

Lindon City Council
Staff Report

Prepared by Lindon City Administration

December 2, 2024

Notice of Meeting of the *Lindon City Council*

The Lindon City Council will hold a meeting **at 7:00pm on Monday, December 2, 2024** in the Lindon City Center Council Chambers, 100 North State Street, Lindon, Utah. Meetings are typically broadcast live at www.youtube.com/user/LindonCity. The agenda will consist of the following:

Scan or click here for link to download agenda & staff report materials:

REGULAR SESSION – 5**:15 P.M.** - Conducting: Carolyn Lundberg, Mayor
Invocation: Carolyn Lundberg, Mayor
Pledge of Allegiance: By invitation

1. **Call to Order / Roll Call**
2. **Presentations and Announcements:**
   a) Comments / Announcements from Mayor and Council members.
3. **Open Session for Public Comment** *(For items not listed on the agenda)*
4. **Council Reports**
5. **Administrator's Report**
6. **Approval of Minutes —** The minutes of City Council meeting from November 18, 2024.
7. **Consent Agenda —** (*Items do not require public comment or discussion and can all be approved by a single motion.* The following consent agenda was presented for approval:
   a) Employee Merit Increases mid-year evaluation. In the FY2024-25 budget the City Council approved a merit increase for employees (based upon employee performance) and in accordance with the adopted pay scale. The merit increase will be effective starting the first pay period in January 2025. Per past practice, the City evaluates mid-fiscal year budget constraints and economic indicators to determine if recommended merit increases are still financially prudent. Given an optimistic local economic outlook, healthy revenues, and healthy General Fund reserves, the City Administration recommends the merit increase be applied as approved in the budget.
8. **Review & Action: Cemetery Phase 2 plan approval.** The Council will provide feedback and consider approval of the Cemetery Phase 2 development plan, with hopes it can be put out for bids in the spring and constructed next fall/winter (2025).
9. **Review & Action: Notice of Award, Well #1 upgrade project.** The Council will review and consider approving the Notice of Award for wellhead and pump components upgrades at Well #1 to the low bidder, Rhino Pumps.
10. **Public Hearing: Adopt ordinance 17.53 regarding regulations for the established Public Facilities zone; Ordinance #2024-15-O.** Lindon City has previously established a Public Facilities land use zoning district in Title 17.40. Lindon City now seeks to adopt zoning ordinance regulations for the established Public Facilities zone as Title 17.53.

11. **Public Hearing: Amend the Lindon City zoning map from LI, CG, R1-12, R1-20, AFPD, and RMU-E to PF – Multiple Parcels; Ordinance #2024-16-O.** Lindon City is seeking to rezone public school, city, and quasi publicly owned properties and facilities to the Public Facilities zoning district to be consistent with other properties and facilities on the Lindon City zoning map. Please note, the proposed change will not affect the current use of the properties. (See Staff Report for parcels).

12. **Review & Action: Comcast Franchise Agreement.** The Council will review and consider an updated franchise agreement between Comcast and Lindon City. This agreement stipulates the terms and conditions allowing Comcast to use public rights-of-way in Lindon for their utility lines.

13. **Review & Action: 2025 Public Meeting Schedule, Resolution #2024-34-R.** The Council will review and consider the proposed 2025 Public Meeting Schedule.

14. **Discussion Item:** Utah County Interlocal Agreement for Homeless Services. The City Council will discuss potential interlocal agreement to support the warming centers in Utah County with a financial contribution.

15. **Closed Session -** The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

Adjourn

All or a portion of this meeting may be held electronically to allow a council member to participate by video conference or teleconference. Staff Reports and application materials for the agenda items above are available for review at the Lindon City Offices, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our staff may be contacted directly at (801)785-5043. City Codes and ordinances are available on the City web site found at www.lindon.gov. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for city-sponsored public meetings, services programs or events should call Britni Laidler, City Recorder at 801-785-5043, giving at least 24 hours-notice.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in six public places within the Lindon City limits and on the State (http://pmn.utah.gov) and City (www.lindon.gov) websites.
Posted by: **/s/ Britni Laidler, Lindon City Recorder**

Date: **November 27, 2024**; **Time: 5:00 p.m.**; Place: Lindon City Center, Lindon Police Dept., Lindon Community Development, Lindon Public Works, Lindon Community Center, Lindon Justice Court

Meetings are typically broadcast live at www.youtube.com/user/LindonCity

REGULAR SESSION – 5:15 P.M. - Conducting: Carolyn O. Lundberg, Mayor

Invocation: Carolyn O. Lundberg, Mayor
Pledge: By invitation

Item 1 – Call to Order / Roll Call

December 2, 2024 Lindon City Council meeting.

Carolyn Lundberg
Van Broderick
Cole Hooley
Jake Hoyt
Lincoln Jacobs
Steve Stewart

Item 2 – Presentations and Announcements

a) Comments / Announcements from Mayor and Council members.

Item 3 – Open Session for Public Comment *(For items not on the agenda)*

Item 4 - COUNCIL REPORTS: *(20 minutes)*

A) MAG/MPO, COG, UIA, Utah Lake Commission, ULCT, Youth Council, Public Relations (media)	- Carolyn Lundberg
B) Public Works/Eng., Irrigation Co. Representative, Cemetery, Facilities/Building	- Van Broderick
C) CTC, Healthy Utah, 2024 Centennial Celebration, Historical Commission, Tree Board	- Cole Hooley
D) Police/Fire/EMS, CERT, Economic Dev., Lindon Days, Utah League of Cities & Towns Alternate	- Jake Hoyt
E) Transfer Station Board, Planning Commission, Community Development/General Plan, Parks & Trails	- Lincoln Jacobs
F) Youth Council (Lead Advisor), Econ. Dev, PG/Lindon Chamber of Comm., Senior Center, Edu. grants	- Steve Stewart

Item 5 - ADMINISTRATOR'S REPORT *(10 minutes)*

Misc. Updates:

- Next regular meetings: December 16th, January 6th
- December 2nd, 6:00pm. Tree Lighting Ceremony at Community Center
- Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees; no spouses or significant others))
- School District reconfiguration; Interlocal Agreement for registration of new entity
- Misc. Items.

Item 6 – Approval of Minutes

- Review and approval of City Council minutes: **November 18, 2024**

The Lindon City Council regularly scheduled meeting on **Monday, November 18, 2024, at 5:15 pm** in the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 5:15 P.M.

Conducting:	Carolyn Lundberg, Mayor
Invocation:	Cole Hooley, Councilmember
Pledge of Allegiance:	Angie Neward

PRESENT	**EXCUSED**
Carolyn Lundberg, Mayor	
Jake Hoyt, Councilmember	
Van Broderick, Councilmember	
Cole Hooley, Councilmember	
Steve Stewart, Councilmember	
Lincoln Jacobs, Councilmember – *arrived at 7:50pm*	
Adam Cowie, City Administrator	
Brittain Corbett, City Planner	
Mike Florence, Community Development Director	
Brian Haws, City Attorney	
Britni Laidler, City Recorder	

1. **Call to Order/Roll Call** – The meeting was called to order at 5:15 p.m.

2. **Presentations and Announcements:**

   a) Planning Department 2024 photo contest winners – Brittain Corbett, City Planner presented the Planning Commission 2024 photo contest winners, Aimee Alsop, Luanne Olson & Kelly Hoose. Mr. Corbett stated that the theme this year was "Centennial Treasures: Lindon's hidden gems". Mr. Corbett then presented the first runner up photo submitted by Kelly Johnson, second runner up phot submitted by Amy Alsop and the Grand prize winners photo by Luanne Olson. Ms. Olson then gave some more information on her grand prize photo.

   b) Comment / Announcements from Mayor and Council members.

3. **Open Session for Public Comment** – Mayor Lundberg called for any public comments. There were no comments at this time.

4. **COUNCIL REPORTS:**

Councilmember Hoyt – Councilmember Hoyt reported he was able to meet with Chief Brower and stated that they have been very busy, and as always, they make sure handle all situations with professionalism to keep situations calm. Councilmember Hoyt closed with a quick update stating our new K9 Officer is progressing well with their handler Officer Harmon.

Councilmember Broderick – Councilmember Broderick reported on the Public Works and Engineering meeting they had last week. He then noted that the mini roundabout is open. He then closed with a Well #1 update on their cleaning and rehabbing of it.

Councilmember Stewart – Councilmember Stewart reported on a recent ribbon cutting he was able to attend for Trucrodia and stated it was a great event with a great turnout. He also noted that the Youth Council had a meeting on November 11th where they were able to visit the new Well #5 and then work with the Public Works department picking up leaf bags around the city.

Councilmember Jacobs - *Councilmember Jacobs was absent.*

Councilmember Hooley – Councilmember Hooley reported on the upcoming Turkey Trot which is November 23rd and the Lindon Tree Lighting even on December 2nd. He closed by stating that the Tree Lighting will also be a great opportunity to see the updated Historic Museum.

Mayor Lundberg – Mayor Lundberg turned time over to Alan Walker, Recreation Superintendent, to give some more detailed information on the upcoming Turkey Trot and Lindon Centennial Mosaic.

City Administrator Adam Cowie stated the Administrator's Report set to be agenda #5 is a little longer and asked if it could be moved to later int the meeting. Mayor Lundberg agreed to move agenda item #5 to Agenda #9.

5. **Approval of Minutes** – The minutes of the regular City Council meeting of November 4, 2024 were reviewed.

COUNCILMEMBER HOYT MOVED TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 4, 2024 AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

6. **Consent Agenda Items** - Items do not require public comment or discussion and can all be approved by a single motion. The following consent agenda item was presented for approval.

    a) Declaration of Surplus Equipment - Resolution #2024-32-R

COUNCILMEMBEER HOYT MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS PRESENTED. COUNCILMEMBER BRODERICK SECONDED. THE MOTION CARRIED.

CURRENT BUSINESS

7. **Concept Review – Thornton Farm – 374 West Lakeview Road.** The applicant has applied for a concept review to construct 47 small-lot single family homes on the Thornton farm property (Parcel ID: 14:068:0140). A Concept Review allows applicants to receive city council feedback and comments on proposed developments. No formal approvals or motions will be given, but general feedback is typically provided.

Mike Florence, Community Development Director, presented this item and noted that the applicant Ross Holliday was present. He reminded the council this was merely for feedback and no vote would be made on this. He then continued by stating this property is currently zoned Residential R1-20, and the applicant is proposing to develop 47 detached single-family lots that range in size from 3,431 to 7,283 square feet; this would bring a density of 7.67 units per acre. He noted that the applicant would be required to construct the street connections from behind the Fellowship Bible Church to 400 W. and to Gillman Lane. These connections are master planned in the general plan. 400 N./400 W. is planned as a Major Collector Street which has a road width of 66'. The connection to Gillman is planned as a 50' local street.

Mr. Florence then stated that the city signed an agreement with the Fellowship Bible Church where the city purchased the ground under the older building where the church meets. This funding helped the church build their new building next door and south of the older building. The church currently uses both buildings. When the 400 N./400 W. connection is ready to be constructed the city must give a one-year notice to the church. The church will then have one year from the notice to demolish the older building. The City will be responsible for the improvement of the street connections from 400 N. to the Thorton property.

Mr. Florence then turned the time over to applicant, Mr. Holliday, to give a presentation on the concept for this property. He noted the challenge of the planned curved road that runs through the middle of this property. He also noted that he has been speaking with the city on potential locations and options for the detention pond. The discussion on moderate income housing followed. The applicant stated that these

properties would likely sell for somewhere around $500,000-$600,000 so they wouldn't fit into the moderate income housing the legislature is mandating. Mr. Florence noted that the cost of homes would need to be closer to the price of $350,000-$400,00 to fall within the moderate-income level. He then proceeded to present concerns the Planning Commission had when they reviewed this concept at their recent meeting. Councilmember Hoyt asked about the potential for drainage on this property, with retention pond discussion following.

Mayor Lundberg then asked if there was any public comment regarding this concept review. The following comments were made:

Airaminta Valentine stated that this development would back up to her property, and voiced concerns with the current traffic that comes from the Wild Oak Reception Center. She stated that this new development would only bring more traffic issues for all of those people living in this area. She closed by stating that families are going to want more of a yard than these homes offer and would like to see Lindon stay "A Little Bit Country".

Arienne Cocherhans stated that she wants the Thorntons to be able to sell their property and doesn't think the city should make it the Thornton property's problem to fulfill a need of the city in regard to the detention pond. She then closed by stating that she thinks that the proposed concept has too many lots.

Braxton Laird stated that he lives on Lakeview Road, and when they moved here 6 years ago, they moved here because it had the small town feeling they were looking for. He noted that he worries about these changes the city may make will change the feeling of this city. His concerns are for the city as a whole and would like the city to maintain what they are known for.

Lawrence Packer asked for clarification on the smaller roads, parking and sidewalks within the development. The applicant then answered those questions as best as the could. Mr. Packer then inquired if there would be a basement, and voiced concern is if they would become basement rentals that would then bring more cars to the area. He closed by stating he has the same concern if there would be short-term rentals in this area, voicing the same concern for added traffic and parking.

Dakota Lloyd stated that he grew up in Lindon and now lives on Gillman Lane. He stated that he doesn't like he amount of lots in this proposal and worries that this will become a slippery slope with other properties in the area eventually becoming developments like this. Mr. Lloyd then stated that he does see the concern with Gillman Lane, and hopefully UDOT will allow it to stay open as a right turn only.

Mr. Holliday addressed some of the concerns he heard from the public comment stating it would fall upon the city to have the rules regarding parking and short-term rentals. He then addressed the concerns voiced about basements, stating they would like

to have basements in the homes; however, it would depend upon the water tables. He noted that if there were basements, they would be unfinished.

Planning Commission member Scott Thompson was present and gave a quick overview of what the planning commission thought when they saw the proposal, and concerns they had. Councilmember Hoyt stated that he appreciates the knowledge the applicant brings. He then stated that this neighborhood is an old school Lindon, and he loves that about this area. He noted that old councils were about smart growth and not just growth for growth and that is why some places within the city have allowed for a larger density. However, for him this is far too dense for anything he can get behind on this property.

Councilmember Broderick stated he has seen multiple proposals on this property and agrees this is far too dense. He continued that those who buy property for their homes and look around the neighborhood to see what is around, they don't anticipate buying their home and then having small property sizes surrounding it. Councilmember Stewart stated the concept form 2022 is more of a starting point for him, and that the current proposal is too dense. He stated that he knows the road would be a nice access to state street, however, agrees with the concerns with parking and traffic from the event center flowing into the neighborhoods causing more issues for them all.

