

**WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW**

AGENDA ITEM:	4a
HEARING DATE:	December 7, 2022
ACTION REQUESTED:	Z-24-02 - A request to revise the current design standards of the approximately 11.22 acres zoned PUD-R located at 500 West 115 North.
APPLICANT:	Turner Rockworth Apartments LLC
OWNER:	Turner Rockworth Apartments LLC
ENGINEER:	Rick Meyer - Bush & Gudgell
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions onto City Council

Background

The applicant is requesting approval to update the design standards of approximately 11.22 acres for the PUD-R Multiple Family Development located at approximately 500 West and 115 North. On May 25, 2022 City Council approved the zone change for this property (Z-22-06). Since this approval, the applicant has encountered a few delays such as flood mapping, market changes and increased interest rates. With this, the applicant has revised the site layout and is asking for approval of the new design and layout at this time.

The density is not changing. The density will remain the same at 180 units covering an area of 11.22 acres. This is a density of 16 units per acre and is broken down as such: 54 one bedroom units, 96 two bedroom units and 30 three bedroom units. The layout of the buildings are more efficient as the building count has been reduced by 3 buildings with the new total being 7 buildings. This reduction puts more distance between the buildings providing more open space in the development.

The surrounding zoning is Open Space (I-15 corridor) to the north, R-1-6 to the east, R-3 and C-2 to the south and west. Required parking for this development is 389 parking spaces. Parking has increased by 43 spaces and includes a total of 419 parking spaces which is 30 over the required amount. Parking is broken down as such: 47 garage stalls, 99 covered stalls and

273 open stalls.

Amenities for the development include a pool and clubhouse area, dog park, pickleball and basketball court, playground and grass area along with direct access to the city trail system. There will also be a 6 foot block wall around the entire development as shown on the plan. The proposed building height is 36' 8".

Staff is supportive of this project at this location with the exterior finishes, building layout and overall design of the project being adequate.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-24-02, for the proposed PUD-R Multiple Family Development design standards zone change, onto the City Council based on the following findings and conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications. The study will address the city's Master Transportation Plan.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the city's water conservation ordinance and approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the exterior boundaries of the

development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
9. The proposed amenities will be completed before one-third (1/3) build out of the development. Roughly, before the 60th unit is completed.
10. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.
11. All outdoor lighting will be directed inward to the development.
12. The applicant shall work with staff in the trail placement.
13. The stoplight at Telegraph and 500 West will be designed and installed when warranted.



Washington City,

We respectfully request the City grants an amendment to our current entitlements updating the site with in the PD Zoning for the Turner Rock Apartment Site located at approximately 440 W 100 N in Washington, Utah (containing 5 parcels, W-3-A, W-200-A-2, W-4-B, W-9-C, W-9-A-2-C, which were recently consolidated into one). Over the past year we have received civil site plan approval and submitted all buildings for permit review. Many obstacles have precluded us from moving as quickly as we would have liked, including FEMA flood mapping, which held up the initial civil review, and market changes, including drastic increases in interest rates. Our site plan approval was granted September 21st, 2023, with our current entitlement set to expire on November 25th, 2023. We have applied for an extension of the current entitlements but concurrently would like to explore the options of an alternative site plan, with more efficient building layouts. This site plan would allow for more open space, less buildings but the same number of units. Overall, it will help us to achieve potential alternative financing options and keep construction cost down. We still intend to work diligently to commence construction on the project. We hope the City will grant the PD Zone change so that we are able to keep pushing forward with this new development.

Best,

A handwritten signature in blue ink, appearing to read "Tom Henriod".

Tom Henriod

Turner Rock Apartments and Rockworth Companies
Managing Partner



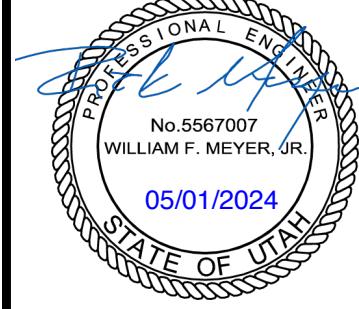
PROJECT FLOW CARD

Z-24-02 Zone Change/PUD-R Millcreek Apartments

Planning	Reviewed. OK to move forward.	
Hillside	NA	
Public Works	Reviewed, no concerns	
Engineer	Reviewed, no concerns	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept.	Reviewed, no concerns	
Washington Power	Reviewed, no concerns	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	

Additional Comments:

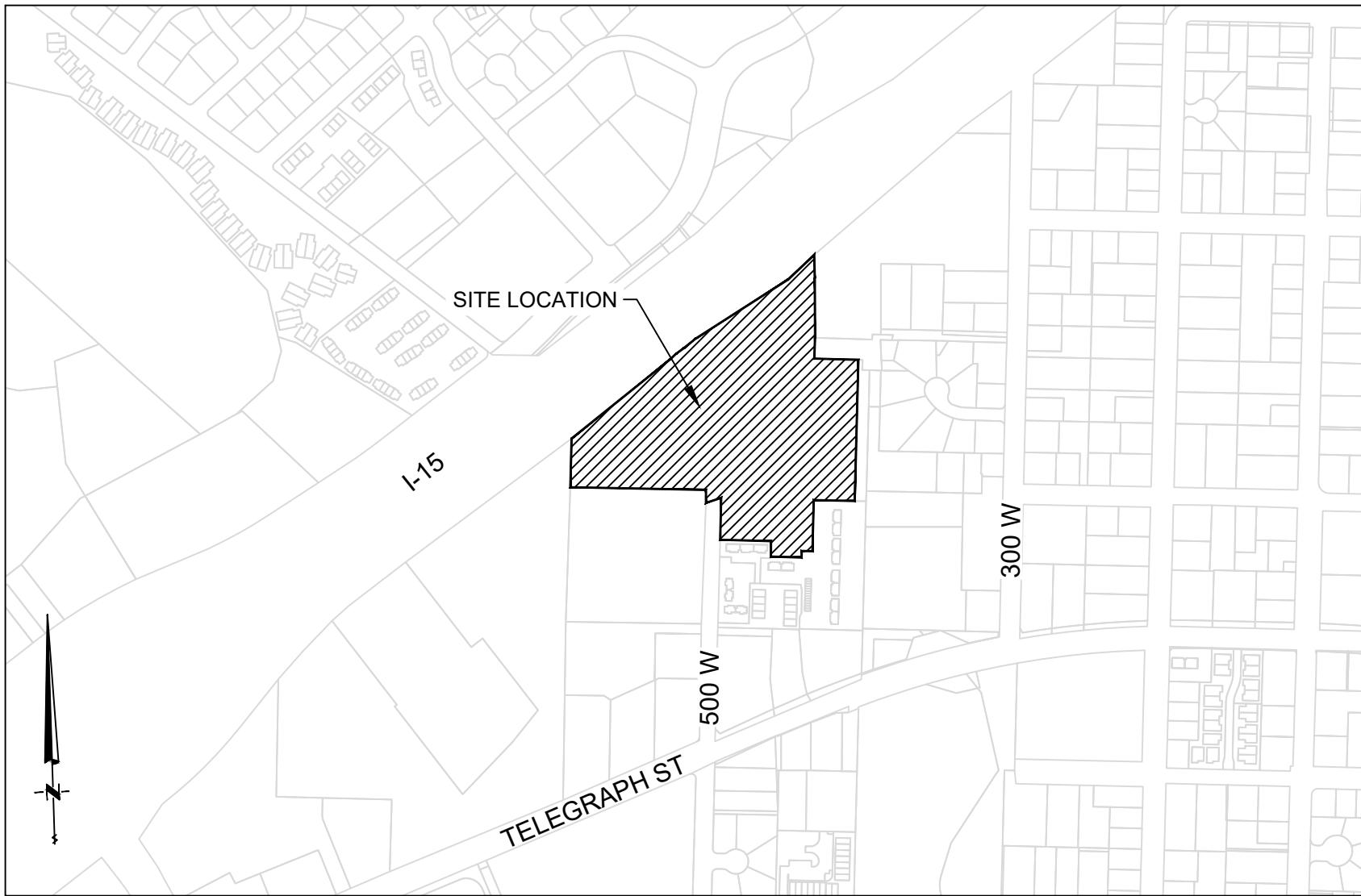
B&G PROJECT NUMBER 221006
ROCKWORTH APARTMENTS



**PD ZONE CHANGE
LOCATED IN WASHINGTON, UTAH**

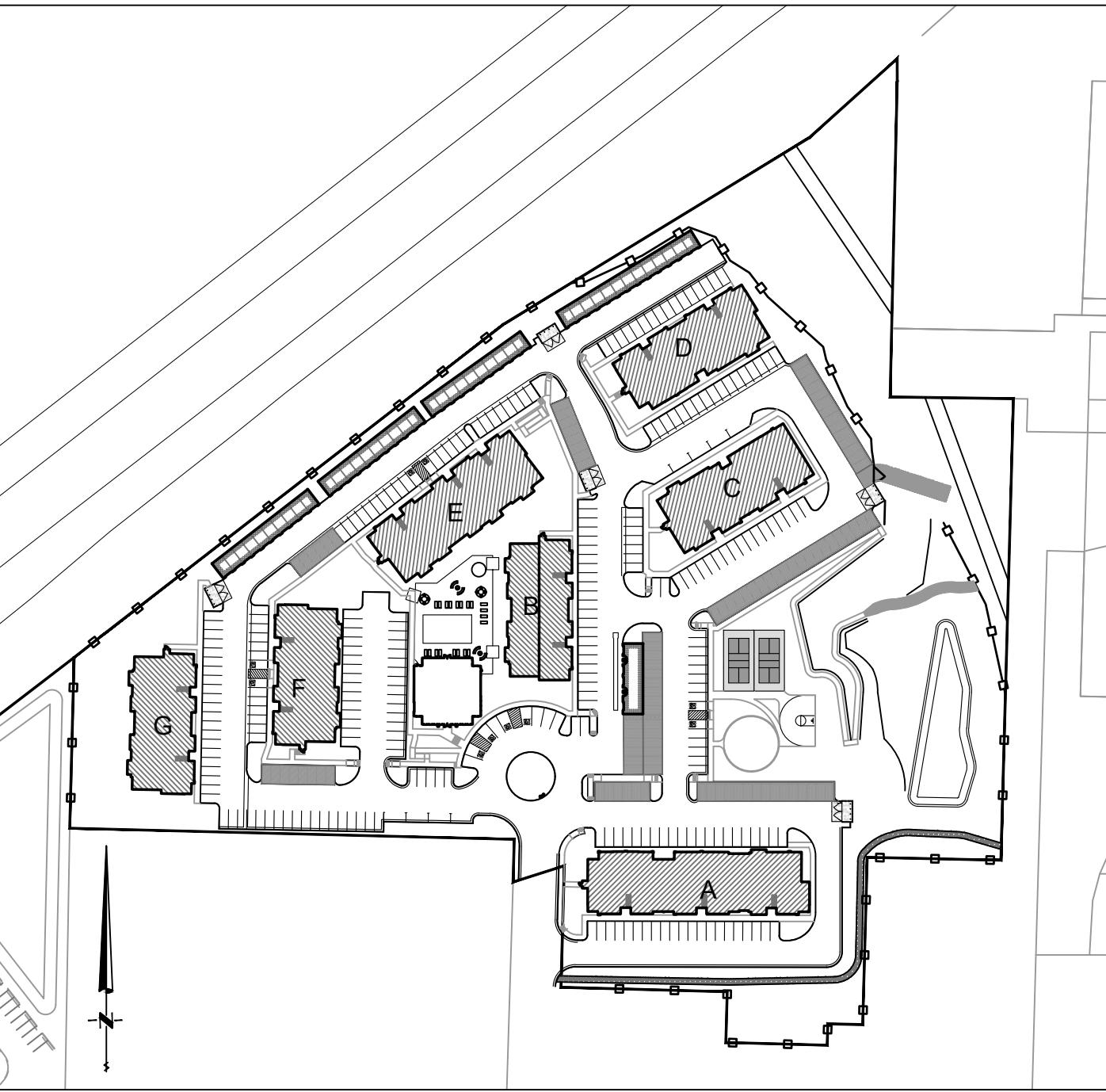
SECTION 15, T 42 S, R 15 W, SLB&M
PARCEL # W-3-A-1

VICINITY MAP



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	DETAILS

PROJECT MAP



GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- 2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

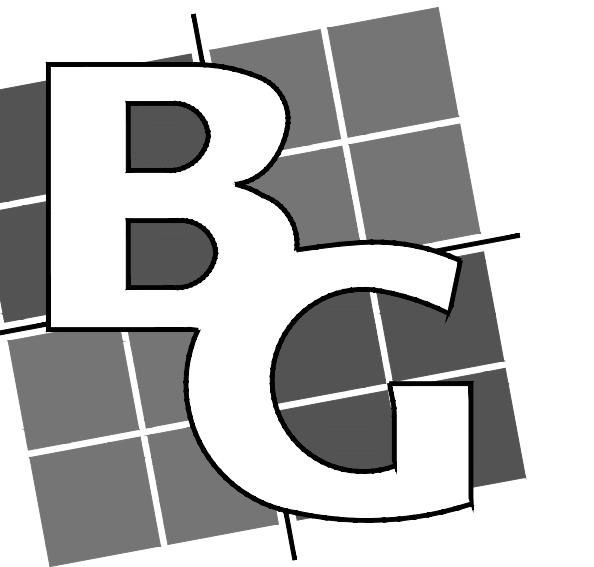


OWNER / DEVELOPER

ROCKWORTH COMPANIES
4655 S 2300 E #205
HOLLADAY, UT 84117
SERRA NEMELKA
(385)-313-4462

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435)-673-2337



MAY 2024

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

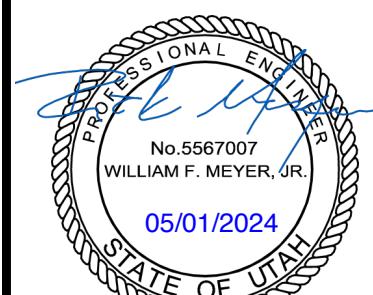
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www.bushandgudgell.com

COVER SHEET
ROCKWORTH APARTMENTS
LOCATED IN WASHINGTON, UTAH

SHEET
1 OF 5
SHEETS

FILE: 221006 - ZONE CHANGE



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SITE PLAN

ROCKWORTH APARTMENTS

LOCATED IN WASHINGTON, UTAH

LEGEND

- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED 5' SIDEWALK
- PROPOSED RETAINING WALL
- > DRAINAGE FLOW LINE
-  DUMPSTER LOCATIONS
-  COVERED PARKING
-  GARAGE PARKING

PROJECT INFORMATION			
GENERAL SITE INFO			
	EXISTING	PROPOSED	
GENERAL PLAN	HD	HD	
ZONING	PUD-R	PUD-R	
SITE AREAS			
	SQ FT	AC	%
TOTAL	488,850.70	11.22	100.00
BUILDINGS	79,930.00	1.83	16.35
LANDSCAPE AREAS	89,594.00	2.06	18.33
OTHER OPEN SPACE	129,361.00	2.97	26.46
AMENITY	26,062.00	0.60	5.33
PARKING			
	# UNITS	PARKING REQMT	REQ PARKING
ONE BEDROOM UNITS	54	1.5 PER UNIT	81
TWO BEDROOM UNITS	96	2.0 PER UNIT	192
THREE BEDROOM UNITS	30	2.0 PER UNIT	60
TOTAL UNITS	180	1 PER 3.25 UNITS	56
TOTAL PARKING REQUIRED			389
TOTAL PARKING PROVIDED			419
GARAGE PARKING			47
COVERED PARKING			99
TOTAL GARAGE & COVERED PARKING			146
ADA PARKING REQUIRED			9
ADA PARKING PROVIDED			10
AMENITIES			
POOL AMENITY & CLUBHOUSE			11,522 SQ FT
DOG PARK			7,450 SQ FT
PICKLEBALL, BASKETBALL, PLAYGROUND			14,510 SQ FT
GRASS AREA			12,570 SQ FT
TOTAL AMENITY			46,052
DENSITY CALCULATIONS			
TOTAL DENSITY		16 UNITS PER AC	180 UNITS

OWNER / DEVELOPER

ROCKWORTH COMPANIES
4655 S 2300 E #205

SERRA NEMELKA
(385)-313-4462

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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

GRAPHIC SCALE

0 25 50

(IN FEET)

1 inch = 50 ft.

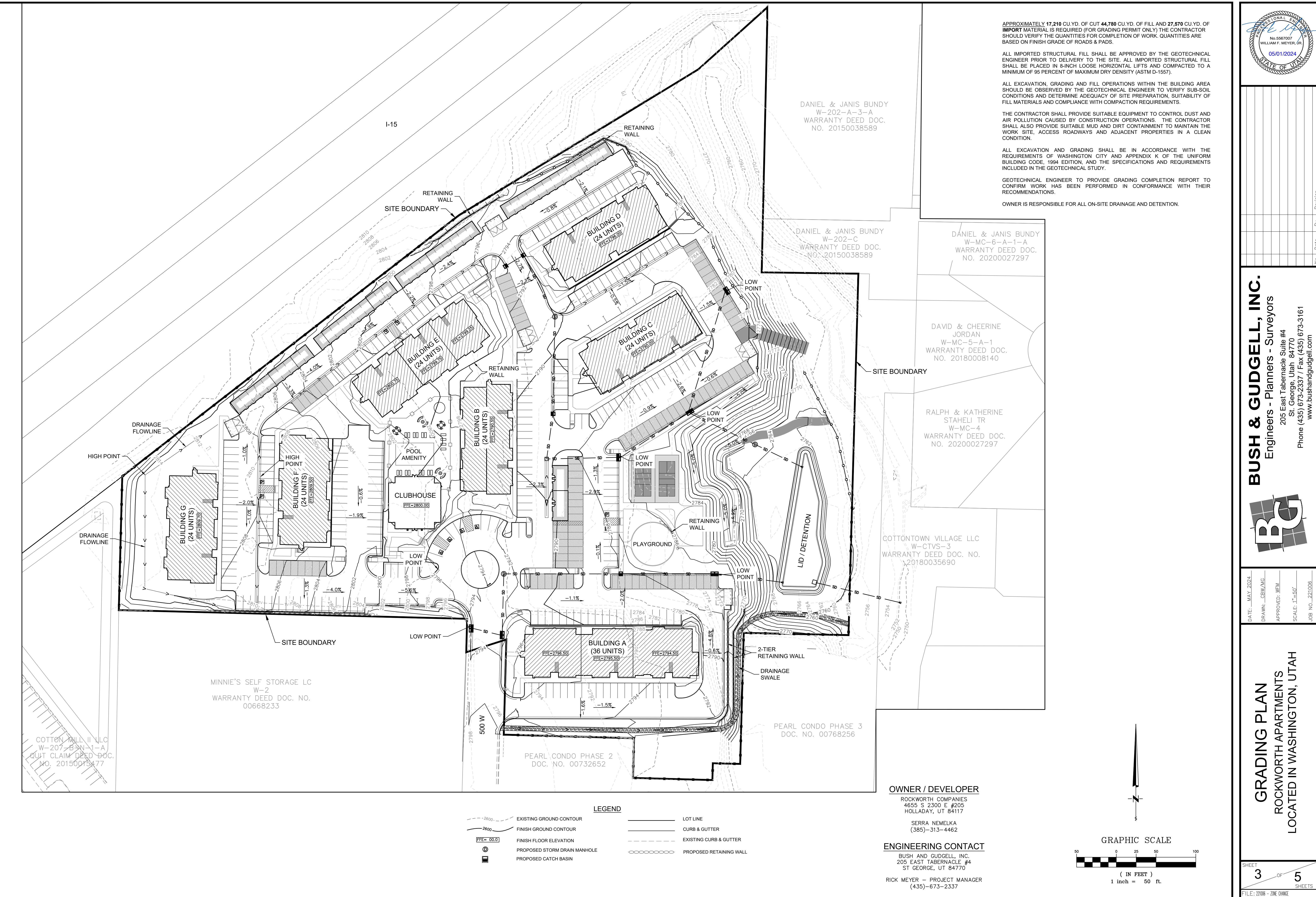
SHEET
2 OF 5
SHEETS
FILE: 221006 - ZONE CHANGE

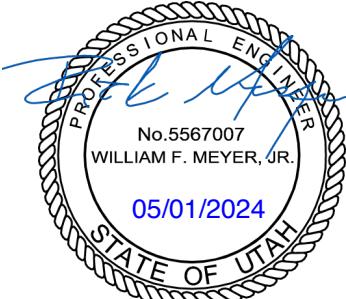
Architectural Site Plan for PEARL CONDO PHASE 3 and PEARL CONDO PHASE 2

Key Features and Labels:

- Buildings:** BUILDING A (36 UNITS), BUILDING B (24 UNITS), BUILDING C (24 UNITS), BUILDING D (24 UNITS), BUILDING E (24 UNITS), BUILDING F (24 UNITS), BUILDING G (24 UNITS).
- Amenities:** OUTDOOR POOL AMENITY, CLUBHOUSE, PICKLEBALL, BASKETBALL, PLAYGROUND, DOG PARK.
- Infrastructure:** 6' BLOCK WALL, FLOODPLAIN LINE, DIRECTORY BOARD, EASEMENT TO BE GRANTED TO WASHINGTON CITY FOR TRAIL, 10' ASPHALT TRAIL CONNECTOR TO CITY MILL CREEK TRAIL, 16' WIDE GRAVEL CITY ACCESS FOR SEWER MAINTENANCE.
- Coordinates:** N1°29'25"E 168.34', N1°29'14"E 37.30', N1°29'14"E 37.30', N1°33'23"E 42.10', N1°33'23"E 42.10', N1°33'23"E 119.80', N1°33'23"E 119.80', N1°33'23"E 50.00', N1°33'23"E 50.00', N88°33'39"W 438.48', N88°26'37"W 164.00', N88°26'37"W 100.00', N88°44'37"W 34.39', N88°44'37"W 131.84', S72°22'41"W 52.95', S1°33'23"W 21.11', S1°33'23"W 165.00', S1°33'23"W 455.14', S89°11'34"E 121.65', S1°17'06"W 311.09', S1°17'06"W 311.09', N88°37'44"E 352.10', N88°37'44"E 116.80', S1°17'06"W 311.09', N88°37'44"E 352.10', N88°37'44"E 116.80', S1°17'06"W 311.09'.
- Coordinates (Continued):** N1°29'14"E 37.30', N1°29'14"E 37.30', N1°33'23"E 42.10', N1°33'23"E 42.10', N1°33'23"E 50.00', N1°33'23"E 50.00', N88°33'39"W 438.48', N88°26'37"W 164.00', N88°26'37"W 100.00', N88°44'37"W 34.39', N88°44'37"W 131.84', S72°22'41"W 52.95', S1°33'23"W 21.11', S1°33'23"W 165.00', S1°33'23"W 455.14', S89°11'34"E 121.65', S1°17'06"W 311.09', N88°37'44"E 352.10', N88°37'44"E 116.80', S1°17'06"W 311.09', N88°37'44"E 352.10', N88°37'44"E 116.80', S1°17'06"W 311.09'.
- Other Labels:** I-15, MINNIE'S SELF STORAGE LC W-2, WARRANTY DEED DOC. NO. 00668233, COTTON MILL II LLC W-207-B-N-1-A, QUIT CLAIM DEED DOC. NO. 20150015477, PEARL CONDO PHASE 2 DOC. NO. 00732652, PEARL CONDO PHASE 3 DOC. NO. 00768256, OWNER / DEVELOPER ROCKWORTH COMPANIES 4655 S 2300 E #205 HOLLADAY, UT 84117, SERRA NEMELKA (385)-313-4462.

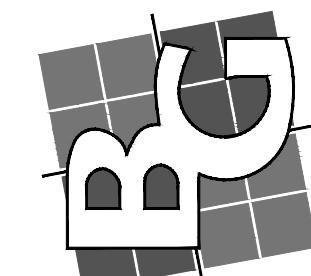
X:\221000-221999\221006 – Rockworth Apartments\Drawings\Zone Change\221006 – COVER & SITE.dwg





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UTILITY PLAN
ROCKWORTH APARTMENTS
LOCATED IN WASHINGTON, UTAH

DATE: MAY 2024
DRAWING: CBWAG
APPROVED: WFM
SCALE: 1" = 50'
JOB NO: 221006

DANIEL & JANIS BUNDY
W-202-A-3-A
WARRANTY DEED DOC.
NO. 20150038589

DANIEL & JANIS BUNDY
W-202-C
WARRANTY DEED DOC.
NO. 20150038589

DANIEL & JANIS B
W-MC-6-A-1
WARRANTY DEED
NO. 202000272

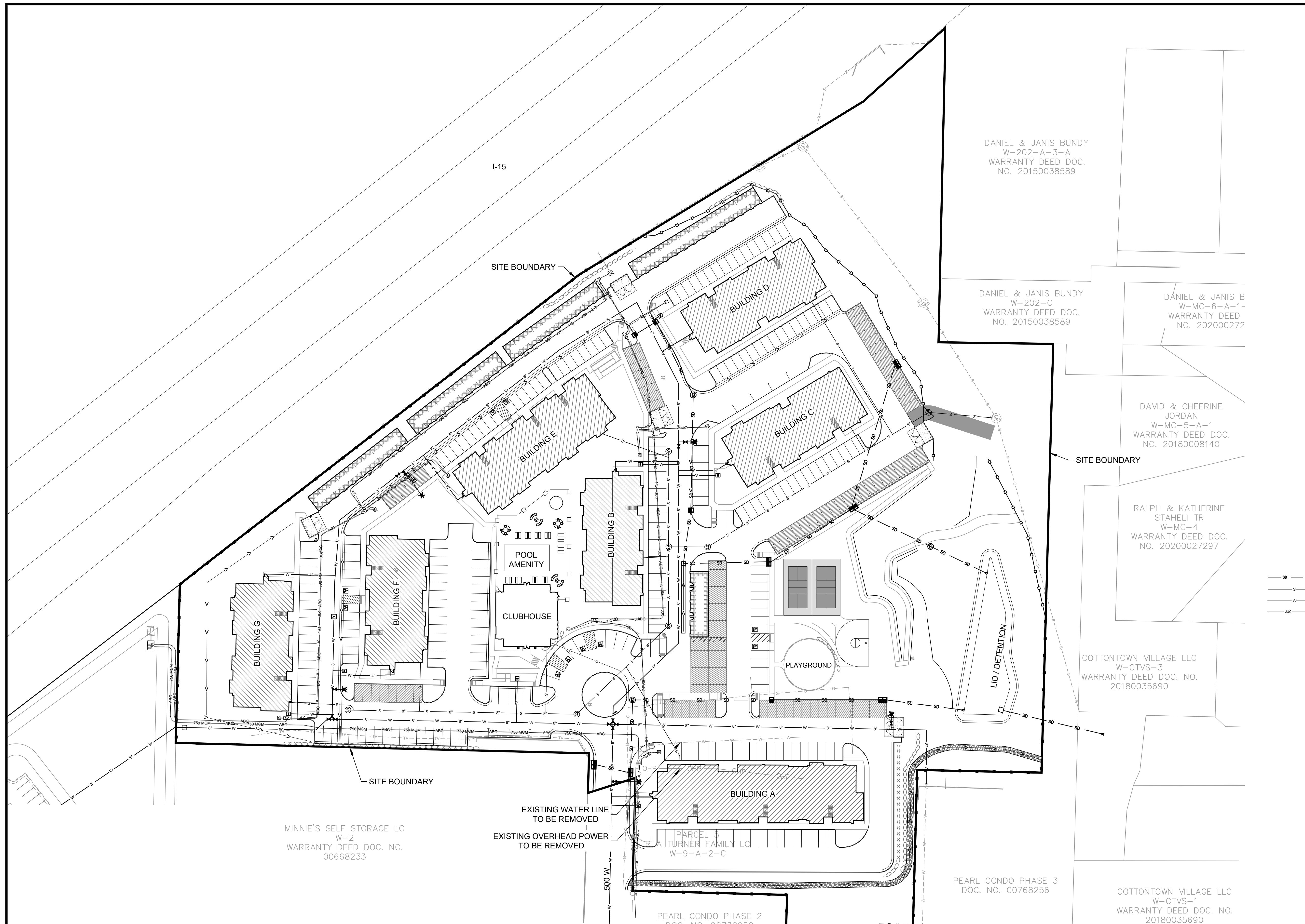
DAVID & CHEERINE
JORDAN
W-MC-5-A-1
WARRANTY DEED DOC.
NO. 20180008140

