



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, FEBRUARY 26, 2015**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, FEBRUARY 26, 2015** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST**, RIVERTON UTAH. ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES AND/OR THE NEED FOR TRANSLATION SERVICES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



1. PUBLIC HEARING

A. PRELIMINARY PLAT SUBDIVISION, AUTUMNWOOD ESTATES SUBDIVISION, 12175 SOUTH 3600 WEST, R-3 SD ZONE, 36 RESIDENTIAL LOTS, IVORY DEVELOPMENT, APPLICANT.

2. ADJOURNMENT

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: February 23, 2015

SUBJECT: PRELIMINARY PLAT SUBDIVISION, AUTUMNWOOD ESTATES SUBDIVISION, 12175 SOUTH 3600 WEST, R-3 SD ZONE, 36 RESIDENTIAL LOTS, IVORY DEVELOPMENT, APPLICANT

PL NO.: 14-1005 – Autumnwood Estates Subdivision

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #14-1005, Autumnwood Estates Subdivision, located at 12175 South 3600 West South with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. The north east corner of the detention pond where adjacent to the canal shall have 6 foot solid masonry fencing.
5. Solid masonry fencing or other approved fencing able to withstand impacts from large animals at a minimum of six (6) feet in height shall be installed along the north and south property lines where adjacent zoning is RR-22 and R-1.

BACKGROUND:

Ivory Development has submitted an application requesting the approval of a subdivision of property located at 12175 South 3600 West. The property is currently zoned R-3 SD (Residential 14,000 square foot lots Specific Development) and is currently vacant agriculture land. Property to the north is zoned RR-22 (Rural Residential ½ acre lots). To the south and south west property is zoned R-1 (Residential 1 acre lots and RR-22, respectively). To the east on the adjacent side of the canal property is zoned RR-22. On the west property is zoned R-2 (Residential 19,000 square foot lots) and R-3. All of the land uses surrounding the property are single-family residential.

The applicant is proposing to subdivide 19.34 acres into 36 single family residential lots of varying sizes. The varying lots sizes comes from requirements of the SD designation attached to the R-3 zoning. On June 3, 2014 the Riverton City council approved a zoning change on this property to R-3 SD, the SD attaching certain zoning requirements that must be upheld during the subdivision process. Those requirements were:

1. A minimum of ½ of the lots developed within this property shall be a minimum of .5 acres in size.
2. All lots adjacent to the south property line shall be a minimum of ½ acre in size.
3. Two access points shall be allowed to the property, one on the north and one on 3600 West.

The proposed preliminary plat does comply with the requirements as found in the SD designation as well

as the standard zoning requirement as found in the R-3 zone regarding lot sizes, lot widths and lot frontages. Twenty lots within the subdivision are ½ acre or larger with the remaining 19 lots being larger than 14,000 square feet. All ½ acre lots are on the south side of the property adjacent to the 1 acre lots as required by the SD designation.

Access into the subdivision will be gained from two points. There will be an access onto 3600 West and will be aligned with an existing access into McMillan Farms Subdivision on the west side of 3600 West. The other access will connect to Janice Drive on the north side of the property. There not be a connection to Janice Drive on the south side of the property.

There is a storm water management pond located at the north east corner of the subdivision. This pond will be installed by the developer. Installation will include landscaping and an irrigation system. After the pond has been completed and once the warranty period has expired Riverton City will take over ownership and maintenance of the pond.

Fencing requirements are substantial with this subdivision. Along 3600 West 6 foot solid masonry collector street fencing is required. Along the canal 6 foot solid vinyl fencing is required, however, condition #4 requires solid masonry be installed on the detention pond where adjacent to the canal as this property will eventually be under Riverton City responsibility. Riverton City has recently installed masonry walls on all of its properties adjacent to the canal for safety purposes. Fencing along the north and south shall be 6 foot solid fencing able to withstand impacts from large animals. The type and style of fencing shall be determined by the Riverton City Council upon recommendation from the Planning Commission.

Riverton City Planning, Engineering and Water divisions have reviewed the application and have recommended approval. The Unified Fire Authority has also reviewed this application and has recommended approval.

