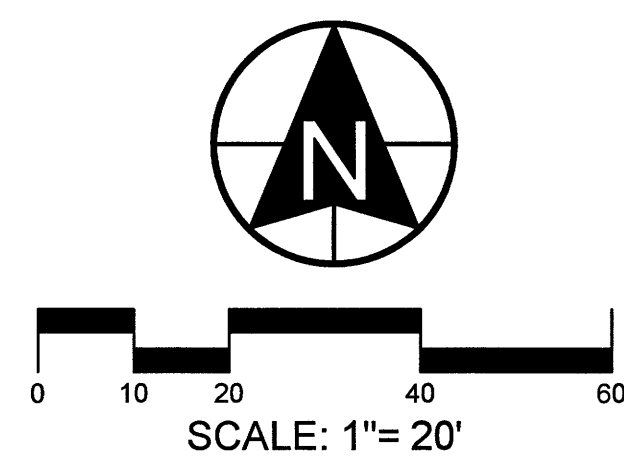


DEVELOPMENT

RIVER WALK SENIOR HOUSING

DEVELOPER

DERK PARDOE
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 SANDY, UT 84092



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 11038 N Highland Blvd Suite 400
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 office (801) 492-1277
 cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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ACTION	DATE
SITE PLAN	06/08/2016

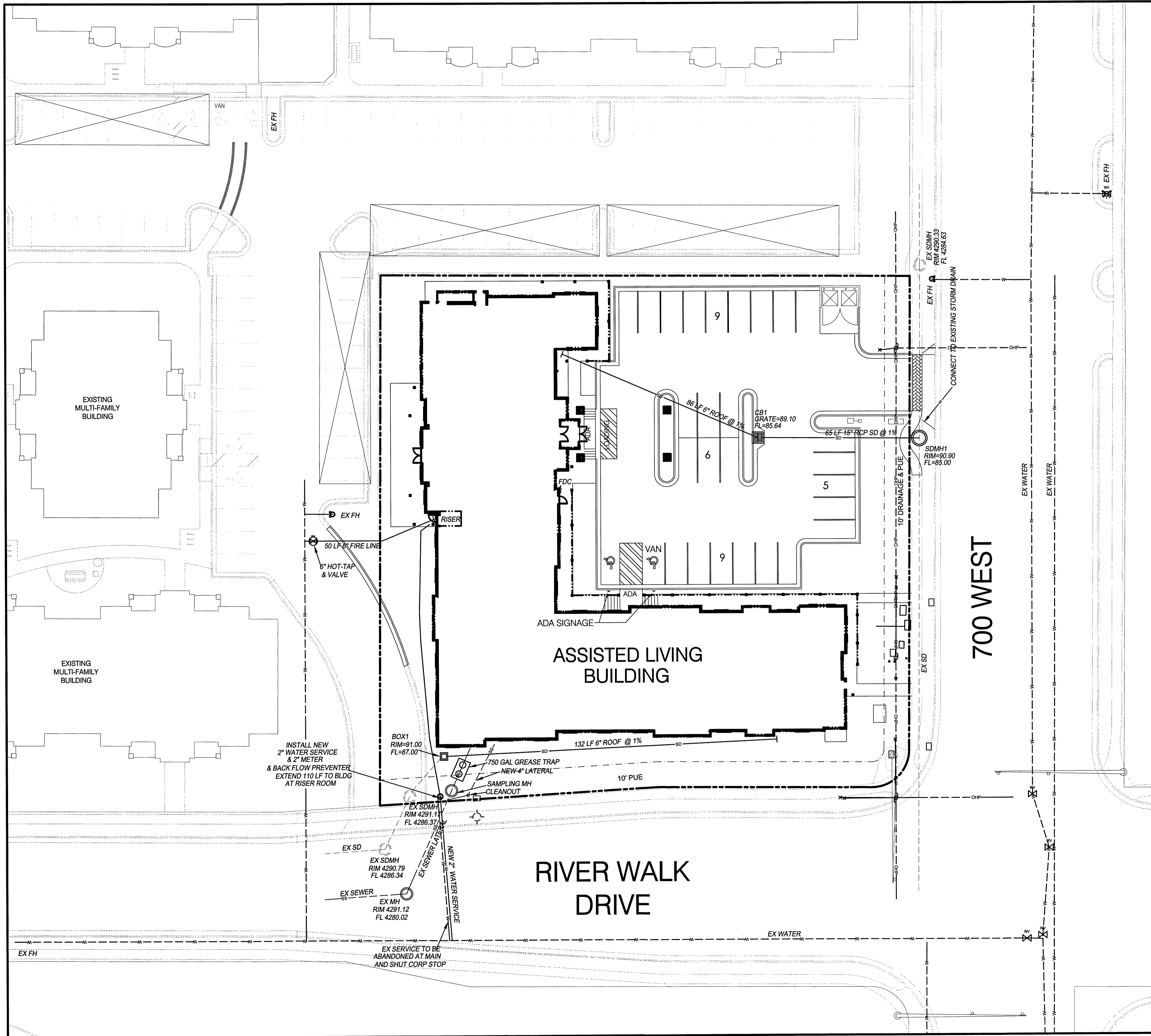
PROJECT

RIVER WALK SENIOR HOUSING
 6968 SOUTH 720 WEST
 MIDVALE, UT

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
LAYOUT PLAN	C1



UTILITY NOTES

Call Before You Dig
 1-800-662-4111

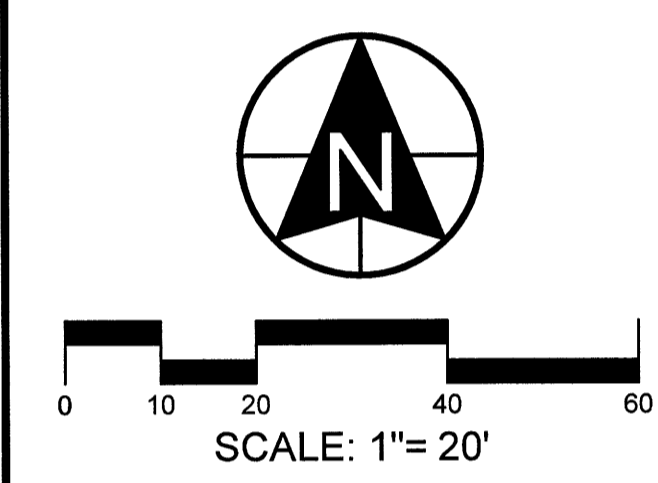
NOTICE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

