) | 0.004 (0.004-0.004) | 0.004 (0.004-0.004) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.005 (0.005-0.005) | 0.006 (0.006-0.006) |

¹ Precipitation frequency (PF) estimates in this table are based on frequency analyses of partial duration series (PDS). Numbers in parentheses are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates for a given duration and average recurrence interval will be greater than the upper bound or less than the lower bound is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_page4.html#40-5810kwn-1124575&data=series&unit=series&series=pfds

White Pine Estates Subdivision
Phase 2

Soil Evaluation

0-48" Sandy Clay Loam
48"-120" Sandy Loam 20% Gravel 10% Cobble
No ground water encountered or anticipated @ 120".
.9 Gallon/Sq Ft/24 hrs Application rate

Caleb Knoblauch
Utah State On-site soil evaluation Cert # 02966-OSP-2
Expires 12.31.2022

NOTE: USE LOT 213 CALCULATIONS FOR LOT 205-213

Study Summary Statistics LOT - 213

| Item | Value |
|-------------------------|-------|
| No. of Lots | 1 |
| Roof SF/lot | 2500 |
| Drive SF/lot | 1000 |
| Total Lots Hardscape SF | 3500 |
| Total Road Hardscape SF | 0 |
| Total Hardscape SF | 3500 |
| Total Area, SF | 22429 |
| Landscape Area, SF | 18929 |
| Weighted Average C | 0.26 |

Retention Calculations (100-year storm)

| Item | Value |
|--------------------------|------------|
| Basin Tributary Area | 22,429 SF |
| Runoff coefficient C | 0.259 |
| Basin Area | 1,000 SF |
| Allowable Discharge Rate | - cfs/acre |
| Total Discharge | - cfs |

Infiltration Rate per Utah State On-Site Evaluation Cert #02966-OSP2 RATE = 5 min per inch = 8 in/hr

Factor Safety: 5.3 STORAGE RATE: 2.5

| Time (min) | i (in/hr) | Cumulative Runoff to Basin (cf) | Infiltration (cf) | Required Storage (cf) |
|------------|-----------|---------------------------------|-------------------|-----------------------|
| 5 | 6.06 | 245 | 37 | 208 |
| 10 | 4.61 | 373 | 74 | 299 |
| 15 | 3.81 | 462 | 111 | 351 |
| 30 | 2.56 | 620 | 222 | 398 |
| 60 | 1.59 | 770 | 444 | 326 |
| 120 | 0.84 | 814 | 889 | (75) |
| 180 | 0.56 | 819 | 1,333 | (514) |
| 360 | 0.30 | 858 | 2,667 | (1,809) |
| 720 | 0.17 | 974 | 5,333 | (4,359) |
| 1440 | 0.10 | 1,124 | 10,667 | (9,543) |
| | | Required Retention: | | 398 |
| | | Provided Retention: | | 1,341 |

Study Summary Statistics Basin I

| Item | Value |
|-------------------------|--------|
| No. of Lots | 11 |
| Roof SF/lot | 2500 |
| Drive SF/lot | 720 |
| Total Lots Hardscape SF | 35420 |
| Total Road Hardscape SF | 27716 |
| Total Hardscape SF | 63136 |
| Total Area, SF | 257993 |
| Landscape Area, SF | 194797 |
| Weighted Average C | 0.22 |

Retention Calculations (100-year storm)

| Item | Value |
|--------------------------|------------|
| Basin Tributary Area | 257,993 SF |
| Runoff coefficient C | 0.321 |
| Basin Area | 5,204 SF |
| Allowable Discharge Rate | - cfs/acre |
| Total Discharge | - cfs |

Infiltration Rate per Utah State On-Site Evaluation Cert #02966-OSP2 RATE = 5 min per inch = 8 in/hr

Factor Safety: 5.3 STORAGE RATE: 2.5

| Time (min) | i (in/hr) | Cumulative Runoff to Basin (cf) | Infiltration (cf) | Required Storage (cf) |
|------------|-----------|---------------------------------|-------------------|-----------------------|
| 5 | 6.06 | 3,490 | 193 | 3,297 |
| 10 | 4.61 | 5,315 | 385 | 4,930 |
| 15 | 3.81 | 6,897 | 578 | 6,319 |
| 30 | 2.56 | 8,847 | 1,156 | 7,691 |
| 60 | 1.59 | 10,989 | 2,313 | 8,676 |
| 120 | 0.84 | 11,911 | 4,626 | 7,285 |
| 180 | 0.56 | 11,899 | 6,939 | 4,742 |
| 360 | 0.30 | 12,233 | 13,877 | (1,644) |
| 720 | 0.17 | 13,892 | 27,755 | (13,863) |
| 1440 | 0.10 | 16,034 | 55,509 | (39,475) |
| | | Required Retention: | | 8,676 |
| | | Provided Retention: | | 9,208 |

Catchment Calculations (10-year storm)

| Item | Value |
|-----------------------|------------|
| Time of Concentration | 30 min |
| Rainfall Intensity I | 1.34 in/hr |
| Manington N | 0.013 |

| Catchment | Area (SF) | C | Flow (CFS) | Destination |
|-----------|-----------|-------|------------|-------------|
| 1 | 63,243 | 0.321 | 9,331 | 201 |
| 2 | 116,225 | 0.321 | 1,159 | 202 |
| 3 | 78,675 | 0.321 | 0,765 | 207 |

Pipe Design (10-year storm)

| Pipe | Tributary Basins | Surface Flow (CFS) | Upstream Pipes | Pipe Flow (CFS) | Total Flow (CFS) | Pipe Slope | Diameter (IN) | Full Flow Capacity (CFS) | % of Full-Flow Capacity |
|---------|------------------|--------------------|----------------|-----------------|------------------|------------|---------------|--------------------------|-------------------------|
| 201-208 | 3 | 0.165 | None | 0.000 | 0.165 | 1.50% | 15 | 8,860 | 0.8% |
| 202-208 | - | 0.000 | 207-208 | 0.765 | 0.765 | 0.81% | 15 | 5,829 | 13.1% |
| 201-202 | 2 | 1.159 | None | 0.000 | 1.159 | 0.50% | 15 | 4,580 | 25.3% |
| 202-203 | 1 | 0.631 | 202-208 | 1.923 | 2,554 | 1.15% | 15 | 6,946 | 36.8% |

Study Summary Statistics Basin II

| Item | Value |
|-------------------------|-------|
| No. of Lots | 3 |
| Roof SF/lot | 2500 |
| Drive SF/lot | 14214 |
| Total Lots Hardscape SF | 33438 |
| Total Road Hardscape SF | 15478 |
| Total Hardscape SF | 48916 |
| Total Area, SF | 69530 |
| Landscape Area, SF | 20633 |
| Weighted Average C | 0.24 |

Retention Calculations (100-year storm)

| Item | Value |
|--------------------------|------------|
| Basin Tributary Area | 60,539 SF |
| Runoff coefficient C | 0.242 |
| Basin Area | 1,000 SF |
| Allowable Discharge Rate | - cfs/acre |
| Total Discharge | - cfs |

Infiltration Rate per Utah State On-Site Evaluation Cert #02966-OSP2 RATE = 5 min per inch = 8 in/hr

Factor Safety: 5.3 STORAGE RATE: 2.5

| Time (min) | i (in/hr) | Cumulative Runoff to Basin (cf) | Infiltration (cf) | Required Storage (cf) |
|------------|-----------|---------------------------------|-------------------|-----------------------|
| 5 | 6.06 | 1,889 | 37 | 1,843 |
| 10 | 4.61 | 2,862 | 74 | 2,788 |
| 15 | 3.81 | 3,547 | 111 | 3,436 |
| 30 | 2.56 | 4,754 | 222 | 4,532 |
| 60 | 1.59 | 5,918 | 444 | 5,474 |
| 120 | 0.84 | 6,253 | 889 | 5,364 |
| 180 | 0.56 | 6,250 | 1,333 | 4,917 |
| 360 | 0.30 | 6,588 | 2,667 | 3,921 |
| 720 | 0.17 | 7,481 | 5,333 | 2,148 |
| 1440 | 0.10 | 8,635 | 10,667 | (2,031) |
| | | Required Retention: | | |



ACO StormBrixx System Optimizer

Project Title: Blue Spruce Subdivision
 Notes / Tank Reference: 10/10/2020, 2/10/2021, 7/10/2021

- Ground Improvement may be required
- Traffic - Car-park loading
- Asphalt surfacing

Tank parameters - SD

| Length | Width | Depth | Total Gross Volume |
|--------------|--------------|------------|-------------------------|
| 10ft 3.281ft | 17ft 4.878ft | 2ft 1.96ft | 547.29m ³ |
| | | | Total Net Volume |
| | | | 447.87m ³ |

SD tank has a void ratio of 0.87

| Selected | Product Code | Product Description | Quantity |
|------------------------|--------------|--|----------|
| Main Components | | | |
| ✓ | 314290 | StormBrixx SD Half Module | 488 pcs |
| ✓ | 314291 | StormBrixx SD Side Panel | 120 pcs |
| ✓ | 314292 | StormBrixx SD Top Cover | 48 pcs |
| ✓ | 314293 | StormBrixx SD Layer Connector | 240 pcs |
| ✓ | 314294 | StormBrixx SD Half Layer Top Cover Plate | 60 pcs |
| ✓ | 314295 | StormBrixx SD Half Layer Side Panel | 60 pcs |

| Selected | Product Code | Product Description | Quantity |
|--|--------------|--|---------------------------|
| Access | | | |
| | 138141 | StormBrixx SD Remote Access Unit | 60 pcs |
| ✓ | 314275 | StormBrixx Remote Access Plate | 2 pcs |
| ✓ | 314276 | StormBrixx Inspection Unit | 10 pcs |
| ✓ | 314278 | StormBrixx Inspection Duct with Socket | 60 pcs |
| ✓ | 32019 | Vertical Inspection Point Connector | 60 pcs |
| SD and HD Horizontal Pipe Connector | | | |
| | 93139 | Horizontal Pipe Connector (DPR3 - 4 inch (102mm) pipe) | 60 pcs |
| | 93140 | Horizontal Pipe Connector (DPR3 - 4 inch (102mm) pipe) | 60 pcs |
| | 93141 | Horizontal Pipe Connector (DPR3 - 8 inch (203mm) pipe) | 60 pcs |
| | 93142 | Horizontal Pipe Connector (DPR3 - 12 inch (305mm) pipe) | 60 pcs |
| ✓ | 93144 | Horizontal Pipe Connector (DPR3 - 18 inch (457mm) pipe) | 1 pcs |
| | 93145 | Horizontal Pipe Connector (SCH40 - 4 inch (102mm) pipe) | 60 pcs |
| | 93146 | Horizontal Pipe Connector (SCH40 - 8 inch (203mm) pipe) | 60 pcs |
| | 93147 | Horizontal Pipe Connector (SCH40 - 8 inch (203mm) pipe) | 60 pcs |
| Covers load class D 400 | | | |
| ✓ | 314543 | Access Chamber Ductile Iron Cover (Load Class D400) | 2 pcs |
| ✓ | 314553 | Access Chamber Ductile Iron Vent Cover (Load Class D400) | 2 pcs |
| ✓ | 314544 | Inspection Point Ductile Iron Cover (Load Class D400) | 60 pcs |
| Covers load class D 400 | | | |
| | | non-woven geotextile | 11 (12% overlap) |
| | | GEOTEXTILE (HDPE) | 11 (12% overlap) |
| ✓ | | infiltration geotextile | 3124.22 411 (25% overlap) |
| | | | 2 rolls (4.5x10m) |

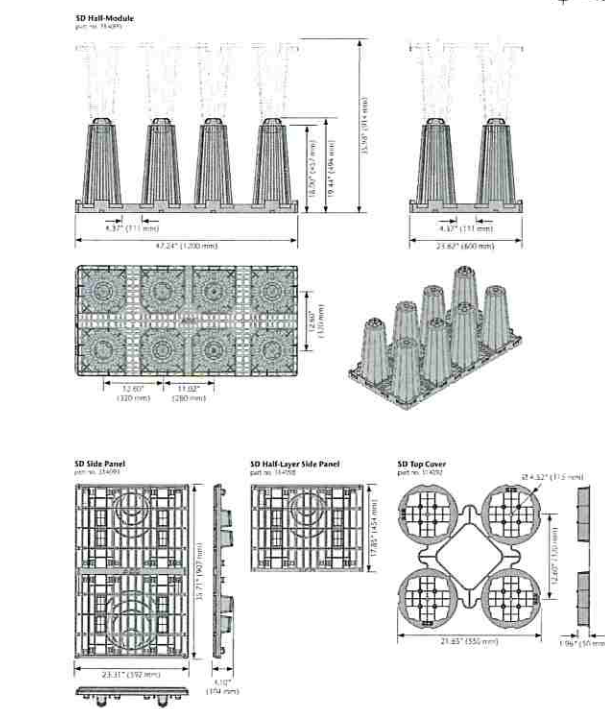
Estimated Assembly Time: 3hr 59mins 53secs

Assumptions:
 Assembly rate of the StormBrixx system is estimated to be 2.35 seconds per cubic foot (1.3 m³/min) for SD and 3.4 seconds per cubic foot (2 m³/min) for HD.
 The assembly time is based on two workers and one machinery operator lifting materials into the hole. It does not include hole excavation, base preparation and compaction, nor laying of the geotextile membranes. It is the assembly time for building the StormBrixx tank only and does not include pipe connections.

Disclaimer:
 Assembly times are accurate to the best of ACO Inc.'s knowledge, testing and observation. These times should be used for guidance only. Every site installation will be different and local conditions may vary. Installing contractor should determine the accuracy of installed times accordingly.

WEST SALES OFFICE
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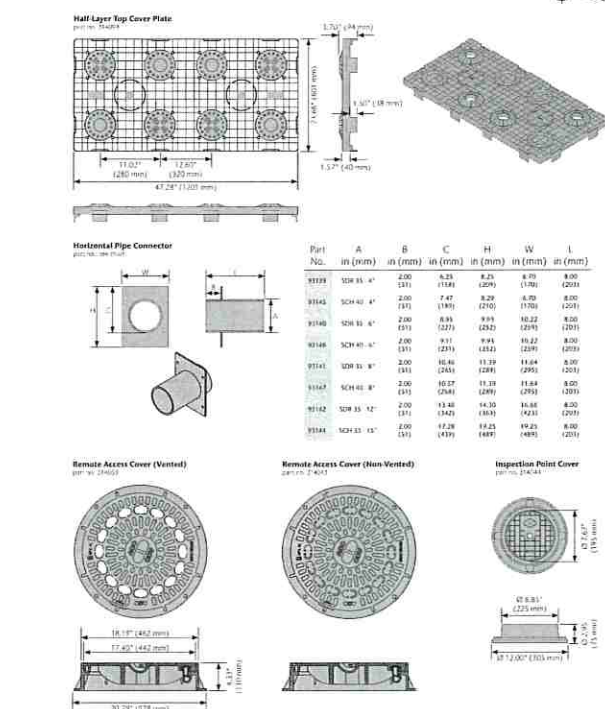
ACO StormBrixx® SD
Stormwater Detention/Infiltration/Retention System



West Tel: (888) 490-9552
 East Tel: (800) 543-4764

ACO Specification Information

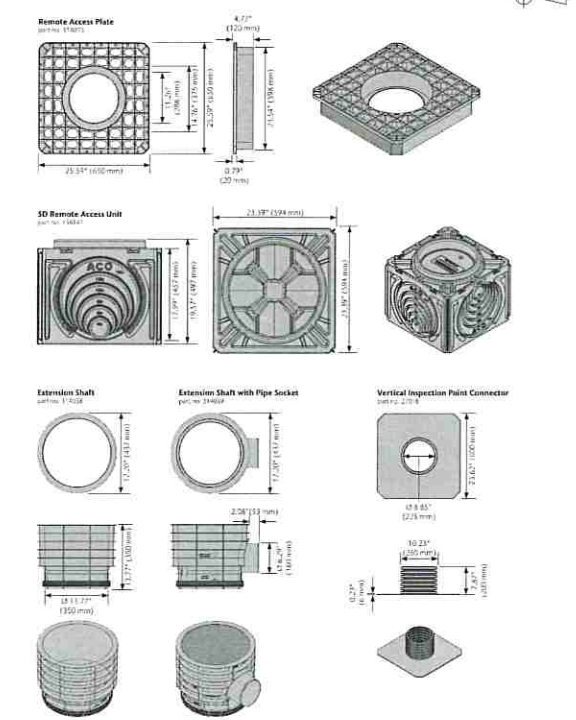
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ACO StormBrixx® SD
Stormwater Detention/Infiltration/Retention System

| ACO StormBrixx SD Parts Table | Part No. | Length in (mm) | Width in (mm) | Depth in (mm) | Weight lbs (kg) |
|---|----------|----------------|---------------|---------------|-----------------|
| SD Half Module | 314290 | 47.24 (1,898) | 23.62 (930) | 19.41 (764) | 21.40 (9.70) |
| SD Side Panel | 314291 | 15.75 (621) | 23.31 (921) | 1.37 (53) | 7.20 (3.27) |
| SD Half Layer Side Panel | 314292 | 17.85 (699) | 23.31 (921) | 1.37 (53) | 3.40 (1.54) |
| SD Top Cover | 314293 | 21.65 (853) | 23.62 (930) | 1.96 (88) | 1.40 (0.63) |
| Half Layer Top Cover Plate | 314294 | 47.24 (1,860) | 23.62 (930) | 1.37 (53) | 2.70 (1.23) |
| SD Remote Access Unit | 138141 | 24.38 (964) | 23.38 (921) | 19.57 (873) | 40.00 (18.23) |
| SD Layer Connector | 93140 | 2.31 (91) | 1.75 (69) | 1.05 (42) | 0.09 (0.04) |
| Remote Access Plate | 314275 | 23.59 (930) | 23.59 (930) | 4.72 (187) | 10.78 (4.90) |
| Remote Access Ductile Iron Cover (Load Class D400) | 314543 | 47.24 (1,860) | 4.34 (171) | 86.46 (39.20) | |
| Remote Access Ductile Iron Vent Cover (Load Class D400) | 314553 | 47.24 (1,860) | 4.34 (171) | 86.46 (39.20) | |
| Inspection Point Cover - Ductile Iron (Load Class D400) | 314544 | 21.65 (853) | 2.95 (116) | 34.54 (15.70) | |
| Inspection Unit | 314276 | 17.12 (673) | 15.78 (621) | 4.84 (219) | |
| Substation Vertical Pipe Socket | 314278 | 11.21 (441) | 11.78 (463) | 4.14 (189) | |
| Vertical Inspection Point Connector | 32019 | 11.81 (465) | 7.87 (309) | 3.32 (150) | |
| Horizontal Pipe Connectors | | | | | |
| DPR 4" | 93139 | 4.00 (102) | | 1.9 (8.7) | |
| DPR 4" | 93140 | 4.00 (102) | | 1.9 (8.7) | |
| DPR 8" | 93141 | 8.00 (203) | | 3.2 (1.5) | |
| DPR 12" | 93142 | 12.00 (305) | | 5.5 (2.5) | |
| DPR 18" | 93144 | 18.00 (457) | | 9.5 (4.3) | |
| HD 4" | 93145 | 4.00 (102) | | 1.9 (8.7) | |
| HD 8" | 93146 | 8.00 (203) | | 3.2 (1.5) | |
| HD 8" | 93147 | 8.00 (203) | | 3.2 (1.5) | |
| HD 12" | 93148 | 12.00 (305) | | 5.5 (2.5) | |
| HD 18" | 93149 | 18.00 (457) | | 9.5 (4.3) | |

ACO, Inc.
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ACO StormBrixx® SD
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ACO Specification Information



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BLUE SPRUCE SUBDIVISION
PRELIMINARY
 QUIRK STREET
 GRANTSVILLE CITY, UTAH

STORM BRIXX DESIGN

PROJECT NUMBER: T1216E
 PRINT DATE: 2022-01-27
 DRAWN BY: C. CHLD
 CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHLD

C-202

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STORMBRIXX NOTES

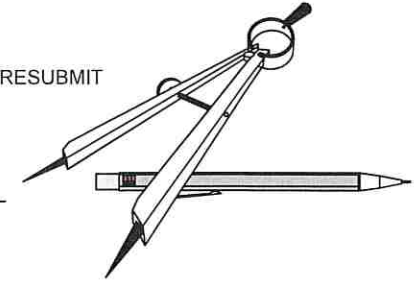
1. ALL FABRICATIONS TO BE COMPLETED BY INSTALLING CONTRACTOR. HE/SHE TO VERIFY THE ENTIRE SCOPE OF STORMBRIXX SD HAS BEEN PROVIDED FOR THIS PROJECT.
2. DIMENSIONS ARE FROM OUTSIDE TO OUTSIDE.
3. LAYOUT IS BASED ON SHEET C-201 PROVIDED TO THE ACO, INC. TECHNICAL SERVICES DEPARTMENT.
4. THIS PLAN VIEW REPRESENT ONE OF TWO STORMBRIXX SD HALF LAYER ORIENTATIONS REQUIRED FOR THIS TANK. FOR COMPLETE, BRICK - BONDABLE INSTALLATION DRAWINGS, PLEASE REQUEST THIS SERVICE FROM THE ACO, INC. SALES DEPARTMENT.
5. THE NUMBER OF ACCESS/INSPECTION LOCATIONS DISPLAYED ARE RECOMMENDATIONS, AND MORE/LESS CAN BE ADDED WITH EASE VIA REVISION.
6. ACCESS UNITS OCCUPY A PROFILE EQUIVALENT TO HALF OF ON HALF MODULE AND ALLOW FOR DIRECT ACCESS TO UP 15" PIPE CONNECTIONS.
7. ACCESS PLATES OCCUPY THE EQUIVALENT PROFILE OF HALF OF ONE HALF MODULE AND MUST BE SURROUNDED BY BRICK BONDED MODULES. ACCESS PLATES CAN BE PLACED ANYWHERE BESIDES THE EDGE OF THE SYSTEM.
8. HOLDING CAPACITY OF ONE FULLY ASSEMBLED STORMBRIXX SD MODULE = 22.54 CF

INSTALLATION NOTES

1. ALL FABRICATIONS TO BE COMPLETED BY INSTALLING CONTRACTOR.
2. EXCAVATE AWAY FROM TANK'S PROFILE PER OSHA STANDARDS.
3. UP TO 18" PIPE CONNECTIONS CAN BE CORED DIRECTLY INTO STORMBRIXX SD SIDE PANELS.
4. USE LAYER CONNECTORS TO RESTRICT SHEARING MOVEMENT BETWEEN BRICK-BONDED LAYERS/HALF LAYERS.
5. USE LAYER CONNECTORS TO ADHERE ACCESS UNITS TO BRICK-BONDED HALF MODULES.
6. A VOID AREA EQUIVALENT TO HALF OF ONE HALF MODULE IS PRESENT UNDER EACH ACCESS PLATE.
7. IRREGULAR TANKS - TRIM SIDE PANELS A CORNER JUNCTIONS FOR EXACT FIT.

ALL DRAWINGS ARE AS ACCURATE AS THE INFORMATION SUPPLIED. ALL REASONABLE CARE HAS BEEN TAKEN IN COMPILING THE INFORMATION WITHIN. PLEASE REVIEW THIS INFORMATION FOR ACCURACY.

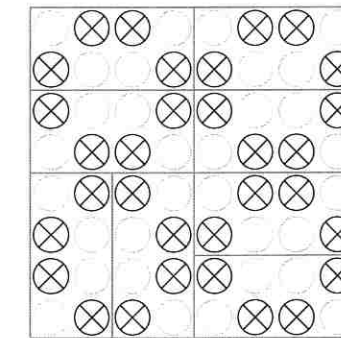
- APPROVED REVISE AND RESUBMIT
 APPROVED AS NOTED REJECTED



SIGNED: _____

DATE: _____

COMMENTS:



ALWAYS ARRANGE THE SAME 4 PILLARS IN A SQUARE

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|----------------------|
| 1 | NOTES |
| 2 | STORMBRIXX PLAN VIEW |

| | | | | | |
|--|--|------------------|-------------|------------|----|
| BLUE SPRUCE SUBDIVISON GRANTSVILLE CITY, UT | | NOTES | | | |
| | | SYSTEM SD | | LAYER(S) 1 | |
| | | REVISIONS | | | |
| DRAWN BY: JW | EMAIL: John.Wyman@aco.com | NO. | DESCRIPTION | DATE | BY |
| DATE 1/20/2022 | CHECKED BY: - | | - | - | - |
| SHEET NO. SHEET 1 OF 2 | DESIGN SERV. NO. REV. 1220043C | | | | |
| | | | | | |

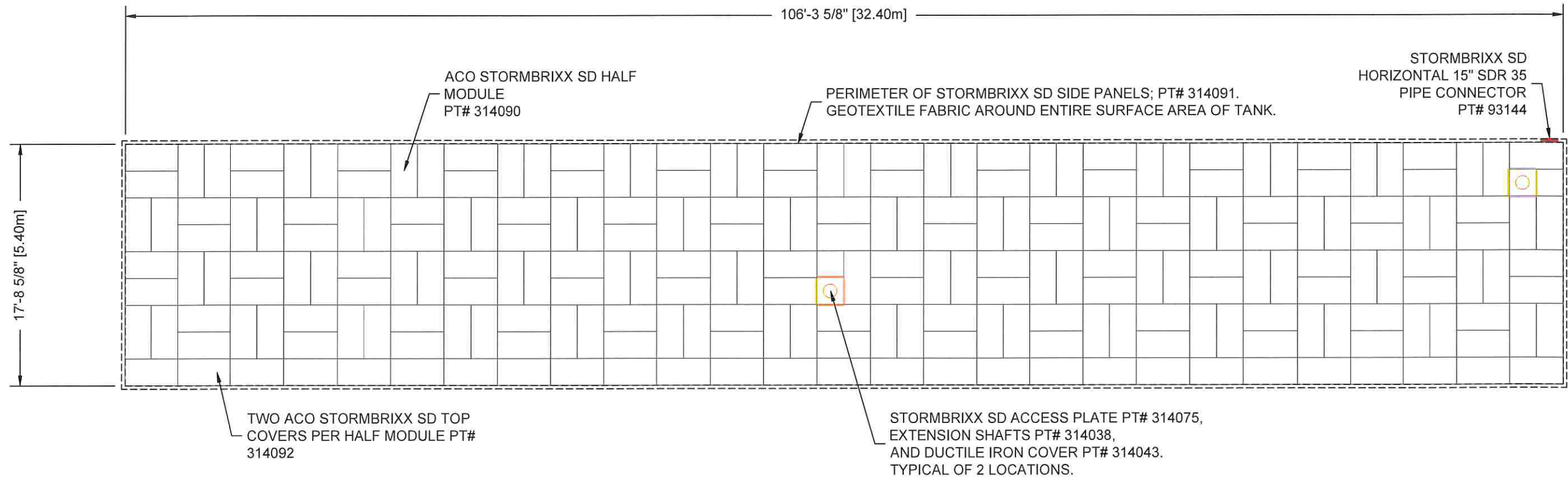
WEST SALES OFFICE
825 W BEECHCRAFT ST.
CASA GRANDE, AZ 85122
Tel. (888) 490-9552
Fax (520) 421-9899

EAST SALES OFFICE
9470 PINECONE DRIVE
MENTOR, OH 44060
Tel. (800) 543-4764
Fax (440) 639-7235

SOUTHEAST SALES OFFICE
4211 PLEASANT RD.
FORT MILL, SC 29708
Tel. (800)-543-4764
Fax (803)-802-1063

ACO, INC.
www.acousa.com

ACO STORMBRIX SD TANK
 TANK STRUCTURAL VOLUME 5,647.29 FT³
 TOTAL HOLDING VOLUME 5,477.87 FT³
 NUMBER OF LAYERS = 1 (3FT)



| | |
|---|-----------------------------------|
| BLUE SPRUCE SUBDIVISION GRANTSVILLE CITY, UT | |
| DRAWN BY: JW | EMAIL: John.Wyman@aco.com |
| DATE 1/20/2022 | CHECKED BY: - |
| SHEET NO. SHEET 2 OF 2 | DESIGN SERV. NO. REV. 1220043C |

| STORMBRIX PLAN VIEW | | | |
|---------------------|-------------|------------|----|
| SYSTEM SD | | LAYER(S) 1 | |
| REVISIONS | | | |
| NO. | DESCRIPTION | DATE | BY |
| △A | - | - | - |
| △B | | | |
| △C | | | |

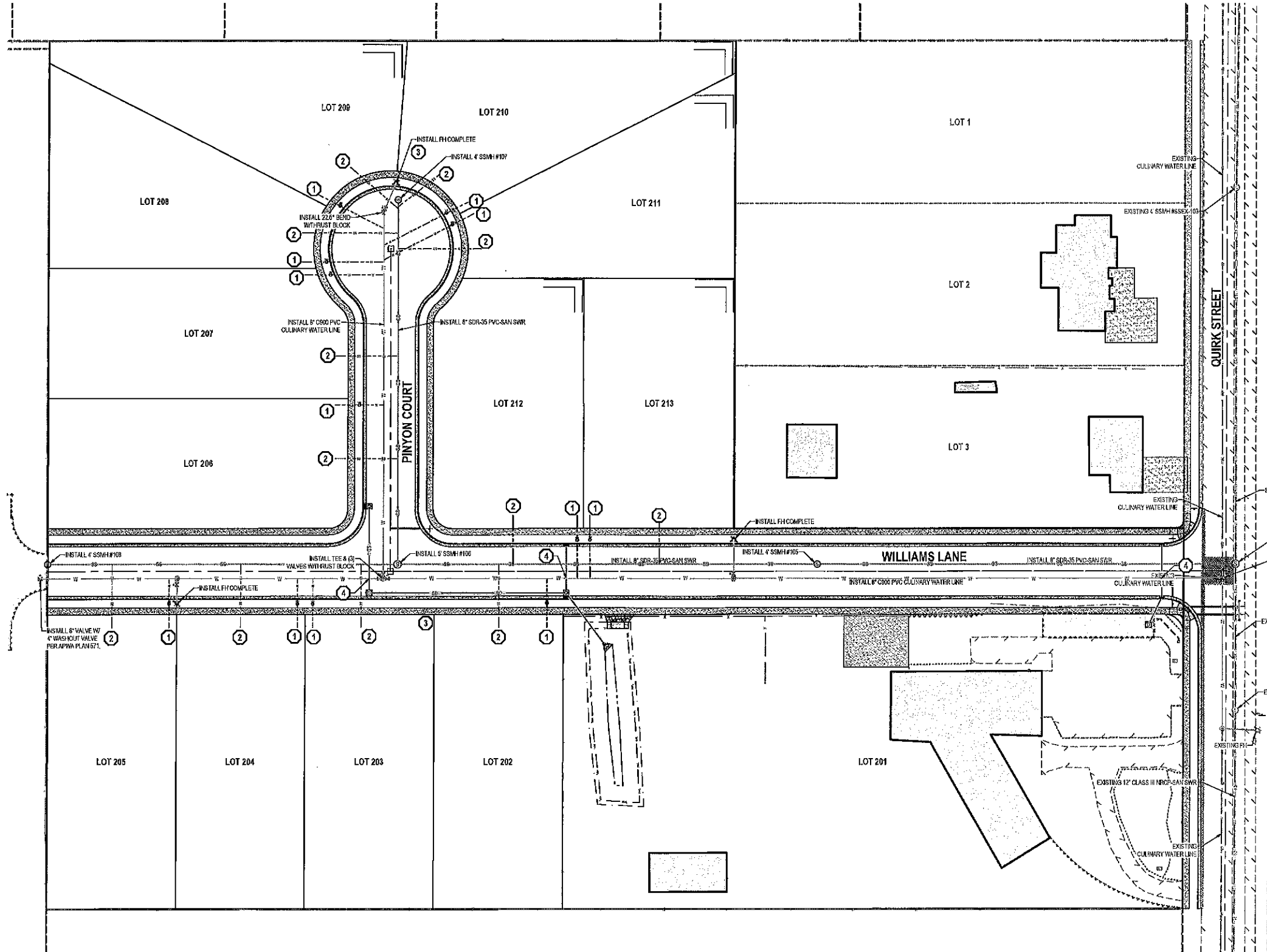
ACO, INC.

| | | |
|--|--|--|
| WEST SALES OFFICE 825 W BEECHCRAFT ST. CASA GRANDE, AZ 85122 Tel. (888) 490-9552 Fax (520) 421-9899 | EAST SALES OFFICE 9470 PINECONE DRIVE MENTOR, OH 44060 Tel. (800) 543-4764 Fax (440) 639-7235 | SOUTHEAST SALES OFFICE 4211 PLEASANT RD. FORT MILL, SC 29708 Tel. (800)-543-4764 Fax (803)-802-1063 |
|--|--|--|

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BENCHMARK
CENTER OF SECTION 2, T2S, R1W, S8.8M
FOUND 3" BRASS AND PIPE TOOELE COUNTY
SURVEYORS MONUMENT, DATED 2010
ELEV = 4200.00'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GRANTSVILLE CITY'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 DESCRIBED 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 GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GRANTSVILLE CITY 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 GRANTSVILLE CITY'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 GRANTSVILLE CITY'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. GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEER AT 435-884-1501.
12. RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY, OR ON ANY STATE ROADS.

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. INSTALL 12" DEEP SOIL CULINARY WATER SEPARATION LATERAL AND 8" DEEP PER GRANTSVILLE CITY STANDARD PLAN LOCATED APPROX. 1' FROM OPPOSITE END CORNER OF SECONDARY WATER SERVICE LATERAL, TO BE EXTENDED TO FRANKLIN AVENUE OF 160' MAX. CONTRACTOR TO MAINTAIN 1" OF SEPARATION BETWEEN INTERSECTING LINES PER GRANTSVILLE CITY STANDARD PLANS AND SPECIFICATIONS.
 2. INSTALL 4" SANITARY SEWER SEPARATION LATERAL @ 2% MINIMUM SLOPE PER APWA PLAN. CONTRACTOR TO MAINTAIN 1" OF SEPARATION BETWEEN INTERSECTING LINES PER CITY STANDARDS AND SPECIFICATIONS.
 3. CONTRACTOR TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES.
 4. CONTRACTOR TO MAINTAIN 1" OF SEPARATION BETWEEN INTERSECTING PIPE LINES. LOOP CULINARY WATER LINE PER GRANTSVILLE CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.