Mayor Lundberg stated that she thinks it's important to not look at the issues with Wild Oak Reception Center on this, and to focus on just looking at the Thornton property so we aren't holding the Thornton property back due to an issue with a different property. Councilmember Hooley stated that he understands the frustration with the Thorntons on the road having to go through the property and causing issues with the development on the property. Adam Cowie, City Administrator, gave input on value of this road that the city sees, hence why the city purchased property in that area to allow for this road in the future. General discussion followed.

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she moved onto the next agenda item.

8. **Public hearing: Fee schedule updates for Aquatic Center Resolution #2024-33-R.** The Council will review and consider updates to the FY2024-25 fee schedule, specifically for updates to the Aquatic Center fees

COUNCILMEMBER STEWART MOVED TO OPEN THE PUBLIC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Heath Bateman, Parks and Recreation Director presented this item. He began by giving some background on the issues they have with lifeguards being difficult to retain once school goes back into session. He stated that in order for the pool to run safely it

requires 24 guards per shift, including private pool rentals. Mr. Bateman presented the option of raising rental rates for private parties, and the option of closing the pool once school goes back into session. He noted that currently, the Lindon Aquatic Center season is from Memorial Day to Labor Day. The Alpine school district calendar usually starts school the second week of August. This leaves at least 2 full weeks in August when the pool could be open. Because school has started, very few people come to the pool. Also, when school starts, it becomes incredibly difficult to retain staff as students and parents are doing school activities and are at home to study. He then presented information regarding reservation statistics for 2024.

Mr. Bateman then presented the option of raising the rental rate from $800/hr., to either $1000/hr. or $1200/hr. Following some discussion amongst the council, they were in agreement to raise the rates to $1200/hr. for private pool rentals, and they would wait to make a decision on the potential of closing the pool once school goes into session.

COUNCILMEMBER HOYT MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER BRODERICK SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED

Mayor Lundberg called for any further discussion or comments from the Council. Hearing none she called for a motion.

COUNCILMEMBER HOYT MOVED TO APPROVE THE FEE SCHEDULE UPDATES IN RESOLUTION #2024-33-R AS PRESENTED TO $1200/HOUR FOR THE PRIVATE RENTAL RATE. COUNCILMEMBER BRODERICK SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

9. **<u>Administrator's Report:</u>** Mr. Cowie reported on the following items.
   - Next regular meetings: Monday November 18th, December 2nd @ 7:00PM (following tree lighting), December 16th
   - City-wide fall cleanup w/dumpsters around town: November 9th – 18th
   - Fall leaf pickup: All month of November. Bags must be placed at the curb to be picked up.
   - December 2nd, 6:00pm. Tree Lighting Ceremony at Community Center
   - Dec 19th at Noon - employee Christmas party lunch at Community Center (employees, elected and appointed officials (just employees, no spouses or significant others)
   - Center street roundabout opened on Nov 13th.
   - Well #5 update – pilot hole is nearly 700' deep as of Nov 13th. Moving

quickly; less noise than anticipated

- Misc. Items.

10. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

COUNCILMEMBER STEWART MOVED TO ENTER A CLOSED SESSION. COUNCIMEMBER HOYT SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE

THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER BRODERICK MOVED TO CLOSE THE CLOSED SESSION AND RECONVENE THE REGULAR CITY COUNCIL MEETING. COUNCIMEMBER STEART SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

COUNCILMEMBER HOYT	AYE
COUNCILMEMBER BRODERICK	AYE
COUNCILMEMBER HOOLEY	AYE
COUNCILMEMBER STEWART	AYE
COUNCILMEMBER JACBOS	AYE

THE MOTION CARRIED UNANIMOUSLY.

Adjourn –

COUNCILMEMBER BRODERICK MOVED TO ADJOURN THE MEETING AT 8:45 PM. COUNCILMEMBER STEWART SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

Approved – December 2, 2024

_____
Britni Laidler, City Recorder

_____
Carolyn O. Lundberg, Mayor

Item 7 – Consent Agenda – Consent agenda may contain items which have been discussed beforehand and/or do not require significant discussion, or are administrative in nature, or do not require public comment. The Council may approve all Consent Agenda items in one motion or may discuss individual items as needed and act on them separately.

- **Employee Merit Increases mid-year evaluation.** In the FY2024-25 budget the City Council approved a merit increase for employees (based upon employee performance) and in accordance with the adopted pay scale. The merit increase will be effective starting the first pay period in January 2025. Per past practice, the City evaluates mid-fiscal year budget constraints and economic indicators to determine if recommended merit increases are still financially prudent. Given an optimistic local economic outlook, healthy revenues, and healthy General Fund reserves, the City Administration recommends the merit increase be applied as approved in the budget.

  Sample Motion: I move to (*approve, continue, deny*) the consent agenda items (*as presented or amended*).

LINDON
ADMINISTRATION

MEMORANDUM

To: Mayor Lundberg and City Council Members
From: Adam Cowie, Lindon City Administrator
Date: November 25, 2024
Re: Recommendation for FY 2024-25 Employee Merit Increases

The 2024-2025 Lindon City Budget (FY 2025) included funding a performance / merit-based step increase on the pay scale (~2.6%) effective January 1, 2025. The City Council has traditionally been apprised of the current financial standing of the City six-months into the approved budget so as to ascertain if economic trends would continue through the fiscal year as anticipated.

Lindon City's June 30, 2024 Financial Situation

The 2023-2024 fiscal year unaudited financial statements show expenses exceeding revenues by $660,242 in the General Fund. The General Fund reserves are healthy with a fund balance of $5,264,298. We expect Lindon City's tax revenue to meet our projections.

Economic Trends

In the most recent statistics released we are continuing to see low unemployment rates. Unemployment rates for October 2024 are 4.1% for the nation, 3.5% for Utah, and 3.5% for Utah County. Utah Department of Workforce Services said in their November 15, 2024 Utah Employment Summary press release, "*Utah's October private sector employment recorded a year-over-year expansion of 1.4%, or a 21,300-job increase. Seven of the ten major private-sector industry groups posted net year-over-year job gains. The overall gains are led by education and health services (13,400 jobs); construction (9,200 jobs), and manufacturing (2,800 jobs).*"

According to the U.S. Department of Labor, the Consumer Price Index (CPI) has increased 2.6% from October 2023 to October 2024. Historic inflation combined with some labor shortages is still having some impact on competitive wages. Moving forward with the merit increases will assist in maintaining competitive wages for Lindon City employees.

> "The higher [interest] rates have not slowed construction activity in the county. Moreover, spending in Utah County remains strong, with retail sales rising by 4.9% in the second quarter of 2024.
>
> Utah Dept. of Workforce Svcs, https://jobs.utah.gov/wi/insights/county/utah.html

Recommendation for Merit Increase

Considering Lindon's positive financial situation, optimism about Lindon's future economic conditions, and inflation that appears to be decreasing, I recommend that the City Council approve a merit increase for city employees. The merit increase will only be for employees who qualify through their performance evaluations. The increase will be effective January 1, 2025. The maximum fiscal impact of the merit increase on both wages and benefits is listed in the table to the right.

Fund	Cost of Merit Increase
General Fund	$103,290
Water Fund	$8,070
Sewer Fund	$3,655
Storm Water Fund	$3,660
Recreation Fund	$14,030
Total	$132,705

8. **Review & Action: Cemetery Phase 2 plan approval.** The Council will provide feedback and consider approval of the Cemetery Phase 2 development plan, with hopes it can be put out for bids in the spring and constructed next fall/winter (2025).

   The Council will be provided with an overview of the next phase of the cemetery (phase 2 of 3). Of particular interest for feedback will be whether the city wants to invest in the purchase of markers and monuments for the beginning of the crematory garden area. This will be the first phase of the crematory garden. We'll discuss this and other matters more fully in the meeting.

Sample Motion: I move to (*approve, deny, continue*) the Cemetery Phase 2 plan (as *presented or with changes)* and authorize staff to move forward with bidding the project in the spring of 2025.

EDA Land Planning®

Client: Lindon City Cemetery
Project: Cemetery Expansion Phase 1
Phase: Preliminary
Date: 10/28/2024

		ITEM	QTY	UNIT	UNIT PRICE	SUB TOTAL	TOTAL
1	**A.**	**SITE WORK**					
2		Mobilization/General Conditions	Allow			6,800	
3		Clearing/Grubbing	112026	S.F.	0.50	56,013	
4		Demo Farm Fence and Vinyl Fence	998	L.F.	3.00	2,994	
5		Demo Concrete Fence/Wall (285 l.f.)	Allow			60,000	
6		Demo Existing Road/Paving	8188	S.F.	2.00	16,376	
7		Demo Retaining Wall	61	L.F.	50.00	3,050	
8		Curb-Cut and Demo Curb/Gutter	52	L.F.	25.00	1,300	
9		Demo Existing Walk	197	S.F.	6.00	1,182	
10		Demo Irrigation Pump	Allow			800	
11		Demo/Relocate Mainline	383	L.F.	20.00	7,660	
12		Grading/Drainage	1310	C.Y.	40.00	52,400	
13		Storm Drain System	Allow			60,000	
14		Water and Power Connection	Allow			20,000	
15		**Subtotal**					$ 288,575.00
16							
17	**B.**	**CONSTRUCTION ITEMS**					
18		Concrete Curb and Gutter	710	L.F.	36.00	25,560	
19		Concrete Drive Approach	476	S.F.	15.00	7,140	
20		Concrete Bench and Marker Pads	22	EA.	200.00	4,400	
21		Concrete Ftg for Circular Columbarium	1	EA.	3800.00	3,800	
22		Concrete Ftg for Curved Columbarium	4	EA.	3200.00	12,800	
23		18" Seat Wall w/ Stone Veneer	30	L.F.	350.00	10,500	
24		Relocate Garden Sign	Allow			600	
25		ADA Parking Sign	Allow			800	
26		Striping at Parking	Allow			800	
27		Asphalt Paving	21505	L.F.	7.00	150,535	
28		Concrete Paving and ADA Walk at entry	1091	S.F.	14.00	15,274	
29		Granite Installation	Allow			19,000	
30		Metal Landscape Edging	209	L.F.	12.00	2,508	
31		**Subtotal**					$ 253,717.00
32							
33	**C.**	**LANDSCAPE ITEMS**					
34		Fine Grading/Soil Prep	74221	S.F.	0.50	37,111	
35		Sod	73805	S.F.	1.80	132,849	
36		Ornamental Planting	416	S.F.	6.00	2,496	
37		Trees	39	EA.	500.00	19,500	
38		Irrigation	78410	S.F.	2.50	196,025	
39		Irrigation Controller	1	EA.	8000.00	8,000	
40		Mulch	4	C.Y.	110.00	440	
41		**Subtotal**					$ 396,420.50
42							
43	**D.**	**OWNER PROVIDED ITEMS**					
44		Granite w/ Shipping	Allow			93,000	
45		Cremation Pins and 1/2" Rebar	36	EA.	11.00	396	
46		Lawn Burial Pins	342	EA.	11.00	3,762	
47		**Subtotal**					$ 97,158.00
48							
49		**Subtotal All (A - D)**					$ 1,035,870.50
50							
51		**Survey/Pinning**	Allow			57,800	
52		**Design Fees - Landscape & Engineering**	Allow			68,100	
53		**Subtotal**					$ 125,900.00
54							
55		**Total**					$ 1,161,770.50

***Includes on-site drainage**

LINDON CITY CEMETERY
EXPANSION PHASE 1

600 N 200 E ST
LINDON, UT 84042

OWNERS REPRESENTATIVE
DAN CABLE
PH: (801) 924-2296
EMAIL: DANC@EDALANDPLANNING.COM

ABBREVIATIONS

(500)	EXISTING CONTOUR ELEVATION	L.P.	LOW POINT
+(500)	EXISTING SPOT ELEVATION	MIN.	MINIMUM
+ 500	SPOT ELEVATION	N	NORTH
3" R	RADIUS MEASUREMENT	N.I.C.	NOT IN CONTACT
500	PROPOSED CONTOUR ELEVATION	N.T.S.	NOT TO SCALE
B.C.R.	BACK OF CURB RETURN	O.C.	ON CENTER
B.O.C.	BACK OF CURB	O.D.	OUTSIDE DIAMETER
B.S.	BOTTOM OF STEPS	P.A.	PLANTING AREA
B.W.	BOTTOM OF WALL	P.L.	PROPERTY LINE
C.B.	CATCH BASIN	P.O.C.	POINT OF CONNECTION
C.I.	CAST IRON	R	RADIUS
C.J.	CONTROL JOINT	R.E.	RIM ELEVATION
℄	CENTER LINE	R.I.M.	TOP OF RIM ELEVATION
C.O.	CLEAN OUT	R.O.W.	RIGHT OF WAY
CLR.	CLEAR	S	SOUTH
D.G.	DECOMPOSED GRANITE	SCH	SCHEDULE
DIA.	DIAMETER	SHT.	SHEET
E	EAST	S.J.	SCORE JOINT
E.J.	EXPANSION JOINT	SIM	SIMILAR
——●——	BY SIKA OR EQUAL MFG.	SQ.	SQUARE
EQ.	EQUAL	T	TREAD
F.F.	FINISH FLOOR	T.B.	TOP OF BASE
F.F.E.	FINISH FLOOR ELEVATION	T&B	TOP AND BOTTOM
F.G.	FINISH GRADE	T.C.	TOP OF CURB
F.L.	FLOW LINE OR FLOW LEVEL	T.F.	TOP OF FENCE
F.O.B.	FACE OF BUILDING	T.G.	TOP OF GRADE
F.O.C.	FACE OF CURB	T&G	TONGUE AND GROOVE
F.O.P.	FACE OF PILASTER	T.O.C.	TOP OF COPING
F.O.S.	FACE OF STRUCTURE	T.O.M.	TOP OF MAT
F.O.W.	FACE OF WALL	T.O.S.	TOP OF SLOPE
F.S.	FINISH SURFACE	T.P.	TOP OF PILASTER
F.S.G.	FINISH SUB-GRADE	T.S.	TOP OF STEPS
G.B.	GRADE BREAK	T.O.S.	TOP OF SAND
H.B.	HOSE BIBB	T.W.	TOP OF WALL
H.C.	HANDICAP PARKING SPACE	TYP.	TYPICAL
H.P.	HIGH POINT	W	WEST
HT.	HEIGHT	WT.	WEIGHT
I.D.	INSIDE DIAMETER	W/	WITH
INV.	INVERT ELEVATION	W/O	WITHOUT
L	LENGTH OR LONG		

PROJECT DESCRIPTION

-

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS AND DETAILS. ALL PERMITTED WORK SHALL BE SUBJECT TO APPROVAL OF AND INSPECTION BY THE CITY ENGINEER.
2. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE AND APPROVAL OF THE COUNTY ENGINEER.
3. THE PERMITTEE/CONTRACTOR SHALL NOTIFY FAIRFAX COUNTY AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF ANY WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER WHICHEVER IS EARLIER.
5. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF SURFACE OF BURIED UTILITIES DAMAGED BY HIS OPERATION.

   ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH FAIRFAX COUNTY, SPECIFICATIONS, SPECIFIC NOTES, DETAIL DRAWINGS.
6. GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS INVESTIGATION REPORT. THE CONTRACTOR SHALL READ AND BE FULLY AWARE OF THE SOILS REPORT BEFORE STARTING WORK. ALL WORK SHALL MEET THE APPROVAL OF FAIRFAX COUNTY.
7. NOISE-PRODUCING CONSTRUCTION AND GRADING OPERATIONS SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS FROM THE HOURS OF 7:30 A.M. TO 6:00 P.M. AND SATURDAYS FROM 9:00 A.M. TO 5:00 P.M. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF COLMA. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
8. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF FAIRFAX COUNTY OR HIS AUTHORIZED REPRESENTATIVE.

   NO WORK SHALL BE DONE ON THIS PROJECT PRIOR TO A PRE-CONSTRUCTION CONFERENCE TO BE HELD ON THE PROJECT SITE.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST TWO WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION WORK FOR THE IMPROVEMENTS DELINEATED WITHIN THIS SET OF PLANS. THE FOLLOWING INDIVIDUALS SHALL BE IN ATTENDANCE: OWNER/DEVELOPER, CONTRACTOR (S), CIVIL ENGINEER, ENGINEER, SOILS ENGINEER, CONSTRUCTION INSPECTOR, OR THEIR AUTHORIZED REPRESENTATIVES.
10. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE COUNTY ENGINEER PRIOR TO OR THE DAY OF THE PRE-CONSTRUCTION CONFERENCE.
11. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
13. THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. IN THE EVENT IT BECOMES NECESSARY TO REMOVE OR DISTURB A MONUMENT, THE PERSON SO DOING SHALL FIRST OBTAIN PERMISSION, IN WRITING, FROM THE COUNTY ENGINEER AND SHALL DEPOSIT WITH THE CITY ENGINEER A SUFFICIENT AMOUNT, BASED UPON THE CITY ENGINEER'S ESTIMATE, TO COVER THE COST OF PRELIMINARY REFERENCING AND FINAL RELOCATION OF THE MONUMENTS.
14. ALL CONSTRUCTION STAKING SHALL BE DONE BY A LICENSED LAND SURVEYOR. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.
15. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS, WITH A SMOOTH TRANSITION IN GRADE AVOIDING ANY ABRUPT OR APPARENT CHANGE IN GRADE OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.
17. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL DOCUMENT CONDITION WITH PHOTOGRAPHS PRIOR TO START OF CONSTRUCTION.
18. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH OR WHEN DIRECTED BY FAIRFAX COUNTY.
19. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS OR OTHER PUBLIC PLACES, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. ALL LOADS LEAVING THE SITE SHALL BE COVERED.
20. THE CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
21. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY FAIRFAX COUNTY.
22. A DISPOSAL SITE FOR ANY OFF-SITE HAUL OF DIRT MATERIALS SHALL BE APPROVED BY FAIRFAX COUNTY PRIOR TO APPROVAL OF THE GRADING PERMIT. THE OFF-SITE HAUL ROUTE FOR EXCESS DIRT OR CONSTRUCTION DEBRIS IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
23. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF VIRGINIA.
24. ALL TRENCHES IN EXISTING CITY STREETS SHALL BE BACKFILLED AND PAVED WITHIN 24 HOURS OF EXCAVATION. STEEL PLATES MAY BE PLACED OVER UN-BACKFILLED TRENCHES BEYOND THE 24 HOUR PERIOD WITH THE SPECIFIC APPROVAL OF THE COUNTY ENGINEER.

PERMIT

CONSULTANTS

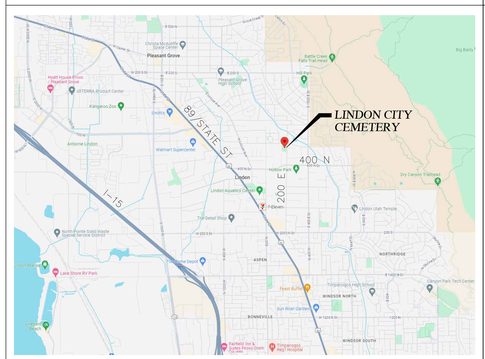
EDA LAND PLANNING
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SHEET INDEX

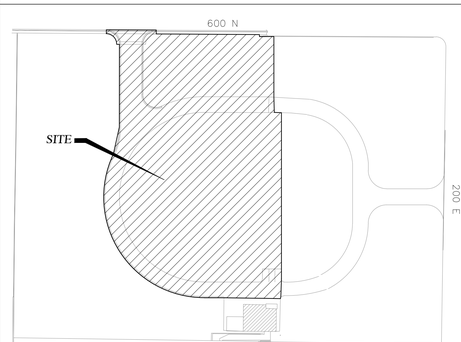
T	TITLE SHEET
L-1.1	DEMOLITION PLAN
L-2.1	GRADING PLAN
L-3.1 - L-3.2	CONSTRUCTION PLAN
L-4.1 - L-4.2	CONSTRUCTION DETAILS
L-5.1	IRRIGATION PLAN
L-6.1 - L-6.2	IRRIGATION DETAILS
L-7.1	IRRIGATION SPECIFICATIONS
L-8.1	PLANTING PLAN
L-9.1	PLANTING DETAILS
L-10.1	PLANTING SPECIFICATIONS
C1.01	DRAINAGE PLAN (McNEIL ENG.)

VICINITY



NTS

LOCATION



NTS

EDA
LAND PLANNING, P.C.
Landscape Architecture
Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

DANIEL R. CABLE — LICENSED LANDSCAPE ARCHITECT — Oct. 25, 2024 — 349751 — STATE OF UTAH

no.	revisions	date	by

Scale: N/A
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY
EXPANSION PHASE 1

TITLE SHEET

North

Job No. 24-019

Sheet No. T
1 of 15

RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - MASTER PLANS - COMMUNITY PLANNING - NEIGHBORHOODS - MIXED USE DEVELOPMENTS

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600 NORTH STREET
(PAVED PUBLIC RIGHT OF WAY)
51'-5"
284'-5"
RIM = 4732.55'
RIM = 4746.74'
TRANSFORMER
WOOD POST
WIRE FENCE
CONCRETE RETAINING WALL
VINYL FENCE ON CURB WALL
VERTICAL PVC
OLD WIRE FENCE
PVC
OLD IRRIGATION PUMP (NO SERVICE)
EDGE OF ASPHALT
VINYL FENCE
BLOCK RETAINING WALL
ASPHALT
(FFE=4744.00')
OVERHANG
BOLLARDS
BUILDING
(HEIGHT=25.4')
WOOD FENCE
CLEAN UP EDGE OF EXISTING CONCRETEAS NECESSARY TO CREATE CLEAN JOINT WITH NEW PAVING
CONCRETE RETAINING WALL
WATER SPOUT
FLAG
GRAVESTONE
LINDON CITY CORPORATION
14:071:0263
WARRANTY DEED
ENTRY NO. 1454
LOT 2
EMERY VIEW
PLAT "A" SUBDIVISION
ENTRY NO: 112899:2021
LOT 1
EMERY VIEW
PLAT "A" SUBDIVISION

DEMOLITION CALLOUTS

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL REMOVE SHRUB & TURF MATERIAL AS DIRECTED BY LANDSCAPE ARCHITECT WITHIN THE LIMIT OF WORK AREA.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVING BURIED FOOTINGS OF ITEMS SCHEDULED FOR REMOVAL.
3. CONTRACTOR SHALL USE EXTREME CARE TO PROTECT ALL EXISTING UTILITIES TO REMAIN AND NEW CONSTRUCTION IN PLACE.
4. ALL EXISTING TREES NOT SCHEDULED FOR REMOVAL SHALL REMAIN AND BE PROTECTED IN PLACE PER SPECIFICATIONS.
5. ANY ITEMS NOT SCHEDULED FOR REMOVAL BUT INTERFERING WITH NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY OWNER.
6. GRUBBING: CLEAR SITE OF GRASS, ROOTS, SHRUBS, TREE STUMPS, WEED GROWTH, MASONRY, RUBBISH AND DEBRIS. ROOTS ONE INCH IN DIAMETER AND LARGER, ROCKS AND MISCELLANEOUS BROKEN MASONRY LARGER THAN 3 INCHES IN GREATEST DIMENSION SHALL BE REMOVED TO A MINIMUM OF 12 INCHES BELOW FINISHED GRADE.
7. TREES: PROTECT TREES WITHIN THE PROJECT SITE WHICH ARE INDICATED TO BE LEFT IN PLACE AND WHICH MIGHT BE DAMAGED DURING DEMOLITION, BY SIX FOOT HIGH FENCES. ERECT FENCES AT THE OUTER PERIMETER OF BRANCHES OF INDIVIDUAL TREES OR FOLLOW THE OUTER PERIMETER OF BRANCHES OF CLUMPS OF TREES. RESTORE TREES SCARRED OR DAMAGED BY CONTRACTOR EQUIPMENT OR OPERATIONS TO THEIR ORIGINAL CONDITION OR REPLACE AS DETERMINED BY OWNER. OWNER WILL APPROVE RESTORATION PROCEDURES PRIOR TO INITIATION.
8. UTILITIES AND RELATED EQUIPMENT: REMOVE ALL EXISTING UTILITIES AS INDICATED AND AS UNCOVERED BY WORK, AND TERMINATE IN A MANNER CONFORMING TO CODE, AND AT A TIME SATISFACTORY TO THE OWNER. REMOVE METERS AND RELATED EQUIPMENT AND DELIVER TO A LOCATION AS INSTRUCTED BY THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER. DISPOSE OF UTILITY LINES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS IN ACCORDANCE WITH INSTRUCTIONS OF OWNER.
9. IRRIGATION VALVES, RELATED PIPING AND HEADS: REMOVE AS INDICATED ON DRAWINGS. SALVAGEABLE MATERIALS AS DETERMINED BY THE OWNER SHALL BE DELIVERED TO THE OWNER AT A LOCATION INDICATED BY THE OWNER.
10. MATERIALS USED FOR PIPE TERMINATIONS AND TEMPORARY CONNECTIONS SHALL BE THE SAME AS THE EXISTING LINES. FITTINGS AND FLANGES SHALL BE OF WEIGHT AND CLASS SUITABLE FOR THE SERVICE IN WHICH USED.
11. MECHANICAL AND ELECTRICAL SYSTEMS:
    A. REMOVE TO THE EXTENT INDICATED ON DRAWINGS.
    B. DEMOLITION WORK AFFECTING ON GOING SYSTEMS SHALL BE COORDINATED AND SCHEDULED WITH THE OWNER TO PREVENT DISRUPTION OF BUILDING OPERATIONS.
12. DEMOLITION: MATERIALS OR EQUIPMENT TO BE DEMOLISHED SHALL BECOME THE PROPERTY OF THE CONTRACTOR EXCEPT FOR ITEMS SPECIFIED TO REMAIN THE PROPERTY OF THE OWNER. SUCH ITEMS, IF ANY, SHALL BE CAREFULLY REMOVED TO AVOID DAMAGE AND BE DELIVERED BY THE CONTRACTOR TO LOCATION STIPULATED.
13. REPLACEMENT: IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF OWNER AND AT NO ADDITIONAL COST TO THE OWNER.
14. DEBRIS AND RUBBISH: REMOVE AND TRANSPORT DEBRIS AND RUBBISH TO AN OFF-SITE DISPOSAL AREA VIA AN APPROVED HAUL ROUTE IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
15. DO NOT STORE OR BURN MATERIALS ON-SITE.

DEMOLITION CALLOUT NOTES

1.0 EXISTING ITEMS

1.1 EXISTING ROAD CURB AND GUTTER, PROTECT IN PLACE.
1.2 EXISTING SUBGRADE POWER AND FIBEROPTIC LINES, PROTECT IN PLACE.
1.3 EXISTING TRANSFORMER AND ALL ASSOCIATED UTILITIES, PROTECT IN PLACE.
1.4 EXISTING CONCRETE PAVING/ WALK, PROTECT IN PLACE.
1.5 EXISTING FENCE AND/OR WALL, PROTECT IN PLACE.
1.6 EXISTING BURIALS, MARKERS, PINS, ETC., PROTECT IN PLACE.
1.7 EXISTING GRASS, PROTECT IN PLACE.
1.8 EXISTING IRRIGATION SYSTEM INCLUDING VALVES, HEADS, LATERAL LINES, MAIN LINES, WIRING, ETC., PROTECT IN PLACE.
1.9 EXISTING WATER METER, PROTECT IN PLACE.
1.10 EXISTING UTILITIES, PROTECT IN PLACE.
1.11 EXISTING BUILDING/ OFFICE, PROTECT IN PLACE.
1.12 EXISTING CEMETERY ROAD, PROTECT IN PLACE.
1.13 EXISTING SIGN, RELOCATE AS PER CONSTRUCTION PLAN.
1.14 EXISTING PVC STUB, REMOVE AND DISPOSE OF OFF-SITE.
1.15 EXISTING IRRIGATION PUMP, REMOVE AND DISPOSE OF OFF-SITE.
1.16 EXISTING CONCRETE CURB, GUTTER AND WALK, SAW CUT AT JOINTS TO PREP FOR NEW DRIVE, REMOVE AND DISPOSE OF OFF-SITE.
1.17 EXISTING WIRE FARM FENCE, REMOVE AND DISPOSE OF OFF-SITE.
1.18 EXISTING VINYL FENCE, REMOVE AND DISPOSE OF OFF-SITE.
1.19 EXISTING CONCRETE FENCE/ WALL, REMOVE AND DISPOSE OF OFF-SITE.
1.20 EXISTING IRRIGATION MAIN LINE, RELOCATE AS PER IRRIGATION PLAN. RESTORE ALL NECESSARY CONNECTIONS TO MAINTAIN EXISTING OPERATION OF ALL IRRIGATION SYSTEMS AND COMPONENTS.
1.21 EXISTING ASPHALT ROAD/ PAVING AND 12" OF BASE/SOIL BELOW PAVING, REMOVE AND DISPOSE OF OFF-SITE.
1.22 EXISTING RETAINING WALL, REMOVE AND DISPOSE OF OFF-SITE.
1.23 EXISTING IRRIGATION VALVE, LATERAL LINE AND HEADS, REMOVE AND DISPOSE OF OFF-SITE.

