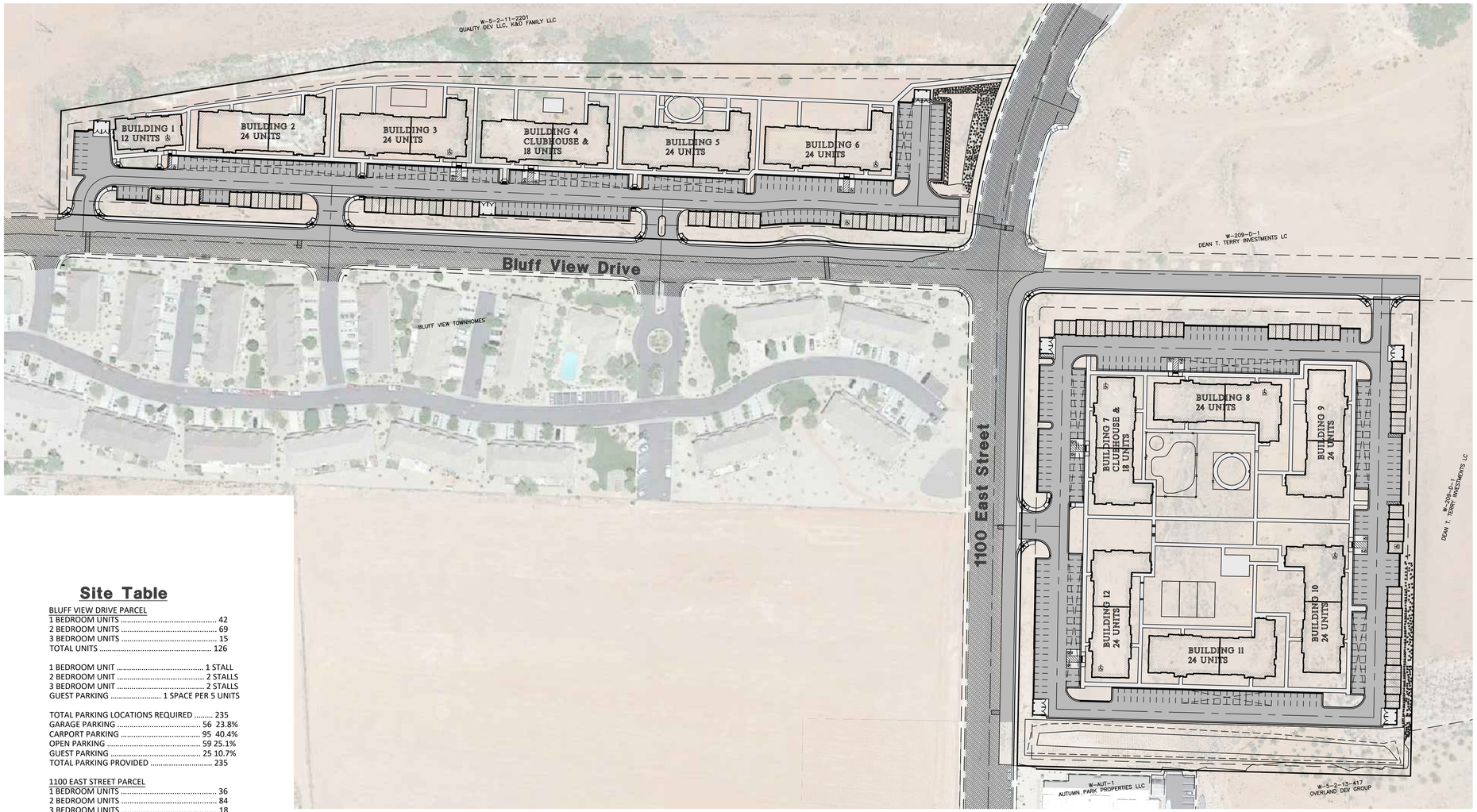
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Project Narrative/Notes/Revisions

1. 07/05/19 RH – COMPLETED DESIGN FOR CLIENT REVIEW.
2. 08/01/19 RH – COMPLETED REDESIGN FOR CLIENT & CITY REVIEW.
3. 09/12/19 RH – REVISED PLANS PER ARCHITECT.
4. 10/17/19 RH – REVISED PLANS PER DRAINAGE REPORT COMMENTS.
5. 12/23/19 RH – REVISED PLANS PER CLIENT.

BLUFF VIEW COMMONS
Site Plans

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
AUGUST 2019





Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover
Sheet 1.1 - Index Sheet
Sheet 2 - Notes/Legend Sheet
Sheet 3 - Overall Parcel Plan
Sheet 4 - Existing Site Plan
Sheet 4.1 - Existing Site Plan
Sheet 4.2 - Existing Site Plan
Sheet 4.3 - Existing Site Plan
Sheet 4.4 - Existing Site Plan
Sheet 5 - Proposed Site Plan
Sheet 5.1 - Proposed Site Plan
Sheet 5.2 - Proposed Site Plan
Sheet 5.3 - Proposed Site Plan
Sheet 5.4 - Proposed Site Plan
Sheet 5.5 - Proposed Striping Plan
Sheet 5.6 - Proposed Striping Plan
Sheet 5.7 - Proposed Striping Plan
Sheet 5.8 - Proposed Striping Plan
Sheet 5.9 - Proposed Striping Plan
Sheet 5.10 - Fire Apparatus Turning Template
Sheet 6 - Initial Grading Plan
Sheet 6.1 - Initial Grading Plan
Sheet 6.2 - Interim GESC Plan
Sheet 6.3 - Interim GESC Plan
Sheet 6.4 - Grading & Drainage Plan
Sheet 6.5 - Grading & Drainage Plan
Sheet 6.6 - Grading & Drainage Plan
Sheet 6.7 - Grading & Drainage Plan
Sheet 6.8 - Grading & Drainage Plan
Sheet 7 - Utility Plan
Sheet 7.1 - Utility Plan
Sheet 7.2 - Utility Plan
Sheet 7.3 - Utility Plan
Sheet 7.4 - Utility Plan
Sheet 8 - Civil Details
Sheet 8.1 - Civil Details
Sheet 8.2 - Civil Details
Sheet 9 - Storm Water Pollution Prevention Plan Exhibit
Sheet 9.1 - Storm Water Pollution Prevention Plan Exhibit
Sheet 10 - Storm Water Pollution Prevention Plan Details
Sheet L1 - Tree Planting Plan
Sheet L2 - Planting Plan
Sheet L3 - Planting Plan
Sheet L4 - Planting Plan
Sheet L5 - Planting Plan
Sheet L6 - Landscape Details

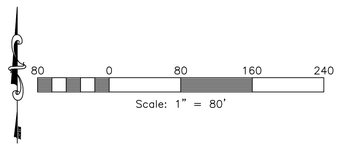
Site Table

BLUFF VIEW DRIVE PARCEL

1 BEDROOM UNITS	42
2 BEDROOM UNITS	69
3 BEDROOM UNITS	15
TOTAL UNITS	126
1 BEDROOM UNIT	1 STALL
2 BEDROOM UNIT	2 STALLS
3 BEDROOM UNIT	2 STALLS
GUEST PARKING	1 SPACE PER 5 UNITS
TOTAL PARKING LOCATIONS REQUIRED	235
GARAGE PARKING	56 23.8%
CARPORT PARKING	95 40.4%
OPEN PARKING	59 25.1%
GUEST PARKING	25 10.7%
TOTAL PARKING PROVIDED	235

1100 EAST STREET PARCEL

1 BEDROOM UNITS	36
2 BEDROOM UNITS	84
3 BEDROOM UNITS	18
TOTAL UNITS	138
1 BEDROOM UNIT	1 STALL
2 BEDROOM UNIT	2 STALLS
3 BEDROOM UNIT	2 STALLS
GUEST PARKING	1 SPACE PER 5 UNITS
TOTAL PARKING LOCATIONS REQUIRED	248
GARAGE PARKING	61 21.8%
CARPORT PARKING	106 37.8%
OPEN PARKING	63 22.5%
GUEST PARKING	50 17.9%
TOTAL PARKING PROVIDED	280



CITY GRADING NOTE:
THE GRADING PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE WASHINGTON CITY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE WASHINGTON CITY GRADING CRITERIA. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITEE(S) DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITEE(S), UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

DESIGNER DATE

GRADING PLAN DESIGNER LICENSE# DATE

THE GRADING PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING MANUAL OF WASHINGTON CITY.

ACCEPTANCE BLOCK

THE WASHINGTON CITY REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CITY ACCEPTANCE DATE

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
ELEVATION = 2903.826'

811 Know what's below. Call before you dig.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

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Wright Development Group
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Centerville City, Utah, 84014
PH: (801) 773-7339

Project Contact:

Project Manager: Thomas Hunt
Project Engineer: Thomas Hunt

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Cover Sheet

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

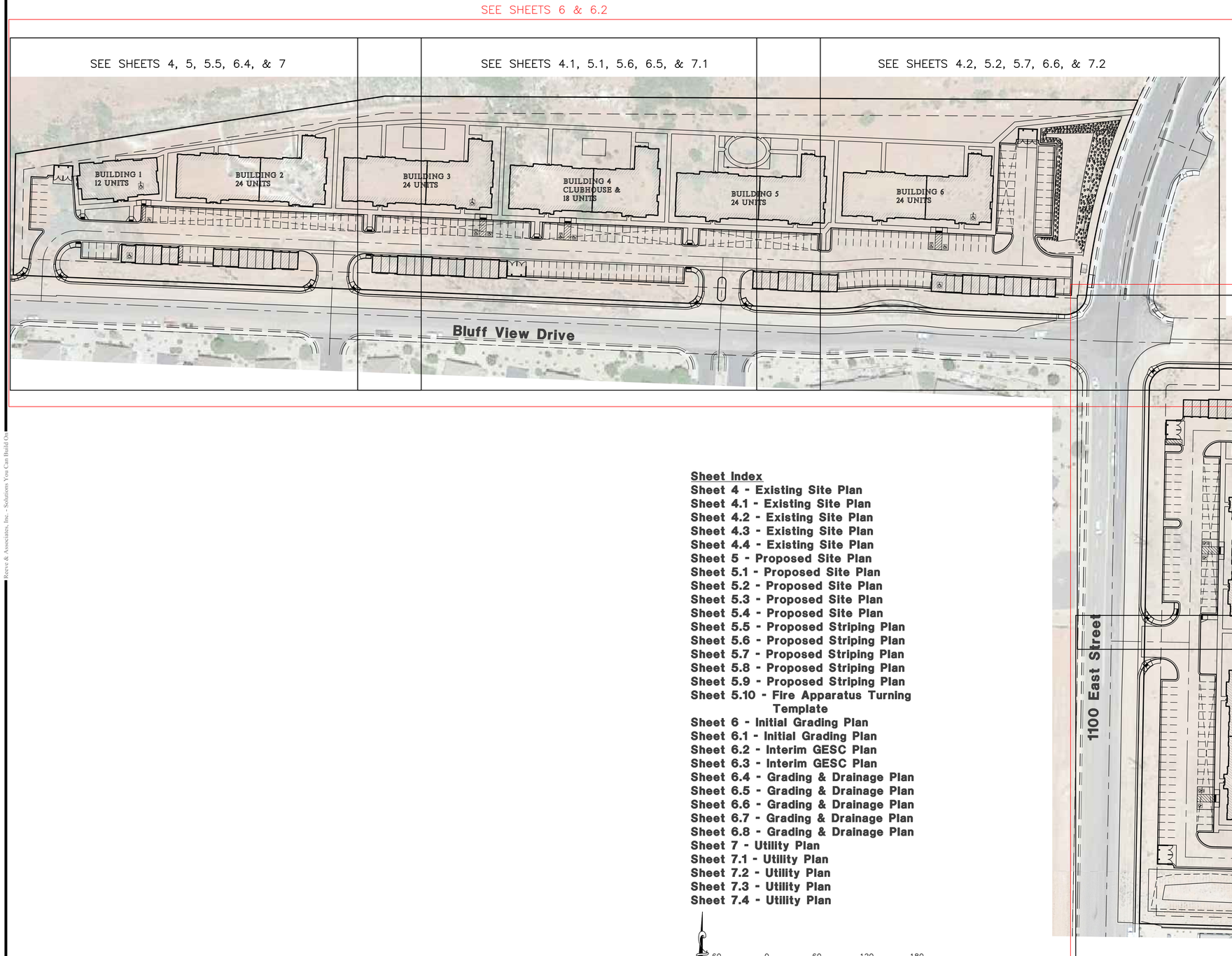
Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 1 of 10 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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Sheet Index

Sheet 4 - Existing Site Plan
Sheet 4.1 - Existing Site Plan
Sheet 4.2 - Existing Site Plan
Sheet 4.3 - Existing Site Plan
Sheet 4.4 - Existing Site Plan
Sheet 5 - Proposed Site Plan
Sheet 5.1 - Proposed Site Plan
Sheet 5.2 - Proposed Site Plan
Sheet 5.3 - Proposed Site Plan
Sheet 5.4 - Proposed Site Plan
Sheet 5.5 - Proposed Striping Plan
Sheet 5.6 - Proposed Striping Plan
Sheet 5.7 - Proposed Striping Plan
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Sheet 6 - Initial Grading Plan
Sheet 6.1 - Initial Grading Plan
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Sheet 6.4 - Grading & Drainage Plan
Sheet 6.5 - Grading & Drainage Plan
Sheet 6.6 - Grading & Drainage Plan
Sheet 6.7 - Grading & Drainage Plan
Sheet 6.8 - Grading & Drainage Plan
Sheet 7 - Utility Plan
Sheet 7.1 - Utility Plan
Sheet 7.2 - Utility Plan
Sheet 7.3 - Utility Plan
Sheet 7.4 - Utility Plan

60 0 60 120 180

Scale: 1" = 60'

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REVISIONS

DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Index Sheet

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATETED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONITROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL, AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED, PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Notice to Contractor:

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

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Legend

W	= PROPOSED CULINARY WATER LINE		= PROPOSED WATER METER	L.F.	= LINEAR FEET
EX.W	= EXISTING CULINARY WATER LINE		= EXISTING WATER METER	NG	= NATURAL GRADE
SS	= PROPOSED SANITARY SEWER LINE		= PROPOSED CATCH BASIN	O.C.	= ON CENTER
EX.SS	= EXISTING SANITARY SEWER LINE		= EXISTING CATCH BASIN	PC	= POINT OF CURVE
SD	= PROPOSED STORM DRAIN LINE		= PLUG W/ 2" BLOW-OFF	PRC	= POINT OF REVERSE CURVE
EX.SD	= EXISTING STORM DRAIN LINE		= AIR-VAC ASSEMBLY	PRVC	= POINT OF REVERSE VERTICAL CURVE
SW	= PROPOSED SECONDARY WATER LINE		= PLUG & BLOCK	PT	= POINT OF TANGENT
EX.SW	= EXISTING SECONDARY WATER LINE		= STREET LIGHT	PP	= POWER/UTILITY POLE
OHP	= EXISTING OVERHEAD POWER LINE		= SIGN	P.U.E.	= PUBLIC UTILITY EASEMENT
TEL	= EXISTING TELEPHONE LINE	BLDG	= BUILDING	R/C	= REBAR & CAP
GAS	= EXISTING NATURAL GAS LINE	BVC	= BEGIN VERTICAL CURVE	RCB	= REINFORCED CONCRETE BOX
	= EXISTING EDGE OF PAVEMENT	C&G	= CURB & GUTTER	RCP	= REINFORCED CONCRETE PIPE
	= FENCE LINE	CB	= CATCH BASIN	RIM	= RIM OF MANHOLE
	= MASONRY BLOCK/RETAINING WALL	C.F.	= CUBIC FEET	R.O.W.	= RIGHT-OF-WAY
	= DITCH/SWALE FLOWLINE	C.F.S.	= CUBIC FEET PER SECOND	SD	= STORM DRAIN
EX ELE	= EX. PRIMARY POWER	CL	= CENTERLINE	SS	= SANITARY SEWER
ABC	= NEW PRIMARY POWER	DI	= DUCTILE IRON	SW	= SECONDARY WATER
ELE	= SECONDARY POWER	EP	= EDGE OF PAVEMENT	TBC	= TOP BACK OF CURB
	= ELECTRICAL SWITCH	EVC	= END VERTICAL CURVE	TOE	= TOE OF SLOPE
	= 4-WAY VAULT	FC	= FENCE CORNER	TOP	= TOP OF SLOPE
	= ELECTRICAL TRANSFORMER	FF	= FINISH FLOOR	TOW	= TOP OF WALL
	= PROPOSED FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION	TSW	= TOP OF SIDEWALK
	= EXISTING FIRE HYDRANT	FG	= FINISHED GRADE	VPI	= VERTICAL POINT OF INTERSECT.
	= PROPOSED MANHOLE	FH	= FIRE HYDRANT	W	= CULINARY WATER
	= EXISTING MANHOLE	FL	= FLOW LINE	WM	= WATER METER
	= PROPOSED GATE VALVE	GB	= GRADE BREAK		= PROPOSED PAVEMENT
	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE		= PROPOSED CONCRETE
		INV	= INVERT		
		IRR	=IRRIGATION		
		LD	= LAND DRAIN		

Survey Control Note:

The Contractor or Surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Reeve & Associates, Inc. survey data or construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or any electronic data provided. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than five (5) existing hard improvement elevations included on these plans or on electronic data provided. If any discrepancies are encountered, the surveyor shall immediately notify Reeve & Associates, Inc. and resolve the discrepancies before proceeding with any construction staking.

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REVISIONS

DESCRIPTION	DATE

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Notes/Legend Sheet

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

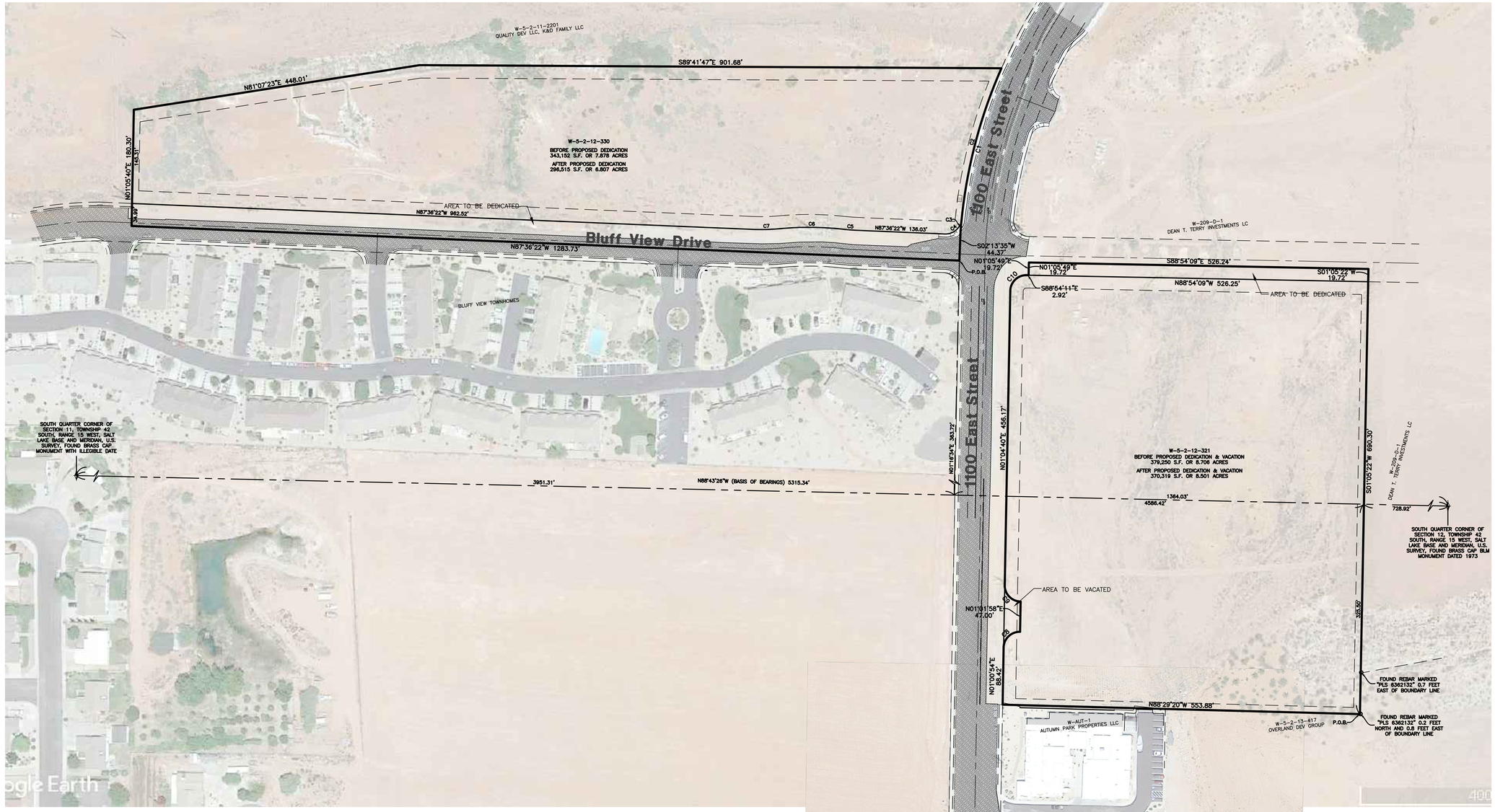
Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 2 of 10 Sheets

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Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	771.61'	262.98'	261.71'	132.78'	S14°01'32"W	19°31'38"
C2	771.61'	244.89'	243.86'	123.48'	S14°41'50"W	18°11'03"
C3	771.61'	18.09'	18.09'	9.04'	S04°56'01"W	1°20'35"
C4	25.00'	36.43'	33.29'	22.31'	S50°39'02"W	83°29'12"
C5	320.00'	21.96'	21.96'	10.98'	N85°38'24"W	3°55'56"
C6	480.00'	97.30'	97.13'	48.82'	N89°28'52"W	11°36'52"
C7	320.00'	42.91'	42.88'	21.49'	S88°33'10"W	7°40'57"
C8	25.00'	39.27'	35.36'	25.00'	N46°02'25"E	90°00'00"
C9	25.00'	39.27'	35.36'	25.00'	N43°58'02"W	90°00'00"
C10	25.00'	39.27'	35.35'	25.00'	N46°05'51"E	89°59'55"

80 0 80 160 240
Scale: 1" = 80'

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
ELEVATION = 2903.826' NAVD 88 VRS NETWORK

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REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Overall Parcel Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 3 of 10 Sheets

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EXISTING WATER RUN-OFF AREA

EXISTING WATER RUN-OFF AREA

EXISTING WATER RUN-OFF AREA

EXISTING DRAINAGE SWALE TO BE REMOVED

EX. CURB & GUTTER

EX. SIDEWALK

EX. 48"STORM DRAIN

EX. 8"WATER

EX. 8"SEWER

EX. W STUB

EX. SIGN "STOP"

Bluff View Drive

Avondale Drive

Scenic Drive

SEE SHEET 4.1

Scale: 1" = 20'

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
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DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Existing Site Plan

