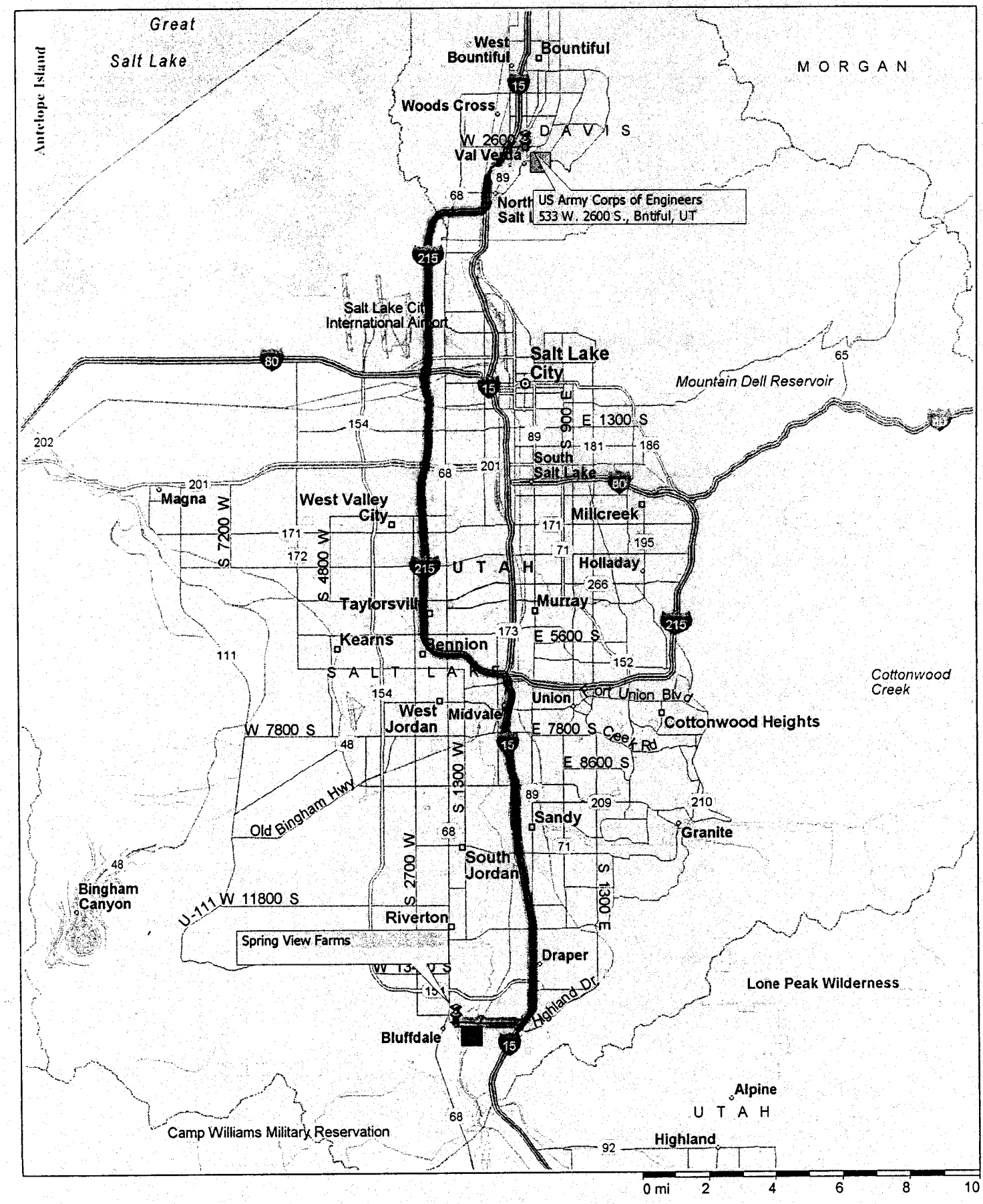
US Army Corps of Engineers to Spring View Farms



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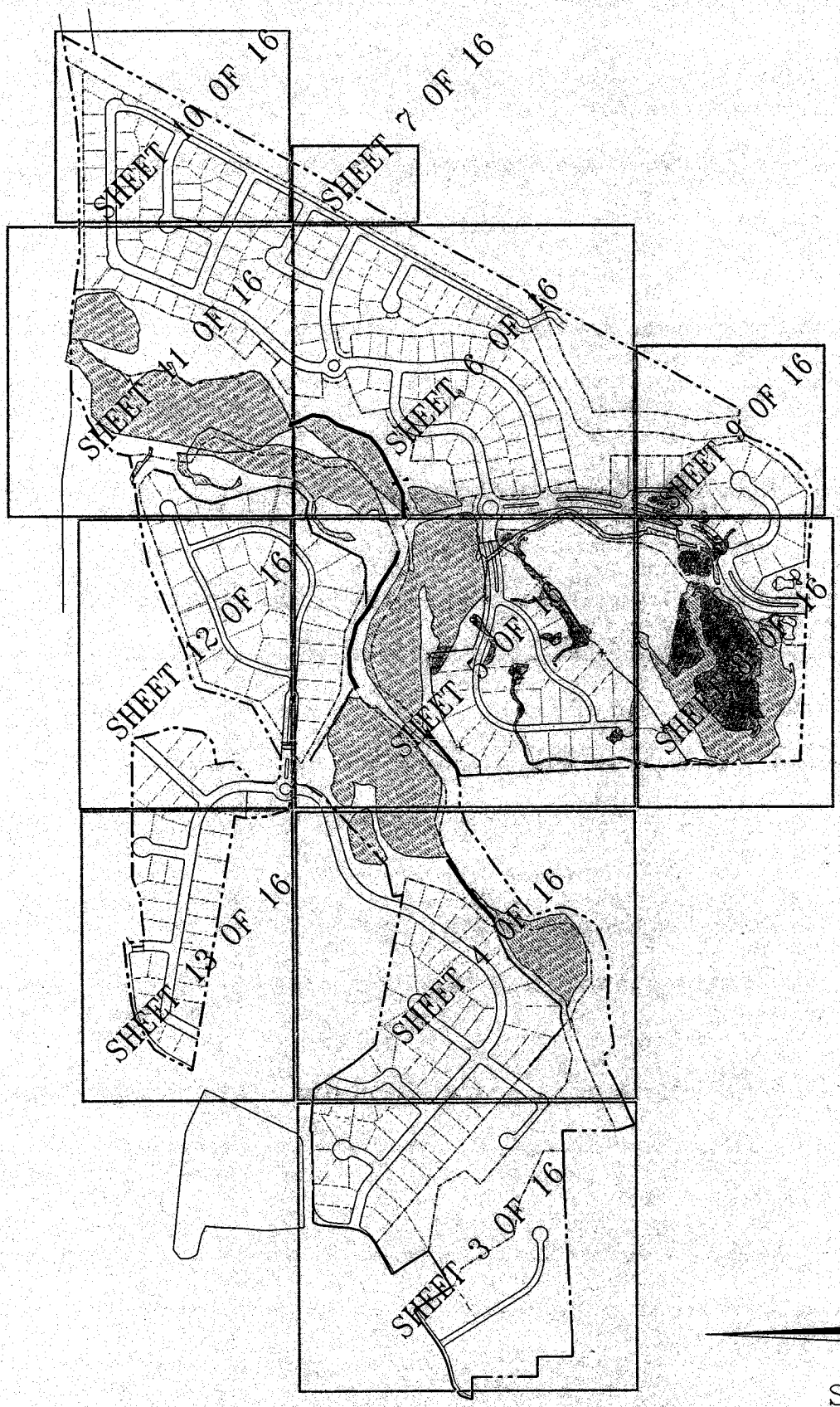

NORTH

SCALE
HORZ: 1" = 800'

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project manager: K. RUSSELL drawn by: W.D. ACKERMAN date: 8-29-03

project name:
SPRING VIEW FARMS
BLUFFDALE, UTAH
FOR
CW MANAGEMENT

sheet title:
MASTER PLAN

file:
F:\2218\DWG\PRELIM\PHASE 1A
project no.:
2218
sheet:
1 of 16
200250089

LEGEND

- EXISTING TREES
- 150' NO-BUILD ZONE
- PROPOSED PROPERTY LINE
- PROJECT BOUNDARY
- EQUESTRIAN TRAIL
- PEDESTRIAN TRAIL
- LAUNCH TRENCH
- AREAS TO BE RE-GRADED AND RIP-RAPPED TO THE 100 YR FLOOD ELEVATION
- EXISTING WETLANDS (TO BE PROTECTED)
- CREATED WETLANDS
- EXISTING WETLANDS (TO BE FILLED)