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: 435,896,2583

WWW.ENSGNENG.COM

FOR:
ICON DEVELOPMENT, LLC
3410 NORTH MOYLE LANE
SPRINGDALE, UT, 84774
CONTACT:
SEAN PERKINS
PHONE: 435-850-8408

**BLUE SPRUCE SUBDIVISION
PRELIMINARY
UTILITY PLAN
QUIRK STREET
GRANTSVILLE CITY, UTAH**

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

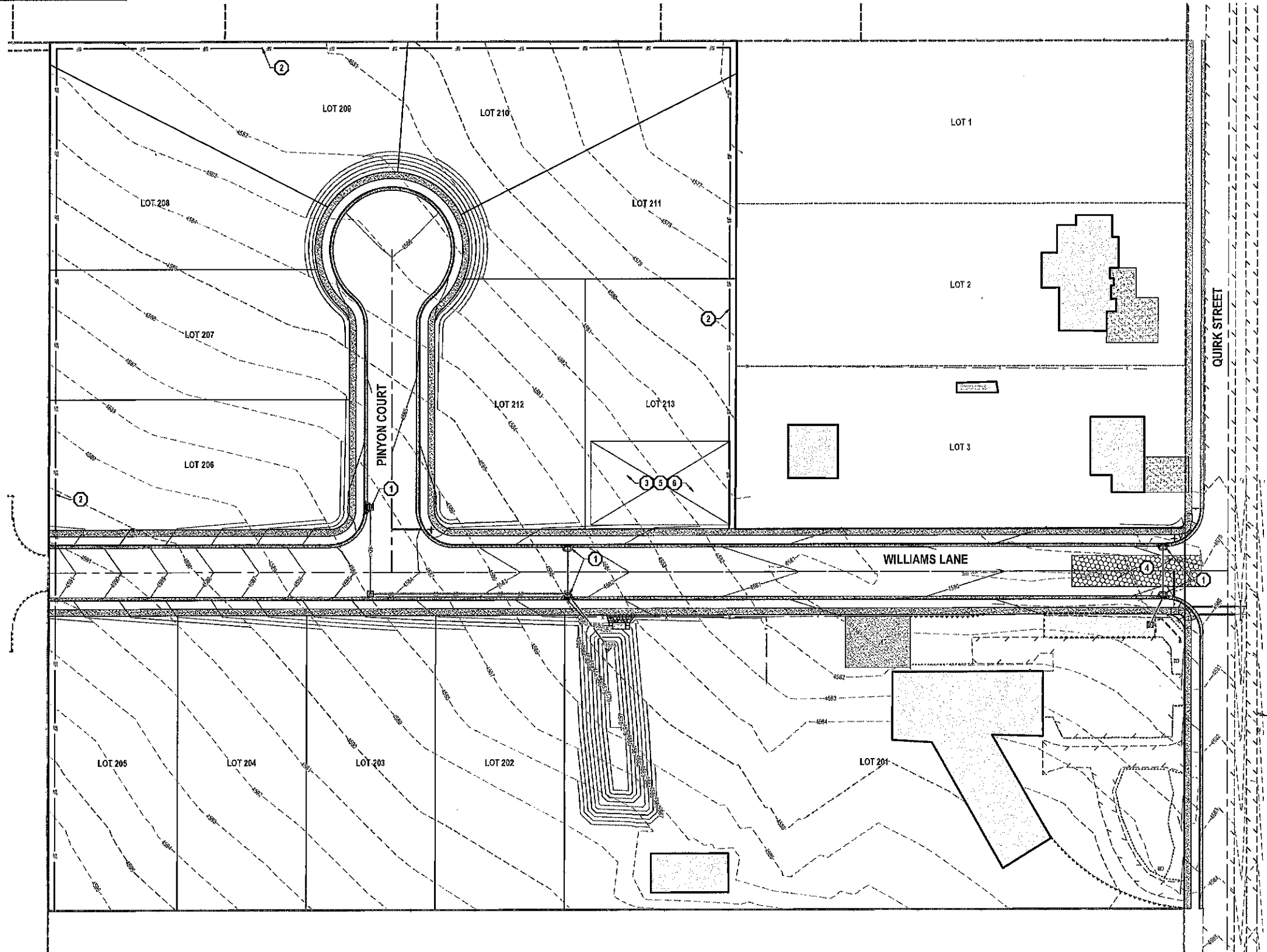
UTILITY PLAN

PROJECT NUMBER: T1216E
PROJECT DATE: 2022-01-27
DRAWN BY: C. CHELD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHELD

C-300

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BENCHMARK
 CENTER OF SECTION 2, T2S, R14W, S18E4M
 (FOUND 3" BRASS AND PIPE TOOLEE COUNTY
 SURVEYORS MONUMENT, DATED 2010)
 ELEV = 4230.00'



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAWS ALONG THESE LINES ARE TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON-SITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE REWORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT FRANKOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

- 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. INLET PROTECTION PER DETAIL 3D-500.
 2. SILT FENCE PER DETAIL 4D-500.
 3. PORTABLE TOILET PER DETAIL 6D-500.
 4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5D-500.
 5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 6. SUGGESTED STOCKPILE AREA.
 7. NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.

| REVISION SCHEDULE | | | |
|-------------------|------|--------|----------------------------------|
| NUMBER | DATE | AUTHOR | COMPANY REPRESENTATIVE SIGNATURE |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |

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 189 N. Main Street, Unit 1
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SALT LAKE CITY
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 Phone: 801.547.1100

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

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FOR:
 KOON DEVELOPMENT, LLC
 3410 NORTH MOYLE LANE
 ERDA, UTAH, 84074
 CONTACT:
 SEAN PERKINS
 PHONE: 435-450-8436

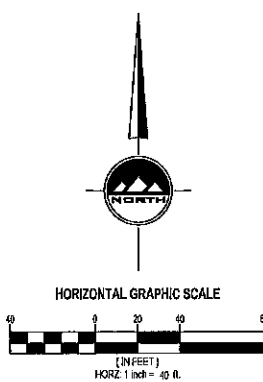
**BLUE SPRUCE SUBDIVISION
 PRELIMINARY
 QUIRK STREET
 GRANTSVILLE CITY, UTAH**

NO. DATE REVISION BY FOR REVIEW

EROSION CONTROL PLAN

PROJECT LEADER: TT216E PRINT DATE: 2022-01-27
 DRAWN BY: C. CHLOD CHECKED BY: J. CLEGG
 PROJECT MANAGER: C. CHLOD

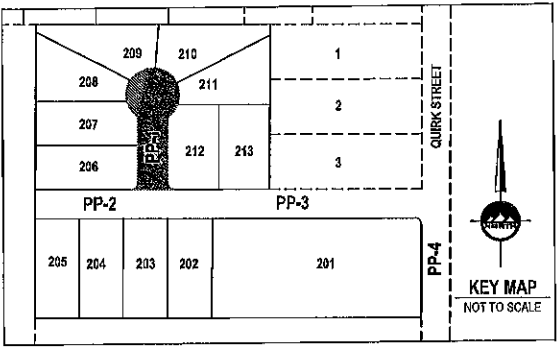
C-400



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(FOUND BY GRASS AND PIPE TOOLE COUNTY
SURVEYORS MONUMENT, DATED 2010)
ELEV = 4590.00

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 CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING
PIPE LINES. LOOP CULINARY WATER LINE PER GRANTSVILLE CITY AND APWA
PLAN #543.1, #543.2, #592 STANDARDS AND SPECIFICATIONS.



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THE STANDARD IN ENGINEERING

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Phone: 801.255.0529

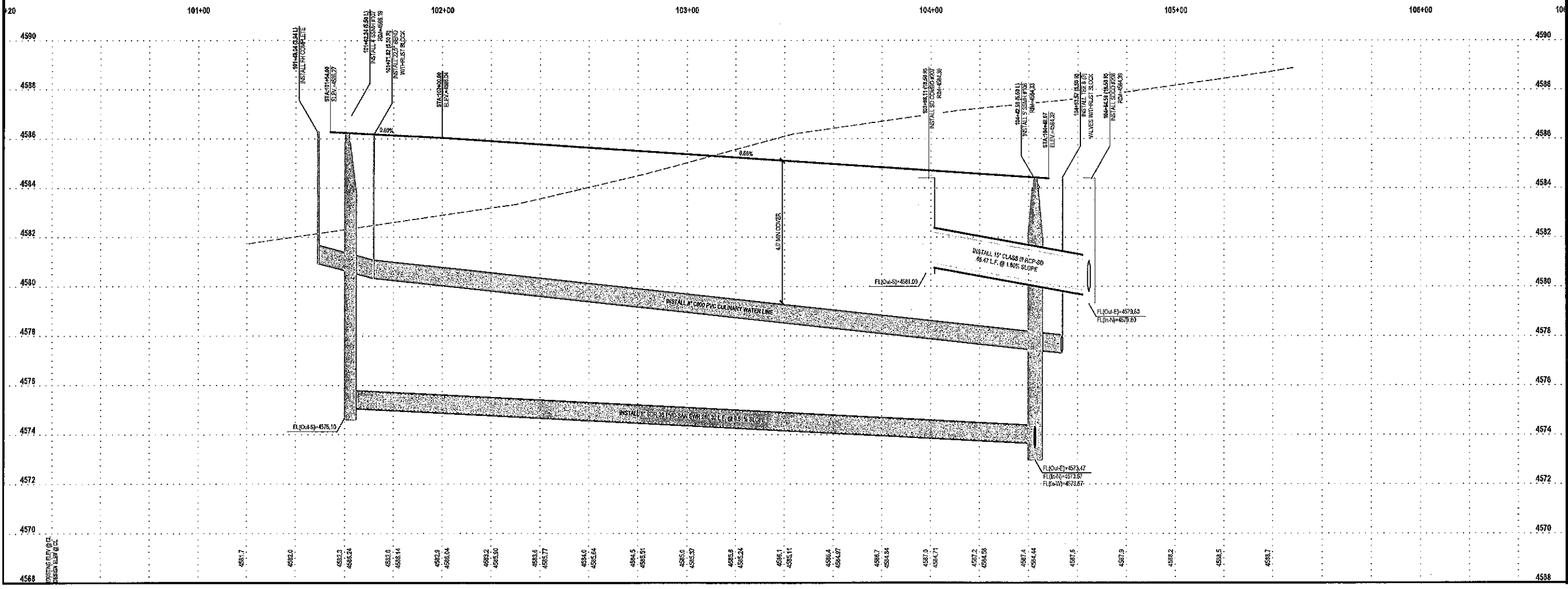
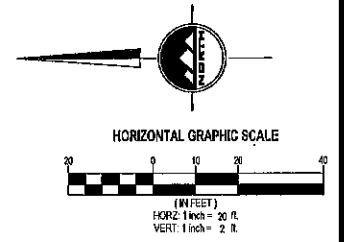
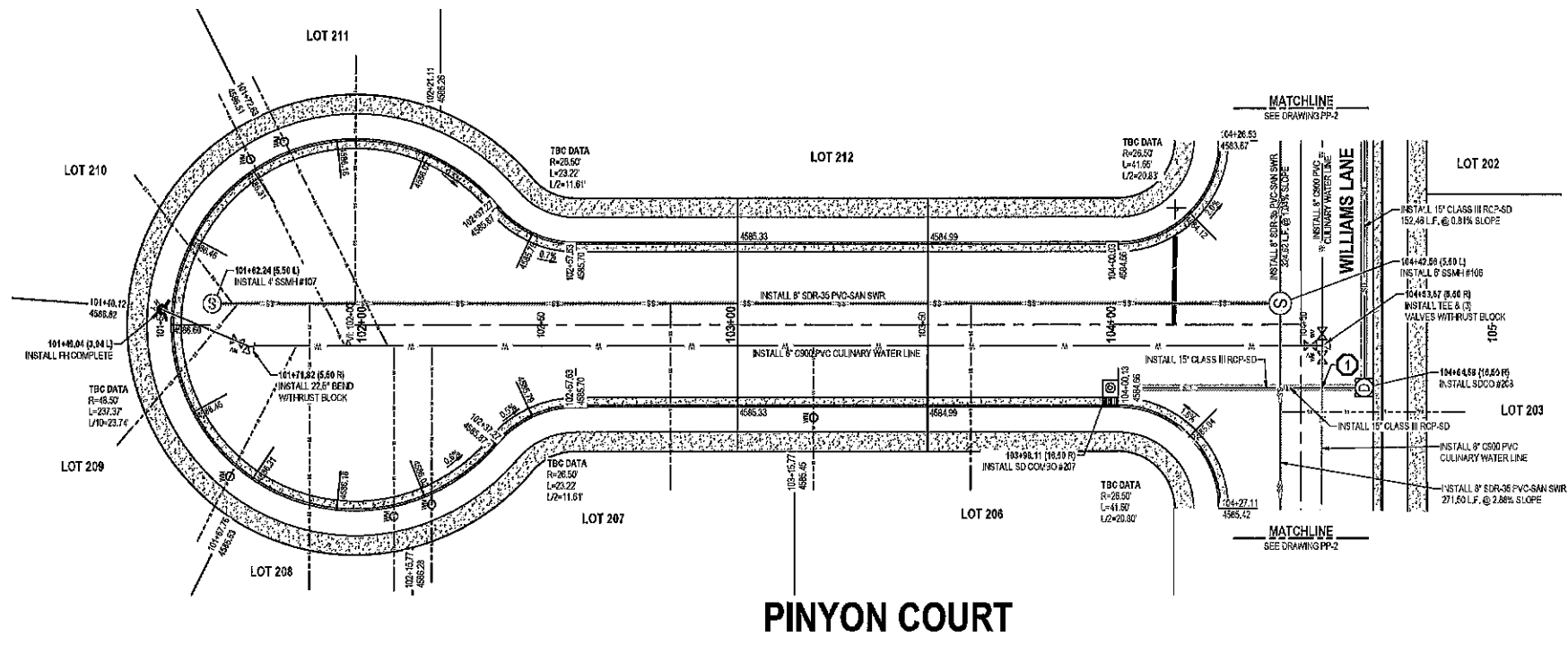
LAYTON
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

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FOR:
ICON DEVELOPMENT, LLC
3408 NORTH MOYLE LANE
SDBA, UT 84074
CONTACT:
SEAN PERKINS
PHONE: 435.860.4338



**BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET, UTAH**

**STREET PLAN
AND PROFILE**

PROJECT NUMBER: 11216E
DRAWN BY: C. CHLO
PROJECT MANAGER: C. CHLO

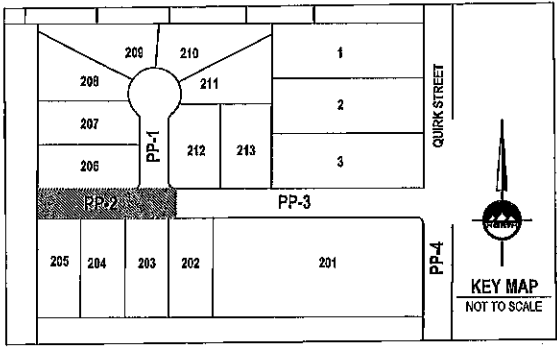
PAGE DATE:
CHECKED BY: J. CLEGG

PP-1

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BENCHMARK
CENTER OF SECTION 2, T2S, R1E, S18M
(FOUND 3" BRASS AND PIPE TOOELE COUNTY
SURVEYORS MONUMENT, DATED 2019)
ELEV = 4200.00'

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 CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING
PIPE LINES. LOOP CULINARY WATER LINE PER GRANTSVILLE CITY AND APWA
PLAN #643.1, #643.2, #662 STANDARDS AND SPECIFICATIONS.



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Phone: 435.843.3590

SALT LAKE CITY
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LAYTON
Phone: 801.547.1100

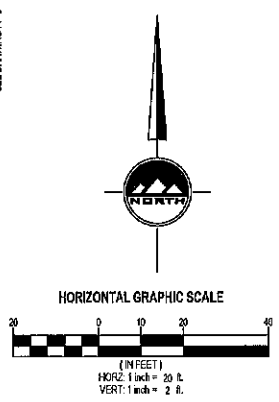
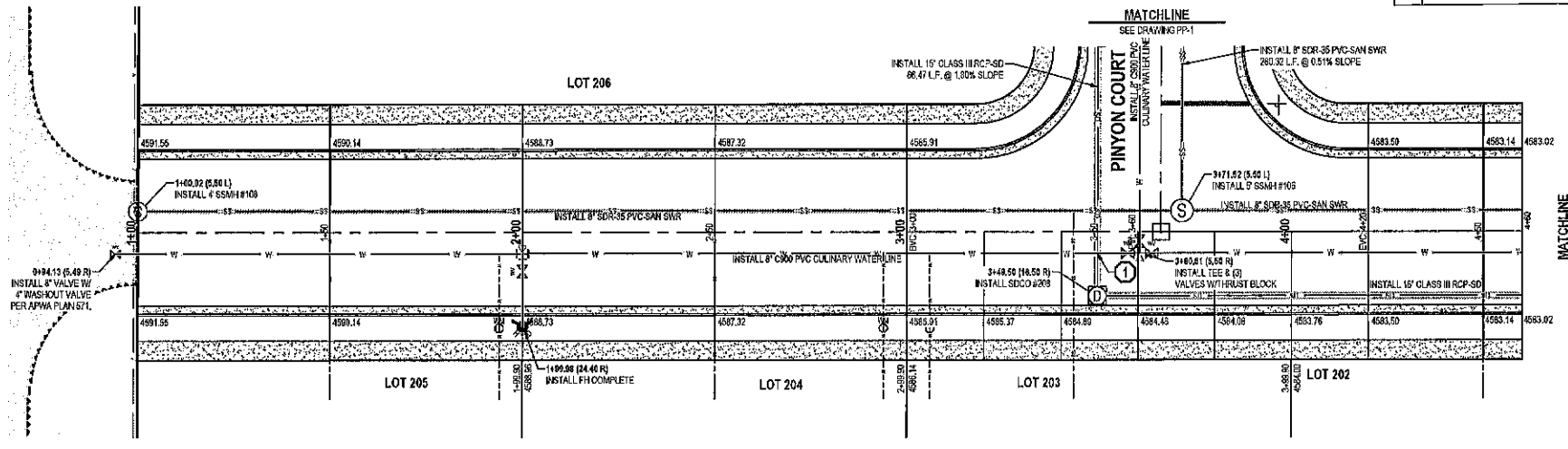
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

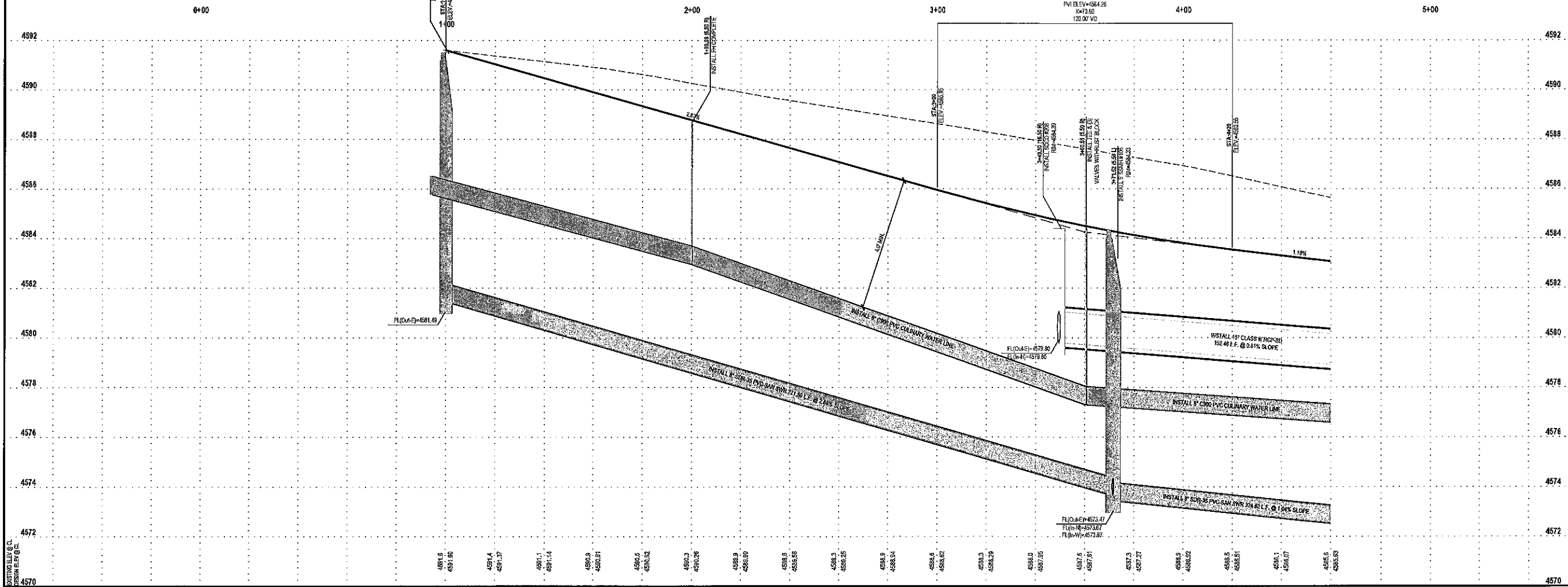
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FOR:
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3476 NORTH HOWLE LANE
ERIC, UT 84074

CONTACT:
SEAN PERKINS
PHONE: 435.860.8136



WILLIAMS LANE



**BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH**

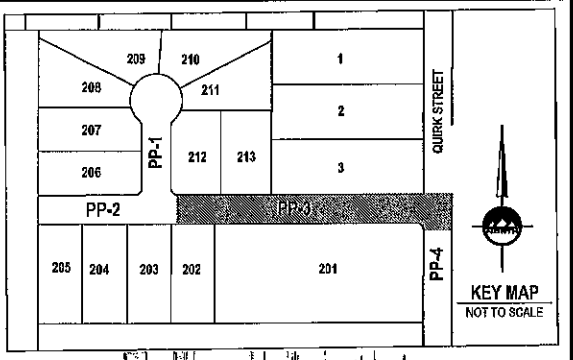
**STREET PLAN
AND PROFILE**

PROJECT NUMBER: T21216E
PROJECT DATE:
DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT APPROVAL:
C. CHILD

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BENCHMARK
CENTER OF SECTION 2, T2S, R4W, S18M
(FOUND 3" BRASS AND PIPE TOOLEE COUNTY
SURVEYORS MONUMENT, DATED 2010)
ELEV = 4200.00

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 CONTRACTOR TO MAINTAIN 18" OF SEPARATION BETWEEN INTERSECTING
PIPE LINES. LOOP CULINARY WATER LINE PER GRANTSVILLE CITY AND APWA
PLAN #543.1, #543.2, #562 STANDARDS AND SPECIFICATIONS.



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Tooele, UT, 84074
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SALT LAKE CITY
Phone: 801.265.0529

LAYTON
Phone: 801.547.1100

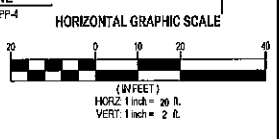
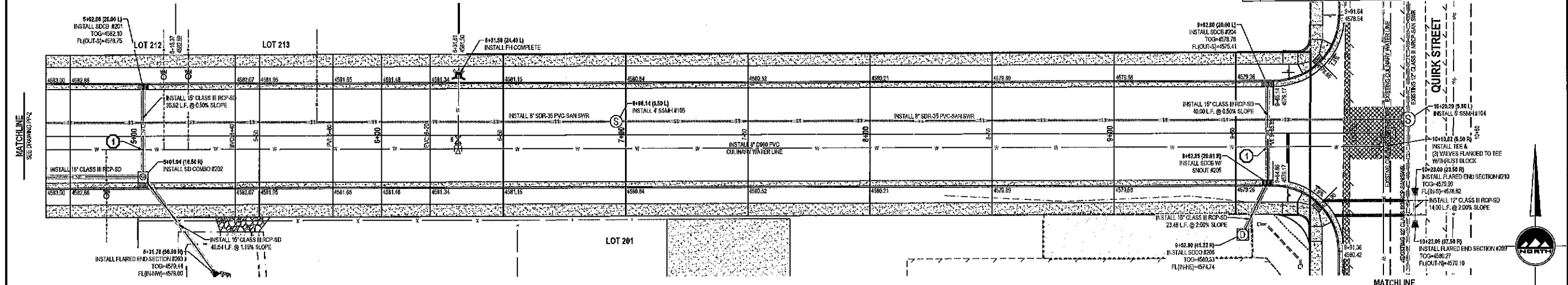
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2963

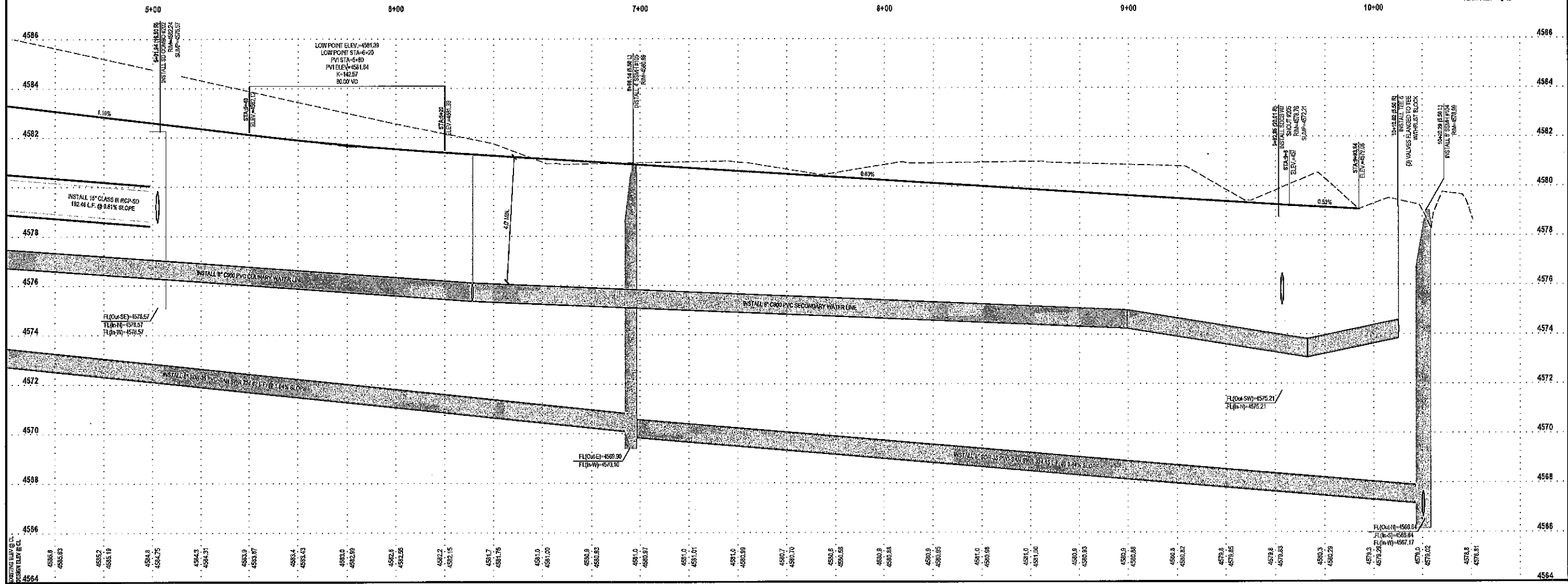
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FOR:
ICON DEVELOPMENT, LLC
3400 NICKERBOYLE LANE
ERDA, UT 84074

CONTACT:
SEAN PERKINS
PHONE: 435.850.8435



WILLIAMS LANE



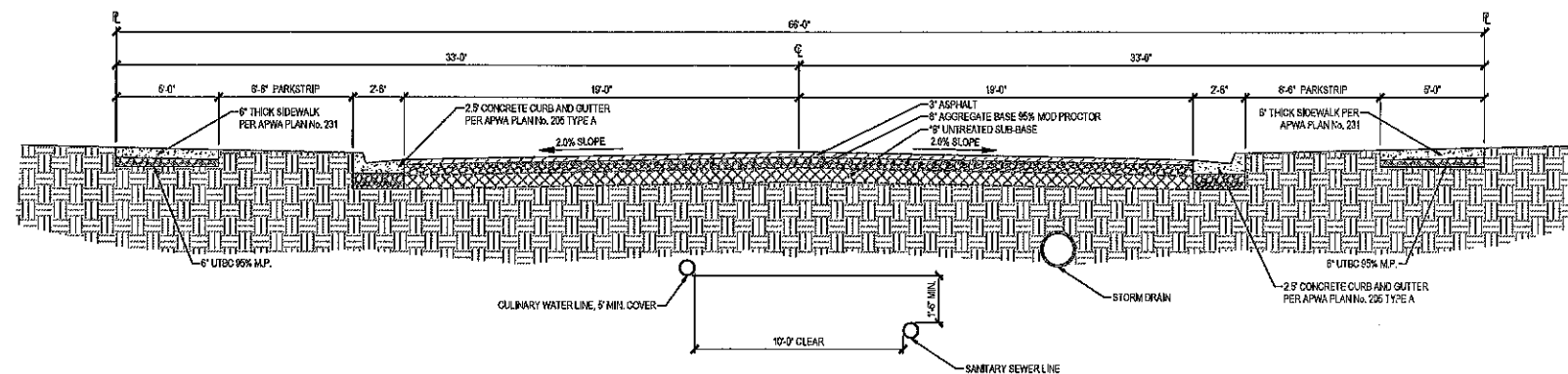
**BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH**

STREET PLAN AND PROFILE

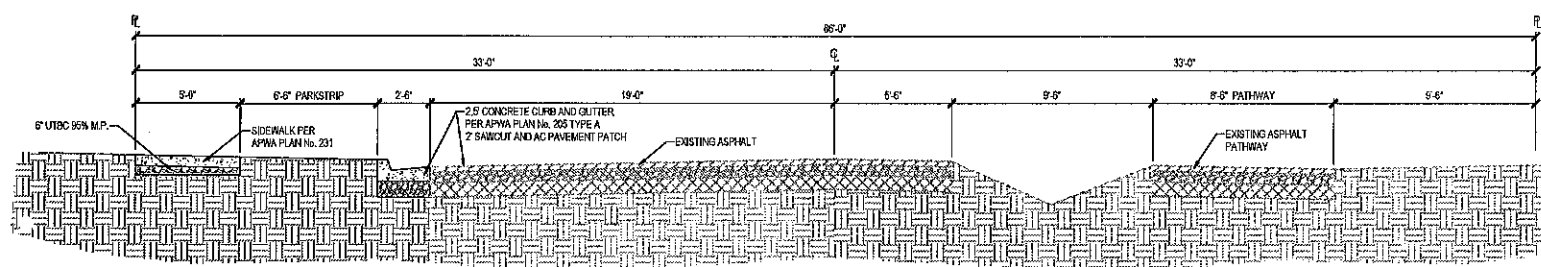
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 DRAWN BY: C. CHILD
 PROJECT MANAGER: C. CHILD

DATE: 05/20/24
 CHECKED BY: J. CLEGG

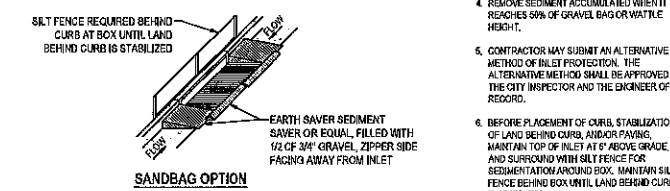
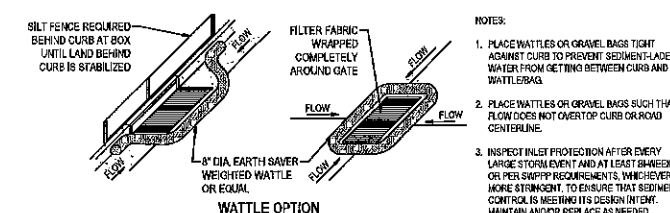
PP-3



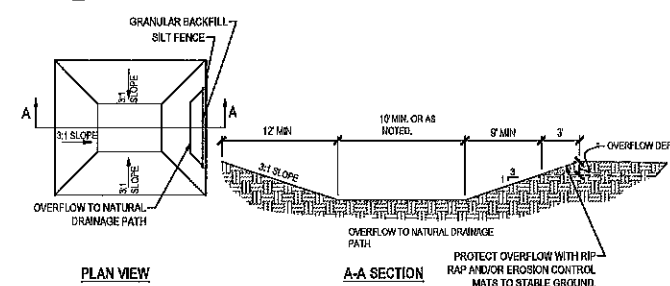
1 TYPICAL 66 FOOT ROAD CROSS SECTION SCALE: NONE



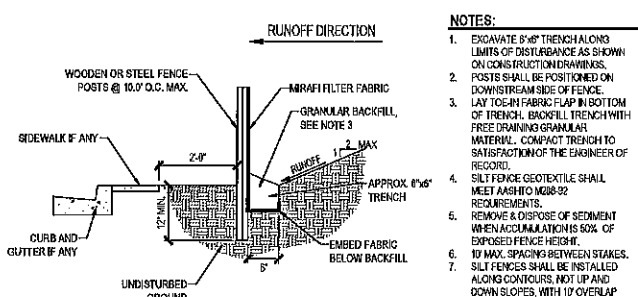
2 QUIRK STREET 66 FOOT ROAD CROSS SECTION SCALE: NONE



3 SAG INLET PROTECTION SCALE: NONE

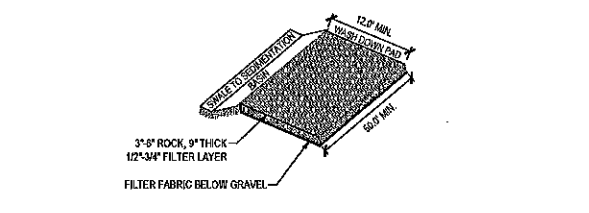


3 SAG INLET PROTECTION SCALE: NONE



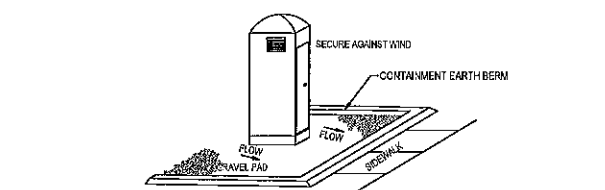
- NOTES:**
1. EXCAVATE 5" MIN. TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TRENCH FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M88-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10' MAX. SPACING BETWEEN STAKES.
 7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

4 TEMPORARY SILT FENCE SCALE: NONE

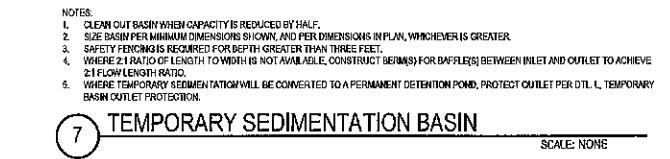


- NOTE:**
1. PLACE SIGN ADJACENT TO ENTRANCE * CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION

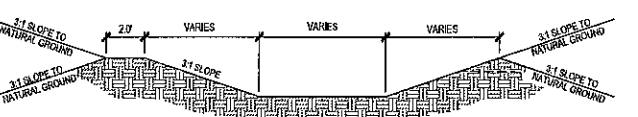
5 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE



6 PORTABLE TOILET SCALE: NONE

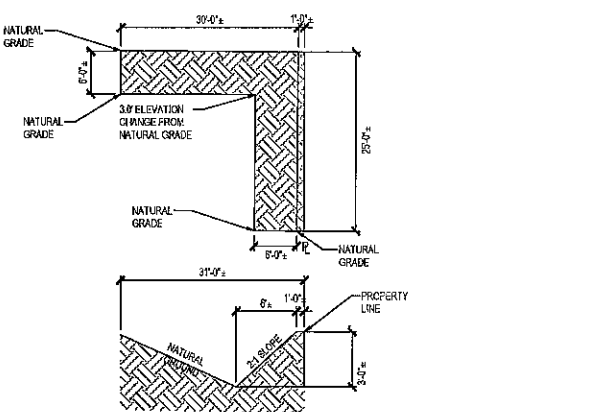


7 TEMPORARY SEDIMENTATION BASIN SCALE: NONE

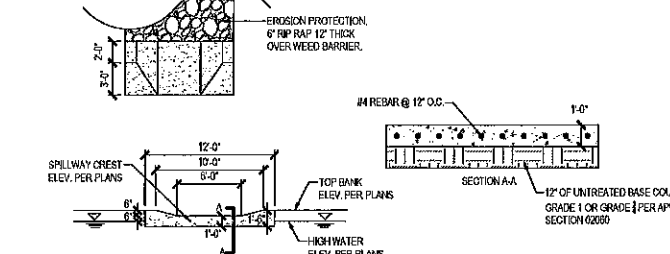


8 RETENTION BASIN LAYOUT SCALE: NONE

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE



9 EARTH RETENTION BERM BASIN SCALE: NONE



10 CONCRETE SPILLWAY SCALE: NONE

BLUE SPRUCE SUBDIVISION
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QUIRK STREET
GRANTSVILLE CITY, UTAH

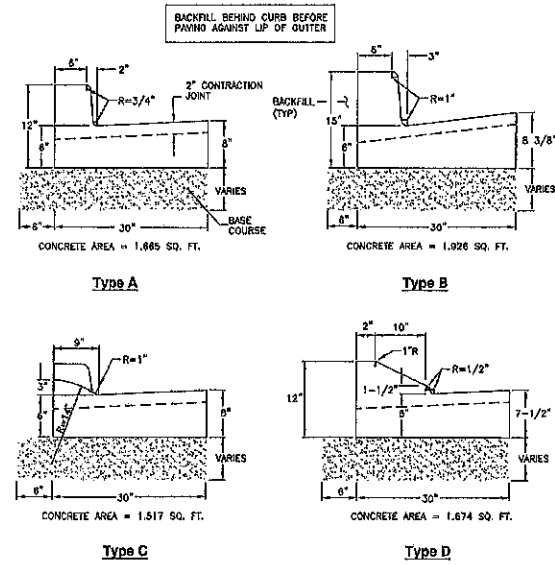
DETAILS

PROJECT NUMBER: 11215E
PRINT DATE: 1/27/22
DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

D-500

Curb and gutter

- GENERAL**
 - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density. APWA Section 31 23 28.
 - Concrete Placement: APWA Section 03 30 10.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Protection and Repair: Protect concrete from delving chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

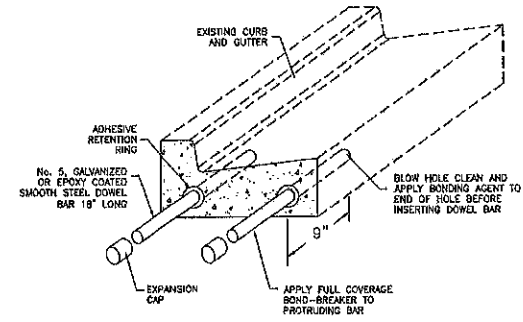


APWA Utah Chapter **Curb and gutter** Plan 205.1 December 2008

205.1

Curb and gutter connection

- GENERAL**
 - Contact new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.
- PRODUCTS**
 - Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A615.
 - Adhesive: Epoxy adhesive grout, APWA Section 03 81 00.
 - Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
 - Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.
- EXECUTION**
 - Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
 - Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
 - Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
 - Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
 - Apply complete coverage of bond-breaker on the protruding end of each dowel.
 - Install expansion caps on protruding dowel bar ends.