DEMOLITION LEGEND

SYMBOL	PROJECT WORK AREA
	LIMIT OF WORK
	CLEAR AND GRUB GRASS, BRUSH, AND WEEDS FROM THIS AREA, APPROX. 112,026 S.F. REMOVE EXISTING IRRIGATION SYSTEM TO ALLOW FOR NEW IRRIGATION SYSTEM AS PER SHEET L-5.1. RETURN HEADS TO CEMETERY GROUNDS SUPERINTENDENT. RE-USE VALVES WHERE POSSIBLE. PROTECT MAINLINE IN PLACE OR RELOCATE IF CONFLICTING WITH NEW DEVELOPMENT. REMOVE AND DISPOSE OF LATERAL LINES. ALL SURROUNDING IRRIGATION SYSTEMS MUST REMAIN FULLY OPERATIONAL AND THE CONTRACTOR SHALL ENSURE ALL NECESSARY CONNECTIONS ARE PROTECTED AND/OR RESTORED.

0' 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

EDA
LAND PLANNING, P.C.
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772 East 3300 South, Suite 110
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LICENSED LANDSCAPE ARCHITECT
RACHEL R. CONE
OCT. 25, 2024
349751
STATE OF UTAH

no.	revisions	date	by

Scale: 1" = 20'-0"
Date: OCT. 25, 2024
Drawn By: JL
Approved By: RC

LINDON CITY CEMETERY EXPANSION PHASE 1

DEMOLITION PLAN

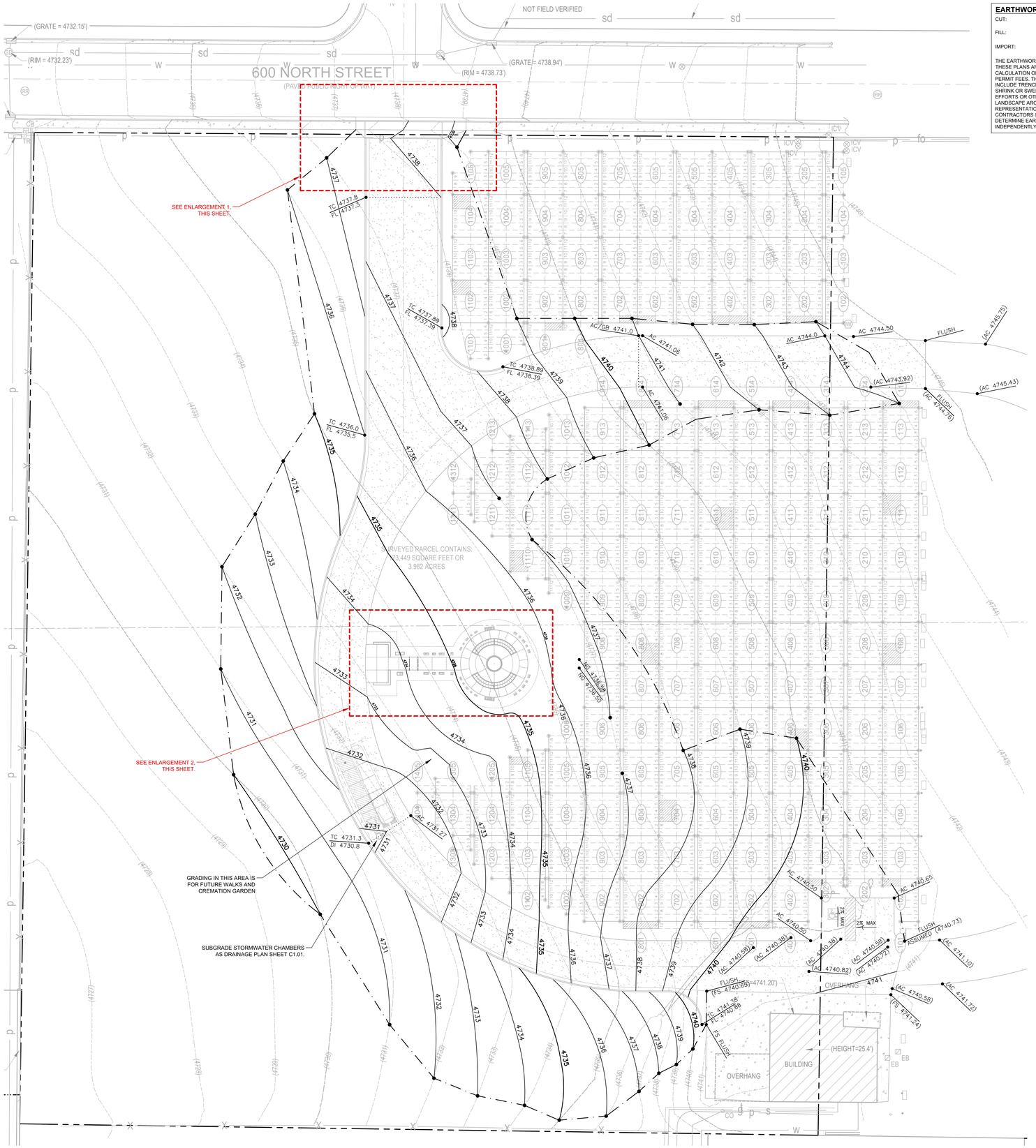
North

Job No. 24-019

Sheet No. L-1.1
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RESORT MASTER PLANS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - GRAPHIC DESIGN

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EARTHWORK SUMMARY

CUT: 202 C.Y.

FILL: 1108 C.Y.

IMPORT: 906 C.Y.

THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE LANDSCAPE ARCHITECT MAKES NO REPRESENTATION THIS SITE WILL BALANCE. CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE EARTHWORK QUANTITIES INDEPENDENTLY FOR THEIR BID.

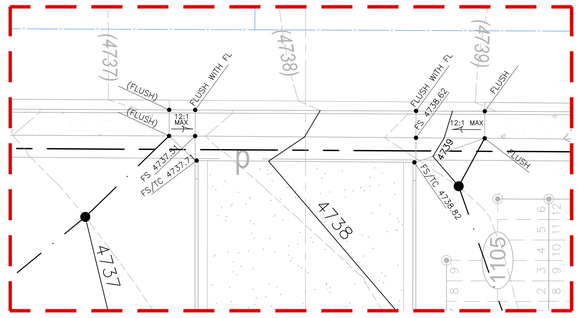
GRADING LEGEND

- 4" P.V.C. (SDR 35) SOLID WALL DRAINLINE
- 6" P.V.C. (SDR 35) SOLID WALL DRAINLINE
- 4" PERFORATED DRAIN LINE
- 6" PERFORATED DRAIN LINE
- EXISTING DRAIN LINE
- 2%% DIRECTION OF FLOW
- (FS 180.0) EXISTING SPOT ELEVATION
- FS 180.0 PROPOSED SPOT ELEVATION
- DAYLIGHT LINE
- GRADE BREAK
- (234) EXISTING CONTOURS
- 234 PROPOSED CONTOURS
- NDS POP-UP DRAIN EMITTER
- 10" ROUND VALVE BOX FOR DRAIN CLEAN OUT FROM DOUBLE DEPTH LAWN CRYPTS.
- NDS 12" SQUARE CATCH BASIN WITH FILTER AND ATRIUM GRATE.
- NDS 9" SQUARE CATCH BASIN WITH FILTER AND ATRIUM GRATE.

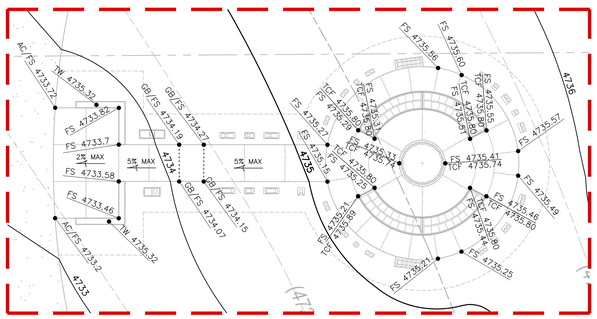
A.C.	ASPHALTIC CONCRETE
B.P.	BURIAL PIN
B.W.	BOTTOM OF WALL
B.S.	BOTTOM OF STEPS
C.O.	CLEAN OUT
D.I.	DRAIN INLET
DIA.	DIAMETER
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
F.L.	FLOW LINE
F.S.	FINISH SURFACE
F.S.G.	FINISH SURFACE GRADE
G.B.	GRADE BREAK
I.C.V.	IRRIGATION CONTROL VALVE
H.P.	HIGH POINT
I.E.	INVERT ELEVATION
I.N.V.	INVERT
L.I.P.	LIP OF GUTTER
L.P.	LOW POINT
N.G.	NATURAL GROUND
R.E.	RIM ELEVATION
T.B.	TOP OF BRIDGE
T.B.M.	TEMPORARY BENCHMARK
T.B.C.	TOP BACK CURB
T.C.	TOP OF CURB
T.G.	TOP OF GRATE
T.C.F.	TOP OF CONCRETE FOOTING
T.G.B.	TOP OF GRANITE BASE
T.P.	TOP OF PILASTER
T.S.	TOP OF STEPS
T.W.	TOP OF WALL
W.S.	WATER SURFACE

BENCH PAD NOTE:

BENCH PADS SHALL NOT EXCEED 2% SLOPE IN EITHER DIRECTION



ENLARGEMENT 1: SCALE: 1" = 10'-0"



ENLARGEMENT 2: SCALE: 1" = 10'-0"

0' 10' 20 40'

SCALE: 1" = 20'-0"

NORTH

Underground Service Alert

Call: 811

TWO WORKING DAYS BEFORE YOU DIG

GENERAL GRADING & DRAINAGE NOTES

1. CONTRACTOR TO VERIFY GRADES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY PRIOR TO START OF GRADING WORK.
2. ALL EXISTING GRADES SHOWN PER SURVEY PROVIDED BY MCNEIL ENGINEERING.
3. ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING PAVING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
4. ALL WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND SHALL MEET ALL LOCAL AND COUNTY REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, STREET IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS WITH THE LANDSCAPE ARCHITECT.
6. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING SURFACE UNLESS NOTED OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR PAYING ANY FEES ASSOCIATED WITH IMPORT OR EXPORT OF SOIL NEEDED FOR THIS PROJECT.
8. DO NOT RAISE GRADE WITHIN DRIP LINE OF EXISTING TREES TO REMAIN UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
9. ALL PAVED PATHWAYS SHALL NOT EXCEED 5% SLOPE.
10. CONTRACTOR SHALL VERIFY THAT PROPOSED DRAINAGE INVERTS WILL PROVIDE PROPER WATER CAPTURE AND DRAINAGE FLOW.
11. GRADING SHALL BE DONE IN 8" LIFTS AND COMPACTED TO 90% MOISTURE CONTENT SHALL BE KEPT AT AN OPTIMUM LEVEL TO ACHIEVE COMPACTION AND TO KEEP DUST DOWN PER LOCAL CODE.
12. ALL ORGANIC MATTER SHALL BE REMOVED IN THE DEMOLITION PROCESS.
13. ALL GRADING SHALL BE DONE IN COMPLIANCE WITH THE GEOTECHINCAL REPORT. WHEN PROVIDED.
14. CONTRACTOR SHALL DETERMINE THEIR OWN EARTH QUANTITIES AND BASE THEIR BID ACCORDINGLY.
15. COMPACTION TO BE DETERMINED USING ASTM D1557, LATEST EDITION LABORATORY TEST PROCEDURE.
16. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE LANDSCAPE ARCHITECT CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
19. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.
20. ALL WORK SHALL CONFORM TO LINDON CITY STANDARDS AND REQUIREMENTS.
21. ONCE GRASS HAS BEEN REMOVED, CONTRACTOR SHALL REMOVE AND STOCKPILE THE EXISTING TOP 12 INCHES OF TOPSOIL FOR REUSE ON THE PROJECT. THE CONTRACTOR SHALL LOCATE THE STOCKPILE AS DIRECTED BY THE OWNER. TRANSPORT SOIL IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. IF SPILLAGE OCCURS, CLEAN UP IMMEDIATELY. CLEAN UP THE STOCKPILE AS PER OWNER'S INSTRUCTIONS. AT OWNER'S INSTRUCTION, FLUSH ADJACENT DRIVE CLEAN TO THE CONDITIONS FIRST FOUND.
22. CONTRACTOR SHALL INSTALL SILT FENCE AT THE EDGE OF THE GRADING LIMITS. SILT FENCING IS NOT REQUIRED ON THE UPHILL SIDE OF THE CONSTRUCTION AREA. FENCE CAN BE ADDED AS CONSTRUCTION PROGRESSES.