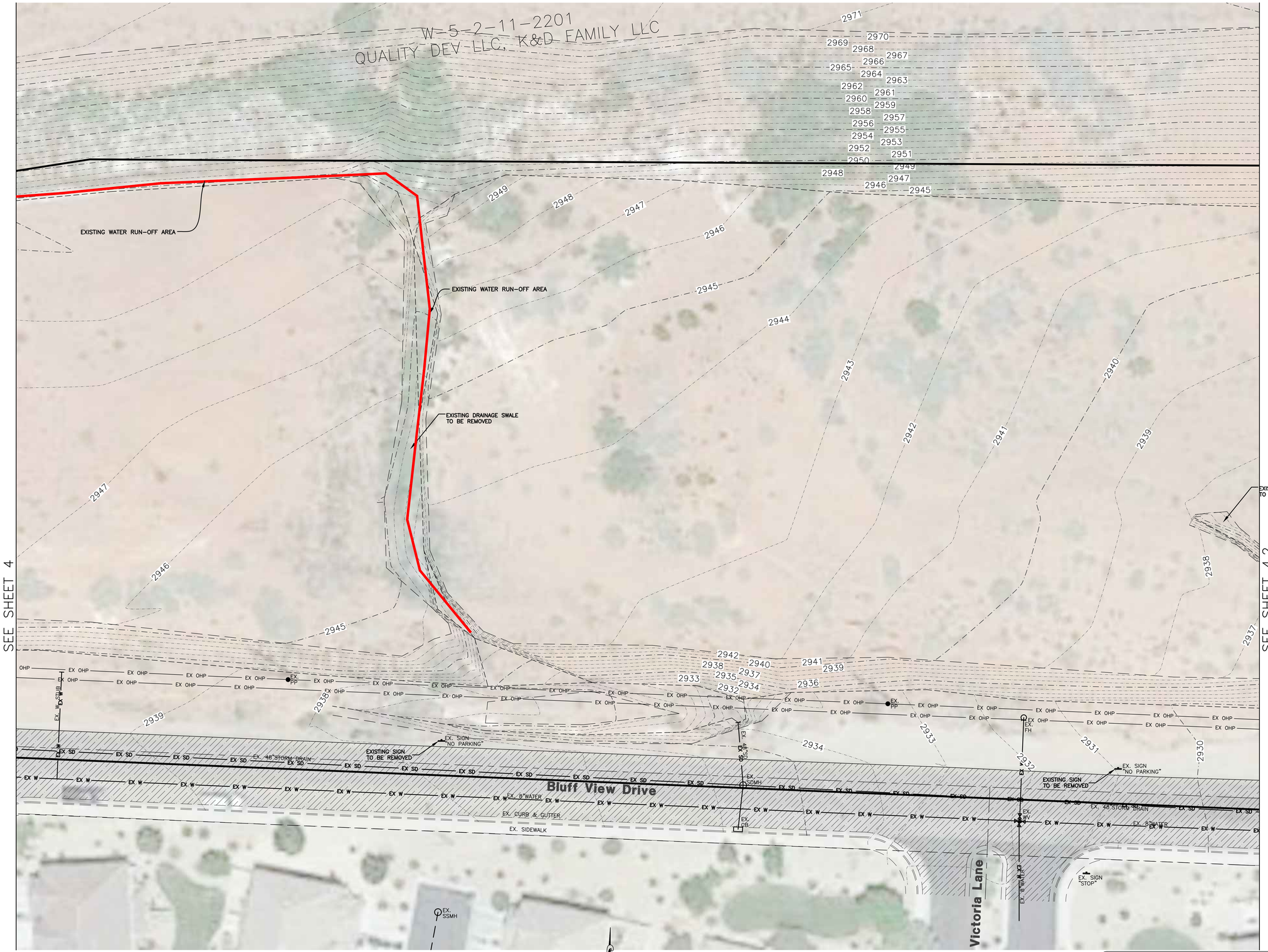
PROFESSIONAL ENGINEER
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Sheet 4 of 10 Sheets

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Scale: 1" = 20'

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DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Existing Site Plan

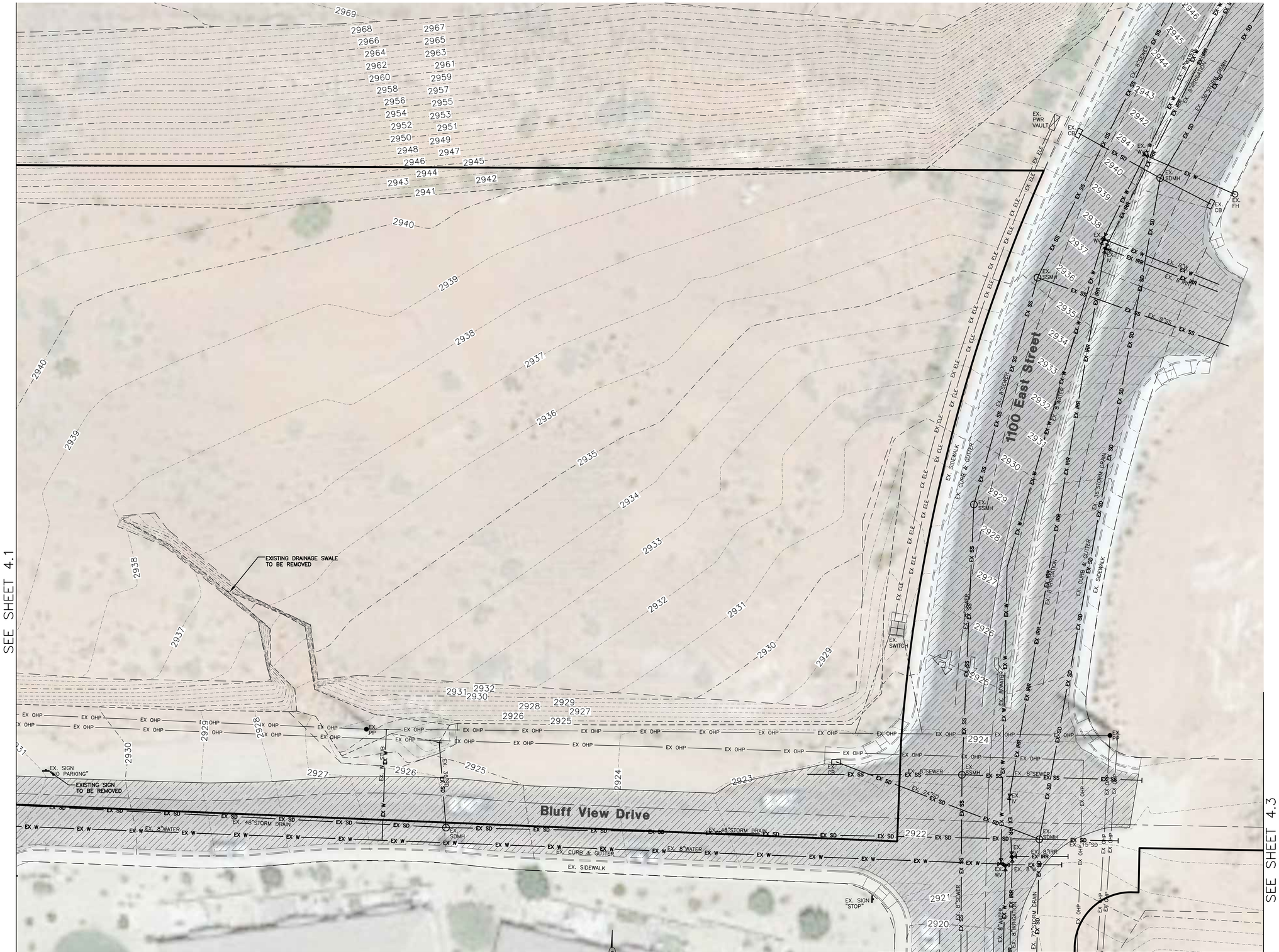
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Sheet 4.1 of 10 Sheets

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Elevation Datum

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DATE	DESCRIPTION

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WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Existing Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

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Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 4.2 of 10 Sheets

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SEE SHEET 4.2

W-209-D-1
DEAN T. TERRY INVESTMENTS LC

Bluff View Drive

1100 East Street

SEE SHEET 4.2

SEE SHEET 4.4

EXISTING DRAINAGE SWALE TO BE REMOVED

Scale: 1" = 20'

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
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DATE | DESCRIPTION

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WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Existing Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
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Number: 6407-18

Sheet 4.3 of 10 Sheets

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SEE SHEET 4.3



Elevation Datum
SITE BENCHMARK:
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DATE DESCRIPTION

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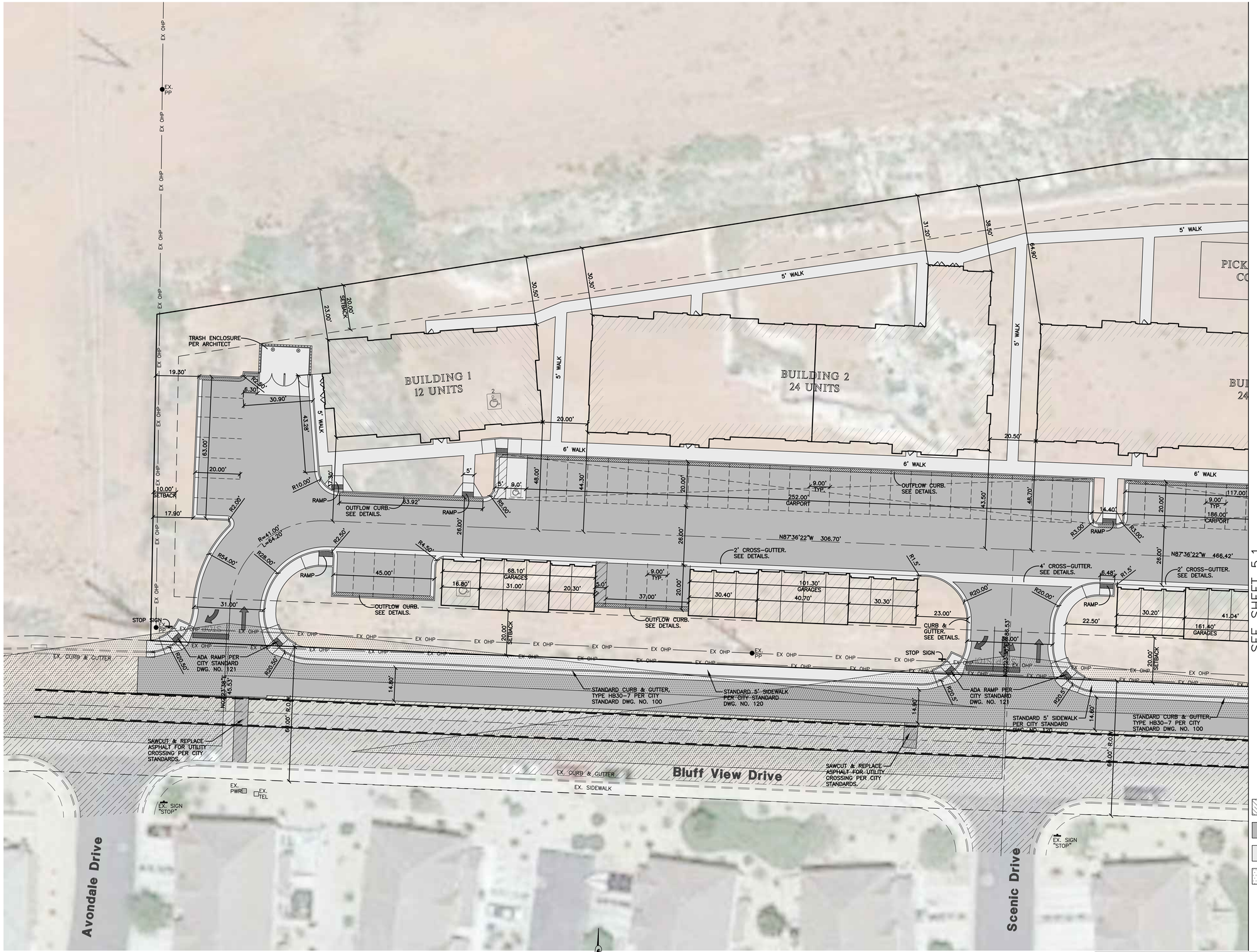
Existing Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 4.4 of 10 Sheets

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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = SIGHT TRIANGLES PER AASHTO

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum

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DATE	DESCRIPTION

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WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Proposed Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

W-5-2-11-2201
QUALITY DEV LLC, K&D FAMILY LLC

PICKLEBALL COURT

BBQ AREA

TOT LOT

GATE (TYP.)

CHAIN-LINK FENCING AROUND TOT LOT. (TYP.)

BUILDING 3
24 UNITS

BUILDING 4
CLUBHOUSE & 18 UNITS

BUILDING 5
24 UNITS

5' WALK

6' WALK

20.00' SETBACK

ADA RAMP

RAMP

VAN

OUTFLOW CURB. SEE DETAILS.

186.00' CARPORT

168.00' CARPORT

144.00' CARPORT

2' CROSS-GUTTER. SEE DETAILS.

4' CROSS-GUTTER. SEE DETAILS.

N87°36'22"W 466.42'

N87°36'22"W 113.96'

N02°23'38"E 86.53'

30.20'

41.00'

39.40'

181.88' GARAGES

101.50' GARAGES

TRASH ENCLOSURE PER ARCHITECT

CURB & GUTTER. SEE DETAILS.

STOP SIGN

EX. SIGN "STOP"

OHP

EX OHP

EX. PP

STANDARD CURB & GUTTER, TYPE HB30-7 PER CITY STANDARD DWG. NO. 100

STANDARD 5' SIDEWALK PER CITY STANDARD DWG. NO. 120

ADA RAMP PER CITY STANDARD DWG. NO. 121

EX. CURB & GUTTER

EX. SIDEWALK

Bluff View Drive

Victoria Lane

SEE SHEET 5

SEE SHEET 5.2

Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = SIGHT TRIANGLES PER AASHTO

Scale: 1" = 20'

Elevation Datum

SITE BENCHMARK:
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ELEVATION = 2903.826'

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REVISIONS
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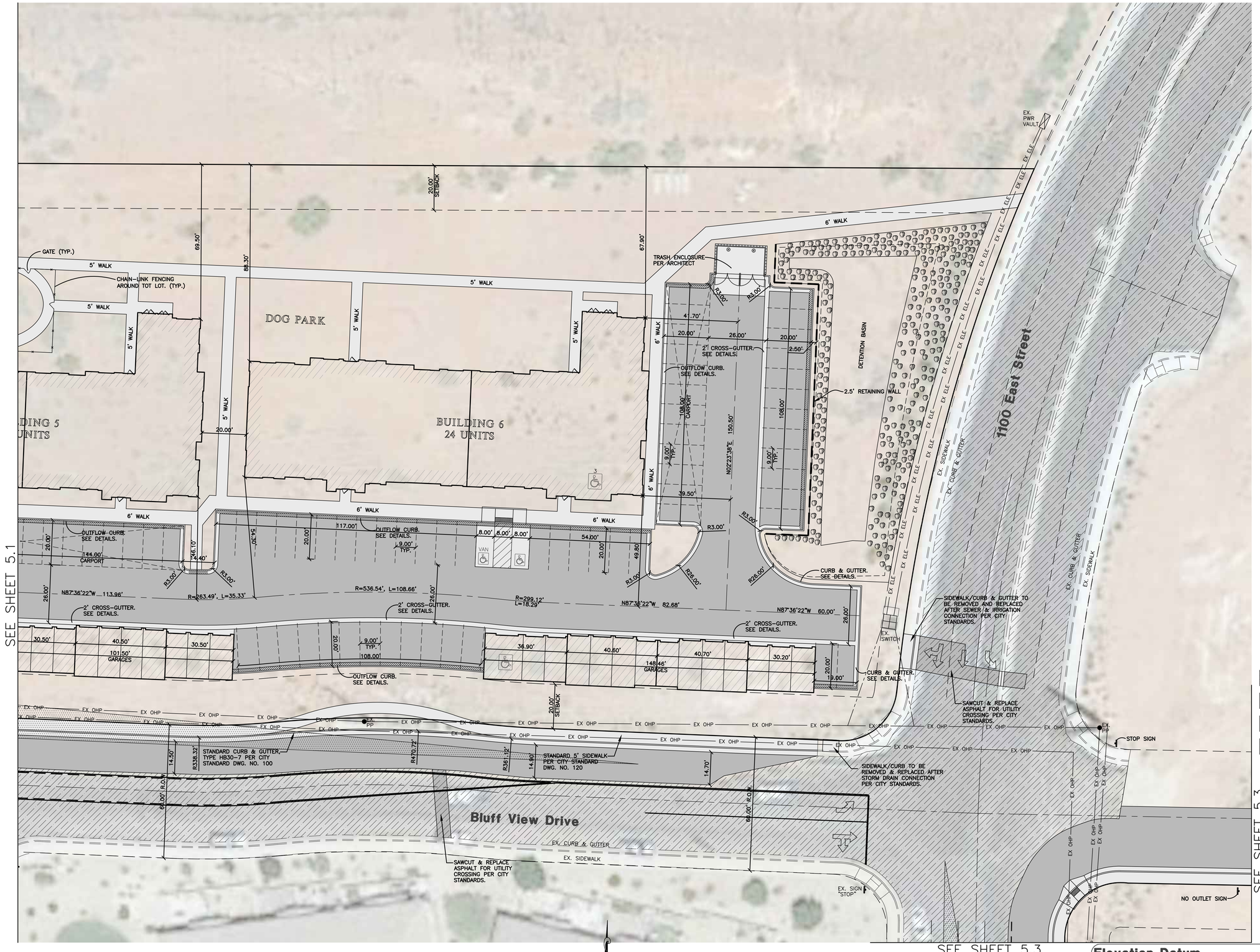
Proposed Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.1 of 10 Sheets

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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = SIGHT TRIANGLES PER AASHTO

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
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Proposed Site Plan

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THOMAS J. HUNT
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Number: 6407-18

Sheet 5.2 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

W-209-D-1
DEAN T. TERRY INVESTMENTS LC

SEE SHEET 5.2

SEE SHEET 5.2

EX OHP — EX OHP — EX OHP — EX OHP

STOP SIGN

Bluff View Drive

27.00'

60.00' R.O.W.

STANDARD CURB & GUTTER, TYPE HB30-7 PER CITY STANDARD DWG. NO. 100

STANDARD 5' SIDEWALK PER CITY STANDARD DWG. NO. 120

60.00' R.O.W.

27.00'

END OF ROADWAY SIGNAGE (TYP.)

STANDARD 4' CROSS-GUTTER PER CITY STANDARD DWG. NO. 150

ADA RAMP PER CITY STANDARD DWG. NO. 121

NO OUTLET SIGN

4'-5.5' RETAINING WALL W/ RAILING

BACK WALL OF GARAGES TO BE RETAINING WALL

ADA RAMP PER CITY STANDARD DWG. NO. 121

STOP SIGN

18.00'

60.00' R.O.W.

181.60' GARAGES 39.60' 30.50' 40.50' 40.50' 30.50'

10.00' 99.00' 10.00'

9.00' TYP.

OUTFLOW CURB. SEE DETAILS.

101.50' GARAGES 30.50' 40.50' 30.50'

28.00' 16.30'

9.00' TYP.

S01°05'22"W 104.35'

42.16'

CURB & GUTTER. SEE DETAILS.

TRASH ENCLOSURE PER ARCHITECT

R3.0'

TRASH ENCLOSURE PER ARCHITECT

23.30'

R3.0'

R10.00'

S88°54'09"E 447.16'

26.00'

R20.00'

12.08'

R3.0'

R4.5'

9.00'

42.50'

90.00'

9.00' TYP.

42.50'

195.00' CARPORT

9.00' 8.00' 8.00' 8.00'

162.00'

48.40'

9.00' TYP.

R3.0'

78.08'

26.50'

6' WALK

26.50'

R20.00'

R3.0'

49.20'

20.00'

26.00'

20.00'

49.20'

CURB & GUTTER. SEE DETAILS.

6' WALK

CURB & GUTTER. SEE DETAILS.

6' WALK

ADA RAMP

CURB & GUTTER. SEE DETAILS.

R3.0'

26.00'

30.50'

STANDARD 5' SIDEWALK PER CITY STANDARD DWG. NO. 120

STANDARD CURB & GUTTER, TYPE HB30-7 PER CITY STANDARD DWG. NO. 100

EX. SIDEWALK

EX. CURB & GUTTER

1100 East Street

81.00'

OUTFLOW CURB. SEE DETAILS.

9.00' TYP.

CURB & GUTTER. SEE DETAILS.

99.00'

9.00' TYP.

R4.5'

9.00'

N01°04'40"W 254.28'

20.00'

26.00'

20.00'

189.00' CARPORT

9.00'

9.00'

9.00'

9.00'

9.00' TYP.

90.00'

EX PP/LP

OUTFLOW CURB. SEE DETAILS.

ADA RAMP

BUILDING 7
CLUBHOUSE
& 18 UNITS

BUILDING 8
24 UNITS

25.30'

34.10'

6' WALK

5' WALK

5' WALK

5' WALK

5' WALK

HOT TUB

POOL

GATE (TYP.)

CHAIN-LINK FENCING AROUND POOLS & TOT LOT. (TYP.)

GATE (TYP.)

5 STEPS W/ HANDRAIL

TOT LOT

BUILDING 9
24 UNITS

CURB & GUTTER. SEE DETAILS.

101.50' GARAGES

40.50'

30.50'

20.00'

26.00'

153.00' CARPORT

9.00' TYP.

5.80'

OUTFLOW CURB. SEE DETAILS

9.00' TYP.

90.00'

20.00'

26.00'

20.00'

R3.0'

514.73'

S01°05'22"W

48.40'

29.40'

R3.0'

20.30'

20.00'

26.00'

CURB & GUTTER. SEE DETAILS.

34.00'

78.40' GARAGES

17.90'

R3.0'

R3.0'

STOP SIGN

ADA RAMP PER CITY STANDARD DWG. NO. 121

R20.00'

OUTFLOW CURB. SEE DETAILS.

STANDARD 4' CROSS-GUTTER PER CITY STANDARD DWG. NO. 150

10.00'

S88°58'05"E 93.41'

75.48'

CURB & GUTTER. SEE DETAILS.

64.10'

5' WALK

5' WALK

5' WALK

67.38'

SAWCUT & REPLACE ASPHALT FOR UTILITY CROSSING PER CITY STANDARDS.