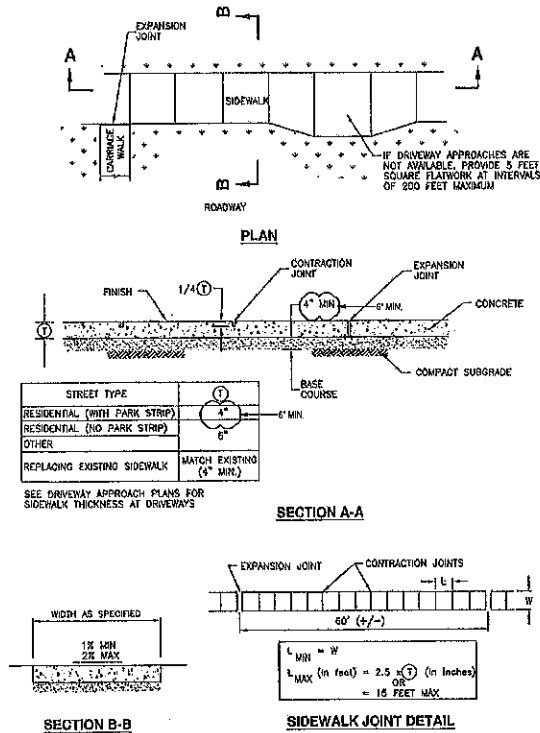
APWA Utah Chapter **Curb and gutter connection** Plan 206 June 2009

206

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE

Sidewalk

- GENERAL**
 - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density. APWA Section 31 23 28.
 - Concrete Placement: APWA Section 03 30 10.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



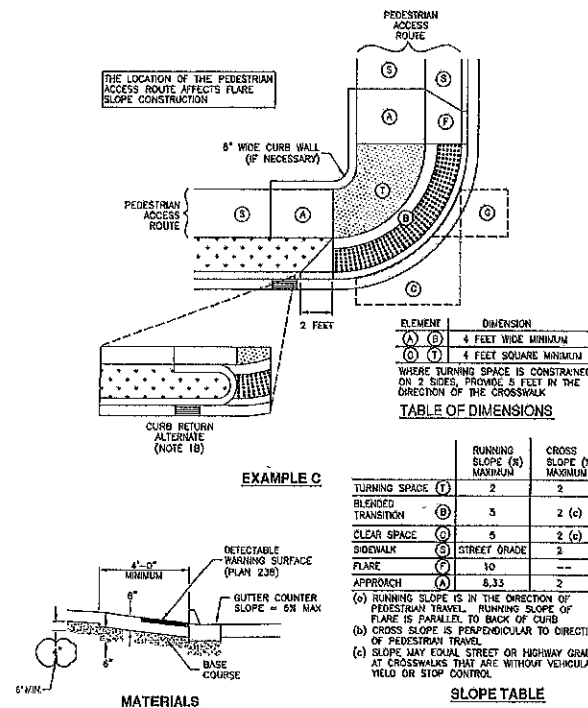
APWA Utah Chapter **Sidewalk** Plan 231 March 2009

231

Corner curb cut assembly

- GENERAL**
 - Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (a.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
 - Installation of a curb wall, flare, or curb returns is ENGINEER'S choice.
 - Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density. APWA Section 31 23 28.
 - Curb Modifications:
 - The sloped surface created to accommodate a flare area shall be perpendicular to the bank of curb.
 - No grade break shall exist between the flow-line and the foot of the curb ramp, or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
 - Blended Transition: Determine turning space position and elevation so that flatwork sloping to and from the turning space meets slope requirements.
 - Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
 - Concrete Placement: APWA Section 03 30 10.
 - Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Clear Space: No trip hazards in the clear space.

TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



APWA Utah Chapter **Corner curb cut assembly** Plan 235.2 September 2011

235.2



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PHONE: 435.950.4130

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

DETAILS

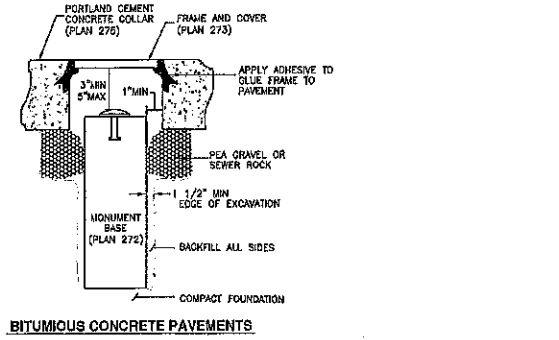
| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| | | FOR REVIEW | |
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PROJECT NUMBER: T1218E PRINT DATE: 12/21/2022
DRAWN BY: C. CHILD CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

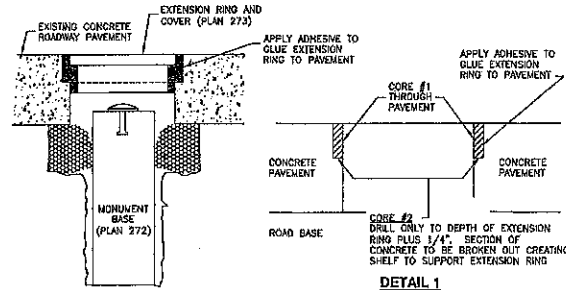
D-501

Survey monument placement under pavements

- GENERAL**
 - The installed monument must be independent of the roadway pavement so that vibrations of the pavement surface are transmitted to the underlying soils and not to the monument. This will assure the monument remains undisturbed.
- PRODUCT**
 - Castings: Class 20 grey iron, ASTM A48, coated with asphalt based paint or better.
 - Backfill: Native soil or backfill borrow, APWA Section 31 05 13.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Adhesive: Epoxy adhesive grout, APWA Section 03 30 10.
 - Pea Gravel: Nominal size 3/4, APWA Section 31 05 13.
 - Sewer Rock: Nominal size 1", APWA Section 31 05 13.
- EXECUTION**
 - Locate monument base so reference point falls within 1-inch diameter circle in the center of marker plate. Install marker plate in monument base before the concrete sets.
 - Compact bottom of excavated hole before placement of precast or cast-in-place monument post.
 - Compact backfill to 95 percent or greater relative to a modified proctor density, APWA Section 31 23 29.
 - Set top of frame and cover level with concrete collar.
 - Set frame independent of monument post.



BITUMINOUS CONCRETE PAVEMENTS



CEMENT CONCRETE PAVEMENTS

(REQUIRES TWO CONCRETE CORE DRILLS)



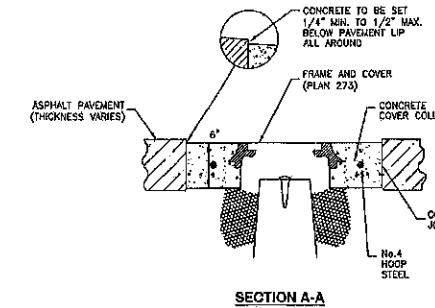
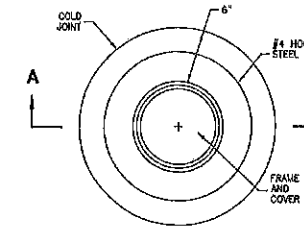
Survey monument placement under pavements

Plan 274
December 2001

274

Cover collar for survey monuments

- GENERAL**
 - In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.
- PRODUCTS**
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Pavement Preparation: Provide a neat vertical end concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
 - Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



SECTION A-A



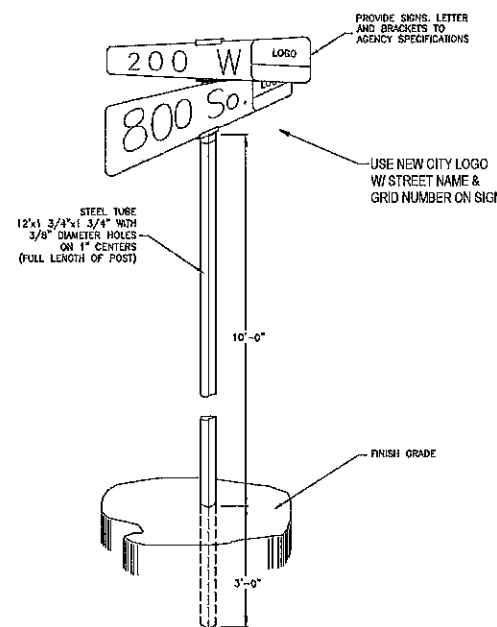
Cover collar for survey monuments

Plan 275
April 2011

275

Street name signpost

- GENERAL**
 - Get ENGINEER's approval of sign format and installation.
- PRODUCTS**
 - Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.
- EXECUTION**
 - Install sign posts on corner selected by ENGINEER.
 - Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



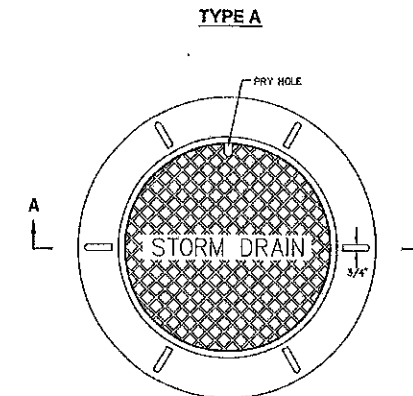
Street name signpost

Plan 292
April 1997

292

30" Frame and cover

- GENERAL**
 - The frame and cover fits.
 - Cleanout box type B in Plan 331, and
 - Precast manhole in Plan 341.
- PRODUCTS**
 - Castings: Grey iron class 35 minimum, ASTM A48.
 - Coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - v designates a machine finished surface.
 - Cast the words 'STORM DRAIN' on the cover in upper case flush with the surface finish.
- EXECUTION**
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



SECTION A-A



30" Frame and cover

Plan 302.1
September 2001

302.1

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE

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THE STANDARD IN ENGINEERING

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CONTACT:
SEAN PERKINS
PHONE: 435-850-4438

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| | | FOR REVIEW | |
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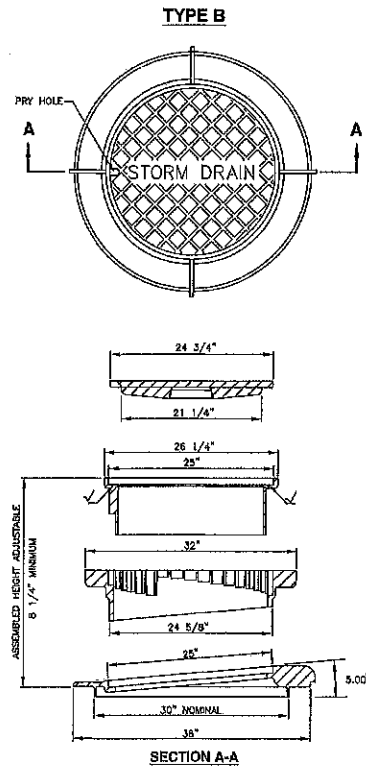
DETAILS

| PROJECT NUMBER | PRINT DATE |
|-----------------|------------|
| T1216E | 1/27/2002 |
| DRAWN BY | CHECKED BY |
| C. CHILD | J. CLEGG |
| PROJECT MANAGER | |
| C. CHILD | |

D-503

30" Frame and cover

- GENERAL
 - The frame and cover fits.
 - Cleanout box type B in Plan 331, and
 - Precast manhole in Plan 341.
- PRODUCTS
 - Castings: Grey iron class 35 minimum, ASTM A48.
 - Coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - √ designates a machine finished surface.
 - Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.
- EXECUTION
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



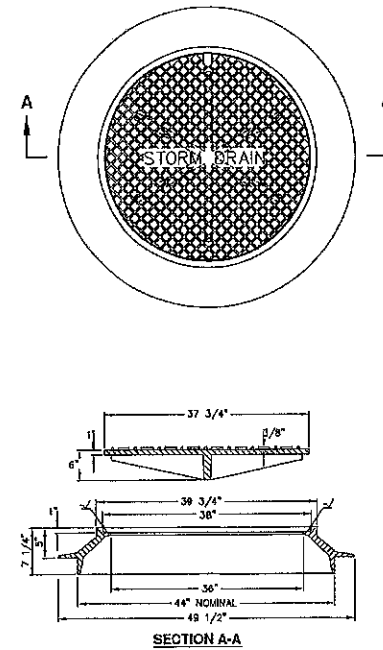
30" Frame and cover

Plan 302.2
September 2001

302.2

44" Frame and cover

- GENERAL
 - The frame and cover fits.
 - Cleanout box type B in Plan 331, and
 - Precast manhole in Plan 341.
- PRODUCTS
 - Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - √ designates a machine finished surface.
 - Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.
- EXECUTION
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



44" Frame and cover

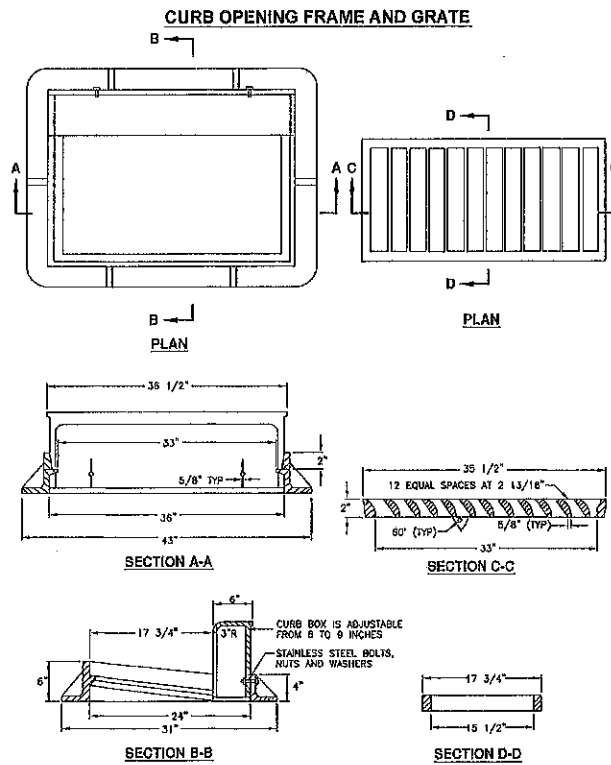
Plan 303
November 2001

303



35 1/2" Grate and frame

- GENERAL
 - The grate and frame fits concrete boxes in Plan 315.
- PRODUCTS
 - Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
 - Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
- EXECUTION (Not used)



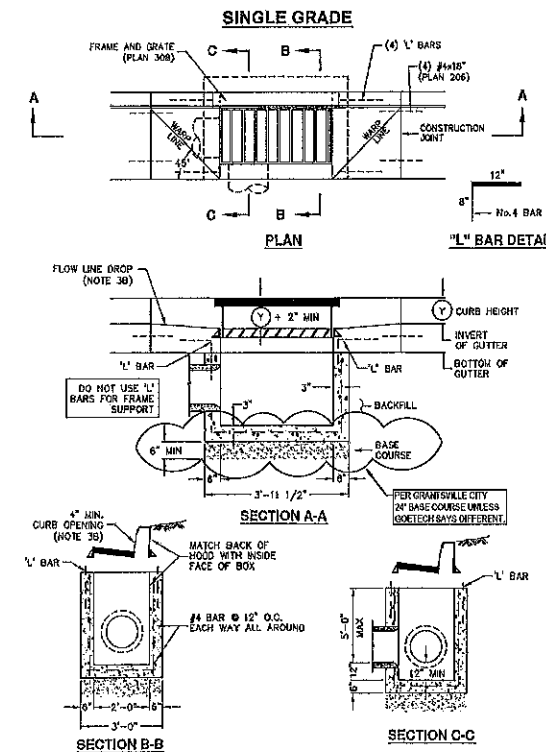
35 1/2" Grate and frame

Plan 308
January 1999

308

Catch basin

- GENERAL
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- EXECUTION
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Place backfill against the basin wall. Paa gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Catch basin

Plan 315.1
September 2010

315.1

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL
BE CONSTRUCTED USING 4,500 PSI CONCRETE

BLUE SPRUCE SUBDIVISION
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GRANTSVILLE CITY, UTAH



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| NO. | DATE | REVISION | BY |
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DETAILS

PROJECT NUMBER
T216E
PRINT DATE
1/27/2002

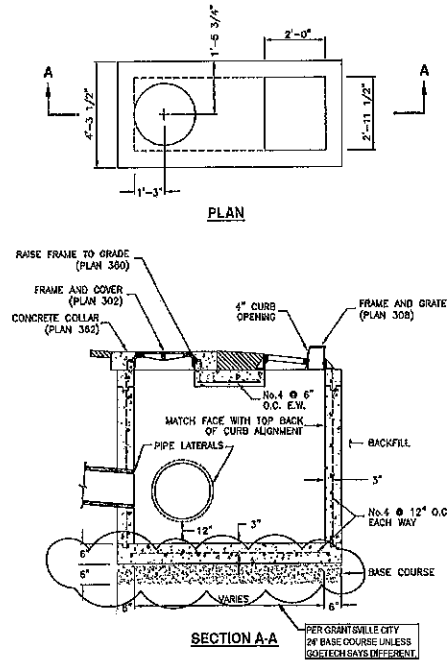
DRAWN BY
C. CHILD
CHECKED BY
J. CLEGG

PROJECT MANAGER
C. CHILD

D-504

Combination catch basin and cleanout box

- GENERAL
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
- EXECUTION
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin wap" line in the gutter flow-line and the top of the grate at the curb face opening.
 - Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

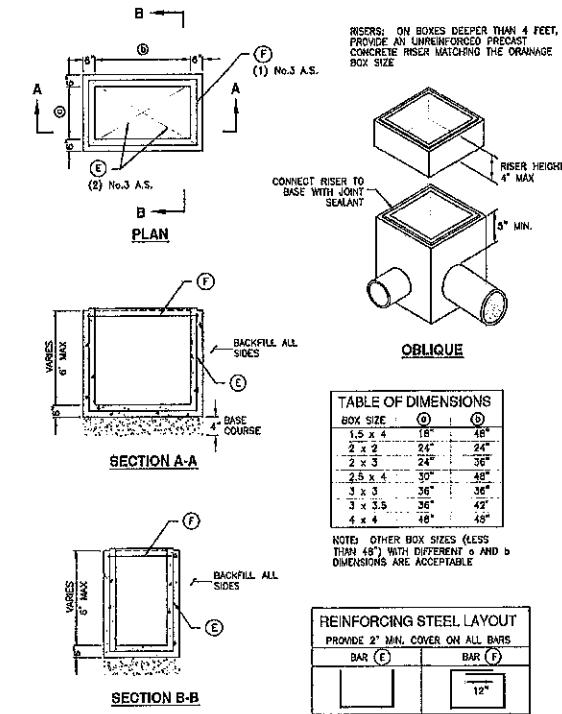


APWA Utah Chapter **Combination catch basin and cleanout box** Plan 316 March 2011

316

Precast box

- GENERAL
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
 - This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
 - Submit bar design detail for ENGINEER's review.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
 - Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
 - Joint Sealant: Rubber-based, compressible.
- EXECUTION
 - Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
 - Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
 - Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
 - Core Holes:
 - Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
 - Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 6-inches of concrete directly above the core hole to the top of the box.
 - Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
 - Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

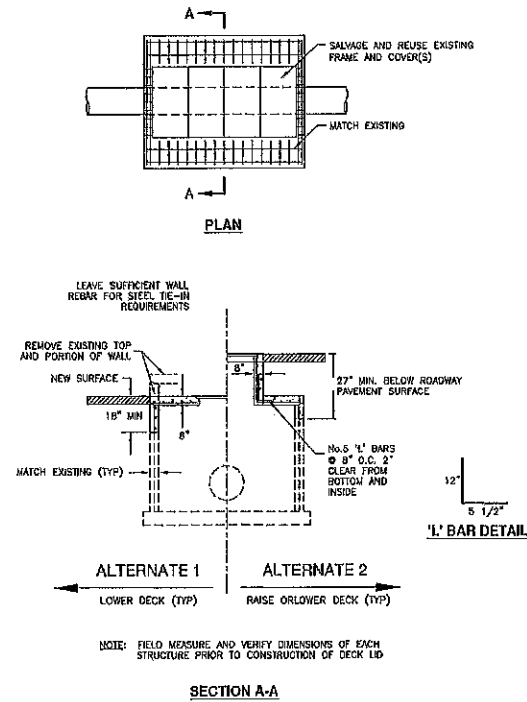


APWA Utah Chapter **Precast box** Plan 332 June 2010

332

Adjust reinforced concrete deck to grade

- GENERAL
 - Alternate 1 applies to lowering the whole deck to grade.
 - Alternate 2 applies to raising or lowering part of the deck to grade.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- EXECUTION
 - Steel Placement: APWA Section 03 20 00.
 - Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

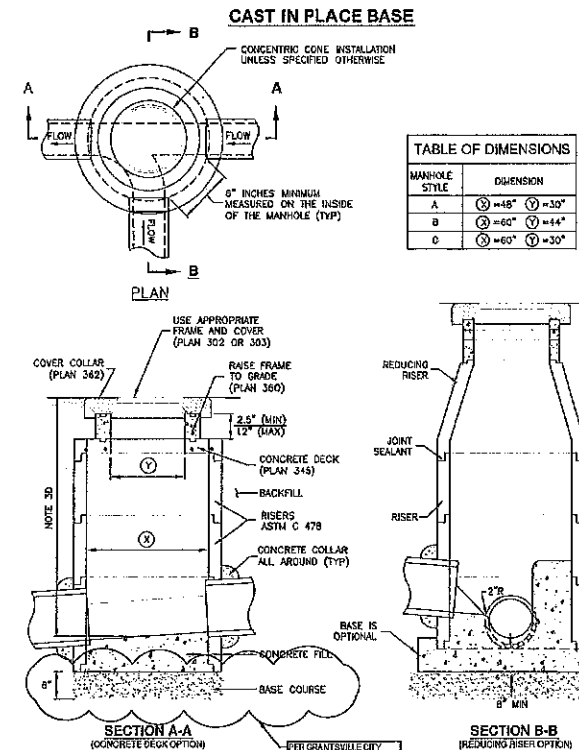


APWA Utah Chapter **Adjust reinforced concrete deck to grade** Plan 335 February 2003

335

Precast manhole

- GENERAL
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
 - Manhole size:
 - Diameter is 4-feet: For pipe under 12" diameter.
 - Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
 - Wall thickness:
 - Precast reinforced concrete walls 4 3/4" minimum.
 - Cast-in-place concrete to be 8 inches thick minimum.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: ASTM C478.
 - Joint Sealant: Rubber based, compressible.
 - Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION
 - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
 - Pipe Connections: Grout around all pipe openings.
 - Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - Joints: Place flexible sealant in all riser joints. Finish with grout.
 - Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



APWA Utah Chapter **Precast manhole** Plan 341.1 November 2010

341.1

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL
BE CONSTRUCTED USING 4,500 PSI CONCRETE



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PHONE: 435.602.8436

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

DETAILS

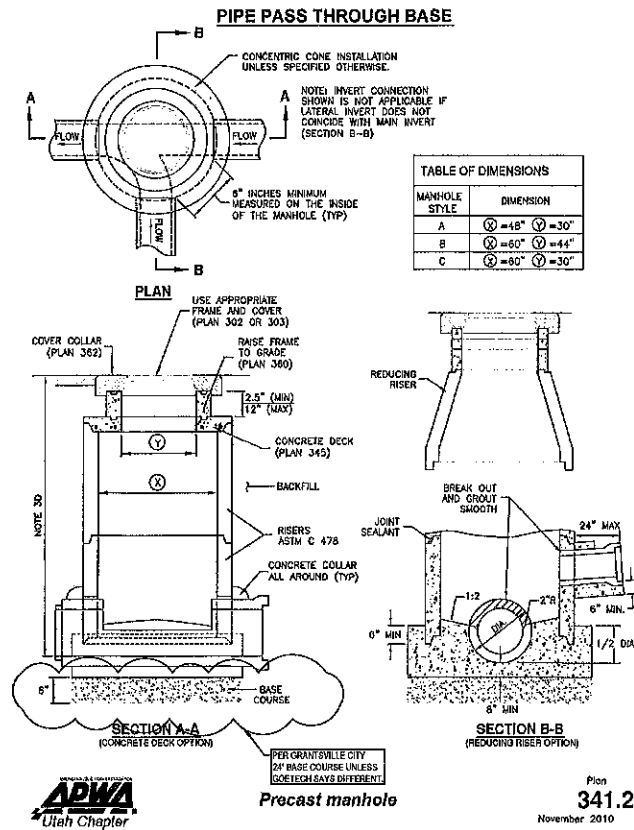
| NO. | DATE | REVISION | BY |
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PROJECT NUMBER: T12148E
DATE: 12/7/2022
DRAWN BY: C. CHLED
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHLED

D-505

Precast manhole

- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
- Manhole size**
 - Diameter is 4 feet: For pipe under 12" diameter.
 - Diameter is 6 feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
- Wall thickness:**
 - Precast reinforced concrete walls 4 3/4" minimum.
 - Cast-in-place concrete to be 8 inches thick minimum.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: Reinforced concrete pipe, Class III, ASTM C478.
 - Joint Sealant: Rubber based, compressible.
 - Grout: 2 parts sand to 1 part cement mortar.
- EXECUTION**
 - Foundation Stabilization: Get ENGINEER'S permission to use a sewer rock or pea gravel to stabilize an unstable foundation.
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser cone.
 - Pipe Connections: Grout around all pipe openings.
 - Water Stops: Install rubber-based water-stops on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - Joints: Place flexible sealant in all joints. Finish with grout.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings.
 - Imperfect moldings or honeycombs will not be accepted.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



341.2

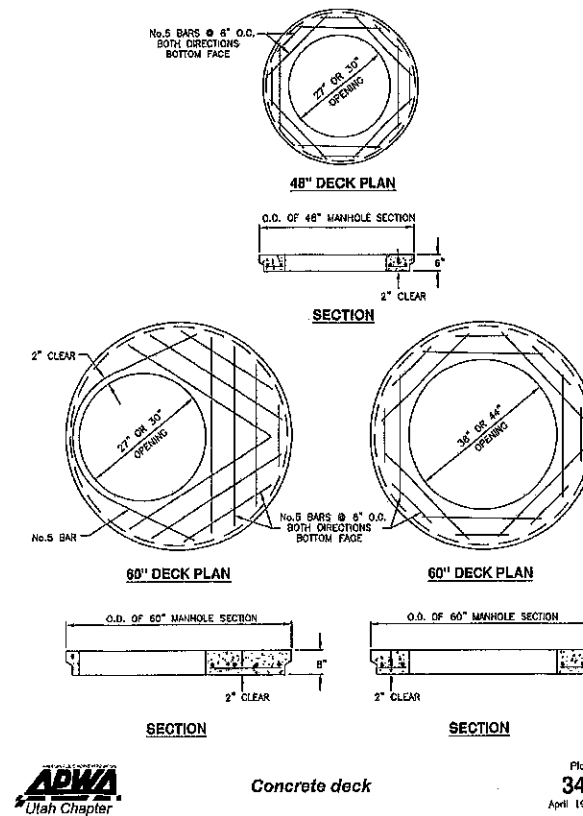


Precast manhole

Plan 341.2
November 2010

Concrete deck

- GENERAL**
 - Deck is made for round manhole riser grade rings.
- PRODUCTS**
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete: Class 4000, APWA Section 03 40 00
- EXECUTION**
 - Reinforcement: Placement APWA Section 03 20 00.
 - Concrete Placement: APWA Section 03 30 10. Apply a curing agent.



345

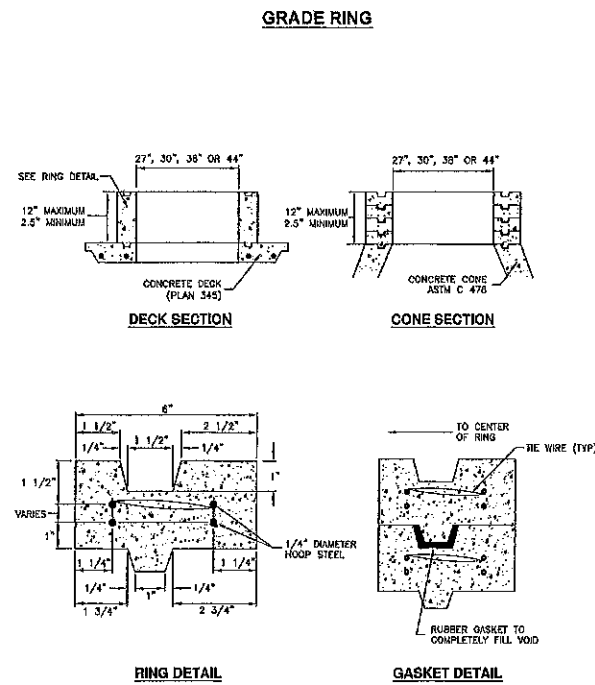


Concrete deck

Plan 345
April 1997

Raise frame to grade

- GENERAL**
 - Grade rings are used in non-pressurized applications to adjust frame to grade.
- PRODUCTS**
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade hoop steel, ASTM A615.
 - 2 1/2" High Rings: Provide two 1/4" diameter steel hoops tied with No. 14 AWS gage wire, 8" on center.
 - 6" and 8" High Rings: Provide four 1/4" diameter steel hoops, tied with No. 14 AWS gage wire, 8" on center.
 - Gasket: Rubber-based, compressible.
- EXECUTION**
 - Ring Manufacture:
 - Fabrication, APWA Section 03 30 10.
 - Cure, APWA Section 03 39 00.
 - Field Installation: Seat rings with a compressible gasket.



360.1

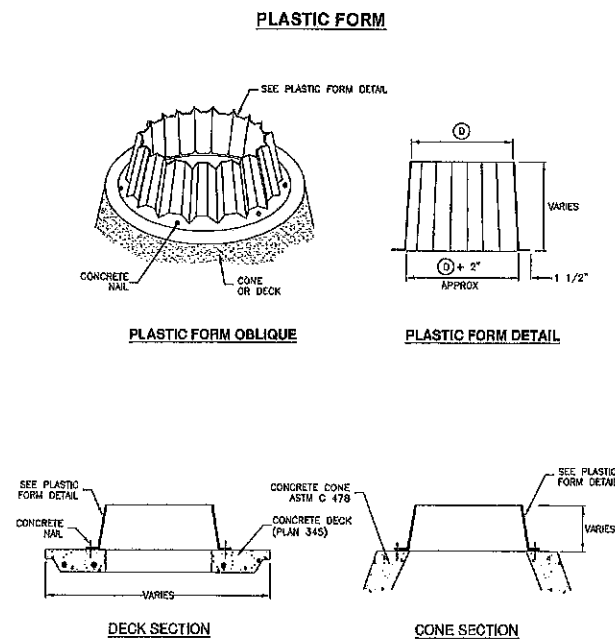


Raise frame to grade

Plan 360.1
May 2006

Raise frame to grade

- GENERAL**
 - The plastic form is used to keep concrete in the annular space when fabricating cover collars for storm drain manholes, sanitary sewer manholes or other utilities.
- PRODUCTS**
 - Concrete Nails: CONTRACTOR'S choice.
- EXECUTION**
 - Adjust plastic form height so that the top of the manhole frame and cover matches longitudinal slope and cross slope of the pavement surface, and cover is 1/2-inch lower than the pavement surface.



360.2



Raise frame to grade

Plan 360.2
January 2010

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL
BE CONSTRUCTED USING 4,500 PSI CONCRETE



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| NO. | DATE | REVISION | BY |
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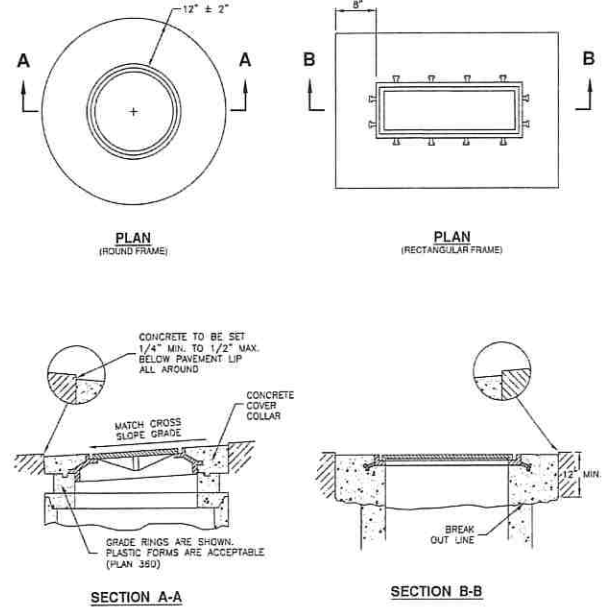
DETAILS

PROJECT NUMBER: T1216E
DATE: 1/27/2002
DRAWN BY: C. CHILD
CHECKED BY: J. CLEGG
PROJECT MANAGER: C. CHILD

D-506

Cover collar for storm drains

- GENERAL**
 - In a pavement surface, the concrete will support the frame under traffic loadings.
- PRODUCTS**
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing bituminous concrete surfaces. Clean edges of all dirt, oil, and loose debris.
 - Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

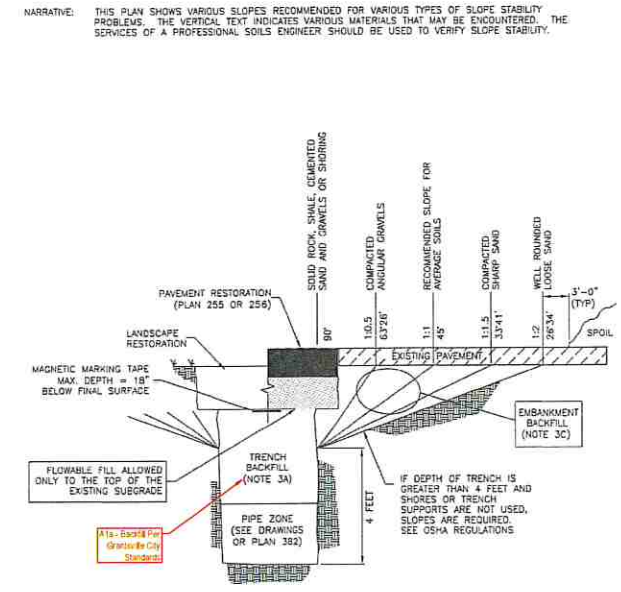


APWA Utah Chapter **Cover collar for storm drains** Plan **362** December 2010

362

Trench backfill

- GENERAL**
 - The drawing applies to backfilling a trench (and embankment) above the pipe zone.
- PRODUCTS**
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 - Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days. It must flow easily requiring no vibration for consolidation.
- EXECUTION**
 - Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
 - DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
 - Water jetting is NOT allowed.
 - Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
 - Embankment Backfill: When trench sides are sloped proceed as follows.
 - Maximum lift thickness is 8-inches before compaction.
 - Compact per APWA Section 31 23 25 to 95 percent or greater relative to a standard proctor density.
 - Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 - Surface Restoration:
 - Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
 - Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

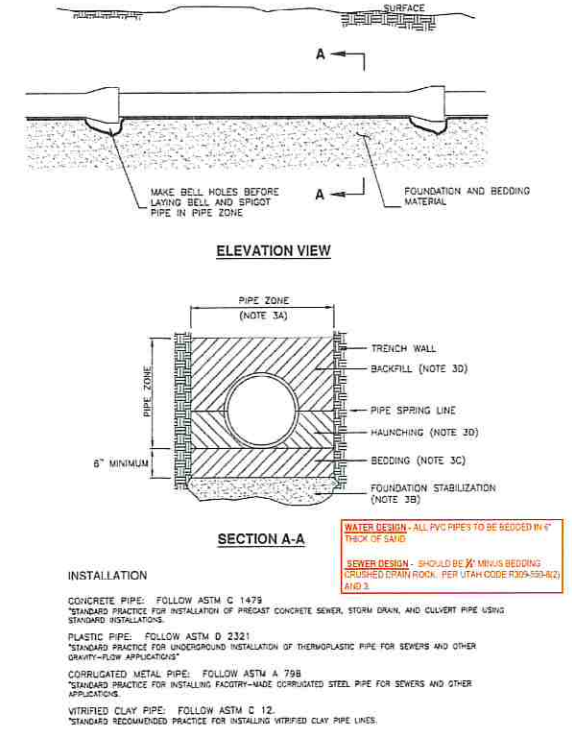


APWA Utah Chapter **Trench backfill** Plan **381** July 2018

381

Pipe zone backfill

- GENERAL**
 - Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: APWA Section 03 30 04.
 - Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION**
 - Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
 - Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
 - Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
 - Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - Maximum lift thickness is 8-inches.
 - Bedding immediately under the pipe should not be compacted, but loosely placed.
 - Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
 - Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
 - Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - Flowable Fill (when required and if allowed by pipe manufacturer):
 - Place the controlled low strength material, APWA Section 31 05 15.
 - Prevent pipe flotation by installing lifts and providing pipe restraints as required by pipe manufacturer.
 - Reset pipe to line and grade if pipe "floats" out of position.

