



Washington City Land Use Authority
Regular Meeting Agenda
December 18, 2024

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, December 18, 2024** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Land Use Authority Minutes from December 4, 2024.

3. ANNUAL BUSINESS

- a. Consideration to approve the 2025 Land Use Authority Meeting Schedule.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

5. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve a Preliminary Plat for George Towns Townhomes located at approximately 1190 E. Bulloch Street
Applicant: Gilson Engineering

6. ADJOURNMENT

POSTED this 12th Day of December, 2024
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

2025 Land Use Authority Meeting Dates

Washington City, Utah

**Electronic submittals must be completed prior to submission.
Meeting the cut-off date does not guarantee a Land Use Authority meeting.**

Planning Commission Cut Off Date (By 3pm)	Planning Commission Meeting Date	
	January 1, 2025	No Meeting - New Year's Day
December 16, 2024	January 15, 2025	
January 6, 2025	February 5, 2025	
January 21, 2025	February 19, 2025	
February 3, 2025	March 5, 2025	
February 18, 2025	March 19, 2025	
March 3, 2025	April 2, 2025	
March 17, 2025	April 16, 2025	
April 7, 2025	May 7, 2025	
April 21, 2025	May 21, 2025	
May 5, 2025	June 4, 2025	
May 19, 2025	June 18, 2025	
June 2, 2025	July 2, 2025	
June 16, 2025	July 16, 2025	
July 7, 2025	August 6, 2025	
July 21, 2025	August 20, 2025	
August 4, 2025	September 3, 2025	
August 18, 2025	September 17, 2025	
September 2, 2025	October 1, 2025	
September 15, 2025	October 15, 2025	
October 6, 2025	November 5, 2025	
October 20, 2025	November 19, 2025	
November 3, 2025	December 3, 2025	
November 17, 2025	December 17, 2025	
December 1, 2025	January 7, 2026	
December 15, 2025	January 21, 2026	
January 5, 2026	February 4, 2026	
January 20, 2026	February 18, 2026	

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	December 18, 2024
ACTION REQUESTED:	Preliminary Plat approval for the George Towns Subdivision, located at approximately 1190 East Bulloch Street
APPLICANT:	Boyd Bradshaw
OWNER:	DS Investments
ENGINEER:	Brandon Preece, Gilson Engineering
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the George Towns subdivision, located at approximately 1190 East Bulloch Street. This property is zoned R-3. The surrounding zoning to the north and west is R-3, PUD to the south and PCD to the east. This project received Conditional Use Permit approval from the Planning Commission (C-23-05) last year.

This subdivision is proposing 17 townhome units on an area covering 1.78 acres. Amenities for the project include an outdoor pool/cabana area along with a separate sports court. Each unit will have a 2-car garage providing 34 garage parking stalls and there are 11 designated visitor parking stalls bringing the total parking stall count to 45. Required parking for the project is 41. Parking is adequate for the subdivision.

The proposed subdivision conforms to the approved R-3 zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Land Use Authority approve the Preliminary plat for the George

Towns subdivision, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. The preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note

shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. The amenity area and the 15 foot landscape strip adjacent to Bulloch Street shall be installed at the completion of 1/3rd of the units (6th townhome) or completion of one set of attached units whichever may come first.



PROJECT FLOW CARD

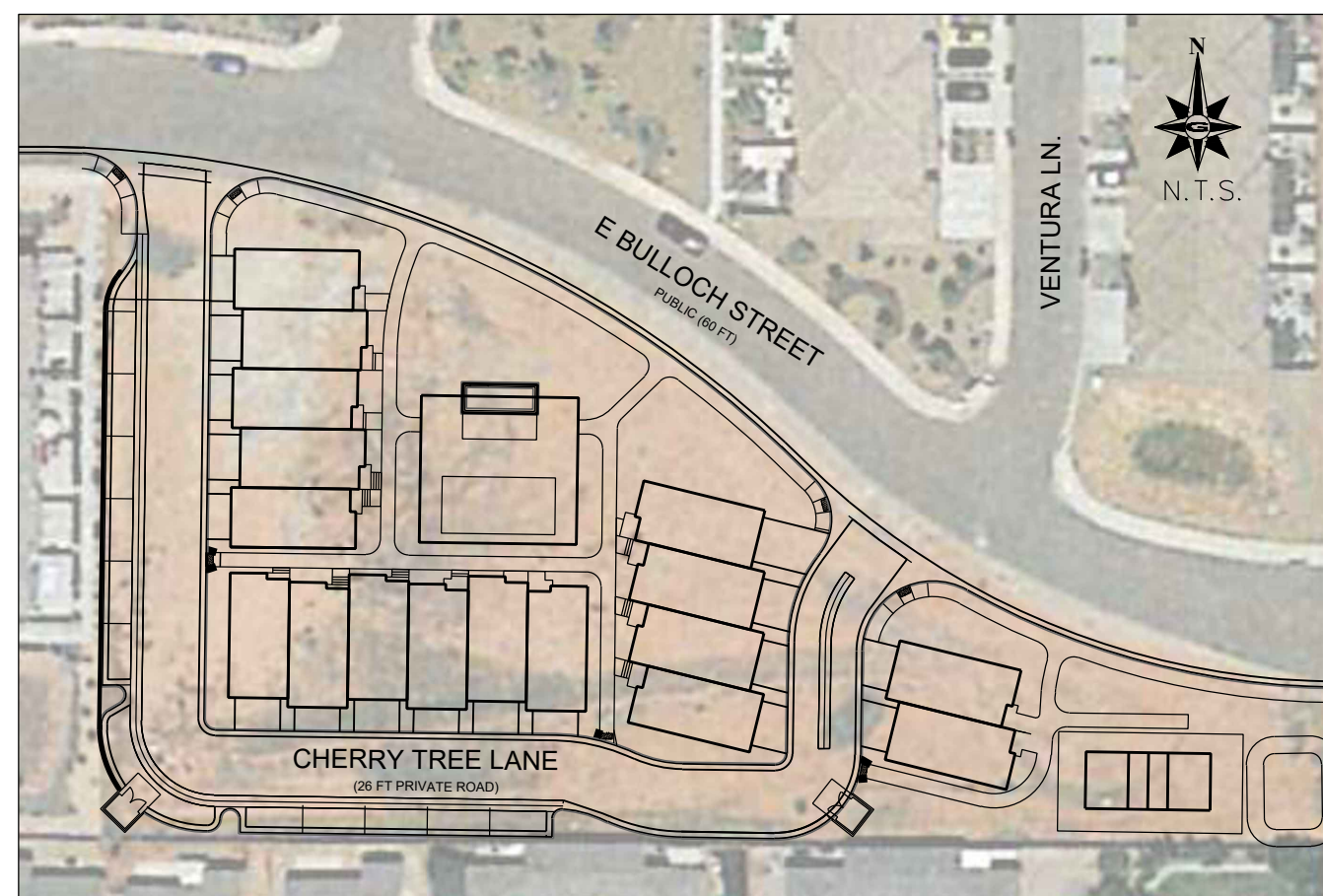
**PP-24-0013 George Towns Townhomes -
Preliminary Plat**