DEVELOPMENT

RIVER WALK SENIOR HOUSING

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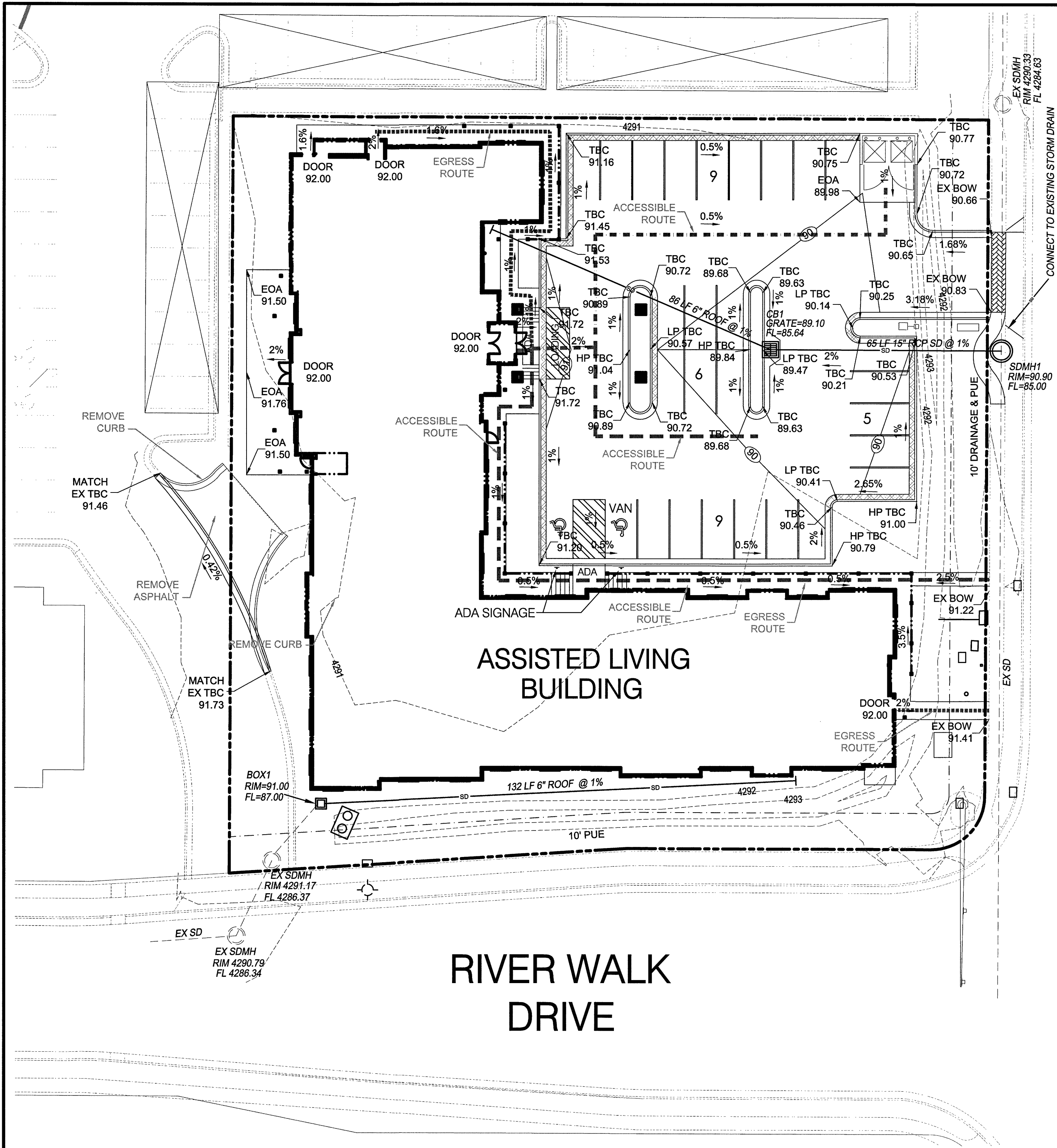
PROJECT

RIVER WALK SENIOR HOUSING
 6968 SOUTH 720 WEST
 MIDVALE, UT

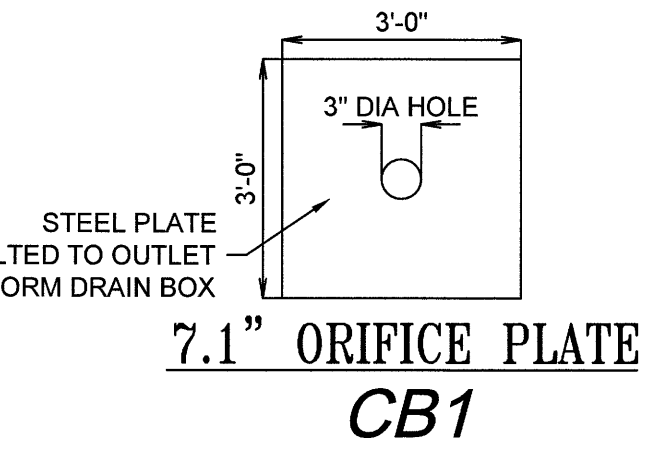
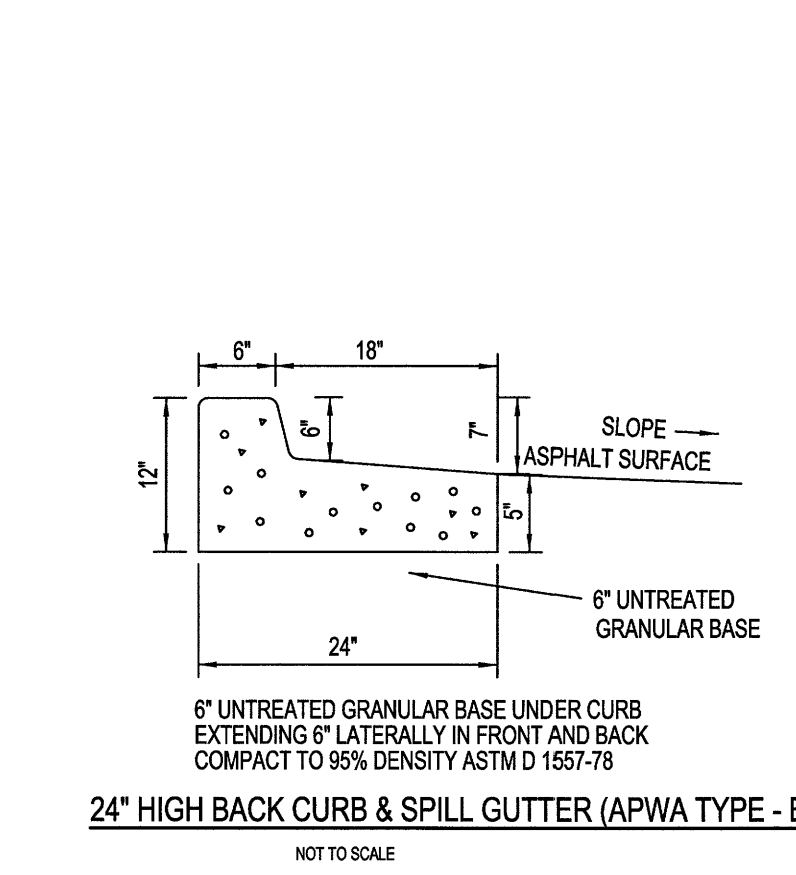
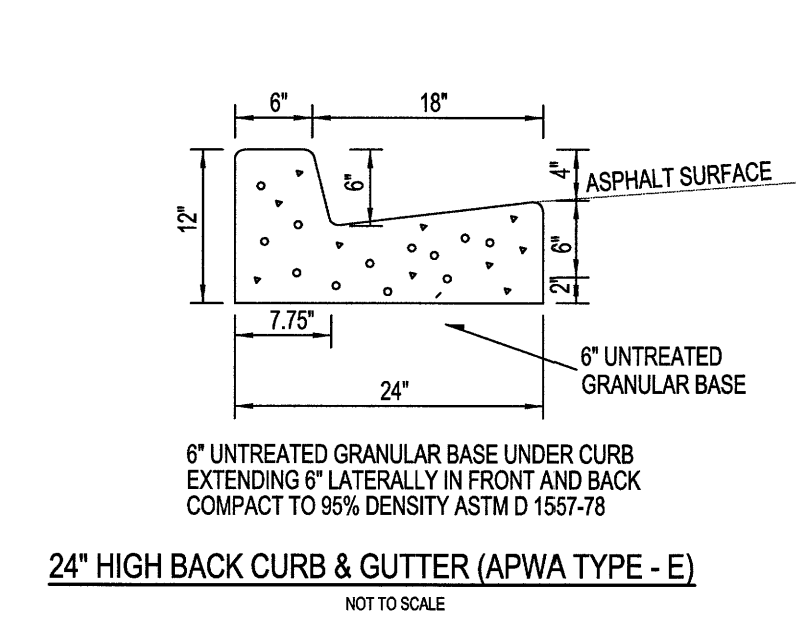
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
OVERALL UTILITY PLAN	C2



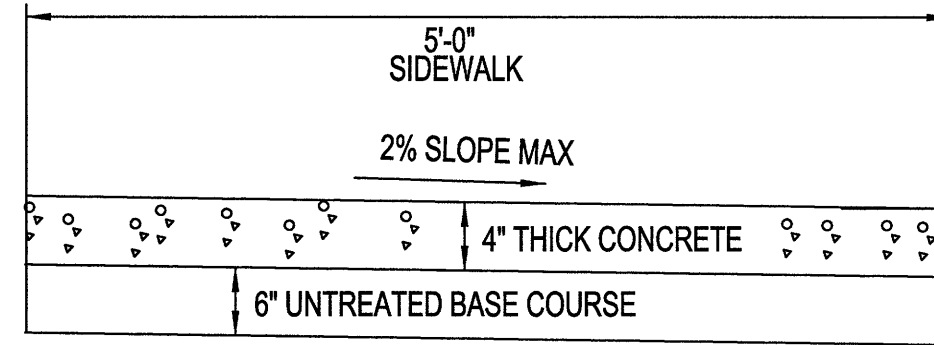
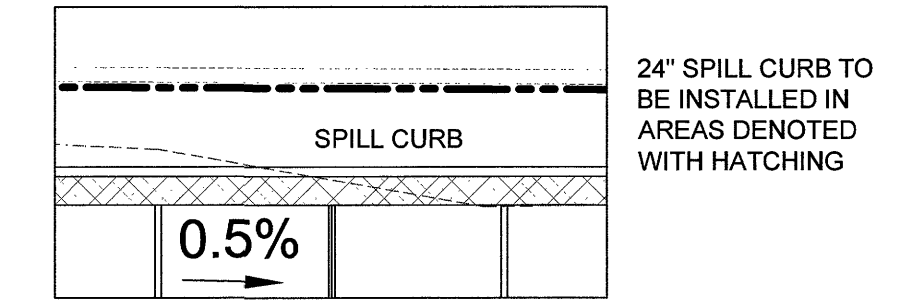
700 WEST