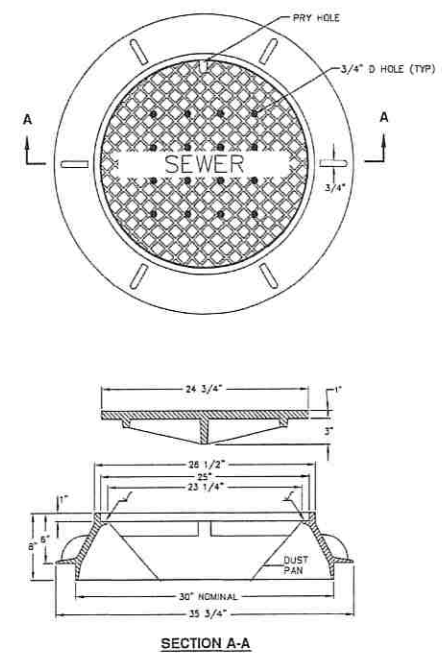


APWA Utah Chapter **Pipe zone backfill** Plan **382** January 2011

382

30" Frame and cover

- GENERAL**
 - The frame and cover fits the manhole in Plan 411.
- PRODUCTS**
 - Castings: Gray iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
 - Cast the heat number on the frame and cover.
 - Give the frame and cover a machine finish so the cover will not rock.
 - √ designates machined surface.
 - Cast the words "SEWER" on the cover in upper case flush with the surface finish.
- EXECUTION**
 - Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



APWA Utah Chapter **30" Frame and cover** Plan **402** April 1997

402

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE



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PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
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| 6 | | | |

DETAILS

PROJECT NUMBER: T1216E
PRINT DATE: 1/27/2022

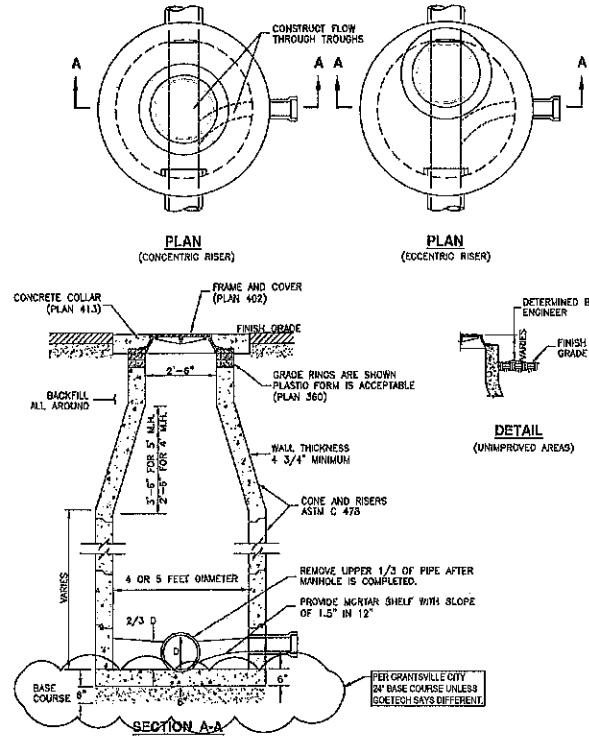
DRAWN BY: C. CHLD
CHECKED BY: J. CLEGG

PROJECT MANAGER: C. CHLD

D-507

Sanitary sewer manhole

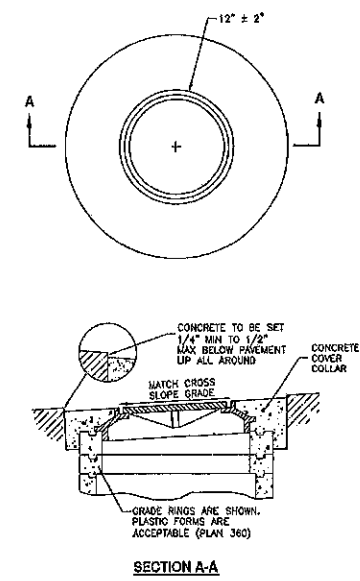
- GENERAL
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
 - Manhole size.
 - Diameter is 4 feet. For sewers under 12" diameter.
 - Diameter is 5 feet. For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: ASTM C478.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION
 - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Invert Cover: During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Pipe Connections: Grout around all pipe openings.
 - Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - Joints: Place flexible gasket-type sealant in all floor joints. Finish with grout.
 - Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Sanitary sewer manhole
Plan 411
April 2011

Cover collar for sanitary sewer manhole

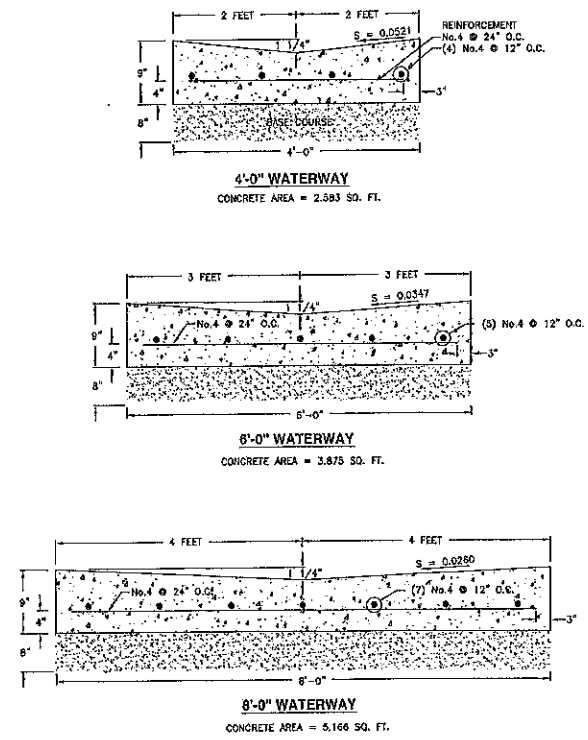
- GENERAL
 - In a pavement surface, the concrete will support the frame under traffic loadings.
- PRODUCTS
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
- EXECUTION
 - Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavement surface. Clean edges of all dirt, oil, and loose debris.
 - Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.



Cover collar for sanitary sewer manhole
Plan 413
September 2001

Waterway

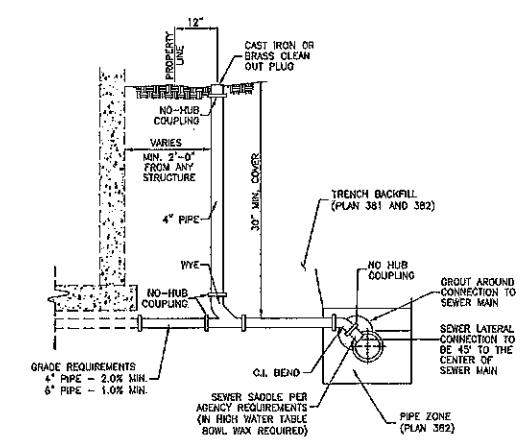
- GENERAL
 - Variances from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - Unless indicated otherwise, width of waterway as follows.
 - 4 feet for a residential street.
 - 6 feet for a non-residential street.
 - If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
 - Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F-1 full depth, APWA Section 32 13 73.
 - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION
 - Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (S=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Concrete Placement: APWA Section 03 30 10.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
 - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - Provide 12-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



Waterway
Plan 211
July 2011

Sewer lateral connection

- GENERAL
 - Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
 - Verify if CONTRACTOR or agency is to install the wye.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Provide agency approved wye or tee with appropriate donut.
 - Stainless steel straps required.
- EXECUTION
 - Wrap pipe as required by soil conditions.
 - Remove core plug from sewer main. Do not break into sewer main to make connection.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Sewer lateral connection
Plan 431
January 2011

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL
BE CONSTRUCTED USING 4,500 PSI CONCRETE

ENSIGN
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY
Phone: 801.256.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ICON DEVELOPMENT, LLC
3410 NORTH MOYLE LANE
ERDA, UT 84074

CONTACT:
SEAN PERKINS
PHONE: 435.850.8436

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| | | | |
| | | | |
| | | | |
| | | | |

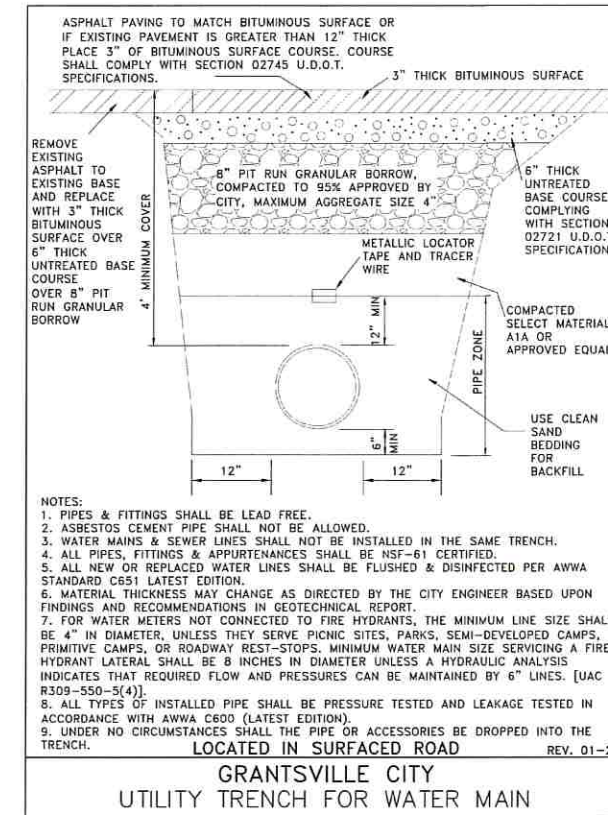
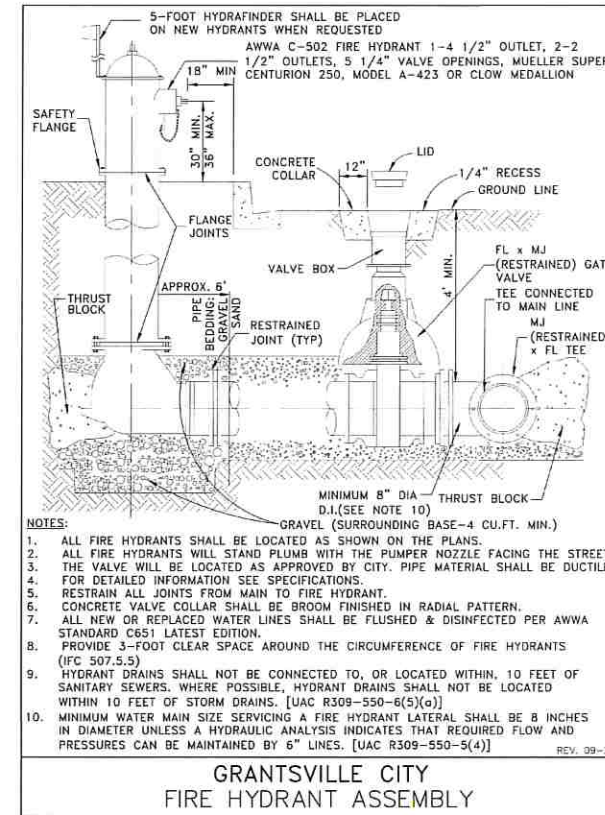
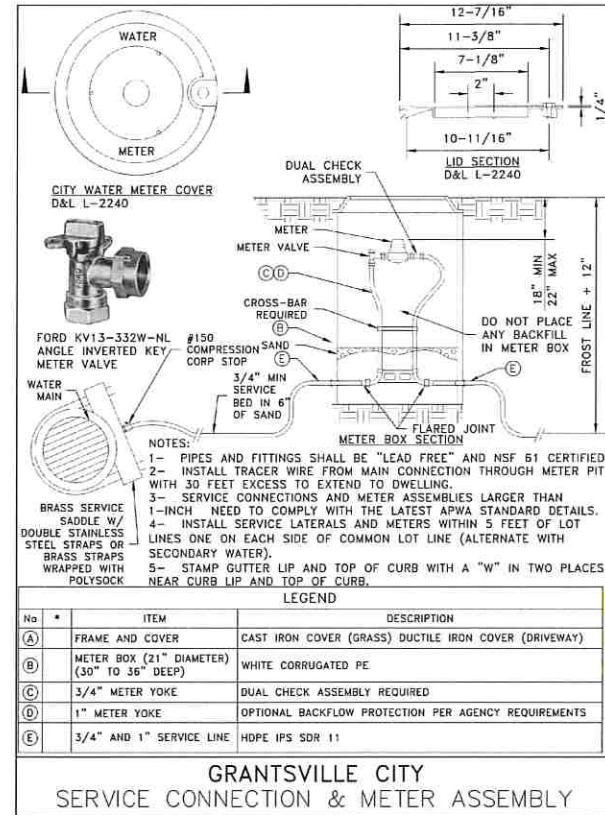
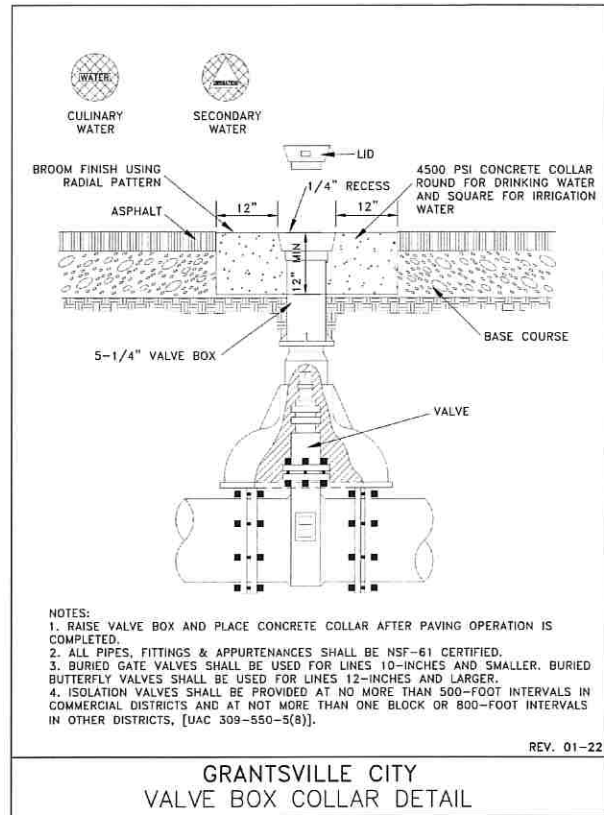
DETAILS

| PROJECT NUMBER | PRINT DATE |
|----------------|------------|
| T1166 | 12/7/2002 |

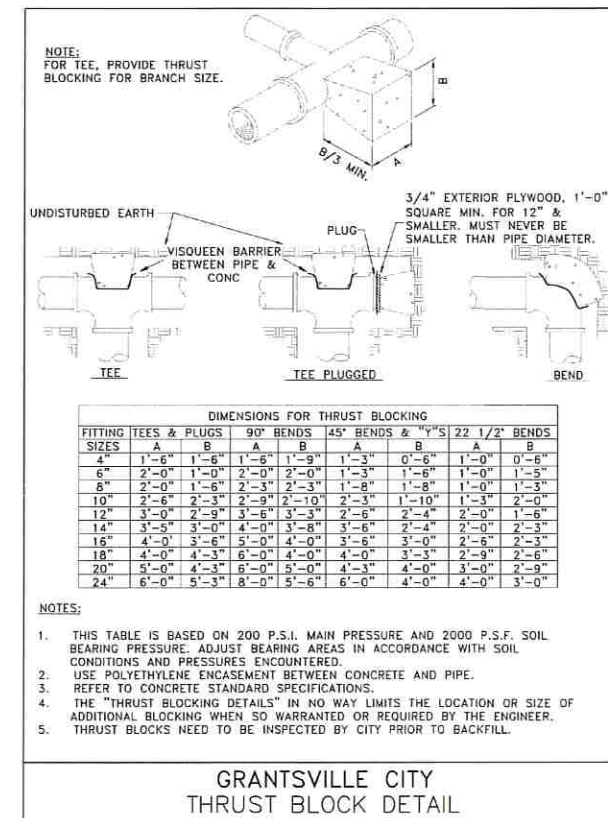
| DRAWN BY | CHECKED BY |
|----------|------------|
| C. CHILD | J. CLERGF |

PROJECT MANAGER:
C. CHILD

D-508



NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE



GRANTSVILLE CITY
THRUST BLOCK DETAIL

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
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RICHFIELD
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FOR:
ICDH DEVELOPMENT, LLC
3410 NORTH MOYLE LANE
ERDA, UTAH, 84074

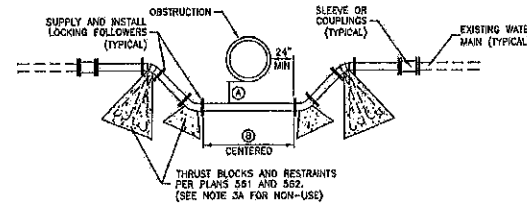
CONTACT:
SEAN PERKINS
PHONE: 435-850-8436

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

D-509

Water main line loop

- GENERAL**
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Piping: Match existing pipe, fittings, coupling sizes and materials.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Grease: Non-oxide poly-FM.
 - Couplings: Brass.
- EXECUTION**
 - Thrust Blocks: Not required for flanged or welded pipe systems. Before pouring thrust block concrete, wrap pipe system in plastic sheet to prevent bonding of concrete to pipe system.
 - Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side. All couplings to be brass.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.
 - Location: Loop water mains over top of sewer lines.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



| OBSTRUCTION | (A) | (B) |
|-------------|---------|------------|
| SEWER | 18" MIN | 20" MIN |
| OTHER | 12" MIN | O.D. + 48" |

543.1



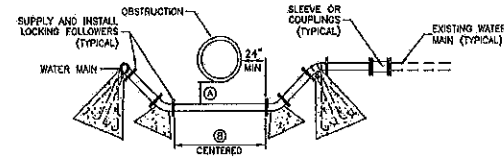
Water main line loop

Plan 543.1
March 2011

543.2

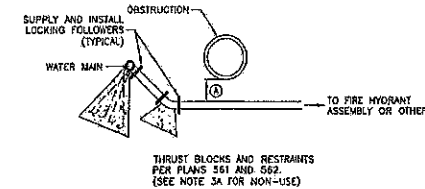
Water main line loop

- GENERAL**
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Piping: Match existing pipe, fittings, coupling sizes and materials.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Grease: Non-oxide poly-FM.
- EXECUTION**
 - Thrust Blocks: Not required for flange or welded pipe systems. Before pouring thrust block concrete, wrap pipe system with plastic sheet to prevent bonding of concrete to pipe system.
 - Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side. All couplings to be brass.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Steel Spool: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.
 - Location: Loop water mains over top of sewer lines.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



| OBSTRUCTION | (A) | (B) |
|-------------|---------|------------|
| SEWER | 18" MIN | 20" MIN |
| OTHER | 12" MIN | O.D. + 48" |

STYLE B



| OBSTRUCTION | (A) |
|-------------|---------|
| SEWER | 18" MIN |
| OTHER | 12" MIN |

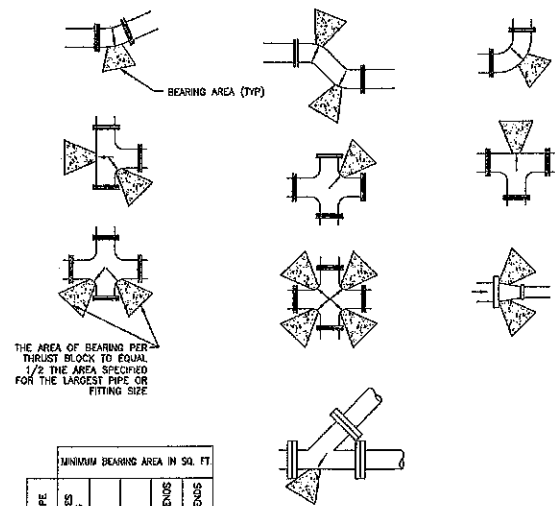
STYLE C

Water main line loop

Plan 543.2
March 2011

Direct bearing thrust block

- GENERAL**
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Restraint sizing is based upon a maximum operating pressure of 160 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 160 psi or soils with less than 2,000 pound bearing strength will require special design.
 - Before backfilling around thrust block, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Grease: Non-oxide poly-FM.
- EXECUTION**
 - Pour concrete against undisturbed soil.
 - Pipe Joints: Do not cover with concrete. Leave completely accessible.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



| PIPE SIZE | 1 1/4" BENDS | 1 1/2" BENDS | 2" BENDS | 3" BENDS | 4" BENDS |
|-----------|--------------|--------------|----------|----------|----------|
| 4" | 2 | 3 | 2 | 2 | 2 |
| 6" | 4 | 5.5 | 3 | 2.5 | 2 |
| 8" | 6.5 | 8.5 | 5 | 3.75 | 2.5 |
| 12" | 14 | 20 | 11 | 5.5 | 3 |
| 14" | 19 | 26.5 | 14.5 | 7.5 | 4 |
| 16" | 24 | 34 | 18.5 | 9.5 | 6 |
| 20" | 37 | 52 | 28.5 | 14.5 | 9 |
| 24" | 53 | 74 | 41 | 21 | 12 |
| 30" | 81 | 114 | 62 | 32 | 18 |

561



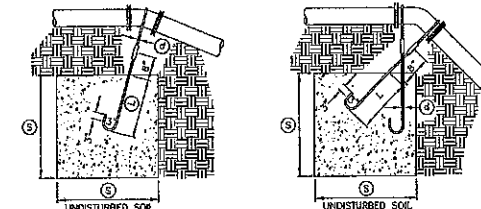
Direct bearing thrust block

Plan 561
August 2010

562

Tie-down thrust restraints

- GENERAL**
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Restraint sizing is based upon a maximum operating pressure of 160 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 160 psi or soils with less than 2,000 pound bearing strength will require special design.
 - Before backfilling around thrust block, secure inspection of installation by ENGINEER.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4,000 minimum, APWA Section 03 30 04.
 - Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
 - Grease: Non-oxide poly-FM.
- EXECUTION**
 - Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
 - Pipe Joints: Do not cover with concrete. Leave completely accessible.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



TYPE A RESTRAINT
FOR 11 1/4" - 22 1/2" VERTICAL BENDS

TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

| PIPE SIZE NOMINAL DIAMETER - INCH | VERTICAL BEND IN DEGREES | CONCRETE BLOTTING IN CUBIC FEET | SIZE OF CURB - FEET | DIAMETER OF SHANK OR REBAR RODS - INCH | DEPTH OF ROD IN CONCRETE - FEET |
|-----------------------------------|--------------------------|---------------------------------|---------------------|--|---------------------------------|
| 4" | 11 1/4" | 8 | 2.0 | 5/8" | 1.5 |
| | 22 1/2" | 15.6 | 2.5 | 5/8" | 2.0 |
| 6" | 11 1/4" | 15.6 | 2.5 | 5/8" | 2.0 |
| | 22 1/2" | 34.3 | 3.25 | 5/8" | 2.0 |
| 8" | 11 1/4" | 27 | 3.0 | 5/8" | 2.0 |
| | 22 1/2" | 64 | 4.0 | 5/8" | 2.0 |
| 12" | 11 1/4" | 64 | 4.0 | 5/8" | 2.0 |
| | 22 1/2" | 125 | 5.0 | 3/4" | 3.0 |
| 18" | 11 1/4" | 107 | 4.25 | 7/8" | 3.0 |
| | 22 1/2" | 216 | 6.0 | 7/8" | 3.0 |
| 20" | 11 1/4" | 138 | 5.17 | 1" | 3.5 |
| | 22 1/2" | 334 | 6.84 | 1" | 4.0 |
| 24" | 11 1/4" | 240 | 6.22 | 1" | 4.0 |
| | 22 1/2" | 478 | 7.81 | 1" | 4.0 |
| 30" | 11 1/4" | 389 | 7.17 | 1" | 4.0 |
| | 22 1/2" | 733 | 9.02 | 1" | 4.0 |

| PIPE SIZE NOMINAL DIAMETER - INCH | VERTICAL BEND IN DEGREES | CONCRETE BLOTTING IN CUBIC FEET | SIZE OF CURB - FEET | DIAMETER OF SHANK OR REBAR RODS - INCH | DEPTH OF ROD IN CONCRETE - FEET |
|-----------------------------------|--------------------------|---------------------------------|---------------------|--|---------------------------------|
| 4" | 45° | 1 | 3.0 | 5/8" | 2.0 |
| 6" | | 2.37 | 4.0 | 5/8" | 2.5 |
| 8" | | 3.97 | 4.75 | 5/8" | 3.0 |
| 12" | | 9.04 | 6.25 | 5/8" | 4.0 |
| 18" | | 17.24 | 7.75 | 3/4" | 4.0 |
| 20" | | 26.52 | 92.13 | 3/4" | 4.0 |
| 24" | | 37.87 | 10.07 | 3/4" | 4.0 |
| 30" | | 68.26 | 11.63 | 3/4" | 4.0 |

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE



Tie-down thrust restraints

Plan 562
April 1997

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH



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Phone: 435.890.2983

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FOR:
ICDH DEVELOPMENT, LLC
3410 NORTH HAYKYLE LANE
ERDA, UTAH, 84074

CONTACT:
SEAN PERKINS
PHONE: 435.850.8438

DETAILS

DATE: 12/22/02
DRAWN BY: C. CHILD
CHECKED BY: J. C. EGG
PROJECT MANAGER: C. CHILD

D-510

When type of maintenance is required?

Inspect rock outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage. Remove any debris that has collected on the outlet pad.

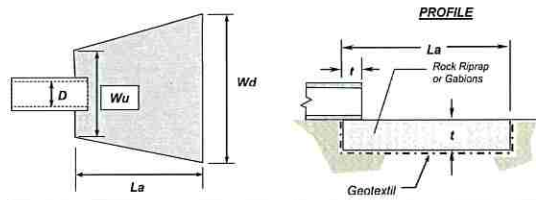


Figure 1 - Typical detail for rock outlet protection below a culvert

| Culvert Size D, (inches) | Rock Size d _r , (inches) | Apron Length La, (feet) | Upstream Width Wu, (feet) | Downstream Width Wd, (feet) | Thickness z, (inches) | Quantity (tons) |
|--------------------------|-------------------------------------|-------------------------|---------------------------|-----------------------------|-----------------------|-----------------|
| 12 | 6 | 12 | 3 | 15 | 18 | 15 |
| 18 | 9 | 16 | 4.5 | 18 | 24 | 20 |
| 24 | 9 | 18 | 5 | 20 | 24 | 35 |
| 24 | 9 | 20 | 6 | 22 | 24 | 40 |
| 30 | 9 | 22 | 7.5 | 24 | 24 | 75 |
| 36 | 12 | 24 | 9 | 27 | 30 | 120 |
| 42 | 18 | 26 | 10.5 | 30 | 36 | 180 |
| 48 | 18 | 28 | 12 | 32 | 36 | 215 |

TABLE 1 - Rock outlet protection apron dimensions

| Gardim Rock | Smallest Dimension in Inches | | | | | % of rocks small than size shown |
|-------------|------------------------------|-------------------|--------------------|--------------------|--------------------|----------------------------------|
| | 6" d _r | 9" d _r | 12" d _r | 18" d _r | 30" d _r | |
| 8 | 12 | 15 | 21 | 30 | 100 | |
| 6 | 9 | 12 | 18 | 24 | 50-70 | |
| 4 | 6 | 9 | 12 | 18 | 35-50 | |
| 3 | 2 | 3 | 4 | 6 | 2-10 | |

TABLE 2 - Required rock gradation

NOTE: After a few rainy trees are weakened from tumbling around the base of the trunk. The trees can fall over or blow down without warning. Shallow rooted trees can also fall. Therefore be extremely alert when around burned trees.

Helping People Help the Land
USDA is an equal opportunity provider and employer

Rock Outlet Protection

Denver Federal Center
Building 56, Room 2604
PO Box 25426
Denver, Co 80225-0426
720-544-2810 - office
www.nrcs.usda.gov



What is rock outlet protection?

A pad or apron of heavy rock placed at the outlet end of culverts or chutes.

When is rock outlet protection used?

Rock outlet protection is installed where the energy at the outlets of culverts or chutes are sufficient to erode the receiving channel or area. This fact sheet does not apply to continuous rock linings of channels or streams. Pipes that dump water at the top of a slope, or down slopes steeper than 10 percent, or down at rates greater than 10 feet per second require a site-specific design that is beyond the scope of this fact sheet.

How is rock outlet protection installed?

Apron length: Apron length (La) shall be determined from Table 1.
Apron width: The apron width is based on the diameter of the discharge pipe (D). The apron width will be 3D at the upstream end (Wu), and the downstream width (Wd) will be equal to D + La. The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe (D).
Alignment: The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
Thickness: The required apron thickness is shown in Table 1.
Gabions: When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
Materials: Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unburnt quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

Helping People Help the Land
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CONFIGURATION DETAIL

TYPICAL INSTALLATION

NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 8 MATTHEWS DRIVE, UNIT A-2, EAST HADDAM, CT 06423. TOLL FREE: (800) 524-8008 OR (888) 434-0277, FAX: (877) 434-3197. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>
- ALL HOODS SHALL BE EQUIPPED WITH A WATER TIGHT ACCESS PORT A MOUNTING FLANGE AND AN ANTI-SIPHON VENT PIPE AND ELBOWS DRAWN (SEE CONFIGURATION DETAIL).
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6\"/>
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 2\"/>
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATER TIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 7\"/>
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS, B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER, C. OIL RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING, D. 3/8\"/>

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| | | |
|--|----------|----------------------|
| DESCRIPTION | DATE | SCALE |
| OIL DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/18 | NONE |
| | | DRAWING NUMBER SP-SN |

US Patent # 8125817, 7951234, 7857966, 8512556
Canada Patent # 2285148, 2690156, 2690156 others pending

INSTALLATION DETAIL

INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (AND) BELOW THE PIPE JOINT. MINIMUM DISTANCE FOR PIPES < 12\"/>

PLAN

US PATENT #8125817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

| | | |
|-----------------------------|----------|--------------------|
| DESCRIPTION | DATE | SCALE |
| 18F SNOUT OIL & DEBRIS STOP | 09/14/98 | NONE |
| | | DRAWING NUMBER 18F |

US PATENT #8125817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

| | | |
|-----------------------------|----------|--------------------|
| DESCRIPTION | DATE | SCALE |
| 18F SNOUT OIL & DEBRIS STOP | 09/14/98 | NONE |
| | | DRAWING NUMBER 18F |



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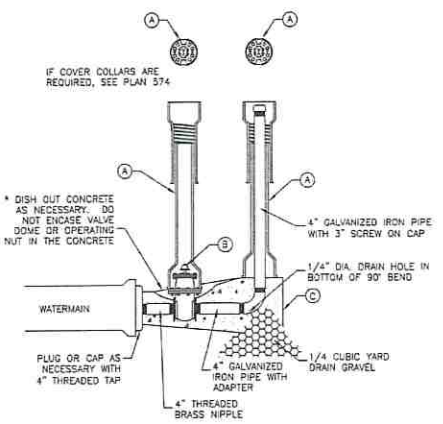
RICHFIELD
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FOR:
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CONTACT:
SEAN PERKINS
PHONE: 435-650-8438

BLUE SPRUCE SUBDIVISION
PRELIMINARY
 QUIRK STREET
 GRANTSVILLE CITY, UTAH

- 4" washout valve**
- GENERAL**
 - Before backfilling, secure inspection of installation by ENGINEER.
 - Water mains 12-inches and larger will require a special washout assembly design.
 - PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - EXECUTION**
 - Pour concrete against undisturbed soil.
 - Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
 - Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
 - After installation of washout valve assembly, verify the washout valve riser drains to gravel.
 - Backfill and Base Course Placement. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.



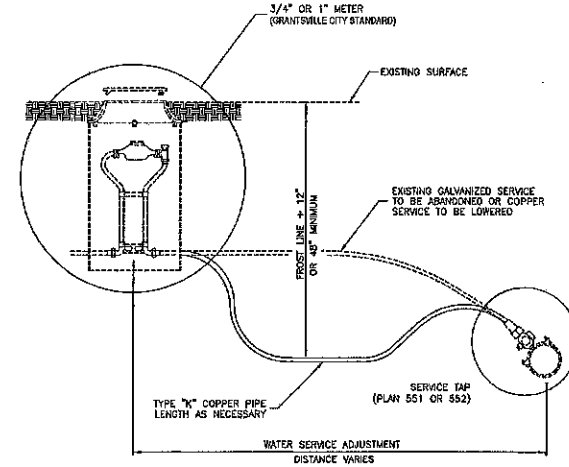
| LEGEND | | |
|--------|-------------------------------|-----------------------|
| NO. | ITEM | DESCRIPTION |
| (A) | VALVE BOX WITH LID | 2 PIECE CAST IRON |
| (B) | 4" GATE VALVE WITH SCREW ENDS | 2" x 2" OPERATING NUT |
| (C) | CONCRETE THRUST BLOCK | PLAN 561 |



NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED USING 4,500 PSI CONCRETE

Water service line

- GENERAL
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS
 - Fittings: Provide brass fittings and nipples. Do not use galvanized materials.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- EXECUTION
 - Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



541

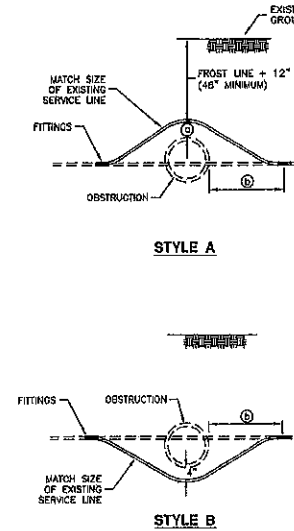


Water service line

Plan 541
August 2001

Water service line loop

- GENERAL
 - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Piping: Match existing pipe, fittings, coupling sizes and materials.
 - Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 80 ksi yield grade steel, ASTM A615.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Grease: Non-oxide poly-FM.
- EXECUTION
 - Thrust Blocks: Not required for flange or welded pipe systems. Before pouring thrust block concrete, wrap pipe system with plastic sheet to prevent bonding of concrete to pipe system.
 - Fittings: Use copper to copper flare fittings or copper to iron pack joint coupling with locking split clamp on iron pipe side and flare on copper side. All couplings to be brass.
 - Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
 - Steel Spook: Weld in place and provide slip on flange except when fitting in pipe system could move. Epoxy line per AWWA C210, C213, and coated per AWWA C208, or C214.
 - Location: Loop water mains over top of sewer lines.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



| TABLE OF DIMENSIONS | | |
|---------------------|------------|----------|
| | SEWER MAIN | OTHER |
| (A) | 18" | 12" MIN. |
| (B) | 10'-0" | 12" MIN. |

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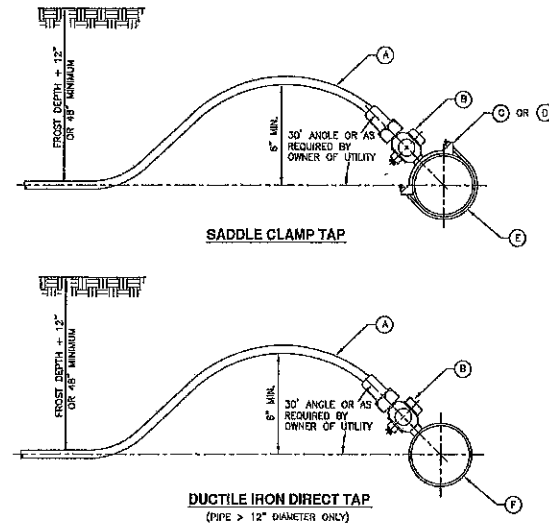


Water service line loop

Plan 542
March 2001

3/4" and 1" Service taps

- GENERAL
 - Before backfilling around taps, secure inspection of installation by ENGINEER.
- PRODUCTS
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Tape: Teflon tape is required on all taps.
- EXECUTION
 - Tapping: Place taps a minimum of 36-inches apart. Use a tapping tool which is sized corresponding to the size of the service line to be installed. No taps within 36-inches of end of pipe.
 - PVC or AC Pipe: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
 - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.



| LEGEND | | |
|--------|----------------------|----------------------------|
| No. | ITEM | DESCRIPTION |
| (A) | COPPER PIPE | TYPE K - SOFT |
| (B) | CORPORATION STOP | BRASS |
| (C) | SERVICE SADDLE CLAMP | (D.I., C.I., A.C.) ** |
| (D) | SERVICE SADDLE CLAMP | (P.V.C.) |
| (E) | WATER MAIN PIPE | (D.I., C.I., A.C., P.V.C.) |
| (F) | WATER MAIN PIPE | (DUCTILE IRON (D.I.) ONLY) |

* FURNISHED BY UTILITY AGENCY
** D.I. & C.I. PIPE MAY BE DIRECT TAPPED

551



3/4" and 1" Service taps

Plan 551
February 2011

NOTE:
ALL CONCRETE SURFACE IMPROVEMENTS SHALL
BE CONSTRUCTED USING 4,500 PSI CONCRETE



TOOLE
169 N. Main Street, Unit 1
Toole, 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: 435.866.2993

WWW.ENSGNENG.COM

FOR:
ICOM DEVELOPMENT, LLC
3480 NORTH HAWKLEY LANE
ERRA, UTAH, 84074
CONTACT:
SEAN PERKINS
PHONE: 435-850-4438

BLUE SPRUCE SUBDIVISION
PRELIMINARY
QUIRK STREET
GRANTSVILLE CITY, UTAH

| NO. | DATE | REVISION | BY |
|-----|------|------------|----|
| 1 | | FOR REVIEW | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

DETAILS

PROJECT NUMBER
T1216E
DATE
1/22/2012
DESIGNED BY
C. CHILD
CHECKED BY
J. CLEGG
PROJECT MANAGER
C. CHILD

D-512

AGENDA ITEM #2

7.5 Application

- (1) ~~A conditional use permit application shall be made to the Zoning Administrator no later than 21 days prior to a scheduled Planning Commission meeting.~~ The Planning Commission may authorize the Zoning Administrator to grant, attach conditions to, or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. The Zoning Administrator is also authorized to issue conditional use permits for family food production, the raising of animals and commercial uses in existing buildings, when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator.
- (2) The Zoning Administrator shall send out the appropriate notification for all conditional use permits. If comments are received that indicate a concern about the proposed conditional use, the conditional use shall be sent to Planning Commission for their consideration.
- (3) The Zoning Administrator does not have authority to approve commercial conditional use permits requiring construction of new facilities or requiring exceptions or variances to the city ordinances and standards.
- (4) All applications for a conditional use permit shall include (Amended 1/03):
 - (a) The applicant's name, address, telephone numbers and interest in the property;
 - (b) The owner's name, address and telephone number, if different than the applicant, and the owner's signed consent to the filing of the application;
 - (c) The street address and legal description of the subject property;
 - (d) The zoning classification, zoning district boundaries and present use of the subject property;
 - (e) A vicinity map with North, scale and date, indicating the zoning classifications and current uses of properties within ~~300 feet~~ **500 feet** of the boundaries of the subject property. When a conditional use permit will be considered by the Planning Commission, the application shall also include a current plat map showing the names and addresses of all property owners appearing on the tax rolls of the Tooele County Assessor within 300 feet of the boundaries of the subject property.
 - (f) A plat or a survey of the parcel of land, lots block, blocks, or parts or portions thereof, drawn to scale, showing the actual dimensions of the piece or parcel, lot, lots, block, blocks, or portions thereof, according to the registered or recorded plat of such land;
 - (g) The proposed title of the project and the names, addresses and telephone numbers of the architect, landscape architect, planner or engineer on the project;
 - (h) A complete description of the proposed conditional use;
 - (i) A plan or drawing drawn to scale of twenty feet to the inch (20' = 1 inch) or larger which includes the following information of the proposed use:
 - i. actual dimensions of the subject property;
 - ii. exact sizes and location of all existing and proposed buildings or other structures;
 - iii. driveways;
 - iv. parking spaces;
 - v. safety curbs;
 - vi. landscaping;

- vii. location of trash receptacles; and
- viii. drainage features and environmental features.
- (j) Traffic Impact Analysis;
- (k) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit;
- (l) Envelopes, mailing labels and first class postage for all property owners located within ~~300-~~**500 feet** of the subject property when a conditional use permit will be considered by the Planning Commission: and
- (m) Such other further information or documentation as the Zoning Administrator may deem to be necessary for a full and proper consideration and disposition of the particular application.