Planning	Reviewed. Ok to move forward	
Hillside	NA	
Public Works	Reviewed - Corrections completed for basic layout. Finalization of utilities and roads will occur with submission of construction drawings.	
Engineer	Reviewed and appears to be good.	
Fire Dept.	Reviewed, no concern	
Parks/Trails	Reviewed, no concerns	
Building Dept.	Reviewed, no concern DE	
Washington Power	Approved as long as the conduit crossings are figured into the design. Easements will need to be granted across the property where the utilities are installed.	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	

Additional Comments:

GEORGE TOWNS

PRELIMINARY PLAT



PROJECT MAP

CLIENT
DENNIS GILE
8585 SANDY PKWY
SANDY, UTAH 84070
CONTACT: DENNIS GILE
PHONE: 801-733-4000
EMAIL: dennis@elitecustomexteriors.com

ENGINEER
GILSON ENGINEERING
12401 SOUTH 450 EAST, UNIT C-2
DRAPER, UTAH 84020
CONTACT: BRADLEY S. GILSON, P.E., S.E.
PHONE: 801-571-9414
EMAIL: Brad@gilsonengineering.com

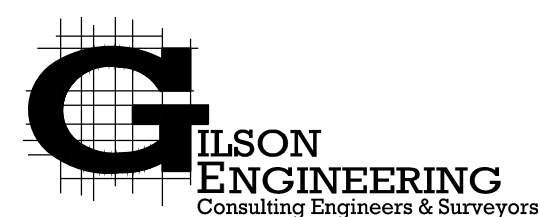
PROJECT # GIL.012.23
DECEMBER 2024

SHEET INDEX	
	COVER SHEET
G.101	GENERAL NOTES
P.101	PRELIMINARY PLAT
C.102	OVERALL SITE PLAN
C.201	OVERALL UTILITY PLAN
C.205	FIRE PROTECTION PLAN
C.507	DETAILS
ER.101	EROSION CONTROL



VICINITY MAP

LOCATED AT EAST BULLOCH STREET
IN THE CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



205 WEST 700 SOUTH, SUITE 1
SALT LAKE CITY, UTAH 84102

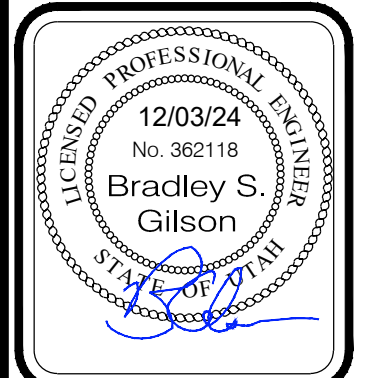
PRELIMINARY PLAT COVER SHEET

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

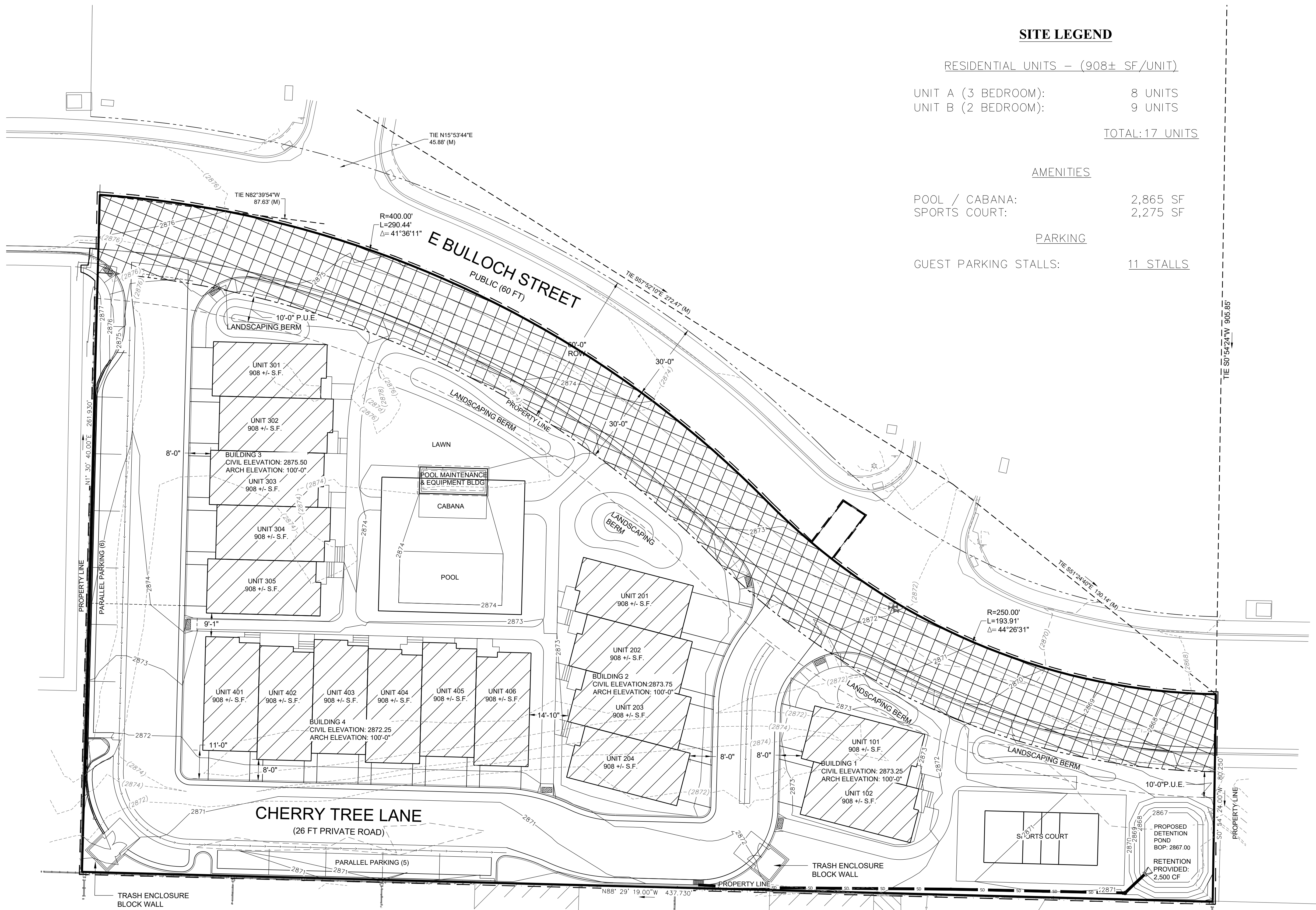
REVISION:

