



**Section**

**4**

**PCD Project Plan**

*Grading Concept Plan*

In accordance with Washington City Zoning Ordinance 29-2-103(3), the general Grading Concept Plan is attached. In each phase, grading will be contained in the grading envelope.

**GENERAL GRADING CONCEPT**

for

**SIENNA HILLS**

A PLANNED COMMUNITY DEVELOPMENT  
WASHINGTON CITY, WASHINGTON CO., UTAH

by

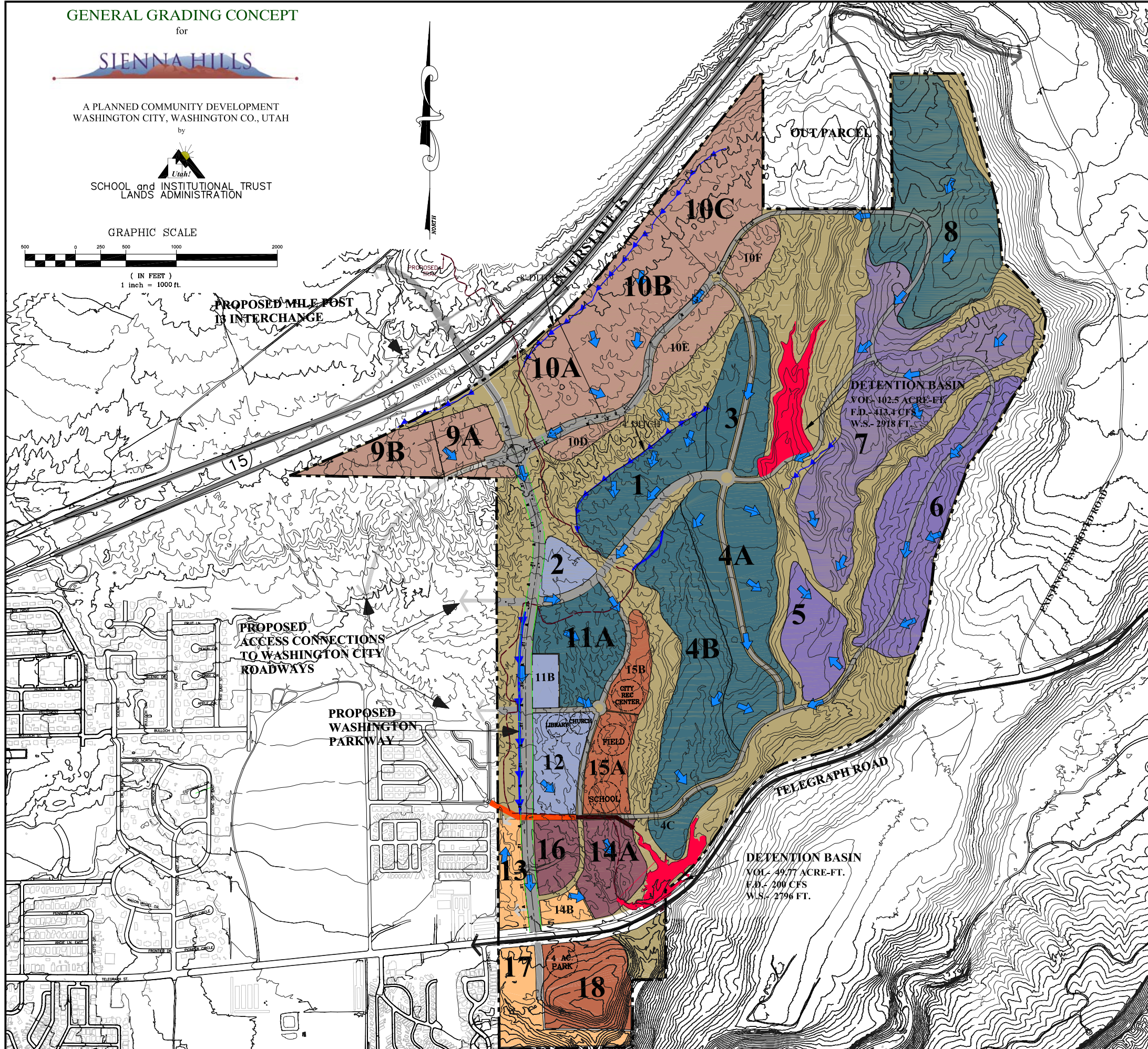


SCHOOL and INSTITUTIONAL TRUST  
LANDS ADMINISTRATION

GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.