SEE SHEET 5.4

Legend

= EXISTING ASPHALT PAVEMENT

= PROPOSED ASPHALT PAVEMENT

= PROPOSED CONCRETE

= SIGHT TRIANGLES PER AASHTO

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum
SITE BENCHMARK:
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Proposed Site Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

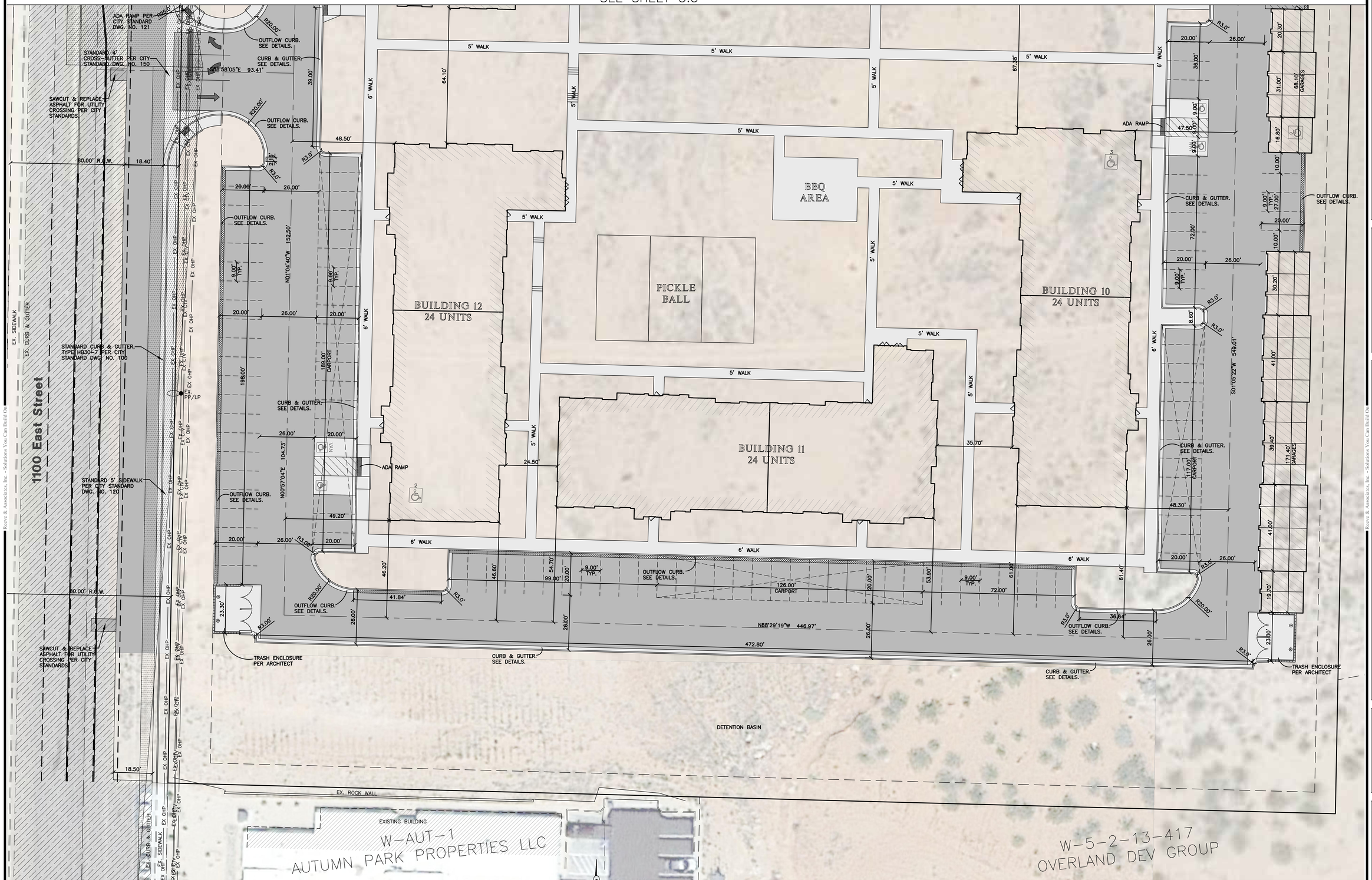
Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.3 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

SEE SHEET 5.3



Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = SIGHT TRIANGLES PER AASHTO

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum

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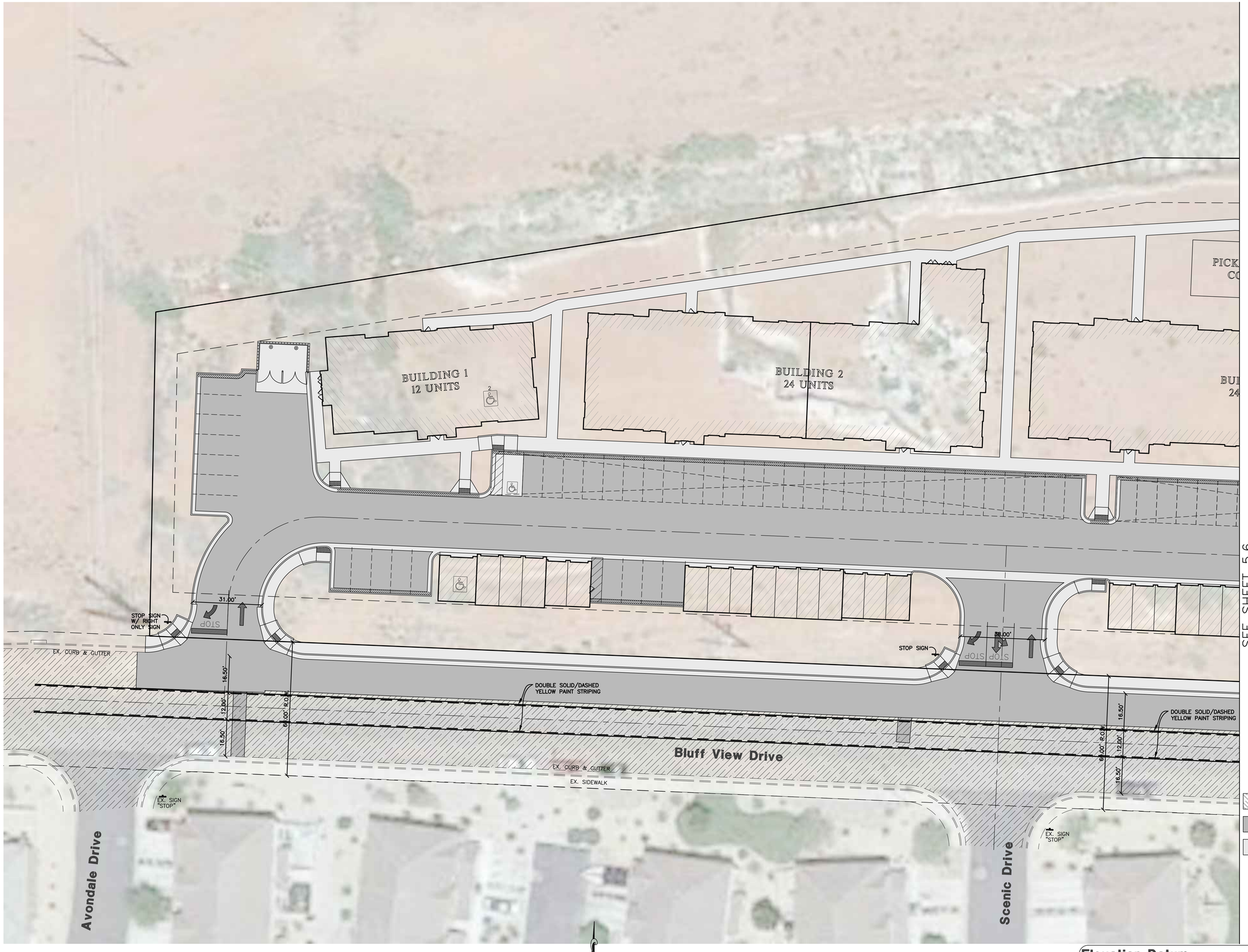
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.4 of 10 Sheets

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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum

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Proposed Striping Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

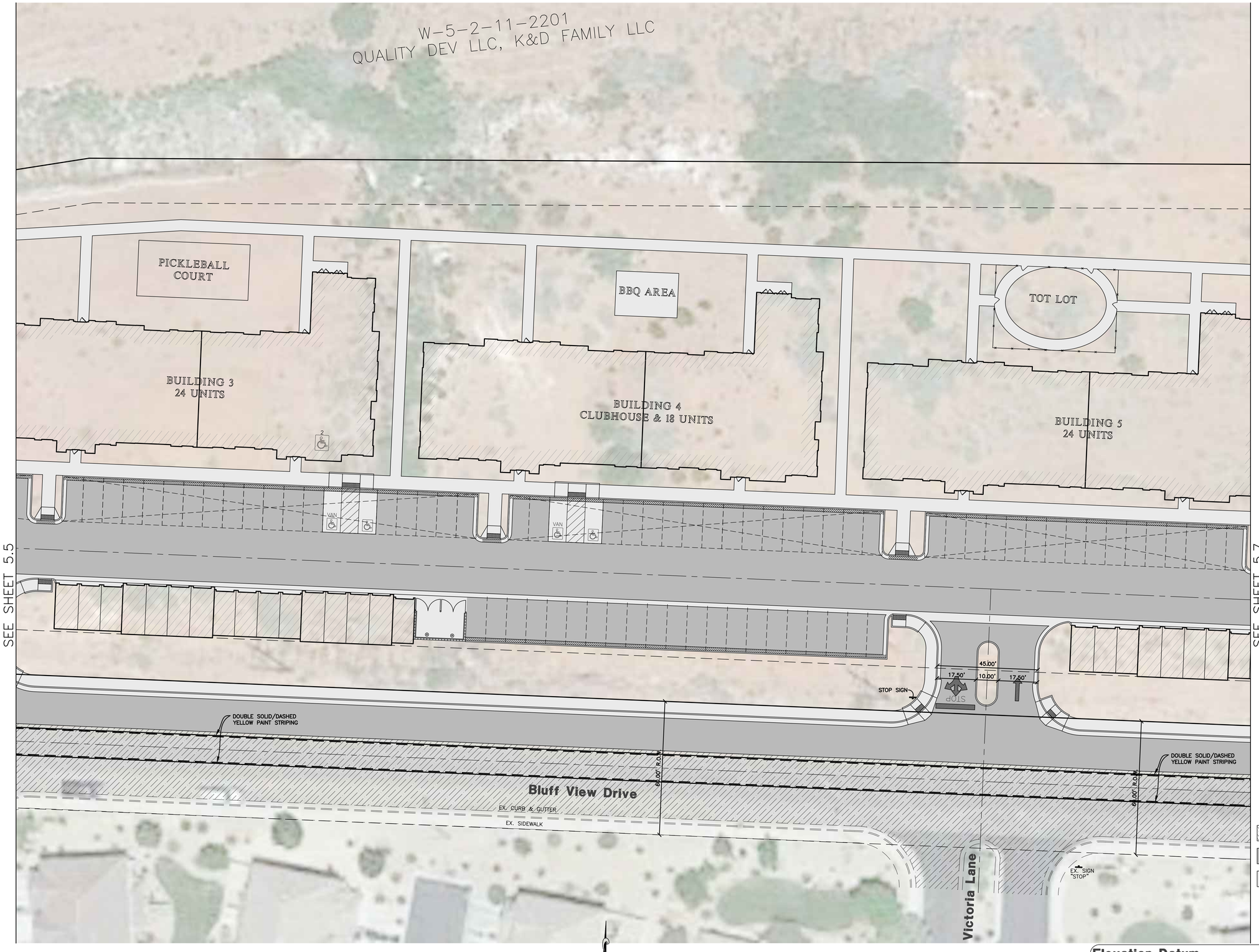
Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.5 of 10 Sheets

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20 0 20 40 60

Scale: 1" = 20'

Legend

= EXISTING ASPHALT PAVEMENT

= PROPOSED ASPHALT PAVEMENT

= PROPOSED CONCRETE

Elevation Datum

SITE BENCHMARK:
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WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Proposed Striping Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

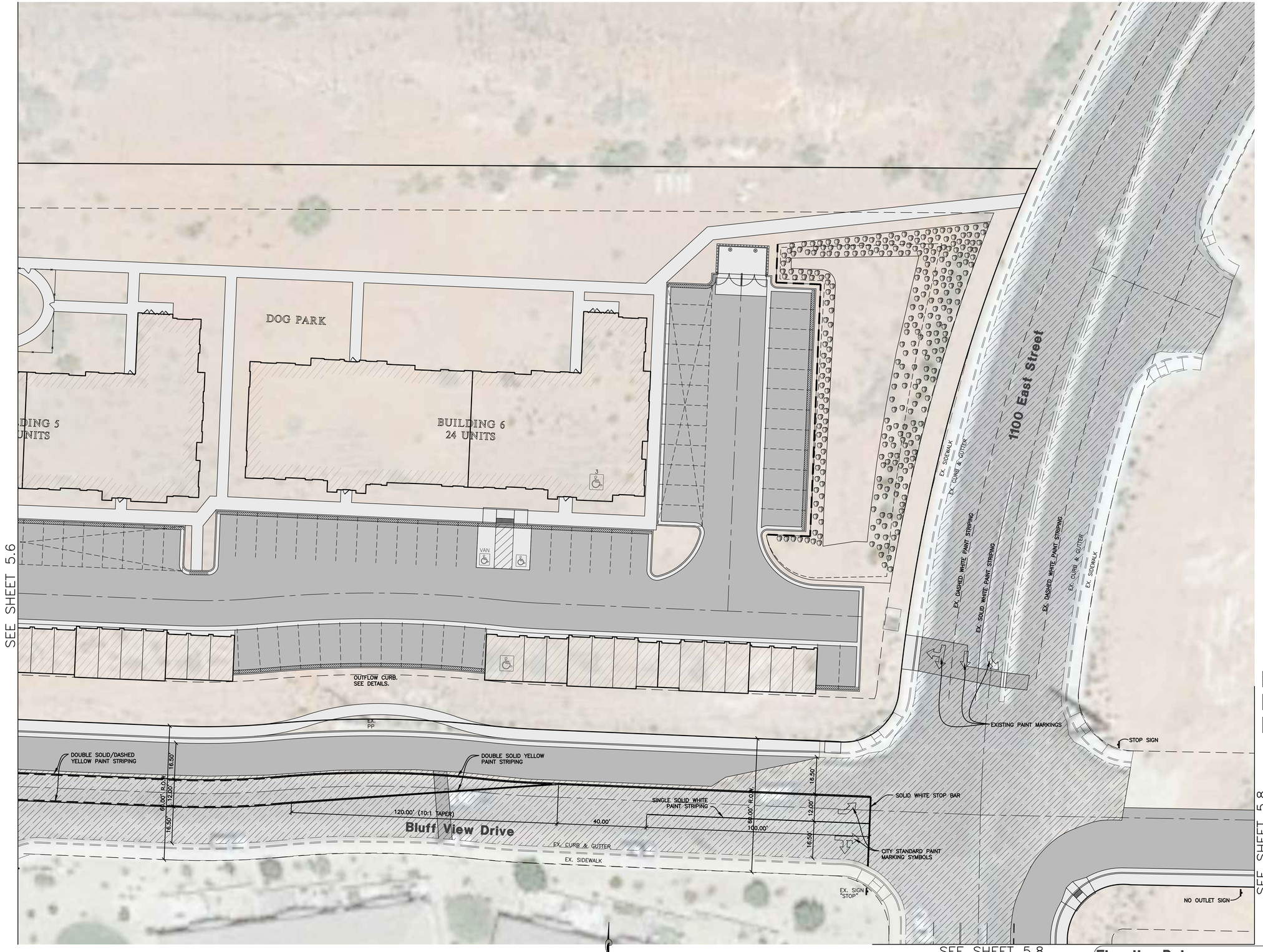
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Drafter: R. HANSEN
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Sheet 5.6 of 10 Sheets

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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE

Elevation Datum

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Proposed Striping Plan

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10854988
THOMAS J. HUNT
STATE OF UTAH

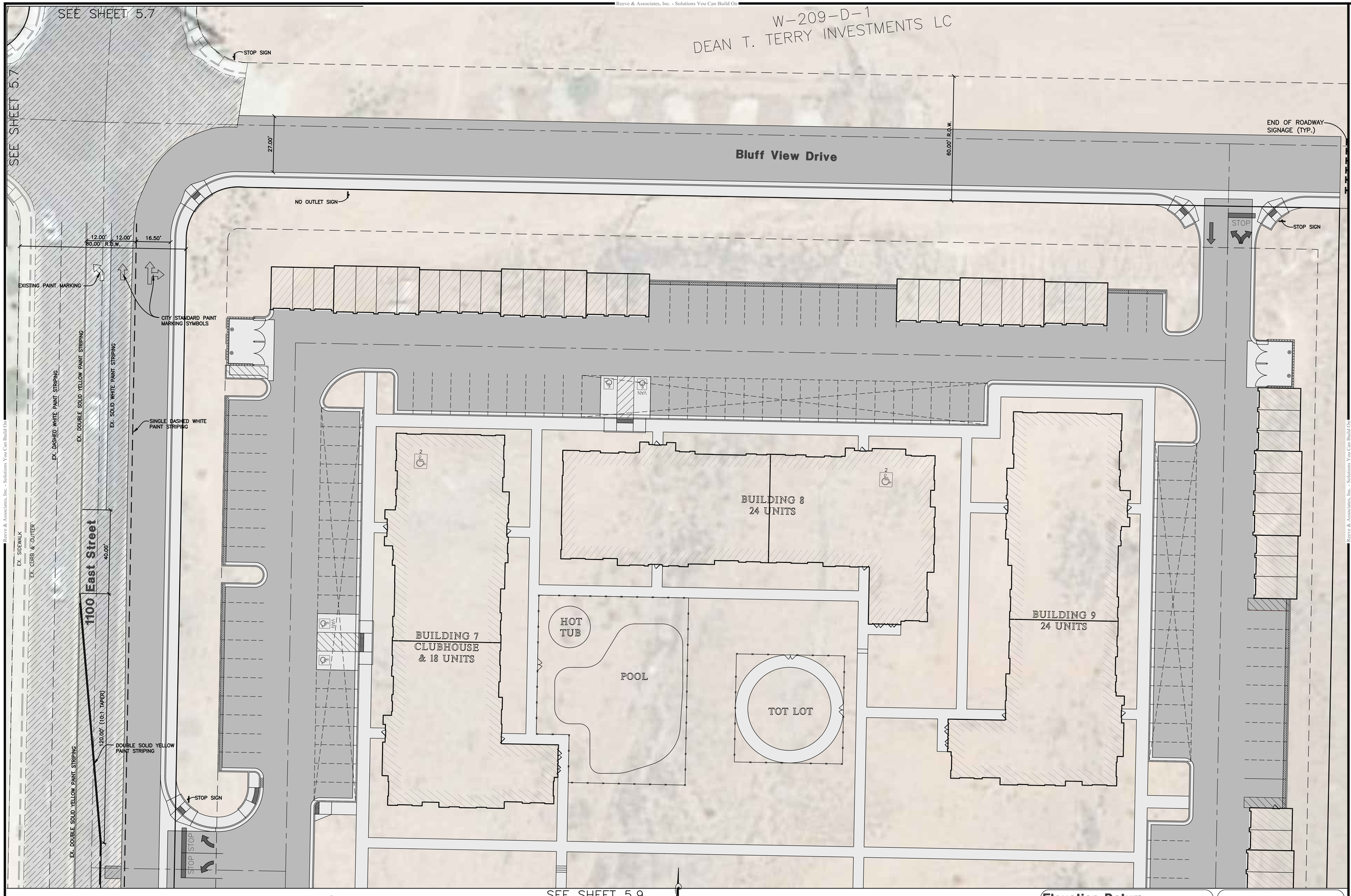
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Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.7 of 10 Sheets

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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED ASPHALT PAVEMENT

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum

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Proposed Striping Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

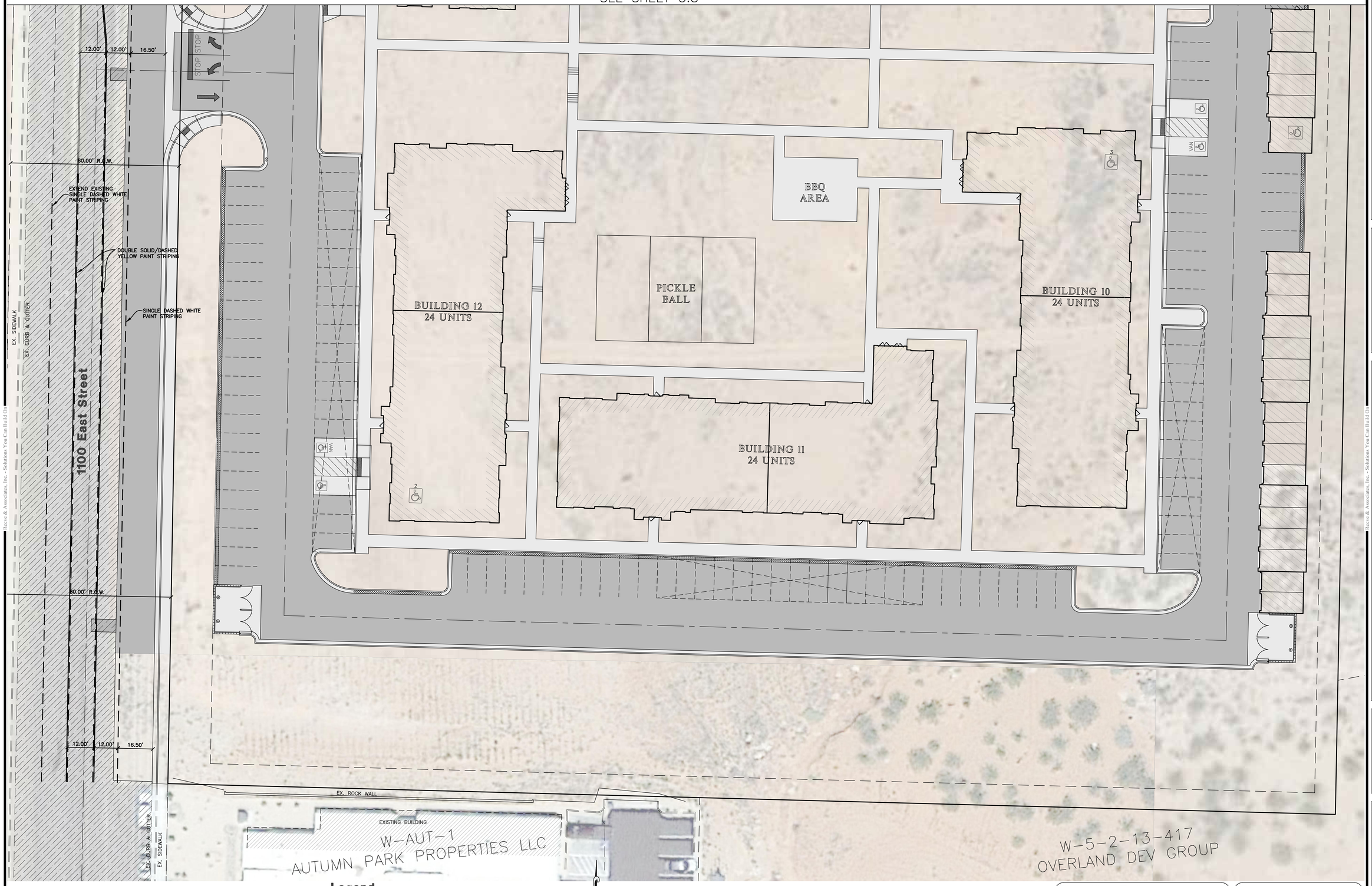
Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.8 of 10 Sheets

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SEE SHEET 5.8



Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = PROPOSED ASPHALT PAVEMENT

20 0 20 40 60

Scale: 1" = 20'