ATTACHMENTS:

The following items are attached:

1. Copies of the vicinity, zoning, and aerial maps identifying the property.
2. A copy of the proposed subdivision plat.



PL No. 14-1005
Date _____

Application Subdivision

Preliminary Plat Single Phase Final Plat

A. Applicant's Name Ivory Development
Home Address 978 Woodoak Lane
City Salt Lake City State UT Zip 84117
Telephone # 801-747-7021 Mobile # 801-870-2543
E-mail Address Kyleh@Ivorydevelopment.com Fax # 801-747-7321

B. Primary Contact Person Kyle Honeycutt
Address 978 Wood oak lane
City Salt Lake City State UT Zip 84117
Telephone # 801-747-7021 Mobile # 801-~~870-2543~~ 870-2543
E-mail Address Kyleh@Ivorydevelopment.com Fax # 801-747-7321

C. Project Information
1. Subdivision Name Petersen Farms
2. Subdivision Address 12175 South 3600 West
3. Sidwell/Tax ID# 2729253004 Total Acreage of the Site _____
4. Current Zoning of the Proposed Site zoned for 36 lots
Zoning of Adjacent Parcels North 1/2 South 1 acre East 1/3 West 1/4
5. Total acreage of the property 19.34 Number of lots 36
Gross Density 1.83 Net Density 1.83
6. Type of requested development _____
Regular Subdivision SD Zone _____ P.U.D. Overlay _____

By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc. associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development, must comply with the requirements of the Engineering Plan Review Checklist, Riverton City Standards and Specifications, and all applicable Riverton City ordinances and standards.

Kyle Honeycutt
Applicant's Signature

6-26-14
Date

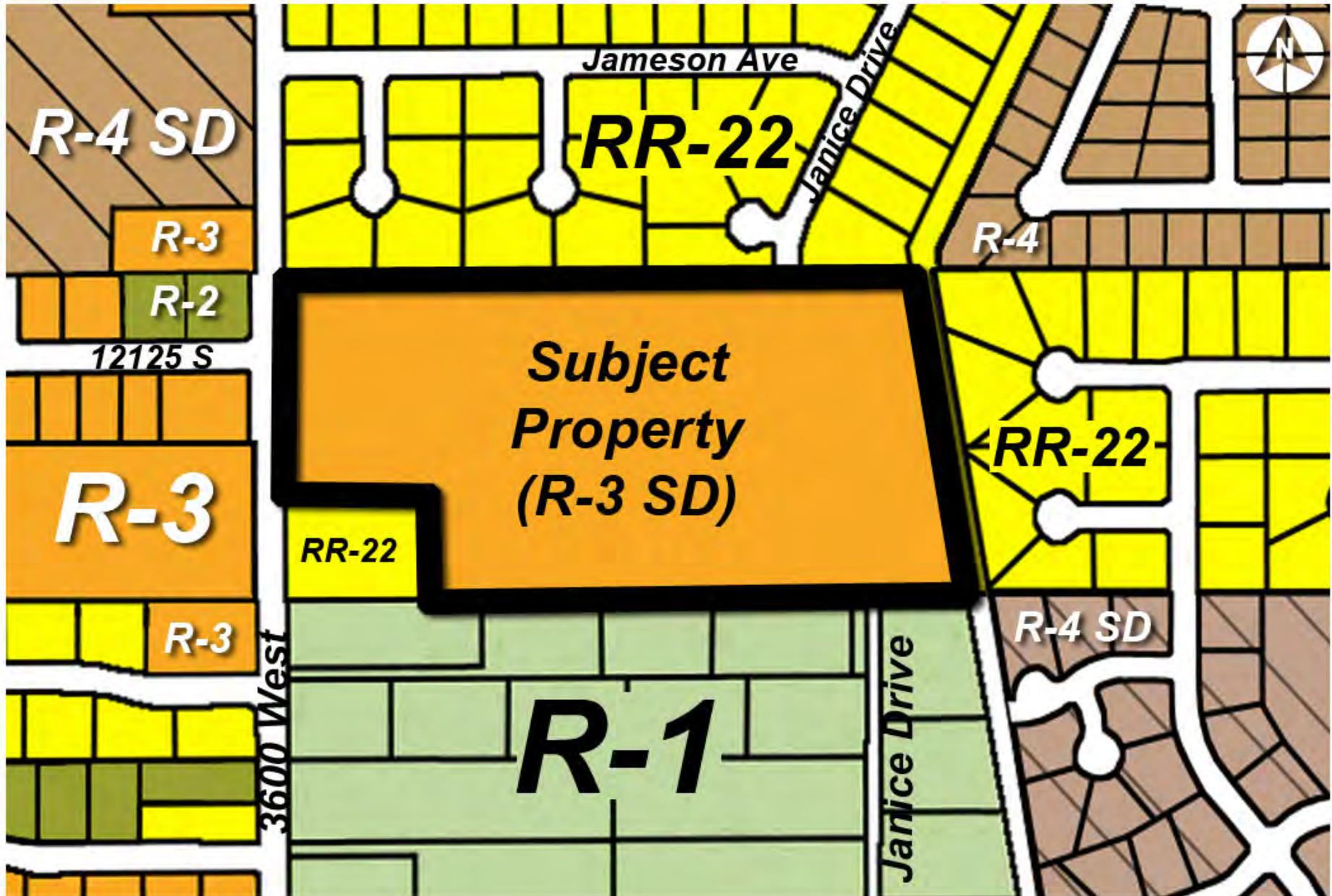
You will receive a letter following the Planning Commission and City Council meeting providing status of your application

