

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	CULINARY VALVE, TEE, & BEND
+	SECONDARY VALVE, TEE, & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

PROPERTY OVERVIEW

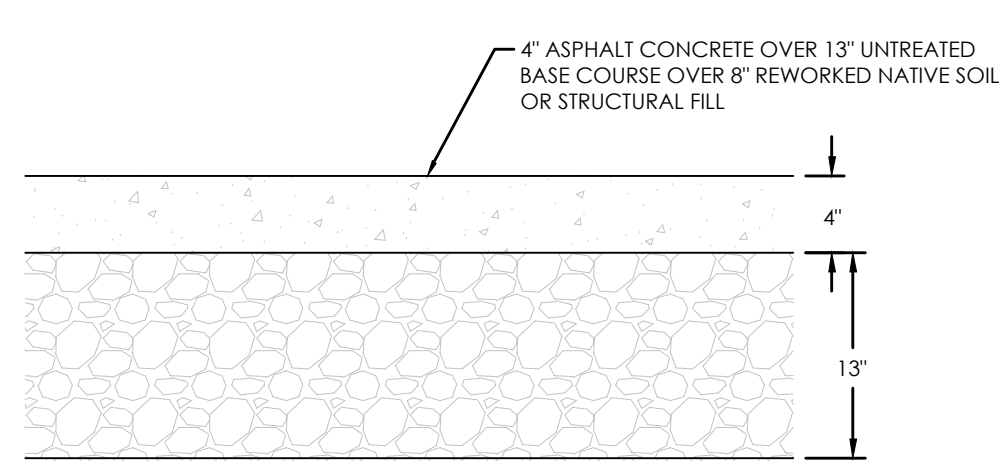
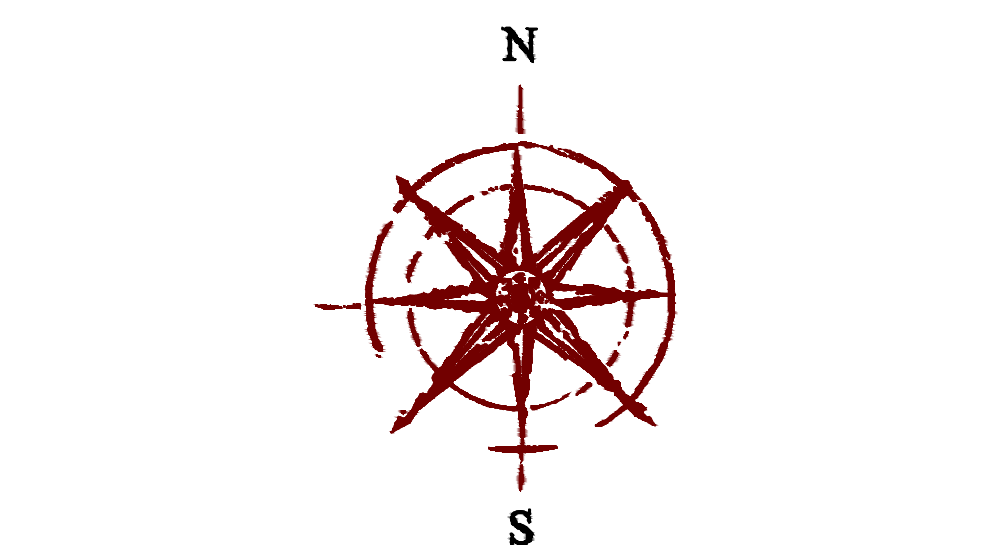
TOTAL ACREAGE	±2.32 ACRES
COMMERCIAL LOTS	4