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no.	revisions	date	by
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Scale: 1" = 20'-0"
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY EXPANSION PHASE 1

GRADING PLAN

North

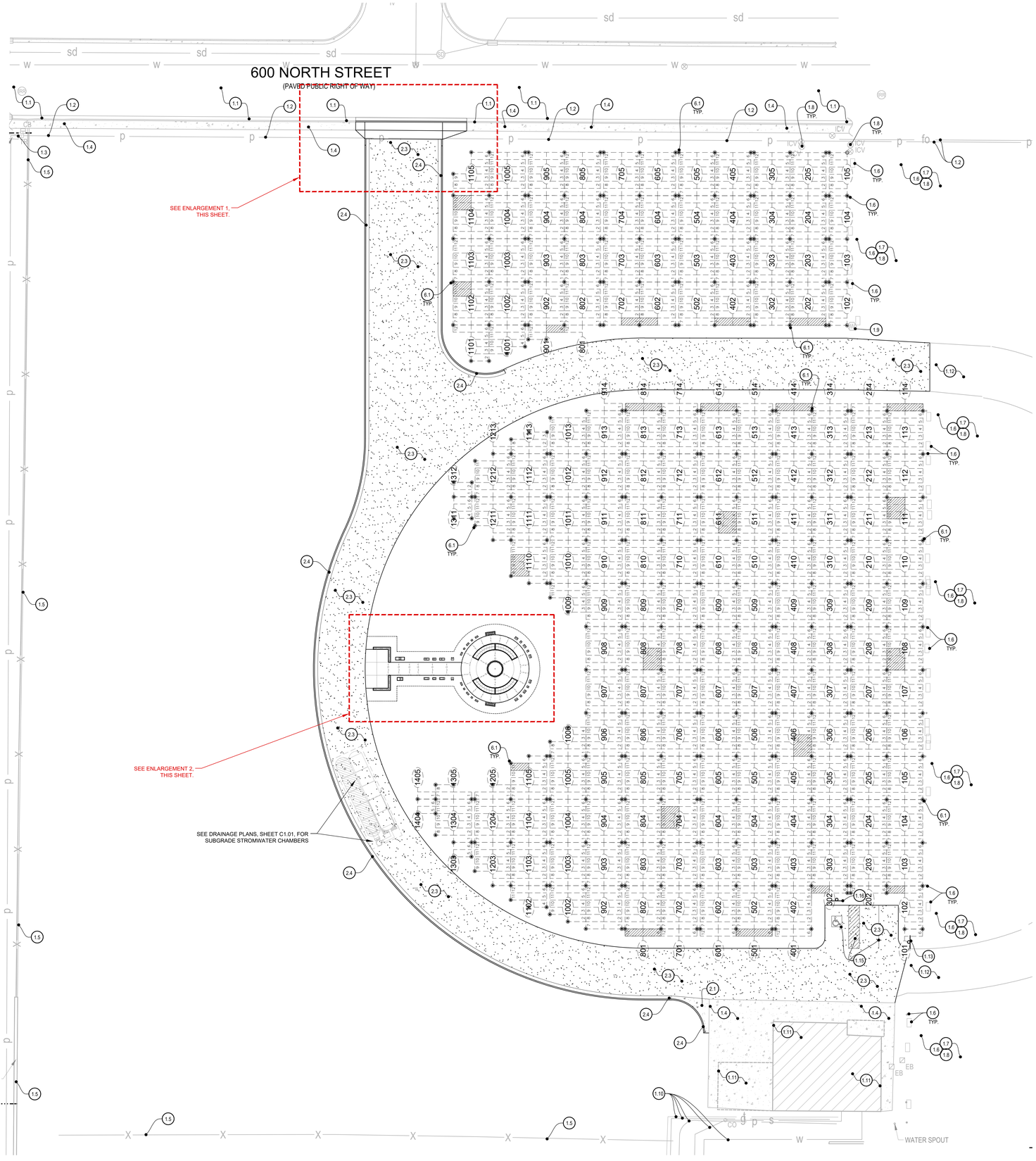
Job No. 24-019

Sheet No. L-2.1

3 of 15

RESORT WASTEWATER PLANS - COMMUNITY PLANNING - NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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CONSTRUCTION CALLOUTS

CONSTRUCTION NOTES

SEE FINISH SCHEDULE FOR COLORS/TEXTURES/FINISHES, ETC.

1.0 SITE WORK

- 1.1 EXISTING ROAD CURB AND GUTTER, PROTECT IN PLACE.
- 1.2 EXISTING SUBGRADE POWER AND FIBEROPTIC LINES, PROTECT IN PLACE.
- 1.3 EXISTING TRANSFORMER AND ALL ASSOCIATED UTILITIES, PROTECT IN PLACE.
- 1.4 EXISTING CONCRETE PAVING/ WALK, PROTECT IN PLACE.
- 1.5 EXISTING FENCE AND/OR WALL, PROTECT IN PLACE.
- 1.6 EXISTING BURIALS, MARKERS, PINS, ETC., PROTECT IN PLACE.
- 1.7 EXISTING GRASS, PROTECT IN PLACE.
- 1.8 EXISTING IRRIGATION SYSTEM INCLUDING VALVES, HEADS, LATERAL LINES, MAIN LINES, WIRING, ETC., PROTECT IN PLACE.
- 1.9 EXISTING WATER METER, PROTECT IN PLACE.
- 1.10 EXISTING UTILITIES, PROTECT IN PLACE.
- 1.11 EXISTING BUILDING/ OFFICE, PROTECT IN PLACE.
- 1.12 EXISTING CEMETERY ROAD, PROTECT IN PLACE.
- 1.13 EXISTING SIGN, RELOCATED.
- 1.14 METAL LANDSCAPE EDGING BY PERMALOC, MODEL CLEANLINE 3/16" X 5.5" BLACK ANODIZED ALUMINUM, PER DETAIL A, SHEET L-4.1.
- 1.15 STRIPING AT PARKING
- 1.16 ACCESSIBLE PARKING STALL SIGN. INSTALL AS PER ADA AND STATE CODES, 60" MIN. HEIGHT.

2.0 CAST-IN-PLACE CONCRETE (SEE SECTION 5.0 FOR ADDITIONAL CONCRETE FOOTINGS)

- 2.1 CONCRETE PAVING, PER DETAIL B, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2.
- 2.2 CONCRETE DRIVE APPROACH, PER DETAIL C, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2.
- 2.3 ASPHALT PAVING, PER DETAIL D, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2.
- 2.4 CONCRETE CURB AND GUTTER, PER DETAIL E, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2.
- 2.5 CONCRETE BENCH PAD, PER DETAIL F, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (2 TOTAL)
- 2.6 CONCRETE FOOTING FOR CURVED COLUMBARIUM, PER DETAIL G, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (2 TOTAL)
- 2.7 CONCRETE FOOTING FOR CIRCULAR 96 NICHE COLUMBARIUM, PER DETAIL H, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (1 TOTAL)

3.0 MASONRY

- 3.1 CMU SEAT-WALL WITH STONE VENEER, PER DETAIL I, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2.

4.0 METAL

- - NOT USED

5.0 SPECIALTY ITEMS (GRANITE PROVIDED BY OWNER. INSTALLATION & FOOTINGS BY CONTRACTOR)

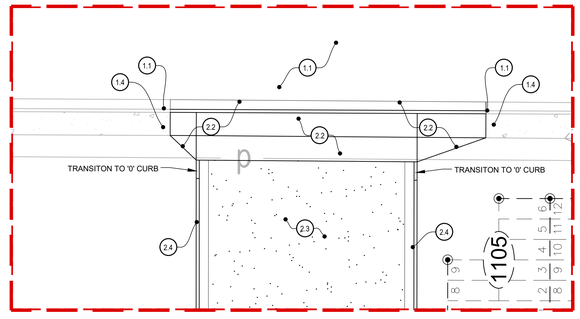
- 5.1 CREMATON BENCH, PER DETAIL F, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (2 TOTAL)
- 5.2 CURVED COLUMBARIUM, PER DETAIL G, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (2 TOTAL - 4 UNITS)
- 5.3 CIRCULAR 96 NICHE COLUMBARIUM W/ STATUE TOP, PER DETAIL H, SHEET L-4.1. SEE FINISH SCHEDULE SHEET L-3.2. (1 TOTAL)
- 5.4 PREMIUM COMPANION CORED MARKER, PER DETAIL N, SHEET L-4.1. (6 TOTAL)
- 5.5 PREMIUM INDIVIDUAL CORED MARKER, PER DETAIL O, SHEET L-4.1. (4 TOTAL)
- 5.6 PEAK COMPANION GRANITE MARKER W/ CONC. FOOTING, PER DETAIL J, SHEET L-4.1. (2 TOTAL)
- 5.7 PEAK INDIVIDUAL GRANITE MARKER W/ CONC. FOOTING, PER DETAIL K, SHEET L-4.1. (1 TOTAL)
- 5.8 SHIELD COMPANION GRANITE MARKER W/ CONC. FOOTING, PER DETAIL L, SHEET L-4.2. (2 TOTAL)
- 5.9 SHIELD INDIVIDUAL GRANITE MARKER W/ CONC. FOOTING, PER DETAIL M, SHEET L-4.2. (1 TOTAL)
- 5.10 COMPANION BEVEL MARKER, PER DETAIL P, SHEET L-4.1. (6 TOTAL)
- 5.11 INDIVIDUAL BEVEL MARKER, PER DETAIL Q, SHEET L-4.1. (4 TOTAL)
- 5.12 LARGE FAMILY COLUMBARIUM W/ CONC. FOOTING, PER DETAIL A, SHEET L-4.2. (1 TOTAL)
- 5.13 SMALL FAMILY COLUMBARIUM W/ CONC. FOOTING, PER DETAIL A, SHEET L-4.2. (1 TOTAL)
- 5.14 CREMATION PEDESTAL W/ CONC. FOOTING, PER DETAIL B, SHEET L-4.2. (2 TOTAL)

6.0 SPECIALTY ITEMS (PROVIDED BY OWNER AND INSTALLED BY SURVEYOR)

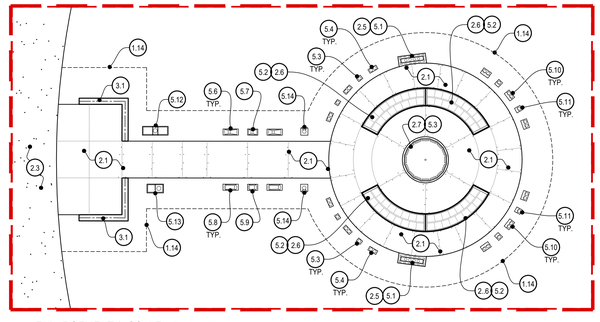
- 6.1 BURIAL PINS (342 TOTAL)

GENERAL CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE TAKEN FROM CURB FACE, BUILDING FACE OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
2. ALL FORMS AND ALIGNMENT OF PAVING ARE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 24 HOURS NOTICE).
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
4. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLAN AND CONSTRUCTION PLANS. CONTRACTOR MAY PROTECT AND UTILIZE EXISTING SLEEVE AS DEEMED NECESSARY.
5. EXPANSION JOINTS SHALL BE PROVIDED WHERE CONCRETE FLAT WORK ABUTS WALLS, STAIRS, BUILDINGS, CURBS, COLUMNS, POOL BOND BEAMS AND ANY EXISTING CONCRETE PAVING OR STRUCTURES. EXPANSION JOINTS SHALL CONSIST OF 1/2" ASPHALT IMPREGNATED FELT FIBRE. ALL JOINTS SHALL HAVE A URETHANE COLORED SEALANT CAULKING OR EXP. JOINT FILLER UNLESS INDICATED OTHER WISE. RIP TOP FOAM IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT.
6. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST UNIFORM BUILDING CODE.
7. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIAL.
10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, LANDSCAPE ARCHITECT AND THE APPLICABLE GOVERNING CODE AUTHORITY.
12. BUILDING PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR FOR ALL ELEMENTS OF THE DESIGN REQUIRED BY LOCAL CODE.
13. WHERE WATER PROOFING IS INDICATED ON THE PLANS OR DETAILS FOR RETAINING WALLS, PLANTER WALLS, FLASH WALLS OR ANY OTHER VERTICAL MOISTURE BARRIER, THE WATERPROOFING SHALL CONSIST OF YELLOW JACKET MEMBRANE AND AN APPROVED WATER PROOFING COMPOUND SUCH AS THOROSEAL.



ENLARGEMENT 1: SCALE: 1" = 10'-0"



ENLARGEMENT 2: SCALE: 1" = 10'-0"

ABBREVIATIONS	
B.O.C.	BACK OF CURB
B.O.W.	BACK OF WALL
C.L. or ℄	CENTER LINE
D.G.	DECOMPOSED GRANITE
E.J.	EXPANSION JOINT
E.Q.	EQUAL
E.O.P.	EDGE OF PAVING
E.O.W.	END OF WALL
F.O.B.	FACE OF BUILDING
F.O.C.	FACE OF CURB
F.O.COL.	FACE OF COLUMBARIUM
F.O.P.	FACE OF PILASTER
F.O.W.	FACE OF WALL
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
R.	RADIUS
TYP.	TYPICAL
S.J.	SCORE JOINT

0' 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

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Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

RICHARD LAVONCITE BOWEN, JR.
OCT. 25, 2024
349751
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH

no.	revisions	date	by
1		-	-
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Scale: 1" = 20'-0"
Date: OCT. 25, 2024
Drawn By: JL
Approved By: SC

LINDON CITY CEMETERY EXPANSION PHASE 1

CONSTRUCTION PLAN

North

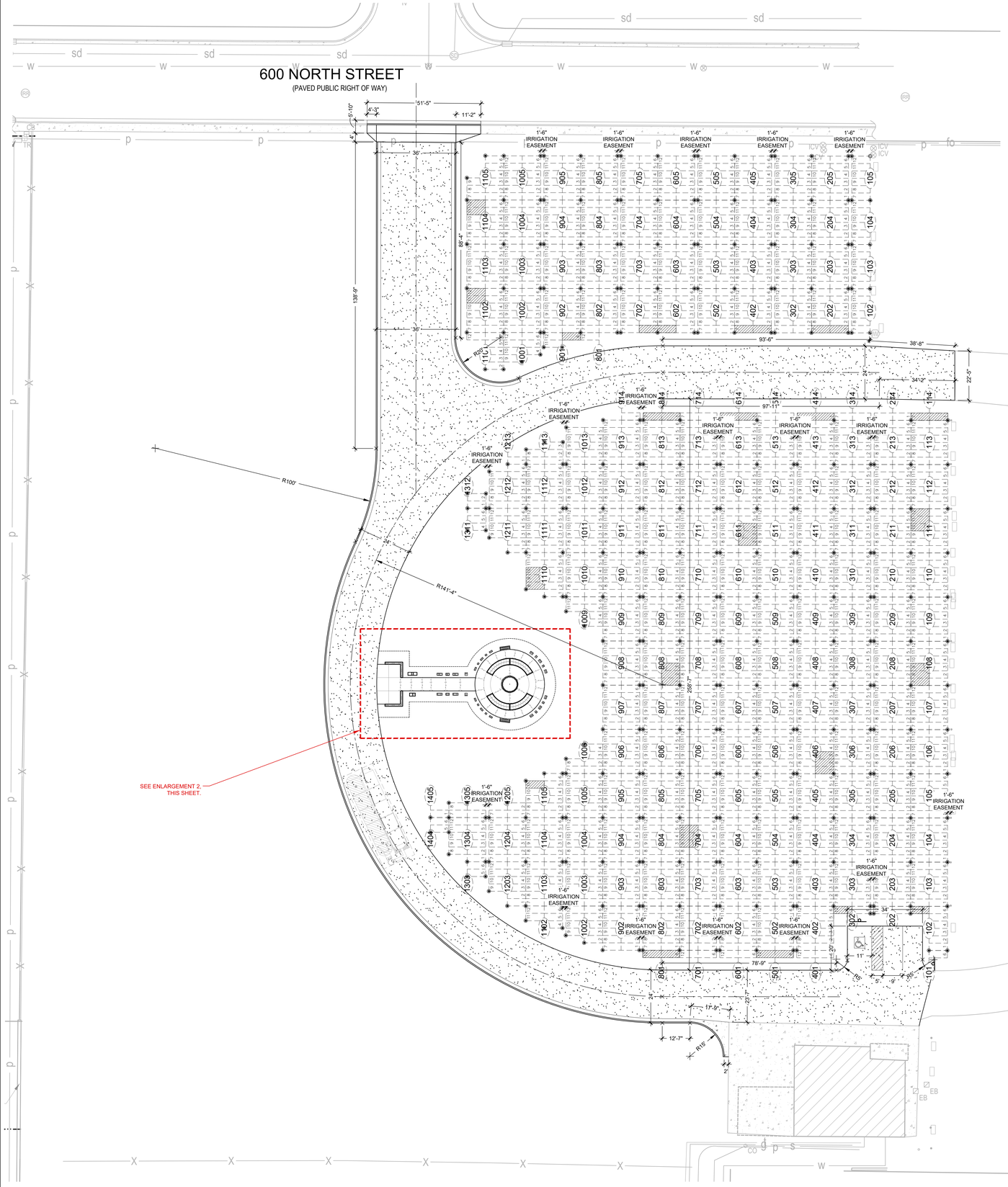
Job No. 24-019

Sheet No. L-3.1

4 of 15

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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CONSTRUCTION LAYOUT