RALPH & KATHERINE
STAHELI TR
W-MC-4
WARRANTY DEED DOC.
NO. 20200027297

COTTONTOWN VILLAGE LLC
W-CTVS-3
WARRANTY DEED DOC. NO.
20180035690

LEGEND

- SD - PROPOSED STORM DRAIN PIPE
- S - PROPOSED SEWER LINE
- W - PROPOSED WATER LINE
- JUC - PROPOSED JUC TRENCH
- MD - PROPOSED STORM DRAIN MANHOLE
- SM - PROPOSED SEWER MANHOLE
- FH - PROPOSED FIRE HYDRANT
- CB - PROPOSED CATCH BASIN
- WM - PROPOSED WATER METER
- PL - PROPOSED POLE MOUNTED LIGHT
- WL - PROPOSED WALL PACK LIGHT

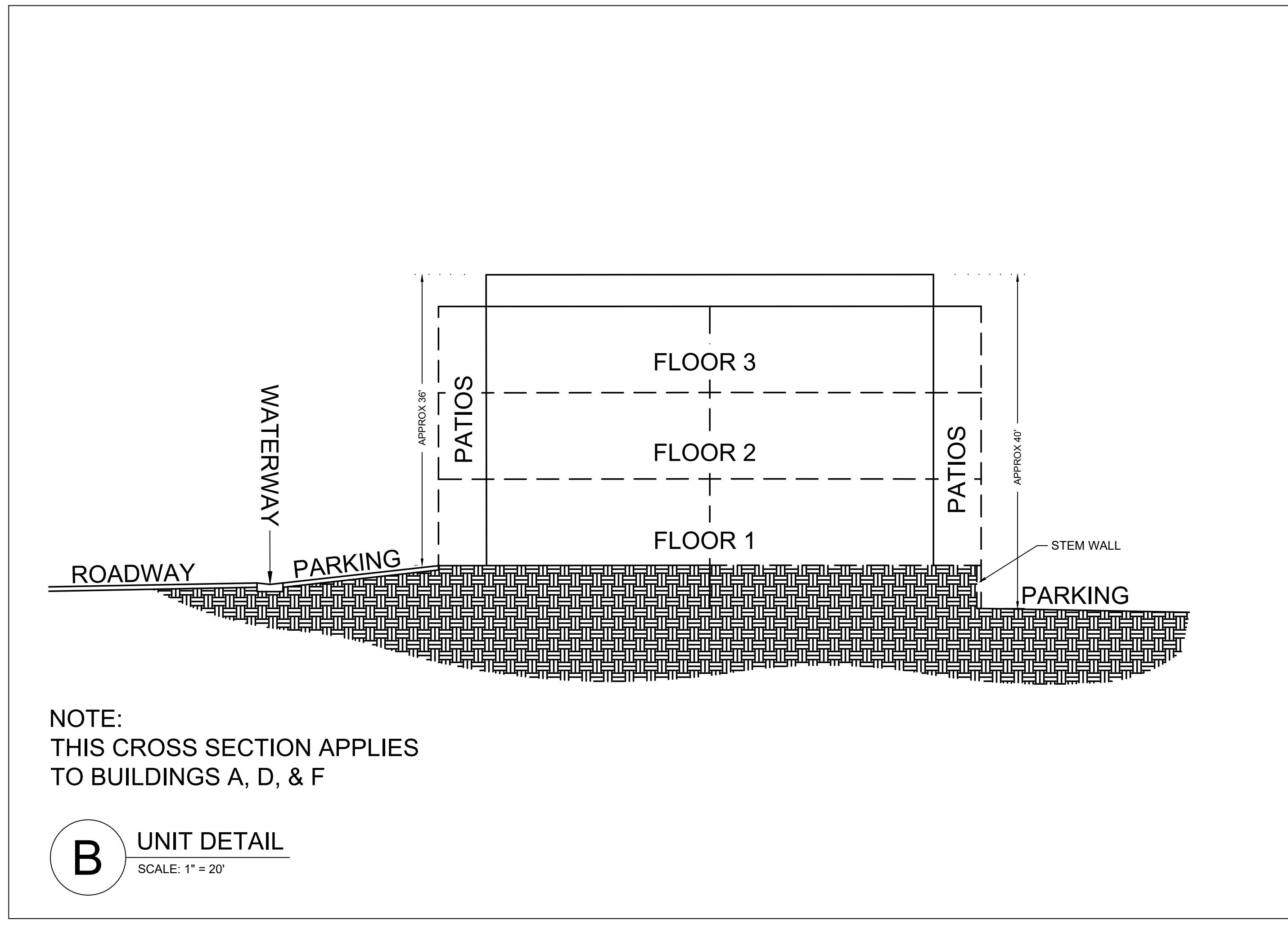
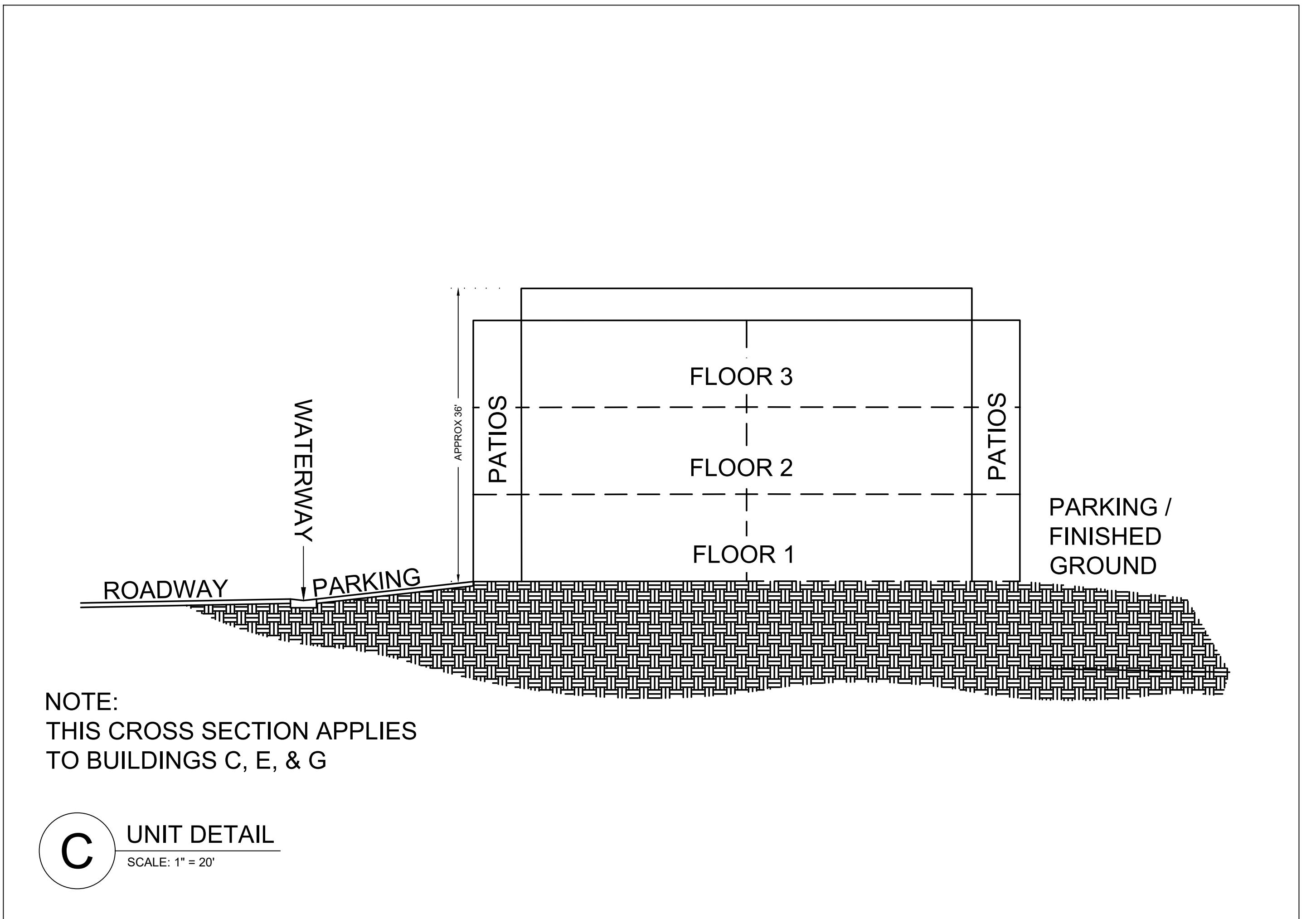
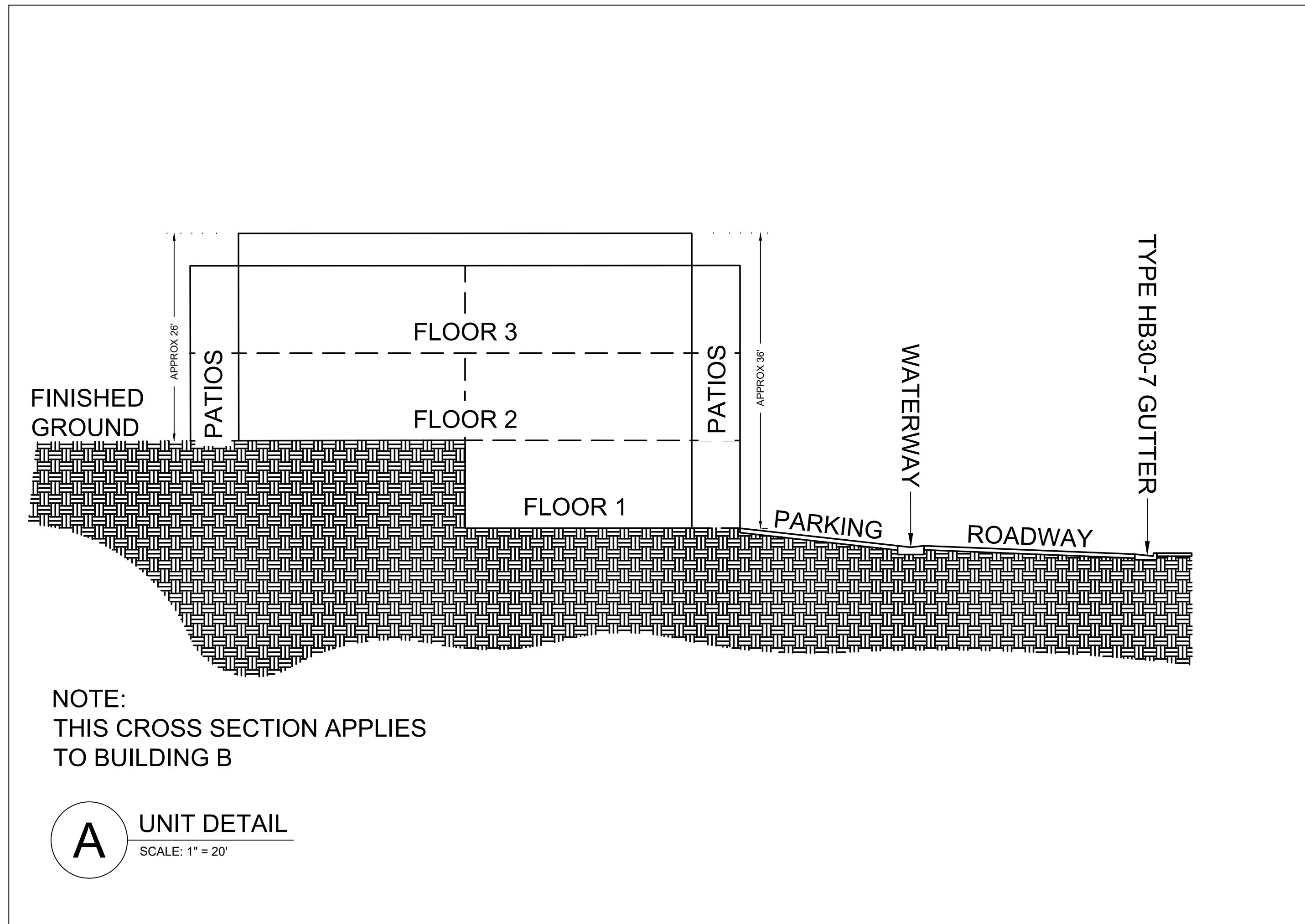
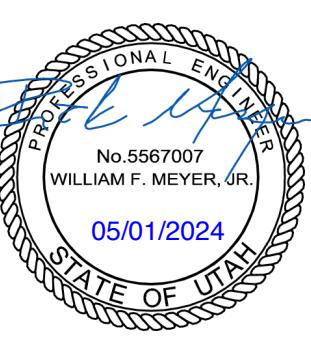


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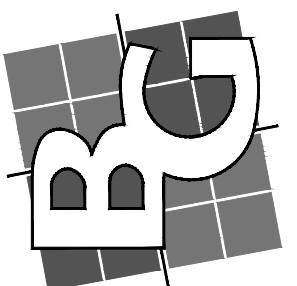
ENGINEERING CONTACT
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ST GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435)-673-2337

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

SHEET
4 OF 5
SHEETS
FILE: 221006 - ZONE CHANGE



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DATE: MAY 2024
DRAWN: CBW/AG
APPROVED: WFM
SCALE: 1" = 20'
JOB NO. 22006

DETAILS
ROCKWORTH APARTMENTS
LOCATED IN WASHINGTON, UTAH

SHEET 5 OF 5 SHEETS
FILE: 221006 - ZONE CHANGE



REV DATE	PROJECT NUMBER	PERMIT NUMBER	PROJ. NAME	DEVELOPER	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRA
3/20/2024	UT22098						JTA
NO.	REVISION	DATE					DRAWN
1	XXXX	XX-XX-XX					SAV
2							CHEC
3							ED: JMA
4							
5							
6							
7							

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



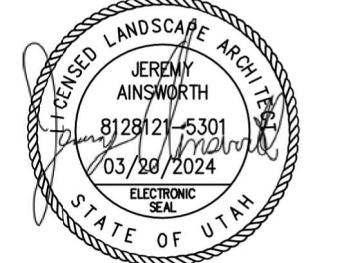
RESIDENCES AT MILLCREEK WASHINGTON, UTAH

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

PKJ
DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR



PM:
DRAWN:
CHEC:
PLOT DATE: 3/20/2024

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, raking and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing which plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ratio): < 3.0
- d. % OM (percent organic matter): > 1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surface. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting soil if the ball is cracked or broken before or during planting operations.

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3/22/2024	UT22098			AE URIBA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization	PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 3/22/2024	
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I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not an irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

M. TURF - SOD LAYING

N. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

O. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

P. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moisture cool to the touch but not be wet and is to be free of pests, disease, or blight. The Contractor shall satisfy himself as to the existing conditions prior to construction. The Contractor shall be fully responsible for finishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

Q. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

R. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is/are to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

S. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

T. Apply water directly after laying sod. Rainfall is not acceptable.

U. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

V. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.

W. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

X. SODDED LAWN AREA
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH RTF WATER SAVER

RHIZOMATOUS TALL FESCUE. SEE REDDESERFSDOFARM.COM. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.

ALL LAWN AREAS TO RECEIVER MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN.

ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

Y. WEED BARRIER
A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

E. All sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is/are to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

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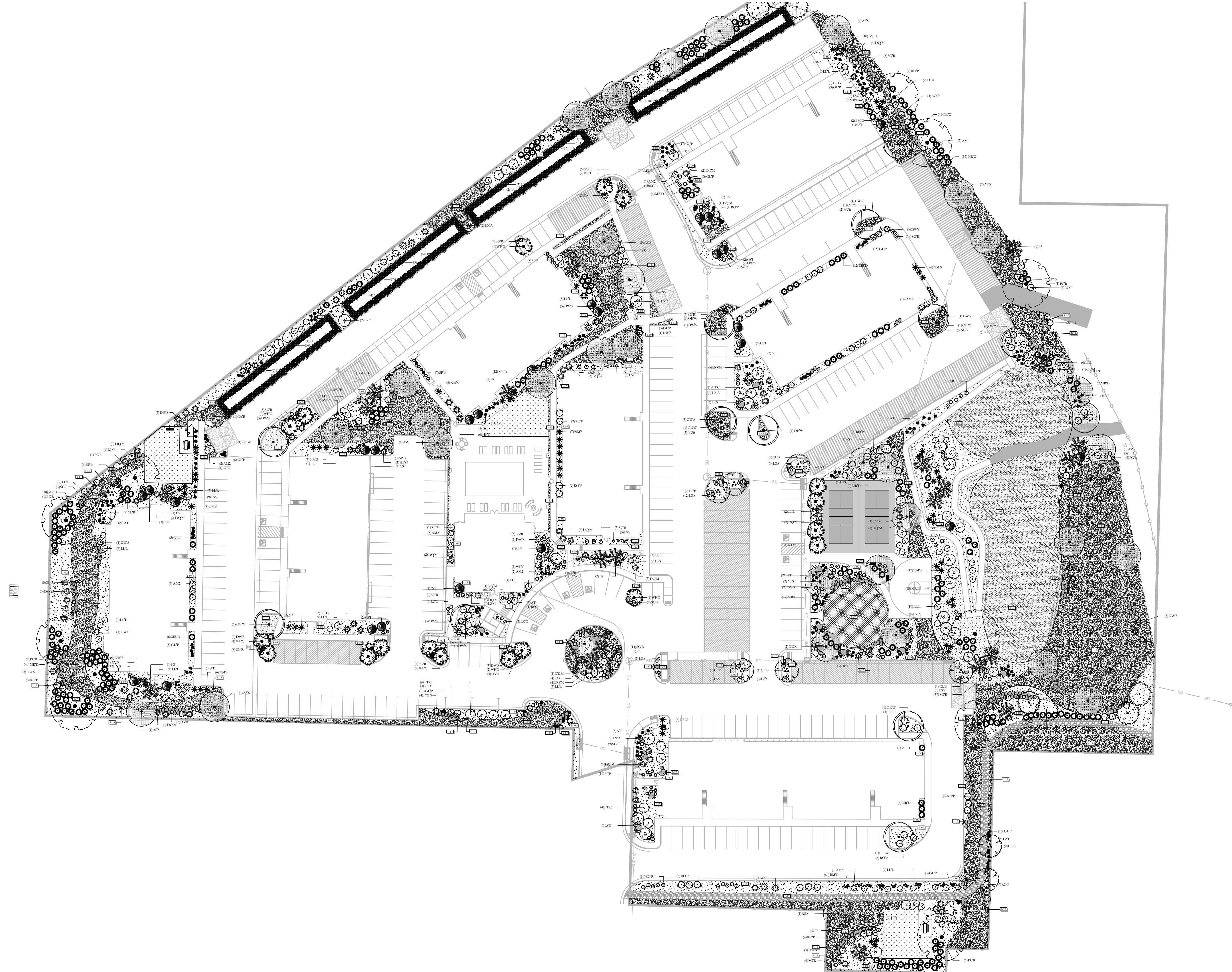
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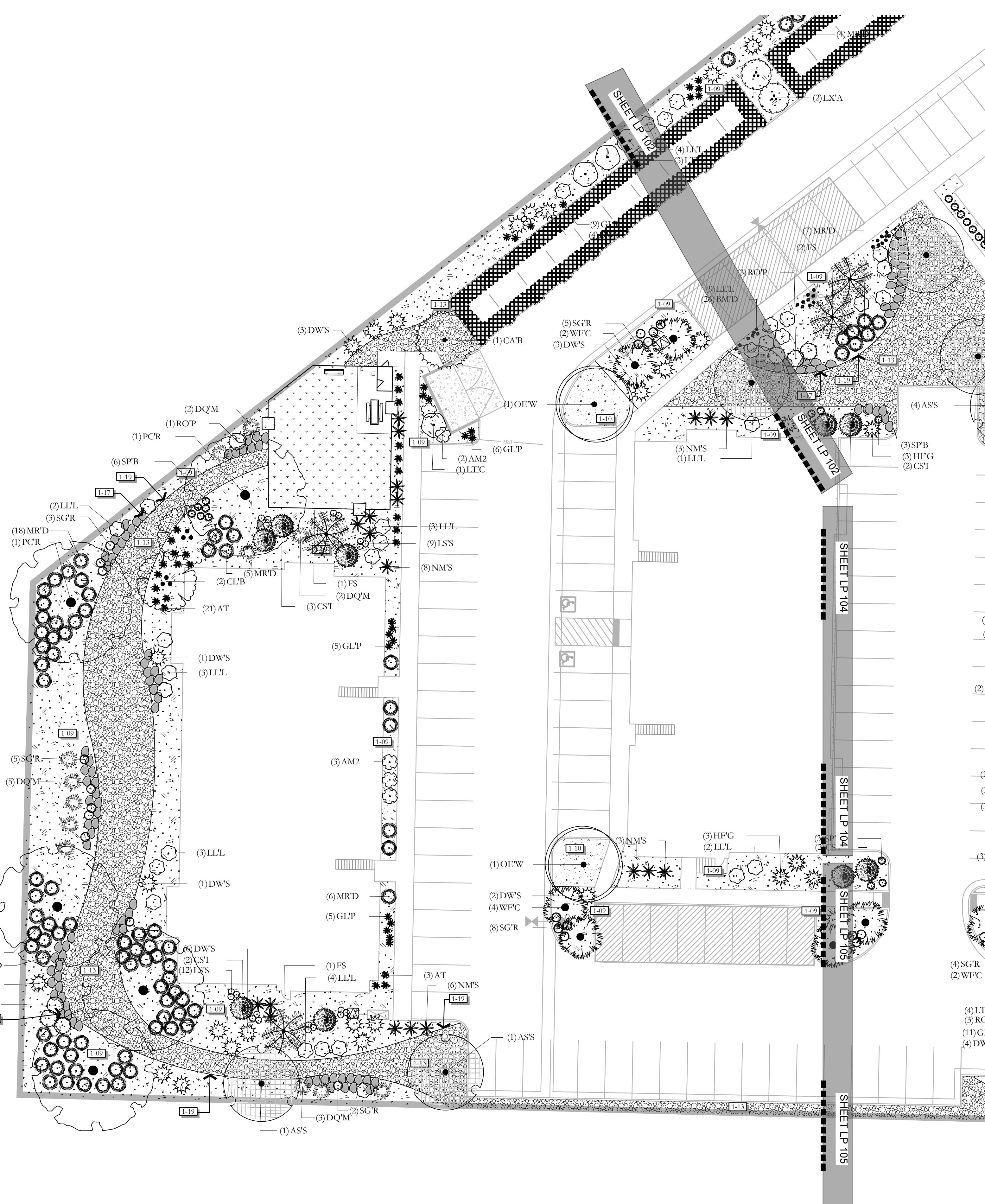
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ISSUE DATE PROJECT NUMBER PLAN INFORMATION

3/22/2024

UT22098



811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RESIDENCES AT MILLCREEK WASHINGTON, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

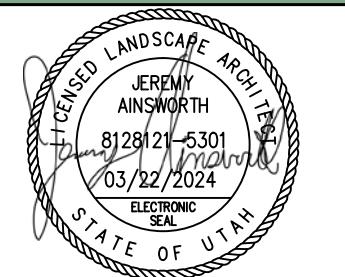
AE URIBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP
Landscape Architecture, Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

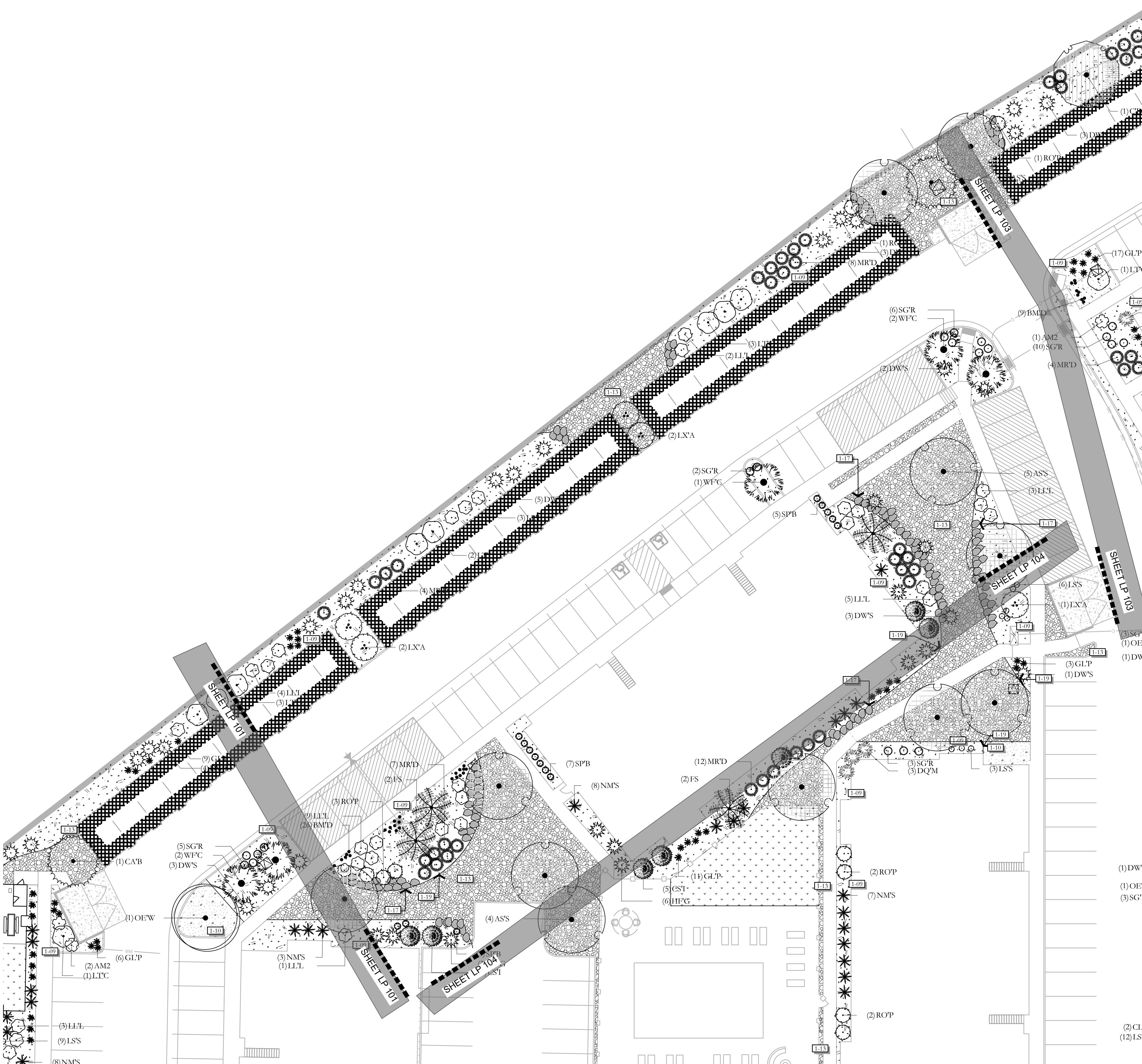


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LANDSCAPE PLAN
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LP-101