AVOID CUTTING UNDERGROUND UTILITIES
NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.
Call Dps
 1-800-862-4111

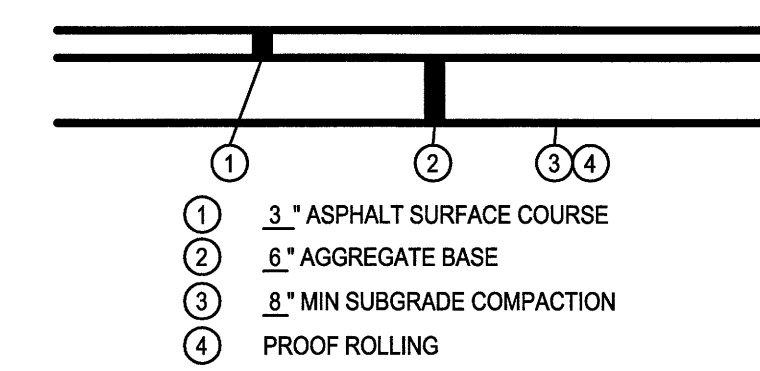
- ACCESSIBLE AND EGRESS ROUTES**
- ALL ROUTES SHOWN ON SITE PLAN MUST MAINTAIN A MAXIMUM WALK WAY SLOPE OF 5% AND A CROSS SLOPE OF 2% AS SHOWN ON THE GRADING PLAN AND SIDEWALK DETAIL.
 - ALL EXTERIOR INGRESS OR EGRESS DOORS HAVE BEEN DESIGNED WITH A LEVEL 5'x5' LEVEL LANDING WITH A 2% SLOPE MAX AWAY FROM THE BUILDING AS SHOWN ON THE GRADING PLAN.

SPILL CURB LEGEND



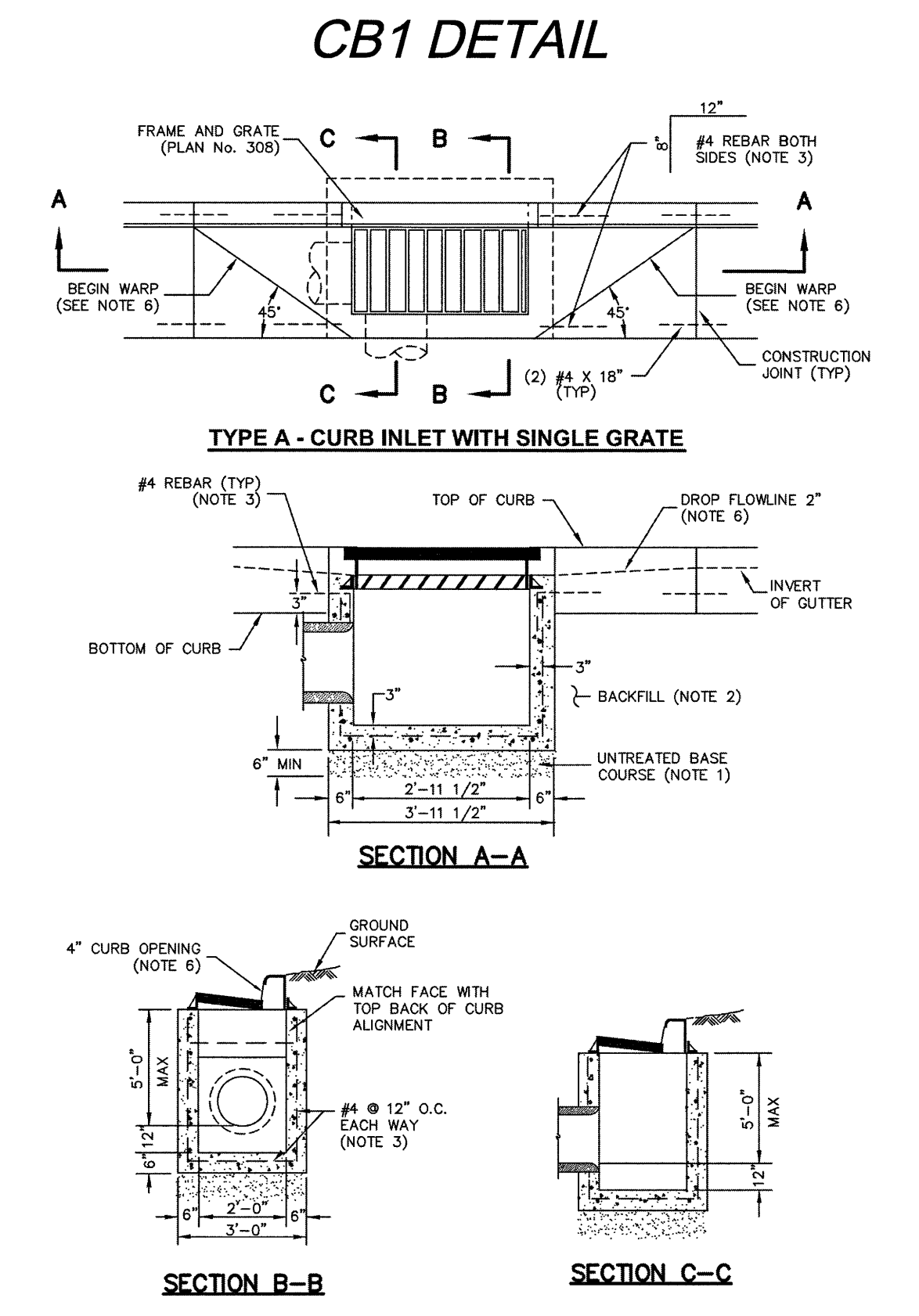
6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK EXTENDING 6" Laterally IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SIDEWALK DETAIL
 NOT TO SCALE