Amended 01/03 by Ordinance 2003-02

HISTORY

Amended by Ord. 2021-12 on 4/28/2021

7.8 Determination

(1) The Planning Commission, or upon authorization, the Zoning Administrator, may permit a use to be located within a zoning district in which a conditional use permit is required by the use regulations of that zoning district or elsewhere in these ordinances. The Zoning Administrator is also authorized to issue conditional use permits for family food production and the raising of ~~horse's animals, in the R-1-21 and RM-7 zoning districts,~~ when appropriate, but may also defer any such application to the Planning Commission for its determination, in the sole discretion of the Zoning Administrator. In authorizing any conditional use the Planning Commission or Zoning Administrator shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission or Zoning Administrator shall only approve with conditions, or deny a conditional use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for conditional uses set forth in a specific zoning district. The Planning Commission or Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish:

- (a) The proposed use is one of the conditional uses specifically listed in the zoning district in which it is to be located;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, comfort, order or general welfare of persons residing or working in the vicinity;
- (c) That the use will comply with the intent, spirit, and regulations of these ordinances and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans;
- (d) Make the use harmonious with the neighboring uses in the zoning district in which it is to be located;
- (e) That nuisances which would not be in harmony with the neighboring uses, will be abated by the conditions imposed;
- (f) That protection of property values, the environment, and the tax base for Grantsville City will be assured;

- (g) That the conditions shall be in compliance with the current comprehensive General Plan of Grantsville City;
- (h) That some form of a guarantee is made assuring compliance to all conditions that are imposed;
- (i) That the conditions imposed are not capricious, arbitrary or contrary to any precedence set by the Planning Commission on prior permits, which are similar in use and district, unless prior approvals were not in accordance with the provisions and standards of this ordinance;
- (j) The internal circulation system of the proposed development is properly designed;
- (k) Existing and proposed utility services are adequate for the proposed development;
- (l) Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- (m) Architecture and building materials are consistent with the development and compatible with the adjacent neighborhood;
- (n) Landscaping is appropriate for the scale of the development;
- (o) The proposed use preserves historical, architectural and environmental features of the property; and
- (p) Operating and delivery hours are compatible with adjacent land uses.

AGENDA ITEM #3

PROPOSED CODE REVISIONS TO CHAPTER 14 AND 15 GRANTSVILLE LAND USE AND MANAGEMENT CODE

During recent DRC review meetings it has been noted that there is a need to revise the City's code regarding the minimum width of lots at the frontage in order to provide adequate width to accommodate the driveway and utilities for the lot. This issue is most critical for lots in cul-de-sacs where it has been shown that the current narrow dimensions do not provide the width required to meet the driveway code while providing space for the utilities.

The dimensions that are critical to this issue are measured at the edge of pavement as stated in 6.14.4.C of the City's Driveway Regulations. In this section the driveway must not be closer than 12' from the neighboring parcels driveway. If this distance is split to permit both parties equal use of their frontage this would require the driveway to be 6' from the projected lot line. If the dry utilities are placed in this area, the water and sewer will be placed on the opposite side of the driveway. The total width at the edge of pavement will be 6' for the one side of the lot plus 30' for the driveway plus 16' for the water and sewer for a total of 52' minimum.

This dimension is at 46' from the center of the cul-de-sac. The ROW line is at 60' from the center of the cul-de-sac. Most of the cul-de-sac lots are designed to have the lot lines at or near radial to the center of the cul-de-sac. This will result in a minimum width at the ROW line of roughly 68'.

It is proposed that the minimum lot frontage width be revised to a minimum of seventy (70') feet to provide for the minimum requirements of the public works department for the utilities and the Driveway Regulations. This change will be required for the following sections 14.3(3), 14.4(3), 14.5(3), 15.1(1), 15.2(1), 15.3(1), 15.4(1), and 15.5(1).

This change will not adversely impact the buildable nature of any lot, even the smallest RM7 designation. With a 70' frontage the lot may be 100' deep leaving a buildable pad dimension of 55' x 55' or roughly 3,025 sf of buildable space.

In addition to the above changes it is recommended that the reference in each of these sections to 4.5 be deleted and that sub section 4.5 be deleted as well.

It is also recommended that sub section 21.6.2(3) be deleted to remove any conflicting code.

Chapter 14 Multiple Use, Agriculture And Rural Residential Districts

14.1 Agricultural Districts - A

14.2 Purpose Of Rural Residential Districts - RR

14.3 RR-5 Development Restrictions

14.4 RR-2.5 Development Restrictions

14.5 RR-1 Development Restrictions

14.6 Codes And Symbols, Use Table 14.1

Amended 09/05 by Ordinance 2005-16B, 09/18 by Ordinance 2018-16

14.1 Agricultural Districts - A

The purposes of providing an agriculture district are to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

(1) Minimum Lot Size:

.....10 acres.

(2) Minimum Width at Front and Rear Setback165 feet.

(3) Minimum Frontage (on a public street or an approved private street)100 feet.

(4) Minimum Yard Setback Requirements: (Amended 9/01)

Front Yard

.....40 feet.

Rear Yard

.....60 feet

Side Yard

.....20 feet

Rear Yard for Accessory Buildings

.....7.5 feet On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Building Height

.....45 feet

(6) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal
Culinary water facilities Street name signs

14.2 Purpose Of Rural Residential Districts - RR

The purposes of providing a rural residential district are to promote and preserve in appropriate areas and conditions favorable to large-lot family life, maintain a rural atmosphere, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities, services and infrastructure. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

Amended 04/04 by Ordinance 2004-08

14.3 RR-5 Development Restrictions

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum Lot Size5 acres.
- (2) Minimum Width at Front and Rear Setback165 feet.
- (3) Minimum Frontage (on a public street or an approved private street)50 feet.
- (4) Minimum Yard Setback Requirements:
 - Front Yard40 feet.
 - Rear Yard50 feet
 - Side Yard20 feet
- On corner lots, 2 front yards and 2 rear yards are required.
- (5) Maximum Building Height35 feet
- (6) Maximum Building Coverage10 percent
- (7) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal
Culinary water facilities Street name signs Fire Hydrants Street monuments

14.4 RR-2.5 Development Restrictions

The development restrictions in the RR-2.5 zoning districts are as follows:

(1) Minimum Lot Size2.5 acres

(2) Minimum Width at Front and Rear Setback165 feet

(3) Minimum Frontage (on a public street or an approved private street)
.....50 feet

(4) Minimum Yard Setback Requirements:

Front Yard40 feet

Rear Yard for Main Structures
.....30 feet

Rear Yard for Accessory Bldg.
.....7.5 feet

Side Yard
.....

15 feet Total Width of Both Side Yards
.....40 feet

On corner lots, 2 front yards and 2 rear yards are required.

(5) Maximum Bldg. Height35 feet

(6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading Street base Surface drainage facilities Waste water disposal
Culinary water facilities Street name signs Fire Hydrants Street monuments

14.5 RR-1 Development Restrictions

The development restrictions in the RR-1 zoning districts are as follows:

- (1) Minimum Lot size1 acre
- (2) Minimum Width at Front and Rear Setback125 feet
- (3) Minimum Frontage (on public street or an approved private street)50 feet
- (4) Minimum yard Setbacks Requirements

Front Yard

-40 feet
- Rear Yard for Main Structures30 feet
- Rear Yard for Accessory Bldg.2 feet
- Side Yard for Accessory Buildings4 feet
- Side Yard for Main Structures 15 feet
- Total width of both Side Yards40 feet
- On corner lots, 2 front yards and 2 side yards are required (amended 06-07)

- (5) Maximum Bldg. Height35 feet

- (6) Maximum Bldg. Coverage20 %

(7) Required Improvements:

Street grading Street Grading Street base Surface drainage facilities Waste water disposal Culinary water facilities Street name signs Fire Hydrants Street monuments

Amended 06/11 by Ordinance 2011-20

14.6 Codes And Symbols, Use Table 14.1

In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the~~

appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Table 14.1 Use Regulations *Amended 04/02 by Ordinance 2002-05, 08/02 by Ordinance 2002-15, 02/09 by Ordinance 2008-44, 11/10 by Ordinance 2010-23, 06/11 by Ordinance 2011-18, 03/15 by Ordinance 2015-05*

Chapter 15 Residential And Multiple Residential Districts

[15.1 Residential District R-1-21](#)

[15.2 Residential District R-1-12](#)

[15.3 Residential District R-1-8](#)

[15.4 Multiple Residential District RM-7](#)

[15.5 Multiple Residential District RM-15](#)

[15.6 Multiple Residential District RM-30](#)

[15.7 Codes And Symbols And Use Table 15.1](#)

Amended 09/18 by Ordinance 2018-16

15.1 Residential District R-1-21

(1) The purpose of the R-1-21 district is to promote environmentally sensitive and visually compatible development of lots not less than 21,780 square feet in size, suitable for rural locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds.

Minimum Lot Size:

.....21,780 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street)50 feet

Minimum Yard Setback Requirements: Front Yard40

feet. Rear Yard30

feet Side Yard for Main Buildings10 feet Side Yard

(Amended 4/98)4 feet

Rear Yard for Accessory Buildings1 foot On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet Maximum

Building Coverage20 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk
Culinary water facilities Surface drainage facilities Waste water disposal Street
name signs Fire Hydrants Street Monuments Shade trees (along public streets)
Street lights

15.2 Residential District R-1-12

(1) The purpose of the R-1-12 district is to promote environmentally sensitive and visually compatible development of lots not less than 12,000 square feet in size, suitable for urban locations. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character; to promote the safety, and well-being of present and future residents; and ensure the efficient expenditure of public funds. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

Minimum Lot Size:12,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street)50 feet

Minimum Yard Setback Requirements:

Front Yard4

0 feet Rear Yard

30 feet Side Yard for Main Buildings Each Side

.....7.5 feet Side Yard for Accessory Buildings

.....4 feet Rear Yard for Accessory Buildings

.....1 foot On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet Maximum

Building Coverage20 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire Hydrants Street Monuments Shade trees (along public streets) Street lights

15.3 Residential District R-1-8

(1) Effective July 10, 1999 no application to extend, enlarge or re-zone property to a R-1 -8 zoning district designation will be considered by Grantsville City. Areas previously designated with a R-1 -8 zoning district designation may continue after July 9, 1999 and the uses in existing R-1 -8 districts may continue subject to the regulations applicable to this District.

Minimum Lot Size:8,000 sq. feet

Minimum Lot Size for Corner Lots10,000 sq. feet

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street)45 feet

Minimum Yard Setback Requirements: (Amended 9/01) Front Yard30 feet
Rear Yard for Main Buildings

.....25 feet Rear Yard for Accessory Buildings1 foot Side Yard for Main Buildings Each Side

.....7.5 feet Side Yard for Accessory Buildings on a Corner Lot10 feet Side Yard for Accessory Buildings. (Amended 7/97)4 feet On corner lots, 2 front yards and 2 side yards are required.

Maximum Building Height35 feet Maximum Building Coverage35 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk Culinary water facilities Surface drainage facilities Waste water disposal Street name signs Fire Hydrants Street Monuments Shade trees (along public streets) Street lights

Amended 11/13 by Ordinance 2013-23

15.4 Multiple Residential District RM-7

Effective June 4, 1999 no application to extend, enlarge or re-zone property to a RM-7 zoning district designation will be considered by Grantsville City. Areas previously designated with a RM-7 zoning district designation may continue after

June 4, 1999 and the uses in these district's may continue subject to the following regulations.

(1) The RM-7 Zoning District is intended to provide areas for medium density single family and multi-family residential with the opportunity for varied housing styles and character.

Minimum Lot Size:

.....7,000 sq. feet

Minimum Lot Size for Corner Lots

.....10,000 sq. feet Additional lot area
for each additional dwelling unit6,000 sq. feet

Maximum Density

.....7 d.u./acre Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations - Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street) 45 feet.

Minimum Yard Setback Requirements: (Amended 2000, 9/01) Front Yard

.....25 feet.

Rear Yard for Main Buildings

.....20 feet Rear Yard for

Accessory Buildings1-foot Side

Yard for Main Building, Each Side7.5

feet Side Yard for Accessory Buildings

.....4 feet

Setbacks for Accessory Buildings on a corner lot: On the side of the Main Building

.....4 feet On the rear of the Main

Building1 foot On corner lots 2

front yards and 2 side yards are required.

Maximum Building Height

.....35 feet Maximum Building

Coverage35 percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk

Culinary water facilities Surface drainage facilities Waste water disposal Street

name signs Fire Hydrants Street Monuments Shade trees (along public streets)
Street lights

15.5 Multiple Residential District RM-15

(1) To provide areas for medium high density residential with the opportunity for varied housing styles and character.

Minimum Lot Size:8,000 sq. feet
Minimum Lot Size for Corner Lots10,000 sq. feet Additional lot area
for each additional dwelling unit2,300 sq. feet
Maximum Density15 d.u./acre

Lots shall comply with Chapter 4: Supplementary and Qualifying Regulations – Section 4.5: Lots Standards and Street Frontage.

Minimum Frontage (on a public street or an approved private street)45 feet
Minimum Yard Setback Requirements: Front Yard25
feet Rear Yard for Main Buildings20 feet Rear Yard for
Accessory Buildings1 foot Side
Yard for Main Buildings, Each Side7.5
feet Side Yard for Accessory Buildings4 feet On corner lots, 2 front yards
and 2 side yards are required.

Maximum Building Height55 feet Maximum
Building Coverage50
percent

Required Improvements:

Street grading Street base Surface drainage facilities Curb and Gutter Sidewalk
Culinary water facilities Surface drainage facilities Waste water disposal Street
name signs Fire Hydrants Street Monuments Shade trees (along public streets)
Street lights

15.6 Multiple Residential District RM-30

This zone was repealed 9/00 by Ordinance 2000-23.

15.7 Codes And Symbols And Use Table 15.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Chapter 16 Commercial And Industrial Districts

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.1 Neighborhood Commercial District (C-N)

(1) The C-N Neighborhood Commercial District is intended to provide for small scale commercial uses that can be located within residential neighborhoods without having significant impact upon residential uses.

| | |
|---|---------|
| Front or Corner Yard | 15 feet |
| Interior Side Yard | None |
| If an Interior Side Yard is provided it shall not be less than | 4 feet |
| Rear Yard | 10 feet |
| Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district. | |
| Maximum Building Height | 35 feet |

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size:

.....60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet

Interior Side Yard

.....15 feet

Rear Yard30 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

16.3 General Commercial District (C-G)

(1) The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet

Interior Side YardNone If

an Interior Side Yard is provided it shall not be less than4 feet Rear Yard

.....10 feet Buffer

Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

16.4 Central Development District (C-D)

(1) The purpose of the C-D Central Development District is to provide high intensity public, quasi-public, commercial, office, and multiple-family uses which may center in harmonious relationships based on planned development for mutual benefit. The district shall only allow those uses that are allowed in the R- M-30, R- M-7, C-N, C-S, C-G and M-D districts by conditional use.

(2) Any parcel larger than one acre at the time of passage of this ordinance may be divided or developed only under a Planned Unit Development (PUD) approval. No new lot smaller than one acre may be created.

(3) All uses within this district are conditional, and every conditional use permit or Planned Unit Development approval shall be based primarily on how the development, as proposed in the application, will contribute to compatibility and mutual private and public benefit from existing, proposed, and potential buildings and uses in the area; the efficient, effective and aesthetic use of land, buildings, landscaping, and amenities; and the improvements to be made in land use; building construction and appearance, traffic safety and control, landscaping and drainage.

(4) Minimum Lot Size: - (Amended '97) Shall be set by the applicable zoning district regulation that allows the use that is intended for the lot.

Minimum Width at Front and Rear Setbackby approval

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard

.....by approval Interior Side Yard

.....by approval Rear Yard
.....by approval Buffer
Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a
lot in a residential district.

Maximum Building Height.....by approval

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:20,000 sq. ft. Minimum
Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard
.....25 feet Interior Side Yard
.....10 feet Rear Yard
.....25 feet Buffer Yards required in
accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential
district.

Maximum Building Height65 feet

16.6 General Manufacturing District (M-G)

(1) The purpose of the M-G General Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet Interior Side
Yard20 feet Rear Yard
.....35 feet Buffer Yards required
in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a
residential district.

Maximum Building Height80 feet Except chimneys and smokestacks shall be permitted up to 120 feet in height.

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:20,000 sq. ft. Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet Interior Side Yard20 feet Rear Yard

.....35 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet. Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

16.7.1 Conditional Uses

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

16.7.2 Operation Categories

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five year operation plan. Upon expiration of the previous plan, a new five year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

16.7.4 Minimum Requirements

All operations shall comply with the following requirements:

- (1) warning signs, fences, trees, and berms shall be placed on the perimeter of the property to protect the public and act as barriers to access, fugitive dust, noise, glare, and/or view shall be indicated;
- (2) no adverse drainage which would create soil instability or erosion shall be permitted. All drainage shall be contained on site;
- (3) maximum slopes shall be in accordance with MSHA;

(4) the applicant shall post a reclamation guarantee for the area of disturbance giving financial assurance in a form approved by the Grantsville City Attorney and City Council, guaranteeing the satisfactory reclamation of all disturbed areas. The amount of reclamation shall not be less than \$1,000.00 per acre, with a \$10,000.00 minimum and shall be adjusted upon the renewal of the operations plan to meet projected costs of reclamation based upon time, material and equipment needed to clean-up and remove structures, backfill, slopes (to include mine dumps) shall be graded to no greater than a 3:1 finished slope or in relation to the contour of adjacent undisturbed land. The release of the financial assurance and obligations for reclamation shall not be made until Grantsville City staff consults with the Soil Conservation District, the Grantsville City Attorney and approves the release in writing.

(5) All facilities and activities shall comply with applicable land use, health, building, plumbing, mechanical, and electrical codes.

(6) All fuel tanks and flammable materials shall be located above ground, in such locations, with containment, and under such conditions as to conform to the requirements of the national fire codes;

(7) All crossing of state, county and city roads shall be done in such a manner as to hold Grantsville City harmless from any and all legal proceedings as a result of the applicant's use of such roads. The applicant shall make provisions to place suitable road signs, restraints and flagging personnel at work-sites and road crossings as approved by the MUTCD and the Grantsville City Public Works Director.

(8) All damage to state, county and city roads shall be repaired at the applicant's expense under the direction of the Public Works Director.

(9) The applicant shall maintain on file, proof of liability insurance for the operation in the office of the City Recorder.

(10) Grantsville City reserves the right to limit and restrict the time activities of the operation should the planning commission deem those activities a public nuisance;

(11) Access roads shall include acceleration, deceleration and left turn lanes as approved prior to operation;

(12) All activities shall be maintained and operated in such a way as to minimize fumes, dust, and smoke emissions;

(13) Sufficient restroom facilities shall be provided at each location for employee use; and

(14) The applicant shall not begin operations until such time that they enter into a mitigation agreement with Grantsville City addressing the upgrade, construction and maintenance of infrastructure.

16.8 Codes And Symbols And Use Table 16.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

Chapter 17 Downtown Commercial Districts

17.1 Central Business District (D-1)

17.2 Downtown Support District (D-2)

17.3 Codes And Symbols And Use Table 17.1

17.1 Central Business District (D-1)

(1) The D-1 Central Business District is foster an environment consistent with the area's function as the business, retail, and cultural center of the community and region. Inherent in this purpose is the need for careful review of proposed development in order to achieve objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.

| | |
|---|--|
| Front or Corner Yard |No minimum |
| Interior Side Yard |None If an Interior Side Yard is provided it shall not be less than4 feet |
| Minimum First Floor Glass (non-reflective glass surfaces) |60 percent |
| Mid-Block Walkways |Required |
| Interior Plazas, Atriums and Galleries |Permitted (Provided that retail goods/service establishments and/or restaurants are located adjacent to such interior open spaces). |
| Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district. | |
| Maximum Building Height |200 feet |

17.2 Downtown Support District (D-2)

(1) The purpose of the D-2 Downtown Support District is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development in the D-2 Downtown Support District is less intensive than that of the Central Business District.

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

17.3 Codes And Symbols And Use Table 17.1

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as a "conditional use," indicated by a "C" in the appropriate column. ~~A conditional use that can be issued by the Zoning Administrator by~~

~~guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column.~~ If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code.

AGENDA ITEM #4



Kristy Clark <kclark@grantsvilleut.gov>

Suggested Code Amendment for Chapter 4 Animals Living in Stormwater Basins

1 message

Shay Stark <shay.stark@aquaeng.com>
To: Kristy Clark <kclark@grantsvilleut.gov>

Wed, Feb 16, 2022 at 4:27 PM

Kristy,

The following language is suggested to be added to Chapter 4:

4.34 Animals are prohibited from living or residing in stormwater basins as their waste is a detriment to public health if the waste is washed out of the basin and into public areas.

Thanks,

SHAY STARK – PLANNER/DESIGNER

AQUA ENGINEERING

OFFICE (801) 299-1327 DIRECT (801) 683-3731

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PROPOSED CODE REVISIONS TO CORRECT AND/OR CONFORM GRANTSVILLE LAND USE AND MANAGEMENT CODE

A review of the current Grantsville City Land Use Code has revealed several areas and points that need to be reviewed and corrected, revised, deleted, etc. The following list is some of the areas and points for consideration.

1. 3.11 – correct the title by revising “of” to read “or”.
2. 3.11(5)(a) – the referenced 3.10(3)(a)(i) does not exist.
3. 3.11(5)(b) - the referenced 3.10(3)(a)(ii) does not exist.
4. 3.11(5)(c) - the referenced 3.10(3)(b)(ii) does not exist.
5. 3.25(1) – this directly conflicts with 3.22(5). Delete 3.25(1).
6. 3.25(5) – the referenced 3.23(2)(b) does not exist.
7. 4.16.B – should the word constructed be corrected to read construed?
8. 4.16.C.3 – revise the tree trimming height over the street to 13’6” to conform to 4.16.E and to provide the legal clearance for vehicles.
9. 4.16.C.4 – should “no sight shall” read “no sign shall”?
10. 4.16.E – correct “(13.6) to read (13’6”) or)13.5).
11. 1.18 – review and correct conflicting requirements for the fence height.
12. 4.27(1)(a) – revise and correct as necessary.
13. 5.1 – should the first sentence read “may not be continued”?
14. 5.1(2)(e) – there is no Subsection 3.18(c). Where should this be referring us to?
15. 5.3 – a building permit should be required.
16. 5.4(1) – subsection 2 does not apply, delete this reference.
17. 5.4(2) – this should require a building permit.
18. 5.13 – this Subsection is a very near copy of 5.1(2)(e). We need to decide which one we want and delete the other. They do not match each other at this time.
19. 6.1(2) – revise the last sentence to read “any subsequent stage”.
20. 6.8(4) – revise the last sentence to read “based on the total number of employees and users”.
21. 6.9 – review and revise as required.
22. 6.10 – the last sentence contradicts the requirements of 6.1(3).
23. 6.14.1.A.5 – all requests for variations or waivers of the Code must be submitted to the Board of Adjustment, reviewed by Planning and Zoning, and then submitted with recommendation before the City Council can take action on the request. See 3.25.
24. 6.14.3 – correct Tempering to read Tampering.
25. 6.14.2.A.4 – the City engineer does not have the authority to grant waivers to the Code. All requests for variations or waivers of the Code must be submitted to the Board of Adjustment, reviewed by Planning and Zoning, and then submitted with recommendation before the City Council can take action on the request. See 3.25.
26. 6.14.3.A.1, 6.14.3.A.2, 6.14.4.A.2, 6.14.5.A.1b, 6.14.5.A.1.f, and possible other subsections list at least 5 different people or offices as the responsible person for the process. Basically if you work for the City you can issue a permit. There needs to be one point of control for the

- process to insure it is properly reviewed and acted on. If it needs to have input from several people, a committee should be appointed that will act as one body to come to one answer.
27. 6.14.1.A.4.a – sets a penalty of \$1,000 while 6.14.3.B.1 sets \$50. The penalty menu needs to be reviewed and agree from section to section. Better yet, put it in one place so there is no potential for confusion.
 28. 6.14.4.A.1 – does not include rural, collector, and arterial streets. We need to address all of the streets in the Code.
 29. 6.14.4.A.2.a – appeals and walvers must go to the Board of Adjustment and they can only grant under very limited conditions. There must be an overwhelming and compelling need for the exception.
 30. 6.14.4.A.3 – revise to read “acceleration, deceleration, or turn lanes including tapers”
 31. 6.14.4.C.1 – In the first sentence delete the words “but not”.
 32. 6.14.5 and 6.9 – these subsections overlap and contradict one another. Revise/delete as required.
 33. 6.14.5.A.1.b – the City Council can only grant an exception/walver after it has gone through the Board of Adjustment and Planning and Zoning. Strike “in front and corner yards”.
 34. 6.14.5.A.1.f – the City Engineer has no authority to grant exceptions or waivers. The City Council can only grant an exception/waiver after it has gone through the Board of Adjustment and Planning and Zoning.
 35. 6.14.5.A.1.e – the second driveway must be permitted.
 36. 6.14.5.A.1.h – on corner lots both driveways must be 60’ from the intersection for safety. The 100’ minimum frontage requirement does not match the zoning minimums.
 37. 6.15 – where does this apply, what does it mean, and do we need it?
 38. 12.4(4) – appeals are to go the Board of Adjustment process.
 39. 16.2 – add minimum frontage 70 feet.
 40. 16.2 – access restrictions of one per 150 feet of frontage does not comply with 6.14.6.
 41. 16.3 - add minimum frontage 70 feet.
 42. 16.5 - add minimum frontage 70 feet.
 43. 16.5 and 16.6 – look at making the setbacks match or change them.
 44. 16.7 - add minimum frontage 70 feet.
 45. 16.7 – correct the sub section I.D.s.
 46. 16.7.1 and 16.702 – there are duplicated sections. Delete the ones we don’t want.
 47. 16.7.3 – this is another duplicated section. Delete and clean up this mess.
 48. 16.7.4 – this is another duplicated section. Delete and clean up this mess.
 49. Subsections 17 and 18 – what are these for and do we need them?
 50. 19.2 – there is no “19.2 above”. If we need a referenced section list the correct one.
 51. 19.5(3) and 19.5(4) – are repeated sections. Delete what is duplicated and clean up.
 52. Subsection 19 – review/rewrite.
 53. 21.3.1 and 21.3.2 – shouldn’t these be deleted since we no longer have Minor Subdivisions?
 54. 21.6.2(3) – delete.
 55. 21.6.3(17) – delete “unless waived by City Council”.
 56. 21.6.3(18) – revise “may also require” to read “shall require”.
 57. 21.6.3(20)a – revise to require dedication to future width per the City’s street master plan, see 4.25.
 58. 21.6.10 – revise to require the sewer stub extended into the lot per Public Works requirement.
 59. 24.4 – revise first sentence, fifth word to read “application”.
 60. 24.4.K – revise the word “connections” to read “corrections”.

61. 24.5.(1) - in the fourth sentence revise the word "corrects" to "correctly".
62. 24.5(2) – waivers and exceptions are to go through the Board of Adjustment and Planning and Zoning prior to the Council per 3.25.
63. The plat should be part of the application and go through Planning and Zoning.
64. 24.8 – correct "to the" to "to the".
65. 24.8 appeals must go through the appeals process starting with the Board of Adjustment and the Planning and Zoning prior to going to Council per 3.18(1), 3.18(2) and 3.25.

Chapter 3 Decision Making Bodies, And Officials

3.1 City Council

3.2 Planning Commission, Number of Members, Appointment, Term of Office

3.3 Compensation

3.4 Vacancies and Removals for Cause

3.5 The Chair

3.6 Ex Parte Contact

3.7 Rules and Regulations

3.8 Document Submission and Review Procedures

3.9 Planning Commission Powers and Duties

3.10 General Plan

3.11 Public Hearing by Planning Commission On Proposed General Plan of Amendment Notice Revisions to General Plan or Amendment Adoption/Rejection by Legislative Body

3.12 Effect of General Plan

3.13 Public Uses to Conform to General Plan

3.14 Biennial Review of Moderate Income Housing Element of General Plan

3.15 Preparation and Adoption of Land Use Ordinance or Zoning Map

3.16 Zoning Districts

3.17 Temporary Land Use Regulations.

3.18 Amendments and Rezoning

3.19 Appeal Authority

3.20 Organization and Procedures

3.21 Powers and Duties

3.22 Appeals

3.23 Hearing Officer

3.24 Due Process

3.25 Variances

3.26 Appeal of Board of Adjustment Decision to District Court

3.27 Zoning Administrator Authority and Duties

3.11 Public Hearing By Planning Commission On Proposed General Plan ~~Of~~ Amendment Notice Revisions To General Plan Or Amendment Adoption/Rejection By Legislative Body

(1)

(a) After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.

(b) The planning commission shall provide notice of the public hearing, as required by Section 1.18(1).

(c) After the public hearing, the planning commission may modify the proposed general plan or amendment.

(2) The planning commission shall forward the proposed general plan or amendment to the legislative body.

(3) The legislative body may make any revisions to the proposed general plan or amendment that it considers appropriate.

(4)

(a) The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate.

(b) If the municipal legislative body rejects the proposed general plan or amendment, it may provide suggestions to the planning commission for its consideration.

(5) The legislative body shall adopt:

~~(a) a land use element as provided in Subsection 3.10(3)(a)(i);~~

~~(b) a transportation and traffic circulation element as provided in Subsection 3.10(3)(a)(ii); and~~

~~(c) for all cities, after considering the factors included in Subsection 3.10(3)(b)(ii), a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long term projections for land use and development occur.~~

(6) No application for an amendment to the general plan shall be considered by the City Council or the Planning Commission within two years of the final decision of the city Council upon a prior application covering substantially the same subject or substantially the same property. This determination shall be made by the Zoning Administrator upon receipt of an application. This provision shall not restrict the Mayor, a City Council member or a Planning Commissioner from proposing any future land use map category of the city at any time. The decision of the Zoning Administrator may be appealed to the City Council, provided a written appeal is filed with the City Recorder within 15 days of the Zoning Administrator's final decision.

Amended 08/08 by Ordinance 2008-35

3.25 Variances

(1) Any person or entity desiring a waiver or modification of the requirements of the land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest, may apply to the Board of Adjustment for a variance from the terms of the land use ordinance.

(2) The Board of Adjustment may grant a variance only if:

(a) literal enforcement of the land use ordinance would cause a hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;

(b) there are special circumstances attached to the property that do not generally apply to other properties in the same district;

(c) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;

(d) the variance will not substantially affect the general plan and will not be contrary to the public interest; and

(e) the spirit of the land use ordinance is observed and substantial justice done.

(3) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under this subsection, the board of adjustment may not find an unreasonable hardship unless:

(a) the alleged hardship is located on or associated with property for which the variance is sought; and

(b) the alleged hardship comes from circumstances peculiar to the property, not from conditions that are general in the neighborhood.

(4) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship the board of adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

(5) In determining whether or not there are special circumstances attached to the property under ~~Section 3.23(2)(b)~~, the board of adjustment may find that special circumstances exist only if they:

(a) relate to the hardship complained of, and

(b) deprive the property of privileges granted to other properties in the same district.

- (6) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
- (7) Variances shall run with the land.
- (8) The board of adjustment and any other body may not grant use variances.
- (9) In granting a variance, the board of adjustment may impose additional requirements on the applicant that will:
 - (a) mitigate any harmful effects of the variance; or
 - (b) serve the purpose of the standard or requirement that is waived or modified.

Chapter 4 Supplementary And Qualifying Regulations

4.1 Effect Of Chapter

4.2 Conditional Use Permit Required For Restricted Lots

4.3 Substandard Lots At Time Of Code Passage

4.4 Non-Conforming Lots Prohibited After Adoption Of Code

4.5 Lot Standards And Street Frontage

4.6 Every Dwelling To Be On A Lot - Exceptions

4.7 Lots And Dwellings Fronting On Private Streets - Special Provisions

4.8 Yard Space For One Building Only

4.9 Yards To Be Unobstructed - Exceptions

4.10 Exceptions To Height Limitations

4.11 Additional Height Allowed

4.12 Minimum Height Of Dwellings

4.13 Accessory To A Dwelling Prior To Residence

4.14 Area Of Accessory Buildings

4.15 Water And Sewerage Requirements

4.16 Clear View Of Intersecting Streets

4.17 Fences May Be Required

4.18 Maximum Height Of Fences, Wall, And Hedges

4.19 Sale Or Lease Of Required Space

4.20 Construction Subject To Geological Or Flood Hazards

4.21 Location Of Gasoline Pumps

4.22 Property Divided By Zoning District Boundaries

4.23 Utility Extensions Authorized Only To Permitted Structures And Buildings

4.24 Utilities Responsible For Excavations

4.25 Effect Of General Plan On Front Yard Requirements

4.26 Conservation Of Values

4.27 Exterior Appearance Residential Facility

4.28 Storage Space Required For Dwelling

4.29 New Dwellings Constructed On-Site Or Manufactured Off-Site

4.30 Previously Used And Older Dwellings

4.31 Animals And Their Offspring

4.32 Overhead Utility Lines Prohibited

4.33 Garage And Yard Sales

4.16 Clear View Of Intersecting Streets

A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Code.

B. No provision of this section shall be constructed to allow the continuance of any nonconforming tree, ~~shrub~~ **shrub**, plant or plant growth, fence wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.

C. No obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and line connecting them at points thirty feet (30') from the intersection of the street lines. Within that clear-view area, the following shall apply:

1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed three (3') feet in height above the level of the curb.
2. Open style fences shall not exceed four (4') feet in height above the level of the curb and front yard sold fencing shall not exceed three feet (3') in height.
3. Tree trunks shall not be located within the clear-view area, however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and thirteen feet six inches (13.6) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to black any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
4. No ~~sight sign~~ **sign** shall be allowed in the clear-view area unless it is specifically permitted in this Title and it is determined by the City Engineer that it is not a safety hazard.
5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.

D. The clear view area for the intersection of a driveway and a street shall have no obstruction to view in excess of three feet (3') in height and shall be placed at any automobile access way within the triangular area formed of points twelve feet (12') along the property line and twelve feet (12') along the driveway line. The driveway clear view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the City Engineer that the drive access is not a primary access.

E. Trees, shrubs that are located within the park strip must be thirty feet (30') from any traffic or street sign and must be pruned above the sidewalk seven feet (7') for pedestrian safety and above the road thirteen feet-six inches (13.6) for emergency and maintenance vehicles.

4.27 Exterior Appearance Residential Facility

(1) Roof, exterior siding, dimensions, and skirting or foundation of a residential facility shall meet the following standards:

(a) Roofs shall have a minimum pitch of 2.5 to 12 over at least 75% of the structure and have a surface of wood shakes, wood or composition asphalt mineral surface shingles, concrete, fiberglass or metal tiles, single-ply, slate, built-up gravel, or standing rib metal roofing. Roof overhangs must not be less than twelve inches, excluding rain gutters which may account for up to four inches of overhang measured from the vertical side of the dwelling.

(b) Exterior siding materials shall consist of wood, masonry, concrete, stucco, "masonite", metal or vinyl clad lap, or any material with similar appearance which meets the Uniform Building Code.

(c) The minimum width of any dwelling shall be at least 22 feet at the narrowest point of the main floor at ground level for at least 32 feet measured at right angles to the width face exclusive of garage area. Manufactured homes or modular units as defined in Utah code Ann. 58-56-3, shall also meet the width and length requirements of this section when the factory built sections are joined together on site, exclusive of garage area. Manufactured homes or modular units may not have additions constructed on site to meet the width and length requirements of this section.

(d) Skirting is required with materials which meet the Uniform Building Code standards and is aesthetically consistent with concrete or masonry type foundation materials. A masonry foundation constructed in accordance with plans and specifications available UPON REQUEST from Grantsville City is acceptable.

Amended 03/03 by Ordinance 2003-04

Chapter 5 Nonconforming Building Uses

5.1 Non-Conforming Uses And Structures

5.2 Maintenance Permitted

5.3 Repairs And Alterations

5.4 Additions, Enlargements, And Moving

5.5 Alteration Where Parking Is Insufficient

5.6 Restoration Of Damaged Buildings

5.7 One-Year Vacancy Or Abandonment

5.8 Continuation Of Use

5.9 Occupation Within One Year

5.10 Change Of Use

5.11 Expansion Permitted

5.12 Non-Conforming Use Of Land

5.13 Billboards

5.1 Non-Conforming Uses And Structures

(1) Except as provided in this section, a non-conforming use or structure may be continued. A non-conforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension. The addition of a solar energy device to a building is not a structural alteration.

(2) The City Council may provide in any zoning ordinance or amendment for:

(a) the restoration, reconstruction, extension, alteration, expansion, or substitution of non-conforming uses upon the terms and conditions set forth in the zoning ordinance;

(b) The termination of all non-conforming uses except billboards by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the non-conforming use, if any; and

(c) the termination of a billboard that is a non-conforming use in compliance with Utah Code Annotated 27-12-1 36.1 et seq.