Elevation Datum
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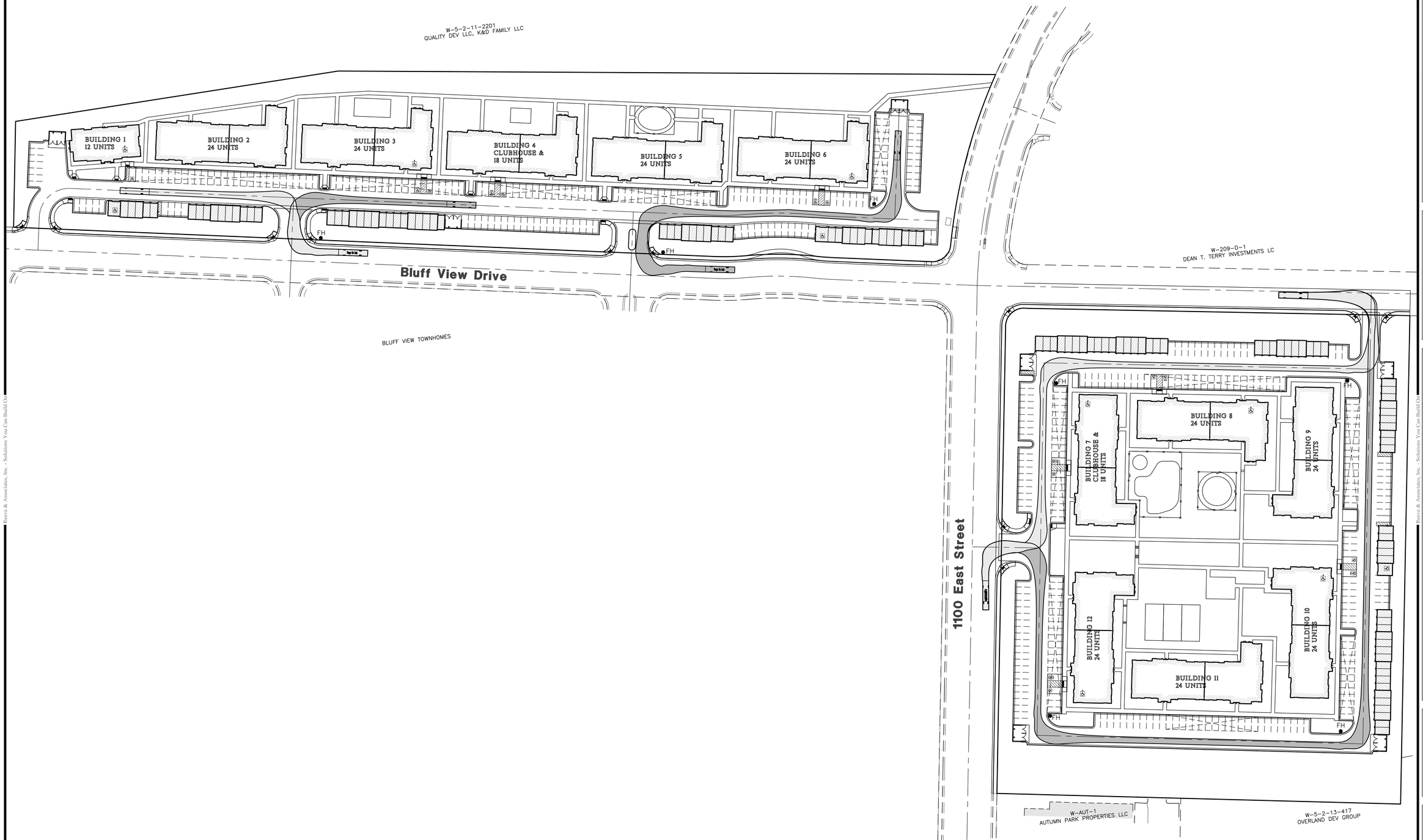
Proposed Striping Plan

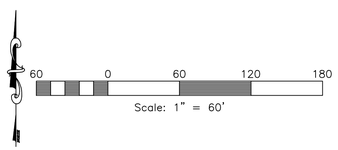
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

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Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.9 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On





Legend

= SWEPT PATH OF 40.0' FIRE TRUCK

= SWEPT PATH OF 40.0' FIRE TRUCK

Reeve & Associates, Inc.
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Fire Apparatus Turning Template

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

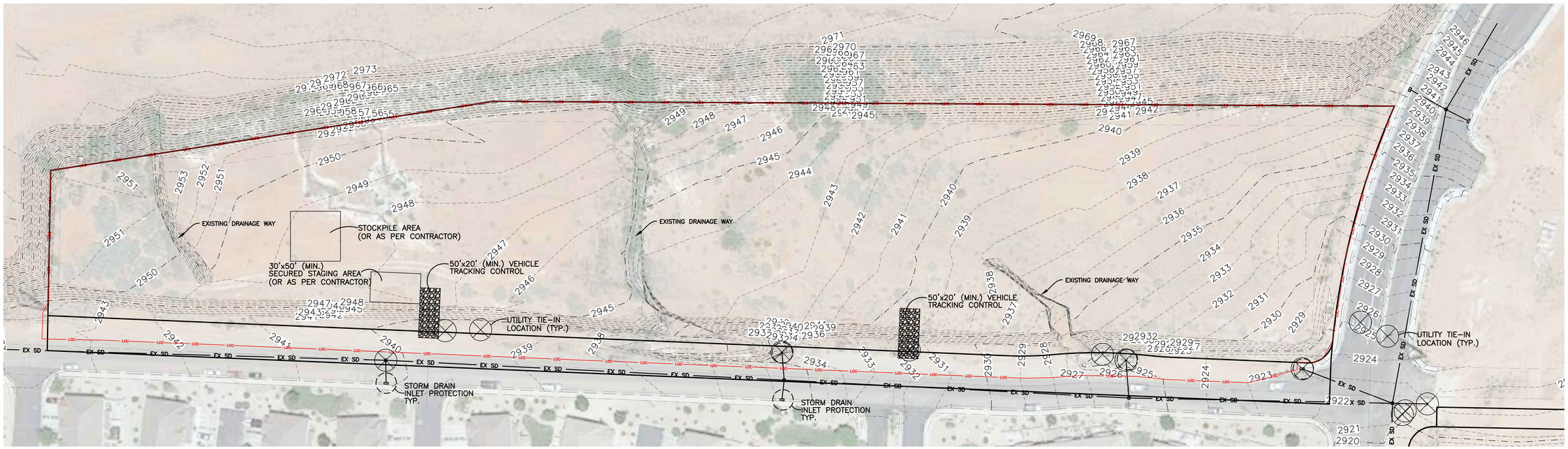
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 5.10 of 10 Sheets

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Legend

—LOC— = LIMITS OF CONSTRUCTION

NOTE:
SEE WASHINGTON CITY STANDARD NOTES AND DETAILS FOR LEGEND OF BMP NAMES AND SYMBOLS.

50 0 50 100 150

Scale: 1" = 50'

CITY APPROVAL DATE

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
ELEVATION = 2903.826'

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Initial Grading Plan

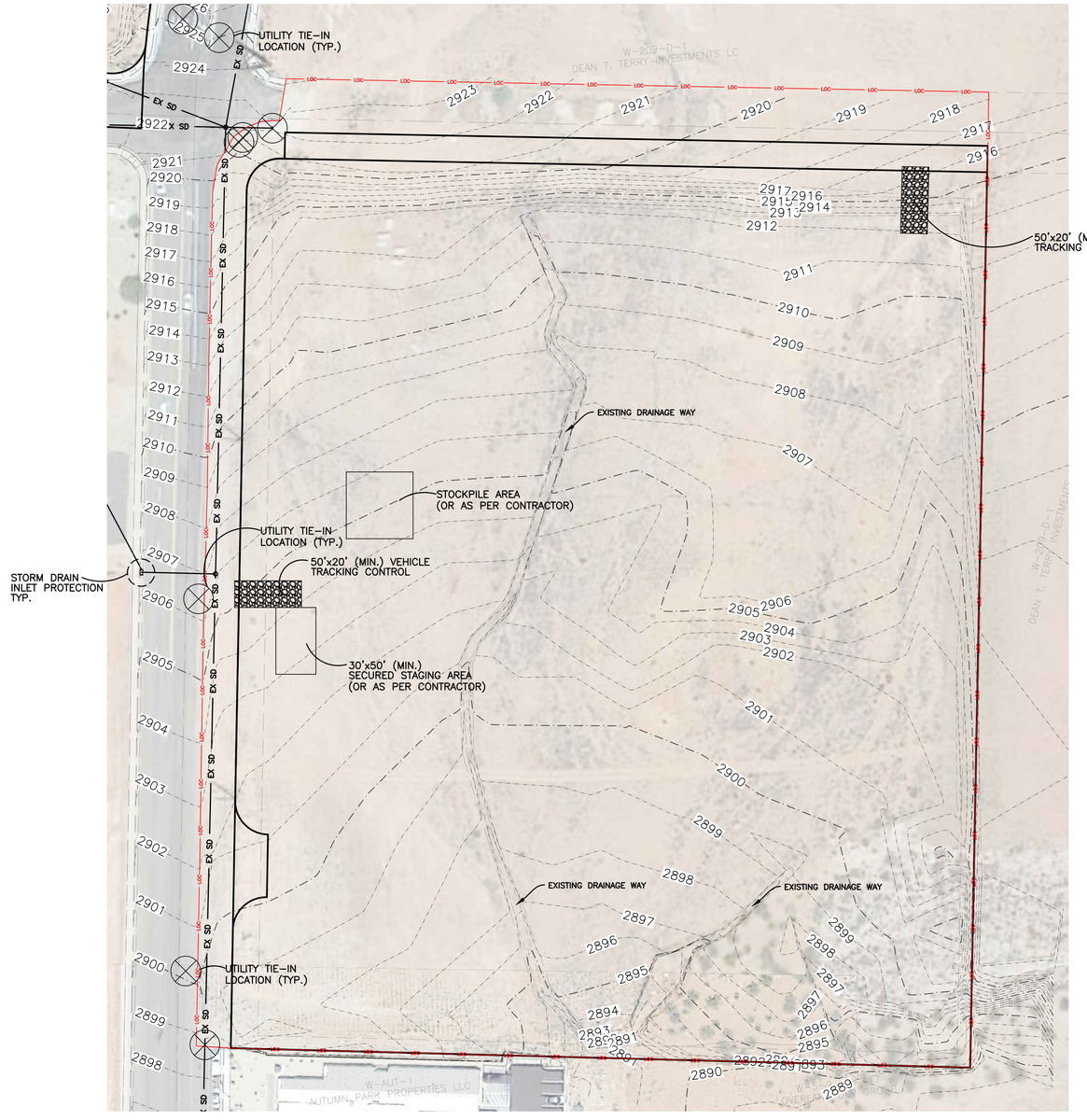
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



Legend

—LOC— = LIMITS OF CONSTRUCTION

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SITE BENCHMARK:
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DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Initial Grading Plan

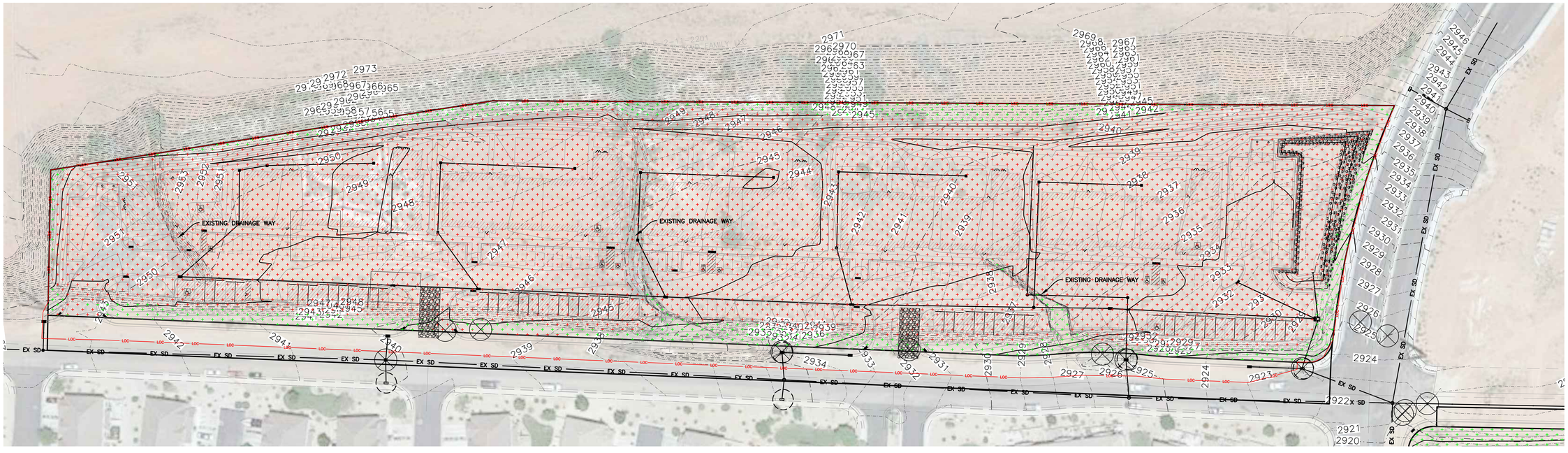
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.1 of 10 Sheets

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Reeve & Associates, Inc. - Solutions You Can Build On



Legend

= AREAS OF CUT

= AREAS OF FILL

—LOC— = LIMITS OF CONSTRUCTION

50 0 50 100 150

Scale: 1" = 50'

NOTES:
1) SEE WASHINGTON CITY STANDARD NOTES AND DETAILS FOR LEGEND OF BMP NAMES AND SYMBOLS.
2) SHADED BMPs WERE INSTALLED IN INITIAL STAGE AND SHALL BE LEFT IN PLACE IN INTERIM STAGE.
3) ALL INTERIM BMPs, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ANY CURB AND GUTTER.
4) SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.

Estimated - NW Parcel Cut/Fill Quantities:

CUT = 39,915 C.Y.
FILL = 1,097 C.Y.

NOTE:
QUANTITIES DO NOT INCLUDE COMPACTION OR SHRINKAGE, UTILITY TRENCHING, BUILDING, NOR ORGANIC MATERIAL ENCOUNTERED.

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
ELEVATION = 2903.826'

CITY APPROVAL DATE

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REVISIONS

DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Interim GESC Plan

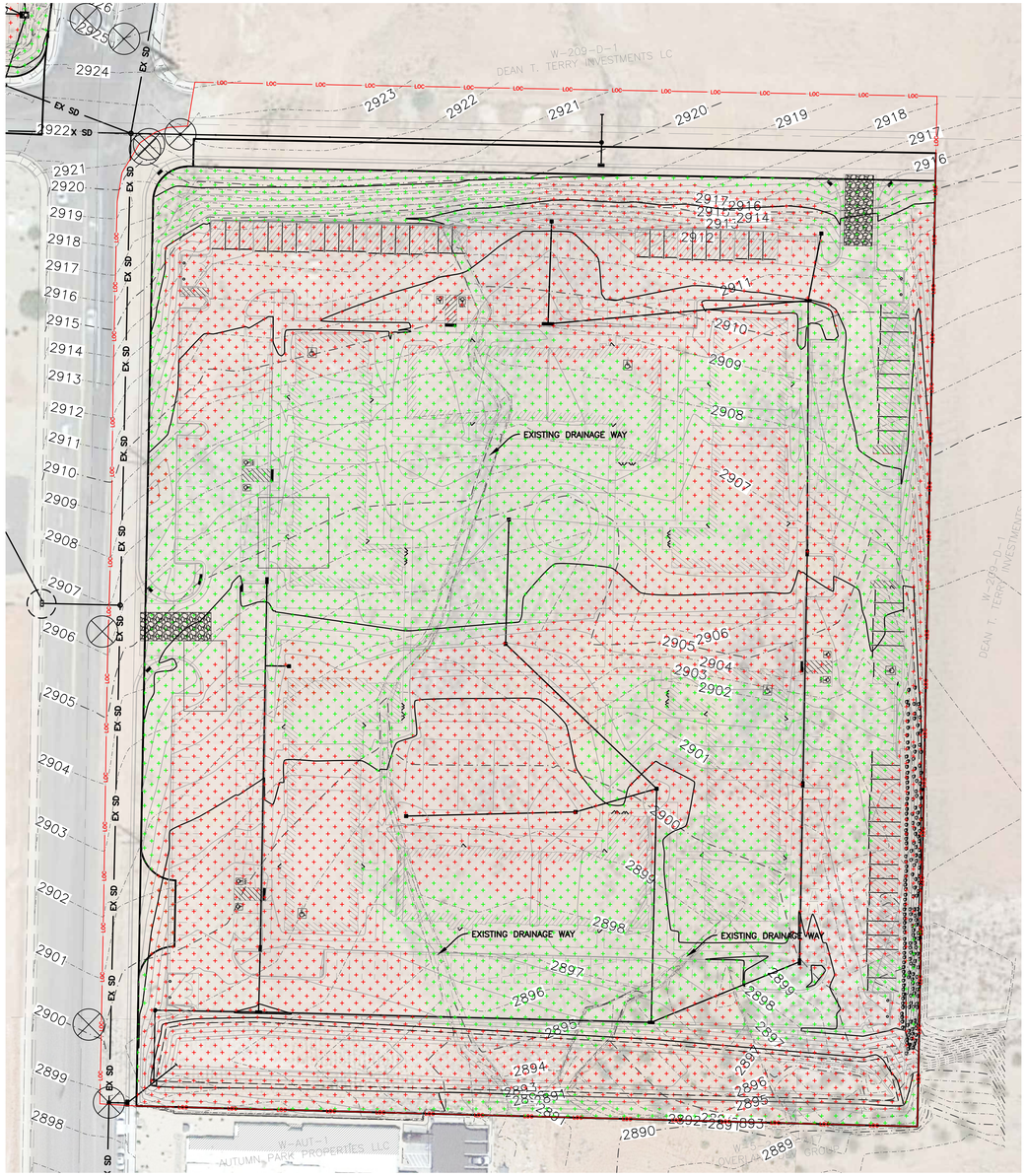
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.2 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



50 0 50 100 150

Scale: 1" = 50'

Legend

= AREAS OF CUT

= AREAS OF FILL

—LOC— = LIMITS OF CONSTRUCTION

Estimated - SE Parcel Cut/Fill Quantities:

CUT = 11,778 C.Y.
FILL = 15,929 C.Y.

NOTE:
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NOTES:
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CITY APPROVAL DATE

Elevation Datum

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REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Interim GESC Plan

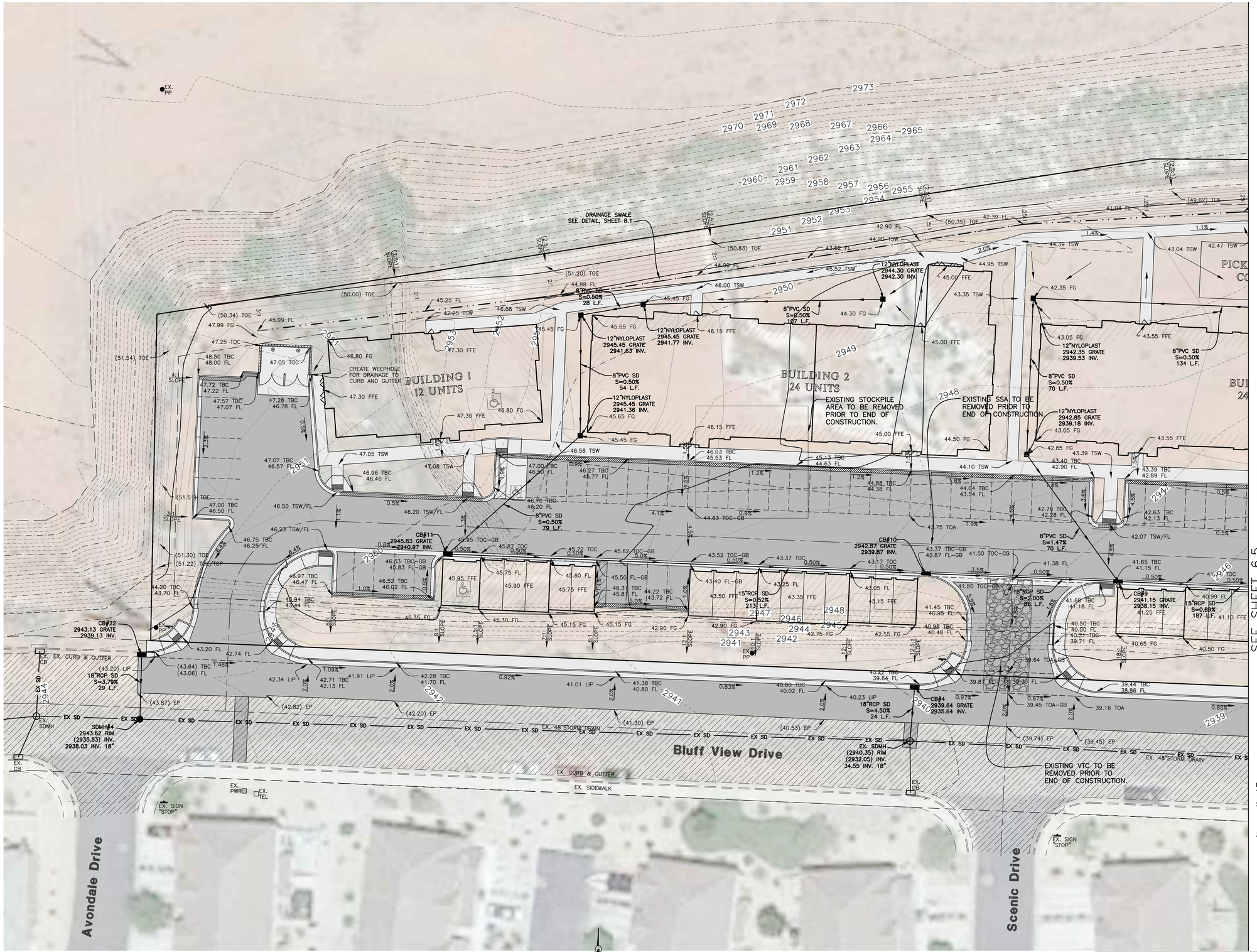
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.3 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT LANDSCAPING AND POST-CONSTRUCTION CONTROLS.

20 0 20 40 60
Scale: 1" = 20'

NOTE:
CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR EXCAVATION OF THE BEDROCK AND BENEATH EACH UNIT.

NOTES:
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NOTE:
COORDINATE WITH THE ARCHITECT FOR ROOF DRAIN LOCATIONS AND CONNECTIONS.

Elevation Datum
SITE BENCHMARK:
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CITY APPROVAL DATE

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Grading & Drainage Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.4 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

W-5-2-11-2201
QUALITY DEV LLC, K&D FAMILY LLC

PICKLEBALL COURT

BUILDING 3
24 UNITS

BBQ AREA

BUILDING 4
CLUBHOUSE & 18 UNITS

TOT LOT

BUILDING 5
24 UNITS

Bluff View Drive

Victoria Lane

DRAINAGE SWALE
SEE DETAIL, SHEET 8.1

SEE SHEET 6.4

SEE SHEET 6.6

EX. CURB & GUTTER

EX. SIDEWALK

EX. 48" STORM DRAIN

EX. SDMH
(2935.75) RIM
(2926.81) INV.

EX. SIGN
"STOP"

EXISTING VTC TO BE
REMOVED PRIOR TO
END OF CONSTRUCTION.

NOTE:
CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR EXCAVATION OF THE BEDROCK AND BENEATH EACH UNIT.

NOTES:
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NOTE:
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NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT LANDSCAPING AND POST-CONSTRUCTION CONTROLS.