PROJ. # **GIL.012**

COVER



DATE: DECEMBER 2024		REV: _____		BY: _____		COMMENTS: _____	
DRAWING NAME: PP COVER SHEET				DESIGNED/DRAWN BY: AG			
CHECKED: _____				APPROVED: _____			



SITE LEGEND

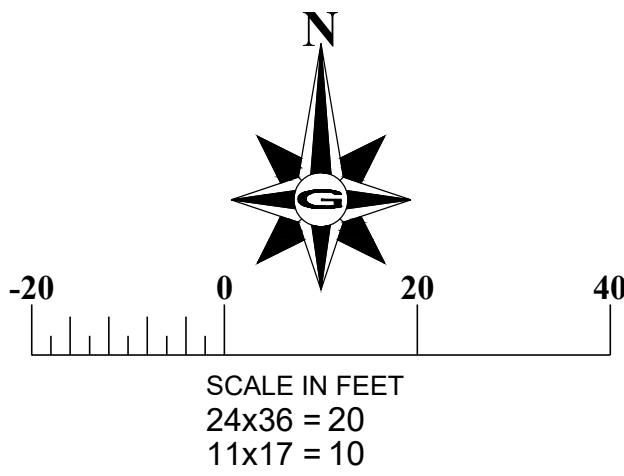
RESIDENTIAL UNITS - (908± SF/UNIT)		
UNIT A (3 BEDROOM):	8 UNITS	
UNIT B (2 BEDROOM):	9 UNITS	
		TOTAL: 17 UNITS

AMENITIES

POOL / CABANA:	2,865 SF
SPORTS COURT:	2,275 SF

PARKING

GUEST PARKING STALLS:	11 STALLS
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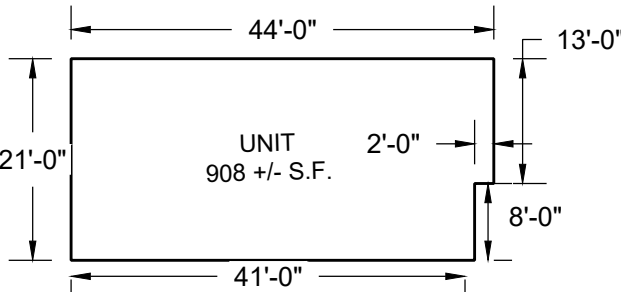
HATCH LEGEND

	PRIVATE OWNERSHIP
	ROAD DEDICATION
	COMMON AREA INCLUDES PRIVATE ST

PRELIMINARY PLAT NOTES

1. AMENITIES FOR THE PROJECT ALONG WITH THE 15 FOOT LONG LANDSCAPING & IRRIGATION INFRASTRUCTURE ADJACENT TO BULLOCH STREET SHALL BE INSTALLED AT THE COMPLETION OF ONE-THIRD OF THE UNITS (6TH TOWNHOME) OR COMPLETION OF ONE SET OF ATTACHED UNITS WHICHEVER MAY COME FIRST.

BUILDING DIMENSIONS



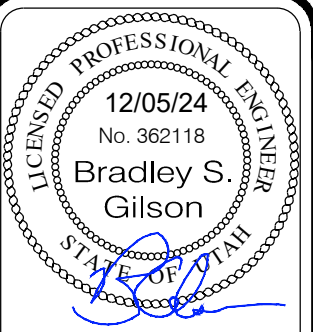
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CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW.
1-800-662-4111
208-2100
200 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