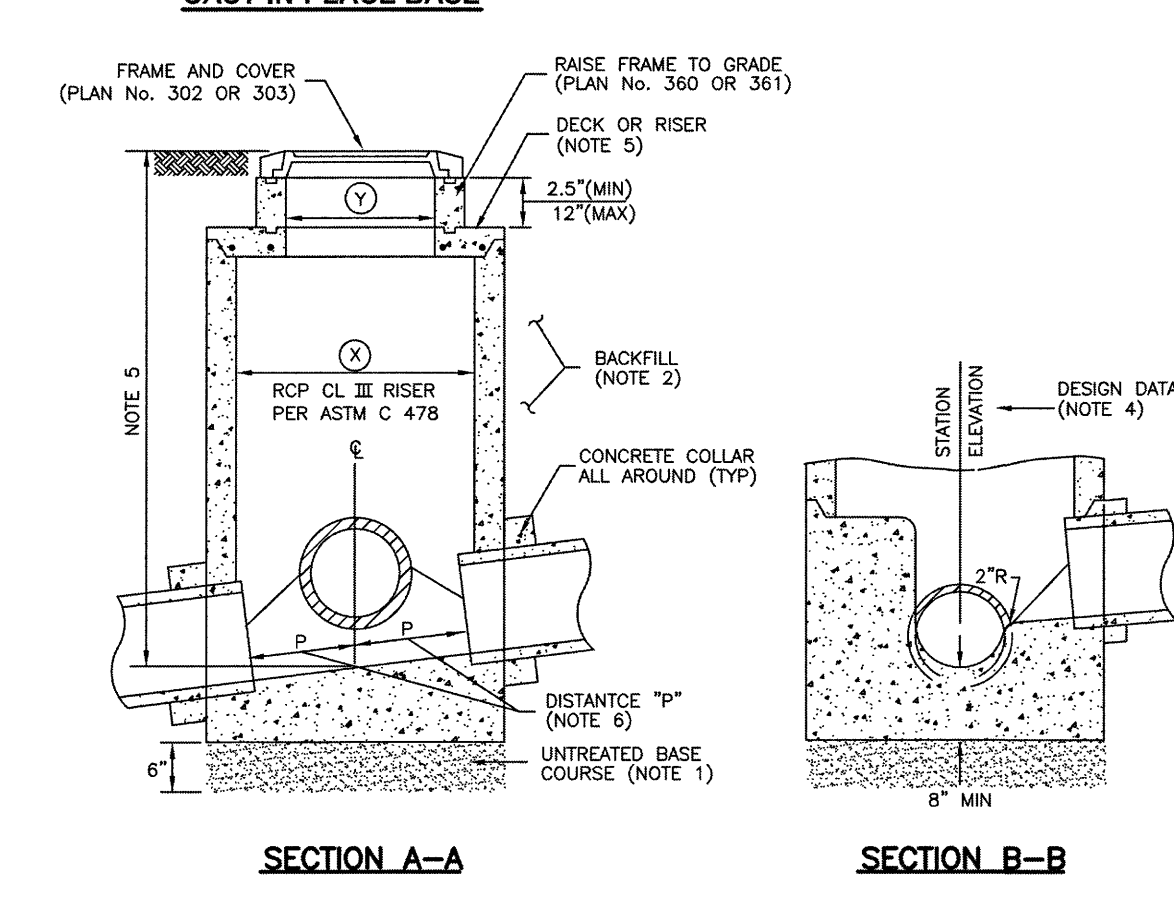
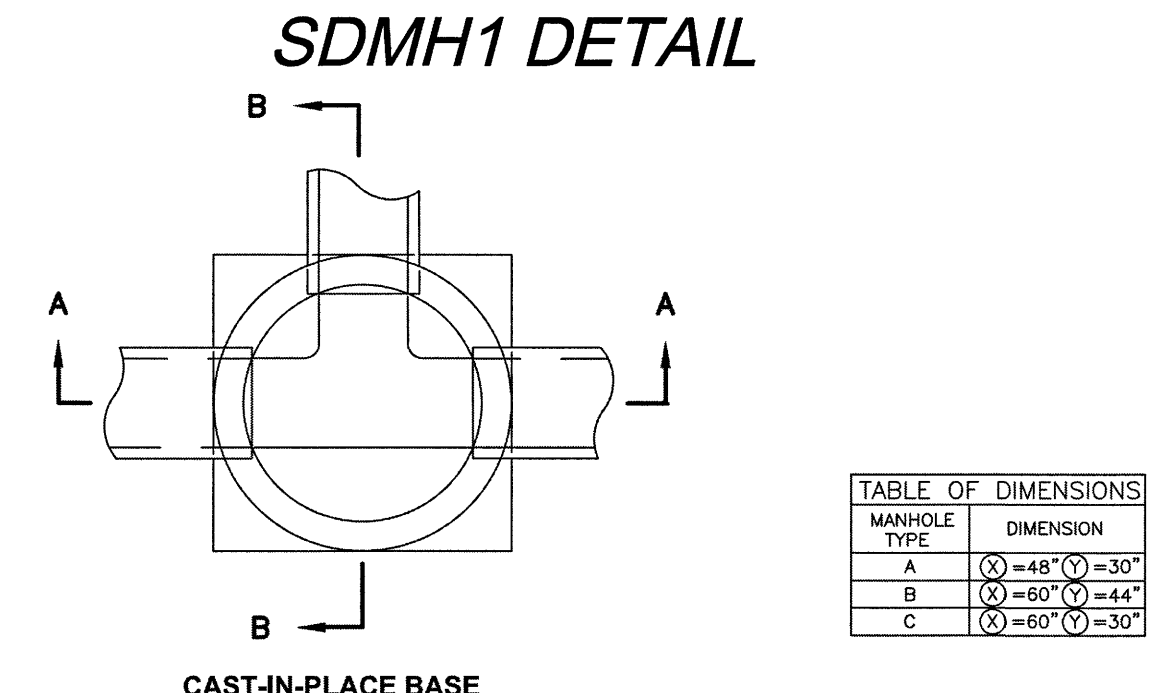


* REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESSES AND COMPLETE PAVEMENT DESCRIPTION

PARKING PAVEMENT DETAIL



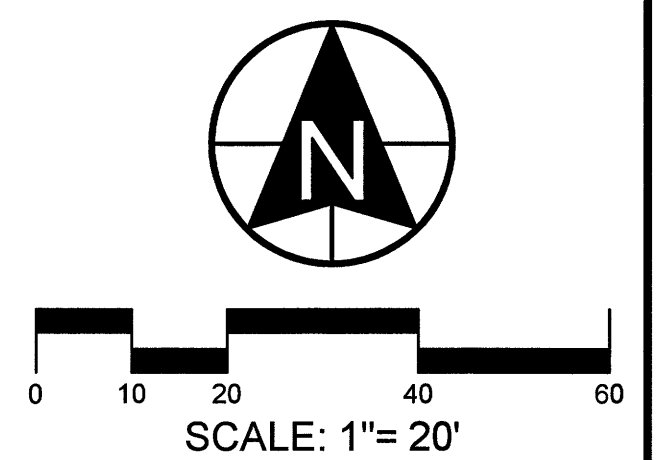
July 2000
 137
 Plan No. **315**
 Drawing 1 of 2



August 2001
 163
 Plan No. **341**
 Drawing 1 of 2

DEVELOPMENT
RIVER WALK SENIOR HOUSING

DEVELOPER
DERK PARDOE
 3454 STONE MOUNTAIN LANE
 SANDY, UT 84092



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ACTION	DATE
SITE PLAN	06/08/2016

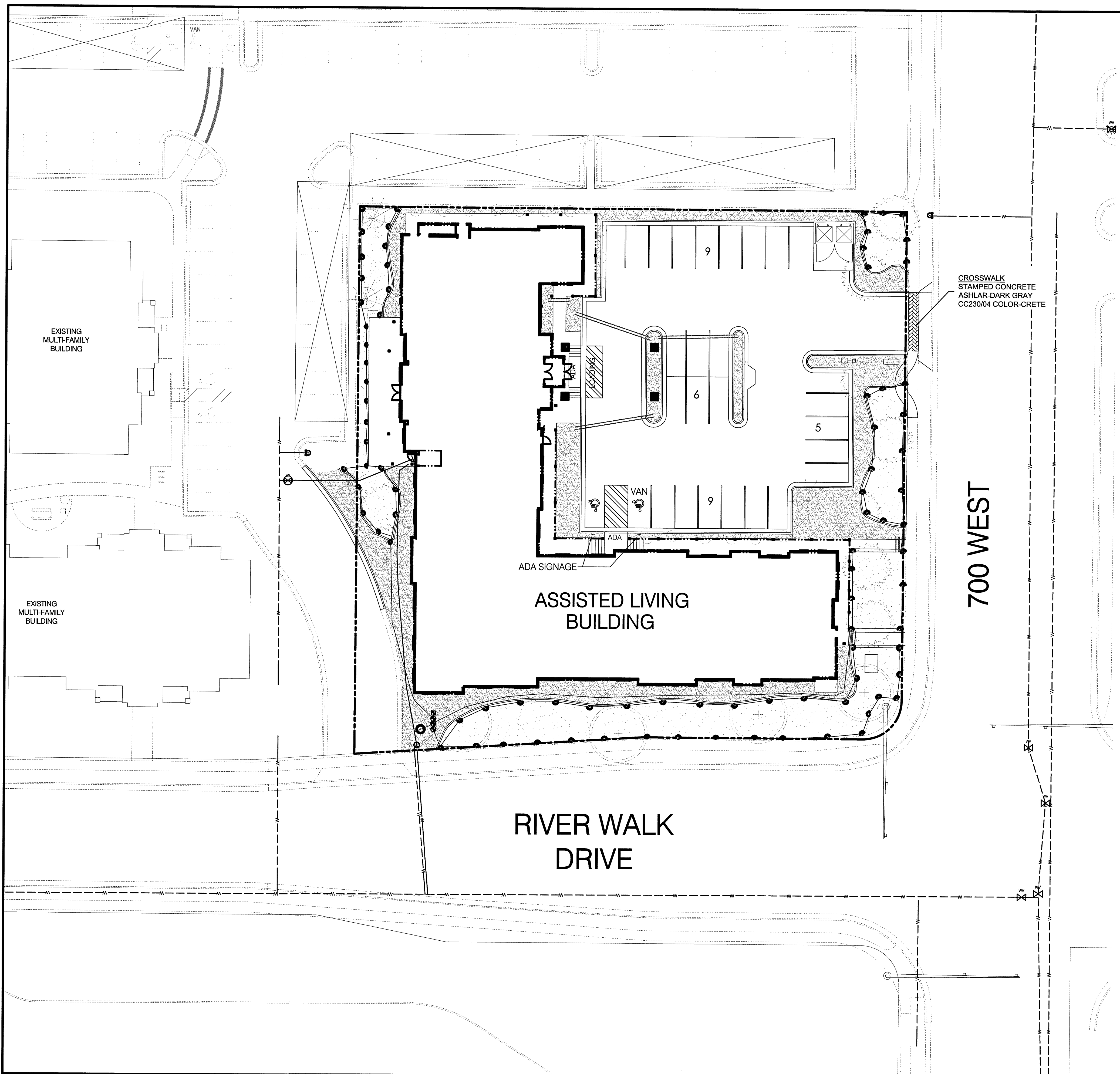
PROJECT
RIVER WALK SENIOR HOUSING
 6968 SOUTH 720 WEST
 MIDVALE, UT