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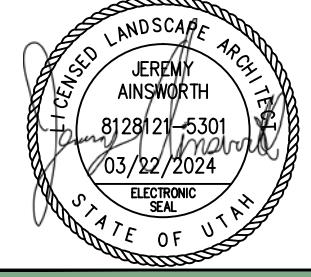
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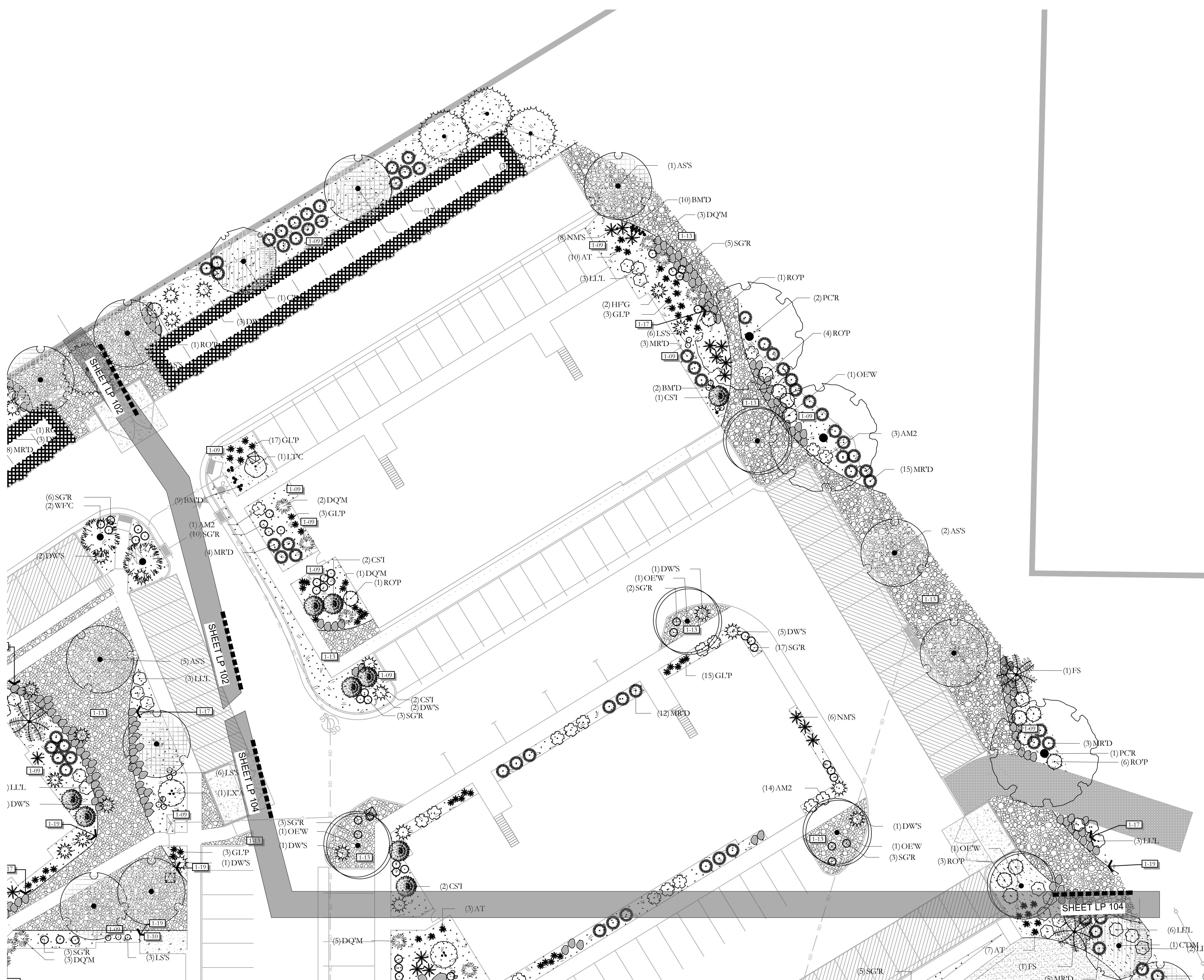
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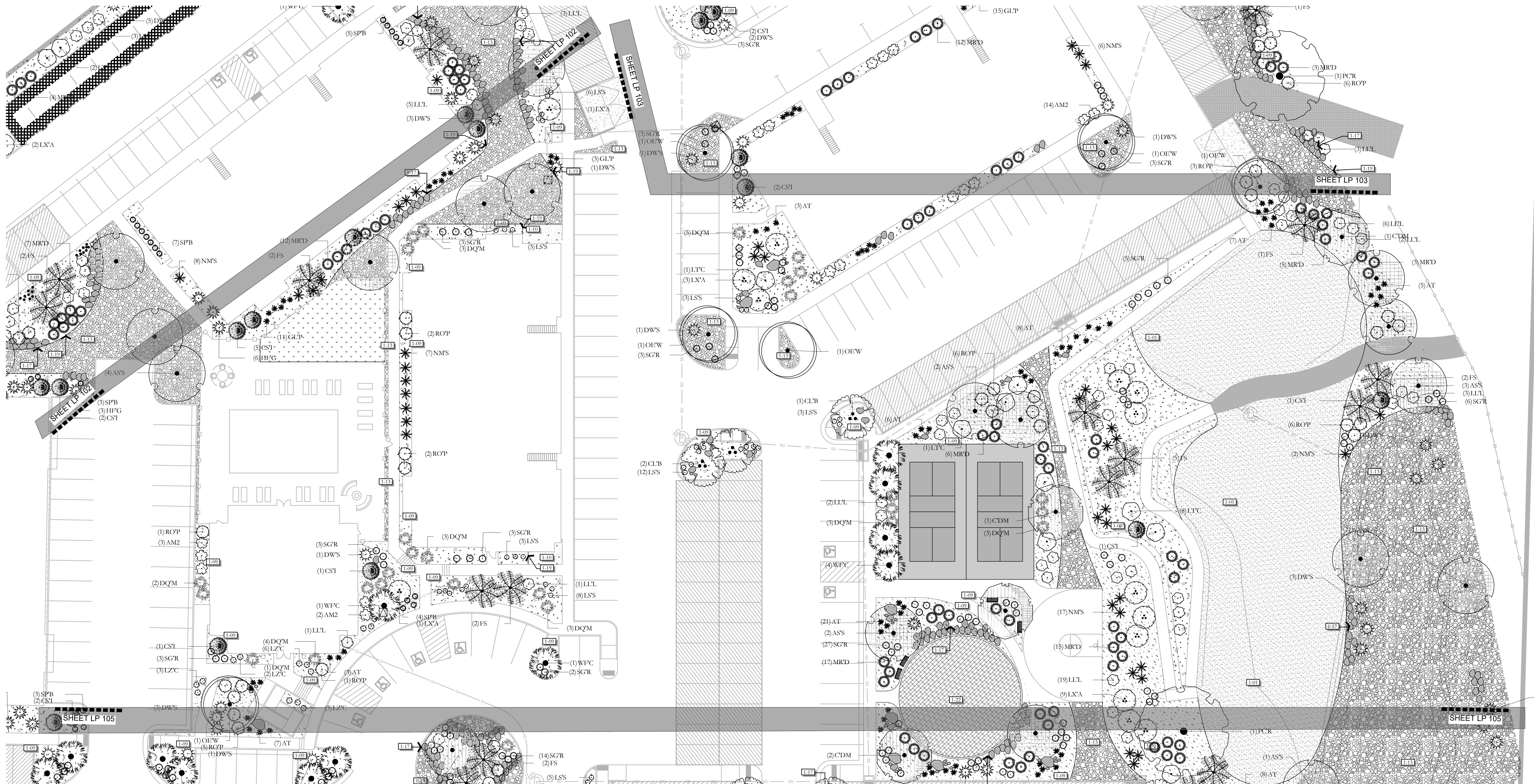
LANDSCAPE PLAN

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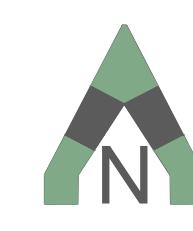
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3/22/2024	UT22098	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	 PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization	AE URBLA 99 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	 RESIDENCES AT MILLCREEK WASHINGTON, UTAH	 LANDSCAPE PLAN PERMIT SET	DRAWN: JIA DRAWN: SJV CHECKED: JIA PLOT DATE: 3/22/2024
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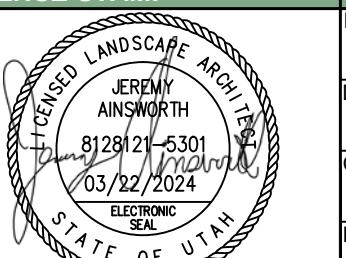
AE URIBIA
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LICENSE STAMP

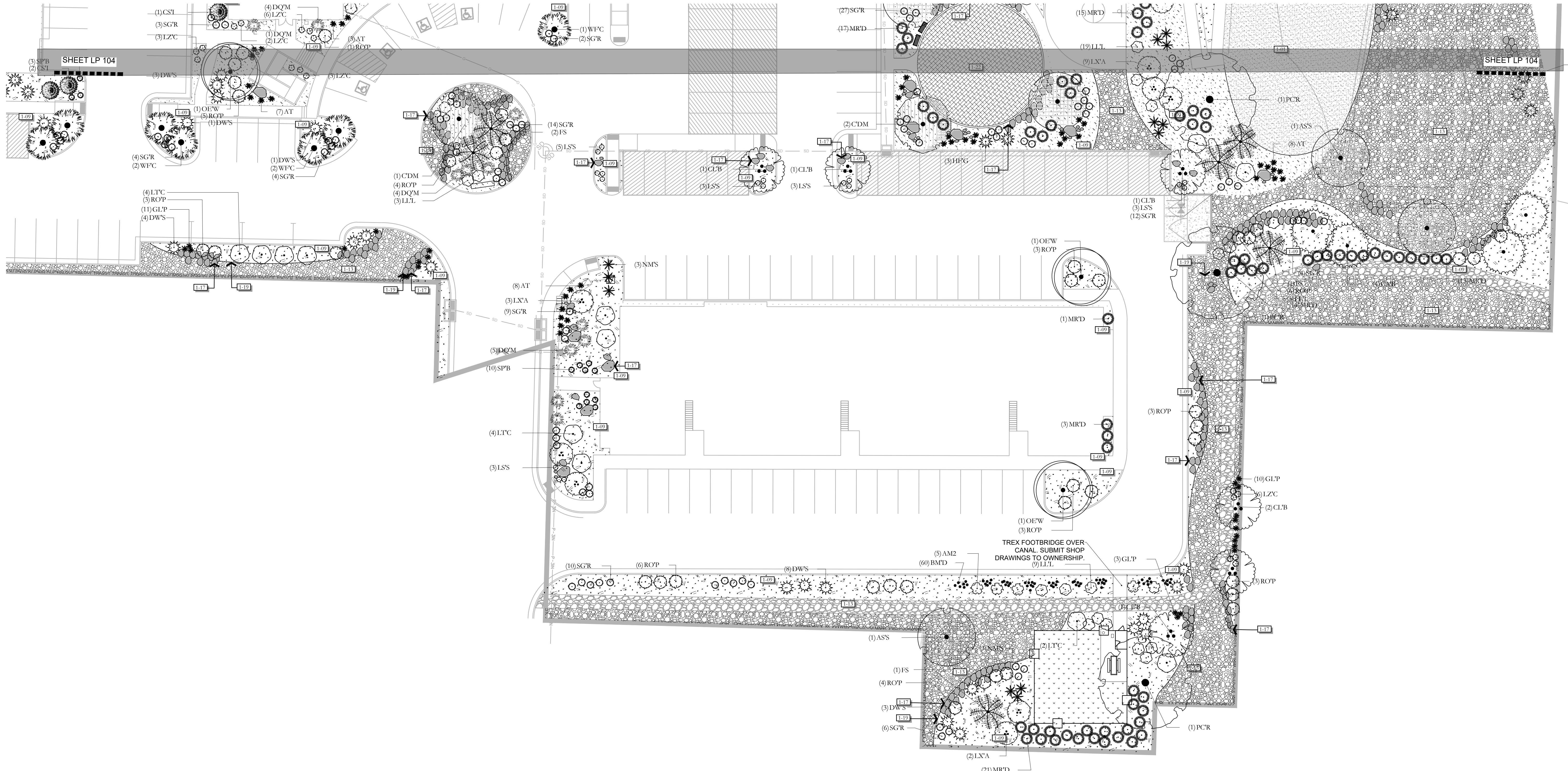


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LANDSCAPE PLAN

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LP-104



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER/ PROPERTY OWNER/ CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2024	UT22098	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	 PKJ DESIGN GROUP Landscape Architecture Planning & Visualization	AE URBIA 999 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	RESIDENCES AT MILLCREEK WASHINGTON, UTAH	 LANDSCAPE PLAN PERMIT SET	DRAWN: JIA DRAWN: SAV CHECKED: JIA PLOT DATE: 3/22/2024
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RESIDENCES AT MILLCREEK WASHINGTON, UTAH



3/22/2024

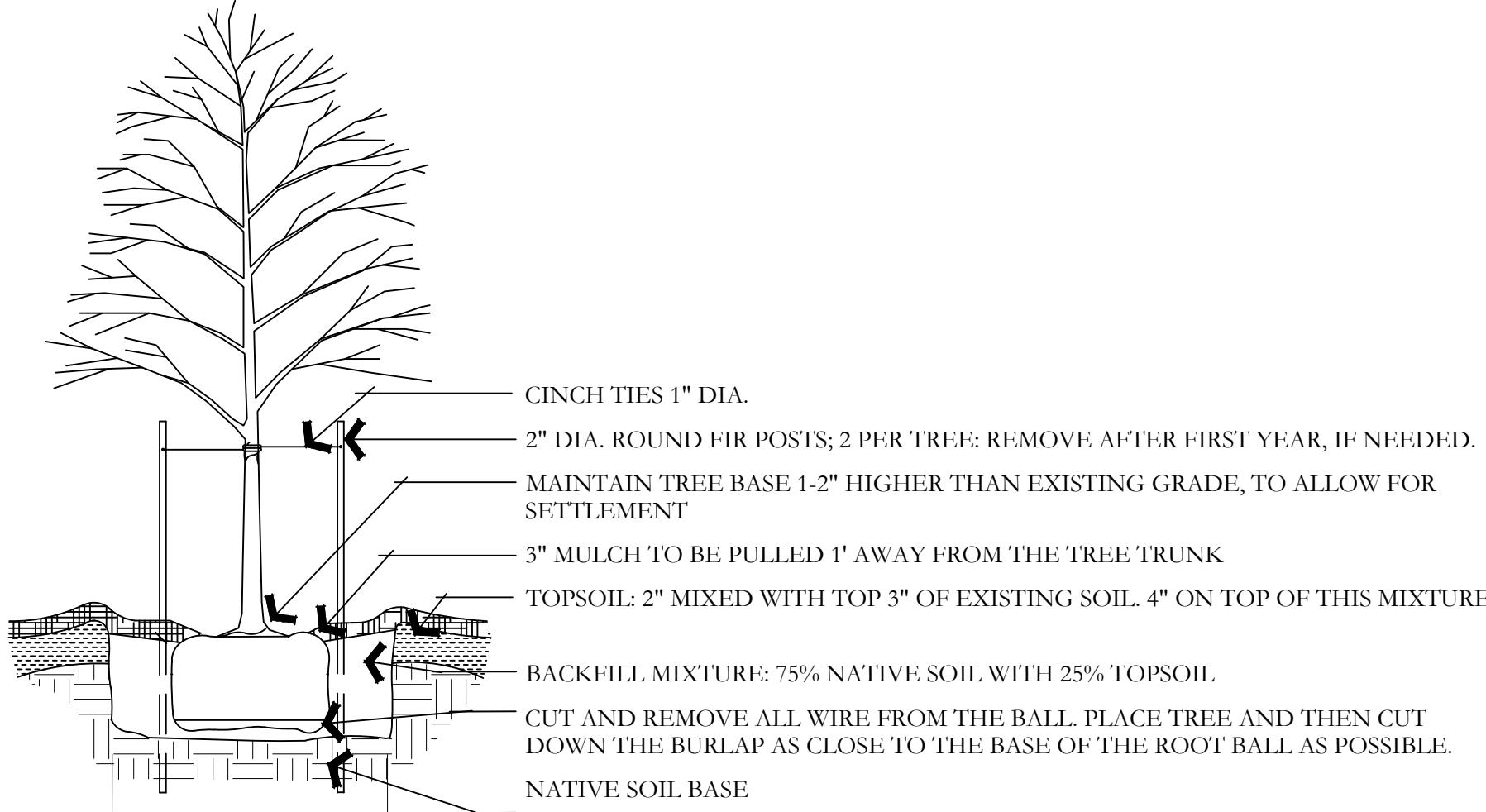
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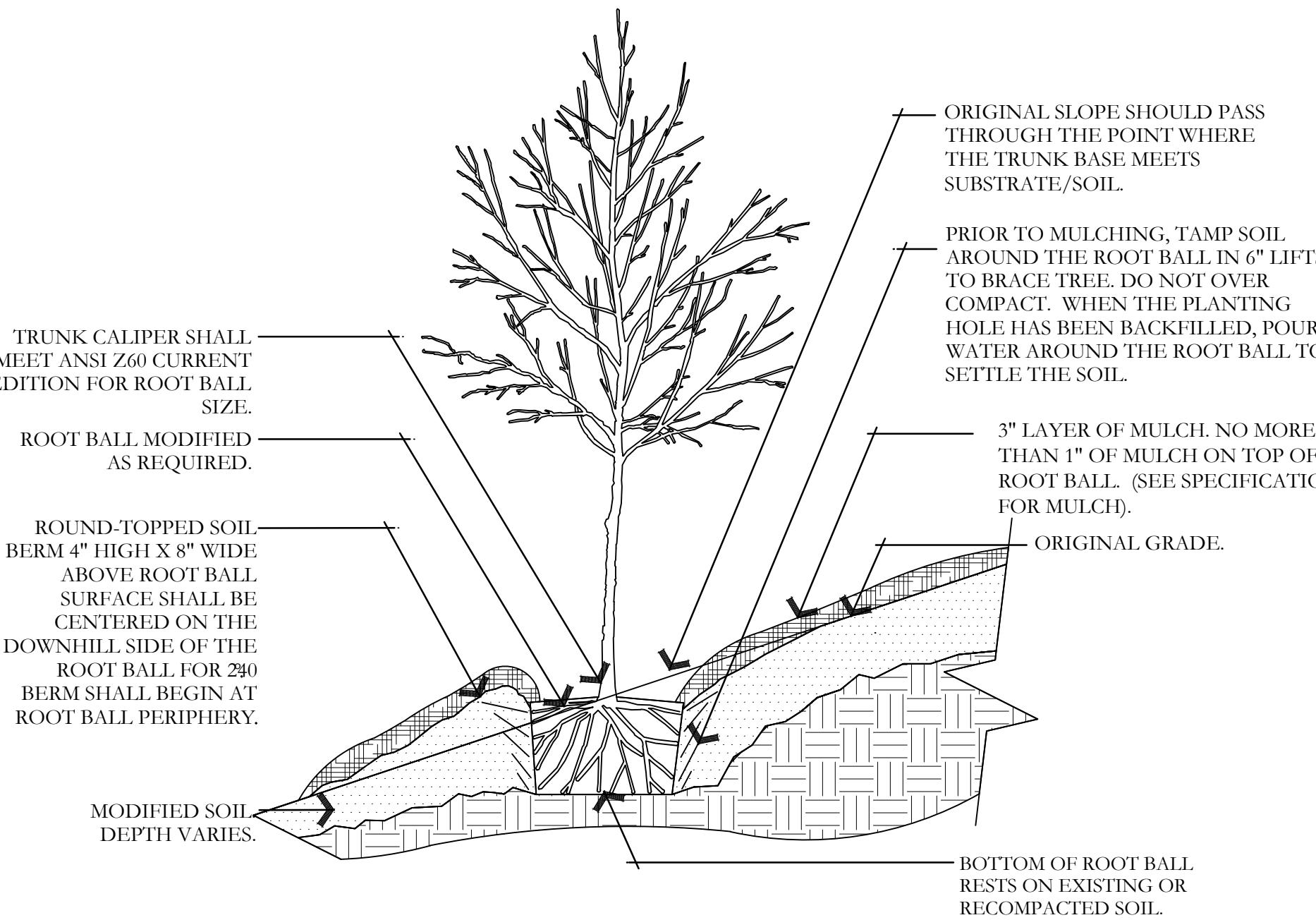


LANDSCAPE PLAN PERMIT SET

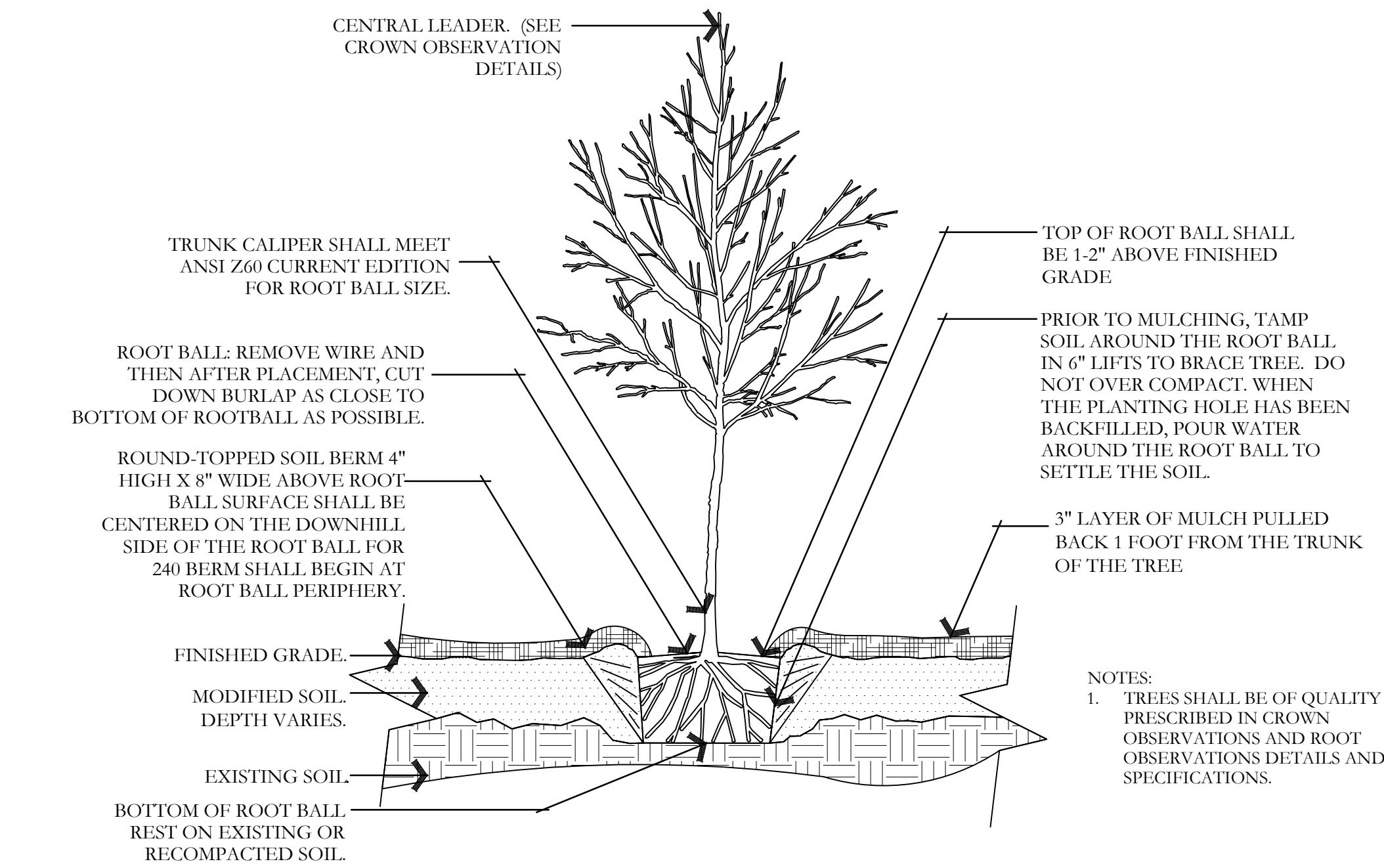
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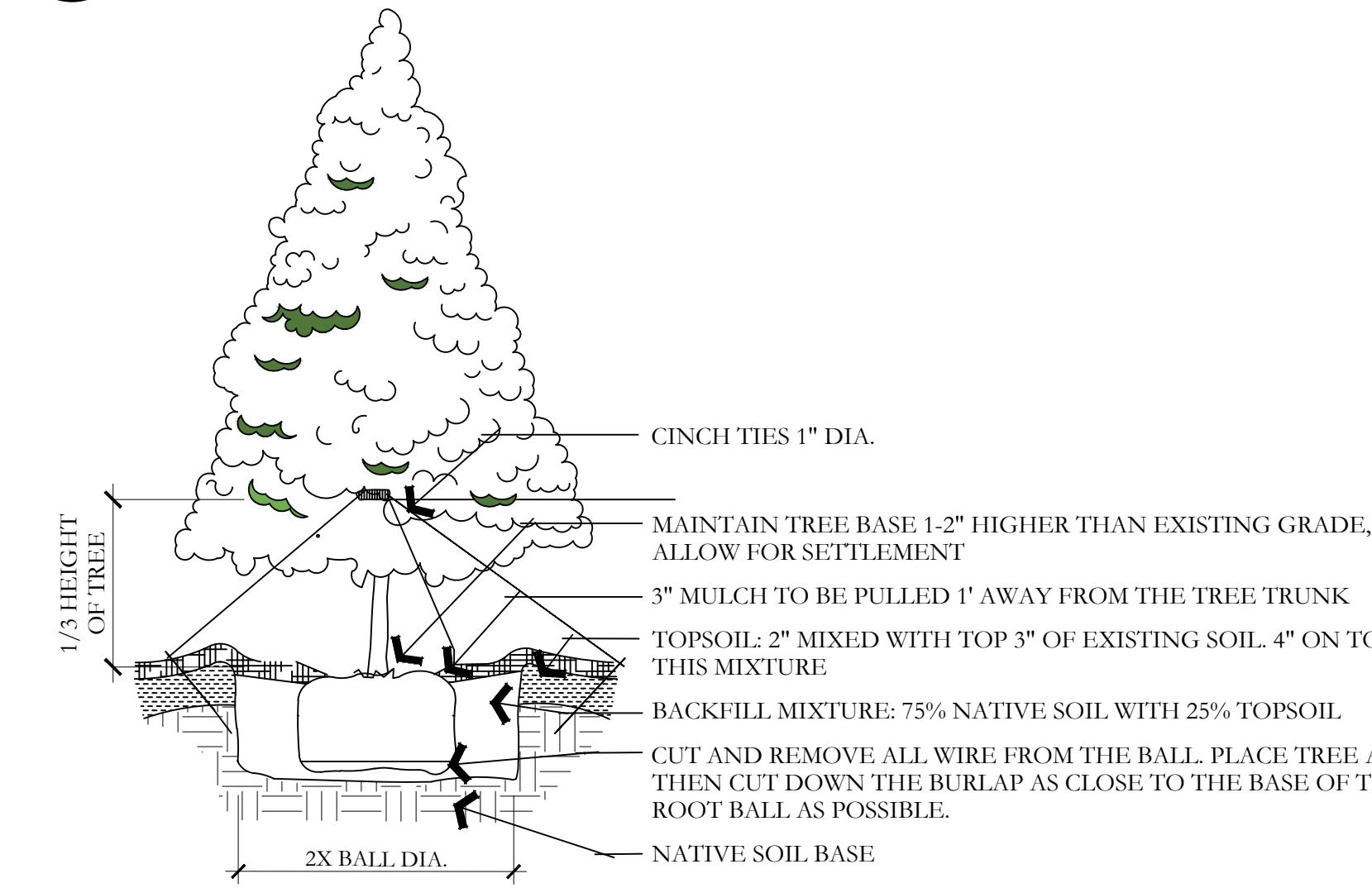
A DECIDUOUS TREE PLANTING
NOT TO SCALE



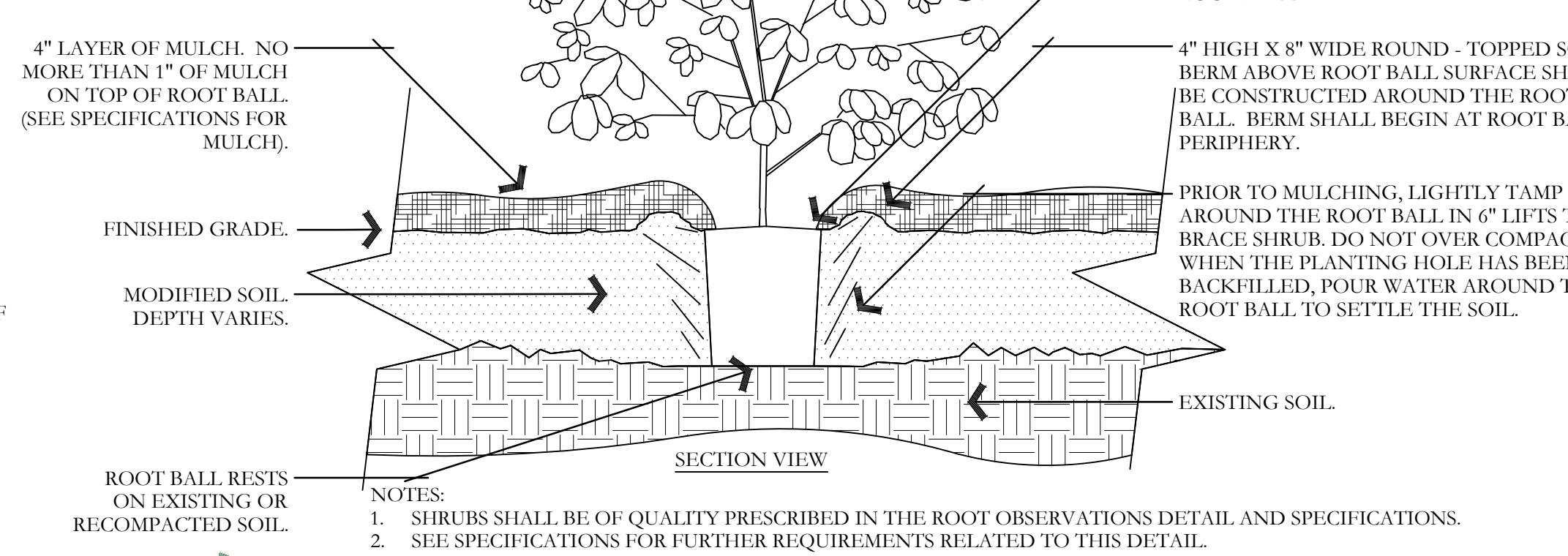
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