20 0 20 40 60
Scale: 1" = 20'

CITY APPROVAL DATE

Elevation Datum

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REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

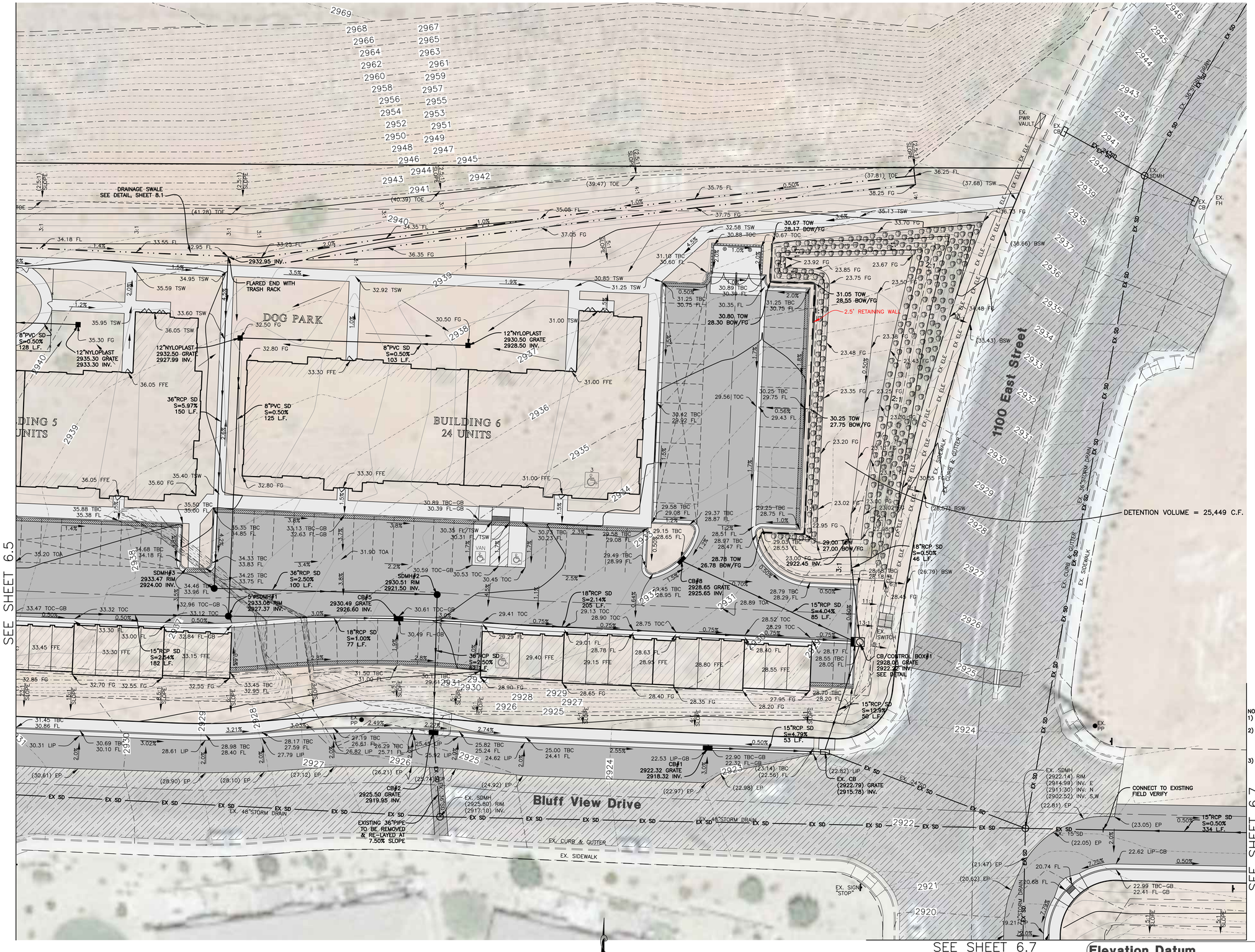
Grading & Drainage Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.5 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



NOTE:
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NOTE:
COORDINATE WITH THE ARCHITECT FOR ROOF DRAIN LOCATIONS AND CONNECTIONS.

NOTE:
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20 0 20 40 60
Scale: 1" = 20'

CITY APPROVAL DATE

Elevation Datum

SITE BENCHMARK:
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REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Grading & Drainage Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
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Number: 6407-18

Sheet 6.6 of 10 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

SEE SHEET 6.6

W-209-D-1
DEAN T. TERRY INVESTMENTS LC

Bluff View Drive

CONNECT TO EXISTING FIELD VERIFY

EX. SDMH (2922.14) RIM (2914.89) 12"NW, E (2913.30) INV. N (2902.52) INV. S,W

EX. 48" STORM DRAIN

EX. 42" SD

EX. 36" STORM DRAIN

EX. 72" STORM DRAIN

15"RCP SD S=0.40% 20 L.F.

TEMP. PLUG & BLOCK 2916.75 INV.

15"RCP SD S=0.50% 334 L.F.

SDMH#7 2920.19 RIM 2916.67 INV. 15"RCP SD S=0.40% 16 L.F.

EXISTING VTC TO BE REMOVED PRIOR TO END OF CONSTRUCTION.

CB#12 2919.70 GRATE 2916.73 INV.

12"NYLOPLAST 2910.47 GRATE 2907.47 INV.

12"NYLOPLAST 2912.10 GRATE 2909.10 INV.

CB#13 2907.25 GRATE 2904.25 INV.

CB#14 2909.95 GRATE 2903.33 INV.

8"PVC SD S=11.78% 49 L.F.

15"RCP SD S=0.50% 185 L.F.

8"PVC SD S=4.41% 73 L.F.

DOUBLE INLET BOX

CB#21 2905.05 GRATE 2901.05 INV.

8"PVC SD S=4.60% 88 L.F.

CB#15 2905.04 GRATE 2902.04 INV.

12"NYLOPLAST 2906.00 GRATE 2904.00 INV.

15"RCP SD S=3.31% 261 L.F.

15"RCP SD S=0.72% 179 L.F.

15"RCP SD S=2.62% 164 L.F.

BUILDING 8
24 UNITS

BUILDING 7
CLUBHOUSE
& 18 UNITS

BUILDING 9
24 UNITS

HOT TUB

POOL

TOT LOT

1100 East Street

EX. SIDEWALK

EX. CURB & GUTTER

EXISTING STOCKPILE AREA TO BE REMOVED PRIOR TO END OF CONSTRUCTION.

DRAINAGE SWALE SEE DETAIL, SHEET 8.1

SEE SHEET 6.8

EXISTING VTC TO BE REMOVED PRIOR TO END OF CONSTRUCTION.

NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT LANDSCAPING AND POST-CONSTRUCTION CONTROLS.

NOTE:
CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR EXCAVATION OF THE BEDROCK AND BENEATH EACH UNIT.

NOTE:
COORDINATE WITH THE ARCHITECT FOR ROOF DRAIN LOCATIONS AND CONNECTIONS.

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20 0 20 40 60
Scale: 1" = 20'

CITY APPROVAL DATE

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REVISIONS
DATE DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Grading & Drainage Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.7 of 10 Sheets

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SEE SHEET 6.7

EXISTING VTC AND SSA TO BE REMOVED PRIOR TO END OF CONSTRUCTION.

1100 East Street

EX. SIDEWALK
EX. CURB & GUTTER
EX. 72"STORM DRAIN

BUILDING 12
24 UNITS

BUILDING 11
24 UNITS

BUILDING 10
24 UNITS

PICKLE BALL

BBQ AREA

8"PVC SD S=4.60% 88 L.F.
12"NYLOPLAST 2901.95 GRATE 2899.95 INV.
12"NYLOPLAST 2901.15 GRATE 2899.15 INV.
8"PVC SD S=0.50% 17 L.F.
15"RCP SD S=3.31% 261 L.F.
8"PVC SD S=3.61% 148 L.F.
CB#16 2900.75 GRATE 2897.75 INV.
8"PVC SD S=0.50% 60 L.F.
15"NYLOPLAST 2898.50 GRATE 2894.60 INV.
12"NYLOPLAST 2897.50 GRATE 2895.50 INV.
8"PVC SD S=0.50% 120 L.F.
12"NYLOPLAST 2897.75 GRATE 2894.90 INV.
10"PVC SD S=1.34% 166 L.F.
15"RCP SD S=2.62% 164 L.F.
15"RCP SD S=1.26% 126 L.F.
DRAINAGE SWALE SEE DETAIL, SHEET 8.1
CB#20 2897.40 GRATE 2892.40 INV.
15"RCP SD S=7.00% 45 L.F.
24"RCP SD S=1.47% 73 L.F.
CB#17 2899.16 GRATE 2896.16 INV.
CB#19 2894.75 GRATE 2889.75 INV.
24"RCP SD S=0.94% 278 L.F.
CB#18 2897.37 GRATE 2892.37 INV.
18"RCP SD S=3.32% 114 L.F.
24"RCP SD S=1.57% 51 L.F.
SDMH#5 2898.00 RIM 2888.68 INV.
SDMH#10 2898.78 RIM (2886.75) INV. FIELD VERIFY 2887.70 INV. IN (98.74) EP
24"RCP SD S=0.50% 24 L.F.
24"RCP SD S=11.50% 20 L.F.
24"RCP SD S=0.50% 13 L.F.
CB#24 2898.38 GRATE 2887.76 INV.
CONTROL BOX#2 2895.00 GRATE 2887.88 INV. SEE DETAIL
DETENTION VOLUME = 36,306 C.F.
EX. ROCK WALL
EXISTING BUILDING
W-AUT-1
AUTUMN PARK PROPERTIES LLC
W-5-2-28-13-417
OVERLAND DEV GROUP

NOTE:
COORDINATE WITH THE ARCHITECT FOR ROOF DRAIN LOCATIONS AND CONNECTIONS.

NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT LANDSCAPING AND POST-CONSTRUCTION CONTROLS.

NOTE:
CONTRACTOR TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR EXCAVATION OF THE BEDROCK AND BENEATH EACH UNIT.

NOTES:
1) SEE WASHINGTON CITY STANDARD NOTES AND DETAILS FOR LEGEND OF BMP NAMES AND SYMBOLS.
2) SHADED BMPs WERE INSTALLED IN INITIAL OR INTERIM GRADING STAGE AND UNLESS OTHERWISE INDICATED, SHALL BE LEFT IN PLACE UNTIL POST-CONSTRUCTION CONTROLS ARE APPROVED BY WASHINGTON CITY.
3) SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.

20 0 20 40 60
Scale: 1" = 20'

CITY APPROVAL DATE

Elevation Datum

SITE BENCHMARK:
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP BLM MONUMENT DATED 1973.
ELEVATION = 2903.826'

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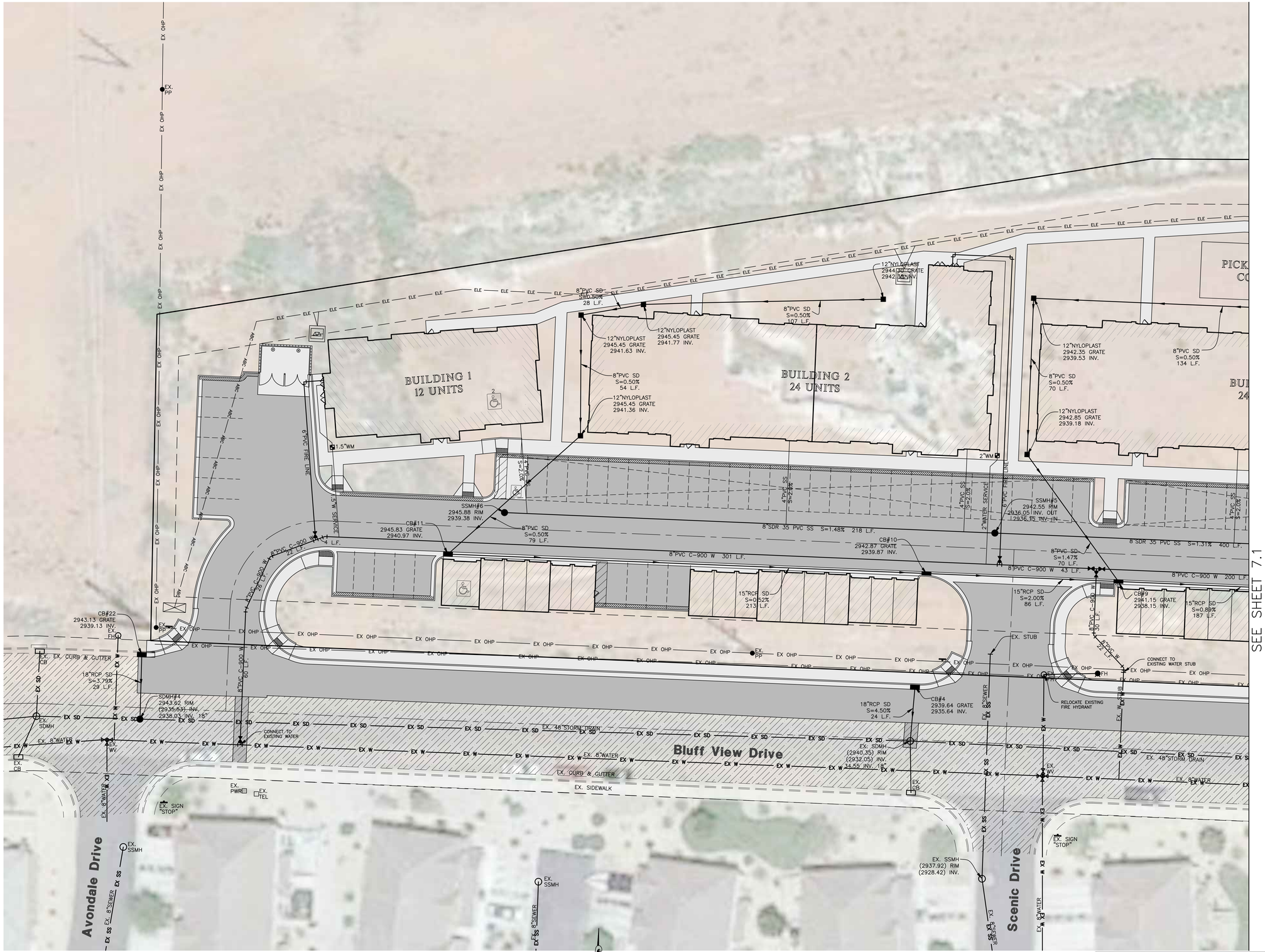
Grading & Drainage Plan

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 6.8 of 10 Sheets

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Utility Plan

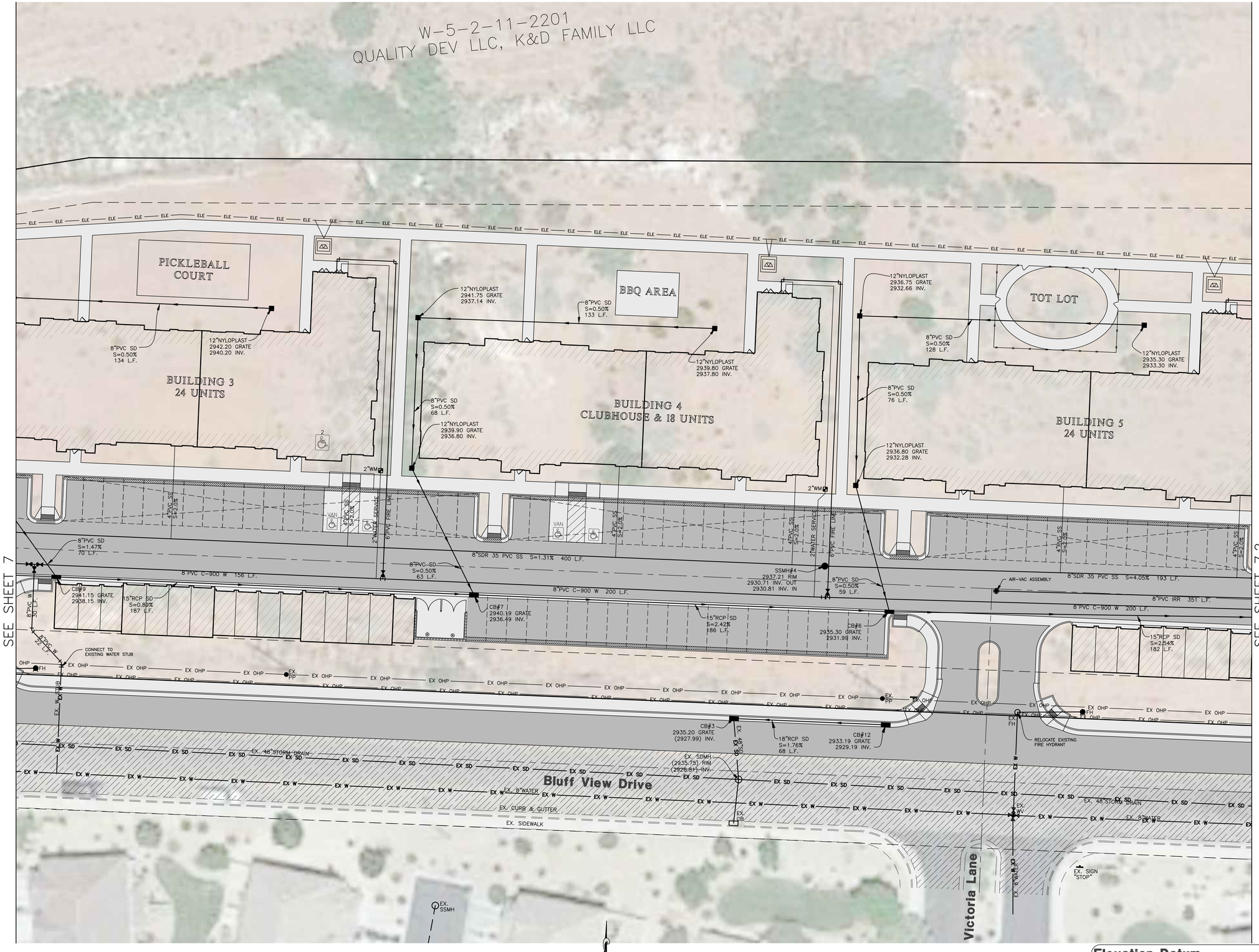
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Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 7 of 10 Sheets

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SEE SHEET 7

SEE SHEET 7.2

NOTE:
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THOMAS J. HUNT
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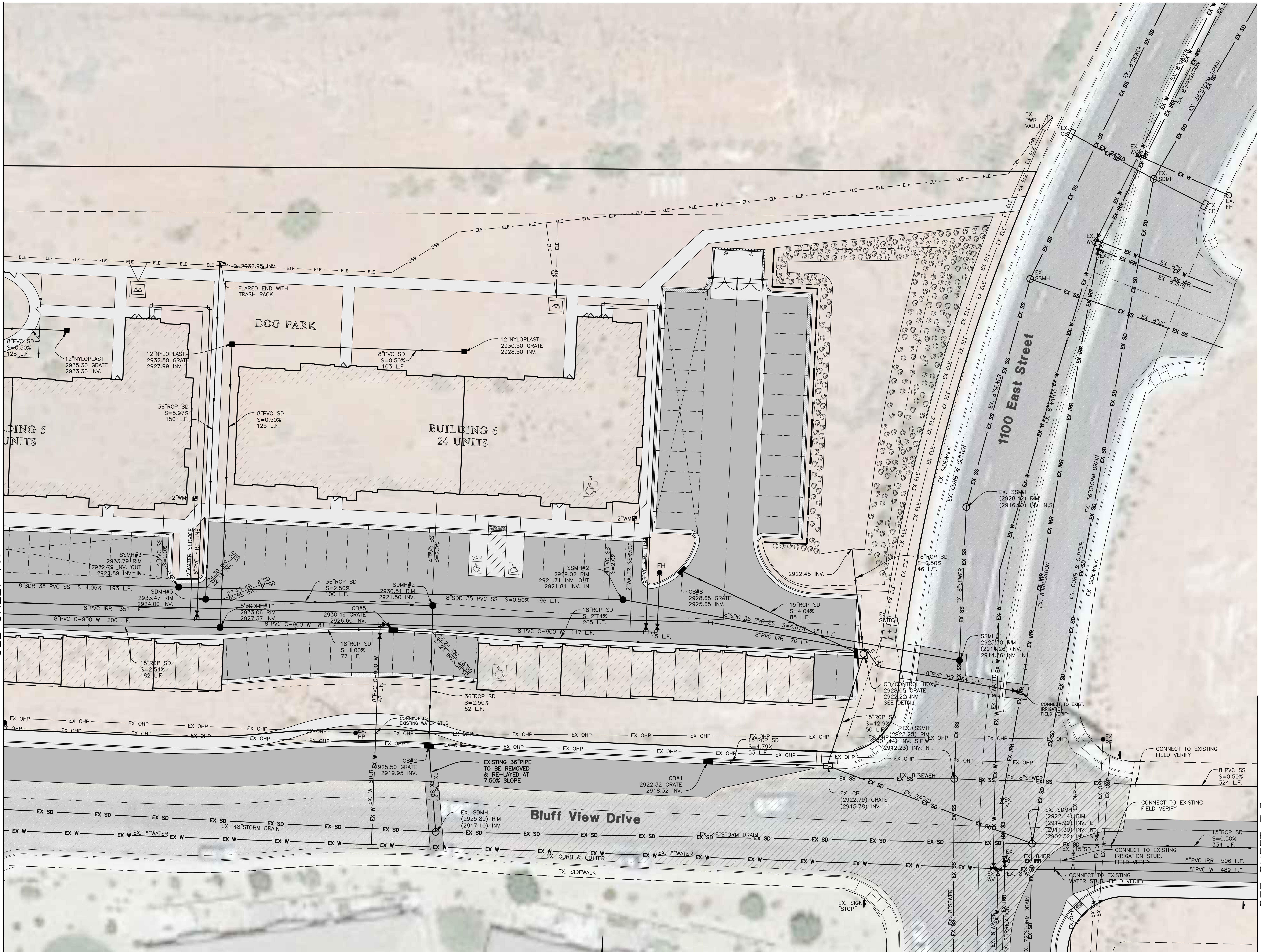
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SEE SHEET 7.1

SEE SHEET 7.3

SEE SHEET 7.3

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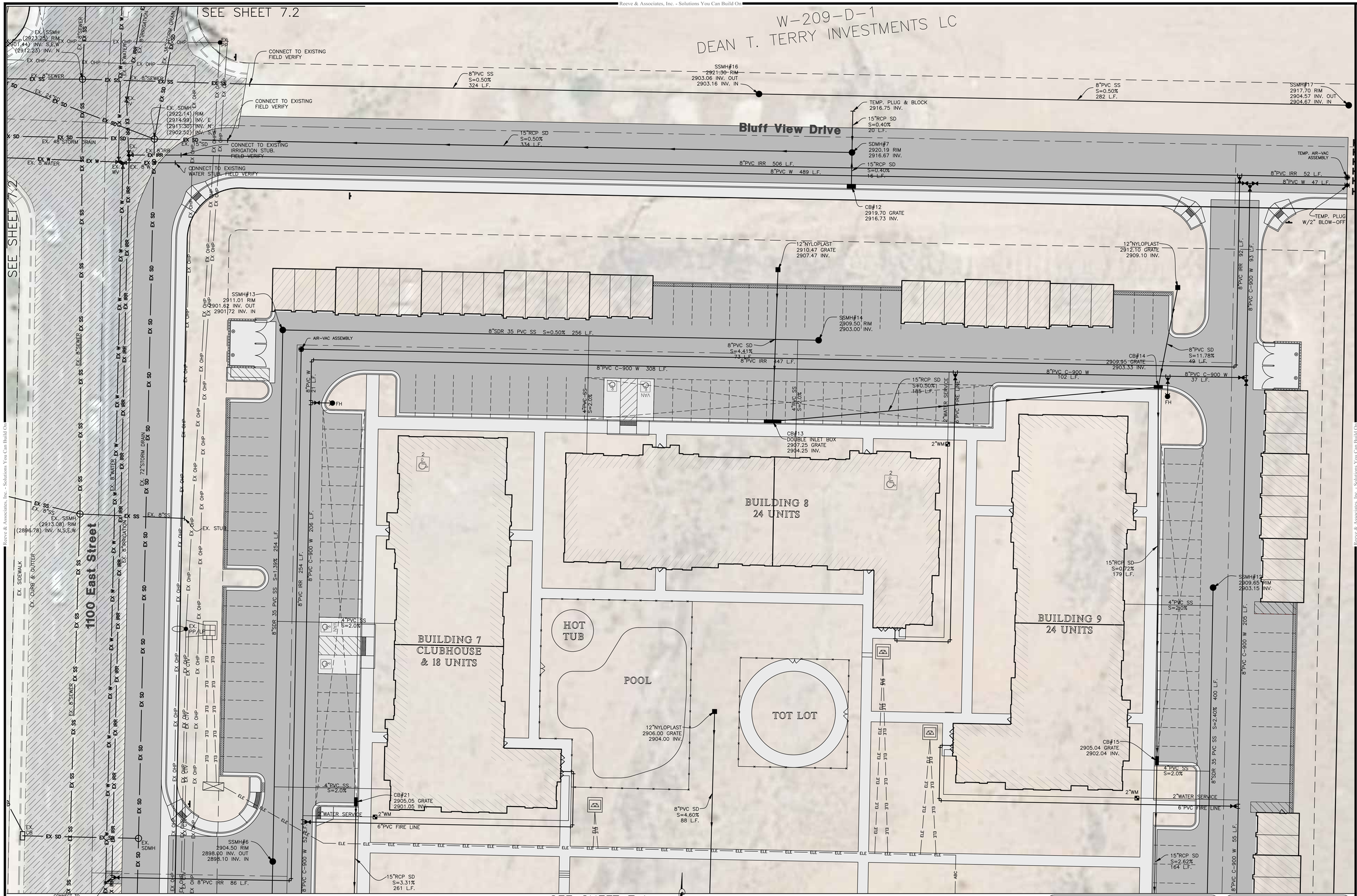
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 7.2
10 Sheets