STONE VENEER SAMPLE

*SEE SHEET L-3.1 FOR GENERAL CONSTRUCTION NOTES

FINISH SCHEDULE

1. CONCRETE:

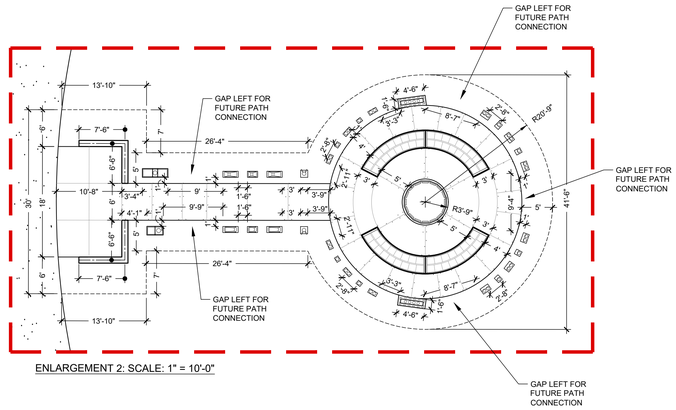
   CONCRETE PAVING, DRIVE APPROACH, BENCH PADS AND FOOTINGS SHALL BE NATURAL GRAY COLOR. CONCRETE PAVING AND BENCH PADS TO RECEIVE MEDIUM BROOM FINISH. DRIVE APPROACH FINISH PER DETAIL ON SHEET L-4.1. SIDES AND TOP OF EXPOSED FOOTINGS TO RECEIVE SMOOTH TROWEL FINISH.

2. SEATWALLS:

   THIN STONE VENEER SHALL BE "ALPINE GRANITE". USE CORNER PIECES TO WRAP ALL CORNERS. OR APPROVED EQUAL. SEE PHOTO LEFT AND ARTISTICSTONEMASONRY.COM FOR PHOTOS.

   WALL CAP SHALL BE LIMESTONE 2" THICK. 2" MINIMUM CANTILEVER (APPROX. 16" WIDTH). OR APPROVED EQUAL. EASE EDGES AND SAND SMOOTH IF ROUGH FOR COMFORTABLE SEAT.

   STONE AVAILABLE THROUGH:
   ARTISTIC STONE MASONRY & SUPPLY
   280 N 2000 W
   LINDON, UT 84042
   (801) 796-6681
   ARTISTICSTONEMASONRY.COM



ENLARGEMENT 2: SCALE: 1" = 10'-0"

ABBREVIATIONS	
B.O.C.	BACK OF CURB
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LICENSED LANDSCAPE ARCHITECT
DANIEL R. CHRISTENSEN
Oct. 25, 2024
349751
03/31/26
STATE OF UTAH

revisions	date	by
1		

Scale: 1" = 20'-0"
Date: Oct. 25 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY EXPANSION PHASE 1

CONSTRUCTION PLAN

North

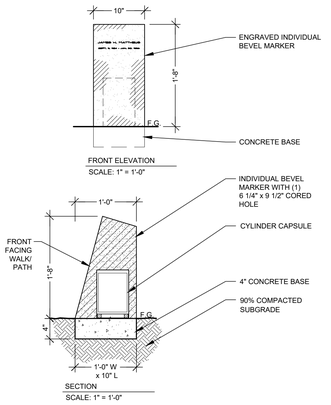
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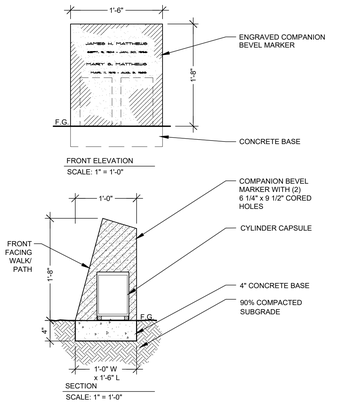
5 of 15

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

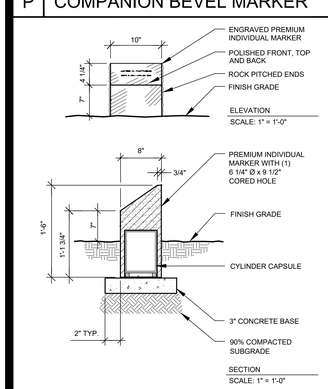
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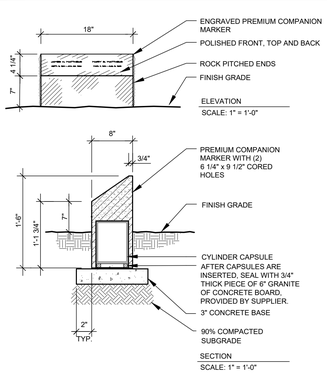
Q | INDIVIDUAL BEVEL MARKER



P | COMPANION BEVEL MARKER

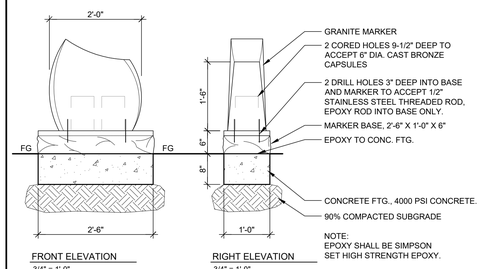


O | PREM. INDIVIDUAL CORED MARKER



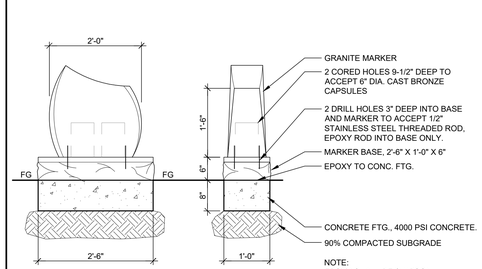
N | PREM. COMPANION CORED MARKER

GRANITE SUPPLIER TO PROVIDE:
1. CAST BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 2
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG



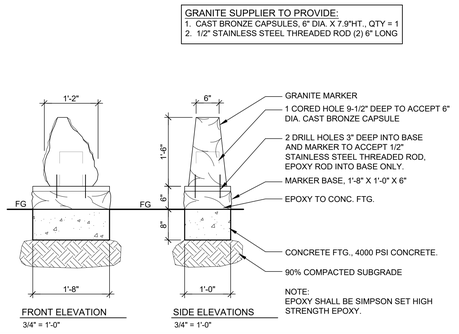
M | SHIELD INDIVIDUAL MARKER

GRANITE SUPPLIER TO PROVIDE:
1. CAST BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 2
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG



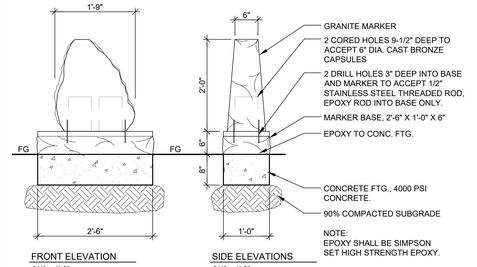
L | SHIELD COMPANION MARKER

GRANITE SUPPLIER TO PROVIDE:
1. CAST BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 1
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG

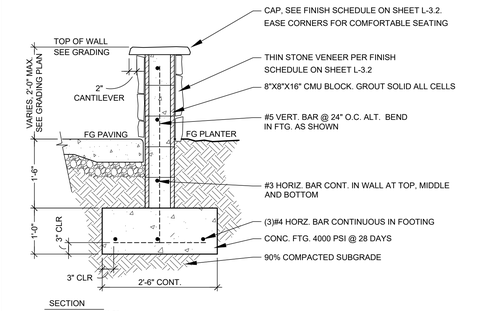


K | PEAK INDIVIDUAL MARKER

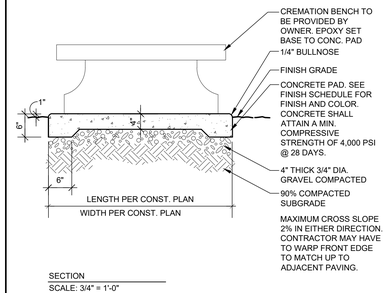
GRANITE SUPPLIER TO PROVIDE:
1. CAST BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 2
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG



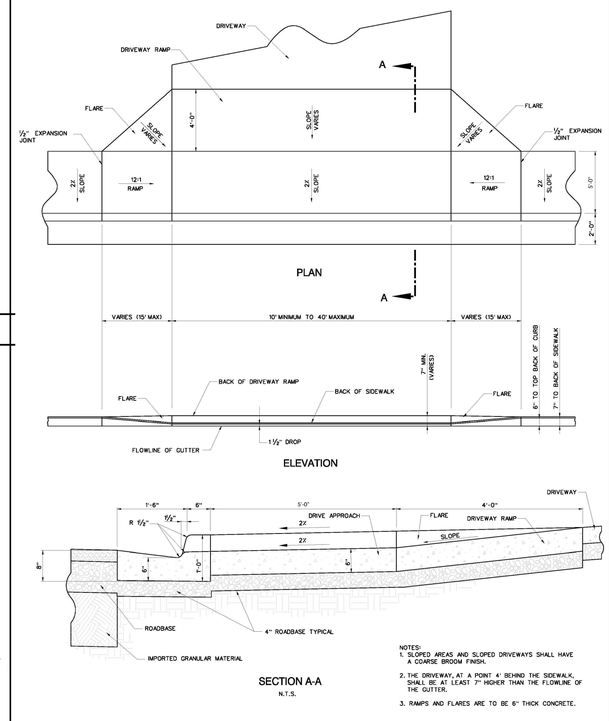
J | PEAK COMPANION MARKER



I | SEATWALL

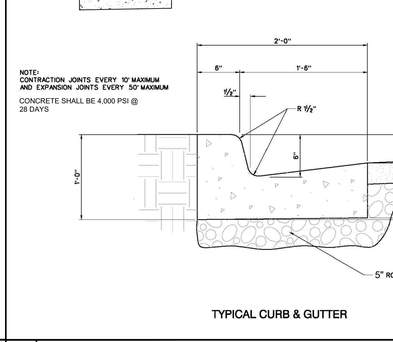


F | CONC. BENCH PAD & GRANITE BENCH

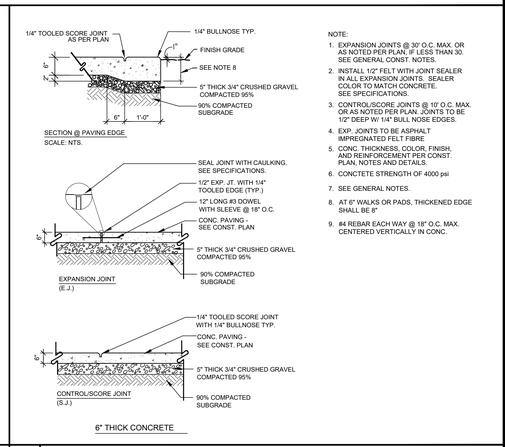


C | CONCRETE DRIVE APPROACH

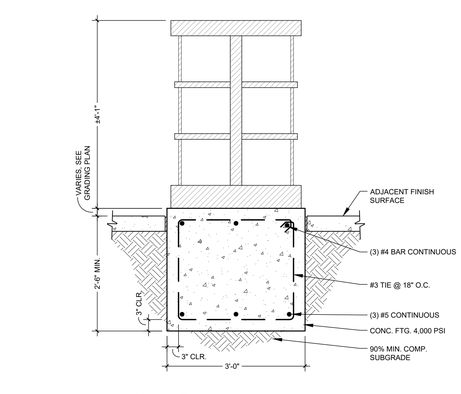
H | 96 NICHE CIRCULAR COLUMBARIUM



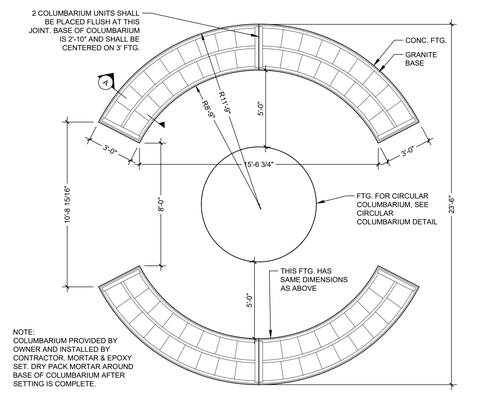
E | CONCRETE CURB AND GUTTER



B | CONCRETE PAVING

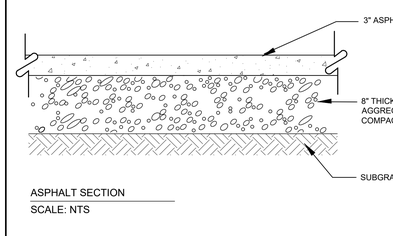


G | CURVED COLUMBARIUM



K | PEAK INDIVIDUAL MARKER

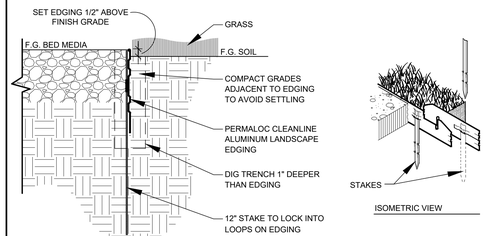
NOTES:
A. ASPHALT COMPACTION SHALL BE 96% MINIMUM (MARSHALL DESIGN).
B. SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
C. AC PAVEMENT TO BE A 1/4" INCH ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
D. THICKNESSES OVER 3 INCHES WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.



D | ASPHALT PAVING

NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. 8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
4. SEE CONSTRUCTION PLAN CALLOUT FOR EDGING HEIGHT.