PRELIMINARY - LAND USE DISTRIBUTION

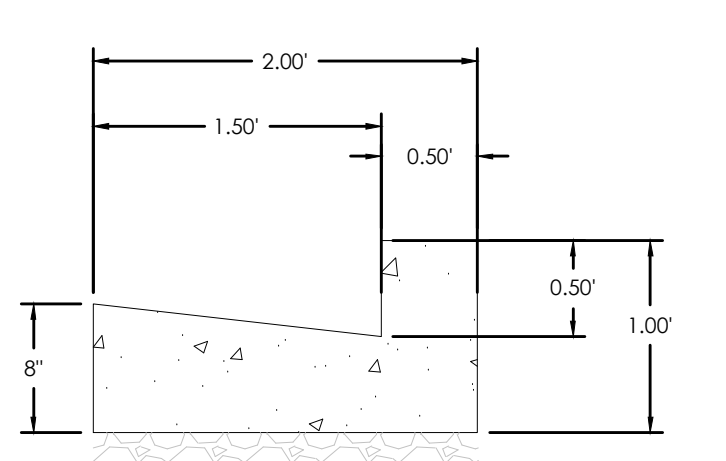
TOTAL ACREAGE	PERCENT %
BUILDINGS 6,300 SF	6.2
HARDSCAPE 52,370 SF	51.8
LANDSCAPE 12,500 SF	12.4
UNIMPROVED 28,883 SF	29.5

PHASE 2 - OVERALL PARKING

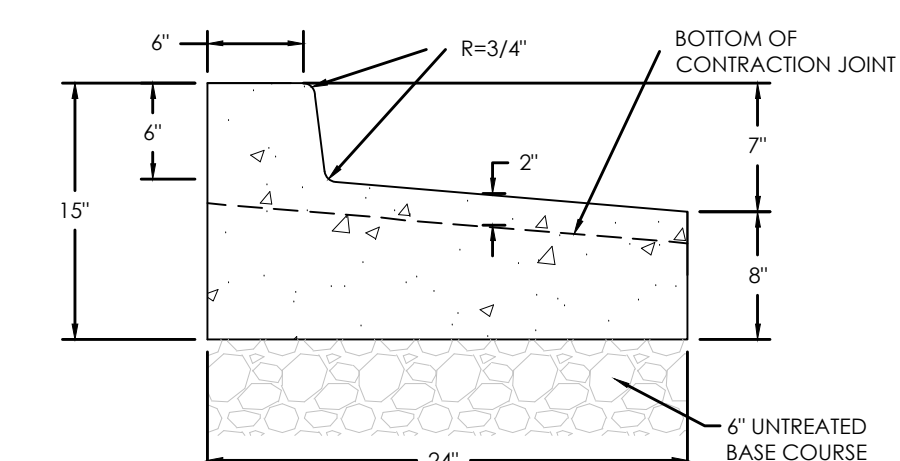
REQ. PARKING	RATIO	COUNT
4 / 1000 SF	28	
REQ. ADA PARKING	2% OR 1 MIN.	1 STALLS
PARKING PROVIDED		50 STALLS
ADA PARKING PROVIDED		4 STALLS



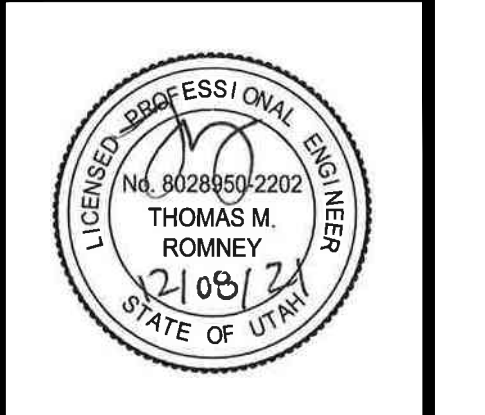
PAVEMENT SECTION
NTS
PER IGES GEOTECHNICAL JOB # 00145-019 DATED SEPT. 5TH, 2019



2.0' HIGHBACK
NTS



REVERSE PAN CURB AND GUTTER
NTS



RIDGEVIEW RETAIL I
HARVEY BLVD & N. COUNTY BLVD, HIGHLAND, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



Z:\2021\21-0212 Ridgeview Retail\Design\21-0212\DWG\Sheet\C3 - SITE PLAN.dwg