PRELIMINARY PLAT
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

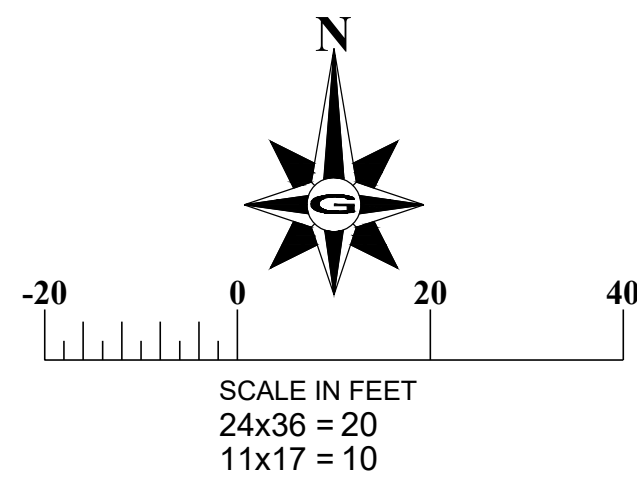
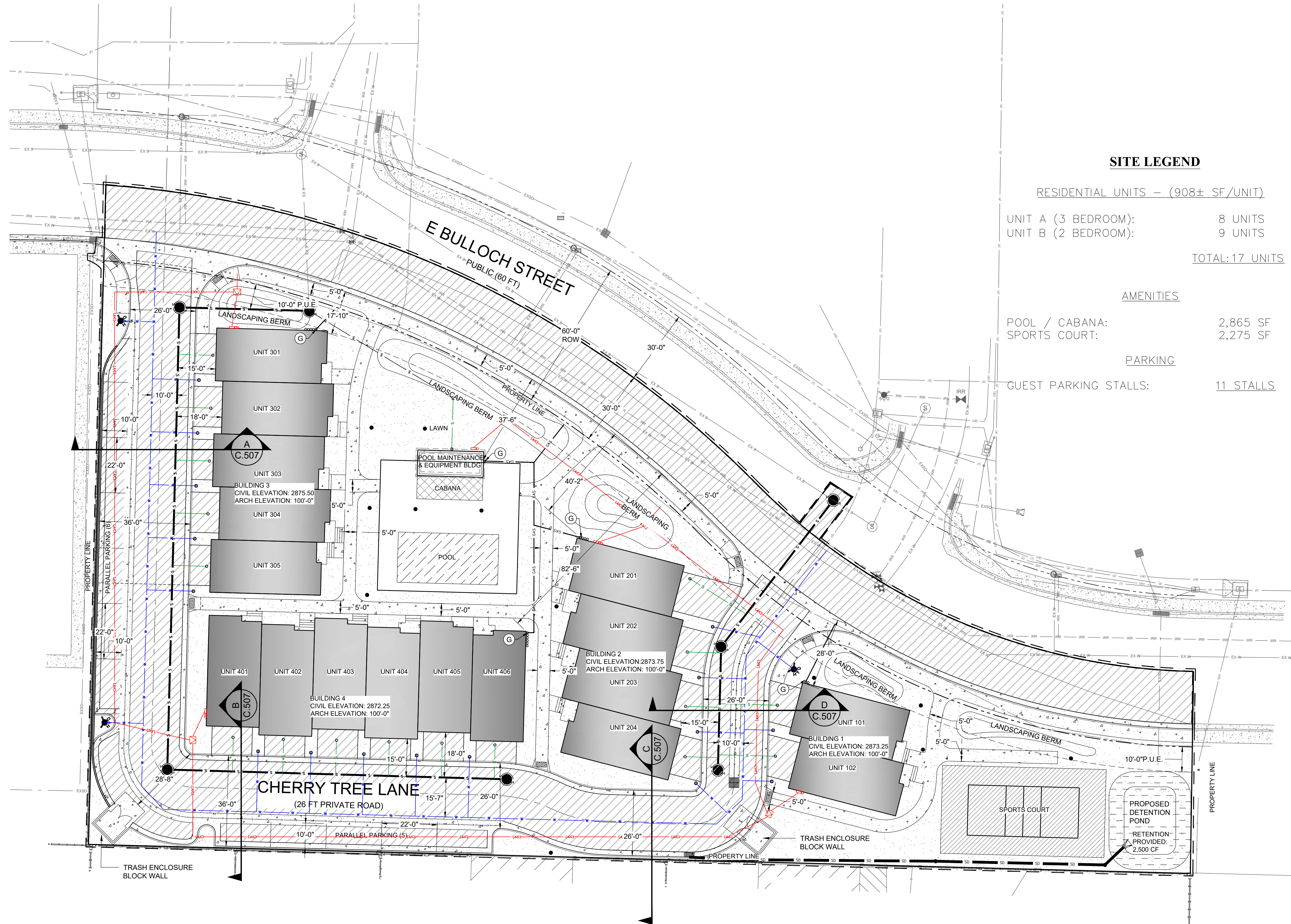
REVISION: -
PROJ. # GIL.012
P.101



REV	DATE	BY	COMMENTS
0			

DESIGNED/DRAWN BY: JAG
CHECKED: APPROVED: 0
1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C UNIT 2, DRAPER, UT 84020
PHONE: (801) 871-9414 FAX: (801) 871-9449



SITE LEGEND

RESIDENTIAL UNITS - (908± SF/UNIT)

UNIT A (3 BEDROOM): 8 UNITS
UNIT B (2 BEDROOM): 9 UNITS

TOTAL: 17 UNITS

AMENITIES

POOL / CABANA: 2,865 SF
SPORTS COURT: 2,275 SF

PARKING

GUEST PARKING STALLS: 11 STALLS

HATCH LEGEND

- LIMITS OF DISTURBANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED XERISCAPE
- PROPOSED POOL
- PROPOSED CABANA
- PROPOSED RETENTION POND
- PROPOSED LANDSCAPE BY OTHERS

*NOTE PROPOSED LANDSCAPING SHALL MEET SIGHT DISTANCE REQUIREMENTS AND NOT INTERFERE WITH PROPOSED OR EXISTING UTILITIES

G GAS G GAS

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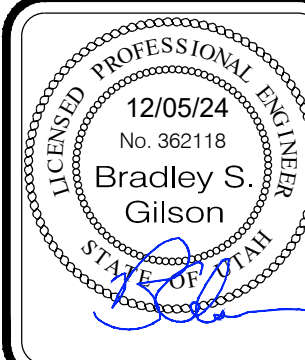
OVERALL SITE PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -

PROJ. # GIL.012

C.102



REV	DATE	BY	COMMENTS
1	12/05/24	JAG	1" SCALE MEASURES 1" ON FULL SIZE SHEET ADJUST FOR HALF SIZE SHEET

DATE: DECEMBER 2024

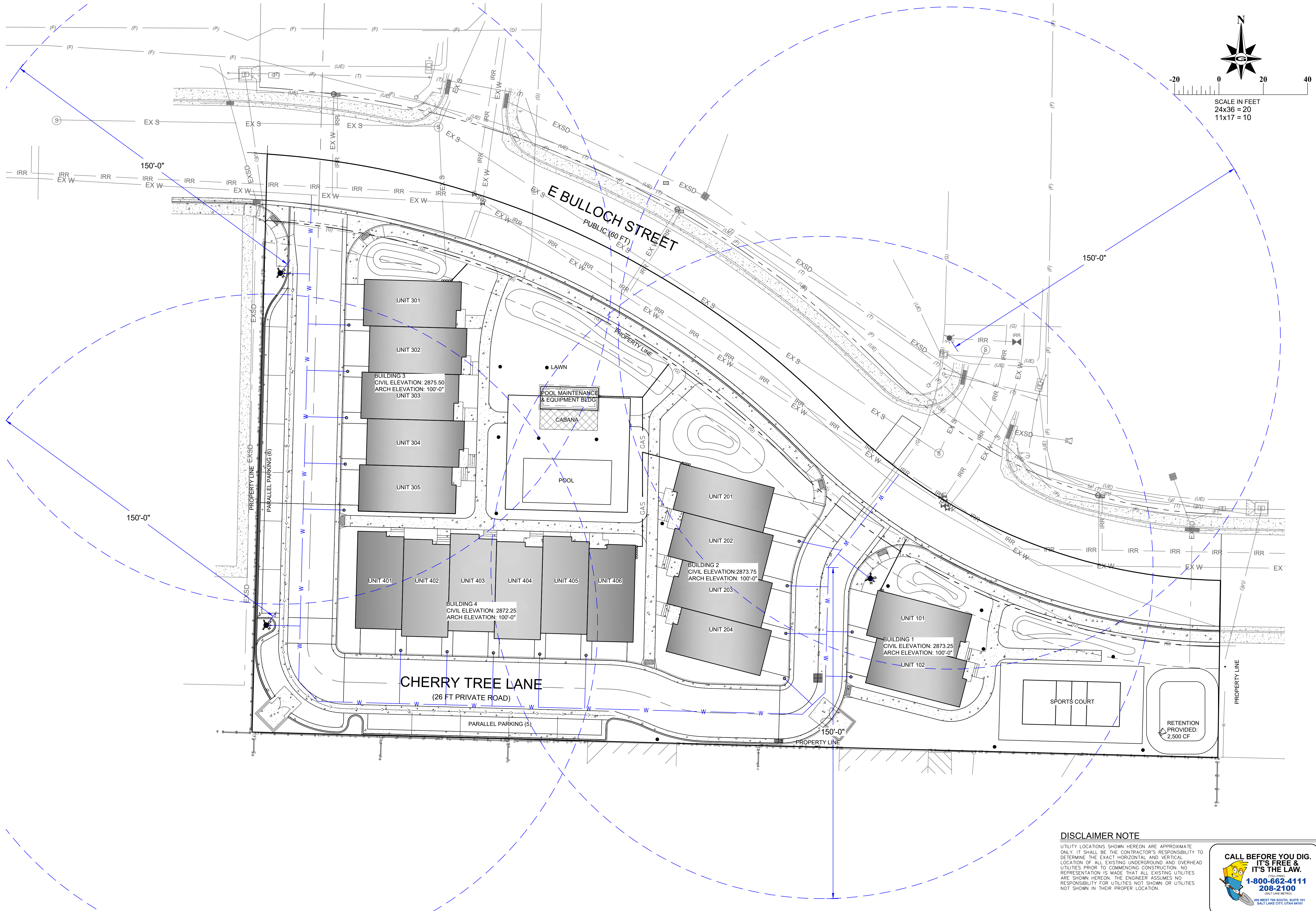
DRAWING NAME: SITE PLAN

DESIGNED/DRAWN BY: JAG

CHECKED: APPROVED:

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

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Consulting Engineers & Surveyors
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FIRE PROTECTION PLAN
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