AUTUMNWOOD ESTATES SUBDIVISION



AERIAL VIEW

AUTUMNWOOD ESTATES SUBDIVISION



ZONING MAP



IVORY - 3600 WEST

PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 32, T3S, R1W, SLB&M.
RIVERTON CITY, UTAH
SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

IVORY - 3600 WEST

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

BOUNDARY DESCRIPTION

A portion of the NE 1/4 of Section 29, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at the intersection of the northerly line of that Real Property described in Deed Book 9183 Page 1085 of the Official Records of Salt Lake County, and the easterly line of 3600 West Street located N0°06'35"W along the 1/2 Section line 212.00 feet and S89°53'25"E 33.00 feet from the Center 1/4 Corner of Section 29, T3S, R1W, SLB & M; thence N0°06'35"W parallel with, and 33.00 feet easterly of the 1/2 Section line 430.77 feet to the south line of Plat 12, VICTORIAN STATION Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence East along said Plat and also Plat 13, VICTORIAN STATION Subdivision 1,398.10 feet to the westerly line of the Utah Lake Distribution Canal, defined as 49.5' westerly of the west line of Plat 11, VICTORIAN STATION Subdivision; thence S10°47'42"E along said canal 136.82 feet; thence S9°56'52"E along said canal 517.43 feet to the south line of the NE 1/4 of Section 29; thence N89°57'17"W along the 1/2 Section line 1,191.88 feet to the southeast corner of said Deed Book 9183 Page 1085; thence N0°06'35"W along said deed 212.96 (record: 212.00 feet) to the northeast corner of said deed; thence S89°53'25"W along said deed 320.00 feet to the point of beginning. Contains: 19.94 +/- acres.



OWNERS DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

IVORY - 3600 WEST

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

EASEMENT APPROVAL

CENTURY LINK	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
COMCAST	DATE

RIVERTON CITY WATER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE RIVERTON CITY WATER DEPT.

