Agenda

Naples City Planning and Zoning Commission

August 15, 2024 at 7:30 p.m.
Naples City Council Room
1420 East 2850 South
Naples, Utah 84078

THIS IS A REGULARLY SCHEDULED PLANNING AND LAND USE MEETING

OPENING CEREMONIES

STANDING BUSINESS

- Verification of Full Quorum & Designation of Voting Members:

Commissioner	Voting	Commissioner	Voting
Chris Clark (Chairman)	Y N	Brock Arnold	Y N
Jessy McKee	Y N	Ryan Wolfinjer (A)	Y N
Scott Major	Y N		
Kevin Hiatt	Y N		

- Approval of Agenda – August 15, 2024
- Disclosures
- Approval of Minutes – June 20, 2024

PLANNING/DISCUSSION

1. Election of Planning & Zoning Commission Vice Chairman
2. Introduction of new Planning & Zoning Commission Alternate- Ryan Wolfinjer
3. Walker Hollow
   - Final Plan Approval
4. Project Dino- Industrial Site
   - Preliminary & Final Plan Approval
5. Downtown Commercial Ordinance
   - Proposed Ordinance Changes
6. Subdivision Ordinance
   - Legislative Ordinance Changes
7. Short Term Rentals Ordinance
   - Proposed Ordinance

ITEMS FOR FUTURE DISCUSSION

- Highway 40 Rezone

ADJOURN

The next Planning and Zoning meeting will tentatively be held on September 19, 2024

All persons residing within the area served by City of Naples are HEREBY NOTIFIED that the Naples Planning and Zoning Commission will meet on the 3rd Thursday of each month at 7:30pm. All persons concerned with any matter before the Naples Planning and Zoning Commission are invited to attend. If possible, call to get on the agenda, 435-789-9090 NOTE: In compliance with the Americans with Disabilities Act, Individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Land Use Administrator at 435-789-9090 at the Naples City Office, 1420 East 2850 South, Naples, Utah 84078 at least three days prior to the meeting.

Naples Planning and Land Use
Public Meeting
June 20, 2024

Commission Present: Chris Clark, Scott Adams, Scott Major, Jessy McKee, Kevin Hiatt,

Commission Absent: Brock Arnold

Others Present: Gwen Harrison, Mike Davis, Ken Reynolds, Miranda Bentley, Cable Murray, Casey Crowther, Bonnie Cook, Mark Cook, Jeff Merrell, Daryl Wilson, Lela Wilson

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All full Commissioners will be voting in the meeting.

Approval of Agenda Scott Adams motions to approve the agenda. Scott Major seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Scott Adams motions to approve the May 16, 2024 minutes. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION
Miles Property Holding
Proposed Rezone

Gwen Harrison presented to the Planning Commission that application was received to rezone the property located at 1345 East 2500 South from Commercial to RA-1. In order to prevent spot zoning, the properties to the west will need to be rezoned as well. Mrs. Bentley has obtained signatures of the neighboring properties which are zoned commercial are in favor of the proposed rezone to residential RA-1 for single family homes.

Scott Adams motions to open the public hearing. Jessy McKee seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Daryl Wilson lives in properties to the west of the proposed rezone. Mr. Wilson is in support of rezoning the properties to RA-1.

Jeff Merrell lives on south side of the street from proposed properties rezone. Mr. Merrell questions the intent of the property. Mrs. Bentley stated the intent is to flip the house and create

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up to two extra lots for houses. Mr. Merrell stated his issue would be that his parents own the property across the street and to the east, and have been approached by Maverik to purchase property. Mr. Merrell doesn't want this to hinder the sale of that property for commercial uses. Planning Commission stated the rezone will not affect his property in question. Mr. Merrell is neutral on the rezoning of the Miles Holding Property.

Kevin Hiatt motions to close the public hearing. Scott Major seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Jessy McKee motions to recommend approval of rezone of Miles Holding Properties from Commercial to RA-1. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Walker Hollow Subdivision Preliminary Plan

Gwen Harrison presented to the Planning Commission that preliminary plans had been received and another set has been sent in addressing comments. Chris Clark questioned if we received a subdivision plat. Gwen Harrison stated it was not included. Chris Clark questioned a sewer line running through the road right-of-way running with not easement identified. Cable Murray stated the intent is to include in the subdivision plat. Cable Murray stated the subdivision plat needs to show the easement for the sewer line and an easement for the storm drain line to the stormwater pond, which will show as an easement. Chris Clark questioned if the option picked for the stormwater pond is that it will be sold to a private owner and would require specific verbiage that needs to be included on the plat. Cable Murray stated on 1500 South would get the 30 feet of road dedicated to Naples City, which would be included on the plat. Chris Clark stated the easement for the canal behind the properties should be shown on the plat, as well. Scott Major questioned if there is any issue with the storm retention and the canal being so close. Cable Murray stated no, it is outside of the easement. Chris Clark stated there is an outlet required for the stormwater overflow. And a spillway going towards the canal would be a good option, as not to flood the property. Mike Davis stated there will be permits and conversations regarding the stormwater. Chris Clark stated the stormwater calculations requires testing or zeroing out the perc rate. Cable Murray stated they have a perc test. Chris Clark stated everything would need to be addressed, in the event the preliminary plan is approved.

Scott Major motions to approve the preliminary plan pending administrative review. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Draft

Motion carried with all voting Aye. None opposed.

Project Dino Industrial Site Concept Plan

Gwen Harrison stated application for the Project Dino Industrial site plan has been received. UDOT was approached and denied an access. It was reviewed by staff and is a permitted use. The only issue at this time is that the parking stalls sizes need updated, even with changes will still meet parking requirements. A traffic study was submitted, Mike Davis stated it would not increase beyond capacity at it's prime time.

Kevin Hiatt motion to approve the concept plan for Project Dino. Scott Major seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed

Downtown Commercial Proposed Ordinance Changes

Gwen Harrison presented proposed ordinance changes to the Downtown Commercial ordinance. Guy Collett addressed the Planning Commission the previous month with suggestions he would like the Planning Commission to consider including a luxury RV park in the Downtown Commercial zone. Chris Clark stated the conditions that potentially could be tied to the RV park, would need to be included in the ordinance. Gwen Harrison stated in previous meetings, Planning Commission has asked for staff to collect some options of metal buildings that the Planning Commission would like to include as allowed in the zone. Gwen Harrison stated in other cities ordinances it isn't uncommon for there to be a minimum of 3 siding options required. Chris Clark stated we could include pre-engineered buildings but require different siding options. Kevin Hiatt stated the exterior of the building is what we are concerned about, and requiring different options will elevate the building. Chris Clark stated including guidelines that state that metal buildings must not have large faces of the same type of material, esthetically pleasing, architecturally designed, eves, using parapets. Chris Clark stated in previous discussion regarding the Highway 40 rezone, we were trying to get away from having industrial style metal buildings. Kevin Hiatt agreed that the criteria would be a little more in the downtown commercial zone, as opposed to the commercial zone. Chris Clark stated we are not limiting the possibility of metal buildings, just adding stipulations. Jessy McKee stated he likes that we are including the options of metal buildings. Scott Major questioned if it is possible to say if it is visible from the roadway, there are higher requirements, and other options can be done as long as they are not seen from the road.

Gwen Harrison presented the question to the Planning Commission if they would like to include RV Parks as permitted or conditional. Jessy McKee stated he doesn't want it included in Downtown Commercial. Kevin Hiatt stated Naples does have a decent amount of tourism that comes through and there is potential for it, the location determines a lot, and there is a lot of opportunity for tourism to be captured within Naples City. Mark Cook stated he does not want an RV Park in the particular area being looked at. Mr. Cook stated an RV Park is not included in the Downtown Commercial zone, and things are being tweaked to allow when he could not allow a contractor shop in his property if he wanted. If an RV is going to be allowed in this area, just eliminate the Downtown Commercial and make it all Commercial. Scott Major stated the RV Park in Heber, they have a hill and wall of trees to provide some privacy. Jessy McKee stated he is not opposed to an RV Park; he is just opposed to it possibly being allowed next to his home and residential property. Chris Clark questioned if we should entertain adding it, and have a public hearing to hear from neighbors nearby. Jessy McKee stated his concern is the RV Park bordering residential properties. Scott Major stated the issue is when it is approved in a zone, it can go anywhere within that zone. Kevin Hiatt stated he is not opposed to allowing an RV park, there is potential for Naples City, but a higher quality RV Park would work for the city. Scott Major questioned if it is a tax benefit. Mike Davis stated there will be a transient room tax. Mr. Major questioned if a commercial building were on the property if it would be beneficial

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Mike Davis stated yes. Chris Clark stated we could require a setback with it being against residential property. Kevin Hiatt stated that would be beneficial, regardless of where it goes in. Jessy McKee stated it isn't about how nice the facilities look, it's the people come to use the facility. Gwen Harrison stated the main concern she is hearing is that it borders residential properties and questioned if another zone might be a better placement. Kevin Hiatt stated he doesn't know that Downtown Commercial is the right place for an RV Park, but is not against it if there are stipulations. Jessy McKee stated he does not want to allow it. Chris Clark stated he hesitates dictating what people should do with their land if they come to the city with a proposal, but has not seen an RV Park like this in Downtown Commercial. Scott Major stated he would like to have an avenue for this in Naples City, but we would have the same issue in Commercial or Industrial zones. Kevin Hiatt stated the stipulations talked about are a good start, there might be a place for it, but there are other conditions we might want to add to this. The Planning Commission would like further discussion on this matter, with work towards including it in the ordinance. Ken Reynolds stated having this in a commercial zone is not the right place, that a more commercial facility would bring in more for the city than an RV Park.

ITEMS FOR FUTURE DISCUSSION

-Highway 40 Rezone

ADJOURN

Scott Major motions to adjourn, Jessy McKee seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held July 18, 2024 in the Naples City Council Chambers @ 7:30 P.M.

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Item No: ___**1**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Election of Planning & Zoning Commission Vice-Chairman
Staff Recommendation:	
Background: With the resignation of Scott Adams, who was voted as Vice-Chairman, a new Vice-Chairman will need to be elected to finish out the 2024 term.	

Item No: ___**2**_____

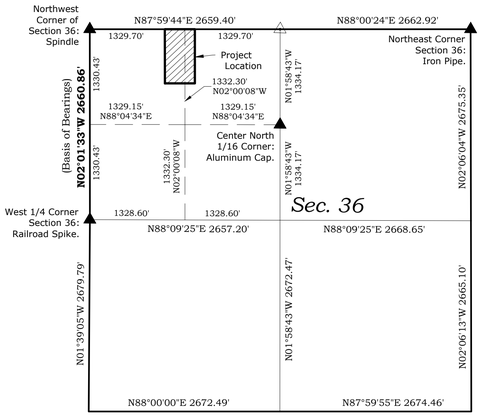
MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Introduction of Ryan Wolfinjer
Staff Recommendation:	
Background: Ryan Wolfinjer has been appointed by the Mayor and approved by the City Council to be a member of the Planning Commission as an alternate.	

Item No: ___**3**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Walker Hollow Subdivision
Staff Recommendation:	
Background:	
Options: _____ Approve Final Plan _____ Reject Final Plan _____ Bring Back for Further Discussion	

WALKER HOLLOW SUBDIVISION

Located in the NW 1/4 of Section 36,
T4S, R21E, S.L.B.&M.,
Uintah County, Utah.



SECTION MAP

Scale: 1" = 1000'

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT OF THE WALKER HOLLOW SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE NAPLES CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

DATED THIS _____ DAY OF _____, 2024.

_____
CITY ATTORNEY

MAYOR AND CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THE WALKER HOLLOW SUBDIVISION IN NAPLES CITY WERE DULY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF NAPLES CITY CORPORATION ON THIS _____ DAY OF _____, 2024.

_____
MAYOR

ATTEST:_____

PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

THE NAPLES CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT AND DEDICATION OF THE WALKER HOLLOW SUBDIVISION, WAS APPROVED BY SAID COMMISSION

THIS _____ DAY OF _____, 2024.

BY: _____
CHAIRMAN

ASHLEY VALLEY WATER AND SEWER CERTIFICATE OF APPROVAL

"I,_____, HAVE EXAMINED THE PROPOSED PLAT OF THE WALKER HOLLOW SUBDIVISION AND IN MY OPINION IT CONFORMS WITH ASHLEY VALLEY WATER & SEWER ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER & WATER ARE AVAILABLE TO THE SITE.

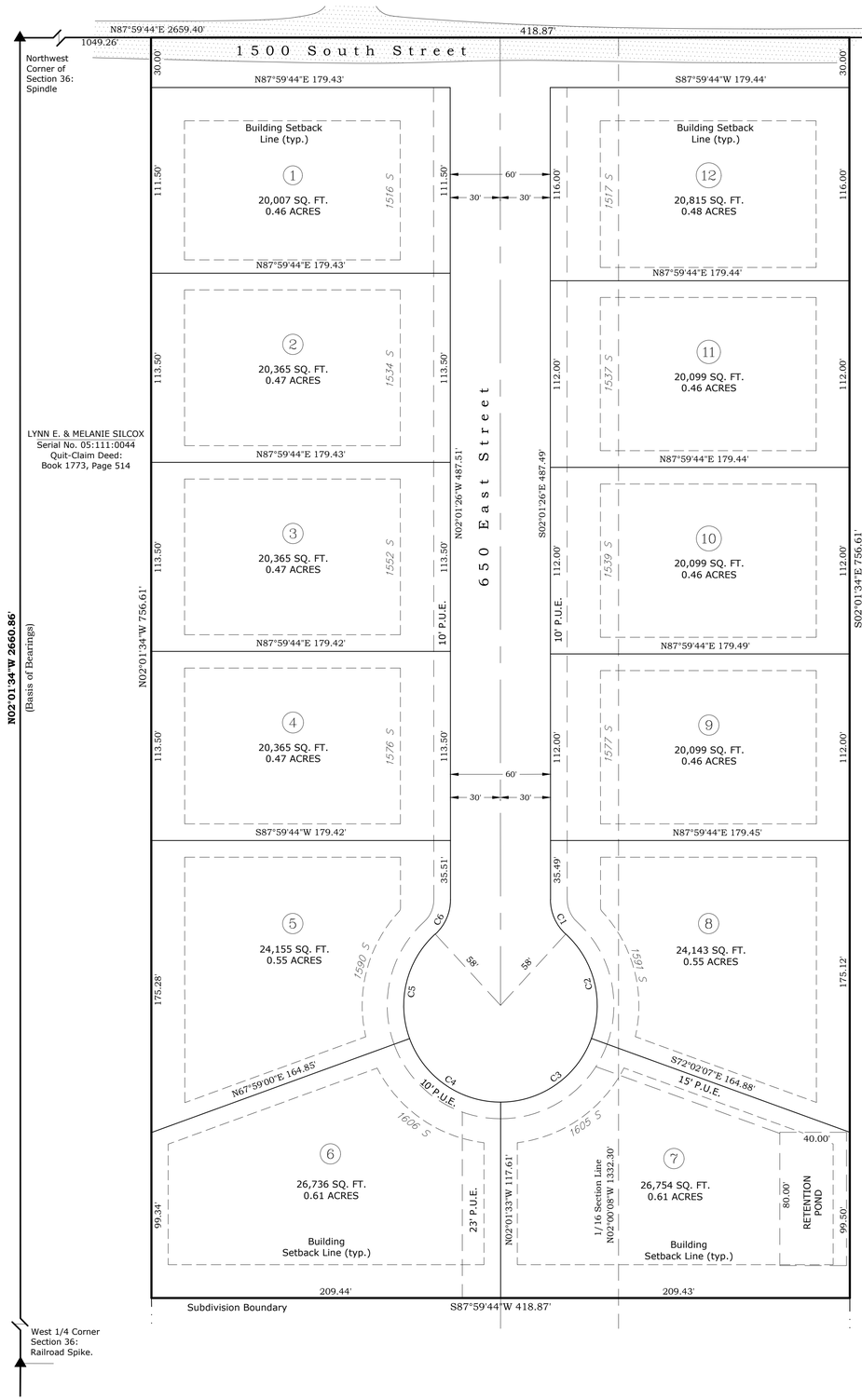
_____
ASHLEY VALLEY WATER & SEWER

DATED THIS_____ DAY OF _____, A.D. 2024.

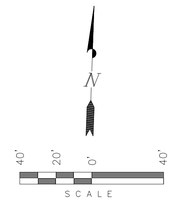
CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CHORD BEARING
C1	23.26'	28.00'	47°35'28"	12.35'	22.59'	S25°49'10"E
C2	68.41'	58.00'	67°34'47"	38.81'	64.51'	S15°49'31"E
C3	70.85'	58.00'	69°59'23"	40.60'	66.53'	S52°57'34"W
C4	70.88'	58.00'	70°00'56"	40.62'	66.55'	N57°02'16"W
C5	68.43'	58.00'	67°35'49"	38.83'	64.53'	N11°46'06"E
C6	23.26'	28.00'	47°35'28"	12.35'	22.59'	N21°46'17"E

NOTES:
UTILITIES, EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN ON THIS PLAT MAY EXIST.

BOOK AND PAGE REFER TO ITEMS ON FILE WITH THE RECORDER'S OFFICE OF UINTAH COUNTY, UTAH.



UINTAH COUNTY
Serial No. 05:111:0028
Warranty Deed:
Book 1361, Pages 971-972



LEGEND

▲ = SECTION CORNER LOCATED
△ = SECTION CORNER LOCATED (Not Monumented)
— · · — = DEED LINE
= FENCE

SURVEYOR'S CERTIFICATE

I MITCH S. BATTY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #10325987 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS WALKER HOLLOW SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, UINTAH COUNTY, UTAH, WHICH BEARS N87°59'44"E ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER 1049.26 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE N87°59'44"E ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER 418.87 FEET; THENCE S02°01'34"E PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER 756.61 FEET; THENCE S87°59'44"W PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER 418.87 FEET; THENCE N02°01'34"W PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER 756.61 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS IS SAID WEST LINE OF THE NORTHWEST QUARTER WHICH IS TAKEN FROM THE COUNTY SURVEYOR'S CONTROL MAP OF THIS SECTION TO BEAR N02°01'34"W. CONTAINS 7.28 ACRES MORE OR LESS.

PROFESSIONAL LAND SURVEYOR
No. 10325987
MITCH S. BATTY
STATE OF UTAH

_____
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10325987
STATE OF UTAH

DRAFT

OWNER'S DEDICATION

"THE UNDERSIGNED OWNER OF THE FOREGOING DESCRIBED TRACTS OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT THEREOF, WHICH IS HEREBY MADE A PART HEREOF, AND ASSIGN TO THE LAND INCLUDED IN SAID PLAT THE NAME OF WALKER HOLLOW SUBDIVISION.

THE UNDERSIGNED OWNER FURTHER HEREBY DEDICATES, GRANTS AND CONVEYS TO NAPLES CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED ON SAID PLATS AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, FOREVER AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER AND UNDER THE LAND DESIGNATED ON THE PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY NAPLES CITY."

DATED THIS _____ DAY OF _____, 2024.

_____
GREGORY D. WALKER

_____
MARY S. WALKER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____,SS:

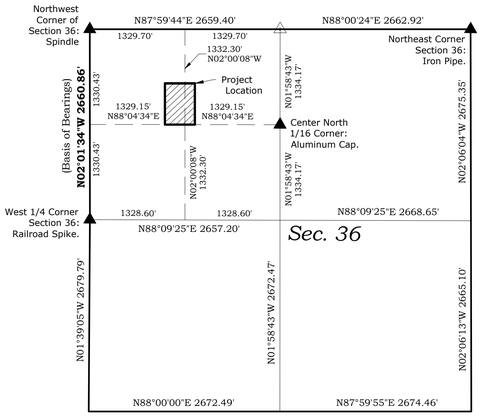
ON THIS _____ DAY OF _____, A.D. 2024, PERSONALLY APPEARED BEFORE ME GREGORY D. WALKER AND MARY S. WALKER, THE SIGNERS OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:_____
RESIDING AT:_____

SURVEYED BY: A.D.F.	TIMBERLINE Engineering & Land Surveying
DRAWN BY: D.A.	209 North 300 West • Vernal, Utah
DATE: 06/18/2024	(435) 789-1365
SCALE: 1"= 40'	
FILE:	

SILVER WINGS SUBDIVISION AMENDMENT

Located in the NW 1/4 of Section 36,
T4S, R21E, S.L.B.&M.,
Uintah County, Utah.



SECTION MAP

Scale: 1" = 1000'

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE EXAMINED THE PROPOSED PLAT OF THE WALKER HOLLOW SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE NAPLES CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

DATED THIS _____ DAY OF _____, 2024.

_____
CITY ATTORNEY

MAYOR AND CITY COUNCIL APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THE WALKER HOLLOW SUBDIVISION IN NAPLES CITY WERE DULY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF NAPLES CITY CORPORATION ON THIS _____ DAY OF _____, 2024.

_____
MAYOR

ATTEST:_____

PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

THE NAPLES CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT AND DEDICATION OF THE WALKER HOLLOW SUBDIVISION, WAS APPROVED BY SAID COMMISSION

THIS _____ DAY OF _____, 2024.

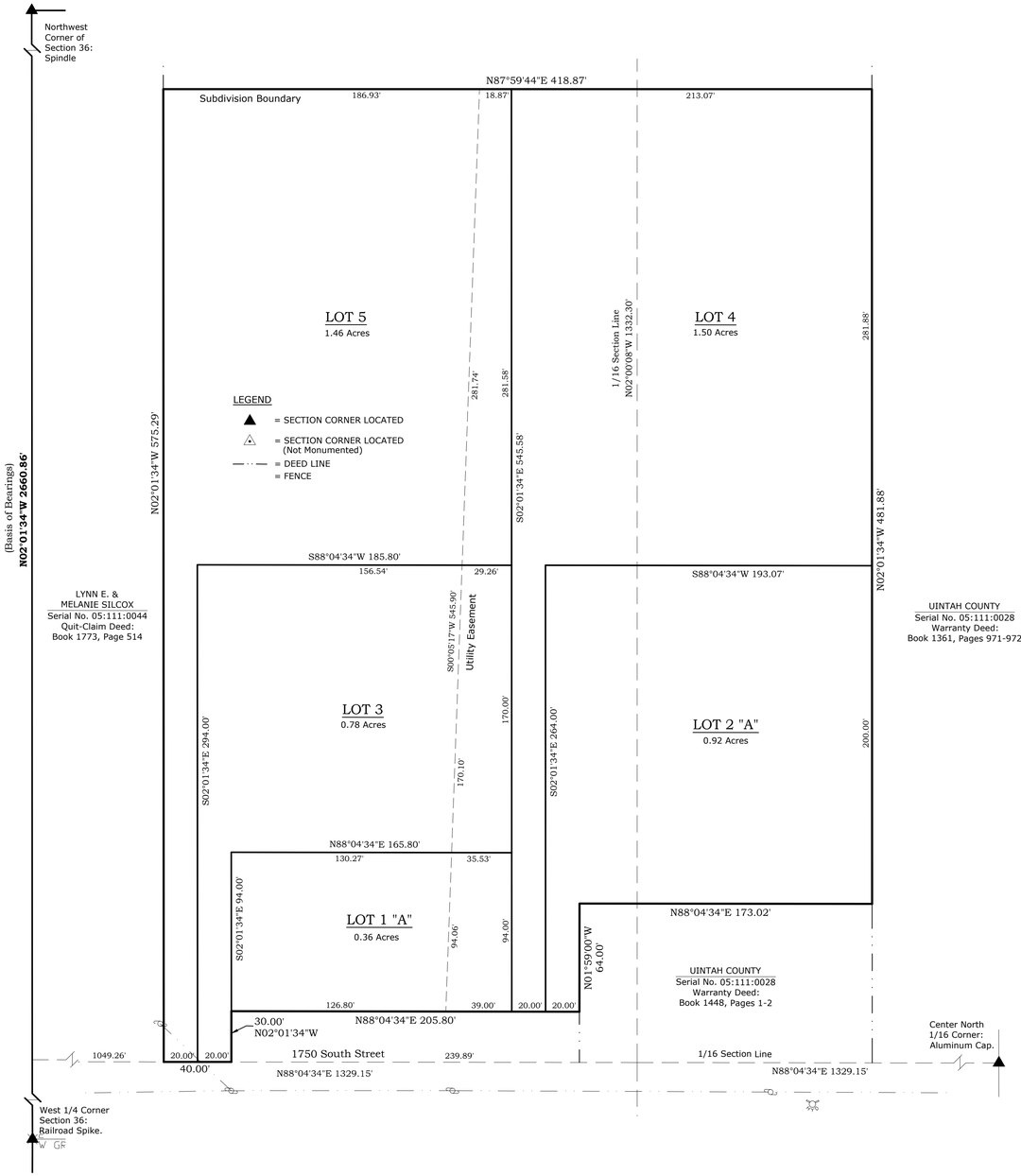
BY: _____
CHAIRMAN

ASHLEY VALLEY WATER AND SEWER CERTIFICATE OF APPROVAL

"I,_____, HAVE EXAMINED THE PROPOSED PLAT OF THE WALKER HOLLOW SUBDIVISION AND IN MY OPINION IT CONFORMS WITH ASHLEY VALLEY WATER & SEWER ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER & WATER ARE AVAILABLE TO THE SITE.

_____
ASHLEY VALLEY WATER & SEWER

DATED THIS_____ DAY OF _____, A.D. 2024.



SCALE

SURVEYOR'S CERTIFICATE

I MITCH S. BATTY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 10325987 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY RECORD OF SURVEY No. ######, AS FILLED WITH THE UINTAH COUNTY SURVEYOR'S OFFICE, IS THE RECORD OF SURVEY FOR THE EXISTING PROPERTY BOUNDARIES SHOWN ON THIS PLAT AND I HAVE VERIFIED THE LOCATION OF THOSE BOUNDARIES, AND HAVE AMENDED THE BOUNDARIES OF LOTS 1 AND 2 OF THE SILVER WINGS SUBDIVISION AND CREATED LOTS 1A, 2A, 3, 4, AND 5, HEREAFTER TO BE KNOWN AS "SILVER WINGS SUBDIVISION AMENDED" AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT --------

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10325987
STATE OF UTAH

DRAFT

NOTES:
UTILITIES, EASEMENTS, IMPROVEMENTS AND ENCROACHMENTS NOT SHOWN ON THIS PLAT MAY EXIST.

BOOK AND PAGE REFER TO ITEMS ON FILE WITH THE RECORDER'S OFFICE OF UINTAH COUNTY, UTAH.

SURVEYED BY: A.D.F.	
DRAWN BY: D.A.	
DATE: 06/18/2024	
SCALE: 1"= 40'	
FILE:	

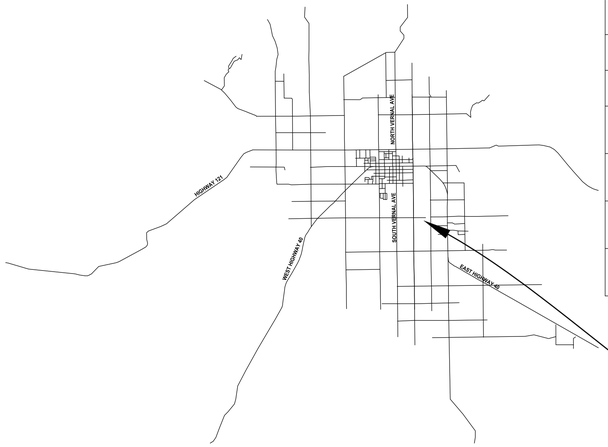
TIMBERLINE
Engineering & Land Surveying
209 North 300 West • Vernal, Utah
(435) 789-1365

WALKER HOLLOW SUBDIVISION

AUGUST 2024

SHEET INDEX

PAGE NUMBER	PAGE DESCRIPTION
PP1	PLAN AND PROFILE
PP2	PLAN AND PROFILE
C102	SITE UTILITY PLAN
C103	SITE UTILITY PLAN
C104	ROAD CROSS SECTIONS
C501	ASHLEY VALLEY WATER AND SEWER DETAILS
C502	ASHLEY VALLEY WATER AND SEWER DETAILS
C503	SITE DETAILS
C504	SITE DETAILS



PROJECT LOCATION



INSPECTION REQUIREMENTS FOR SUBDIVISION IMPROVEMENTS:

A. THE DEVELOPER IS REQUIRED TO SCHEDULE INSPECTIONS (3) THREE DAYS PRIOR TO THE COMMENCING WORK REQUIRING CONTINUOUS INSPECTION.

B. NOTICE SHALL BE GIVEN (1) ONE DAY IN ADVANCE OF STARTING WORK REQUIRING PERIODIC INSPECTION.

CONTINUOUS -
1- LAYI8NG OF STREET SURFACING
2- POURING OF CONCRETE CURB AND GUTTER, SIDEWALKS, AND OTHER STRUCTURES
3- LAYING OF SEWER PIPE, DRAINAGE PIPE, WATER PIPE, VALVES, HYDRANTS AND TESTING.

PERIODIC -
1- STREET GRADING AND GRAVEL BASE
2- EXCAVATIONS FOR CURB, GUTTER, AND SIDEWALKS
3- EXCAVATIONS FOR STRUCTURES
4- TRENCHES FOR LAYING PIPE
5- FORMS FOR CURB, GUTTER, SIDEWALKS, AND STRUCTURES

C. ON CONSTRUCTION REQUIRING CONTINUOUS INSPECTION, NO WORK SHALL BE DONE EXCEPT IN THE PRESENCE OF THE INSPECTOR.

D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE INSPECTED BY AN ASHLEY VALLEY WATER AND SEWER IMPROVEMENTS DISTRICT REPRESENTATIVE AND APPROVED PRIOR TO COVER UP ANY INSTALLED WORK.

E. THE MATERIAL SPECIFICATIONS OR A MATERIAL SUBMITTAL FOR ALL MATERIALS USED IN THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS IDENTIFIED IN SECTION 02-31-015 (G) SHALL BE SUBMITTED TO NAPLES CITY OR THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO BEING ALLOWED TO BE USED FOR CONSTRUCTION. MATERIALS WITHOUT CITY REVIEWED AND APPROVED SUBMITTALS SHALL NOT BE USED IN THE PUBLIC ROW OR DRAINAGE SYSTEMS AND MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE DEVELOPER'S EXPENSE.

OWNER INFORMATION

WALKER HOLLOW
782 EAST 1500 SOUTH
VERNAL, UTAH 84078

PHONE: 435-219-9626
CONTACT: BRAD WALKER

ENGINEER

TIMBERLINE ENGINEERING
AND LAND SURVEYING
209 NORTH 300 WEST
VERNAL, UT 84078

CONTACT: CABLE MURRAY
PHONE: 435-789-1365

DESIGN REVIEW APPROVAL SIGNATURES

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT . THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRIC UTILITY SERVICE.

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

DOMINION ENERGY

STRATA NETWORKS

ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT

UNITED STATES POSTAL SERVICE

PLANNING COMMISSION CHAIR

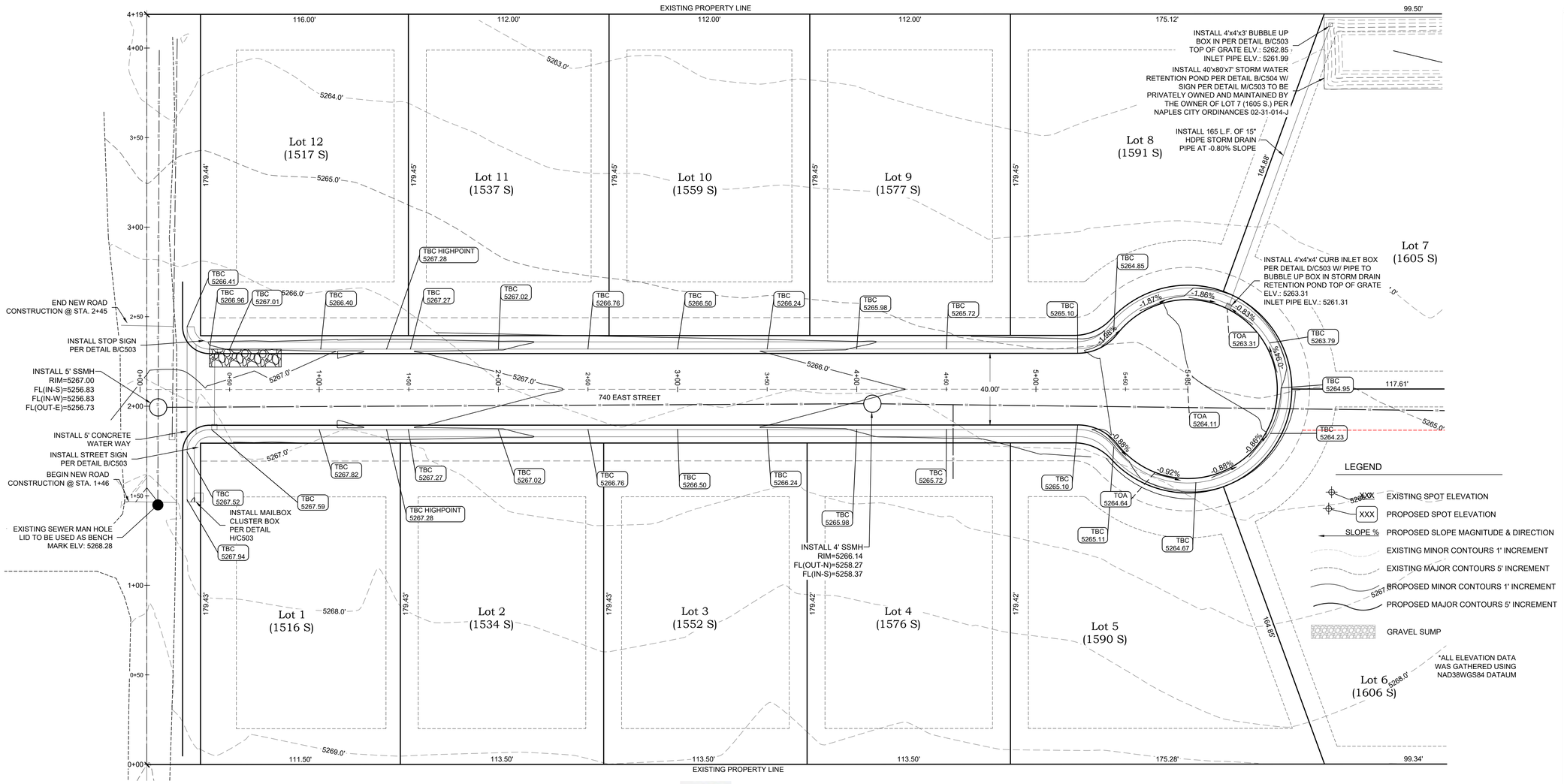
NAPLES CITY ROADS DEPARTMENT

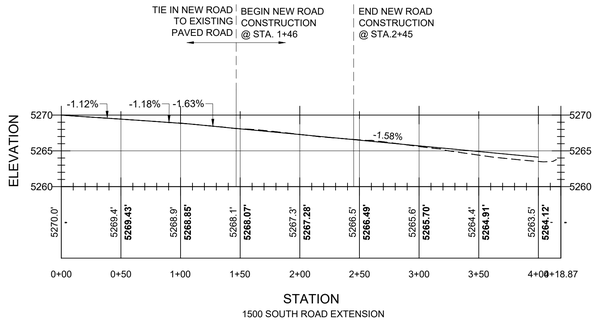
UINTAH FIRE DISTRICT

TRI-COUNTY HEALTH DEPARTMENT

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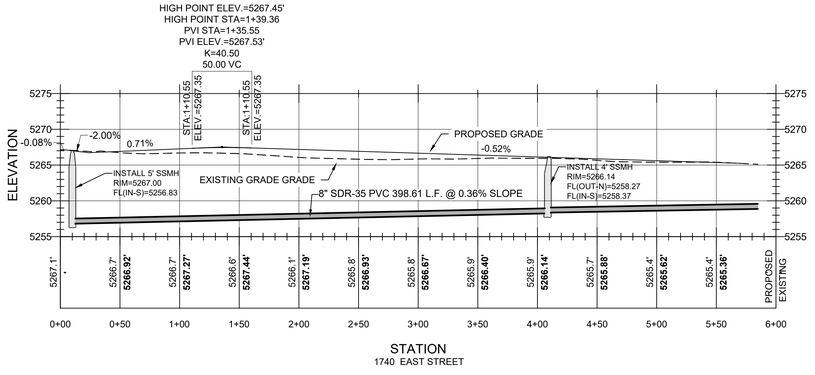


KNOW WHAT'S BELOW CALL BEFORE YOU DIG. ANY EXISTING UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTORS SHALL CALL BLUE STAKES BEFORE DIGGING.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

24" X 36" HORZ: 1 INCH = 30 FEET
11" X 17" HORZ: 1 INCH = 60 FEET



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CLIENT INFO:
BRAD WALKER

PHONE:

DRAWN BY:
CTC

PROJECT MANAGER:
CMM

CHECKED BY:
CMM

WALKER HOLLOW SUBDIVISION

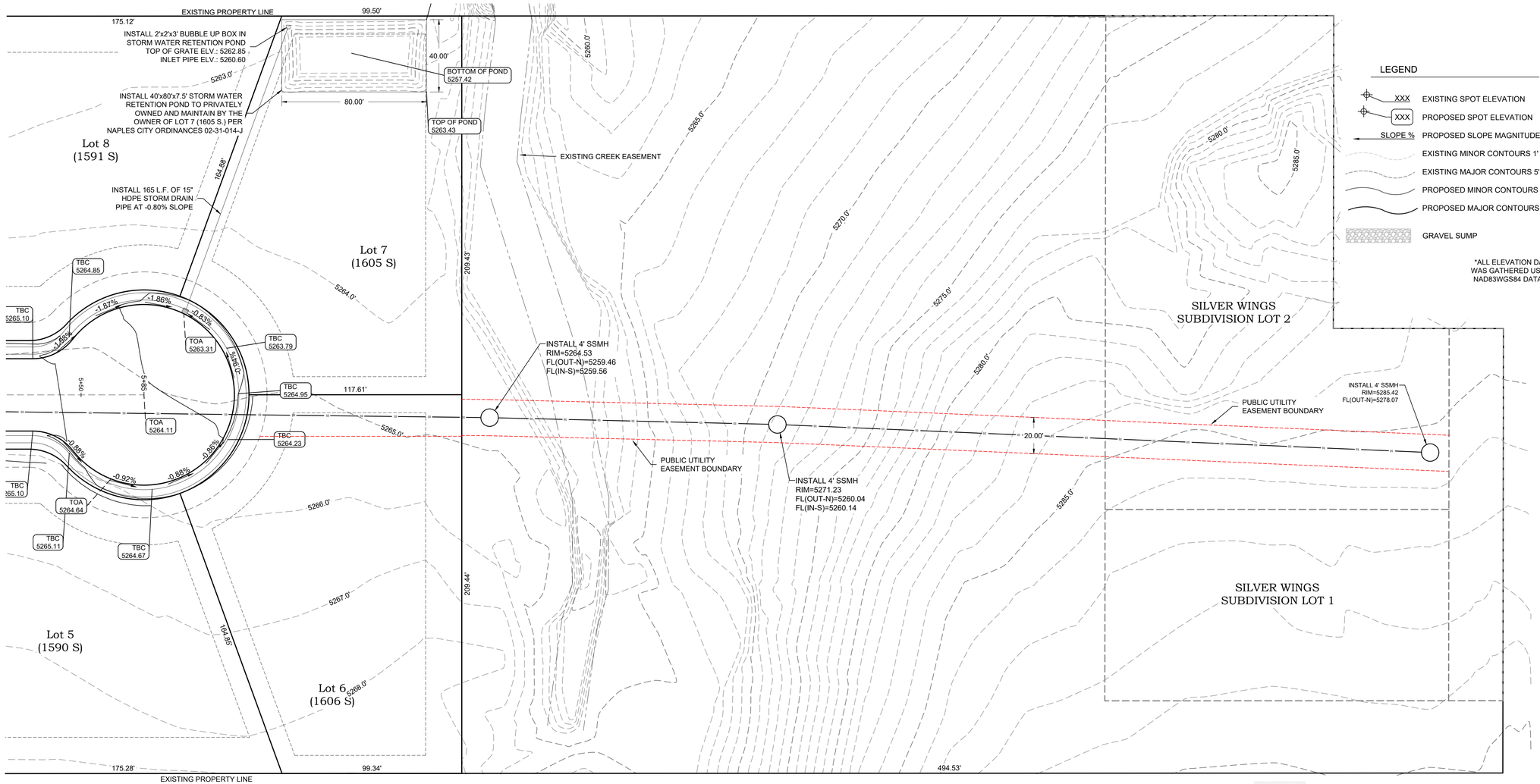
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NAPLES, UTAH 84078

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PLAN AND PROFILE

PP1

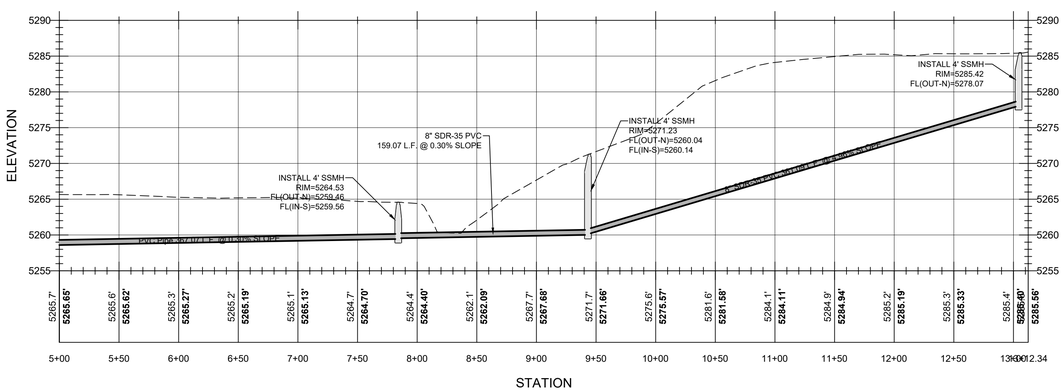
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LEGEND

- XXX — EXISTING SPOT ELEVATION
- XXX — PROPOSED SPOT ELEVATION
- SLOPE % — PROPOSED SLOPE MAGNITUDE & DIRECTION
- EXISTING MINOR CONTOURS 1' INCREMENT
- EXISTING MAJOR CONTOURS 5' INCREMENT
- PROPOSED MINOR CONTOURS 1' INCREMENT
- PROPOSED MAJOR CONTOURS 5' INCREMENT
- GRAVEL SUMP

*ALL ELEVATION DATA WAS GATHERED USING NAD83WGS84 DATAUM



KNOW WHAT'S BELOW CALL BEFORE YOU DIG. ANY EXISTING UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTORS SHALL CALL BLUE STAKES BEFORE DIGGING.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

24" X 36" HORZ: 1 INCH = 30 FEET
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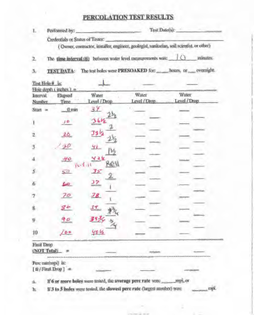
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PLAN AND PROFILE

PP2

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PERCOLATION TEST RESULTS

1. Performed by: _____ Test Date(s): _____
Credentials or Status of Tester: _____
(Owner, contractor, installer, engineer, geologist, sanitarian, soil scientist, or other)

2. The time interval (i) between water level measurements was: ( ) minutes.

3. TEST DATA: The test holes were PRESOAKED for: ____ hours, or ____ overnight.

Test Hole # 1
Hole depth 1 inches 1 a

Interval Number	Elapsed Time	Water Level Drop	Water Level Drop	Water Level Drop
Start →	0 min	37		
1	10	3 1/4		
2	30	3 3/8		
3	30	3 1/4		
4	30	3 1/4		
5	30	3 1/4		
6	30	3 1/4		
7	30	3 1/4		
8	30	3 1/4		
9	30	3 1/4		
10	30	3 1/4		

Final Drop
(NOT Total): =

Prev run(rep) 1c: _____ _____ _____
[6] (Final Drop) : = _____ _____ _____

a. If 6 or more holes were tested, the average pore rate was: _____ mpi, or
b. If 3 to 5 holes were tested, the slowest pore rate (largest number) was: _____ mpi.

Storm Water Retention Calculations

Project:
Client:
Location:

Project Number: 24-0000
Date: 04/25/20224
By: C. Murray

Project Area Classifications

Area Calculations

	Area (ft²)	(Acres)			Area (%)
Subdivision Area:	24,448	0.56	'Cp' :	0.31	100%
		0.00	'Cr' :		0%
		0.00	'Ci' :		0%
TOTAL AREA:	24,448	0.56	WEIGHTED C:	0.31	

Area Runoff Coefficients

Runoff Calculations - AREA NAME

100 Year 24 Hour Storm Event

City Stormwater System Allowable Runoff: 0 cfs/ac
On-Site Percolation Allowable Runoff: 0.050 cfs

Time (min)	C*A	Precep. Intensity (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	0.17	5.4	300	282	15	267
10	0.17	4.11	600	429	30	399
15	0.17	3.4	900	532	45	487
30	0.17	2.29	1,800	717	90	627
60	0.17	1.42	3,600	889	180	709
120	0.17	0.78	7,200	977	360	617
180	0.17	0.53	10,800	996	540	456
360	0.17	0.29	21,600	1,090	1,080	10
720	0.17	0.16	43,200	1,203	2,160	-957
1,440	0.17	0.1	86,400	1,503	4,320	-2,817
				STORAGE REQUIRED:		709
				STORAGE PROVIDED:		1,058

1 - Percolation Rate: 30 Min./Inch (2"/Hr. Assumed) — 0.050 CFS (2"/Hr. Over Bottom Of Sump)
2 - Storage

Required	709 Cu.Ft.
Surface Pond	0 Cu.Ft.
Gravel Sump	1,056 Cu.Ft.
Manhole	0 Cu.Ft.
Pipe (Horizontal)	2 Cu.Ft.
Excess Volume Provided:	**347 Cu.Ft.**

Storm Water Retention Calculations

Project:
Client:
Location:

Project Number: 24-0000
Date: 04/25/20224
By: C. Murray

Project Area Classifications

Area Calculations

	Area (ft²)	(Acres)			Area (%)
Subdivision Area:	293,820	6.75	'Cp' :	0.31	100%
		0.00	'Cr' :		0%
		0.00	'Ci' :		0%
TOTAL AREA:	293,820	6.75	WEIGHTED C:	0.31	

Area Runoff Coefficients

Runoff Calculations - AREA NAME

100 Year 24 Hour Storm Event

City Stormwater System Allowable Runoff: 0 cfs/ac
On-Site Percolation Allowable Runoff: 0.333 cfs

Time (min)	C*A	Precep. Intensity (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	2.09	5.4	300	3,387	100	3,287
10	2.09	4.11	600	5,156	200	4,956
15	2.09	3.4	900	6,398	300	6,098
30	2.09	2.29	1,800	8,619	600	8,019
60	2.09	1.42	3,600	10,689	1,200	9,489
120	2.09	0.78	7,200	11,743	2,400	9,343
180	2.09	0.53	10,800	11,969	3,600	8,369
360	2.09	0.29	21,600	13,098	7,200	5,898
720	2.09	0.16	43,200	14,453	14,400	53
1,440	2.09	0.1	86,400	18,068	28,800	-10,734
				STORAGE REQUIRED:		9,489
				STORAGE PROVIDED:		12,288

1 - Percolation Rate: 30 Min./Inch (2"/Hr. Assumed) — 0.333 CFS (2"/Hr. Over Bottom Of Sump)
2 - Storage

Required	9,489 Cu.Ft.
Surface Pond	12,288 Cu.Ft.
Gravel Sump	0 Cu.Ft.
Manhole	0 Cu.Ft.
Pipe (Horizontal)	0 Cu.Ft.
Excess Volume Provided:	**2,799 Cu.Ft.**

KNOW WHAT'S BELOW CALL BEFORE YOU DIG.
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LEGEND

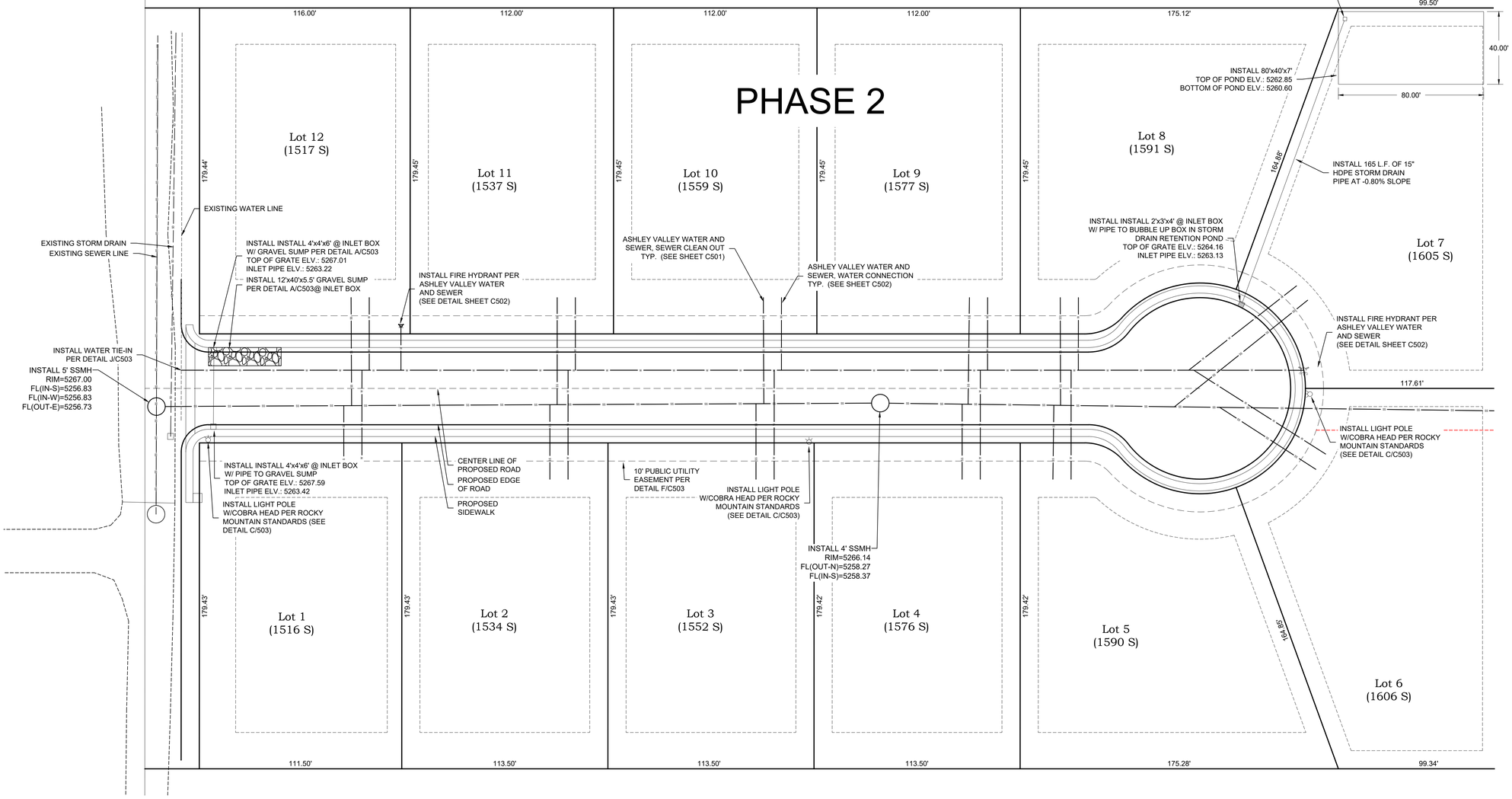
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- GRAVEL SUMP
- PROPOSED SANITARY SEWER
- PROPOSED CULINARY WATER LINE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

24" X 36" HORZ: 1 INCH = 30 FEET
11" X 17" HORZ: 1 INCH = 60 FEET

*ALL ELEVATION DATA WAS GATHERED USING NAD83WGS84 DATAUM



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CLIENT INFO:
BRAD WALKER

PHONE:

DRAWN BY:
CTC

PROJECT MANAGER:
CMM

CHECKED BY:
CMM

WALKER HOLLOW SUBDIVISION

782 EAST 1500 SOUTH
NAPLES, UTAH 84078

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SITE UTILITY PLAN

C102

Monday, August 12, 2024 11:13:09 AM S:\ENGINEERING PROJECTS\23-027\6 WALKER HOLLOW\DWGS\VALER WINGS SUBDIVISION MASTER SITE PLAN 3-19-24_RECOVER.DWG

KNOW WHAT'S BELOW CALL BEFORE YOU DIG.
ANY EXISTING UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTORS SHALL CALL BLUE STAKES BEFORE DIGGING.

Storm Water Retention Calculations

Project: WALKER HOLLOW SUBDIVISION
Client: BRAD WALKER
Location: NAPLES, UTAH
Project Number: 24-0000
Date: 04/25/2024
By: C. Murray

Project Area Classifications

Area Calculations

	Area (ft^2)	(Acres)
Subdivision Area:	24,448	0.56
		0.00
		0.00
TOTAL AREA:	24,448	0.56

Area Runoff Coefficients

		Area (%)
Cp :	0.31	100%
Cr :		0%
Ci :		0%
WEIGHTED C:	0.31	

Runoff Calculations - AREA NAME

100 Year 24 Hour Storm Event
City Stormwater System Allowable Runoff: 0 cfs/ac
On-Site Percolation Allowable Runoff: 0.050 cfs

Time (min)	C*A	Precep. Intensity (in/hr)	Time (sec)	Cumulative Runoff (ft^3)	Allowed Runoff (ft^3)	Storage (ft^3)
5	0.17	5.4	300	282	15	267
10	0.17	4.11	600	429	30	399
15	0.17	3.4	900	532	45	487
30	0.17	2.29	1,800	717	90	627
60	0.17	1.42	3,600	859	180	709
120	0.17	0.78	7,200	977	360	617
180	0.17	0.53	10,800	996	540	456
360	0.17	0.29	21,600	1,090	1,080	10
720	0.17	0.16	43,200	1,203	2,160	-957
1,440	0.17	0.1	86,400	1,503	4,320	-2,817
					STORAGE REQUIRED :	709
					STORAGE PROVIDED :	1,056

1 - Percolation Rate: 30 Min./Inch (2"/Hr. Assumed) 0.050 CFS (2"/Hr. Over Bottom Of Sump)
2 - Storage

Required	709 Cu.Ft.
Surface Pond	0 Cu.Ft.
Gravel Sump	1,056 Cu.Ft.
Manhole	0 Cu.Ft.
Pipe (Horizontal)	0 Cu.Ft.
Excess Volume Provided:	**347 Cu.Ft.**

Storm Water Retention Calculations

Project: WALKER HOLLOW SUBDIVISION
Client: BRAD WALKER
Location: NAPLES, UTAH
Project Number: 24-0000
Date: 04/25/2024
By: C. Murray

Project Area Classifications

Area Calculations

	Area (ft^2)	(Acres)
Subdivision Area:	293,820	6.75
		0.00
		0.00
TOTAL AREA:	293,820	6.75

Area Runoff Coefficients

		Area (%)
Cp :	0.31	100%
Cr :		0%
Ci :		0%
WEIGHTED C:	0.31	

Runoff Calculations - AREA NAME

100 Year 24 Hour Storm Event
City Stormwater System Allowable Runoff: 0 cfs/ac
On-Site Percolation Allowable Runoff: 0.333 cfs

Time (min)	C*A	Precep. Intensity (in/hr)	Time (sec)	Cumulative Runoff (ft^3)	Allowed Runoff (ft^3)	Storage (ft^3)
5	2.09	5.4	300	3,387	100	3,287
10	2.09	4.11	600	5,156	200	4,956
15	2.09	3.4	900	6,388	300	6,088
30	2.09	2.29	1,800	8,619	600	8,019
60	2.09	1.42	3,600	10,889	1,200	9,489
120	2.09	0.78	7,200	11,743	2,400	9,343
180	2.09	0.53	10,800	11,969	3,600	8,369
360	2.09	0.29	21,600	13,098	7,200	5,898
720	2.09	0.16	43,200	14,453	14,400	53
1,440	2.09	0.1	86,400	18,066	28,800	-10,734
					STORAGE REQUIRED :	9,459
					STORAGE PROVIDED :	12,288

1 - Percolation Rate: 30 Min./Inch (2"/Hr. Assumed) 0.333 CFS (2"/Hr. Over Bottom Of Sump)
2 - Storage

Required	9,459 Cu.Ft.
Surface Pond	12,288 Cu.Ft.
Gravel Sump	0 Cu.Ft.
Manhole	0 Cu.Ft.
Pipe (Horizontal)	0 Cu.Ft.
Excess Volume Provided:	**2,799 Cu.Ft.**

PERCOLATION TEST RESULTS

1. Performed by: _____ Test Date(s): _____
Credentials or Status of Tester: _____
(Owner, contractor, installer, engineer, geologist, randomian, soil scientist, or other)

2. The time interval (i): between water level measurements was: 1 ( ) minutes

3. TEST DATA: The test holes were PRESOAKED for: ____ hours, or ____ overnight.

Test Hole #: 1
Hole depth (inches): ____
Interval Number: Elapsed Time: Water Level (Drop: ____ Water Level (Drop: ____ Water Level (Drop: ____

Start =	0 min	8.5"	2½		
1	10	11"	2		
2	30	7½	2½		
3	30	5"	1½		
4	30	3.5"	1½ (1.4 drop)		
5	30	3"	½		
6	60	2"	1		
7	30	1"	1		
8	30	1"	0"		
9	30	0.5"	½		
10	30	0"	½		
Final Drop: (NOT Total) =					

Pass rate(mpi) is: [ft) Final Drop] =

a. If 6 or more holes were tested, the average pass rate was: _____ mpi, or
b. If 3 to 5 holes were tested, the slowest pass rate (largest number) was: _____ mpi.