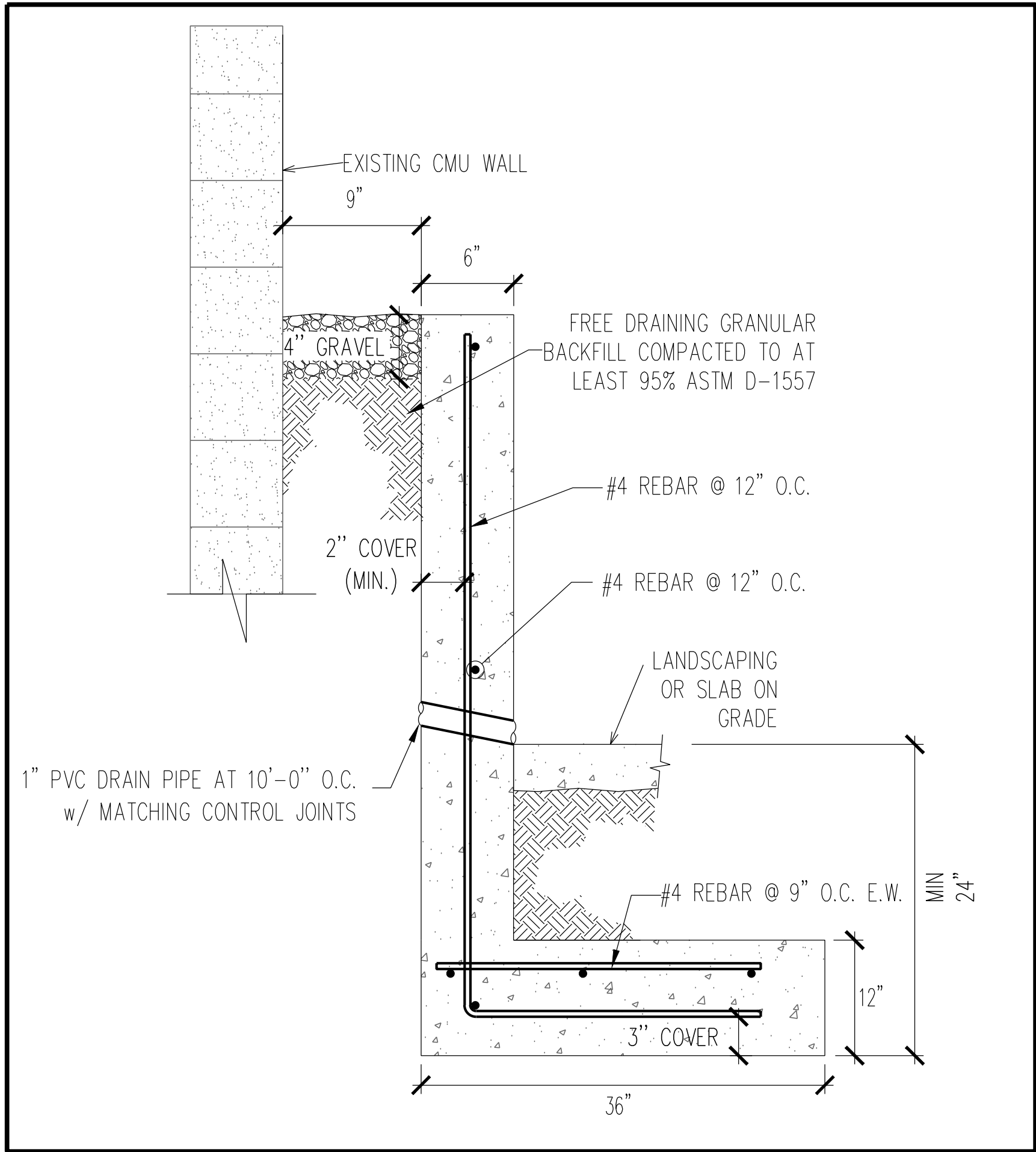
REVISION: -
PROJ: **GIL.012**
C.205

REV	DATE	BY	COMMENTS

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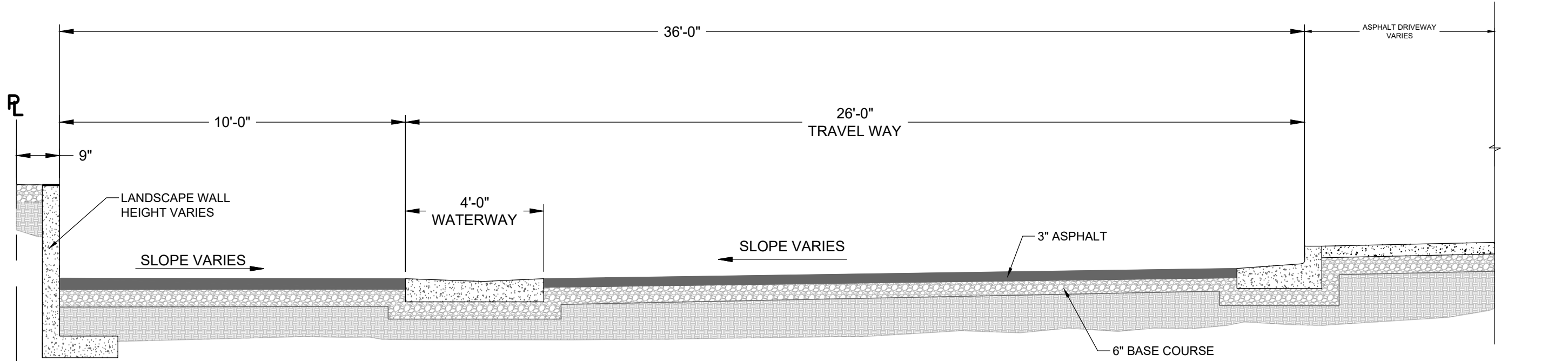
PROFESSIONAL ENGINEER
12/05/24
No. 362118
Bradley S. Gilson
S.E. 0079144

ILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 971-9414 FAX: (801) 971-9449



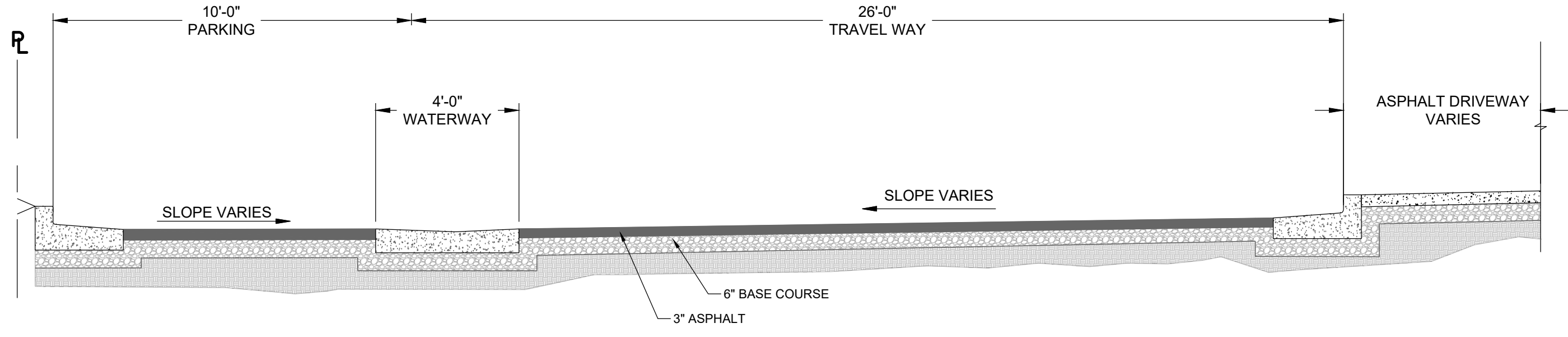
LANDSCAPE WALL
L-SHAPE
SCALE: NTS

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C.104



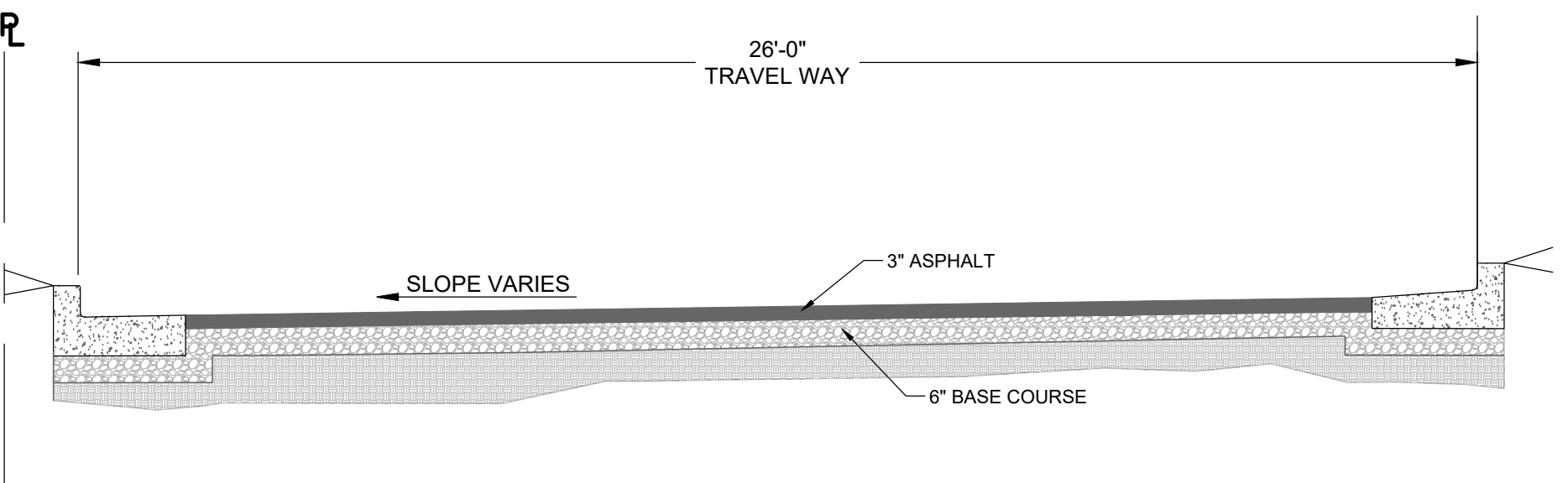
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SECTION "A"
SCALE: NTS