INSTALLATION:
1. DIG LANDSCAPE TRENCH 1" DEEPER THAN THE EDGING BEING SET.
2. SET EDGING INTO THE LANDSCAPE TRENCH W/ THE TOP 1/2" ABOVE WHAT WILL BECOME THE COMPACTED FINISH GRADE. (INSTALLER CAN CONNECT THE ADJACENT SECTIONS OF EDGING PRIOR TO OR AFTER THE SECTIONS ARE PLACED IN THE TRENCH.) WHERE CONNECTIONS ARE NEEDED ON CURVES, THE INSTALLER WILL FIND THAT CONNECTING SECTIONS PRIOR TO INSTALLING WILL ALLOW FOR FASTER COMPLETION.
3. START AT THE BEGINNING OF BED AREA AND BEGIN DRIVING THE 12" ALUMINUM STAKES (NOTE: THERE ARE MORE LOOPS PER SECTION THAN STAKES. THE ADDITIONAL LOOPS ARE PROVIDED FOR GREATER VERSATILITY OF STAKING)
4. SNAP DOWN THE ADJACENT SECTIONS
5. AT THE END OF THE BED AREA, CUT THE SECTION TO THE DESIRED LENGTH AND STAKE DOWN. BEGIN YOUR NEXT BED AREA WITH THE REMAINING PORTION OF THE CUT SECTION.
6. FORMING ANGLES: CUT THE BOTTOM OF THE EDGING HALFWAY UP USING A HACKSAW, LAY ON A HARD SURFACE PLACING A BRICK OR 4x4 OVER THE CUT. BEND UP TO THE DESIRED ANGLE USING A HAMMER TO STIFFEN ANGLE. THIS FORMS A 1/2" RADIUS ON TOP AVOIDING SHARP CORNERS.



A | PERMALOC METAL LANDSCAPE EDGING

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Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

DANIEL R. CURTIS
OCT. 25, 2024
349751
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH

no	revisions	date	by

Scale: PER DETAIL
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY
EXPANSION PHASE 1

CONSTRUCTION DETAILS

North

Job No.
24-019

Sheet No.
L-4.1
6 of 15

RESIDENTIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN
RESORT MASTER PLANS - COMMUNITY PLANNING - MIXED USE DEVELOPMENTS - COMMERCIAL DESIGN
NEO-TRADITIONAL NEIGHBORHOODS

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Q -

P -

O -

N -

M -

L -

K -

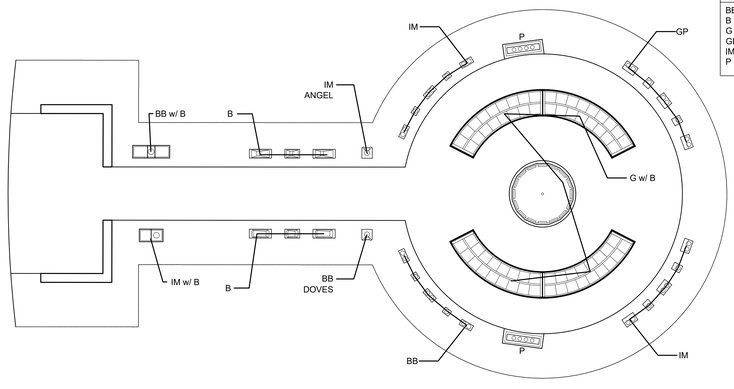
J -

I -

H -

G -

C GRANITE COLOR LEGEND



GRANITE COLOR ABBREVIATION LEGEND

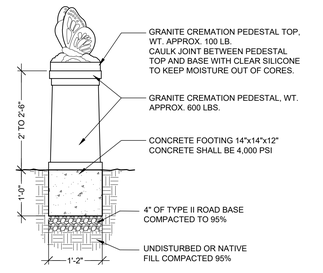
BB = BAHAMA BLUE
B = BLACK
G = GRAY
GP = GRAY PEARL
IM = INDIA MAHOGANY
P = PARADISIO

F -

E -

D -

B CREMATION PEDESTAL



NOTES:
1. GRANITE CREMATION PEDESTAL TOP SHOWN FOR INSTALLATION PURPOSES ONLY. (NOT ACTUAL TOP)

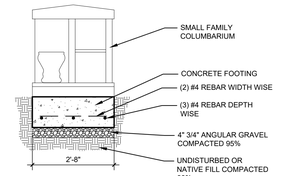
SECTION
3/4"= 1'-0"

A FAMILY COLUMBARIUM

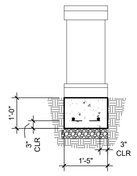
NOTES:

1. INSTALL FAMILY COLUMBARIUM ON CONCRETE FOOTING AS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, EPOXY SET

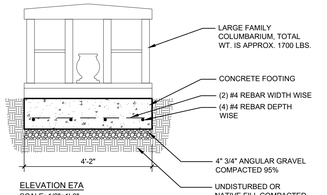
2. CONCRETE STRENGTH SHALL BE 4000 PSI.



ELEVATION E7B
SCALE: 1/2"=1'-0"



SECTION E7A & B
SCALE: 1/2"=1'-0"



ELEVATION E7A
SCALE: 1/2"=1'-0"

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LICENSED LANDSCAPE ARCHITECT
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LINDON CITY CEMETERY EXPANSION PHASE 1

CONSTRUCTION DETAILS

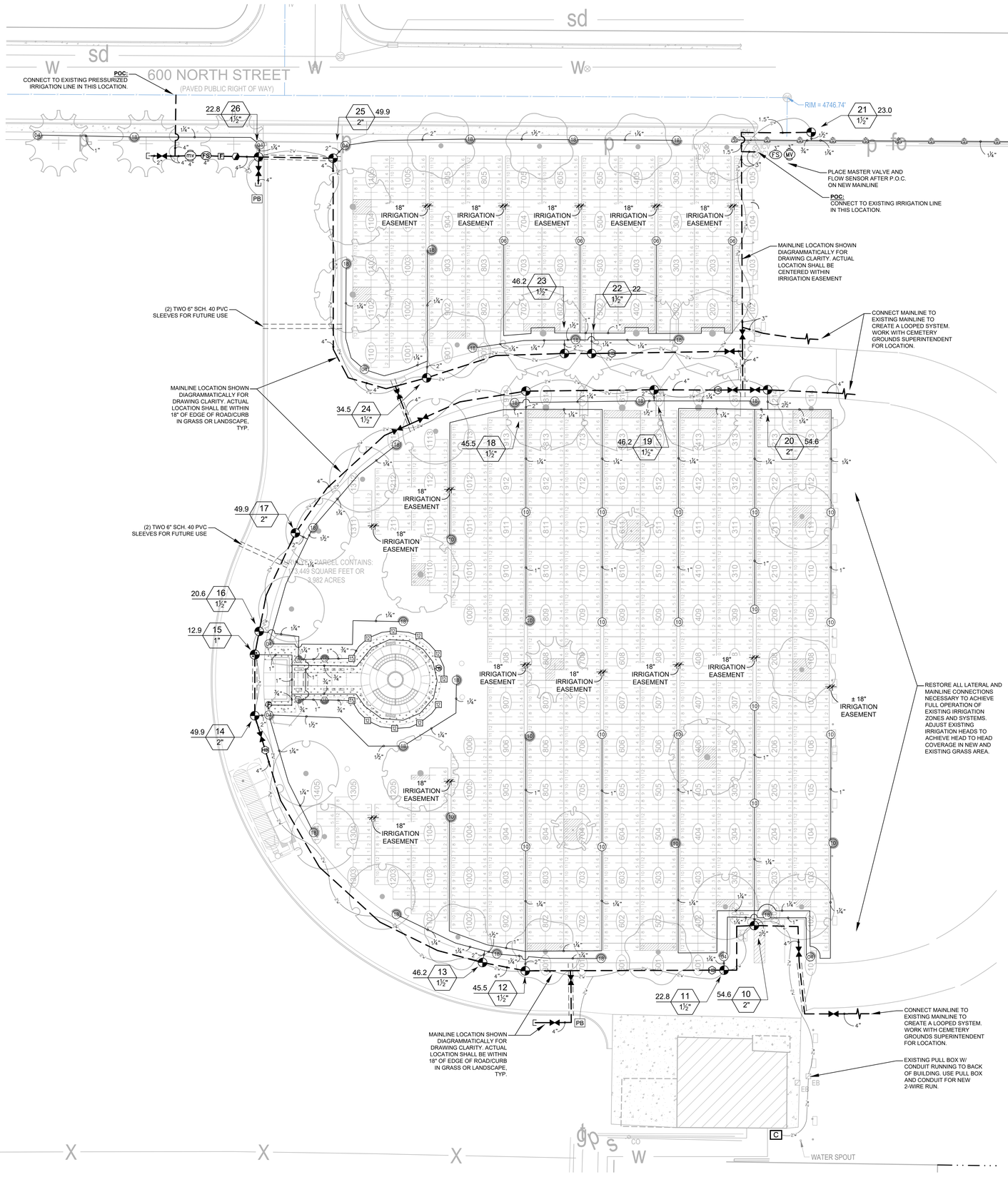
North

Job No.
24-019

Sheet No.
L-4.2
7 of 15

RESIDENTIAL - MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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VALVE SIZING CHART	
VALVE SIZE	GPM
1" (100-EFB-CP)	5-20
1-1/2" (150-EFB-CP)	21-49
2" (200-EFB-CP)	50-200

PIPE SIZING CHART	
PIPE SIZE	GPM
1/2"	NOT USED
3/4"	0-8
1"	9-13
1-1/4"	14-22
1-1/2"	23-30
2"	31-49
2-1/2"	50-70
3"	71-100
4"	101-180

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI			DETAIL
5 09 HE-VAN 10 07 HE-VAN / 12 HE-VAN 15 HE-VAN	Rain Bird RD-06-S-P30-F-NP-U HE-VAN Series Turf Spray, 6in. Pop-Up, with 30 psi in-stem pressure regulation, Seal-A-Matic check valve, Flow-Shield Technology, and Non-Potable Cover (purple cap). 1/2in. NPT female threaded inlet.	30			B
EST LCS RCS CST SST	Rain Bird RD-06-S-P30-F-N 15 Strip Series Turf Spray, 6in. Pop-Up, with 30 psi in-stem pressure regulation, Seal-A-Matic check valve, Flow-Shield Technology, and Non-Potable Cover (purple cap). 1/2in. NPT female threaded inlet.	30			B
Q T H TQ F	Rain Bird RD-06-S-P30-F-N 15 Series MPR Turf Spray, 6in. Pop-Up, with 30 psi in-stem pressure regulation, Seal-A-Matic check valve, Flow-Shield Technology, and Non-Potable Cover (purple cap). 1/2in. NPT female threaded inlet.	30			B
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
04	Rain Bird 6504-PC, FC 04 Turf Rotor, 4.0in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	50	3.7	41'	A
06	Rain Bird 6504-PC, FC 06 Turf Rotor, 4.0in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	50	5.5	49'	A
10	Rain Bird 6504-PC, FC 10 Turf Rotor, 4.0in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	50	9.1	53'	A
18	Rain Bird 6504-PC, FC 18 Turf Rotor, 4.0in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	50	15.4	59'	A
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				DETAIL
	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. 0.3 GPM-20 GPM				G
P	Manual Flush Valve PVC ball valve in 10" valve box w/3' coil of hose.				K
	Area to Receive Drip Emitters Rain Bird XBCVT-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 1/2in. FPT inlet x barb outlet. w/ check valve.				J,L,N
	Emitter Notes: 10PC emitters (1 assigned to each 1 gal. plant)				J,L,N
	20PC emitters (1 assigned to each 5 gal. plant)				J,L,N
	20PC emitters (2 assigned to each 15 gal. plant)				J,L,N
	20PC emitters (6 assigned to each 2" Cal. plant)				J,L,N
	20PC emitters (6 assigned to each 2"-2.5" Cal. plant)				J,L,N
	20PC emitters (6 assigned to each 6`-8` ht. plant)				J,L,N
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				DETAIL
	Rain Bird PESBR-PRS-D 1in., 1-1/2in., and 2in., Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.				F,O
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.				I
HB	Hose Bib Bent Nose Garden Valve. 3/4" x 3/4" Female NPT Hose Bibb, Brass. Install Purple Non Potable handle or tag.				D
	Leemco LMV-44BB 4" x 4" LMV-BB Series Mainline Gate Valve. The Bell x Bell version provides in-line isolation where the location is not near a mainline ductile iron fitting.				F
MV	Netafim 61PSNO3IF-HP-G 3" Netafim Pressure Sustaining Normally Open (PSNO) Valve, size 3in., Iron material with flanged connection, flow range 40-400 GPM, voltage 24VAC				F
mv	Netafim 61PSNO4IF-HP-G 4" Netafim Pressure Sustaining Normally Open (PSNO) Valve, size 4in., Iron material with flanged connection, flow range 60-600 GPM, voltage 24VAC				F
C	WT-WTOXR-C-H2O48-CWM WeatherTRAK Optiflow XR H2O 2-wire wall mount controller with 48 stations. 5-year service subscription package, with hydropoint, CIM-5YA Weather Trak XTDWaR-5, Five year extended warranty for WeatherTRAK Controller. Decoders: WeatherTRAK WT2W-SVD, Single Valve decoder at every valve, Weather Trak WT2W-LSP, Line Surge protector every five valves or 500 feet along the two wire path.				M,O
FS	Hydro Point WTFLOWHD-I-300 Iron, high-definition flow sensor and sub-meter for 3in. mainlines.				A SHEET L-6.2
FS	Hydro Point WTFLOWHD-I-400 4" Iron, high-definition flow sensor and sub-meter for 4in. mainlines.				A SHEET L-6.2
F	Amiad M104-LPN-Steel Screen: 050005-000299 Amiad 4in. Standalone Filtomat M100 Series, Self-Cleaning Screen Filter. Flanged inlet-outlet w/ Stainless Steel Weavewire Screen Element, and ADI-P Electronic Controller Kit. Maximum working pressure 150psi. Install Guard Shack GS-7 enclosure over the filer as per manufacturers specifications and per details. Color shall be Forest Green.				B,C SHEET L-6.2
2v 2v	2-Wire Control Wire Wire bundle shall be run in Sch. 40 PVC conduit. Conduit shall be twice the diameter of the wire bundle, 1" min. 2-Wire shall connect all automatic valves to new controller.				N,O
	Cap for future use Cap at the mainline or lateral line for future use.				
PB	Pull Box				C
	Irrigation Lateral Line: PVC Schedule 40				N
	Irrigation Mainline: PVC Schedule 40 Use Leemco Joint restraints at all joints on 4" mainline, see Leemco Details on sheet L-6.1.				N
	Pipe Sleeve: PVC Schedule 40 2 sleeves twice the diameter of the pipe being sleeved.				N

Valve Callout
#" ← Valve Number
← Valve Flow
#" ← Valve Size

SEE SHEET L-6.1 & L-7.1 FOR IRRIGATION DETAILS AND SPECIFICATIONS.