LEGEND

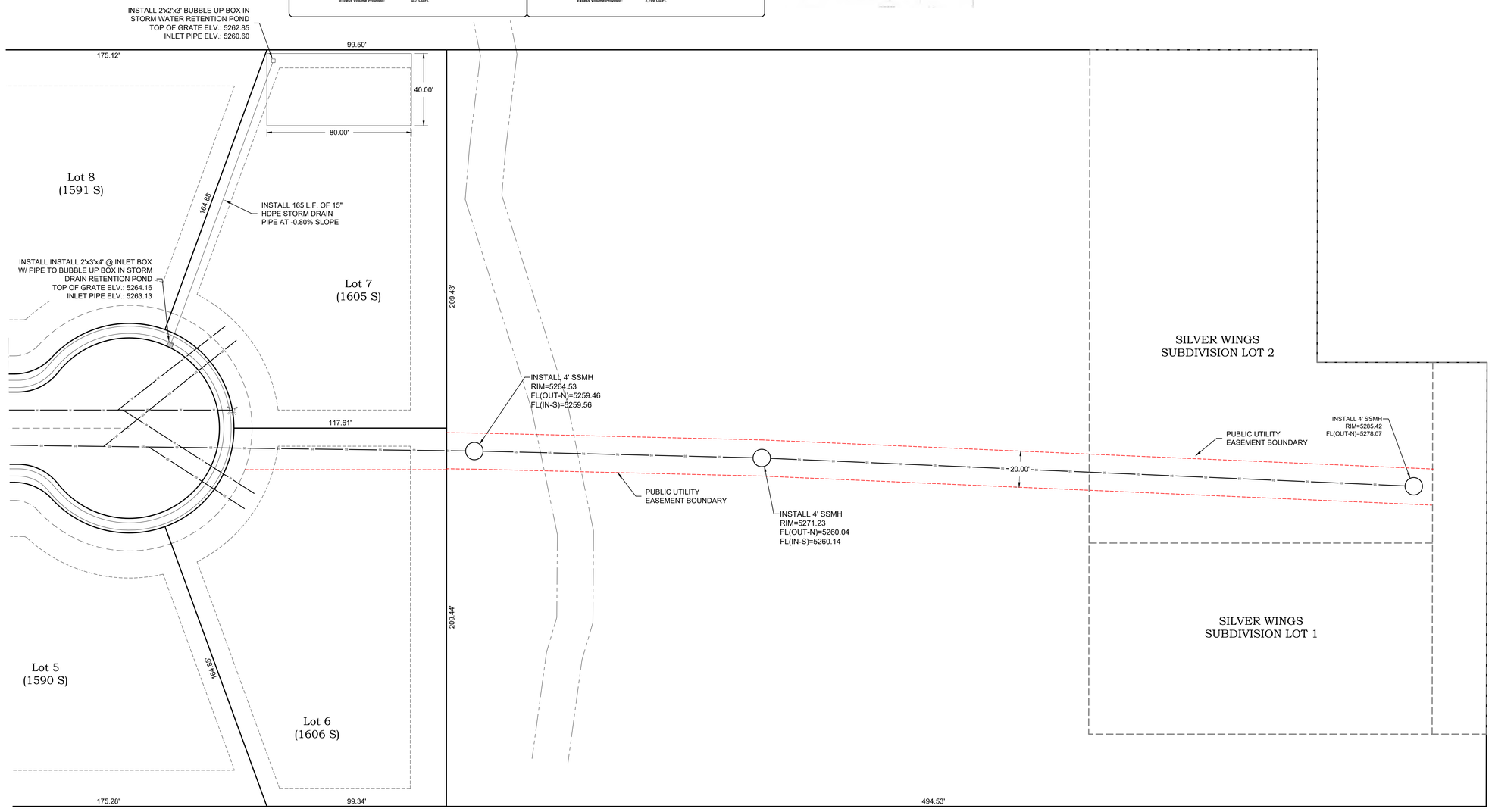
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- GRAVEL SUMP
- PROPOSED SANITARY SEWER
- PROPOSED CULINARY WATER LINE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

24" X 36" HORZ: 1 INCH = 30 FEET
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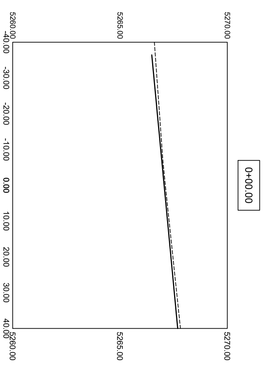
WALKER HOLLOW SUBDIVISION

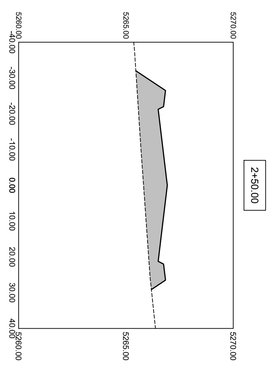
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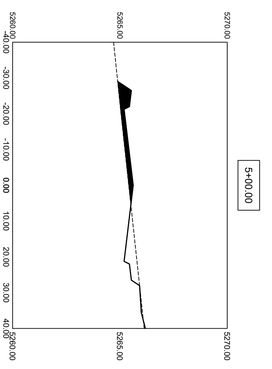
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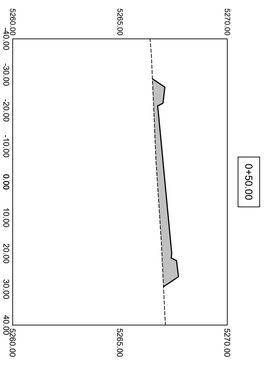
SITE UTILITY PLAN

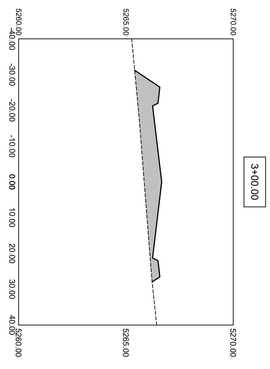
C103

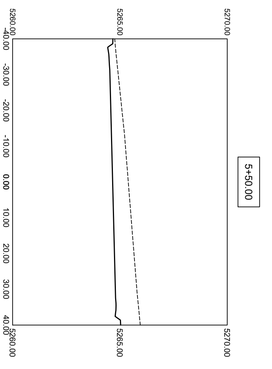


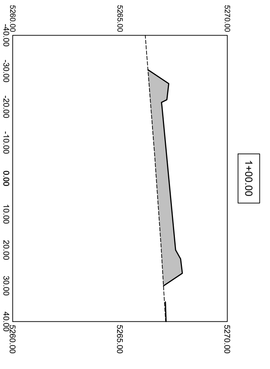


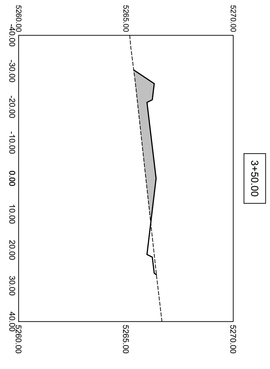


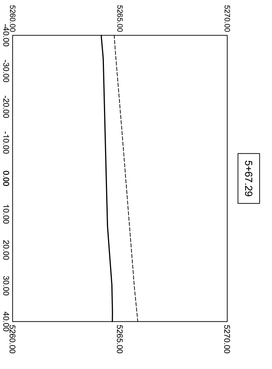


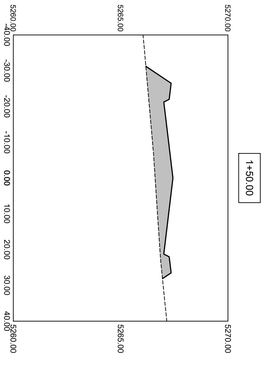


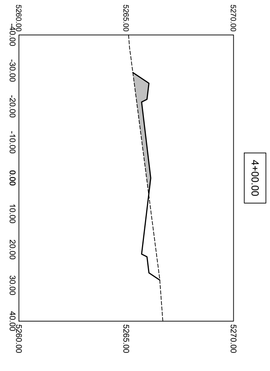


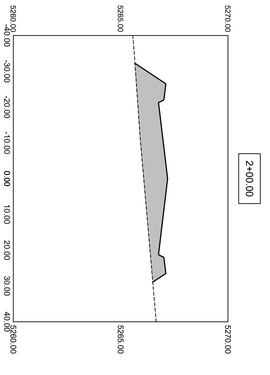


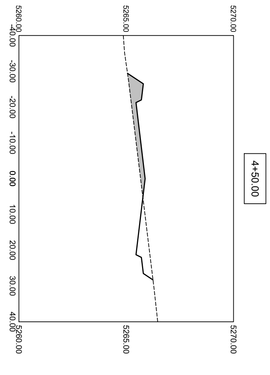












WALKER HOLLOW SUBDIVISION

782 EAST 1500 SOUTH
NAPLES, UTAH 84078

NO. DATE REVISION BY
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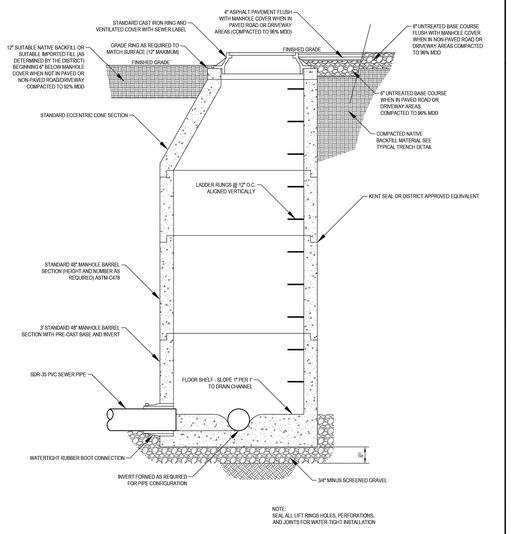
ROAD CROSS SECTIONS

C104

CLIENT INFO:
BRAD WALKER

PHONE:
DRAWN BY:
CTC
PROJECT MANAGER:
CAM
CHECKED BY:
CAM

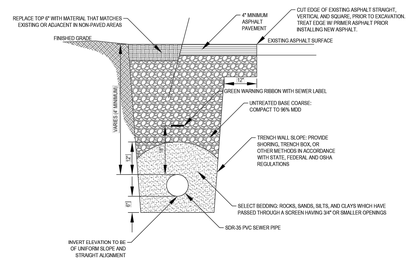
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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TYPICAL MANHOLE

DATE: 2021-11-19
SHT: 5 OF 26
DET. NUMBER: S4

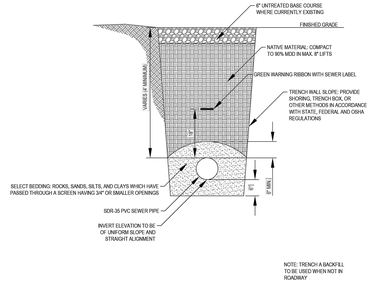


NOTE: TRENCH B BACKFILL TO BE USED WHERE TRENCH RUNS WITHIN AND PARALLEL TO EXISTING ROAD.

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TRENCH B - ROAD BASE BACKFILL

DATE: 2021-11-19
SHT: 3 OF 26
DET. NUMBER: S2

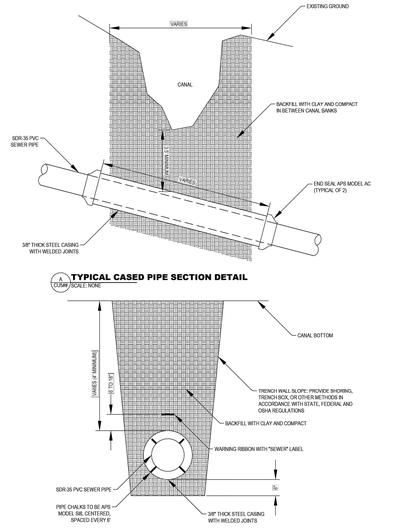


NOTE: TRENCH A BACKFILL TO BE USED WHEN NOT IN ROADWAY

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TRENCH A - NATIVE BACKFILL

DATE: 2021-11-19
SHT: 2 OF 26
DET. NUMBER: S1

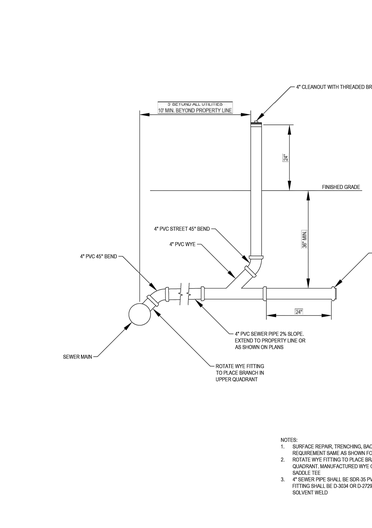


NOTE: EXTEND CASING A MINIMUM OF 10' BEYOND EACH SIDE OF CANAL OR AS REQUIRED BY CANAL COMPANY

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
CANAL CROSSING

DATE: 2021-11-19
SHT: 10 OF 26
DET. NUMBER: S9



NOTES:
1. SURFACE REPAIR, TRENCHING, BACKFILL AND BEDDING REQUIREMENT SAME AS SHOWN FOR TYPICAL TRENCH
2. ROTATE WYE FITTING TO PLACE BRANCH IN UPPER QUADRANT. MANUFACTURED WYE OR INSERT A TEE SADDLE TEE
3. 4" SEWER PIPE SHALL BE SDR-35 PVC ASTM D-3034. FITTING SHALL BE D-3034 OR D-2729 GASKET OR SOLVENT WELD

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TYPICAL SEWER SERVICE CONNECTION

DATE: 2021-11-19
SHT: 9 OF 26
DET. NUMBER: S8

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CLIENT INFO:
BRAD WALKER

PHONE:

DRAWN BY:
CTC

PROJECT MANAGER:
CMM

CHECKED BY:
CMM

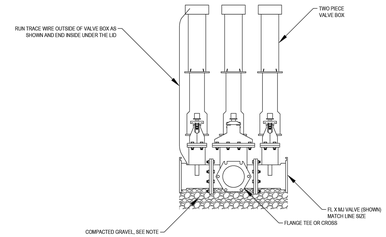
WALKER HOLLOW SUBDIVISION
782 EAST 1500 SOUTH
NAPLES, UTAH 84078

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ASHLEY VALLEY WATER AND SEWER DETAILS

C501

Monday, August 12, 2024 11:13:23 AM S:\ENGINEERING PROJECTS\23-0276 WALKER HOLLOW\DWG\SVLER WINGS SUBDIVISION MASTER SITE PLAN 3-19-24_RECOVER.DWG

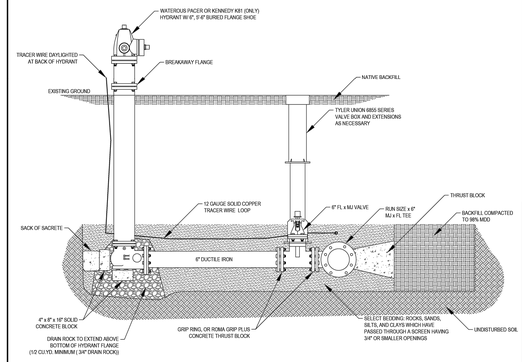


NOTE: CONTRACTOR SHALL CONSTRUCT A SOLID PLATFORM BELOW ALL VALVE CLUSTERS WITHIN NEW WATERLINE OR CONNECTIONS. PLATFORM SHALL CONSIST OF A MINIMUM OF 6 INCHES OF COMPACTED GRAVEL EXTENDING TO UNDISTURBED MATERIAL.

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
THREE WAY VALVE CLUSTER

2021-11-19
SHT: 24 | OF: 26
DET. NUMBER: W13

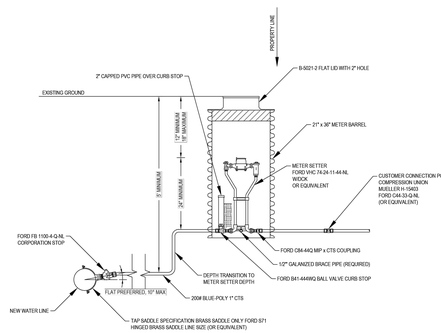


NOTE: RUN TRACE WIRE IN CONTINUOUS LOOP FROM MAIN LINE TO HYDRANT AND BACK. DO NOT SPLICE.

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
NEW FIRE HYDRANT WITH OFFSET VALVE

2021-11-19
SHT: 23 | OF: 26
DET. NUMBER: W12

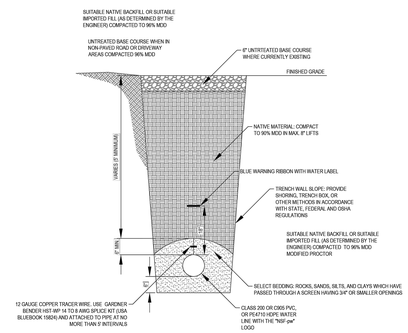


NOTES:
1. SET BARREL AT PROPERTY LINE OR BACK OF SIDEWALK WITHIN PLANTER STRIP OR 10' UTILITY EASEMENT.
2. METER BARREL CANNOT BE INSTALLED IN SIDEWALK, DRIVEWAY, OR WHERE SNOW REMOVAL WILL EXPOSE METER TO FREEZING.
3. NO GRAVEL IN BARREL, DIRT OR SAND ONLY.
4. ALL BRASS FITTINGS MUST BE NO LEAD.

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
STANDARD WATER CONNECTION

2021-11-19
SHT: 12 | OF: 26
DET. NUMBER: W1



NOTE: TRENCH A DESIGN TO BE USED WHEN NOT IN ROADWAY

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
TRENCH A - NATIVE BACKFILL

2021-11-19
SHT: 20 | OF: 26
DET. NUMBER: W9

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CLIENT INFO:
BRAD WALKER

PHONE:

DRAWN BY:
CTC

PROJECT MANAGER:
CMM

CHECKED BY:
CMM

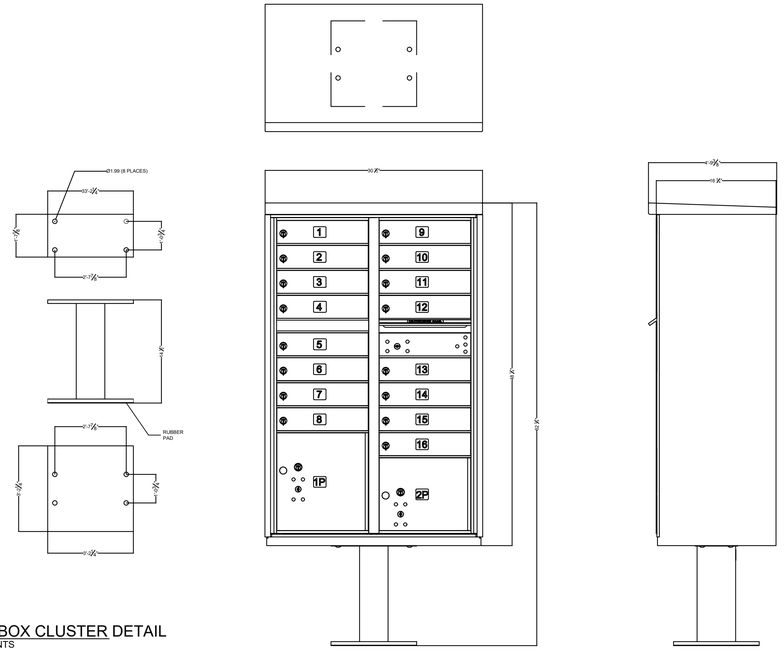
WALKER HOLLOW SUBDIVISION
782 EAST 1500 SOUTH
NAPLES, UTAH 84078

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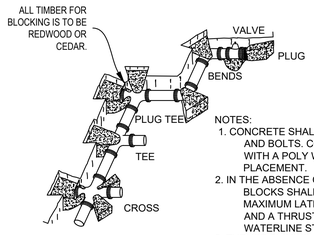
ASHLEY VALLEY WATER AND SEWER DETAILS

C502

Monday, August 12, 2024 11:13:31 AM S:\ENGINEERING PROJECTS\23-027\6 WALKER HOLLOW\DWGS\VALLEY WINGS SUBDIVISION MASTER SITE PLAN 3-19-24_RECOVER.DWG

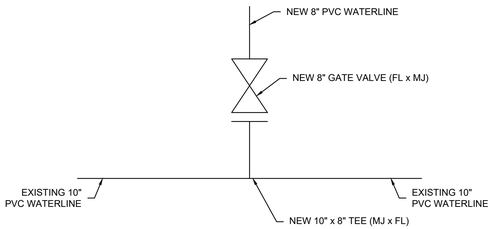


H C503 MAILBOX CLUSTER DETAIL
SCALE:NTS

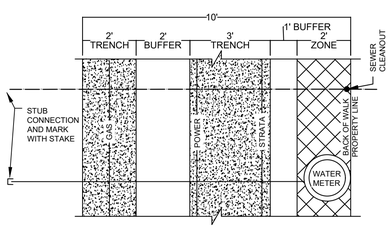


NOTES:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATERLINE STATIC PRESSURE.
3. THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL BENDS OF 22 1/2 DEGREES AND GREATER AND BEHIND ALL TEES, FIRE HYDRANTS, AND PLUGS. THEY SHALL BE CONSTRUCTED OF 2000 P.S.I. CONCRETE OR BETTER.

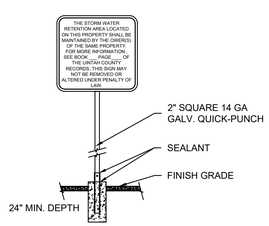
K C501 DIRECT BEARING THRUST BLOCK
SCALE:NTS



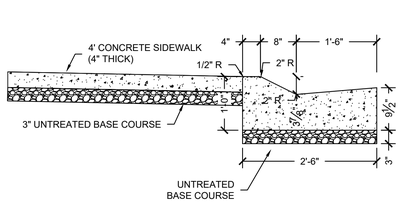
J C503 TIE-IN "A"
SCALE:NTS



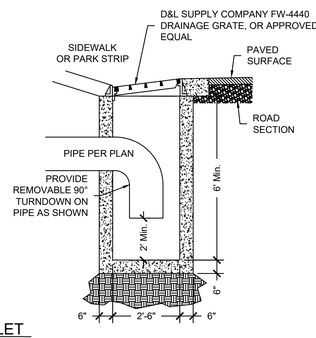
F C503 10' PUBLIC UTILITY EASEMENT DETAIL
SCALE:NTS



M C503 RETENTION POND SIGN
SCALE:NTS



G C503 30" MODIFIED CURB & GUTTER WITH 4' SIDEWALK
SCALE:NTS

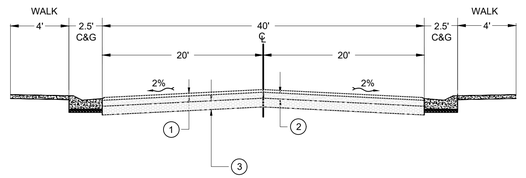


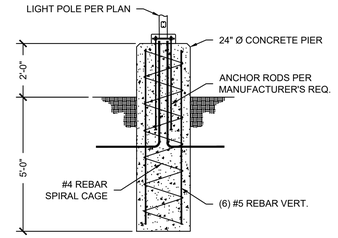
D C503 CURB INLET
SCALE:NTS

1. INDUCTION LIGHT 85 WATT NIGHT SKY'S APPROVED OR ITS LED EQUIVALENT.
2. STEEL POLE WITH COBRA HEAD AT A MINIMUM OF 14' IN HEIGHT BUT NOT HIGHER THAN 25 FEET.
3. ANCHOR METHOD IS EITHER DIRECT BURY OR CONCRETE ANCHOR. THE CHOICE IS BASED ON SOIL TYPE.
4. FIXTURE HEADS (NIGHT SKY APPROVED) WILL BE LIGHT DIRECTIONAL ON THE STREET, SIDEWALK AND CUL-DE SAC. LIGHT FROM FIXTURE HEAD WILL NOT FLOOD RESIDENT HOUSING AND OR PROPERTY.
5. METER PEDESTAL WILL BE A CP3B1221FBSP, MINT GREEN OR ITS EQUIVALENT.
6. ALL POWER LINES WILL BE IN CONDUIT, A MINIMUM OF 11/2 INCH FROM JUNCTION BOX TO JUNCTION BOX TO POLE. RMP REQUIRES 3 INCH CONDUIT FROM THE TRANSFORMER TO THE METER PEDESTAL
7. EACH POLE WILL HAVE A JUNCTION BOX WITH BUS BAR AND FUSE LINKS.
8. POLES WILL BE NUMBER IDENTIFIED. AT THE PEDESTAL THE BREAKER WILL HAVE LABELED THE LIGHT POLES IT SERVES.

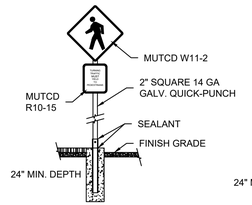
LIGHT POLES WILL BE PROVIDED BY ROCKY MOUNTAIN POWER AS DESCRIBED IN THE AGREEMENT WITH NAPLES CITY

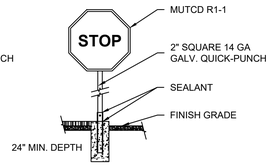
E C503 ROAD SECTION TYP.





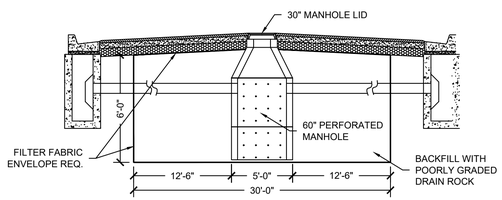
C C503 LIGHTPOLE BASE DETAIL
SCALE:NTS







B C503 TYPICAL STREET SIGN DETAIL
SCALE:NTS



A C503 TYP. SUMP DETAIL
SCALE:NTS

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PHONE:
DRAWN BY:
CTC
PROJECT MANAGER:
CMM
CHECKED BY:
CMM

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782 EAST 1500 SOUTH
NAPLES, UTAH 84078

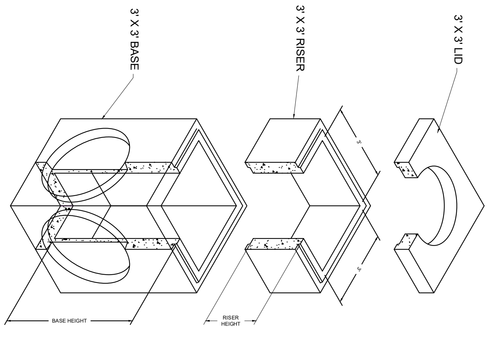
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SITE DETAILS

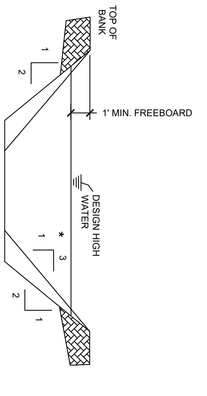
C503

Monday, August 12, 2024 11:13:43 AM S:\ENGINEERING PROJECTS\23-0276 WALKER HOLLOW\DWG\CIVIL DETAILS.DWG

A C504 STORM INLET BOX
SCALE NTS



B C504 STORM WATER RETENTION POND
SCALE NTS



WALKER HOLLOW SUBDIVISION

782 EAST 1500 SOUTH
NAPLES, UTAH 84078

C504

SITE DETAILS

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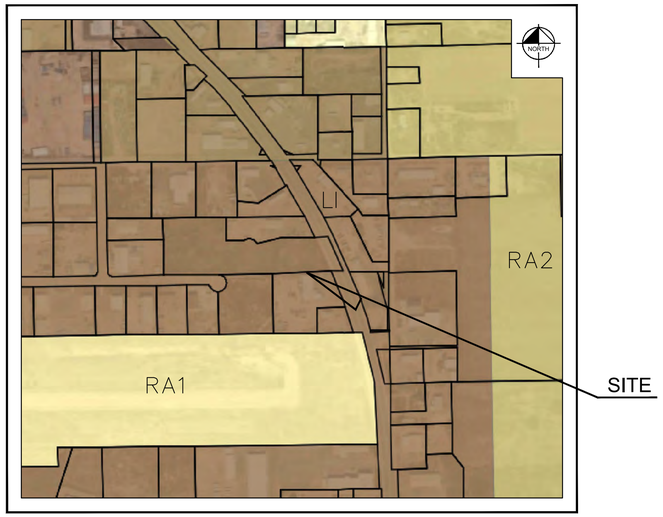
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Item No: ___**4**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Project Dino- Industrial Site
Staff Recommendation:	
Background:	
Options: _____ Approve Preliminary & Final Plan _____ Reject Preliminary & Final Plan _____ Bring Back for Further Discussion	



ZONING MAP

SCALE: N.T.S

CONSTRUCTION DOCUMENTS

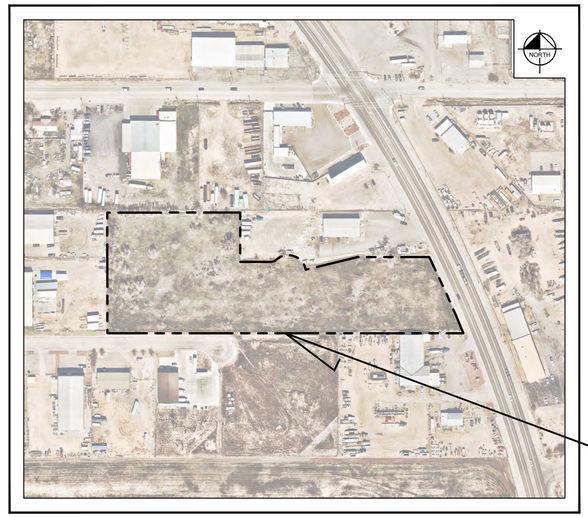
FOR

PROJECT DINO

1424 E HWY 40,
NAPLES, UTAH, 84078

UINTAH COUNTY
PARCEL #: 050470021
ZONING: I-1

8/12/2024



SECTION 25, TOWNSHIP 4 SOUTH, RANGE 21

LOCATION MAP

SCALE: N.T.S

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ASHLEY VALLEY WATER &
SEWER IMPROVEMENT DISTRICT:
609 W. MAIN ST
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ELECTRIC
ROCKY MOUNTAIN POWER
RICH BUELTE
183 SOUTH 500 EAST
VERNAL, UT 84078
(435) 781-5630

GAS
DOMINION ENERGY
1583 1200 S ST EAST
NAPLES, UT 84078
800-323-5517

BENCHMARK NOTE

NORTH QUARTER CORNER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 21 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 5261.28' (NAVD88)

BASIS OF BEARINGS NOTE

THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER FOR SECTION 25, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN MEASURING NORTH 87°57'55" EAST 2667.44 FEET (MEASURED) 2667.75 FEET (RECORD).

LEGAL DESCRIPTION PER TITLE REPORT

BEGINNING AT THE NORTHEAST CORNER OF LOT 5B, WINDER INDUSTRIAL SUBDIVISION PHASE 1, SAID POINT ALSO BEING NORTH 87°57'55" EAST 1,003.87 FEET ALONG THE SECTION LINE AND SOUTH 02°05'55" EAST 329.77 FEET AND NORTH 87°57'55" EAST 330.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE NORTH 87°57'55" EAST 371.66 FEET;
THENCE SOUTH 02°04'24" EAST 138.00 FEET;
THENCE NORTH 87°57'55" EAST 86.36 FEET;
THENCE NORTHEASTERLY 15.50 FEET ALONG THE ARC OF A 20.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 02°02'05" WEST AND THE CHORD BEARS NORTH 65°45'28" EAST 15.12 FEET WITH A CENTRAL ANGLE OF 44°24'55");
THENCE EASTERLY 105.79 FEET ALONG THE ARC OF A 50.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 44°06'13" EAST AND THE CHORD BEARS SOUTH 73°29'18" EAST 87.13 FEET WITH A CENTRAL ANGLE OF 121°13'49");
THENCE NORTH 74°23'19" EAST 149.45 FEET;
THENCE NORTH 87°57'55" EAST 199.89 FEET TO A POINT ON THE WEST LINE OF HIGHWAY 40;
THENCE SOUTHEASTERLY 233.59 FEET ALONG THE ARC OF A 3,697.77 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 62°03'57" WEST AND THE CHORD BEARS SOUTH 26°07'28" EAST 233.55 FEET WITH A CENTRAL ANGLE OF 03°37'10") ALONG SAID WEST LINE;
THENCE SOUTH 88°00'23" WEST 994.83 FEET TO AND ALONG THE NORTH LINE OF AMELIA EARHART CICLE TO THE SOUTHEAST CORNER OF LOT 5A OF SAID WINDER INDUSTRIAL SUBDIVISION PHASE 1;
THENCE NORTH 02°05'55" WEST 337.42 FEET ALONG THE EAST LINE OF SAID LOT 5A TO AND ALONG THE EAST LINE OF SAID LOT 5B TO THE POINT OF BEGINNING.

CONTAINS 244,316 SQUARE FEET OR 5.609 ACRES.

GEOTECHNICAL REPORT

THE GEOTECHNICAL ENGINEERING REPORT DATED MAY 28, 2024 PREPARED BY TERRACON. AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

PREPARED BY

Kimley»Horn

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

8/12/2024
ENGINEER'S PROJECT No. PROJECT DINO

REVISIONS:

No.	DESCRIPTION	DATE	BY

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 21 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 5261.28' (NAVD88)

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the North Quarter Corner and the Northeast Corner for Section 25, Township 4 South, Range 21 East, Salt Lake Base and Meridian measuring North 87°57'55" East 2667.44 feet (measured) 2667.75 feet (record).

COMMITMENT DESCRIPTIONS

Beginning at the Southwest corner of the North half of the Northeast quarter Northeast quarter of Section 25, Township 4 South, Range 21 East, Salt Lake Meridian, thence North along the West line of the said Northeast quarter Northeast quarter 337.888 feet to a point which is 330.00 feet South of the North Section line of said Section, thence East 837.80 feet parallel to the North line of said Section to the West right of way line of U.S. Highway 40, thence Southeasterly along the said West right of way line to the South line of the North half Northeast quarter Northeast quarter of said Section, thence West 995.30 feet along the said South line of the North half Northeast quarter Northeast quarter to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the following described property conveyed by Quit-Claim Deed recorded September 9, 1994 as Entry No. 94005643 in Book 580 at Page 386 of official records, being more particularly described as follows:

Beginning at a point in the Northeast quarter of Section 25, Township 4 South, Range 21 East, Salt Lake Base and Meridian, South 87°57'55" West parallel to the North line said Section 961.39 feet and South 2°04'24" East parallel to the East line said Section 330.00 feet from the Northeast corner said Section; thence originally described as East parallel to the North line said Section 465.15 feet, but more accurately measured as North 87°57'55" East parallel to the North line said Section 465.50 feet, more or less, to the West right-of-way line of U.S. Highway 40, thence originally described as Southeasterly along a curve in the Highway 40 right-of-way 137.93 feet, more or less, but more accurately measured as being along a curve of the Highway 40 right-of-way of which chord bears South 28°44'13" East 139.83 feet, more or less, to a point located 455.00 feet South of the North line said Section, thence South 87°57'55" West parallel to the North line said Section 200.00 feet, said line also being located 125.00 feet South and parallel to the North property line, thence originally described as South 77°07'24" West 142.95 feet, but more accurately measured as South 74°23'19" West 149.45 feet to a point of curvature, thence Northwesterly along a curve to the left 106.06 feet, said curve has a radius of 50 feet, a delta angle of 121°32'16" and a chord which bears North 73°29'16" West 87.13 feet, thence along a curve to the right 15.50 feet, said curve has a radius of 20.00 feet, a delta angle of 44°24'55" and a chord which bears South 65°45'28" West 15.12 feet, thence South 87°57'55" West parallel to the North line said Section 86.36 feet, thence North 2°04'24" West parallel to the East line said Section 138 feet to the point of beginning.

AS SURVEYED DESCRIPTION

Beginning at the northeast corner of Lot 5B, Winder Industrial Subdivision Phase 1, said point also being North 87°57'55" East 1,003.87 feet along the section line and South 02°05'55" East 329.77 feet and North 87°57'55" East 330.18 feet from the North Quarter Corner of Section 25, Township 4 South, Range 21 East, Salt Lake Base and Meridian and running:

thence North 87°57'55" East 371.66 feet;
thence South 02°04'24" East 138.00 feet;
thence North 87°57'55" East 86.36 feet;
thence Northeasterly 15.50 feet along the arc of a 20.00 feet radius curve to the left (center bears North 02°02'05" West and the chord bears North 65°45'28" East 15.12 feet with a central angle of 44°24'55");
thence Easterly 105.79 feet along the arc of a 50.00 feet radius curve to the right (center bears South 44°06'13" East and the chord bears South 73°29'18" East 87.13 feet with a central angle of 121°13'49");
thence North 74°23'19" East 149.45 feet;
thence North 87°57'55" East 199.89 feet to a point on the west line of Highway 40;
thence Southeasterly 233.59 feet along the arc of a 3,897.77 feet radius curve to the right (center bears South 62°03'57" West and the chord bears South 26°07'28" East 233.55 feet with a central angle of 03°37'10") along said west line;
thence South 88°00'23" West 994.83 feet to and along the north line of Amelia Earhart Cicle to the southeast corner of Lot 5A of said Winder Industrial Subdivision Phase 1;
thence North 02°05'55" West 337.42 feet along the east line of said Lot 5A to and along the east line of said Lot 5B to the point of beginning.

Contains 244,316 square feet or 5.609 acres.

To: Asilia Investments, llc, a Utah limited liablity company, Stewart Title Guaranty Company and Cottonwood Title Insurance Agenct,Inc..

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14,16, 17, 18 and 19 of Table A hereof.

The field work was completed on May 3, 2024.

Date of Plat or Map:. May 22, 2024

5/22/24
Date

Patrick M. Harris
License No. 286882

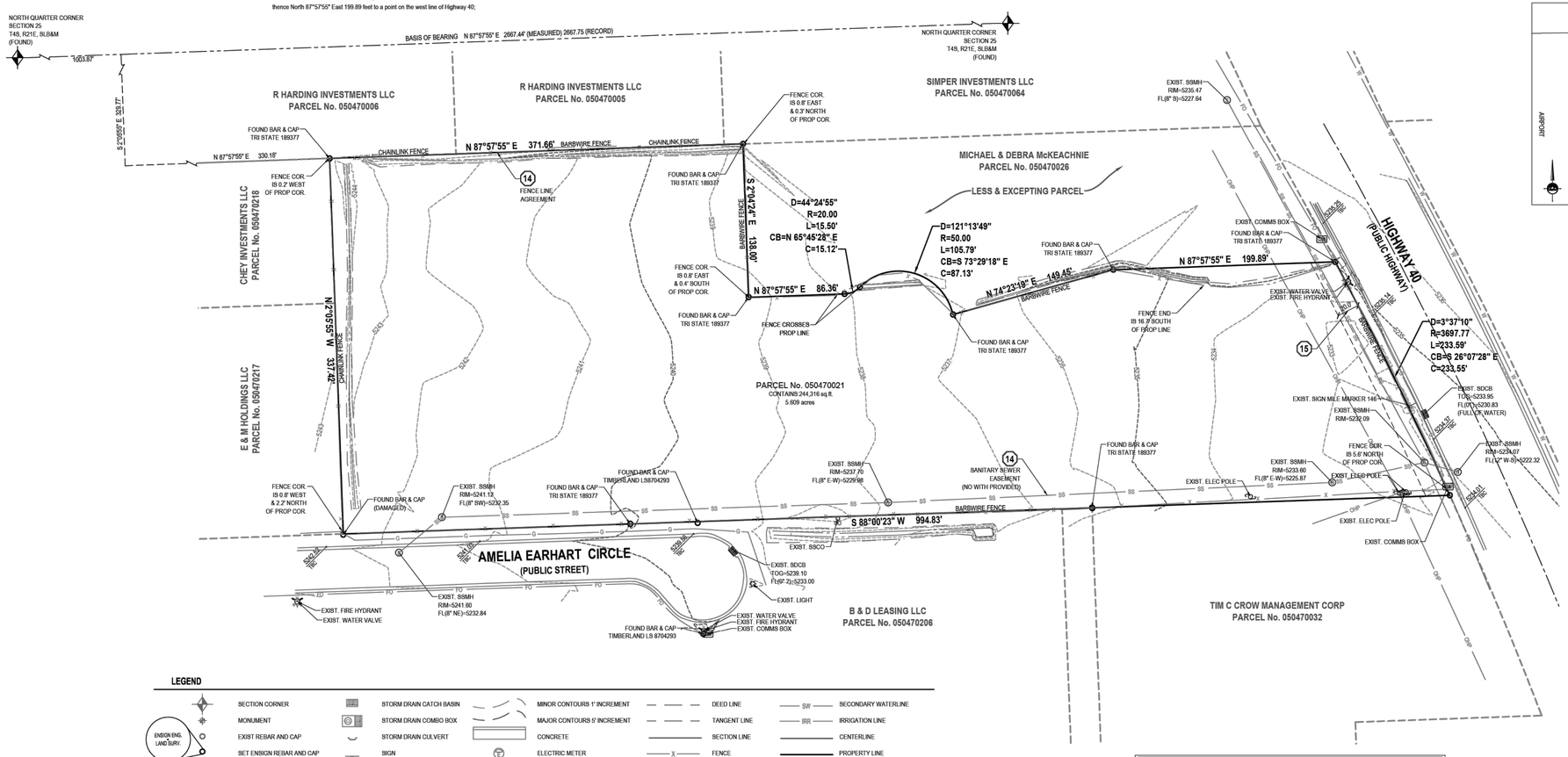
Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agenct,Inc., of Centerville, Utah, under Commitment No. 177558-MICF, dated effective April 2, 2024.

Schedule B-2 Exceptions:

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (non survey related)
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof. (non survey related)
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records. (shown on survey)
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (shown on survey)
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (non survey related)
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (non survey related)
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (non survey related)
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records. (non survey related)
9. Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 05-047-0021. Taxes for the year 2023 have been paid in the amount of $3,700.67 under Parcel No. 05-047-0021. (non survey related)
10. The herein described Land is located within the boundaries of Uintah County School District, Central Utah Water Conservancy District, Uintah Fire Suppression Special Service District, Uintah Animal Control Special Service District, Uintah Health Care Special Service District, Uintah Recreation Special Service District, Ashley Valley Water and Sewer Improvement District, Uintah Water Conservancy District, Naples City, and is subject to any and all charges and assessments levied thereunder. (non survey related)
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (non survey related)
12. Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (non survey related)
13. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 7, 1980, as Entry No. 177868, in Book 271, at Page 930. (exact location cannot be determined)
14. Fence Line and Sewer Easement Agreement by and between C & H Distributing Company, a Colorado corporation and the J. Rex Winder Family Partnership, and J. Rex Winder, and W. Wallace Winder and Winnifred J. Winder, dated April 26, 1984 and recorded May 14, 1984 as Entry No. 3449 in Book 357 at Page 594. (exact location cannot be determined) (shown on survey)
15. Right-of-Way Easement in favor of Ashley Valley Water and Sewer Improvement District to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove a sewer pipeline and incidental purposes, by instrument recorded July 10, 2001, as Entry No. 200100458R in Book 768, at Page 685. (shown on survey)
16. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2015. (non survey related)
17. The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose. (shown on survey)
18. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (non survey related)

TABLE A

1) All monuments used and set are shown on survey.
2) Parcel address 1424 East Highway 40, Naples, Utah.
3) Parcel is located in Flood Zone X, per FEMA FIRM map 49047C0680D, effective October 6,2010.
4) Subject parcel contains 244,316 square feet or 5.609 acres.
5) 1 foot contours are shown on survey.
8) Substantial features are shown on survey.
11) Utilities are shown on survey.
13) Adjacent owners are shown on survey.
14) Distance to nearest intersecting street is 360 feet West.
16) There was no evidence of dirt work or building construction at time of survey.
17) There were no known proposed right of way changes at tim of survey.
18) All plottable easements are shown on survey.
19) All insurance liability minimums have been met.


NORTH QUARTER CORNER SECTION 25 T4S, R21E, SLB&M (FOUND)
BASIS OF BEARING N 87°57'55" E 2667.44' (MEASURED) 2667.75 (RECORD)
NORTH QUARTER CORNER SECTION 25 T4S, R21E, SLB&M (FOUND)
1003.87'
S 2°05'55" E 329.77'
R HARDING INVESTMENTS LLC PARCEL No. 050470006
R HARDING INVESTMENTS LLC PARCEL No. 050470005
SIMPER INVESTMENTS LLC PARCEL No. 050470064
MICHAEL & DEBRA McKEACHNIE PARCEL No. 050470026
LESS & EXCEPTING PARCEL
CHEY INVESTMENTS LLC PARCEL No. 050470218
E & M HOLDINGS LLC PARCEL No. 050470217
B & D LEASING LLC PARCEL No. 050470206
TIM C CROW MANAGEMENT CORP PARCEL No. 050470032
PARCEL No. 050470021
CONTAINS 244,316 sq.ft.
5.609 acres
AMELIA EARHART CIRCLE (PUBLIC STREET)
HIGHWAY 40 (PUBLIC HIGHWAY)
FOUND BAR & CAP TRI STATE 189377
FENCE COR. IS 0.2' WEST OF PROP COR.
FENCE COR. IS 0.8' EAST & 0.3' NORTH OF PROP COR.
FENCE COR. IS 0.8' EAST & 0.4' SOUTH OF PROP COR.
FENCE COR. IS 0.8' WEST & 2.2' NORTH OF PROP COR.
FENCE COR. IS 5.6' NORTH OF PROP COR.
FOUND BAR & CAP (DAMAGED)
FOUND BAR & CAP TIMBERLAND LS 8704293
CHAINLINK FENCE
BARBWIRE FENCE
FENCE LINE AGREEMENT
FENCE CROSSES PROP LINE
FENCE END IS 16.3' SOUTH OF PROP LINE
N 87°57'55" E 371.66'
S 2°04'24" E 138.00'
N 87°57'55" E 86.36'
D=44°24'55" R=20.00 L=15.50' CB=N 65°45'28" E C=15.12'
D=121°13'49" R=50.00 L=105.79' CB=S 73°29'18" E C=87.13'
N 74°23'19" E 149.45'
N 87°57'55" E 199.89'
D=3°37'10" R=3697.77 L=233.59' CB=S 26°07'28" E C=233.55'
S 88°00'23" W 994.83'
N 2°05'55" W 337.42'
SANITARY SEWER EASEMENT (NO WITH PROVIDED)
EXIST. SSMH RIM=5241.12 FL(8" SW)=5232.35
EXIST. SSMH RIM=5241.60 FL(8" NE)=5232.84
EXIST. SSMH RIM=5237.70 FL(8" E-W)=5229.98
EXIST. SSMH RIM=5235.47 FL(8" S)=5227.64
EXIST. SSMH RIM=5233.60 FL(8" E-W)=5225.87
EXIST. SSMH RIM=5234.07 FL(12" W-S)=5222.32
EXIST. SSCO
EXIST. SDCB TOG=5238.10 FL(8" Z)=5233.00
EXIST. SDCB TOG=5233.95 FL(0") =5230.83 (FULL OF WATER)
EXIST. LIGHT
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. WATER VALVE EXIST. FIRE HYDRANT EXIST. COMMS BOX
EXIST. COMMS BOX
EXIST. ELEC POLE
EXIST. SIGN MILE MARKER 146
EXIST. SSMH RIM=5232.09
EXIST. WATER VALVE EXIST. FIRE HYDRANT
EXIST. COMMS BOX
EXIST. ELEC POLE
EXIST. ELEC POLE
FOUND BAR & CAP TRI STATE 189377
FOUND BAR & CAP TIMBERLAND LS 8704293
EXIST. WATER VALVE EXIST. FIRE HYDRANT EXIST. COMMS BOX
EXIST. COMMS BOX
EXIST. CMMB BOX
FOUND BAR & CAP TRI STATE 189377
FOUND BAR & CAP TRI STATE 189377
FOUND BAR & CAP TRI STATE 189377

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc

GENERAL CONSTRUCTION NOTES

1. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
3. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ALL REQUIRED CONSTRUCTION PERMITS.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF STATE DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER WITH THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/ OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL (THE EXISTING PARKING LOT IS TO REMAIN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY RIMS/COVERS TO THE FINISHED ELEVATIONS OF EXISTING UTILITIES TO REMAIN.

RECORD DRAWINGS

1. WHERE LOCAL JURISDICTIONS REQUIRE RECORD DRAWINGS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, BOTH PREPARED BY A STATE REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PROJECT CLOSEOUT

CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

DESIGN ENGINEER NOTES

1. THE TERM 'DESIGN ENGINEER' USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM 'CONTRACTOR' USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.
2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.
4. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, APPROVING OR ACCEPTING SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.
5. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, AN INTERPRETATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY INTERPRETATION PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED, IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS MAY BE RELIED UPON.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.
8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
9. THE EXISTENCE, LOCATION, TYPE, CONDITION AND SIZE OF UNDERGROUND UTILITIES, FACILITIES OR STRUCTURES ('FACILITIES') SHOWN ON THESE PLANS WAS OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS, OR AS PROVIDED BY OTHERS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE CONTRACTOR SHALL CONFIRM SAID INFORMATION BY FIELD MEASUREMENTS, OBSERVATIONS AND WHATEVER MEANS NECESSARY, PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND. THE CONTRACTOR SHALL PROTECT THE FACILITIES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AS NEEDED. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL SUCH FACILITIES WHETHER NOTED ON THESE PLANS OR NOT. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION AS NEEDED.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK ADJACENT TO, ABOVE OR BELOW THEIR FACILITIES AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANY REPRESENTATIVES.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADING ELEMENTS BEFORE THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
13. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD.
14. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.
15. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE PROJECT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS, BY APPROPRIATE MEANS, OR BY SPECIFIC MEANS DESCRIBED IN THE PROJECT'S PLANS, SPECIFICATIONS OR STORM WATER POLLUTION PREVENTION REPORT, UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND THE AGENCY HAVING JURISDICTION. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY TO DIRECT THE CONTRACTOR REGARDING THE MEANS AND METHODS OF STORMWATER POLLUTION PREVENTION, SEQUENCE, OR SCHEDULE.
18. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTORS SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS NOT TO USE THEM AS SUCH.
19. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.
20. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED 'AS-BUILT' DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN WHOLE OR IN PART OF THE 'AS-BUILT' DRAWINGS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE MOST CURRENT VERSION OF THE LAND SURVEYORS ACT.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

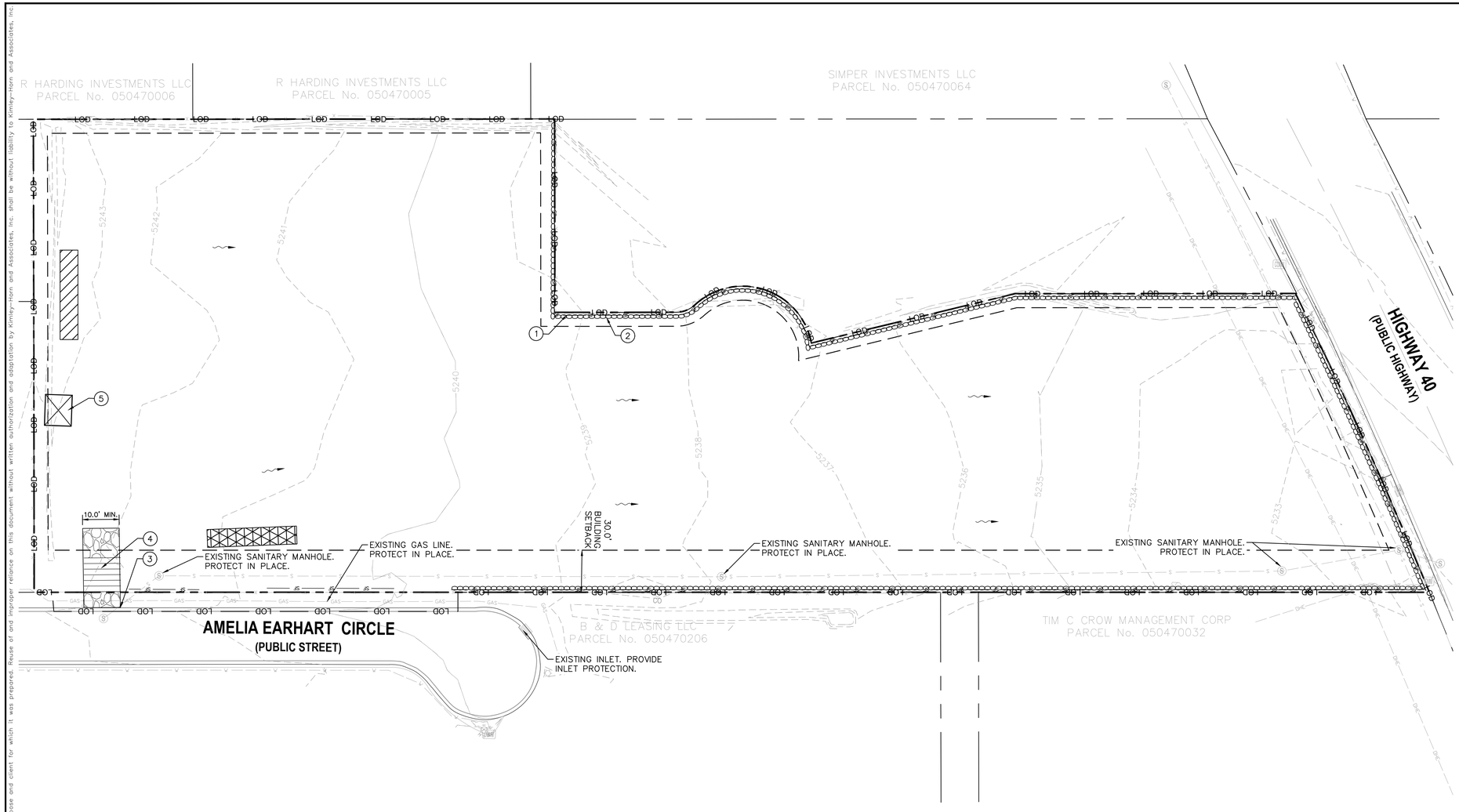
INFILTRATION NOTES

SUBGRADE PREPARATION

1. EXISTING SUBGRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND RETENTION LAYER PLACEMENT.
2. CONTRACTOR SHALL DETERMINE SUBGRADE PERMEABILITY IN ACCORDANCE WITH ASTM D 3385 BEFORE CONCRETE PLACEMENT. CONTRACTOR SHALL PROVIDE PERMEABILITY TESTING FOR SUBGRADE TO CONFIRM THAT SUBGRADE PERMEABILITY MEETS REQUIREMENTS OF CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL PREPARE SUBGRADE AS SPECIFIED IN THE CONTRACT DOCUMENTS, INSURING THE BOTTOM OF THE RETENTION LAYER IS AT LEVEL GRADE.
4. CONTRACTOR SHALL KEEP ALL TRAFFIC OFF OF THE SUBGRADE DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICAL. CONTRACTOR SHALL REGRADE AND RE-COMPACT SUBGRADE DISTURBED BY RETENTION LAYER DELIVERY VEHICLES OR OTHER CONSTRUCTION TRAFFIC, AS NEEDED.
5. CONTRACTOR SHALL CONSTRUCT SUBGRADE TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS.
6. CONTRACTOR SHALL SCARIFY SUBGRADE TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLACING THE NON-WOVEN GEOTEXTILE MATERIAL.

RETENTION LAYER NOTES

1. WHERE SPECIFIED, CONTRACTOR SHALL PREPARE RETENTION LAYER IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. THE NON-WOVEN GEOTEXTILE AND RETENTION LAYER AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF GEOTEXTILE AT NO EXTRA COST TO THE OWNER.
3. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHALL OVERLAP A MINIMUM OF SIXTEEN INCHES (16"). SECURE GEOTEXTILE AT LEAST FOUR FEET (4') O



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- SEDIMENT BAGS
- SF — SF — SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE (SEE SHEET C3.1)
- SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
- MATERIAL STORAGE AND DELIVERY
- DIRECTION OF FLOW
- CONCRETE WASHOUT
- INLET PROTECTION

EROSION CONTROL NOTES

1. INSTALL SEDIMENT FENCE PER DETAIL EN 2, REFER TO SHEET C3.1 FOR DETAILS
2. CONTRACTOR TO INSTALL SEDIMENT BAGS AROUND PERIMETER OF SILT FENCE
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT; PER DETAIL 1, SEE SHEET C3.1 FOR DETAILS
4. INSTALL TIRE WASH (DRIVE-THROUGH) PER DETAIL 2, REFER TO SHEET C3.1 FOR DETAILS
5. INSTALL CONCRETE WASHOUT PER DETAIL 4, REFER TO SHEET C3.1 FOR DETAILS
6. INSTALL INLET PROTECTION PER DETAIL EN 4, REFER TO SHEET C3.1 FOR DETAILS

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION
6. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
7. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
8. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
9. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
10. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
11. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
12. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
13. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

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Kimley»Horn
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REGISTERED PROFESSIONAL ENGINEER
JOSHUA M. ENOT
STATE OF UTAH

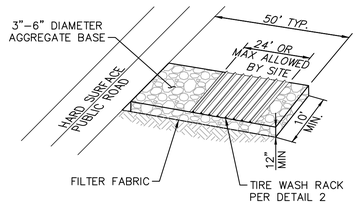
KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

OVERALL EROSION CONTROL PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
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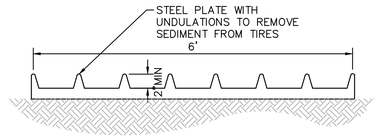
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NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

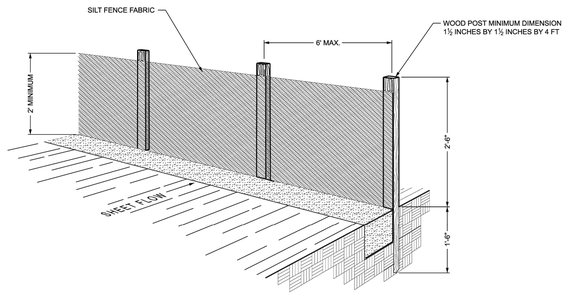
STABILIZED CONSTRUCTION ENTRANCE 1



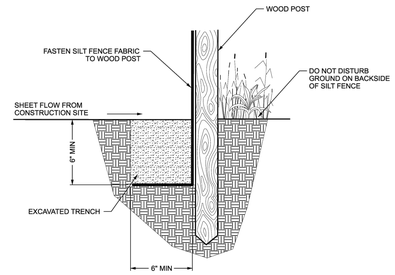
STEEL PLATE DETAIL

TIRE WASH RACK 2

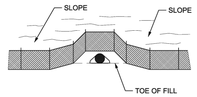
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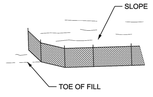
PERSPECTIVE VIEW



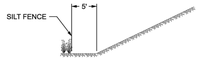
SECTION



AROUND A PIPE OUTLET



AT END OF SILT FENCE
SEE NOTE 6



AT TOE OF FILL SLOPE
SEE NOTE 1



SPLICES (TOP VIEW)
SEE NOTE 8

SILT FENCE INSTALLATIONS

NOTES:

1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 6 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
9. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

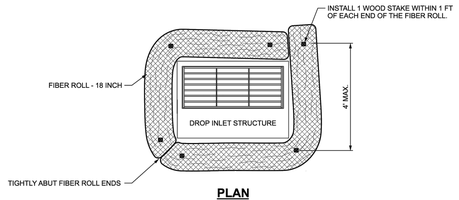
REVISIONS

NO.	DATE	BY	DRAWING NAME CHANGE	REVISIONS
1	08/27/2021	RH		

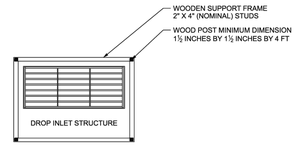
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (SILT FENCE)
STANDARD DRAWING TITLE

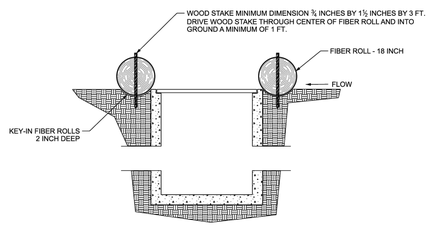
STD. DWG. NO.
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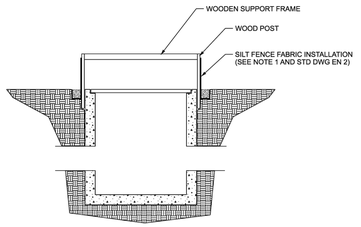
PLAN



PLAN



SECTION



SECTION

DROP-INLET BARRIER - FIBER ROLL

NOTES:

1. KEY-IN FIBER ROLLS AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. INSTALL FIBER ROLLS IN MEDIAN AREAS SO THAT THE TOPS ARE NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.
3. USE AS MANY FIBER ROLLS AS NECESSARY TO COMPLETELY ENVELOPE DROP INLET STRUCTURE.

DROP-INLET BARRIER - SILT FENCE

NOTES:

1. ENTRENCH THE BOTTOM 18 INCH OF SILT FENCE SECURELY IN THE GROUND AROUND THE PERIMETER OF THE DROP INLET.
2. DRIVE POSTS AT EACH CORNER OF THE INLET STRUCTURE. PLACE ANOTHER POST OR POSTS BETWEEN THEM IF THE DISTANCE BETWEEN CORNER POSTS EXCEEDS 4 FT.
3. BUILD WOODEN SUPPORT FRAME MADE OF WOOD STUDS AND SECURE TO THE TOP OF POSTS.
4. CONSTRUCT SILT FENCE IN MEDIAN AREAS SO THAT THE TOP OF SILT FENCE IS NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.

REVISIONS

NO.	DATE	BY	WOOD STAKE REQ. NOTES, DRAWING NAME CHANGE	REVISIONS
1	08/27/2021	RH		

UTAH DEPARTMENT OF TRANSPORTATION
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2025 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (DROP-INLET BARRIERS)
STANDARD DRAWING TITLE

STD. DWG. NO.
EN 4

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REGISTERED PROFESSIONAL ENGINEER JOSHUA M. ENOT STATE OF UTAH

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SCALE	AS SHOWN
DESIGNED BY	IRC
DRAWN BY	JDK
CHECKED BY	JME

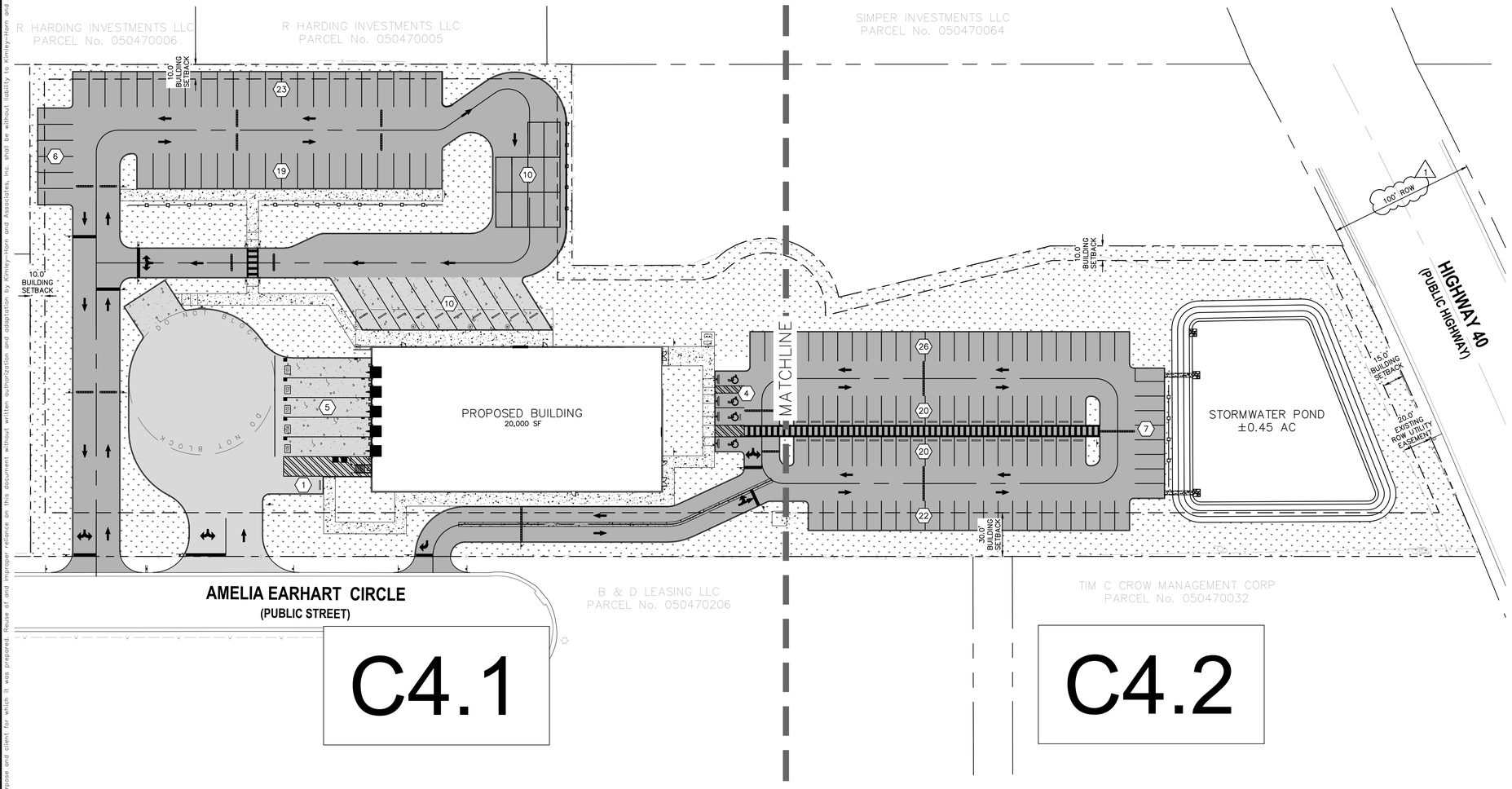
EROSION CONTROL DETAILS

PROJECT DINO
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NAPLES UTAH, 84078

SHEET NUMBER
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- XX — PARKING COUNT
- LANDSCAPE/SOD AREA
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- STANDARD DUTY ASPHALT . REFER TO DETAIL 1, SHEET C8.0
- HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0

OVERALL SITE DATA			
STREET ADDRESS	1424 E HWY 40		
SECTION/TOWNSHIP/RANGE	25	4S	21
1 ZONING	I–1	INDUSTRIAL	
PROPOSED USE	STORAGE OF MERCHANDISE		
OVERALL SITE AREA	+/– 5.61 AC		

BUFFERS		
TYPE	REQUIRED	PROVIDED
FRONT LANDSCAPED AREA	5% OF TOTAL LOT (0.28 AC)	0.28 AC

SETBACKS		
TYPE:	REQUIRED	PROVIDED
FRONT	30 FT.	30 Ft
SIDE	10 FT.	10 Ft
1 STREET	30 FT	30 Ft
REAR	10 FT.	10 Ft

ADJACENT PROPERTY DATA		
DIRECTION FROM SITE:	ZONING	USE
NORTH	I–1	INDUSTRIAL
EAST	I–1	INDUSTRIAL
SOUTH	I–1	INDUSTRIAL
WEST	I–1	INDUSTRIAL

EMPLOYEE / CUSTOMER PARKING COUNT	
TOTAL EMPLOYEE HEAD COUNT	93
1 TOTAL VAN COUNT	30
TOTAL TRUCK TRAILER COUNT	5

TYPE:	REQUIRED	PROVIDED
1 REGULAR	1 SPACE PER 2 EMPLOYEES 93 = 47	95 SPACES
ADA	1 SPACE	4 SPACES
FLEET PARKING	NA	10 SPACES
BOXTRUCK	NA	1 SPACE
TRUCK TRAILER	5 SPACES	5 SPACES
VAN	30 SPACES	48 SPACES

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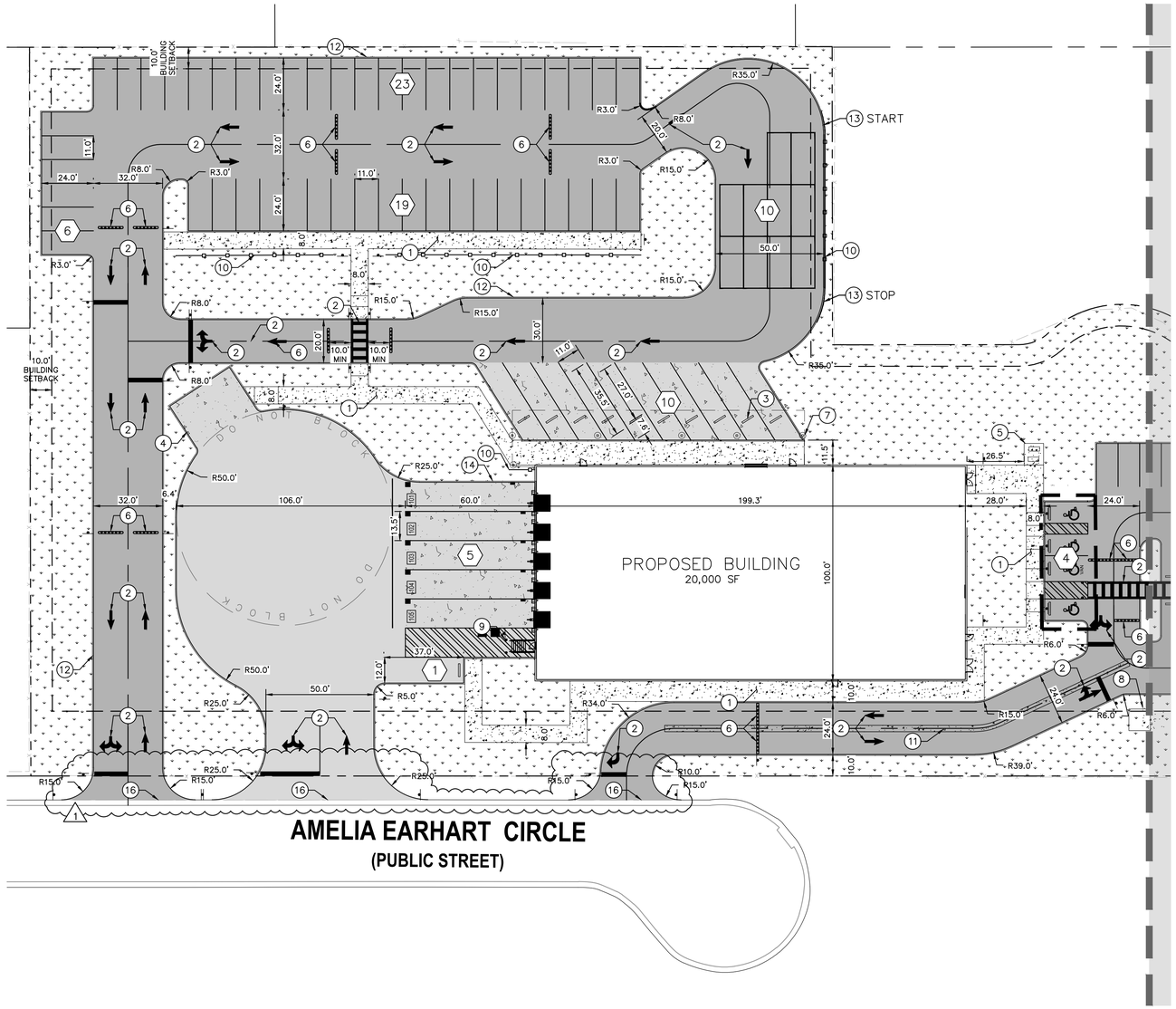
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OVERALL SITE KEYNOTE PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
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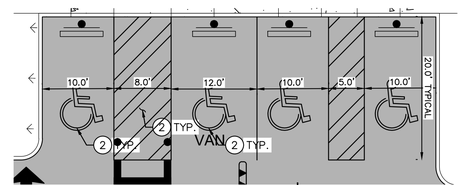
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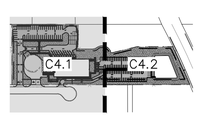
CONSTRUCTION NOTES

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2. PROPOSED STRIPING. REFER TO SIGNING AND STRIPING, SHEETS C7.0 – C7.7.
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4. PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS FOR MORE DETAILS.
5. PROPOSED SMOKERS BENCH
6. PROPOSED SPEED BUMPS. REFER TO SIGNING AND STRIPING, SHEETS C7.0 – C7.7.
7. PROPOSED CANOPY PER ARCHITECTURAL PLANS.
8. PROPOSED CONCRETE TRANSFORMER PAD, REFER TO MEP PLANS
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12. PROPOSED CURB. REFER TO DETAIL 4, SHEET C8.0.
13. PROPOSED DROP DOWN CURB. REFER TO DETAIL PV-102, SHEET C8.0.
14. PROPOSED TURN DOWN CURB. REFER TO DETAIL 7, SHEET C8.0
15. PROPOSED FLUME. REFER TO DETAIL 8, SHEET C8.0
16. TIE IN TO EXISTING GUTTER. CONTRACTOR TO RESTORE EXISTING VALLEY GUTTER IF DAMAGED DURING CONSTRUCTION



DETAIL 1
SCALE : 1" = 10'

NORTH



KEYMAP
SCALE = 1"=400'

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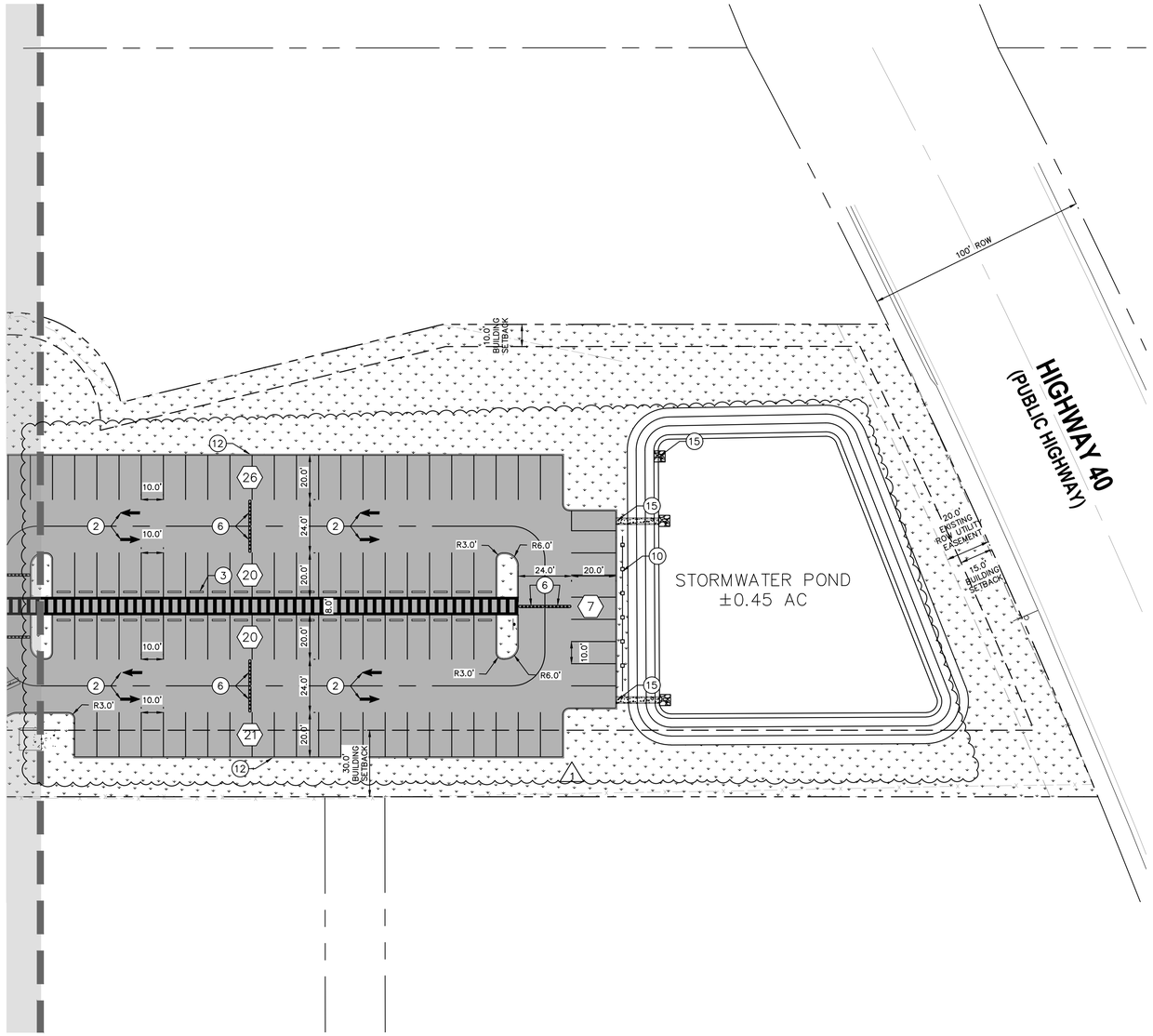
KHA PROJECT	249371002
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SITE KEYNOTE PLAN

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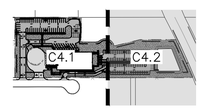
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KEYMAP
SCALE = 1"=400'

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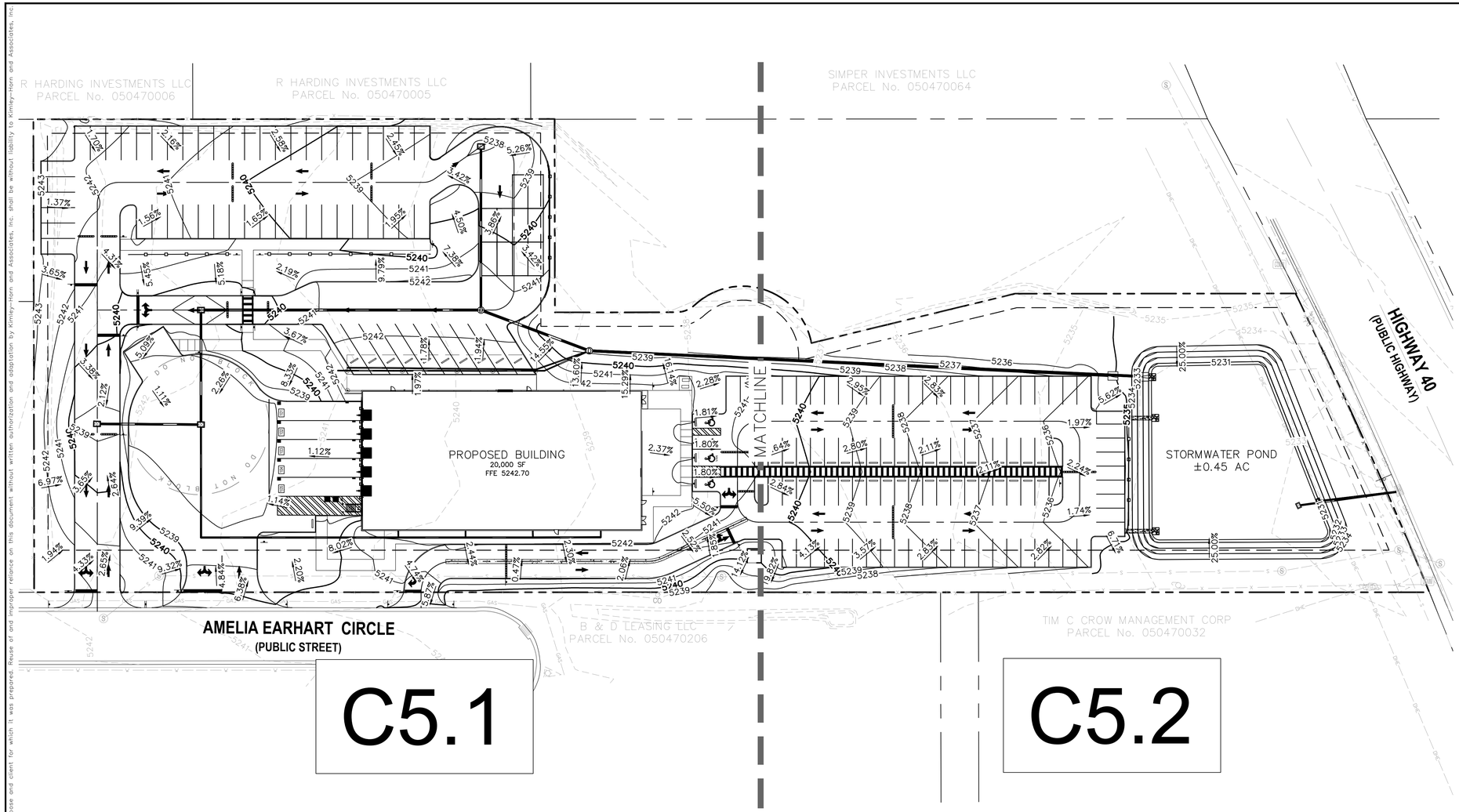
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WHEN PRINTED AT FULL SIZE
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LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- 100.0' EXISTING CONTOUR
- 100.0' PROPOSED CONTOUR
- 2.0% PROPOSED FLOW (DIRECTION AND SLOPE)
- LANDSCAPE

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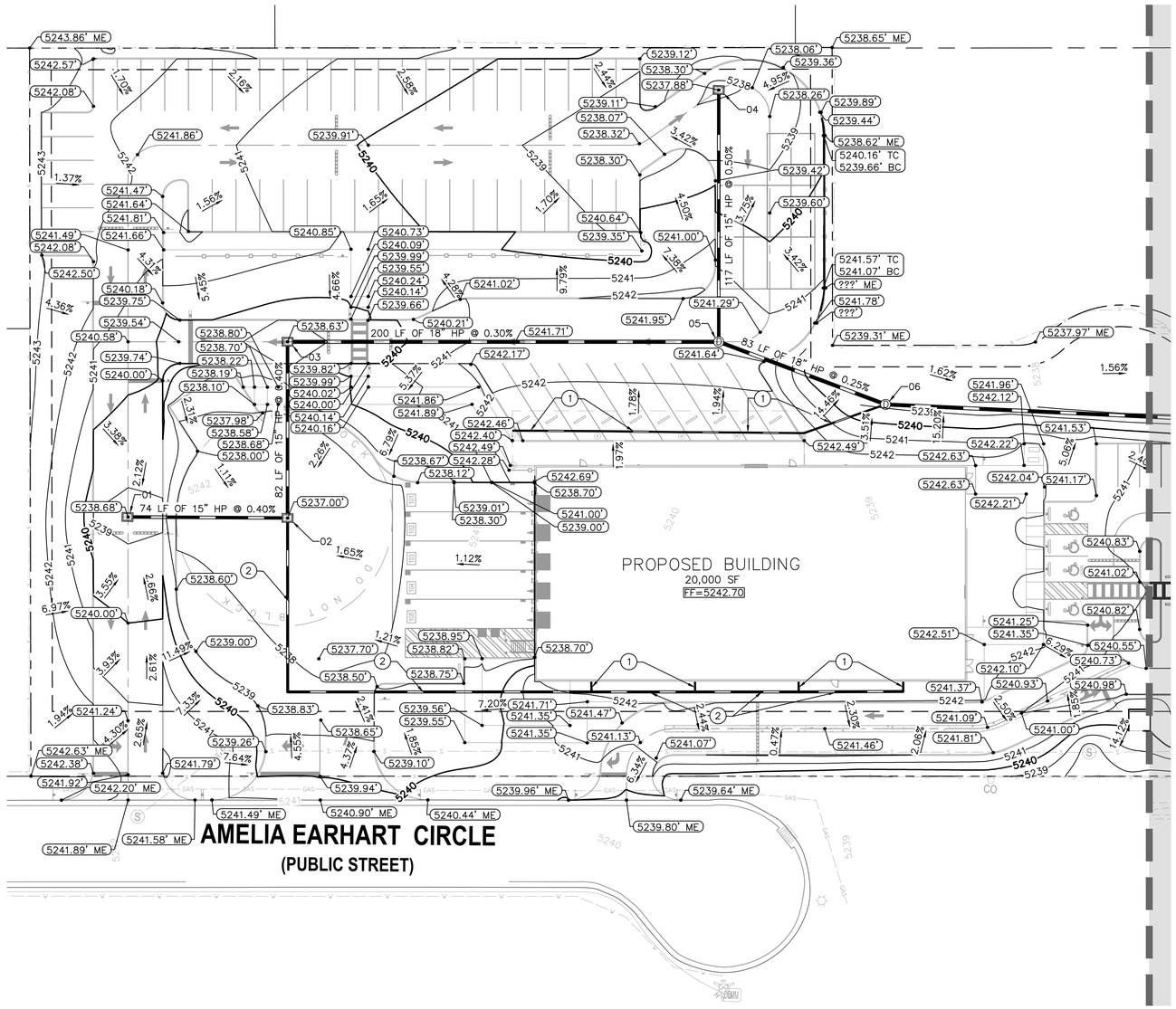
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KHA PROJECT	249371002
DATE	08/12/2024
SCALE	AS SHOWN
DESIGNED BY	IRC
DRAWN BY	JDK
CHECKED BY	JME

OVERALL DRAINAGE AND GRADING PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C5.0



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
01	2' X 3' DRAINAGE BOX, UDOT 2025 CB12 TOP: 5238.69 E. INV OUT: 5234.55 (15" HP)
02	2' X 3' DRAINAGE BOX, UDOT 2025 CB12 TOP: 5237.19 W. INV IN: 5234.25 (15" HP) S. INV IN: 5234.50 (12" HP) N. INV OUT: 5234.25 (15" HP)
03	2' X 3' DRAINAGE BOX, UDOT 2025 CB12 TOP: 5238.63 S. INV IN: 5233.92 (15" HP) E. INV OUT: 5233.92 (18" HP)
04	2' X 3' DRAINAGE BOX, UDOT 2025 CB12 TOP: 5237.88 S. INV OUT: 5234.44 (15" HP)
05	STANDARD MANHOLE, UDOT 2025 CB11 TOP: 5241.63 W. INV IN: 5233.32 (18" HP) N. INV IN: 5233.86 (15" HP) E. INV OUT: 5233.12 (18" HP)
06	STANDARD MANHOLE, UDOT 2025 CB11 TOP: 5235.13 W. INV IN: 5232.92 (18" HP) W. INV IN: 5236.00 (8" PVC) E. INV OUT: 5232.92 (18" HP)

GRADING NOTES

1. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL OVER-EXCAVATE AND RE-COMPACT AREAS OF UNDOCUMENTED FILL PER GEOTECHNICAL REPORT.
3. ALL STORMBASINS TO BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLANS.
4. ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
5. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
6. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION AND SHALL HAVE A MINIMUM SLOPE OF 1%.
7. ALL CURB RAMPS SHALL HAVE A MINIMUM 4-FOOT LANDING IF THE CURB RAMP IS ASSOCIATED WITH AN ADA ACCESSIBLE PATH AND/OR ADA PARKING STALLS.
8. THE TRUCK COURT AREA SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 3.5%. DRIVES SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 7.5%. ALL OTHER PAVED AREAS SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 5%.
9. ALL VALVES, FIRE HYDRANT APPURTENANCES, AND UTILITY STRUCTURES SHALL BE ADJUSTED TO PROPER LINE AND GRADE BEFORE FINAL ACCEPTANCE.
10. ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
11. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL LANDSCAPE ALL DISTURBED AREAS WHICH ARE NOT PAVED IN ACCORDANCE WITH LANDSCAPE PLAN.
13. IN LANDSCAPED AREAS MINIMUM SLOPES SHALL BE 2% AND MAXIMUM SLOPES SHALL NOT EXCEED 3H:1V.

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NORTH

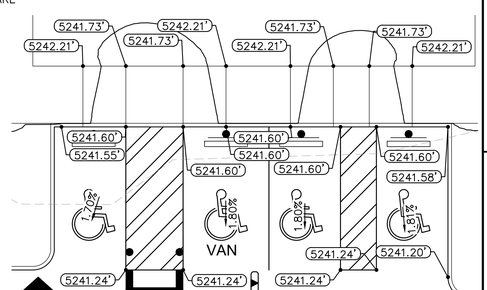
GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

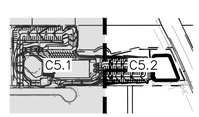
- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- 100.0' EXISTING CONTOUR
- 100.0' PROPOSED CONTOUR
- PROPOSED STORMWATER PIPE
- 2.0% PROPOSED FLOW (DIRECTION AND SLOPE)
- 1000.00' PROPOSED SPOT ELEVATION
- 1000.00' TC / 1000.00' BC TOP OF CURB (TC) BOTTOM OF CURB (BC) PROPOSED SPOT ELEVATION
- 1000.00' ME MATCH EXISTING SPOT ELEVATION
- PROPOSED STORMWATER STRUCTURE (REFER TO DETAIL 4, SHEET C8.0)
- EXISTING STORMWATER STRUCTURE
- PROPOSED RIP RAP

GRADING KEY NOTES

1. INSTALL 8" PVC STORM DRAIN PIPE AT 0.5% MIN. REFER TO MEP PLANS FOR DOWNSPOUT CONNECTION DETAILS AND SIZES.
2. INSTALL 12" PVC STORM DRAIN PIPE AT 0.4% MIN. REFER TO MEP PLANS FOR DOWNSPOUT CONNECTION DETAILS AND SIZES.
3. INSTALL RUBBLE RIP RAP. PROVIDE MINIMUM 5' X 5' RIP RAP PAD, AT A MINIMUM OF 9" DEEP, 3" MINIMUM ROCK SIZE.



DETAIL 1
SCALE : 1" = 10"



KEYMAP
SCALE = 1"=400'

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

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NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

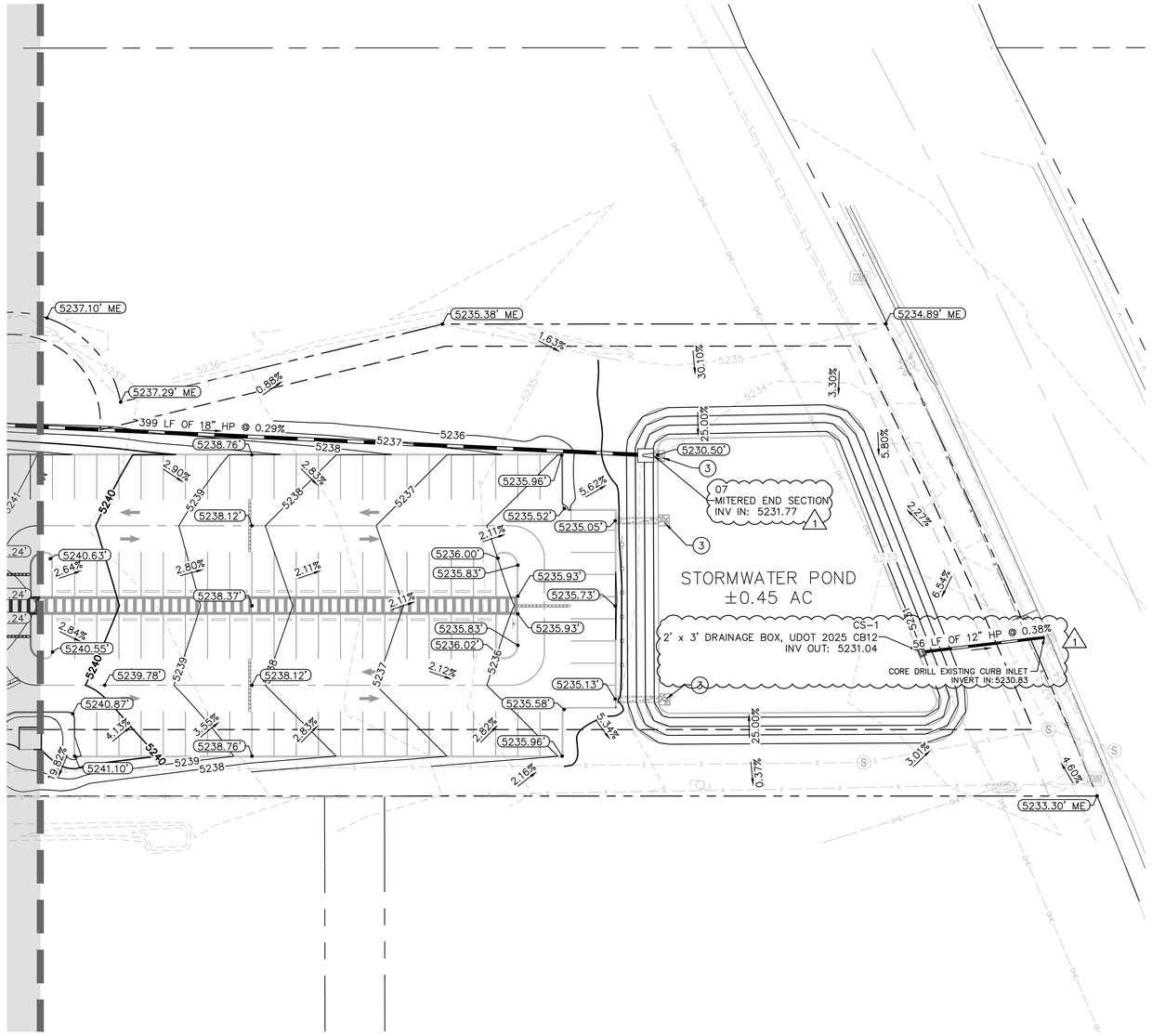
REGISTERED ENGINEER JOSHUA M. ENOT STATE OF UTAH

KHA PROJECT	249371002
DATE	08/12/2024
SCALE	AS SHOWN
DESIGNED BY	IRC
DRAWN BY	JDK
CHECKED BY	JME

DRAINAGE AND GRADING PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C5.1



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
07	MITERED END SECTION W. INV IN: 5231.77 (18" HP)
CS-1	2' X 3' DRAINAGE BOX, UDOT 2025 CB12 TOP: 5233.00 E. INV OUT: 5231.04 (12" HP)

GRADING NOTES

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NORTH

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1" = 30'
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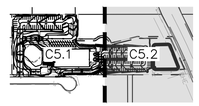
LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- 100.0' EXISTING CONTOUR
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- PROPOSED STORMWATER PIPE
- 2.0% PROPOSED FLOW (DIRECTION AND SLOPE)
- 1000.00' PROPOSED SPOT ELEVATION
- 1000.00' TC / 1000.00' BC TOP OF CURB (TC) BOTTOM OF CURB (BC) PROPOSED SPOT ELEVATION
- 1000.00' ME MATCH EXISTING SPOT ELEVATION
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- PROPOSED RIP RAP

GRADING KEY NOTES

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3. INSTALL RUBBLE RIP RAP. PROVIDE MINIMUM 5' X 5' RIP RAP PAD, AT A MINIMUM OF 9" DEEP, 3" MINIMUM ROCK SIZE.

POST POND	
MAX VOLUME	1.30 AC-FT
MAX WATER SURFACE ELEVATION	5232.22 (100YR-24HR)
OVERFLOW ELEVATION	5233
POND BOTTOM ELEVATION	5230.50



KEYMAP
SCALE = 1"=400'

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1	NAPLES CITY COMMENTS	08-08-24	JDK
No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE, STE. 600
ORLANDO, FL 32801
407-478-1511
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
JOSHUA M. ENOT
STATE OF UTAH

KHA PROJECT	249371002
DATE	08/12/2024
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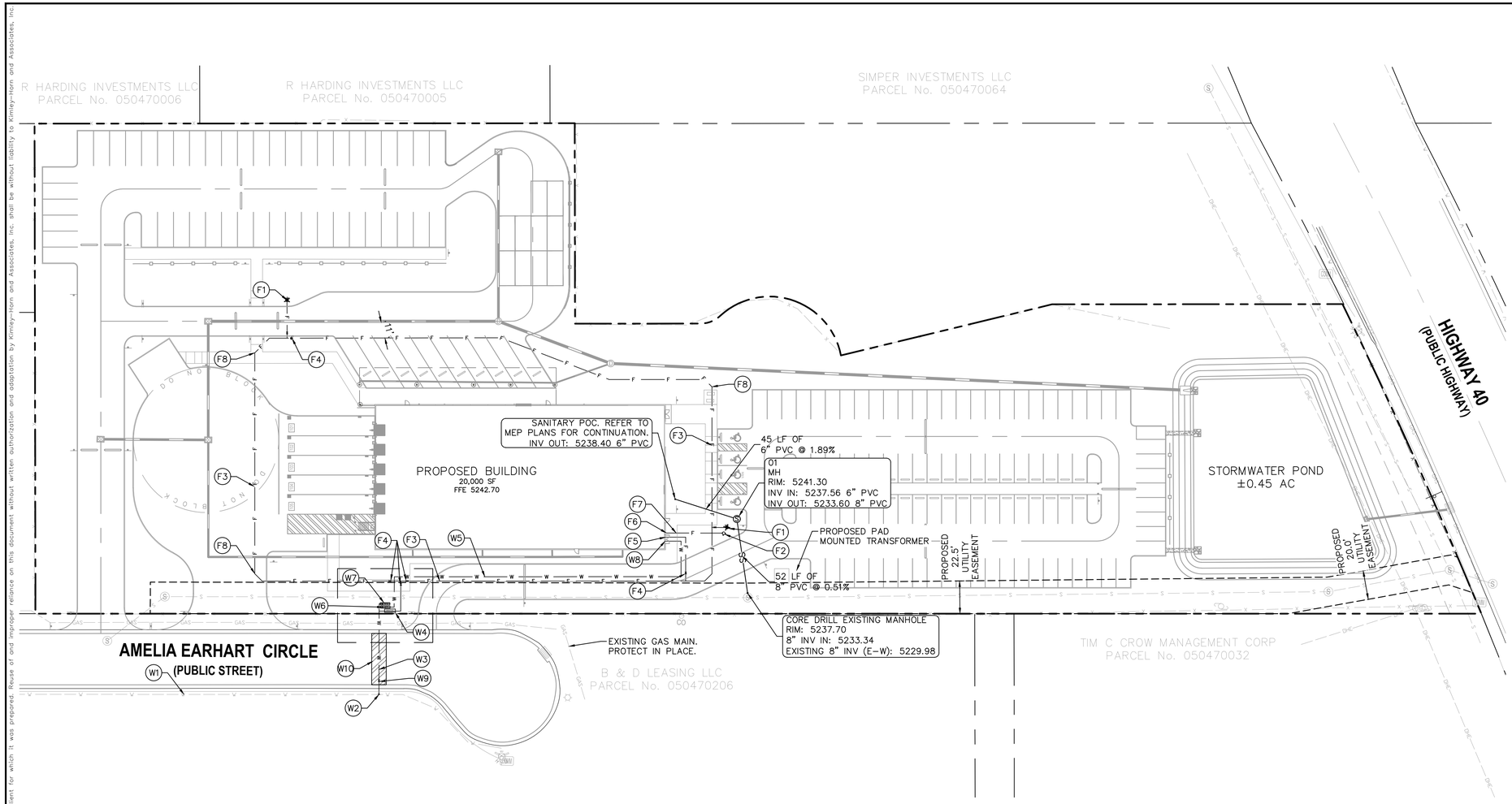
DRAINAGE AND GRADING PLAN

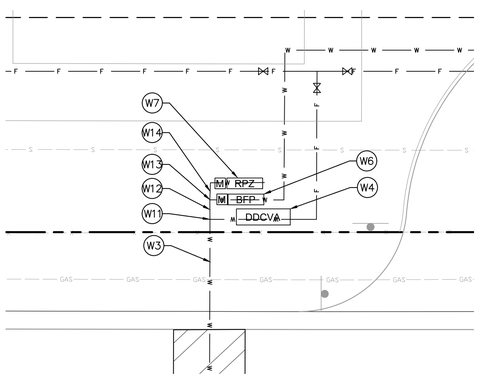
PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C5.2

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DETAIL 1
SCALE : 1" = 10'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- PROPERTY LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- G — EXISTING GAS LINE
- W — PROPOSED WATER
- SS — PROPOSED SANITARY SEWER LINE
- F — F — PROPOSED FIRE WATER LINE
- PROPOSED STORMWATER PIPE (REFER TO SHEET C5.0)
- (S) PROPOSED SANITARY MANHOLE

GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
2. COORDINATION WITH UTILITY PROVIDERS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
3. ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.
4. ALL PROPOSED WATER LINES ARE MINIMUM 5' BELOW FINISHED GRADE
5. CONTRACTOR AND OWNER TO COORDINATE WITH ASHLEY VALLEY WATER AND SEWER TO RECORD A NEW MINIMUM 20' UTILITY EASEMENT OVER EXISTING SEWER MAIN THAT WILL SATISFY THE EXISTING NO WIDTH EASEMENT REFERENCED WITHIN FENCE LINE AND SEWER EASEMENT AGREEMENT 3449-84, BOOK 357, PAGE 594. EASEMENT.

DOMESTIC WATER CONSTRUCTION NOTES

- (W1) EXISTING 8" DOMESTIC PUBLIC WATER LINE. CONTRACTOR TO FIELD VERIFY LOCATE AND SIZE.
- (W2) CUT IN 8" TEE INTO EXISTING 8" WATER LINE. CONTRACTOR TO LOCATE VALVES TO ISOLATE WATER LINE PRIOR TO INSTALLATION.
- (W3) INSTALL 8" PVC SCH. 80 WATER LINE. PIPE BEDDING AND TRENCHING PER DETAIL W9 AND W10, SHEET 8.1.
- (W4) PROPOSED 8" DOUBLE CHECK DETECTOR ASSEMBLY
- (W5) INSTALL 3" PVC SCH. 80 WATER LINE. PIPE BEDDING AND TRENCHING PER DETAIL W9 AND W10, SHEET 8.1.
- (W6) PROPOSED 2" POTABLE WATER METER AND BACKFLOW PREVENTER
- (W7) PROPOSED 1" IRRIGATION REDUCED PRESSURE ZONE. IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE PLANS FOR CONTINUATION
- (W8) BUILDING POTABLE WATER POC. REFER TO MEP PLANS FOR CONTINUATION.
- (W9) PROPOSED 8" GATE VALVE
- (W10) PROPOSED ASPHALT "T" PATCH TO FOLLOW CITY OF NAPLES TRENCH REPAIR STANDARDS
- (W11) PROPOSED 8" TEE
- (W12) PROPOSED 8" X 3" REDUCER
- (W13) PROPOSED 3" TEE
- (W14) PROPOSED 3" X 2" REDUCER

FIRE WATER CONSTRUCTION NOTES

- (F1) PROPOSED FIRE HYDRANT ASSEMBLY PER ASHLEY VALLEY IMPROVEMENT DISTRICT PER DETAIL W12, SHEET 8.1.
- (F2) PROPOSED FDC. REFER TO MEP PLANS FOR SIZE.
- (F3) PROPOSED 8" PVC C-900 CLASS 150 FIRE WATER LINE. PIPE BEDDING AND TRENCHING PER W8 AND W9, SHEET 8.1.
- (F4) PROPOSED 8" GATE VALVE
- (F5) BUILDING FIRE SPRINKLER LINE POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- (F6) BUILDING FDC POC. REFER TO MEP PLANS FOR CONTINUATION.
- (F7) PROPOSED 4" FDC FIRE LINE.
- (F8) PROPOSED 8" 45° BEND (TYP)

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

No.	REVISIONS	DATE	BY

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ORLANDO, FL 32801
407-478-1511
WWW.KIMLEY-HORN.COM

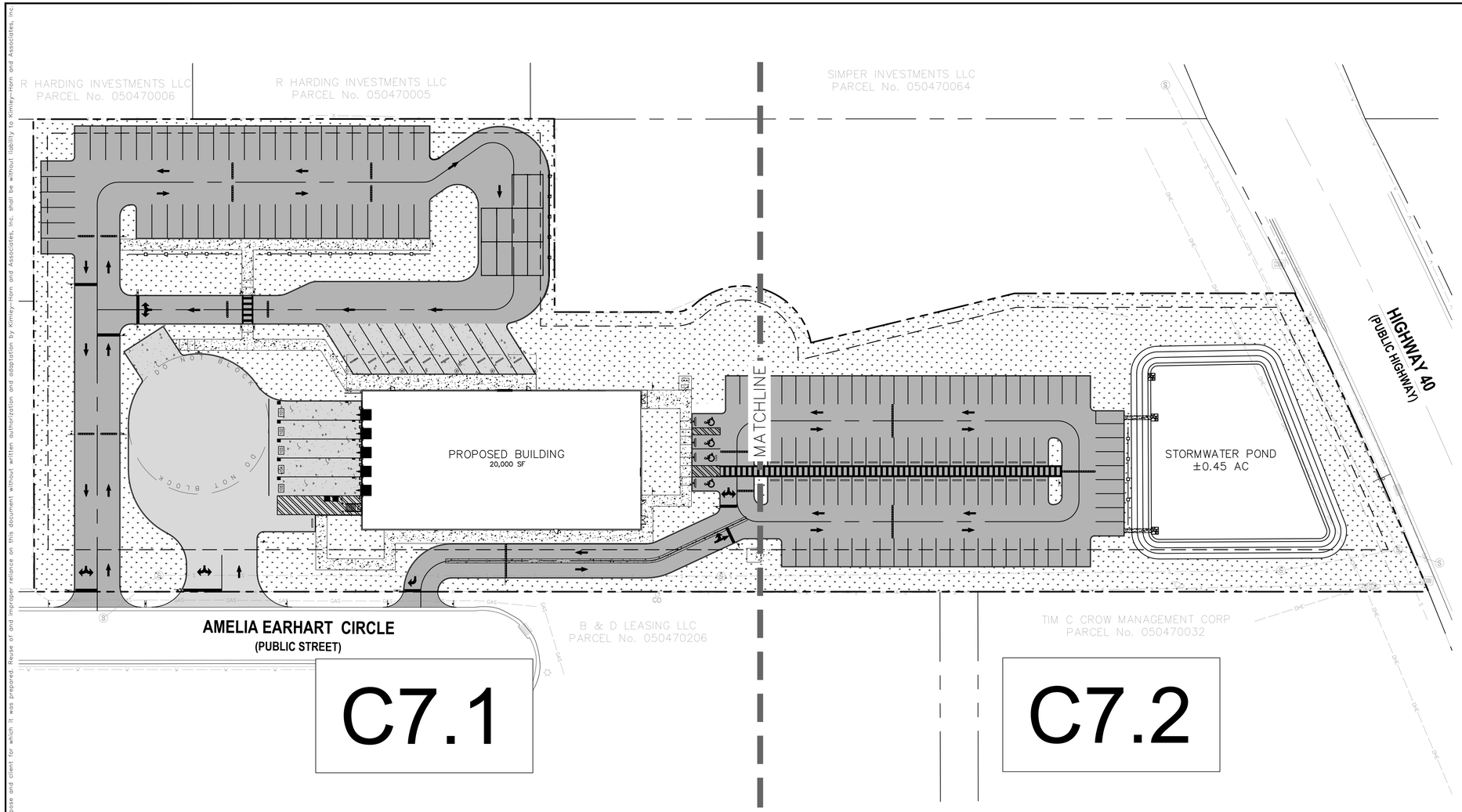
REGISTERED ENGINEER JOSHUA M. ENOT STATE OF UTAH

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

OVERALL UTILITY PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
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SHEET NUMBER
C6.0



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

XXX-## (LEFT/RIGHT/STRAIGHT) (DIRECTION)

- SIGN TYPE (S – SIGN, AS – TENANT SIGN)
- SIGN NUMBER (PER LEGENDS)
- INDICATES ARROW DIRECTION, IF APPLICABLE

SIGNAGE LEGEND

S-1	STOP SIGN
S-2	DO NOT ENTER
S-3	SPEED LIMIT, 5 MPH
S-3 (MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING, RIGHT ARROW
S-11	PARKING ISLAND
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-20	ICE ALERT SIGN

TENANT SIGN FACE LEGEND

AS-1	ADDRESS SIGN
AS-5	YARD RULES POST
AS-16	VAN WAYFINDING DIRECTIONAL SIGN
AS-26	MUSTER AREA
AS-56	ICE ALERT SIGN

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6	TURN ARROW (L: LEFT, R: RIGHT)
PG-10	TRAFFIC ISLAND
PG-11	CROSSWALK
PG-14	TRAILER SPACE NUMBERING
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	SPEED TABLE
PG-21	TRAILER PARKING STALL
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE

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PROFESSIONAL ENGINEER
JOSHUA M. ENOT
SATICOY, UTAH

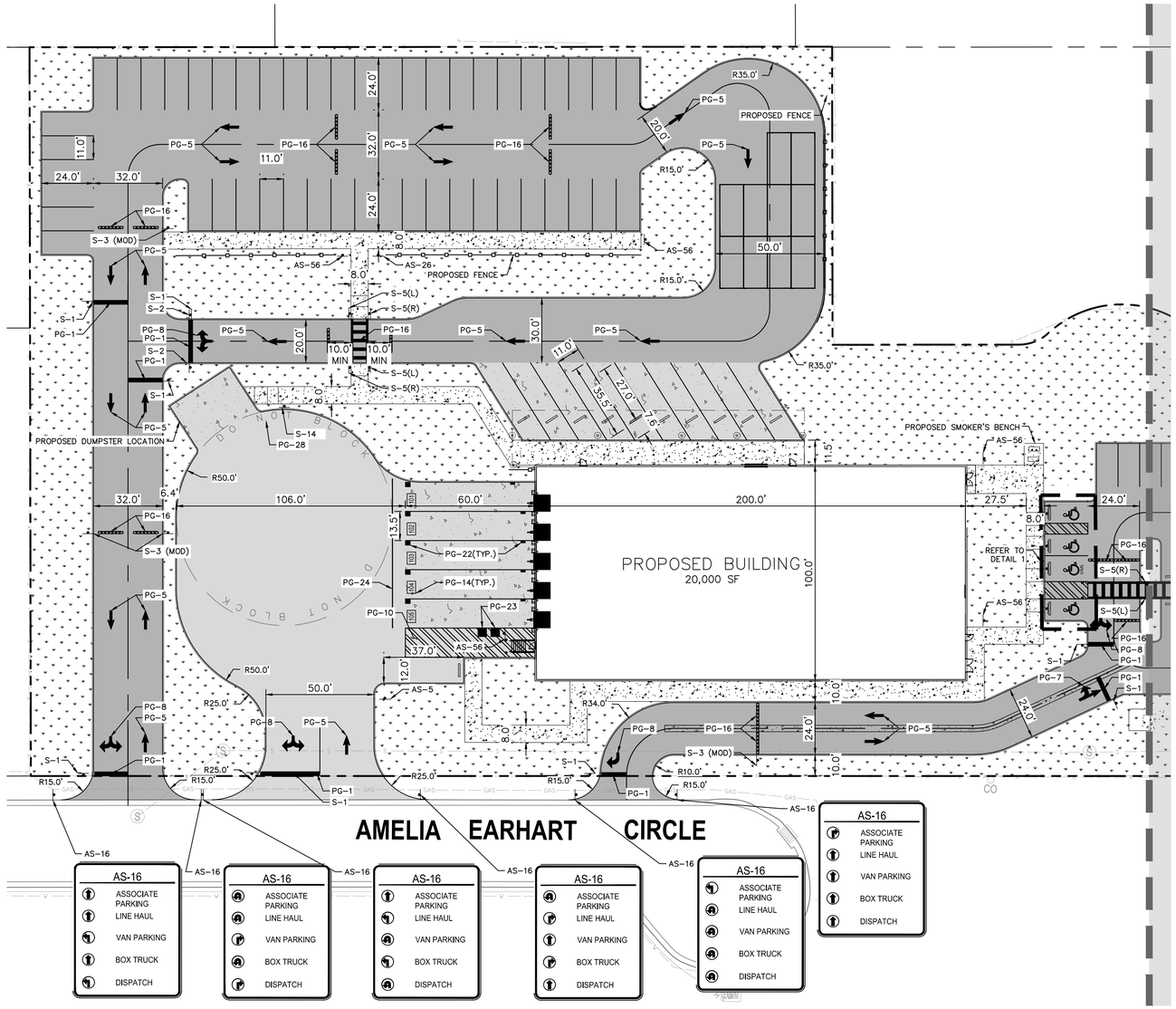
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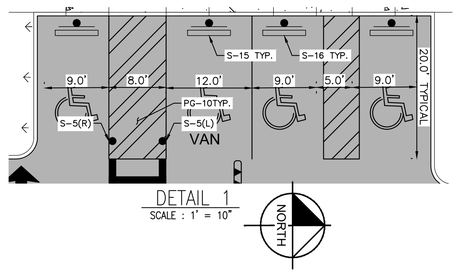
OVERALL SIGNING AND STRIPING PLAN

PROJECT DINO
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DETAIL 1
SCALE : 1" = 10'

NORTH

GRAPHIC SCALE IN FEET
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1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

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- INDICATES ARROW DIRECTION, IF APPLICABLE

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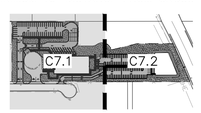
AS-1	ADDRESS SIGN
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AS-5	YARD RULES POST
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STRIPING (PAVEMENT GRAPHIC) LEGEND

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PG-21	TRAILER PARKING STALL
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE

GENERAL NOTES

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. NOTE THAT NOT ALL NECESSARY SIGNS AND STRIPES HAVE BEEN SHOWN AND DESIGNER IS RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL AHJ AND TENANT REQUIREMENTS.
2. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED.
3. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
4. SEE APPROVED PAVEMENT MARKING PAINT PER ARDOT APPROVED MATERIALS LIST.
5. ALL SPEED HUMPS AND BUMPS SHALL BE ASPHALT OR CONCRETE. HEAVY DUTY RUBBER SPEED HUMPS AND BUMPS ARE NOT PERMITTED.
6. FINAL SIGN QUANTITIES SHALL BE COORDINATED AND VERIFIED IN THE FIELD.
7. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
8. MOUNT SIGNAGE ACCORDING TO LOCAL CODE.
9. TYPICAL SIGN FOND IS SET IN TENANT EMBER.
10. ALL TEXT AND GRAPHICS SHALL BE WHITE IF THEY ARE TO BE PLACED ON RED BACKGROUND.
11. REFER TO SPECIFICATIONS FOR VENDOR INFORMATIONS.
12. TRAFFIC SIGNAGE, TENANT SIGNAGE, PAVEMENT GRAPHICS, BUILDING SIGNAGE ARE ALL PROVIDED AND INSTALLED BY CONSTRUCTION.
13. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. SIGNS WITH DIRECTIONAL ARROWS: ADJUST ARROWS PER FINAL LOCATION
15. ALL SPEED BUMPS SHALL BE ASPHALT & 2.25 INCHES TO 2.5 INCHES IN HEIGHT.
16. ALL SIGNS TO FOLLOW SIGN MOUNTING DETAILS U-1E & U-1C ON DETAIL SHEET.
17. ALL SPEED BUMPS SHALL BE PLACED MINIMUM 10' DISTANCE FROM CROSS-WALK WHEN APPLICABLE.



KEYMAP
SCALE = 1"=400'

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

No.	REVISIONS	DATE	BY

Kimley»Horn
200 SOUTH ORANGE AVE, STE. 600
ORLANDO, FL 32801
407-478-1511
WWW.KIMLEY-HORN.COM

REGISTERED ENGINEER JOSHUA M. ENOT STATE OF FLORIDA

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

DETAILED SIGNING AND STRIPING PLAN

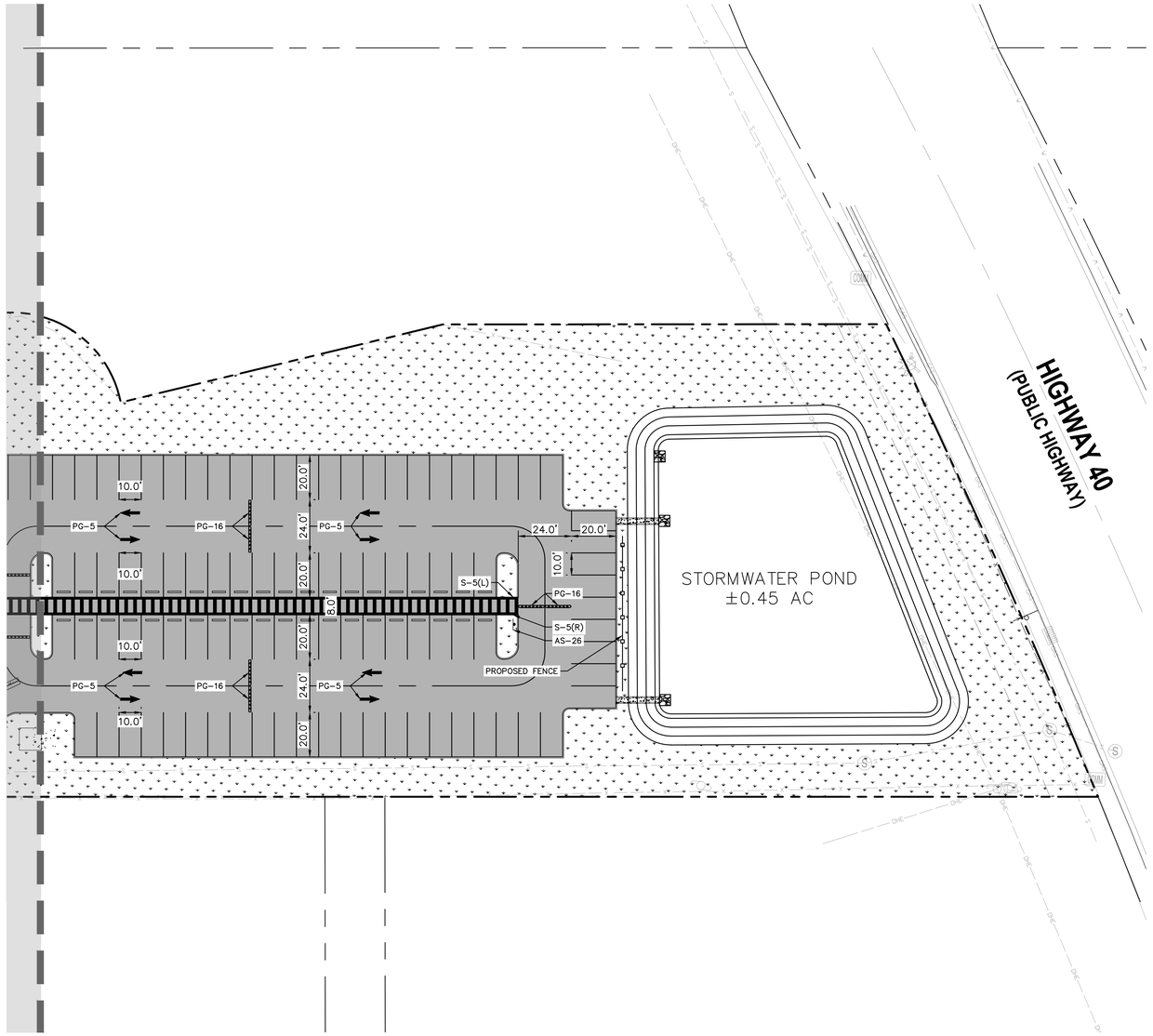
PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C7.1

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MATCHLINE – SHEET C4.2



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

XXX-## (LEFT/RIGHT/STRAIGHT) (DIRECTION)

- INDICATES ARROW DIRECTION, IF APPLICABLE
- SIGN NUMBER (PER LEGENDS)
- SIGN TYPE (S – SIGN, AS – TENANT SIGN)

SIGNAGE LEGEND

S-1	STOP SIGN
S-2	DO NOT ENTER
S-3	SPEED LIMIT, 5 MPH
S-3 (MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING, RIGHT ARROW
S-11	PARKING ISLAND
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-20	ICE ALERT SIGN

TENANT SIGN FACE LEGEND

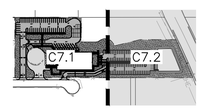
AS-1	ADDRESS SIGN
AS-2	TRUCKS/VISITORS SIGN
AS-5	YARD RULES POST
AS-16	VAN WAYFINDING DIRECTIONAL SIGN
AS-26	MUSTER AREA
AS-56	ICE ALERT SIGN

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6	TURN ARROW (L: LEFT, R: RIGHT)
PG-10	TRAFFIC ISLAND
PG-11	CROSSWALK
PG-14	TRAILER SPACE NUMBERING
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	SPEED TABLE
PG-21	TRAILER PARKING STALL
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE

GENERAL NOTES

1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS. NOTE THAT NOT ALL NECESSARY SIGNS AND STRIPES HAVE BEEN SHOWN AND DESIGNER IS RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL AHJ AND TENANT REQUIREMENTS.
2. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED.
3. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
4. SEE APPROVED PAVEMENT MARKING PAINT PER ARDOT APPROVED MATERIALS LIST.
5. ALL SPEED HUMPS AND BUMPS SHALL BE ASPHALT OR CONCRETE. HEAVY DUTY RUBBER SPEED HUMPS AND BUMPS ARE NOT PERMITTED.
6. FINAL SIGN QUANTITIES SHALL BE COORDINATED AND VERIFIED IN THE FIELD.
7. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
8. MOUNT SIGNAGE ACCORDING TO LOCAL CODE.
9. TYPICAL SIGN FOND IS SET IN TENANT EMBER.
10. ALL TEXT AND GRAPHICS SHALL BE WHITE IF THEY ARE TO BE PLACED ON RED BACKGROUND.
11. REFER TO SPECIFICATIONS FOR VENDOR INFORMATIONS.
12. TRAFFIC SIGNAGE, TENANT SIGNAGE, PAVEMENT GRAPHICS, BUILDING SIGNAGE ARE ALL PROVIDED AND INSTALLED BY CONSTRUCTION.
13. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. SIGNS WITH DIRECTIONAL ARROWS: ADJUST ARROWS PER FINAL LOCATION
15. ALL SPEED BUMPS SHALL BE ASPHALT & 2.25 INCHES TO 2.5 INCHES IN HEIGHT.
16. ALL SIGNS TO FOLLOW SIGN MOUNTING DETAILS U-1E & U-1C ON DETAIL SHEET.
17. ALL SPEED BUMPS SHALL BE PLACED MINIMUM 10' DISTANCE FROM CROSS-WALK WHEN APPLICABLE.



KEYMAP
SCALE = 1"=400'

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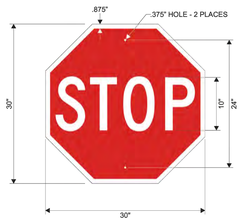
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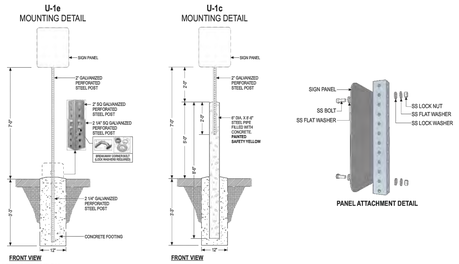
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SAFETY COLORS

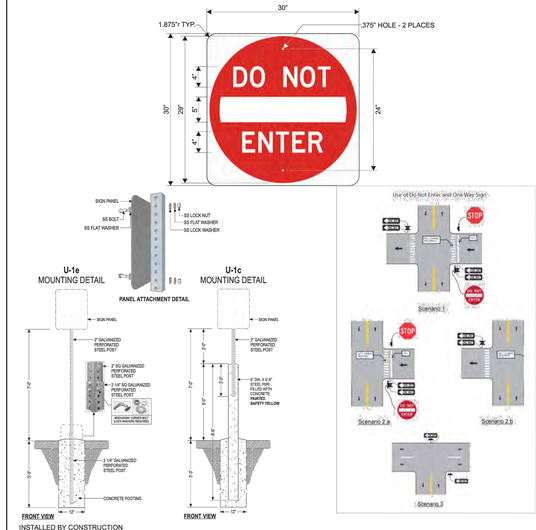
Color Name	Color	Gloss Vinyl	Reflective Vinyl	Paint
Safety Red		PMS 186C		(PT-10)
Safety Orange		PMS 151C		
Safety Yellow		PMS 109C		(PT-9)
Safety Green		PMS 335C		





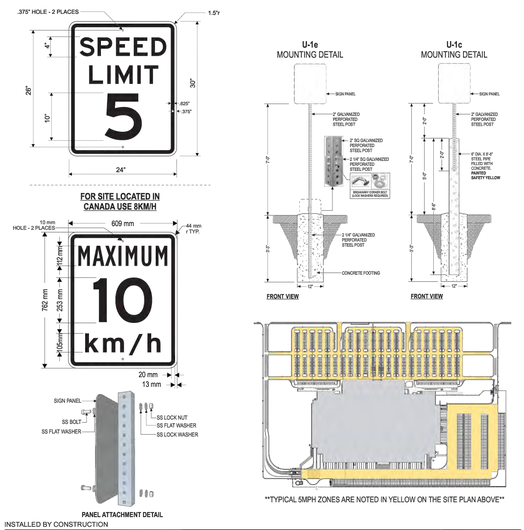
INSTALLED BY CONSTRUCTION

Designation: S-1	**Notes:** For use at single lane intersections. (See S-1b for multiple lanes) Use at intersections in parking lot and drive aisles. Post and panel mount. No sign shall be mounted on the back of a stop sign that extends beyond the edges of the stop sign.	**Colors:** TRANSPARENT RED, REFLECTIVE WHITE
Description: Stop Sign / MUTCD R1-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



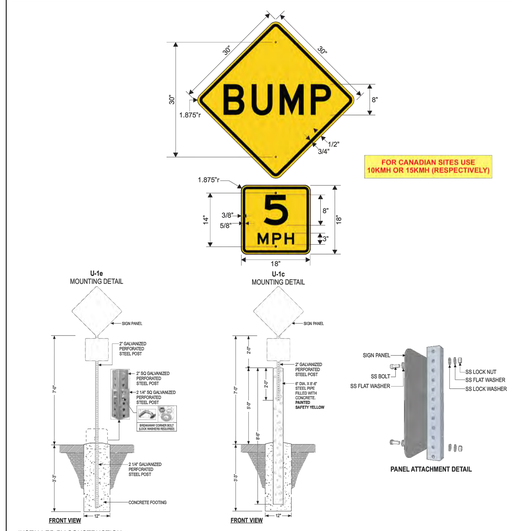
INSTALLED BY CONSTRUCTION

Designation: S-2	**Notes:** Use to prohibit travel in the wrong direction. Typical at one-way roads. Post and panel mount. **Designer's Note:** Do Not Enter sign shall not be mounted to the back of a stop sign.	**Colors:** TRANSPARENT RED, REFLECTIVE WHITE
Description: Do Not Enter Sign (30") / MUTCD R5-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



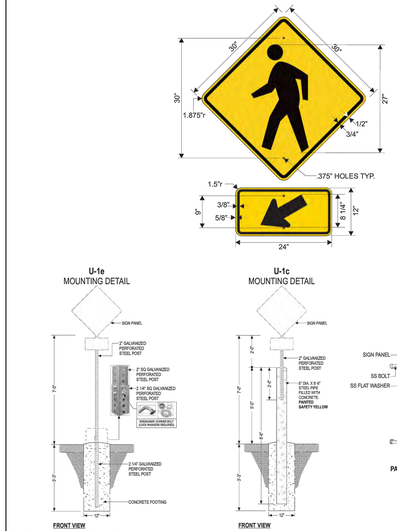
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Designation: S-3	**Notes:** For use at single lane aisles. (See S-3b for multiple lanes) Use to control vehicle speed along drive aisles with adjacent parking spots. Post and panel mount.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE
Description: Speed Limit 5mph` (36") Sign MUTCD R2-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



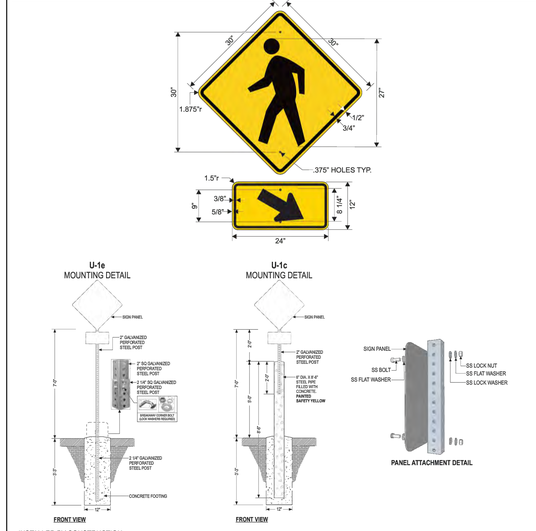
INSTALLED BY CONSTRUCTION

Designation: S-3(Mod)	**Notes:** DOT standard SPEED BUMP sign, with 5 MPH sign supplemental placard. Use at speed bumps. Post and panel mount.Hardware	**Colors:** OPAQUE BLACK, REFLECTIVE YELLOW
Description: Bump/Speed Limit 5mph Sign MUTCD W8-1 AND W13-1P		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



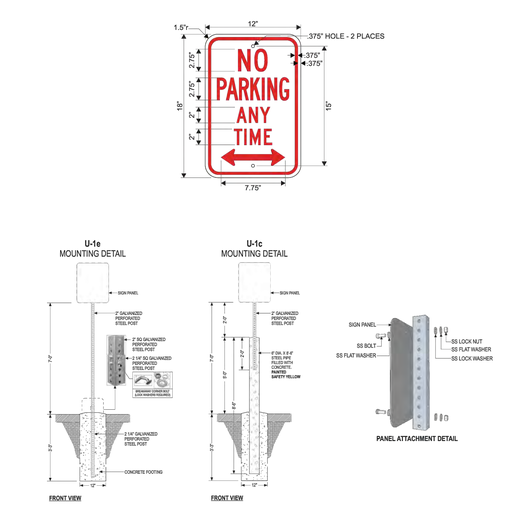
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Designation: S-5(L)	**Notes:** DOT standard PEDESTRIAN CROSSING sign with LEFT arrow. 30" x 30" sign with 12" x 24" placard DOT standard PEDESTRIAN CROSSING sign with arrow. Use at mid-block pedestrian crossings. Post and Panel mount. **Designer's Note:** LED lights or Rectangular Rapid Flash Beacon may be added at high traffic intersections as determined by Civil Engineer / WHS This sign shall not be used at stop controlled intersections.	**Colors:** OPAQUE BLACK, REFLECTIVE YELLOW
Description: Pedestrian Walking Sign / MUTCD W11-2 and W16-7pL		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



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Designation: S-5(R)	**Notes:** DOT standard PEDESTRIAN CROSSING sign with RIGHT arrow. 30" x 30" sign with 12" x 24" placard DOT standard PEDESTRIAN CROSSING sign with arrow. Use at mid-block pedestrian crossings. Post and Panel mount. **Designer's Note:** LED lights or Rectangular Rapid Flash Beacon may be added at high traffic intersections as determined by Civil Engineer / WHS This sign shall not be used at stop controlled intersections.	**Colors:** OPAQUE BLACK, REFLECTIVE YELLOW
Description: Pedestrian Walking Sign / MUTCD W11-2 and W16-7pR		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		



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Designation: S-14	**Notes:** Use to prohibit parking. Post and panel mount.	**Colors:** TRANSPARENT RED, REFLECTIVE WHITE
Description: No Parking Sign/MUTCD R7-1		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

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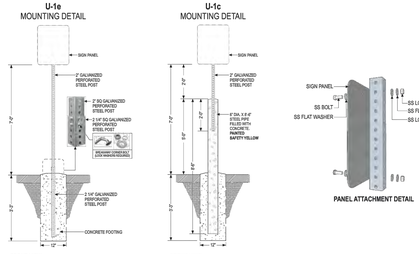
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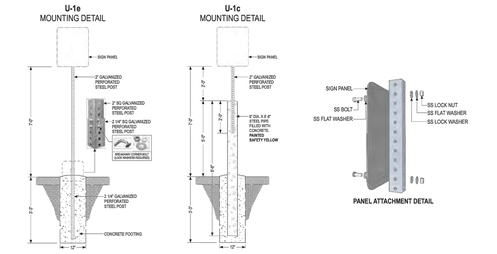




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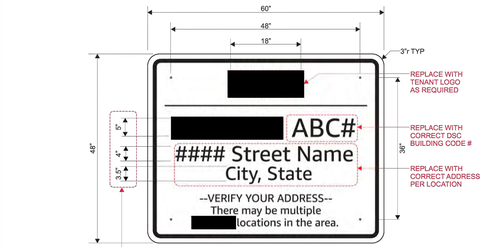
Designation: S-15	**Notes:** Use to demarcate accessible parking spaces. Post and panel mount. One sign per space or as req'd by local authority. Graphic shall be substituted with local equivalent based on project specific regulations.	**Colors:** TRANSPARENT GREEN, REFLECTIVE WHITE, TRANSPARENT BLUE
Description: Accessible Parking/ MUTCD R7-8		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

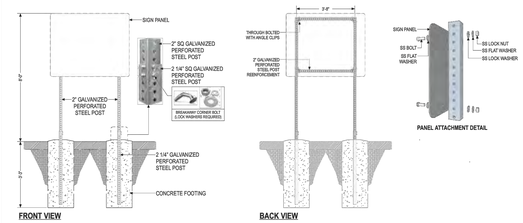




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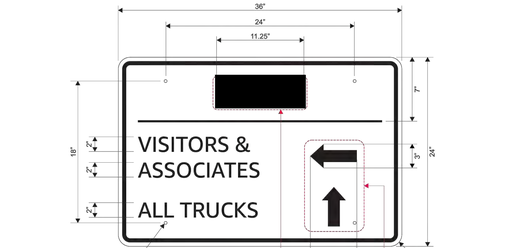
Designation: S-16	**Notes:** Use to demarcate van accessible parking spaces. Post and panel mount. One sign per space or as req'd by local authority. Graphic shall be substituted with local equivalent based on project specific regulations.	**Colors:** TRANSPARENT GREEN, REFLECTIVE WHITE, TRANSPARENT BLUE
Description: Accessible Parking Van MUTCD R7-8P		
Substrate: .080" Alum.		
Graphics: Digitally printed graphics on high intensity reflective sheeting		

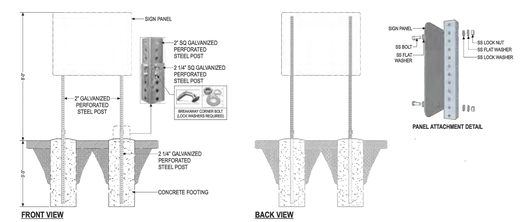




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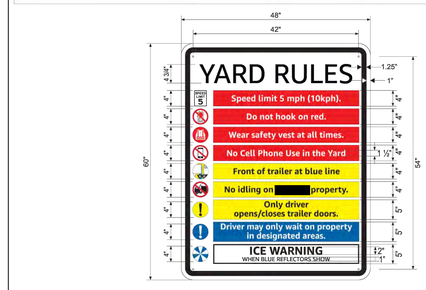
Designation: AS-1	**Notes:** **Panel** : 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy** : Die-cut 3M Cast Black vinyl 230-22 -OR- Direct print black copy **Font** [redacted] Ember **Installation** : Mounted with (2) square galvanized steel post, footings & breakaways. Use at all entrances to public roadway that do not have a monument sign. Post (x2) and panel mount. Black text [redacted] Ember) on Reflective White background.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE
Description: [redacted] Signage - Building Address		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: 3M Black Vinyl 230-22 -OR- Direct printed graphics		

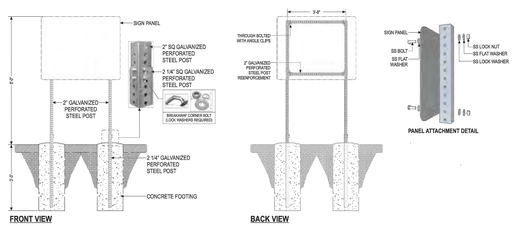




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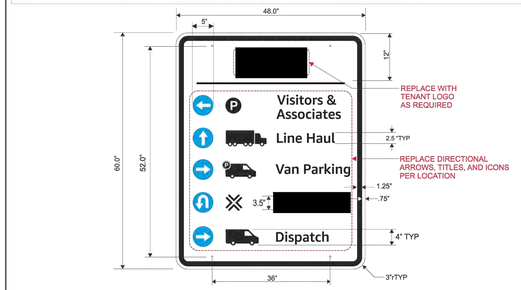
Designation: AS-2	**Notes:** **Panel** : 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy** : Die-cut 3M Cast Black vinyl 230-22 -OR- Direct print black copy **Font** [redacted] Ember **Installation** : Mounted with (2) square galvanized steel post, footings & breakaways. Use at entrance intersection to direct traffic. Modify arrows and text per location.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE
Description: Trucks/Visitors Directional Sign		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: 3M Black Vinyl 230-22 -OR- Direct printed graphics		

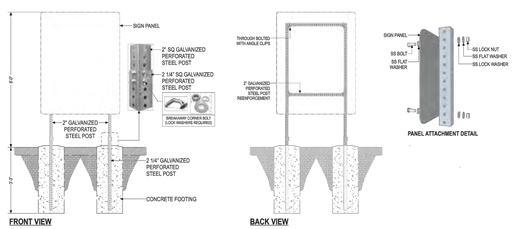




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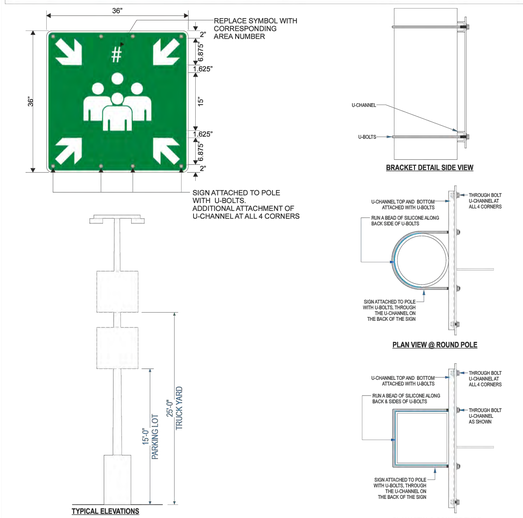
Designation: AS-5	**Notes:** **Panel** : 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Graphics** : Direct print graphics **Font** [redacted] Ember **Installation** : Mounted with (2) square galvanized steel post, footings & breakaways.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE, SAFETY RED PMS 186C (P1-6), MUSTER BLUE PMS 300C, SAFETY YELLOW PMS 109C (P7-9)
Description: Yard Rules		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: Direct printed graphics		





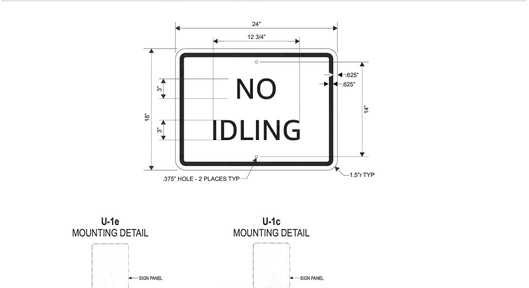
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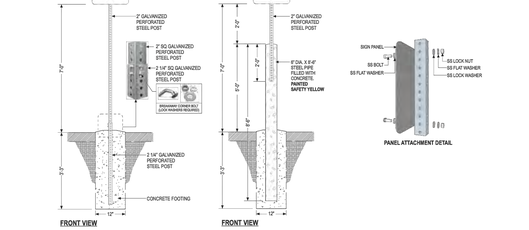
Designation: AS-16a	**Notes:** **Panel** : 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy** : Die-cut 3M Cast vinyl -OR- Direct print copy **Font** [redacted] Ember **Installation** : Mounted with (2) square galvanized steel post, footings & breakaways. Use to direct traffic at intersections. Adjust directional arrows and titles per site location.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE, PRIME BLUE PMS 2995 C
Description: Site Wayfinding		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: 3M Black Vinyl 230-22 & 3M Olympic Blue 3630-57 -OR- Direct printed graphics		



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Designation: AS-26	**Notes:** Replace "#" with corresponding area number (see plans). Pole mounted at 15'-0" above finished grade in car parking lot and 25'-0" above finished grade in trailer yard - see detail. White graphics on C9 green (PMS 349C) background. **Designer's Note:** A muster point is a designated place or an area where all employees or a large crowd assemble in case of an emergency in a building or public place. It is also known as an emergency assembly point (EAP), or, simply, assembly point. All Muster Mounts shall be placed a minimum of 50' from a building.	**Colors:** WHITE, PMS 348 C
Description: Muster Area		
Substrate: .080" Alum. Pre-finished White		
Graphics: Direct Digital Print		





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Designation: AS-33	**Notes:** **Panel** : 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy** : Die-cut 3M Cast Black vinyl 230-22 -OR- Direct print black copy **Font** [redacted] Ember **Installation** : Mounted with (1) square galvanized steel post, footing & breakaways.	**Colors:** OPAQUE BLACK, REFLECTIVE WHITE
Description: No Idling		
Substrate: .080" Pre-Finished Alum. Sheet		
Graphics: 3M Black Vinyl 230-22 -OR- Direct printed graphics		

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STATE OF FLORIDA

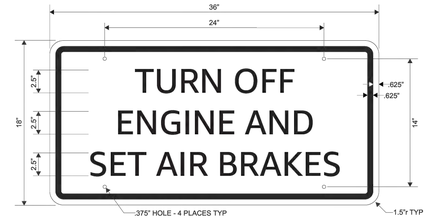
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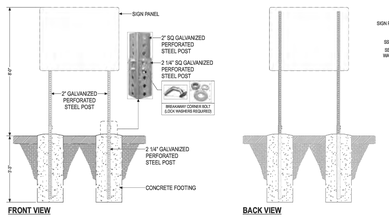
SIGNING AND STRIPING DETAILS

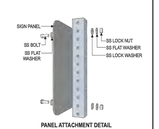
PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES, UTAH, 84078

SHEET NUMBER
C7.4

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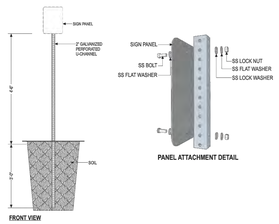
INSTALLED BY CONSTRUCTION

Designation: AS-35	**Notes:** **Panel :** 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy :** Die-cut 3M Cast Black vinyl 230-22 -OR- Direct print black copy **Font :** [redacted]mber **Installation :** Mounted with (2) square galvanized steel post, footings & breakaways.
Description: Turn Off Engine And Set Air Brakes	
Substrate: .080" Pre-Finished Alum. Sheet	
Graphics: 3M Black Vinyl 230-22 -OR- Direct printed graphics	

Colors: OPAQUE BLACK, REFLECTIVE WHITE



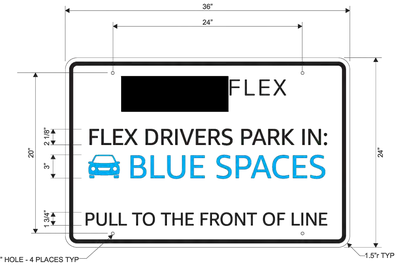
POST
MOUNTING DETAIL

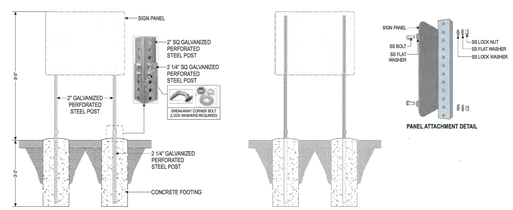


INSTALLED BY STARTUP

Designation: AS-56	**Notes:** Used to indicate freezing temperatures. Required at sites with winter temperatures of 35 degrees F (1.6 degrees C) or less.
Description: Freezing Temperature Warning sign	Post and panel mount. 2" Galvanized, perforated U-channel post direct buried into soil 3ft. (No footing required) IceAlert® unit is mounted on a 7" x 10" backing sign which graphically indicates that "a blue star means freezing temperatures".
Substrate: .080" Alum.	Install IceAlert® Reflectors slightly below eye-level (approximately 4'6"), FACING TRAFFIC in parking lots, on walkways and outside of each exit door so everyone passes one on the way in or out.
Graphics: Stock Item	Signs can be purchased at: https://www.icealert.com/ice-alert

Colors: TRANSPARENT BLUE, REFLECTIVE WHITE

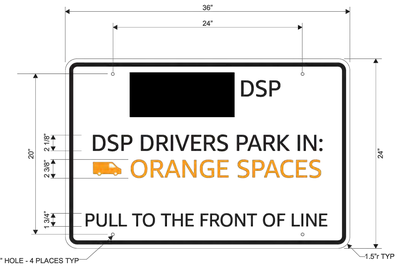


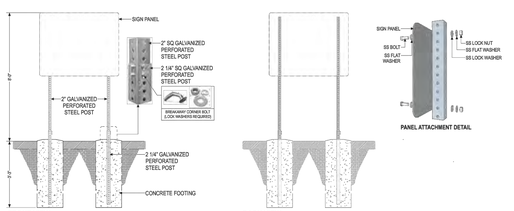


INSTALLED BY CONSTRUCTION

Designation: AS-93	**Notes:** **Panel :** 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy :** Digitally printed -OR- Direct print black copy **Font :** [redacted]mber **Installation :** Mounted with (2) square galvanized steel post, footings & breakaways.
Description: Flex Drivers Parking	
Substrate: .080" Pre-Finished Alum. Sheet	
Graphics: Digitally Printed or Direct Print Graphics	

Colors: OPAQUE BLACK, REFLECTIVE WHITE, PRIME BLUE PMS 2985 C

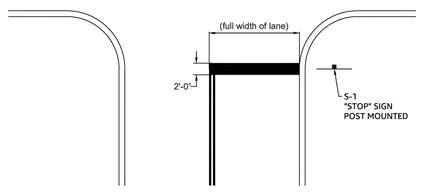




INSTALLED BY CONSTRUCTION

Designation: AS-94	**Notes:** **Panel :** 1/8" Alum. panel with high intensity reflective white sheeting. Panels to have radiused corners **Copy :** Digitally printed -OR- Direct print black copy **Font :** [redacted]mber **Installation :** Mounted with (2) square galvanized steel post, footings & breakaways.
Description: DSP Drivers Parking	
Substrate: .080" Pre-Finished Alum. Sheet	
Graphics: Digitally Printed or Direct Print Graphics	

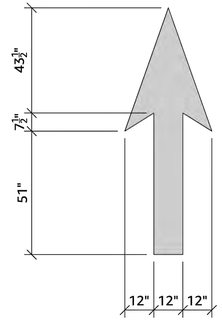
Colors: OPAQUE BLACK, REFLECTIVE WHITE, ORANGE PMS 1375 C



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Designation: PG-1	**Notes:** Used at all STOP sign (S-1 or S-1b) locations. Stop and yield lines should be placed a minimum of 4' in advance of and parallel to the nearest crosswalk line at controlled intersections. In the absence of a marked crosswalk, the stop line should be placed at the desired stopping point, but should be placed no more than 30' nor less than 4' from the nearest edge of the intersecting traveled way. Stop lines should be placed to allow sufficient sight distance to all other approaches to an intersection. Guidance for 'STOP' pavement graphic: MUTCD Section 3B.20 Pavement Word, Symbol, and Arrow Markings, (source: https://mutcd.fhwa.dot.gov/htm/2009/part3/part3b.htm#section3B20) Guidance: Letters and numerals should be 6 feet or more in height.
Description: Parking Striping Graphics	
Substrate: PAVEMENT	
Graphics: Hot Applied Thermoplastic Graphic	

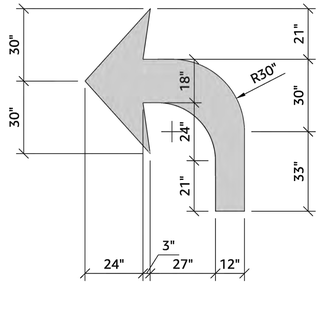
Colors: C1 WHITE



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Designation: PG-5	**Notes:** Used to direct traffic at one-way drive aisles. Color shall be white on asphalt and yellow on concrete, unless otherwise noted.
Description: Parking Striping Graphics	
Substrate: PAVEMENT	
Graphics: Hot Applied Thermoplastic Graphic	

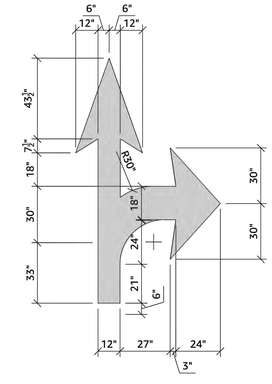
Colors: C1 WHITE, SAFETY YELLOW PMS 109 C



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Designation: PG-6(L)	**Notes:** Used to indicate left turning lanes. Color shall be white on asphalt and yellow on concrete, unless otherwise noted. PG-6(R) opposite arrow.
Description: Parking Striping Graphics/Left Turn	
Substrate: PAVEMENT	
Graphics: HOT APPLIED THERMOPLASTIC GRAPHIC	

Colors: C1 WHITE, SAFETY YELLOW PMS 109 C



INSTALLED BY CONSTRUCTION

Designation: PG-7R	**Notes:** Used to indicate straight or right turning lanes. Color shall be white on asphalt and yellow on concrete, unless otherwise noted. PG-7(L) opposite turn arrow.
Description: Parking Striping Graphics/Straight or Right Turn	
Substrate: PAVEMENT	
Graphics: HOT APPLIED THERMOPLASTIC GRAPHIC	

Colors: C1 WHITE, SAFETY YELLOW PMS 109 C

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407-898-1511
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER JOSHUA M. ENOT STATE OF UTAH

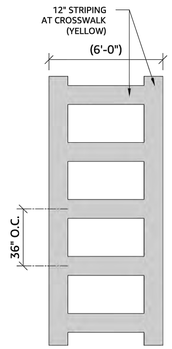
KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

SIGNING AND STRIPING DETAILS

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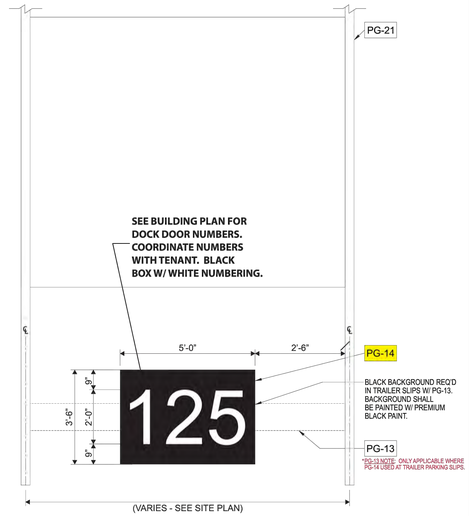
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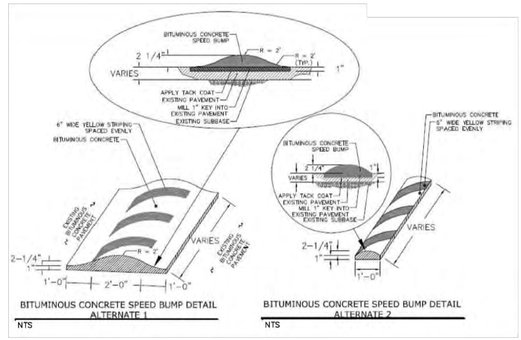
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Designation: PG-12	Notes:	Colors:
Description: Pavement Graphics - Driver Entrance Pathway	Used to direct driver entrance in dock field. Position in truck court to correspond with the location of the truckers lounge and truckers entry points. Partner with WHS and TCM to find closest approved exit door to guard shack. Designate a parking area for the hostler vehicle(s). Provide walking space around the parking area for the pre-operational inspection. Partner with base building manager (if applicable) to mark a crosswalk from the building exit point to the guard shack and hostler parking areas using the shortest logical path. Associates will need to be inside this path to transit the yard without a spotter.	WHITE; SAFETY YELLOW PMS 109 C
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



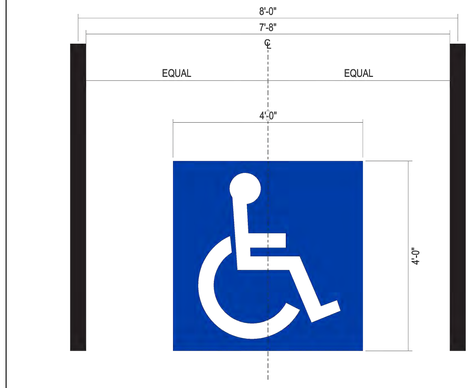
INSTALLED BY CONSTRUCTION

Designation: PG-14	Notes:	Colors:
Description: Dock Parking Number Graphics	Used to label dock door slips and trailer spaces. Typical for all truck spaces. Coordinate numbers with Tenant. Three digits for dock doors, three or four digits for trailer parking slips.	C1 WHITE; C2 BLACK
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



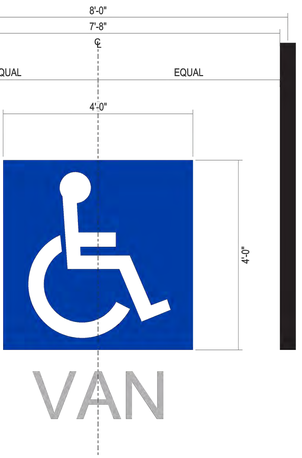
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Designation: PG-16	Notes:	Colors:
Description: Pavement Graphics - Small Speed Bump	Use to control speed at interior drive aisles with 5 mph (10 kmph) speeds. Reflective yellow strips. **Designer's Note:** All speed bumps shall be asphalt or concrete. Heavy duty rubber speed bumps are not permitted. The speed bump should be 2.25 to 2.5 inches high as measured from the road surface to the highest point on the speed bump and 1 foot wide (in the direction of travel) from the leading edge to the termination edge. The radius of curvature should be no more than 24 inches and no less than 36 inches. Speed bumps must be painted with yellow caution stripes oriented perpendicular or diagonal to the long axis of the bump to indicate it's presence and that there is a change in elevation. The stripes should be evenly spaced and a width ranging from 6 to 8 inches.	SAFETY YELLOW PMS 109 C
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



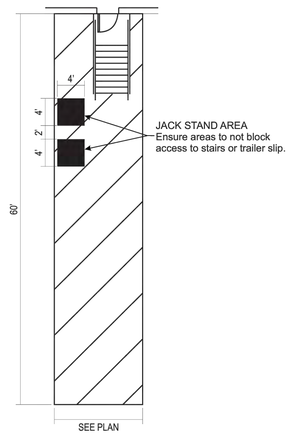
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Designation: PG-17	Notes:	Colors:
Description: Parking Striping Graphics	Used to indicate accessible parking spaces. 4'-0" x 4'-0" Use at all accessible parking spaces. White symbol with Accessible Blue background.	BLUE PMS 293; C1 WHITE
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



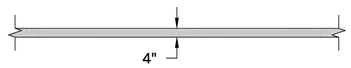
INSTALLED BY CONSTRUCTION

Designation: PG-18	Notes:	Colors:
Description: Parking Striping Graphics	Used to indicate van accessible parking spaces. 4'-0" x 5'-5 1/2" Use at all van accessible parking spaces. White symbol with Accessible Blue background, and white text.	BLUE PMS 293; C1 WHITE
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



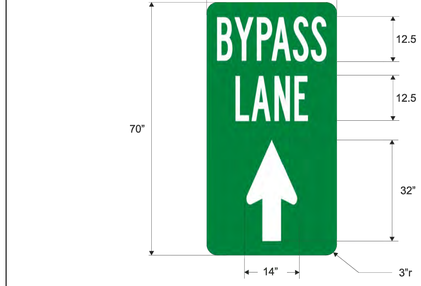
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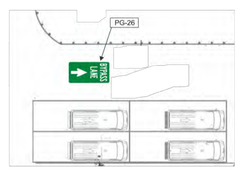
Designation: PG-23	Notes:	Colors:
Description: Jack Stand Areas	4' x 4' Solid black square. Used to identify jack stand locations. NOTE: Jack stand areas only applicable at striped areas with same elevation as surrounding surface (raised curbs cannot accommodate jack stands).	C2 BLACK
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic		



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Designation: PG-24	Notes:	Colors:
Description: Warning Line	4" wide stripe to be 66' away from building wall at dock door parking, and 6' away from the far end of the dock parking spaces.	C11 ORANGE
Substrate: PAVEMENT		
Graphics: Premium Paint		





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Designation: PG-26	Notes:	Colors:
Description: Van Queuing Graphics	Used to designate the bypass lane at queuing and loading. At Exterior Loading: Floor graphic, (1) per pad at center of bypass lane and at the beginning of queuing and launch pads. NOTE: If AS-42 is to be utilized, do not use PG-26. Do not use PG-26 and AS-42 at the same location.	GREEN PMS 348 C; WHITE
Substrate: 60 MIL DriveOn™ RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE		
Graphics: DriveOn™ FLOOR GRAPHIC - DIGITAL PRINT		

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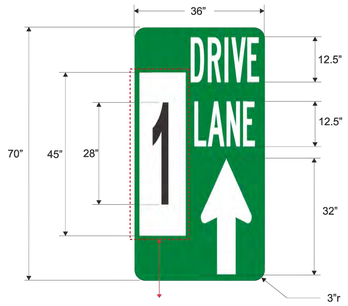
PROFESSIONAL ENGINEER
JOSHUA M. ENOT
STATE OF UTAH

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

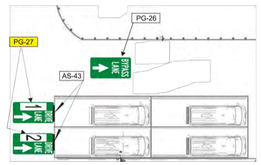
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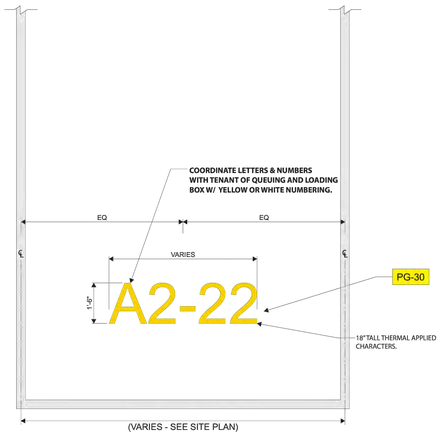


OVERHEAD VIEW



INSTALLED BY CONSTRUCTION

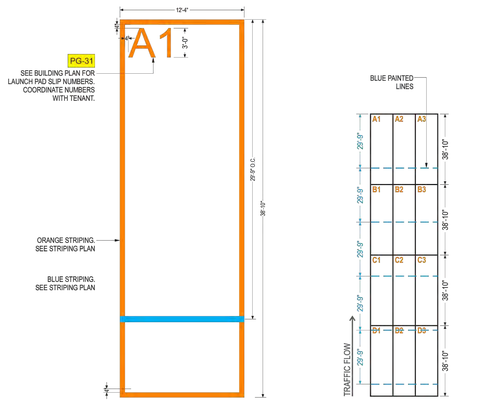
Designation: PG-27	Notes:	Colors:
Description: Van Queuing Graphics	Use to designated the drive lanes at queuing and loading pads. At Interior/Exterior Pads: Floor graphic, (1) per parking space, at the beginning of each queuing or loading pad, centered in each individual lane. Drive lanes shall be numbered. If AS-43 is to be utilized, do not use PG-27. Do not use PG-27 and AS-43 at the same location.	GREEN PMS 348 C; WHITE; BLACK
Substrate: 60 MIL DriveOn™ RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE		
Graphics: DriveOn™ FLOOR GRAPHIC - DIGITAL PRINT		



(VARIES - SEE SITE PLAN)

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Designation: PG-30	Notes:	Colors:
Description: Launch Pad Spot Number	Used to label Queuing and Loading spots if a Consolidated Parallel Queuing (CPQ) configuration is used. The labels are to consist of letters and numbers and are provided to help van drivers navigate between their assigned queuing and loading spots. Coordinate letters and numbers with Tenant of Queuing and Loading. Numbering: white on asphalt or yellow on concrete.	C1 WHITE; SAFETY YELLOW PMS 109 C
Substrate: PAVEMENT		
Graphics: Hot Applied Thermoplastic Graphic Premium Black Paint for background.		



DSP / FLEX LAUNCH STRIPING PLAN

INSTALLED BY CONSTRUCTION

Designation: PG-31	Notes:	Colors:
Description: Launch Pad Spot Number	Used for launch pad numbering. The labels are to consist numbers and are provided to help van drivers navigate between their assigned queuing and loading spots. Coordinate numbers with Tenant.	SAFETY ORANGE PMS 151 C; PMS 2995C
Substrate: Pavement		
Graphics: Premium Paint.		

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JOSHUA M. ENOT
No. 93001
STATE OF UTAH

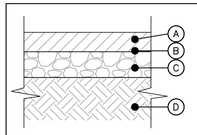
KHA PROJECT	249371002
DATE	08/12/2024
SCALE	AS SHOWN
DESIGNED BY	IRC
DRAWN BY	JDK
CHECKED BY	JME

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(A) HOT MIX ASPHALT SURFACE PAVEMENT SURFACE COURSE

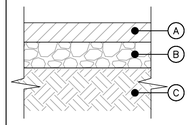
(B) HOT MIX ASPHALT BINDER PER MATERIAL APPLICATION STANDARDS

(C) AGGREGATE SUBBASE

(D) CLASS II CRUSHED MISCELLANEOUS BASE COMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD OR CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

ASPHALT PAVEMENT

	LIGHT DUTY ASPHALT CONCRETE PAVEMENT	HEAVY DUTY ASPHALT CONCRETE PAVEMENT
(A)	0'-3"	0'-5"
(C)	0'-6"	0'-6"
(D)	1'-0"	1'-0"



(A) 3,500 PSI HEAVY DUTY PORTLAND CEMENT CONCRETE OR 2,500 PSI STANDARD DUTY TYPE 1 PORTLAND CEMENT CONCRETE.

(B) AGGREGATE BASE

(C) CLASS II CRUSHED MISCELLANEOUS BASE COMPACTED TO 95% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD OR CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

CONCRETE PAVEMENT

	STANDARD DUTY SIDEWALK CONCRETE	HEAVY DUTY CONCRETE PAVEMENT
(A)	0'-5"	0'-5 1/2"
(B)	0'-4"	0'-4"
(C)	1'-0"	1'-0"

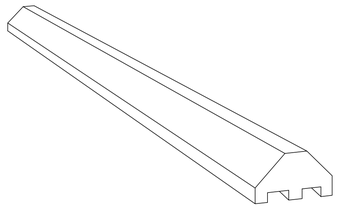
GENERAL NOTES:

1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY TERRACON ON JUNE 10, 2024.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.

PAVEMENT SECTIONS
N.T.S. 1

MATERIAL: YELLOW PLASTIC

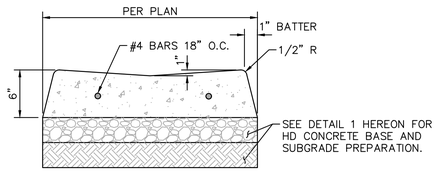
DIMENSIONS L X W X H: 72" X 6" X 3"



NOTES:

1. CONTRACTOR TO REFERENCE MANUFACTURERS GUIDELINES FOR INSTALLATION OF WHEEL STOPS
2. COLOR TO BE YELLOW UNLESS NOTED OTHERWISE

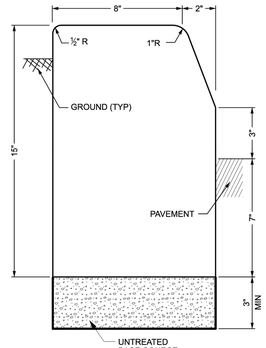
PLASTIC WHEEL STOP 2



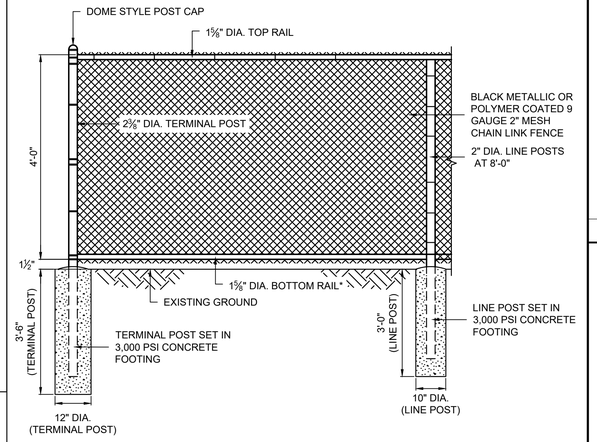
NOTE:

CONCRETE SHALL BE 3500 PSI.

VALLEY GUTTER
N.T.S. 3



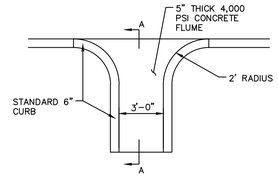
TYPE B4 CURB
AREA = 1.033 SQ FT 4



NOTES:

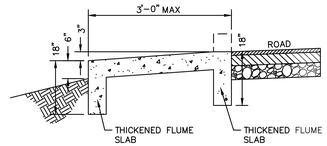
1. ALL FENCE ELEMENTS SHALL BE BLACK METALLIC COATED OR POLYMER COATED PER ASTM 2453 – 2453M.
2. POST CAPS SHALL BE DOME STYLE
3. FENCE TIES SHALL BE 9 GAUGE BLACK PVC COATED
4. FENCE DEPTHS MAY VARY PER LOCAL CODES
5. FENCE HEIGHT MAY REQUIRE PERMITTING BY LOCAL AUTHORITY HAVING JURISDICTION
6. TO BE INSTALLED TO SAFELY ROUTE PEDESTRIANS TO DESIGNATED CROSSWALKS AND TO PREVENT UNSAFE CROSSING OUTSIDE DESIGNATED AREAS
7. FENCE SETBACK FROM CURBING VARIES PER LOCAL REGULATORY REQUIREMENTS, SNOW CONDITIONS AND SIGHTLINES

BLACK VINYL CHAIN LINK FENCE 5



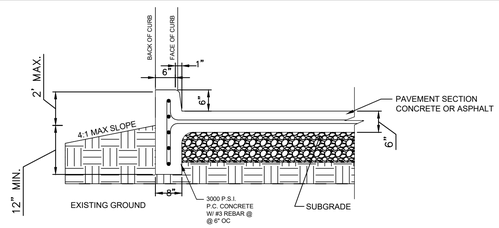
CONCRETE BOLLARD DETAIL 6

PLAN VIEW

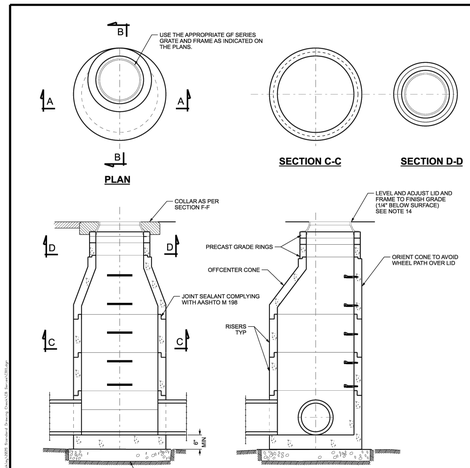


SECTION A–A

CONCRETE FLUME DETAIL 8

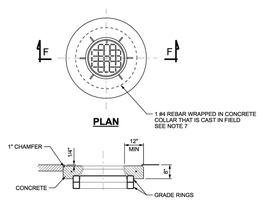


TURN DOWN CURB 7
SCALE: N.T.S.

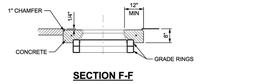


MAX PIPE O.D.		
DIA	45 DEG ANGLE	90 DEG ANGLE
4'- 0"	27"	18"
5'- 0"	36"	24"

PRECAST SECTIONS	MAX HEIGHT
GRADE RINGS	8"
COMBINED GRADE RINGS AND LID	18"
CONES	36"
RISERS	48"



PLAN



SECTION F-F

DESIGN DATA

STRUCTURAL STEEL: Fy = 36,000 psi

STRUCTURAL CONCRETE: f'c = 4,000 psi; fy = 60,000 psi; n = 8

NOTES

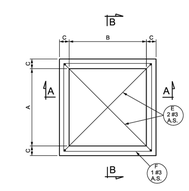
1. PROVIDE PRECAST CONCRETE STANDARD MANHOLE SECTIONS THAT CONFORM TO AASHTO M 199 (ASTM C 478) EXCEPT THAT THE MINIMUM WALL THICKNESS WILL BE 3 INCHES.
2. USE DEFORMED-CARBON REINFORCING STEEL BARS CONFORMING TO M 31, GRADE 60 OR WELDED WIRE REINFORCING CONFORMING TO AASHTO M 55 OR AASHTO M 221.
3. COATED STEEL IS NOT REQUIRED FOR PRECAST MANHOLES.
4. USE CLASS AA (AE) CONCRETE.
5. USE TYPE II CEMENT (LOW ALKALI).
6. PROVIDE 1 INCH OF CONCRETE COVER TO REINFORCING STEEL IN MANHOLE WALLS AND CONE.
7. PROVIDE 2 INCHES OF CONCRETE COVER TO REINFORCING STEEL IN MANHOLE BASE AND COLLAR.
8. PLACE STEPS BEGINNING NOT LESS THAN 12 INCHES BELOW FINISH GRADE AND PLACE ADDITIONAL STEPS ACCORDING TO STD DWG GF 6. MANUFACTURER WILL ADJUST GRADE RINGS AND RISER HEIGHTS TO ACCOMMODATE UNIFORM SPACING OF STEPS ACCORDING TO STD DWG GF 6.
9. USE 3, 4, 6, OR 8 INCH GRADE RINGS FOR RISERS.
10. SEE ROADWAY PLANS FOR NUMBER, LOCATION, AND SIZE OF PIPE.
11. REMOVE THE CONE AND GRADE RINGS AND ADJUST THE MANHOLE ELEVATION WITH THE APPROPRIATE MANHOLE SECTION IF THE REQUIRED MANHOLE ADJUSTMENT IS MORE THAN 1 FT. MATCH FINISH GRADE FOR THE CONE SECTION AND GRADE RINGS, FRAME AND LID.
12. REMOVE DEBRIS FROM MANHOLE AND PIPE INVERTS.
13. REPAIR OR REPLACE MANHOLE SECTIONS, CONES, AND GRADE RINGS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
14. USE STD DWG GF 2 FOR RING AND LID UNLESS OTHER GF SERIES AS SHOWN.
15. PROVIDE HYDRAULIC CEMENT MORTAR ACCORDING TO ASTM C 1329.
16. DO NOT OVER EXCAVATE. PLACE 6 INCH MIN UTBC BEDDING ACCORDING TO STANDARD SPECIFICATION 02721 ON FIRM SUBGRADE. DO NOT USE CRUSHED ROCK IN ACTIVE WATER TABLE WITHOUT APPROVAL OF THE ENGINEER.
17. CAST FORMED INVERT TO BE POURED IN PLANT, WHEN SPECIFIED.
18. MANUFACTURE MANHOLE RISERS, BASES, CONES, AND GRADE RINGS INCLUDING STEEL REINFORCING WHERE REQUIRED ACCORDING TO ASTM C 478.

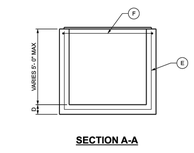
REVISIONS | DATE | BY

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing

PRECAST CONCRETE STANDARD MANHOLE
STANDARD DRAWING TITLE

STD. DWG. NO.
CB 11





PRECAST DRAINAGE BOXES
SMALL STANDARD SIZES

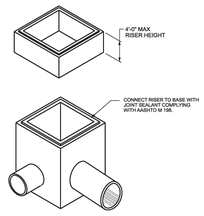
BOX SIZE	A	B	C	D
1'- 6" x 4'- 0"	18"	48"	6"	6"
2'-0" x 2'-0"	24"	24"	6"	6"
2'-0" x 3'-0"	24"	36"	6"	6"
2'-6" x 4'-0"	30"	48"	6"	6"
3'-0" x 3'-0"	36"	36"	6"	6"
3'-0" x 3'-6"	36"	42"	6"	6"
4'-0" x 4'-0"	48"	48"	6"	6"

OTHER SIZE BOXES WITH DIFFERENT A AND B DIMENSIONS (LESS THAN 48") ARE ACCEPTABLE

REINFORCING STEEL LAYOUT

BAR E	BAR F
	12"

RISERS
AN UNREINFORCED PRECAST CONCRETE RISER MATCHING DRAINAGE BOX SIZES MAY BE USED FOR BOXES DEEPER THAN 4'-0".



ISOMETRIC VIEW

DESIGN DATA

STRUCTURAL CONCRETE:	f'c = 4,000 psi; fy = 60,000; n = 8
SOIL DENSITY:	130 PCF
EQUIVALENT SOIL FLUID PRESSURE:	55 PCF
DEPTH TO WATER TABLE:	5 FEET
DEPTH TO BOTTOM OF BASE:	8 FEET

NOTES

1. THIS DRAWING IS A PRECAST ALTERNATE TO THE CAST-IN-PLACE SIZING AND STRUCTURAL DETAILS IN CB SERIES STD DWG. USE DEFORMED REINFORCING STEEL BARS TO CONFORMING TO AASHTO M 31 GRADE 60 OR WELDED WIRE FABRIC CONFORMING TO AASHTO M 55 COATED STEEL IS NOT REQUIRED FOR SMALL DRAINAGE STRUCTURES ON THIS DRAWING.
2. USE CLASS AA (AE) CONCRETE.
3. USE TYPE II CEMENT (LOW ALKALI).
4. PROVIDE 2 INCH CONCRETE COVER TO REINFORCING STEEL.
5. SEE ROADWAY PLANS FOR NUMBER LOCATION, AND SIZE OF PIPE.
6. USE THE APPROPRIATE GF SERIES GRATE AND FRAME AS INDICATED ON THE PLANS.
7. PROVIDE SUFFICIENT LIFTING POINTS FOR A SAFE INSTALLATION. LOCATE LIFTING DEVICES TO AVOID INTERFERENCE WITH THE REINFORCING STEEL. SUPPLY A MINIMUM OF AT LEAST TWO ENGINEERED LIFTING POINTS PER SECTION. DESIGN LIFTING DEVICES TO PCI DESIGN HANDBOOK, PROPERLY ATTACH TO ALL PROVIDED LIFTING POINTS. LIFT ONLY FROM ENGINEERED LIFTING POINTS.
8. DO NOT USE DRAINAGE BOXES AND RISER COMBINATIONS THAT EXCEED EIGHT FT FROM FINISHED GRADE TO THE BOTTOM OF THE BOX.
9. PROVIDE CORE HOLES THAT ARE A MINIMUM OF PIPE OUTER DIAMETER PLUS 4 INCHES.
10. CUT CORE HOLES AT THE MANUFACTURING PLANT UNLESS FIELD CORE HOLES ARE AUTHORIZED BY THE ENGINEER. CENTER CORE HOLES TO LEAVE 2 INCHES OF CONCRETE BETWEEN THE OUTSIDE OF THE PIPE AND THE EDGE OF THE CORE HOLE. LOCATE VERTICALLY TO LEAVE A MINIMUM OF 6 INCHES OF CONCRETE DIRECTLY ABOVE THE CORE HOLE TO THE TOP OF THE BOX. CUT CORE HOLE SO THAT THE BOTTOM OF THE HOLE IS AT OR ABOVE THE FLOOR ELEVATION OF THE BOX.
11. DEVIATIONS FROM CORE HOLE TOLERANCES IN NOTES 9 AND 10 REQUIRE SHOP DRAWINGS. SHOP DRAWINGS WILL IDENTIFY LIFTING POINT NUMBER AND LOCATION.
12. DESIGN PRECAST LIDS FOR HL-93 LIVE LOADS IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN AND INTERIM SPECIFICATIONS. SUBMIT STAMPED DESIGN DRAWINGS, SEALED BY PROFESSIONAL ENGINEER OR PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH, TO THE ENGINEER.
13. DO NOT USE THIS DRAWING WHEN THE WATER TABLE IS WITHIN 5 FT OF FINISHED GRADE.

REVISIONS | DATE | BY

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing

PRECAST CONCRETE DRAINAGE BOX
STANDARD DRAWING TITLE

STD. DWG. NO.
CB 12

Know what's below. Call before you dig.

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ORLANDO, FL 32801
407-678-1511
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER JOSHUA M. ENOT STATE OF UTAH

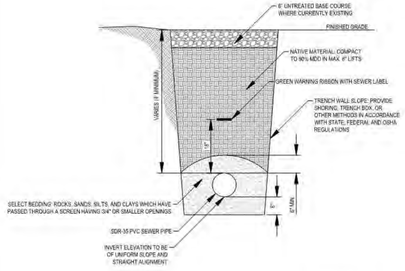
KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

CONSTRUCTION DETAILS

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C8.0

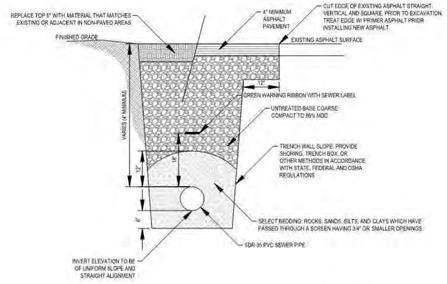
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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TRENCH A - NATIVE BACKFILL

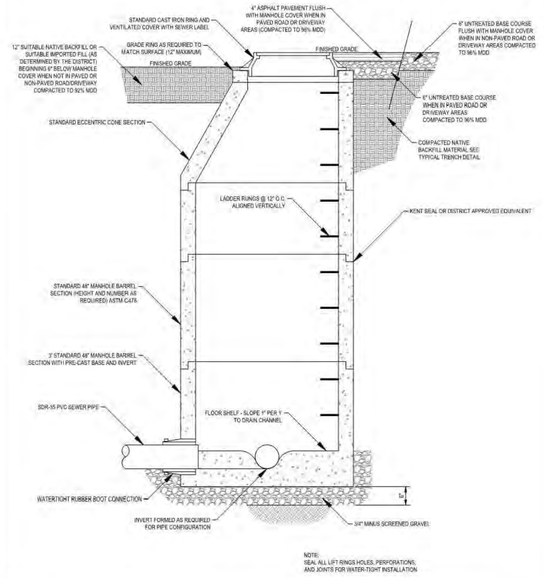
2021-11-19 | 2 | 26 | S1



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STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TRENCH B - ROAD BASE BACKFILL

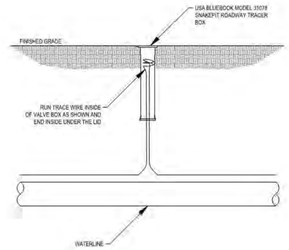
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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
TYPICAL MANHOLE

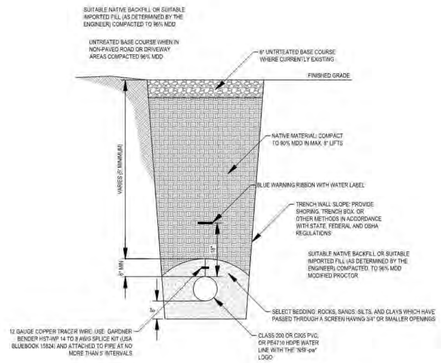
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STANDARD CONSTRUCTION DETAILS
WATER DETAILS
TRACE WIRE BOX

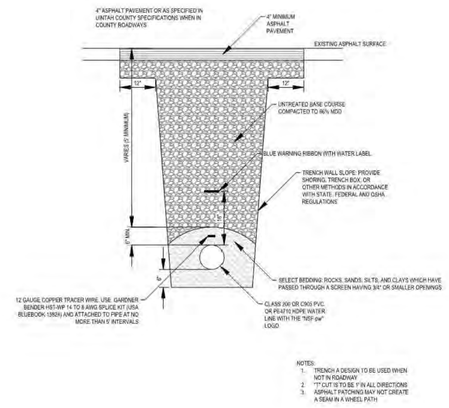
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STANDARD CONSTRUCTION DETAILS
WATER DETAILS
TRENCH A - NATIVE BACKFILL

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STANDARD CONSTRUCTION DETAILS
WATER DETAILS
TRENCH B - ROAD BASE BACKFILL

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REGISTERED PROFESSIONAL ENGINEER
JOSHUA M. ENOT
STATE OF UTAH

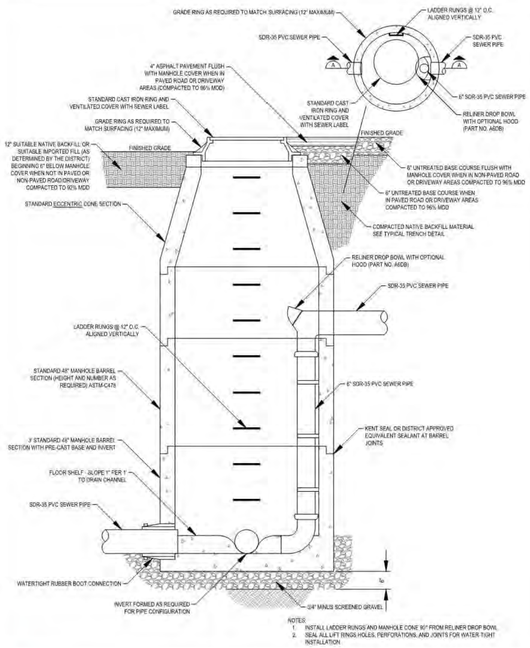
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NAPLES UTAH, 84078

SHEET NUMBER
C8.1

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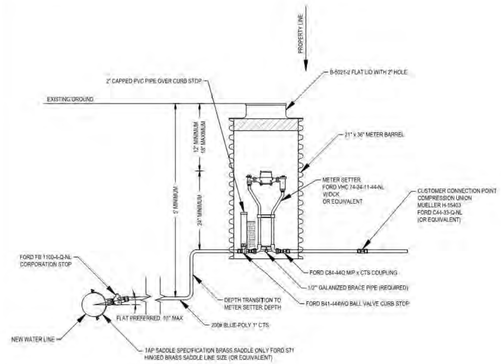
NOTES:
1. INSTALL LADDER RUNGS AND MANHOLE CONE 90° FROM RELINER DROP BOWL
2. SEAL ALL LIFT RINGS HOLES, PERFORATIONS, AND JOINTS FOR WATER TIGHT INSTALLATION

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
SEWER DETAILS
INSIDE DROP MANHOLE

DATE: 2021-11-19 | SHEET: 8 | OF: 26

S7



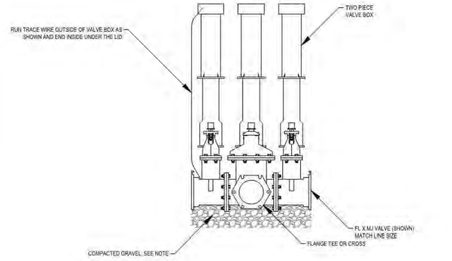
NOTES:
1. SET BARREL AT PROPERTY LINE OR BACK OF SIDEWALK WITHIN FLAUTER STRIP OR 10' UTILITY EASEMENT
2. METER BARREL CANNOT BE INSTALLED IN SIDEWALK, DRIVEWAY, OR WHERE SNOW REMOVAL WILL EXPOSE METER TO FREEZING.
3. NO GRAVEL IN BARREL. DIRT OR SAND ONLY.
4. ALL BRASS FITTINGS MUST BE NO LEAD.

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
STANDARD WATER CONNECTION

DATE: 2021-11-19 | SHEET: 12 | OF: 26

W1



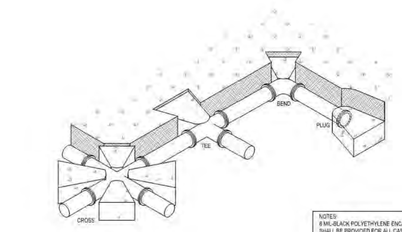
NOTE: CONTRACTOR SHALL CONSTRUCT A SOLID PLATFORM BELOW ALL VALVE CLUSTERS WITHIN NEW WATERLINE OR CONNECTIONS. PLATFORM SHALL CONSIST OF A MINIMUM OF 6 INCHES OF COMPACTED GRAVEL EXTENDING TO UNDISTURBED MATERIAL

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
THREE WAY VALVE CLUSTER

DATE: 2021-11-19 | SHEET: 24 | OF: 26

W13



THRUST BLOCK SIZING ASSUMING 2000 PSF SOIL BEARING PRESSURE AND 200 PSI

PIPE DIAMETER	11.25 Degree Bend		22.5 Degree Bend		45 Degree Bend	
	B	Thru Tend	B	Thru Tend	B	Thru Tend
4"	0.90	1.05	0.90	1.05	0.90	1.05
6"	0.90	1.45	0.75	1.25	1.10	1.75
8"	1.15	1.15	1.00	1.60	1.60	1.40

PIPE DIAMETER	67.5 Degree Bend		90 Degree Bend		Tee, Tend End Valve	
	B	Thru Tend	B	Thru Tend	B	Thru Tend
4"	1.10	1.60	1.45	1.85	1.45	1.20
6"	1.50	1.90	1.45	2.00	2.00	1.70
8"	2.15	1.75	2.40	1.55	3.00	2.65	1.80	2.60	2.20

NOTES:
1. THRUST RESTRAINTS SHALL NORMALLY BE RESISTED BY RESTRAINING MECHANICAL JOINT FITTINGS
2. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT
3. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THIS BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 860 psf AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE
4. THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL BENDS OF 22.5° AND GREATER BEHIND ALL TEES, FIRE HYDRANTS, AND PLUGS. THEY SHALL BE CONSTRUCTED OF 2000 psi CONCRETE OR BETTER
5. ALL TIMBER FOR BLOCKING IS TO BE REDWOOD, OR CEDAR.
6. 8 MIL-BLACK POLYETHYLENE ENCASEMENT SHALL BE PROVIDED FOR ALL CAST IRON FITTINGS, VALVES, FIRE HYDRANTS, AND COUPLINGS IN ACCORDANCE WITH AWWA C105

NOTES:
8 MIL-BLACK POLYETHYLENE ENCASEMENT SHALL BE PROVIDED FOR ALL CAST IRON FITTINGS, VALVES, FIRE HYDRANTS, AND COUPLINGS IN ACCORDANCE WITH AWWA C105

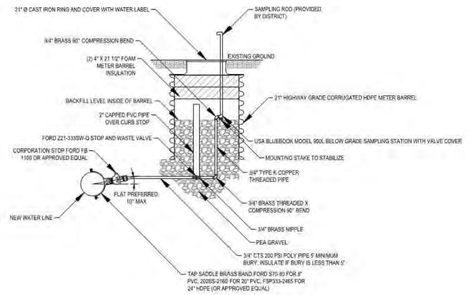
FM GREASE REQUIRED ON BOLTS

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ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
THRUST BLOCKS

DATE: 2021-11-19 | SHEET: 25 | OF: 26

W14

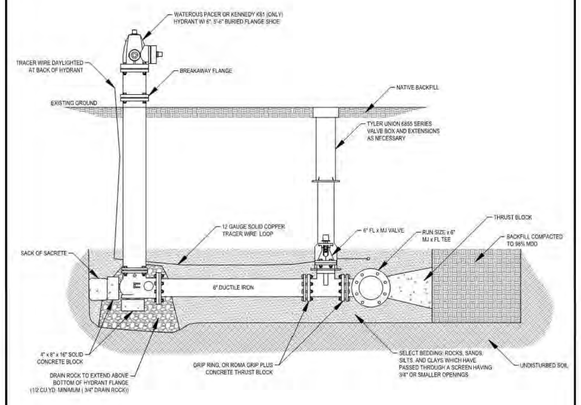


CRS ENGINEERS Answers to Infrastructure®

ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
SAMPLING PORT

DATE: 2021-11-19 | SHEET: 26 | OF: 26

W15



NOTE: RUN TRACE WIRE IN CONTINUOUS LOOP FROM MAIN LINE TO HYDRANT AND BACK, DO NOT SPLICE

CRS ENGINEERS Answers to Infrastructure®

ASHLEY VALLEY WATER & SEWER IMPROVEMENT DISTRICT
STANDARD CONSTRUCTION DETAILS
WATER DETAILS
NEW FIRE HYDRANT WITH OFFSET VALVE

DATE: 2021-11-19 | SHEET: 23 | OF: 26

W12

Know what's below. Call before you dig.

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WWW.KIMLEY-HORN.COM

JOSHUA M. ENOT — PROFESSIONAL ENGINEER — STATE OF UTAH

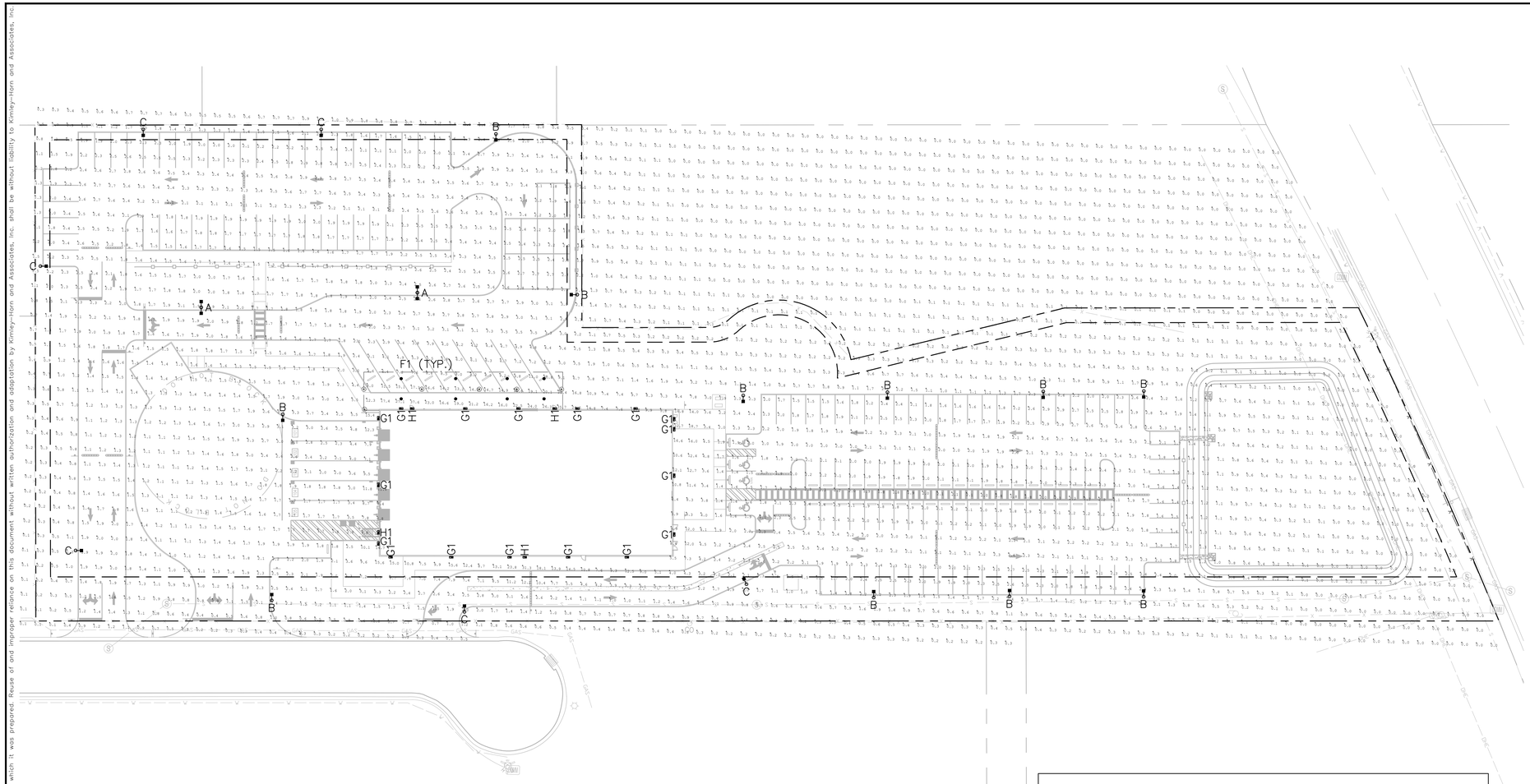
KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

CONSTRUCTION DETAILS

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
C8.2

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT / SETBACK LINE
- PROPOSED LIGHT POLE AND LUMINAIRE
- BUILDING MOUNTED LUMINAIRE (BY OTHERS)
- +0.0 CALCULATION POINT

SHEET NOTES

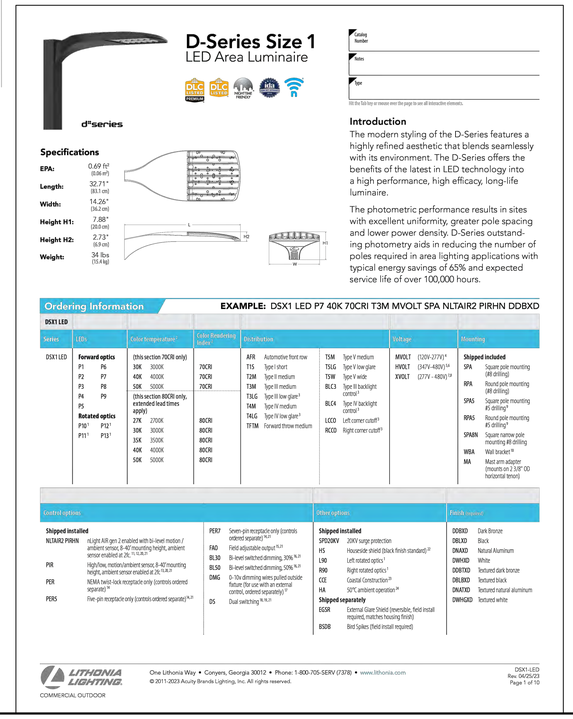
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8. BUILDING MOUNTED TO BE DESIGNED BY MEP TEAM. BUILDING MOUNTED LIGHTS "G1" ARE SHOWN FOR REFERENCE AND ARE MOUNTED AT 16' FOR PHOTOMETRIC CALCULATIONS. BUILDING MOUNTED LIGHTS "H1" ARE SHOWN FOR REFERENCE AND ARE MOUNTED AT 9' FOR PHOTOMETRIC CALCULATIONS. CANOPY MOUNTED LIGHTS "F1" ARE SHOWN FOR REFERENCE AND ARE MOUNTED AT 15' FOR PHOTOMETRIC CALCULATIONS.

PROJECT DINO - LIGHTING FIXTURE SCHEDULE

TAG	PRODUCT NUMBER	QUANTITY	MOUNTING STYLE	LAMPS	LUMENS	WATTS	DESCRIPTION
A	DSX1 LED P6 50K 70CRI T5W	2	DOUBLE 30FT POLE	LED	(2) 22219	(2) 165W	FULL AREA THROW BACK-BACK POLE MOUNTED LIGHT
B	DSX1 LED P6 50K 70CRI TFTM HS	11	SINGLE 30FT POLE	LED	21398	165W	FORWARD THROW POLE MOUNTED LIGHT
C	DSX1 LED P6 50K 70CRI T2M HS	6	SINGLE 30FT POLE	LED	20699	165W	WIDE AREA THROW POLE MOUNTED LIGHT
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PROJECT DINO - CALCULATION SUMMARY

	AVERAGE	*MAXIMUM*	*MINIMUM*	*AVG/MIN*	*MAX/MIN*
East Parking Lot	2.09	2.90	1.40	1.49	2.07
Loading Docks	4.10	12.30	1.70	2.41	7.24
North Parking Lot	2.81	20.40	1.30	2.16	15.69
Truck Yard	1.56	3.10	0.80	1.95	3.88



D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[2,4] XVOLT (277V - 480V)[2,4]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[3] RPA5 Round pole mounting #5 drilling[3] SPABN Square narrow pole mounting #8 drilling WBA Wall bracket[18] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,6,7,8,9] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [5,6,9] PER NEMA twist-lock receptacle only (controls ordered separate) [9] PER5 Five-pin receptacle only (controls ordered separate) [9,21] PER7 Seven-pin receptacle only (controls ordered separate) [9,21] FAO Field adjustable output [9,21] BL30 Bi-level switched dimming, 30% [9,21] BL50 Bi-level switched dimming, 50% [9,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [9] DS Dual switching [9,16,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard) [2] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [2] HA 50°C ambient operation [24] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING®
COMMERCIAL OUTDOOR

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DSX1-LED
Rev. 04/25/23
Page 1 of 10

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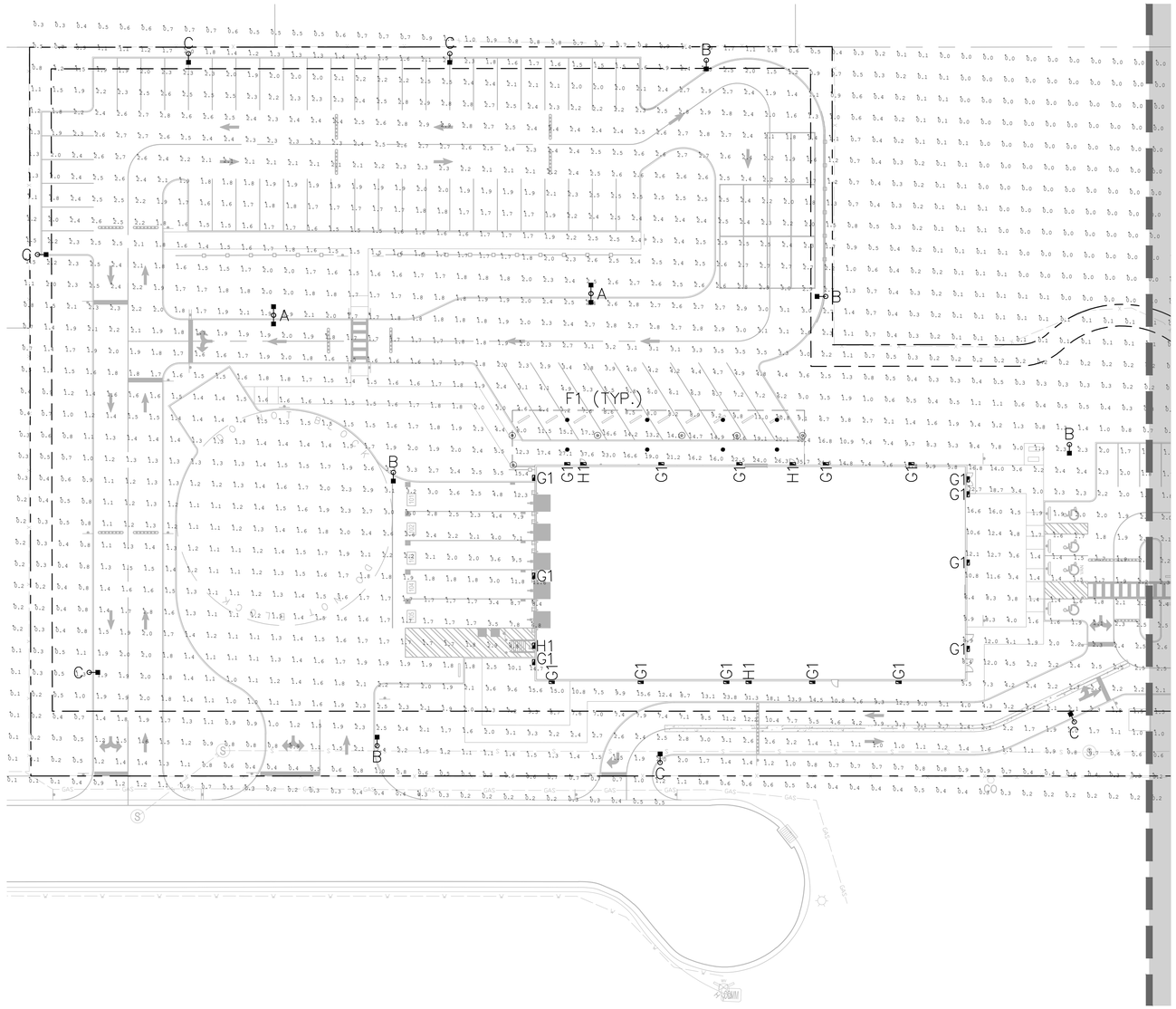
REGISTERED PROFESSIONAL ENGINEER JOSHUA M. ENOT STATE OF FLORIDA

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

OVERALL PHOTOMETRIC PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
E1.0



PROJECT DINO - LIGHTING FIXTURE SCHEDULE							
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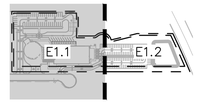
GRAPHIC SCALE IN FEET
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KEYMAP
SCALE = 1"=400'

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

No.	REVISIONS	DATE	BY

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ORLANDO, FL 32801
407-478-1511
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER JOSHUA M. ENOT STATE OF FLORIDA

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

PHOTOMETRIC PLAN

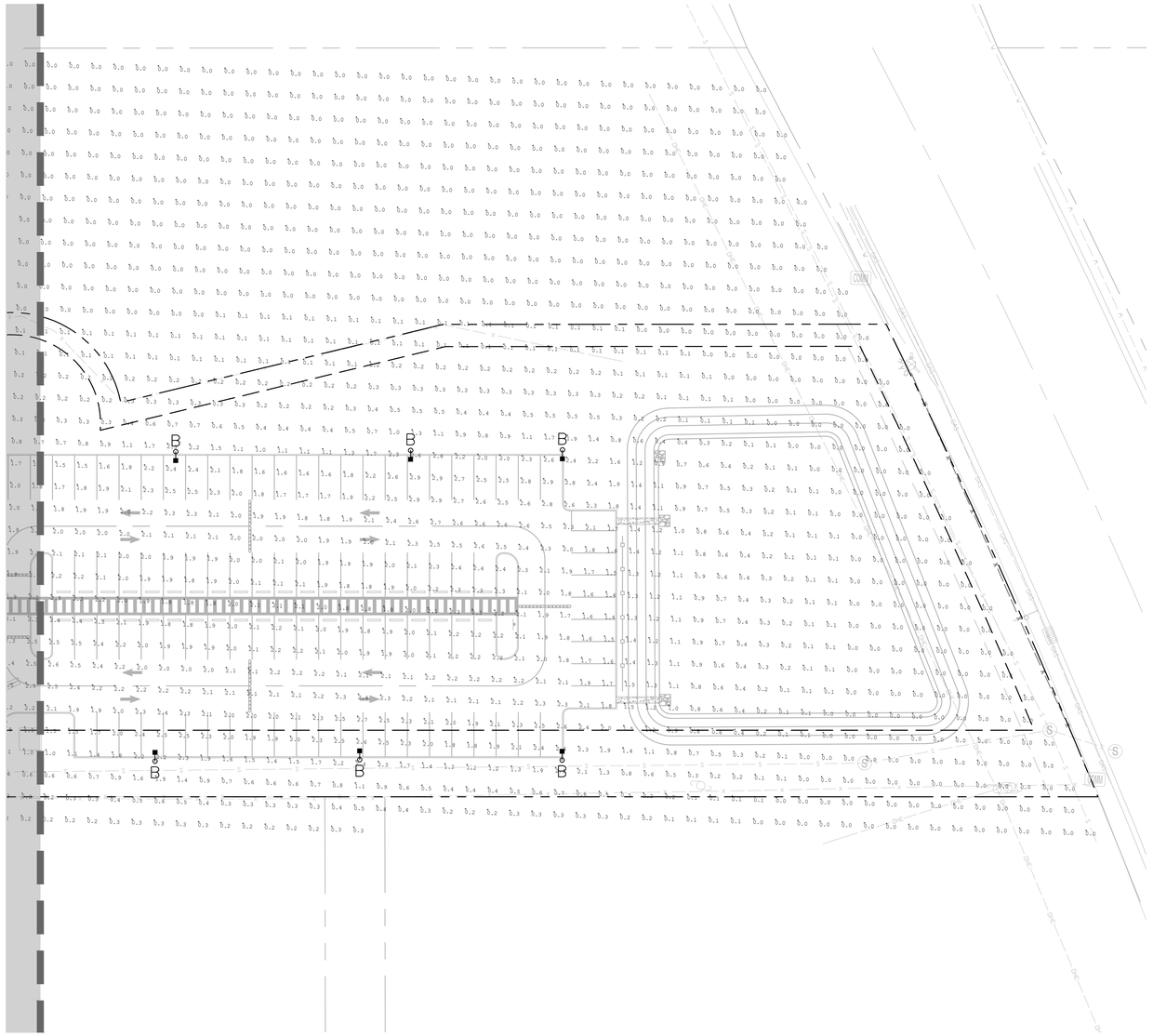
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NAPLES UTAH, 84078

SHEET NUMBER
E1.1

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MATCHLINE – SHEET E1.1



NORTH

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0 15 30 60
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WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

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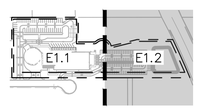
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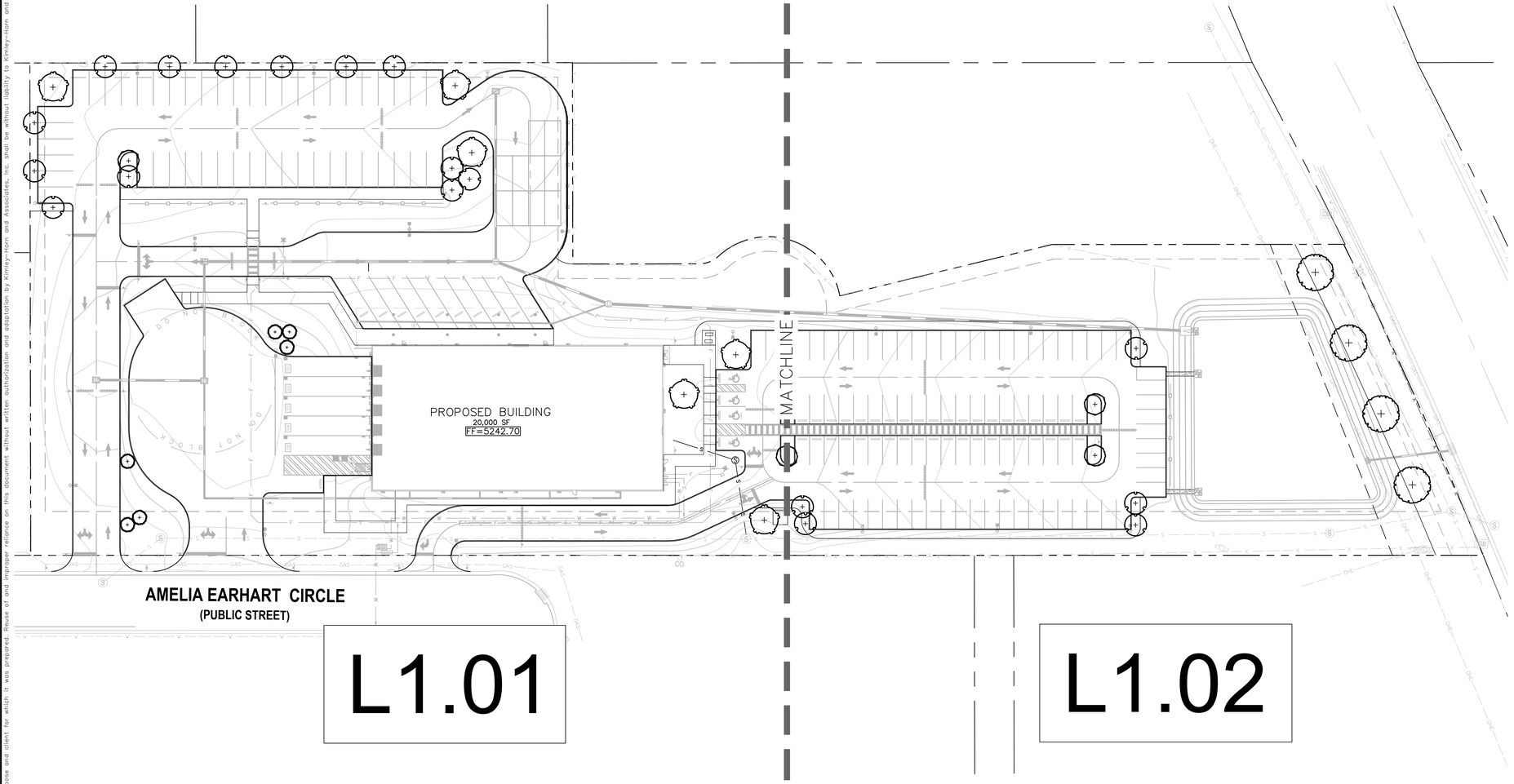
REGISTERED LANDSCAPE ARCHITECT
JOSHUA M. ENOT
STATE OF UTAH

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY IRC
DRAWN BY JDK
CHECKED BY JME

PHOTOMETRIC PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
E1.2



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
LARGE TREE				
	AR	ACER RUBRUM RED MAPLE	2" CAL.	4
MEDIUM TREE				
	AN	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2" CAL.	6
SMALL TREE				
	AG	ACER GINNALA AMUR MAPLE	2" CAL.	18
	CC	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	5
	PM	PINUS MUGO MUGO PINE	3" HT	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL.	175
	HS	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	3 GAL.	108
	HA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	3 GAL.	40
	PA	PHYSOCARPUS ALTERNANS DWARF NINEBARK	3 GAL.	59
	PS	PHYSOCARPUS OPULIFOLIUS 'BERT DART'S G' FESTIVUS GOLD® NINEBARK	3 GAL.	53
	SJ	SPIRAEA JAPONICA JAPANESE SPIREA	3 GAL.	150

SYMBOL		BOTANICAL / COMMON NAME	SIZE	QTY
GROUND COVERS				
	------	NATIVE SEED BLEND	---	35,469 SF

REFERENCE NOTES SCHEDULE

SYMBOL	BED EDGING DESCRIPTION	QTY
BE-101	METAL EDGE	921 LF

SYMBOL	Rock Mulch DESCRIPTION	QTY
	ROCK MULCH 1-2" ANGULAR TAN OVER DEWITT-PRO 5 FILTER FABRIC	40,896 SF
	4-6" RIP RAP (BASINS) (TAN/BROWN) SUBMIT SAMPLE TO OWNER FOR APPROVAL	18,048 SF

NATIVE SEED BLEND:
- 35% Siberian Wheatgrass
- 30% Western Wheatgrass
- 20% Bottlebrush Squirreltail
- 7% Kochia
- 5% Fourwing Saltbush
- 3% Rubber Rabbitbrush

Seeding Rate:
- 15lbs. per acre (Don't plant deeper than 1/4")

LANDSCAPE REQUIREMENTS
ZONING: I-1 LIGHT INDUSTRIAL
Total site area: 244,315 SF
Landscape area: 105,116 SF

2-28-011: I-1 LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Minimum 15' strip of landscaping from back of sidewalk along frontage Or minimum of 5% the total lot area landscaped near the frontage	12,215 SF (.05x244,315 SF)	12,295 SF
Trees may not be planted within road r.o.w.	Required	Provided

2-15-011: PARKING LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
Exterior perimeters of parking lot shall have min. 5' wide landscape strip	Required	Provided
Parking lots with more then twenty spaces must have a minimum of five percent interior landscaping	3,474 SF (.05 x 69,494 SF)	18,700 SF
One tree per 300SF of landscape parking area	29	29

02-33 NAPLES CITY TREE ORDINANCE	REQUIRED	PROVIDED
Tree spacing: - Large: 30' - Medium: 20' - Small: 10'	Required	Provided 4 Trees
Distance from sidewalk and curb - Large: 20' - Medium: 10' - Small: 2'	Required	Provided

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STATE OF UTAH
CHRISTOPHER M. ROSE
CHRISTOPHER M. ROSE
911294S-5301
LICENSED LANDSCAPE ARCHITECT
8/12/2024
DATE

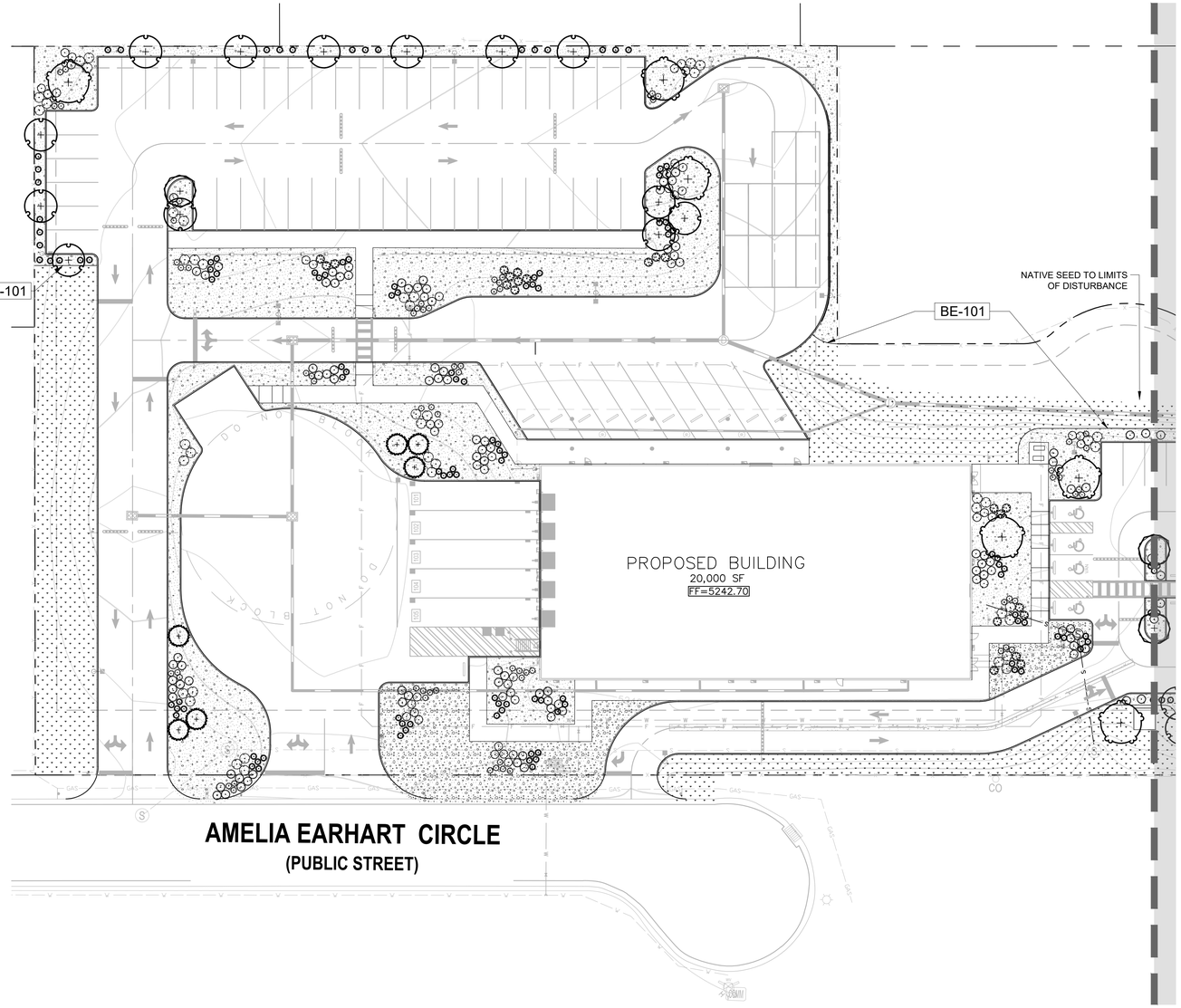
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
LARGE TREE				
	AR	ACER RUBRUM RED MAPLE	2" CAL.	4
MEDIUM TREE				
	AN	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2" CAL.	6
SMALL TREE				
	AG	ACER GINNALA AMUR MAPLE	2" CAL.	18
	CC	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	5
	PM	PINUS MUGO MUGO PINE	3" HT	6

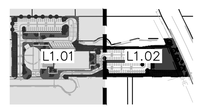
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3 GAL.	175
	HS	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	3 GAL.	108
	HA	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	3 GAL.	40
	PA	PHYSOCARPUS ALTERNANS DWARF NINEBARK	3 GAL.	59
	PS	PHYSOCARPUS OPULIFOLIUS 'BERT DART'S G' FESTIVUS GOLD® NINEBARK	3 GAL.	53
	SJ	SPIRAEA JAPONICA JAPANESE SPIREA	3 GAL.	150

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
GROUND COVERS			
	----- NATIVE SEED BLEND	---	35,469 SF

REFERENCE NOTES SCHEDULE

SYMBOL	BED EDGING DESCRIPTION	QTY
BE-101	METAL EDGE	921 LF

SYMBOL	Rock Mulch DESCRIPTION	QTY
	ROCK MULCH 1-2" ANGULAR TAN OVER DEWITT-PRO 5 FILTER FABRIC	40,896 SF
	4-6" RIP RAP (BASINS) (TAN/BROWN) SUBMIT SAMPLE TO OWNER FOR APPROVAL	18,048 SF



KEYMAP
SCALE = 1"=400'

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407-678-1511
WWW.KIMLEY-HORN.COM

STATE OF UTAH
CHRISTOPHER M. ROSE
9112943-5301
LICENSED LANDSCAPE ARCHITECT
8/12/2024
DATE

KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY TSL
DRAWN BY TSL
CHECKED BY CMR

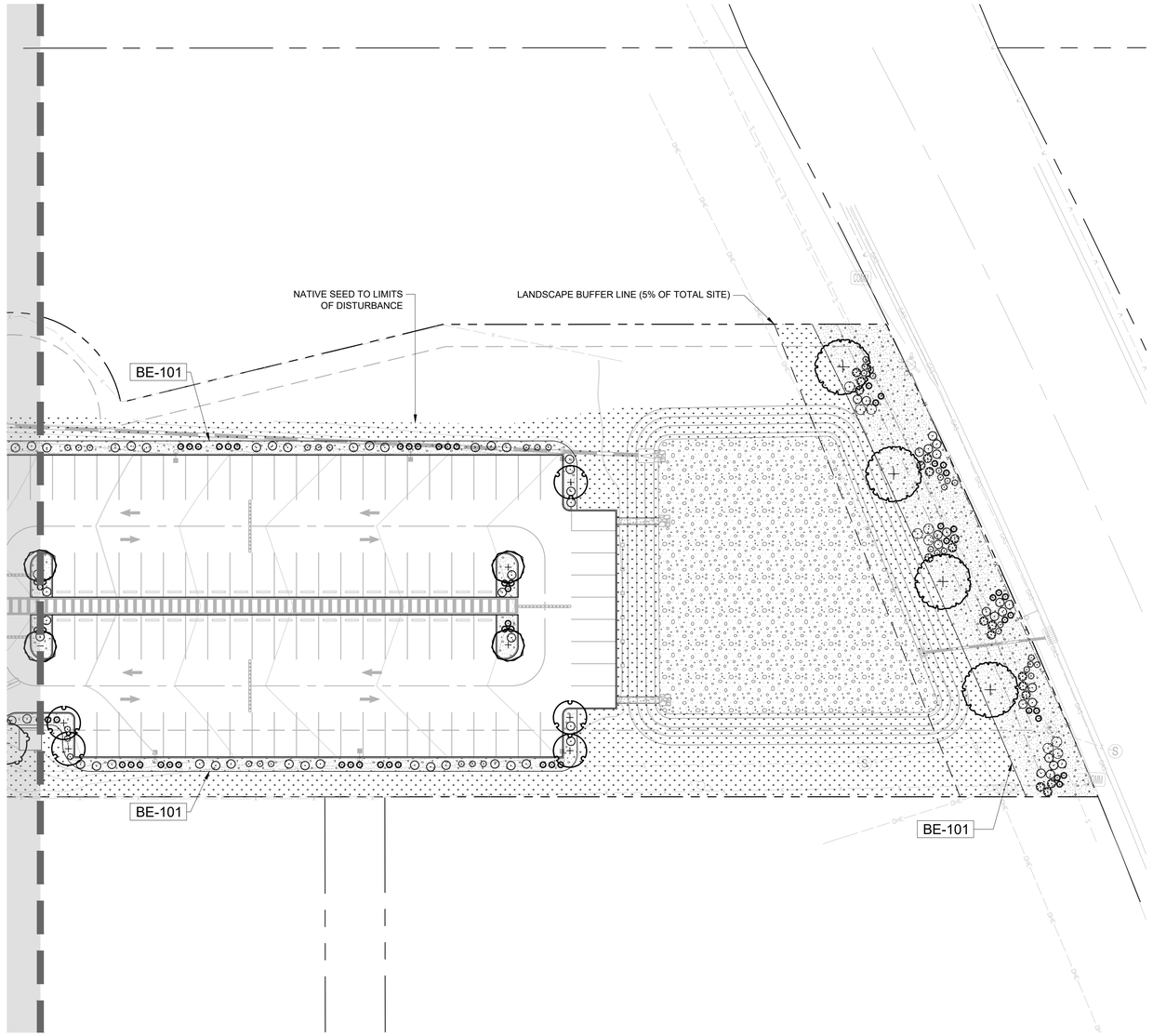
LANDSCAPE PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES, UTAH, 84078

SHEET NUMBER
L1.01

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 6
1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

PLANT SCHEDULE

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MEDIUM TREE				
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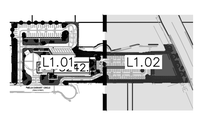
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SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
GROUND COVERS			
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REFERENCE NOTES SCHEDULE

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KEYMAP
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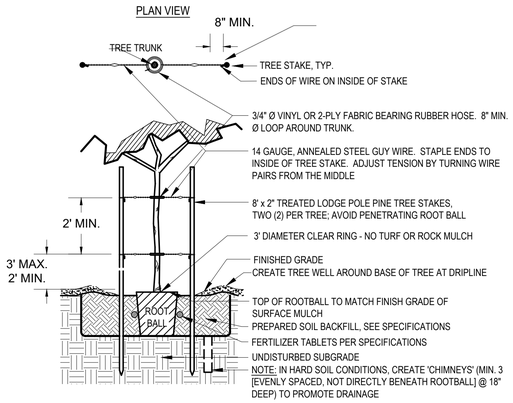
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LANDSCAPE PLAN

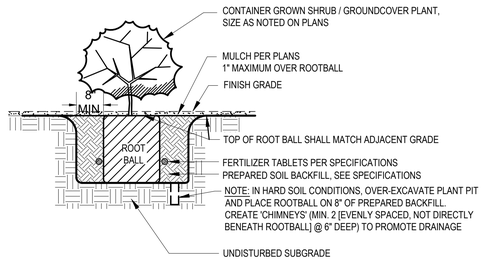
PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
L1.02



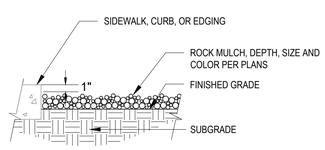
1 TREE PLANTING AND STAKING

SCALE: N.T.S.



2 SHRUB / GROUND COVER PLANTING

SCALE: N.T.S.



NOTE

1. COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.
2. APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE

3 MULCH INSTALLATION

SCALE: N.T.S.

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LANDSCAPE DETAILS

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPERS SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

   MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS
   a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
   c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
   d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
   e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
   f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
   h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
   i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART NATIVE SOIL, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
   a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC,... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

   *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

   * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH AND FABRIC

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SIZE AND COLOR SHALL BE AS SPECIFIED ON THE PLANS. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
2. WEED BARRIER FABRIC SHALL BE PLACED AT TOP OF GRADE BEFORE MULCH MATERIAL IS LAID. FABRIC SHALL BE DEWITT PRO 5 OR APPROVED EQUAL.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL FLOW STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
   a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
   b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

1. CONTRACTOR SHALL INSTALL 4"X$\frac{3}{16}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

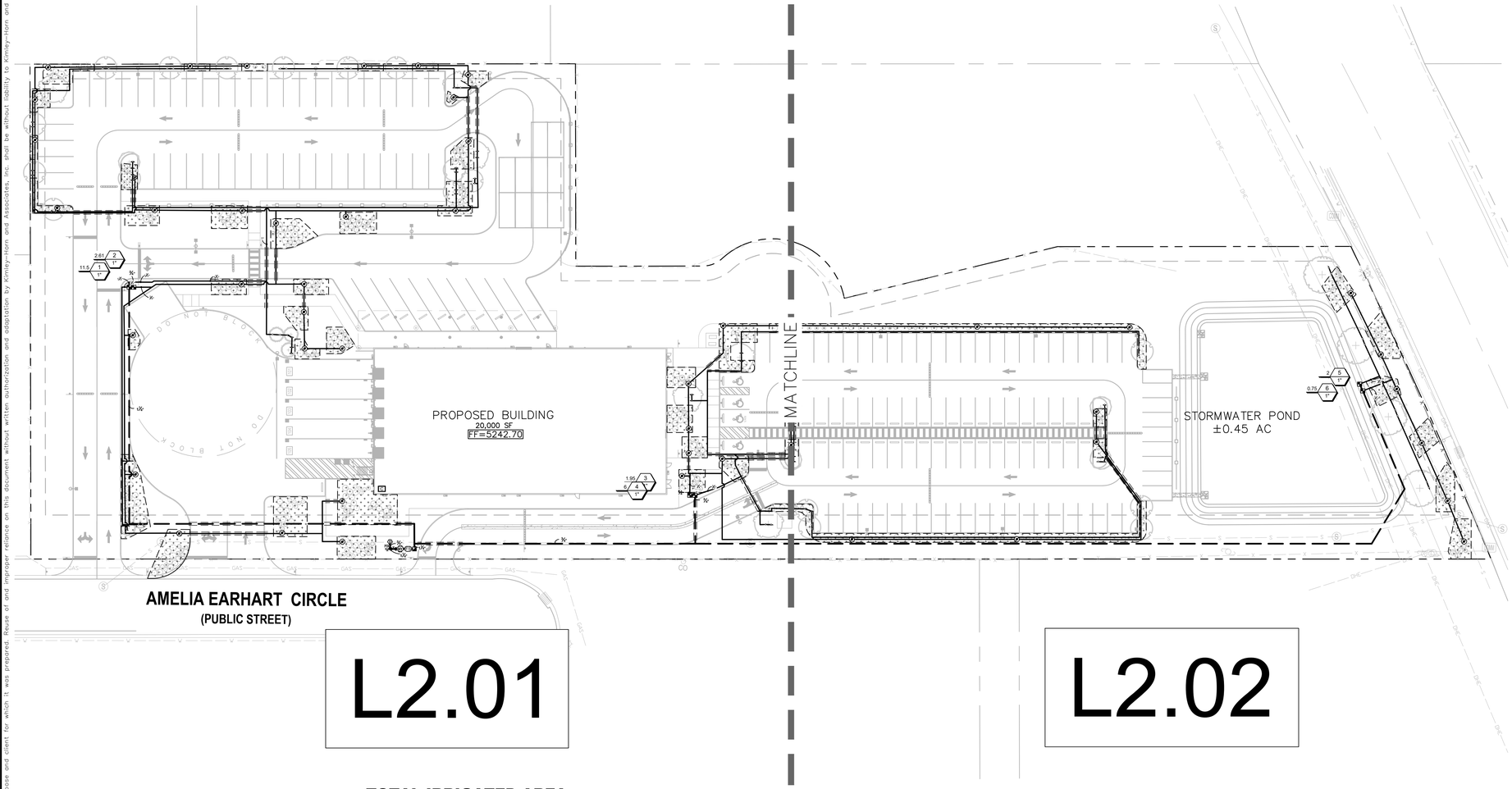
S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. **NATIVE SEED MIX APPLICATION**

1. TO IMPROVE NATIVE ESTABLISHMENT, WEEDS IN AREAS THAT WILL NOT BE REGARDED SHOULD BE CONTROLLED DURING THE GROWING SEASON PRIOR TO CONSTRUCTION WITH LOPPING, BAGGING, AND DISPOSING OF SEED HEADS AND/OR SPOT HERBICIDE TREATMENT USED ONLY AS NECESSARY IF OTHER METHODS ARE NOT SUCCESSFUL.
2. SOILS IN NATIVE SEEDING AREAS SHALL CONSIST OF EXISTING NATIVE SOIL ON SITE WHENEVER POSSIBLE.
3. THE UPPER SOIL PROFILE (TOP 4 INCHES) OF EXISTING NATIVE SOILS SHALL BE AMENDED AS NECESSARY TO MEET THE CRITERIA SPECIFIED IN SECTION E.
4. SOILS THAT HAVE BEEN SEVERELY COMPACTED IN THE COURSE OF CONSTRUCTION SHALL BE RIPPED OR OTHERWISE BROKEN UP PRIOR TO SEED APPLICATION.
5. THE DESIRED PERIOD OF APPLICATION OF NATIVE SEED SHOULD BE BETWEE

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	78	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.	6	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	49	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (1 assigned to each --- plant)	16,689 S.F.	20
	05PC emitters (1 assigned to each 2" Cal. plant)	8	
	05PC emitters (1 assigned to each 3 gal. plant)	583	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 33-DLRC 3/4IN. BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	1
	SHUT OFF VALVE	1
MV	RAIN BIRD EFB-CP-PRS-D 1" 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
D	DRAIN VALVE	1
C	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
DC	RAIN BIRD 2W-1 ESP-2WIRE DECODER FOR TWO-WIRE SYSTEM. INSTALL IN VALVE BOX FOR VALVE. OPERATES ONE VALVE/SOLENOID. INSTALL WITH STANDARD DIRECT BURIAL IRRIGATION WIRE AND STANDARD IRRIGATION WIRE CONNECTORS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	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
POC #1	POINT OF CONNECTION 2" TIE INTO IRRIGATION STUB AFTER BACK FLOW DEVICE	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	4,913 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,209 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	656.9 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2024-08-08 13:56
P.O.C. NUMBER: 01	
Water Source Information:	Tie into irrigation stub af
FLOW AVAILABLE	
Point of Connection Size:	2"
Flow Available	77.18 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	11.5 GPM
Flow Available at POC:	77.18 GPM
Residual Flow Available:	65.68 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	4.98 PSI
Fittings Loss:	0.5 PSI
Elevation Loss:	0 PSI
Loss through Valve:	14.5 PSI
Pressure Req. at Critical Station:	50.0 PSI
Loss for Fittings:	0.34 PSI
Loss for Main Line:	3.39 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	0.85 PSI
Critical Station Pressure at POC:	54.6 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	10.4 PSI

TOTAL IRRIGATED AREA:

Area for Drip Emitters: 16,689 SF
Area for Tree Bubblers: 780 SF
Total Irrigated area: 17,469 SF

No permanent irrigation for native seed areas

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	11.5	401.7	50.0	54.6	0.99 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.61	404.9	27.5	28.0	0.08 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.95	274.0	27.3	28.5	0.08 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	6	270.5	41.2	49.7	0.97 in/h
5	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	2	819.7	37.1	41.0	0.94 in/h
6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	0.75	814.6	27.0	27.8	0.08 in/h
	Common Wire				1,209			

IRRIGATION SLEEVING/WIRING

KHA SP-06

SLEEVES SHALL BE PROVIDED AND INSTALLED FOR ALL PIPING AND WIRING UNDER ROADWAYS, WALKWAYS, AND OTHER HARDSCAPE FEATURES GREATER THAN 24" IN WIDTH. SLEEVES FOR CONTROL WIRES SHALL BE 2" DIA. SCH 40 PVC AND CONTAIN NO MORE THAN 25 WIRES PER SLEEVE. FOR PLAN CLARITY, SLEEVE LOCATIONS AND SYMBOLS ARE REPRESENTATIVE AND DIAGRAMMATIC; COORDINATE SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.

IRRIGATION CONTROLLER NOTE

KHA SP-05

CONTROLLER(S) SHALL BE LOCATED AT LOCATION SHOWN ON PLAN; FIELD VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE. POWER SUPPLY (AS REQUIRED BY SPECIFIED CONTROLLER) IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. COORDINATE POWER SUPPLY WITH ELECTRIC PROVIDER AND GENERAL CONTRACTOR. HOOK-UP OF CONTROLLER TO PROVIDED POWER SUPPLY SHALL BE BY THE IRRIGATION CONTRACTOR. APPLICABLE SLEEVE PENETRATIONS THROUGH BUILDINGS / WALLS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

IRRIGATION DISCLAIMER

KHA SP-04

UNLESS OTHERWISE SPECIFIED, THE AUTOMATIC SPRINKLER IRRIGATION SYSTEM LAYOUT AS SHOWN ON THE PLANS SHALL BE CONSIDERED SCHEMATIC. SOME PIPING LAYOUT AND COMPONENTS MAY BE SHOWN OUTSIDE LANDSCAPE AREAS FOR PLAN CLARITY ONLY - ALL EQUIPMENT, PIPING, EMISSION DEVICES, ETC. SHALL BE INSTALLED WITHIN LANDSCAPE AREAS, EXCEPT WHERE PIPE IS SLEEVED BENEATH PAVEMENT.

THE CONTRACTOR SHALL LAY OUT THE ENTIRE SYSTEM USING STAKES TO INDICATE THE LOCATION OF THE VARIOUS COMPONENTS. PRELIMINARY ADJUSTMENTS TO CONFORM TO ACTUAL SITE CONDITION SHALL BE ACCOMPLISHED AT THIS TIME AND THE APPROVAL OF THE OWNER'S REPRESENTATIVE OBTAINED PRIOR TO ANY ACTUAL WORK BEING PERFORMED. UTILITY CONNECTIONS, BOTH WATER AND ELECTRICAL, SHALL BE AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE UTILITY CONCERNED. UNLESS SPECIFICALLY EXEMPTED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PAY ALL COSTS CONCERNED IN PROVIDING THESE SERVICES.

THE LAYOUT AND LOCATION SHOWN FOR DRIP EMITTERS IS DIAGRAMMATIC, AND USED TO CALCULATE SYSTEM FLOWS, ZONE SIZES, ETC. CONTRACTOR SHALL PROVIDE AND INSTALL DRIP EMITTERS WITH THE APPROPRIATE FLOW RATES AND OPEN OUTLETS TO PROVIDE IRRIGATION TO ALL PROPOSED PLANTINGS, BASED ON ACTUAL FIELD LOCATIONS OF PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EMITTERS PER APPLICABLE JURISDICTION DETAILS, SPECIFICATIONS, AND REQUIRED DISTRIBUTION TUBING LENGTH REQUIREMENTS. ADDITIONAL AND/OR ALTERNATE EMITTERS MAY BE REQUIRED.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

NORTH

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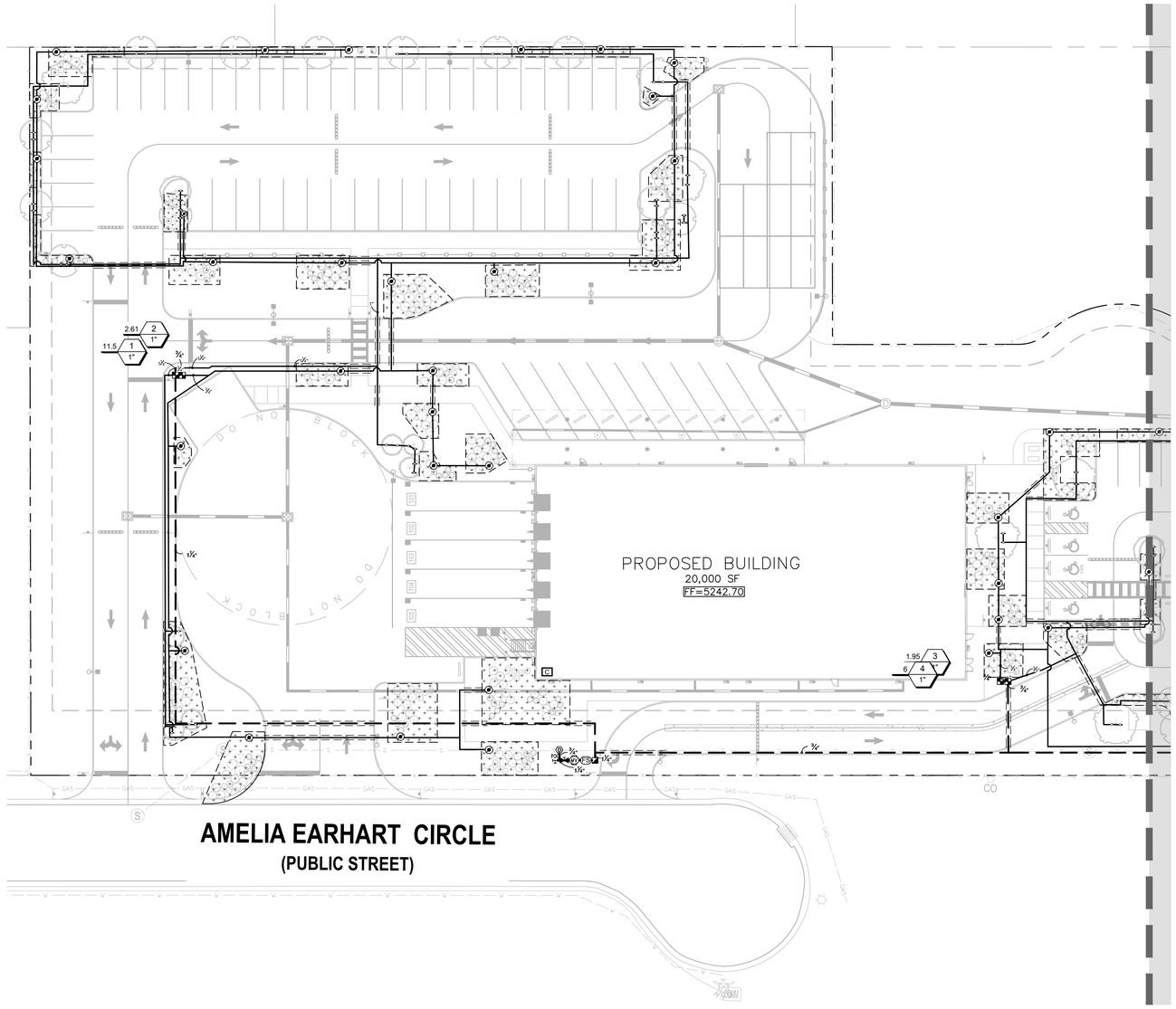
STATE OF UTAH
CHRISTOPHER M. ROSE
9112943-5301
LICENSED LANDSCAPE ARCHITECT
8/12/2024
DATE

KHA PROJECT	249371002
DATE	08/12/2024
SCALE	AS SHOWN
DESIGNED BY	TSL
DRAWN BY	TSL
CHECKED BY	CMR

OVERALL IRRIGATION PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES UTAH, 84078

SHEET NUMBER
L2.00



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	78	30

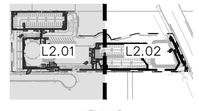
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	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITIION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	49	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (1 assigned to each --- plant)	16,689 S.F.	20
	05PC emitters (1 assigned to each 2" Cal. plant)	8	
	05PC emitters (1 assigned to each 3 gal. plant)	583	

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	SHUT OFF VALVE	1
MV	RAIN BIRD EFB-CP-PRS-D 1" 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
D	DRAIN VALVE	1
C	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
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RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	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
POC 1"	POINT OF CONNECTION 2" TIE INTO IRRIGATION STUB AFTER BACK FLOW DEVICE	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	4,913 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,209 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	656.9 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

NORTH



KEYMAP
SCALE = 1"=400'

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

STATE OF UTAH
CHRISTOPHER M. ROSE
9112943-5301
LICENSED LANDSCAPE ARCHITECT
8/12/2024
DATE

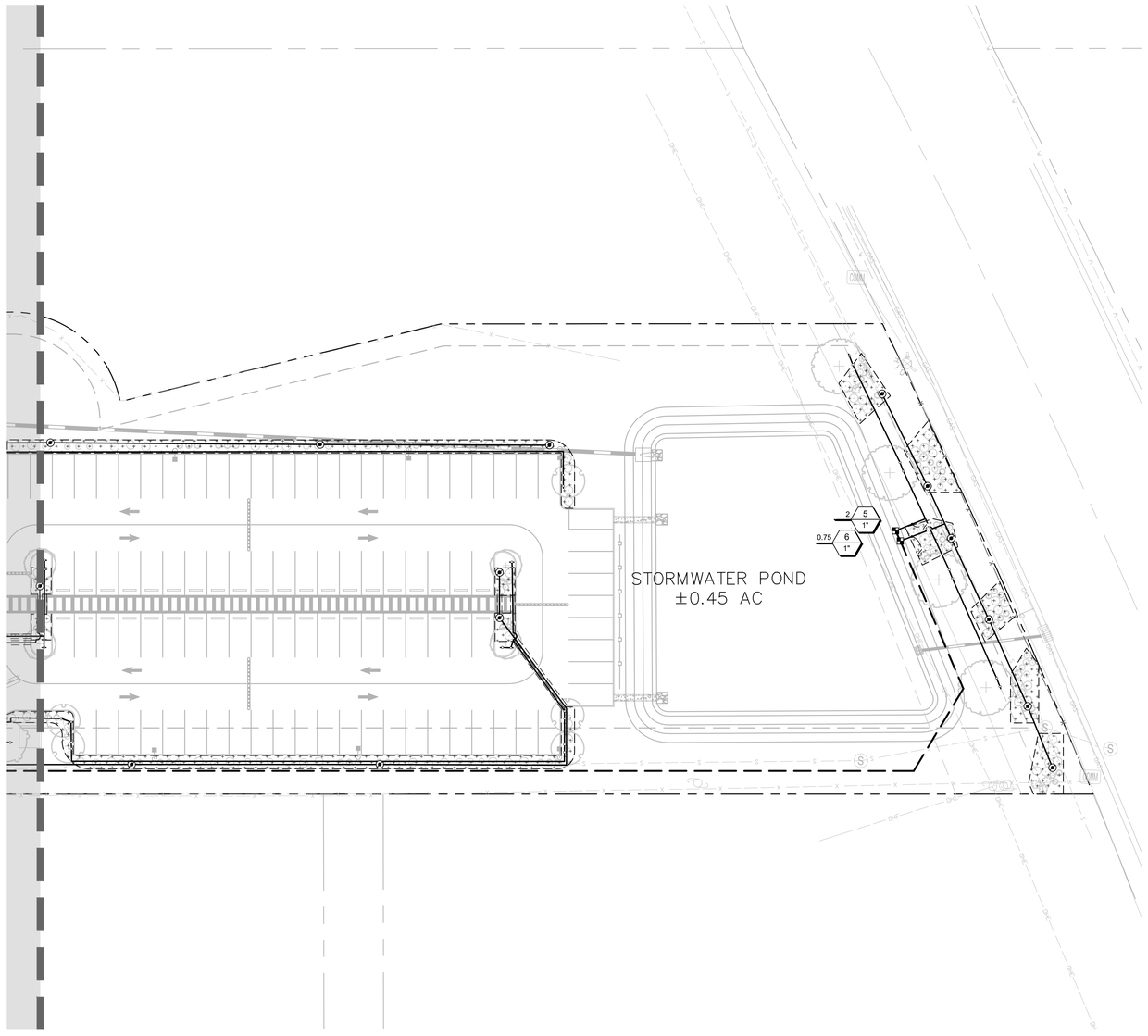
KHA PROJECT 249371002
DATE 08/12/2024
SCALE AS SHOWN
DESIGNED BY TSL
DRAWN BY TSL
CHECKED BY CMR

IRRIGATION PLAN

PROJECT DINO
1424 EAST HIGHWAY 40
NAPLES, UTAH, 84078

SHEET NUMBER
L2.01

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IRRIGATION SCHEDULE

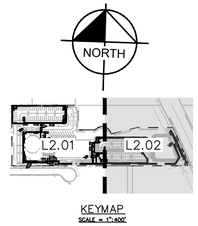
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN, FIPT.	78	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.	6	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	49	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 05PC emitters (1 assigned to each --- plant)	16,689 S.F.	20
	05PC emitters (1 assigned to each 2" Cal. plant)	8	
	05PC emitters (1 assigned to each 3 gal. plant)	583	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 33-DLRC 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	1
	SHUT OFF VALVE	1
MV	RAIN BIRD EFB-CP-PRS-D 1" 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
D	DRAIN VALVE	1
C	RAIN BIRD ESP-2WIRE (120VAC) 50 STATION 2-WIRE, INDOOR/ OUTDOOR CONTROLLER W/ DECODER AUTO-ADDRESS. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY. USE WITH 2W-1 SINGLE STATION DECODERS AND STANDARD DIRECT BURIAL WIRE.	1
DC	RAIN BIRD 2W-1 ESP-2WIRE DECODER FOR TWO-WIRE SYSTEM. INSTALL IN VALVE BOX FOR VALVE. OPERATES ONE VALVE/SOLENOID. INSTALL WITH STANDARD DIRECT BURIAL IRRIGATION WIRE AND STANDARD IRRIGATION WIRE CONNECTORS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	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
POC 1"	POINT OF CONNECTION 2" TIE INTO IRRIGATION STUB AFTER BACK FLOW DEVICE	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	4,913 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,209 L.F.
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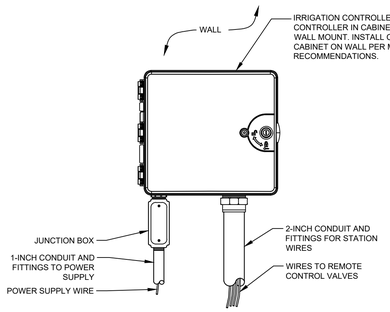
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IRRIGATION PLAN

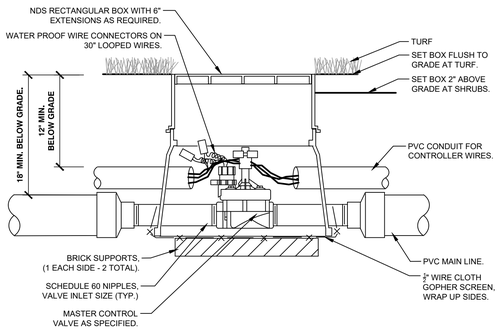
PROJECT DINO
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NAPLES UTAH, 84078

SHEET NUMBER
L2.02

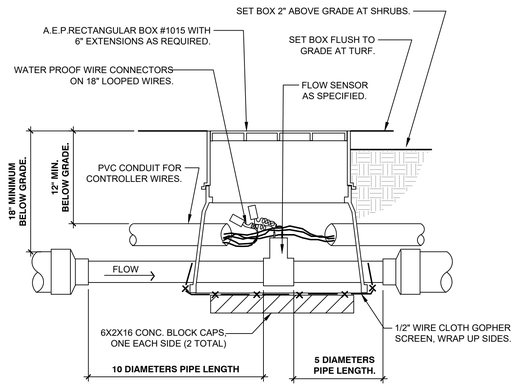


NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

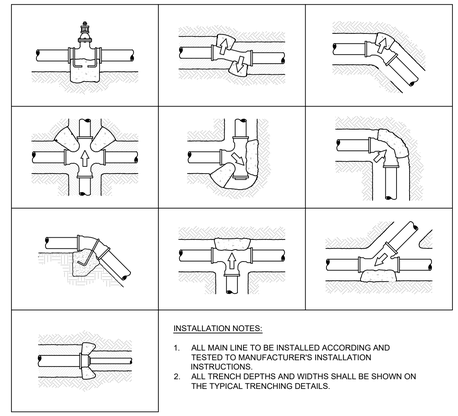
1 L4.1 **IRRIGATION CONTROLLER - WALL MOUNT**
ELEVATION — NTS



2 L4.1 **MASTER CONTROL VALVE**
SECTION — NTS

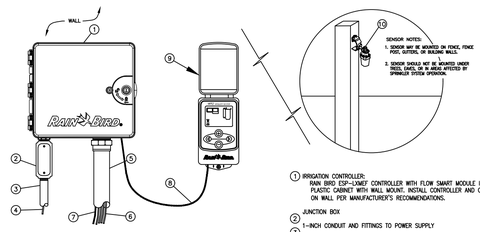


3 **FLOW SENSOR ASSEMBLY**
1 1/2" = 1'-0" — FX-IR-FX-FLOW-01



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

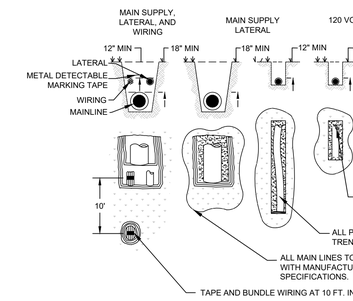
4 L4.0 **TYPICAL THRUST BLOCK**
SECTION — NTS



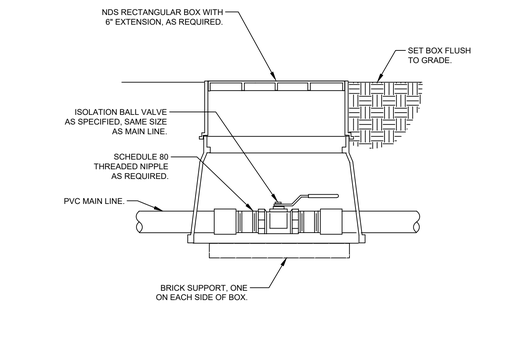
NOTES:
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WHM MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. MASTER VALVE AND REMOTE CONTROL VALVE WIRES
7. FLOW SENSOR WIRE (PC 39, 89 OR 54) TO FLOW SENSOR
8. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
9. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
   1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
   2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.
10. RAIN BIRD WR2 SENSOR

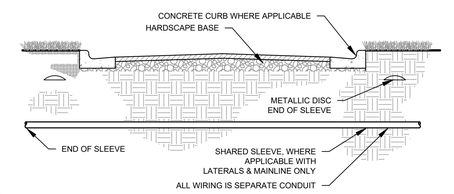
5 L4.0 **RAIN SENSOR - WIRELESS**
SECTION — NTS



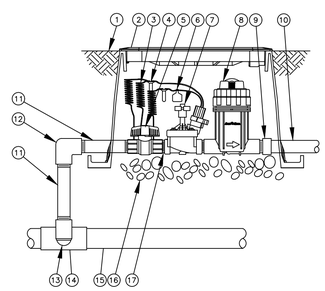
6 L4.0 **TYPICAL TRENCHING**
SECTION — NTS



7 L4.0 **BRASS BALL ISOLATION VALVE**
DETAIL SUBTITLE — NTS

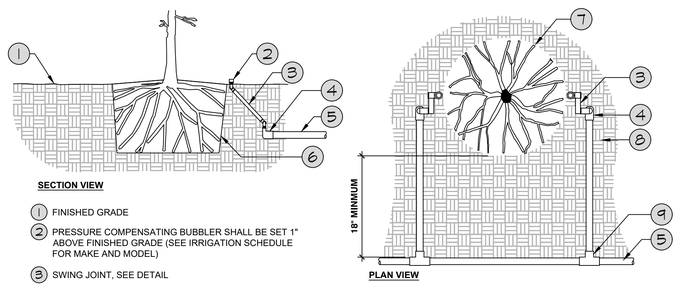


8 L4.0 **TYPICAL SLEEVING**
SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
17.

9 L4.0 **DRIP VALVE KIT: .3 - 20 GPM**
SECTION — NTS



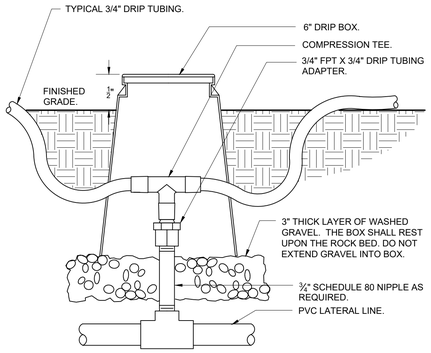
SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

PLAN VIEW

NOTES:
1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

10 **IRRIGATION BUBBLER (2) W/ LAYOUT**
3/4" = 1'-0" — FX-IR-FX-BUBB-01



11 **PIPE TRANSITION POINT**
SCALE: N.T.S.

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IRRIGATION DETAILS

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NAPLES UTAH, 84078

SHEET NUMBER
L2.03

GENERAL IRRIGATION NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.

2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.

4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.

5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE STATED WATER PRESSURE REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.

6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.

7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.

9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.

12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.

13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.

12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.

13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.

14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.

16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.

17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.

19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.

20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.

21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.

22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.

23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.

24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.

25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.

26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.

27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.

28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)

29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.

30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.

33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 2" ELECTRICAL CONDUIT.

34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.

36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

GENERAL IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.

2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.

3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.

3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.

4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN 'APPROVED EQUAL' BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING

1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
   a. SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
   b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
   c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER

2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): SCH 40 PVC

3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.

D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.

E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.

F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.

H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. WIRING: 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
   1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
   2. COMMON WIRE - WHITE
   3. EXTRA COMMON WIRES - BLUE

K. WIRE SPLICES: WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.

L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQURED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.

C. THE IRRIGATION CONTRACTOR SHALL NOT WILFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.

D. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.

E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 55 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.

H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

I. TRENCHING NEAR EXISTING TREES:

1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).

2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.

3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.

4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

J. BACKFILL

1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.

2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

K. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ION A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

L. PIPING:

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.

2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 24 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES.

3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.

4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.

5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

M. VALVES:

1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).

3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.

4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.

1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.

2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

O. SPRAY, ROTOR, AND BUBBLER HEADS:

1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 12 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.

3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.

4. ALL ROTOR, SPRRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

P. AUTOMATIC CONTROLLER:

1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.

Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.

R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

S. QUALITY CONTROL

1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.

2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.

3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

T. CLEAN UP

1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

U. INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

2. WHEN THE INSPECTED WORK D

Item No: ___**5**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Downtown Commercial
Staff Recommendation:	
Background: Planning Commission has recommended that Form Based Code cease. With that being the case, references to form-based code be removed and overall update to the ordinance.	
Options: _____ Bring back for further discussion	

CHAPTER 02-27 DOWNTOWN COMMERCIAL ZONE C-1

Section 02-27-001 Purpose and Intent
Section 02-27-002 Sign Regulations
Section 02-27-003 Special Regulations
Section 02-27-004 Permitted Uses
Section 02-27-005 Site Development Standards
Section 02-27-006 Protection of Adjoining Residential Properties
Section 02-27-007 Reserved
Section 02-27-008 General Regulations
Section 02-27-009 Project Area Description and Design Theme
Section 02-27-010 Definitions
Section 02-27-011 Commercial Guidelines
Section 02-27-012 Design Goals
Section 02-27-013 Design Framework
Section 02-27-014 General Provisions
Section 02-27-015 Circulation Guidelines
Section 02-27-016 Site Planning Guidelines
Section 02-27-017 Site Grading and Drainage Guidelines
Section 02-27-018 Architecture Guidelines
Section 02-27-019 Landscape Architecture Guidelines
Section 02-27-020 Exterior Lighting Design Guidelines
Section 02-27-021 Typical Landscaping, Road Classes and Buffering Examples

02-27-001 PURPOSE AND INTENT

The commercial zones have been divided into two classifications, designed to reflect the degree to which commercial development impacts other adjacent uses. The two zones are as follows:

Downtown Commercial C-1

The Downtown Commercial Zone C1 is established to provide locations for a full range of convenience shopping facilities and services which are oriented to serve the city as a whole. A variety of activities are encouraged, especially those which promote both daytime and night time consumer activity.

In order to stabilize, improve and protect the cities' commercial areas, standards are established to ensure a quality rural environment with landscaping, light and air at street level, well defined rural open spaces and compatibility of building materials, colors, and textures so that the appearance from the highway frontage does not present a poor image of the city. [1]

[1] Amended April 19, 2017

Commercial Zone C

The intent of the Cc~~c~~ommercial Zz~~z~~one is to permit the establishment of a well-designed complex of retail commercial facilities and associated services, which will provide goods and services for the people to be served, minimize traffic congestion of public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area. The protective standards contained in ~~this chapter~~the Commercial Zone C are intended to minimize any adverse effect of the planned commercial zone on nearby property values, by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe and efficient use of the commercial zone itself.

02-27-002 SIGN REGULATIONS

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Chapter 16 of this ordinance.

A Preface

All signage within Naples City is regulated for aesthetic consistency and appropriateness.

B General Requirements and Prohibitions

1. ~~1.~~ All signs and graphics require approval of the City. Signs and graphics not having this approval shall not be installed. A specific signage plan and design must be submitted to the Planning Commission ~~City~~ for approval.
2. All signs must meet community standard guidelines. No sign shall contain statements, words, or pictures of obscene, indecent, or immoral character such as will offend public morals or decency.

~~2~~3. Signs on the interior of buildings that are not visible from the building exterior are not subject to City approval.

4~~3~~. No unfinished, exposed, illuminated sign cans, electrical raceways, or wiring crossovers will be permitted unless in the construction or installation phase.

54. Flashing, blinking or moving signs, exposed light, iridescent colors, fluorescent materials, steamers, or searchlights are prohibited.

~~5~~6. Signs using special effects, such as exposed neon or fluorescent tubing, must be approved in advance by the Planning Commission. A color layout to scale of the proposed sign must be submitted for approval.

76. Temporary signs, posters, or banners of a specific advertising or promotional nature may be displayed for short time periods if the signage, size, color, placement and their mounting devices are first submitted, in layout form to scale, for approval to the Planning Commission. If so approved, a removal date of the sign will be established at the time the temporary permit is granted.

87. Off premises billboard signs are prohibited. Excepting billboards legally existing at the adoption of this ordinance. In the event construction activities require the relocation of a legally existing billboard, approval of the relocation shall be granted by the Land Use Administrator.

98. Bench signs are prohibited.

109. Tenants and owners are responsible for the installation and maintenance of all signs. Tenants and owners must obtain all necessary permits and approvals.

110. All materials used in signage, except temporary signage, shall be durable, or permanent in nature, require minimum maintenance, and be resistant to weathering and staining.

121. No signs shall be posted, or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices.

132. No sign shall be posted, placed or erected within public rights-of- way and thoroughfares.

143. The display of banners (signs made of fabric, plastic, or other similar material) is prohibited unless approved for special uses by the Land Use Administrator ~~City~~.

154. No sign or any portion thereof may project or extend above the parapet wall or top of the exterior wall or building facade upon which the sign is mounted.

156. Rooftop signs are prohibited.

176. Except for directional and traffic control signs, offsite signs are prohibited unless approved by the Planning Commission.

187. All unapproved signs or banners are subject to removal.

C ~~Commercial Village Core~~Downtown Commercial Signage

1. Signs may be mounted flush to building front. However, they may not exceed 20% of that surface.

2. Externally lighted signs may overhang the building line no more than four (4) feet.

3. Neon signs may not exceed four (4) square feet. These signs are allowed only inside business windows.

4. Neon lettering is allowed on building fronts but shall be placed no higher than the floor line of the second story or a maximum of 12 feet above the ground plane. Neon lettering may not exceed 18 vertical inches.

D Business Park Signage

1. Signs erected within the Business Park are required to be for identification not advertising.

2. Landscaped monuments are to be used adjacent to streets. They should be made of materials and colors relating to the buildings.

3. Monument signs, not including support structure, cannot exceed 20 square feet per sign face for a single business. In complexes containing several businesses, up to 30 square feet will be allowed per sign face.

E Signage Plan Submittal

1. A signage plan must be submitted to the Planning Commission for review and approval prior to installation

2. The signage plan submittal should include the following:

a. A scale site plan showing the location and type of proposed signage.

b. Scaled drawings of proposed signs including lettering and logos, materials, dimensions and colors.

02-27-003 SPECIAL REGULATIONS

~~The Naples City Downtown Form Based Codes supersede any regulations in this Chapter where differences may occur.~~

~~Since~~ ~~I~~it is intended that the establishments within this zone will serve the entire city and surrounding area, this zone is located in the city in a location that will best serve the population of the area.

In an effort to give some protection to the surrounding residential zones and to promote a progressive, well-kept business area, no storage of merchandise, material or junk, except vehicles in running order, is permitted in this zone outside of

enclosed buildings ~~nor shall any dust, noise, odor, smoke, fumes, vibration, or intermittent glare be emitted from the premises~~.

~~All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or~~ unless it is located within an enclosure surrounded by a solid sight obscuring fence or wall of not less than six (6) feet in height, of a neutral color and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall. Chain link fencing does not qualify. No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone~~.~~ nor shall any dust, noise, odor, smoke, fumes, vibration, or intermittent glare be emitted from the premises

In addition to the five percent (5%) landscaping required on the private lot area, all road right-of-way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area.

All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

~~Hereinafter, specified permitted and conditional uses shall be permitted only when the following conditions are complied with:~~

x

All manufacturing shall be done within a completely enclosed building.

The design for curb and gutter in Commercial subdivisions shall be high back.

02-27-004 PERMITTED USES[2]

~~In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained, as provided in Chapter 8 of this title. An "X" means that the use is not allowed.~~ It is the intent that businesses within the Downtown Commercial zone operate exclusively within the building of the business with no sales or service being conducted in the front or side of the building.

USE

[2] Permitted Uses amended Oct 13, 2016

~~Accessory Residential~~	~~C~~
~~Air conditioning, sales and service~~	~~X~~
Altering, pressing, and repairing of wearing apparel	P
Animal hospital, small animals only, and provided conducted within completely enclosed building	P
Antique, import or souvenir shop	P
Archery shop or sporting goods store and range, provided conducted within completely enclosed building	P
Arcade	P
Art and artists supply store	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	P
Athletic club	P
Automobile parts sales within completely enclosed building	P
Automobile, new sales and service	
~~Automobile, used sales and service~~	~~X~~
Awning sales and service	P
Bakery manufacture limited to goods retailed on premises	P
~~Bakery goods manufacturing~~	~~X~~
Bank or financial institution	P
Barber shop	P
~~Bath and massage establishment~~	~~C~~
Beauty culture school	P
Beauty parlor for cats and dogs, enclosed	P
Beauty shop	P
Bicycle sales and service, enclosed	P
~~Billiard parlor~~	~~C~~
~~Boat & motorboat, new sales and service~~	~~C~~
~~Boat & motorboat, used sales and service~~	~~X~~

Bookbinding	P
Book store, retail	P
Bowling alley	P
~~Boxing arena~~	~~X~~
~~Building materials sales or yard~~	~~C~~
Candy manufacture retail	P
Candy store, confectionery	P
~~Carpenter and cabinet shop~~	~~X~~
~~Carpet and rug cleaner~~	~~X~~
~~Carpet, rug, and linoleum service and retail sales~~	~~C~~
Car wash, automatic type	P
~~Car wash, manual spray~~	~~C~~
Catering establishment	P
China, crystal and silver shop	P
~~Christmas tree sales~~	~~C~~
Church	P
~~Cleaning and dyeing establishment~~	~~X~~
Clinics, medical or dental	P
Clothing and accessory store	P
Communication equipment building	P
~~Contractor shop~~	~~X~~
Convenience Store	P
Costume rental	P
~~Dairy products store~~	~~X~~
~~Dance hall~~	~~C~~
Data processing service and supplies	P
Delicatessen	P
Department store	P
Detective agency	P

Drapery and curtain store	P
Drugstore	P
Educational institution	P
~~Egg and poultry store~~	~~X~~
Electrical and heating appliances and fixtures sales and service	P
Electronic equipment sales and service	P
Employment agency	P
~~Express and transfer service~~	~~X~~
Fabric and textile sales	P
~~Farm implement sales~~	~~C~~
Florist shop	P
~~Frozen food lockers, incidental to a grocery store or food business~~	~~X~~
Food Trucks, with the following conditions:[3]	C

~~a.~~ 1.Must obtain a Naples City Business License, or provide a valid copy of ~~a current Utah Business License,~~ a current health department food truck permit that has been issued by Naples City or another local health department within the state~~;~~.; ~~a current approval from a fire and safety inspection and any other licenses or permits required by state or local authorities~~

~~b.~~a. Must obtain a valid health department food truck permit issued by Tri County Health Department or another local health department within the state. ~~Shall obey all parking and traffic regulations in Naples City.~~

~~c.~~b. Must obtain evidence of passing a fire and safety inspection, as issued during the same calendar year. ~~The outdoor dining area shall not impede pedestrian or emergency access circulation.~~

~~d.~~c. and any other licenses or permits required by state or local authorities.~~Shall not interfere with or limit pedestrian users' free and unobstructed passage.~~

~~e.~~d. Shall obey all parking and traffic regulations in Naples City. ~~Shall not operate on public streets where the speed limit exceeds thirty-five (35) miles per hour.~~

[3] Added August 9, 2018

~~f.~~e. May not locate their vehicle or tailer on the roadway, or in such a manner as to encourage the congregation of customers in the roadway. Customers may congregate on public sidewalk, unless they are impeding the regular pedestrian traffic in the area. ~~Shall not sell to any person standing in the roadway.~~

~~g.~~f. Shall not sell to any person standing in the roadway.~~Trash containers shall be provided for the use of the business patrons.~~

~~h.~~g. Trash containers shall be provided for the use of the business patrons. ~~All signs must be physically attached to the vehicle.~~

~~Fruit store or stand~~	~~X~~
Furniture sales and repair	P
Fur apparel sales, storage or repair	P
~~Garden supplies and plant material sales~~	~~X~~
Gift store	P
~~Glass sales and service~~	~~X~~
Government buildings or uses, non-industrial	P
~~Greenhouse and nursery; soil and lawn service~~	~~X~~
Grocery store	P
Gun smith	P
Hardware stores	P
Health club	P
Hobby and crafts store	P
Hospital supplies	P
Hotel	P
~~House cleaning and repair~~	~~X~~
Household appliance sales and incidental services	P
Ice cream parlor	P
~~Ice store or vending station~~	~~X~~
~~Insulation sales~~	~~X~~
Insurance agency	P
Interior decorating and designing establishment	P
~~Janitor service and supply~~	~~X~~

Jewelry store, sales and service	P
Laboratory, dental or medical	P
Laundry or dry cleaning, Laundromat type	P
Laundry or dry cleaning, collection station	P
~~Lawn mower sales and service~~	~~X~~
Leather goods, sales	P
Legal office	P
Linen store	P
~~Linen supply service~~	~~X~~
~~Locksmith~~	~~X~~
~~Lodge or social hall~~	~~C~~
Luggage store	P
~~Lumber yard~~	~~X~~
~~Manufacture of goods retailed on premises~~	~~X~~
~~Meat, fish, and seafood store~~	~~X~~
Medical office	P
~~Miniature golf~~	~~X~~
~~Monument works and sales~~	~~X~~
~~Mortuary~~	~~C~~
Motel	P
~~Motorcycle and motor scooter sales and service~~	~~C~~
Music store	P
Needlework, embroidery or knitting store, quilting	P
Notions store	P
Novelty store	P
Office supply	P
Office machines, sales and service	P
Office Space	P
Optometrist, optical or oculist	P

Paint or wallpaper store	P
Parks and playgrounds	P
Parking lot or garage for passenger automobiles	P
~~Pest control and extermination~~	~~X~~
Pet and pet supply store	P
Pharmacy	P
Photographic supplies	P
Photo studio	P
Physician or surgeon	P
Plumbing shop	P
Post office	P
Printing, lithographing, publishing or reproduction sales and service	P
Professional office	P
Radio and television sales and service	P
Radio, television or FM broadcasting Station	P
Real estate agency	P
~~Reception center or wedding chapel~~	~~C~~
Recreation center	P
Restaurant	P
~~Roofing sales or shop~~	~~X~~
Second-hand store	P
~~Seed and feed store, retail~~	~~C~~
~~Service station, automobile~~	~~C~~
Sewing machine sales and service	P
Shoe repair or shoe shine shop	P
Shoe store	P
~~Shooting gallery~~	~~C~~
~~Sign manufacture or sign painting~~	~~X~~

Supermarket	P
Tailor shop	P
~~Taxi-cab stand~~	~~X~~
~~Taxidermist~~	~~X~~
Temporary building for uses incidental to construction work. Such shall be removed upon the construction work	P
~~Temporary permits for bazaars and carnivals~~	~~C~~
Theater, indoor	P
Toy store, retail	P
~~Trailer sales and service~~	~~X~~
Travel agency	P
~~Travel trailer courts~~	~~X~~
Variety store or stand	P
~~Ventilation equipment, sales and service~~	~~X~~
~~Weather stripping shop~~	~~X~~
Other uses not mentioned above, but ruled by the Planning Commission to be similar to uses permitted above	C

Conditional Uses

The following uses may be permitted, when a conditional use permit has been issued by the Land Use Administrator.
The Land Use Administrator may call upon the Design Review Committee to review a conditional use application and site plan, to assist in verification of requirements listed in the Land Use Ordinance.
The Land Use Administrator, at their discretion, may require a conditional use application to be reviewed by the Planning Commission.
Hereinafter, specified permitted and conditional uses shall be permitted only when the following conditions are complied with:

Accessory Residential	C
Bath and massage establishment	C
Billiard parlor	C

Boat & motorboat, new sales and service	C
Building materials sales or yard	C
Carpet, rug, and linoleum service and retail sales	C
Car wash, manual spray	C
Christmas tree sales	C
Contractor Shop	C
Dance hall	C
Farm implement sales	C
Food Trucks, with the following conditions:[4]	C
1.Must obtain a Naples City Business License, or provide a valid copy of a current health department food truck permit that has been issued by Naples City or another local health department within the state.;	
Must obtain a valid health department food truck permit issued by Tri County Health Department or another local health department within the state.	
Must obtain evidence of passing a fire and safety inspection, as issued during the same calendar year.	
and any other licenses or permits required by state or local authorities.	
Shall obey all parking and traffic regulations in Naples City.	
May not locate their vehicle or tailer on the roadway, or in such a manner as to encourage the congregation of customers in the roadway. Customers may congregate on public sidewalk, unless they are impeding the regular pedestrian traffic in the area.	
Shall not sell to any person standing in the roadway.	
Trash containers shall be provided for the use of the business patrons.	
Lodge or social hall	C
Mortuary	C

[4] Added August 9, 2018

Motorcycle and motor scooter sales and service	C
Reception center or wedding chapel	
RV Park with the following conditions: 1. No RV space shall have direct access from a public street 2. All entrances and exits from the RV Park shall be by forward motion only 3. No exit or entrance from the RV park shall be through a residential zone. 4. All roadways within the RV park shall be paved 5. All areas within the park with are not hard surfaced or covered by buildings shall be landscaped. 6. Strip of land 30 feet along the outside of the property shall be left unoccupied by mobile homes and shall be planted and maintained in lawns, shrubs, and trees designed to afford privacy. 7. A solid decorative privacy wall or sight obscuring fence shall be constructed and maintained around the park perimeter. 8. No less than fifte	C
Seed and feed store, retail	C
Service station, automobile	C
Shooting gallery	C
Temporary permits for bazaars and carnivals	C
Other uses not mentioned above, but ruled by the Planning Commission to be similar to uses permitted above	

02-27-005 SITE DEVELOPMENT STANDARDS

C-1 Zone

1. Minimum lot area - none
2. Minimum lot width - twenty (20) feet
3. Building setbacks:
   a. Front – Thirty (30) Feet~~between a minimum of fifteen (15) and a maximum of twenty (20) feet (refer to 02-15 Off-street Parking Requirements for more information)~~
   b. Side - none, except a minimum of ten (10) feet when adjoining a residential zone, or where required by the International Building Code

c. Side facing street on corner lot ~~– between a minimum of fifteen (15) and a maximum of~~ twenty (20) feet
d. Rear – a minimum of ten (10) feet, except a minimum of thirty (30) feet adjoining a residential zone
e. Building height
   1) Minimum – One Story
   2) Maximum – Fifty-five (55) Feet

4. Lot coverage - the aggregate of all buildings shall not exceed sixty percent (60%) of the entire lot area.
~~5. The Development Standards follow this chapter and the Naples City Downtown Form Based Codes.[5]~~

02-27-006 PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES

Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided and maintained, by the commercial development, along the adjoining property line a decorative, sight obscuring fence of not less than six feet in height~~, a ten (10) foot wide planting strip or any combination of fencing and landscaping~~ which adequately protects the adjoining residential property and is properly maintained. The fence shall not be installed so as not to create a safety hazard for vehicular or pedestrian traffic.

~~02-27-007 RESERVED~~

02-27-008 GENERAL REGULATIONS

A Commercial zone may be established only upon land held in single ownership, or under unified control, or where the Planning Commission determines that commercial development on separate adjoining properties should be coordinated for a physically unified commercial facility, which will be compatible with the surrounding land uses. The location of the Commercial zone shall have an acceptable relationship to and further the purposes of the General Plan for the city, as determined by the Planning Commission

See 02-31 Subdivisions for more information on the development process.

~~02-27-009 PROJECT AREA DESCRIPTION AND DESIGN THEME "SOUTH WESTERN EUROPEAN DESIGN"~~

~~Located in the dramatic Uintah Basin, Naples City is a mix of residential, commercial, and industrial adapted to the native landscape of Ashley Valley. The aesthetic tenor for the development is rooted in the heritage of the Basin. Drawing from the area's~~

~~[5] Amended April 19, 2017~~

~~historic agricultural land base, the design reveals the traditional uses of the region, reinterpreted for today. Elements such as orchards, horse pastures, drainage channels, and irrigation channels have become defining forms for the community. The mingling of the native context with modern vernacular construction allows for contemporary living in a city and country style. The intertwining of environmental needs with developer constraints results in compact development preserving agricultural lands, and open areas.~~

~~The interpretation of the historic landscape surrounding Naples City blends the ideas of new urbanism with the natural western landscape. The linear and gridded forms of the landscape elements are recreated in each commercial area. Using a modified grid to structure the community allows for preservation of natural drainage channels while maintaining clear orientation and circulation. Short blocks, pedestrian ways, narrow streets with detached walks, regularly planted street trees, defined setbacks, and parks define the human scale for the community.~~

~~The elements of development shall emphasize greening the City by increasing buffering and landscaping requirements. The developments shall be walk-able and transit-oriented. We should not allow a strip mall with a sea of asphalt out front. Instead provide small wooded areas as buffer zones and locate parking areas behind or to the side of retail establishments with sidewalks and attractive streetscapes in front.~~

~~The street design reduces vehicle travel speeds and encourages pedestrian activity. The planning process involved city officials and community leaders in negotiating narrower street standards than those found in nearby communities. The design structure of each development promotes commercial, and retail to encourage a retail environment through variable commercial types and land uses.~~

02-27-010 DEFINITIONS[6]

See Chapter 02-02 Definitions

02-27-011 COMMERCIAL GUIDELINES

These commercial guidelines address those physical elements of urban development that contribute to overall character, including built form, architectural style, streetscape, landscape architecture, parkland and open space, parking, service areas, signs, lighting and grading. The guidelines provide prospective developers with a clear statement of the design goals and objectives and development requirements for the Commercial/Retail Development. This framework will be used to create cohesive commercial zones through high quality design and construction. The guidelines are a tool for the development of site and building plans that will be submitted to the Planning and Land Use Commission.

[6] Amended 08/24/2017

~~The commercial areas are divided into four types: 1) mixed use village cores, 2) commercial village cores, 3) business park, and 4) satellite commercial. The design will maintain visual continuity and ease of movement between residential, village cores, commercial parcels, and business parks.~~

02-27-012 DESIGN GOALS

The goals for development in Naples City are to ensure that future urban form and development patterns are sustainable, that the architectural form of buildings relates to both pedestrians and automobiles, and that new development is in physical and visual harmony with the natural environment.

Develop corridors to connect people to commercial areas; these may be streets, pathways, or recreational corridors.

Develop mixed use, commercial and business zones that have distinct and identifiable characters.

Preserve and create open space that respects existing topography and minimizes the impact of development on the natural environment.

Design urban space and buildings that create or contribute to a sense of community.

Build lasting infrastructure, architecture and landscape architecture.

02-27-013 DESIGN FRAMEWORK

A Preface

This section defines design themes for Naples City that uphold the preservation of the natural environment and the heritage of rural and small city in Uintah County, and establishes design principles that support innovative architecture, landscape architecture, and site planning.

~~B Design Vision: The Natural Environment Theme~~

~~The aesthetic tenor for Naples City is rooted in the heritage of rural Eastern Utah. Drawing from the area's historic agricultural Land base, the design reveals the traditional uses of the region reinterpreted for today. The site was long used for agricultural farming and still displays agrarian oriented patterns on the land. Accordingly, drainage channels, horse and cattle pastures, orchards, and irrigation channels are defining forms for the new community.~~

~~The following forms are central to the vision for Naples City:~~

~~1. Regional historical planting patterns such as horse and cattle pastures, orchards, and alleys shall be promoted as landscape elements~~

~~2. Southwestern architecture shall be promoted within Naples City. The southwestern theme is comprised of a combination of earthen tones, exposed wood/lumber, columns, and stucco or rock finishes. Flatter roof lines copy the surrounding mountains and arched windows and doors are set apart with strong framing and supports.~~

~~3. The existing topography shall direct design; land use patterns shall respect and complement the land forms. The character of the natural site must be incorporated into the design such that the geometric forms of the built environment and the natural forms of the land form a complementary relationship.~~

~~4. Environmentally sensitive areas shall be protected from encroachment or inappropriate use.~~

C Commercial Development of Naples City

There are two types of commercial zones within Naples City: C, which is associated with downtown, and C-1 which is non-downtown commercial. ~~There is also an Industrial Zone (I-1).~~ Each will provide a set of uses and facilities to serve the residents of Naples and the larger region. The following tenets will guide commercial and industrial development:

1. Create commercial corridors ~~(commercial village cores)~~ that maximize regional marketing potential afforded by high visibility yet maintain cohesion with adjacent properties and village centers.

2. Create a business park that will attract heightened technology, research and development firms.

3. Create and support the industrial areas that allow storage, manufacturing, and business operations.

D Urban Design

Within ~~all three~~ commercial zones, buildings should relate to one another through scale, form and material, and should be appropriately scaled for pedestrian activity. Creating a relationship between the street, open space, and public amenities is critical to the overall character of Naples City. To this end, the following design precepts shall guide the development of the commercial zones:

1. Within the mixed use village cores, locate buildings adjacent to the street. The bulk or mass of buildings should establish a consistent streetscape that defines a recognizable street edge.

2. Building masses should be scaled to integrate with neighboring properties, particularly where dissimilar land uses abut.

3. Provide open space to accommodate active public life. These include city squares, village greens, pocket parks, and urban plazas.

4. Maintain a well-designed transition between open spaces and developed area.

5. Where appropriate, use formal street scape treatments such as ~~parkway strips between street and sidewalk~~, regularly spaced canopy trees~~,~~ and special paving to denote pedestrian zones.

6. Establish gateway features at key intersections of the various commercial areas. These elements may include entrance plazas, fountains, tree bisques, special pavement treatments, monumentation, or public art.

7. Establish a series of vehicular and pedestrian nodes designed to enhance points of convergence and concentration of activities.

8. Provide direct vehicular access to specialty retail storefronts through on street diagonal and parallel parking.

9. Break up parking areas into smaller units in order to reduce the walking distance to storefronts and other commercial activities.

10. Require reciprocal cross access between parcels in order to minimize multiple entrances and curb cuts.

11. Promote a mixture of daytime and evening uses in order to concentrate shared parking arrangements and to increase opportunity for 24hour activity in the commercial zones.

12. Establish an off street open space/greenbelt link between commercial zones and adjacent neighborhoods and public facilities.

~~13. Use detached sidewalks whenever possible throughout the City.~~

14. All commercial development is encouraged to dedicate 1% of building cost for public artwork: fountains, bell tower, plaza with ~~/~~colonnades and benches~~"~~ to be located at or near the building or within public areas.

E ~~Commercial Village~~Downtown Commercial Cores

Commercial village cores are designed to accommodate the immediate needs of both vehicles and pedestrians by providing easy access to goods and services. Commercial village cores are similar to mixed use village cores in permitted uses, differing primarily in the addition of big box retail. Appropriate uses for commercial village cores include offices, governmental functions, restaurants, retail shops, professional services and entertainment. Located at the intersections of parkways, these areas offer high visibility yet maintain a design character that is cohesive and unified with adjacent properties. The intent is to create an environment where larger buildings are stitched together by plazas, squares, courtyards, internal private streets, and pedestrian walks. The layout and size of parking lots, landscaping, signage, and entry monuments are integral in creating continuity within the commercial village cores.

F Business Park

Preface

Business parks demonstrate the high quality design inherent to the community. Developed as a commercial zone hosting a low density mix of professional offices, research, and light industrial uses, the business park zones will be a technological center for the region. While primarily a location for business, research and technology, the business center will allow supporting services such as restaurants, lodging, and other such uses.

Views into the surrounding mountain ranges, and valleys provide the business park with a dramatic natural backdrop that will support innovative architecture and landscape architecture. The campus like site plan allows businesses the flexibility to house a variety of services within a central location and provides opportunities to establish corporate identity through design. The business park will become a premier location for new and relocating companies with the growing community of Naples providing quality living for employees.

Permitted Uses:

- Office
- Research
- Light industrial
- Restaurants
- Lodging
- Day care
- Medical and dental facilities
- Veterinary services
- Computer and equipment sales and repair

Residential

G Special Permit Uses

The Planning Commission approve special uses. The prospective purchaser must submit plans and a detailed description of the proposed use. Approval or disapproval shall be based in part on the effect of the proposed use on adjacent properties. Special uses must be approved in writing by the Planning Commission.

02-27-014 GENERAL PROVISIONS

A Conflict with Other Regulations

All development with Naples City planning area shall comply with Laws of the State of Utah and the United States Federal Government and be compatible with the intent of the codes and regulations of the City of Naples to the extent that in Naples City Commercial and Industrial Design Guidelines conflict with Design Guidelines that may be required by Naples City then the Commercial and Industrial Design Guidelines shall prevail.

B ~~Waivers~~

~~The Developer shall have the right to waive, at its sole discretion, any provisions of Naples City Design Guidelines as may be applied to any specific development plan, except for any provision that is mandated. The City and the Developer will need to mutually agree to waive a mandated guideline/provision. No such waiver shall be construed or held to be a waiver of any other provisions of Naples City Design Guidelines, or of the same provisions as to any other party.~~

~~**C Amendments and Supplements**~~

~~Naples City, may from time to time with written notice to all owners of real property of Naples City, amend or supplement the Design Guidelines, at its sole discretion. Any such amendments shall be applicable to all development plans which are subsequently mutually approved by The Developer and the City.~~

D Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals required under Naples City Design Guidelines shall be in writing and may be granted or withheld at the sole discretion of the Land Use Administrator ~~City~~. Any approval pursuant to these design guidelines does not constitute a warranty, assurance or representation by the Planning Commission and the approving party should have no responsibility by virtue of such approval.

E Design Review Committee Requirements

Design Review Committee

The Design Review Committee is established to assure current and future owners that the adopted covenants, codes and restrictions are being enforced and that the overall design theme will be adhered to by future development and the Planning Commission which has been established. The Design Review Committee shall consist of the Land Use Administrator, Planning Assistant, Building Official, and a member of the Planning Commission, and other as invited by the

The Planning Commission is responsible for reviewing plans for all development, including construction of any type, landscaping, lighting, signage, deed restrictions, reviewed by the Planning Commission to determine their compliance with the covenants and this document.

Design Review Procedure

All plans for construction must be submitted to the Planning Commission for approval. ~~Staff review will take approximately 30 days per submittal. Action will take place no more than 60 days from the submittal of final working drawings.~~ For a typical building project, 3 copies ~~(one copy for owner, one copy for PC, one copy for Building Official)~~ and one electronic copy of the required information must be submitted to the Land Use Administration Office. ~~One copy shall remain on file with one copy to be returned to the applicant with Planning Commission comments.~~

Prior to the submittal, the applicant should arrange to obtain a copy of any available engineering, grading, utility, street and drainage plans.

Submittal Process

There is a three~~four~~-step submittal and ~~/~~approval process. These are:

1. Concept Plan Approval ~~Pre-application Conference (Pre-Design review)~~
2. Preliminary Plan Approval ~~Review (Schematic Design review)~~
3. Final Plan Approval ~~Review (90% Construction Documents)~~
4. ~~Final Approval Prior to Certificate of Occupancy~~

The following sections describe the process for each step and the information required.

Application Fee

The applicant shall pay non-refundable fees, as required by and list in the Naples City General Provision Fee Resolution for each step of the development process. ~~An application fee must accompany the submittal; it shall be based on the following criteria:~~

~~**Project Type** **Fee Amount**~~

~~Retail/Commercial/Office $250.00~~

1. Concept Plan Approval & Conference ~~Pre-application Conference~~

Prior to submitting a preliminary plat, and Applicant shall submit an initital concept plan to the Land Use Administrator, including a sketch plan of the proposed development in which the proposed development is sufficiently described to enable the Land Use Administrator to determine whether the proposed commercial site complies with the municipality's Land use Ordinances, capital growth and General Plans, street plans and services. ~~the formal submittal of a request for approval, an~~Prior to the request for approval, an informal conference is held ~~recommended~~ between the developer ~~applicant~~ and the ~~Planning Commission~~Land Use Administrator, the Land Use Administrator may invite the Design Review Committee to assist in the conference. ~~.~~ This conference will serve to acquaint the ~~applicant~~ developer with the overall context of developing in Naples City as well as ~~covenants and~~ design guidelines. The Land Use Administrator shall advise the Applicant of possible problems with the proposed development within 30 days after it has received the initial application, including sketch plans. Approval of the concept plan shall not constitute approval of the "Preliminary Plan". This section is mandatory, and an applicant may not submit a preliminary plat in lieu of the concept plan. If disapproved, the Land Use Administrator shall express its reasons in writing to the Applicant. ~~At the same time, the Planning Commission will become familiar with the applicant's development intent~~. ~~Conceptual site plans and conceptual building drawings will aid in discussion at this conference, however; applicants are strongly encouraged NOT to prepare detailed schematic designs until after this conference.~~

Suggested material for discussion at the Pre-application conference includes;

1. General project concept
2. Specific uses proposed and intensity of use proposed (floor area/parking demand)
3. Proposed construction timing
4. Conceptual building size, massing, and site plan ideas.

2. ~~F~~ Preliminary Plan Approval ~~Submittal~~

This review covers conceptual site planning, architecture, and landscape architecture for the project. Review by the Planning Commission will not commence until all specified information has been submitted. The material must be submitted to the Land Use Administration. The site plan must be submitted a minimum of 21 days prior to a regularly or specially scheduled Planning Commission meeting. The material submitted should constitute schematic level design documents for architecture and landscape architecture. The required drawings are to be prepared by licensed design professionals. Based on the results of the pre-application conference, the following information shall be submitted by the applicant:

Preliminary Site Plan (to include)

1. Site and context plan (immediately adjacent properties)
2. Site coverage data total property area
3. Required setbacks for buildings and parking areas
4. Building height
5. Pedestrian circulation
6. Vehicular access and circulation
7. Buildings, storage, loading and trash location areas
8. Parking areas with total spaces provided
9. Driveways, sidewalks, trash enclosures, and utility screening
10. Site lighting including fixture selection
11. Landscape plan, including hardscape elements
12. Grading and drainage plan
13. Development phasing concept, if applicable
14. Geotechnical report- if required by the Building Official

Note: the site plan(s) must show development of the entire property, including proposed future phases.

Preliminary Architectural Plans (to include)

1. Building elevations (all sides)
2. Typical floor plans noting exterior dimension and total gross floor area
3. Notations explaining building materials, colors, and finishes
4. Special attention to screening of storage areas, mechanical equipment, loading docks and trash receptacles.

Preliminary Landscape Architecture Plan

1. Location of trees, shrubs, ground covers, berms, walls, fencing, etc .
2. Plants under consideration
3. Conceptual design of courts, plazas, terraces and other special features.
4. ~~Delineate landscape theme areas: native, formal, naturalized, agrarian.~~

Project Date (to be included on the site plan)

1. Name of Owner, Developer and/or Builder (as applicable)
2. Name of project
3. Name of Architect/Landscape Architect/Engineer
4. Proposed use
5. Development schedule
6. Total site area

7. Total building area (gross and net rentable as applicable)
8. Total landscape area
9. Identification of project phasing and phasing schedule
10. Required parking by code
11. Location and block number
12. Name, address and telephone number of person who will maintain communication with the Planning Commission. This should be a person who will have long term responsibility for the projects.
13. A proposed building construction schedule to describe:

- Start of site preparation and building construction
- Building completion
- Landscape and site work completion
- Phasing and expansion plans
- Occupancy

Soil Controls

The Applicant shall provide complete information about any potential geologic problems within the development area including but not limited to expandable soils, potential slide of slough areas, high ground water, etc.

The Planning shall determine from the concept plan review or the preliminary plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed developer or if geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.

3. Final Application (Construction Drawings)

After preliminary approval, a final application must be submitted prior to the Land Use Administration prior to final Planning Commission approval and/or issuance of a building permit. The material submitted should constitute 90% complete construction drawings for architecture and landscape architecture. The following information shall be submitted for the final application.

~~G~~ **Site Development Construction drawings (to show in addition to the Preliminary Application requirements):**

1. ~~1.~~ Location and size of building/easements/utility locations
2. Setback lines and dimensions to property lines
2. Curb cuts and access points for autos and service vehicles with elevations and details
3. Parking areas, islands, and drive aisles with number of spaces noted
4. Pedestrian circulation system, including accessible entrances from parking lot to building
5. Loading area (location and design)
6. Trash enclosures (location and design)
7. Open space area
8. Finished contour grading/drainage plan with drainage structures and identify any ~~drainage storage.~~storm water retention areas and overflow areas

9. Storm water drainage calculations
10.~~9.~~ Building pad elevations

Site plan shall be prepared on a topographic base map of 1foot contour interval and 1" = 20' unless otherwise approved by the ~~Planning Commission~~Land Use Administrator.

H Landscape Construction Documents to show:

1. Grading, water retention, retaining walls, rock work, and slope stabilization
2. Walkways, plazas, decks, walls, and fences (type, details, materials, and location)
3. Trees, shrubs, ground covers, grasses and mulches; indicate type, size and location.
4. Location and dimensions of berms and other grading elements
5. Location and type of hardscape materials
6. Site furniture: benches, fountains, kiosks, trash receptacles, flag poles, etc.
7. Irrigation plan including line size, locations, valves and controllers
8. Materials list, including type, size, quantity, and specification of all materials.

Landscape plan shall be prepared on a topographic base map of 1foot contour interval; Scale: 1"=20' unless otherwise approved by the Land Use Administrator ~~Planning Commission.~~

I Building Construction Documents to show:

1. Architectural site plan
2. Building floor plans

3. Exterior elevations, colored to accurately indicate the colors and materials to be used.
4. Building and wall sections specific to exterior elevations.
5. Sample board displaying actual samples of all exterior building materials and actual colors, as requested by the Planning Commission.

J Signage and Lighting documents to show:

1. Location of all information and directional signs
2. Location of all lighting fixtures by type, e.g., (area, building accent, security signage)
3. Signage system design: plan and elevation drawings to show the size, graphic layout, type face, construction details, materials, color and lighting method of all signs.
4. Exterior Lighting system design: plan and elevation drawings to show the size, construction details, material, and colors of all light fixtures.
5. Photometric analysis of lighting coverage

Plan shall be 1" = 20' unless otherwise approved by the Land Use Administrator ~~Planning Commission~~.

K Construction Schedule

L Pertinent Details and Specifications

M Written material to include tabulation, expressed in square feet and in percent of site coverage describing (minimum, required, proposed):

1. Building coverage (footprint)
2. Landscaped open space
3. Driveways, parking, and loading areas.

This tabulation should total 100% of the site.

N Final Approval/Building Permit

The final submittal will be reviewed by the City Council and approved, conditionally approved, or disapproved. Detailed reasons for its conditional approval or disapproval will be given in writing. Final approval and infrastructure acceptance is required prior to building permit issuance and certificate of occupancy issuance.

O Construction Compliance Verification

The ~~(~~City Council~~)~~ shall have the right to review construction work in progress to evaluate compliance with the construction documents as approved. All design changes, which affect the exterior conditions of the project shall be approved by the Planning Commission and can be sent to City Council for final acceptance.

Construction Precautions:
In order to minimize soil erosion by water and wind, practical combinations of the following shall be used:

1. Expose smallest practical area of cleared land during construction

2. Temporary ditches, dikes, vegetation and/or mulching shall be used to protect critical areas exposed during development or construction.

3. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.

4. Permanent landscaping shall be installed as soon as practical after construction activities.

5. Temporary mulching shall be used for imported fill and other distributed areas subject to erosion, on construction projects over 6 months in duration.

All construction storage, equipment yards and on site trailer and San-o-lets shall be fenced or segregated in a manner approved by the Planning Commission and shall be located on the site in a way to minimize their impact on adjacent properties and public streets. Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied frequently.

Construction access shall be coordinated with and approved by the City Building Official. Special care shall be taken to protect existing curbs and pavements from damage and removal of site soil tracked onto streets.

At the end of the construction period, by phase, the applicant shall submit to the City Building Official reproducible copies of record drawings (as built) showing the actual locations of all underground utilities and irrigation systems.

P Modifications

If it becomes impossible or impractical to complete construction of a structure or a multiple structure project substantially in accordance (with design consistency determinations obtained pursuant to the Design Review Process), the owner of such

structure or project shall notify the Land Use Aadministrator of such impossibility or impracticality and shall submit to the Land Use Aadministrator an alternative design that is as close as reasonably possible to the consistent or approved design. The Planning Commission shall refer such proposed alternative design to the ~~City~~ City within 30 days. The Land Use Administration ~~City~~ shall treat such referral as a new application.

02-27-015 CIRCULATION GUIDELINES

A Preface

The circulation concept for Naples City is based on a hierarchy of roadways and pedestrian paths that connects ~~village cores,~~ commercial cores~~,~~ and business parks, to neighborhoods and surrounding development. The primary system consists of Highway 40 and other local collection roads. This circulation network is organized to allow for the greatest number of possible routes from one location to another. The street design and pattern is geared toward reducing vehicle travel speeds and encouraging pedestrian activity. Streets, alleys, walks, and trails are interconnected to facilitate access and minimize congestion.

B General Parameters

1. The circulation system shall respond to topography and environmental constraints. On relatively flat terrain, grid, or modified grid street patterns should be used to reinforce traditional neighborhood design (TND).

2. There shall be a clear separation between pedestrian and vehicular traffic.

3. Pedestrian circulation layout on any development site should take into account all offsite generators of pedestrian movement, such as open spaces, schools, retail centers, bus stops, etc.

4. Surface accent strips of brick or textured paving should be used to define pedestrian walkways.

5. Long straight streets shall be avoided. Human scale, narrower and shorter run streets shall be encouraged.

6. Streets and pathways should lead directly to visual anchors and/or focal points.

7. Direct connections shall be provided to public features (e.g., village cores, golf course), thereby reducing public traffic on residential streets.

C Roadway Hierarchy

The variously sized roads within Naples City are intended to accommodate traditional and alternative forms of movement within the community. See the Naples City Road Classification 2016 for requirements.

~~Vehicular Circulation System:~~
~~The road system is divided into a seven part hierarchy: 1) four to six lane arterials; 2) two lane with turn lane community collectors; 3) two lane local streets; 4) two lane private byways in commercial areas. All roads will be built to minimum paved travel width, except for special provisions for commercial streets in the village cores.~~

~~**Note:** all roadway dimensions are to back of curb.~~

~~1. Four lane Arterials Parkways~~

~~Parkways are designed as four-lane roads expandable to six-lanes (total) and maintain 45 mph speeds.~~

~~2. Two-lane Community Collector Class I~~

~~Designed to collect traffic from individual neighborhoods and carry it to the arterials, the two lane collectors have two, 12 feet drive lanes turn lane 14' and two, 8' parallel parking lanes within a 60 feet easement. Right-of-Way, (ROW). Additional features include 6 feet park strips, 5 feet minimum (6 ft. sidewalks would require 12 ft minimum fence setback) detached sidewalks within the ROW and a 10 feet minimum fence setback outside the ROW to allow for landscaping between the sidewalk and (optional) fence. Community Collectors Class I are designed for 25 mph.~~

~~3. Two-lane Community Collector Class II~~

~~Similar to the Class I except with only one, 10 feet parallel parking lane. Drive land widths are increased to 16 feet and designed to accommodate speeds of 35 mph.~~

~~4. Two-lane Private Internal Commercial Street with Diagonal Parking~~

~~The two lane private internal commercial street consists of two 12 feet drive lanes with associated 20 feet diagonal parking bays on each side of the street. Internal commercial streets will be characterized by traditional 10 to 12 feet adjacent sidewalks located within a 64 to 68 feet ROW.~~

~~5. Two-lane Private Internal Commercial Street with Parallel Parking~~

~~Two lane private internal commercial street consists of two, 12 feet drive lanes with parallel parking bays on each side of the street and 10 to 12 feet adjacent sidewalks all located within a 60 to 64 feet ROW.~~

~~6. Alleys~~

~~Alleys are characterized by a minimum 15 feet wide paved section in a 24 feet right-of-way and provide access to service entrances in mixed use village cores. An additional two and a half feet setback shall be provided from the edge of pavement to the service door.~~

D Commercial Village Core Circulation

Located only at the intersections of parkways, Downtown ~~c~~Commercial ~~village~~ cores offer high visibility and easy access for automobiles and pedestrians. The following circulation parameters have been established to aid the success of these commercial zones.

Pedestrian Circulation

Pedestrian accessibility opens auto-oriented developments to adjacent neighborhoods resulting in reduced traffic and creating a more inviting pedestrian environment. The following design standards should be followed.

1. Provide continuous sidewalk circulation contiguous to vehicular circulation elements (e.g., arterial, collectors, and local internal streets).

2. Provide connections to individual sites and buildings that are adjacent.

3. Link open spaces.

4. Provide direct and easy pedestrian access to storefronts.

5. Provide convenient pedestrian connections from the parkways regardless of differing grade conditions through the use of sidewalk ramps and staircases.

6. Sidewalks adjacent to retail storefronts should be 6 to 10 feet wide and located between storefront and planted or paved parkway strip.

7. Buildings should incorporate pedestrian pass through to allow for pedestrian circulation from rear parking lots to street frontage and sidewalks.

8. Sidewalks at least 5 feet in width shall be provided along all sides of the lot that abut a public street.

9. Continuous internal pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, perennial beds, ground covers, or other such materials for no less than 50 percent of its length.

10. Sidewalks, no less than 6 feet in width, shall be provided along the full length of any building facade that features a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least 5 feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.

11. Internal pedestrian walkways provided in conformance with the above guidelines shall provide weather protection features such as awnings or arcades within 30 feet of all customer entrances.

12. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete.

Automobile Circulation

Vehicular access to the commercial village cores occurs along parkways and major intersections. Subsidiary connections are made along internal private streets and circled aisles. The internal circled system moves through smaller parking areas and open space elements.

1. Development shall minimize curb cuts. Wherever possible, curb cuts and driveways should be shared between multiple projects.

2. The area of paved surface between the street and any structures on the property should be minimized.

E Business Park and Satellite Commercial Circulation

Within the business park, site access and internal circulation should be designed to emphasize safety and efficiency by reducing conflicts between vehicular and

pedestrian traffic. Circulation and access areas should be combined where possible and adequate maneuvering and stacking areas should be provided.

Pedestrian Circulation

1. As throughout Naples City, pedestrian access is key to the design of the business park and satellite commercial. Site layout should encourage walking through the business center in order to reduce the number of vehicular trips within the site.

2. Areas of pedestrian activity such as plazas, courtyards, and seating areas, should be delineated with accent paving and pedestrian scale lighting. Where pedestrian and vehicular traffic interface, paving and signage should be used to alert drivers.

3. Clear pedestrian routes to building entrances should be provided.

4. Textured or integral-colored paving that is distinguishable from the road surface should be used to define main pedestrian routes within parking lots.

5. Each owner is responsible for public sidewalk portions that extend on and through his/her property. These responsibilities are and not limited to snow removal, repair, and cleaning.

6. Building entries should incorporate pedestrian amenities such as seating, appropriate lighting, and hardscape.

Automobile Circulation

Vehicular circulation within the business park should follow a hierarchy and organization that minimizes the visual presence of automobile circulation and service functions while maximizing uninterrupted sidewalks and pedestrian access.

1. Development shall minimize curb cuts. Wherever possible, curb cuts and driveways should be shared between projects.

2. Where multiple access points are provided, entrances and exits to and from parking and loading facilities should be clearly marked with appropriate directional signage.

3. Vehicles should not be required to enter a public street in order to move from one area to another on the same site.

02-27-016 SITE PLANNING GUIDELINES

A Preface

Site planning for Naples City's commercial areas is intended to maintain visual consistency, ensure strong connections between neighborhoods and commercial area, and to create inviting and dynamic shopping zones. To this end, the site planning guidelines seek to: 1) control building placement; 2) establish building setbacks that promote dynamic streetscape; 3) site buildings to frame formal open spaces; 4) promote pedestrian connections that link commercial activity centers; 5) provide conveniently located access points and driveways; and 6) lessen the impact of visually disruptive elements such as service areas.

Requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening are similar for each commercial area. Specifications are at the end of this section.

B Downtown Commercial ~~Villag~~e Core

Downtown Commercial ~~village~~ cores will be located at the intersections of the major parkways. These commercial areas feature a variety of goods and services ranging from small retail establishments to big box retail. To avoid the strip mall structure, the Downtown ~~c~~Commercial ~~village~~ C~~c~~ores will be organized around public open space amenities and will maintain lesser setbacks and smaller parking lot configurations.
This section provides general design guidelines for the commercial village cores should be personal and pedestrian friendly.

Spatial Structure

Buildings should offer pedestrian scale features, spaces, and amenities. Entrances and parking lots should be functional and inviting with walkways conveniently tied to logical destinations. Furthermore, bus stops and drop off/pickup points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, public art, pedestrian light fixtures, bollards, planter walls, and other architectural elements.

Each retail establishment shall contribute to community and public spaces by providing at least two of the following; patio/seating area, pedestrian plaza with benches, courtyard, transportation center, window shopping walkway, kiosk area, water feature, clock tower, fountains or other such focal feature or amenity. Such areas shall have direct access to the public sidewalk and shall not be constructed of materials that are inferior to the principal materials of the building and landscape. Large retail buildings should feature multiple entrances to reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks and open

spaces, and provide convenient movement between buildings. All sides of a building that directly face a public street shall have at least one customer entrance. The rear or sides of buildings should feature architectural details and landscaping to alleviate expanses of blank walls.

Setback Requirements

Setbacks from streets shall conform to setback requirements established in the corresponding zone guidelines (See Land Use Ordinance chapters 02-21 through 02-26 and 02-28).

C Business Park and Satellite Commercial

This section addresses broad site planning issues for buildings, parking and utilities. Roadways and sidewalks should be organized in an axial fashion, with visual terminus in a building element, landscape element or view corridor. Buildings should be organized to relate to adjacent buildings rather than as separate pieces of the plan and should work together to create pedestrian areas.
To structure site planning in the Business Park the following precepts have been established:

1. Controlled site access. A minimum of two accesses are required.

2. Structures should be surrounded by landscape/hardscape features so that the office portion of the building does not directly abut paved areas. A landscape strip, minimum 20 feet long and 5 feet wide, should be provided between parking areas and the office portion of a structure.

3. Where business park uses are adjacent to non business park uses, appropriate buffering techniques such as setbacks, screening, berming, and landscaping shall be provided to mitigate any negative effects of business park operations.

4. Development in the Business Park is encouraged to dedicate 1% of building cost for public artwork to be located at or near the building or within public areas.

Setback Requirements

A variety of building and parking setbacks should be provided in order to avoid long monotonous building facades and to create diversity. In addition, building setbacks should be proportionate to the scale of the structure and in consideration of

existing development adjacent to it. Larger structures require more setback area for the balance of scale and so as not to impose on neighboring uses.

Setback requirements shall be measured from the front, side and rear parcel boundary lines to the front, side and rear setback lines.

Minimum setbacks for buildings and parking lots from adjacent street rights-of-way are:

Front setback	30'
Side setback	20'
Rear setback	30'

(At corner lots, the "front" side is the direction the major entry faces, or the direction the majority of the building mass faces.)

1. No storage or outside work areas shall be allowed within the setback areas.

2. No building or architectural feature shall penetrate the setback area without special approval of the Planning Commission.

3. All setbacks shall be measured from the foundation wall or outermost architectural feature, e.g. overhand, etc.

4. Setback requirements may be varied, with approval from the Planning Commission, due to special site and building conditions.

D Site Planning Requirements

This section delineates requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening for mixed use village cores, commercial village cores, and the business park.

Parking Requirements

Parking areas should provide safe, convenient, and efficient access. They should be distributed to reduce overall scale of paved surface and to shorten walking distances between cars and buildings. No more than 50 percent of the off street parking area for the lot, tract, or area of land devoted to the large retail establishment shall be located between the front facade of the building and the abutting streets.

1. The parking lot and cars should not be dominant visual elements of the site. Large expansive paved areas located between the street and the

building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings.

2. Divide lots with planted buffers to create a series of smaller lots (maximum 200 cars).

3. Parking areas, drive aisles and lots adjacent to and visible from public streets shall be adequately screened from view by the using rolling earth berms and landscaping. Water conserving profiles are encouraged in the design of landscape berms. Low decorative screen walls, changes in elevation, landscaping, or combinations thereof should be used wherever possible.

4. The business park site should be a self-contained development capable of accommodating its own parking needs. The use of public streets for parking and staging of trucks shall not be allowed.

5. For security purposes, all parking spaces should be visible from the interior of the structures, especially entrances.

6. The layout of parking lots should work with the existing site grading. The use of terraced or stepped parking platforms is encouraged to break down apparent size of parking areas.

7. Minimize walking distance from furthest parking space to a building.

8. Locate vanpool and carpool spaces close to buildings to encourage their use.

9. Standard minimum parking space dimensions shall be 10'0" by 20'0" for full size cars and 8'0" by 16'0" for compact cars.

10. Minimum drive aisle width shall be 23"0".

11. Handicap parking required per- ADA Requirements ~~Naples City Development Code~~.

12. Parking is not permitted in landscape areas.

13. Parking lots shall have landscaped islands provided at maximum intervals of 23 spaces at retail uses and 15 spaces at office uses and at the end of all parking rows. These islands shall be a minimum width of six feet (6'0"). A continuous poured in place concrete curb shall be provided around landscape islands.

14. The use of parking bumpers in surface lots is prohibited.

15. A continuous poured in place concrete curb and gutter shall be provided around all parking and access areas. Curb may be used as a wheel stop with a maximum 5' overhang.

16. Roadways and primary drive lanes within parking lots shall be oriented so as to create an axis which terminates in either a building element, landscape element, or view corridor whenever possible.

17. Human services facilities (day care centers, schools, libraries, etc.) that regularly have more than 20 clients onsite and are located on an arterial, major collector, or parkway shall be served by a minimum of one passenger loading area.

18. Minimum parking requirements by land use are defined in the Naples Development Code, Appendix A (See parking requirements)

Service, Loading, and Special Equipment Areas

To minimize visual and noise impacts on adjacent uses, loading areas, storage areas, HVAC units, garbage receptacles, etc., shall be screened, recessed, or enclosed. Appropriate locations for loading and outdoor storage include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

1. Service and delivery activities shall be separated from primary public access and screened from public view either by being located underground or internal to structures, or by providing walls, fences, and/or landscaping of sufficient height and density. Roofs shall be required if the area is over viewed by residential uses.

2. Service, storage, and maintenance areas shall be constructed and maintained according to the following criteria:

a. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored onsite except inside a closed building or behind architectural screening, to prevent visibility from neighboring properties and streets.

b. All storage areas shall be located on the side or rear portions of buildings.

c. No service, storage, maintenance, or loading area shall extend into a setback area.

3. Loading areas shall be entirely onsite. Offsite vehicle loading shall not be permitted.

4. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site.

5. Commercial and industrial buildings shall have one off street freight loading area for each 10,000 square feet of gross floor and/or outdoor storage area.

6. Loading areas should not be visible from street frontages. Loading docks shall be located on the interior side or rear yards (where the rear of a building does not face a public street) and concealed from public view.

7. Refuse collection areas shall be screened with solid perimeter walls using materials and colors compatible with those of the adjacent buildings.

8. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets.

9. No area for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.

10. Delivery and loading operations should not distribute adjoining neighborhoods or other uses. No delivery, loading trash removal or compaction, or other operations shall be permitted between the hours of **10 p.m. and 7 a.m.** within the mixed use village cores unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property.

11. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated in to the overall design of the building and the landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

12. Non enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.

13. Vehicles shall be stored in designated areas only. If vehicles are to be stored more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public roadways, and pedestrian areas.

E Utilities and Communication Devices

1. Utility equipment and communication devices located on the ground shall be screened so that the site will appear free of all such devices. Utility lines for water, gas, sewage, electrical, and communication shall be installed underground.

All permanent utilities shall be underground; above ground utility access points shall be screened from public view and permitted by conditional use permit.

2. Minimize visual and audio impact of utilities, transmission dishes and related services.

3. Transmission dishes and antennae are not permitted on roofs of buildings unless adequately screened. Where located on the ground, screen these devices with landscaping and screen walls constructed of the same materials as the building.

4. Overhead wiring and telephone lines are permitted during construction only.

5. Provide utility easements where required.

6. Transformers and utility meters shall be grouped where possible. Where street cuts are made for utilities, cutting, backfilling and paving shall be repaired in accordance with Naples standards and specifications.

7. Utilities shall be grouped and screened with materials consistent with the architecture of the building and at a height acceptable to the Design Review Committee.

F Fencing and Screening

1. ~~1.~~ No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.
2. Where any commercial use joins any lot in a residential zone, the owner of the commercial property shall provide and maintain along such property line a minimum six foot high aesthetically pleasing, vision obscuring, privacy fence or wall of neutral color. The fence shall provide, a minimum 90% fill to afford privacy for the residential dwelling.

2. Where screening is required, a combination of elements should be used including solid decorative masonry walls, berms, and landscaping.

3. Chain link fencing of any type is prohibited.

4. Any mechanical equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size.

5. Screen fences or walls shall be built at a height at least 12" higher than that of the materials or equipment being stored.

6. No fence shall be located within 25 feet of the front property line or of any street right of way unless specifically approved by the Planning Commission.

G Walls

1. Decorative walls shall be used to screen automobiles, loading areas, utility structures, and automobile headlights from neighboring residential areas. Decorative walls shall be kept as low as possible while performing their screening and security functions.

2. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with such walls wherever possible.

3. Long expanses of wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

02-27-017 SITE GRADING AND DRAINAGE GUIDELINES

A Preface

Each site within Naples City represents a specific set of conditions that should influence the grading design applied. A grading concept that would be ideal for one site might be totally inappropriate for another. Most of the design concepts are based on the creation of more natural appearing landforms.

B Guidelines

Excessive grading should not be necessary in Naples City and is not desirable. Grading should produce graceful contours, not sharp angles, and should respect the natural land forms. Contoured swales and berms will soften the impact of structures on each lot. Varying the degree of long slopes will avoid the unnatural look of broad flat surfaces. The following are general grading guidelines:

1. Grading practices shall respect the natural features of the development by avoiding prominent ridgelines and contouring in harmony with existing landforms.

2. All manufactured slopes shall be rounded to conform with the existing topography.

3. Grading shall be minimized and buildings and roadways are to conform to and "blend" with landforms.

4. Variation and undulation of slopes to retain the natural character of Naples City shall be encouraged.

5. All graded slopes shall be planted with a combination of native grasses, ground covers, shrubs, and trees to insure slope stability, reduce erosion potential and improve visual quality. Plant materials of varying form and density should be used to soften slope banks.

6. Borrow ditches should not be paved with asphalt concrete or concrete. Borrow ditches should be seeded and accented with native rocks.

7. Finished floor heights in relation to any adjacent curb in commercial areas should be limited to a 5% differential to minimize excessive handicap ramps.

8. Building and site design is encouraged to work with the natural contours of the land.

9. The following standards shall apply to all site grading:

Area	Min Slope	Max Slope
Planted Areas	2%	33%
Parking Lot	1%	5%
Driveways, Access Drives	1%	5%
Pedestrian Plaza	1%	2%
Sidewalks (direction of travel)	1.5%	6%
Sidewalks (horizontal tilt)	0%	2%

All slopes must also conform to ADA Standards.

10. No cut or fill slopes shall be steeper than 3:1 with smooth vertical transitions. Terracing with retaining walls of approved materials will be allowed in certain situations. Materials will be compatible with the building design and shall be approved by the Planning Commission.

11. Add site topographic features (such as landscape berms and swales)

12. Site drainage must be designed to eliminate water collection at building foundations and minimize water collection at entrances and service ramps.

13. Retention/detention areas should be designed as year round amenities with pedestrian access.

C. Storm Water Retention

The Applicant shall design, construct and install a storm water drainage system within the lot which shall be constructed of materials and according to the specifications of the master storm drain plan and according to generally accepted engineering standards, with an engineer's seal stamped on the plat. Naples City's onsite storage plan requires retention of 125% of a 2-hour, 100-year storm volume. The storm water retention system may consist of one or more storm water retention areas. The overflow area must be identified, and evidence shown that it will not drain onto neighboring properties or nearby structures.

If the storm water retention area and system is on the surface and not underground, the owner/developer shall set aside an area approved by the City Council within the development engineered to retain the water as required by this ordinance. The retention pond/area shall be established by a recorded plat with covenants that run with the land and that require the owner of the land to maintain the retention pond/area as designed and at its expense to make any repairs or improvements as needed over the years to effectuate the purpose of the water retention facility. The owner shall be required to hold the City harmless from any damage or expense related to repairs or maintenance or from damage caused by failure of the system, in perpetuity. The area shall also be identified on the plan and recorded documents shall be approved by the City Attorney as to form and effect. No modification of the retention area may be done without an amendment to the plat. If the water retention is shared between two properties, a recorded easement is required.

02-27-018 ARCHITECTURE GUIDELINES

A Preface

These guidelines address the visual image of all buildings within the commercial development. The prominence and location of commercial and institutional buildings along major roads should encourage architectural design which is highly visible and innovative, while being sympathetic to surrounding built form. Building design should address the sidewalk through elements such as entrance

structures, colonnades, canopies, and awnings. Building envelopes that are well proportioned and aesthetically interesting on all visible sides are encouraged. Where substantial building setbacks are required, greater articulation of the building is required.

B Design Professionals

Design and documentation of all buildings shall be by licensed design professional. ~~architect.~~

C Guidelines

General Tenets

~~1. Modern southwest design for architecture is strongly encouraged.~~

2. Building massing should include variations in the building envelope. Elements such as entrances, forecourts, terracing or other building features should provide interest and detail when viewed from public streets.

3. In all areas, a strong articulation of building facades is encouraged. However, details or elements that appear as "add-ons" are discouraged.

4. Front facades should be of a high standard of design and quality of materials. Flanking facades should be upgraded to a design and materials standard equal to the front facade treatment.

6~~5~~. Where appropriate, building design should provide for future expansion, and should demonstrate how expansion can be accommodated while respecting design principles.

6. Mechanical and equipment facilities located on building roofs shall be screened.

Siting and Orientation

Placement of the building in relation to the surrounding elements is as important as the design of the building. The proposed building orientation should respond to surrounding buildings, existing pedestrian paths and sidewalks, and adjacent streets. Rows of buildings which create a monotonous, "cookie cutter" design are discouraged.

1. The proposed building orientation should respect climatic conditions. Buildings should maximize public comfort by providing comfortable public outdoor areas. Building exposures subject to climatic intensities should utilize landscaping and architectural surface relief to offset weather impact.

2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.

3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens and open spaces.

4. Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.

Scale

Scale relationships must be carefully considered and appropriate transitions provided where a change of scale is proposed or required. Stair stepping building height, breaking up the mass of the building and shifting building placement can mitigate the impact of differing building scales and intensities.

Building Elevations

Elevations should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three dimensional detail between surface planes to create shadow lines and break up flat surface areas.

1. Rear building elections, especially those facing adjoining residential areas, should be aesthetically enhanced with materials to match the front of the building. Side elevations along side streets should be treated with same quality of design and materials as the front elevations. There shall be no unimproved side to a structure.

2. Building siting should be sensitive to surrounding roads and public spaces in terms of height, scale, massing and blocked views.

3. Buildings should be sited to reinforce the character and quality of plazas, courtyards, greens, and open spaces.

4. Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.

5. On commercial sites, especially large retail centers, a portion of the total building area should be locat~~4~~ed near the street perimeter to reinforce the streetscape.

Transparency

A high degree of transparency should occur at lower levels of building facades to insure the visibility of pedestrian uses, and to provide an active, human scaled architectural pattern along the street. On front elevation or elevation facing public open space of golf course, between 60% and 90% of the ground floor facade should be transparent glazing. Areas of the building that are functionally restricted from providing vision glass may be exempted from minimum glazing percentages provided other architectural scaling techniques are employed. A pattern of individual windows at upper floors also should be established to increase variety of scale through fenestration patterns, material variation, detail and surface relief.

~~**Roof Forms and Materials**~~

~~Rooftops should contribute to the visual unity of the project and should be considered from both the ground level as well as from adjacent buildings. Roof forms should support and reinforce overall building massing. Roof form should complement the context in terms of height, proportions, form and materials, and whether the surrounding buildings are of a similar scale.~~

~~Roofing materials should be tile or other hard surface, durable materials. The use of asphalt shingles is discouraged.~~

Materials and Colors

Materials and colors of the development should be selected for earth tone compatibility with the site, as well as compatibility with the neighboring area. High quality, low maintenance materials are encouraged as well as building materials that age well.

1. The selected materials and color palette should be compatible with the valley's mountain and basin environment.

~~2. Building materials should convey durability and express regional character.~~

3. Facade materials that appear tacked on shall be avoided.

4. The use of reflective glass as a complete exterior surface is discouraged due to the great increase in reflected glare. Use of highly reflective glass should be avoided. Reflective glass should be limited to an outside reflective factor of 30% or less. Mirror glass is not allowed except in very limited applications.

5. All sides of a structure should exhibit design continuity.

6. All facades facing public streets or open space shall have the exterior wall or façade of such construction as to have a minimum of architectural treatment of brick, glass, wood, stucco, metal, stone or Masard, masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone, or prefabricated brick panels, or any combination thereof. The exterior wall or façade of any building fronting upon a public street shall not have the appearance of a metal building. No single material is allowed to exceed fifty percent (50%) on all front street facing facades, excluding windows. ~~be constructed of high quality materials including the following:~~

~~•Masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone and prefabricated brick panels, stucco~~
~~•Glass and glass block~~

The final approval of exterior materials is at the discretion of the ~~City Council~~Design Review Committee.

Maintenance

Owners or occupants shall maintain all buildings, drives, parking lots, signs or other structures located upon the property in good and sufficient repair and shall keep such a neat, clean and orderly fashion. ~~premises painted, windows glazed, paving swept and otherwise maintain the property in a neat, clear and orderly manner.~~ Any alteration made to the building or building site equaling more that 50% of the original site plan require the Planning Commission approval. ~~Building, site, material and color modifications after initial construction require City approval.~~

1. Any structure, driveway or parking lot surface that is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as possible.

2. Grounds, landscaping, and vegetation -shall be maintained in accordance with the site plan approved by the City. ~~a healthy growing condition. Dead or dying plants shall be removed as soon as possible and replaced during the next growing season.~~

3. Lots, yards, parking areas and grounds around buildings shall be maintained in a weed free condition.

~~3. If the owner or occupant does not achieve and maintain high quality maintenance standards, the City shall issue a notice requesting action. If the problem is not remedied within 30 days, the City shall cause the maintenance work to be performed and shall charge the owner or occupant for all costs incurred.~~

Parking Garages

Parking garages may be used in the commercial zones and are subject to the same architectural standards as other structures.

1. Parking structures shall be designed to conceal the view of all parked cars and light sources from adjacent public right-of-way or public open space for the full height of the structure.

2. Facade openings that face any public right-of-way or open space shall be vertically and horizontally aligned and the floors fronting on such facades shall be level.

3. The sidewalk level of parking structures shall be designed to accommodate active uses, display windows, public art of other features that enhance the structure's relationship to pedestrians. Adequate ground floor dimensions are required and shall include floor to floor heights, structural, driving aisle and utility layouts within 30 feet of public right-of-way designed to accommodate occupancy by pedestrian uses.

4. Parking structures should not exceed 50% of any given block frontage.

5. Parking structures should utilize materials and architectural detailing found in the primary development being served.

6. Reduce impact on pedestrians from cars entering and exiting parking garages by locating garage access on alleys, wherever possible.

D Downtown Commercial ~~Village~~ Core

General

1. Where possible, large buildings (big box architecture) should be broken into smaller components through facade articulation, staggering, fenestration, etc., to maintain scalar continuity with adjacent commercial buildings.

2. The sidewalk level of parking structures should be designed to accommodate active uses, display windows, public art or other features that enhance the structure's relationship to pedestrians.

3. Locate and shape buildings to provide for future infill development on surface parking areas.

4. Coordinate commercial building placement and appearance in relation to the street.

5. Multiple use developments should be designed comprehensively to provide a cohesive appearance.

6. Integrate clearly defined pedestrian and vehicular access routes.

7. Rooftop mechanical equipment and vents which are visible from ground level should be incorporated as an integral part of the building wherever possible. Roof top units and vents should be screened using materials complementary to the building.

8. Variations in roof lines should be used to add interest to and reduce the scale of large buildings. Roof features should complement the character of adjoining neighborhoods. Parapets, overhanging eaves and sloping roofs are acceptable roof treatments.

9. Where additional stores will be located in the principal building, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.

Elevations

1. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

2. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.

3. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors, or murals is permitted only with Planning Commission's approval.

4. Customer entrances should feature a combination of the following:

Canopies or porticos
Overhangs
Recesses/projections
Arcades
Raised corniced parapets over the door
Peaked roof forms
Arches
Outdoor patios
Display windows
Architectural details such as tile work and moldings which are integrated into the building structure and design.
Integral planters of wing walls that incorporate landscaped areas and/or places for sitting.

~~5. Exterior building materials shall be high quality materials including:~~

~~brick~~
~~wood~~
~~sandstone~~
~~native stone~~
~~tinted, textured, concrete masonry units~~

Height Restrictions

Height restrictions shall be in accordance with guidelines established within the corresponding zones (see Land Use Ordinance chapters 02-21 through 02-26 and 02-28).

E Naples Retail Commercial Center

The Naples Retail Commercial Center will build out over several years so establishing continuity between structures is critical. Buildings should respond to one another through shared scale, massing, and plan organization. Buildings should work in harmony with adjacent structures to create and maintain pedestrian scaled outdoor space and view corridors to the golf course and mountains.

General

1. Use stepped down buildings to break up larger structures, particularly those over 2 stories in height.

2. Consider variations in facade elements, such as inset window areas, entries and/or projections of building volumes.

3. Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.

4. The creation of pedestrian scaled plazas between buildings is encouraged.

5. Use berming and other landscape treatments at building edges to reduce the building's visual mass and length.

6. Fenestration and detailing shall be scaled appropriately to the building to articulate the wall surface.

7. Building entries shall be architecturally related in mass and composition to the entire building.

~~8. Tall buildings adjacent to lower structures should establish scale relationships with the neighboring buildings through methods such as horizontal alignment of architectural features and fenestration, similar proportions, similar use of materials, and step backs that reflect the height of the lower structures. Other options include cornice alignment, belt courses, colors, and modules.~~

~~9.~~8. Each building facade oriented to a public street or open space shall at minimum incorporate three or more of the following architectural scaling patterns:

a. Expression of building structural elements such as floors (banding, belt coursing, etc. columns (pilasters, piers, quoins, etc.), foundation (water tables, rustication, etc.)

b. Patterns of window and door openings that are emphasized through change of plane, and/or the use of sills, lintels, mullions, muntins, and other scale providing elements.

c. Changes in material

d. Changes in color

e. Changes in texture

f. Changes in material module or pattern

~~Patterns of architectural ornament integral to the building materials~~

~~10. Architectural detail may relate to but not necessarily mimic traditional building details, such as pilasters, belt courses and cap or reveal in order to establish a recognizable human scale vocabulary. February 14, 2024 retail patterns may also relate to the inherent formal qualities of architectural structural systems.~~

~~11.~~9. Building footprints should be designed to minimize their shadow impacts on public rights-of-way and other public open space.

~~12.~~10. Long expanses of high, unbroken street walls shall be avoided.

~~13.~~11. Locate and shape buildings to provide for future infill development on surface parking areas.

14. Rooftop mechanical equipment and vents which are visible from ground level should be incorporated as an integral part of the building. Roof top units and vents should be screened using materials complementary to the building.

02-27-019 LANDSCAPE ARCHITECTURE GUIDELINES

A Purpose and Intent

The landscape guidelines are intended to establish criteria necessary for the development, preservation and enhancement of open space in Naples. A well designed and maintained landscape will enrich buildings and create a unified and visually pleasing character for the entire community.

B Concept

The landscape concept for Naples City derives its character from the rural Utah landscape. This landscape possesses a rustic quality that blends with the agricultural tradition~~. Reflecting these two aspects, the cultivated landscape at Naples City is divided into two distinct categories: the native landscape and the agrarian landscape.~~

~~C The Native Landscape~~

~~The native landscape consists of native plant materials currently present in the area and those used for re-vegetation after development construction. The native landscape will occur in designated open space areas within Naples City. No water other than natural rainfall and snow runoff will be applied to these landscapes. Efforts shall be made to minimize disturbance of~~

~~these areas from adjacent roadways and development parcels. Native plants shall be used in groupings similar to those seen in nature to facilitate visual integration of the community with the surrounding terrain.~~

~~**D The Agrarian Landscape**~~

~~An orchard-like landscape will be created in areas that, because of their visual prominence or intense use, are important elements in the community. These areas include village cores, the business park, formal parks, squares, commons, recreation facilities, entry gateways, and edges of major public roads. Alleys will be used in conjunction with the orchard-style planting. Trees to be used in these areas include crab apple, pear, cherry, or other ornamentals orchard trees. Poplar varieties will be used to create windrows defining the orchard edges.~~

E Conserving Resources

In addition to utilizing agricultural elements, the landscape concept incorporates several ideas that are essential to its long term viability. First, landscape development will be efficient: resources will be concentrated to areas receiving the most intense human use such as parks and recreation facilities. Second, the landscape will be designed with the objective of reducing water requirements. Third, the landscape will be designed to minimize maintenance requirements. This will be achieved by limiting areas of irrigated turf and restricting use of high maintenance elements such as clipped hedges, etc.

F Design Professionals

Design and documentation of all site layout and landscape architecture shall be by a licensed landscape architect.

G General Requirements

1. Landscaping in accordance with the approved plan shall be installed prior to obtaining a certificate of occupancy for the building except where seasonal limitations exist, in which case, the landscaping must be installed within 60 days from the time planting operations can be undertaken. Erosion control must be undertaken when seasonal conditions do not permit immediate planting.

2. All planting shall be per the plant material list, as listed on the approved site plan.~~.~~

3. The street concept has been designed to provide continuity throughout the development. Each developer is required to provide street trees and ground plane landscaping as per the streetscape plan.

4. All areas not paved or built upon must be landscaped and, where necessary, irrigated. Large areas of gravel or mulch are prohibited. Use of water conserving trees, shrubs, and ground covers is required.

5. Areas to be developed in a further phase need not be landscaped or irrigated. They do, however, require a minimum application of a drought tolerant seed mix that must be established and properly maintained to prevent erosion. Weed control and periodic mowing of these areas is required.

6. All public rights-of-way must be landscaped and irrigated within one year of the purchase of property, whether or not development has begun.

7. The irrigation system must be below ground and fully automatic. Use a drip irrigation for trees and shrubs is encouraged. All back flow devices must be either underground or screened from view. Over spray onto hard capped areas should be minimized.

8. Each owner shall regularly maintain all segments of their property, keeping them in a neat and orderly condition, including the replacements of dead and unhealthy plant materials.

9. All landscape design must be approved by the ~~-~~Planning Commission~~City~~.

10. All landscaping will be bonded or cash hold in escrow until completed.

11. Trees may not be planted within the road right-of-way.

H Landscape Criteria for Development Edges

~~Three -e~~Edge zones have been identified at Naples City: buffers between land uses and at development edges; and Naples City and US 40. A graduated transition between non-irrigated and irrigated landscapes is necessary for these areas.

1. Landscape Buffers Between Land Uses and at Development Edges

Perimeter buffers consisting of berms and plant groupings shall be used to provide a soft edge between different uses. A minimum 25 feet landscape buffer shall be provided around the perimeter of development enclave. This transition should be smooth and continuous. Retaining walls shall only be used in buffer situations if the grade is too steep for any other solution.

2. US 40

The parkway plants should reflect the native hillsides. Gentle earth mounding and native plant materials should be incorporated for transitioning and screening. Approved trees shall be planted in loose groves to preserve views.

~~Native Junipers or Pine or listed trees shall be planted in loose groves to preserve views. (Clusters of formal orchard plants shall occur at all intersections.)~~

I Commercial Areas

The four types of commercial zone will have complementary landscape treatments, yet each design shall be modified to reflect the scale and use intensity particular to the different areas.

1. Commercial Village Cores

   The landscape treatment of the commercial villages cores shall be similar to the industrial village cores. Elements generally will be larger in scale to reflect the more broad spatial quality of commercial areas. Generally, non-water intense plants will be used with courtyard plazas, and squares. Parking medians shall be slightly mounded and able to accommodate shade trees.

2. Business Park and Satellite Commercial

   The business park and satellite commercial landscape shall be more detailed and formal, maintaining the level of finish typically associated with quality, corporate environments. A substantial transition zone will be created to blend the business park with adjacent landscapes.

J Landscape Elements

1. Courts and Plazas

   Landscape development in the court and plaza areas shall include ornamental trees and shrubs, annuals and perennials, and public art. Special paving is recommended in pedestrian traffic areas.

2. Key Intersections

   Treatment at key intersections and entry points shall include accent paving, bollards, signage, low walls, and ornamental/accent planting. Accent paving is also recommended to highlight pedestrian crossings across the road.

3. Landscape Transitions

   Planting materials, grading, land forms, and landscape features shall be used to provide smooth transitions between landscape types. These transitions should be used to reinforce the soft edge of property lines. Site design of

grading, land forms, walks, walls, fences, paths, roads and irrigation systems should establish and maintain these transitions.

~~4. Streetscape Landscaping~~

~~The planting of street trees is required for each property. A streetscape tree design has been provided to ensure continuity throughout the development.~~

5. Service and Utility Areas

The use of low walls, berms, and hedges is suggested to aid in screening loading docks and service areas. See Site Planning section for further details.

6. Plant Materials Standards

See 02-33 Naples City Tree Ordinance for approved list of plant species. ~~Planting materials used shall meet the minimum standards established by the American Association of Nurserymen, as published in the "American Standards for Nursery Stock".~~

7. Site Furnishings

A wide variety of site furnishings may be utilized on any particular site. Selection of these furnishings shall require approval by the Planning Commission. The terms "site furnishings" is intended to cover at least the following items: shelters, fences, walls, water features, benches, trash receptacles, bicycle racks, telephones, flagpoles, lighting, and security fencing.

02-27-020 EXTERIOR LIGHTING DESIGN GUIDELINES

A Preface

The lighting standard shall provide visual continuity for the development and minimize the impact of exterior lighting on adjacent residential areas. The spacing, location, height, source, fixture, and illumination level of all lighting is subject to review by the Building Official ~~City~~.

1. Use accent lighting at specific building features. Lighting of architectural features is to provide accent, not to exhibit or advertise buildings. All illumination sources must be located within the property boundaries and be shielded from public view. Lamp selection should be compatible with building color and texture.

2. Accent lighting of landscaping is permitted. Landscape illumination shall be low level and background in appearance.

3.Exterior paved areas and pedestrian walks shall be lighted using (low) intensity fixtures.

4.Lights shall be placed so as not to cause glare or excessive spillage onto adjacent lots.

5.Service area lighting should be contained within the service yard boundaries. No light sleep-over shall occur outside the service or storage area.

~~6. All seasonal/temporary lighting must be reviewed by the City.~~

7. Poles and luminaries shall be as described in schedule of exterior fixtures.

8. Pole height shall not exceed 30 feet in height, measured from the ground to the top of the pole.

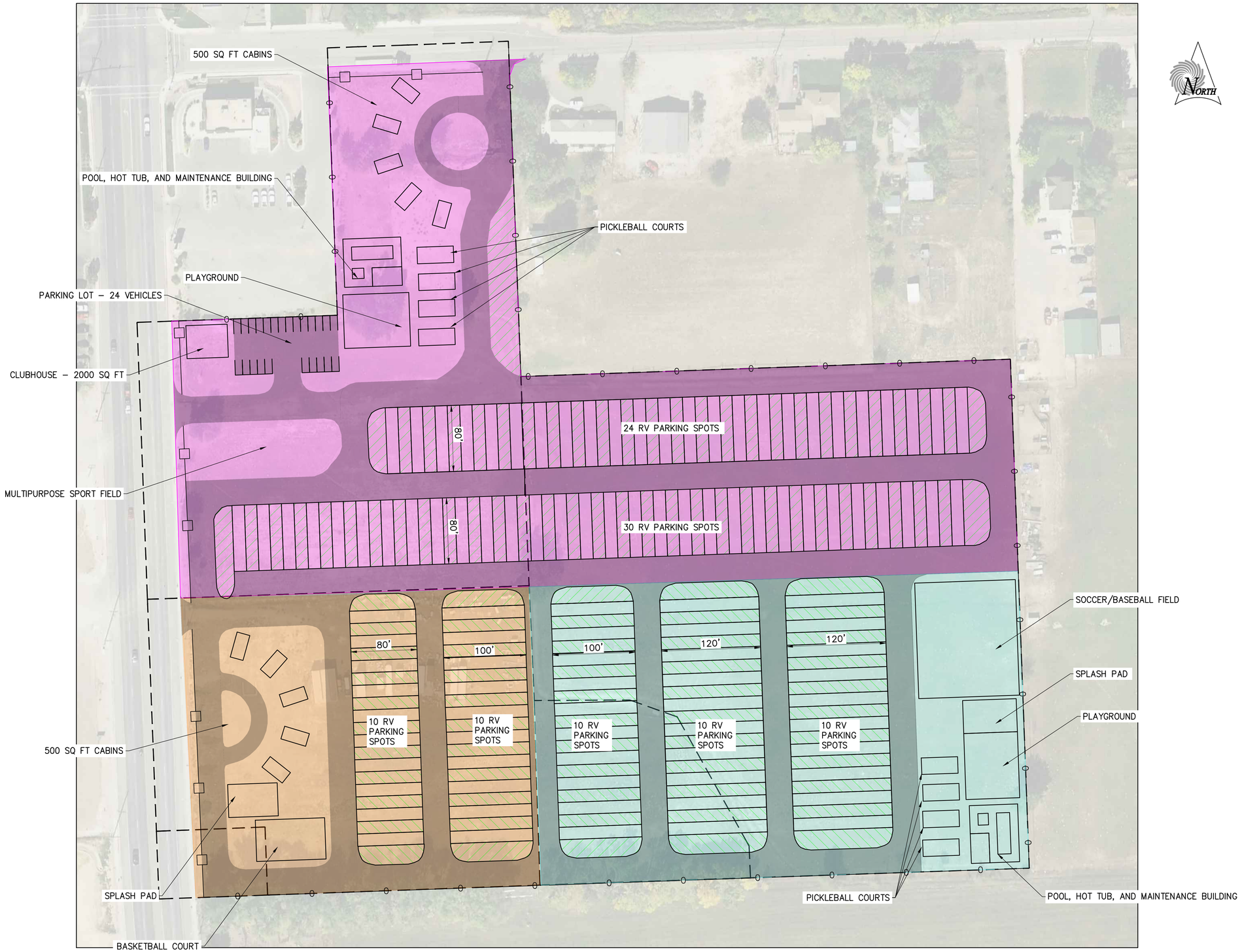
9. Internally illuminated awnings are prohibited.

02-27-021 TYPICAL LANDSCAPING, ROAD CLASSES AND BUFFERING EXAMPLES

A Typical Landscaping examples

B Typical Road Class examples

C Typical Buffering example



NORTH

PHASE 1 –
54 RV SPOTS
& 5 CABINS

PHASE 2 –
20 RV SPOTS
& 5 CABINS

PHASE 3 –
30 RV SPOTS

DECORATIVE PRIVACY FENCE

CHAIN LINK PRIVACY FENCE

SCALE
0 60' 120'
22X34 HORIZ: 1" = 60'
11X17 HORIZ: 1" = 120'

REV NO.	COMMENT	DATE

FOR REVIEW ONLY
NOT
FOR CONSTRUCTION

SUNRISE ENGINEERING
148 SOUTH VERNAL AVENUE
VERNAL, UTAH 84078
TEL 435.789.7364 – FAX 435.652.8416
www.sunrise-eng.com

EVOLVE REAL ESTATE

RV RESORT
PRELIMINARY SITE PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED		
S10625	RDC	LDL	ALA		1 of 1

P:\Vernal Office Small Projects\Guy Collet\RV Park Preliminary site plan\DWG\Naples RV Park Site Plan 8-5-24.dwg Aug 06, 2024 3:26pm lois.lyman

Item No: ___**6**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Subdivision Ordinance

Staff Recommendation:

Background:

Utah Legislature passed SB 174 requiring cities to make changes to the Subdivision Ordinance. Naples City received a grant to have Hansen Planning Group help with updating the Subdivision Ordinance to meet these requirements. Most notably is there is a strict time frame these items must be addressed and turned around, and review cycles are limited. City Council can no longer be the subdivision land use authority. Planning Commission can no longer be the decision maker for final applications, but can be for preliminary. We can define a "Subdivision/Development Review Committee" A public hearing may ONLY be held at in the preliminary phase of plans.

Options:

_____ Bring back for further discussion

_____ Bring back for a public hearing

CHAPTER 02-31 SUBDIVISIONS

Section	02-31-001	General Purpose
Section	02-31-002	Definitions
Section	02-31-003	Prohibited Acts
Section	02-31-004	Penalty
Section	02-31-005	Validity
Section	02-3-1006	Scope of Application
Section	02-31-007	Enforcement and Permits
		Subdivision Land Use Authority
		Subdivision Appeals
Section	02-31-01~~08~~	Subdivision Application~~Plats~~
Section	02-31-01~~09~~	Acceptance of dedicated streets and public improvements
Section	02-31-01~~20~~	General Improvement Requirements
Section	02-31-01~~31~~	Improvement Completion Assurance
Section	02-31-01~~42~~	~~Single Lot and Minor Subdivisions~~Exceptions
		Lot Line Adjustments
		Amending a Subdivision
Section	02-31-01~~73~~	Orderly Development Required
Section	02-31-01~~84~~	Design Standards, Area and Access Requirements
Section	02-31-01~~95~~	Subdivision Improvements
Section	02-31-02~~016~~	Inspection
Section	02-31-02~~117~~	Development Costs
Section	02-31-02~~218~~	Signature Blocks

Commented [JH1]: This first draft has the material changes that are needed to bring the City into compliance with state law. We have left policy questions throughout for your review.

In our next draft, we will adjust based on your feedback and then polish up formatting and other minor issues.

Commented [MC2]: We will update the numbering/order of this table in the final draft

02-31-01 GENERAL PURPOSE

The purpose of this ordinance is:

A. To promote health, safety and general welfare of the residents of Naples City.

B. To promote the efficient and orderly growth of the City.

C. To provide standards for the physical development of subdivisions of land, construction of buildings and improvements within this City including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, design standards for public facilities and utilities, accesses to public rights-of-way, dedication of land and streets, granting easements or rights-of-ways and to establish fees and other charges for the authorizing of a subdivision.

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02-31-02 DEFINITIONS - (See Chapter 02-02 definitions)

The following words and phrases, as used throughout City ordinances, shall have the following meanings. Words and phrases not defined in City ordinances shall have the meaning defined in state law. Words and phrases not defined in City ordinances or state law shall have their plain meaning in common usage: As used herein, the following words when capitalized shall mean:

Affected Entities

A county; a municipality; a local district; a special service district under the Utah special service district act; a school district; an interlocal cooperation entity established under the interlocal cooperation act; an electrical, gas, or telephone utility as defined in §54-2-1 of Utah State Code (as amended); a property owner; a property owners' association; or the Utah Department of Transportation (UDOT), if:

a. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
b. The entity has filed with the City a copy of the entity's general or long-range plan; or
c. The entity has filed with the City a request for notice during the same calendar year and before the City provides required notice to an affected entity.

Alley

A public thoroughfare at least 26 feet wide.

Appeal Authority

The person or persons designated by ordinance enacted by the City to hear land use appeals under this Title.

Applicant

The holder, or written authorized representative, of fee title to land or buildings or to property, whether a person, partnership, corporation, or other entity recognized by law, including any assignee, or successor in interest.

Association

The same as that term is defined in Utah Code Section §57-8a-102, as amended.

Block

A piece of land which is designated or shown as a block on any recorded subdivision plat or official map or plat adopted by the council.

City

Naples City

Common Area

Commented [MC3]: The City code in 02-02 currently says the "affected entities" definition" follows the 10-9a-103 definition (or "in accordance with 10-9a-103") but 10-9a-103 does not currently have a definition for that term. Thus, an updated definition has been added here.

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Property that the Association owns, maintains, repairs, or administers.

Common Area and Facilities

a. The land included within the condominium project, whether leasehold or in fee simple;
b. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances, and exits of the building;
c. The basements, yards, gardens, parking areas, and storage spaces;
d. The premises for lodging of janitors or persons in charge of the property;
e. Installations of central services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, and incinerating;
f. The elevators, tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus and installations existing for common use;
g. Such community and commercial facilities as may be provided for in the declaration; and
h. All other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

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Condominium

A multi-unit development in which individual units are separately owned and each owner receives a recordable deed to the unit, together with an undivided interest in any common elements. A condominium development shall be regarded as a subdivision.

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Council

The governing/legislative body of the Naples City.

Construction Standards

The standards and specifications adopted by this ordinance.

Cul-de-sac

Turnaround on a dead end street.

Developer

(See Applicant)

Development

On land, in or under land or water, the placement or erection of any solid material or structure; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility, trail, or road.

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Easement

An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose (such as to cross it for access to a public road).

Engineer
The licensed engineer appointed by the City to be the municipal engineer, or the engineer appointed for a specific project.

Facility Owner
In the context of water conveyance, an individual, entity, mutual water company, or unincorporated organization:

a. Operating a water conveyance facility;
b. Owning any interest in a water conveyance facility; or
c. Having a property interest in real property based on the presence of the water conveyance facility located and operating on the real property.

~~Final Plat~~

Fire Authority
The department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

~~A map or chart of the land division, which has been accurately surveyed, and such survey marked on the ground so that streets, alleys, blocks, lots, and other divisions thereof, can be identified and which meets the requirements of this ordinance.~~

Half Streets
The portion of a street within a subdivision comprising one-half the minimum required right-of-way on which improvements are constructed and in accord with one-half of an approved typical street cross section.

Improved Lot
A lot which has all of the improvements required by this ordinance completed.

Improvement
Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements shall include, but are not limited to, street construction to required standards, grading, landscaping, water facilities, sewer facilities, streets, trees, sidewalks, curbs and gutters, drainage facilities, street signs, street lights, traffic control or other safety devices, fire hydrants, utilities and such other facilities, or construction required by the subdivision ordinance, subdivision regulations, or by the planning commission and/or city council for the necessary proper development of the proposed subdivision.

Improvement Plan
A plan, complete with civil engineering plans, to complete permanent infrastructure on the subdivision that is essential for the public health and safety, that is required for human occupation, or that is required by applicable law in connection with a subdivision application,

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and that an applicant must install in accordance with public installation and inspection specifications for public improvements and as a condition of recording a subdivision plat.

Improvement Warranty
Or "warranty" in the context of completed improvements means an applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement complies with the City's written standards for design, materials, and workmanship; and will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.

Intervening Property
Property located between the existing service facility, and the property under development.

Land Use Application
An application required by the City and submitted by a land use applicant to obtain a land use approval; this does not mean an application to enact, amend, or repeal a land use regulation.

Land Use Authority
An individual, board, or commission appointed or employed by the City to make land use decisions. "Land use authority" includes any appropriately authorized designees.

Lot
A parcel or tract of land which is or may be legally occupied by a building(s).

Lot Line Adjustment
The process of combining two or more lawful existing lots into a fewer number of total lots than existed prior to the boundary line adjustment; or the moving of a boundary line between two or more lots where the total number of lots after the change remains the same.

Lot Right-of-Way
An easement of at least eight feet width, reserved by the lot owner as a private access to serve interior lots not otherwise located on a street.

Major Street
(See Street, Major)

Master Street Plan
The master street plan of this City.

Master Plan
The master plan of this City.

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Metes and Bounds
The description of a lot or parcel of land by courses and distance.

Minor Street
(See Street, Minor)

Minor Subdivision
A subdivision containing 8 lots or less[1] with all lots having the required frontage on a dedicated public street and not traversed by a proposed street.

Period of Administrative Control
The period of control described in Utah Code § 57-8-16.5(1), as amended.

Public Landscaping Improvement
means landscaping that an applicant is required to install to comply with published installation and inspection specifications for public improvements that:

a. Will be dedicated to and maintained by the City; or
b. Are associated with and proximate to trail improvements that connect to planned or existing public infrastructure.

Official Map
The official map or maps adopted by this City pursuant to the municipal Land Use and planning enabling legislation.

Off Site Facilities
Facilities designed or located so as to serve other property outside of the boundaries of the subdivision, usually lying between the development and existing facilities.

On Site Facilities
Facilities installed within or on the perimeter of the subdivision.

Oversized Facilities
Facilities with added capacity designed to serve other property, in addition to the land within the boundaries of the subdivision.

Owner
(See Applicant)

Parcel of Land
A contiguous area of land with a separate or discrete legal description.

Permanent Monument

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Any structure of concrete, masonry, and/or metal, permanently placed on, or in, the ground, including those expressly placed for surveying reference.

Person
An individual, individuals, tenants in common, joint tenants, a corporation, partnership, firm, limited partnership or association of individuals however styled or designated.

Planning Commission
The Planning Commission of Naples City.

Plat
An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah Code, as amended.

~~**Preliminary Plat**~~
~~A drawing, to scale, representing a proposal to subdivide or develop a tract, lot, or parcel of land, and meeting the preliminary plat requirements of this ordinance.~~

Protection Strip
A strip of land, of less than the minimum depth required by the Land Use ordinance for a building lot, which prevents the access of property other owners to the street or utilities.

Review Cycle
As used and further defined in Section 2-31-10(C) of this Title, means the occurrence of:

a. The applicant's submittal of a complete subdivision land use application;
b. The City's review of that subdivision land use application;
c. The City's response to that subdivision land use application, in accordance with this section; and
d. The applicant's reply to the City's response that addresses each of the City's required modifications or requests for additional information.

State engineer's inventory of canals
Means the state engineer's inventory of water conveyance systems established in Utah Code § 73-5-7.

Streets
A thoroughfare which has been dedicated and accepted by the council, which the City has acquired by prescriptive right or which the City owns, or offered for dedication on an approved ~~final~~ plat, or a thoroughfare of at least 40 feet in width, which has been abandoned or made public by right of use and which affords access to abutting property, including highways, roads, lanes, avenues, alleys and boulevards.

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Street, Major
A street, existing or proposed, which serves or is intended to serve as a major traffic way and is designated on the master street plan as a controlled access highway, major street, parkway, collector, arterial or other equivalent term to identify those streets comprising the basic structure of the street plan. Major streets are at least 80 feet wide.

Street, Collector
A street, existing or proposed, which is the main means of access to the major street system. Collector streets are at least 66 feet wide.

Street, Minor
A street, existing or proposed, which is supplementary to a collector street, and of limited continuity, which serves, or is intended to serve, the local needs of a neighborhood. Minor streets are at least 40 feet wide.

Street, Marginal Access
A minor street which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.

Street, Private
A thoroughfare within a subdivision which has been reserved by dedication of the Applicant or lot owners to be used as private access to serve the lots platted within the subdivision and complying with the adopted street cross section standards of this City and maintained by the Applicant or other private agency.

Subdivider
The person submitting a subdivision application under this Title.

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Subdivision
Any land that is divided, subdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

a. Subdivision includes:
    1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
    2. Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

b. Subdivision does not include:
    1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided

agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;

2. A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
3. A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels or joining a lot to parcel;
4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
6. A parcel boundary adjustment;
7. A lot line adjustment;
8. A joining of one or more lots to a parcel;
9. A road, street, or highway dedication plat;
10. A deed of easement for a road, street, or highway purpose; or
11. Any other division of land authorized by law.~~Use U.C.A. 10-9a-103 (52).~~

Subdivision Ordinance Review

Review by the City to verify that a subdivision application meets the criteria of the City's ordinances.

Subdivision Plan Review

a review of the applicant's subdivision improvement plans and other aspects of the subdivision application to verify that the application complies with municipal ordinances and applicable installation standards and inspection specifications for infrastructure improvements.

Underground Facility

Infrastructure or equipment that is buried or placed below ground level for use in the storage or conveyance of any of the following:

a. Water;
b. Sewage, including sewer laterals;
c. Communications, including electronic photonic, telephonic, or telegraphic communications;
d. Television, cable television, or other telecommunication signals, including transmission to subscribers of video or other programming;

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e. Electric power;
f. Oil, gas, or other fluid and gaseous substances;
g. Steam;
h. Slurry; or
i. Dangerous materials or products.

Utilities
Includes culinary water lines, pressure and gravity irrigation lines, ditches, sanitary and storm sewer lines, electric power, gas and telephone transmission lines, cable and data transmission lines, underground conduits and junction boxes.

Variance
An authorization by the Planning Commission, acting as the Land Use Authority pursuant to state law, relative to specific parcel of land for a modification of a zone's standard height, bulk, area, width, setback, or separation requirement; as distinguished from a conditional use, the allowing of a use not listed as permitted in a zone, or any other change in zoning requirements.

Vicinity Plan
A map or chart showing the relationship of streets within a proposed subdivision to streets in the surrounding area.

Water Conveyance Facility
A ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline or other watercourse.
a. Water conveyance facility does not mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for culinary or industrial water, or any federal water project facility.

Land Use Ordinance
The Land Use ordinance of Naples City.

02-31-03 PROHIBITED ACTS
Improved Lots Required: All buildings shall only be built on improved lots, except buildings which are bona fide agricultural buildings as to which there is no human occupancy.

Subdividing Land: It shall be unlawful for any person to subdivide for the purpose of transferring, selling, conveying or assigning any tract or parcel of land which is located wholly or in part in the City, except in compliance with this ordinance.

Subdivisions: It shall be unlawful for any person to sell or exchange or offer to sell or exchange any parcel of land which has been subdivided unless the subdivision has been approved by

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Naples City and meets the provisions of this ordinance and Utah state code. A subdivision is not valid unless its governing document is approved by the Land Use Authority and properly recorded in the County Recorder's Office.

02-31-04 PENALTY

Any persons, firm, or corporation, who shall subdivide land or who shall transfer or sell any lot or land in a subdivision, as defined in this code, which subdivision has not been approved by the Land Use Authority ~~Planning Commission, and except as provided for in this code, also approved by the City Council of Naples City, Utah,~~ and recorded in the office of the County Recorder, shall be guilty of a Class B misdemeanor for each lot or parcel of land so subdivided, transferred or sold, and the description of such lot or parcel of land by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties, or from the remedies herein provided. The City may enjoin such transfer or sale or agreement by action for injunction brought in any court of competent jurisdiction, or may recover a civil penalty by civil action in any court of competent jurisdiction, together with costs and attorney fees incurred in enforcing this chapter.

The civil penalty for ~~illegal~~an illegal subdivision shall be $1000 per lot or parcel, plus any damages to future owners that arise from the enjoinment of a transfer based on an invalid subdivision.

~~Any person or entity violating any of the provisions of this chapter shall be guilty of a class B misdemeanor. Each separate criminal event or each day of violation shall constitute a separate offense.~~

02-31-05 VALIDITY

If any section, subsection, sentence, clause, or phrase of this chapter, for any reason, are held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.

02-31-06 SCOPE OF APPLICATION

All lots, plots or tracts of land located within Naples City shall be subject to this ordinance whether the tract is owned by an Applicant or a subsequent purchaser, transferor or holder of the land.

02-31-07 ENFORCEMENT AND PERMITS

Land Use and Building Official to enforce.

The Land Use Administrator and the Building Official are hereby designated and authorized as the officers charged with the enforcement of this ordinance.

Permits

The Building Official shall not grant a permit nor shall any officer grant any license or permit for

the use of any land or the construction or alteration of any building or structure on a lot which would be in violation of any Utah state law, rule or regulation or ordinance of Naples City until a subdivision/development plat has been approved and recorded pursuant to this ordinance, and all other requirements are met. Any license or permit issued in conflict with such provisions shall be null and void. It shall be the responsibility of the Applicant to show that the lot has been lawfully created.

Inspections

The Building Official, or designee, shall inspect or cause to be inspected all roads, buildings, fire hydrants and water supply, and sewage disposal systems or other infrastructure in the course of construction, installation or repair. The Applicant shall notify the Building Department of any work to be done, and the Building Official, or designee, shall inspect the work within 2 business days of said notification. Excavations and installed systems for fire hydrants, water and sewer mains and laterals, shall have been approved by the engineer. If any such installation is covered before being inspected and approved, it shall be uncovered at the expense of the Applicant after notice to uncover has been issued to the responsible person by the inspector.

02-31-08 SUBDIVISION LAND USE AUTHORITY

The Land Use Authority under this Title, except where otherwise noted, is the Planning Commission.

A. The Planning Commission is responsible for the following:
   1. Rendering a land use decision on all subdivision applications and petitions under this Title.
   2. Reviewing all applications under this Title in an impartial manner and according to the standards and deadlines described in this Title.
   3. Providing feedback to applicants in the manner required by this Title.
   4. Scheduling and holding a pre-application meeting with potential applications if they so choose as required in this Title.
   5. Holding a public hearing when required by this Title.
   6. Keeping subdivision application forms and related information material up to date and publicly accessible and distributing such forms and martials to potential applicants.
   7. Providing notice to entities and parties as required in this Title.
   8. Signing application and petition approvals as required in this Title.
   9. Ensuring that documents are properly recorded by the applicant with the County as required in this Title.

B. As subdivision application decisions are administrative, not legislative, decisions, the Land Use Authority is authorized to make any land use decision described by this Title without City Council approval.

C. Except when operating as the Appeal Authority, the City Council shall not require the Land Use Authority to approve or deny an application.

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02-31-09 SUBDIVISION APPEALS

A. The Appeal Authority for City decisions related to this Title, except when otherwise noted, is the City Council.

B. The Appeal Authority shall hear appeals on final decisions made by the Land Use Authorities and shall hear complaints about the conduct of the Land Use Authorities in administering the provisions of this Title.

C. A party appealing or complaining of a Land Use Authority's decision under this Title must exhaust its remedies under this section (by appealing or complaining to the Appeal Authority) before bringing an action against the City in a court of law.

D. A party who has submitted a subdivision application or petition may appeal or complain to the Appeal Authority under this Title. In such an appeal or complaint, the party may appeal or complain only regarding the Land Use Authority's treatment of that party's own application; a third party may not appeal or complain of the Land Use Authority's decisions or conduct.

E. A party desiring to appeal or complain of a Land Use Authority decision shall submit to the Appeal Authority the following in writing:

1. A brief explanation of the relief the party is seeking, the reason the party submitted its application or petition, the Land Use Authority's decision and treatment of the application or petition, and why the applicant believes the Land Use Authority misapplied the provisions of this Title or abused the discretion given it by this Title
2. The most recent version of the application or petition the party submitted.
3. Any supplemental documentation or information that the Appeal Authority requests.

F. All appeals and complaints must be emailed or mailed to the City Recorder using the Recorder's official City address and/or email account listed on the City website.

G. After receiving a complete appeal or complaint in accordance with this Section, the Appeal Authority shall confer and deliver a decision to the applicant, in writing, no later than 30 calendar days after the Appeal Authority receives the appeal or complaint.

~~02-31-08~~02-31-10 SUBDIVISION APPLICATION~~PLATS~~

Prior to subdividing/developing any tract of land, the Applicant shall comply with the requirements of this chapter.

~~A.~~ Pre-Application Meeting/Concept Plan Review

A.

1. A party intending to submit a subdivision application under this Title may request a pre-application meeting with the Planning Commission or other City staff for the purpose of reviewing any element of the party's proposed subdivision application. The proposed application need not be complete for purposes of this meeting and may—if the party desires—be limited to a concept plan.
2. If a party requests a pre-application meeting, the City shall schedule the meeting within 15 business days after the request. The meeting shall be scheduled at the earliest convenient opportunity, and, at the option of the party requesting the meeting, shall occur

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within 20 business days after scheduling.

3. The Planning Commission or delegated City staff shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the City website the following at the time of the meeting:
    a. Copies of applicable land use regulations,
    b. A complete list of standards required for the project, and
    ~~a.~~c. Relevant application checklists.

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~~The Applicant shall submit to the Planning Department the Concept Plan application and required fees. The Planning Department shall evaluate whether the application requirements have been met and the application fees have been paid. If possible, the evaluation shall be completed within 30 days after receipt of the application and required fees.~~

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~~Prior to submitting a preliminary plat, an Applicant shall submit an initial written "concept plan" to the Land Use Administrator including a sketch plan of the proposed subdivision in which the proposed subdivision is sufficiently described to enable the Land Use Administrator to determine whether the proposed subdivision complies with the municipality's Land Use ordinances, capital growth and General Plans, street plans and services. The Land Use Administrator shall advise the Applicant of possible problems with the proposed subdivision within 30 days after it has received the initial application including sketch plans.~~
~~Approval of the concept plan shall not constitute approval of the "Preliminary Plan". This section is mandatory and an Applicant may not submit a preliminary plat plan in lieu of the concept plan. If disapproved, the Planning Commission shall express its reasons in writing to the Applicant.~~

~~. **Submission of Preliminary Plat**~~
~~The Applicant shall submit to the Planning Department the Preliminary Plat application and required fees. The Planning Department shall diligently evaluate whether the application requirements have been met and the application fees have been paid. If possible, the evaluation shall be completed within 30 days after receipt of the application and required fees.~~

~~At least 10 days prior to the date of the Planning Commission meeting at which the preliminary subdivision plat is to be reviewed, the Applicant shall submit seven copies of the proposed Preliminary Plat to the Planning Commission office. The Planning Commission shall circulate for comment and review copies of the proposed preliminary plat to all affected departments and divisions of Naples City and to any affected entities which may be providing special services.~~

~~. **Planning Commission Approval**~~

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~~0. **Conditions of Planning Commission Approval**~~

~~All proposed developments that require recommendation from the Planning Commission and approval from the City Council must complete the following three steps: concept plan approval, preliminary plan approval, and final plan approval. Each step must be approved independently. The approval of each of the three steps expires after one year, unless the next step is approved within that time, or unless the Applicant submits a request for extension (not more than 1 year for each extension) and is granted such extension by the Planning Commission (see 02-03-006 C.). Until a completed application for final plat approval and payment of all required fees have been made, the proposed development shall comply with any ordinance or statutory amendments or changes. Preliminary Plans require a site plan created by a licensed engineer or surveyor (see 02-03-005 C.). Preliminary Plans also require a rendered elevation showing the façade if the new construction is in the C, C-1, I-1, or I-2 zone. The Planning Commission shall approve only those Preliminary Plans which it finds have been developed in accordance with the standards and criteria specified in this ordinance and all other ordinances of this municipality including, but not limited to, the Major Street Plan, the General Plan and the Building Codes.~~

~~**S. Soil Contr**~~

~~As part of the preliminary plat application, the Applicant shall provide to the Planning Commission complete information about any potential geologic problems within the development area including but not limited to expandable soils, potential slide of slough areas, high ground water, etc. If no geologic problems exist in the development area, the Applicant and their surveyor/engineer shall so certify to the Planning Commission.~~

~~The Planning Commission shall determine from the concept plan review or the Preliminary Plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed development or if geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.~~

~~0. **Approval or Disapproval of Preliminary Plat**~~

~~**Y.**~~B. ~~**The Planning Commission shall, if possible, act within 45 days after the preliminary plat is filed with the Planning Commission by the Planning Department, recommend approval of the plat if it finds that the development complies with the requirements of the Naples City ordinances. The Planning Commission may conditionally approve the preliminary plat imposing such conditions as it may require in order to bring the plat into compliance with the requirements of Naples City ordinances. In the event the Planning Commission disapproves the preliminary plat, it shall state in writing to the Applicant each reason it has identified for the disapproval in a timely manner.**~~**Form and Contents of** Subdivision Application~~**Preliminary Plat**~~

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The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received an approval from the Land Use Authority.
To considered complete, a subdivision application must include at least the following elements:

A. An **approved land use application** that describes how the property will be used after it is subdivided.
   1. If the intended use is permitted by right under City ordinances, the land use application must include citations to the specific ordinance(s) that the applicant believes authorizes the intended use.
   2. If the intended use requires a conditional use permit or is otherwise conditioned on City approval, the land use application must include an approved, City-issued permit authorizing the intended use. Should an applicant seek a use permit concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the use permit is issued.
   3. If the intended use is prohibited under City ordinances and requires a variance, the land use application must include an approved, City-issued variance authorizing the intended use. Should an applicant seek a variance concurrently with a related subdivision application, the subdivision application shall be considered incomplete until the variance is issued.

~~A.~~ An **improvement plan**, created in accordance with applicable portions of Sections 2-31-11, 2-31-12, 2-31-13, and 2-31-19 of this Title, for all public improvements proposed by the applicant or required by City ordinances.

B. In addition to the requirements in Sections 2-31-11, 2-31-12, 2-31-13, and 2-31-19, the improvement plan must contain:
   1. ~~A~~an engineer's estimate of the cost of completing the required improvements.
   2. A tentative plan by which the Applicant proposes to handle a 125% of a 2 hour, 100-year storm water drainage for the subdivision.
   ~~5.~~3. Utilities~~:~~ Information showing availability or plans for providing utilities to the development.
   4. A soil report: a soil report prepared by a registered civil engineer, based upon adequate test boring or excavations (if required by this ordinance).
      a. The Applicant shall provide complete information about any potential geologic problems within the development area, including but not limited to expandable soils, potential slide of slough areas, high-ground water, etc. If no geologic problems exist in the development area, the Applicant and their surveyor/engineer shall so certify to the Planning Commission.
      b. The Planning Commission shall determine from application the possible need for environmental impact analysis, which would take

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into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed development or if geologic conditions warrant, the Planning Commission shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.

5. A traffic study, if one is required by an applicable UDOT Access Management Plan.
6. A plan to comply with the City's Master Street Plan, the General Plan, and Master Park Plan.
7. Any other study or report reasonably necessary to ensure compliance with City design standards and improvement requirements.

~~0.~~

C. A **plat**. The plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and acceptable filing standards of the County Recorder's Office. ~~The plat shall have signature blocks for by all persons required to sign the plat in the approved form.~~ The plat must include at least the following elements:

1. ~~The Preliminary Plat shall be drawn to a scale not smaller than 100 feet to the inch, and shall be on standard 24 inch by 36 inch pap~~~~Unless the Subdivision is a Minor Subdivision, then~~ Tthe proposed name of the subdivision, which shall be shown on the plat and must be a unique subdivision name within Uintah County. ~~See U.C.A 10-9a-603 (a)~~
2. Sufficient information to locate accurately the property shall be shown on the plat.
3. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

~~2.~~

~~3.~~4. Where the plat submitted covers only a part of the Applicant's tract, or is part of a larger vacant area, the plat shall show the locations of the subdivision as it forms part of the larger tract or parcel of land. In such case, a sketch of the prospective future street system of the unplanned parts shall be submitted and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.

~~4.~~5. The names and addresses of the Applicant, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to

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In the next draft, we'll add anything you point out and then do a final check of state requirements.

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be subdivided as shown in the records of the county recorder.

~~5.~~6. A contour map at appropriate intervals.

~~6.~~7. The boundary lines of the tract to be subdivided, showing all fences, ditches, canals, and existing structures within 100 feet of the boundary line.

~~7.~~8. The location, widths and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots, with proper labeling of spaces to be dedicated to the City or held in common.

~~8.~~9. The location, principal dimension and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within 600 feet of the boundary thereof, whether recorded or claimed by usage; the location of and dimensions to the nearest existing benchmark or monuments, and section line; the location and principal dimensions for all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including exceptional topography, airports and air approaches to the airport.

~~9.~~10. The location of existing bridges, culverts, surface or subsurface drainage ways, irrigation lines, ditches, utilities, public buildings, pumping stations, within the subdivision or within 300 feet thereof.

~~10.~~11. Proposed offsite and onsite water facilities, sanitary sewers, storm drainage facilities, and fire hydrants.

~~11. T tentative plan by which the Applicant proposes to handle a 125% of a 2-hour, 100- year storm water drainage for the subdivision.~~

12. Each sheet of the ~~preliminary~~ plat shall contain the~~,~~ sheet number, and North arrow.

13. Boundary lines of adjacent tracts of land, showing fences, ownership and property monuments.

14. All underground utilities and other utility facilities.

~~1. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.~~

15. If any portion of the proposed subdivision is within 300 feet of an Agriculture Protection Area, the notice language found in Utah Code §17-41-403(4).

16. If any portion of the proposed subdivision is within 1,000 feet of an Industrial Protection Area, the notice language found in Utah Code §17-41-403(4).

17. If any portion of the proposed subdivision is within 1,000 feet of a Critical Infrastructure Materials Protection Area, the notice language found in Utah Code §17-41-403(4).

18. If any portion of the proposed subdivision is within 1,000 feet of a Mining Protection Area, the notice language found in Utah Code §17-41-403(4).

~~15.~~19. If any portion of the proposed subdivision is within 1,000 feet of a Vested Critical Infrastructure Materials Operation (extracting, excavating, processing, or reprocessing sand, gravel, or rock aggregate where that use is not permitted by City ordinances), the notice language found in Utah Code §10-9a-904.

20. A rendered elevation showing the façade if the new construction is in the C, C-1, I-1, or I-2 zone.

~~16.~~21. Signature blocks for by all persons required to sign the plat in the approved form.

22. If the subdivision includes a condominium, the requirements found in Utah Code §57-8-13, as amended.

D. **Certifications**, including:

1. An affidavit from the applicant certifying that the submitted information is true and accurate.
2. The signature of each owner of record of land described on the plat, signifying their consent to the subdivision application and their intent to dedicate portions of the plat to the public as described in the application.
3. A Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.
4. A Tax Clearance Certificate from the state indicating that all taxes, interest, and penalties owing on the land have been paid.
5. Certification that the surveyor who prepared the plat:
6. Holds a license in accordance with Utah Code 58-22; and
    a. Either
        i. Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or
        ii. Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
    ~~a.~~b. Has placed monuments as represented on the plat.
7. A notary public's acknowledgment of each owner's dedication in the approved form.

~~17.~~8. Proof of approval from the culinary water authority, the sanitary sewer authority, the local health department, the local fire department, and the local public safety answering point.

~~**Approval of an engineer representing Naples City.**~~

~~0. **The engineer representing Naples City shall approve the Plat if he/she finds that the subdivision fully complies with the improvements required by the ordinance, and that the easements are appropriately located and that the design of the development meets good engineering**~~

Commented [MC10]: State law requires these elements, but we can get rid of these bullets if there are no locations in the city where these types of operations would be feasible or if there aren't any of these types of protected areas in or around the city.

Commented [MC11]: Taken from original code requirements

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Commented [JH12]: If you don't intend to ever have condos developed, then we can remove this.

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Commented [JH13]: The code originally had signatures for the mayor, attorney, engineer, and others. Instead, we will have a member of the land use authority (Planning Commission) sign. The state requires a single LUA to approve. However, this does not mean that the City can't require internal approvals by the engineer, attorney, etc.

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~~standards.~~

~~0. Approval of the Naples City Attorney.~~

~~Approval of the Naples City Mayor.~~

E. **Binding dedication documents**, including:

1. As applicable, formal, irrevocable offers for dedication to the public of streets, City uses, utilities, parks, easements, or other spaces.
2. If the plat is to be part of a community association, signed and binding documents conveying to the association all common areas.

F. **Other documents**, including:

~~1. Utilities. Information showing availability or plans for providing utilities to the development.~~

~~2. Zone changes. Proposed changes to existing Land Use zone boundaries or Land Use classifications, if any.~~

~~3.~~1. Agreements with adjacent owners: ~~. C~~copies of any materially relevant agreements with adjacent property owners to the proposed subdivision.

G. **Copies**, including:

1. One electronic copy of the plat in AutoCAD format (DWG or DXF), with a projection assigned to the file(s) and with the proper metadata that describes what coordinate system/projection the data is assigned to.
2. A PDF document of the complete application (including the plat and all other plans and supporting documents required by this Section).
3. Five 8.5" x 11" printed copies of the complete application, delivered to the City office, for review.
4. A copy of the plat drawn on Mylar for signing and recording. The applicant may wait to produce this recording-form copy until the Subdivision Review Committee has completed two review cycles, but in such case, the Committee need not approve the application until this copy has been produced and reviewed.

~~0. Soil report. A preliminary soil report prepared by a registered civil engineer, based upon adequate test boring or excavations (if required by this ordinance).~~

~~. The Applicant shall provide to the Planning Commission complete information about any potential geologic problems within the development area including but not limited to expandable soils, potential slide of slough areas, high ground water, etc. If no geologic problems exist in the development area, the Applicant and their surveyor/engineer shall so certify to the Planning Commission.~~

~~. The Planning Commission shall determine from the concept plan review or the Preliminary Plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed development or if~~

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Commented [JH14]: You may want to ask your engineer what format he prefers, but Autocad seems to be prefered.

Commented [JH15]: You don't have to require printed copies if you don't want to.

Commented [MC16]: Question for Jacob – Do they need to insert a timeline here, or state when in the review cycle this must be done? Or can they leave it as-is from their previous code?

~~geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.~~

~~0. Cost of infrastructure. Engineered estimates of required public infrastructure costs, broken down for improvement completion assurance purposes.~~

~~An electronic copy of all plans in PDF format.~~

~~K.~~ Payment of ~~any application processing fees required by the City.~~

H. ~~The Applicant shall pay~~ nonrefundable fees as required by the Naples City General Provision Fee Resolution for each step of the development process.

I. Notwithstanding the application requirements of this Section, the Land Use Authority may, in its sole discretion, waive any of the specific requirements found in this Section as to an application on a case-by-case basis.

~~If there is no activity within one year of the approval of the subdivision application, the application will become void and a new application will then have to be resubmitted following the subdivision rules in effect at the time of the new application.~~

C. Review.

A. The ~~Land Use Authority~~Land Use Authority shall review all subdivision applications in accordance with the requirements of this Section before approving or denying those applications.

B. The review process begins when an applicant submits a complete application.

1. The Land Use Authority shall not review an incomplete subdivision application, except to determine whether the application is complete.
2. If the Land Use Authority determines that an application is incomplete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until it is complete.
3. Within 15 calendar days after receiving a complete subdivision application under this Chapter, the City Manager or designee shall provide written notice of the proposed subdivision to the facility owner of any known water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat.
    a. To determine whether any water conveyance facility is located within 100 feet of a proposed subdivision, the City Manager or designee shall review information:
        i. From the facility owner under Utah Code §10-9a-211, using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner;
        ii. From the state engineer's inventory of canals; or

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Commented [JH17]: We recommend making the applicant pay a fixed fee plus any costs that your engineer and attorney incur when reviewing.

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Commented [JH18]: If it's helpful, we can change all the references to Land Use Authority to "Planning Commission" (assuming you leave the PC as the LUA).

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iii. From a licensed surveyor who has consulted with a representative of an existing water conveyance facility that services an area near the land the application concerns.

4. To give water conveyance facilities time to provide feedback on subdivision applications, the Land Use Authority shall not approve a subdivision application under this Chapter sooner than 20 calendar days after the applicant submits a complete application. This waiting period does not apply to revised applications the applicant may submit during the application review process.

a. A water conveyance facility owner's failure to provide comments to the Land Use Authority about a subdivision application does not affect or impair the Land Use Authority's authority to approve the subdivision application.

C. After the applicant submits a complete application, the Land Use Authority shall review and provide feedback to the applicant in a series of "review cycles."

1. A review cycle consists of the following phases:

a. Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).

b. Phase #2: The Land Use Authority reviews the application in detail and assesses whether the application conforms to local ordinances.

c. Phase #3: The Land Use Authority responds to the applicant, citing any missing requirements or areas of noncompliance and providing a detailed list of necessary revisions to the applicant. For any required modification or addition to the application or request for more information, the Land Use Authority shall be specific and include citations to ordinances, standards, or specifications that require the modification or addition and shall provide the applicant with an index of all requested modifications or additions.

d. Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authority made. The applicant must submit both revised plans and a written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. This written explanation must be comprehensive and specific, including citations to applicable standards and ordinances and an index of requested revisions or additions for each required correction. If the applicant fails to respond to a comment made by the Land Use Authority in its review, the review cycle is not complete and will remain open until the applicant addresses all comments.

Table A – Review Cycles, Hearings, and Timelines by Subdivision Use Type

Use Type	*Max Review Phases*	*Max Public Hearings*	*Town Turnaround Deadline***
	4	1	30 Business Days

Commented [JH19]: "water conveyance facilities" is limited to any secondary and irrigation water, including ditches, drains, etc. It does not include culinary water.

Commented [JH20]: This is written to give the City maximum protection against being held to the review cycles. But if you think this requirement is too much for developers, we can just require a "written explanation."

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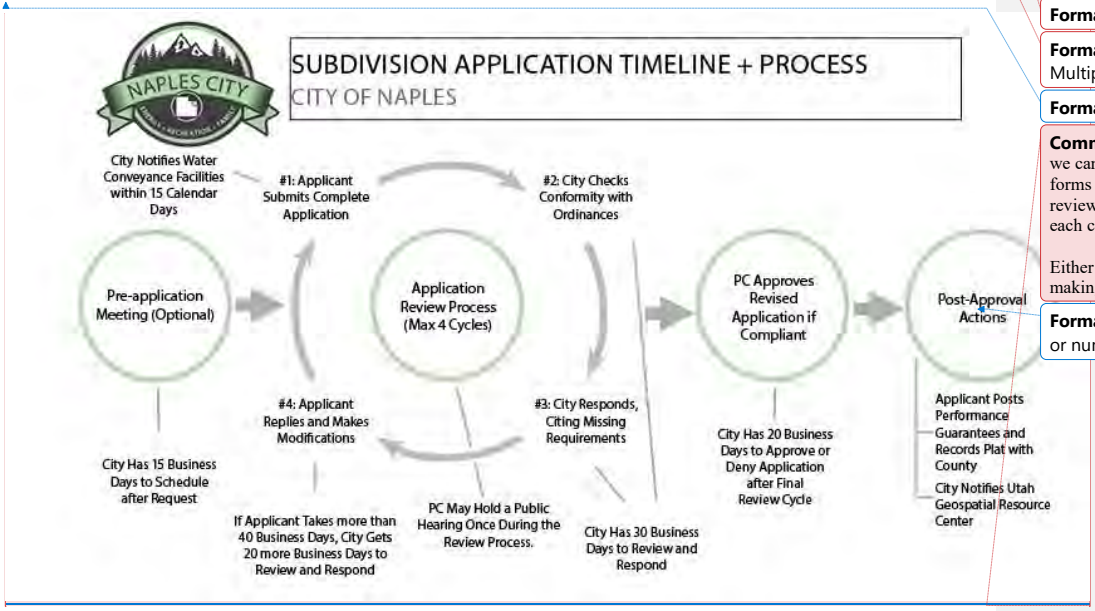
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1-2 Family Residential*	1	0	30 Business Days
All Other Uses	6	2	30 Business Days
	1	0	30 Business Days

*Includes single-family, duplexes, and townhomes.

*Describes the total time (per review cycle) the Town may take to complete both Phase #2 and Phase #3.



D. The Land Use Authority (and other City representatives or agents) shall adhere to the maximum number of review cycles and the review deadlines described in Table A, except as described below. If no further revisions are needed, the Land Use Authority may end the review process early and approve or deny the application~~A Land Use Authority shall not (nor shall any other City representative or agent) require more than four review cycles for a subdivision application under this Chapter. If no further revisions are needed, the Land Use Authority may end the review process early and approve or deny application~~.

1. This provision notwithstanding, for any subdivision application that affects property within an identified geological hazard area, the City is exempt from limits on the number of permitted review cycles and the City's deadlines for reviewing and responding (Phases #2 and #3).
2. If the applicant makes a material change to the application not requested by the City at any point in the review process, the Land Use Authority may restart the

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Commented [JH21]: There is no state-mandated rule about how applications for non-1-2 family residential applications should be run. So if you'd like, we can give the City more review cycles, longer deadlines, etc. for other uses.

Or if you want to keep it simple, we can delete this table and just explain the 30-day, 4-cycle limit in the text.

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Commented [JH22]: If you like the idea of this flowchart, we can leave it in the code and/or put it on the application forms as an instructional page. If we end up having longer review periods for other uses, then we can make a chart for each category.

Either way, we will update this flowchart once we're done making the substantive changes to the process.

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review process, but only with respect to the portion of the application that the material change substantively affects.

3. If an applicant takes longer than 40 business days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the City shall have an additional 20 business days to review and respond to the revised application (Phases #2 and #3 of the next review cycle or issuing an approval decision).
4. If an applicant takes longer than 365 calendar days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the application shall, at the option of the Land Use Authority, expire. If an application expires, the applicant must restart the subdivision application process.

E. After the ~~fourth or final~~last review cycle is complete, the Land Use Authority shall approve or deny the application within 20 days.

1. If the Land Use Authority has not approved or denied the application within 20 days after the fourth or final review, the applicant may request a final decision. After such a request, the City shall, within 10 days:
   a. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
   b. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the designated Appeal Authority.

F. After the Land Use Authority provides comments in the fourth or final review cycle, the City shall not require further modifications or corrections unless those modifications or corrections are needed to protect public health and safety or to enforce state or federal law or unless the review cycle reset due to the applicant making a material change that the Land Use Authority did not request.

1. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce state or federal law, or that arise from the review cycle being reset, the City waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.
2. The applicant shall make reasonable changes, unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate water conveyance facilities to the extent required by Utah Code §73-1-15.5.

G. The Land Use Authority may conduct only one public hearing during the review period for a subdivision application.

1. The purpose of this public hearing is to ask questions of the applicant and receive commentary on the technical aspects of the application from affected entities, interested parties, and the public.

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2. If the Land Use Authority elects to hold a public hearing, the hearing must occur before the end of Phase #3 of the last review cycle. Scheduling issues shall not extend the review and approval deadlines in this Title.

H. Other sections of this Title notwithstanding, the Land Use Authority shall approve or deny a subdivision application under this Title after reviewing a complete subdivision application as described in this Section. This singular application and review process includes the combined elements of traditional "preliminary" and "final" applications, as those terms are used in Utah Code §10-9a-604.2. For purposes of applying Utah Code §10-91-604.1(3)(a) and §10-91-604.1(9)(b), this Chapter describes a "preliminary" review and approval, with "final" approval happening automatically when the plat is recorded.

~~The approval of the applicationeach of the three steps expires after six monthsone year, unless the next step is approved within that time, or unless the Applicant submits a request for extension (not more than 1 year for each extension) and is granted such extension by the Planning Commission (see 02-03-006 C.).~~

D. **Approval and Post-Approval Actions**

A. The Land Use Authority shall approve any complete subdivision application made under this Title that complies with applicable ~~municipal~~City ordinances.

~~A.~~B. The Land Use Authority shall issue all approvals in writing and shall certify the approved plat, either by signing the plat directly or by attaching a signed certification to the plat.

C. **Phased Developments:** ~~.~~ If the subdivision application is for a phased development, the applicant shall obtain approval in phases. Each individual phase of a subdivision must have an approval from the Land Use Authority ~~recommendation from the Planning Commission and approval from the City Council for the final plat of that phase~~.

A ~~Preliminary a~~approval of an entire subdivision shall be voided if the application~~final plat~~ of a section or phase is not submitted for ~~final~~ approval within 18 months of the ~~final~~ approval of the most recently approved phase. Any change in the design of the subdivision that received ~~preliminary~~ approval will require resubmission of the plat for~~preliminary~~ approval

D. **Recording and Improvements:** The applicant shall record the approved plat with the County Recorder's Office within six months after the City approves the application, provided that the applicant has completed any improvements or posted any performance guarantee required by City ordinances or described in the approved improvement plan. The applicant shall not record the approved plat until such improvements are completed or guaranteed in compliance with City ordinances and the approved improvement plan.

1. An approved plat not properly recorded within the timeline specified in this provision is void, unless the City Council approves an extension.

E. The Land Use Authority shall submit to the Utah Geospatial Resource Center (so the subdivision can be included in the 911 database), within 30 calendar days after approving an application, either:

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Commented [MC23]: This length of time was taken from the original code requirements

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1. An electronic copy of the approved plat; or
2. Preliminary geospatial data that depict any new streets and situs addresses proposed for construction within the bounds of the approved plat.

~~The Land Use Authority shall, if requested by the Utah Geospatial Resource Center:~~

- ~~Coordinate with the Utah Geospatial Resource Center to validate the information the City submitted about the approved application; and~~
- ~~Assist the Utah Geospatial Resource Center in creating electronic files that contain the information described in the approved plat for inclusion in the unified statewide 911 emergency database.~~

~~**Notice to Affected Entities**~~

~~Within 20 15 calendar days after receiving a complete subdivision application under this Title, City staff shall provide written notice of the proposed subdivision to the facility owner of any known water conveyance facility located, entirely or partially, within 100 feet of the subdivision plat.~~

~~To give water conveyance facilities time to provide feedback on subdivision applications, the Land Use Authority shall not approve a subdivision application at least 20 days after the day on which the City mails to each facility owner the notice. This waiting period does not apply to revised applications the applicant may submit during the application review process.~~

~~A water conveyance facility owner's failure to provide comments to the Land Use Authority about a subdivision application does not affect or impair the Land Use Authority's authority to approve the subdivision application.~~

~~L.~~

~~A.~~

~~D. **Fees**~~

~~The Applicant shall pay nonrefundable fees as required by the Naples City General Provision Fee Resolution for each step of the development process.~~

~~D. **Documents Required**~~

~~The Applicant shall provide to the Planning Commission not later than the time the plat is submitted for preliminary approval the following documents:~~

~~**Utilities**~~

~~Information showing availability or plans for providing utilities to the development.~~

~~**Zone Changes**~~

~~Proposed changes to existing Land Use zone boundaries or Land Use classifications, if any.~~

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Commented [JH24]: This is technically something that the State requires municipalities to do. But if Uintah County typically takes care of this, then we can delete this section.

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Agreements with Adjacent Owners
Copies of any agreements with adjacent property owners to the proposed subdivision.

Soil Report
A preliminary soil report prepared by a registered civil engineer, based upon adequate test boring or excavations (if required by this ordinance).

Costs of Infrastructure
Engineered estimates of required public infrastructure costs, broken down for bonding improvement completion assurance purposes.

Title of Land
Evidence that the applicant is the record title owner of the land in the proposed subdivision or development.

D. **Final Plat**

0. **Final plat required after compliance with the provisions of this ordinance**
A Final Plat of the subdivision covering all or part of an approved preliminary plat shall be prepared by a licensed surveyor not in the employ of the City in conformance with the design standards and submitted within one year from the date of preliminary plat approval, unless the time is, in writing, extended by the Planning Commission. Otherwise, preliminary approval shall be void.

The Applicant shall submit to the Planning Department the Final Plat application and required fees. The Planning Department shall diligently evaluate whether the application requirements have been met and the application fees have been paid. If possible, the evaluation shall be completed within 30 days after receipt of the application and required fees.

0. **Contents, procedure and form of Final Plat.**
The Final Plat shall be on a sheet of mylar approved by the Uintah County Recorder's office. The plat shall be so drawn that the top of the drawing faces either North or West, whichever better accommodates the drawing. All lines, dimensions and markings shall be made on the mylar with waterproof black ink. The plat shall be made to a scale large enough to clearly show all details; in any case not smaller than 100 feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable. The plat shall have signature blocks for by all persons required to sign the final plat in the approved form. The final plat shall contain the following information:

0. The subdivision or development name and the general location of the

subdivision or development in bold letters at the top of the sheet.

0. A North point and scale of the drawing and the date.

0. Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.

0. The names, widths, lengths, bearings and curve data on center lines of proposed streets, alleys, irrigation lines, ditches and easements; also the boundaries, bearings and dimensions of all portions within the subdivision intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system. Each lot shall show the street address assigned thereto. In the case of corner lots, an address will be assigned for each part of the lot having street frontage. The description of the boundaries of the subdivision together with a certification by the Applicant's engineer stating that the lots described comply with the requirements of the municipality's Land Use ordinance.

0. The registered land surveyor's "Certificate of Survey" in the form required by this Ordinance.

0. The owner's Certificate of Dedication signed by all owners of any interest in the land within the development or subdivision.

0. A notary public's acknowledgment of each owner's dedication in the approved form.

0. Approval of an engineer representing Naples City.

0. The Planning Commission's approval.

0. The City Attorneys' approval.
0. The Council's approval shown by the signature of the Mayor and attested by the Recorder.

0. **Authorization to Proceed**
One copy of the approved Preliminary Plat with written conditions attached and

signed by the Chairman of the Planning Commission shall be retained by the Planning Commission and one copy shall be given to the Applicant. Receipt of the signed copy by the Applicant shall be authorization to proceed with the preparation of plans and specifications for the improvements required in the final plat. Prior to the construction of any improvements required by this ordinance, the Applicant shall provide the Planning and Land Use office with all plans, information and data necessary to install and construct the improvements. This information shall be examined by the licensed engineer representing the City and shall be approved if he/she determines them to be in accordance with the requirements of the City's ordinances. Construction of buildings shall not begin until after the final plat has been approved, and recorded with the County Recorder, and all bonding is in place. Approval of the preliminary plat does not constitute final approval of the project.

The Building Official shall ensure that development is in compliance with the final plan, and all other conditions required by the Planning Commission and City Council. After approval of the plan by the City Council, no alteration shall be made without first obtaining recommendation from the Planning Commission and approval from the City Council.

0. **Review and Recommendation by Planning Commission**

0. The Final Plat shall be submitted by the Applicant to the Planning Commission for review and recommendation. The Planning Commission shall circulate for comment and review copies of the Final Plat to all affected municipal departments and special service districts. The City Surveyor shall approve or disapprove the plat within 30 days after the plat is submitted to the Planning Commission. If he/she disapproves, he shall state to the Planning Commission the reasons for the disapproval. At the time of submission of the final plat, the Applicant shall furnish a complete set of construction plans and profiles, prepared by a licensed professional engineer, not employed by the municipality, of all existing and proposed streets within the subdivision.

0. If the Planning Commission recommends against approval of the final plat, it shall so notify the Applicant in writing stating the reasons therefore based on the ordinances of the City or the laws of the State of Utah. The written notice shall be personally delivered or sent by certified mail to the Applicant within ten days after the action by the Planning Commission. If the Planning Commission recommends against approval of the final plat, the Applicant may still submit the final plat to the City Council for approval.

0. The Planning Commission may recommend approval of a final plat subject to specified conditions.

0. The Planning Commission may recommend approval of the final plat as

submitted.

0. **Other Required Approvals**

0. The engineer representing Naples City shall approve the Final Plat and standards if he/she finds that the subdivision fully complies with the improvements required by the ordinance, and that the easements are appropriately located and that the design of the development meets good engineering standards.

0. Following approval by the Planning Commission and the engineer representing Naples City, the Applicant shall secure the approval of the City Attorney.

0. **Review and Approval by City Council**

0. After all other required approvals or recommendations, the Applicant shall take the final plat before the City Council which shall approve the plat if it finds that all fees and assessments have been paid, and that the plat fully complies with the ordinances of the City, the laws of the State of Utah, and all other conditions required.

0. The Final Plat, bearing all official approvals as above required, shall be recorded in the office of the Uintah County Recorder by the Applicant.

D. **Requirements of Language**

The form of the owner's dedication and other signature blocks shall be available at the planning office and shall be in a form approved by the City Attorney.

The City Attorney shall review the plat and determine:

. That all owners of land within the subdivision/development, as identified on a current title report from a Utah licensed title company, have signed the dedication.

. That the bond, trust account, letter of credit, trust deed, deposit, or other acceptable improvement completion assurance filed with Naples City is in appropriate form and signed by the necessary parties and is with a company legally doing business in Utah and in good standing, and is sufficient to protect the interests of Naples City.

. That the Applicant has executed the subdivision/development agreement required by this ordinance.

. That the subdivision/development plan complies with the ordinances of Naples City and the laws of the State of Utah.

D. **Fees prior to final approval.**

~~See General Provision Fee Resolution~~

~~**Approval for Six (6) Months to Record Final Plat**~~

~~If the final plat has not been recorded with the County Recorder within 6 months of final approval, the final plat must be re-submitted for recommendation from the Planning Commission and approval from the City Council.~~

~~B. **Ongoing Development Approval and Expiration**~~

~~Each individual phase of a subdivision must have a recommendation from the Planning Commission and approval from the City Council for the final plat of that phase. Preliminary approval of an entire subdivision shall be voided if the final plat of a section or phase is not submitted for final approval within 18 months of the final approval of the most recently approved phase. Any change in the design of the subdivision that received preliminary approval will require resubmission of the plat for preliminary approval.~~

~~02-31-09~~02-31-11 ACCEPTANCE OF DEDICATED STREETS AND PUBLIC IMPROVEMENTS

A. Dedication

The Applicant shall dedicate the public streets, easements and other public improvements to Naples City at the time the Subdivision Application~~Final Plat~~ is approved. The dedication shall be deemed an offer by the Applicant which shall be irrevocable. Naples City shall accept the offer of public improvements only if it finds that the Applicant has constructed, installed and maintained the public improvements required by this ordinance and that the improvements comply with the minimum requirements of this ordinance at the time of acceptance.

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B. Time of Acceptance

Unless the Planning Commission~~City Council~~ extends the time for acceptance of the public improvements, the improvements shall be deemed accepted at the expiration of one year following the completion of the public improvements. In the event the Planning Commission~~City Council~~ does not accept the public improvements, the Applicant shall be so advised in writing of the reason for the non-acceptance and shall be required to construct the improvements to City standards prior to the issuance of any building permit.

~~02-31-10~~02-31-12 GENERAL IMPROVEMENT REQUIREMENTS

The following improvements are required for all subdivisions, except those that qualify under the Agricultural Land exemption of Section 2-31-14.

A. **Scope**

This section defines the general requirements for improvements to be built by the Applicant. The improvements shall include all street improvements in front of all lots and along all dedicated streets to a connection with existing improvements of the same kind or to the boundary of the

subdivision nearest existing improvements. Layout must provide for future extension to adjacent development and to be compatible with the contour of the ground for proper drainage. All water lines, sewer lines, appropriate utilities and any other buried conduit shall be installed to the boundary lines of the subdivision.

B. **Construction Drawings**

Complete and detailed construction plans and drawings of improvements shall be submitted to the engineer prior to commencing construction. Construction shall not be started until plans have been checked and approved by the engineer.

For the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size and style, the following is required:

A. The construction plans shall be submitted in triplicate. Two sets shall be retained by the engineer and one set shall be returned to the Applicant with approval mark of the engineer.
B. The approved set shall be available at the construction site.
C. These plans and designs shall meet the standards defined in the specifications and drawings hereinafter outlined. The minimum information required on drawings for improvements are as follows:
    1. All drawings and/or prints shall be clear and legible and conform to good engineering and drafting practice. Size of drawings shall be 22" x 34" (trim line) with one-half inch border on top, bottom and right sides, left side one and one-half inches.
    2. North Arrow.
    3. Scale and elevations referenced to U.S.G.S. datum.
    4. Stationing and elevations for profiles.
    5. Name of City
    6. Project Title (Subdivision, etc.)
    7. Specific Type and Location of Work
    8. Space for Approval Signature of Engineer and Date
    9. Name of Engineer or Firm Preparing Drawings with License Number
    10. Curb and gutter, drains and drainage structures, sidewalks and street surfacing shall show:
        a. An appropriate scale of no more than 1":100'.
        b. A plan view, profile, and cross-section for the roadways.
    11. Drainage System Plans
        a. The drainage system shall be designed to consider the drainage basin as a whole and shall accommodate not only runoff from the subdivision area, but also where applicable the system shall be designed to route the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands downstream.
        b. All proposed surface drainage structures shall be indicated on the plans.
        c. All appropriate designs, details, and dimensions needed to clearly

explain proposed construction materials and elevations shall be included in the drainage plans.

d. The storm drainage system must be engineered to retain on-site storm water for 125% of a 2 hour, 100-year storm over the impervious area.

02-31-1102-31-13 IMPROVEMENT COMPLETION ASSURANCE

A. **Required improvements.**

The improvements required by this ordinance apply to all developments and owners/developers and to all persons that have or receive any interest in any land which is located within a subdivision, development, proposed subdivision, or proposed development.

B. **Improvements made prior to recording approved~~final~~ plat.**

The improvements required by this ordinance shall be constructed, installed and maintained by the Applicant and inspected and accepted by the City prior to recording the approved~~final~~ plat, unless the construction, installation, and maintenance is guaranteed in the manner provided in this ordinance. Improvements shall not be installed or constructed until their location and specifications have been approved by the engineer representing Naples City.

C. **Guarantee of performance.**

In lieu of completion and acceptance by the City Council of the improvements required by this ordinance before approval of the ~~final~~ plat by the City Council, the Applicant may provide funds to guarantee that the installation and construction of the required improvements shall be completed , inspected and approved by the City within two years from the date of approval of the ~~final~~ plat and that the improvements shall be maintained in a state of good repair free from defective material or workmanship for a period of 24 months from the date of completion by one or more of the following methods:

1. **Bond**

Applicant may file with the City Recorder a bond payable to the City with a corporate surety, licensed and in good standing in Utah and approved by the City Council and the City Attorney, in an amount equal to one hundred ten~~venty~~ percent(112~~0~~%) of the cost of improvements not previously installed, as estimated by the engineer representing Naples City. The bond shall guarantee that all improvements required by this ordinance shall be installed as required herein and that the improvements shall be maintained in a state of good repair free from material or workmanship defects for a period of 24 months from the date of completion. The bond shall be irrevocable and shall provide for the payment of the funds therein to the City in the event of default or any failure by the Applicant to install the improvements as required herein and in the development agreement.

2. **Trust Account**

Applicant may deposit in a trust account payable to and controlled by the City with a bank, credit union or savings and loan institution doing business in Utah and licensed and in good standing with the Utah Department of Financial Institutions and insured by the applicable federal agency (FDIC, FSLIC etc) an amount of money equal to at least 112~~0~~% of the cost of the improvements. The costs of the improvements shall be determined by the engineer representing Naples City. The trust account agreement shall be approved by the City attorney

and shall be signed by the Applicant, the City and the bank and shall provide for the payment of the funds therein to the City in the event of default or any failure by the Applicant to install the improvements as required herein and in the development agreement. The agreement shall also guarantee that all improvements required by this ordinance shall be installed as required herein and that the improvements shall be maintained in a state of good repair free from material or workmanship defects for a period of 24 months from the date of completion.

3. **Irrevocable letter of credit.**
   Applicant may deliver to Naples City an irrevocable dedicated letter of credit payable to the City from a bank, credit union or savings and loan institution doing business in Utah and licensed and in good standing with the Utah Department of Financial Institutions and insured by the applicable federal agency (FDIC, FSLIC etc) which letter shall in an amount of money equal to at least 11~~2~~0% of the cost of the improvements. The costs of the improvements shall be determined by the engineer representing Naples City. The letter of credit shall be approved by the City attorney and shall provide for the payment of the funds therein to the City in the event of default or any failure by the Applicant to install the improvements as required herein and/or in the development agreement.
   The letter of credit shall also guarantee that all improvements required by this ordinance shall be installed as required herein and that the improvements shall be maintained in a state of good repair free from material or workmanship defects for a period of 24 months from the date of completion.

D. No lot or portion of a subdivision may be approved, recorded, sold or conveyed until all required improvements have been completed or until City has accepted and received financial guarantees to assure adequate performance and completion.

E. The Applicant shall be and remain responsible for completion of the required improvements and for the quality of the materials and workmanship. In no event shall the City be responsible to pay any bills incurred by Applicant. City shall have no responsibility to install improvements or expend any funds not paid for by the financial guarantees set forth herein.

F. The City may require the Applicant to record notice on the development that until all required improvements have been installed and approved and accepted by City, no building permit shall be issued for any structure in the development and no person shall be allowed to occupy any structure therein.

G. **Default: Criminal penalty**. In the event the Applicant defaults in any performance required by this ordinance or the development agreement or the bond or trust account documents, the City Council may declare the trust account or bond funds forfeited and the City may install, or cause to be installed, the required improvements using the funds thus obtained. This shall not relieve the Applicant from liability for the performance of all obligations required by this ordinance. Failure by the Applicant to complete the improvements required herein within the time established by this ordinance shall be a class B misdemeanor as to each lot sold or conveyed to a third party.

H. **Partial Releases of Funds.** Subject to the improvement assurance documents approved by the City and City Attorney, at such times as the City inspects and approves the improvements installed by the Applicant and upon written approval from the City, the obligation of the

improvement assurance may be reduced in proportion to the costs of installation of the improvements that have been inspected and approved by the City. In no case shall more be released from the improvement assurance for the completion of each item of work shown on the detailed breakdown of costs than is attributed to that item of work.

I. Approval of partial payment from a trust account or reduction in other improvement assurance must be in writing and is conditioned upon the City receiving, on a form approved by the City, proof of completion of the work and, in the event of partial payments, a signed Utah Conditional Waiver and Release upon progress payment in the form approved by the City Attorney.

J. **Final disposition and release.** The Applicant shall remain responsible for the quality of all materials and workmanship.

1. At the completion of the work, the Applicant shall submit a sworn declaration that all improvements have been completed and installed in accordance with the ordinance, plans, plat, development agreement, etc.
2. Upon receipt of the declaration, the engineer representing Naples City and/or public works department, shall make a preliminary inspection, of the improvements, and shall submit a report to the City Council, setting forth the conditions of such facilities. If all liens are paid, and other conditions thereof are found to be satisfactory, the City Council shall release the remaining portion of the bond, trust account, or letter of credit or other assurance, except that an amount equal to ten percent (10%) of the cost of the improvements as installed shall be retained for two years as set forth herein as an improvement assurance guarantee to warranty the materials and workmanship.
~~1.~~3. If the conditions of material or workmanship shows unusual depreciation or does not comply with the acceptable standards of durability; or if any outstanding liens are not paid, the City Council may declare the Applicant in default.

K. **Maintenance.** The Applicant shall, during the improvement assurance warranty period, maintain all of the improvements in the subdivision in good condition and free from defects in materials and workmanship. During the warranty period, the City may provide routine maintenance of public improvements such as snow removal and cleaning, which has been dedicated to and accepted by the City.

L. **Warranty of Improvements**

1. The Applicant shall warrant and guarantee that the improvements provided hereunder, and every part thereof, will remain in good condition for a period of two years after the date of the construction completion inspection report by the engineer and agrees to make all repairs to and maintain the improvements and every part thereof in good condition during that time with no cost to the City.
2. The engineer shall determine when repairs or maintenance are required for improvements which have not been accepted by the City. Unless unreasonable, arbitrary or capricious, the engineer's decision shall be binding on the Applicant.
3. The improvements required hereby extend, but are not limited to, the street base, and all pipes, joints, valves, backfill and compaction as well as the working surface, curbs, gutters, sidewalks, and other accessories which are or may be affected by the construction operations. Whenever, in the judgment of the engineer, the work needs repair,

maintenance, or rebuilding, he shall cause a written notice to be served the Applicant and thereupon the Applicant shall undertake and complete such repairs, maintenance or building.

4. If the Applicant fails to do so within ten days from the date of the service of such notice, the engineer shall have such repairs made and the costs of such repairs shall be charged to the Applicant with an additional 25% of the cost of the repairs levied in addition thereto for stipulated damages resulting from such failure on the part of the Applicant to make the repairs.
5. The Applicant shall be responsible for all of the repairs of the improvements during the improvement assurance warranty period and shall promptly, at its own expense, make all necessary repairs and correct all discovered defects. If, at the end of the warranty period, the improvements comply with the requirements of this ordinance and applicable City codes, the City shall give its final written approval and acceptance of the improvements and shall fully release the improvement assurance warranty commitment. If at or prior to the end of the warranty period, the improvements fail to comply with this ordinance and the standards of construction of the City, the City shall notify the Applicant in writing of such defects. The Applicant shall have not more than sixty (60) days to correct the defects to the improvements. If the defects are not corrected to the satisfaction of Naples City within the sixty (60) day period, then the City shall be entitled to disbursement of the retained warranty assurance funds.
6. Warranty Assurance Duration. The Planning Commission has determined that a period of less than two (2) years would be inadequate to protect the public health, safety and welfare of the community due to the potential unstable soil conditions in the subdivision or development area and due to the extreme fluctuations in climatic conditions that exist in the Uintah Basin when rendered impracticable the discovery of sub-standard or defective performance within a one (1) year period. Therefore, the warranty assurance period shall be two (2) years from date of final completion and inspection by Naples City. Prior to final release, the Applicant must provide evidence of final payment on the Utah Labor and Release form from all contractors, subcontractors, and materialmen providing work on the development.

M. **Default on ~~two year~~two-year warranty.** In the event the Applicant is in default, or fails or neglects to satisfactorily repair and maintain the required improvements during two (2) years from the date of approval and acceptance of the improvements by the City Council, or to pay all liens in connection therewith, the City Council may declare the bond, or escrow or other assurance, forfeited, and the City may repair or cause the required improvements to be repaired, using the proceeds from the collection of the bond, escrow or other assurance, to defray the expense.

N. **Release.** After a period of two (2) years from the completion and acceptance of all required improvements, the City shall release, at the request of the Applicant, the remaining ten percent (10%) of the escrow, or other assurance, provided the required improvements do not show unusual depreciation and all improvements are installed as required and are operational and the Applicant and the development are in compliance with all requirements of the ordinance,

development, plan, trust account agreement, etc.

~~02-31-11 EXCEPTIONSSINGLE LOT AND MINOR SUBDIVISIONS~~

02-31-14

Where unusual topographic or other exceptional conditions exist, the Land Use Authority may vary the requirements of this Title, provided that such variations will not impair the intent of this Title.

Agricultural Land

A. Applications to subdivide agricultural land are exempt from the plat requirements (but not the other application requirements) if the resulting parcels:
   1. Qualify as land in agricultural use under Utah Code §59-2-502;
   2. Meet the minimum size requirement of applicable City land use ordinances; and
   3. Are not used and will not be used for any nonagricultural purpose,

B. For subdivision applications for which this exception applies, an applicant may submit to the City—in place of a plat—a record of survey map that illustrates the boundaries of the parcels.

C. If the City approves a subdivision application based on a record of survey map, the applicant shall record the map, signed by the City, with the County Recorder's Office. This shall be done in the same manner as is done for a plat under Section 2-31-10(D)(D).

D. If a parcel resulting from a subdivision under this exception ever ceases to be used for agriculture, the subdivision shall become invalid. The City may, in its discretion, impose the penalty in Section 2-31-04 and/or require a subdivision amendment before issuing a building permit.

Minor Subdivisions

A. Applications to subdivide land are exempt from the plat requirements (but not the other application requirements) if the subdivision:
   1. Results in no more than eight parcels;
   2. Is not traversed by the mapped lines of a proposed street, city easement, or any other land required for public purposes;
   3. Has been approved by the culinary water authority and the sanitary sewer authority; and
   4. Is located in a zoned area.

B. For subdivision applications for which this exemption applies, an applicant may submit to the City~~–~~, ~~-~~in place of a plat,~~–~~ both:
   1. A record of survey map that illustrates the boundaries of the parcels; and
   2. A legal metes-and-bounds description that describes the parcels illustrated by the survey map.

~~A.~~C. If the City approves a subdivision application based on a record of survey map and metes-and-bounds description, the applicant shall record the map and description, signed by the City, with the County Recorder's Office. This shall be done in the same manner as is done for a plat under Section 2-31-10(D)(D), except that the City shall also provide the notice required in Utah Code §10-9a-611(1).

~~A. The City shall approve the applicationPreliminary plat if it is found to be in~~

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Alternatively, we can get rid of this requirement and just let the PC waive certain application requirements for small subdivision applications.

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~~accordance with the standards and criteria specified in this ordinance and all other ordinances of the City including, but not limited to, the Land Use Ordinance, Master Street Plan, the General Plan, building codes and Master Park Plan.~~

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Development Agreements

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A. Subdivisions platted in a valid development agreement are exempt from the application requirements and review and approval requirements (Section 2-31-10) of this Chapter.

B. Clauses in a valid development agreement with the City superseded all conflicting requirements in this Title, except where a clause in the development agreement poses a substantial danger to the health and safety of City residents.

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~~Objectives:~~

~~The purpose of this section is to streamline the process of approval for single lot and minor subdivision proposals. Owners of property in any zone who make a proposal for a single lot or minor subdivision shall make application through the Land Use Administrator's office.~~

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~~Prior to subdivision or development of Land, the Applicant shall:~~

~~**0.** Submit an application with a Concept Plan to the Land Use Administrator's office. The Land Use Administrator shall review application and Concept Plan under plat and shall advise the Applicant of possible problems with the proposed single lot subdivision within 30 days after receiving the initial application documents. The approval of the Concept Plan shall not constitute approval of the Preliminary Plat or Final plat. If disapproved, the Land Use Administrator shall express the reasons in writing to the Applicant in a timely manner.~~

~~**0. Submission of Preliminary Plat.**~~

~~After approval of the Concept Plan, the Applicant shall submit five (5) copies of the proposed preliminary plat to the Land Use Administrator's office. The Land Use administrator shall circulate for comment and review copies of the proposed preliminary plat to all affected departments and divisions of the City government and to any districts which provide services.~~

~~**0. Land Use Administrator's Approval**~~

~~**. Conditions of approval.**~~

~~The Land Use Administrator shall approve the Preliminary plat if it is found to be in accordance with the standards and criteria specified in this ordinance and all other ordinances of the City including, but not limited to, the Land Use Ordinance, Master Street Plan, the General Plan, building codes and Master Park Plan.~~

~~. The Land Use Administrator shall determine from the review of the Concept Plan or the Preliminary Plat any possible need for environmental Impact analysis, which would take into~~

~~account the soil, slope, soil erosion, sedimentation control, vegetation, waterways, drainage and other geological characteristics at the site. If the site requires substantial, clearing, grading earth moving to develop the site, the Administrator shall require the applicant to provide control plans and specifications prepared by a Utah Registered Civil Engineer.~~

~~The Land Use Administrator shall within 30 days after the Preliminary Plat had been filed with the Land Use office either approve or disapprove the Preliminary Plat based on compliance with the municipal ordinances.~~

~~a. Authorization to proceed with development and the Single lot subdivision is permitted once one (1) copy of the approved final plat with the written conditions has been signed by the Land Use Administrator, City Attorney, Ashley Valley Water & Sewer, and licensed surveyor, and engineer representing Naples City if engineering work is required, and has been recorded and is stamped with the date and file number at the County Recorder's office, and has been filed with the Uintah County Surveyor's office. A recorded copy must be filed with the Naples Land Use Administration office. If the Final plat has not been recorded within a 12 month period, the Final plat must be submitted for approval to the Land Use Administrators office.~~

~~a. **Fees**~~

~~See general provisions fee resolution. The Applicant shall pay a non refundable plan check fee for each lot. The fee shall be paid on or before the date the Preliminary plat is submitted for Final approval.~~

~~a. Final Plat Form~~

~~The Final plat shall be prepared by a licensed surveyor hired by the Applicant. The form of the plat shall follow the Major Subdivision Plat provisions where applicable. See Standards for Final Plat. (02-31-008 G. 2.)~~

~~a. All improvements necessary for the development of the subdivision lots shall be installed at the expense of the Applicant.~~

~~a. Notice to public not required unless determined to be necessary by the Land Use Administration Office.~~

~~a. Minor subdivisions are only permitted on existing roads. When the properties are subdivided, the portions of the properties that lie upon an existing public street shall not be required to be dedicated or deeded to the City.~~

02-31-15 LOT LINE ADJUSTMENTS

A. ~~The fee owners of two parcels~~ Property owners may adjust their lot lines and record the amendment without a subdivision amendment. Such a petition shall include

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1. A record survey map and a metes-and-bounds description showing the adjustment.
2. An explanation of the reason for the adjustment.
~~1.~~3. Signatures from all the parcel owners involved in the adjustment.
4. Signatures from the City Attorney, Ashley Valley Water & Sewer, a licensed surveyor, and an engineer representing Naples City if engineering work is required.
5. A map indicating the present lot boundaries and the boundaries as they will be upon completion of the lot line adjustment.
6. A legal description of both affected properties describing the lots as they will exist after the lot line adjustment.
7. Any other information the Planning Commission requests.

B. If the adjustments will not result in a violation of a land use ordinance or an adverse development condition, the Planning Commission shall approve the petition. The lot line adjustment shall not result in a remnant piece of land that did not exist previously. Lot adjustments that are recorded and do not meet the above conditions shall be considered a violation of this ordinance.

C. If the adjustment is approved, the Planning Commission shall sign the record of survey map and accompanying metes-and-bounds description, and the petitioner shall record the document in the County Recorder's Office.

1. Upon approval the legal descriptions from the applicant shall be recorded at the ~~Garfield~~Uintah County Recorder's Office as an amendment to existing parcels or subdivision plat as appropriate. The lot line adjustment shall not be considered complete until this action is taken and a copy is received by the City.

02-31-16 AMENDING A SUBDIVISION

A. The Planning Commission may vacate a subdivision or a portion of a subdivision by enacting an ordinance to that effect that describes the subdivision or the portion being vacated and recording that ordinance in the County Recorder's Office.

B. A property owner or agent of a property owner may correct minor typographical or clerical errors in a document of record by filing with the County an affidavit or other appropriate instrument. This provision does not apply to changing the name of a subdivision, which requires a material amendment described in the following provisions.

C. A fee owner of land in a platted subdivision may request a material subdivision amendment by filing a written petition with the Planning Commission. This petition must meet all the requirements for a subdivision application specified in Section 2-31-10(B), with the following changes:

1. The plat (or the record of survey map, if applicable) should:
   a. Depict only the portion of the subdivision that is proposed to be amended;
   b. Include a plat name distinguishing the amended plat from the original plat;
      i. Subdivision names need to be unique within County records.
      ii. The only way to change the name of a subdivision plat is through an amendment (recorded declarations/other documents purporting to change the name are void).
   c. Describe the differences between the amended plat and the original plat;

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d. Include references to the original plat; and

e. Meet all the other plat requirements specified in Section 2-31-10(B).

2. The petition must additionally include the name and address of each property owner affected by the petition and the signature of each of those property owners who consent to the petition.

3. The petitioner must include with the petition envelopes addressed to each property in the subdivision.

D. Upon receipt of an amendment petition, the Planning Commission (or City staff, as delegated) shall provide notice of the petition to:

1. Each utility provider that services a parcel of the subdivision. The City shall not approve an amendment petition until at least 10 calendar days after noticing these utility providers. The City may notify the utility providers in any effective manner (email, mail).

2. Each property owner in the subdivision. The City shall notify these property owners by mail.

E. The Planning Commission shall hold a public hearing, before approving an amendment petition, and within 45 calendar days after the day on which the petition is submitted if:

1. A property owner objects in writing to the amendment within 10 days of the City notifying the property owner by mail, or

2. Not ever property owner in the subdivision has signed the revised plat.

F. Notwithstanding Section 2-31-16(E) the Planning Commission need not hold a public hearing if notice has been given to adjoining property owners in accordance with any applicable local ordinance and the petition seeks to:

1. Join two or more of the petitioner's contiguous lots;

2. Subdivide one or more of the petitioner's lots;

3. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;

4. On a lot owned by the petitioner, adjust an internal lot restriction imposed by the local political subdivision; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as a common area.

G. If the Planning Commission approves the amendment petition, it must be signed by the Planning Commission and signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended. Then the petitioner shall record the plat, subject to the completion or guarantee of any improvements, as described in Section 2-31-11, 2-31-12, 2-31-13, and 2-31-19.

H. Any amendment petition the Planning Commission approves must identify and preserve any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

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An Applicant shall develop a subdivision/development in an orderly manner and in such a way that the required improvements will be continuous and all of the improvements will be made available for the full, effective and practical use and enjoyment by the purchaser, grantee, assignee, transferor or lessee of any of the lands within the development.

~~02-31-13~~02-31-18 DESIGN STANDARDS, AREA AND ACCESS REQUIREMENTS

A. **Minimum area of subdivision**
There shall be no minimum area for a subdivision, except as required to meet the minimum lot size requirements, as provided in the Land Use ordinance for the area in which the subdivision is located.

B. **Access**
It shall be the responsibility of the Applicant to provide the proper road access to the subdivision as required in this ordinance. The mere existence of a road or right-of-way to the proposed subdivision does not mean that adequate access exists. The Applicant shall follow the requirements of the International Fire Code – Appendix D: Fire Apparatus Access Roads.

C. **Relations to adjoining street systems**
Owners/Developers shall locate access streets within the subdivision so that the streets connect with existing public streets. Reasonable effort should be made to locate and design streets so that the adjoining land is not adversely impacted.
Half streets on the boundary of a subdivision are prohibited.

D. **Angle of minor streets**
Minor streets shall approach the major or collector streets at an angle between 80 and 100 degrees.

E. **Streets to conform to Master Street Plan**
Master and collector streets shall conform to the width designated on the master street plan wherever a subdivision is in an area for which a major street plan has been adopted. For territory where such street plan has not been completed at the time the subdivision application~~preliminary plan~~ is submitted to the Planning Commission, major or collector streets shall be provided as required by the Planning Commission, with minimum easement widths of 80 feet for major streets and 66 feet for collector streets.

F. **Minimum street width**
Streets shall have a minimum width of 40 feet of asphalt. All streets and alleys must conform to the requirements detailed in the 2009 International Fire Code, Appendix D – Fire Apparatus Access Roads.

G. **Alleys**
Alleys shall have a minimum width of 26 feet of asphalt and shall only be one direction. Alleys shall not be permitted in the following residential zones: R-1, R- 2, RA-1, RA-2, and R-S. The maximum length of an alley shall only be 700 feet. A snow removal easement shall be engineered into the design of the alley. There shall be no parking within an alley.

H. **Cul-de-sacs**
Maximum cul-de-sac (dead end street) length shall be no more than 500 feet. Dead ends over 150 feet in length must be terminated by a turnaround not less than 100 feet in diameter. See the

International Fire Code, Appendix D – Fire Apparatus Access Roads for examples of allowed turnarounds. If surface water drainage is into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead-end street, an adequate temporary asphalted 110-foot diameter turning area shall be provided at the dead end thereof to remain and be available for public use so long as the dead end exists. A temporary cul- de-sac is only allowed for a period of 8 years.

I. **Easements**

The Applicant shall set aside easements of at least 10 feet in width for utilities access to each lot.

J. **Service roads**

Service roads paralleling major streets shall be required unless the Planning Commission approves double frontage lots which may back onto major highways or collector streets as designated on the major street plan. Where lots back onto a major highway or collector street, a buffer planting strip of trees or shrubs shall be provided at a width of ten feet or wider, but in no case less than ten feet.

K. **Protection strips prohibited**

Protection strips are prohibited. Plats shall not be approved where a proposed subdivision/development plat or any proposed or actual street to the subdivision/development cuts off access to the proposed or actual street by adjacent property owners.

L. **Blocks**

1. **Length and Walkways**

   Blocks shall not be longer than 1,300 feet. Dedicated walkways five feet wide may be required in the middle of blocks. Where a walkway is required, the Applicant shall surface the full width of the walkway with concrete or asphalt and install a chain link fence at least four feet high on each side, the full length of the walkway. The chain link fence shall be owned and maintained by the property owner on whose property the fence is located.

2. **Width**

   Blocks shall be at least two building lots wide

M. **Lots**

All lots shown on the subdivision plan shall conform to the minimum requirements of the Land Use ordinance for the zone in which the subdivision is located, and to the minimum requirements of the engineer representing Naples City and Ashley Valley Water and Sewer for sewage disposal. The minimum width for any residential building lot shall be as required by the Land Use ordinance.

1. All lots shall abut a dedicated street, a public street, or a street which has become public by right of use. Streets shall be at least 40 feet wide (asphalt). In the event a lot abuts a public right-of-way created by use, the owners/developers shall improve the right-of-way to the standards required by this ordinance.
2. Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
3. All remnants of lots less than minimum size left over after subdividing a larger tract shall

be added to adjacent lots rather than allowed to remain lot remnants.

4. Where the land in a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be held in either single or joint ownership before approval of the ~~final~~ plan and such ownership shall be recorded in the office of the county recorder.

N. **Future Roads**

Section lines and quarter section lines shall be reserved for public roads, unless otherwise designated on the master road plan, or unless such location is determined to be unnecessary for future road purposes by the Planning Commission. The minimum easement width of 66 feet total, and 33 feet on each side of section lines will be required. See Master Road Map for all road easements.

O. **Street Grades**

Minimum street grades of a .5 percent will be required, with the maximum grade being 7 percent for collector streets, and 10 percent for minor streets. Where the observance of this standard is unfeasible, the Planning Commission shall have the power to grant an exception, when special pavement surfaces and adequate leveling areas are installed, or, in the opinion of the Planning Commission, the best subdivision of the land is thereby secured.

P. **Street curves**

Where the street lines within a block deflect from each other at any one point more than ten (10) degrees, there should be a connecting curve. The radius of the curve for the inner line should not be less than three hundred fifty (350) feet for major streets, two hundred fifty (250) feet for an important neighborhood street, and one hundred fifty (150) feet for minor streets.

~~02-31-14~~02-31-19 SUBDIVISION IMPROVEMENTS

A. **Time of construction**

The improvements required by this ordinance shall be installed, approved and accepted prior to recording the approved~~final~~ plat, except as provided in this ordinance. Improvements shall not be installed until the location and specifications are approved by the engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the surfacing of streets and the installation of road base, curbs, gutters, and sidewalks.

B. **Streets on property of other public agencies or utility companies**

Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement, and maintenance of such streets shall be obtained from the public agency or utility company.

C. **Street improvements.**

All streets shall be constructed by the Applicant in accordance with the standards, rules, and regulations of this ordinance.

D. **Curbs, gutters, and sidewalks**

Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the Applicant in all subdivisions except the rear of those lots which back on major streets and are not permitted

access to such streets. After approval~~recommendation~~ by the Planning Commission, ~~the Cit Council may~~the Planning Commission may waive sidewalk requirements on streets which exceed an average grade of ten percent between intersections, and may do so in subdivisions where the average lot width exceeds 200 feet at the front building setback line and/or the average lot area exceeds 50,000 square feet.

The design for curb and gutter in Residential subdivisions shall be either high back or modified high back according to UDOT standards. Curb and gutter design in commercial zones shall be high back. The design for curb and gutter in Industrial zones shall be either high back or modified high back.

E. **Water supply**

A culinary water supply, which must be approved by Tri-county Health Department, shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of Ashley Valley Water and Sewer District. Where an approved public water supply is available, the Applicant shall install water mains and service lines or laterals from such mains to each lot within the subdivision prior to the installation of road base, surfacing, curbs and gutters, and sidewalks.

F. **Fire hydrants**

Fire hydrants shall be installed by the Applicant at locations determined by the engineer representing Naples City and the City of Naples Fire Department.

G. **Sewage disposal**

Individual sewer disposal systems or public disposal facilities shall be provided and must meet Ashley Valley Water and Sewer District and state codes and regulations for each lot in the subdivision. Where a public sanitary sewer is available within 300 feet of the subdivision at the time of recording the approved~~final~~ plat, the Applicant shall connect with such sanitary sewer and provide sewer mains and extend laterals from the main sewer line to each lot in the subdivision prior to the installation of the road base, surfacing, curbs, gutters and sidewalks, unless waived by the council.

H. **Surface water**

The Applicant shall design, construct and install a storm water drainage system within the subdivision which shall be constructed of materials and according to the specifications of the master storm drain plan and according to generally accepted engineering standards based on 125% of a 2 hour, 100 year storm. Each phase of a subdivision shall be connected during construction to a storm water retention system sufficient to retain storm water for that phase. The storm water retention system may consist of one or more storm water retention areas. Each phase of a subdivision must have its own storm water retention area, unless the storm water retention area of that phase is combined with the storm water retention area of another phase. If the storm water retention area is used for multiple phases, then the combined storm water retention area must be designed to retain storm water for all phases that use that storm water retention area. For residential subdivisions, the storm drainage system and area shall be provided by the owner/developer and maintained in one or more of the following ways:

1. Establish a homeowners association with the proper documents and funding mechanism, including the articles of incorporation and bylaws and CC&Rs, to own and maintain the

storm water retention area and system for storm water runoff control purposes. This requirement for owning and maintaining the storm water retention area and system is only the minimum requirement and reason for the homeowners association to exist. The homeowners association may have additional rules, regulations, and purposes. OR

2. If the storm water retention area and system is entirely on the surface and not underground, then the owner/developer shall, in lieu of an HOA, set aside an area approved by the City Council within the Subdivision engineered to retain the water as required by this ordinance, which may be privately owned. If not a common area, the retention pond/area shall be established by recorded easements and covenants and restrictions that run with the land and that require the owner of the land to maintain the area as designed and at its expense and to make any repairs or improvements as needed over the years to effectuate the purpose of the water retention facility. The owner shall be required to hold the City harmless from any damage or expense related to repairs or maintenance or from damage caused by failure of the system, in perpetuity. The area shall also be identified on the plat and the recorded documents shall be approved by the City Attorney as to form and effect. The following requirements must also be met for this option to be used:
    a. A solid, free-standing, permanent sign must be located on the property within 10 feet of the storm water retention area. The sign must be visible when viewed from the storm water retention area. The bottom of the sign must be between 3 feet from the ground level at the base of the sign. The sign must be 2 feet wide and 1 foot tall. The cap height, measured as the distance from the imaginary line upon which the letters in a font appear to rest to the top of the uppercase letters, must be at least 1 inch for all words on the sign. The sign must have the following language permanently written on it: “The storm water retention area located on this property shall be maintained by the owner(s) of the same property. For more information, see book __ page _of the Uintah County Records. This sign may not be removed or altered under penalty of law.”
    b. The following language must be written on the recorded subdivision plat with a reference in the legend indicating the private property containing the storm water retention area: “The storm water retention area located on this property shall be maintained by the owner(s) of the same property.” OR
    c. In lieu of options a.~~#1~~ and b.~~#2~~, if the storm water retention area is built under a public road with drain boxes that are accessible for maintenance, then Naples City will be responsible for ongoing maintenance of the storm water retention area. Refer to the Naples City developer’s packet for storm water system specifications.

I. **Drainage system plans –** (See 02-31-010 B. 3. g.)

J. **Fences**

Fences shall be installed along the perimeter of a subdivision/development when the

Planning Commission determines such fence is necessary to protect adjacent lands or the residents of the subdivision/development.

K. **Landscaping**
The Planning Commission and/or City Council may require an Applicant to provide ground cover where it determines that soil erosion may be a problem or that surface water may flood portions of the city or damage city property, or to prevent the growth of noxious weeds which may become a nuisance or fire hazard or endanger public health. It may specify the types of ground cover.

L. **Monuments**
Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. Monuments shall be of a type approved by the engineer. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.

M. **Street signs**
The Applicant shall furnish and install all necessary street signs in accordance with city specifications and UDOT standards. (See 02-16 Sign Regulations)

N. **Street names**
New street names should not duplicate those already existing. Before the street is named, the proposed name must be submitted to and approved by the Planning Commission.

O. **Private lanes, driveways, and accesses**
All private lanes, driveways, accesses, etc. that connect to a public street shall be paved starting from the public street to a line not less than 25 feet away from the public street. The entire width of the private lane, driveway, access, etc. must be paved.

P. **Street Lighting**
1. Street lights shall be installed at each intersection within or abutting the subdivision.
2. Street lights shall have a minimum and maximum distance apart as follows:

Zoning	Minimum distance	Maximum Distance
Residential	150 feet	350 feet
Commercial	100 feet	250 feet
Industrial	150 feet	400 feet

3. Street light poles shall have a minimum and maximum height as follows:

Zoning	Minimum Height	Maximum Height
Residential	20 feet	25 feet
Commercial	20 feet	35 feet
Industrial	30 feet	40 feet

4. Street light poles shall be steel or other material as approved by Naples City.
5. All street lighting shall be provided with underground circuitry as detailed by Naples City and the local electric utility company's specifications.

6. All street lighting installation must be completed before occupancy in the subdivision phase is allowed by Naples City.
7. All residential street lighting shall be type 2 distribution and full cut-off dark sky compliant.
8. Street lights located along public right-of-ways shall be dedicated to Naples City and metered under the ownership of Naples City.
9. Street lamps shall have maximum lumens as follows:

Zoning	Maximum Lumens
Residential	5,000
Commercial or Industrial	8,000

10. Street lamps shall only be LED or induction lighting.

~~02-31-15~~02-31-20 **INSPECTION**

All construction work involving the installation of improvements in subdivisions and developments shall be subject to inspection by the City of Naples. Certain types of construction shall have continuous inspection while others may have only periodic inspections.

A. Continuous inspection shall be required on the following types of work:
   1. Laying of street surfacing.
   2. Pouring of concrete for curb and gutter, sidewalks and other structures.
   3. Laying of sewer pipe, drainage pipe, water pipe, valves, hydrants and testing.

B. Periodic inspections shall be required on the following:
   1. Street grading and gravel base
   2. Excavations for curb and gutter and sidewalks
   3. Excavations for structures
   4. Trenches for laying pipe
   5. Forms for curb and gutter, sidewalks and structures

C. On construction requiring continuous inspection, no work shall be done except in the presence of the inspector

D. **Requests for inspection**

Requests for inspections shall be made to the City by the person responsible for the construction. Requests for inspection on work requiring continuous inspection shall be made three days prior to the commencing of the work. Notice shall also be given one day in advance of the starting of work requiring periodic inspection.

E. Construction completion inspection

An inspection shall be made by the engineer representing Naples City after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of 30 days of the date of the inspection report of the engineer representing Naples City defining the faulty or defective work.

F. Inspection of Water and Sewer Improvements

The Applicant shall arrange for the inspection of water and sewer improvements through Ashley Valley Water and Sewer Improvement District.

02-31-017 DEVELOPMENT COSTS

The cost of all improvements, which are required under the provisions of this ordinance, as well as the cost of improvements to existing city infrastructure necessitated by the development, shall be paid by the Applicant.

02-31-018 SIGNATURE BLOCKS

Commented [MC29]: We recommend moving this language out of the ordinance and stating instead that the City Council shall publish forms for the applicant. Following this change, we can provide you with application forms which could then be updated when needed.

The following are the officially recognized signature blocks required on each plat (where applicable):

A. Owner's Dedication:
"The undersigned owner(s) do hereby certify that they are all of the owners of the foregoing described tracts of land, and do hereby set apart and subdivide the same into lots, blocks, and utility easements as shown on this plat, which is hereby made a part hereof, and assign to the lands included in said plat the name of _____subdivision.
"The undersigned owner(s) further hereby dedicate, grant and convey to Naples City all those parts or portions of said tracts of land designated on this plats as right-of-ways and/or streets, the same to be used as public thoroughfares, forever and grant and dedicate a perpetual right and easement over and under the land designated on the plat as public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines as may be authorized by Naples City."
DATED this _____day of _____, 20 ___.

Signature: _____

Property Owner(s)

B. All owners of interests in the land must sign and the signatures must be acknowledged. Use one of the following signature blocks for the Notary Public, based on the type of owner:
1=Property Owner(s) 2=Corporation 3=Partnership 4=LLC 5=Family Trust

Notary Public's "Acknowledgment" (This should immediately follow the "Owner's Dedication")
1. (Complete only if APPLICANT is the Property Owner): "State of ____
County of _____, ss:

On this _____day of _____, 20 ___, personally appeared before me _____and _____, Signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

_____
Notary Public
My Commission expires: _____ Residing at: _____"

2. (Complete only if APPLICANT is a Corporation):

"State of _____
County of _____, ss:
On this _____day of _____, 20 ___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____of _____Corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors/Bylaws, and he/she acknowledged to me that said corporation executed the same.

_____

Notary Public
My Commission expires: _____ Residing at: _____"

3. (Complete only if APPLICANT is a Partnership): "State of ___
County of _____, ss:
On this _____day of _____, 20 ___, personally appeared before me, _____, the signer(s) of the foregoing instrument, on behalf of _____partnership, and declared that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its partnership agreement and signed in behalf of said partnership.

_____

Notary Public
My Commission expires: _____ Residing at: _____"

4. (Complete only if APPLICANT is a LLC):

"State of _____ County of ____, ss:
On this _____day of _____, 20 ___, personally appeared before me, _____, who being by me duly sworn did say that he/she is/are the managing member of _____ LLC and that the foregoing instrument was duly authorized by the LLC at a lawful meeting held or by authority

of its operating agreement and signed in behalf of said LLC.

_____

Notary Public
My Commission expires: _____ Residing at: _____"

5. (Complete only if APPLICANT is a Family Trust):

"State of _____
County of _____, ss:

On this _____day of _____, 20 ___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the Trustee of _____Trust, And that the foregoing instrument was signed in behalf of said Trust by authority of its Trust Agreement and executed the same.

_____

Notary Public
My Commission expires: _____ Residing at: _____"

C. "Certificate of Survey" of the Registered Professional Land Surveyor that creates the approved~~final~~ plat as follows:
"I, _____, a registered professional land surveyor in the State of Utah, do hereby certify that the above described plat has been correctly drawn to the designated scale and is a true and correct representation of the foregoing description of lands included in said subdivision, based on data compiled from the records of the Uintah County Recorder's Office and of a survey made on the ground. I have read the current zone requirements. The lots described hereon comply with the current zone, and all information required by ordinance or State law to be included on the plat is duly and accurately shown thereon and that all measurements have been verified and monuments placed as shown thereon.

DATED this _____day of _____, 20 ___.

_____
Surveyor
State License Number: _____"

D. In case a Lien Holders Dedication pertains to the plat, the following shall be added (if applicable):

"The undersigned holders of a lien, easement or other non-possessory interest in the

above and foregoing described tracts of land, hereby consent to and join in the foregoing plat and dedication thereof by the legal owners thereof and hereby release and quit claim to Naples City all of the right, title and interest of the under signed in the rights in said lands dedicated, granted and conveyed to said City by the owner's dedication aforesaid.

DATED the _____day of _____, 20 ___. Signature: _____"

E. Naples City Mayor's "Certificate of Approval" as follows:
"This is to certify that this plan and dedication of the _____ Subdivision in Naples City were duly approved and accepted by the Mayor and City Council of Naples City on this _____day of _____, 20 ___."

_____ Attest:_____
Mayor City Recorder"

F. Naples City Attorney's "Certificate of Approval" as follows:
"I have examined the proposed plat and in my opinion it conforms with the Naples City Ordinances applicable thereto and now in force and effect.
DATED this _____day of _____, 20 ___.

_____
City Attorney"

G. Ashley Valley Water & Sewer "Certificate of Approval" as follows:
"I have examined the proposed plat and in my opinion they conform with Ashley Valley Water & Sewer standards applicable thereto and now in force and effect. Sewer & Water will be made available once conditions are met.

DATED this _____day of _____, 20 ___.

Ashley Valley Water & Sewer:
_____"

H. Naples City Land Use Administrator's "Certificate of Approval" as follows: "I have examined the proposed plat and in my opinion it conforms with the Naples City Ordinances applicable thereto and now in force and effect. DATED this __day of _, 20 __.

_____
Naples City Land Use Administrator"

Item No: ___**7**_____

MEMO TO: Planning Commission **FROM:** Staff **Date:** August 15, 2024	**Subject:** Short Term Rentals
Staff Recommendation:	
Background: There is currently no ordinance regarding Short Term Rentals. Staff is recommending we add an ordinance to help with this.	
Options: _____ Bring back for further discussion _____ Bring back for a public hearing _____ Table and bring back at a later date	

xx.xx Short Term Rentals

xx.xx.xxx Purpose

The purpose of this section is to establish regulations for privately-owned dwelling units as short-term rentals in residential zones within Naples City. These regulations aim to protect the quality of life for local residents', preserve the characteristics of residential neighborhoods, ensure proper collection and remittance of transient room taxes and appropriate sales and use taxes and to address negative impacts relating to noise, parking, traffic, garbage and other common occurrences resulting from short-term rentals.

xx.xx.xxx Definitions

"Owner" The person(s) or entity that holds legal and/or equitable title to a dwelling unit being operated, legally or not, as a short-term rental.

"Manager" The owner of the short-term rental unit or the owner's authorized agent or representative.

"Contact Person" The person designated by the owner or the manager, for the purpose of:

(A) Responding to complaints regarding the condition, operation, or conduct of occupants of the short-term rental; and

(B) Taking remedial action to resolve any such complaints.

"Short-Term Rental "

(A) A dwelling unit, or any portion thereof, being used for transient accommodation purposes, including but not limited to, RV parks, single-family dwellings, multiple-family dwellings, accessory dwelling units (ADUs), internal accessory dwelling units (IDUs), campgrounds, glamping units or any other dwelling unit for a period for 30 or less consecutive days; or

(B) A dwelling unit that:

(i) Is listed on any accommodation website including but not limited to Airbnb, Vrbo, HomeAway, Trip Advisor, etc.;

(ii) Has (or should have) an approved Naples City business license and conditional use permit, if applicable, for a short-term rental ; or

(iii) Pays (or should pay) applicable sales and use and transient room taxes for the short-term rental, is hereby considered a short-term rental and shall be subject to the regulations set forth in this subchapter, even if the short-term rental is rented out for a period longer than 30 days. (See Appendices ii and iii).

Transient Occupancy of a dwelling unit for not more than 30 days.

RV Park - A designated area where individuals or families can park their recreational vehicles for a short-term stay.

Single Family Dwelling - A residential structure designed and intended for occupancy by one family or household. It typically consists of one dwelling unit that is not attached to any other residential structures.

Multi Family Dwelling - A residential building or structure designed to accommodate more than one family or household. It consists of multiple dwelling units within the same building or complex, with each unit typically having its own entrance and living space.

Accessory Dwelling Unit (ADU) - A self-contained residential unit located on the same lot as a single-family dwelling. ADUs are secondary to the primary residence and may be attached to, detached from, or located within the primary structure.

Internal Accessory Dwelling (IDU) - An internal accessory dwelling (IDU) refers to a secondary residential unit located within the primary structure of a single-family dwelling. It may include a basement apartment, attic conversion, or separate living space within the main house.

Campground - A campground is an outdoor recreational facility or area designed and equipped to accommodate temporary or short-term stays by individuals or groups in tents, RVs, or other types of temporary shelter. Campgrounds may offer amenities such as restroom facilities, fire pits, picnic tables, and recreational activities.

Glamping - Glamping, short for "glamorous camping," refers to a form of outdoor accommodation that combines elements of camping with luxury amenities and accommodations. It typically involves staying in upscale tents, yurts, cabins, or other stylish and comfortable structures equipped with modern conveniences such as electricity, plumbing, and furnishings.

xx.xx.xxx Operational Requirements

A. It is unlawful for any person to keep, conduct, operate, or maintain a short-term rental within the City without obtaining a business license. A business license is required when an owner or manager is operating a short-term rental as defined in the definitions section of this chapter and will follow Title 5, Business Licenses and Regulations, of the Naples City Code. Short-term rentals shall be a permitted use in any zone where the dwelling unit operated as a typical dwelling unit has previously been approved.

B. No dwelling in any zoning district shall be occupied or used as a short-term rental until the owner has obtained an approved:

1. Short-term rental inspections from the Building Official
2. Business license from Naples City.

C. Short-term rentals must have management which shall be available at all times to respond to complaints or issues related to the stay. A phone number for management must be posted within each rental unit and given to the City with the business license application. Management shall inform the City if the contact phone number is updated.

D. The owner or manager of any short-term rental shall ensure occupants of the short-term rental do not:

1. Create noises that by reason of time, nature, intensity, or duration are out of character with noises customarily heard in the surrounding areas;
2. Disturb the peace of surrounding properties by shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets or engaging in outside recreational or other activities after 10:00 p.m and before 8:00 a.m.;
3. Interfere with the privacy of, or trespass onto surrounding properties; and

4. Allow pets or animals to create incessant noise, roam the streets without an owner present, trespass on neighboring properties or create any type of mess that is not cleaned up by the owner of the pet or animal.

E. The transient room tax shall be levied at the same time and collected in the same manner as provided in U.C.A., Title 59, Chapter 12, Part 2, Local Sales and Use Tax Act. As such, the Utah State Tax Commission shall collect and administer the tax imposed hereby. Violation or avoidance of payment of the tax imposed hereby shall subject the violator to penalties as provided in Title 5, Business Licenses and Regulations, of the Naples City Code, as well as to any penalties fixed and administered by the Utah State Tax Commission pursuant to its statutory powers.

xx.xx.xxx Property Requirements

A. Each short-term rental shall comply and cooperate with any fire, land use, code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice. Each short-term rental unit shall be inspected by the Fire Marshal or their representative each year prior to the renewal of the business license for the short-term rental.

B. Each Short-Term Rental unit shall have at least one operable fire extinguisher.
   1. Compliance to applicable IRC construction codes, zoning requirements, local and state health department requirements, any applicable fire code requirements and the requirements of any other applicable codes and/or ordinances adopted by the City.

   C. Trash shall not be left stored within public view, except in proper containers for the purpose of collection by an authorized waste hauler on scheduled trash collection days.

   D. In accordance with Chapter 15 of Naples City Code the owner or manager of any short-term rental shall ensure appropriate off-street parking is provided for its occupants of the short-term rental in accordance with the following:
   1. Each short-term rental unit must provide at least two (2) off-street parking stalls for the use of patrons per rental unit.

   D. Each short-term rental shall have the following information posted on durable, weather-proof material, in a conspicuous location outside and visible from the public right-of-way accessing any dwelling unit licensed as a short-term rental:

   1. The full street address of the property.
   2. A clear statement identifying the property as a short-term rental to be posted at all times the unit is being used as a short-term rental.

   E. The following information shall be posted in a conspicuous location inside any dwelling unit licensed as a short-term rental:
   1. A copy of the short-term rental business license;
   2. The name and phone number of the owner, Contact Person or manager and local emergency contact information;
   3. The location of all fire extinguishers and emergency exits;
   4. A map showing property boundaries and parking spaces;
   5. The maximum occupancy of the dwelling unit (as determined by the owner or manager based on the design and furnishings of the home) and number of vehicles allowed and IBC/ IRC;
   6. Trash pick-up day, if applicable, and rules and regulations pertaining to leaving or storing trash on the exterior of the property; and
   7. A list of all conditions and regulations for the specific short-term rental or property, if applicable.

xx.xx.050 Penalty and Appeal

A. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other civil or criminal process in accordance with all state, federal or local statutes, rules, or ordinances.

B. It shall be a violation for any owner to operate a short-term rental:
   1. Without first obtaining a valid business license for the short-term rental ; or
   2. That does not comply with the requirements of this Section.

C. For any violation of this Section, the Code Enforcement Officer, or Business License Clerk, may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
   1. For the first violation within any twelve (12) month period, the host shall be given a written warning.
   2. For a second violation within any twelve (12) month period, the penalty shall be a $500.00 fine.
   3. For a third violation within any twelve (12) month period, the penalty shall be a $750.00 fine.
   4. For a fourth violation within any twelve (12) month period, the penalty shall be a $750.00 fine and the owner's short-term rental permit and business license shall be revoked for a period of one (1) year.

D. Any person who deems themselves aggrieved by a decision of the city staff under this Section may appeal from such decision by making written application for an appeal hearing before the Naples City Appeals Officer. The notice of appeal shall be made within ten (10) days after notice of the decision appealed from. The Appeals Officer shall grant a hearing, and after consideration of the matter may uphold, modify, or reverse such decision.