A
C.102



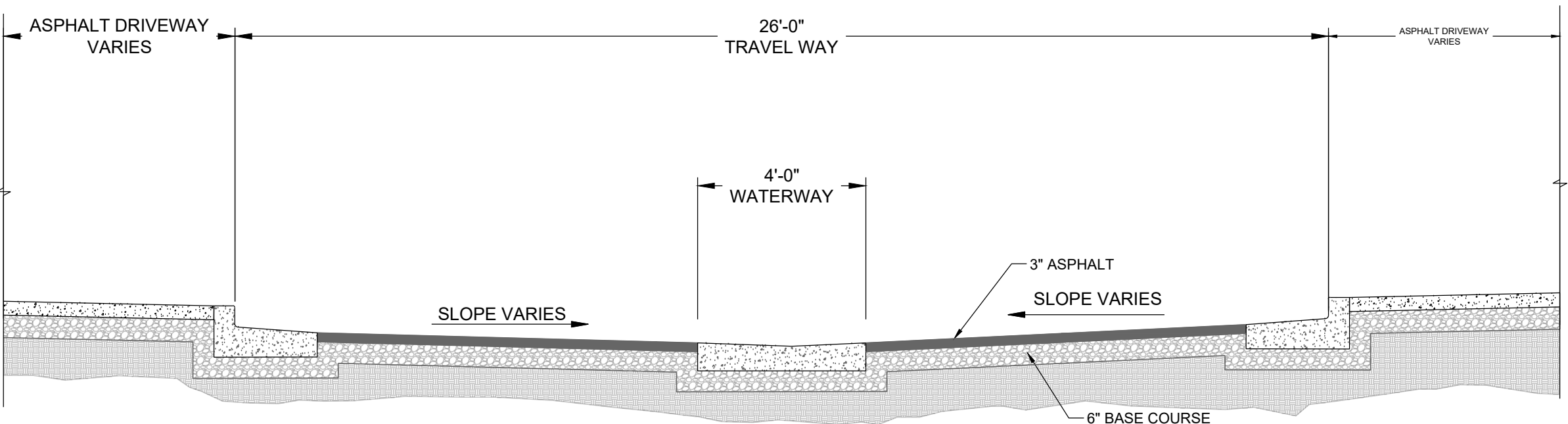
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SECTION "B"
SCALE: NTS

B
C.102



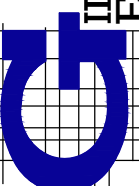
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SECTION "C"
SCALE: NTS

C
C.102

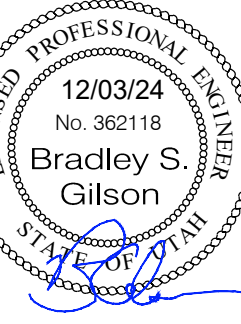


TYPICAL CROSS SECTION
SECTION "D"
SCALE: NTS

D
C.102



GILSON
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PHONE: (801) 971-9414 FAX: (801) 971-9449



BRADLEY S. GILSON
PROFESSIONAL ENGINEER
No. 362118
EXPIRES 12/03/24
STATE OF UTAH

REV	DATE	BY	COMMENTS

DATE: DECEMBER 2024

DRAWING NAME: DETAILS

DESIGNED/DRAWN BY: JAG

CHECKED: APPROVED:

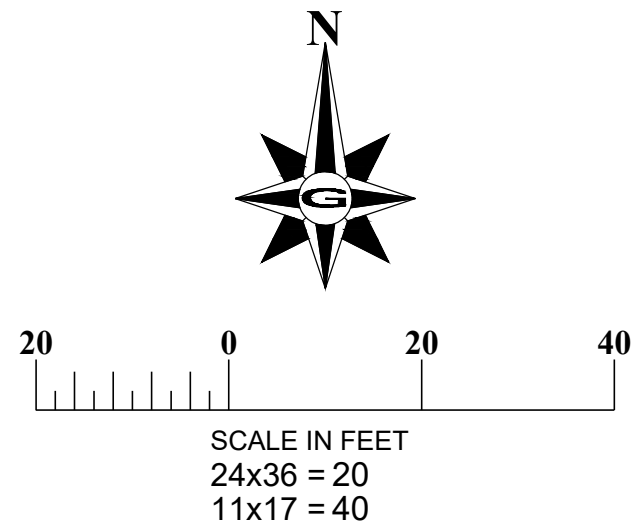
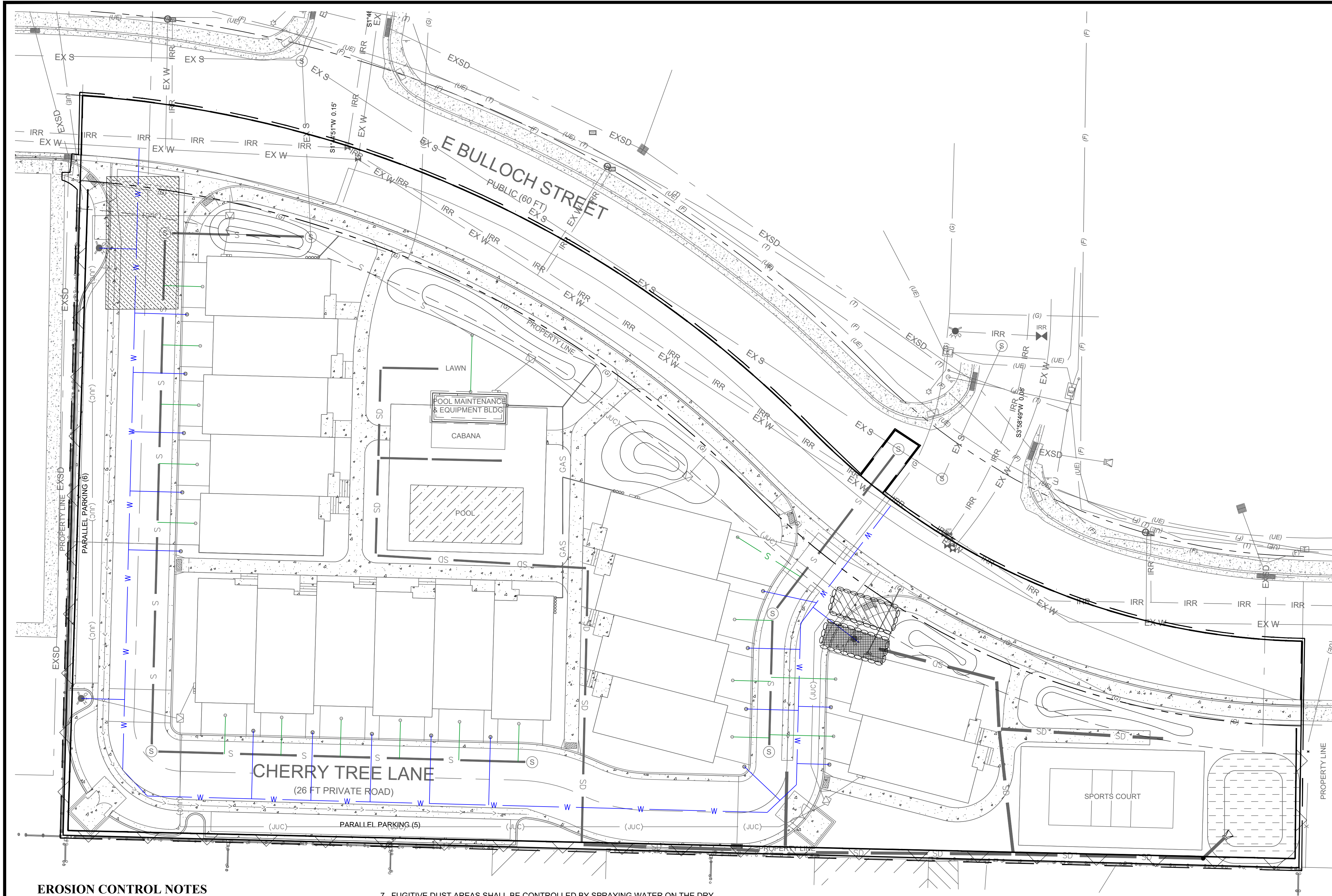
1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