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PROFESSIONAL ENGINEER
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THOMAS J. HUNT
STATE OF UTAH

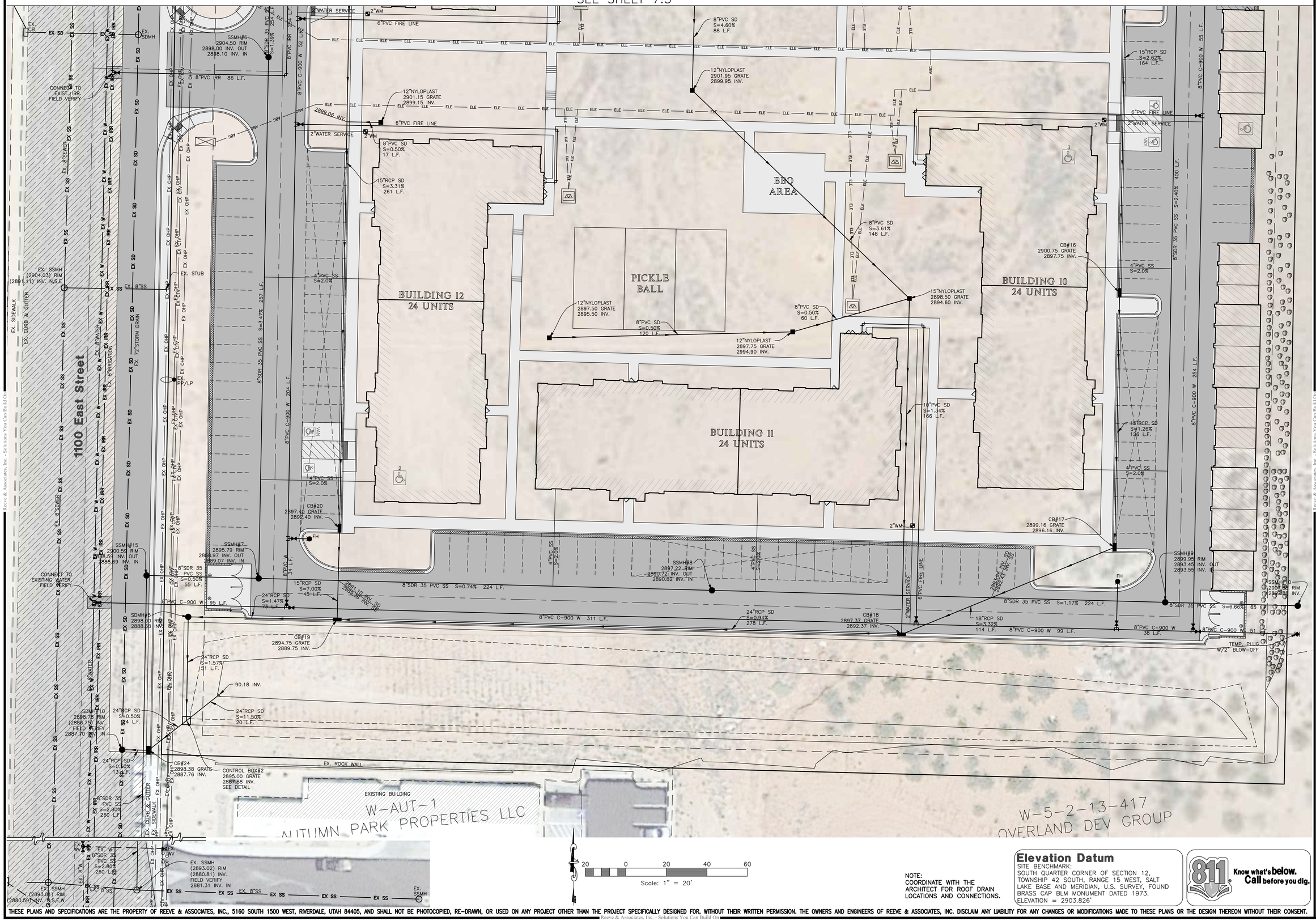
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Sheet	10
7.3	Sheets

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SEE SHEET 7.3



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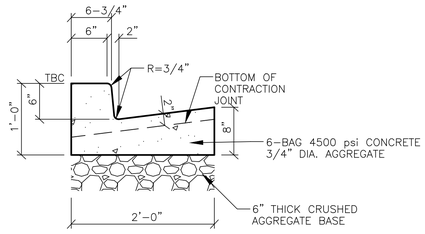
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Sheet 7.4 of 10 Sheets

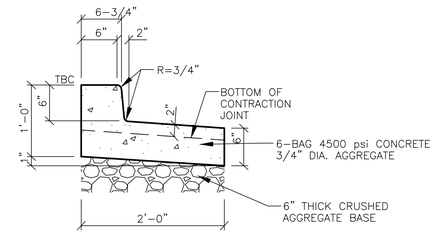
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(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Curb & Gutter

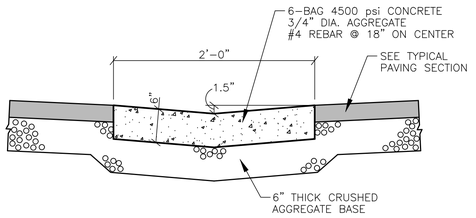
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Outflow Curb & Gutter

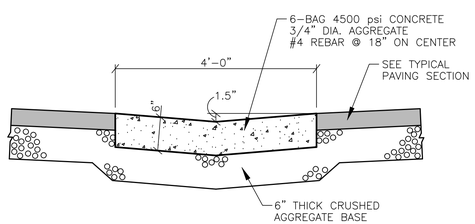
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site 2' Concrete Waterway

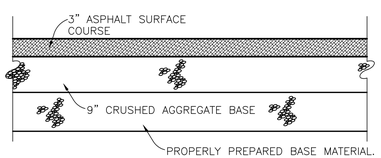
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site 4' Concrete Waterway

SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

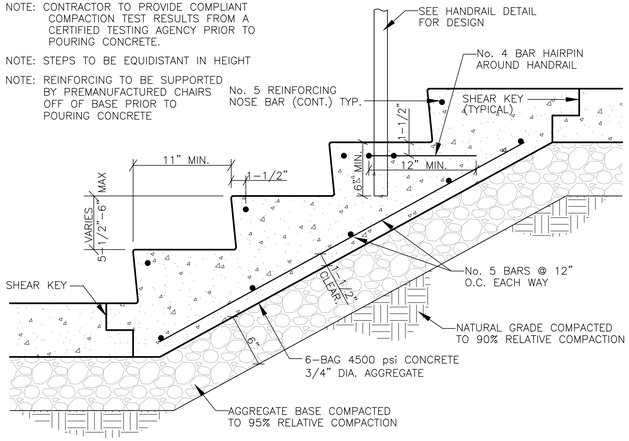
Typical On-Site Asphalt Paving

SCALE: NONE

NOTE: CONTRACTOR TO PROVIDE COMPLIANT COMPACTION TEST RESULTS FROM A CERTIFIED TESTING AGENCY PRIOR TO POURING CONCRETE.

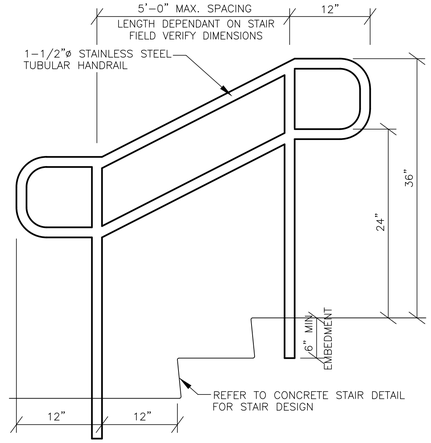
NOTE: STEPS TO BE EQUIDISTANT IN HEIGHT

NOTE: REINFORCING TO BE SUPPORTED BY PREMANUFACTURED CHAIRS OFF OF BASE PRIOR TO POURING CONCRETE



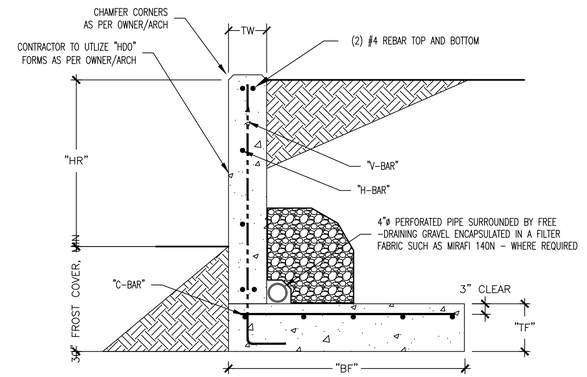
Concrete Stair Detail

SCALE: NONE



Handrail Detail

SCALE: NONE



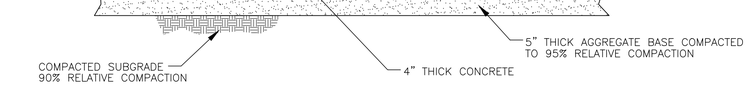
REFER TO SITE SPECIFIC GEOTECHNICAL REPORT. GEOTECHNICAL REPORT TO GOVERN AND CONTROL.

CONCRETE RETAINING WALL SCHEDULE
BASED ON 1500 PSF BEARING CAPACITY

MARK	"HR"	"TF"	"BF"	"TW"	"V-BAR"	"H-BAR"	"C-BAR"
CRW-1	2'-6"	12"	3'-0"	8"	#4@18"o.c.	#4@12"o.c.	#5@12"o.c.

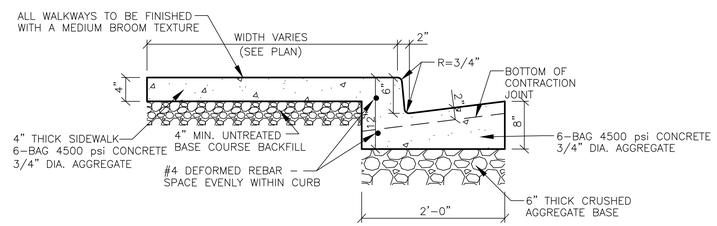
2'-6" Retaining Wall

SCALE: NONE



On-Site Concrete Sidewalk Section

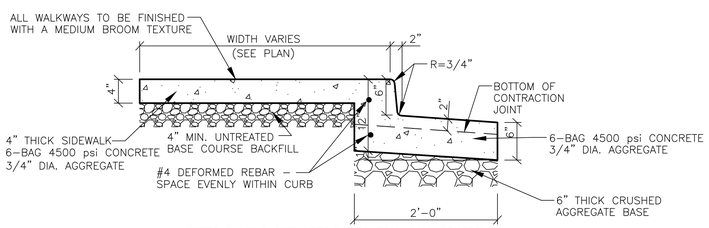
SCALE: NONE



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On-Site Sidewalk w/ Gutter

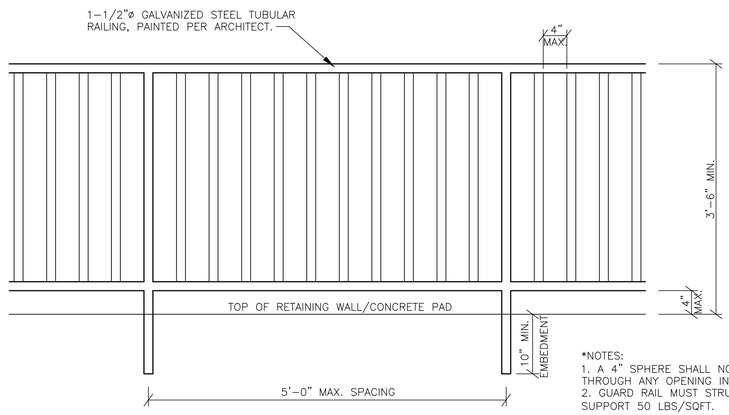
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Sidewalk w/ Outflow Gutter

SCALE: NONE



*NOTES:
1. A 4" SPHERE SHALL NOT PASS THROUGH ANY OPENING IN GUARD RAIL.
2. GUARD RAIL MUST STRUCTURALLY SUPPORT 50 LBS/SQFT.

Guard Rail Detail

SCALE: NONE

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REVISIONS

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Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Civil Details

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

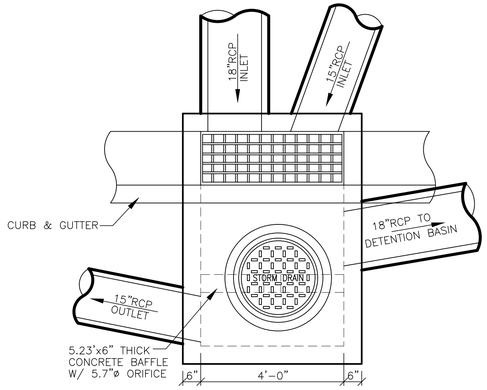
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Sheet 8 of 10 Sheets

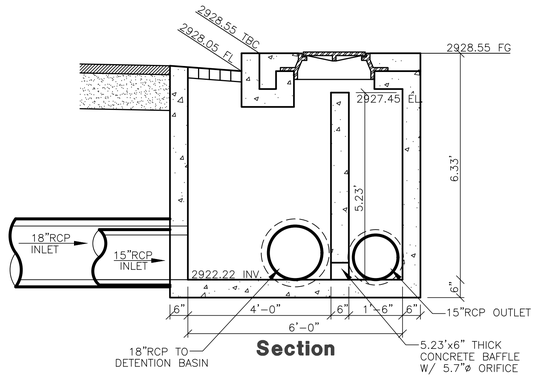
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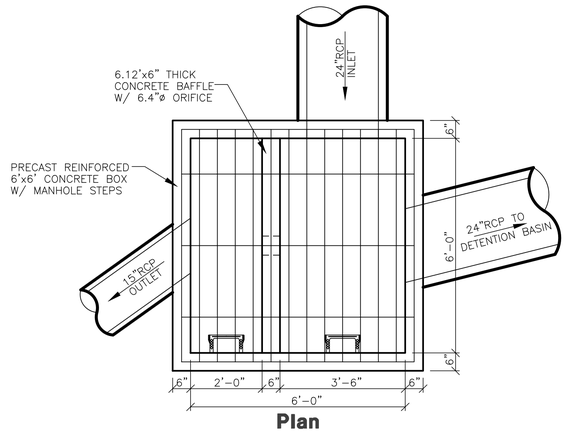
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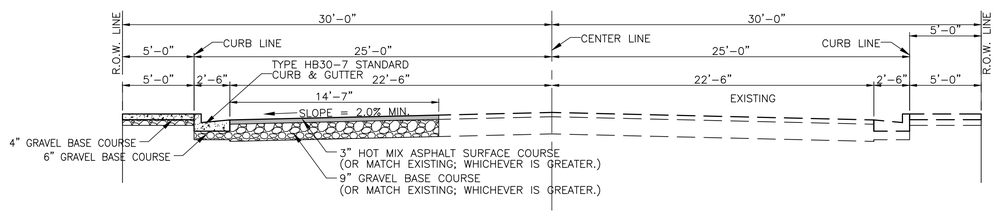
Section

CB/Control Box#1 Detail

SCALE: 1"=2'

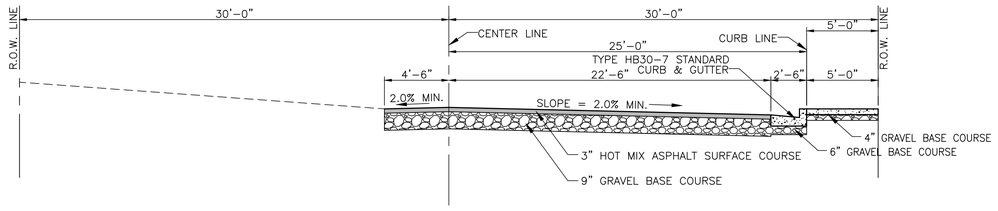


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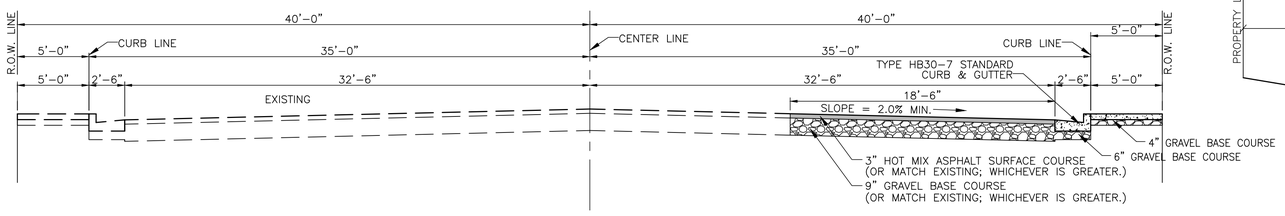
Bluff View Drive - Widening Street Section (60' R.O.W.)

SCALE: NONE



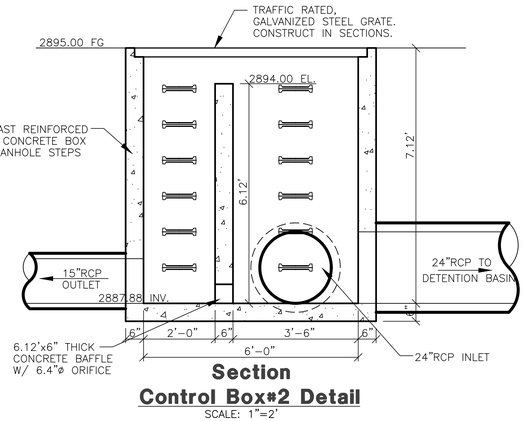
Bluff View Drive - Extension Street Section (60' R.O.W.)

SCALE: NONE



1100 East Street - Widening Street Section (80' R.O.W.)

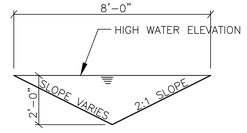
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Section

Control Box#2 Detail

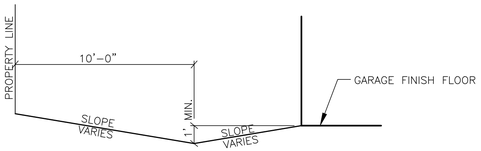
SCALE: 1"=2'



North Property Line Drainage Swale

SCALE: NONE

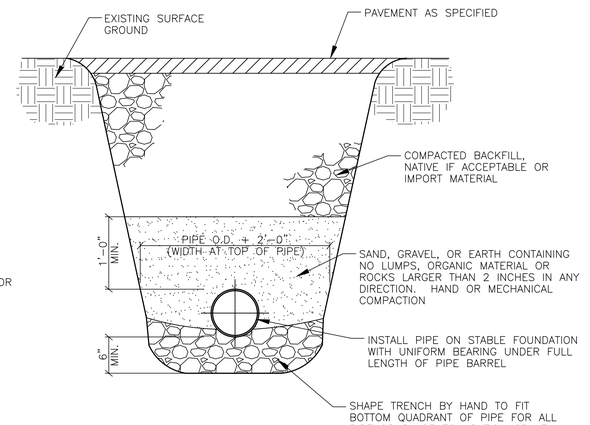
DRAINAGE SWALE TO BE LINED WITH CL CLASSIFIED CLAY. CLAY SHALL HAVE THE FOLLOWING PROPERTIES: LIQUID LIMIT INDEX OF 50 (MAX) TO 30 (MIN), AND PLASTICITY INDEX OF 25 (MAX) TO 13 (MIN).



East Property Line Drainage Swale

SCALE: NONE

DRAINAGE SWALE TO BE LINED WITH CL CLASSIFIED CLAY. CLAY SHALL HAVE THE FOLLOWING PROPERTIES: LIQUID LIMIT INDEX OF 50 (MAX) TO 30 (MIN), AND PLASTICITY INDEX OF 25 (MAX) TO 13 (MIN).



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARTED BY AGEC, MAY 23, 2016. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Pipe Bed Section

SCALE: NONE

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REVISIONS

DATE	DESCRIPTION

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Civil Details

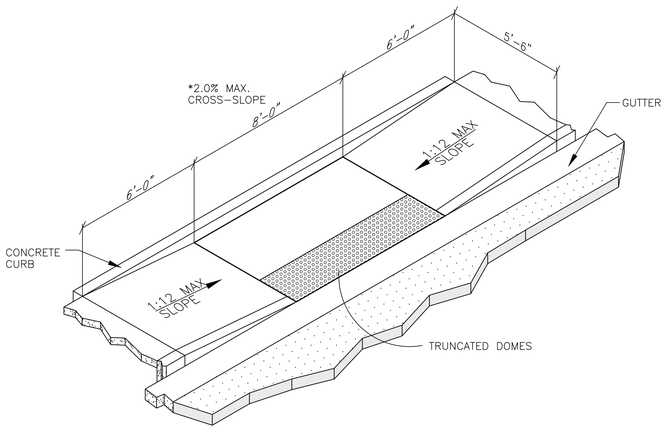
PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.