(d) establishing a reasonable time period for expiration of the non-conforming use that:

(i) balances the harm to the owner against the public good, without imposing an undue burden upon the owner; and

(ii) allows the owner to recover or amortize the fair market value, in an amount that is equal to the amount by condemnation, and takes into consideration the reasonable cost of operation to the owner over the amortized period.

(e) Notwithstanding Subsection 3.18(c), a City Council may remove a billboard without providing compensation or amortization if, after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the City Council finds that:

(i) the applicant for a permit made a false or misleading statement in his application;

(ii) the billboard is unsafe; or

(iii) the billboard is in an unreasonable state of repair.

5.2 Maintenance Permitted

A nonconforming building or structure may be maintained.

5.3 Repairs And Alterations

Repairs and structural alterations may be made to a nonconforming building or to a building housing a non-conforming use.

5.4 Additions, Enlargements, And Moving

(1) A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area, or yard requirements shall not be added to or enlarged in any manner or moved to another location on the lot except as provided by Sub-section 2 hereof:

(2) A building or structure occupied by a nonconforming use or a building or structure nonconforming as to height, area or yard regulations may be added to or enlarged or moved to a new location on the lot upon issuance of a permit authorized by the Planning Commission, provided it shall find:

(a) The addition, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this Ordinance.

(b) That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

5.13 Billboards

(1) The City Council may remove a billboard without providing compensation or amortization if, after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the city council finds that:

(a) the applicant for a permit made a false or misleading statement in his application;

(b) the billboard is unsafe; or

(c) the billboard is in an unreasonable state of repair.

Chapter 6 Off-Street Parking And Loading

6.1 Purpose And Scope Of Off-Street Parking And Loading Requirements

6.2 Existing Parking And Loading Facilities

6.3 Damage Or Destruction Of Existing Facilities

6.4 Site Plan Requirements For A Building Permit

6.5 General Off-Street Parking Requirements

6.6 Parking For The Disabled

6.7 Off-Street Parking Dimensions

6.8 Design And Maintenance

6.9 Residential Districts

6.10 Main Street Parking

6.11 Transportation Demand Management

6.12 Recreational Vehicles Used As Dwelling Structures

6.13 Minimum Parking Requirements

6.14 Driveway Regulations

6.15 Access Requirements For Other Than Residential Lots

6.16 Maintenance Of Parking Lots

6.1 Purpose And Scope Of Off-Street Parking And Loading Requirements

(1) The requirements of this chapter are intended to promote the orderly use of land and buildings by identifying minimum and maximum standards for accessory parking and loading facilities that will

promote safe and convenient vehicular transportation and movement of goods. These requirements are also intended to help lessen traffic congestion and promote a cleaner environment through reducing the number of vehicles trips. Encouraging non-motorized transportation and relating parking requirements to the local land use/transportation system are consistent with the objectives of this chapter.

(2) The off-street parking and loading provisions of this Code shall apply to all buildings and structures erected and all uses of land established after the effective date of this Code. Where a building permit has been issued prior to the effective date of this Code and provided that construction is begun within six months of such effective date and diligently pursued to completion (completion to be accomplished within 18 months of the effective date of this Code), parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Code. If such building permit pertains to a stage of development only, and subsequent stage for which a building permit is required shall comply with the parking and loading requirements set forth in this chapter.

(3) When the intensity of any building, structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, additional parking and loading facilities shall be provided in the amounts by which the requirements for the intensified use exceed those for the existing use.

6.8 Design And Maintenance

(1) Parking lots shall be designed to ensure safe and easy ingress, egress and movement through the interior of the lot. The number of curb cuts onto major roads should be minimized. Shared access driveways between adjacent sites should be encouraged. Parking lot islands should be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots. Parking lots shall be designed in accordance with applicable City codes, ordinances and guidelines with respect to:

- (a) minimum distances between curb cuts;
- (b) proximity of curb cuts to intersections;
- (c) provisions of shared driveways;
- (d) location, quantity and design of landscaped islands; and
- (e) design of parking lot interior circulation system.

(2) The design of parking facilities shall be subject to the approval of the Planning Commission and shall conform to the standards developed by the City. Landscaping and screening shall be provided in accordance with the requirements of this Code.

(3) Where a parking area or parking lot is illuminated, direct rays or light shall not shine into adjoining property or into a street. Accessory signs shall be permitted on parking areas in accordance with this Code. All open parking areas or lots shall be improved in accordance with regulations applicable to parking lot pavement thickness contained in applicable City codes and regulations.

(4) When determination of the number of off-street parking spaces required by this Code results in a requirement of a fractional space, any fraction of less than one-half may be disregarded, while a fraction of one-half or more, shall be counted as one parking space. Parking space requirements based on the number of employees or users shall be based on the maximum number of employees or users on the premises at any one time.

6.9 Residential Districts

(1) The following restrictions shall apply to single family detached, single family attached and two family dwellings:

- (a) Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this chapter.

(b) The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this chapter. Requirements for garages shall be as specified in each zoning district regulations.

(d) No parkway or right-of-way area adjacent to or near the lot shall be used for parking.

(e) A maximum of four outdoor parking spaces shall be permitted per lot. Parking spaces located within 30 feet of an alley, and taking access from such alley, shall be exempt. Recreational vehicle parking, where permitted, shall be included.

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

6.10 Main Street Parking

The intent of this section is to establish short term parking requirements along the Main Street Retail Business District on Main Street and to limit the required parking increases resulting from a change in use. These regulations also apply to parking structures or lots created to serve uses located wholly or partially within the Main Street Retail Business District on Main Street. Parking spaces established to serve retail goods or retail service establishments located within the Main Street Retail Business District shall designate such spaces as short term parking spaces. These spaces shall have a two-hour maximum time limit. Any legally established use may be changed to any other legal use without providing any additional off-street parking, provided no expansion of the existing principal structure has occurred.

6.14 Driveway Regulations

6.14.1 Driveway Construction Requirements

6.14.2 Secondary Access Permit Required

6.14.3 ~~Tempering~~ Tampering with City Infrastructure

6.14.4 Driveway Location

6.14.5 Residential Districts

6.14.6 Commercial or Industrial Districts

6.14.7 Public Safety Access Driveway

6.14 Purpose

I. Purpose

1. The safety and efficiency of a roadway is impacted by the amount and type of interference experienced by the vehicles moving on it. Some interference may result from other vehicles on the roadway, moving in either the same or the opposite direction. The major form of interference, however, is from vehicles entering, leaving, or crossing the roadway at intersecting streets and driveways. In order to reduce interference with traffic flow, minimize accidents and assure the best overall utilization of the roadway of the motoring public, it is necessary to regulate vehicles entering and leaving roadside developments and intersecting streets.
2. Grantsville City recognizes the legal rights of abutting property owners to have access to their property. However, it must also consider the right of other roadway users to travel with relative safety and freedom from interference. Since these rights are at time in conflict, it is the City's responsibility to reconcile and, to the extent feasible, satisfy the needs and desires of all roadway users.

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

Amended by Ord. [2021-23](#) on 5/19/2021

6.14.1 Driveway Construction Requirements

I. Driveway Construction

1. Driveways hereinafter constructed in the City shall be designed and constructed in conformance with this Chapter.

2. All driveways shall be hard surfaced, with a material approved by the City Engineer, and shall be designed and constructed to conform to current American Public Works Association ("APWA") standards as well as all standards developed by the City.
3. No building permit shall be issued for the erection or construction of a building unless all proposed driveways are reviewed and approved by the City.
4. No driveway or driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, storm drains, utility poles, fire alarm supports, meter boxes, manholes and sewer cleanouts.
 1. Any person, company, or enterprise found violating this Section shall be fined up to \$1,000 per violation, and subject to all other fines and penalties found in this Chapter and allowed by law, including GCC 17-1-6.
 2. Any person, company or enterprise found violating this Section, in addition to any penalties found in 6.14(A)(4)(a), shall be liable for all costs repair or restore the municipal facility, all costs to remove, relocate, or bring into compliance the offending driveway or driveway approach, and all actual damages to real property caused by the offense.
5. Variations from the requirements of this Chapter may only be approved by the City Council.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.2 Secondary Access Permit Required

1. Permit
 1. A driveway permit is required prior to the construction of a secondary access to any lot.
 2. Construction of a secondary driveway access may be permitted with a driveway approach permit and payment of applicable fees, as designated in the City's Fee Schedule.
 3. Applicants shall demonstrate that traffic safety, sight distances, and character of the neighborhood is not adversely impacted and shall comply with the design standards set forth in this Chapter.
 4. Grantsville City's Engineer may deny any proposed driveway that violates any part of this Chapter.
 5. The driveway approach for a secondary access must be inspected by Grantsville City prior to driveway construction, including the pouring of concrete or road base. The construction requirements must be in compliance with APWA standards, as applicable.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.3 Tempering With City Infrastructure

1. Damage to City Property
 1. It shall be unlawful for any person or firm to construct, cut, break out, or remove any curb along a public street, alley or right-of-way without prior authorization by the City Engineer and City Public Works Director.
 2. No person or firm shall remove, alter, or construct any curb, driveway, gutter, pavement or perform any other improvement in a public street or other property owned by or dedicated to the City without first obtaining a permit or prior authorization from the City Public Works Director authorizing such improvements.
2. Penalties
 1. Failure to secure a permit of authorization as described in this Chapter, or failure to construct a driveway in the manner described herein, is a violation of this Chapter and may result in a penalty of fifty dollars (\$50.00) per violation, per day.

1. Prior to the issuance of any monetary penalty, the City shall provide the offender written notification of violation and permit the offender at least fourteen (14) days to come into compliance.
2. The City shall be required to notify the offender that he has the right to appeal the notice of violation to the Grantsville City Council. All decisions of the City Council shall be final.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.4 Driveway Location

1. Streets and Roadways
 1. Driveways for off-street parking shall be located on streets designated as local, residential, or main street unless otherwise permitted herein.
 2. Driveways accessing arterial, rural, or collector streets require pre-authorization approval from the City Council prior to construction.
 1. Approval will be granted only if access to the property off another road is impossible or overly burdensome.
 3. Driveways shall not be constructed along the acceleration or deceleration lanes and tapers connecting to interchange ramp terminals.
2. Shared Access
 1. Shared access driveways between adjacent lots are hereby encouraged.
3. Right-of-Way
 1. Driveways, including the radii, but not including right-turn lanes, passing lanes, and tapers, shall be located entirely within the applicant's right-of-way frontage. This right-of-way frontage is determined by projecting the lot lines to the edge of pavement of the road. Encroachment of curb and radii on adjacent right-of-way frontage shall be permitted only upon written certifications from the adjacent property owner(s) (agreeing to such encroachment) and upon written confirmation from the City that the City has determined that such encroachment is necessary to preserve safe roadway conditions.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.5 Residential Districts

1. Residential Districts
 1. The following restrictions shall apply to single family detached, single family attached and two family dwellings:
 1. Parking on driveways located between the front or corner side lot line and building shall not be allowed for satisfying the requirements stated in this Chapter.
 2. Unless and exception is granted by the City Council, driveway approaches in front and corner yards shall not be greater than thirty feet (30') in width.
 3. The provision of parking spaces elsewhere on the lot shall conform to the other applicable requirements of this Chapter. Requirements for garages shall be specified in each zoning district regulations.
 4. No parkway right-of-way adjacent to or near the lot shall be used for parking.
 5. For each single-family residential lot no more than two driveway approaches shall be permitted. In all instances, the total width of two or more driveway approaches may not exceed one-third of the lot frontage in which the drive approaches are constructed. A drive approach shall have a minimum width of twelve feet (12') between them, not including flares.
 6. The second driveway cannot access an arterial or collector street, unless approved by the City Engineer and City Council.
 7. Driveways shall not be closer than:

1. Twelve feet (12') to each other; and
2. Sixty feet (60') along the right of ways to a point of a road or street right-of-way intersection as measured from back of sidewalk or property line to edge of driveway.
8. Circular driveways shall only be permitted on local residential streets. A minimum lot frontage of one hundred feet (100') or greater is required of if located on a corner lot, at least thirty-five feet (35') of spacing from the curb line to the leading edge of the driveway.
9. Secondary driveways must be no closer than 10' from the adjacent property line, as measured from the property line to the edge of driveway, not including flares.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.6 Commercial Or Industrial Districts

1. The following restrictions shall apply to all commercial or industrial district driveways:
 1. All driveways shall be paved in their entirety, using either concrete or asphalt.
 2. All driveways shall be constructed with concrete curb and gutter along the entire required entry and exit radii for the driveway.
 3. No more than two (2) driveways are permitted per street frontage for any parcel, tract, or development, including access to any and all property designated as out parcels to be leased or sold for future development.
 1. Exceptions: The City Engineer, in consultation with the City Public Works Director, may recommend to the City Planning Commission and City Council for their approval three driveways provided the parcel has at least one thousand feet (1000') of frontage and a Traffic Impact Analysis is performed by a qualified engineer at the property owner's expense, justifying an additional driveway.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.14.7 Public Safety Access Driveway

1. Public Safety Access Driveway Required
 1. The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:
 1. A public access driveway shall be constructed and maintained with an all-weather dustless surface that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.
 2. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.
 3. The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.
 2. The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the

public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

6.15 Access Requirements For Other Than Residential Lots

(1) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a parking strip, with a minimum width of ten (10) feet, along the entire frontage of the property, except for the permitted driveways. On the street side of the parking strip a concrete curb shall be constructed, the height and type is a six (6) inch high back, unless another specification has been approved by the Planning Commission.

(4) In Planned Unit Developments (when required) and subdivisions that have a density greater than one (1) acre lots, and there is no existing curb and gutter or sidewalk, the applicant shall install a parking strip, sidewalk, curb and gutter, unless this requirement is waived by the Planning Commission.

Amended 04/05 by Ordinance 2005-08

HISTORY

Amended by Ord. [2021-23](#) on 5/19/2021

Chapter 12 Planned Unit Developments

12.1 Purpose

12.2 Authority To Modify Regulations

12.3 Minimum Area

12.4 Application Procedure

12.5 Adjustments To Development Plan

Amended 02/09 by Ordinance 2009-05, 09/18 by Ordinance 2018-16

12.4 Application Procedure

(1) Except as required by this section, the application and approval procedures for planned unit developments are the same as is specified in the Subdivision Regulations contained in Section 2 and Section 4 of Chapter 21 of this Code. Planned unit developments shall also comply with the other provisions of Chapter 21, where applicable, including design standards for subdivision.

(2) In addition to the application requirements for subdivisions, an applicant for a planned unit development shall submit the following information with the Preliminary Plat application:

(a) At the preliminary phase, the applicant shall submit a written statement addressing each of the standards set forth in Section 7.8 herein entitled, Determination, when applicable and how the proposed development will promote the objectives set forth in Section 12.1 of this Chapter. The statement shall explain specifically how the proposed planned unit development relates to each such standard and promotes a listed objective;

(b) At the preliminary phase, the applicant shall submit a written statement indicating specifically what change, alteration, modification or waiver of any zoning or development regulations is being sought by the developer, if any.

(3) The approval of the final plan or final plat (if required) shall include approval of the final development plan and all special conditions applicable to the planned unit development. The final plan or plat together with the final development plan and special conditions for the planned unit development, rather than any other provision of this Code, shall constitute the use, parking, loading, sign, bulk, space and yard and other regulations applicable to the subject property, and no use or development, other than a home occupation or temporary uses, not allowed by the final plan or plat development plan and conditions shall

be permitted within the area of the planned unit development. The final plan or final plat shall include a notation of any changes, alterations, modifications or waivers of the regular standards of the zoning district and of this Code and shall list any special conditions.

(4) Any party aggrieved by the final decision of the Planning Commission, regarding a planned unit development, with respect to a concept phase, preliminary plan or plat, final plan or plat, the development plan or changes, alterations, modifications or waivers either granted or denied, may appeal such decision to the City Council, whose decision shall then be final. All appeals to the City Council must be in writing and filed with the Zoning Administrator within thirty (30) days of the date of the decision appealed from and prior to any further consideration by the Planning Commission of a subsequent step in the planned unit development approval process. Only the final decision of the City Council with respect to the Final Plan or plat, Development Plan or changes, alterations, modifications or waivers either granted or denied may be appealed to the District Court, provided such appeal is filed within thirty (30) days of the decision of the City Council. Said appeal shall be filed with the City Recorder and with the Clerk of the District Court. No planned unit development final plan (that does not include a subdivision) shall be valid for a period longer than one year unless a building permit has been issued, construction has actually begun within that period and construction has been diligently pursued. Upon written request of the applicant, the one-year period may be extended by the Planning Commission for such time as it shall determine for good cause shown, without further hearing.

Chapter 16 Commercial And Industrial Districts

16.1 Neighborhood Commercial District (C-N)

16.2 Commercial Shopping District (C-S)

16.3 General Commercial District (C-G)

16.4 Central Development District (C-D)

16.5 Light Manufacturing And Distribution District (M-D)

16.6 General Manufacturing District (M-G)

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.8 Codes And Symbols And Use Table 16.1

Amended 09/18 by Ordinance 2018-16

16.2 Commercial Shopping District (C-S)

(1) The purpose of the C-S Commercial Shopping District is to provide an environment for efficient and attractive shopping center development at a community level scale. Development in the C-S Commercial Shopping District may be approved only as a planned development in conformance with the provisions of Chapter 12, Planned Unit Developments.

Minimum Lot Size:60,000 sq. ft.

Minimum Width at Front and Rear Setback150 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard30 feet Interior

Side Yard15 feet Rear Yard

.....30 feet Buffer Yards

required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet Access restriction of one driveway per 150 feet of frontage on arterial or major collector streets in order to maintain safe traffic conditions.

16.3 General Commercial District (C-G)

(1) The purpose of the G-G General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials.

Minimum Lot Size:10,000 sq. ft.

Minimum Width at Front and Rear Setback60 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard10 feet Interior Side YardNone If an Interior Side Yard is provided it shall not be less than4 feet Rear Yard

.....10 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height45 feet

16.5 Light Manufacturing And Distribution District (M-D)

(1) The purpose of the M-D Light Manufacturing and Distribution District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.

Minimum Lot Size:20,000 sq. ft. Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements: Front Yard and Corner Side Yard25 feet Interior Side Yard10 feet Rear Yard

.....25 feet Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height65 feet

16.7 Mining, Quarry, Sand, And Gravel Excavation Zone (MG-EX)

16.7.1 Conditional Uses

16.7.2 Operation Categories

16.7.3 Application

16.7.4 Minimum Requirements

(1) The mining, quarry, sand, and gravel excavation zone (MG-EX) is a zoning district which allows and protects the mining, quarry, sand and gravel excavation industry while protecting the environment. The zone is to assure that the operations of such sites do not impact adjoining uses, and are not encroached upon by surrounding non-compatible land uses.

Minimum Lot Size:20,000 sq. ft.

Minimum Width at Front and Rear Setback80 feet

Minimum Yard Setback Requirements:

Front Yard and Corner Side Yard35 feet

Interior Side Yard20 feet

Rear Yard35 feet

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height80 feet.

Except chimneys and smokestacks shall be permitted up to 120 feet in height.

(2) This chapter regulates the location, operations and reclamation of mining, quarries, and gravel pits to provide safe conditions and protection of the environment in Grantsville City.

Adopted 09/10 by Ordinance 2010-22, 10/12 by Ordinance 2012-17

(1) The conditional use permit required by this section shall be obtained prior to the commencement of use of any sand or gravel pit, mine or quarry within Grantsville City.

All mining, quarry, sand, and gravel excavation operations shall fit into one of the two following categories:

(1) Permanent commercial operations are those that supply materials to the public on a continual basis. A permanent commercial operation may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. All commercial pit operations shall work under an approved five-year operation plan. Upon expiration of the previous plan, a new five-year plan shall be submitted, otherwise closure and reclamation operations shall begin within six months. The conditional use permit shall remain in effect until such time that full reclamation has been made on the site. (2) Temporary project specific operations supply material for specific projects, the termination of which shall also terminate the conditional use permit and the use of the pit. A temporary project may be approved by the zoning administrator with the minimum requirements. If it is determined by the zoning administrator that the minimum requirements do not adequately mitigate potential or actual impacts to surrounding properties, it shall then be submitted to the planning commission. A temporary project shall be allowed to operate for a period up to six months and may be extended in six month intervals for a period not to exceed two years. It is the responsibility of the land owner or operator to make application for an extension before the expiration of the current permit. Once the project is completed, the owner or operator shall begin closure and reclamation operations within six months.

(1) All applications for conditional use permits shall be accompanied by the following materials:

(a) application form;

(b) evidence of ownership or control over the land and a legal description of the property where the pit will be located;

(c) Evidence of capability to complete the project, which includes:

- (i) A statement of the applicant's ability to post performance bonds or other financial assurance;
- (ii) Cost estimates for reclamation costs to include removal of roads, buildings, overburden, etc.;

Chapter 19 Sensitive Area District, SA

19.1 Purpose And Intent

19.2 Conditional Uses

19.3 Artificial Obstructions Within A Floodway Prohibited

19.4 Permissible Uses Within Floodways

19.5 Construction Within Floodways And Floodplains Restricted

19.6 Setbacks From Streams Outside Designated Floodplains

19.7 Natural Drainage System Utilized To Extent Feasible

19.2 Conditional Uses

(1) The SA Sensitive Area District is an overlay district whose sole effect is to require additional review of proposed uses in the underlying districts. To this end, any permitted use in a district overlaid by an SA District, with the exception of those uses permitted in Section 19.2 above, is a conditional use. Conditional uses authorized in districts overlaid by the SA District remain conditional uses, and those use prohibited in the underlying the SA District shall also be prohibited in the SA District.

19.5 Construction Within Floodways And Floodplains Restricted

(1) No subdivision, planned unit development, building permit or conditional use permit shall be issued for any development within a floodplain until the Zoning Administrator has reviewed the plans of the development to assure that:

- (a) The proposed development is consistent with the need to minimize flood damage;
- (b) The area has had an evaluation by the U. S. Army Corp of Engineers to determine a classification as a wetland;
- (c) All public utilities and facilities such as water, sewer, gas electrical, and water systems are located and constructed to minimize or eliminate flood damage;
- (d) Adequate drainage is provided to minimize or reduce exposure to flood hazards;
- (e) All necessary permits have been received from those agencies from which approval is required by federal and state law; and
- (f) A geological survey establishes fifty (50) and one hundred (100) year flood levels,

(2) No building shall be constructed and no addition to an existing building shall take place within any floodway. Mobile home parks that are nonconforming because they are located within a floodway, shall be allowed to place mobile homes in such parks only if they comply with Chapter 10.

(3) No new residential building shall be constructed and no substantial improvement of a residential building may take place within any floodplain unless the lowest floor (including basement) of the building or improvement is elevated to, or above the base flood level. Other structures shall comply with the following:

- (a) Residential accessory structures shall be allowed within floodplains provided that they are firmly anchored to prevent flotation; and

(b) Anchoring of any accessory buildings shall be done by bolting the building to a concrete slab or by over-the-top ties. When bolting to a concrete slab, one-half inch bolts, six (6) feet on center with a minimum of two per side shall be required. If over-the-top ties are used, a minimum of two ties with a force adequate to secure the building is required.

(4) No new residential building shall be constructed and no substantial improvements of a nonresidential building shall take place within any floodplain unless the lowest floor (including basement) of the building or improvement is elevated or flood proof to, or above the base flood level. Where flood proofing is used in lieu of elevation, a registered professional engineer or architect shall certify that any new construction or substantial improvement has been designed to withstand the flood depths, pressure, velocities, impact, and uplift forces associated with the base flood at the location of the building and that the walls below the base flood level are substantially impermeable to the passage of water.

(5) For purposes of this Section, "substantial improvement" means for a building constructed prior to the effective date of this chapter, any repair, reconstruction, addition, or improvement of a building the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

(a) before the improvement or repair is started; or

(b) if the structure has been damaged and is being restored, before the damage occurred.

(6) "Substantial improvement" occurs when the first alteration on any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term shall not, however, include either:

(a) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications that are solely necessary to insure safe living conditions; or

(b) any alteration of a building listed on the National Register of Historic Places or a State Inventory of Historic Places.

(7) No building permit or conditional use permit shall be issued for any development within a floodplain until the Building Inspector has reviewed the plans to assure that any new construction or substantial improvements shall be:

(a) Designed (or modified) and adequately anchored to prevent flotation collapse, or lateral movement of the structure;

(b) Constructed with materials and utility equipment resistant to flood damage; and

(c) Constructed by methods and practices that minimize flood damage.

(8) Notwithstanding any other provision of this chapter, no mobile home shall be located or relocated within that portion of the floodplain outside of the floodway, unless the following criteria is met:

(a) Ground anchors for tie downs are provided in accordance with Chapter 10 of this ordinance;

(b) The following tie-down requirements are met:

i) Over the top ties are required at each of the four corners of the mobile home, with one additional tie per side at an intermediate location, for mobile homes less than fifty (50) feet long. Two additional ties per side are required for mobile homes more than fifty (50) feet long;

ii) Frame ties are required in conjunction with each over-the top tie; and

iii) All components of the anchoring must be capable of carrying a force of 4,800 pounds;

(c) Lots or pads are elevated on compacted fill or by any other method approved by the Building Inspector so that the lowest habitable floor of the mobile home is at or above the base flood level;

(d) Adequate surface drainage and easy access for mobile home hauler is provided; and

(e) Load-bearing foundation supports such as piers or pilings shall be placed in accordance with Chapter 10 of this code, except that if the support height is greater than seventy-two (72) inches, the support must contain steel reinforcement.

(9) Whenever any portion of a floodplain is filled in with dirt, slopes shall be adequately stabilized to withstand the erosive force of the base flood.

Chapter 21 Subdivision Regulations

[21.1 General Provisions](#)

[21.2 Subdivision Application Procedure](#)

[21.3 Minor Subdivisions And Lot Line Adjustments](#)

[21.4 Subdivisions](#)

[21.5 Planned Unit Development Subdivisions](#)

[21.6 Design Standards](#)

[21.7 Financial Assurance](#)

[21.8 Vacation, Alteration, And Amendment Of Subdivision Plats](#)

Amended 09/18 by Ordinance 2018-16

21.3 Minor Subdivisions And Lot Line Adjustments

[21.3.1 Purpose](#)

[21.3.2 Approval Process](#)

[21.3.3 Lot Line Adjustments](#)

Amended 04/08 by Ordinance 2008-15

21.3.1 Purpose

- (1) A minor subdivision is a division of land into no more than four lots. A minor subdivision shall not:
 - (a) be a part, phase or undeveloped remnant of a previously approved minor or major subdivision; and
 - (b) The subdivision must have adequate culinary water, sewer and electrical services readily available at such time as it is developed for commercial or residential use.
- (2) All lots shall front on a city street or an approved private road.
- (3) Land shall be dedicated along existing city streets to increase the right-of-way to current city standards.
- (4) A minor subdivision shall be filed on a plat drawn and stamped by a licensed surveyor, and shall not be created by deed alone.
- (5) Public utility easements shall be dedicated in a minor subdivision.
- (6) Improvements:
 1. Adjoining public roads shall be fully improved on the side of the street fronting the development with a minimum paved travel surface width of 26 feet or half the street pavement width per the street classification whichever is greater. All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in Grantsville City's Technical Specifications and Standard Drawings, unless specific improvements have been waived by the city council.
 2. If the City Council waives the completion of sidewalk, curb, gutter or other improvements for a minor subdivision at the time of approval, the owner of the minor subdivision shall as a condition of approval be required to include a notation on the subdivision as follows: "The approval of this minor subdivision was granted upon condition that the owner or owners of each lot in this subdivision will immediately install and pay for the installation of sidewalk, curb, gutter or other required and specified offsite improvements, within thirty days of written request of Grantsville

City to complete said improvements. The requirement to install or pay for said improvements was an agreement of the original owner of this subdivision and is a covenant running with these lots and subsequent owners of these lots shall also assume the same obligation when they acquire ownership of the same.

3. The city public works director may also require a drainage plan and the installation of related flood control improvements and other city or private utilities necessary.
4. No building permit shall be issued in the minor subdivision until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code.
5. Construction drawings stamped by a licensed engineer and adhering to the current City codes, specifications and standards for construction shall be submitted to the City for review and approval prior to construction of any improvements. Construction drawings submitted with the minor subdivision application shall be updated to meet current City codes, specifications and standards and resubmitted to the City for review and approval if the approval of the application is older than one year and construction has not occurred.
6. In some instances, construction may not be required to occur immediately after City approval of the minor subdivision, however at the time the applicant submits updated construction drawings to the City for review and approval, construction of improvements shall take place within one year after the construction drawing approval. A single six month construction extension may be considered by the City if the applicant applies for the extension prior to the expiration of the one year construction period and has shown a good faith effort to complete the required improvements within the one year construction period. Failure to complete construction within the construction period shall result in a requirement to provide a financial assurance to the City for the remaining work that complies with the requirements of Chapter 21, Section 7 of this Code.
7. Construction shall proceed following the City's established processes for a standard subdivision including, but not limited to, a preconstruction conference with City staff, applicant and the contractor prior to construction, testing and inspection and payment of appropriate inspection fees, coordination of work in City rights-of-way and connection to utilities and final inspection, acceptance and other close out procedures as required.
8. Dedicated subdivision improvements shall be guaranteed for two years after their final acceptance by the City, in a manner consistent with guarantees required for a standard subdivision.

HISTORY

Amended by Ord. 2020-21 on 8/5/2020

21.3.2 Approval Process

(1) The application for a minor subdivision shall be submitted to the zoning administrator.

(2) A minor subdivision application shall include:

(a) the application form;

(b) three 24"X 36" prints, four sets of 11" x 17" prints and a .PDF file of the final plat drawings as detailed in section 21.2.8 & 21.2.9; and

(c) infrastructure design drawings; and an 11" X 17" copy of the plat drawings in each of the following circumstances (delivered directly to the applicable entities):

(i) when a proposed subdivision lies wholly or partially within one mile of the corporate limits of Grantsville City, where notice will be given to Tooele County;

(ii) for each servicing utility; and

(iii) for the Utah State Department of Transportation if the property being subdivided abuts a state highway.

(d) proof of ownership demonstrated by a title report and vesting documents of conveyance completed within the previous six months;

(e) utility approval forms;

(f) evidence of availability of water and secondary water rights if the minor subdivision has had a secondary water right attached to it or has been irrigated with secondary water within past five years for all lots; (Grantsville City Code 7-1-22)

(g) evidence of availability to sewer system or if on septic systems or a private well a letter showing a completed Tooele County Health Department Subdivision Feasibility Study deeming the project feasible;

(h) names and addresses of the owners of all properties within 300 feet of the proposed subdivision;

(i) a plat map from the Tooele County Recorder's Office showing the property and all adjoining properties around it;

(j) approval of the subdivision name from the Tooele County Recorder's Office;

(k) geologic technical maps and investigation reports;

(l) if the applicant is not the owner of record, a notarized statement that the applicant has been authorized by the owner to make application;

(m) a letter from the Grantsville City fire department acknowledging fire protection can and will be provided to the subdivision; and

(n) any unpaid fees owed to Grantsville City for development of land, code enforcement or building permits.

(o) Minor Subdivisions requiring the construction of public infrastructure improvements shall include engineering design reports and construction drawings as required by Section 21.2.8 Final Plat infrastructure design and engineering drawings requirements.

(3) A tax clearance from the Tooele County Assessor indicating that all taxes, interest, and penalties owing for the property have been paid;

(4) Within 21 days after the applicant or authorized representative submits an application that has been determined by the zoning administrator to be complete, a development review conference shall be scheduled with the applicant, and members of the DRC. Representatives of affected entities such as; county health department, county recorder, and any other private or public body that has jurisdiction or an interest in providing public or utility services to the subdivision shall also be invited to attend the design review conference and provide comments.

(5) After the development review conference, the applicant shall submit to the zoning administrator all corrected drawings, design reports and other documents requested by the DRC. When the DRC determines that all of the corrections have been completed and necessary documentation has been submitted, the application will be placed on the planning commission public meeting agenda for public hearing, discussion, and decision.

(6) Once the planning commission has made an affirmative recommendation to move the minor subdivision application forward, the application will be placed on the city council public meeting agenda for consideration and decision to approve or deny the application.

(7) The submittal of the revised drawing package shall include drawing packages in the following formats:

1. four 24" x 36" prints,
2. four sets of 11" x 17" prints,
3. a .pdf file, and
4. a CAD file of the final plat and infrastructure design drawings.

(6) The city council shall review the plat and may review the financial guarantee for the subdivision improvements at a public meeting where it can approve or deny the final plat. If approved, the plat shall be recorded within ninety days if no financial guarantee is required or within one hundred eighty days if a financial guarantee is required for subdivision improvements or it shall be void. The city council may authorize the mayor and city staff to review and approve the financial guarantee, the final conveyance of

water rights and the title insurance for the culinary water after approval of the minor subdivision, but prior to the plat being recorded.

(9) The applicant shall submit an original 24" x 36" Mylar one week after City Council approval of the final plat, without signatures.

(Utah Code Ann. §10-9a-103(2018), §10-9a-207(2009), §10-9a-603(2017), §10-9a-604(2017)).

HISTORY

Amended by Ord. 2020-21 on 8/5/2020

21.6 Design Standards

21.6.1 Application

21.6.2 Lots

21.6.3 Streets

21.6.4 Frontage On Arterial And Collector Streets

21.6.5 Sidewalks, Curbs, And Gutters

21.6.6 Blocks

21.6.7 Monuments

21.6.8 Easements

21.6.9 Utilities To Be Underground

21.6.10 Sewer Systems

21.6.11 Sanitary Sewer Main, Laterals, And House Connections - Future

21.6.12 Water Supply

21.6.13 Storm Drainage And Flood Plains

21.6.14 Fugitive Dust Control

21.6.15 Essential Utilities And Infrastructure To Be Completed Prior To Issuance Of Building Permits

Amended 09/03 by Ordinance 2003-18, 06/07 by Ordinance 2007-24, 08/07 by Ordinance 2007-26, 08/07 by Ordinance 2007-27, 10/07 by Ordinance 2007-37, 04/08 by Ordinance 2008-18, 05/08 by Ordinance 2008-22, 03/09 by Ordinance 2009-06

21.6.2 Lots

- (1) No single lot shall be divided by a municipal, or county boundary line.
- (2) A lot shall not be divided by a street or another lot.
- (3) The frontage of a wedge-shaped lot shall not be less than 30 feet in width.
- (4) Side lot lines shall be at substantially right angles or radial to road lines.
- (5) All lots shall front on a publicly dedicated street or private roads approved by the planning commission.
- (6) Unless approved under the provisions of a planned unit development, all lots shall conform to area requirements of the existing zoning district.
- (7) If the subdivision is located in an area with fire hydrants, the fire hydrants shall be installed and at operational pressure before construction on a structure proceeds beyond footings and foundation.

21.6.3 Streets

- (1) Roads shall be designed in accordance with standards adopted by Grantsville City.
- (2) Streets shall bear the names of existing aligned streets. There shall be no duplication of road names. All road names shall be approved by Grantsville City.

(3) The arrangement on new streets in a development shall provide for the continuation of existing streets in adjoining areas at widths as designated by the street classification as found in the Grantsville City Street Master Plan and Grantsville City's Street Technical Specifications and Standard Drawings. No subdivision street shall extend farther than 750 feet beyond its intersection with another street. (Amended 06/07)

(4) In addition to the City codes and standards, all subdivisions shall be designed to meet the applicable requirements in the current adopted edition of the International Fire Code.

(5) Subdivisions proposing one- or two-family dwellings comprising of greater than thirty (30) lots shall have at least two (2) access points to existing through streets outside of the proposed subdivision. Streets within the proposed subdivision shall be interconnected to the greatest extent possible. Subdivisions utilizing multi-family dwelling units, commercial, or industrial areas shall meet the more stringent requirements of the current adopted edition of the International Fire Code or applicable City ordinances and standards.

(6) The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the Planning Commission and are only allowed where unusual conditions exist which cause interconnectivity of streets to be infeasible due to public safety, physical circumstance or ability to meet design standards.

(7) The maximum length of a cul-de-sac shall be 750 feet, as measured from the center line of the adjoining street to the center point of the turnaround, with no more than sixteen (16) single family dwelling units, or twenty four (24) multi-family dwelling units accessing the cul-de-sac.

(8) Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120' feet in diameter at the property line with minimum drivable surface (includes travel surface and gutter pans) of 96' feet in diameter. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency equipment to negotiate the turnaround or to meet the street design conditions such as park strip width and sidewalk width or additional widths due to center islands. In no case shall an exception be granted for a turnaround smaller than 120' foot minimum diameter.

(9) The design of streets in commercial and industrial zoning districts shall be determined by the City Engineer using the Institute of Transportation Engineers' Trip Generation, current edition for road load and design for the transportation system.

(10) Pedestrian access: All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.

(11) The subdivider shall bear the cost of all road and public safety signs which shall be erected by the city public works.

(12) Temporary road signs shall be installed by the developer with the road names approved on the plat.

(13) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Grantsville City when the infrastructure is inspected and accepted.

(14) The arrangement of streets in a new subdivision or development shall provide for the continuation of existing streets in adjoining areas at widths designated by the street classification found in the Grantville Streets Master Plan and the City's design standards.

(15) Streets adjacent to a new subdivision or development shall be fully improved on the side of the street fronting the subdivision with a minimum paved travel surface width of 26 feet or half the pavement width per the street's classification, whichever is greater. All associated improvements such as sidewalk, curb, gutter, shoulders, ditches, and/or side slopes so as to assure proper drainage, bank stability, and traffic safety shall be construed to city standards on the side of the street fronting the subdivision. The non-property line edge of street shall have installed a temporary ribbon-curb.