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE PLAN	C3

1:020729 (previously 1:020729) Senior Housing (River Walk) - 03/2016



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
●	Rain Bird 180G-U-SAM-FRS U8 Series
●	Rain Bird 180G-U-SAM-FRS U10 Series
●	Rain Bird 180G-U-SAM-FRS U12 Series
●	Rain Bird 180G-U-SAM-FRS U15 Series 1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Rain Bird XCZ-100-FRB-LC 3 Medium Plus Flow Drip Control Kit, for Light Commercial Uses. 1" PGA Valve, with 1" Pressure Regulating 40psi Basket Filter. 5gpm to 20gpm.
■	Area to Receive Drip Emitters Netafim WPC with Bug Cap 17,523 s.f. Single Outlet Pressure Compensating Drip Emitters, 5psi Internal Check Valve, with a Barb Inlet x Nipple Outlet. Bug Cap Included. Red= 0.5gph, Black= 1.0gph, Green= 2.0gph. Emitter Notes: 5 gal plant to receive 2 1.0 GPH emitters. 8 4 B, 2"Cal plant to receive 3 2.0 GPH emitters. 8 4 B, 2.5"Cal plant to receive 3 2.0 GPH emitters.
—	Irrigation Lateral Line: 1" PVC Schedule 40
—	Pipe Sleeve: PVC Schedule 40
○	Back Flow Prevention Device

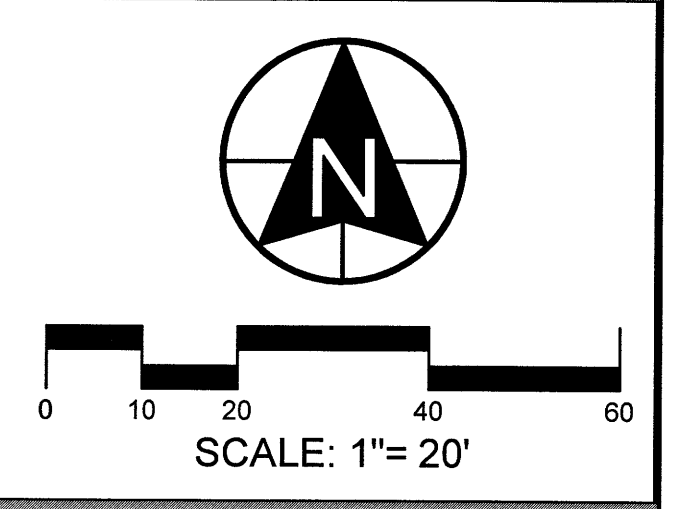
- IRRIGATION NOTES:**
1. STATIC WATER PRESSURE AT THE POINT OF CONNECTION FOR THE IRRIGATION SYSTEM IS 80 PSI.
 2. IRRIGATION SYSTEM TO BE CONTROLLED BY AN AUTOMATIC ELECTRIC CONTROLLER AND EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF SENSOR.

DEVELOPMENT

RIVER WALK SENIOR HOUSING

DEVELOPER

DERK PARDOE
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ACTION	DATE
SITE PLAN	06/08/2016

PROJECT

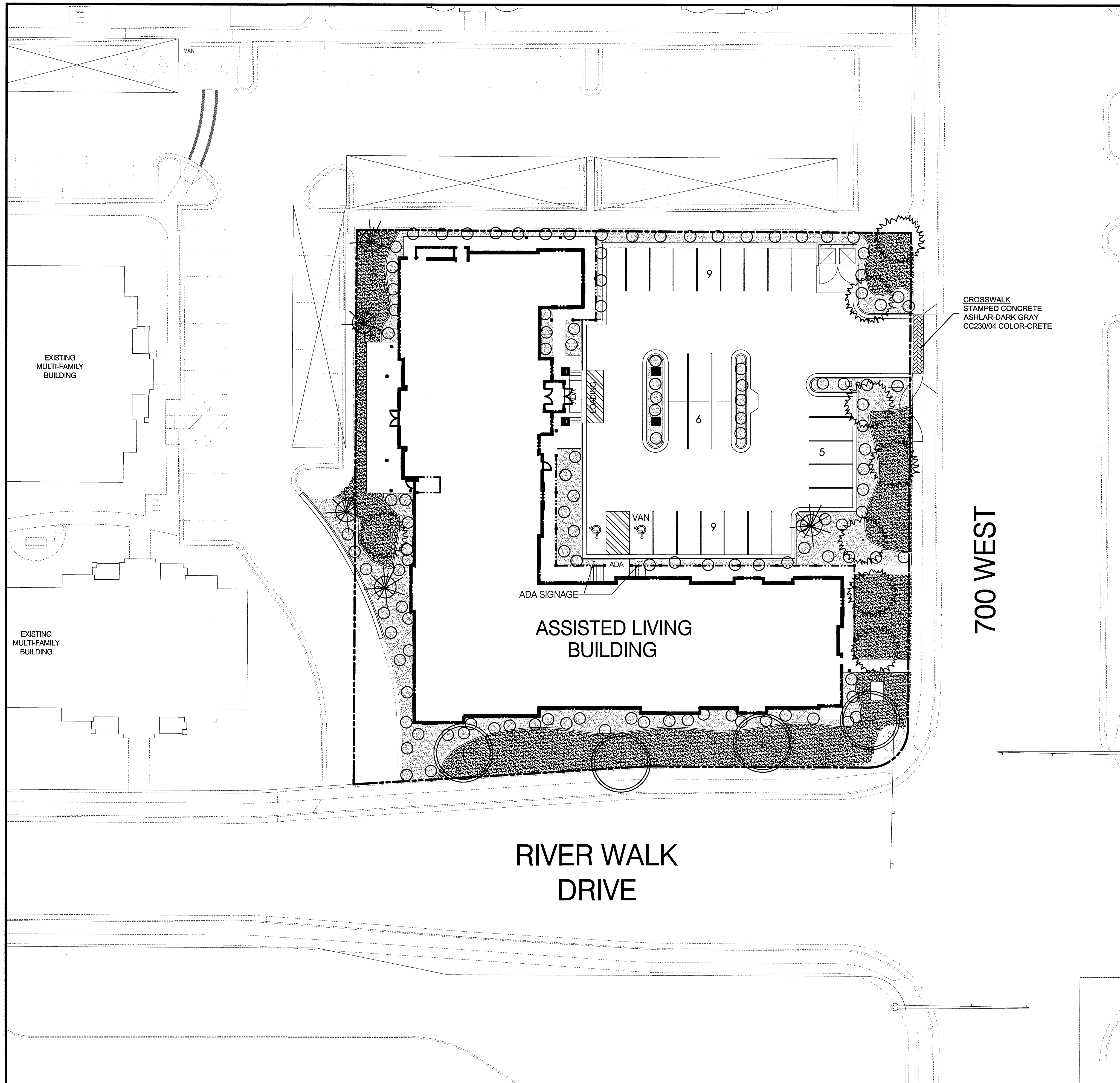
RIVER WALK SENIOR HOUSING
6968 SOUTH 720 WEST
MIDVALE, UT