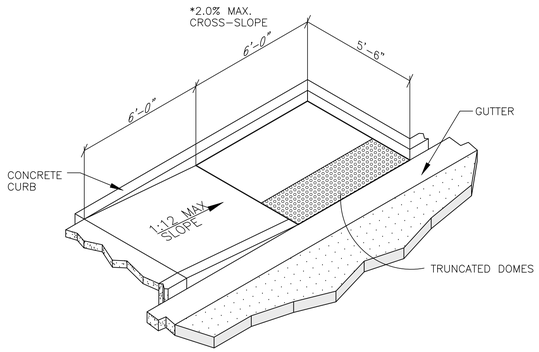
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

Sheet 8.1 of 10 Sheets

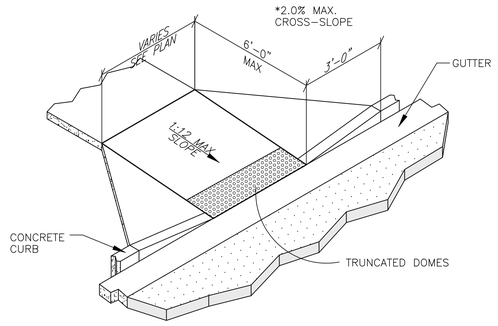
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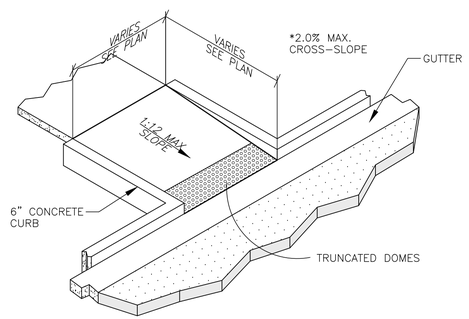
ADA Ramp Detail
SCALE: NONE



ADA Ramp Detail
SCALE: NONE



ADA Ramp Detail
SCALE: NONE



ADA Ramp Detail
SCALE: NONE

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Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Civil Details

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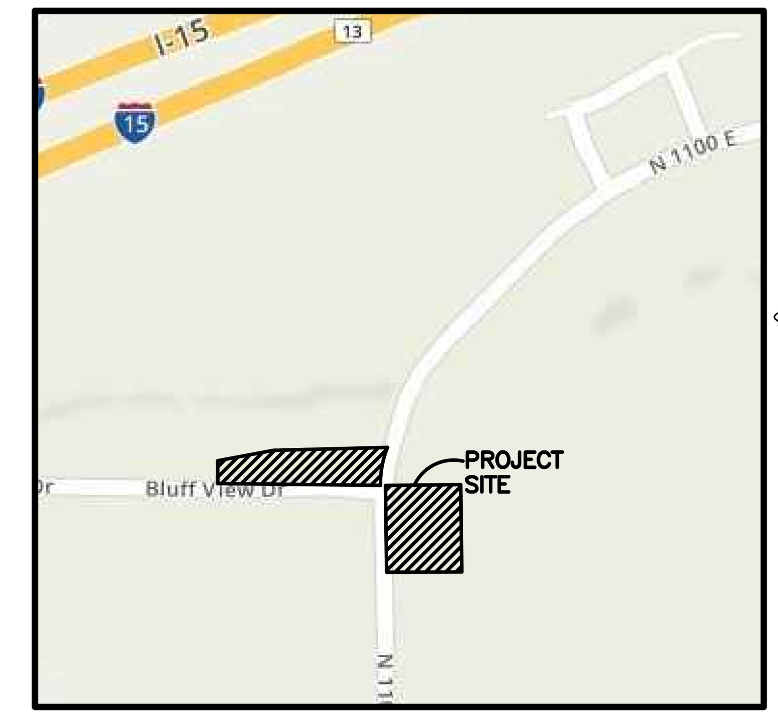
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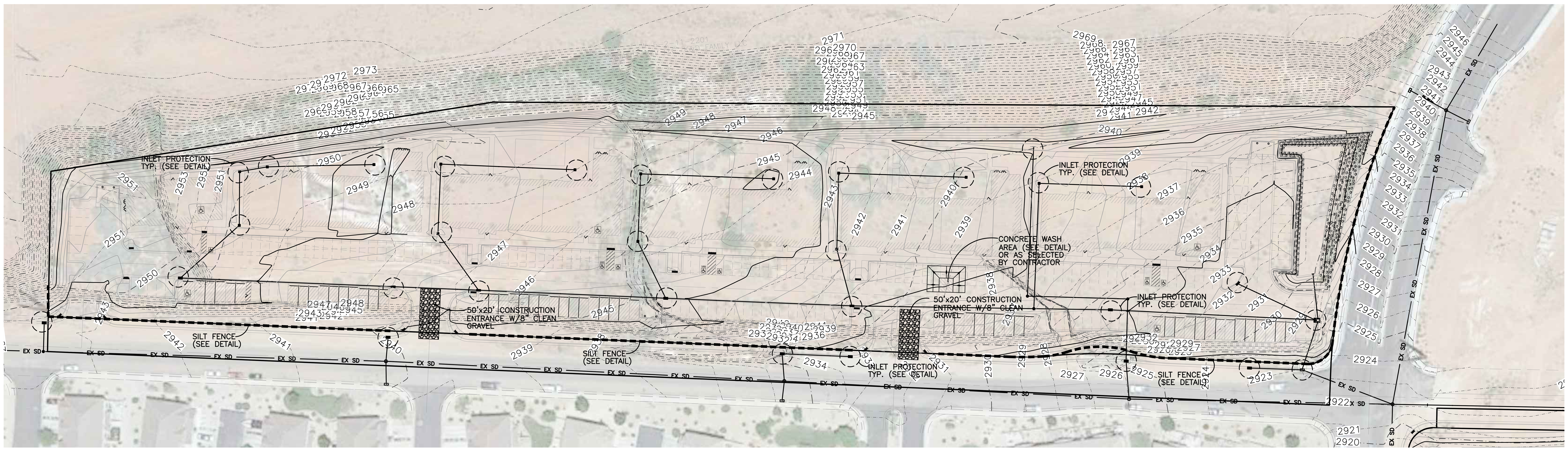
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BLUFF VIEW COMMONS
Site Plans
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
AUGUST 2019

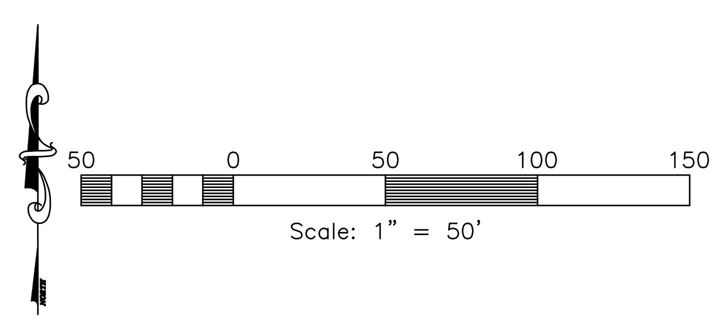


Vicinity Map
NOT TO SCALE



STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.



Construction Activity Schedule
- PROJECT LOCATION.......WASHINGTON CITY, WASHINGTON COUNTY, UT
- PROJECT BEGINNING DATE.......JULY 2019
- BMP'S DEPLOYMENT DATE.......JULY 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.......SPENCER WRIGHT (801) 773-7339
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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REVISIONS
DATE | DESCRIPTION

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407-18

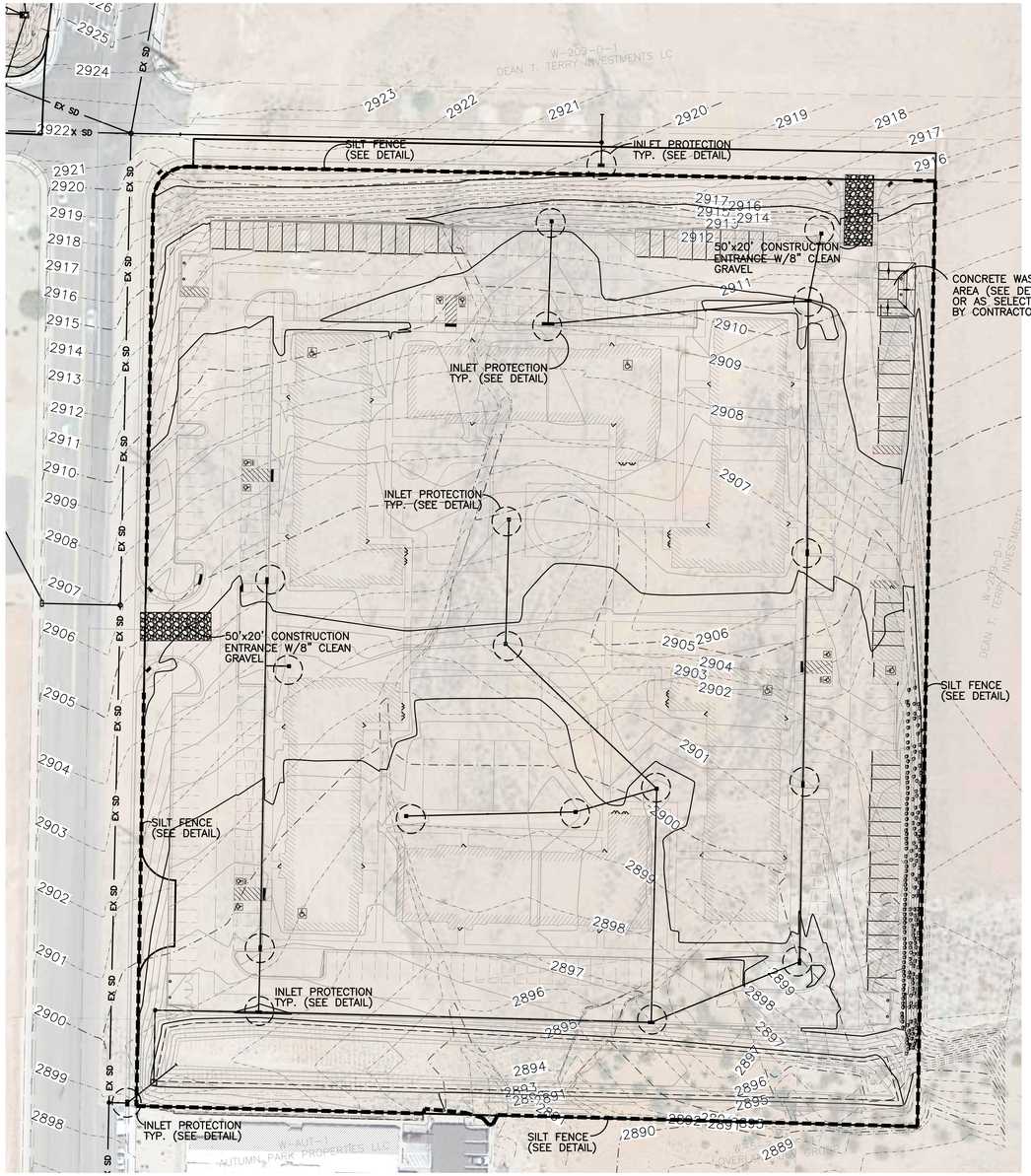
Sheet 9 of 10 Sheets

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BLUFF VIEW COMMONS
Site Plans

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
AUGUST 2019



ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

50 0 50 100 150
Scale: 1" = 50'



Vicinity Map
NOT TO SCALE

Construction Activity Schedule

- PROJECT LOCATION.....WASHINGTON CITY, WASHINGTON COUNTY, UT
- PROJECT BEGINNING DATE.....AUGUST 2019
- BMP'S DEPLOYMENT DATE.....AUGUST 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....SPENCER WRIGHT (801) 773-7339
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Sheet 9.1 | 10 Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

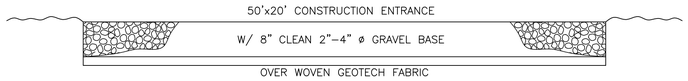
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

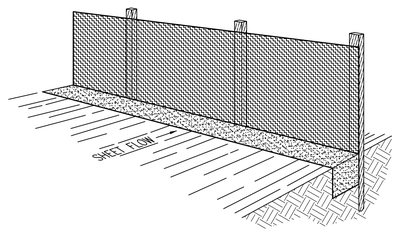
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes created at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

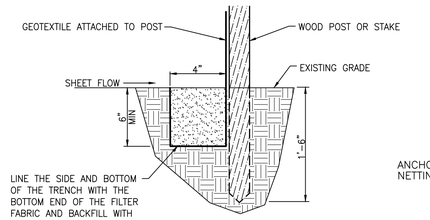


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

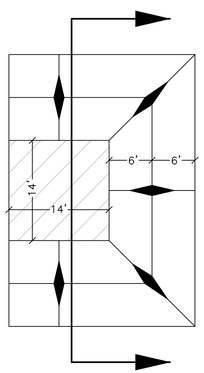
INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

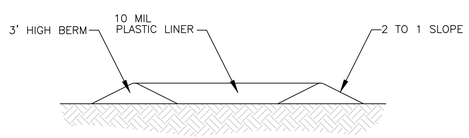
REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

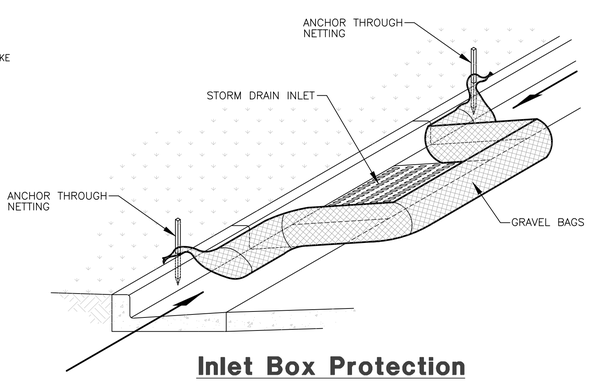
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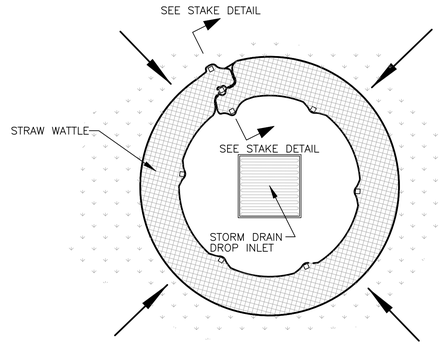


Concrete Washout Area w/ 10 mil Plastic Liner

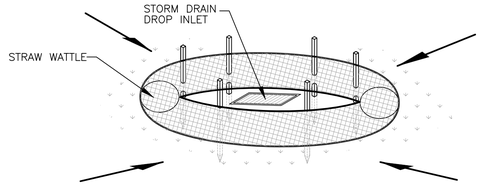
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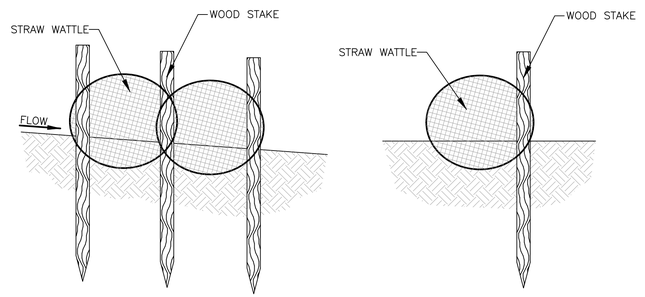
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 FAX: (801) 621–2666 www.reeve–assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE

Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

PROFESSIONAL ENGINEER
10854988
THOMAS J. HUNT
STATE OF UTAH

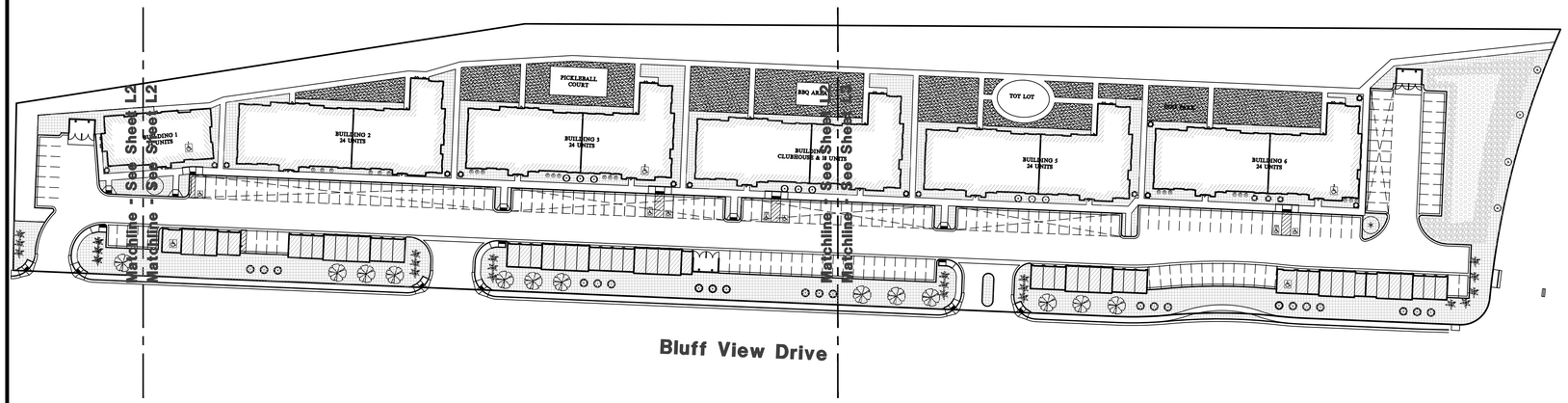
Project Info.
Engineer: THOMAS J. HUNT, P.E.
Drafter: R. HANSEN
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS CONSTRUCTION PLANS
Number: 6407–18

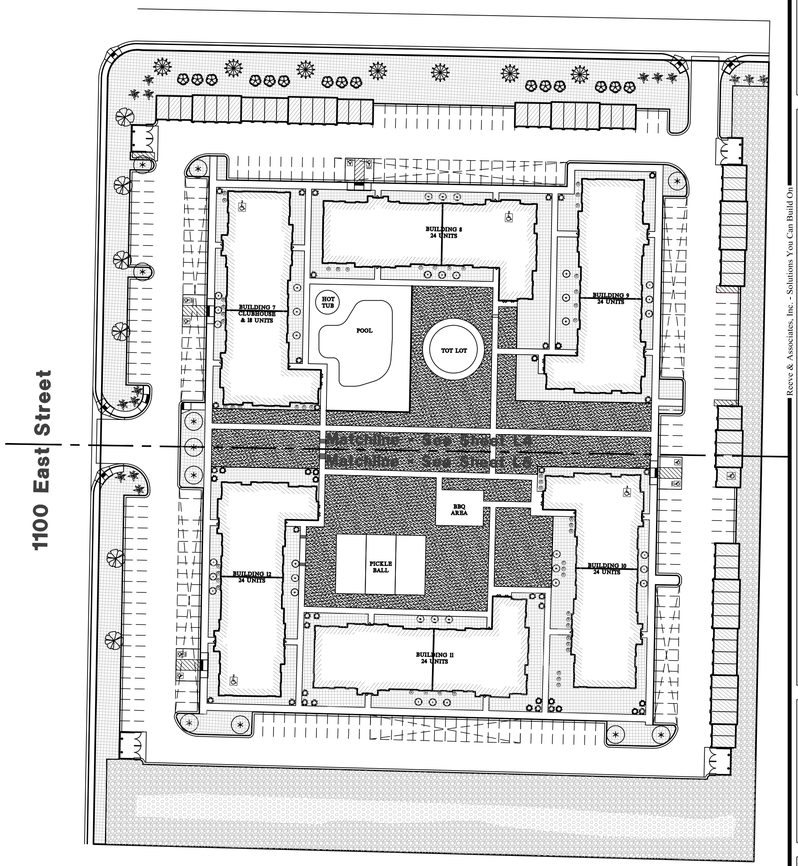
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TREES

Quant.	Symbol	Scientific Name	Common Name	Planting Size	Mature HxW	Area	Total
6		Acer palmatum 'Twombly's Red Sentinel'	Twombly's Red Sentinel Maple	2" cal.	15'x6'	28.27	169.62
13		Cercis canadensis mexicana	Mexican Redbud	2" cal.	15'x15'	176.71	2297.23
38		Chamaerops humilis	Mediterranean Fan Palm	24" Box	15'x10'	78.54	2984.52
60		Cypressus sempervirens 'Glauca'	Italian Cypress	6' Ht.	50'x5'	19.63	1177.8
16		Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2" cal.	16'x6'	28.27	452.32
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7		Pinus nigra	Austrian Pine	6' Ht.	50'x20'	314.16	2199.12
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19		Prosopis velutina	Arizona Velvet Mesquite	2" cal.	15'x15'	176.71	3357.49
						Total	15,426

LANDSCAPE AREA CALCULATIONS

Lawn Area.....57,249 sf

Trees and Shrubs.....24,660 sf

Total Landscape Area.....81,909 sf

Legend

- Lawn/Grass
- Small Gravel
- Large Cobble/Rock
- Medium Cobble/Rock
- Concrete Curbing

60 0 60 120 180

Scale: 1" = 60'

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Wright Development Group
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Centervilee City, Utah, 84014
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Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Tree Planting Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

Project Info.

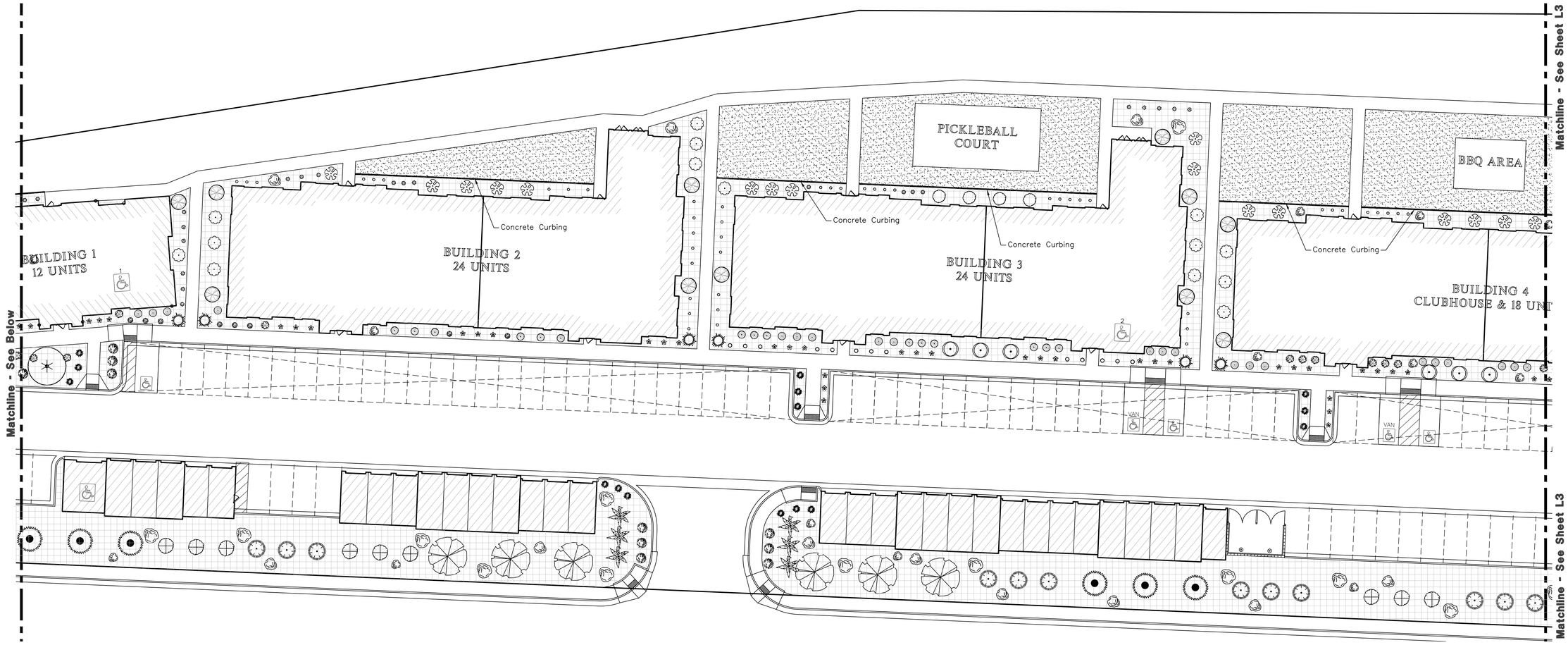
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS PRELIMINARY
Number: 6407-18