(16) No development shall be approved unless streets and associated infrastructure leading to the subdivision provide an adequate level of service for existing users while accommodating the new development. The developer shall be responsible to mitigate off site impacts. The traffic impact study

shall be considered in the determination of any off site impact mitigation requirements. The level of mitigation of off-site impacts shall be determined by the planning commission upon recommendation by the city engineer in conformance with the City's general plan including associated plans and studies, adopted ordinances, specifications, standards, and considerations of public health and safety.

(17) All associated improvements such as sidewalk, curb, gutter, or alternate drainage shall also be constructed to city standards for a "Public Road, Standard Street Section" as specified in Grantsville City's Technical Specifications and Standard Drawings, unless waived by the city council.

(18) No building permit shall be issued until such time as all of the required improvements and the installation of utilities have been completed or until a financial assurance has been filed with the City that complies with the requirements of Chapter 21, Section 7 of this Code. The City Council may also require that the subdivision improvements be guaranteed for two year after their installation, in a manner consistent with guarantees required for a standard subdivision.

(19) Commercial developments having thirty (30) or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission.

(20) Improvement of Existing Boundary Streets: Existing streets fronting or bounding the development shall be improved to meet the classification and construction standards specified by the City for the street. These requirements shall include:

(a) Dedication of additional right-of-way width to meet the greater of the half of the minimum width required for the particular street classification as measured from the centerline of the existing street right-of-way.

(b) Developer shall provide as part of preliminary plat application a survey of existing street improvements on existing street rights-of-way or the minimum width required to provide a 26' foot minimum pavement width meeting the International Fire Code access requirements bounding the proposed subdivision and an assessment by a licensed Geotech assessing the condition of the existing concrete and bituminous pavement, base and subgrade materials and certifying whether or not the existing right-of-way improvements meet Grantsville City's current development and construction standards. The survey shall include topography, location and elevations of street crowns, edge of pavement, curb and gutter, sidewalk, utility boxes, manholes and any other permanent objects within the street right-of-way or adjacent to the street right-of-way that may be associated to the existing improvements or have bearing on potential future improvements associated with the proposed subdivision.

(c) In cases where the existing street improvements do not meet current city improvement standards, deficiencies shall be corrected to meet current standards. These corrections include any deficiencies in the right-of-way or edge of pavement beyond centerline to meet the minimum 26' foot minimum pavement width requirement from the subdivision boundary to the greater of the centerline of the right-of-way. Additional repair and replacement may be required beyond the right-of-way centerline if construction of improvements for the subdivision such as trenching for utilities serving the subdivision or construction activities for the subdivision have damaged existing improvements or the design of the proposed improvements requires additional reconstruction to provide smooth transitions, maintain appropriate drainage and maintain the safe operation of improvements.

(d) Improvements in the half width of the right-of-way as measured from the centerline of the existing street right-of-way shall meet the same construction finish standards required within the subdivision. Existing pavement surfaces to remain shall be milled down and overlain with a minimum of 1-inch bituminous surface course providing a continuous surface from street centerline to edge of pavement at lip of curb or shoulder.

(e) If the existing boundary street right-of-way is not paved, improvements to bring the street in compliance with current City standards shall include a paved surface width of a minimum of 26 feet for the full length of the subdivision boundary frontage or, in agreement with the City, full width improvements to the right-of-way for a distance proportional to the total length of subdivision boundary, as if partial improvement were completed.

HISTORY

Amended by Ord. [2021-09](#) on 4/28/2021

21.6.10 Sewer Systems

(1) Except as otherwise provided in this section, the sub divider shall provide connection to the city's sanitary sewer system throughout the development and to the property line of every lot in the subdivision. The sewer system shall meet the minimum standards and requirements of Grantsville City.

(2) On-site wastewater disposal systems will be approved only when an existing sewer system is more than one-half mile away from the boundary line of the subdivision. All on-site wastewater disposal systems shall be approved in writing by the county health department. Subdivisions proposing to use on-site wastewater disposal systems shall submit a feasibility report to the county health department, per Tooele County Health Department Regulation #12. Percolation tests and soil exploration pits shall be required to determine the adequacy of the soil involved for on-site wastewater disposal systems to absorb sewage effluent. At the time an application is made for a building permit, every individual lot which will be serviced by a septic system will require a soil evaluation test where the proposed drain field will be located. The following requirements shall also be met:

(a) Lands filled within the last ten years shall not be divided into building sites which are to be served by septic systems.

(b) Each septic system shall be installed at a depth and location approved by the county health department.

(c) Land with unacceptable soil evaluations as determined by the county health department shall not be divided into building sites to be served by septic systems.

(d) Land rated as having severe limitations for septic tank absorption fields as defined by the County soil survey, U.S. Department of Agriculture, or Natural Resource Conservation Service, shall not be divided into building sites to be serviced by septic systems unless each such building site contains not less than 20,000 square feet of other soils rated suitable for building construction and installation of a septic system.

(e) An applicant desiring to install septic system in soils having severe limitations shall have additional on-site investigations made, including soil evaluation tests. The applicant shall obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed septic system. The facilities shall meet county health department standards and regulations. To be approved, the county health department must find that proposed corrective measures have overcome the severe soil limitations.

Chapter 24 Single Lot Development

24.1 Purpose

24.2 SLD Review Required

24.3 SLD Requirements

24.4 SLD Application

24.5 Application Review

24.6 Plat Required

24.7 Timely Commencement Of Construction

24.8 Appeals

HISTORY

Adopted by Ord. [2021-10](#) on 4/28/2021

Amended by Ord. [2021-21](#) on 5/5/2021

24.4 SLD Application

(1) The applicant shall submit an applicant to Planning and Zoning Administrator for review by the city staff. The SLD application will consist of an application form, fee (contained in the City's Fee Schedule),

an electronic .pdf file of the drawings along with three (3) 11" x 17" paper copies of the drawings including of a site plan drawing showing the following and other information as requested by the city;

- A. Name, address and phone number of applicant and/or owner.
- B. Vicinity plan showing adjacent parcels, lots, owners and buildings.
- C. Date, scale and north arrow.
- D. Parcel location and boundary.
- E. Address and tax identification number.
- F. Proposed dwelling dimensions and setbacks.
- G. Existing and proposed street right-of-way widths.
- H. Existing and proposed street improvements (curb, gutter, sidewalk, park strip, pavement), access and driveways.
- I. 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.
- J. If new construction, intent to serve forms from all utilities that will be serving the development.
- K. City staff shall review the application and provide connections, if necessary, to the applicant. The applicant shall resubmit the plans which may then be approved or denied by city staff.

HISTORY

Adopted by Ord. [2021-10](#) on 4/28/2021

24.5 Application Review

(1) The application shall be reviewed by the Planning and Zoning Administrator (Administrator) and other city staff as the Administrator deems necessary. The Administrator shall review the application for compliance with the applicable land use and zoning ordinances. The City Engineer shall review the construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this title and all other applicable ordinances of the city and the state. The Administrator may approve the SLD if the application fully complies with the applicable land use ordinances and is found by the City Engineer to comply with the improvement standards required by this title and if all easements are corrects described and located. If the SLD complies, the developer's engineer shall prepare an estimate of the construction costs for all proposed public improvements. If the SLD application or the construction plans do not comply, the Administrator shall return the plans to the applicant with comment. Once all application requirements have been met, redline corrections made, revised plans submitted, fees paid and bond posted, a building permit may be obtained.

(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.

HISTORY

Amended by Ord. [2021-21](#) on 5/5/2021

24.8 Appeals

(1) The applicant that has submitted an application ~~tot he~~ **to the** City under this Chapter, may appeal any decision made by the planning and zoning administrator or planning commission regarding the proposed SLD to the City Council, whose decision shall be final. Any such decision appealed from shall be presented to the City Recorder in writing within 30 days after the entry of the decision appealed from. The City Council shall consider the appeal within 60 days of receipt of the written approval.

HISTORY

Amended by Ord. 2021-21 on 5/5/2021

AGENDA ITEM #5

Chapter 2 Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word building shall include the word "structure;" the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word may is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in this Code but not defined herein shall have the meaning as defined in any other ordinance adopted by Grantsville City.

(1) "A" FRAME SIGN. Temporary and/or movable sign constructed with two sides attached at the top so as to allow the sign to stand in an upright position.

(2) ABANDONED SIGN. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity, and/or for which no legal owner can be found.

(2a) ACCESSORY FARM EMPLOYEE HOUSING (Amendment 8/21/02, complete addition of definition). A single family dwelling providing the principal residence for a Farm employee and the employees' family.

(3) ACCESSORY USE OR BUILDING. A use or building including solar energy systems and renewable energy uses on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of building. An accessory use or building shall include any structure for caretaker, or security housing, or the confinement of animals.

(4) ACTIVE SOLAR SYSTEM. A system of equipment capable of collecting and converting incident solar radiation into heat, mechanical or electrical energy, and transferring these forms of energy by a separate apparatus to storage or to the point of use. It includes water heating, space heating or cooling, electric energy generating or mechanical energy generating and the architectural and engineering design or systems necessary to balance or optimize active components.

(5) AGENT. Any person who can show written proof that he is acting for the property owner and with the property owner's knowledge and permission.

(6) AGRICULTURE. The production of food through the tilling of the soil, the raising of crops, breeding and raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business.

(7) AGRICULTURAL INDUSTRY (AGRICULTURAL BUSINESS). The processing of raw food products by packaging, treating and/or intensive feeding. Agricultural industry includes, but is not limited to, animal feed yards, the raising of fur-bearing animals, food packaging and/or processing plants, commercial poultry or egg production, commercial greenhouses, and similar uses as determined by the Planning Commission.

(8) ALLEY. A public access-way or thoroughfare less than sixteen (16) feet but not less than ten (10) feet in width, which is dedicated or deeded to the public for public use and is designed to give secondary access to lots or abutting properties; an alley shall not be considered a street, for the purpose of this Ordinance.

(9) ALLUVIAL SOILS. Areas subject to periodic flooding as defined in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

(10) ALTERATIONS, SIGN. A change or rearrangement in the structural parts or design whether by extending on a side; increasing in area or height; or by relocation or changing the position of a sign.

(11) ALTERATIONS, STRUCTURAL. Any change in the supporting members of a building, such as bearing walls, columns beams or girders.

(12) AMUSEMENT PARK. Any place of organized amusement activity not conducted wholly within a completely enclosed building, whether a commercial or non-profit enterprise, except temporary celebrations sanctioned by the City Council by a special permit.

(13) ANIMAL CLINIC (ALSO ANIMAL HOSPITAL). Any building or portion thereof designed or used for the care or treatment of animals or fowl, and/or in which veterinary service is provided or is available.

(14) ANIMATED SIGN. (See and also note the difference from changeable sign) A sign or display manifesting either kinetic or illusionary motion occasion by natural, manual, mechanical, electrical, or other means. Animated signs include the following types:

(a) Naturally Energized - Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include flags, banners, pennants, streamers, metallic disks, or other similar devices designed to move in the wind.

(b) Mechanically Energized - signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanical based drives.

(c) Electrically energized - Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means. electrically energized animated signs are of two types:

(1) Flashing Signs - Illuminated signs exhibiting a preprogrammed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase, and in which the intensity of illumination varied from zero (off) to 100 percent (on) during the programmed cycle.

(2) Illusionary Movement Signs - Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, or expanding and contracting light patterns.

(15) APPURTENANCES. Appendages and incidental details on buildings are to be allowed such as building projections, coverings for mechanical equipment, etc.

(16) ARCHITECTURAL PROJECTION. Any building or structural projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building or structure, but not including signs.

(17) AUTOMOTIVE BODY AND FENDER SHOP. A facility for major automobile, truck, mobile home, recreational coach or recreation vehicle repairs to body, frame or fenders, and including rebuilding.

(18) AUTOMATIC CAR WASH. A facility for automatic or self-service washing and cleaning of automobiles and small trucks not exceeding 1 & 1/2 tons capacity.

(19) AUTOMOBILE PAINT SHOP. A facility for painting of automobiles, trucks, trailers, boats, or other travel or recreation vehicles or unit.

(20) AUTOMOBILE REPAIR FACILITY OR SERVICE STATION. A place where gasoline or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and repair services performed may include tube and tire repair, battery charging, storage of merchandise, and tune-up of automobiles, including major auto repair.

(21) AUTOMOBILE SALES AREA. An open area used for display, sale, or rental of new or used motor vehicles, mobile homes, recreational coaches, or recreation vehicles in operable condition.

(22) AUTOMOTIVE SALVAGE YARD (AUTOMOBILE WRECKING OR PROCESSING YARD). A lot or portion thereof used for the storage, dismantling, demolition, or abandonment, other vehicles, other machinery, or parts thereof.

(23) AUTOMOBILE SELF SERVICE STATION. A place where gasoline or any other motor fuel for operating motor vehicles is offered for sale and is dispensed to the vehicle by the purchaser, the self service station may be independent or in conjunction with a retail store.

(24) AUTOMATIC TRUCK WASH. A facility for automatic self-service washing or cleaning of trucks exceeding 1/2 tons capacity.

- (25) AVERAGE SLOPE. An expression of rise or fall in elevation along a line perpendicular to the contours of the land connecting the highest point of land to the lowest point of land within a lot or building area. A vertical rise of 100 feet between two points 100 feet apart measured on a horizontal plane is 100 percent slope.
- (26) AWNING. A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework. (Compare "Marquee")
- (27) AWNING SIGN. A sign painted on, printed on, or attached flat against the surface of an awning.
- (28) BACK LIT AWNING. (see "Electric Awning Sign")
- (29) BANNER SIGN. A Sign made of fabric or any non-rigid material with no enclosing framework.
- (30) BASEMENT. A story whose floor is more than 12 inches below the average level of the adjoining ground, but where no more than 1/2 of its floor-to-ceiling heights is below the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement, and as a half-story for the purpose of side-yard determination.
- (31) BASEMENT HOUSE. A residential structure without a full story structure above grade.
- (32) BEGINNING OF CONSTRUCTION. The excavation or re-contouring of the site.
- (33) BIKE PATH (BIKE TRAIL, BIKE LANE). A right-of-way designed and constructed for use by bicycles and not intended for use by pedestrians or motor vehicles of any kind. A bike path may be located within or without a street right-of-way, at grade, or at grade separated from vehicular traffic. Bike lanes may also be included as a part of a street.
- (34) BILLBOARD. (see "Off-Premise Sign").
- (35) BLOCK. The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block on any recorded subdivision plat.
- (36) BOARDING HOUSE. A dwelling where, for compensation, meals are provided for a least 3 but not more than 15 persons.
- (37) BUILDABLE AREA. The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding 15 percent shall not be considered geotechnical buildable unless it is approved by conditional use permit.
- (38) BUILDING. Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.
- (39) BUILDING, ACCESSORY. A building which is subordinate to, and the use of which is incidental to that of the main building or use of the same lot.
- (40) BUILDING, HEIGHT OF. The vertical distance from the average natural grade surface at the foundation, to the highest point of the building roof or coping.
- (41) BUILDING OFFICIAL. The person designated or appointed as the Building Official for Grantsville City by the City Council.
- (42) CAMPGROUND. A public area designated by a public agency for camping, or a private area licensed by the City Council for camping.
- (43) CAMPING. A temporary establishment of living facilities such as tents or recreational coaches as regulated by this Code.
- (44) CANOPY (BUILDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by a building at one or more points or extremities and by columns or posts embedded in the ground at other points or extremities. (compare "Marquee")

(45) CANOPY (FREESTANDING). A rigid multi-sided structure that may or may not be illuminated by means of internal or external sources, covered with fabric, metal or other material and supported by columns or posts embedded in the ground.

(46) CANOPY SIGN. A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy.

(47) CARPORT. A private garage not completely enclosed by walls or floors. For the purposes of this Code, a carport shall be subject to all the regulations prescribed for a private garage.

(48) CELLAR. A room or rooms having more than 50 percent of the floor to ceiling height under the average level of the adjoining ground.

(49) CHANGEABLE SIGN. A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:

(a) Manually Activated - Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.

(b) Electrically activated - signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:

(1) Fixed Message Electronic Signs - Signs whose basic informational content has been pre-programmed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.

(2) Computer controlled variable Message Electronic Signs - Signs whose informational content can be changed or altered by means of computerized driven electronic impulses.

(c) Mobile, Changeable Copy Sign - A sign mounted on a trailer, frame or legs, lighted or unlighted, box or "A" frame and shall have changeable lettering.

(50) CHIEF EXECUTIVE OFFICER. The Mayor in municipalities operating under all forms of municipal government, or the City Manager in municipalities operating under the Council-Manager form of municipal government.

(51) CHILD NURSERY (DAY CARE CENTER). An establishment for the care and/or the instruction of 5 or more children, for compensation, other than for members of the family residing on the premises, but not including a public school.

(52) CHURCH. A building, together with its accessory buildings and uses, maintained and controlled by a duly recognized religious organization where persons regularly assemble for worship and religious instruction.

(53) CITY COUNCIL. The elected legislative body of Grantsville City.

(54) CLEARVIEW ZONE. The area of a corner lot closest to the intersection which is kept free of impairment to allow full view of both pedestrian and vehicular traffic. Such area is established by marking a point at which the two curb lines intersect, measuring back forty (40) feet along each street, and drawing a line between the two back points to form a triangular area.

(55) CLINIC, DENTAL OR MEDICAL. A building in which a group of dentists, physicians, and/or allied professionals in the healing arts are associated for the conduct of their professions. The clinic may include a dental and/or medical laboratory and an apothecary, but it shall not include in-patient care or operating rooms for major surgery.

(56) CLUB, PRIVATE. A social, recreational, or athletic club or similar association or corporation incorporated under the provisions of the Utah Non-Profit corporation and Cooperation Act for the above-stated purposes, which maintains or intends to maintain premises upon which alcoholic beverages are or will be stored, consumed or sold, and which for that reason is required to be licensed by the State.

(56.1) COMMERCIAL DRIVEWAY. A driveway providing vehicular access to property used for purposes other than residential.

(57) COMMERCIAL STORAGE SHEDS. A facility that rents indoor storage spaces which do not exceed 20 x 15 in size that are enclosed in a structure with one or more units, and/or outdoor storage space (RV storage, boat storage, etc.).

(58) COMMON AREA. Any area or space designed for joint use of residents of a mobile home park, condominium, apartment complex, etc.

(59) COMPATIBLE WITH RESIDENTIAL. Compatibility will be measured by whether or not the proposed development adversely impacts the quality of life in the area. Property values must be sustained or enhanced as opposed to diminishing values: the effects of ultimate traffic on streets will be considered rather than complaints that a new development will increase unwanted traffic; improvements in the infrastructure will be considered as to how and who pays for them; positive contributions to the financing of needed improvements will be weighed against the assessment on existing residential developments; proximity of possible impacts will be evaluated and non-directly impacted citizens will be considered in the group of the general citizenry. Also considered will be relief from the monotonous, somewhat uniform subdividing of the countryside will be considered a positive factor if it provides an aesthetic relief.

(60) COMPREHENSIVE PLAN. (See General Plan).

(61) CONDITIONAL USE. This means a land use that, because of its unique characteristics or potential impact on Grantsville city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this Code.)

(62) CONDOMINIUM. The ownership of a single unit in a multi-unit project, together with an undivided interest in common in the common areas and facilities of the property as provided by state law. A condominium-development is comparable to a subdivision in that each development is characterized by multiple individual ownership in a single development. In a condominium development the multiple individual ownership are in structures, whereas in subdivision such ownership are in land. For regulation purposes the development of a condominium project is treated by Utah State law and by this code as a subdivision, and condominium developments must comply with the subdivision regulation of this Code.

(63) CONSERVATION STANDARDS. Guidelines and specifications for soil and water conservation practices and management, enumerated in the Technical Guide prepared by the USDA Soil Conservation Service, adopted by the Soil and Water Conservation District supervisors, and containing suitable alternatives for the uses and treatment of land based upon its capabilities, from which the land-owner selects that alternative which best meets his needs in developing his soil and water conservation plan.

(64) CONSTRUCTION SIGN. A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

(65) CONVENIENCE STORE. A one story commercial retail operation containing less than 2,500 square feet of gross floor area, designed and stocked to sell primarily food, beverages, limited variety of goods for personal consumption, and other household supplies to retail customers who purchase only a relatively few items as well as gasoline and car care items.

(66) COPY, SIGN. The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic or alphabetic form.

(67) CORRAL. A space, other than a building, less than one acre in area or less than 100 feet in width, used for the confinement of animals or fowl.

(68) COURT, BUILDING. An open, unoccupied space, other than required yard, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.

(69) COUNTY. Means the unincorporated area of Tooele County.

(70) **CROSSWALK OR WALKWAY.** A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a crosswalk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic.

(71) **CUL-DE-SAC.** A street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround. For purposes of this code, the length of a cul-de-sac shall be measured from the centerline of the intersecting street along the centerline of the cul-de-sac, to a point to the center of the cul-de-sac.

(72) **CULINARY WATER FACILITIES.** Water supply lines, pumps, springs, wells, and/or any other physical facilities necessary to provide a supply of culinary water to a use in sufficient quantity and of approved quality to meet the standards of State of Utah Rules for Public Drinking Water Systems and this Code.

(73) **DAIRY.** A commercial establishment for the manufacture, processing or packaging of dairy products, and their sale. For purposes of definition, the production of milk on a farm for wholesale marketing off the premises shall not classify the farm as a dairy.

(74) **DENSITY.** Density is a measure of the number of dwelling units per acre. It shall be expressed dwelling units per acre (DU/acre). Unbuildable land (as defined by the Planning Commission) is land with a slope greater than 25%, subject to inundation, or other geological hazards.

(75) **DESIGN, SUBDIVISION.** The design includes: alignment, grade and width for easements and rights-of-way for utilities; the grading and general layout of lots and streets within the area; location of land to be dedicated for park and/or recreational purposes; and, such specific requirements in the plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of applicable general or specific plans.

(76) **DEVELOPER.** Any person, firm, partnership, corporation or association who causes improvements to be constructed, land use to be changed, or land to be subdivided for himself/herself or others.

(77) **DEVELOPMENT (LAND).** The conversion or alteration of use or physical characteristics of land; placing improvements on the land; or putting land to intensive use such as a subdivision, P.U.D., mobile home park, recreation vehicle park, shopping center, industrial park, excavation, etc.

(78) **DIAGONAL TIE.** Any tie down designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.

(79) **DIRECTION/INFORMATION SIGN.** An on premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment, but no advertising copy, e.g., parking or exit and entrance signs. May contain logo provided that the logo may not comprise more than 20% of the total sign area. May include information about sales of agricultural products produced upon the premises.

(80) **DISTRICT (ALSO ZONE OR ZONING DISTRICT).** A portion of the territory of Grantsville City established as a zoning district by this Code, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code.

(81) **DOUBLE-FACED SIGN.** A sign with two faces diverged from a common angle of not more than 45 degrees or back-to-back

(82) **DRIVEWAY.** An area on private property providing access for motor vehicles to a public right-of-way or private street.

(82.1) **DRIVEWAY APPROACH.** The improved area between the roadway of a public street and private property intended to provide access for motor vehicles to a well-defined area on private property.

(82.2) **DRIVEWAY WIDTH.** The width of the driveway measured at the right-of-way parallel with the roadway centerline.

(83) **DWELLING.** Any building or portion thereof designed or used as the principal residence of sleeping place of one or more persons or families, but not including a tent, a recreational coach, hotel, motel, hospital, or nursing home.

- (84) DWELLING, FOUR FAMILY (FOUR-PLEX). A building containing only four dwelling units.
- (85) DWELLING GROUP. A group of two or more detached buildings used as dwellings, located on a lot or parcel of land.
- (86) DWELLING, MULTIPLE FAMILY. A building containing more than one dwelling unit.
- (87) DWELLING, SINGLE FAMILY. A building containing only one dwelling unit.
- (88) DWELLING, THREE FAMILY (TRIPLEX). A building containing only three dwelling units.
- (89) DWELLING, TWO FAMILY (DUPLEX). A building containing only two dwelling units.
- (90) DWELLING UNITS. One or more rooms in a dwelling, apartment complex, hotel, or motel, designed for and/or occupied by family for living or sleeping purposes and having but not more than kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.
- (91) EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use on, under, or above said lot or lots.
- (92) ELDERLY PERSON. Means a person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.
- (93) ELDERLY RESIDENTIAL FACILITY. A single family or multiple family dwelling unit that meets the requirements of Utah Code Annotated Title 17-27-501 and any ordinance adopted under authority of that part. An elderly residential facility does not include a health care facility as defined by Utah Code Unannotated Section 26-21-2.
- (94) ELECTRIC, MOBILE HOME PARK. All of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home park feeder assembly.
- (95) ELECTRIC AWNING SIGN. (also "Back Lit Awning"). An internally illuminated fixed space-frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.
- (96) ELECTRICAL SIGN. A sign or sign-structure in which electrical wiring, connection, or fixtures are used.
- (97) ELECTRONIC MESSAGE CENTER. (see "Changeable Signs, Electrically Activated")
- (98) ENVIRONMENTAL IMPACT ASSESSMENT. A report which describes, by means of written narrative as well as maps, a geographical area in terms of existing; slope, soils, water, courses, water table, flood hazard areas, geologic hazards, vegetative types, wildlife, wildlife habitat, and essential urban services presently available. The report includes a tabulation of proposed population, density, and the numbers and types of proposed dwellings and other buildings and spaces to be occupied at full development. The report further describes by means of written narrative as well as maps the impact of the proposed development on the following specific subject areas once the anticipated population density is achieved within the area to be developed; water courses and reservoirs, natural vegetation, wildlife, erosion, topsoil, sedimentation of water courses and reservoirs, slope stability, dust, fire potential, accumulation of solid waste or liquid wastes, and the need and desire for urban services. The report also evaluates the potential area-wide economic impact of the development on both private and public economic sectors and the potential impact on school, public utility, and transportation systems. Finally, the report recommends measures which, if undertaken, will mitigate or obviate the adverse impacts resulting from construction of the proposed development, and discusses the benefits to be gained from such development, and what adverse impacts cannot be avoided and the extent of their detrimental influence.
- (99) ESSENTIAL FACILITIES. Those facilities which are common to the community and essential for servicing the residents and businesses; utilities, radio and television stations (transmitting only), cable TV, sanitation, health and public safety for overhead, surface or underground services, and such other necessary uses as may be approved by the City Council by resolution, but excluding any building, electrical sub-station, or transmission line of 50 kv or greater capacity.

(100) EXCAVATION. Any disruption of the soil mantle and/or manmade surfacing of the same. Excavations may be either in the nature of a process or a use. Excavations undertaken for the purpose of preparing a site for an ultimate land use or for repairing or constructing urban service facilities are processes; whereas excavations such as gravel pits, quarries or mines are uses which require specific use authorization in the zoning district where located, in addition to a conditional use permit if such is required.

(101) FACADE. The entire building front including the parapet.

(102) FACE OF A SIGN. The area of a sign on which the copy is placed.

(103) FAMILY. One individual, or two or more persons related by blood, marriage, or adoption, living together in a single dwelling unit and maintaining a common household. a family may include four, but not more than four, non-related persons living with the residing family, the term family shall not be construed to mean a group of non-related individuals, a fraternity, club, or institutional group.

(104) FAMILY FOOD PRODUCTION. The raising of animals for family food production, and horses, on adequate sized lots in appropriate locations. At least 10,000 square feet shall be provided for each large animal (horse, cow, etc.) At least 4,000 square feet shall be provided for each medium sized animal (pig, sheep, etc.). At least 500 square feet shall be provided for each small animal (rabbits, poultry, etc.) No animal shall be allowed to come closer than 100 feet from any dwelling. Not to include applicant dwelling, gross land area to be used.

(105) FARM OR RANCH. (Farm portion amended 8/21/02 to add farm employee housing) A parcel of land used primarily for agriculture uses and including accessory farm employee housing which must be located on the farm and shall not be divided or sold separately from the farm. A ranch is a parcel of land in an Agricultural zoning district which is used primarily for ranching purposes, such as grazing of livestock or other non- vegetative or fruit agricultural use.

(106) FEED YARD. An agricultural industry in which animals or fowls are kept and intensively fed in relatively restricted area, as contrasted with open pasturage.

(107) FEEDER ASSEMBLY. The overhead or under-chassis feeder conductors, including the grounding conductor, together with the necessary fittings and equipment, or a power supply cord listed for mobile home use, designed for the purpose of delivering energy from the source of electrical supply to the distribution panel board within the mobile home.

(108) FESTOONS (SIGN). A string of ribbons, tinsel, small flags, or pinwheels.

(109) FINAL PLAT. A plat map prepared in accordance with the provisions of this Code, which is designed to be placed on record in the office of the County Recorder.

(110) FIRE FIGHTING FACILITIES. Such water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this Code.

(111) FLASHING SIGN. (see "Animated sign, Electrically Energized").

(112) FLOOD HAZARD. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

(113) FLOODLIGHTED SIGN. (see "Illuminated Sign").

(114) FLOOD PLAIN. Areas adjoining any streams, ponds or lakes which are subject to 100 year recurrence interval floods on maps prepared for the National Flood Insurance Program, or a study conducted by anyone else expert and experienced in the preparation of hydrological studies and the determination of flood lines.

(115) FLOOD PLAIN SOILS. Areas subject to periodic flooding and listed in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City as being on the floodplain or subject to flooding.

- (116) FLOOD WAY. An area designated by the Planning Commission and City Council as subject to periodic inundation.
- (117) FLOOR AREA. The sum of the areas of the several floors of the building or structure, including areas used for human occupancy or required for the conduct of the business or use, and basements, attics and penthouses, as measured from the exterior faces of the walls. It does not include cellars, solar green houses and/or other solar equipment appurtenant to a solar energy system, unenclosed porches, attics not used for human occupancy, nor any floor space in an accessory building or in the main building intended or designed for the parking of motor vehicles in order to meet the parking requirements of this Code, or any such floor space intended and designed for accessory heating and ventilating equipment.
- (118) FREESTANDING SIGN. A sign supported permanently upon the ground by poles or braces and not attached to any building.
- (119) FRONT YARD SETBACK. That part of a lot that fronts a public or private street, road or highway, extending the full width of the lot, which is between the front property line and a building. The depth of the front yard is measured from the front property line to the front of the eaves or the front line of the building whichever is closer to the front lot line. Unenclosed stoops (porches) no larger than six foot by six foot or less is not considered the front line of a building.
- (120) FRONTAGE. All property fronting on side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. all intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts, or that common line between a lot and a public street. Street lines across which access is denied or cannot be had because of topography or for other reasons shall not constitute frontage for purposes of this Code.
- (121) FRONTAGE, BLOCK. All property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end streets, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts, or that common line between a lot and a public street.
- (122) FRONTAGE, BUILDING. The length of an outside building wall on a public right-of- way or an approved private road.
- (123) FRONTAGE, LOT. The lineal measurement of the front lot line.
- (124) GARAGE, PRIVATE. An accessory building designed and/or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory, provided that a garage shall be considered part of the dwelling if the garage and dwelling have a roof or wall in common.
- (125) GARAGE, PUBLIC. A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling, leasing, renting or storing motor vehicles.
- (126) GARAGE, REPAIR. A structure or portion thereof, other than a private garage, used for the repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding or reconditioning of engines, motor vehicles, recreational coaches, and minor collision service, but not including major body, frame or fender repairs or overall automobile or truck painting, except by conditional use permit. A repair garage may also include incidental storage, care washing, or sale of automobiles.
- (127) GENERAL PLAN. Means a document that a municipality adopts that sets forth general guidelines for proposed future development of the land within Grantsville City (2.1.9). General Plan also includes what is commonly referred to as a "master plan", or "comprehensive plan".
- (128) GEOLOGIC HAZARD. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movement, failure, or shifting of the earth, Geologic hazards include but are not limited to; rock fills, slide areas, flood plains, fault lines, high water table, and ground water problems, such as liquefaction, etc.
- (129) GOVERNING BODY. Means the city council of Grantsville City.

(130) GOVERNMENT SIGN. Any temporary or permanent sign erected and maintained by the City, County, State, or Federal government for traffic direction, or designation to any school, hospital, historical site, or public service property, or facility.

(131) GRADE (LOT GRADE, FINISHED GRADE).

(a) For buildings adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.

(b) For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining the streets.

(c) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building.

(d) Any wall parallel or nearly parallel to and not more than 5 feet from a street line is to be considered as adjoining the street.

(132) GROUND ANCHOR. Any device at the mobile home stand designed for the purpose of securing a mobile home to the ground.

(133) GROUND SIGN (also "Blade Sign"). A sign which is anchored to the ground similar to a pylon or freestanding sign, but which has a monolithic or columnar line and which maintains essentially the same contour from grade to top. Height and setbacks are to be the same as for freestanding signs.

(134) GROUP HOMES. A home for certain handicapped or elderly persons as defined by Utah State law as being permitted in residential areas of Grantsville City by conditional use permit. (see Elderly, and Handicapped)

(135) HANDICAPPED PERSON. Means a person who has a severe, chronic disability attributable to a mental or physical impairment, or to a combination of mental and physical impairments, that is likely to continue indefinitely and that results in a substantial functional limitation in three or more of the following areas of major life activity; self-care, receptive and expressive language, learning, mobility, self-direction or sequence of special economic self-sufficiency; and, requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to a residential neighborhood.

(136) HANDICAPPED RESIDENTIAL FACILITIES. A single family dwelling or multiple-family dwelling unit that meets the requirements of Part 6 and any ordinance adopted under authority of that part.

(137) HEIGHT (of a Sign). The vertical distance measured from the highest point of the sign, excluding decorative embellishment, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (compare "Clearance")

(138) HOME OCCUPATION. (Amended 7/97) A secondary use conducted upon property used primarily for residential occupancy, which is carried on by persons residing thereon. Such a use must be clearly incidental and secondary to the use of the property for residential purposes and that does not change the character thereof. A home occupation shall not be authorized to use advertising, except as otherwise permitted herein. No public display related to a home occupation shall be authorized and no noise may be created which is audible at the boundaries of the premises. The intent of this definition is that the conditional use permit approving any home occupation shall assure that the character of the premises and of the neighborhood will remain in harmony with the general intent of the zoning district and that, where uncertainty exists, neighborhood residential values shall be considered paramount.

(139) HOSPITAL. An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

(140) HOTEL. A building designed for or occupied as the more or less temporary abiding place of 16 or more individuals who are lodged for compensation, with or without meals.

(141) HOUSEHOLD PETS. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not normally dangerous animals, such as lions or tigers.

This definition shall not include a sufficient number of dogs as to constitute a kennel as defined in this code.

(142) IDENTIFICATION SIGN. A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

(143) ILLEGAL SIGN. A sign which does not meet the requirements of this code and which has not received non-conforming status.

(144) ILLUMINATED SIGN. A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

(145) IMPERVIOUS SURFACE. Impervious surfaces are those that do not absorb precipitation (water) and thus cause ponding and/or runoff. All buildings, parking areas, driveways, roads, sidewalks, and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. In addition, other areas determined by the city engineer to be impervious within the meaning of this definition will also be classed as impervious surfaces.

(146) IMPERVIOUS SURFACE RATIO. The impervious surface ratio is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the Base Site Area.

(147) IMPOUND/SECURITY LOT. A security lot fenced with or without guard dog and illuminated, where police or privately impounded vehicles may be kept for legal evidence or other purposes or while awaiting repairs. Normally where damaged vehicles are taken after an accident.

(148) IMPROVEMENTS. Work, objects, devices, facilities, or utilities required to be constructed or installed in a land development. Such improvements may include, but are not limited to, street construction to required standards, water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by this Ordinance, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.

(149) IMPROVEMENTS AGREEMENT (DEVELOPMENT AGREEMENT). An agreement between Grantsville City and a developer, wherein the developer agrees to install improvements required by this Code, subdivision regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed land development.

(150) INCIDENTAL SIGN. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.

(151) INOPERATIVE VEHICLE OR TRAILER. Any vehicle or trailer that due to mechanical, electrical, structural problems, or lack of maintenance, cannot operate as it was originally constructed and designed to do or should not be operated due to conditions rendering it as unsafe. This includes any vehicle or trailer that is not currently licensed or which its operation is in violation of local, state and federal laws.

(152) INTERGRATED DEVELOPMENT PLAN. Comprehensive management for best assurance of maintaining standards and conditions of approval is the intent in the administration of a conditional use permit. Therefore, every assurance will be required to maximize the meeting of the community's performance standards and minimize the problems of their enforcement through approved comprehensive management plans which have been prepared by the applicant and approved by the City Council. Single responsible management is felt crucial to consistent care and observance of binding regulations in assuring compatibility with the surrounding area of certain developments negotiated with the community. Agreed upon penalties for violations of the management plan are considered an important integral part of enforcement.

(153) JUNK. Any salvaged or scrap copper, brass, iron steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires, waste, or other articles or materials commonly designed as junk. Junk shall also mean any dismantled, wrecked or inoperable motor vehicles or parts thereof which remain in such condition for a period of time in excess of sixty days. An automobile, truck or bus shall be considered as

inoperable if it is parked or stored on property outside of an enclosed garage and is not currently registered and licensed in this state or another state.

(154) JUNK YARD. The use of any lot, portion of a lot, or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof, provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

(155) KENNEL. Any premises where 3 or more dogs older than 4 months are kept.

(156) LAND, AGRICULTURAL. (Amended 8/21/02 to remove term "not including non-conforming uses"). Land used for bona fide agricultural purposes.

