AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
February 07, 2024
Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 07, 2024, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call
    c. Election of Commission Chairperson.
    d. Election of Commission Vice Chairperson.

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the January 17, 2024, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed amendment to the American Fork General Plan, amending the Transportation Master Plan to incorporate new signals and roundabouts into the plan.
    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Dead End Streets, of the American Fork City Municipal Code. Amending Section 15.01.100 (E.), the Code Text Amendment plans to allow and provide criteria for dead end streets into commercial developments.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
    a. Review and recommendation on an application for a Commercial Site Plan, known as Walmart Garden Center & Parking Lot Modification, located at 949 W Grassland Dr., American Fork City, UT 84003. The Commercial Site Plan will be on approximately 21.91 acres and will be in the Planned Shopping Center (SC-1) Zone.

5. **Other Business**

a. Upcoming Projects

6. Adjournment

Dated this 30th day of January 2024

Patrick O’Brien

Development Services Director

**The order of agenda items may change at the discretion of the Planning Commission Chair*

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

January 17th, 2024

The American Fork City Planning Commission met in a regular session on January 17th, 2024 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, Jenny Peay, Rodney Martin, Bruce Frandsen, David Bird, Harold Dudley

Commissioners Absent:

Staff Present:

Patrick O' Brien	Development Services Director
JJ Hsu	Project Engineer
Angie McKee	Administrative Assistant I

Others Present:

REGULAR SESSION

Chairwomen Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the January 3rd, 2024 Planning Commission Regular Session.**

Bruce motioned to approve the Common Consent agenda.

Chris seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**Abstain**
Harold Dudley	**AYE**

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment of Section 17.8.200, known as Procedure for Obtaining Approval of a Subdivision of the American Fork City Municipal Code. The Code Text Amendment plans to bring the American Fork City Municipal Code into compliance with Utah State law.**

Patrick O' Brien reviewed the background information for Public Hearing Item letter a: The proposed amendment looks to follow Utah State regulations regarding the approval procedures for subdivisions, preliminary plats, final plats, and supporting materials.

Patrick O' Brien: Last year during the legislative session, the State updated the requirements for how cities deal with subdivision plats. To come into compliance with that requirement, the City is updating the Municipal Code. The State requirement is not effective yet for municipalities, but we are bringing forward a new process as the requirement needs to be in effect by February 01, 2024. The State is requiring that plat approvals need to be done at an administrative level. We have conducted internal discussions with city administration and legal counsel, as well as discussing it with some of our other groups such as the League of Cities and Towns to see what the best approach is going forward. We're proposing that this is handled at a staff level. Ultimately, when something comes in the process and how it is reviewed is still the same. If the project meets code we approve it at that point. If it does not meet code, we give comments back. The State allows a maximum of four revisions before it has to be approved or final action needs to be taken. If it's not all handled by the end of the fourth review, it is automatically approved. We're proposing to handle it a little bit differently on the staff level by having a maximum of three reviews and the staff will make a decision at that point. There are statutory timelines that

we need to meet for each of those reviews. By making sure it doesn't go to a fourth review, we ensure that everything is approved or denied at that level. We're trying to look at it from a protection standpoint for the City and ensure that nothing gets approved if it doesn't meet the code. That is the background of the proposal itself, and the packet contains the legal ordinance that's being proposed. Some of the details in the ordinance are not about the administrative process and how we plan to handle it, which is why I just wanted to give you an idea of what it would be and how we will deal with it on a regular level.

Harold Dudley: Is there a time limit on the appeal?

Patrick O'Brien: There is a certain time frame that is set at the State level, but I am unsure at this point what that time frame is.

Harold Dudley: Could an adjacent neighbor appeal it?

Patrick O'Brien: It would be an appeal of a denial, essentially. I don't think there's an appeal of an approval and there's no third-party appeals. It would need to be the applicant that it affected.

Chairwoman Anderson: When would this go into effect?

Patrick O'Brien: The ordinance has an effective date built into it. If it comes out at the Planning Commission with a recommendation of approval, it will go to the City Council next week. With that recommendation, they'll make a final decision on it and then it will have the approval of the ordinance with an effective date of February 01, 2024. Anything that's in the pipeline now will still be vested in under the existing process. Anything that we received from February 01, 2024, onwards will be under the new process.

Bruce Frandsen: Let me just summarize to see if I have it right. After the third review, the staff will either approve the project or disapprove the project, sending the disapprovals to the appeals process?

Patrick O'Brien: Not necessarily, the applicant would have to make the decision to appeal. The State does have some language in the State code outlining what constitutes a submission. A submission is not an official submission unless it's complete. If there are comments that need to be addressed, the resubmission is not accepted unless it addresses all the comments outlined previously. If we miss something on the first review, we must swallow that and move forward, unless there is a substantial change that might impact something else. Let's say the building is in the wrong place, it's not meeting the setbacks, and it needs to be moved back. The applicant might make a change to address that. I know this is on a site plan level, but I mention it for the description and example of it - but doing something like that may cause an additional impact in the next review.

Jenny Peay: How do you address any addendums on different applications?

Patrick O'Brien: Other applications will still go through our regular process. This code text amendment will address preliminary and final plats.

Jenny Peay: On 17.8.207, is this regarding a Mylar they submit to the County?

Patrick O'Brien: I believe so, yes.

Public Hearing Opened

No Comments

Public Hearing Closed

Jenny Peay moved to recommend approval for the proposed Code Text Amendment, amending Section 17.8.200, titled Procedure for Obtaining Approval of a Subdivision of the American Fork City Code, relating to the approval procedure for a subdivision and providing an effective date for the ordinance.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

ACTION ITEMS

a. **Review and recommendation on an application for a Commercial Site Plan, known as North Pointe Business Park, Building "F", located at approximately 1260 S 630**

E, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 6.05 acres and will be in the PI-1 (Planned Industrial) Zone.

Patrick O'Brien reviewed the background information for Action Item letter a: The applicant has applied for a Commercial Site Plan to develop an office/warehouse development. The project looks to provide 10,990 s.f. of office use and 98,900 s.f. of warehousing to the area. This is the final piece to the North Pointe Business Park between E Bromley Drive and 1300 South.

Patrick: The staff is recommending approval on this subject to satisfy certain conditions. I think all of the conditions are on the engineering end, and the applicant is working on them already. I can let JJ speak to those specific engineering things if there's any questions.

JJ: They will need to vacate the easement for the center of the lot, and it is they can do that after the approval.

Chairwoman Anderson: I believe the applicant is here. If you would like to, you're welcome to step forward and tell us about your project.

Mark Robinson: I am Mark Robinson. I am the owner of North Point Business Park. I started way back in the day. We have taken about 23 years to build all of the buildings, and this is our last lot. We decided it wouldn't be a good idea to build another office. We feel like we've designed it in such a way that it really complements the buildings right next door. We plan to keep it and we're going to have the other buildings. Let me know of any questions you have. We've always been in good graces with the city of American Fork and done what we've said we're going to do. So, I think we're good.

Chairwoman Anderson: I want to say your application makes it easy for us as you've already done all of the work.

Rodney Martin moved to recommend approval for the proposed Commercial Site Plan, located at approximately 1260 S 630 E, American Fork City, in the PI-1 Zone, subject to any conditions found in the staff report.

David Bird seconded the motion.

Voting was as follows:

Chris Christiansen AYE

Jenny Peay	**AYE**
Rodney Martin	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**

The motion passed

Mr. Robinson asked when the project would be placed on the City Council agenda. Mr. O'Brien stated that it would be scheduled for February 13, 2024. Mr. Robinson asked if it would be possible to get on an earlier agenda.

Other Business

Patrick updated the Commissioners on current projects that will be coming before them in the coming months.

Adjournment

Harold Dudley motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 6:24 PM

Angie McKee

Administrative Assistant I

Melissa White

Development Project Coordinator

The order of agenda items may change to accommodate the needs of the commissioners, public and staff.

Planning Commission Staff Report
Meeting Date: February 07, 2024

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Dead End Streets, of the American Fork City Municipal Code. Amending Section 15.01.100 (E.), the Code Text Amendment plans to allow and provide criteria for dead end streets into commercial developments.

Background

The staff has initiated a Code Text Amendment to amend Section 15.01.100 (E) of the American Fork City Municipal Code. The Code Text Amendment plans to allow and provide criteria for dead end streets into commercial developments.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 15.01.100 (E), titled Dead End Streets, relating to allowing and providing criteria for dead end streets into commercial developments. and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 15.01.100 (E), titled Dead End Streets, relating to allowing and providing criteria for dead end streets into commercial developments. and providing an effective date for the ordinance.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 15.01.100 (E), titled Dead End Streets, relating to allowing and providing criteria for dead end streets into commercial developments. and providing an effective date for the ordinance.

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTION 15.01.100(E) OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO DEAD END STREETS.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, City Council desires to amend the requirements for dead end streets;

WHEREAS, the proposed amendment is in the best interest and general welfare of the residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Section 15.01.100(E) of the American Fork City Municipal Code is hereby amended to read as follows:

Dead End Streets (permanent or temporary greater than 150 feet)

1. Residential (for purposes of this section, residential includes all land use that is not specifically designated as commercial or public facilities). Dead end streets shall be no longer than six hundred fifty feet from the right-of-way of the connecting street to the center of the turnaround as measured along the road centerline and shall be a cul-de-sac constructed per Standard Drawing No. 15.7a (Section 15.01.1430). Temporary Cul-de-sacs may be allowed where recommended for approval by the City Engineer and Development Services Director and approved by Council. In the event a temporary cul-de-sac is approved, it shall be constructed as shown on Standard Drawing No. 15.7b (Section 15.01.1435).
    a. If the longitudinal slope of the roadway slopes into the cul-de-sac (whether Temporary or Permanent), necessary catch basins and drainage easements shall be provided. Double inlet catch basins will be required at all sag conditions.
    b. No more than 15 dwelling units or residential equivalent units shall be permitted on a single access.

2. Commercial. Dead end streets may be permitted with approval of the City Engineer and Director of Development Services. Considerations for such approval shall include, but are not limited to:
    a. the length of the dead-end street;

b. the impact the dead-end street has on connectivity of the area;
c. the feasibility of a cul-de-sac or connection to another roadway to eliminate the dead-end street in excess of 150 feet;
d. the ability to provide sufficient turn around on the commercial development, which shall be no less than a twenty-four foot (24') public access easement; and
e. an agreement to maintain the full width of the public access easement in a manner satisfactory to the Fire Marshall.

PART II

PENALTY AND ADOPTION

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2024.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

Planning Commission Staff Report
Meeting Date: February 07, 2024

Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Walmart Garden Center & Parking Lot Modification, located at 949 W Grassland Dr., American Fork City, UT 84003. The Commercial Site Plan will be on approximately 21.91 acres and will be in the Planned Shopping Center (SC-1) Zone.

BACKGROUND INFORMATION		
Location:		949 W Grassland Dr.
Project Type:		Site Plan
Applicants:		Sid Biddle
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Public Parks & Open Space
	East	Design Commercial
	West	Lehi City
Existing Zoning:		SC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	SC-1
	South	SC-1
	East	SC-1
	West	Lehi City
Square Footage (By Use)		223,497
Total Number of Units		N/A
Parking Requirement		1,149

Background

The applicant has applied for a Commercial Site Plan to enclose the existing garden area at the existing Walmart Shopping Center. The project looks to enclose the outdoor garden at the front of the store, that is approximately 10,000 square feet. The project additionally is adding parking to the rear of the property so that the site can meet off-street parking requirements for the added square footage.

Section 17.6.101 – Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a

violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Finalize any comments and conditions from staff.

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101.

Project Map

Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.

3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at 949 W Grassland Dr., American Fork City, UT 84003, in the Planned Shopping Center (SC-1) zone, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 949 W Grassland Dr., American Fork City, UT 84003, in the Planned Shopping Center (SC-1) zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 949 W Grassland Dr., American Fork City, UT 84003, in the Planned Shopping Center (SC-1) zone, and instruct staff/developer to…

Walmart

SUPERCENTER #2511
GARDEN CENTER GREENHOUSE PLANS
A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF AMERICAN FORK, UTAH COUNTY, UTAH

PROJECT CONTACTS

OWNER/DEVELOPER
WAL-MART REAL ESTATE BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72716-0550
NATHAN RICE, P.E.
TELE: (417) 489-5229

CIVIL ENGINEER
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRANDON ALLEY, P.E.
EMAIL: BRANDONALLEY@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER
EARTHTEC TESTING & ENGINEERING, P.C.
133 NORTH 1330 WEST
OREM, UT 84057
TELE: (801) 225-5711
FAX:(801) 225-3363
ATTN: CURTIS J. TANNER, P.E.

SURVEYOR
GALLOWAY & CO., INC.
2015 WEST GROVE PARKWAY, SUITE H
PLEASANT GROVE, UT 84062
TELE: (385) 248-0460
ATTN:BRADLEY D. DALEY, P.L.S.
EMAIL: BRADDALEY@GALLOWAYUS.COM

ARCHITECT
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
OVERLAND PARK, KS 66204
TELE: (913) 236-3443
ATTN:YASMIN BADAMI
EMAIL: YASMIN.BADAMI@BRRARCH.COM

CITY CONTACTS

ENGINEERING DEVELOPMENT
CITY OF AMERICAN FORK
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
TELE: (801) 763-3060

STORMWATER
CITY OF AMERICAN FORK
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
TELE: (801) 763-3060

WATER & WASTEWATER
CITY OF AMERICAN FORK
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
TELE: (801) 763-3060

ELECTRIC
ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003
TELE: (888) 221-7070

NATURAL GAS
DOMINION ENERGY
P.O. BOX 45360
SALT LAKE CITY, UT 84145-0360
TELE: (800) 767-1689

FIRE PROTECTION
AMERICAN FORK FIRE DEPARTMENT
96 NORTH CENTER STREET
AMERICAN FORK, UT 84003
TEL: (801) 763-3040

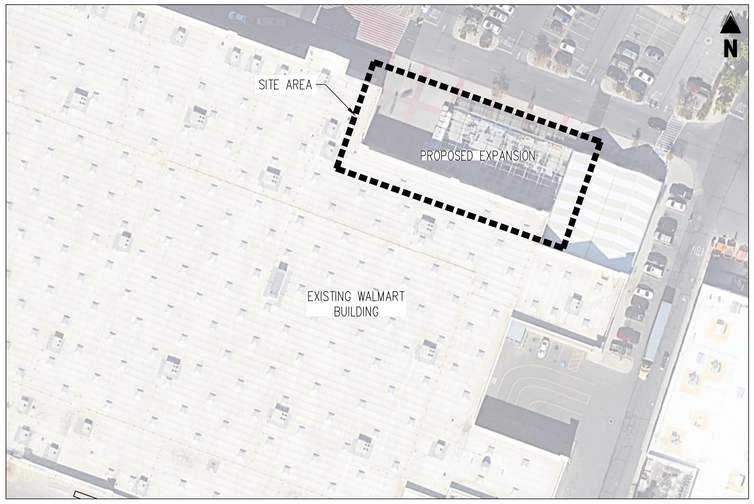
Next Step

Approved with Conditions

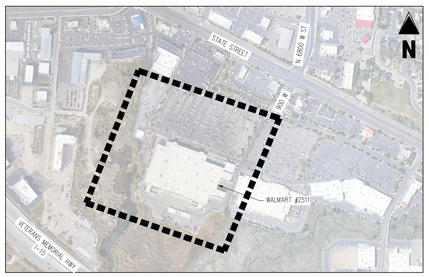
Proceed to Planning Commission on 02/07/2024

American Fork City Development Review Committee
Planning and Zoning Reviewed tvanekelenburg 01/23/2024
Fire Department Reviewed M. Sacco 01/25/2024
Engineering Division Reviewed rburkhill 01/24/2024
Communication Reviewed MHunsaker 01/25/2024

Address comments



SITE MAP
1"=50'



VICINITY MAP
1"=500'

SHEET INDEX		
SHEET NO.	SHEET NAME	SHEET TITLE
1	CS0	COVER SHEET
2	CS0A	GENERAL NOTES
3	CS1	DEMOLITION AND SITE PLAN
4	CS1A	DEMOLITION AND SITE PLAN
5	CS1B	OVERALL SITE PARKING PLAN
6	CS2	HORIZONTAL CONTROL PLAN
7	CS3	EROSION AND SEDIMENT CONTROL PLAN
8	CS4	SITE DETAILS
9	L1.1	LANDSCAPE PLAN
10	IR1.1	IRRIGATION PLAN

LEGAL DESCRIPTION
LOT 4, PLAT "A", AMERICAN FORK COMMERCIAL CENTER (A PLANNED SHOPPING CENTER DEVELOPMENT) ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, RECORDED AS ENTRY NO. 131189:2002. LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WEST OF THE EAST BANK OF PROVO RESERVOIR CANAL.

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE OF THE NORTHWEST CORNER OF SECTION 15 TO THE SOUTHWEST CORNER WHICH BEARS N 00°07'56" E AS SHOWN HEREON.

BENCHMARK
THE PROJECT BENCHMARK IS A SET MAG NAIL ON THE NORTH EAST SIDE OF THE SITE. THE PROJECT BENCHMARK ELEVATION = 4546.42' LOCATED AT N:7309175.38, E:1550183.34

CAUTION – NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT AMERICAN FORK, UT AND IS NOT SUITABLE FOR REUSE BY OTHERS ON THIS SITE OR ON ANY OTHER SITE. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GALLOWAY FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY TO GALLOWAY. ANY OPTIONAL REUSE OR ADAPTATION BY OTHERS SHALL BE DONE AT THEIR RISK WITHOUT LIABILITY TO GALLOWAY. ANY REUSE OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS DRAWINGS FOR REUSE ON ANOTHER PROJECT IS AT THE SOLE RISK OF THE OWNER AND MAY BE CONTRARY TO THE LAW.

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
JOB NUMBER: WMT0002311.00 PROTO: 290
2023 MAJOR PROJECT

ISSUE BLOCK

CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

COVER SHEET

SHEET: CS0

GENERAL CONSTRUCTION NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
5. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER'S APPROVAL.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT NO. GOE-030 DATED MARCH 01, 2002, BY EARTHTEC TESTING AND ENGINEERING. A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
9. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS AND INSTALLATION GUIDELINES INCLUDED IN THE SPECIFICATIONS AND PRODUCT INFORMATION FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
10. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
11. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
12. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION, MAINTAINING SWPPP DOCUMENTS, FILING NOI AND NOT. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
14. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH LANDSCAPE ARCHITECT APPROVED TOP SOIL TO A MINIMUM 6" DEPTH OR AS DIRECTED BY THE LANDSCAPE ARCHITECT'S PLANS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS.
16. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.1' IN ALL PAVING AREAS.
17. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
18. OFF-SITE GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
19. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
20. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

GRADING NOTES

1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED, ADD 4500 TO THESE ELEVATIONS ACCORDINGLY.
2. ALL SPOT GRADES ARE TO TBC UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH LANDSCAPE ARCHITECT APPROVED TOP SOIL TO A MINIMUM 6" DEPTH OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER'S APPROVAL.
5. CONTRACTOR MUST MAINTAIN RUNNING SLOPE ON ALL SIDEWALKS NO STEEPER THAN 5.0%. THE CROSS-SLOPE FOR ALL SIDEWALKS MUST BE NO STEEPER THAN 2.0%. ALL SIDEWALKS MUST HAVE A MINIMUM CLEAR WIDTH OF 60". ALL ADA RAMPS SHALL HAVE A SLOPE NO STEEPER THAN 8.33%. ADA PARKING SPACES AND REFUGE GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. IF GRADES ON GRADING PLAN DO NOT MEET THIS REQUIREMENT, NOTIFY ENGINEER IMMEDIATELY.
6. THE CLIENT AND CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE CONSULTANT OF ANY CONDITIONS IN THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ADA AND FHAA.
7. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATTER PRIOR TO GRADING.
9. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
10. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
11. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
12. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER SPECIFICATIONS AND GEOTECHNICAL REPORT.
13. ALL TRENCH BACKFILL SHALL BE TESTED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
14. A GEOTECHNICAL ENGINEER SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT UPON COMPLETION.
15. THE FINAL COMPACTION REPORT AND CERTIFICATION FROM THE GEOTECHNICAL ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED, EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
16. ALL WORK SHALL BE IN ACCORDANCE WITH AMERICAN FORK CITY PUBLIC WORKS STANDARDS.
17. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL OFF-SITE EXCAVATIONS AND ALL OFFSITE WORK.
18. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1 (H:V).
19. THE CONTRACTOR SHALL PROVIDE SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS FOR TRENCH WALLS.
20. CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
21. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
23. DUST SHALL BE CONTROLLED BY WATERING.
24. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
25. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III OR CL IV FOR SIZES 15" AND LARGER, AND JOINTING SHALL CONFORM TO ASTM C443. 12" AND SMALLER SHALL BE PVC (SDR-35), AND SHALL BE IN ACCORDANCE WITH ASTM D-3034; ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 24", UNLESS OTHERWISE NOTED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPE SHALL BE BEDDED IN ACCORDANCE WITH AMERICAN FORK CITY STANDARD DETAILS INCLUDED AFTER THE STORM SEWER PLAN AND PROFILES OF THE PLAN SET. STORM SEWER PIPE SHALL BE BEDDING CLASS "B" UNLESS THE GEOTECHNICAL ENGINEER OR CITY ENGINEER DEEM NECESSARY A CHANGE IN BEDDING CLASS DUE TO SOIL CONDITION.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY, AND ACCORDING TO OSHA STANDARDS, FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION. ANY STORM SEWER LINE ABOVE A WATER LINE SHALL HAVE JOINTS ENCASED IN CONCRETE PER DETAIL ON THIS SHEET IF WITHIN 18" VERTICAL SEPARATION. IF STORM SEWER IS ABOVE WATER LINE AND VERTICAL SEPARATION IS LESS THAN 1.5' THE STORM SEWER SHALL BE FULLY ENCASED IN CONCRETE PER THE APPROPRIATE ENCASEMENT DETAIL.
8. LENGTHS OF STORM SEWER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ROOF AND CANOPY DOWNSPOUTS. CONTRACTOR IS RESPONSIBLE FOR FINAL COORDINATION OF SIZE, LOCATION, AND DEPTH OF ROOF DRAINS.
10. ASPHALT / ROAD BASE , ETC. (FOR PAVEMENT CONSTRUCTION) TO BE INSTALLED ABOVE STORM PIPE BACKFILL SHALL BE ACCORDING TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
11. ALL STORM DRAIN CATCH BASINS SHALL BE BICYCLE PROOF.

GENERAL UTILITY NOTES

1. ALL DIMENSIONS ARE MEASURED HORIZONTALLY FROM CENTER OF MANHOLE OR INLETS.
2. TOP OF GRATE (TOG) AND FLOW LINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.
3. PROPOSED CATCH BASIN AND INLET BOX GRATES ARE TO BE BICYCLE PROOF. PROPOSED ON-SITE STORM DRAIN GRATES ARE TO INCLUDE TWO TACK WELDS TO THE FRAME AFTER THE REMOVAL OF SWPPP PROTECTION.
4. PROPOSED STORM DRAIN TRENCH DRAIN AND INLET GRATES WITHIN THE PLAYGROUND SOFT-FALL AREAS ARE TO BE WRAPPED IN NON-WOVEN FILTER FABRIC MIRAFI 140N OR BETTER PERMITTIVITY. A SECOND LAYER OF FABRIC SHALL BE PLACED OVER GRATES EXTENDING 12" IN ANY DIRECTION.

GENERAL SANITARY SEWER NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE STANDARD WATER AND SEWER SPECIFICATIONS FOR CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS, CURRENT EDITION.
2. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 72 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY THE INVERT OF THE DOWNSTREAM TIE IN POINT PRIOR TO BEGINNING ANY CONSTRUCTION. REPORT ANY DISCREPANCY TO THE ENGINEER.
5. ALL SANITARY SEWER LINES AT 4.0 FOOT DEPTH OR GREATER SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM D-3034 SDR35. SEWER LINE MATERIALS AND CONSTRUCTION SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
6. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR CLEANOUT TO CENTER OF SAME.
7. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY, COUNTY AND REGULATORY AGENCY UTILITY SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E., LANDSCAPE, ASPHALT, CONCRETE, ETC.)
9. ALL TRENCH EXCAVATION SHALL BE PROPERLY SLOPED OR SUPPORTED IN A MANOR REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.
10. SANITARY SEWER PIPE SHALL BE BEDDED AND BACKFILLED PER CITY / SEWER DISTRICT STANDARDS.
11. NO CONNECTIONS TO THE EXISTING SYSTEM SHALL BE MADE UNTIL THE NEW LINES HAVE BEEN TESTED AND ACCEPTED BY THE CITY, COUNTY AND REGULATORY AGENCY.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY TEMPLATES FROM EQUIPMENT SUPPLIERS AND STUB LINES ACCORDINGLY.
13. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TAP FEES REQUIRED. OWNER SHALL PAY FOR ALL SPECIAL ASSESSMENTS.
15. ALL DIMENSIONS ARE MEASURED HORIZONTALLY FROM CENTER OF MANHOLE OR INLETS.

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HERE. IF A CONFLICT ARISES BETWEEN THESE NOTES AND DETAILS AND LOCAL PURVEYOR'S STANDARDS, THE LOCAL PURVEYOR'S STANDARDS SHALL SUPERSEDE THESE NOTES AND DETAILS. CONTRACTOR TO KEEP A COPY OF DISTRICT STANDARD SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. OBTAIN LATEST EDITION OF LOCAL PURVEYOR'S STANDARDS FROM: AMERICAN FORK CITY
2. ALL WATER LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE IN CONFORMANCE WITH AWWA C151-09 OR PVC C900 IN CONFORMANCE WITH AWWA C900 WITH A PRESSURE CLASS OF 150. PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS SHALL BE IN CONFORMANCE WITH AWWA C110-12.
3. ALL CULINARY SERVICE WATER LINES 3" AND SMALLER SHALL BE CLASS 200 COPPER TUBE SIZE POLYETHYLENE IN CONFORMANCE WITH AWWA C901-17, AND SHALL BE INSTALLED BY THE CONTRACTOR. THE WATER METER SHALL BE SUPPLIED BY THE LOCAL PURVEYOR. METER INSTALLATION SHALL BE COORDINATED WITH THE LOCAL PURVEYOR. THE WATER SERVICE LINE FROM THE REDUCER AFTER THE METER TO THE BUILDING SHALL BE CTS PE.
4. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C110-12 AND SHALL HAVE A PRESSURE RATING OF 250 PSI. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS SPECIFIED OTHERWISE IN THE PLANS. UNLESS SPECIFIED OTHERWISE IN THE PLANS, AND SHALL BE CEMENT MORTAR LINED.
5. ALL DIP AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE TUBING TO PREVENT CORROSION. POLYETHYLENE TUBING, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
6. GATE VALVES SHALL CONFORM TO AWWA C509, AND SHALL BE DOUBLE-RISE, RESILIANT WEDGE TYPE, PARALLEL-SEAT, IRON BODY, BRONZE-MOUNTED, NON-RISING STEM, EQUIPPED WITH "O" RING STEM SEALS, AND SHALL CLOSE BY TURNING CLOCKWISE. VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
7. ALL FIRE HYDRANTS SHALL BE 48" BURY, 6" BARREL, 4 1/2" PUMPER AND (2) – 2 1/2" HOSE NOZZLE HYDRANTS (WATEROUS, US METROPOLITAN, OR MUELLER). REFER TO FIRE HYDRANT DETAILS AND LOCAL PURVEYOR'S STANDARDS.
8. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 4' FROM FINISHED GRADE. THE MAXIMUM BURY SHALL BE 6', UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE AMERICAN FORK CITY UTILITY CROSSING DETAIL SHALL BE USED.
9. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH WATER MAIN BEDDING REQUIREMENTS DETAIL.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE, AND 10' HORIZONTAL CLEARANCE, BETWEEN ALL WATER LINES AND SANITARY SEWER LINES, STORM LINES, AND IRRIGATION LINES.
11. ALL BENDS, TEES, FIRE HYDRANTS, AND PLUGS AT DEADEND MAINS, SHALL BE RESTRAINED FROM THRUST BY USING CONCRETE THRUST BLOCKS PER THE BEARING AREA AND THRUST BLOCK DETAILS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE, IN ACCORDANCE WITH LOCAL PURVEYOR'S STANDARDS OR DETAILS ON THIS SHEET.
13. ALL WATER LINES SHALL BE TESTED IN ACCORDANCE WITH LOCAL PURVEYOR'S REGULATIONS. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL PROCEDURES FOR TESTING, FLUSHING, AND DISINFECTING THE INSTALLED WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE LOCAL PURVEYOR'S INSPECTOR.
14. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCES FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AND IN ACCORDANCE WITH OSHA STANDARDS FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

EROSION CONTROL NOTES

1. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE BEST MANAGEMENT PRACTICES (BMP'S), WHEN NEEDED DELETE AND MODIFY THOSE SHOWN.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH APPROPRIATE SEED MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE.
4. DETAILS SHOWN ARE TO HELP PROTECT AGAINST RUNOFF. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPP FOR BMP IMPLEMENTATION SCHEDULE.
5. THE SWPP IS A LIVING DOCUMENT, BEST MANAGEMENT PRACTICES ARE SHOWN AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE THESE BMP'S AS LONG AS THE INTENT OF THE DESIGN IS MAINTAINED. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPP.
6. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE OR AS REQUIRED BY THE LOCAL JURISDICTION, AS WELL AS STORM WATER POLLUTION PREVENTION.

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AS AMERICAN FORK, UT AND IS NOT SUITABLE FOR REUSE ON ANOTHER SITE BY ANY PARTY. ON 04/10/2023, AND IT IS NOT SUITABLE FOR USE BY ANY PARTY ON ANY OTHER PROJECT OR AT A LATER TIME OR SITE. THIS DRAWING IS PROPERTY OF GALLOWAY AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN AS A DRAWING FOR REFERENCE OR EXAMPLE ON THE SPECIFIC PROJECT AND SITE FOR WHICH IT WAS PREPARED. ANY REUSE OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS DRAWINGS FOR ANY OTHER PROJECT, DRAWINGS FOR REUSE ON ANOTHER SITE, OR ALTERATIONS TO A SET OF DRAWINGS MADE BY ANY BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GALLOWAY, AND ANY SUCH USE IS CONTRARY TO THE LAW.

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
PROTO: 290
JOB NUMBER: WAT002511.20
2023 MAJOR PROJECT

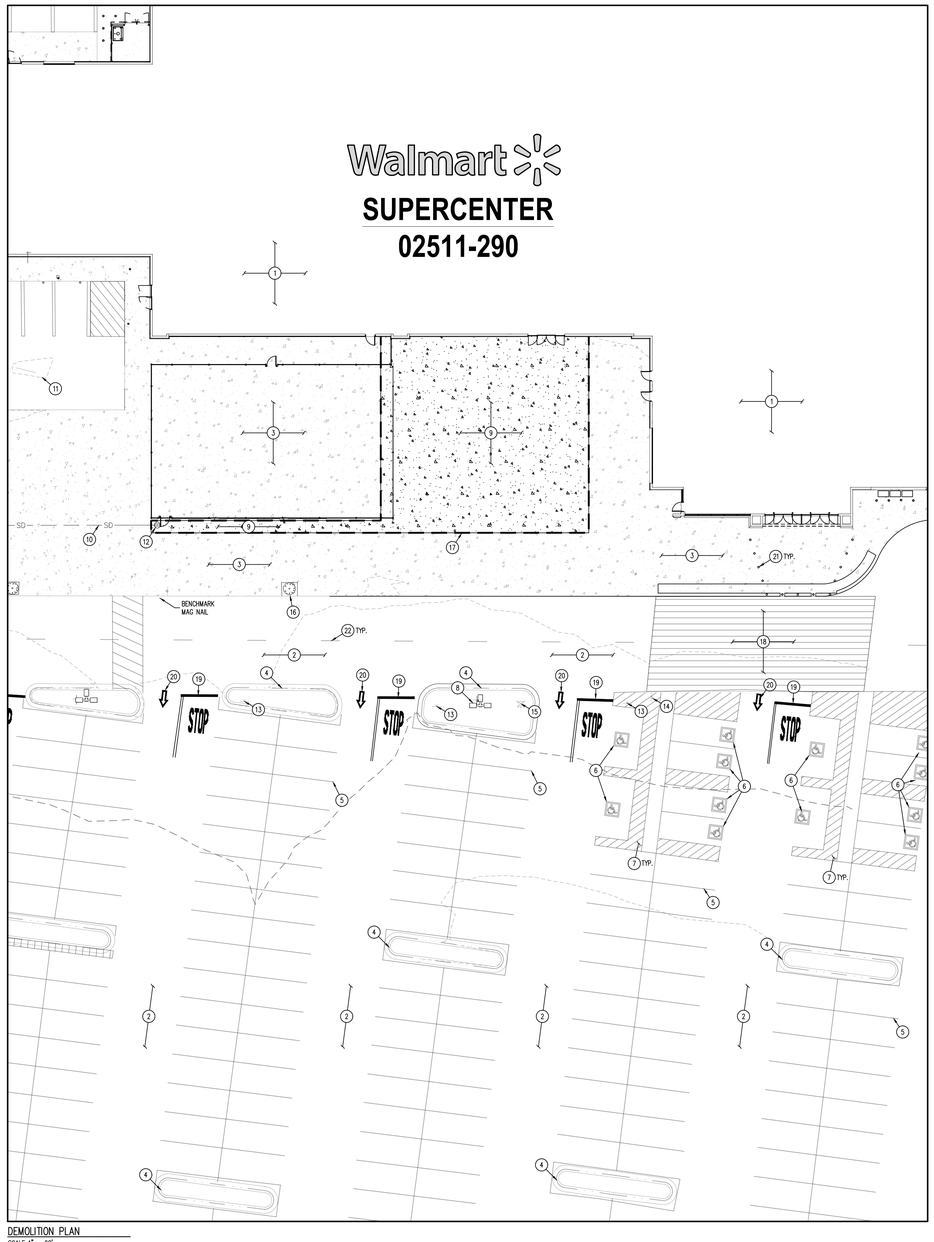
ISSUE BLOCK

CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	--
DOCUMENT DATE:	04/10/2023

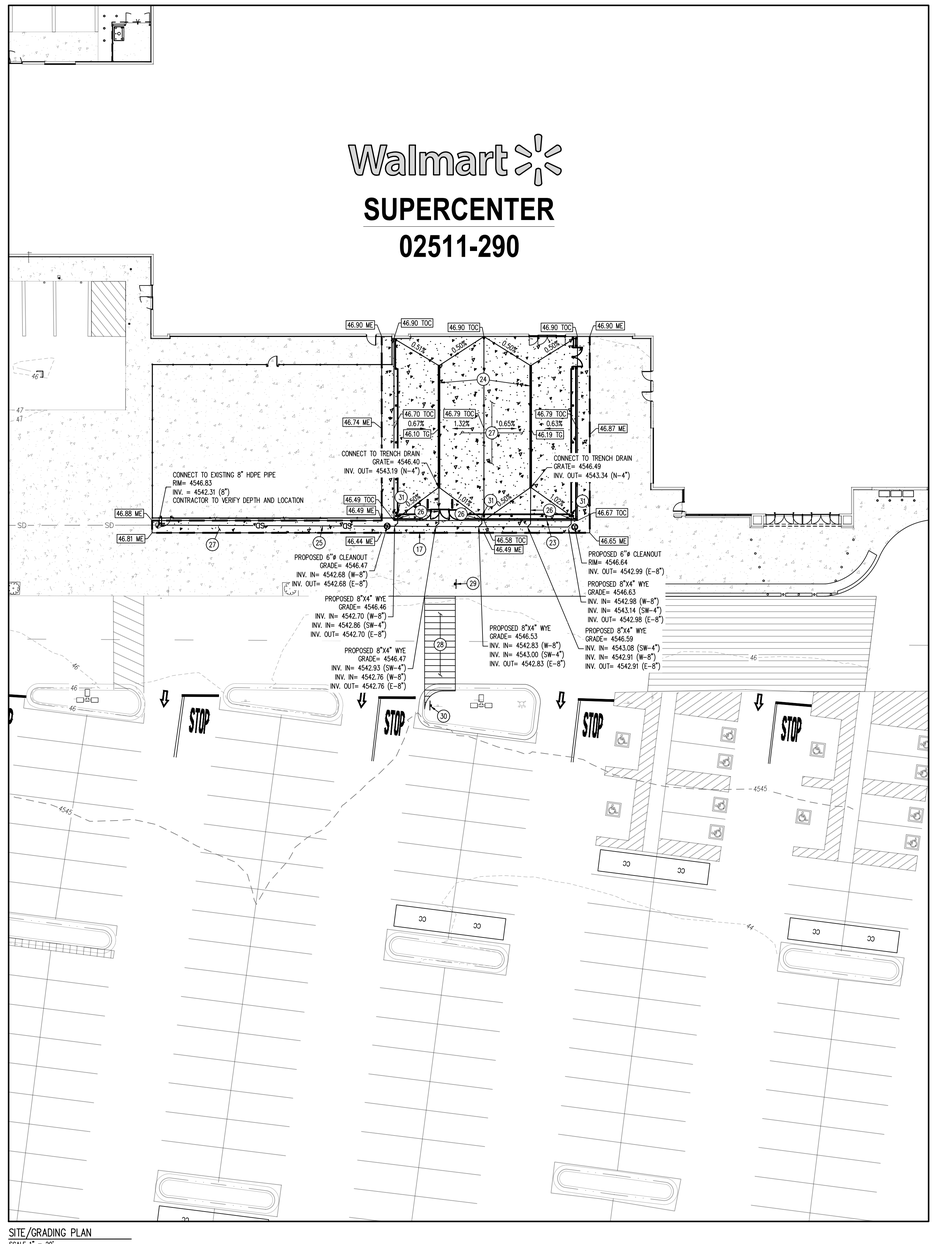
PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

GENERAL NOTES

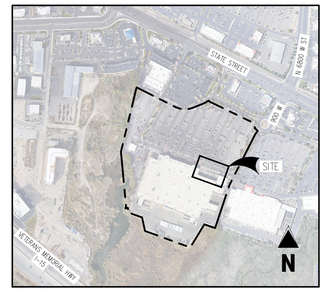
SHEET: CS0A



DEMOLITION PLAN
SCALE 1" = 20'



SITE/GRADING PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE PAVING/SIDEWALK
- EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- SD — EXISTING STORM SEWER LINE TO REMAIN
- SD — PROPOSED STORM SEWER LINE
- W — EXISTING WATER LINE TO REMAIN
- EXISTING STORM SEWER CLEANOUT
- XX PROPOSED STORM SEWER CLEANOUT
- EXISTING STORM SEWER INLET
- EXISTING ELECTRIC STRUCTURE
- EXISTING SITE SIGN TO REMAIN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER STRUCTURE
- XXXX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- XX.XX PROPOSED SPOT ELEVATION
- ME MATCH EXISTING
- TG TOP OF GRATE
- TOC TOP OF CONCRETE
- 2.00% EXISTING SLOPE
- 2.00% PROPOSED SLOPE

RUNOFF COEFFICIENT = 0.95
AVERAGE INTENSITY 5 MIN. Tc = 3.84 IN/HR
AREA OF ROOF = 0.078 ACRES
0.95 X 3.84 X 0.078 = 0.28 CFS

8" PVC PIPE @ 0.50% CAN CONVEY 1 CFS

PIPE IS ADEQUATELY SIZED TO CONVEY 25 YEAR EVENT THROUGH 8" PIPE

SITE & DEMOLITION SCHEDULE

1. EXISTING WALMART BUILDING TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING CONCRETE PAVEMENT TO REMAIN.
4. EXISTING CURB AND GUTTER TO REMAIN.
5. EXISTING PARKING STALL STRIPING TO REMAIN.
6. EXISTING ADA STALL TO REMAIN.
7. EXISTING 45° YELLOW PAINTED STRIPING TO REMAIN.
8. EXISTING SITE LIGHT TO REMAIN.
9. EXISTING CONCRETE PAVING TO BE REMOVED.
10. EXISTING STORM SEWER LINE. LOCATION OF STORM SEWER LINE BASED ON RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
11. EXISTING STORM INLET. LOCATION OF INLET BASED ON RECORD DRAWINGS. INVERTS ASSUMED TO BE 6' BELOW GRADE, CONTRACTOR TO FIELD VERIFY.
12. EXISTING STORM CLEAN OUT TO REMAIN.
13. EXISTING STOP SIGNAGE TO REMAIN.
14. EXISTING R1-5B "STOP HERE FORE PEDESTRIANS" SIGNAGE TO REMAIN.
15. EXISTING FIRE HYDRANT TO REMAIN.
16. EXISTING TREE PIT TO REMAIN.
17. SAWCUT LINE OF EXISTING PAVEMENT.
18. EXISTING CROSSWALK STRIPING TO REMAIN.
19. EXISTING "STOP" TEXT AND STOP BAR STRIPING TO REMAIN.
20. EXISTING OPEN ARROW STRIPING TO REMAIN.
21. EXISTING BOLLARD TO REMAIN.
22. EXISTING CENTERLINE STRIPING TO REMAIN.
23. PROPOSED GARDEN CENTER LEXAN CANOPY.
24. PROPOSED TRENCH DRAIN (REF. ARCHITECTURAL PLANS).
25. PROPOSED 8" PVC STORM LINE @ 0.50% MIN.
26. PROPOSED 4" PVC STORM LINE @ 2.00% MIN.
27. PROPOSED CONCRETE PAVING TO MATCH EXISTING SECTION (REF. SITE DETAILS).
28. PROPOSED CROSSWALK.
29. PROPOSED R1-5B – "STOP HERE FOR PEDESTRIANS" SIGNAGE MOUNTED ON BOLLARD POST (REF. SITE DETAILS).
30. PROPOSED R1-5B – "STOP HERE FOR PEDESTRIANS" SIGNAGE MOUNTED ON BREAK-AWAY POST (REF. SITE DETAILS).
31. PROPOSED CONNECTION TO ROOF DRAIN, CONTRACTOR TO VERIFY DRAIN LOCATION WITH ARCH. PLANS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY FACILITIES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
9. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
13. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
14. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
15. QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
16. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. REFERENCE ARCHITECTURAL PLANS FOR LIMITS OF BUILDING DEMOLITION.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
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3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
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6. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
7. ALL LIGHT POLE BASES SHALL BE REPAINTED AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVEMENT SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09900 FOR ADDITIONAL INFORMATION.
8. REFRESH ENTIRE PARKING LOT STRIPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MODIFIED IN THESE DRAWINGS OR SSM/SCP PLAN SET (SEPARATE PLAN SET). SEE PAVEMENT MARKING SPECIFICATIONS PROVIDED WITH THIS PLAN SET.

TOTAL SITE IMPERVIOUS SURFACE DATA			
	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	4,641 S.F. (100%)	0 S.F. (0%)	4,641 S.F. (100%)
PROPOSED	4,641 S.F. (100%)	0 S.F. (0%)	4,641 S.F. (100%)

SITE PARKING TABLE (BASED ON FIELD VERIFIED PARKING COUNT)	
BUILDING AREA (S.F.)	228,350
STANDARD STALLS	1,008
ADA STALLS	29
PICKUP STALLS	12
CART CORRALS	38
TOTAL PARKING WITH CART CORRALS	1,087
TOTAL PARKING STALLS WITHOUT CART CORRALS	1,049
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CITY REQUIRED RATIO	4.50 SPACES/1,000 S.F.

NOTE:
FINAL PARKING COUNTS ACCOUNT FOR PROPOSED FUEL STATION (BY OTHERS) & INCLUDING ADDITIONAL PARKING AT REAR OF STORE PARKING MODIFICATIONS.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE OF THE NORTHWEST CORNER OF SECTION 15 TO THE SOUTHWEST CORNER WHICH BEARS N 00°07'56" E AS SHOWN HEREON.

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THE PROJECT BENCHMARK IS A SET MAG NAIL ON THE NORTH EAST SIDE OF THE SITE. THE PROJECT BENCHMARK ELEVATION = 4546.42' LOCATED AT N:7309175.38, E:1550183.34

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811 Know what's below. Call before you dig.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: AMERICAN FORK, UT AS DESCRIBED HEREIN AND IS NOT SUITABLE ON 04/10/2023, AND IT IS NOT SUITABLE FOR USE ON ANOTHER PROJECT OR AT A LATER TIME OR OTHER SITE.
DRAWINGS FOR REFERENCE OR EXAMPLE ON OTHER PROJECTS MAY BE OBTAINED BY AGREEMENT OF PROPERLY LICENSED ARCHITECTS AND/OR ENGINEERS EMPLOYED FOR SUCH PROJECTS. DRAWINGS FOR REUSE ON ANOTHER SITE WITHOUT THE ORIGINAL SITE AND MAY BE CONTRARY TO THE LAW.

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
PROTO: 390
JOB NUMBER: WM7002511.00
2023 MAJOR PROJECT

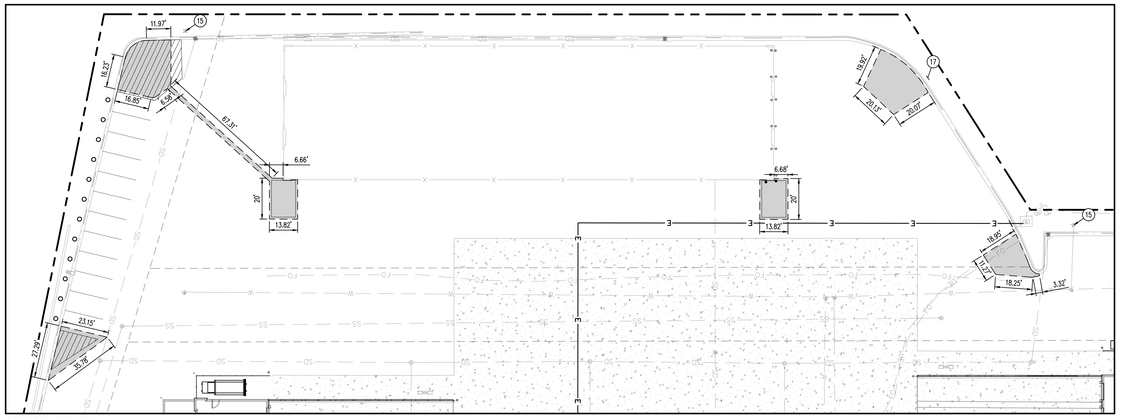
ISSUE BLOCK

CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

PROFESSIONAL ENGINEERS No. 374826-2202 BRANDON D. ALLEY STATE OF UTAH
01/15/2024

DEMOLITION & SITE/GRADING PLAN

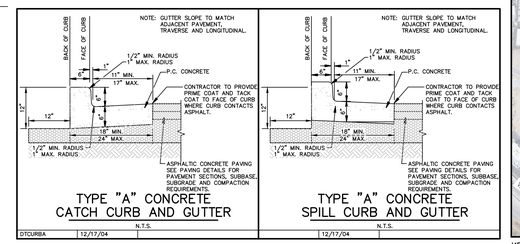
SHEET:
CS1



SITE DEMOLITION PLAN
SCALE 1" = 30'

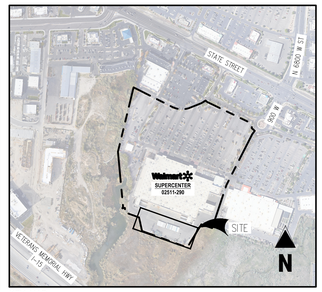
SITE & DEMOLITION SCHEDULE

1. EXISTING WALMART BUILDING TO REMAIN.
2. EXISTING ASPHALT PAVEMENT TO REMAIN.
3. EXISTING CONCRETE PAVEMENT TO REMAIN.
4. EXISTING CURB AND GUTTER TO REMAIN.
5. EXISTING PARKING STALL STRIPING TO REMAIN.
6. EXISTING FENCE TO REMAIN.
7. EXISTING 45° YELLOW PAINTED STRIPING TO REMAIN.
8. EXISTING SITE LIGHT TO REMAIN.
9. EXISTING FIRE HYDRANT TO REMAIN.
10. EXISTING BOLLARD TO REMAIN.
11. PROPOSED 4" WIDE WHITE PARKING STRIPE.
12. PROPOSED 45° YELLOW PAINTED STRIPING.
13. PROPOSED LANDSCAPE ISLAND WITH 6" CURB AND GUTTER. CONTRACTOR TO MATCH EXISTING GRADES. LANDSCAPING TO INCLUDE SEEDING AND MULCHING OF THE AREA WITH NO ADDITIONAL PLANTINGS.
14. PROPOSED 2' CURB CHASE. CONTRACTOR TO MATCH EXISTING GRADES (REF. DETAIL, THIS SHEET)
15. EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION
16. PROPOSED FIRE LANE STRIPING
17. PROPOSED ASPHALT PATCHBACK

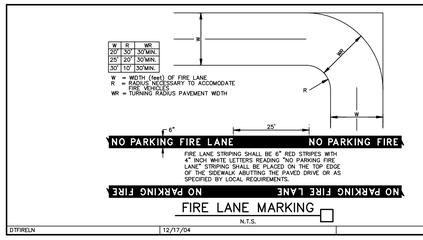


TYPE "A" CONCRETE
CATCH CURB AND GUTTER
N.T.S.
DTCURBA | 12/17/04

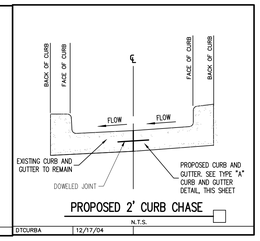
TYPE "A" CONCRETE
SPILL CURB AND GUTTER
N.T.S.
12/17/04



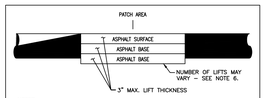
KEY MAP
APPX. 1" = 500'



FIRE LANE MARKING
N.T.S.
DTFIRELN | 12/17/04

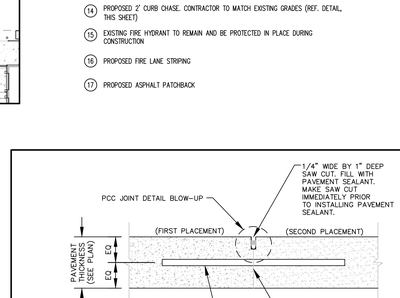


PROPOSED 2' CURB CHASE
N.T.S.
DTCURBA | 12/17/04

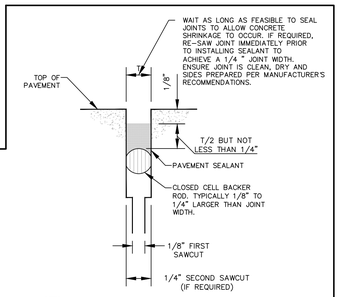


NOTES:
1. LAYOUT AND MARK ALL AREAS OF REPAIR.
2. EXCAVATE AREAS TO BE REPAIRED UNTIL FULL REMOVAL OF EXISTING ASPHALT AND ANY BASE COURSE IS ACHIEVED. REMOVE ALL RELATED DEBRIS FROM THE JOBSITE.
3. SQUARE SURFACE OF PATCH AND CUT WALLS OF PATCH TO PRODUCE VERTICAL EDGES.
4. MECHANICALLY COMPACT EXISTING SUBGRADE MATERIALS TO ACHIEVE MAXIMUM DENSITY.
5. TACK COAT ALL VERTICAL EDGES OF PATCH.
6. INSTALL HOT PLANT MIX ASPHALT IN LIFTS NOT EXCEEDING 3" THICKNESS. THE TOTAL THICKNESS OF THE ASPHALT PATCH SHALL BE EQUAL TO THE COMBINED THICKNESS OF THE EXISTING ASPHALT AND BASE COURSE MATERIAL LAYERS. THE NUMBER OF ASPHALT LIFTS TO BE INSTALLED WILL BE DETERMINED BASED UPON THIS TOTAL THICKNESS.
7. ROLL SURFACE COURSE TO A TRUE AND FIRM FINISH MATCHING EXISTING GRADE.
8. SEE SPECIFICATION SECTION 02740 FOR ALLOWABLE ASPHALT MIX DESIGN.

ASPHALT PATCH DETAIL
N.T.S.

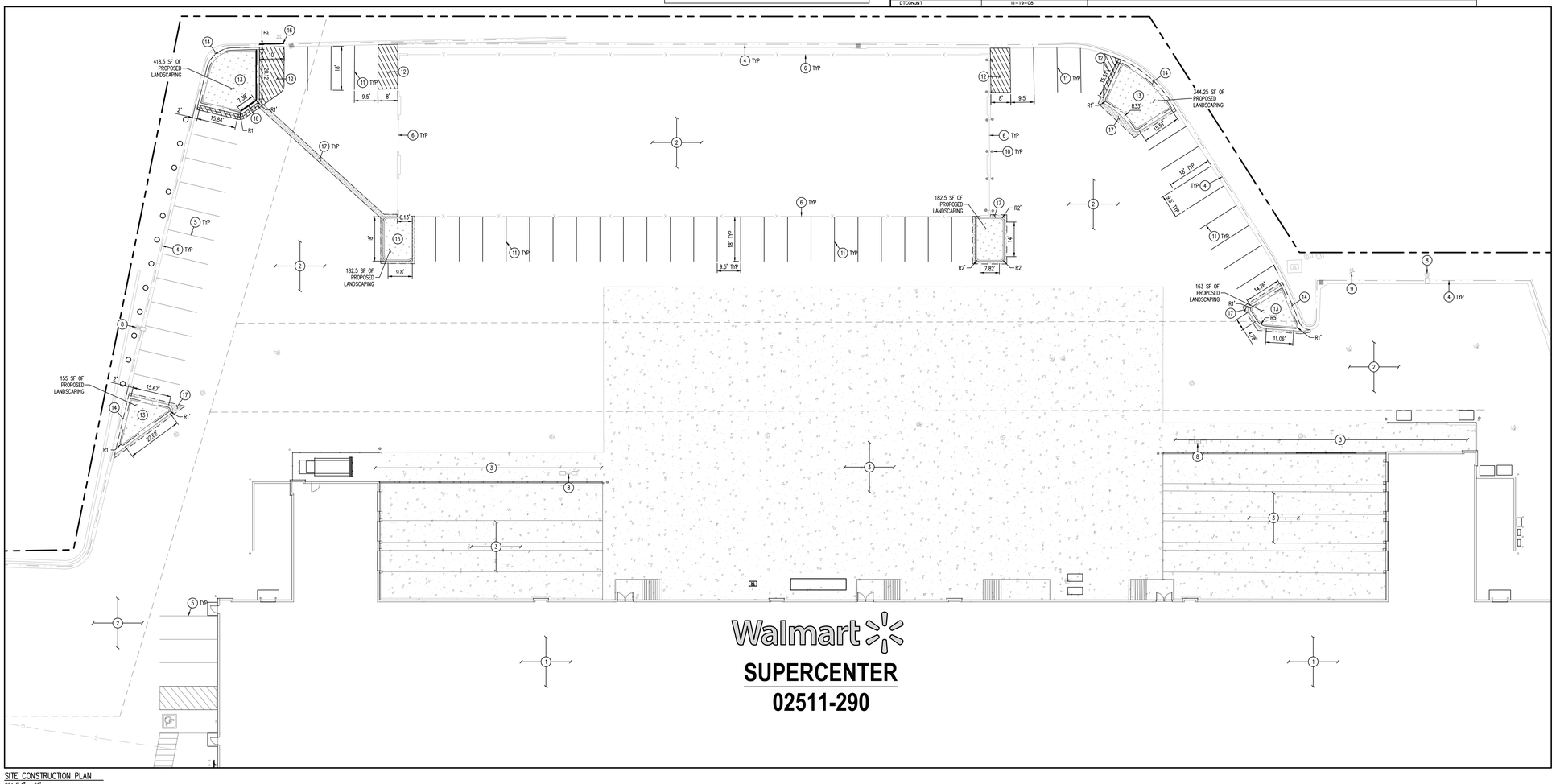


CONSTRUCTION JOINT
DTCONJNT | 11-19-08



NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)



SITE CONSTRUCTION PLAN
SCALE 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE PAVING/SIDEWALK
- EXISTING ASPHALT PAVING TO BE REMOVED
- PROPOSED ASPHALT PATCHBACK
- PROPOSED LANDSCAPING
- LIMITS OF SAWCUT
- EXISTING STORM SEWER LINE TO REMAIN
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE TO REMAIN
- EXISTING STORM SEWER CLEANOUT
- PROPOSED STORM SEWER CLEANOUT
- EXISTING STORM SEWER INLET
- EXISTING ELECTRIC STRUCTURE
- EXISTING SITE SIGN TO REMAIN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER STRUCTURE

SITE PARKING TABLE
(BASED ON FIELD VERIFIED PARKING COUNT)

BUILDING AREA (S.F.)	228,350
STANDARD STALLS	1,008
ADA STALLS	29
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TOTAL PARKING WITH CART CORRALS	1,087
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6. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
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9. NO SURVEY DATA IS AVAILABLE FOR THIS AREA. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERNS. PROPOSED FLOW LINE ELEVATIONS TO MATCH EXISTING GRADES AND BACK OF CURB ELEVATIONS TO BE 6" HIGHER THAN PROPOSED FLOWLINE.

BASIS OF BEARING

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GallowayUS.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: MARION FORK, UT AND IS NOT SUITABLE FOR REUSE ON ANY OTHER SITE OR AT A LATER TIME OR FOR ANOTHER PURPOSE FOR REFERENCE OR EXAMPLE ON SIMILAR PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF GALLOWAY. ALL RIGHTS OF PROPERTY LOCKED ARCHITECTS AND ENGINEERS ARE RESERVED IN THESE PLANS. DRAWINGS FOR REUSE ON ANOTHER PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE A/E. CONTRARY TO THE LAW.

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
PHOTO: 290
JOB NUMBER: WM7002511.00

2023 MAJOR PROJECT

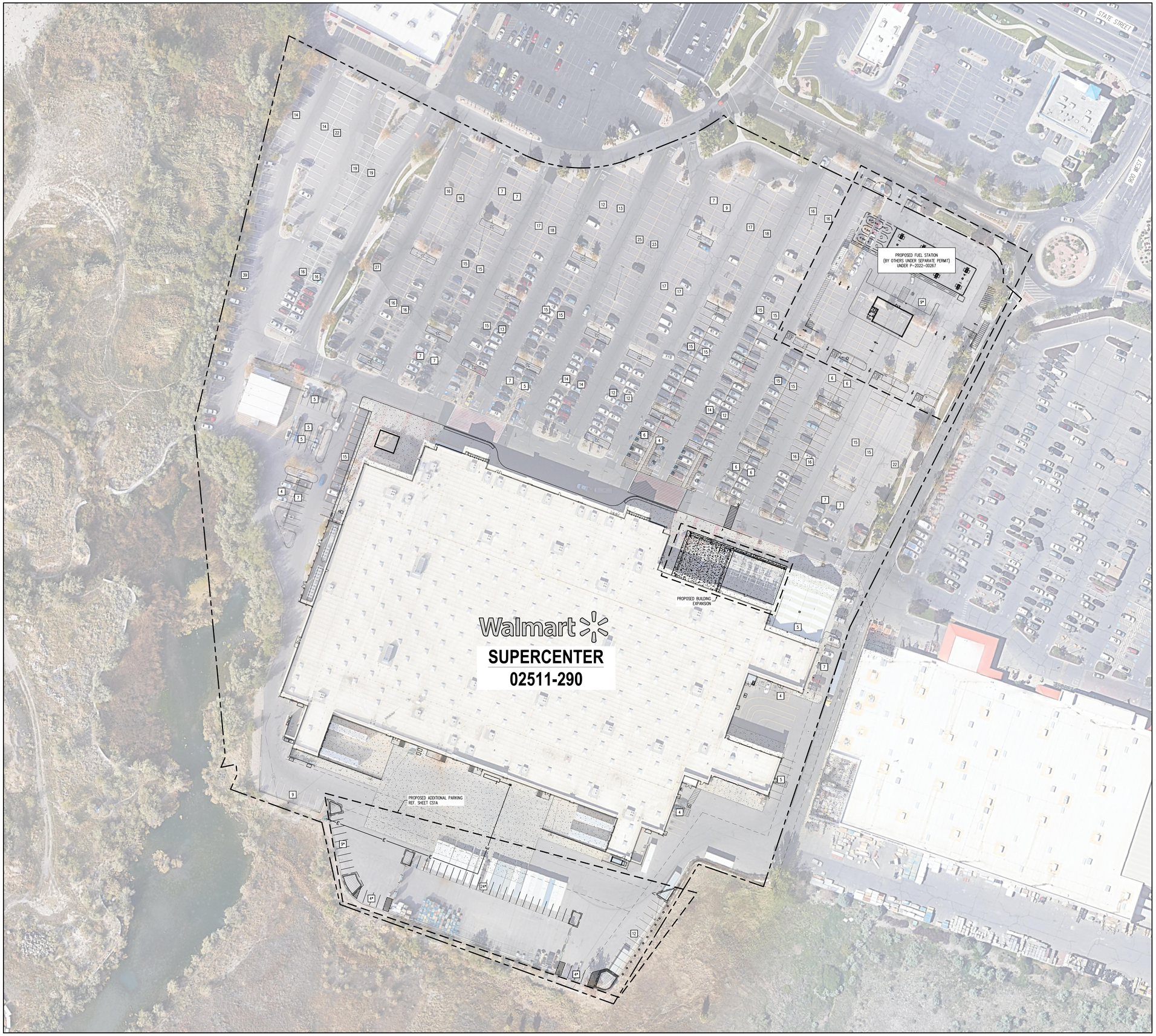
ISSUE BLOCK

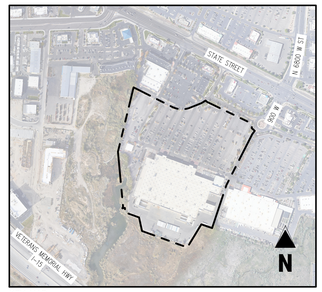
CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

DEMOLITION AND SITE PLAN

SHEET:
CS1A





KEY MAP
APPX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- X — EXISTING PARKING STALL COUNT (EXCLUDES CART CORRALS)
- X* — PROPOSED PARKING STALL COUNT (EXCLUDES CART CORRALS)
- CC — EXISTING CART CORRAL

EXISTING CONDITIONS	
BUILDING AREA (S.F.)	223,497
STANDARD STALLS	1,022
ADA STALLS	28
PICKUP STALLS	12
CART CORRALS	38
TOTAL PARKING WITH CART CORRALS	1,100
TOTAL PARKING STALLS WITHOUT CART CORRALS	1,062
PARKING RATIO WITH CART CORRALS	4.92 SPACES/1,000 S.F.
PARKING RATIO WITHOUT CART CORRALS	4.77 SPACES/1,000 S.F.
CITY REQUIRED RATIO	4.50 SPACES/1,000 S.F.

BUILDING EXPANSION	
BUILDING AREA (S.F.)	226,910
STANDARD STALLS	1,071
ADA STALLS	28
PICKUP STALLS	12
CART CORRALS	38
TOTAL PARKING WITH CART CORRALS	1,149
TOTAL PARKING STALLS WITHOUT CART CORRALS	1,111
PARKING RATIO WITH CART CORRALS	5.06 SPACES/1,000 S.F.
PARKING RATIO WITHOUT CART CORRALS	4.89 SPACES/1,000 S.F.
CITY REQUIRED RATIO	4.50 SPACES/1,000 S.F.

BUILDING AND FUEL EXPANSION	
BUILDING AREA (S.F.)	228,350
STANDARD STALLS	1,008
ADA STALLS	29
PICKUP STALLS	12
CART CORRALS	38
TOTAL PARKING WITH CART CORRALS	1,087
TOTAL PARKING STALLS WITHOUT CART CORRALS	1,049
PARKING RATIO WITH CART CORRALS	4.76 SPACES/1,000 S.F.
PARKING RATIO WITHOUT CART CORRALS	4.59 SPACES/1,000 S.F.
CITY REQUIRED RATIO	4.50 SPACES/1,000 S.F.

NOTE:
FINAL PARKING COUNTS ACCOUNT FOR PROPOSED FUEL STATION (BY OTHERS) & INCLUDING ADDITIONAL PARKING AT REAR OF STORE PARKING MODIFICATIONS.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
PROTO: 390
JOB NUMBER: WMT002511.00
2023 MAJOR PROJECT

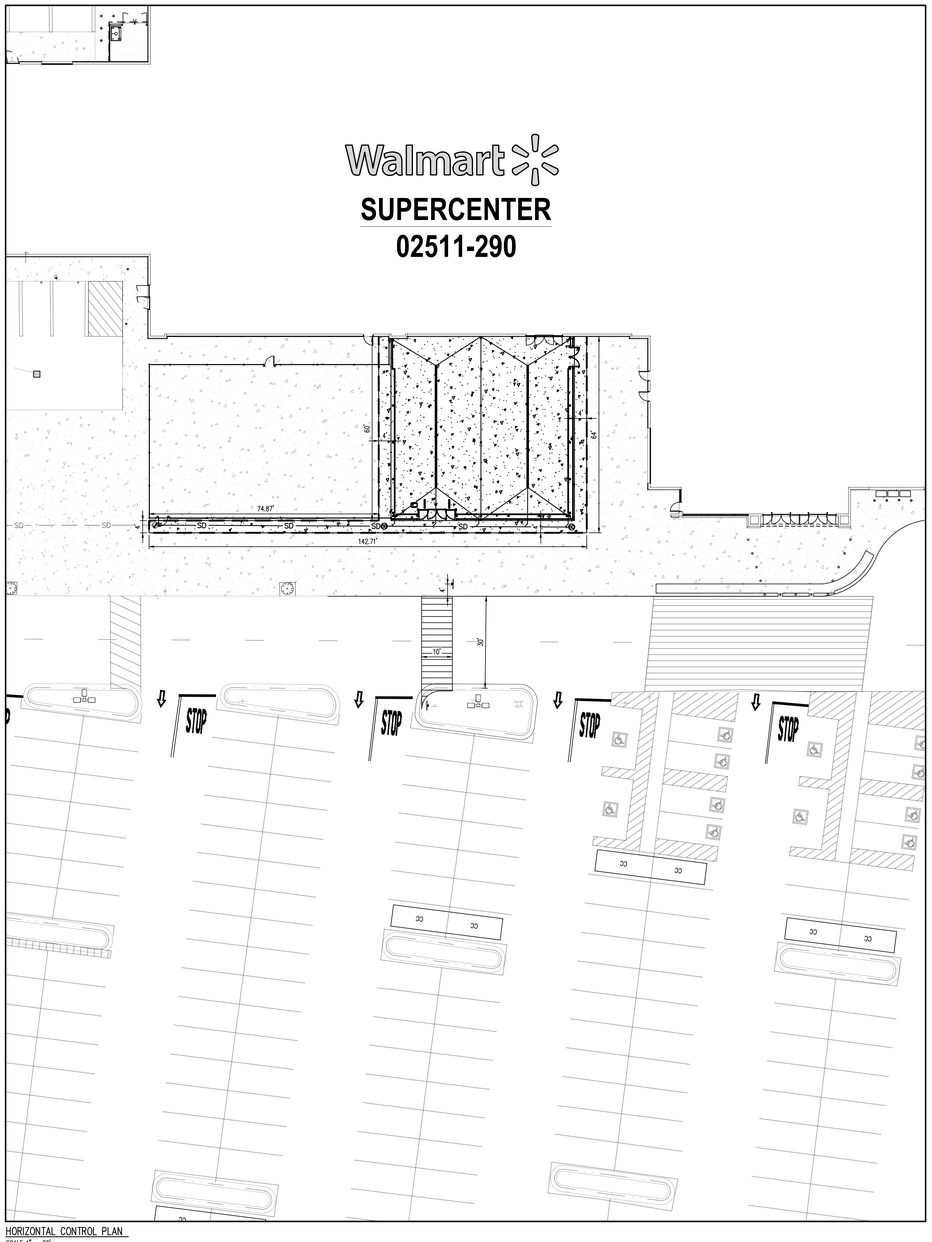
ISSUE BLOCK

CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

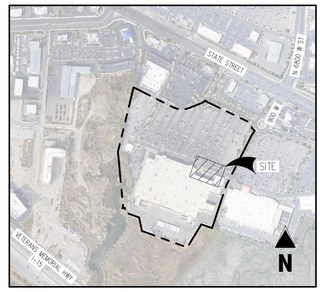
PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

OVERALL PARKING PLAN

SHEET:
CS1B



HORIZONTAL CONTROL PLAN
SCALE 1" = 20'



KEY MAP
APPX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- LIMITS OF SAWCUT
- EXISTING STORM SEWER LINE TO REMAIN
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE TO REMAIN
- EXISTING STORM SEWER CLEANOUT
- PROPOSED STORM SEWER CLEANOUT
- EXISTING STORM SEWER INLET
- EXISTING ELECTRIC STRUCTURE
- EXISTING SITE SIGN TO REMAIN
- EXISTING ADA PAVEMENT MARKING TO REMAIN
- EXISTING WATER STRUCTURE

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983. THE MONUMENTED SECTION LINE OF THE NORTHWEST CORNER OF SECTION 15 TO THE SOUTHWEST CORNER WHICH BEARS N 00°07'56" E AS SHOWN HEREON.

BENCHMARK

SET MAG NAIL ON THE NORTH EAST SIDE OF THE SITE. PROJECT BENCHMARK ELEVATION = 4546.05.

VERTICAL DATUM

VERTICAL DATUM IS BASED UPON A GPS OBSERVATION USING AN OPUS SOLUTION TO DETERMINE THE ELEVATION OF THE PROJECT SITE AND IS BASED ON THE NAVD88 DATUM.

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811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
JOB NUMBER: WMT002511.00 PROTO: 290
2023 MAJOR PROJECT

ISSUE BLOCK

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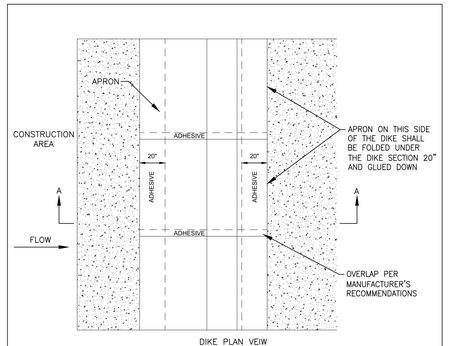
DOCUMENT DATE:	04/10/2023

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

HORIZONTAL CONTROL PLAN

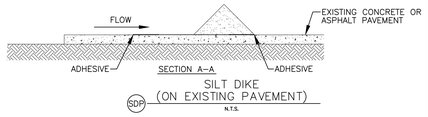
SHEET:
CS2



DIKE PLAN VEIW

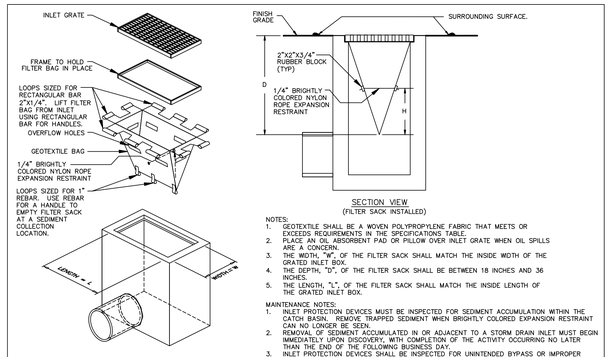
NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.



SILT DIKE
(ON EXISTING PAVEMENT)
SDP
N.T.S.

LAST REVISED:	CEC STANDARD DETAIL
JUNE 2012	



ISOMETRIC VIEW

SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

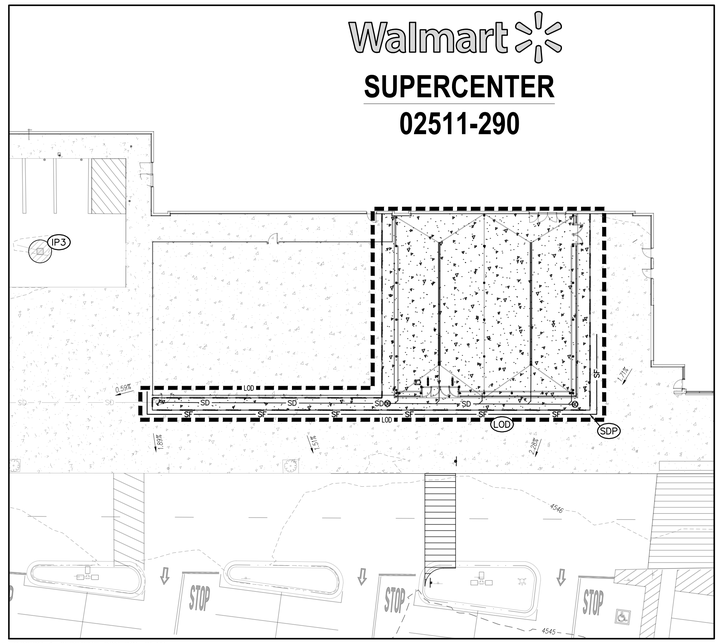
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	15 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

IP3 INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

Walmart
SUPERCENTER
02511-290



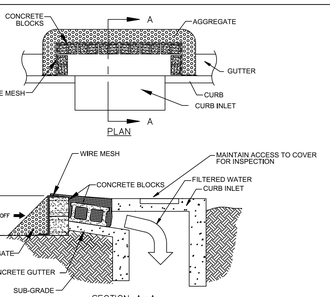
EROSION & SEDIMENT CONTROL PLAN
SCALE 1" = 20'

NOTES

1. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTES.
2. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
3. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

DISTURBED AREA TABLE

LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF DISTURBANCE	10,289	0.24



SECTION A-A

NOTES:

1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF CURB INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. TOP OF BARRIER MUST BE LOWER THAN TOP OF CURB ELEVATIONS ADJACENT TO INLET. MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4" - 2" ANGULAR CLEAN STONE WHICH WILL SLOW THE FLOW OF WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.
5. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH AGENCIES HAVING JURISDICTION AND WITH CEC.

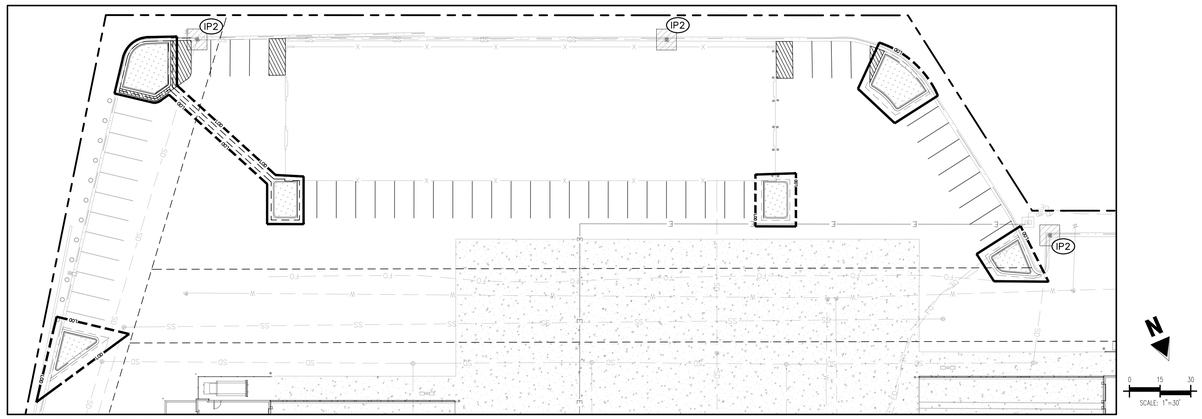
MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

IP2 BLOCK AND AGGREGATE CURB INLET PROTECTION
N.T.S.

SOURCE BOX

LAST REVISED:	WAL-MART STANDARD DETAIL
OCTOBER 2012	


IP2
IP2
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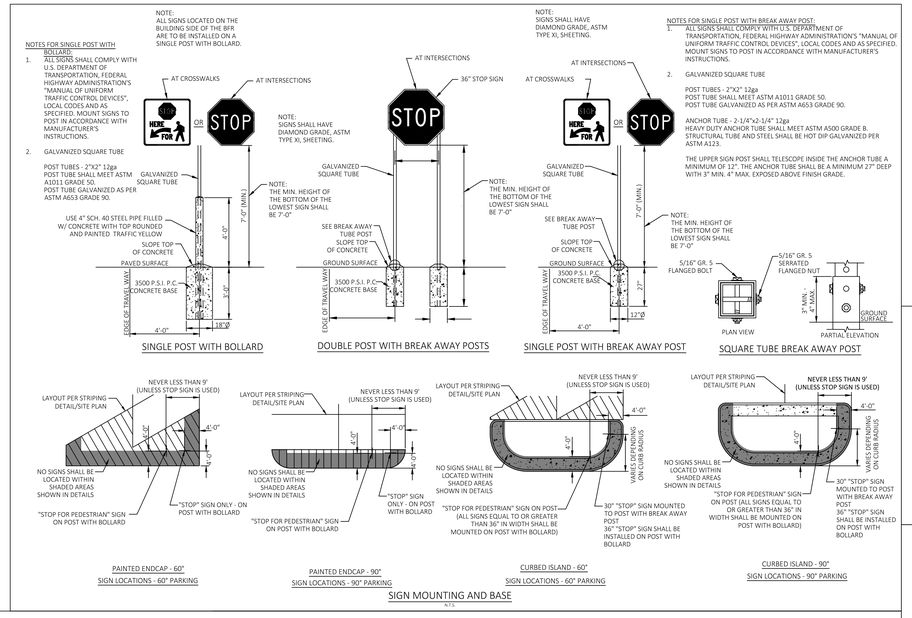
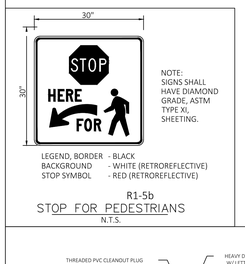
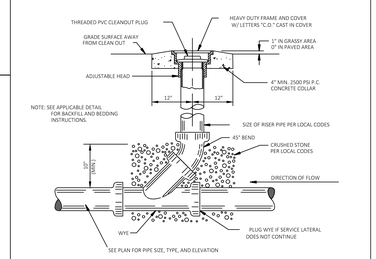
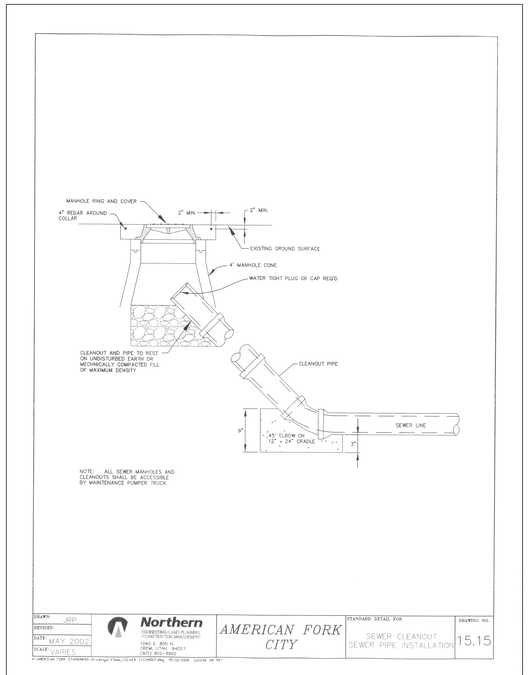
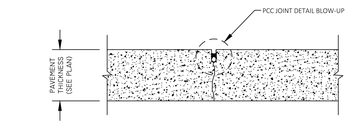
SD
SD
SD

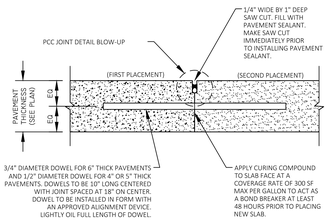


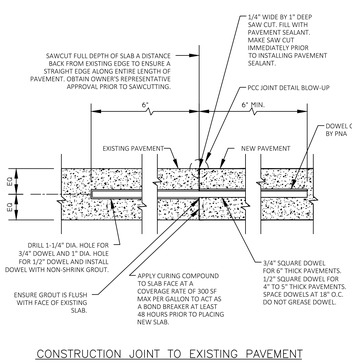


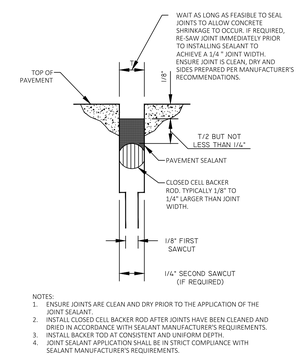


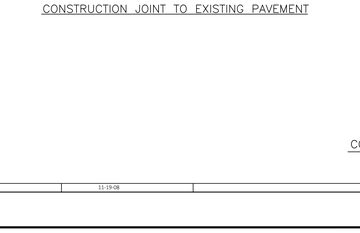


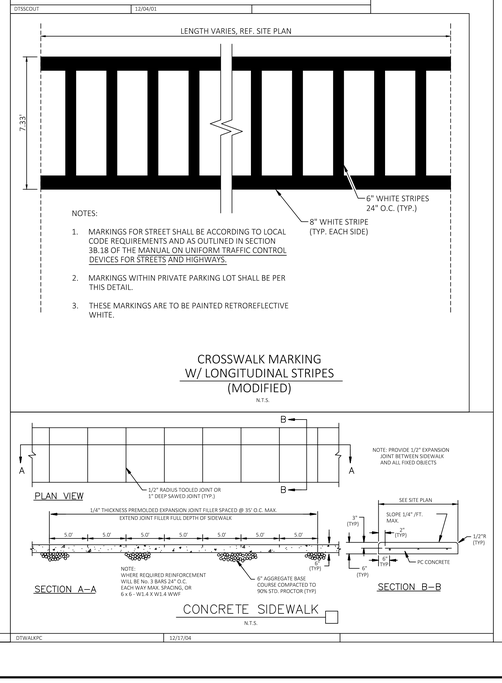


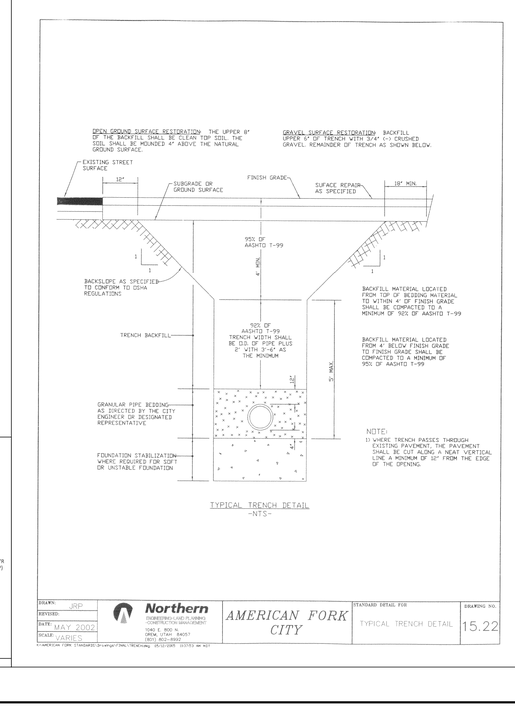












Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
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AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
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No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
01/15/2024

SITE DETAILS

SHEET:
CS4

D7CONJNT | 11-19-08
D7SSCOUT | 12/04/01
D7WALKPC | 12/17/04

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT THE SPACING SHOWN. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
5. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
6. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
7. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN, SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
8. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION. PICTURES OF ALL PLANT MATERIAL SHALL BE INCLUDED WITH SAMPLES OF OTHER LANDSCAPE MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
16. AT A MINIMUM, PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. THE SITE MUST BE RAKED SMOOTH AND FINISH GRADES MUST BE ESTABLISHED. ROCKS AND DEBRIS OVER ONE INCH DIAMETER THAT MAY INTERFERE WITH PLANTING AND MAINTENANCE OPERATIONS MUST BE REMOVED.

PLANTING

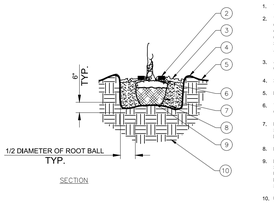
17. REFER TO SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
19. ALL DECIDUOUS TREES SHALL HAVE A STRAIGHT TRUNK WITH FULL, WELL-SHAPED HEADS.ALL EVERGREENS SHALL HAVE A STRAIGHT TRUNK UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
20. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE HEALTHY, VIGOROUS, AND A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
21. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
22. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
23. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
24. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
26. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
27. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
28. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
29. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
30. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
31. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
32. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
33. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
34. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
35. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
36. TREE WRAP ON ALL TREES IN PARKING LOT FOR 1ST 3 YEARS, TREE WRAP REMOVED IN SPRING (MAY-21ST).

MULCHING

37. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF SHREDDED HARDWOOD MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RINGS SHALL BE EQUAL TO THE DIAMETER OF THE CONTAINER OR EQUAL TO THE SPREAD OF THE PLANT, WHICHEVER IS GREATER. TREE WOOD MULCH RING SIZE SHALL BE INDUSTRY STANDARD WIDTH.
38. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
39. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS AND PARKING ISLANDS AS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
40. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
41. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
42. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

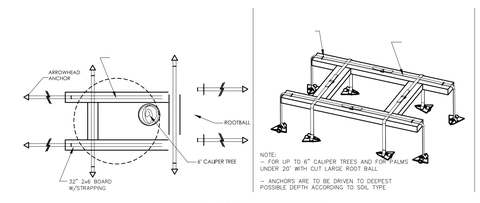
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	GLTS	1	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	2" CAL	50`X35`	LOW
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	**WATER USE**	
DECIDUOUS SHRUBS								
	POFR	7	DAKOTA SUNSPOT POTENTILLA	POTENTILLA FRUTICOSA 'FARGO' TM	#5 CONT.	3`X3`	LOW	
EVERGREEN SHRUBS								
	JNHC	2	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	10"X6'	VERY LOW	
ORNAMENTAL GRASSES								
	CAAK	17	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**TYPE**			
MULCH								
	RMULCH	1,445 SF	MATCH EX. ROCK MULCH	MATCH EX. ROCK MULCH	MULCH			

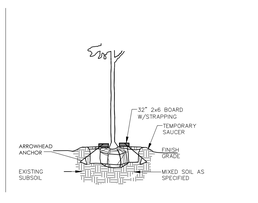


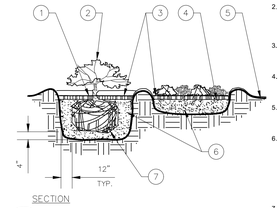
1. TREE WRAP.
2. Tree Frog® RBK40qt FOR UP TO 4" TREE CALIPER OR Tree Frog® RBK60qt FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE SET ON COMPACTED, UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

1 TREE PLANTING DETAIL (14' OR GREATER)
SCALE: NOT TO SCALE



2 "TREE FROG" TREE STAKING
SCALE: NOT TO SCALE



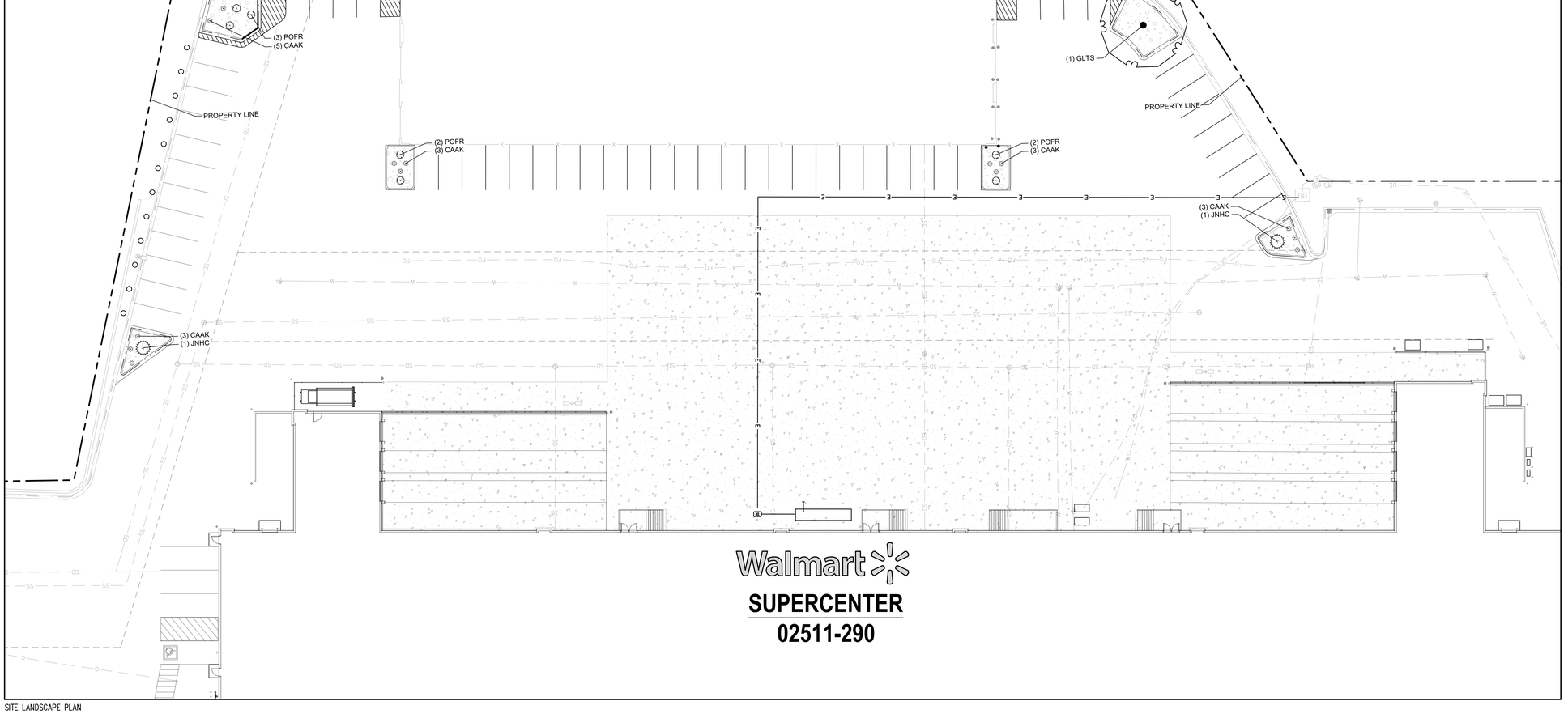


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"- 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

3 SHRUB/GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
17.5.121.C	PARKING LOT LANDSCAPING	1 TREE PER 2,500 SF OF NEW LANDSCAPE AREA	1,445 SF / 2,500 SF	1 TREES	1 TREES
17.5.121.C	PARKING LOT LANDSCAPING	1 #5 SHRUB PER 300 SF OF NEW LANDSCAPE AREA	1,445 SF / 300 SF	5 SHRUBS	9 SHRUBS



SITE LANDSCAPE PLAN
SCALE 1" = 20'

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

IRRIGATION NOTE

1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: WARDEN PORK, UT AND IS NOT TO BE USED ON ANY OTHER SITE OR AT A LATER TIME OR BY OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION AND PARTICIPATION OF GALLOWAY. ANY REUSE OF THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT OR AT A LATER TIME SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO GALLOWAY.

ROY DALE PETERS
LICENSED
11182457-5301
STATE OF UTAH
LANDSCAPE ARCHITECT

Needs to be dated

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511-290
PROTO: 290
JOB NUMBER: WM7002511.00
2023 MAJOR PROJECT

ISSUE BLOCK

1	PR #2	10/11/2023

CHECKED BY:	
DRAWN BY:	
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

LANDSCAPE PLAN

SHEET: L1.1

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW, WATER METER.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING, REFER TO MAINLINE TRENCHING DETAIL FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY,
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

IRRIGATION DISCLAIMER

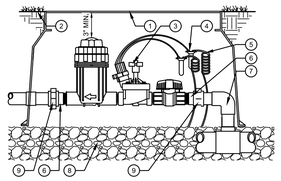
1. DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO THIS SHEET FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

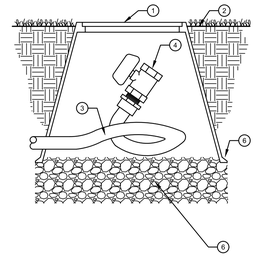
WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.



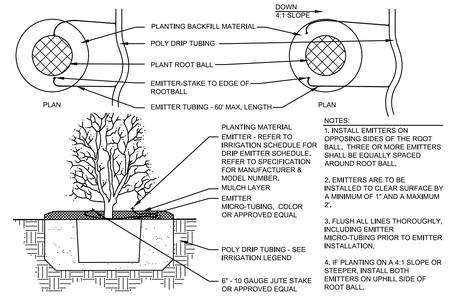
1. CARSON VALVE BOX OR APPROVED EQUAL, STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

1 REMOTE DRIP CONTROL VALVE
N.T.S.



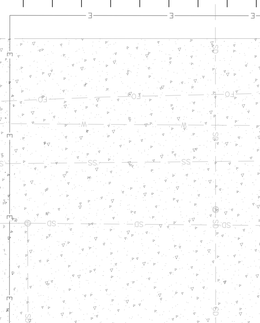
1. CARSON VALVE BOX OR APPROVED EQUAL, FV BRAND ON LID.
2. FINISH GRADE
3. POLYPIPE DRIP LINE
4. MANUAL FLUSH BALL VALVE
6. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

2 MANUAL FLUSH DRAIN VALVE
N.T.S.



NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2".
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

3 DRIP EMITTERS LAYOUT
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2. FINISH GRADE
3. QUICK-COUPLING VALVE
4. 6" LONG BRASS NIPPLE
5. 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. PREFABRICATED SWING JOINT
7. PVC SCH 40 TEE OR ELL
8. PVC MAINLINE
9. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

4 QUICK COUPLER
N.T.S.

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE: EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

5 PIPE & SLEEVE INSTALLATION
N.T.S.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's Below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

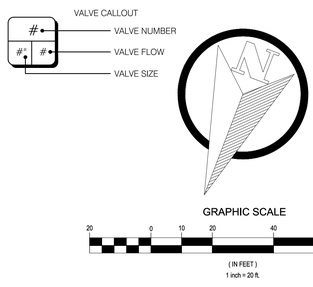
CONTRACTOR NOTE

1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	SHEET IR1.1 DETAIL 1
⊙	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	SHEET IR1.1 DETAIL 2
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. *Emitter schedule:* *- 1 gallon and smaller: 2, HEB-5-B Emitter per plant (1 GPH total)* *- 5 gallon: 2, HEB-10-B Emitters per plant (2 GPH total)* *- 10-15 gallons & Upright Junipers: 3, HEB-10-B Emitters per plant (3 GPH total)* *- 1" to 2-1/2" caliper trees: 4, HEB-10-B Emitters per plant (4 GPH total)* *- 3" to 4" caliper trees: 6, HEB-10-B Emitters per plant (6 GPH total)*	SHEET IR1.1 DETAIL 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	SHEET IR1.1 DETAIL 4
⊙	EXISTING POINT OF CONNECTION	N/A
——·——	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SIZE: 3/4"	SHEET IR1.1 DETAIL 5
— — —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 SIZE: MATCH EXISTING	SHEET IR1.1 DETAIL 5
▒▒▒	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	SHEET IR1.1 DETAIL 5

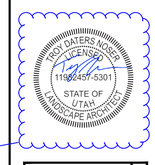


SITE IRRIGATION PLAN
SCALE 1" = 20'

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND IS NOT SUITABLE FOR USE ON ANY OTHER SITE OR AT ANY OTHER TIME. ANY REUSE OF THESE DRAWINGS FOR REFERENCE, EXAMPLE, OR FOR PURPOSES OTHER THAN THOSE AUTHORIZED BY JR ENGINEERING, LLC (JR) WITHOUT THE EXPRESS WRITTEN CONSENT OF JR SHALL BE AT THE RISK OF THE PARTY WHO MAKES SUCH REUSE OR MODIFICATION WITHOUT LIABILITY TO JR. ANY SUCH AUTHORIZATION OR REUSE MUST BE CONFIRMED IN WRITING BY JR. ANY REUSE OF THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT BY ANY PARTY MAY BE CONTRARY TO THE LAW.



Needs to be dated

Walmart
AMERICAN FORK, UT
949 GRASSLAND DRIVE
STORE NUMBER: 2511 – 290
PROTO: 290
JOB NUMBER: WM7002511.00

2023 MAJOR PROJECT

ISSUE BLOCK

⚠	PR #2	10/11/2023

CHECKED BY:	JSB
DRAWN BY:	EJS
PROTO CYCLE:	–
DOCUMENT DATE:	04/10/2023

IRRIGATION PLAN

SHEET: IR1.1