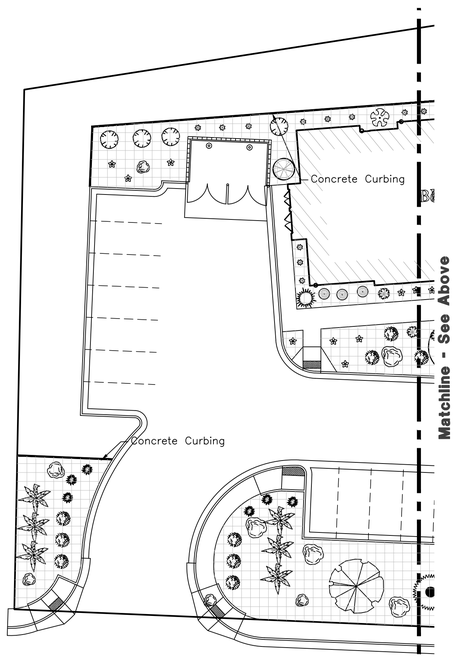
Sheet L1 | 6 Sheets

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57		Caryopteris x cl. 'Dark Knight'	Dark Knight Blue Mist Shrub	5 gal.	3'x3'	7.07	402.99
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76		Gaura lindheimeri	Guara	5 gal.	3'x3'	7.07	537.32
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34		Rhus trilobata	Oakleaf Sumac	5 gal.	6'x6'	28.27	961.18
95		Rosa x 'Noatraum'	Pink Groundcover Rose	5 gal.	2'x3'	7.07	671.65
9		Sophora secundiflora	Texas Mountain Laurel	5 gal.	15'x10'	78.54	706.86
38		Sarcococca ruscifolia	Fragrant Sweet Box	5 gal.	4'x4'	12.57	477.66
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179		Coreopsis gr. 'Walcoreop'	Flying Saucers Tickseed	1 gal.	18"x18"	1.77	316.83
36		Gaillardia x grand. 'Goblin'	Goblin Blanketflower	1 gal.	8"x18"'	1.77	63.72
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164		Sedum 'Autumn Joy'	Autumn Joy Stonecrop	1 gal.	18"x18"	1.77	290.28
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57,249 sf — Turf Grass – Sod – Poa pratensis Kentucky Bluegrass Mix (3 Varieties Min.)
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Concrete Curbing – See Detail
Decorative Boulders – Match Colors of Mulch

20 0 20 40 60
Scale: 1" = 20'

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Wright Development Group
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Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Planting Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS PRELIMINARY
Number: 6407-18

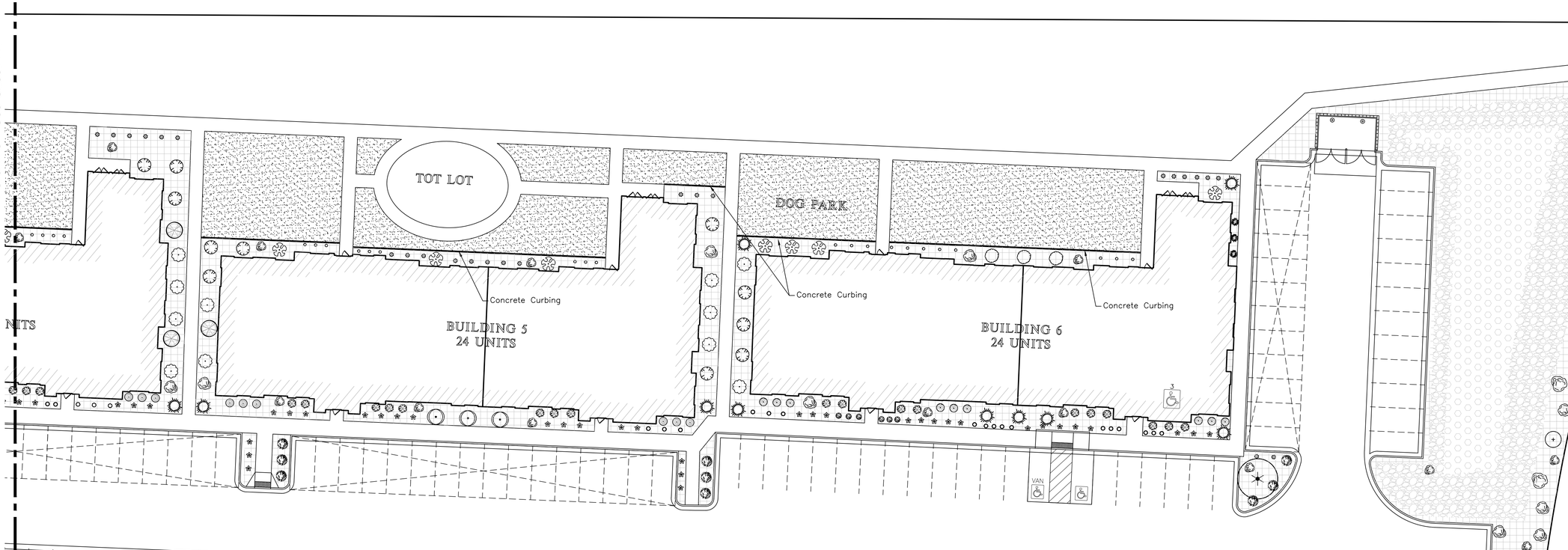
Sheet L2 | 6 Sheets

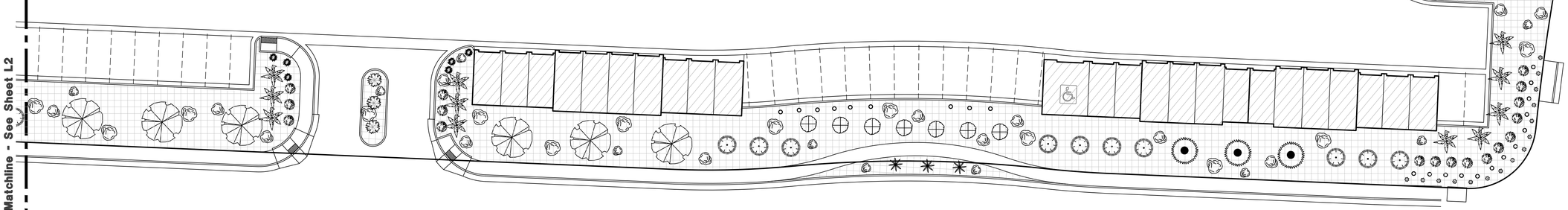
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Matchline - See Sheet L2





Matchline - See Sheet L2

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20 0 20 40 60

Scale: 1" = 20'

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Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Planting Plan

LICENSED LANDSCAPE ARCHITECT
6431061
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

Project Info.

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Drafter: N. PETERSON

Begin Date: MARCH 15, 2019

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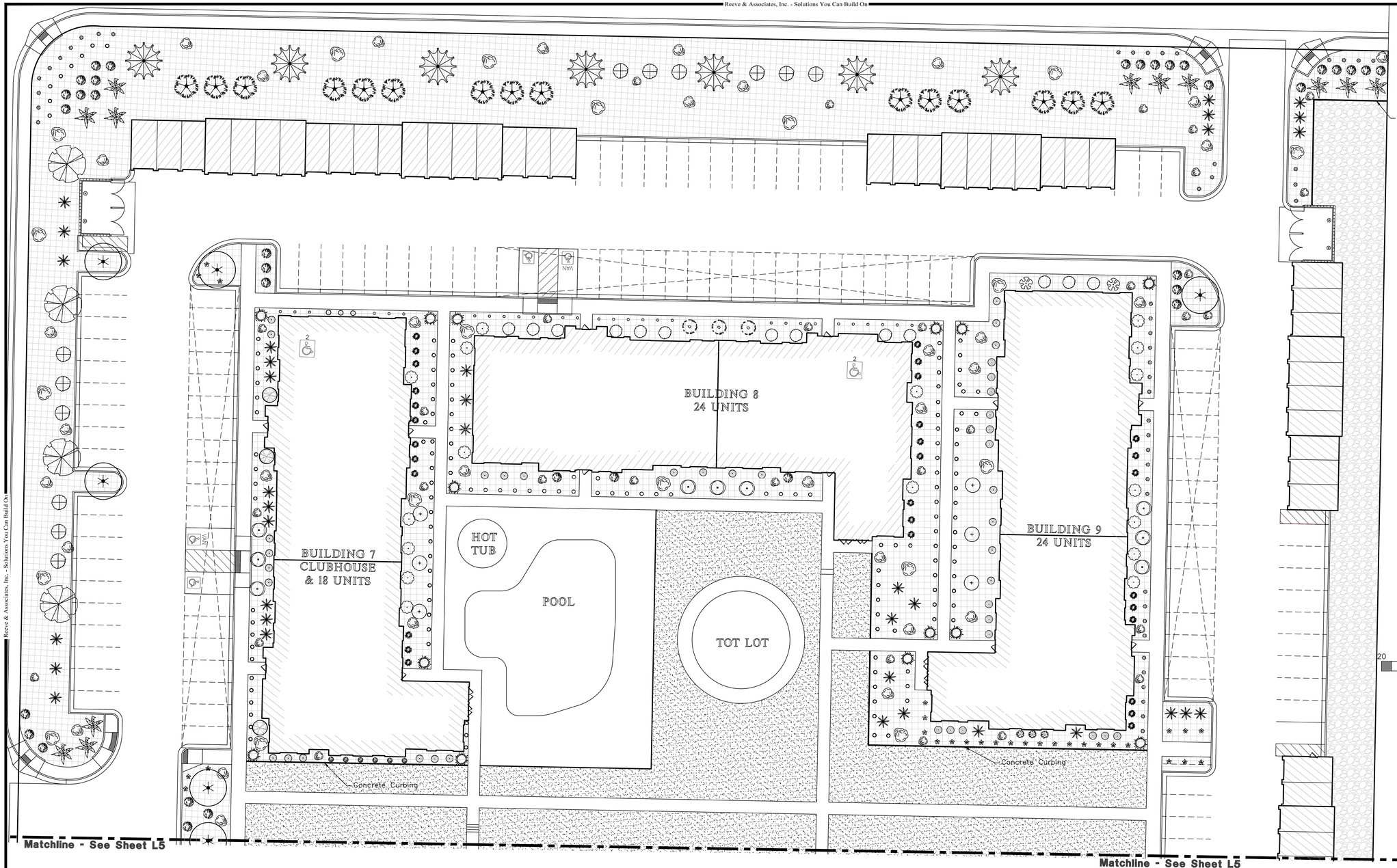
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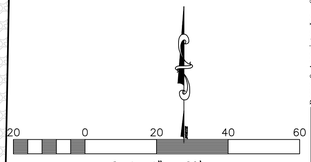
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78		Achillea millefolium 'Paprika'	Paprika Common Yarrow	1 gal.	24"x24"	3.14	244.92
32		Berlandiera lyrata	Chocolate Flower	1 gal.	18"x24"	3.14	100.48
179		Coreopsis gr. 'Walcoreop'	Flying Saucers Tickseed	1 gal.	18"x18"	1.77	316.83
36		Gaillardia x grand. 'Goblin'	Goblin Blanketflower	1 gal.	8"x18"'	1.77	63.72
107		Heuchera 'Blackberry Ice'	Blackberry Coral Bells	1 gal.	8"x12"	0.79	84.53
201		Lavandula 'Munstead'	Munstead Lavender	1 gal.	12"x18"	1.77	355.77
164		Sedum 'Autumn Joy'	Autumn Joy Stonecrop	1 gal.	18"x18"	1.77	290.28
						Total	1,457

57,249 sf Turf Grass – Sod – Poa pratensis Kentucky Bluegrass Mix (3 Varieties Min.)
Pea Gravel – A 3" depth of 3/8" minus gravel over Pro-5 Weed Barrier Fabric, or equal.
Large Cobble – 3" depth of 4"-8" cobble river rock over Pro-5 Weed Barrier Fabric, or equal.
Medium Cobble – 3" depth of 2"-4" rock over Pro-5 Weed Barrier Fabric, or equal.
Concrete Curbing – See Detail
Decorative Boulders – Match Colors of Mulch

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REVISIONS

DATE		DESCRIPTION
05-07-19	RH	Site Plan Revisions
05-08-19	RH	Site Plan Revisions
05-22-19	RH	Site Plan Revisions
12-18-19	RH	Site Plan Revisions

Bluff View Commons

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

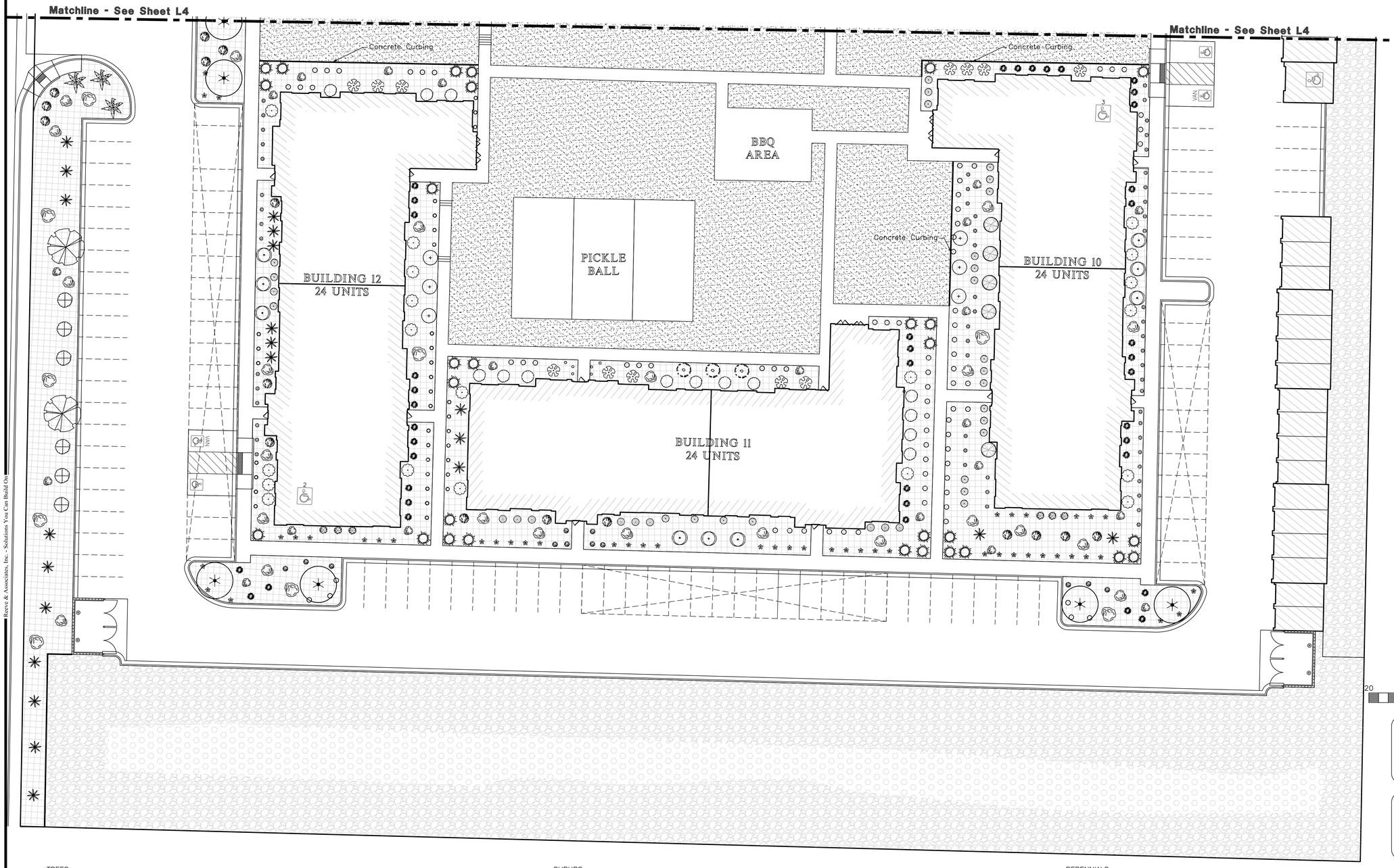
Planting Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS PRELIMINARY
Number: 6407-18

Sheet L4 of 6 Sheets

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20 0 20 40 60

Scale: 1" = 20'

811 Know what's below. Call before you dig.

Developer Contact:
Spencer H. Wright
Wright Development Group
1178 W. Legacy Crossing Blvd.#100
Centervilee City, Utah, 84014
PH: (801) 773-7339

TREES

Quant.	Symbol	Scientific Name	Common Name	Planting Size	Mature HxW	Area	Total
6		Acer palmatum 'Twombly's Red Sentinel'	Twombly's Red Sentinel Maple	2" cal.	15'x6'	28.27	169.62
13		Cercis canadensis mexicana	Mexican Redbud	2" cal.	15'x15'	176.71	2297.23
38		Chamaerops humilis	Mediterranean Fan Palm	24" Box	15'x10'	78.54	2984.52
60		Cypressus sempervirens 'Glauca'	Italian Cypress	6' Ht.	50'x5'	19.63	1177.8
16		Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2" cal.	16'x6'	28.27	452.32
15		Ligustrum lucidum	Japanese Privet	2" cal.	20'x10'	78.54	1178.1
27		Malus 'Red Baron'	Red Baron Crabapple	6' Ht.	15'x6'	28.27	763.29
7		Pinus nigra	Austrian Pine	6' Ht.	50'x20'	314.16	2199.12
22		Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Pine	6'-8' Ht.	25'x7'	38.48	846.56
19		Prosopis velutina	Arizona Velvet Mesquite	2" cal.	15'x15'	176.71	3357.49
						Total	15,426

LANDSCAPE AREA CALCULATIONS
Lawn Area.....57,249 sf
Trees and Shrubs.....24,660 sf
Total Landscape Area.....81,909 sf

SHRUBS

Quant.	Symbol	Scientific Name	Common Name	Planting Size	Mature HxW	Area	Total
61		Abelia grandiflora	Glossy Abelia	5 gal.	5'x5'	19.63	1197.43
100		Anisacanthus quadrifidus	Mexican Flame	5 gal.	3'x3'	7.07	707
57		Caryopteris x cl. 'Dark Knight'	Dark Knight Blue Mist Shrub	5 gal.	3'x3'	7.07	402.99
15		Forsythia x intermedia	Forsythia	5 gal.	5'x5'	19.63	294.45
76		Gaura lindheimeri	Guara	5 gal.	3'x3'	7.07	537.32
45		Juniperus communis	Common Juniper	5 gal.	2'x3	7.07	318.15
23		Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage	5 gal.	6'x6'	28.27	650.21
34		Nandina domestica	Heavenly Bamboo	5 gal.	5'x5'	19.63	667.42
34		Rhus trilobata	Oakleaf Sumac	5 gal.	6'x6'	28.27	961.18
95		Rosa x 'Noatraum'	Pink Groundcover Rose	5 gal.	2'x3'	7.07	671.65
9		Sophora secundiflora	Texas Mountain Laurel	5 gal.	15'x10'	78.54	706.86
38		Sarcococca ruscifolia	Fragrant Sweet Box	5 gal.	4'x4'	12.57	477.66
59		Yucca baccata Compacta	Compact Banana Yucca	5 gal.	2'x2'	3.14	185.26
						Total	7,778

PERENNIALS

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Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Planting Plan

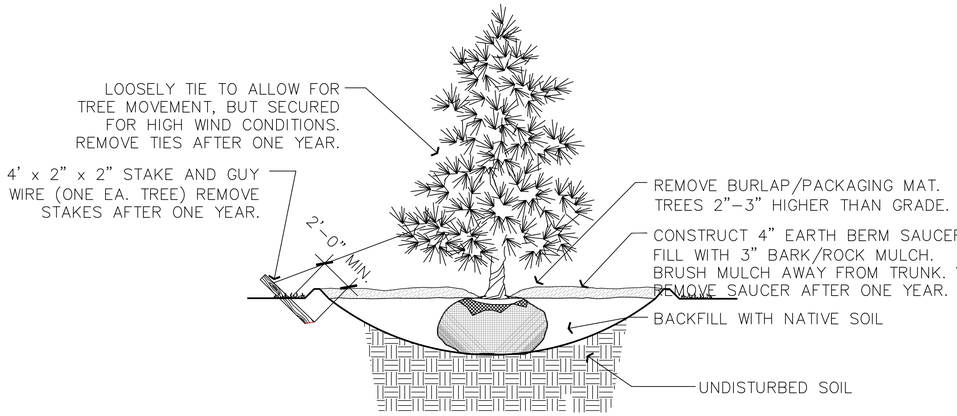
LICENSED LANDSCAPE ARCHITECT
#351081
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 15, 2019
Name: BLUFF VIEW COMMONS PRELIMINARY
Number: 6407-18

Sheet L5 | 6 Sheets

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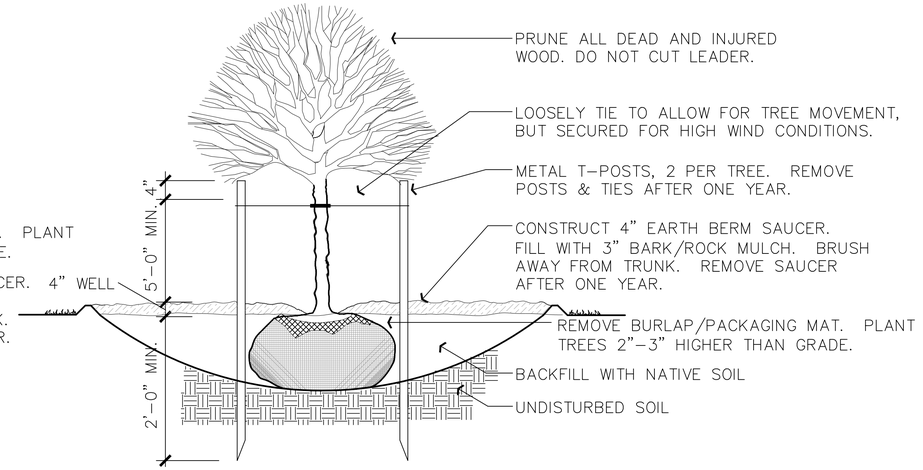
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



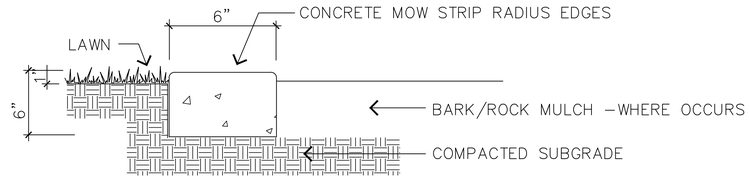
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

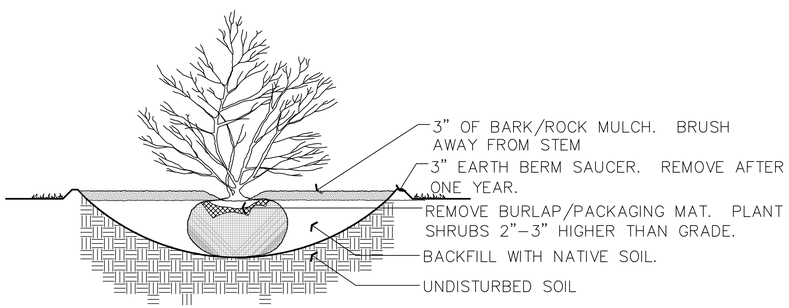
PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the Architect to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. All sod areas shall receive a minimum of 4" of topsoil. Shrub beds shall receive a minimum of 8" of topsoil. Topsoil shall be stockpiled from the site prior to construction.
6. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
7. Concrete curbing shall be placed as shown on the plan to separate grass from shrub beds.
8. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the Architect before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
9. Place mulch 3 inches deep in all shrub beds and perennial areas. Do not crowd out small perennial plants with excessive mulch.
10. Boulder and rock mulch colors shall be approved by owner prior to construction and delivery to the site.



CONCRETE MOW STRIP

SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

SCALE: NOT TO SCALE

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Bluff View Commons
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Landscape Details

LICENSED LANDSCAPE ARCHITECT
863861
NATHAN C. PETERSON
12/20/2019
STATE OF UTAH

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