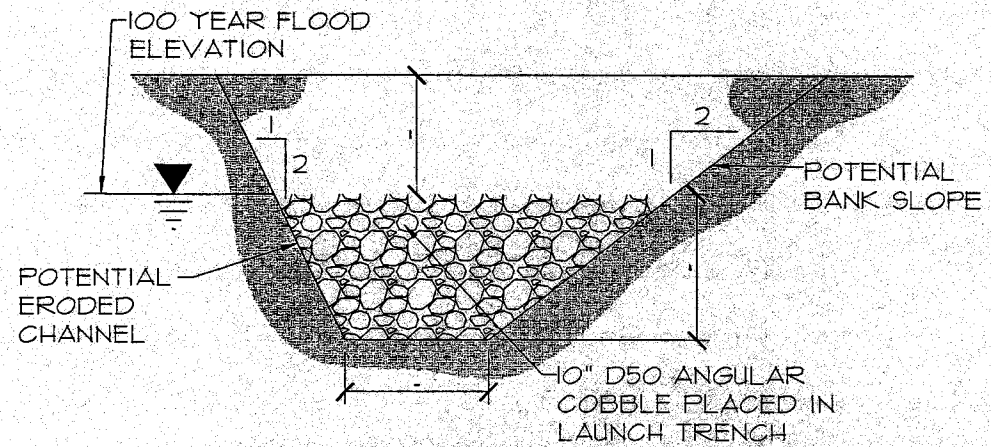
NOTE:
1) LOT SIZES RANGE FROM 10,000 sq. ft. TO 35,491 sq. ft. WITH AN AVERAGE LOT SIZE OF 14,501 sq. ft. (4,799,904 sq. ft. TOTAL/331 TOTAL LOTS)

PROPOSED WETLAND FILLS

WETLAND SITE	DESCRIPTION	TYPE & SIZE & SHEET
A	ROAD CROSSING	OPEN WATER EMERGENT MARSH (0.264 AC.) SHEETS 8 & 9
B	ROAD CROSSING	OPEN WATER EMERGENT MARSH (0.061 AC.) SHEET 9
C	ROAD CROSSING	OPEN WATER EMERGENT MARSH (0.089 AC.) SHEETS 8 & 9
D	PRIVATE PROPERTY	EMERGENT WET MEADOW (0.714 AC.) SHEET 5
E	PRIVATE PROPERTY	EMERGENT WET MEADOW (0.094 AC.) SHEET 5
F	PRIVATE PROPERTY	EMERGENT WET MEADOW (0.479 AC.) SHEETS 5 & 8
G	ROAD CROSSING	EMERGENT WET MEADOW (0.190 AC.) SHEET 5
H	PRIVATE PROPERTY	EMERGENT (0.178 AC.) SHEET 5
I	PRIVATE PROPERTY	EMERGENT WET MEADOW (0.067 AC.) SHEET 5
J	PRIVATE PROPERTY	EMERGENT WET MEADOW (0.024 AC.) SHEET 6
		TOTAL IMPACTED WETLANDS (2.160 ACRES)

PROPOSED WETLAND MITIGATION AREAS

MITIGATION AREA	TYPE	SIZE	SHEET
M	EMERGENT	3.71 AC.	8 OF 16
N	EMERGENT	0.86 AC.	8 OF 16
O	OPEN WATER EMERGENT	0.44 AC.	8 OF 16
P	OPEN WATER EMERGENT	0.04 AC.	9 OF 16
Q	OPEN WATER EMERGENT	0.10 AC.	9 OF 16
R	EMERGENT	0.07 AC.	5 OF 16
S	EMERGENT	0.03 AC.	5 OF 16
TOTAL PROPOSED MITIGATED WETLANDS 5.25 ACRES			



LAUNCH TRENCH DETAIL

SCALE: NONE

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SPRING VIEW FARMS
BLUFFDALE, UTAH
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project no.: 2218
sheet:
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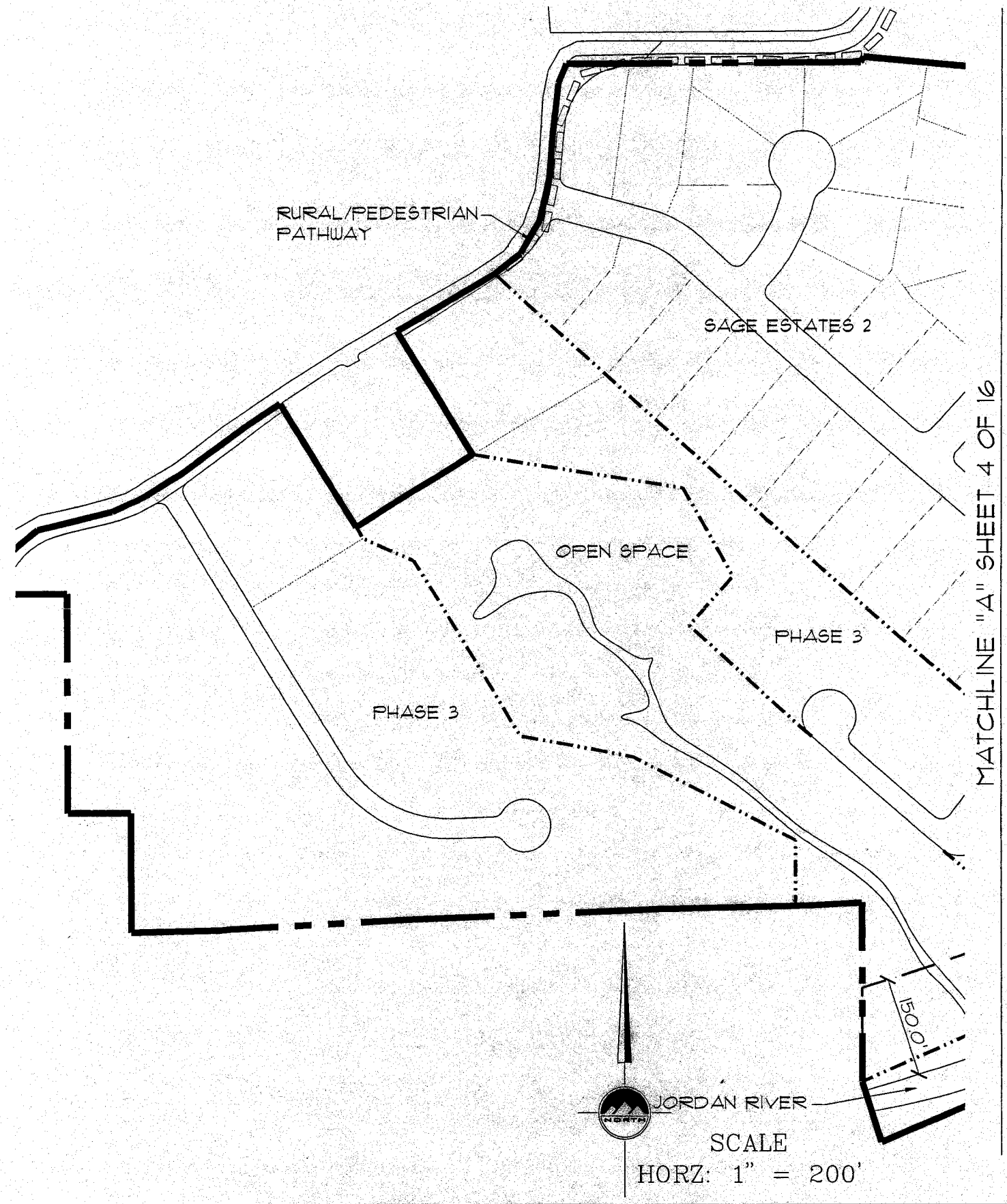

SCALE
HORZ: 1" = 200'

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sheet title:
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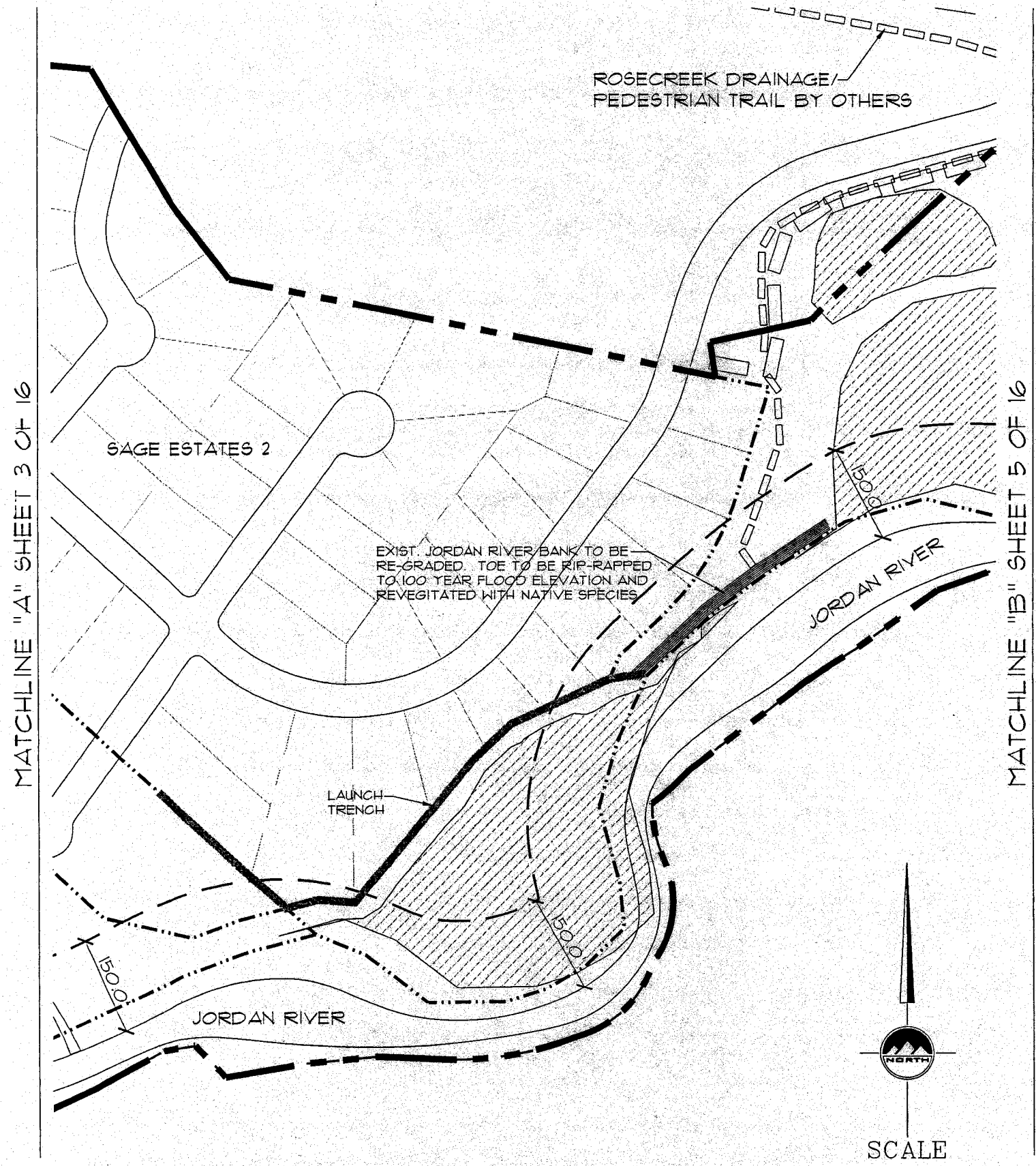

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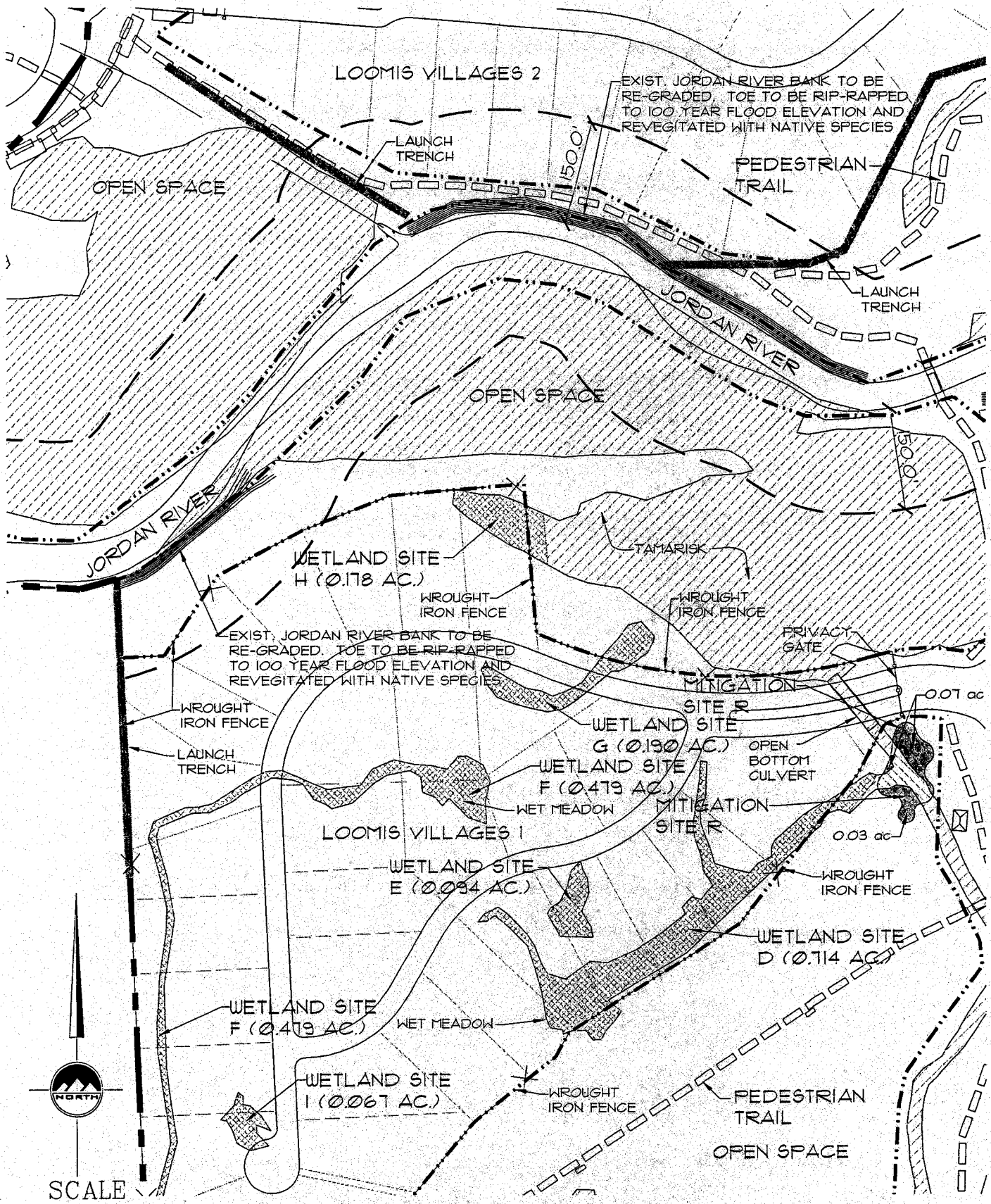
MATCHLINE "M" SHEET 12 OF 16



MATCHLINE "B" SHEET 4 OF 16

MATCHLINE "C" SHEET 6 OF 16

MATCHLINE "E" SHEET 8 OF 16

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project no.: 2218
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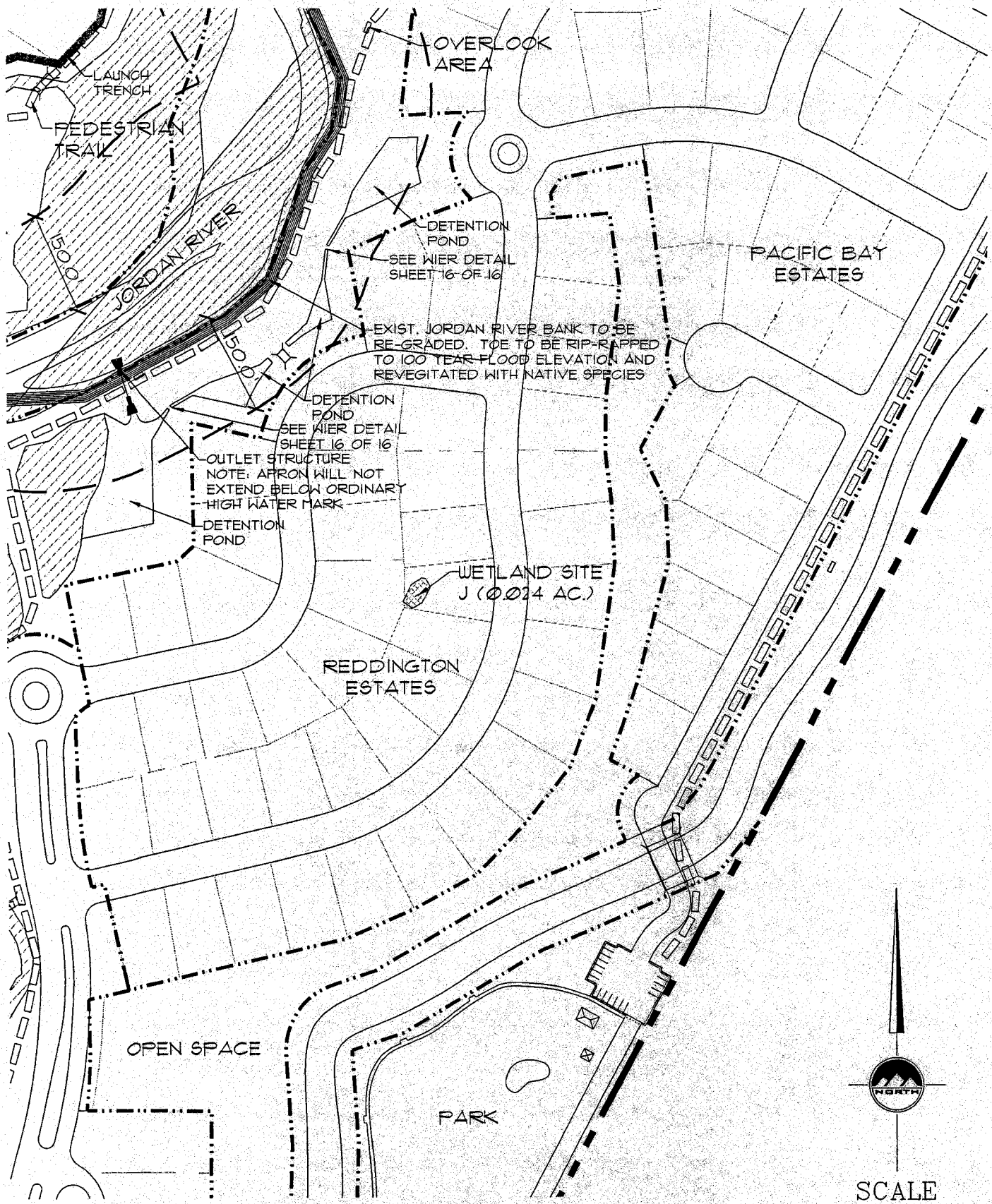
MATCHLINE "H" SHEET 11 OF 16



MATCHLINE "C" SHEET 5 OF 16

MATCHLINE "D" SHEET 7 OF 16

MATCHLINE "G" SHEET 9 OF 16

SCALE
HORZ: 1" = 200'

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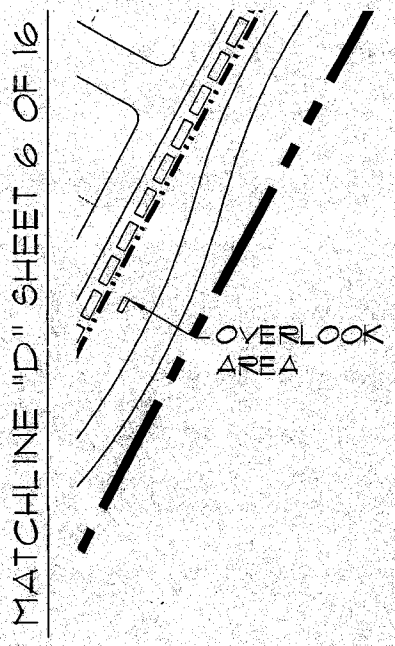
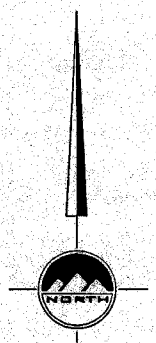
sheet title:
MASTER PLAN

file: F:\2218\DWG\PRELIM\PHASE 1A
project no.: 2218
sheet: 6 of 16
200250089

MATCHLINE "L" SHEET 10 OF 16





SCALE
HORZ: 1" = 200'

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project manager: K. RUSSELL drawn by: T.D. ACKERMAN date: 9-9-02

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2218
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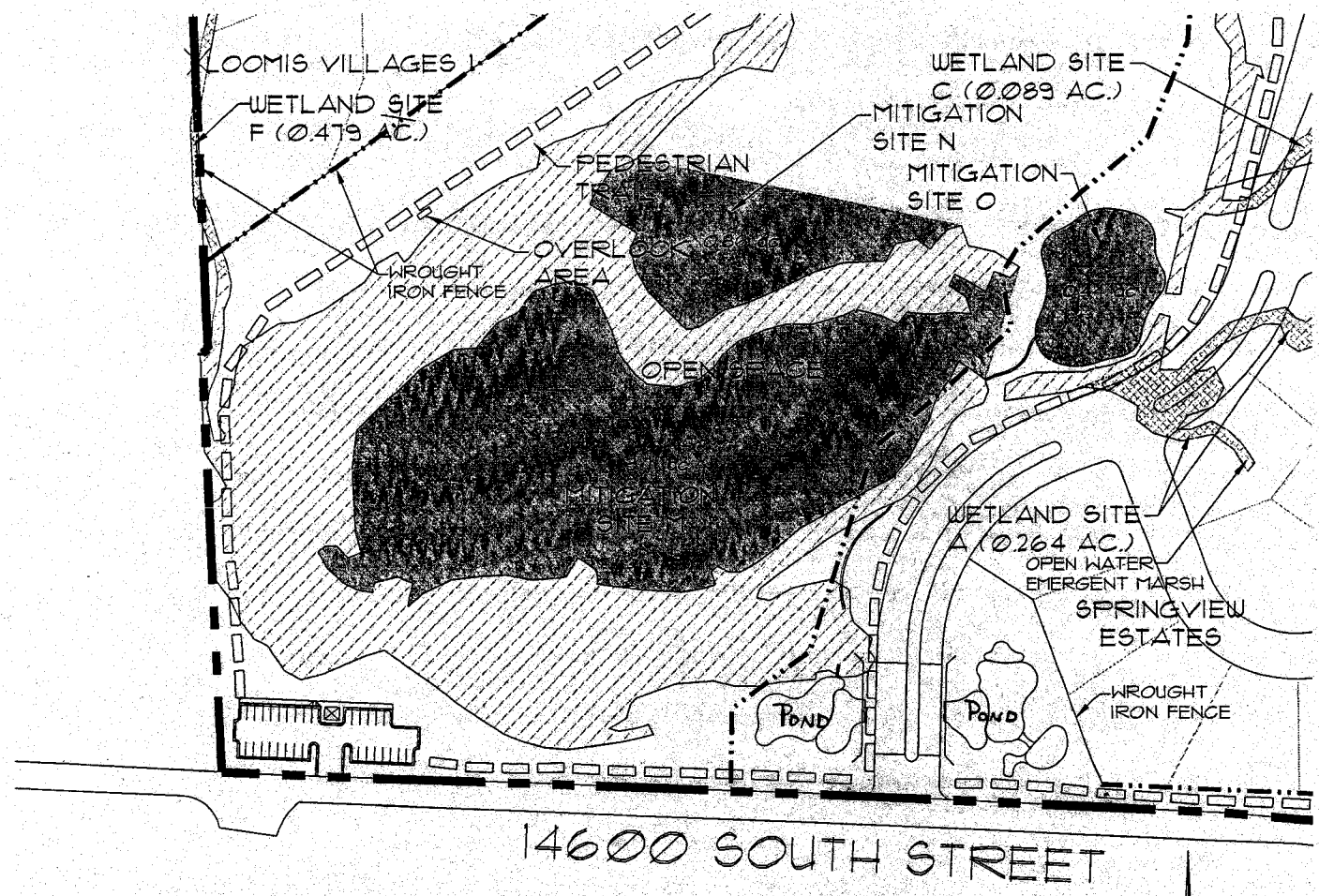
MATCHLINE "E" SHEET 5 OF 16



NORTH

SCALE
HORZ: 1" = 200'

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project manager: K. RUSSELL drawn by: K.D. ACKERMAN date: 9-9-03

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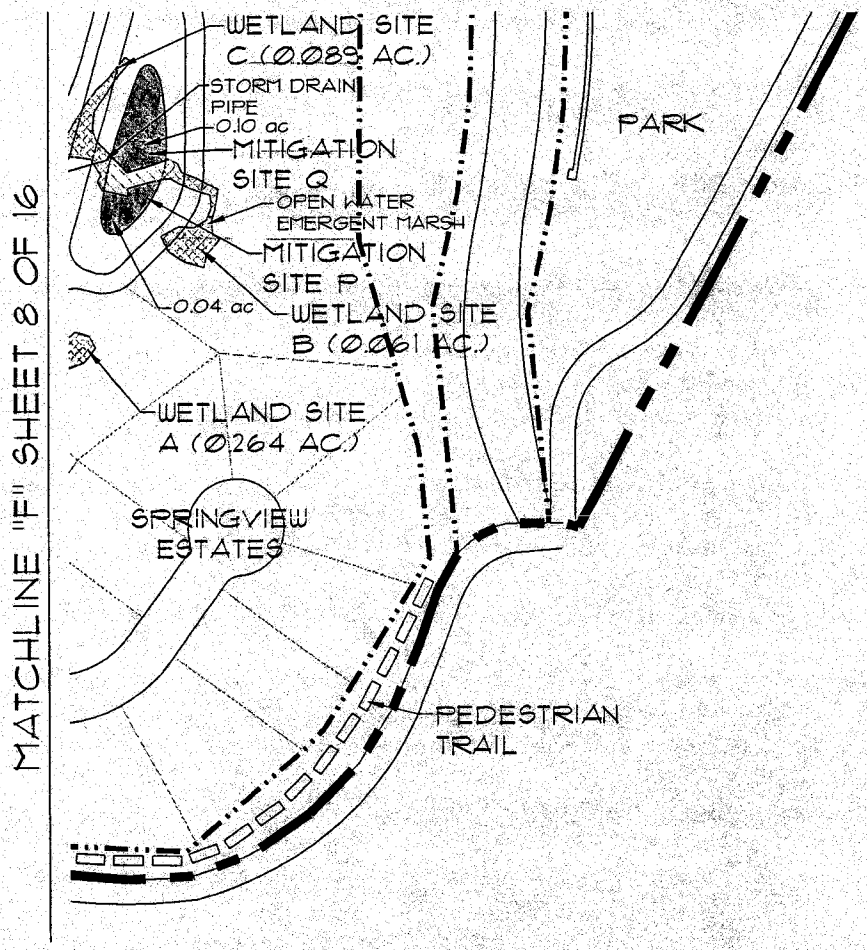
MATCHLINE "G" SHEET 6 OF 16



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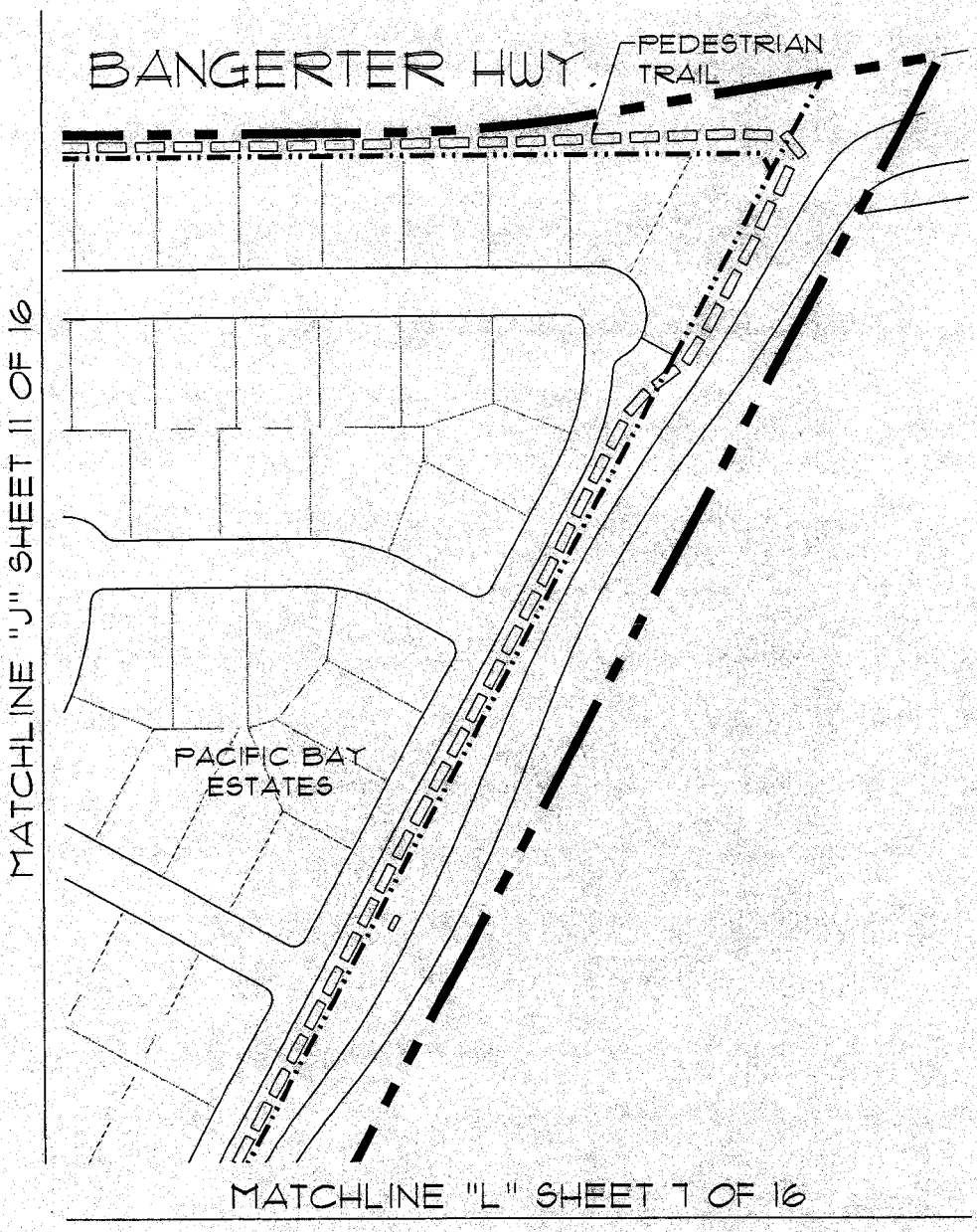

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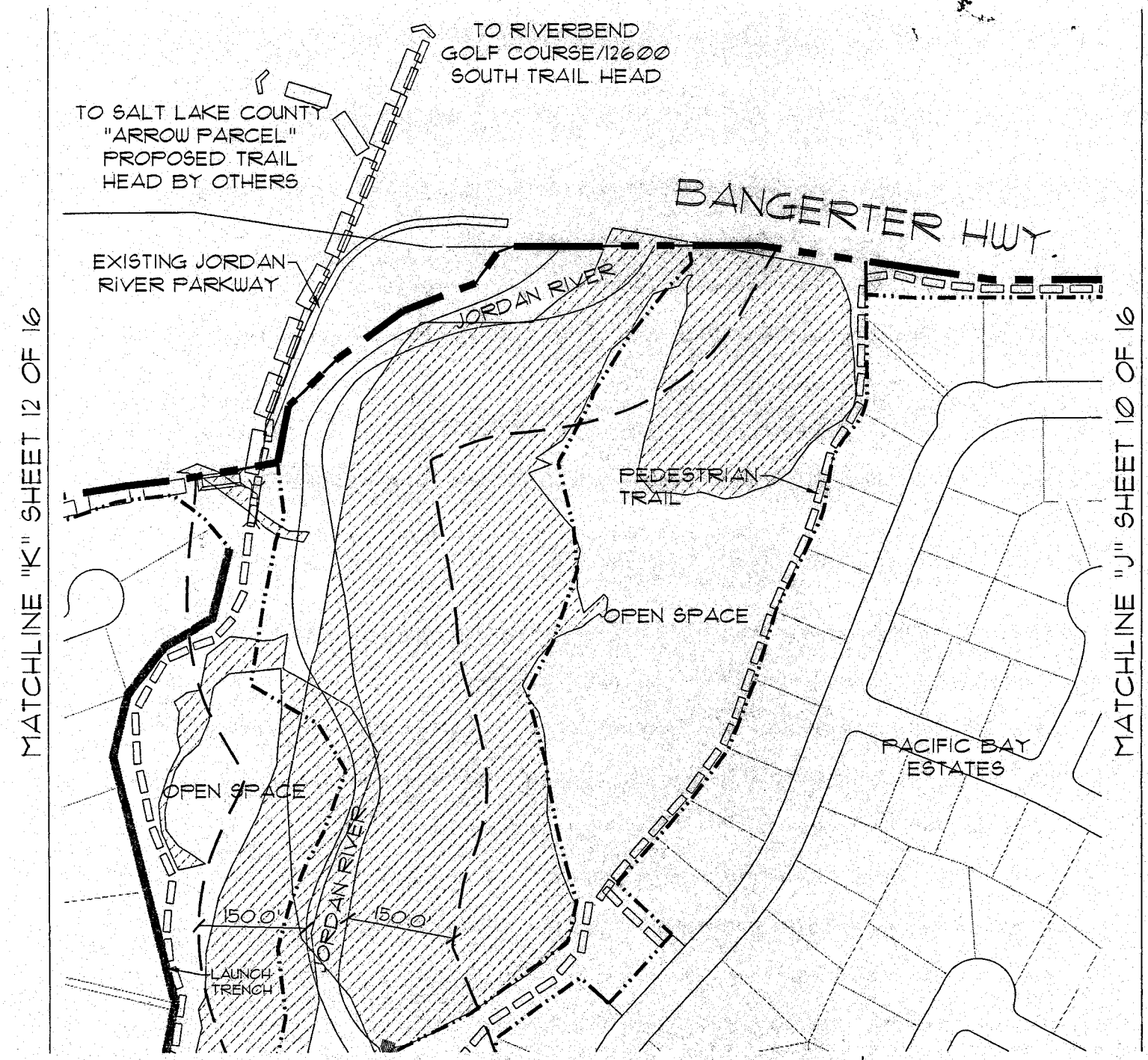

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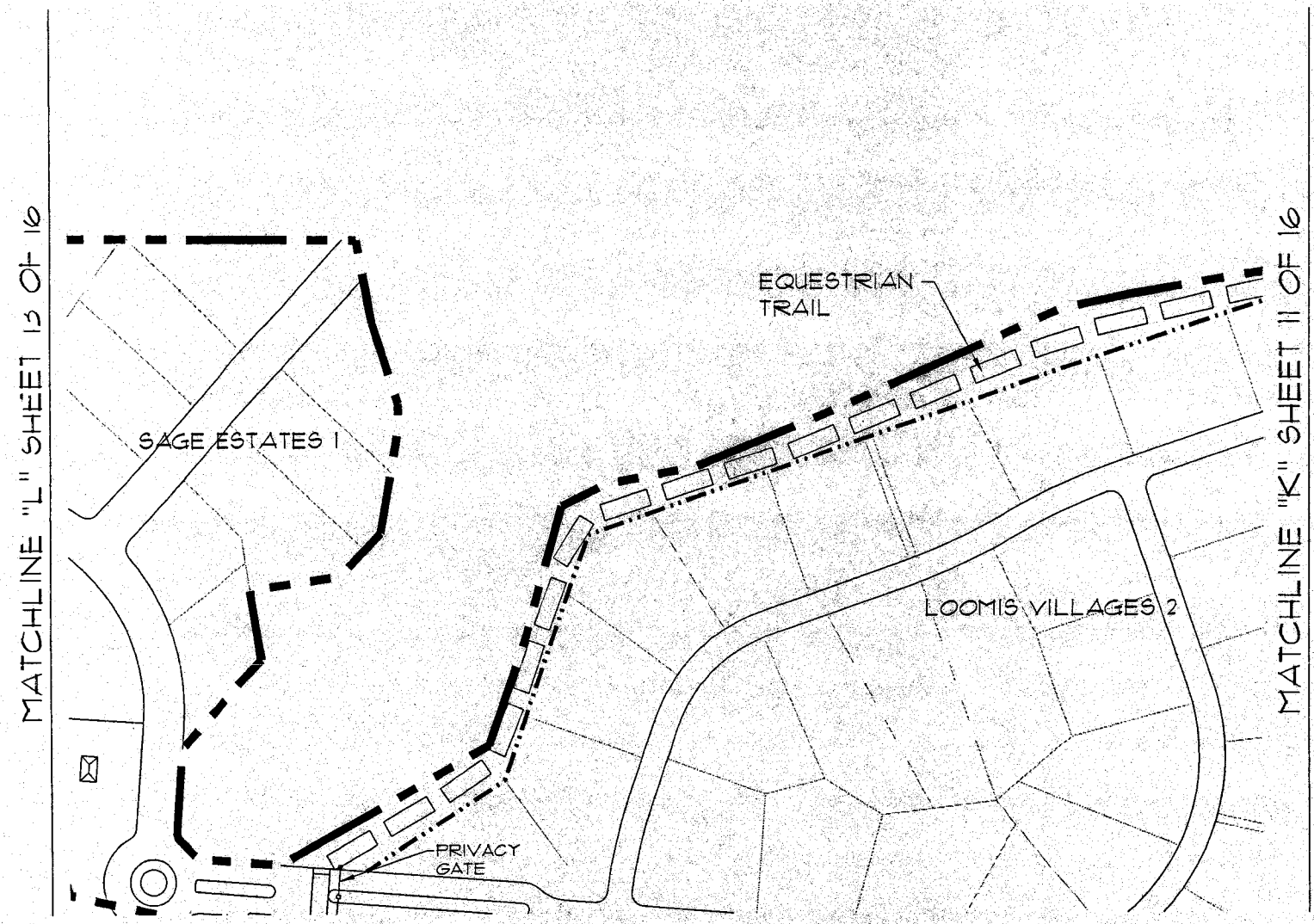

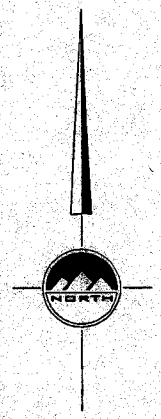

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SPRING VIEW FARMS
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project no.: 2218
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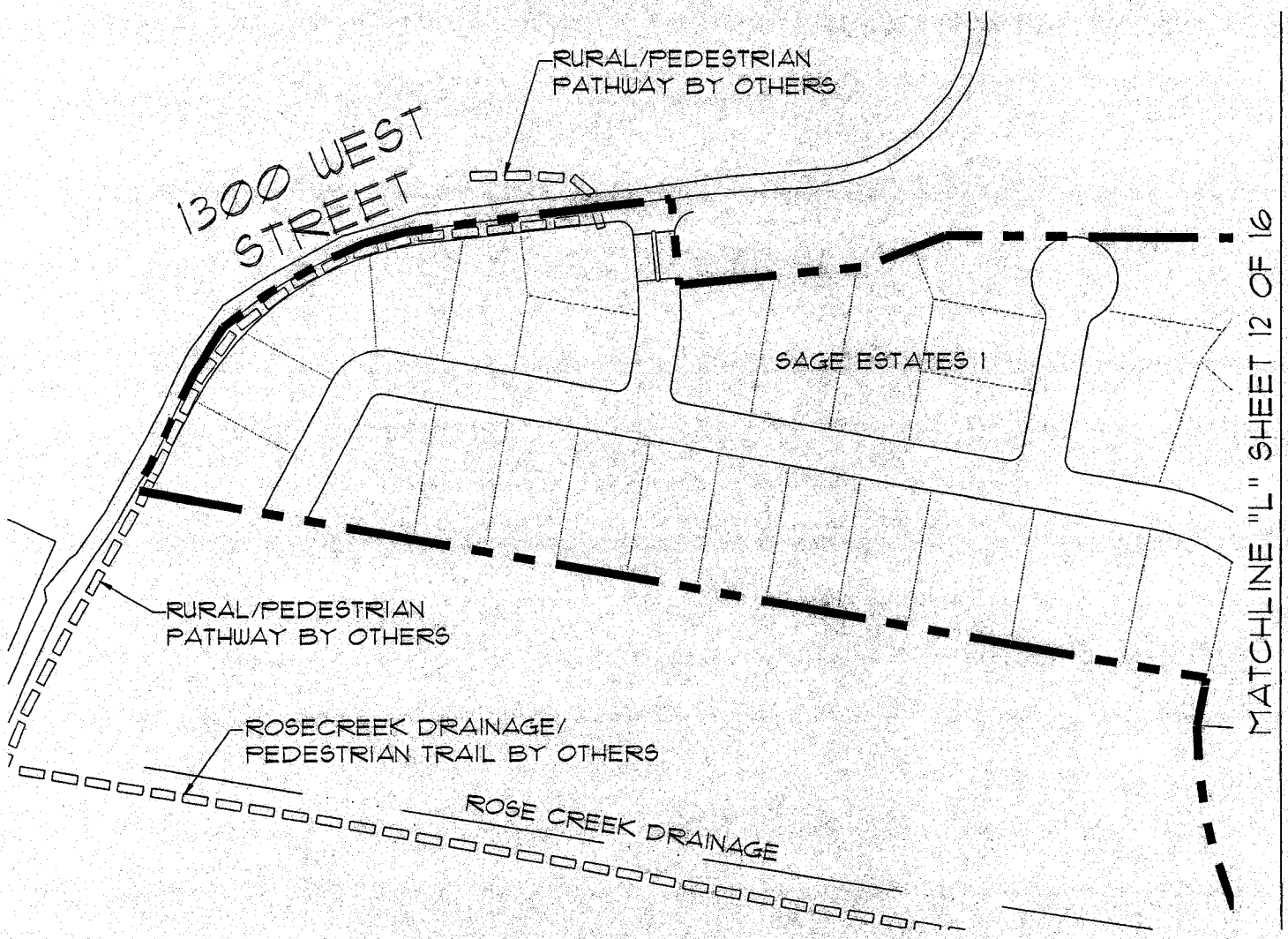

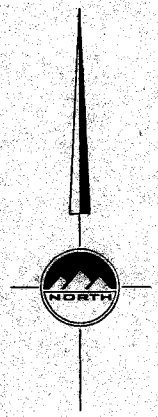

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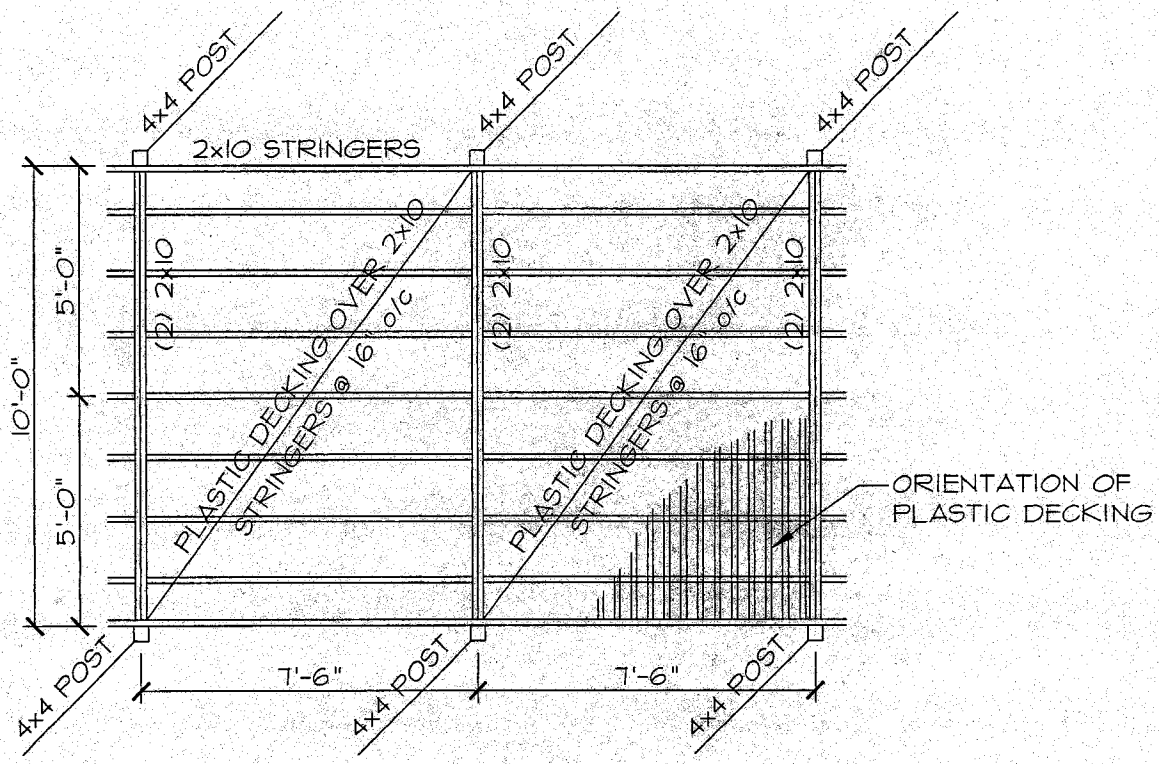

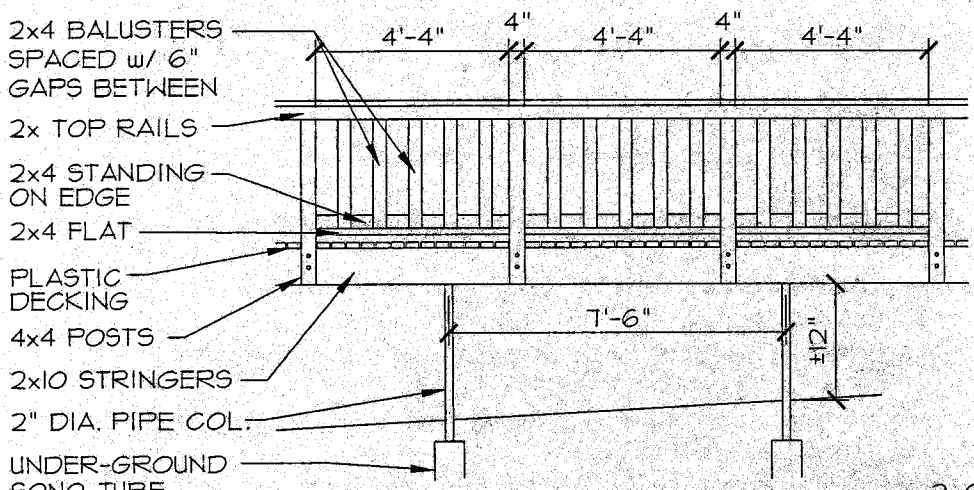

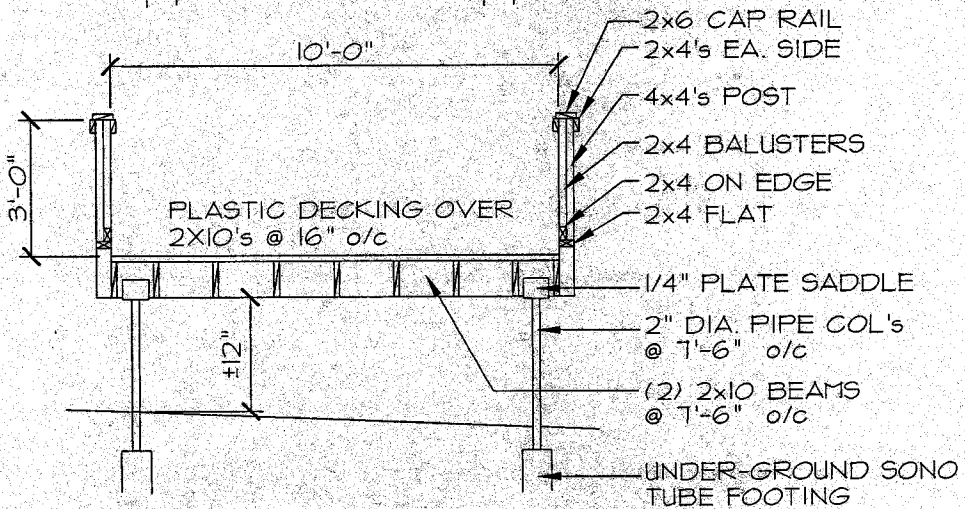

ELEVATED PATHWAY DETAIL

SCALE: NONE

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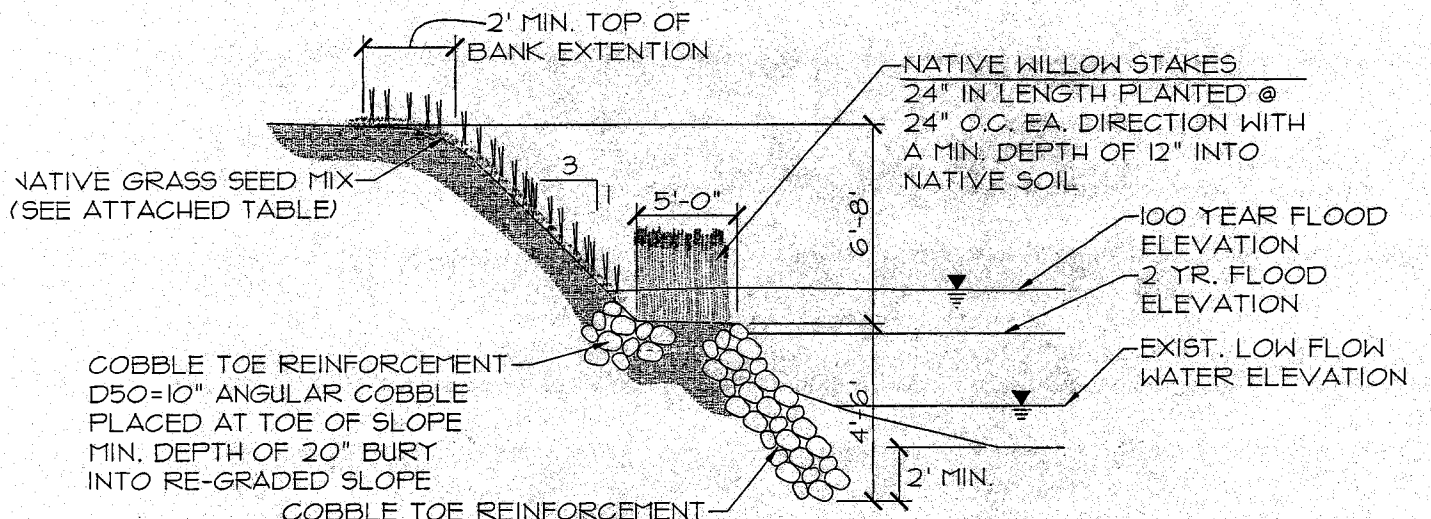
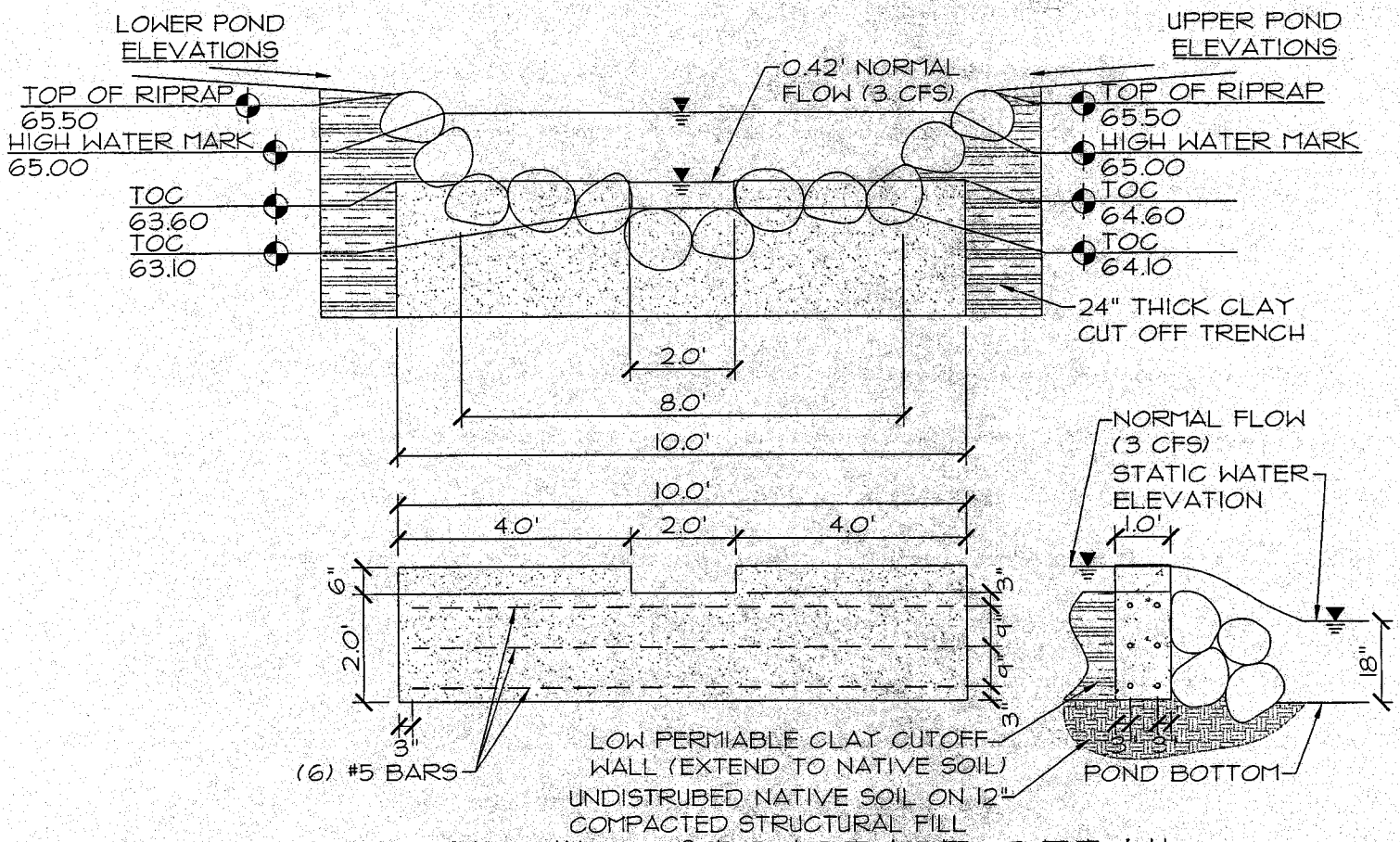


TYPICAL BANK REINFORCEMENT DETAIL

SCALE: NONE



TYPICAL WIER STRUCTURE DETAIL

SCALE: NONE

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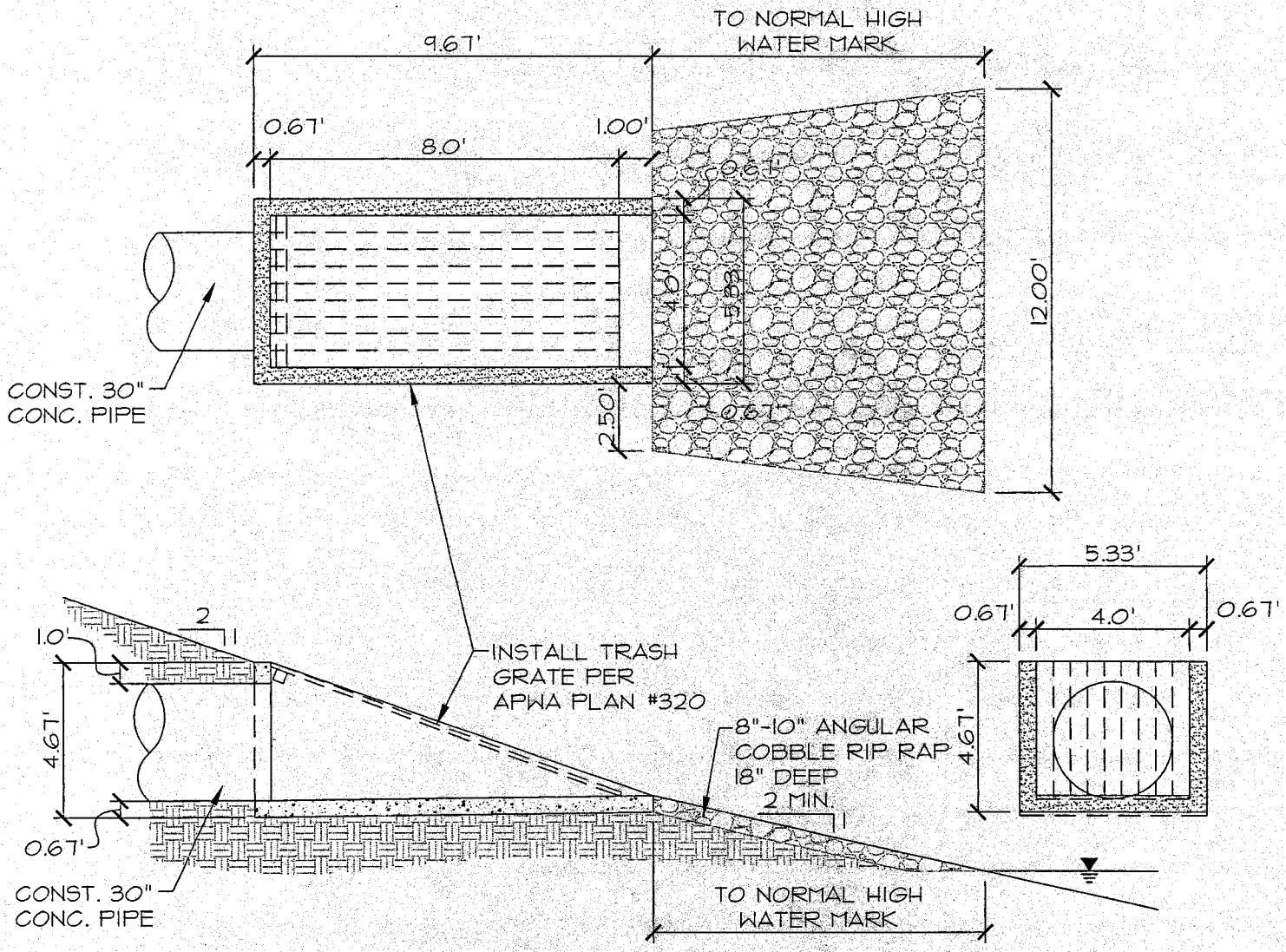

F

OUTLET STRUCTURE

SCALE: NOT TO SCALE

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