(157) LAND, COMMERCIAL. Land used for bona fide commercial purposes, or which is projected for commercial use by the master plan or the zoning ordinance adopted by Grantsville City, except legally existing non-conforming uses in areas designated commercial in such ordinance.

(158) LAND DEVELOPMENT STANDARDS. Adopted construction standards, including but not limited to: drawings, tables, charts and references which have been adopted by the City Council by resolution and which set standards for the construction of improvements to land and which regulate said construction of improvements to land.

(159) LAND, INDUSTRIAL. Land used for bona fide industrial purposes or which is projected for industrial use by the general plan or the zoning ordinance adopted by Grantsville City, except legally existing non-conforming uses in areas designated industrial in such ordinance.

(160) LAND USE INTENSITY. The degree to which land is used by man ranging from no use to unremitting, continual and concentrated use of the land. Land use intensity is normally measured by: type of use (i.e., agricultural, residential, commercial or industrial; period of use in average hours per day; numbers of humans, associated animals, and machines which occupy the land during the average hours of use; and the percent of the land covered by man-made structures.

(161) LANDSCAPING (LANDSCAPED). Means the planting, paving and dressing of finished graded earth (dirt) including retaining walls, trees, ground cover, perennial plants and annual plants, etc., and together with an (automatic) irrigation system to maintain the plants alive and flourishing for the length of time the plantings are to be maintained if not in perpetuity.

(162) LATERAL SEWER. A sewer which discharges into another sewer and has only sewer inlets from buildings and structures tributary into it.

(163) LEGISLATIVE BODY. Means the City Council.

(164) LIGHT MANUFACTURING. Only those processes which clearly do not threaten the natural environment with any more pollution than that normally experienced in the neighborhood or immediate vicinity may be considered light manufacturing and permitted in an area. Uses such as electronics, non-toxic welding or soldering of small items, assemblage of relatively small portable devices, highly controlled testing, and small area accessory warehouses or storage facilities to accommodate the in-house manufactured items with their associated stocks of supplies area allowed.

(165) LIGHT VEHICLE OR EQUIPMENT MAINTENANCE. The performance of routine maintenance tasks such as: changing the oil, checking tire pressure, replacing water hoses, etc., which do not involve the removal, repair or replacement of major mechanical, electrical, hydraulic, pneumatic, or components of the vehicle.

(166) LODGING HOUSE. A dwelling with not more than 10 guest, rooms where, for compensation, lodging is provided for at least 3 but not more than 15 persons, but not including motels or hotels.

(167) LOT. A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plat map, or condominium lot map, provided it is created pursuant to this Code.

(168) LOT AREA. The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this Code, excluding any area within an existing street right-of-way, or any area required as open space under this Code, and including the area of any easements.

(169) LOT AREA PER DWELLING UNIT, AVERAGE. The average lot area for all dwelling units of a single type. Individual lots may be smaller or larger than the average, provided that the average size is maintained and that all other standards of this Code are met.

(170) LOT, CORNER. A lot abutting upon 2 or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than 135 degrees.

(171) LOT DEPTH. The horizontal distance between the front and the rear lot lines measured in the main direction of the side lot lines.

(172) LOT FRONTAGE. The length, in feet, of the front lot line which is co-terminus with the front street line.

(173) LOT FRONTAGE, REQUIRED. The length, in feet, of the front lot line which is co-terminus with the front street line.

(174) LOT HELD IN SEPARATE OWNERSHIP. Shall mean all contiguous land held in one ownership at the time of the passage of this Code.

(175) LOT, INTERIOR. A lot other than a corner lot.

(176) LOT, LEGAL NON-CONFORMING. A lot which was legally created prior to the adoption of this Code.

(177) LOT LINES. The property lines bounding the lot.

(178) LOT LINE, FRONT. For an interior lot, the lot line adjoining the street, for a corner lot or through lot, each lot line adjoining a street.

(179) LOT LINE, REAR. Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line 10 feet in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where this definition is ambiguous, the zoning administrator shall designate the rear lot line.

(180) LOT, RESTRICTED. A lot having an average slope of 15 percent or more; a lot which does not contain at least 75 feet by 100 feet, or the minimum size of a lot permitted in the zoning district where located, with an average slope of less than 15 percent; and/or a lot which has vehicular ingress to the main building or structure which, upon completion of construction on the site, has a slope of 15 percent or greater; or a lot subject to geologic hazards.

(181) LOT RIGHT-OF-WAY. A strip of land not less than 16 feet in width connecting a lot to a street for use as private access to that lot.

(182) LOT, UNRESTRICTED. A lot having an average slope of less than 15 percent and containing a buildable area of at least 75 feet by one 100 feet, or the minimum size of a lot permitted in the zoning district in which it is located, with an average slope of less than 15 percent, or as a buildable area designated as such on the subdivision plat in which the lot is located, if the average slope of the lot is greater than 15 percent.

(183) LOT WIDTH. The horizontal distance between the side lot lines, measured at the required front yard setback line or rear yard setback line, whichever is shorter.

(184) LOW PROFILE SIGN (Also "Monument Sign"). A sign mounted directly to the ground with maximum height not to exceed six (6) feet.

(185) MAIN USE OR BUILDING. The principal use which will occur on a lot or the principal structure to be used by the principal use on a lot, to which all other uses and structures are necessary.

(186) MAINTENANCE, SIGN. For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

(187) MAINTENANCE, VEHICLE OR EQUIPMENT. The maintenance or repair of a vehicle or piece of equipment that is other than routine maintenance, which the result of is to make it operable or safe to operate. May involve; the removal and/or replacement of major mechanical, electrical, hydraulic, pneumatic or other components, modifications in design, operation or structure.

(188) MAJOR STREET PLAN. A map of Grantsville City which shows the existing and future public street system and which has been officially adopted by the Planning Commission and City Council as the major street plan for Grantsville City.

(189) MANSARD. A sloped roof or roof-like facade architecturally comparable to a building wall.

(190) MANUFACTURED HOUSING. A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which, in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

(191) MARKET ANALYSIS. An economic analysis of the feasibility of a project.

(192) MARQUEE. A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building. (compare "Awning")

(193) MARQUEE SIGN. Any sign attached to or supported by a marquee structure.

(194) MOBILE HOME. A transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to Federal Manufacturing Housing and Safety Standards Act (HUD Code).

(195) MOBILE HOME LOT. A space designed and approved by Grantsville City for occupancy by mobile homes, and meeting all requirements of this Code.

(196) MOBILE HOME PARK. A parcel of land that has been planned and improved for the placement of mobile homes for non-transient use and consisting of two or more mobile home spaces, where the entire project is to be under single ownership or management and meets all of the requirements of this Code for mobile home parks.

(197) MOBILE HOME SERVICE EQUIPMENT. That equipment containing the disconnecting means, over current protective devices, and receptacles or other means for connecting a mobile home feeder assembly.

(198) MOBILE HOME SPACE. A space within a mobile home park designed and to be used for the accommodation of mobile home.

(199) MOBILE HOME STAND. That part of the mobile home space which has been reserved for the placement of the mobile home and its appurtenant structures or additions.

(200) MOBILE HOME SUBDIVISION. A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile homes.

(201) MODULAR UNIT. A structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section 58-56-4 of the Utah Code and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

(202) MONUMENT SIGN. (see "Low Profile Sign").

(203) MOTEL. A building or group of buildings for the accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.

(204) MUNICIPALITY. Means Grantsville City, other cities or a town.

(205) NATURAL RETENTION AREA. An area of poorly drained soils which lies along stream channels or swale or is adjacent to flood plain soils, which is subject to periodic flooding.

(206) NON CONFORMING USE. Means a use of land that does not conform with current zoning regulations, but, legally existed before its current zoning designation and has been maintained continuously since the time the zoning regulation governing the land changed.

(207) NON CONFORMING SIGN.

(a) A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations. (b) A sign which does not conform to the sign code requirements, but for which a conditional use permit has been issued.

(208) NON CONFORMING STRUCTURE. Means a structure that legally existed before the current zoning designation and because of subsequent zoning changes, does not conform with the zoning regulation's setback, height restrictions, or other regulations that govern the structure.

(209) NURSING HOME (ALSO REST HOME OR CONVALESCENT HOME). A home for the aged, chronically ill, or incurable persons in which three or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

(210) OCCUPANCY. The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

(211) OCCUPIED AREA. The total of all of the lot area covered by a mobile home and its accessory buildings on a mobile home lot.

(212) OFFICIAL MAP. A map of proposed streets that has the legal effect of prohibiting development of the property until the City develops the proposed street.

(213) OFF-PREMISE SIGN (also "BILLBOARD"). A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising".

(214) OFF-SITE DIRECTIONAL SIGN. A sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Zoning Administrator in size, height, and placement as justified.

(215) OFF-STREET PARKING SPACE. The space required to park passenger vehicle, which space shall meet the requirement of this Code.

(216) OFF-SITE IMPROVEMENTS. Improvements not on individual lots but generally within right-of-way and the boundaries of the development which they serve, and as further outlined in this Code.

(217) ON-SITE IMPROVEMENTS. Construction or placement of the main building, and its appurtenant improvements on a lot.

(218) ON-PREMISE SIGN. A sign which pertains to the use; product or commodity sold; service performed on the premise and/or property on which it is located.

(219) OPEN SPACE. Land used for recreation, agriculture, resource protection, amenity, historical preservation, or buffers, and is protected by the provisions of this Code to ensure that it remains in such uses.

(220) OPEN SPACE, IMPROVED. Park area that is improved as part of a residential development. Improved open space may include, but need not be limited to, lawns, landscape areas, improved/paved trails, active recreation areas, children's playgrounds, swimming pools, ball fields, multi-purpose courts,

tennis courts, and other approved park improvements. The design and included elements in required improved open space are approved at the discretion of the planning commission and city council.

(221) OPEN SPACE, USABLE. Usable open space shall be any portion of a lot or building which meets all the following conditions:

(a) The open space shall be open to the sky or shall be open to view on at least two sides.

(b) The space shall be readily accessible by foot traffic from the dwelling unit to which it is accessory.

(c) If the space is provided on a balcony, roof, or other facility above grade, it shall have such protective devices as are deemed necessary by the building inspector to assure reasonably safe usage by the children and adults.

(d) The space shall not be provided from any required front or side yard, parking area, or driveway space.

(222) OWNER. The holder of the fee title to land or buildings or to property, whether a person, partnership, corporation, or other entity recognized by law, and his or its lessees, permittee, assignees, or successors in interest.

(223) OVERHANGING SIGN. (see "Mansard, Roof Sign").

(224) PAINTED WALL SIGN. Any sign which is applied with paint or similar substance on the surface of a wall.

(225) PARAPET. The extension of a false front or wall above a roofline.

(226) PARCEL OF LAND. (See "Lot").

(227) PARKING FACILITY (PARKING LOTS, PARKING STRUCTURES). A building or open area, other than a street, used for the parking of more than 4 automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(228) PARKING LOT. An open area, other than a street, used for the parking of automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.

(229) PASSIVE SOLAR SYSTEM. A direct thermal system which utilizes the structure of a building and its operable components to provide for collection, storage and distribution of heating or cooling during the appropriate times of the year, by utilizing the climate resources available at the site. It includes those portions and components of a building that are expressly designed and required for the collection, storage, and distribution of solar and the architectural and engineering design or system simulation necessary to balance or optimize passive components.

(230) PEDESTAL SIGN. A temporary and/or movable sign supported by a column(s) and a base so as to allow the sign to stand in an upright position.

(231) PEDESTRIAN-WAY (WALKWAY OR CROSS-WALK). A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a pedestrian-way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic.

(232) PERMANENT MONUMENT. Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of Grantsville City for permanent monuments.

(233) PERMITTED USE. A use of land which is allowed within a particular district without the necessity of obtaining a conditional use permit.

(234) PERSON. Any individual, corporation, association, firm, partnership, or similarly defined interest.

(235) PLANNED UNIT DEVELOPMENT (PUD). An integrated design for development of residential, commercial or industrial uses, or limited combination of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned unit development regulations may govern the subdivision of land if it is

proposed by the development to sell individual lots in the planned unit development. Thus planned unit development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the planned unit development approval process.

(236) PLANNING COMMISSION. The Planning Commission of Grantsville City.

(237) POLE COVER (SIGN). Cover enclosing or decorating poles or other structural supports of a sign.

(238) POLITICAL SIGN. A temporary sign used in connection with a local, state, or national election or referendum.

(239) PORTABLE SIGN. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

(240) PREFABRICATED HOUSING. (See Modular Home).

(241) PREMISES. A parcel of land with its appurtenances and buildings which, because of its unit of use, may be regarded as the smallest conveyable unit of real estate for that zoning district.

(242) PRELIMINARY PLAT. A drawing, to scale, representing a proposal to subdivide a tract, lot or parcel of land, and meeting the preliminary plat requirement of this ordinance.

(243) PRE-SECTIONED HOME. (See Modular Home).

(244) PRIME AGRICULTURAL SOILS. Areas of soils most suited for agriculture, those in capability units 1, 11, or 111, as indicated in the soil survey prepared by the Soil Conservation Service which encompasses Grantsville City.

(245) PRINCIPAL USE. Any use which is named and listed in the use regulations and other provisions of this Code, except those uses specifically designated as accessory uses; any use which is or may be conducted on a lot independently or any other use on the lot and not incidental or accessory to any other use on the lot; any use which establishes the primary activity on a lot.

(246) PRIVATE NON-PROFIT RECREATIONAL GROUNDS AND FACILITIES. Non-profit recreational grounds and facilities operated by a non-profit corporation, association, or group.

(247) PRIVATE STREET. (Amended 5/97, 2/00, 9/07, 2/09) A privately owned way or lane which affords the principal means of access to property. A private street which serves up to two (2) dwelling units shall have a right of way width of not less than 30 feet and shall be constructed and maintained with an all-weather dustless surface that meets the specifications of the City for a standard residential street section, except that the base course need only be 20 feet wide with a slope or crown of 2 to 4%, no bituminous surface course need be applied and said street shall have a shoulder v-ditch with a slope of 6 to 8%. Private streets that serve more than two dwelling units or any business activity shall be constructed and maintained according to the City standards and specifications for a "standard residential street." Any private street that is longer than 150 feet shall have a cul-de-sac or hammerhead at the end thereof. The dimensions or layout of any required cul-de-sac or hammerhead shall comply with City's standards and specifications for public cul-de-sac or the minimum specifications of the current International Fire Code for hammerheads. The developer or owner(s) of a private street shall place a street sign at the intersection of the private street and all public streets, indicating the name of the private street, the north or east coordinate and that the street is a "private street". The location and specifications for the private street sign shall be determined by the City Public Works Director.

(248) PROCESS OR PROCESSING. The act, business or procedure of taking raw, extracted or preprocessed material and adding to or taking away from it, to produce a product that is purer, used, marketed, or uniquely different than the original raw material or product before the procedure was enacted.

(249) PROFESSIONAL TEAM, QUALIFIED. An individual(s) qualified by virtue of training, experience, state licensing where appropriate and membership in professional associations which pass upon qualifications prior to admittance to membership. A determination of whether or not a team is qualified, in the sense explained above, shall be made solely by the Planning Commission.

- (250) PROJECTING SIGN. A sign, other than a flat wall sign which is attached to and projects from a building wall or other structure not specifically designed to support the sign.
- (251) PROPERTY SIGN. A sign related to the property upon which it is located and offering such information as the address, the property, warning against trespassing, any hazard, or other danger on the property. (see "Identification Sign")
- (252) PROTECTION STRIP. A strip of land between the boundary of a land development and a street within the land development, for the purpose of controlling the access to the street by property owners abutting the land development.
- (253) PUBLIC FACILITIES AND PUBLIC SERVICE FACILITIES. For the public convenience, certain infrastructure including streets, water lines, sewer lines, public utilities and drainage facilities may be allowed to serve various areas of the community, as public facilities. Possible additional facilities such as a sub-station for fire and/or police, post office and/or hospital may be determined to be in the public interest as well, as public service facilities by Grantsville City.
- (254) PUBLIC STREET. A public way which affords principal means of access to abutting properties.
- (255) PUBLIC SYSTEM (WATER OR SEWAGE). A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of the state of Utah.
- (256) QUASI-PUBLIC. A seemingly public institution, entity or organization that is not actually public. (Because of an independent or private control over it)
- (257) REAL ESTATE SIGN. A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.
- (258) REAR YARD REGULATIONS (REAR SETBACK). That part of a lot that adjoins another lot, alley, street, road or highway, which does not provide the main access to the lot, if any access at all is allowed, between the rear line of the building and the rear lot line, and extending the full width of the lot. The length of the rear yard is measured from the rear lot line to the eaves or the rear (back) line of a building whichever is closer to the rear lot line. Unenclosed stoops of six foot by six foot or less is not considered the rear line of a building.
- (259) RECREATION DWELLING (CABIN, RECREATION CABIN). A dwelling designed for limited rather than primary occupancy and generally located adjacent to or with easy access to recreational area. The primary purpose for the construction of such a dwelling is to provide shelter during those limited periods of time when recreation is sought in the adjacent areas.
- (260) RECREATIONAL VEHICLE (RECREATIONAL COACH). A vehicle with or without motive power, designed and constructed to travel on public streets, and designed for use as a human habitation of a temporary and recreational nature.
- (261) RECREATIONAL VEHICLE PARK (TRAVEL TRAILER PARK). Any area or tract of land or a separately designated section within a mobile home park where lots are rented or held out for rent to one or more owners or users of recreational vehicles for a temporary time not to exceed 30 consecutive days.
- (262) RECREATIONAL VEHICLE SPACE. A plot of ground within a recreational vehicle park designated and intended for the accommodation of recreational vehicle.
- (263) RENEWABLE ENERGY. That form of energy whose supply is natural, inexhaustible and not dependent upon fossil fuel supplies. Examples include residential solar heat, wind power, geothermal power and many other supply sources.
- (263.1) RESIDENTIAL DRIVEWAY. A driveway providing vehicular access to property used for residential purposes. This includes driveways for single family detached/attached and two-family structures.

(264) RESIDENTIAL FACILITY FOR ELDERLY PERSONS. Means a single-family or multiple-family dwelling unit that meets the requirement of Chapter 8 of this Code and any ordinance adopted under authority of that chapter.

(265) RESIDENTIAL FACILITY FOR HANDICAPPED PERSONS. Means a single-family or multiple-family dwelling unit that meets the requirements of Chapter 8 of this Code and any ordinance adopted under authority of that chapter.

(266) RESIDUAL LAND. That land which does not meet the minimum standards for a lot and therefore must be attached and become part of another parcel which does or will conform to lot minimum standards, or be attached to public land for public purposes.

(267) RIGHT-OF-WAY. That portion of land dedicated to public use for street and/or utility purposes or maintained in private use for similar purposes.

(268) ROADWAY WIDTH. For a street with battered or roll curb to back of curb, otherwise the width of the actual paved surface.

(269) ROOFLINE. The top edge of a roof or building parapet, whichever is higher, excluding any mansards, cupolas, pylons, chimneys or minor projections.

(270) ROOF SIGN. Any sign erected partly or wholly over or on the roof of a building. A structure having main supports embedded in the ground shall not be considered to be a roof sign even if the sign's supports pass through a roof, canopy, or parapet of a building. (compare "Mansard, "Wall Sign")

(271) ROTATING SIGN. (see "Animated Sign, Mechanically Energized").

(272) SCHOOL, PRIVATE. A school which is operated by a quasi-public or private group, individual, or organization, for profit or non-profit and which has a curriculum similar to that provided in any public school whether or not a complete educational curriculum.

(273) SCHOOL, PUBLIC. A school operated by a school district or other public agency in the State of Utah.

(274) SECURITY SURVEILLANCE. When security is a paramount concern to a project, it may require continuous and comprehensive surveillance of the private streets if access is only through a guarded gate. Under these circumstances it is in the interests of the public to vary requirements sufficient to permit total control of a manager.

(275) SEWER CONNECTION. A connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home development.

(276) SEWER RISER PIPE. That portion of the sewer which extends vertically to at least ground elevation and terminates at each mobile home stand.

(277) SIDE YARD SETBACK. That part of a lot that adjoins another lot, between the side line of the building and the side lot line, and extending from the Front yard setback to the Rear Yard setback. The width of the side yard is measured from the lot line to the end of the eaves or the side line of a building whichever is closer to the side lot line. Unenclosed stoops of six foot by six foot or less is not considered the side line of a building.

(278) SIGN. Any device, structure, fixture, or placard using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, person, entity, interest, product, goods, or services. It includes any structural supports, lighting systems, attachments, ornaments or other features.

(279) SIGN, AREA OF.

(a) Projecting and Freestanding - the area of a freestanding or projecting sign shall have only one side of any double or multiple-faced sign counted in calculating its area. The area of the sign shall be measured as follows if the sign is composed of one (1) or more individual cabinets. A rectilinear line of not more than eight (8) sides shall be drawn around and enclosing the perimeter of each cabinet or module. The

area shall then be summed and totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing, decorative roofing, support structures, etc., provided that there is no written advertising copy on such embellishments.

(b) Wall Sign - The area shall be within a single, continuous perimeter composed of any rectilinear line, geometric figure which encloses the extreme limits of the advertising message, If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.

(280) SIGN CLEARANCE. The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishment, if extended over that grade.

(281) SIGN, ELECTRONIC MESSAGE. (see "Animated Sign, Electrically Energized").

(282) SIGN, FREE-STANDING. (see "Freestanding Sign").

(283) SIGN IDENTIFICATION AND INFORMATION. (see "Identification Sign").

(284) SIGN ILLUMINATED. (see "Illuminated Sign").

(285) SIGN, MARQUEE. (see "Marquee Sign").

(286) SIGN SETBACK. The minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street or road.

(287) SITE. A parcel or parcels of land intended to have one or more buildings or intended to be subdivided into one or more lots.

(288) SITE AREA. All land area within the site as defined in the deed. Area shall be determined from an actual survey rather than from a deed description.

(289) SITE PLAN (PLOT PLAN). A plan required by and providing the information required by this ordinance.

(290) SKETCH PLAN. A generalized layout of a proposed subdivision or development, with accompanying general proposal and intentions of the sub divider or developer, and relating the proposed subdivision or development to its area, public, utilities, facilities, services, and to special problems which may exist in the area.

(291) SKY SPACE. That portion of the sky that must remain unobstructed for a solar collector to operate effectively. The sky space can be measured for specific time of year use and location. (See " SOLAR ACCESS").

(292) SNIPE SIGN. A temporary sign or poster affixed to a tree, fence, etc.

(293) SOLAR ACCESS. The availability of sunlight to solar collectors and solar energy systems. Solar access to a site depends upon the specific system type and most often demands rooftop, south wall, south lot or detached collector protection.

(294) SOLAR ENERGY CONVERSION SYSTEM. Includes active, passive and photo voltaic solar systems which when placed on a structure to supply energy to that structure.

(295) SOLAR GREENHOUSE / SUNSPACE / SUNPARLOR. An attached space to a building or residence which may provide heat and/or food to users as part of a passive solar energy system.

(296) SPECIAL DISTRICT. Means all entities established under authority of Title 1 7A and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

(297) SPORTSMAN PERMIT. The keeping of up to five dogs by their owner in a residential area pursuant to GCC 4-1-32(B) pursuant to a conditional use permit and license issued by the City Council.

(298) SPOT ZONE. A zoning amendment which singles out a relatively small parcel for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property, which is invalid because it is not in accordance with a comprehensive plan.

(299) STABLE, PRIVATE. A detached accessory building for the keeping of livestock owned by the occupants of the premises and not kept for hire, re-numeration, or sale.

(300) STABLE, PUBLIC. A detached accessory building where horses are boarded and/or kept for hire.

(301) STATE STORE. A facility for the sale of package liquor located on premises owned or leased by the state of Utah and operated by state employees. State store does not apply to any licensee, permittee, or to package agencies.

(302) STEEP SLOPES. Areas where the average slope exceeds 8 percent which, because of this slope, are subject to high rates of storm water runoff and therefore erosion.

(303) STORY, HALF. A partial story under a gable, hip, or gambrel roof, the wall plates of which are on at least two opposite exterior walls, do not extend more than four feet above the floor of such story, and the ceiling area of which does not exceed 2/3 of the floor area of ground, or attachment to something having a fixed location upon the ground, includes "building."

(304) STREET AND ROAD SYSTEMS. (AMENDED 5/97 & 11/06) (see Technical Specifications and Standard Drawings for Streets).

(a) Arterial - A limited access street which is designed to carry through traffic with their only access being from Collector streets and State roads at intervals of no less than 1/2 mile. Arterial streets are intended to serve 3500 to 8000 average daily trips when the service area is fully developed.

(b) Collector - A street which is designed to intercept traffic from a standard residential road. Collector streets are intended to serve up to 1500 average daily trips from 150 to 500 residential or equivalent units.

(c) Cul-de-sac - A street which is designed to remain permanently closed at one end with the closed end terminated with a vehicular turnaround.

(d) Local - A street which creates the intercity grid network and functions to move traffic from Residential streets to Collector streets.

(e) Public Street - A street or road which has been dedicated or abandoned to the public and accepted by the proper public authority and affords principal access to abutting properties.

(f) Rural - A street located in outlying areas where volumes are less than a design hourly volume of 100 and intrusions such as driveways are greater than 1/4 mile apart with intersections being spaced no less than 1 mile apart.

(g) Residential or Standard Residential - A street which is designed to serve abutting land uses only. Standard residential streets are intended to serve up to 1500 average daily trips from no more than 150 residential or equivalent units. Residential streets may be developed to a Rural Residential Road Standard if the street meets criteria found in the Grantsville City Street Master Plan.

(h) Stub Streets - A street or road extending from within a subdivision boundary and temporarily terminating with temporary turnaround (cul-de-sac). Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to a connecting street.

(305) STRUCTURE. Anything constructed, the use of which requires fixed location on the ground or attachment to something having a fixed location on the ground, includes "building".

(306) SUBDIVIDER (DEVELOPER). Means any person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself/herself or others; a developer.

(307) SUBDIVISION (See "DEVELOPMENT"). Means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. It also includes the division or development of land

whether by deed, metes and bounds description, devise and testacy, lease, map, plat, or other recorded instrument; and divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

(308) SUBDIVISION, CLUSTER. A subdivision of land in which the lots have areas less than the minimum lot area of the district in which the subdivision is located, but which complies with the cluster subdivision provisions of this Ordinance and in which a significant part of the land is privately reserved or dedicated as permanent common open space to provide low-density character for the residential lots in the subdivision.

(309) SUBDIVISION IDENTIFICATION SIGN. A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.

(310) SUBDIVISION, MINOR. A subdivision of four (4) or less lots, which is not traversed by the mapped lines of a proposed street as shown in the general plan of Grantsville City, does not require the dedication of any land for street or other public purposes and each lot in the subdivision meets the frontage, width and area requirements of this zoning ordinance and Grantsville City zoning maps.

(311) SUBDIVISION VACATION. The process of removing from record a section of land that was subdivided into plats for development or sale, lease or to offer for sale. The subdivision area vacated ceases to exist, and the land is one parcel, and must be re-subdivided to sell in smaller sections.

(312) SWIMMING POOL. An accessory use subject to all state and local regulations governing safety and health, which requires a conditional use permit.

(313) TECHNICAL REVIEW COMMITTEE. The Zoning Administrator, with the approval of the Mayor, may designate and appoint certain professionals, officials and other competent resource persons to serve as advisors, meeting as a Technical Review Committee to assist her/him, and serve as Planning Commission staff for the purpose of evaluating applications for Planning Commission action.

(314) TEMPORARY SIGN. A sign not constructed or intended for long-term use, with a maximum time period of ninety (90) days.

(315) TEMPORARY USE. Any use of land which, in the determination of the Planning Commission, and approved by the City Council shall not extend beyond 2 years from inception of such land use. A determination as to whether or not a land use is temporary shall be based solely upon facts submitted to the Planning Commission at the time of application for a conditional use permit for a temporary use. Unless found to be temporary, any use of the land shall be presumed to be permanent. Such uses include construction facilities, emergency facilities as well as interim uses of land and buildings awaiting ultimate use, i.e. pasture for a few months before construction begins, a carnival, fair, sports field, staging area, etc.

(316) TIEDOWN. Any device designed for the purpose of anchoring a mobile home to ground anchors.

(317) TWIN HOME DWELLINGS. (Amendment 7/97) A two-family dwelling that is divided into attached single-family dwellings as the result of a division of the property upon which the two dwellings are situated into two separate lots along the common wall of the two single-family dwellings. The adjoining lots occupied by a twin home shall have the minimum square footage required for any lot in the zoning district in which the property is located, plus the additional square footage required for an additional dwelling unit in the same zone. Twin home dwellings shall be either approved as a part of an initial subdivision application and approval process or as a result of the subdivision amendment process specified by the provisions of Chapter 21, Section 10 of this Code.

(317) TWIN COMMERCIAL UNITS (06/06). A twin commercial unit is a commercial building or structure that is located on two adjoining lots, is separated by a common wall and the common wall is located on the lot line. The adjoining lots occupied by a twin commercial unit shall have the minimum square footage required for any lot in the zoning district in which the property is located. Twin commercial Units may be approved as a part of an initial subdivision approval process or may be approved as a conditional use for existing lots in specified commercial and industrial zoning districts. The ownership of each portion of a twin commercial unit shall run with the land that it is located upon.

(318) UNDER-CANOPY SIGN. A sign suspended beneath a canopy, ceiling, roof, or marquee.

(319) UNINCORPORATED. Means the area outside of the incorporated boundaries of Grantsville City. That area that falls under the jurisdiction of Tooele County.

(320) UNLICENSED MOTOR VEHICLES. Any vehicle which initially was designed or constructed to be self-propelled and which is not currently registered or licensed by the State of Utah, but does not include vehicles exempt from registration under Section 41-22- 9 Utah Code Annotated, 1953, as amended. "Unlicensed Motor Vehicle" does not include any motor vehicle kept or stored at an approved impound lot or commercial storage yard.

(321) URBAN SERVICES. Those services normally associated with urban living, including but not limited to the following; electricity, natural gas, streets, schools, culinary water, sewage collection and treatment facilities, and police and fire protection.

(322) USE. The purpose for which a building, lot, sign or structure is intended, designated, occupied, or maintained.

(323) "V" SIGN. A sign consisting of two essentially equal faces, positioned at an angle subtending less than 179 degrees.

(324) VICINITY MAP (LOCATION MAP). A map or drawing, not necessarily to scale, showing where a subdivision, or proposed subdivision, PUD, commercial development, or other property is located.

(325) VICINITY PLAN. A map or drawing, to scale, of any area proposed for development, showing existing and proposed streets, buildings, public facilities and utilities within the general influence area of the proposed project such as mile radius; boundaries of zoning districts , taxing districts, and other special districts on and in the immediate vicinity of the land proposed for project; water course, impoundments, streams, springs, wells and areas subject to continuous or occasional flooding on and in the immediate vicinity of the land proposed for project and significant vegetative patterns on and in the immediate vicinity of the land proposed for development.

(326) VIEW-OBSCURING FENCE, WALL OR HEDGE. A fence, wall, or hedge of vegetation growth which prevents full view of property on one side by a viewer standing on the other side.

(327) WALL SIGN. A sign attached essentially parallel to and extending not more than twenty-four (24) inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letters, and cabinet signs, and signs on a mansard.

(328) WATER CONNECTION. A connection consisting of all pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the dwelling.

(329) WATER RISER CONNECTION. That portion of the water supply system which extends vertically to at least ground elevation and terminates at the water inlet pipe for each mobile home lot or dwelling.

(330) WETLANDS. Areas known as marshes, swamps, or wetlands, including all areas greater than one-quarter acre where standing water is retained for a portion of the year and unique vegetation has adapted to the area, or as regulated by the U.S. Army corps of Engineers.

(331) WIND ENERGY CONVERSION SYSTEMS. Includes structure and all apparatus to utilize wind to drive generator.

(332) WINDOW SIGN. A sign installed inside a window and intended to be viewed from outside the building.

(333) YARD. A required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this Code.

(334) YARD, FRONT. (See: Front Yard Setback). Note - On a corner lot there are two front yards.

(335) YARD, REAR. (See: Rear Yard Setback)

(336) YARD, SIDE. (See: Side Yard Setback)

(337) ZONE. (See "District, Zone")

Amended 05/97, 08/02, 11/05 by Ordinance 2005-20, 06/06 by Ordinance 2006-08, 09/07 by Ordinance 2007-31, 01/09 by Ordinance 2009-02, 09/18 by Ordinance 2018-16

HISTORY

Amended by Ord. [2019-10](#) on 5/1/2019

Amended by Ord. [2019-15](#) on 8/7/2019

Amended by Ord. [2021-23](#) on 5/19/2021

AGENDA ITEM #6

Chapter 6 Off-Street Parking And Loading

6.1 Purpose And Scope Of Off-Street Parking And Loading Requirements

6.2 Existing Parking And Loading Facilities

6.3 Damage Or Destruction Of Existing Facilities

6.4 Site Plan Requirements For A Building Permit

6.5 General Off-Street Parking Requirements

6.6 Parking For The Disabled

6.7 Off-Street Parking Dimensions

6.8 Design And Maintenance

6.9 Residential Districts

6.10 Main Street Parking

6.11 Transportation Demand Management

6.12 Recreational Vehicles Used As Dwelling Structures

6.13 Minimum Parking Requirements

6.14 Driveway Regulations

6.15 Access Requirements For Other Than Residential Lots

6.16 Maintenance Of Parking Lots

HISTORY

Adopted by Ord. 2021-23 on 5/19/2021

6.14.7 Public Safety Access Driveway

1) Public Safety Access Driveway Required

- 1) The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than one-hundred and fifty feet (150') from the City street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the City street or private street to within one-hundred feet (100') of the residence, structure, building or facility and each part thereof, pursuant to the following standards:
 - a. A public access driveway shall be constructed and maintained ~~with an all-weather dustless surface~~ that meets the requirements of the City for a standard residential street section. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with ~~City's standards and~~ specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.

- ~~b. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be at least 26 feet wide.~~
 - c. The distance from the public or private street to the residence, building, etc., shall be determined by a measurement along the private driveway from the street to the structure.
- 2) The public safety access driveway as required by this section shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall be guilty of an Infraction.

HISTORY

Adopted by Ord. [2021-23](#) on 5/19/2021

AGENDA ITEM #7

Recreation Spaces

Currently, Grantsville has several regional and neighborhood-scale recreational spaces available for the public. Recreation is currently being completed on both municipal-owned and privately held grounds. Parks and other recreational spaces are in acceptable condition, yet there appears to be significantly more demand for this space than space is available to utilize. Recreational spaces are inadequate for sports leagues to have practices or games, specifically baseball, softball and soccer.

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is between 15 and 17 acres, or 1.5 to 1.7 acres for every 100 people. Grantsville will use 4 acres per 1,000 people as the standard for future park planning due to the large lot sizes that are prevalent within the community. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc.).

21.1.15 Open Space Requirements

- (1) Each subdivision or site plan shall provide a minimum of 10% of its total parcel acreage as open space. The open space shall be designated on the preliminary plan or site plan and recorded on the final plat. The minimum restricted open space shall comprise at least 10% of the total parcel acreage. The open space shall be held and maintained in a private protective trust. In limited cases such as the provision of a minimum of five-acre public park the City Council at its discretion may, by finding of a beneficial public purpose, choose to accept the dedication of such parcels and improvements.
- (2) Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 10% minimum area requirement except that historic structures and existing trails with public access may be counted. Areas greater than 10% of the total open space area that is covered with any impervious surface shall be excluded from the open space calculation.
- (3) At least 75% of the open space shall be in a contiguous or interconnecting tract. The open space shall be designed in such a way that it adjoins any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space. If there is no defined or identified open space on adjoining land, then the open space shall provide areas for the eventual connection with future development as practicable.
- (4) The open space shall be directly accessible to the largest practicable number of lots within the subdivision. The type of open space shall be taken into consideration when making the determination of direct accessibility. Open space parcels that are preserved as active agriculture or pasture land may have limited direct accessibility as the use requires restricted access, but it is expected that such uses shall be located along the sides of public streets or trails so that the open space will provide for the benefit and enjoyment of residents as it reserves the open rural atmosphere desired by the residents. Historic features or other unique natural features due to the nature of their location, characteristics and configuration may also limit direct accessibility but shall be showcased in such a way that it may provide for the benefit and enjoyment of residents as it preserves the open rural atmosphere desired by the residents. Non-adjointing lots shall be provided with safe, convenient access to the open space. Trails are encouraged in the subdivision to access both natural open space areas within the subdivision and those that may be located nearby. Just as with streets, trail connections for connectivity and access with future subdivisions and the City-wide trails system shall be considered.
- (5) In lieu of, or in a proportional combination with, the provision of 10% of the total parcel acreage as open space, the developer may, through agreement with the Planning Commission and City Council apply 10% of the predeveloped value of the total parcel acreage, as determined through an owner provided appraisal by a certified real estate appraiser, to purchase another parcel that would be designated as park or open space, construct amenities in existing public parks and open space located within ½ mile of the proposed development, and extend off site trails from the proposed development with sidewalk and trail connections between both parcels to benefit the residents of the development.
- (6) Land dedicated for use as a public park shall be no smaller than five acres and shall not be located any closer than three quarters of a mile from another public park. The City Council may make exceptions to the minimum distance if walkability and other accessibility issues limit the residents of the proposed subdivision from safely or conveniently accessing the nearest public park. Requiring improvements that remove the accessibility barriers may be considered proportionally not exceeding the appraised value of the predeveloped value of the total parcel acreage as detailed in 21.1.15.6

HISTORY

Amended by Ord. 2019-18 on 8/7/2019

AGENDA ITEM #8