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
IRRIGATION PLAN	C4B

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LANDSCAPE TABULATIONS		
TOTAL LANDSCAPE AREA	11,231 SF	100%
TURF GRASS AREA	5,440 SF	48%
TOTAL TREES	16 TREES	100%
EVERGREENS REQ'D	4 TREES	25%
EVERGREENS PROVIDED	5 TREES	31%
TOTAL SHRUBS	151 SHRUBS	100%
EVERGREEN SHRUBS REQ'D	38 SHRUBS	25%
EVERGREEN SHRUBS PROVIDED	38 SHRUBS	25%
TOTAL PARKING AREA	11912 SF	100%
INTERIOR LANDSCAPING	1216 SF	10.2%

PLANT SCHEDULE					
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	INFO
TREES					
⊙	4	PLATANUS ACERIFOLIA	LONDON PLAN TREE	2' CAL.	60' O.C.
⊙	7	ACER CAMPESTRE	HEDGE MAPLE	2' CAL.	30' O.C.
⊙	5	PINUS LEUCODERMIS 'HELDRECHII'	DWARF AUSTRIAN PINES	7' TALL	
MEDIUM & LARGE SHRUBS					
○	80	EUCONYMIUS ALATUS	DWARF BURNING BUSH	5 GAL.	
○	53	WEIGELA FLORIDA	JAVA RED WEIGELA	5 GAL.	
○	38	B. MICROPHYLLA (KOREANA)	KOREAN BOXWOOD	5 GAL.	
GROUNDCOVERS & LAWN					
■	5440 SF	LAWN	LAWN/SOD	SOD	
■	5791 SF	MULCH	BARK MULCH	4" THICK	

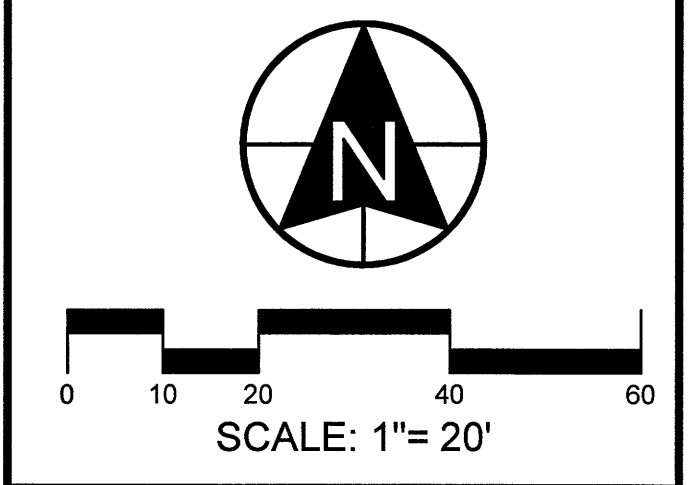
- LANDSCAPE NOTES**
- MULCH - AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM OF FOUR-INCH LAYER OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH, AND MODERATE SOIL TEMPERATURE. NONPOROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
 - SOIL PREPARATION SHALL INCLUDE SCARIFYING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES AND AMENDING THE SOIL WITH ORGANIC MATERIAL.

DEVELOPMENT

RIVER WALK SENIOR HOUSING

DEVELOPER

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ACTION	DATE
SITE PLAN	08/08/2016

PROJECT

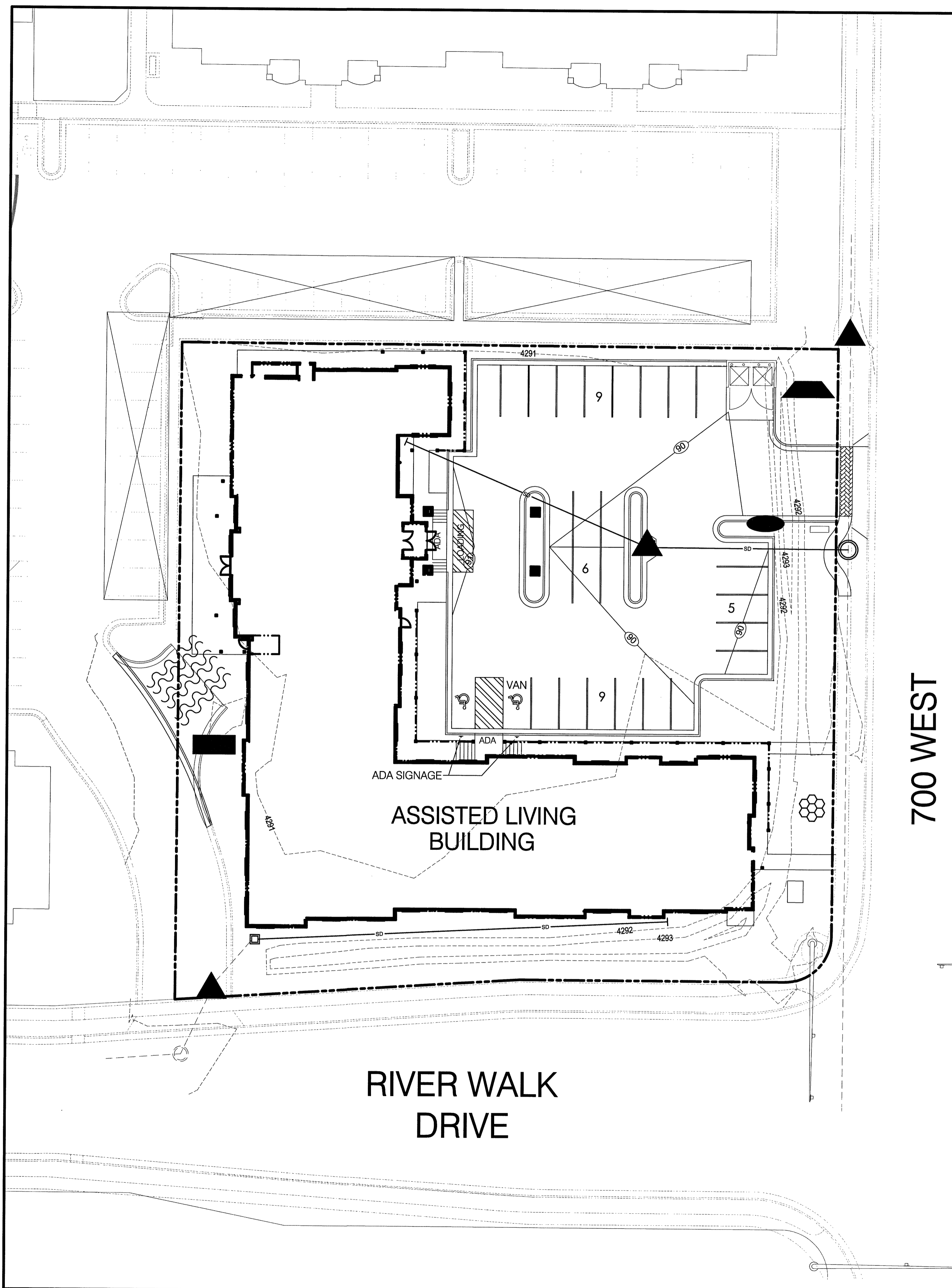
RIVER WALK SENIOR HOUSING
 6968 SOUTH 720 WEST
 MIDVALE, UT

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	C4A

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BMP: Concrete Waste Management CWM Construction

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6' wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection - Wattle IP-W Construction

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:

- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

BMP: Portable Toilets PT Construction

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6' wide), control for spill/protection leak.

LIMITATIONS:

- No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Stabilized Construction Entrance SCE Construction

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

700 WEST

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	NOTES
▲	INLET PROTECTION	
⊗	SWPPP BOARD	
●	PORTABLE TOILET	
■	TRASH BIN	
▴	DEFINED WASHOUT (CONCRETE, PAINT, ETC.) AREA	
~~~~~	STABILIZED EXIT/PAD; RIP RAP	
---	PROJECT BOUNDARY/AREA INDICATOR	

DEVELOPMENT

# RIVER WALK SENIOR HOUSING

DEVELOPER

**DERK PARDOE**  
3454 STONE MOUNTAIN LANE  
SANDY, UT 84092

SCALE: 1"= 20'

**BERG CIVIL ENGINEERING**  
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Highland UT, 84003  
office (801) 492-1277  
cell (801) 616-1677

REVISIONS		SEAL
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ACTION: SITE PLAN DATE: 06/08/2016

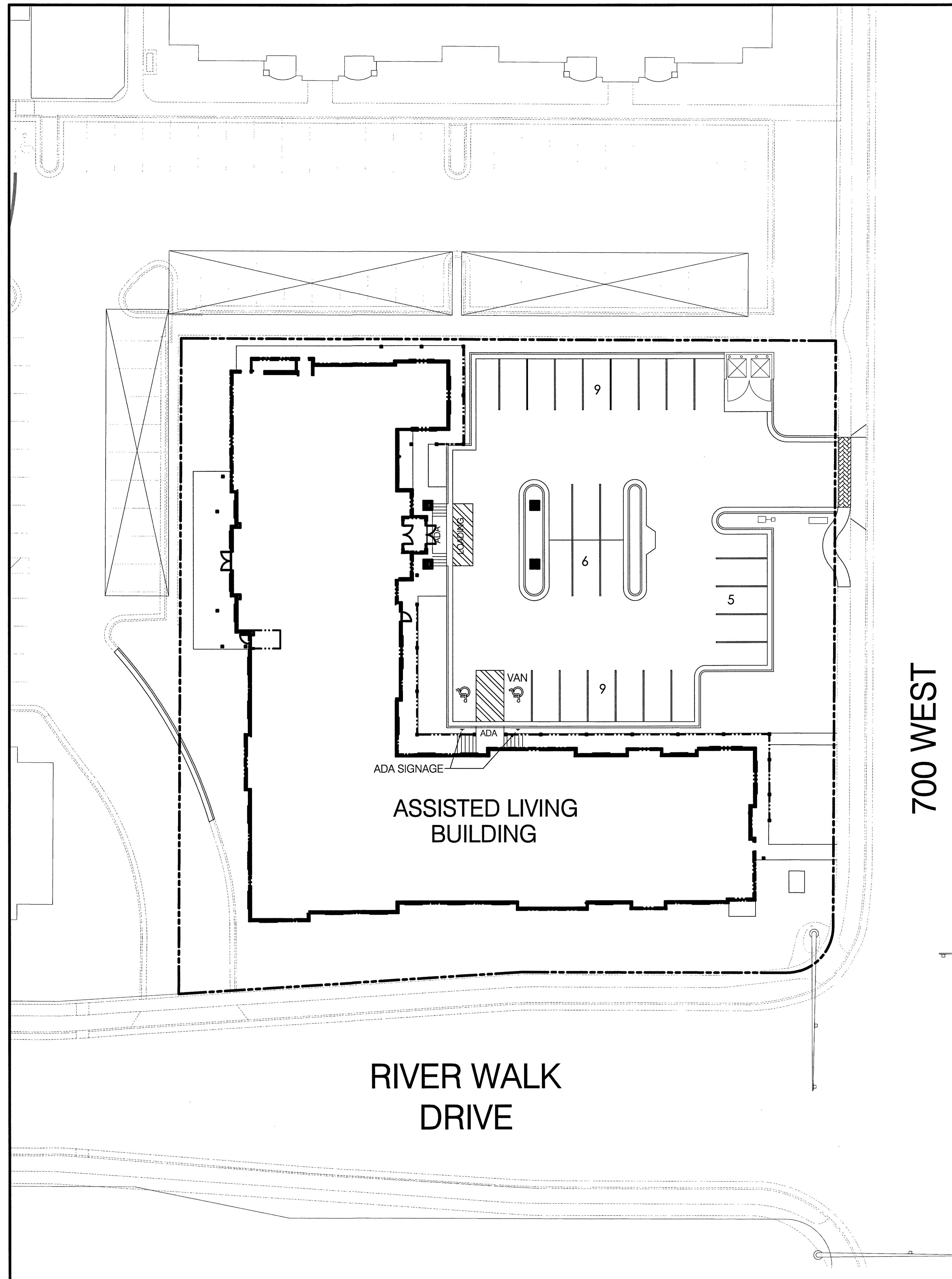
PROJECT

**RIVER WALK SENIOR HOUSING**  
6968 SOUTH 720 WEST  
MIDVALE, UT

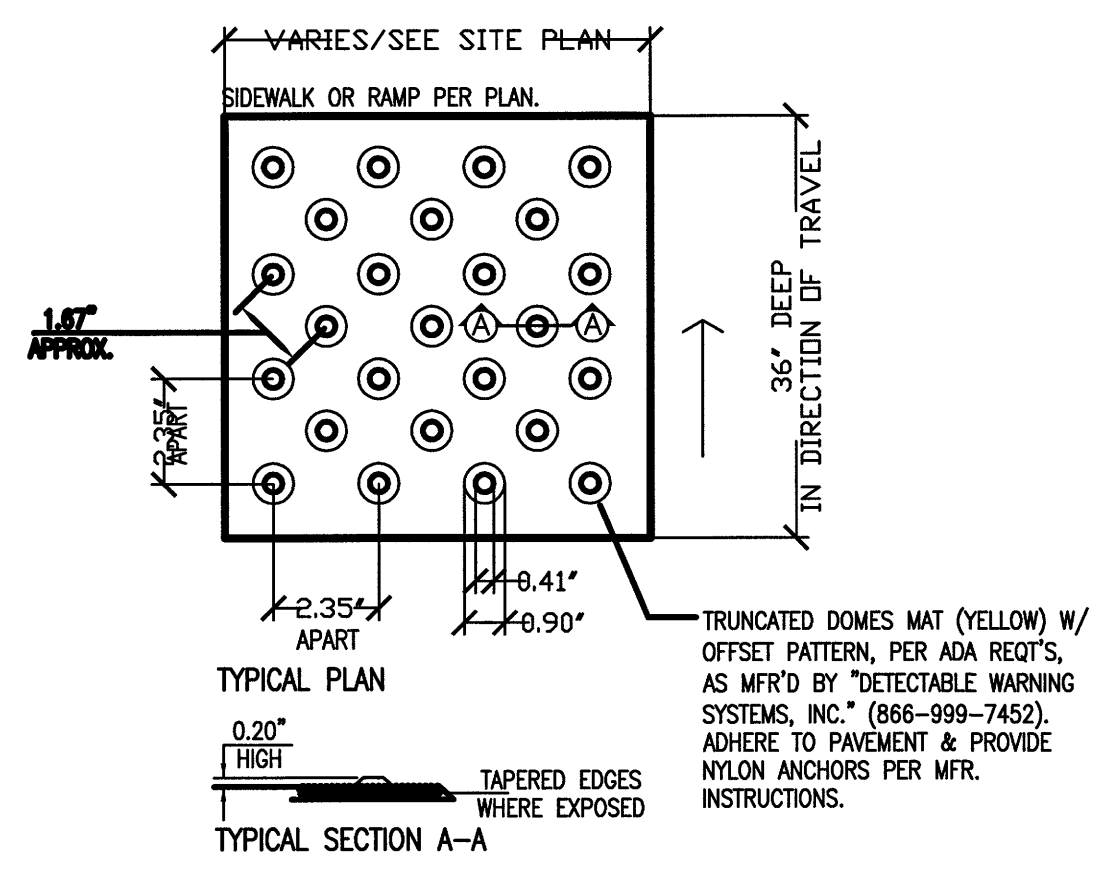
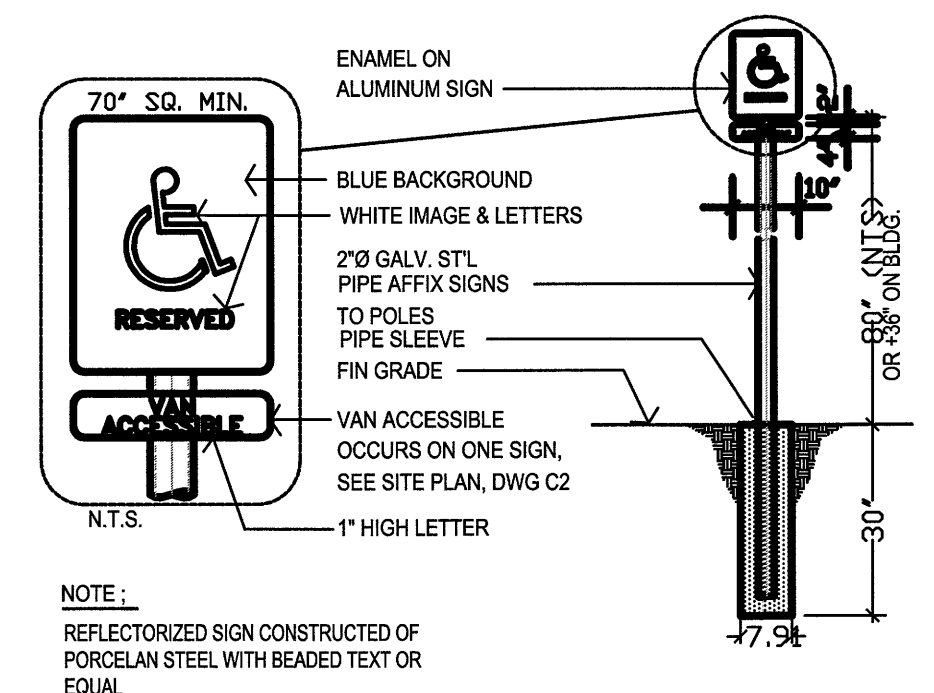
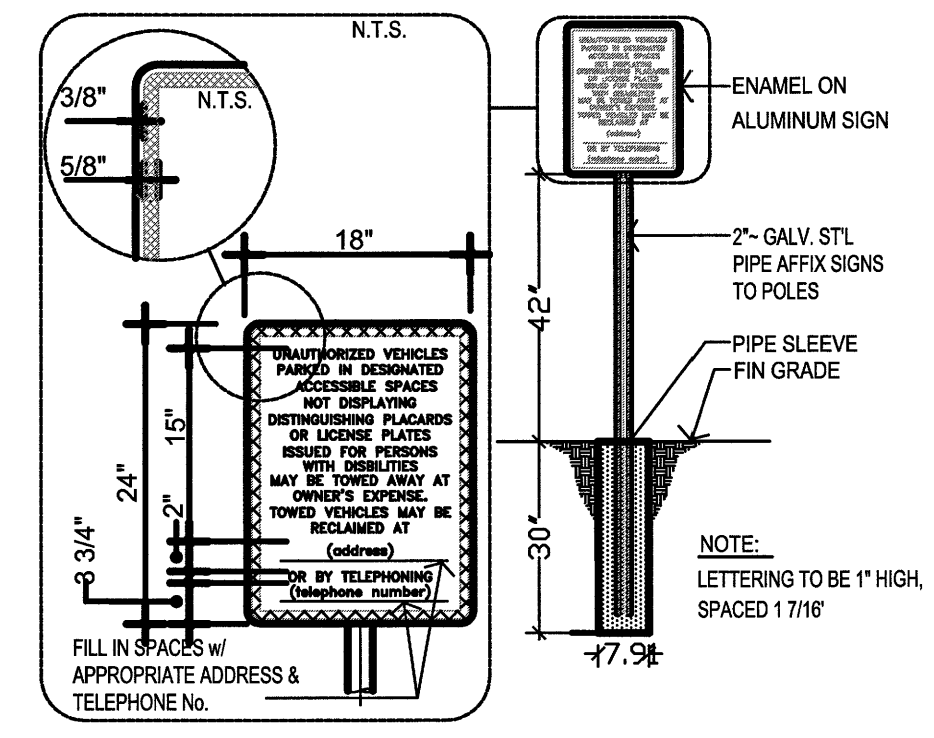
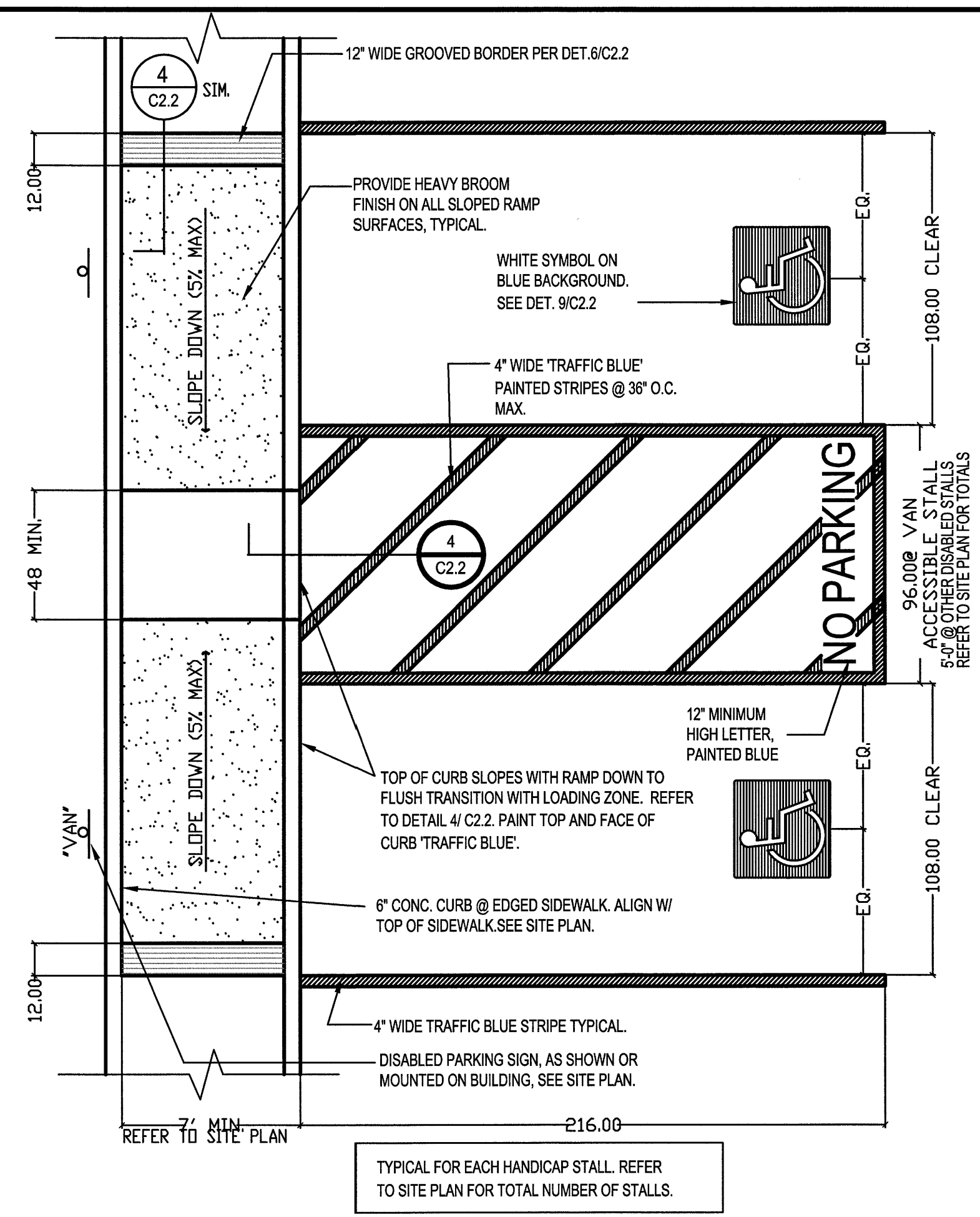
DESCRIPTION

**SITE PLAN**

SHEET NAME: SWPPP SHEET NUMBER: C5

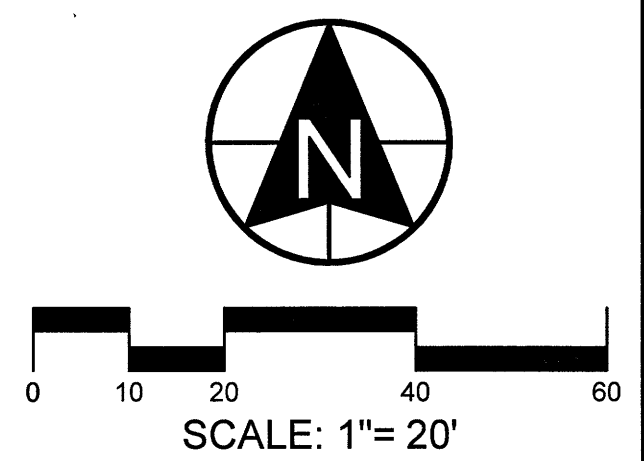


700 WEST



# RIVER WALK SENIOR HOUSING

DEVELOPER  
**DERK PARDOE**  
3454 STONE MOUNTAIN LANE  
SANDY, UT 84092



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SITE PLAN	06/08/2016

PROJECT  
**RIVER WALK SENIOR HOUSING**  
6968 SOUTH 720 WEST  
MIDVALE, UT

DESCRIPTION  
**SITE PLAN**

SHEET NAME: **DETAILS**  
SHEET NUMBER: **C6**

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