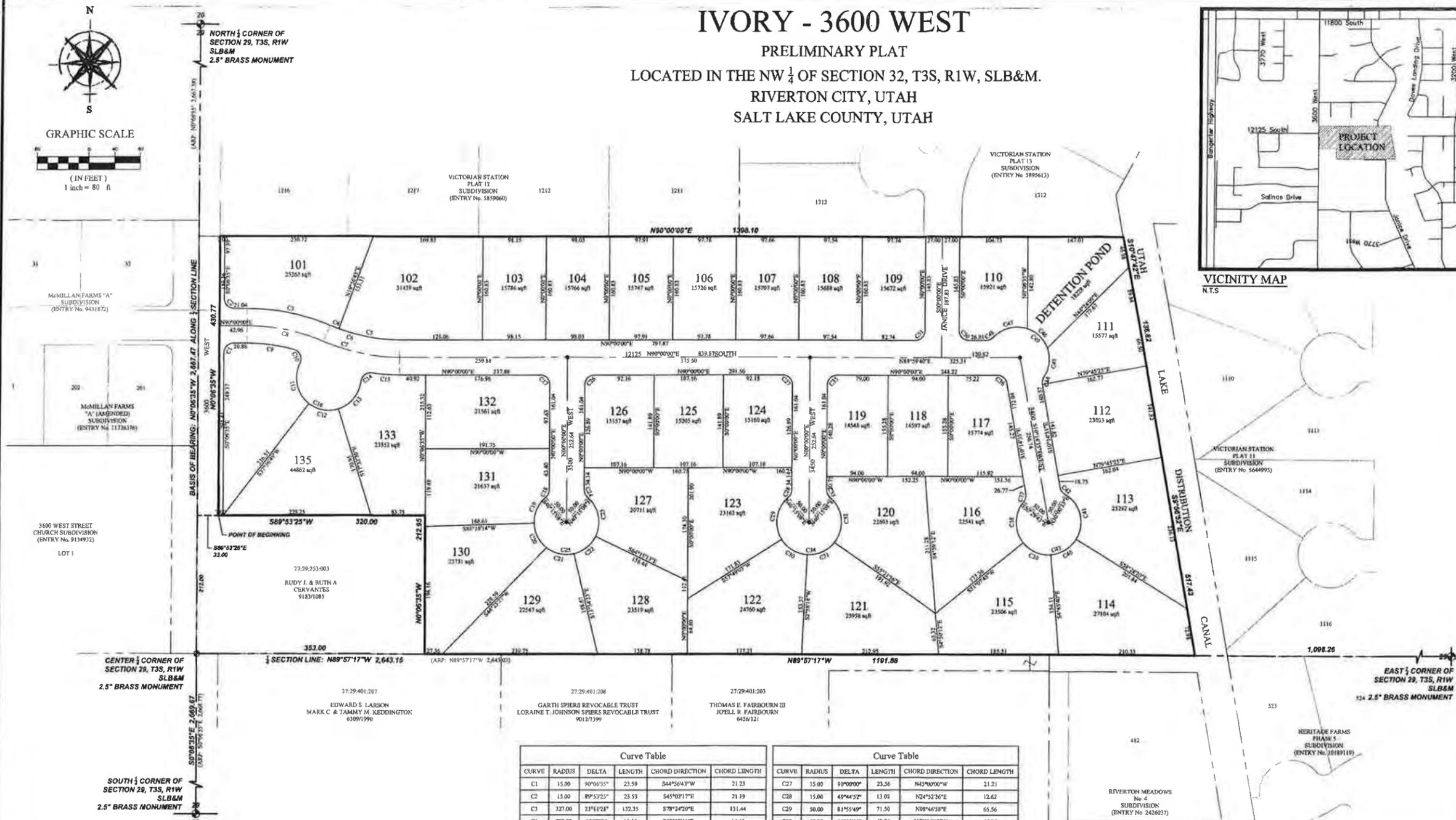
STREET LIGHTING DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____

CHAIRMAN

QUESTAR GAS NOTE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE. APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND TERMS NOT CONSTITUTE A GUARANTEE OF PARTICULAR TYPES OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8512



GENERAL NOTES:

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS WELL AS NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE.
- PROPERTY LIES WITHIN T334 FROM PANEL NUMBER 49035004406 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS DESIGNATED ZONE "X". BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25'
SIDE - 10' (20' CORNER, STREET SIDE)
REAR - 25'
- STREET MONUMENT TO BE SET
#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075

OWNER/DEVELOPER
IVORY DEVELOPMENT L.L.C.
978 WOODOAK LANE
MURRAY, UTAH 84117
PH: 801-747-7440

COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20____

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20____

RIVERTON CITY PLANNING
APPROVED THIS _____ DAY OF _____ A.D. 20____
RIVERTON CITY PLANNING DEPARTMENT.

RIVERTON CITY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D. 20____
RIVERTON CITY ENGINEERING DEPARTMENT

APPROVAL AS TO FORM
APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20____

RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°06'35"	23.59	S44°56'41"W	21.23
C2	15.00	89°53'25"	23.53	S45°00'17"W	21.19
C3	327.00	23°14'21"	132.35	S78°24'20"E	131.44
C4	273.00	3°42'20"	14.46	S68°19'41"E	14.45
C5	273.00	20°09'18"	96.03	S79°55'21"E	95.54
C6	273.00	23°14'21"	110.49	S78°24'20"E	109.74
C7	300.00	23°14'21"	121.42	S78°24'20"E	120.59
C8	300.00	23°14'21"	121.42	N78°24'20"W	120.59
C9	273.00	15°51'02"	73.94	N82°14'29"W	73.71
C10	15.00	100°51'40"	26.41	N24°03'08"W	23.13
C11	50.00	133°55'12"	116.87	N40°34'54"W	92.02
C12	50.00	133°55'12"	116.87	N40°34'54"W	92.02
C13	50.00	66°00'55"	57.61	S39°27'03"W	54.48
C14	15.00	91°01'09"	22.83	S51°57'10"W	21.40
C15	327.00	7°27'44"	42.59	N86°16'08"W	42.56
C16	50.00	139°56'07"	174.48	S73°35'21"E	98.49
C17	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C18	15.00	49°44'52"	13.02	N24°52'26"E	12.62
C19	50.00	51°26'38"	44.89	N24°01'33"E	43.40
C20	50.00	50°18'39"	43.90	N26°51'05"W	42.51
C21	50.00	51°23'58"	45.00	N77°47'24"W	43.50
C22	50.00	50°40'50"	44.23	S51°09'12"W	42.80
C23	50.00	75°29'39"	65.88	S12°00'02"E	61.22
C24	15.00	49°44'52"	13.02	S24°52'26"E	12.62
C25	50.00	279°29'44"	243.91	N90°00'00"E	64.62
C26	15.00	90°00'00"	23.56	S45°00'00"W	21.21

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C27	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C28	15.00	49°44'52"	13.02	N24°52'26"E	12.62
C29	50.00	81°55'49"	71.50	N08°46'58"E	65.56
C30	50.00	54°50'45"	47.86	N39°36'19"W	46.06
C31	50.00	54°19'57"	47.57	S65°42'46"W	45.80
C32	50.00	88°13'13"	76.97	S05°38'46"E	69.59
C33	15.00	49°44'52"	13.02	S24°52'26"E	12.62
C34	50.00	279°29'44"	243.91	N90°00'00"E	64.62
C35	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C36	15.00	79°45'25"	20.88	N59°07'17"W	19.23
C37	15.00	49°44'52"	13.02	N14°37'51"E	12.62
C38	50.00	78°22'29"	68.39	N00°19'02"E	63.19
C39	50.00	55°53'28"	48.77	N66°48'56"W	46.86
C40	50.00	53°42'40"	46.87	S58°23'00"W	45.17
C41	50.00	91°31'07"	79.87	S14°13'53"E	71.64
C42	15.00	49°44'52"	13.02	S24°52'26"E	12.62
C43	50.00	279°29'44"	243.91	N79°45'25"E	64.62
C44	15.00	43°47'33"	11.46	S11°39'12"W	11.39
C45	50.00	53°37'47"	46.80	S00°44'05"W	45.11
C46	50.00	51°33'58"	45.00	S45°11'48"E	43.50
C47	50.00	65°14'40"	56.94	N75°43'53"E	53.91
C48	15.00	46°53'23"	12.28	N60°33'16"E	11.94
C49	50.00	170°28'25"	148.74	N31°40'15"W	99.63
C50	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C51	15.00	90°00'00"	23.56	N45°00'00"E	21.21



GRAPHIC SCALE



BENCHMARK
 CENTER 1 CORNER OF SECTION 29
 TOWNSHIP 3 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV: 4594.71

NOTE FROM CERTIFYING ENGINEER:
 I HEREBY CERTIFY THAT THIS DESIGN FOR THE ON-SITE
 DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR
 UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE
 PROVISIONS OF THE RIVERTON CITY STORM WATER DESIGN
 STANDARDS AND REGULATIONS, AND WAS DESIGNED TO COMPLY
 WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT RIVERTON
 CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR DRAINAGE
 FACILITY DESIGN.