DETAILS
GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISION: -

PROJ. # **GIL.012**

C.507



LAND DISTURBANCE NOTES

1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY LAND DISTURBANCE ORDINANCE, THE CITY'S STANDARD SPECIFICATIONS, THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGETATION REQUIREMENTS, AND THE DUST CONTROL PLANS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.
2. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED.
3. SEDIMENTATION BMPs AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
4. DUST CONTROL BMPs ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS. THE DUST CONTROL AS REQUIRED BY THE STATE OF UTAH AIR QUALITY PLAN IS SHALL BE SUBMITTED BY THE CONTRACTOR. THE DEVELOPER IS RESPONSIBLE FOR CONTROLLING THE DUST PRODUCED AT THIS PROJECT AND SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP THE DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FOR THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND DIVISION OF AIR QUALITY.
5. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPs WITHIN 21 DAYS OF DISTURBANCE.
6. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THIS GRADING PLAN, STOP WORK AND CONTACT THE CITY, ENGINEERING DEPARTMENT. WORK IS TO REMAIN STOPPED UNTIL THE CITY'S ENGINEERING DEPARTMENT PROVIDES A WRITTEN NOTICE TO RESUME WORK.
7. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.
8. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREA(S). FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OFFENDER COULD BE GUILTY OF A CLASS C MISDEMEANOR.
9. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.
10. IF DISTURBANCE OCCURS OUTSIDE THE L.O.D. WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE TOWN.
11. THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT.
12. SILT FENCES TO BE INSTALLED AT ALL DOWN GRADE SLOPES AND SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.
13. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN AND THE STATE OF UTAH DISCHARGE PERMIT SYSTEM. GENERAL PERMIT FOR "STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENT.
6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
7. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE. CONTRACTOR WILL SUPPLY THE CITY WITH A DUST CONTROL PLAN AT THE TIME OF THE PRE-CONSTRUCTION MEETING.
8. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.
11. ALL INLETS WILL HAVE TEMPORARY INLET CONTROL.
12. TEMPORARY SANITATION FACILITIES REQUIRED.
13. CONTRACTOR TO COORDINATE WITH CITY INSPECTOR ON ALL REQUESTS TO MODIFY OR MAKE CHANGES TO SWPPP/EROSION CONTROL PLAN.

LEGEND

- BMP SILT FENCE
- BMP INSPECTION AND MAINTENANCE, BMP STABILIZED CONSTRUCTION ENTRANCE AND WASH AREA
- TOPSOIL STOCKPILE AREA (OR AS DIRECTED BY OWNER) BMP EARTH BERM BARRIER
- BMP MATERIALS STORAGE, BMP VEHICLE AND EQUIPMENT FUELING, BMP CONCRETE WASTE MANAGEMENT, BMP PORTABLE TOILETS, BMP EARTH BERM BARRIER
- BMP DUST CONTROLS, BMP GRADING PRACTICES, BMP CONTAMINATED OR ERODIBLE SURFACE AREAS, REPOSITORY STOCKPILE AREA (OR AS DIRECTED BY OWNER), BMP EARTH BERM BARRIER
- BMP INLET PROTECTION

CONTRACTOR AND

APPROVED THE STORMWATER PROTECTION PLAN ITEMS CONTAINED HEREIN AND WILL COMPLY WITH IT'S PROVISIONS.

CONTRACTOR'S REPRESENTATIVE

NOTE: SIGNED COPIES OF THIS PLAN AND STATE NOI SHALL BE KEPT ON SITE AT ALL TIMES.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



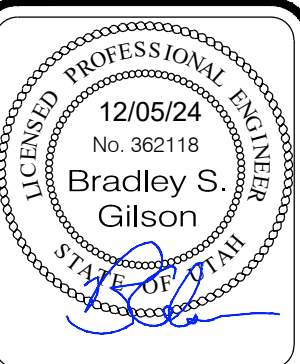
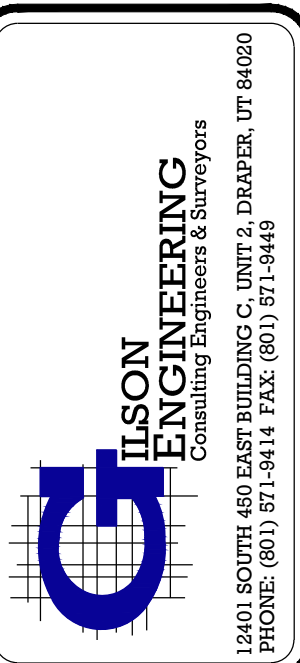
EROSION CONTROL PLAN

GEORGE TOWNS
EAST BULLOCH STREET
WASHINGTON, UTAH

REVISIONS:

PROJ. #GIL.012

ER.101



REV	DATE	BY	COMMENTS
1	DECEMBER 2024	EROSION CONTROL	DESIGNED/DRAWN BY: JAG
2		CHECKED: APPROVED:	

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET