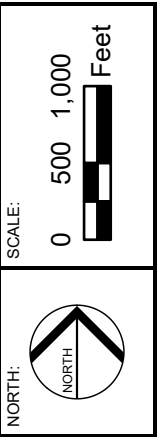




LEGEND

Proposed Project Area (41 ac)



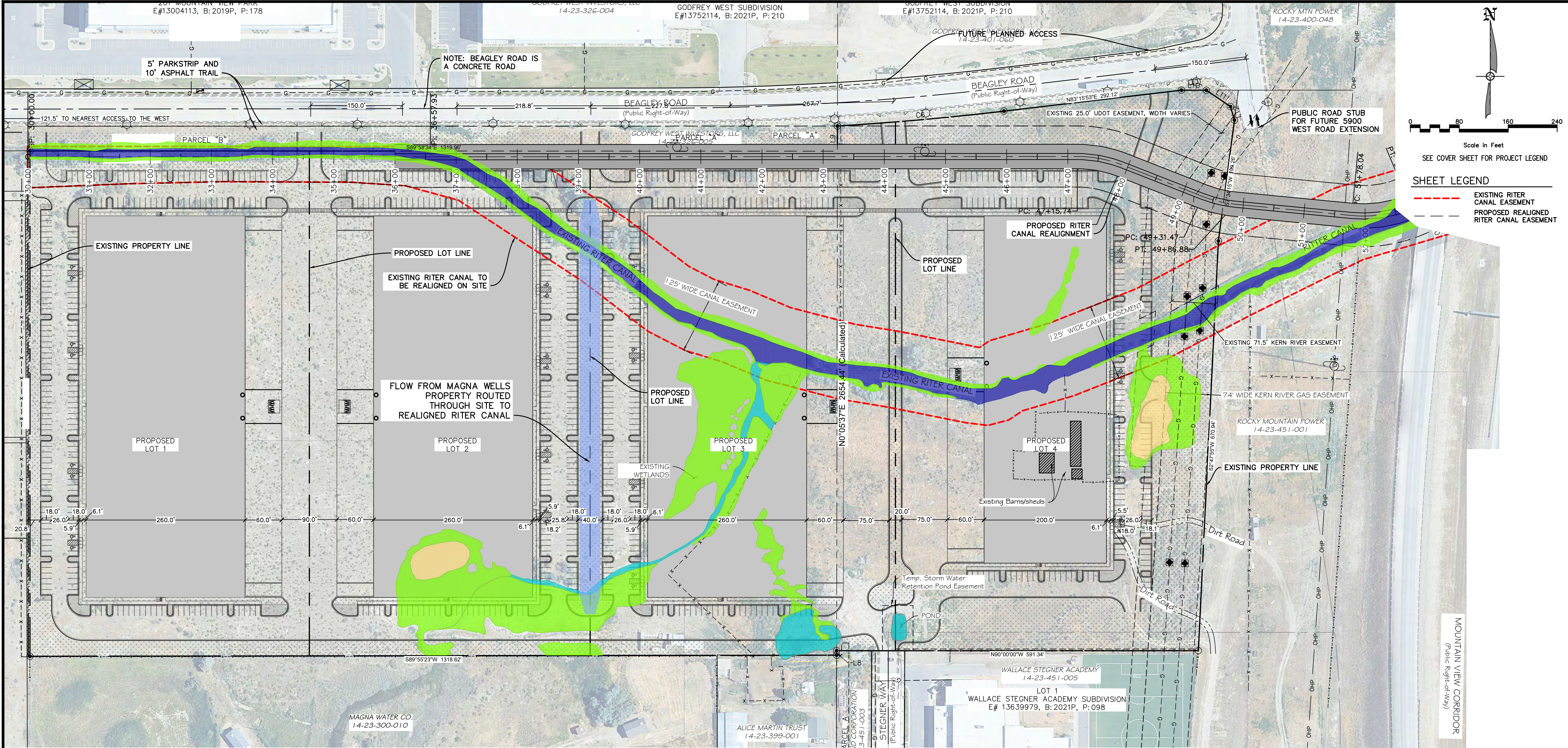
SITE LOCATION

**WEST VALLEY CITY
WETLAND ANALYSIS**



Figure created by:
Cara Glabau on 11/18/2024
Imagery: Hexagon 2021

FIGURE NO.
1A



LOT 1 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	379,966	8.723
ASPHALT	162,240	3.725
TOTAL LANDSCAPING	56,111	1.288
PARKING LANDSCAPING	6,358	0.146
REMAINING LANDSCAPING	49,752	1.142
CONCRETE	52,753	1.211

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	6,358	15 SQ. FT. PER STALL
TOTAL LANDSCAPING PROVIDED	56,111	3,210 SQ. FT. REQUIRED 10 % REQUIRED 14.77 % PROVIDED

- NOTES:
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	100 1 STALL PER 250 SQ. FT.
WAREHOUSE	137,240	69 1 STALL PER 2,000 SQ. FT.
TOTAL REQUIRED	169	
TOTAL PROVIDED	214	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)
BICYCLE SPACES	12	(11 REQ'D - 1 PER 20 STALLS)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	378,853	8.697
ASPHALT	110,284	2.532
TOTAL LANDSCAPING	53,231	1.222
PARKING LANDSCAPING	6,453	0.148
REMAINING LANDSCAPING	46,778	1.074
CONCRETE	53,097	1.219

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	6,453	15 SQ. FT. PER STALL
TOTAL LANDSCAPING PROVIDED	53,231	3,150 SQ. FT. REQUIRED 10 % REQUIRED 14.05 % PROVIDED

- NOTES:
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	100 1 STALL PER 250 SQ. FT.
WAREHOUSE	137,240	69 1 STALL PER 2,000 SQ. FT.
TOTAL REQUIRED	169	
TOTAL PROVIDED	210	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)
BICYCLE SPACES	12	(11 REQ'D - 1 PER 20 STALLS)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	162,240	3.725
ASPHALT	132,068	3.032
TOTAL LANDSCAPING	65,797	1.510
PARKING LANDSCAPING	6,533	0.150
REMAINING LANDSCAPING	59,264	1.361
CONCRETE	54,846	1.259

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	6,533	15 SQ. FT. PER STALL
TOTAL LANDSCAPING PROVIDED	65,797	3,105 SQ. FT. REQUIRED 10 % REQUIRED 15.86 % PROVIDED

- NOTES:
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 3 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	100 1 STALL PER 250 SQ. FT.
WAREHOUSE	137,240	69 1 STALL PER 2,000 SQ. FT.
TOTAL REQUIRED	169	
TOTAL PROVIDED	207	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)
BICYCLE SPACES	10	(10 REQ'D - 1 PER 20 STALLS)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	463,400	10.638
ASPHALT	113,600	2.608
TOTAL LANDSCAPING	117,194	2.690
PARKING LANDSCAPING	182,588	4.192
REMAINING LANDSCAPING	6,744	0.155
CONCRETE	175,844	4.037
	50,019	1.148

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 4 LANDSCAPING AREAS:

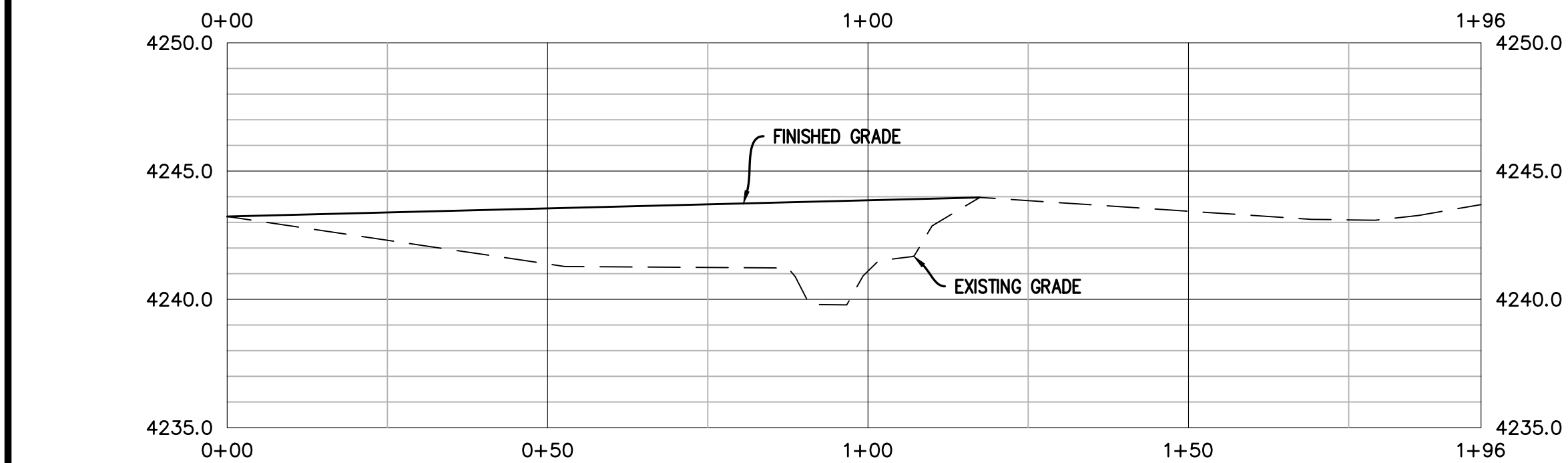
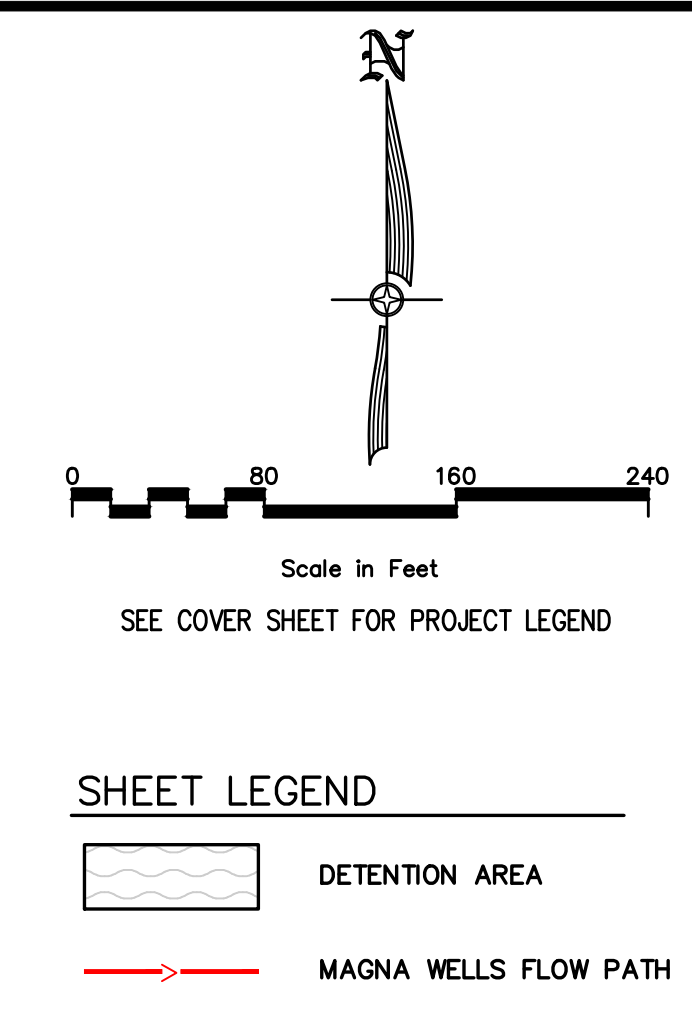
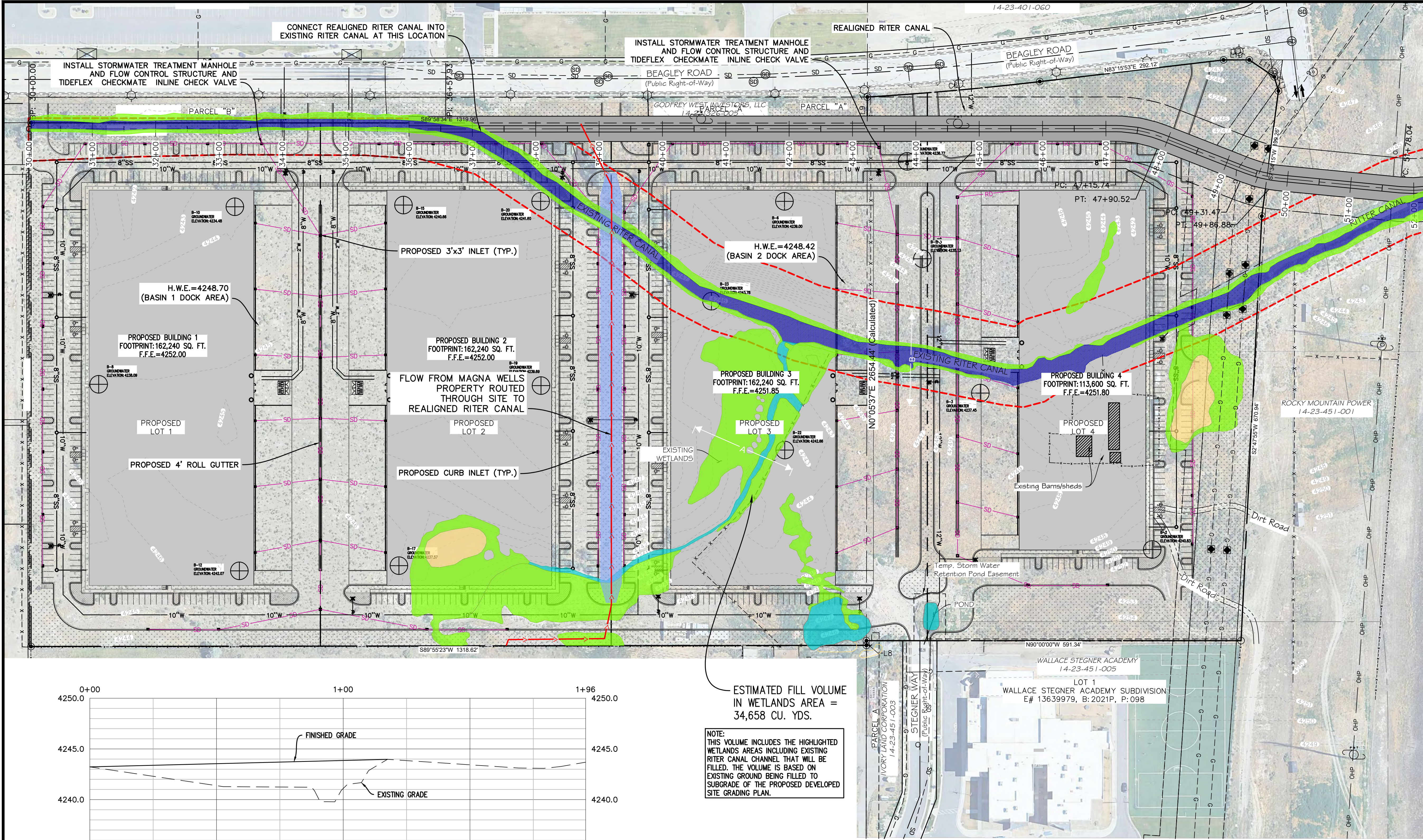
	SQ. FT.	CITY REQ'T
PARKING AREA LANDSCAPING	6,744	15 SQ. FT. PER STALL
TOTAL LANDSCAPING PROVIDED	182,588	2,580 SQ. FT. REQUIRED 10 % REQUIRED 39.40 % PROVIDED

- NOTES:
- PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

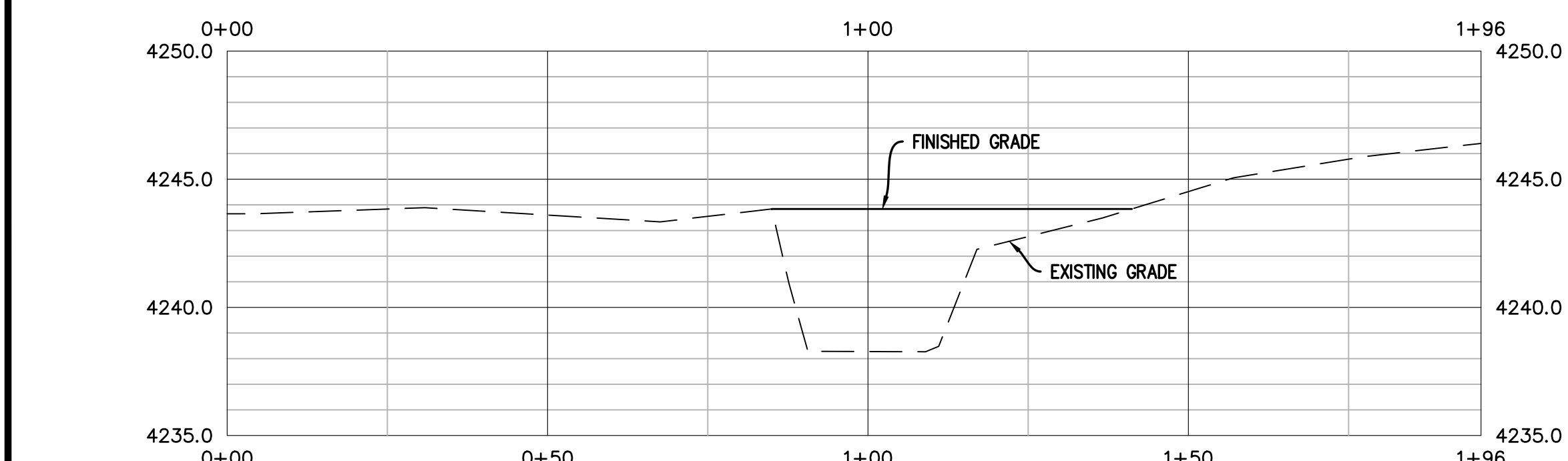
LOT 4 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	100 1 STALL PER 250 SQ. FT.
WAREHOUSE	88,600	44 1 STALL PER 2,000 SQ. FT.
TOTAL REQUIRED	144	
TOTAL PROVIDED	172	
ACCESSIBLE SPACES	6	(6 REQ'D 151 TO 200)
BICYCLE SPACES	12	(9 REQ'D - 1 PER 20 STALLS)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



CROSS SECTION A
SCALE: HOR: 1"=80 VER: 1"=20

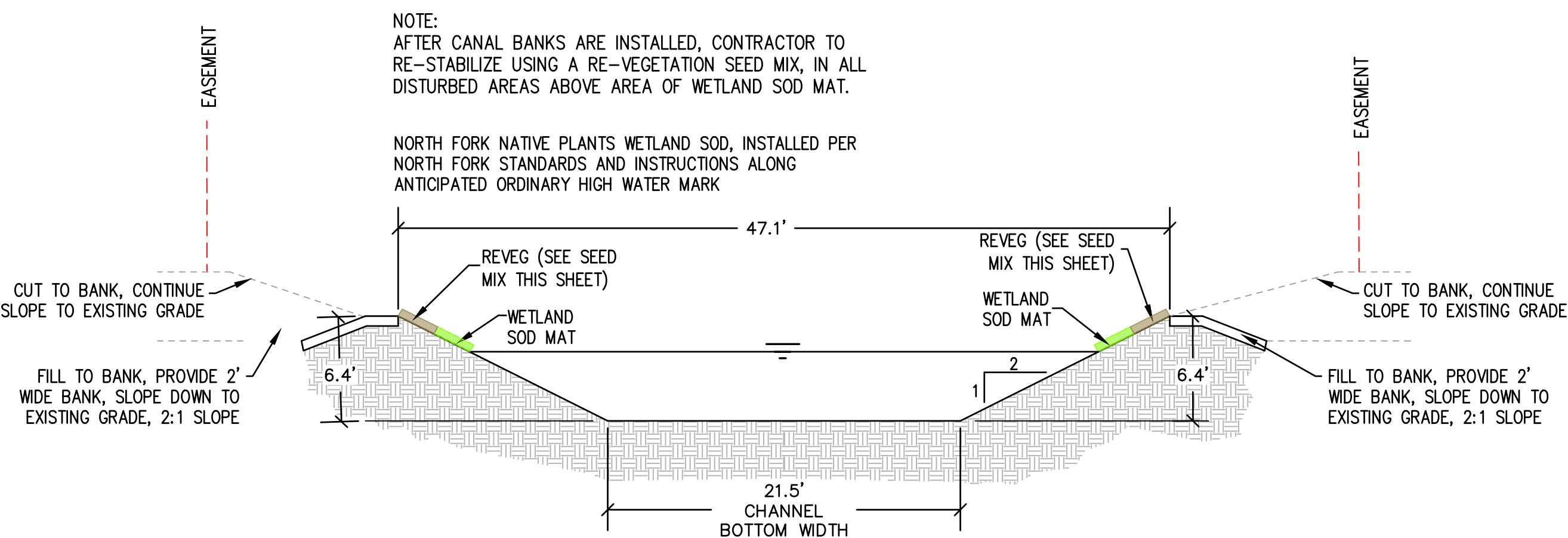


CROSS SECTION B
SCALE: HOR: 1"=80 VER: 1"=20

ESTIMATED FILL VOLUME
IN WETLANDS AREA =
34,658 CU. YDS.

NOTE:
THIS VOLUME INCLUDES THE HIGHLIGHTED
WETLANDS AREAS INCLUDING EXISTING
RITER CANAL CHANNEL THAT WILL BE
FILLED. THE VOLUME IS BASED ON
EXISTING GROUND BEING FILLED TO
SUBGRADE OF THE PROPOSED DEVELOPED
SITE GRADING PLAN.

SUMMIT NON-IRRIGATED SEED MIX	
SPECIES	LBS/ACRE
ANNUAL RYEGRASS	3.5
PERENNIAL RYEGRASS	3.5
CRESTED WHEATGRASS	5.25
SMOOTH BROME	5.25
INTERMEDIATE WHEATGRASS	5.25
SHEEP FESCUE	3.5
STANDARD CRESTED WHEATGRASS	3.5
SLENDER WHEATGRASS	3.5
SANDBERG BLUEGRASS	1.75
TOTAL	35.0



A
C1.0
RITER CANAL TYPICAL SECTION
TYP.

CIVIL ENGINEERING
SURVEYING

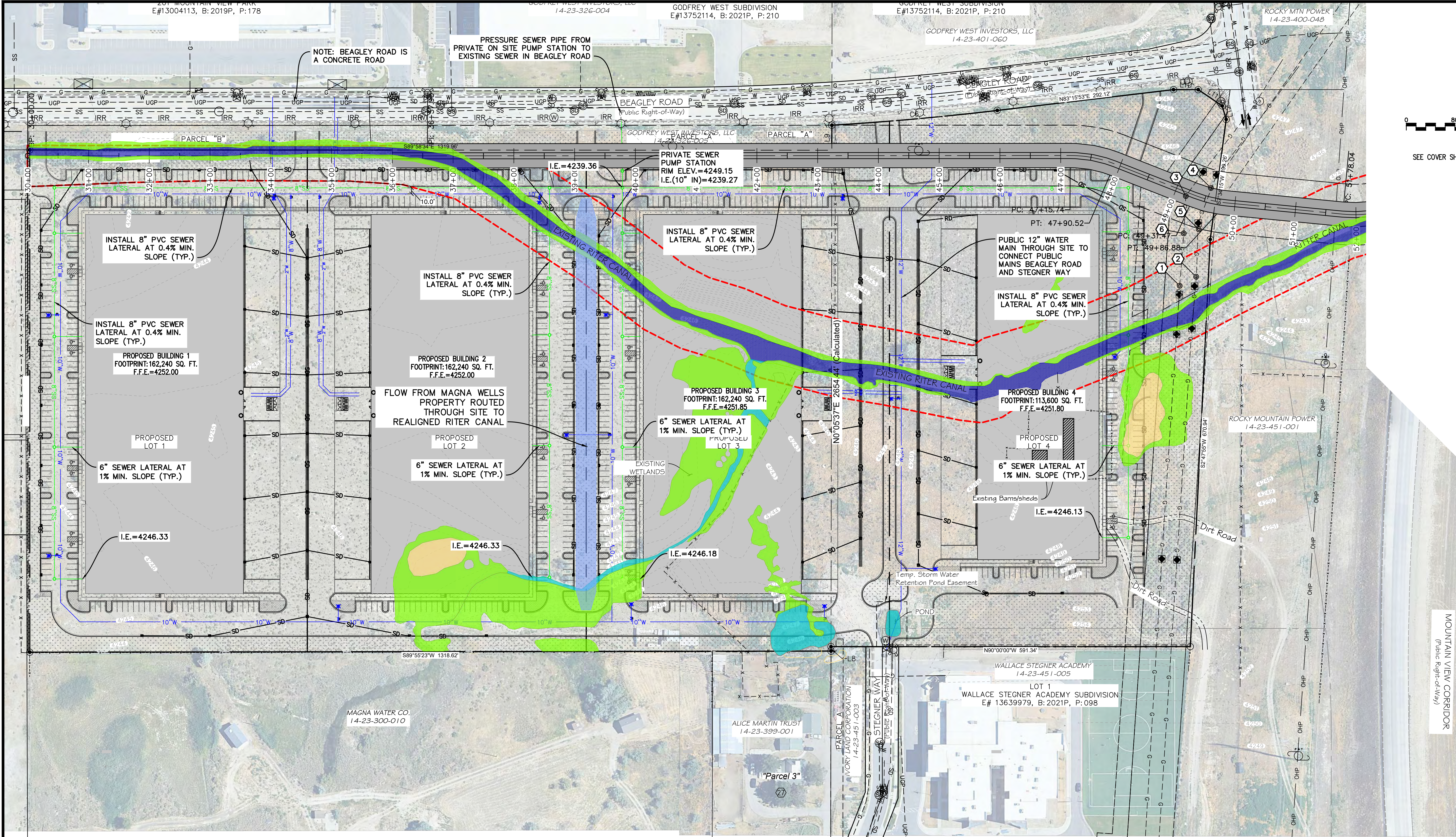
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-940-6296

VANTRUST INDUSTRIAL DEVELOPMENT
5998 WEST BEAGLEY ROAD
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO.
C2.0
PROJECT ID: E24-039
FILE NAME: PRJ-VRR
DATE: 11/22/24
SCALE: 1"=80'

NO. REVISIONS BY DATE
DESIGNER: SDT PROJECT ENGINEER: SDT





POT HOLE DATA TABLE FOR TWO HIGH PRESSURE GAS LINES			
PH #	EX. GROUND ELEVATION	DEPTH OF PIPE	ELEVATION TOP OF PIPE
①	4244.26	18.25	4226.01
②	4244.30	16.25	4228.05
③	4247.30	9.00	4238.30
④	4247.99	8.75	4239.24
⑤	4245.34	7.00	4238.34
⑥	4245.00	8.00	4237.00

CIVIL ENGINEERING
SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

VANTRUST INDUSTRIAL DEVELOPMENT
5998 WEST BEAGLEY ROAD
PRELIMINARY UTILITY PLAN

SHEET NO.
C3.0

PROJECT ID: E24-039
FILE NAME: PRJ-VRR

DATE: 11/22/24
SCALE: 1"=80'

DESIGNER: SDT
PROJECT ENGINEER: SDT



Project Area (41 ac)

Proposed Design

Riter Canal Alignment ["CP-Canal",152,"CENTER2"]

Riter Canal Easement ["Easement-Prop-Canal",2,"DASHED2"]

Magna Well Discharge Flows

Ordinary High Water Mark (OHWM)

Aquatic Resources:

W1: Saline Wet Meadow (0.26 ac)

W2: Playa (0.14 ac)

W3: Saline Wet Meadow (0.05 ac)

W4: Riter Canal (2,325 FT / 1.08 ac)

W5: Phragmites Fringe (0.16 ac)

W6: Phragmites Fringe (0.04 ac)

W7: Phragmites Fringe (0.31 ac)

W8: Phragmites Fringe (0.10 ac)

W9: Phragmites Fringe (0.13 ac)

W10: Pond (0.01 ac)

Impacts:

IA1: Permanent Saline Wet Meadow Impacts (0.05 ac)

IA2: Permanent Playa Impacts (0.14 ac)

IA3: Permanent Saline Wet Meadow Impacts (0.26 ac)

IA4: Permanent Saline Wet Meadow Impacts (0.10 ac)

IA5: Permanent Saline Wet Meadow Impacts (0.10 ac)

IA6: Permanent Saline Wet Meadow Impacts (0.10 ac)

W11: Pond (0.02 ac)

W12: Saline Wet Meadow (0.10 ac)

W13: Pond (0.12 ac)

W14: Saline Wet Meadow (0.10 ac)

W15: Saline Wet Meadow (0.04 ac)

W16: Saline Wet Meadow (0.83 ac)

W17: Playa (0.10 ac)

W18: Canal Flood Channel (657 FT / 0.12 ac)

W19: Saline Wet Meadow (0.47 ac)

W20: Saline Wet Meadow (0.10 ac)

IA7: Permanent Saline Wet Meadow Impacts (0.47 ac)

IA8: Permanent Saline Wet Meadow Impacts (0.84 ac)

IA9: Permanent Playa Impacts (0.10 ac)

IA10: Permanent Saline Wet Meadow Impacts (0.04 ac)

IA11: Permanent Phragmites Fringe Impacts (0.37 ac)

IA12: Permanent Phragmites Fringe Impacts (0.11 ac)

IA13: Permanent Phragmites Fringe Impacts (0.04 ac)

IA14: Permanent Phragmites Fringe Impacts (0.10 ac)

IA15: Permanent Ponds Impacts (0.02 ac)

IA16: Permanent Ponds Impacts (0.12 ac)

IA17: Permanent Ponds Impacts (0.01 ac)

IA18: Permanent Flood Channel Impacts (0.12 ac)

IA19: Permanent Riter Canal Impacts (0.93 ac)

IA20: Permanent Phragmites Fringe Impacts (174 SQ FT)

IA21: Permanent Phragmites Fringe Impacts (87 SQ FT)

IA22: Permanent Riter Canal Impacts (0.01 ac)

SCALE:
0 50 100 Feet

NORTH

IMPACTS TO
AQUATIC RESOURCES

VTRE DEVELOPMENT, LLC
WEST VALLEY CITY
INDUSTRIAL DEVELOPMENT

BOWEN COLLINS
& ASSOCIATES

FIGURE NO.
2

Figure Created By: Cara Glabau
on 11/18/2024
Imagery: Hexagon 2021