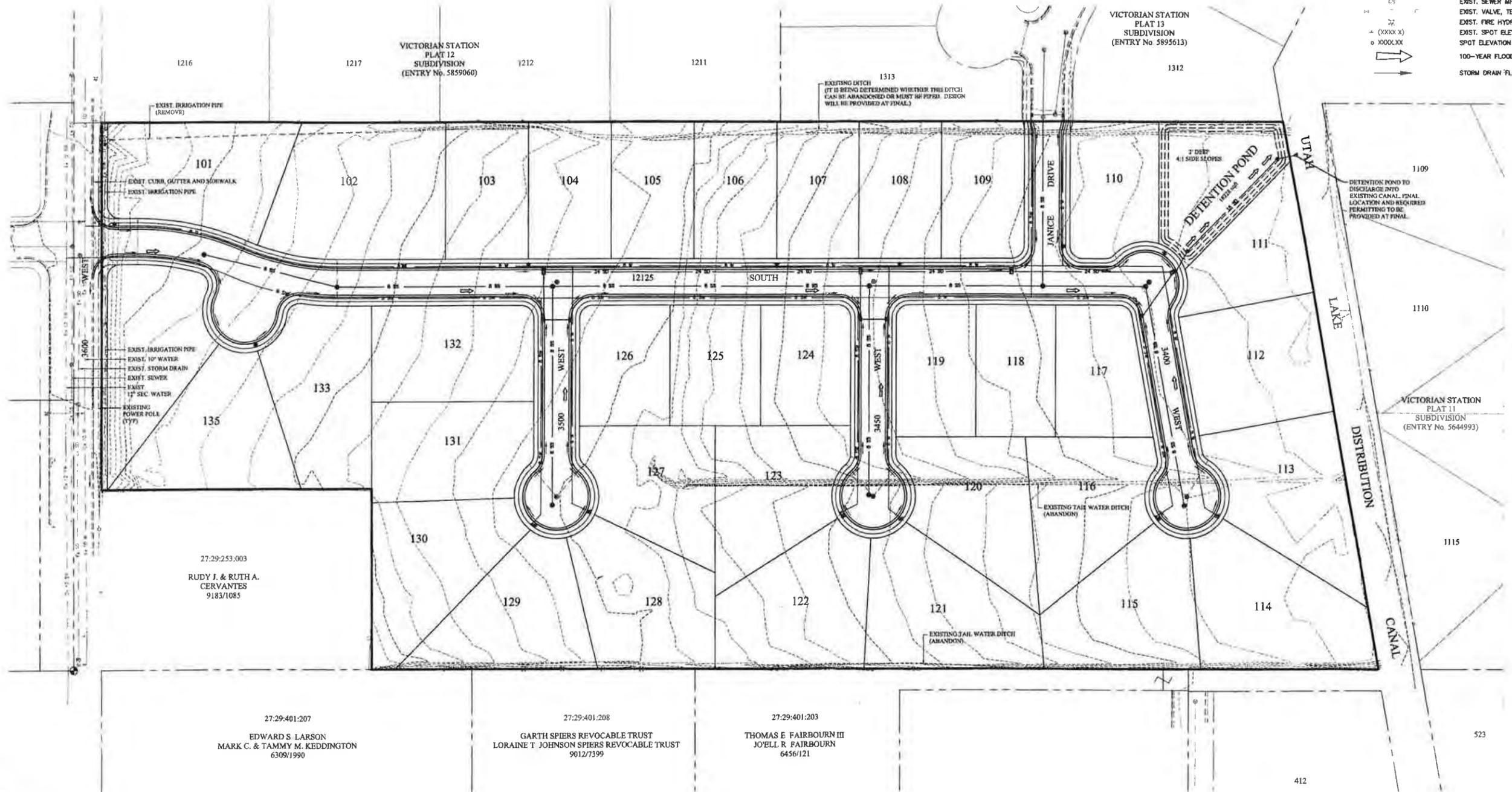
NOTES:
 1. PROPERTY LIES WITHIN FEMA FIRM PANEL NUMBER
 49035C0440G WITH AN EFFECTIVE DATE OF SEPTEMBER 25,
 2009, AND IS DESIGNATED ZONE "X".
 2. ALL TRENCHES SHALL BE CONSTRUCTED PER APWA 381
 USING GRANULAR BACKFILL BORROW.
 3. A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM
 RIVERTON CITY PRIOR TO DISTURBING ANY VEGETATION OR
 MOVING SOIL. CONTACT TOM BEESLEY AT 801-208-3152.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	15" IRRIGATION WATER
---	8" LAND DRAIN
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. 18" STORM DRAIN
---	EXIST. 8" SANITARY SEWER
---	EXIST. 8" CULINARY WATER
---	EXIST. 8" LAND DRAIN
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	EXIST. SPOT ELEVATION
---	SPOT ELEVATION
---	100-YEAR FLOOD OVERLAND ROUTE
---	STORM DRAIN FLOW ARROW



PRELIMINARY
IVORY - 3600 WEST
 GRADING PLAN



REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING PLAN

Scale: 1"=80'
 Date: 6/20/2014
 Drawn: JSB
 Job #: 13-212
 Sheet: C4

AUG 20 2014



25_201413-212_1000-3600_W.IVORY-3600_W.ALTA-RevocableTrust_13-212_SupplementalPreliminary/CA - Grading (Rev.01).dwg