**LAND USE LEGEND 09-16-04**

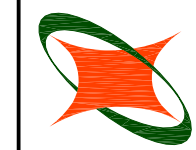
NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.	D.U./AC.
1.	RESIDENTIAL	17.7	88	771,000	4.97
2.	MIXED USE	4.9	59	212,600	12.0
3.	RESIDENTIAL	15.6	78	678,500	5.00
4.A	RESIDENTIAL	33.2	166	1,447,500	5.00
4.B	RESIDENTIAL	35.0	175	1,523,900	5.00
4.C	RESIDENTIAL	4.3	21	187,400	4.88
5.	RESIDENTIAL	12.9	38	560,200	2.95
6.	RESIDENTIAL	35.7	107	1,556,500	3.00
7.	RESIDENTIAL	57.6	172	2,509,600	2.99
8.	RESIDENTIAL	48.4	242	2,108,800	5.00
9.A	FREEWAY COMMERCIAL	8.5		370,300	
9.B	FREEWAY COMMERCIAL LODGING (ROOMS)	10.0	200	434,700	
10.A	FREEWAY COMMERCIAL	10.5		459,200	
10.B	FREEWAY COMMERCIAL	32.5		1,417,200	
10.C	FREEWAY COMMERCIAL	25.3		1,104,100	
10.D	FREEWAY COMMERCIAL	3.2		139,700	
10.E	FREEWAY COMMERCIAL	7.9		344,000	
10.F	FREEWAY COMMERCIAL LODGING (ROOMS)	5.4	600	235,400	
11.A	RESIDENTIAL	16.8	81	733,000	4.82
11.B	MIXED USE	3.2	38	137,600	12.0
12.	MIXED USE	11.3	136	492,600	12.0
13.	COMMERCIAL	6.2		268,700	
14.A	RESIDENTIAL	11.4	182	495,000	15.96
14.B	COMMERCIAL	3.0		129,700	
15.A	TOWNHOME	9.5	57	414,100	6.00
15.B	TOWNHOME	6.2	57	269,900	9.20
16.	RESIDENTIAL	6.6	106	289,400	16.06
17.	COMMERCIAL	12.0		522,800	
18.	TOWNHOME	16.9	203	734,000	12.00
		TOTALS			
		ACRES	UNITS	SQ. FT.	AVG. D.U./AC.
LODGING (ROOMS)			800		
COMMERCIAL		124.5		5,425,800	
RESIDENTIAL		327.8	1773	14,278,800	5.4
MIXED USE		19.4	233	842,800	12
DEVELOPABLE AREA		471.7		20,547,400	
OPEN SPACE		268.8		11,621,800	

**LEGEND:**

- PROPOSED CHANNEL DIVERSION
- PROPOSED DITCH
- GENERAL FLOW DIRECTION
- DETENTION BASIN
- PROPOSED 84 IN. REINFORCED CONCRETE PIPE
- FUTURE EXTENSION OF 84 IN. DIA. REINFORCED CONCRETE PIPE
- FREEWAY RELATED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- MIXED USE
- MULTI FAMILY
- TOWNHOME
- SINGLE FAMILY MEDIUM DENSITY
- SINGLE FAMILY LOW DENSITY
- OPEN SPACE (PRESERVE, TRAILS, RECREATION FACILITIES)
- TRAIL

DATE: 6-04-2004  
JOB NUMBER: 4028-03  
SCALE: 1" = 1000'  
DRAWN BY: D.R.S.  
CHECKED BY:

**ALLIANCE CONSULTING**  
A Planning and Engineering Firm  
Suite 201  
2303 N Coral Canyon Blvd  
Washington, Utah 84780-4577  
Tel (435) 673-9060  
Fax (435) 673-9065



**GENERAL GRADING CONCEPT**  
FOR  
**SIENNA HILLS**  
LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH,  
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF WASHINGTON, WASH. CO., UTAH

DRAWING NAME:  
4028-PCD MasterPlan  
FIGURE  
**1**