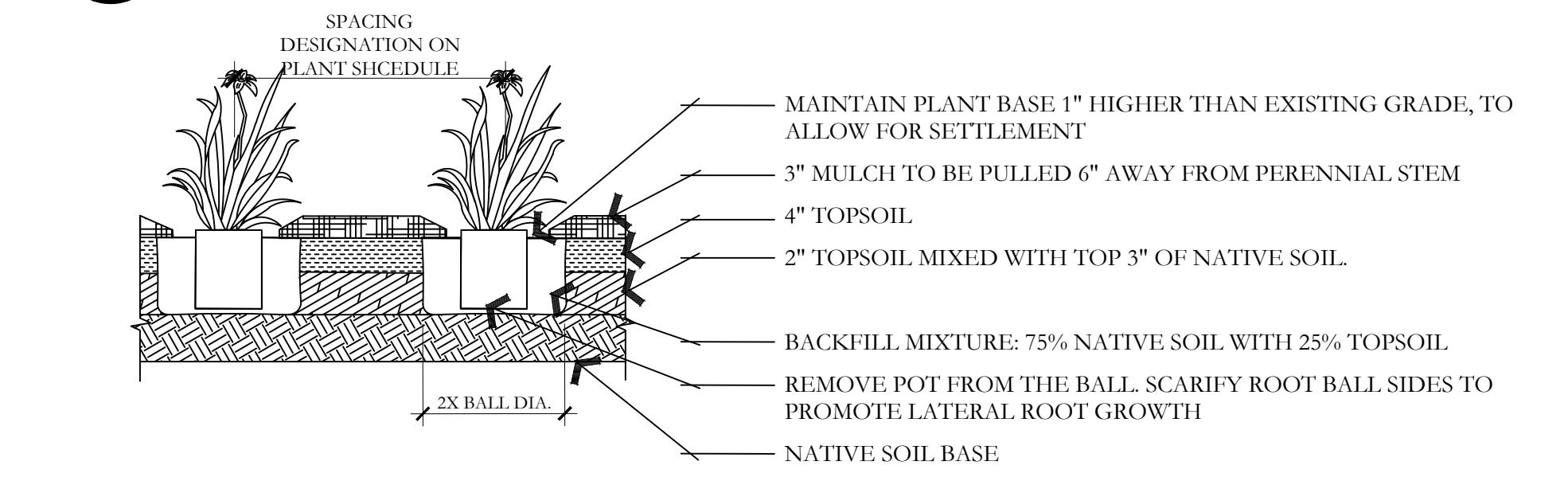
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



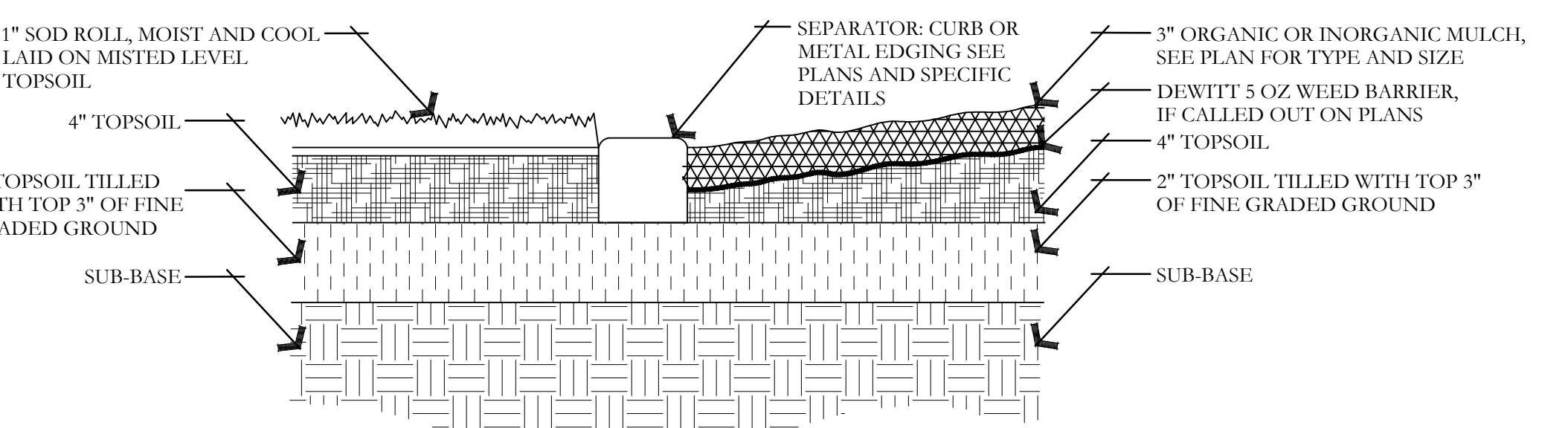
D EVERGREEN TREE PLANTING
NOT TO SCALE



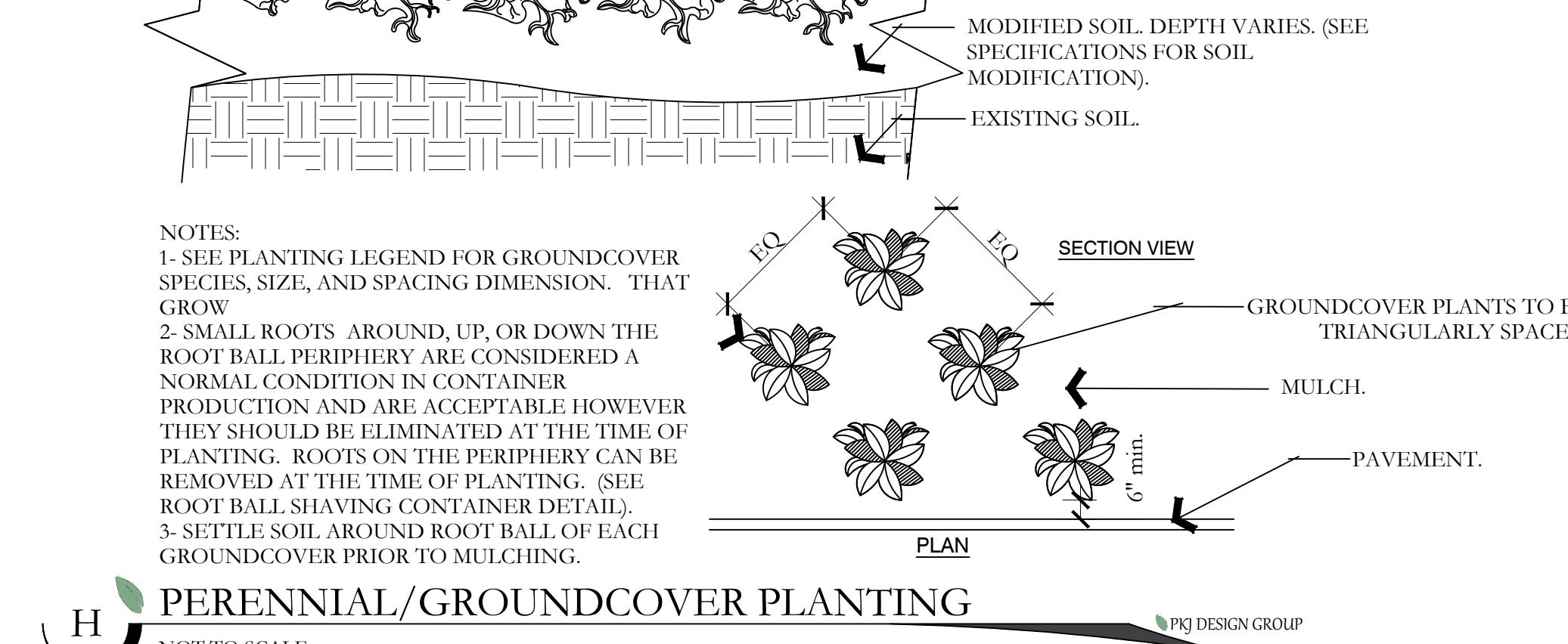
E SHRUB - MODIFIED SOIL
NOT TO SCALE



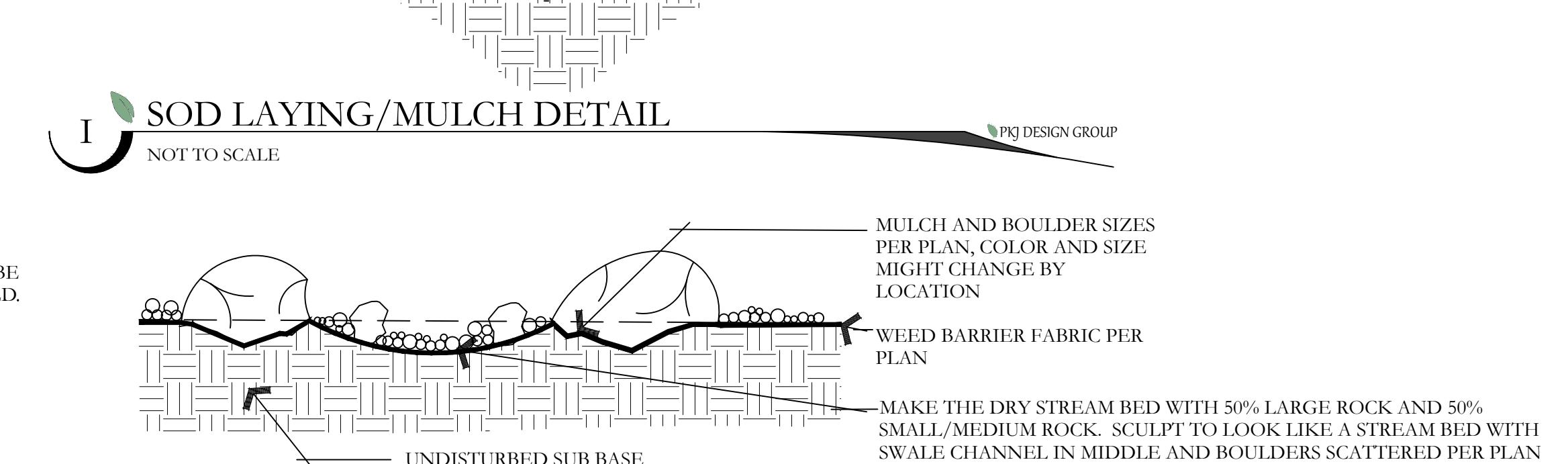
F PERENNIAL PLANTING
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE

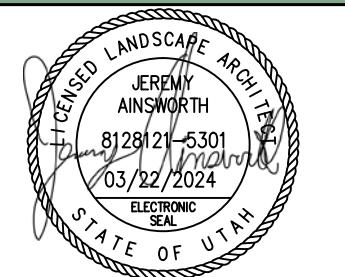


J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2024	UT22098			AE URIBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP Landscape Architecture, Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	PERMIT SET	PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 3/22/2024
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RESIDENCES AT MILLCREEK WASHINGTON, UTAH

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RESIDENCES AT MILLCREEK

WASHINGTON, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and the construction.

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick couple valves shall be placed with manifold groups and protected by manifold isolation valves. Quick couple valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A.Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A.The following standards will apply to the work of this Section:

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document

1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceed in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B.Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleevings, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick couple valves.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Contractor: Upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A.Acceptance: Do not install work in this section prior to acceptance by OAR.

B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws or ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vi. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

vii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include fitting and/or repairing depressions or replacing turn or other platings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A.Furnish the following items to Owner's Representative:

- a. Two quick couple keys with hose swivels.
- b. One of each type of quick couple valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after irrigation system has been turned off. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

1.21 PRODUCTS

A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.0 POINT OF CONNECTION

A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines.

2.3 CONNECTION ASSEMBLY

A.Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B.Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controllers in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

3.2 TRENCHING AND BACKFILLING

A.Pulling of pipe shall not be permitted on this project. Open excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeves from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly sealed. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification.

F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by producer manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A.Isolation valves 3" and larger shall be Watecors brand model 2500 PVC cast iron gate valve, push type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve casting and then extend to grade. Place 10" round valve box over sleeve at grade.

B.Isolation valves 2 1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH180 PVC TOE. Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Man Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A.Isolation valves, remote control valves, and quick couple valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

2.11 VALVES

A.Isolation valves, remote control valves, and quick couple valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

2.12 ISOLATION VALVE BOXES

A.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

B.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 141912 box. Place a minimum of 4" of 1/2" washed gravel beneath valve box for drainage. Bottom of remote control valve box shall be a minimum of 2" above grade.

2.13 SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from hardscapes.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E.Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

2.14 FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

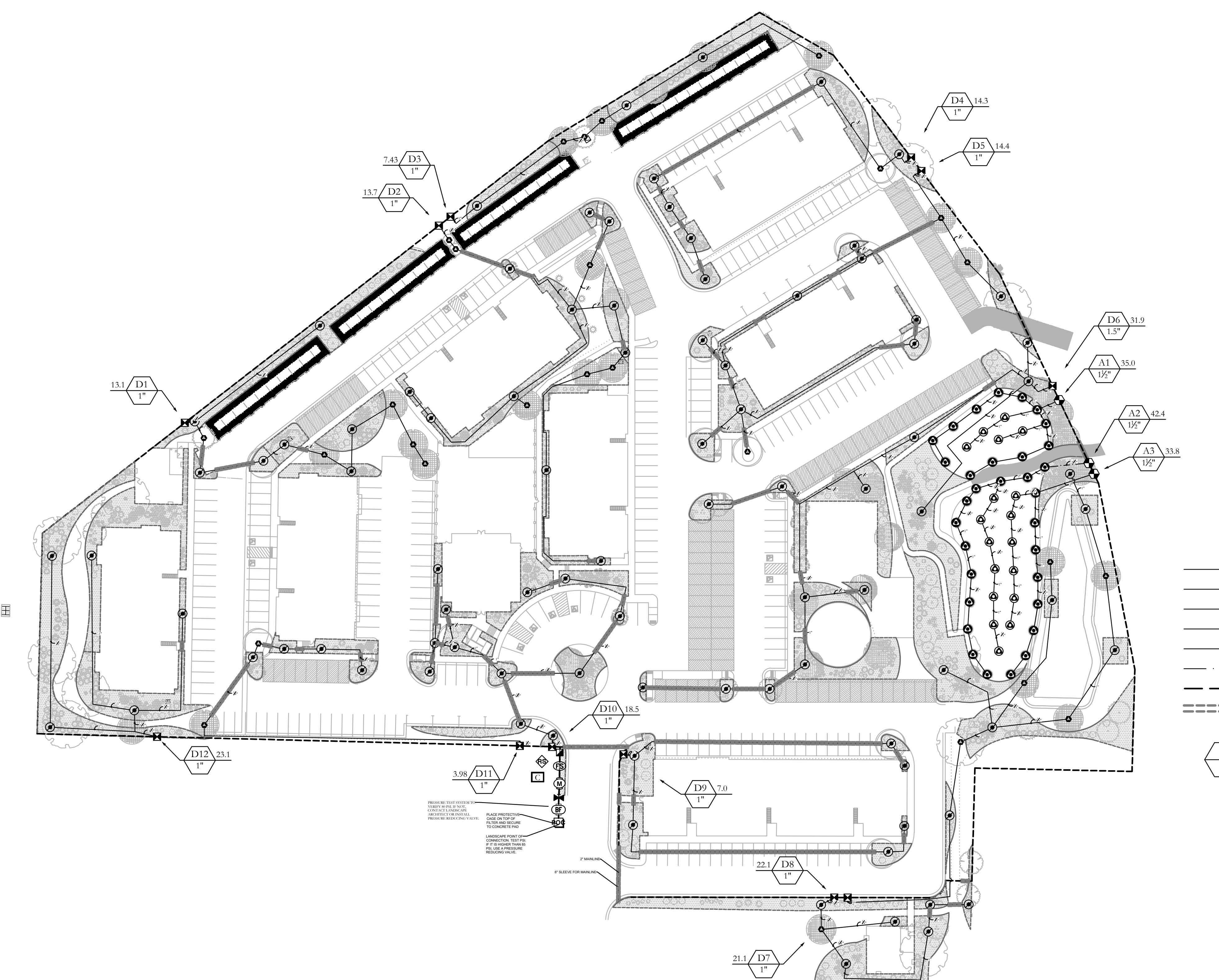
D. Schedule testing with OAR 48 hours for advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F.Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

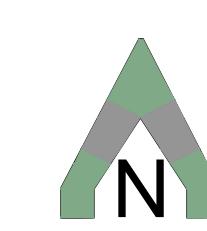
2.15 ADJUSTMENT

A.Sprinkler heads



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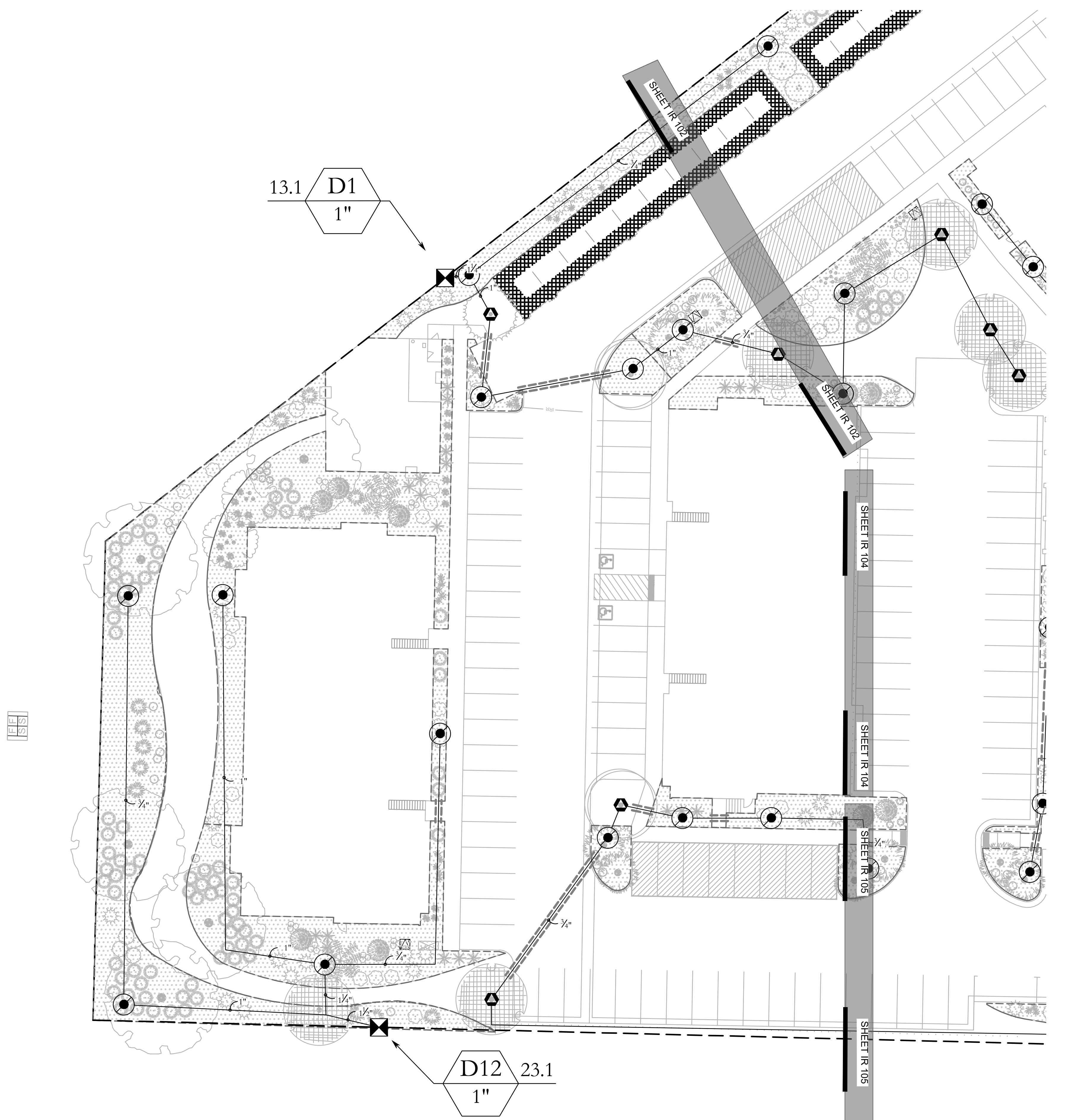


0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

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SOUTH JORDAN, UT 84095
801-575-6455

LICENSE STAMP	DRAWING INFO
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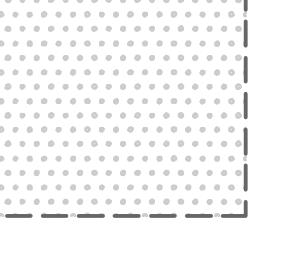
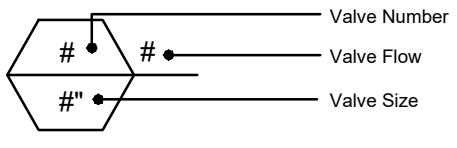
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GRAPHIC SCALE: 1" = 20'

IRRIGATION LEGEND (NOTE: PLANT QUANTITY IF YOU NEED HELP.)

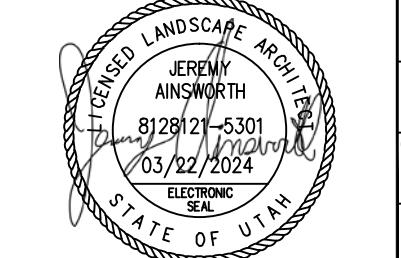
ENTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	50
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	12
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	90
	Rain Bird XFS-09-18 Drip Ring(TREE)	27
	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes: PC-05 emitters (1 assigned to each flat plant) PC-05 emitters (1 assigned to each 4"pot plant) PC-05 emitters (1 assigned to each 1 gal plant) PC-05 emitters (1 assigned to each 2 gal plant) PC-05 emitters (2 assigned to each 3 gal plant) PC-05 emitters (2 assigned to each 5 gal plant) PC-05 emitters (3 assigned to each 15 gal plant) PC-05 emitters (3 assigned to each 20 gal. plant) PC-05 emitters (3 assigned to each B & B plant) PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant) PC-05 emitters (3 assigned to each B & B, 2"Cal plant) PC-05 emitters (3 assigned to each B & B, 4-6` plant) PC-05 emitters (3 assigned to each B & B, 5`-6` plant) PC-05 emitters (3 assigned to each B & B, 6` plant) PC-05 emitters (3 assigned to each B & B, 7`-9` plant) PC-05 emitters (3 assigned to each B & B, 8`-10` plant) PC-05 emitters (4 assigned to each B & B, Multi-trunked plant) PC-05 emitters (4 assigned to each Bulb plant) PC-05 emitters (4 assigned to each Plug plant)	77,186 s.f.
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40-NP 3/4"	4,564 l.f.
	Irrigation Lateral Line: PVC Schedule 40-NP 1"	1,502 l.f.
	Irrigation Lateral Line: PVC Schedule 40-NP 1 1/4"	1,073 l.f.
	Irrigation Lateral Line: PVC Schedule 40-NP 1 1/2"	349.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40-NP 2"	381.0 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21-NP 2 1/2"	34.6 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	2,876 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	1,522 l.f.
		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-IVM 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
	Rain Bird EFB-CP-PRS-D 2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers	1

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IRRIGATION PLAN

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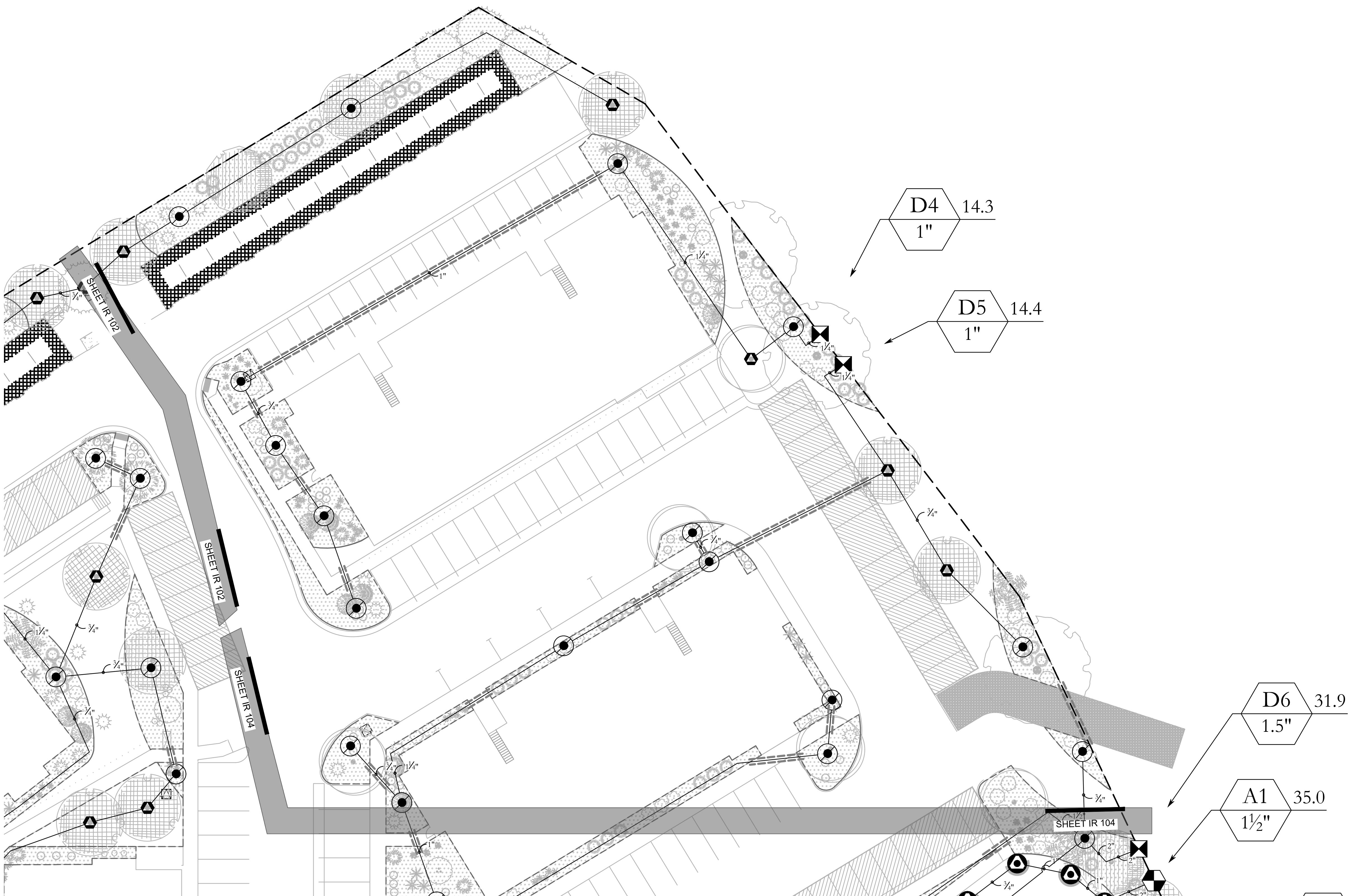
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IRRIGATION NOTES

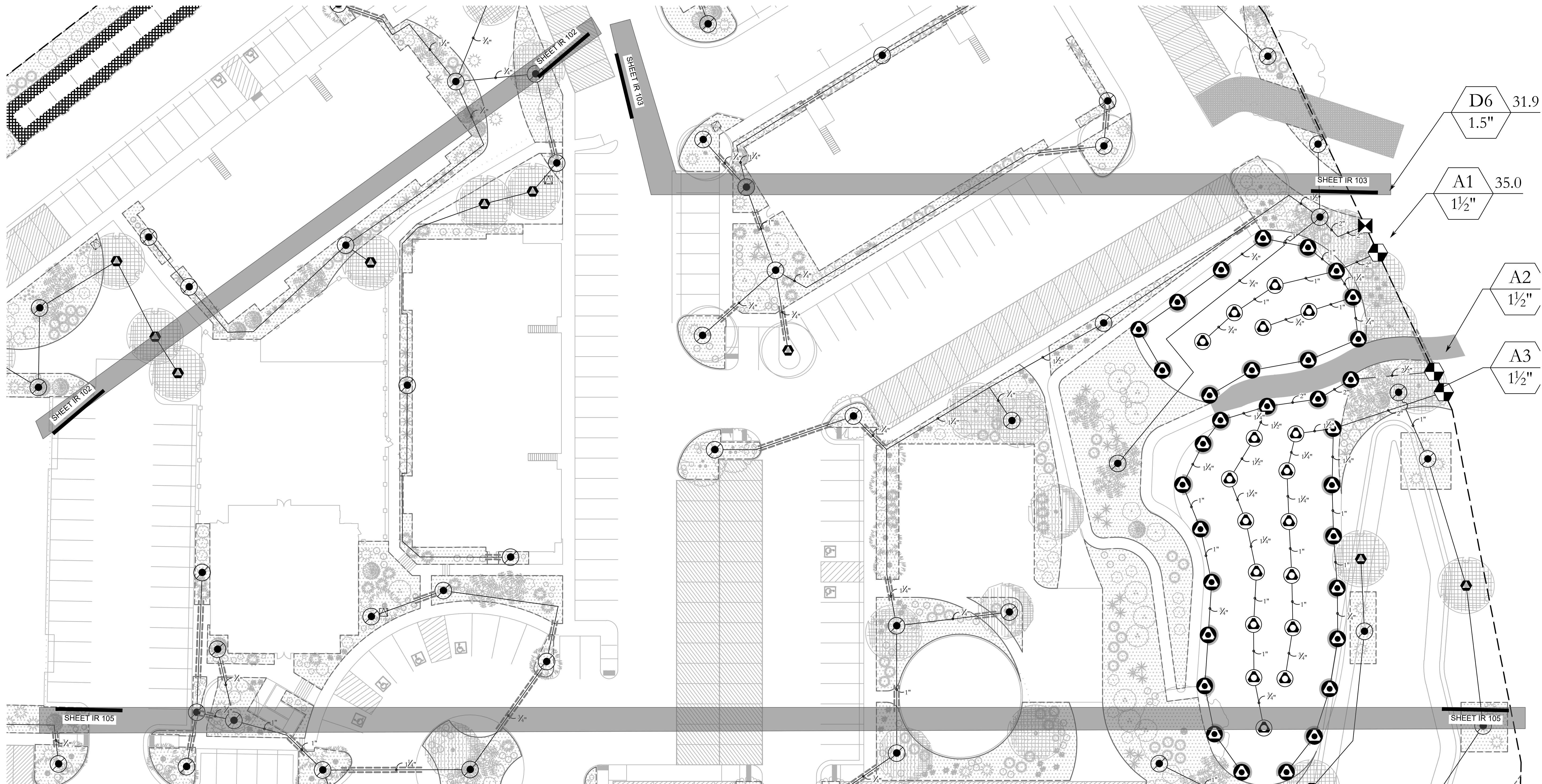
- BEFORE WORK IS TO COMMENCE, BLUE-STAKES DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER; USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 3 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- Drip irrigation to be installed per details. Contractor shall make necessary adjustments. Tubing should rest toward outer edge of rootball and not against trunk of plant.
- A quick coupler shall be installed at point of connection to allow blow out of system by air compressor at end of each season.
- Install sleeves for all pipes and wire conduit that are placed under pavement and sidewalks. sleeves shall be 2 sizes larger than pipe being placed internally. wire conduit shall be installed in class 200 pipe. At any directional change that occurs, a junction box is to be placed.
- Conduits can not be shared by water and electrical lines. All wire to be put in PVC conduit. All wire connections to be placed in a valve box. All wire connections to use waterproof wire connectors with at least 3' of extra wire. Provide plenty of extra wire at every directional change. insulated 14 gauge copper to be used for all control wires and installed per manufacturer's specifications.
- Contractor to install lightning arrestor and grounding rods on site per manufacturer's recommendations, see details.
- Contractor to separate system (controller, valves, and different colored wire) from city maintained property and HOA/owner maintained property.
- Duct tape all sleeves to prevent soil or other debris entering pipe. Identify all sleeves by wood or PVC stakes and spray paint with marking paint. Remove stakes once irrigation system is complete.
- To prevent erosion and low point drainage contractor shall install check valves.
- Locate spray heads no closer than 6" from walls, fences or buildings and 2" away from walks, paths or curbs.
- Pressure test mainline for leaks prior to backfilling. Contact landscape architect/owner at this time for compliance.
- Contractor to consult with owner on exact location of controller. Contractor to coordinate with electrical contractor and owner for the power supply. install all per manufacturer's specifications. Contractor shall install a rain sensor with the controller unless otherwise directed by owner or landscape architect.
- Lateral lines shall be no smaller than 3/4". landscape contractor to ensure the following pipe sizes do not exceed the gpm listed below:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	55 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

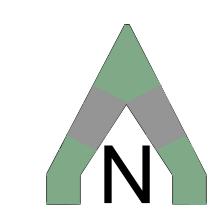
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2024	UT22098						
		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org		AE URIBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/22/2024	
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RESIDENCES AT MILLCREEK WASHINGTON, UTAH							
 IRRIGATION PLAN CITY PERMIT SET							
IR-103							



0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION		
3/22/2024		UT22098	 BLUE UTILITY 1-800 www.bl...		
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RESIDENCES AT MILLCREEK

WASHINGTON, UTAH

A horizontal graphic scale bar with tick marks at 0', 10', 20', 40', and 80'. The segments between the marks are labeled with their respective distances. The bar is composed of several thick, dark gray horizontal lines.

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

NO.	REVISION	DATE
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AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

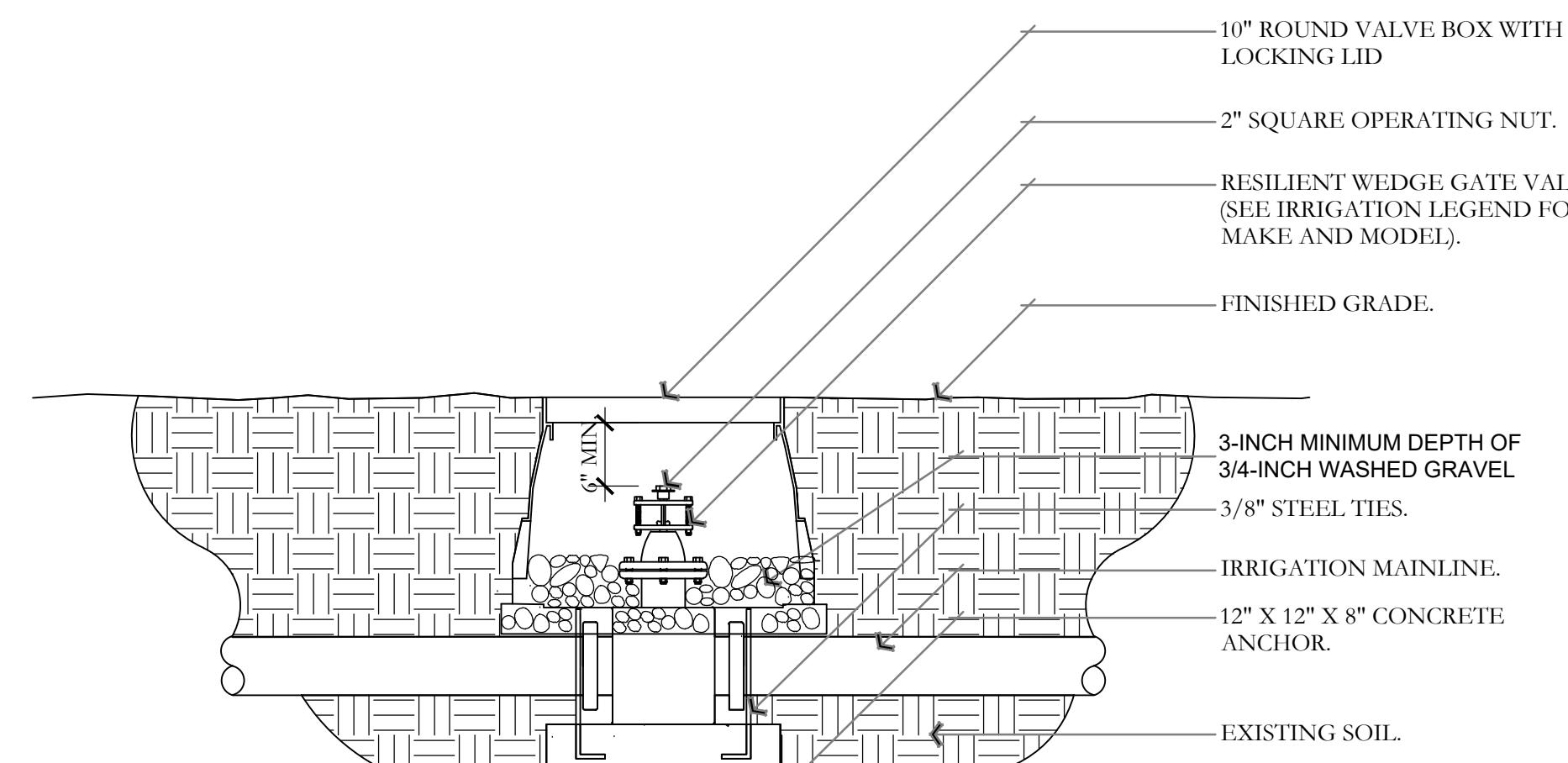
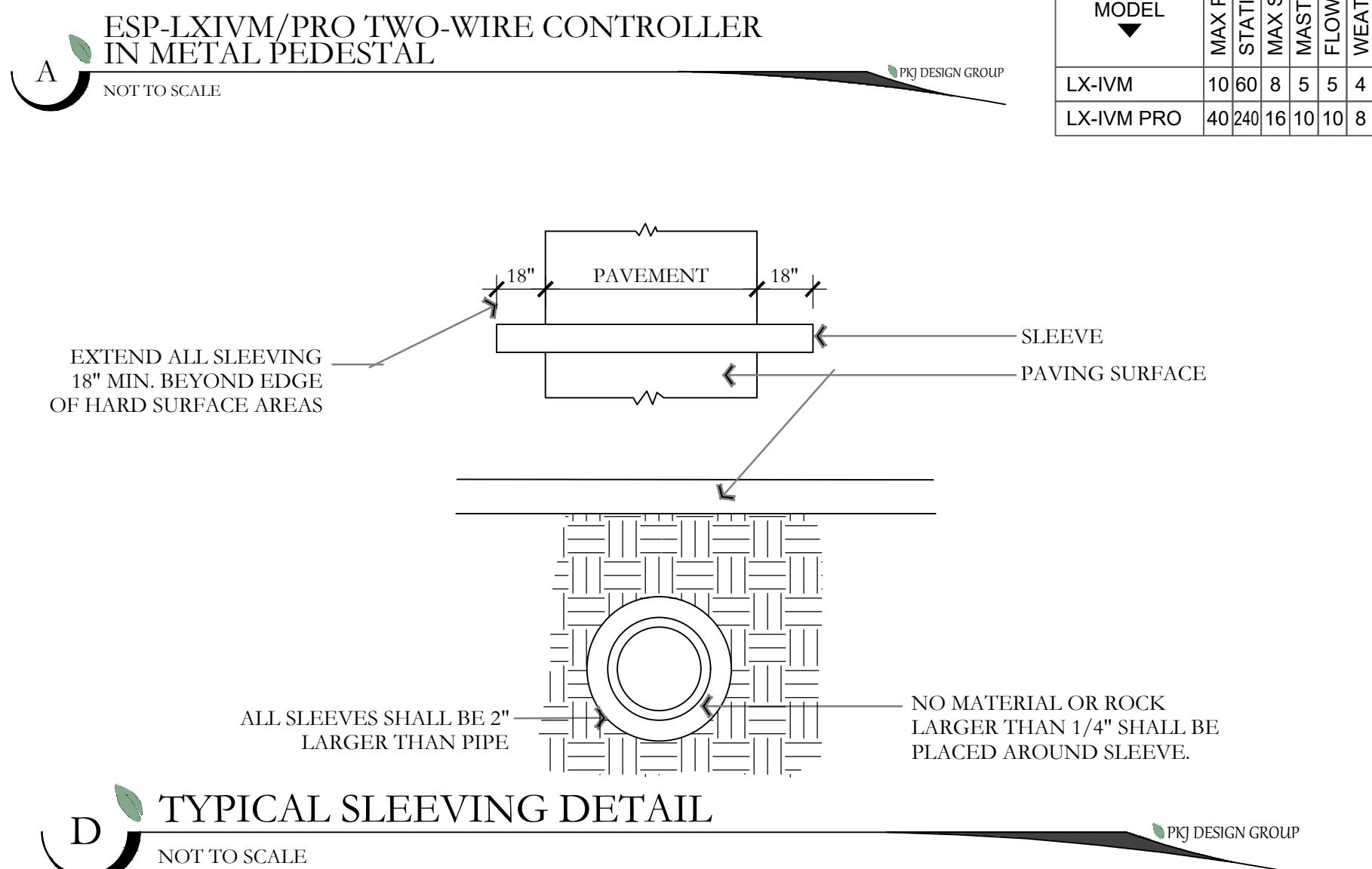
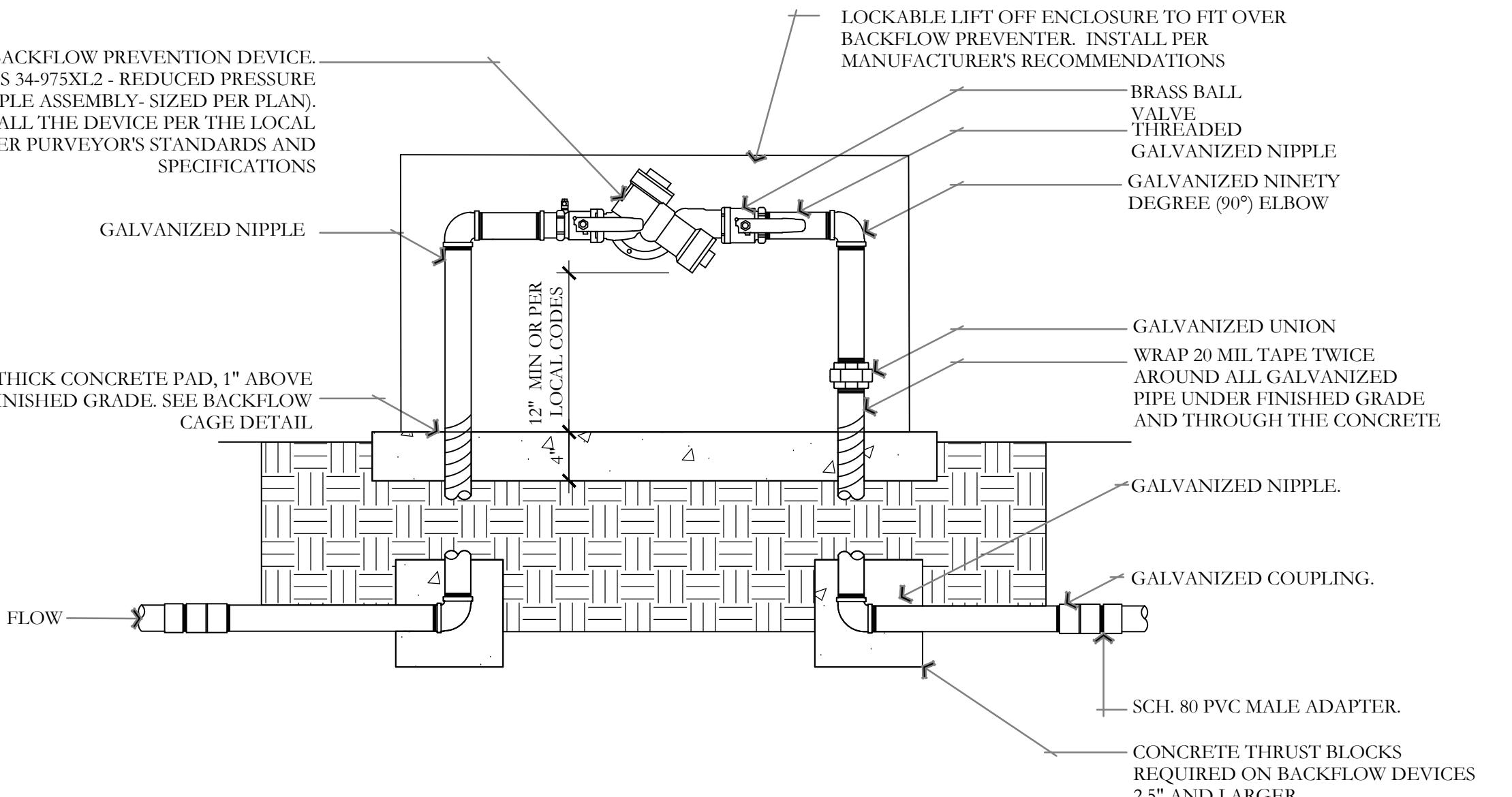
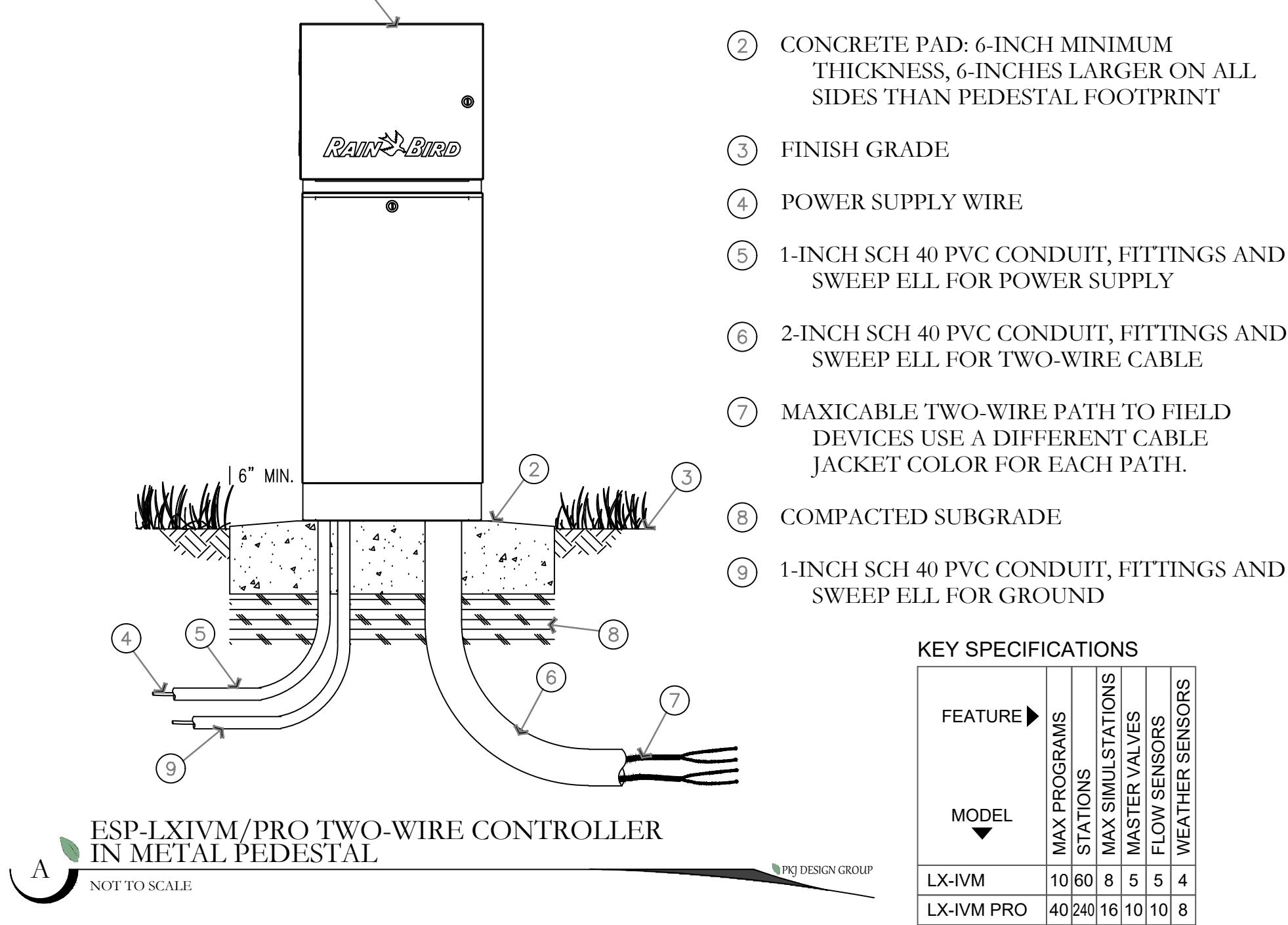


IRRIGATION PLAN

CITY PERMIT SET

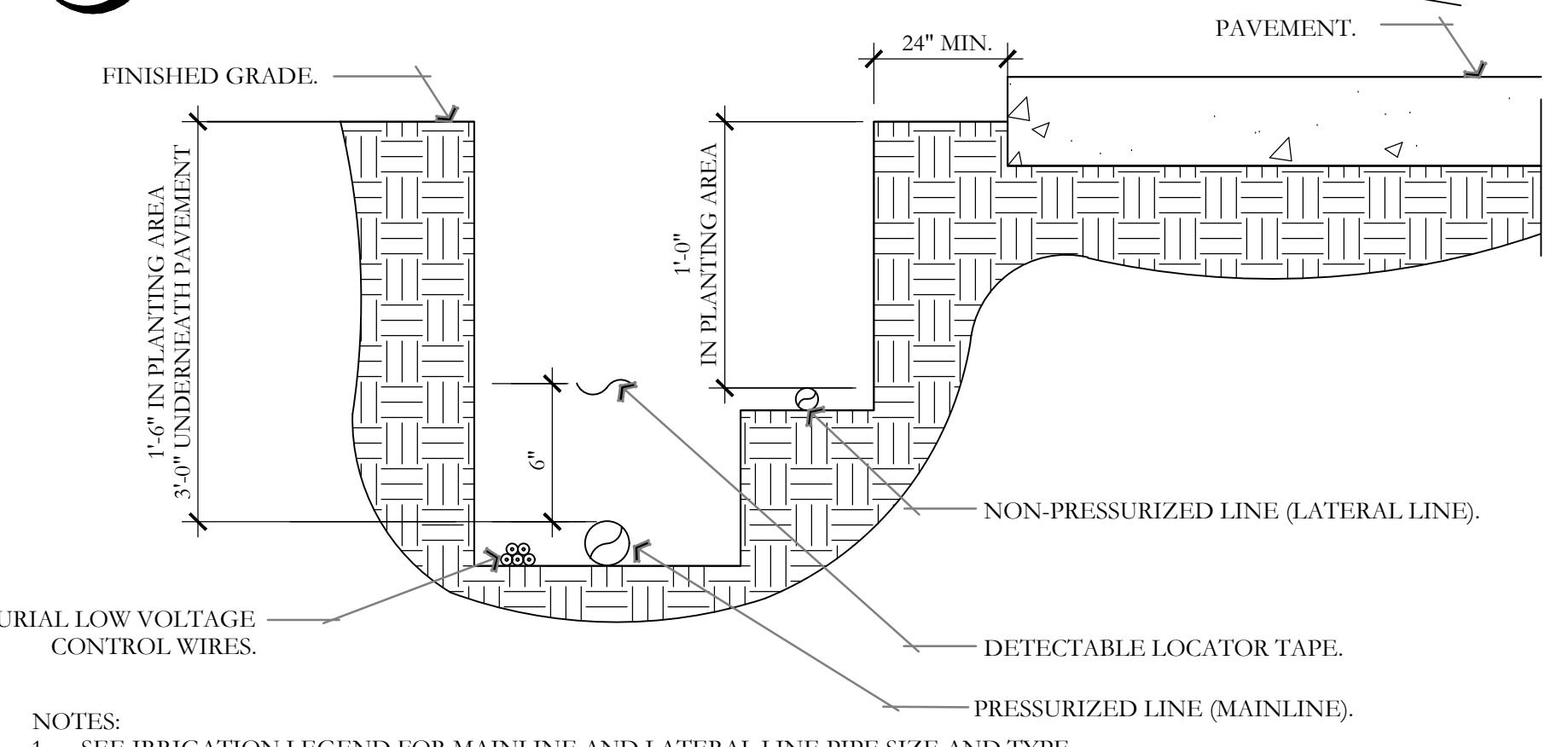
IR-104

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PEPPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



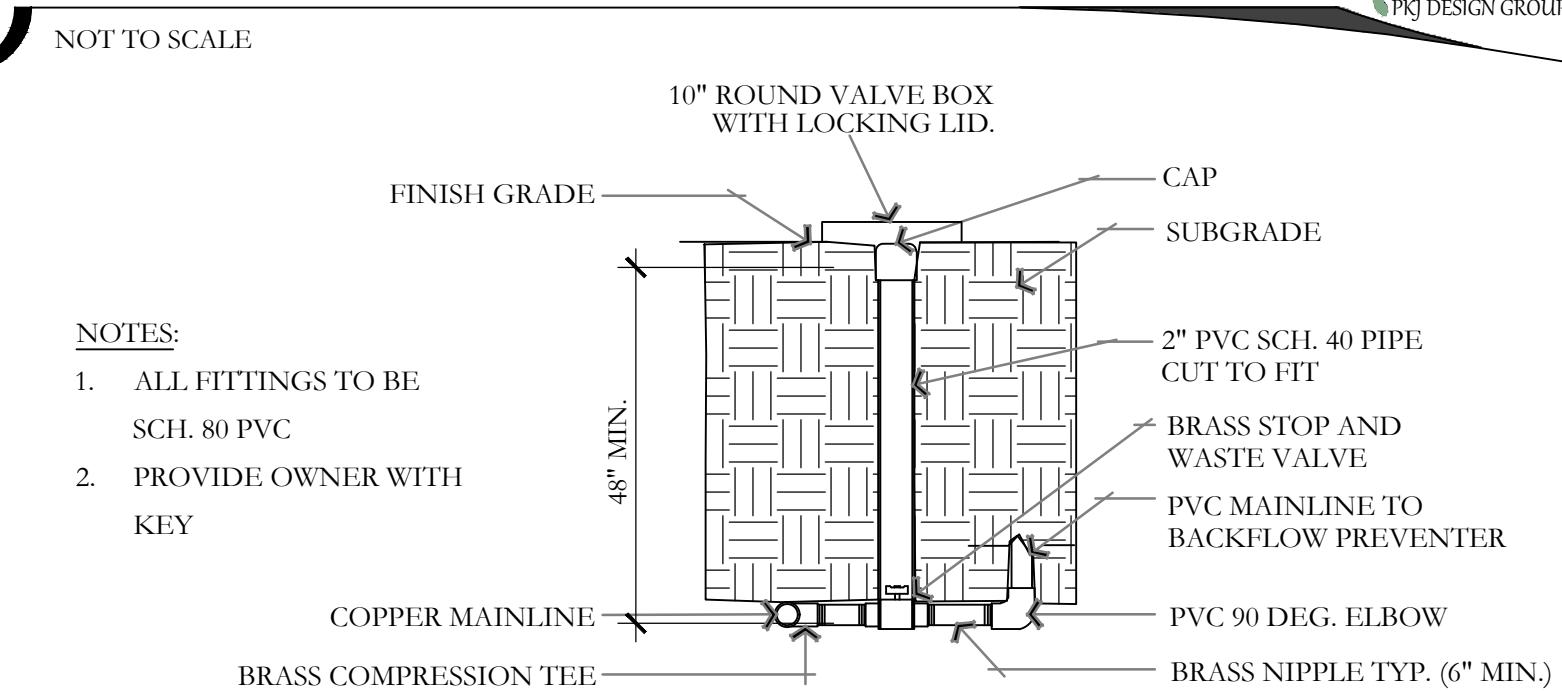
NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLOON TAPE.

B BACKFLOW PREVENTION DETAIL



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

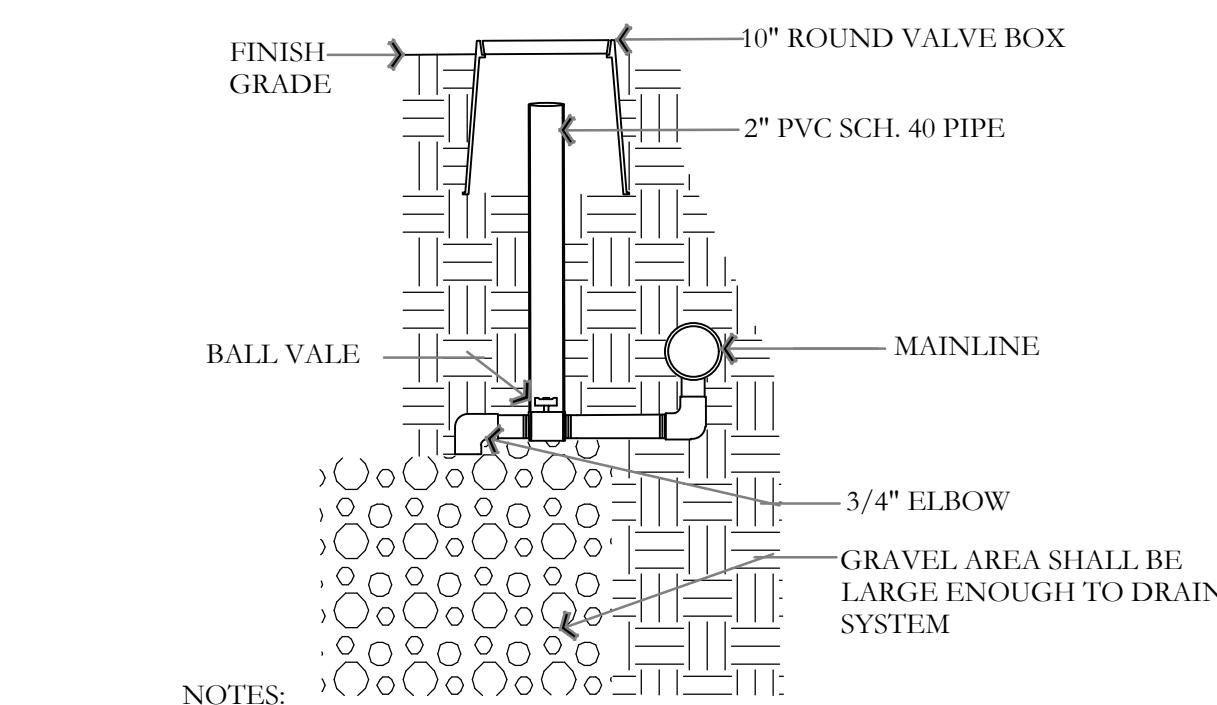


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC.
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

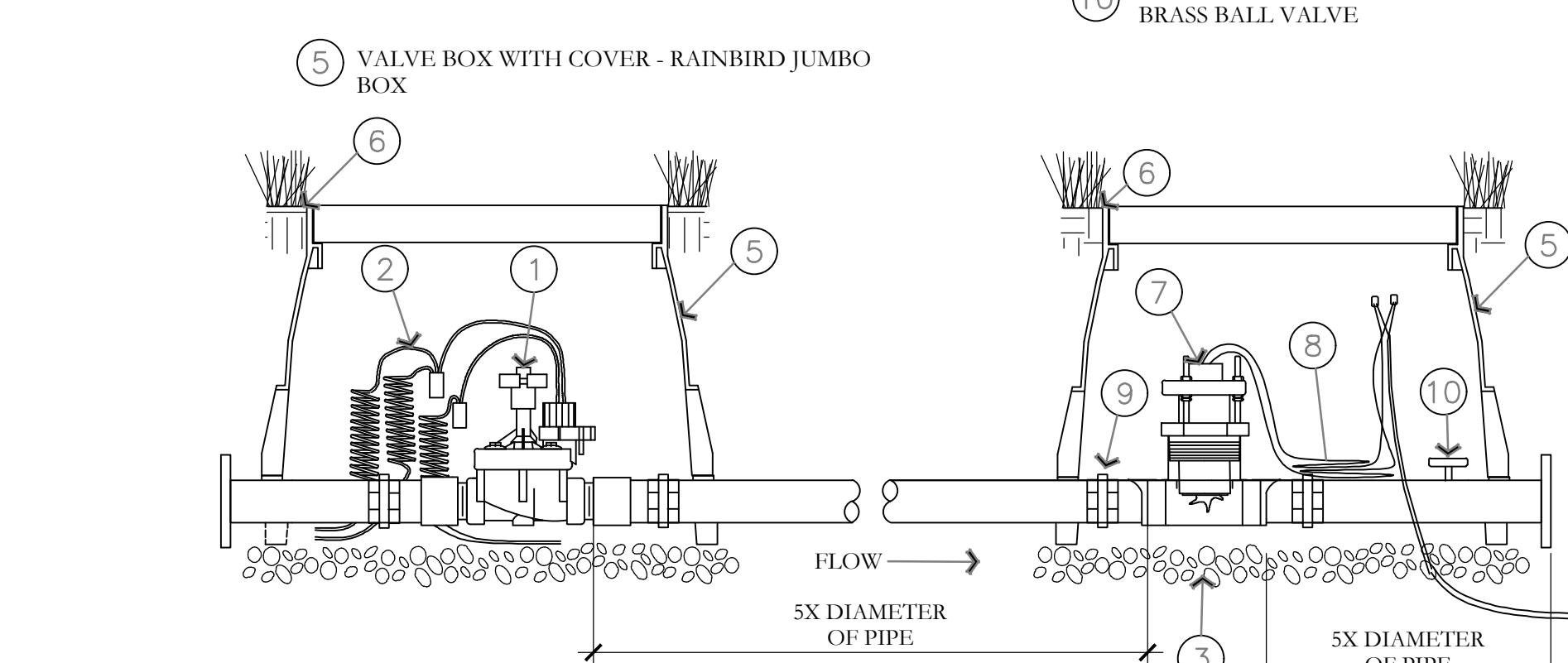
C GATE VALVE AND ANCHOR DETAIL



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC.
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOTES:
1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLOON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

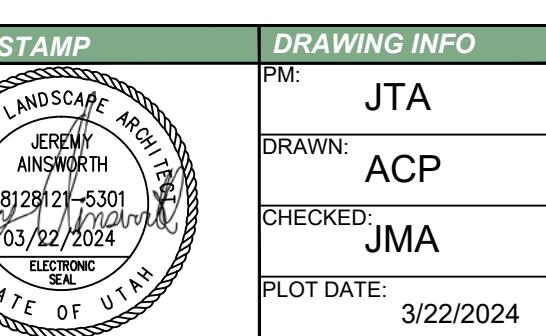


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3/22/2024	UT22098			AE URIBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/22/2024	
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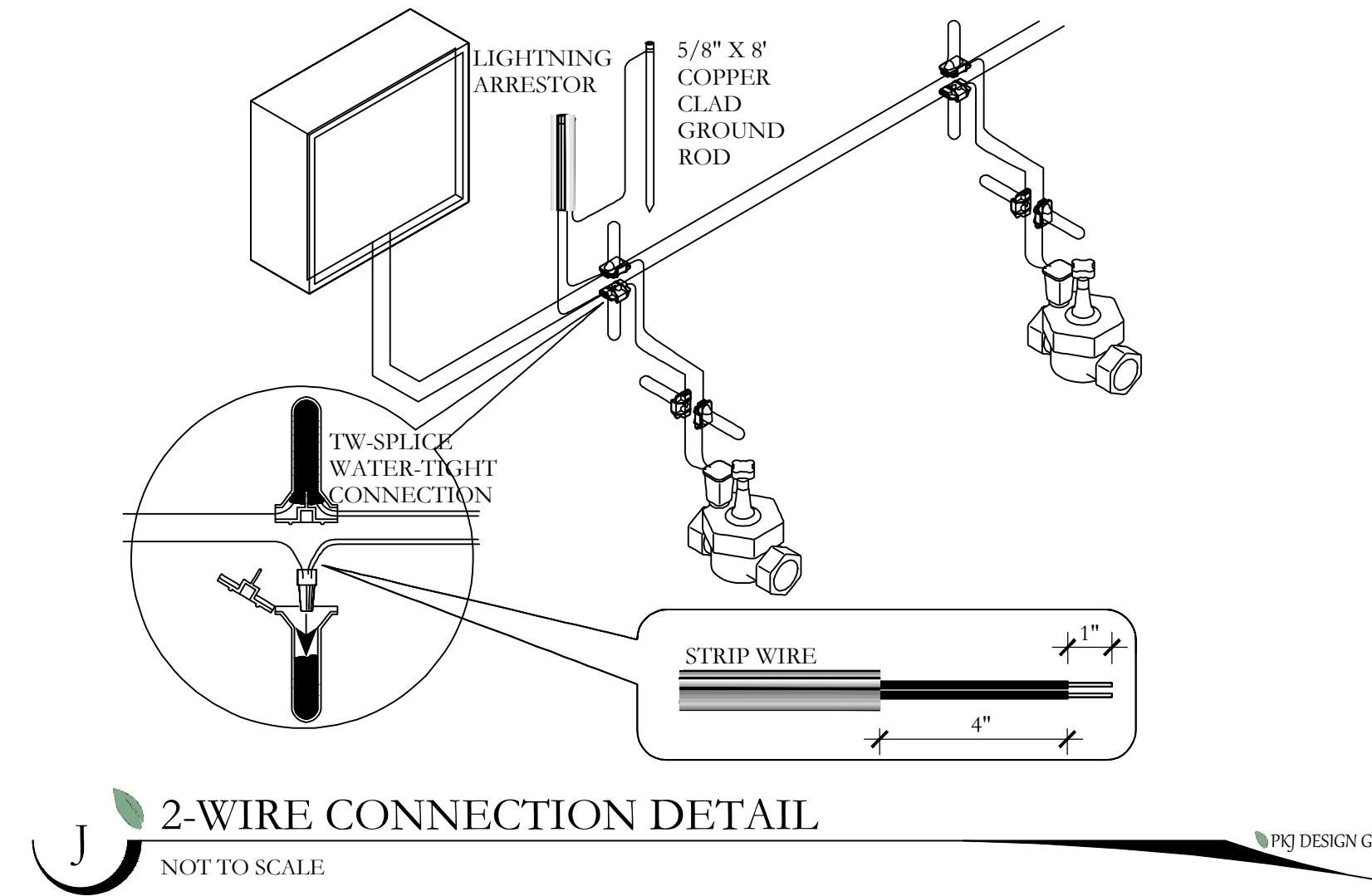


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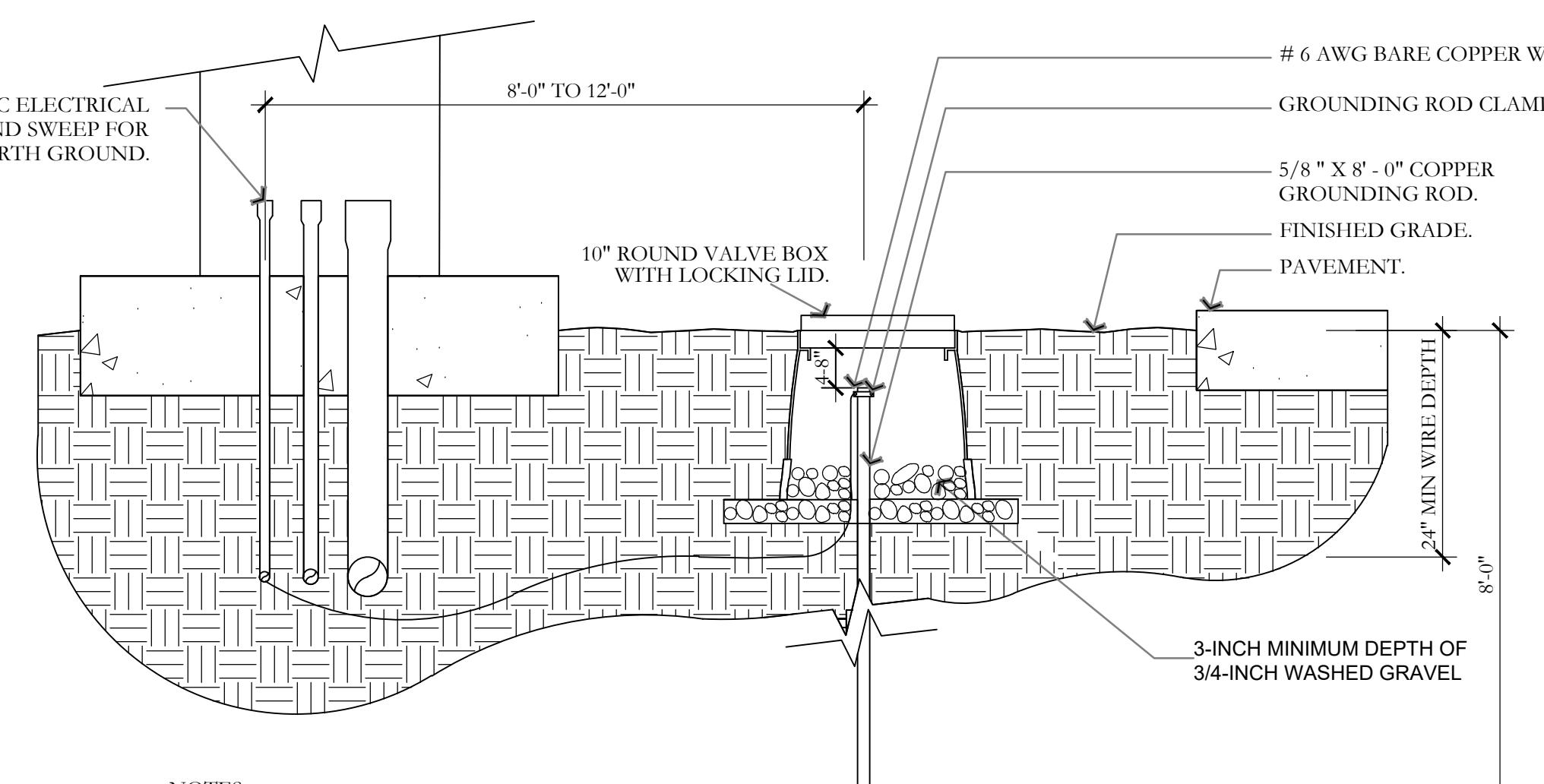


IR-501



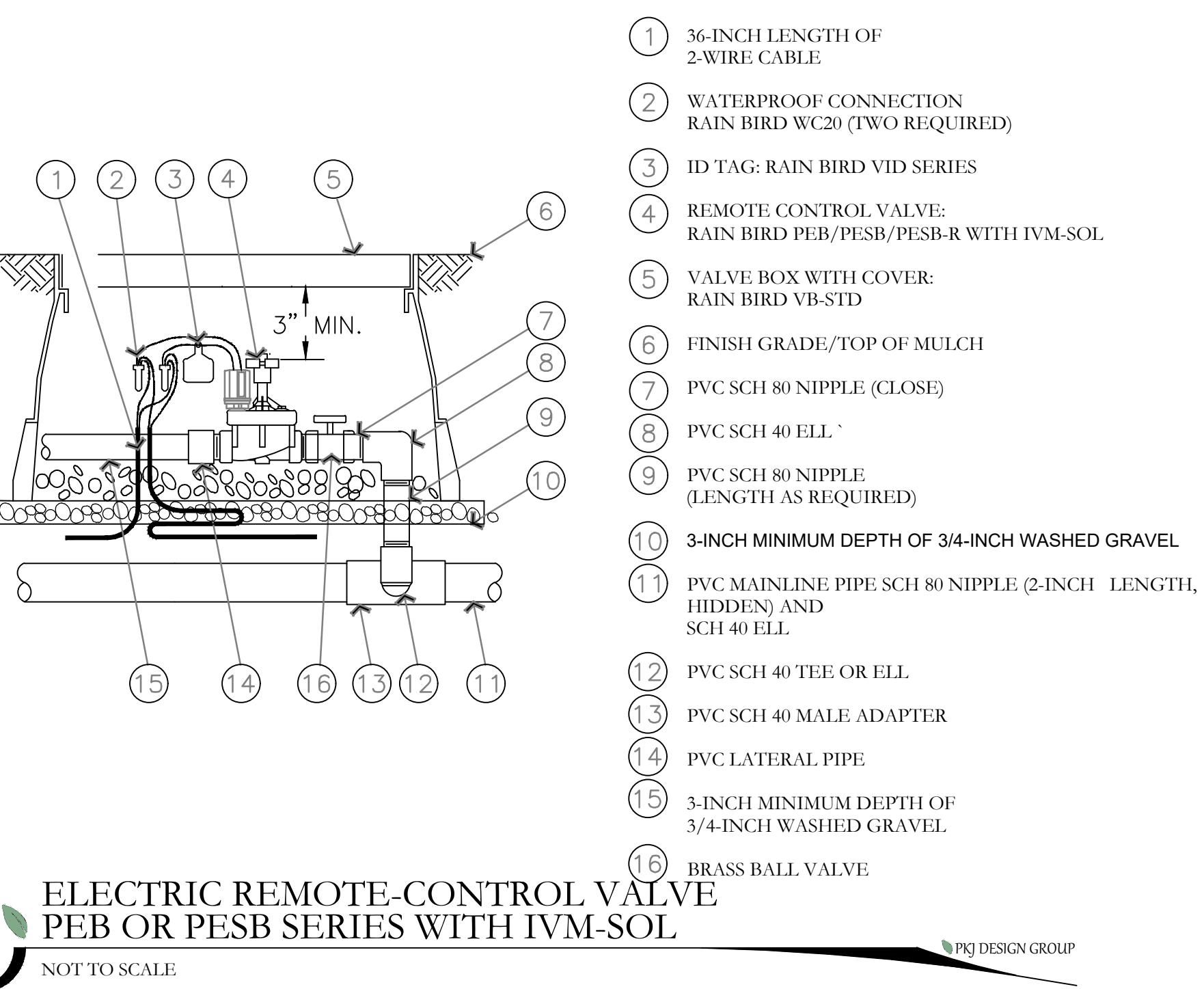
J 2-WIRE CONNECTION DETAIL

NOT TO SCALE



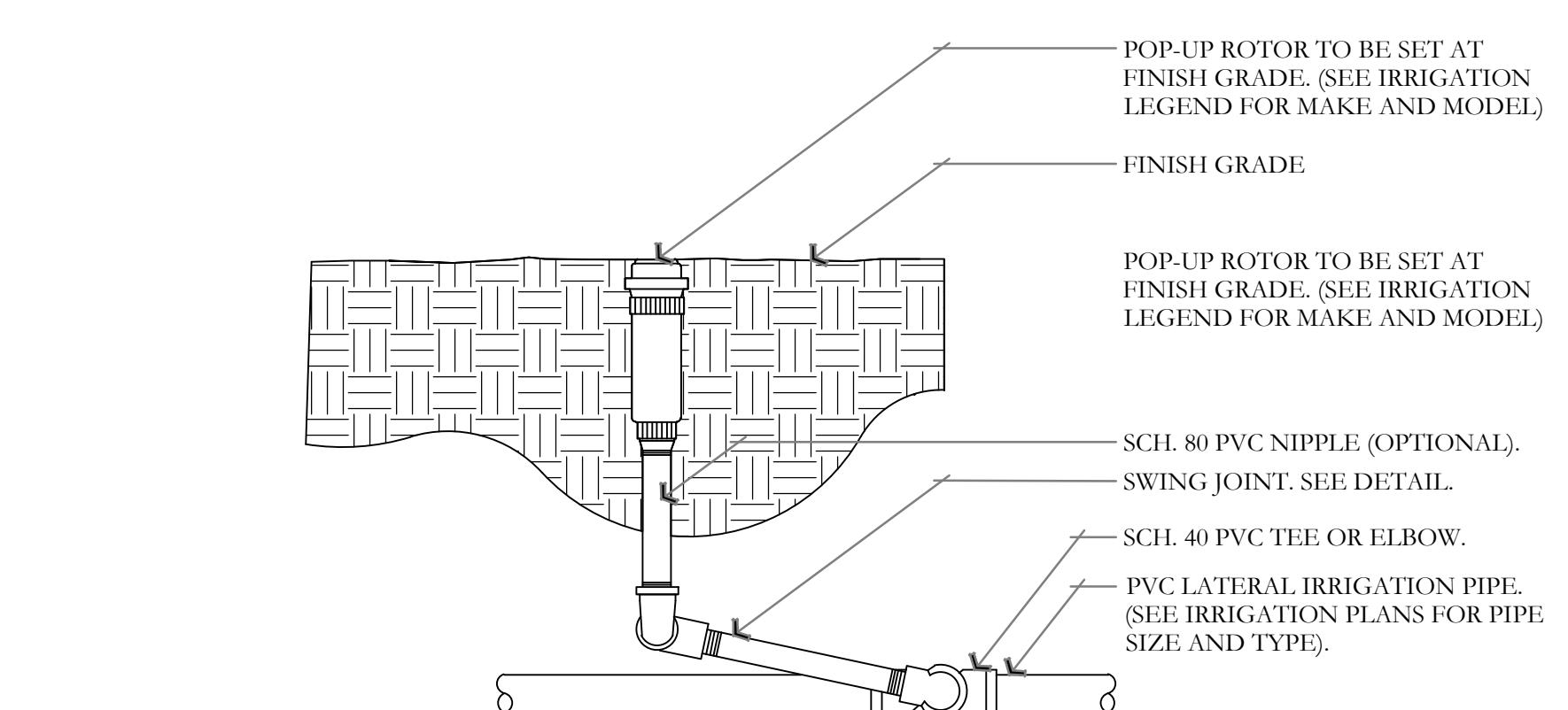
K GROUNDING ROD DETAIL

NOT TO SCALE



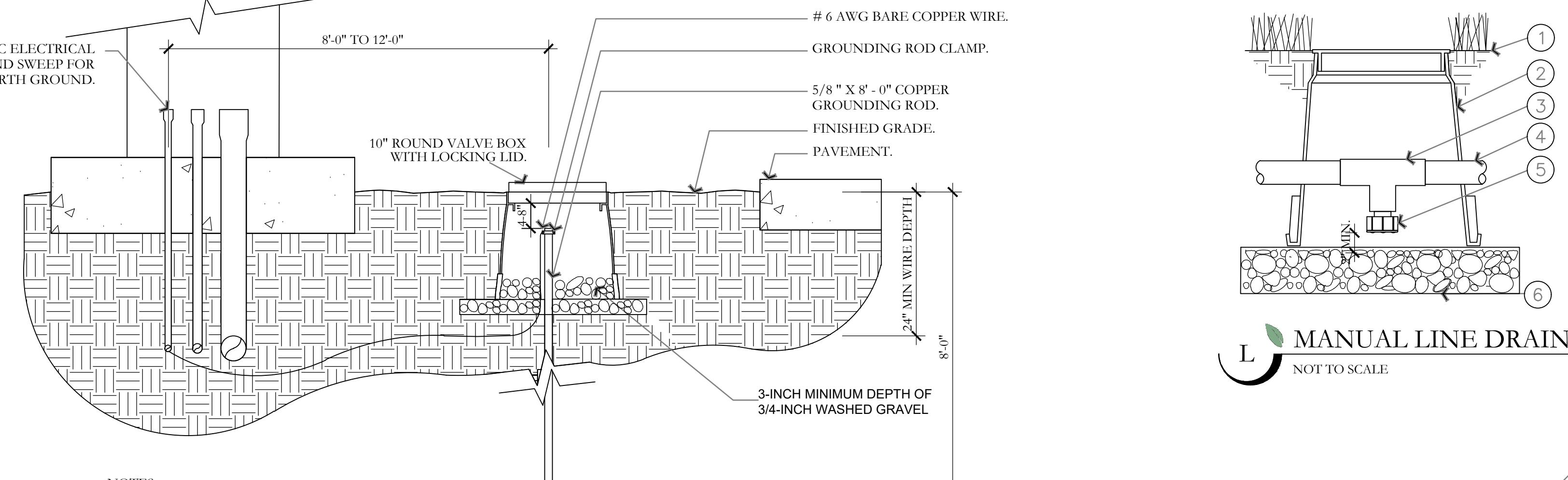
M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE



N ROTOR HEAD DETAIL

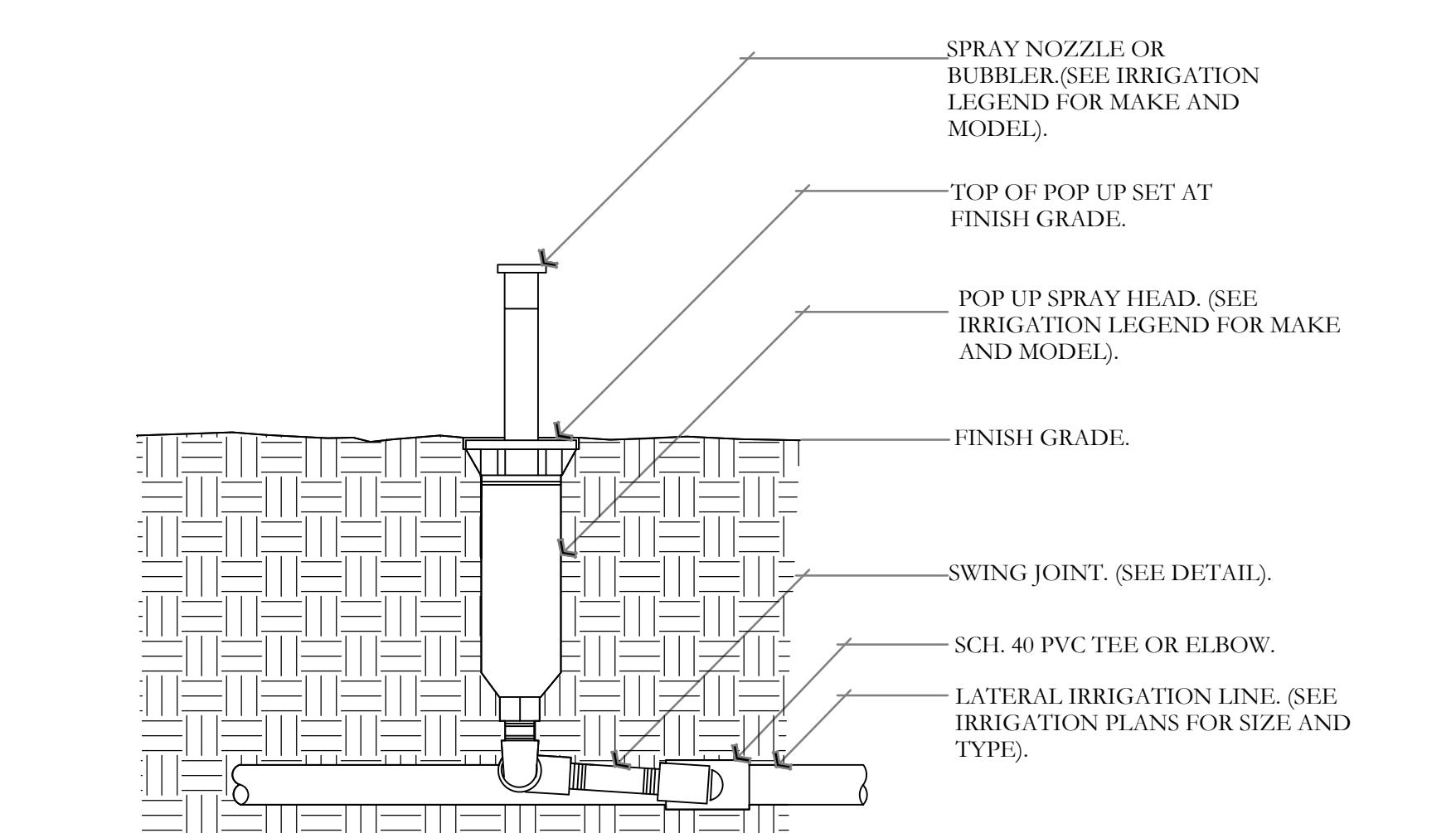
NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- ③ PVC SCH 40 TEE
- ④ PVC LATERAL PIPE
- ⑤ FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
- ⑥ 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL



O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

- 1. 6" POP UPS SHALL BE USED IN TURF AREAS.
- 2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
- 3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
- 4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLOON TAPE.

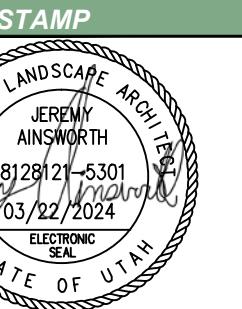
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RESIDENCES AT MILLCREEK
WASHINGTON, UTAH

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IRRIGATION DETAILS
CITY PERMIT SET

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



IR-502



FIBER CEMENT SIDING
BEIGE
WOOD GRAIN



ROCKWORTH
COMPANIES

RESIDENCES AT MILLCREEK WASHINGTON, UT



FIBER CEMENT SIDING
BROWN
WOOD GRAIN

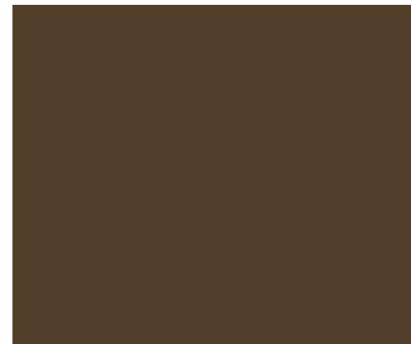


urbia
ARCHITECTS & ENGINEERS

BOARD & BATTEN SIDING
BEIGE - SMOOTH



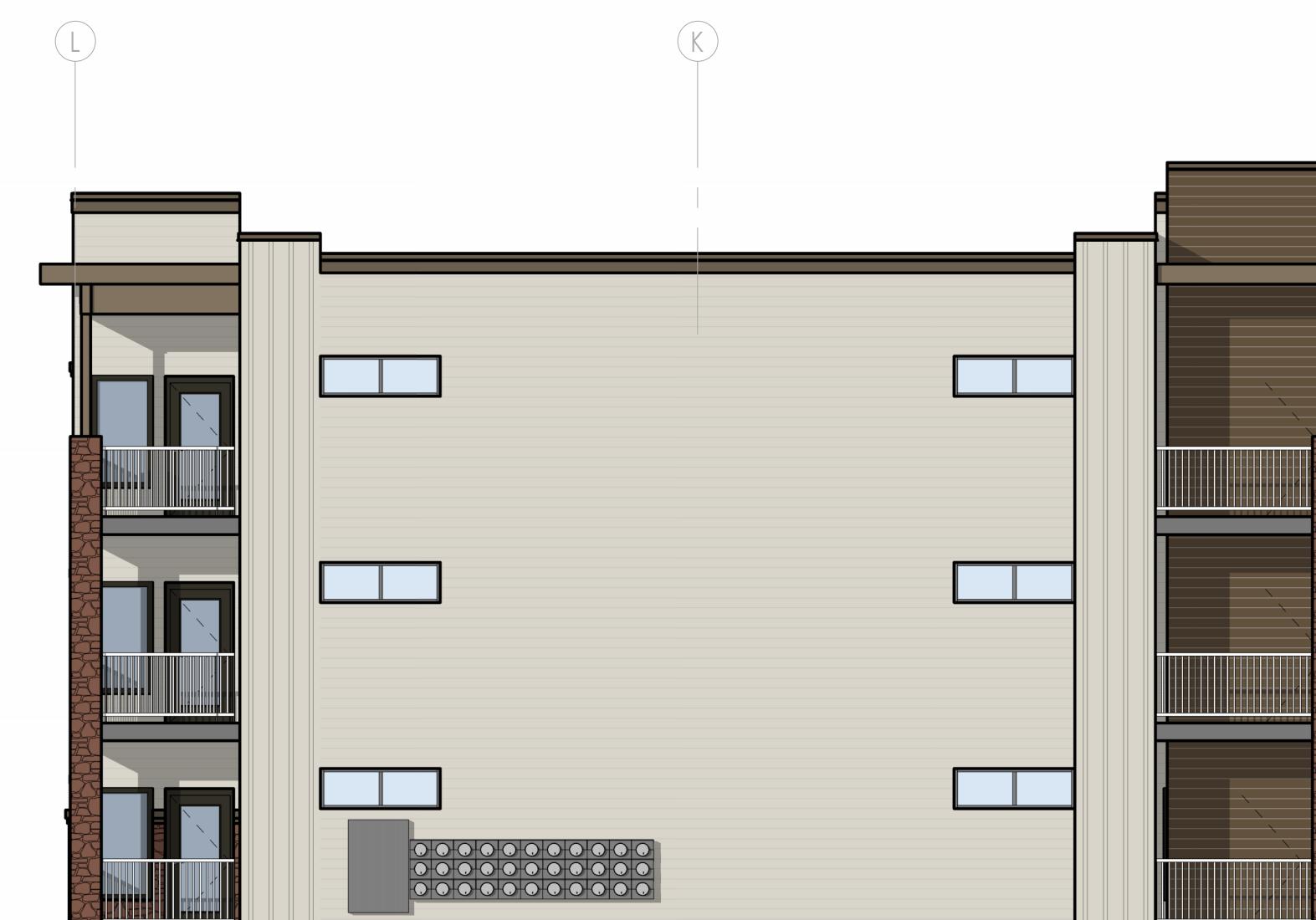
LUMBER / TRIMS
DARK BROWN



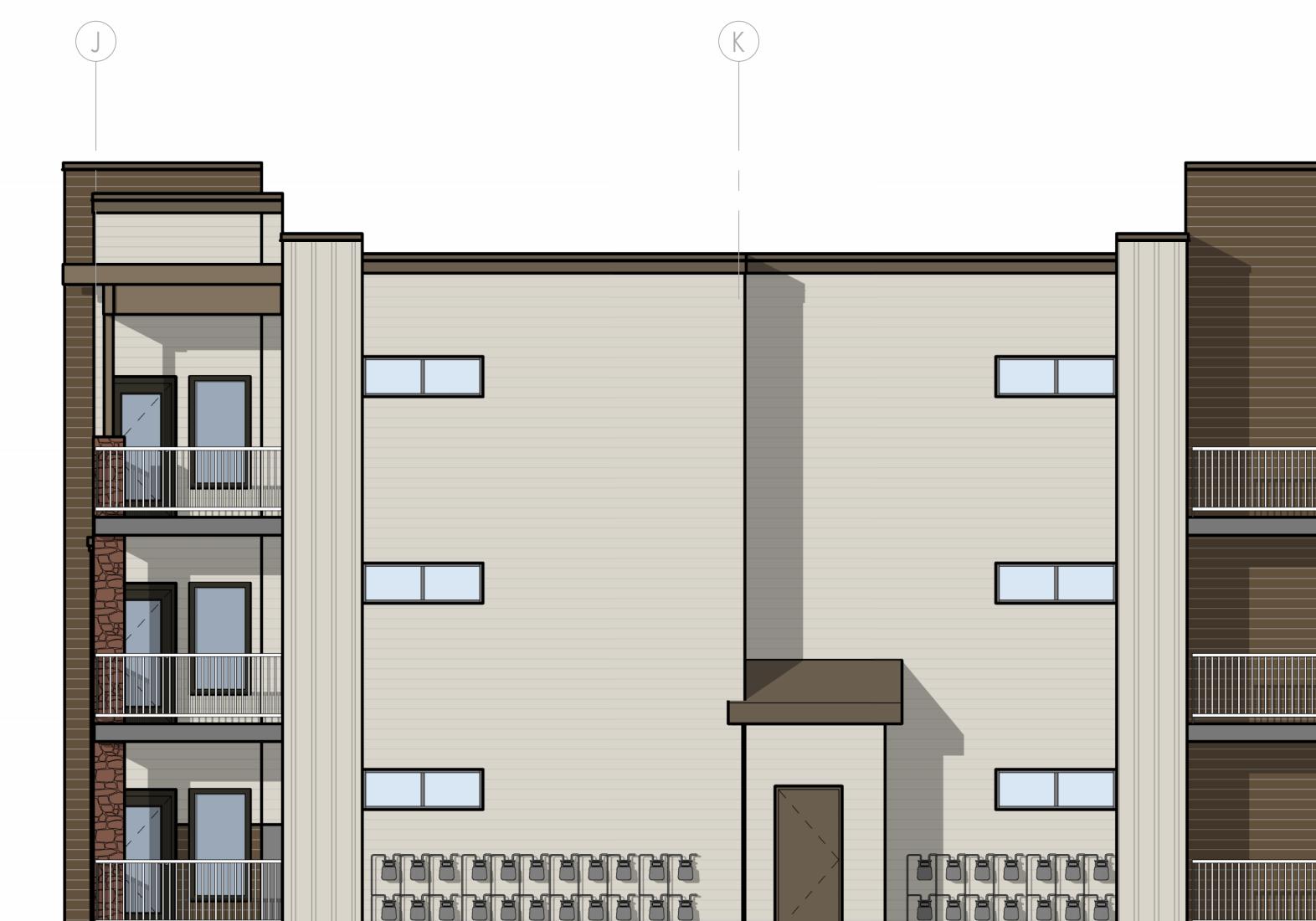
MANUFACTURED STONE
RED/EARTH TONES



ACTUAL COLORS & TEXTURES MAY VARY



4 BLDG 1 - WEST ELEVATION
A121 1/8" = 1'-0"



2 BLDG 1 - EAST ELEVATION
A121 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

	MANUFACTURED STONE - RED/EARTH TONES
	FIBER CEMENT SIDING - BEIGE
	FIBER CEMENT SIDING - BROWN
	FIBER CEMENT BOARD & BATTEN - BEIGE
	NATURAL LUMBER - DARK BROWN
	TRIMS / METALS - DARK BROWN

ACTUAL COLORS & TEXTURES MAY VARY



1 BLDG 1 - NORTH ELEVATION
A121 1/8" = 1'-0"

T.O. PARAPET 2
136' - 8"

ROOF BEARING
129' - 7 5/8"

LEVEL 3
120' - 6 1/2"

LEVEL 2
110' - 3 1/4"

LEVEL 1
100' - 0"



T.O. PARAPET 2
136' - 8"

ROOF BEARING
129' - 7 5/8"

LEVEL 3
120' - 6 1/2"

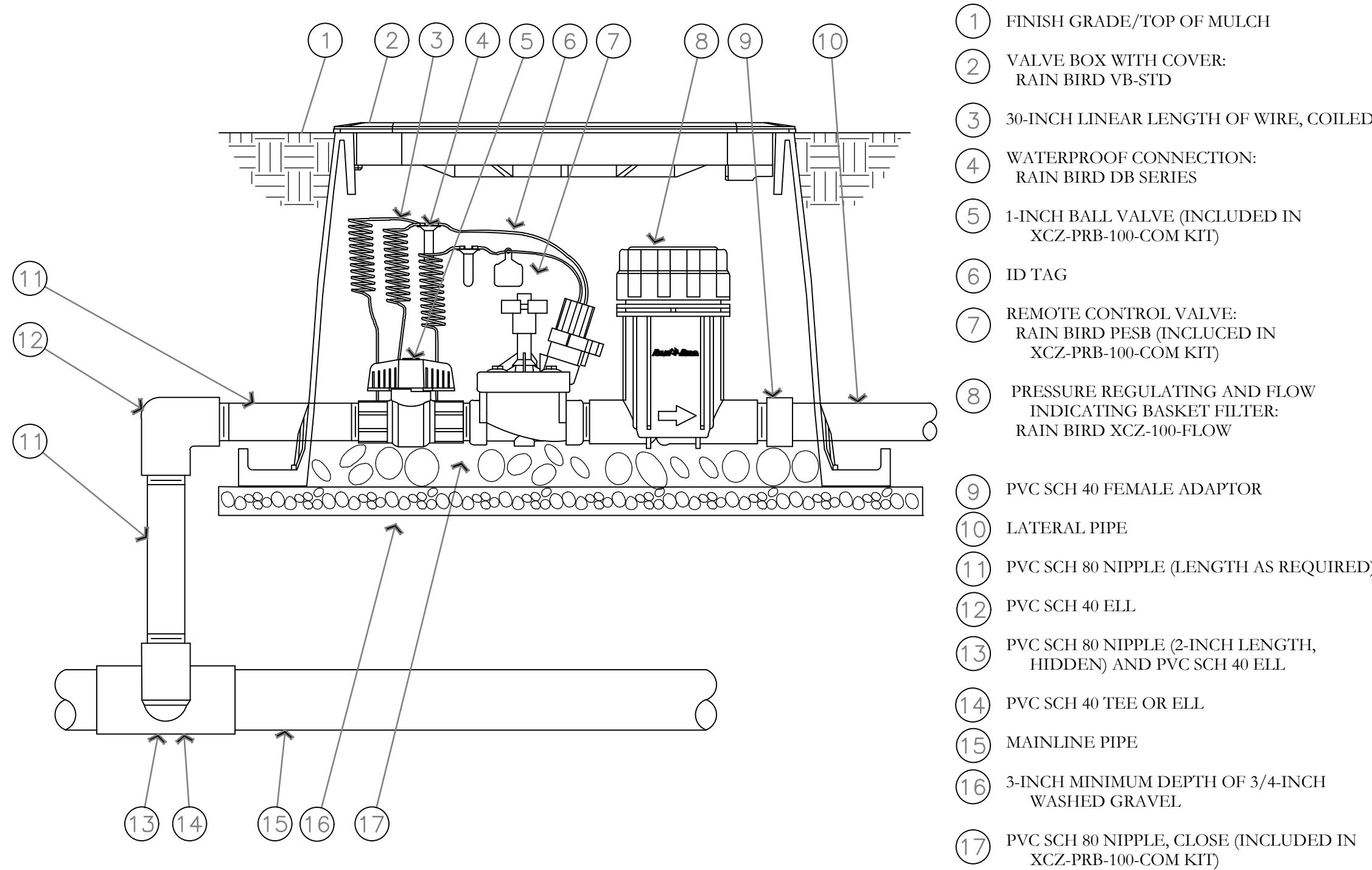
LEVEL 2
110' - 3 1/4"

LEVEL 1
100' - 0"

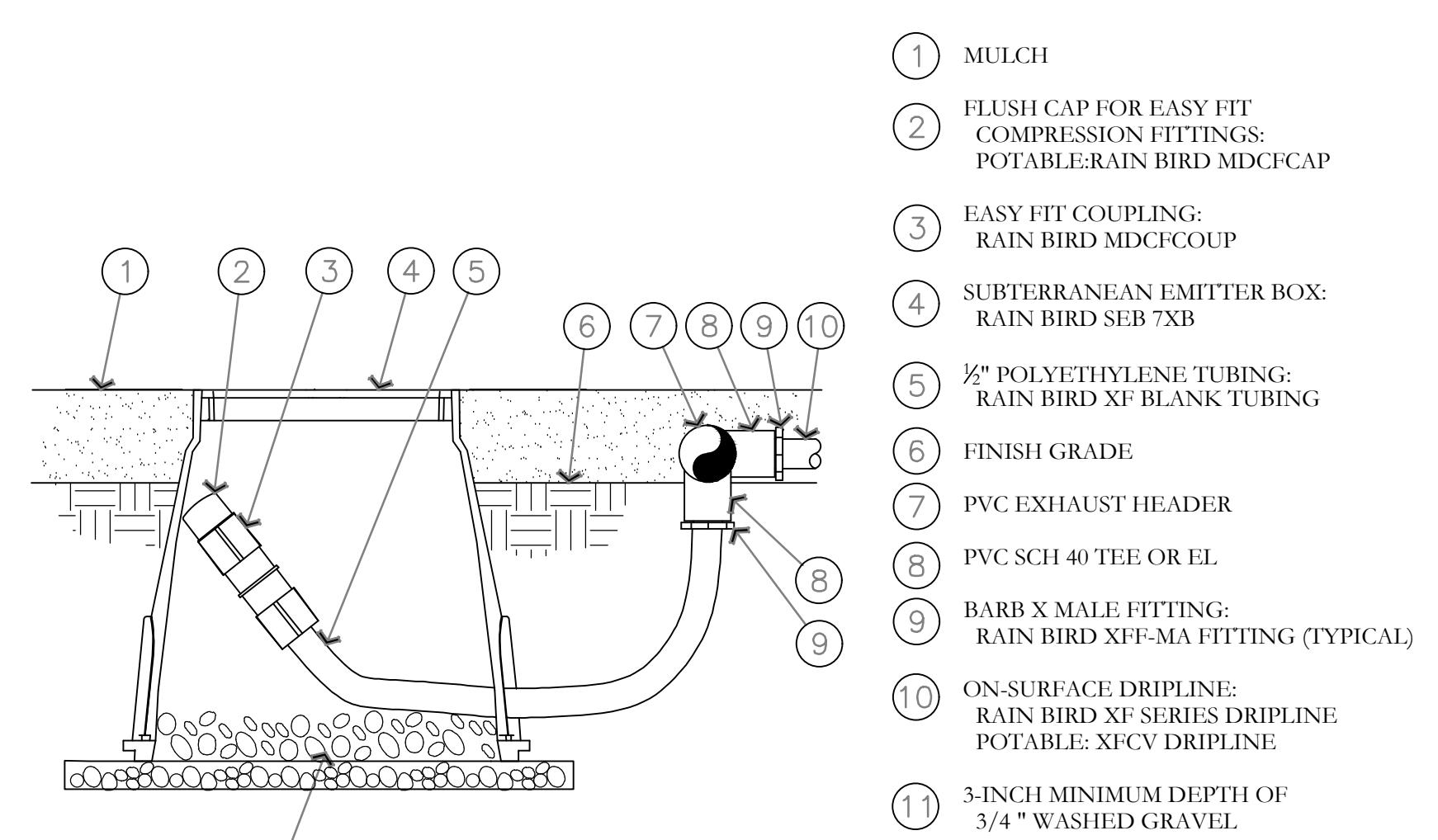
3 BLDG 1 - SOUTH ELEVATION
A121 1/8" = 1'-0"

RESIDENCES AT MILLCREEK

CONCEPTUAL EXTERIOR ELEVATIONS

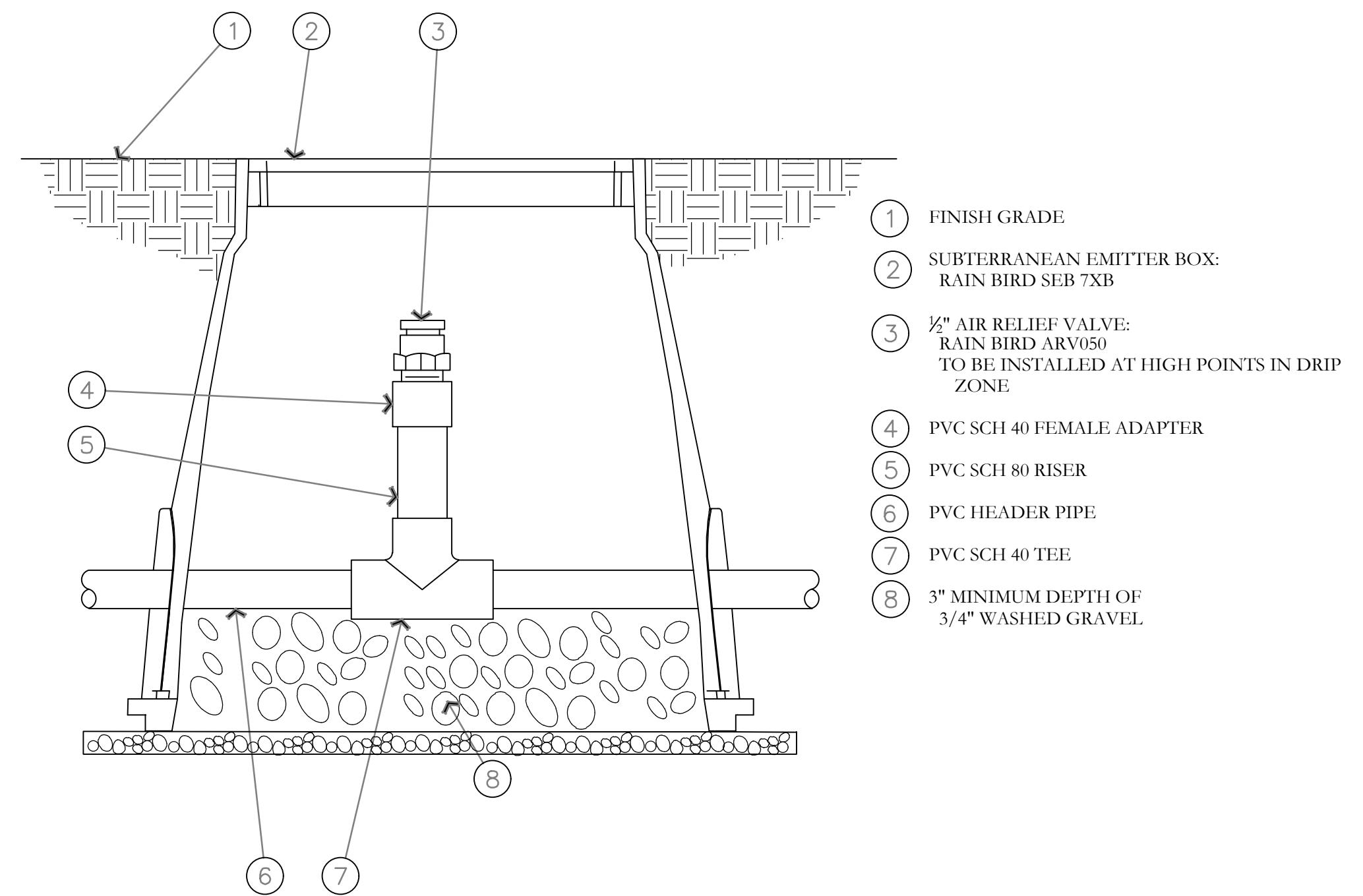


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

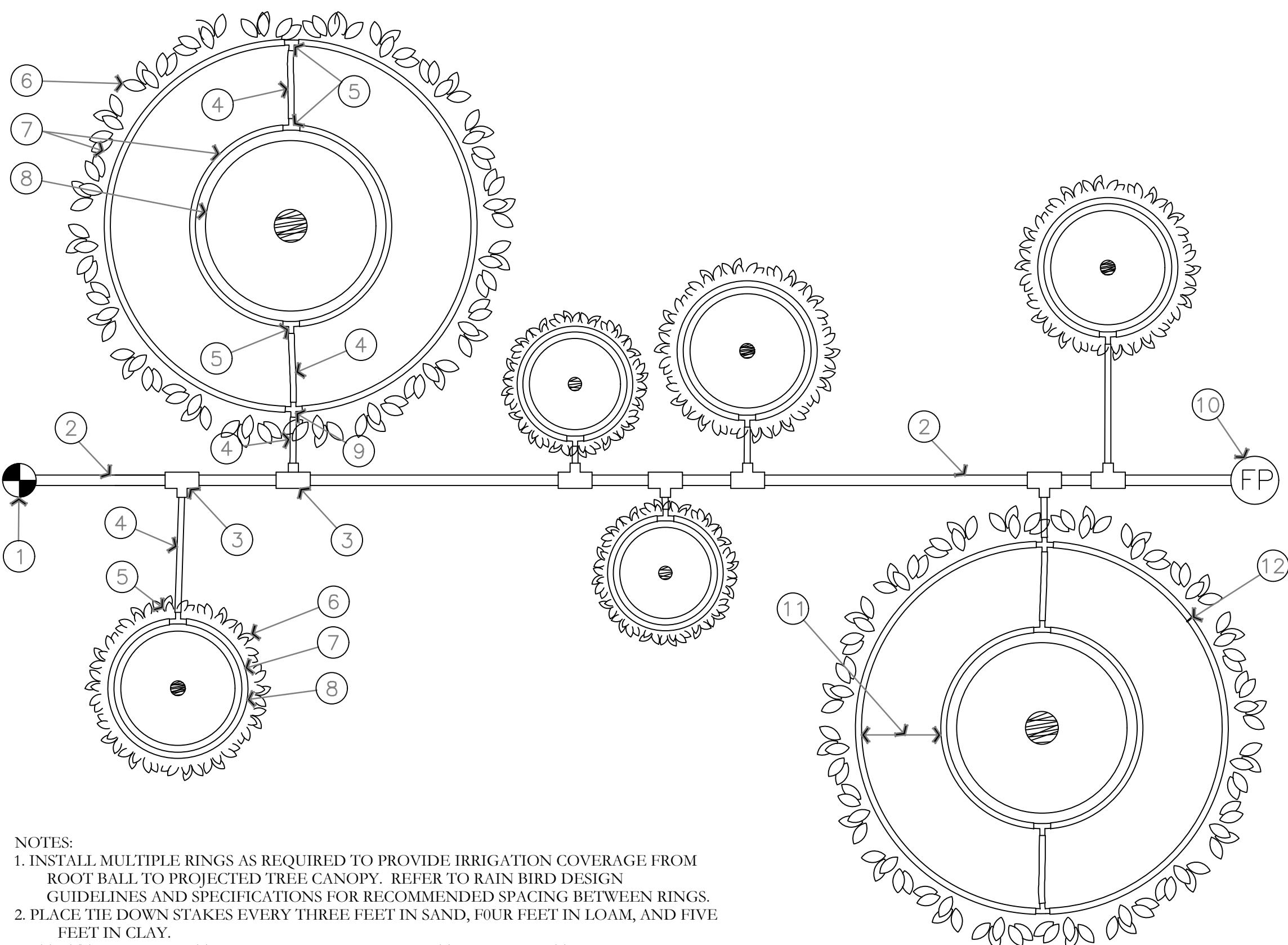


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE THE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

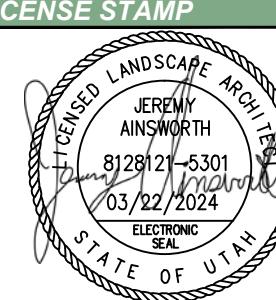
S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

RESIDENCES AT MILLCREEK WASHINGTON, UTAH

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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IR-503

IRRIGATION DETAILS
CITY PERMIT SET

**WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW**

AGENDA ITEM:	5a
HEARING DATE:	June 05, 2024
ACTION REQUESTED:	C-24-07, A request for a Conditional Use Permit for an existing commercial development, located at 2345 North Coral Canyon Blvd.
APPLICANT:	Troy Belliston
OWNER:	DBJM Zion 225 LLC
ENGINEER:	N/A - existing development
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to give the existing building a facelift. The new exterior finish will enhance the look of the Zion Harley Davidson business by updating the building with modern finishes and colors. The update will include painting the trim and canopies a dark gray color, painting the accent walls beige and black, installing metal copper paneling and extending the existing canopy with post and beam as shown in the exhibit. There are no other changes to the exterior building and use at this time.

Staff has reviewed the proposed project and finds that it meets the intent of the PCD Commercial use regulations.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-07, allowing for the new exterior finishes to the current existing Zion Harley Davidson business located at 2345 North Coral Canyon Blvd, onto the City Council, with the findings and conditions as outlined below:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes including but not limited to building setbacks.
2. The development of the site shall comply with the development as approved in the exhibits provided.
3. Any new lighting within the project development will be directed inward to the site.
4. All signage will be in accordance with the adopted sign regulations of the city.
5. Any roof mounted equipment will be screened from view with appropriate finishes closely resembling/accenting the building's exterior finishes.

Exterior remodel of the Harley Davidson building which is cosmetic but will require an amended Conditional Use Permit.



PROJECT FLOW CARD

**CUP-24-07 Revised Conditional Use Permit -
Zion Harley Davidson**

Planning	Reviewed, no concern	
Hillside	NA	
Public Works	Reviewed, no concern	
Engineer	Reviewed, no concern	
Fire Dept.	Reviewed, no concern	
Parks/Trails	Reviewed, No Concerns	
Building Dept.	Ok to proceed	
Washington Power	Reviewed, no concern	
Dixie Power	NA	
Economic Dev.	Reviewed. This project meets the City's priorities for economic development. Improvements to this development are expected to generate increased sales tax to help offset the burden of residential property tax payers. RH	

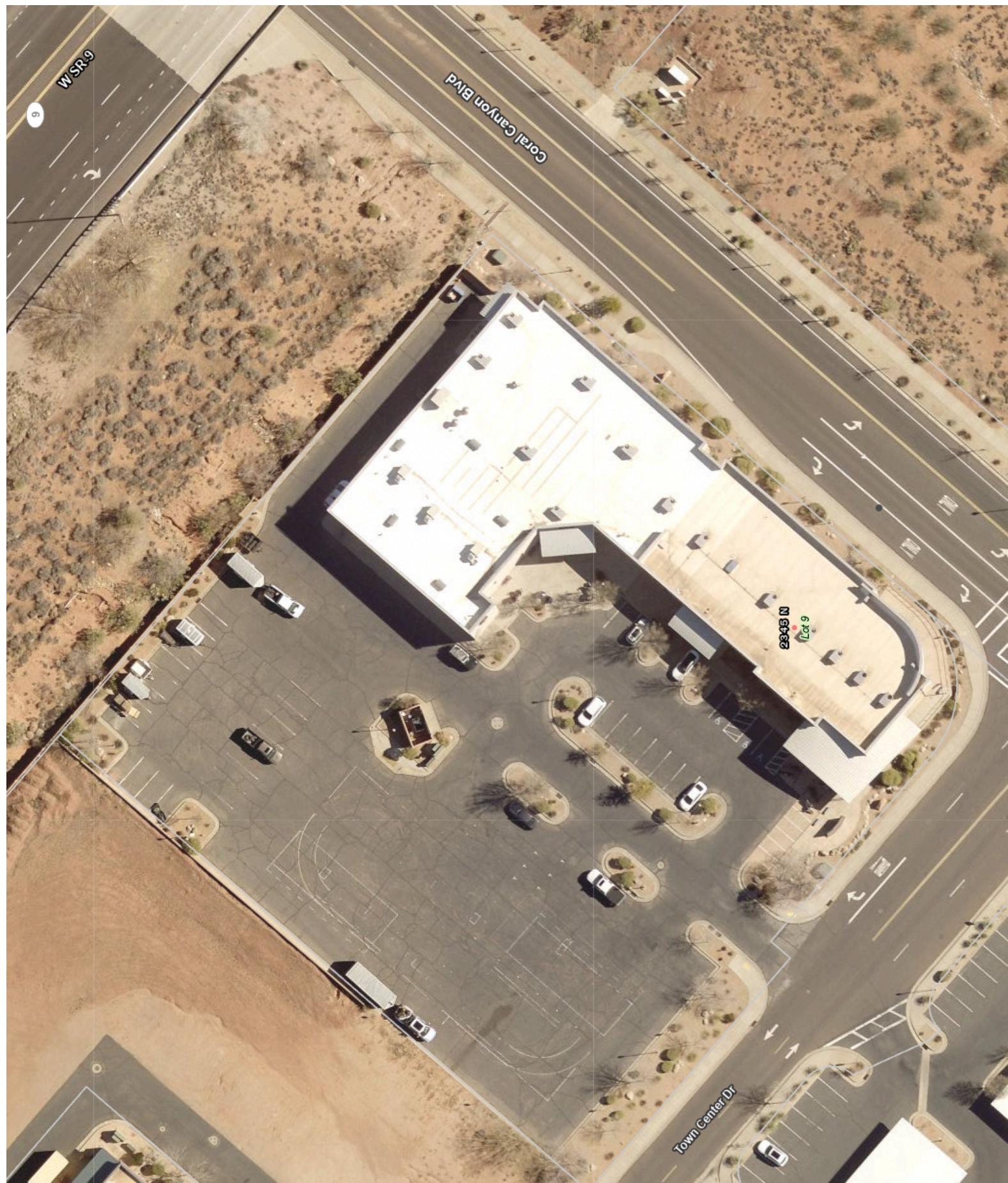
Additional Comments:

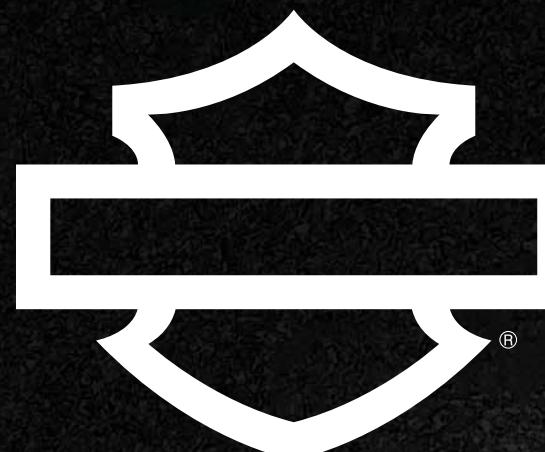


EXTERIOR RENDERING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

02





ZION HARLEY-DAVIDSON

2345 N. CORAL CAYON BLVD. WASHINGTON, UT 84780

12.01.2023



EXTERIOR RENDERING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

02



EXTERIOR RENDERING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

03



EXTERIOR RENDERING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

04



EXTERIOR RENDERING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

05



H-D BRAND FOCAL

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

06



MOTORCYCLE VAULT

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

07



MOTORCYCLE SALES

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

08



MOTORCYCLE SALES

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

09



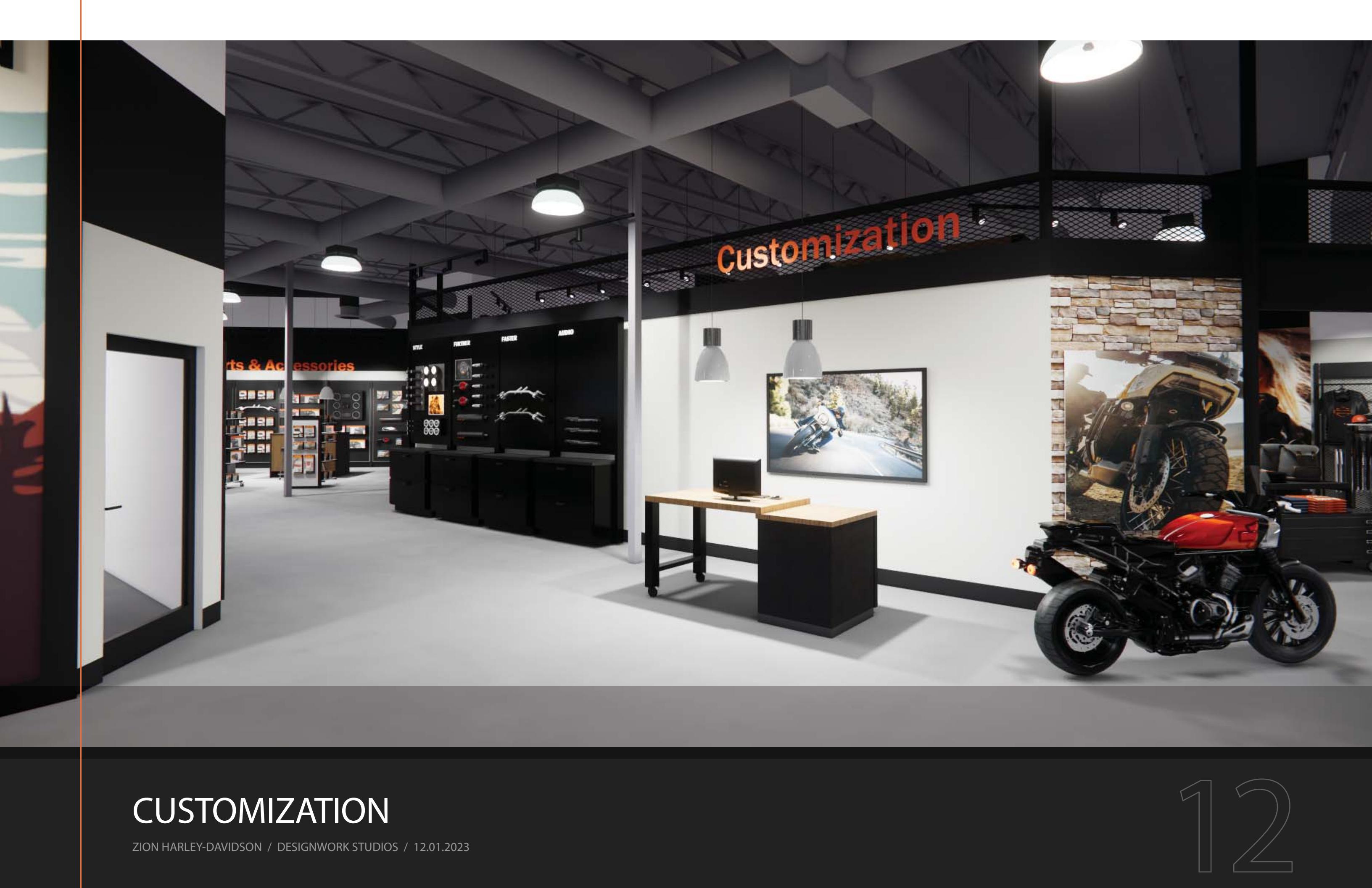
APPAREL AND LICENSING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023



APPAREL AND LICENSING

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023



CUSTOMIZATION

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

12



PARTS AND ACCESSORIES

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

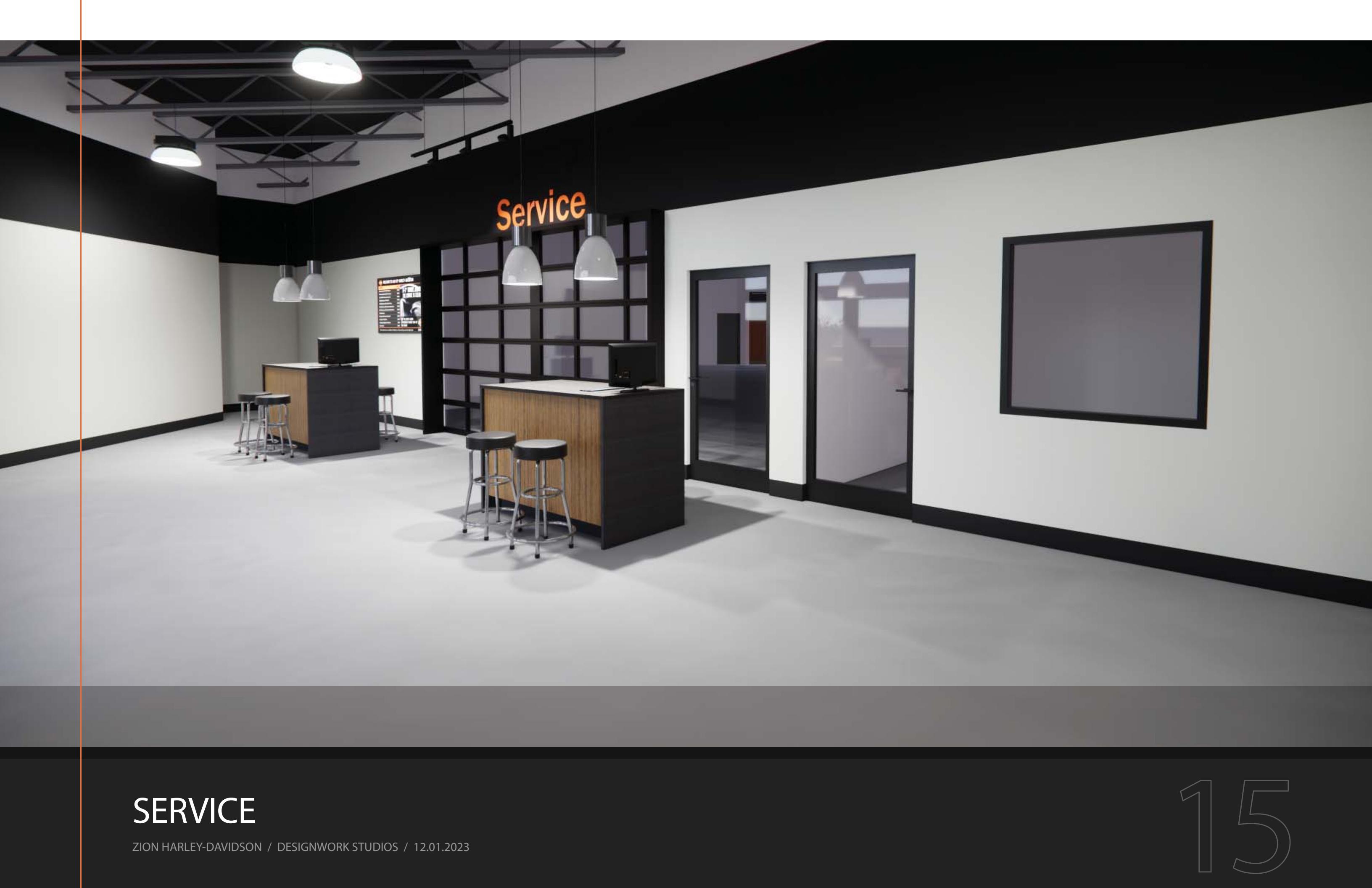
STROOM



DEALER FOCAL

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

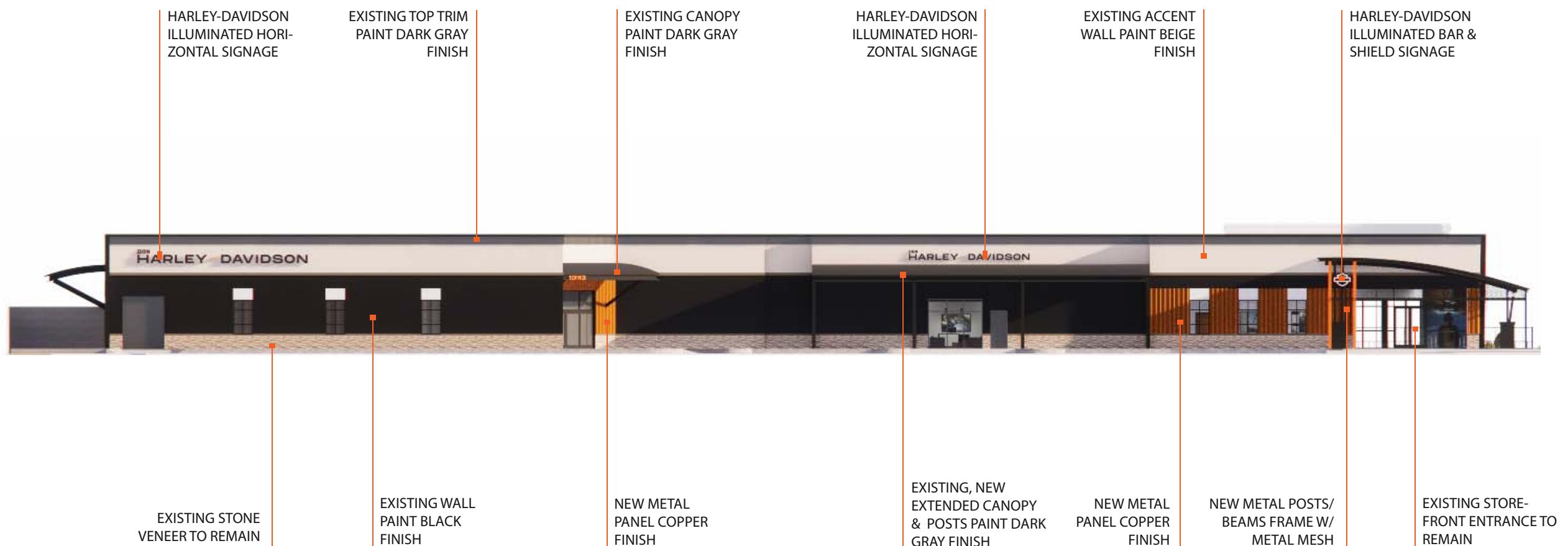
14



SERVICE

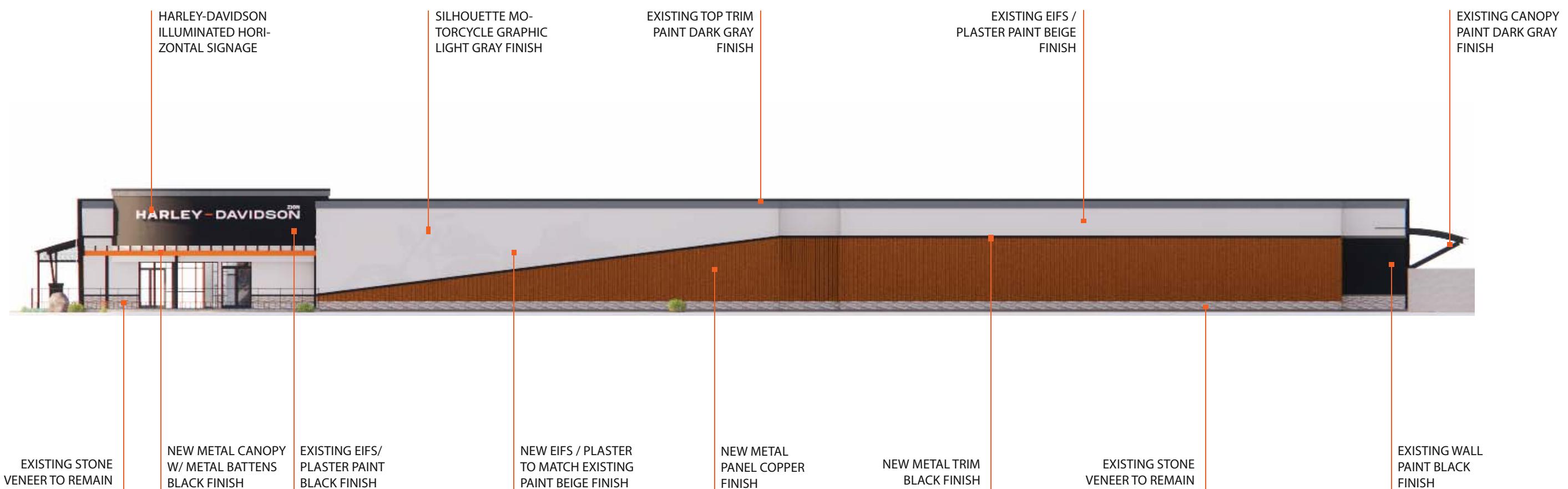
ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023

15



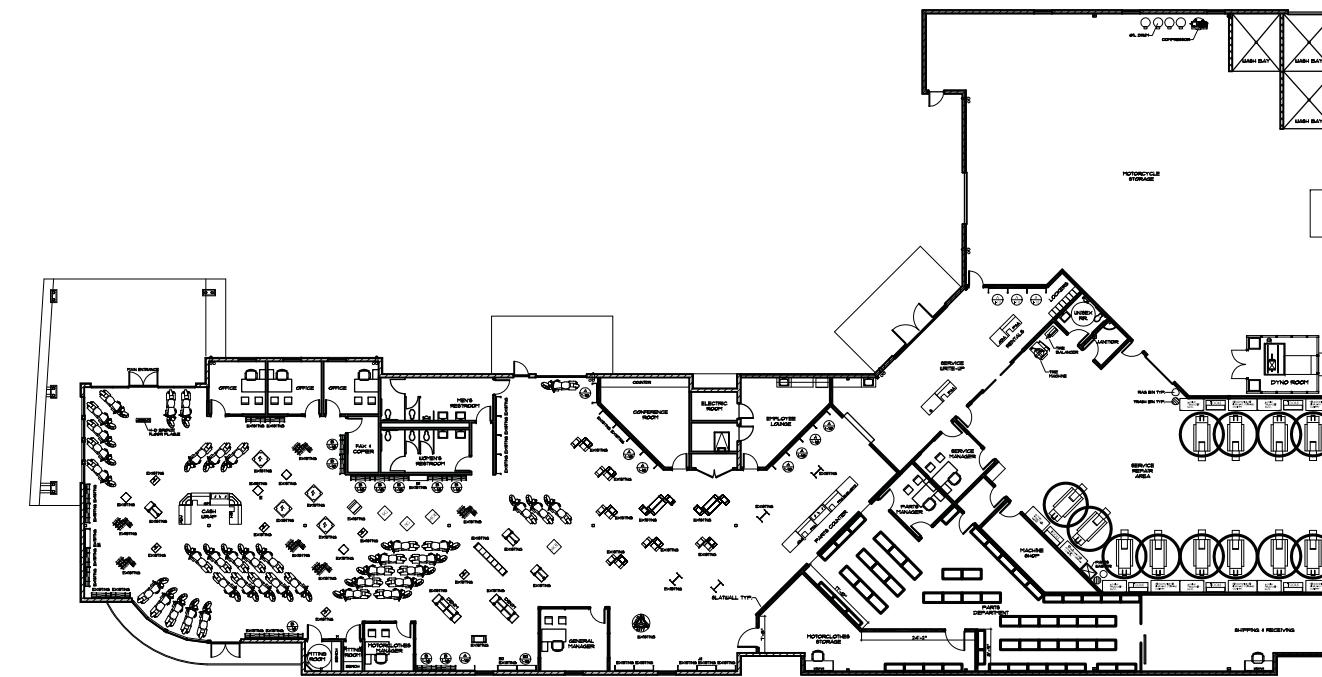
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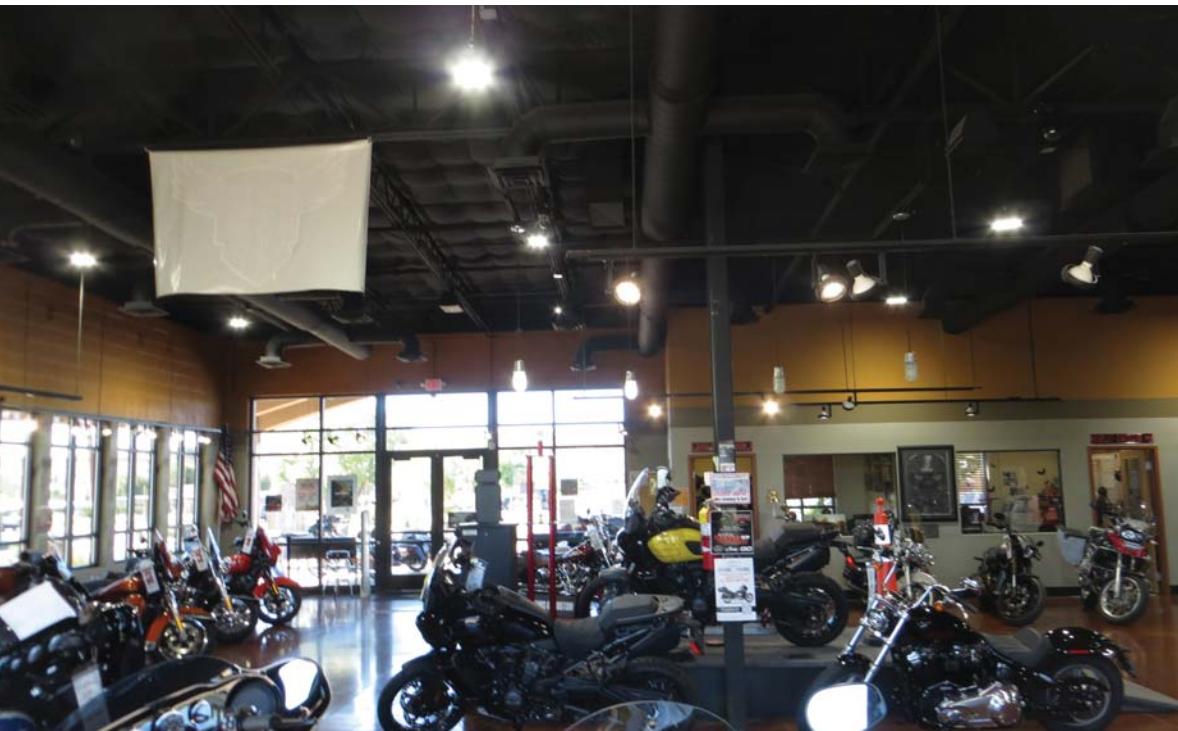
EXTERIOR ELEVATION

ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023



EXISTING CONDITIONS

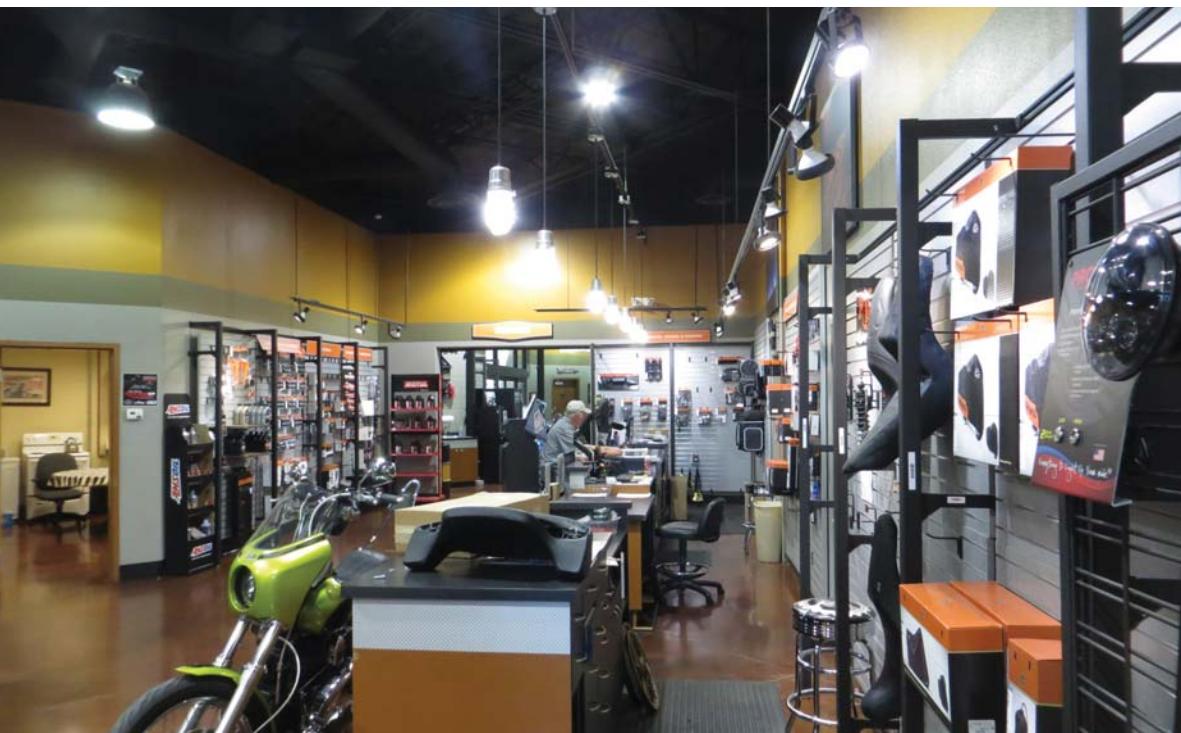
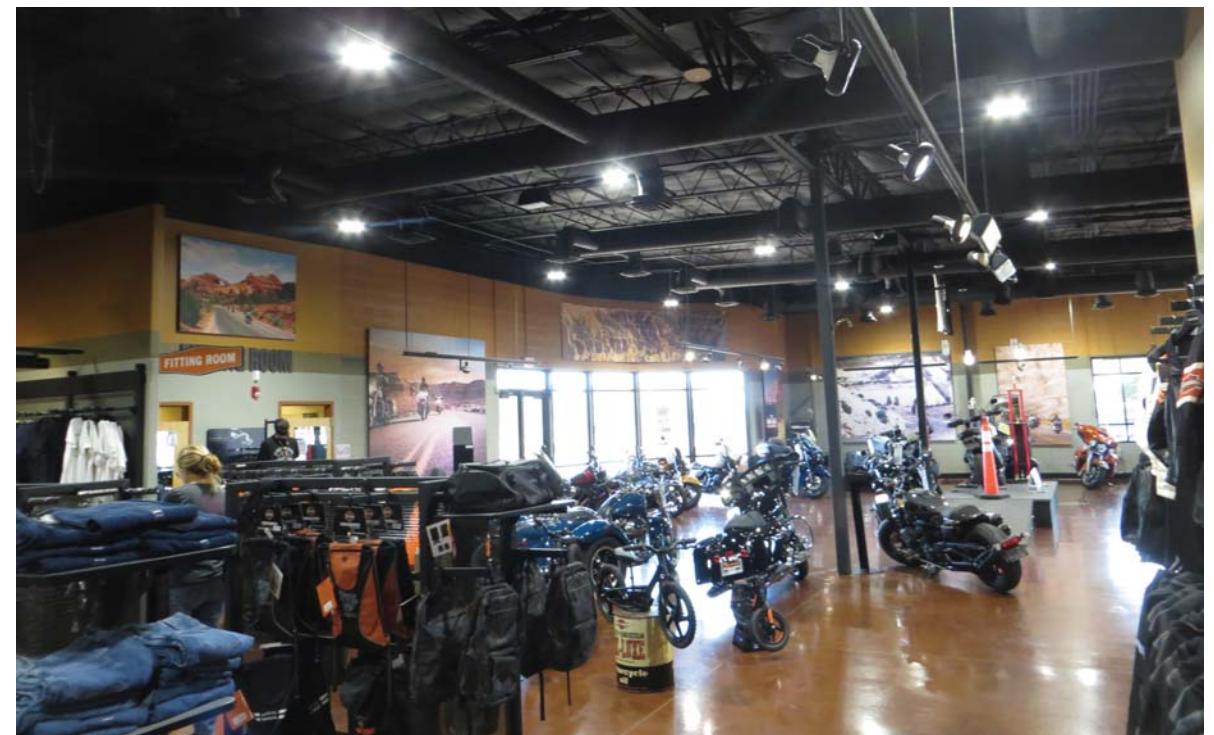
ZION HARLEY-DAVIDSON / DESIGNWORK STUDIOS / 12.01.2023



EXISTING CONDITIONS

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20



EXISTING CONDITIONS

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