IRRIGATION NOTES

1. CONTRACTOR SHALL REVIEW VALVE SEQUENCING WITH THE LANDSCAPE ARCHITECT AND/OR OWNER AND OBTAIN APPROVAL OF SEQUENCING PLAN PRIOR TO INSTALLATION.
2. ALL PIPING SHALL MEET IAPMO AND NSF STANDARDS FOR PVC TYPE 1, GRADE 1 PIPE
3. ALL HOSE BIBS SHALL HAVE A SIGN SAYING "NON-POTABLE WATER. DO NOT DRINK."
4. CONTRACTOR SHALL HAND DIG ALL TRENCHES WHERE EXISTING IRRIGATION APPURTENANCES ARE PRESENT.
5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN INCONSPICUOUS SHRUB AREAS.
6. ALL MAINLINE, LATERAL LINE AND HEADS TO BE PLACE PRECISELY WITHIN EASEMENTS PROVIDED AND OUT OF BURIAL AREAS.
7. PATCH AND/OR REPAIR WITH SOD ALL TURF DAMAGED BY CONSTRUCTION ACTIVITY OR ACCESS AS NECESSARY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. ALL PIPING ADJACENT TO ROAD SHALL BE PLACED 18" FROM ROADWAY.
9. CONTRACTOR SHALL WORK WITH OWNER'S REPRESENTATIVE TO ADJUST EXISTING IRRIGATION FOR PROPER COVERAGE AS NEEDED AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR PROPOSED ADJUSTMENTS PRIOR TO CONSTRUCTION FOR APPROVAL.
10. CONTROL WIRE SHALL BE RUN IN CONDUIT TWICE THE DIAMETER OF THE WIRE BEING RUN UNLESS OTHERWISE NOTED.
11. SEE SHEET L-7.1 FOR IRRIGATION SPECS. AND GENERAL IRRIGATION NOTES.

DRIP IRRIGATION

ALL DRIP IRRIGATION SHALL BE RIGID PVC SCH. 40 FOR LATERAL LINES WITH 1/2" FLEXIBLE PVC CONNECTING TO THE RIGID PVC RUNNING OUT TO EACH EMITTER.

SEE IRRIGATION DETAILS J & L, SHEET NO. L-6.1.

USE "GPH IRRIGATION PRODUCTS": FLEXIBLE PVC HOSE MODEL NO. GPVCAR 050 IPS MALE ADAPTER MODEL NO. G436-005

CONTRACTOR MAY USE GPH IRRIGATION PRODUCTS BRAND PRE-ASSEMBLED IH RISER IN LIEU OF ABOVE REQUIREMENT FOR EMITTER ATTACHMENT AND FLEXIBLE PVC.

USE WELD-ON P-70 PRIMER W/ IPS-795 PVC SOLVENT CEMENT.

MAXIMUM OF 6 EMITTERS PER LENGTH OF FLEXIBLE PVC HOSE.

0' 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

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Scale: 1" = 20'-0"
Date: OCT. 25, 2024
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LINDON CITY CEMETERY EXPANSION PHASE 1

IRRIGATION PLAN

North

Job No. 24-019

Sheet No. L-5.1
8 of 15

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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LEEMCO GENERIC SPECIFICATIONS:

1. All ductile iron fittings shall be made of class 350 ductile iron and shall have slanted, deep bell, rubber gasket style made in accordance with ASTM A-536, Grade 65-45-12 & AWWA C153. All fittings shall have a minimum of 5-degree freedom of pipe deflection within the bell end.

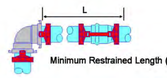
2. All ductile iron pipe fittings, joint restraints and mainline isolation gate valves shall carry a minimum 10-Year warranty on any defective replacement products and labor replacement costs. Labor rates are based on $45 per hour (field labor rate) for any repair work completed. Prior to install, the pipe fitting, joint restraint and mainline gate valve Manufacture shall provide documentation stating the above warranty information in writing and signed by the Manufactures Representative.

3. All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. **Tar/bitumen coating will not be approved.**

Design Criteria

All tees, Bends, Reducers and End Caps should be restrained using LH-Series restraints. A certain number of joints before and after a restrained fitting may also require joint restraints as set forth in Tables below.

Below Tables establish values for the minimum length of pipe ("L") within which other joints must be restrained. Values (in feet/meters) are based on 125 PSI line pressure, 24" cover, Sandy-Clay type soil and a safety factor of 2. For other line pressures, multiply the "L" values by the actual pressure and divide by 125.



Minimum Restrained Length (L) in feet or meters

Pipe-Pipe Restraints for IPS & DPS pipe... minimum restrained length ("L") in feet

Pipe Size	Pipe OD IPS	Pipe OD DPS	Bends				Step Reduction			Dead End	Gate Valve
			11	22	45	90	1	2	3		
2"	2.38		1	1	2	6				19	10
2.5"	2.88		1	2	4	9	4			23	12
3"	3.50		2	3	6	11	8	10		30	15
4"	4.50	4.80	2	4	8	20	14	20	31	45	23
6"	6.63	6.90	3	6	13	29	30	40	53	63	31
8"	8.63	9.05	4	8	15	38	33	55	63	75	38
10"	10.75	11.10	5	9	19	45	36	58	75	96	48
12"	12.75	13.20	5	10	21	53	38	60	83	112	56
14"		15.30	6	11	24	58	40	62	86	130	62
16"		17.40	6	13	27	65	42	64	88	146	73
18"		19.50	7	14	29	69	44	70	90	162	81
20"		21.60	8	15	32	76	46	80	92	178	89
24"		25.80	9	18	37	88	63	90	114	209	105

Quick Selection Guide

Based on 125 PSI pressure and 20 - foot length of pipe
(for shorter pipe lengths, use tables on previous page)

Pipe-Pipe Restraints

Table below shows the number of adjacent joints to restrain...based on 20 foot length

Pipe Size	Pipe OD IPS	Pipe OD DPS	Bends				Step Reduction			Dead End	Gate Valve
			11	22	45	90	1	2	3		
2"	2.38									1	
2.5"	2.88									1	
3"	3.50									1	
4"	4.50	4.80				1		1	1	2	1
6"	6.63	6.90				1	1	2	2	3	1
8"	8.63	9.05				1	1	2	3	3	2
10"	10.75	11.10			1	2	1	2	3	4	2
12"	12.75	13.20			1	2	2	3	4	5	2
14"		15.30			1	3	2	3	4	6	3
16"		17.40			1	3	2	3	4	7	3
18"		19.50			1	3	2	3	4	8	4
20"		21.60			1	3	2	4	4	9	4
24"		25.80			1	3	2	4	5	10	5

Bend: Requires restraints on both ends. Other joints on both sides may require restraints (See Tables).

Reducers: Must be restrained on bott ends. Additional joints on the larger end are required. (See Tables)

Standard Tee: Requires restraint on branch side only. Use 90-degree bend for additional joints (See Tables)

Reducing Tee: Requires restraints on all three sides. (See Tables)

Dead End: Adjacent joint restraints are required on upstream joints. (See Tables)

LGK-Series: Additional joints require restraints. (See Tables)

LG-Series: Additional joints on both sides require restraints.

LMJ-Series: Additional joints on both sides require restraints.

DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 90° MAINLINE DIRECTIONAL CHANGE.

PIPE SIZE	BENDS				REDUCERS			DEAD END	
	11°	22°	45°	90°	1 STEP	2 STEP	3 STEP	BLIND	SERV. B.
2"	1'	1'	2'	6'	–	–	–	19'	6'
2.5"	1'	2'	4'	9'	4'	–	–	23'	12'
3"	2'	3'	6'	11'	8'	10'	–	30'	15'
4"	2'	4'	8'	20'	14'	20'	31'	45'	23'
6"	3'	6'	13'	29'	30'	40'	53'	63'	40'
8"	4'	8'	15'	38'	33'	55'	63'	75'	70'
10"	5'	9'	19'	45'	36'	58'	75'	96'	90'
12"	5'	10'	21'	53'	38'	60'	83'	112'	110'

INSTALLATION CHART

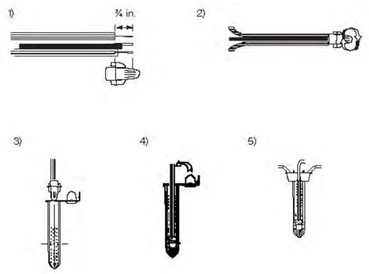
REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE, IF YOU HAVE A 3" PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5" AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
2"	2	3/8" x 2.5"	20
2.5"	2	3/8" x 2.5"	20
3"	2	3/8" x 2.5"	20
4"	2	1/2" x 3"	50
6"	2	1/2" x 3.5"	50
8"	4	1/2" x 4"	50
10"	4	5/8" x 5.5"	100
12"	4	5/8" x 5.5"	100

CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS. COORDINATE AN INSTALLATION CLINIC WITH TONY GARNER PRIOR TO INSTALLING THE MAINLINE.

P LEEMCO JOINT RESTRAINTS

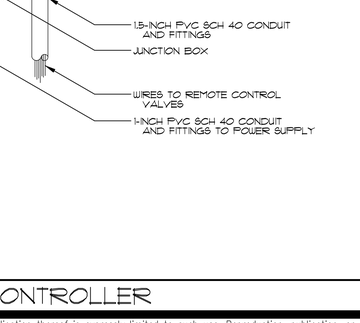


1) Strip insulation ¾ in.
2) With wire ends even, insert wires into the connector and tighten until secure.
3) Insert the connector all the way into the tube until the connector rests on the bottom.
4) Fold the wire into the channels.
5) Close the cap.

Installation Tip:

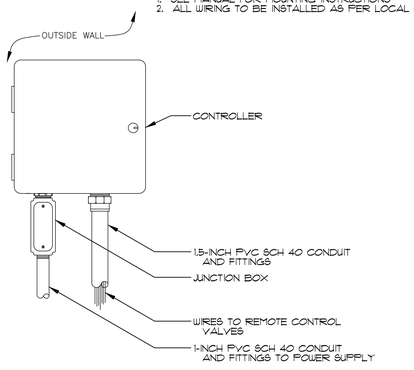
If having difficulty getting the twist-on connector down into the tube when using small gauge wires, use a thin non-conductive object to push the connector to the bottom of the tube. Upon removal of the object, ensure that no voids or water paths remain in the grease.

O 3M-DBRY-6 CONNECTION/SPLICING

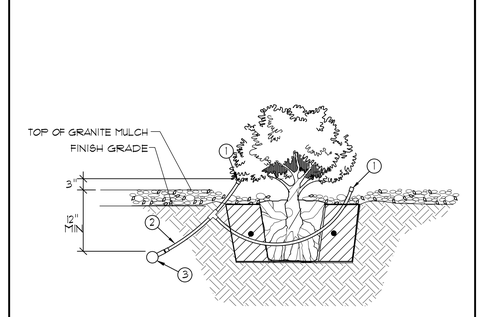


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. REFER TO STANDARD SPECIFICATION NO. 1760 FOR PIPE AND WIRE BURIAL DEPTHS UNDER PAVEMENT.

N IRRIGATION/UTILITY TRENCHING



M CONTROLLER

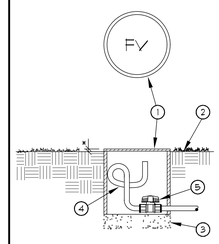


FLEXIBLE TUBING RISER ASSEMBLY

NOTE: 1. SEE IRRIGATION PLAN FOR EMITTER SCHEDULE
2. SEE SPECIFICATIONS

LEGEND
1. EMITTER
2. FLEXIBLE TUBING
3. SCH. 40 PVC LATERAL

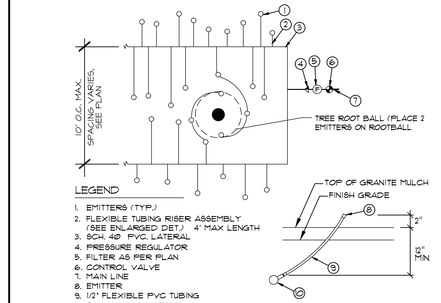
L DRIP EMITTER ON VINYL TUBING RISER



LEGEND
1. BROOKS #1100 10"x10" ROUND VALVE BOX WITH GREEN COVER. HEAT BRAND "FV" ON COVER IN 2" HIGH CHARACTERS.
2. FINISH GRADE.
3. 3/4" WASHED GRAVEL. 6" DEPTH.
4. 3/4" POLY TUBING COILED TO 3' LENGTH
5. SCHEDULE 40 PVC BALL VALVE WITH ABS HANDLE
* 1" IN LAWN AREAS. 2" IN SHRUB AREAS.

NOTE: INSTALL FLUSH VALVES AT END OF EACH DRIP LATERAL RUN.

K MANUAL FLUSH VALVE

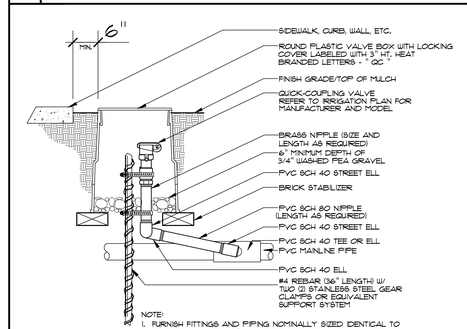


LEGEND
1. EMITTERS (TYP.)
2. FLEXIBLE TUBING RISER ASSEMBLY (SEE ENLARGED DET.) 4' MAX LENGTH
3. SCH. 40 PVC LATERAL
4. PRESSURE REGULATOR
5. FILTER AS PER PLAN
6. CONTROL VALVE
7. MAIN LINE
8. EMITTER
9. 1/2" FLEXIBLE PVC TUBING
10. SCH. 40 PVC LATERAL

FOR 24" BOX TREES PLACE (2) EMITTERS AT EDGE OF ROOTBALL.
FOR 36" BOX TREES PLACE (3) EMITTERS AT EDGE OF ROOTBALL.
FOR 48" BOX TREES PLACE (4) EMITTERS AT EDGE OF ROOTBALL.

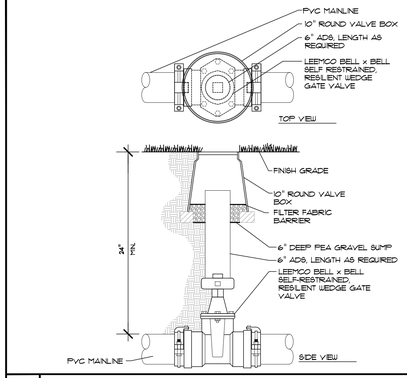
PLACE THE REMAINING EMITTERS FARTHER FROM THE ROOTBALL SURROUNDING TO PROMOTE ROOT GROWTH

J DRIP EMITTER/ TUBING LAYOUT

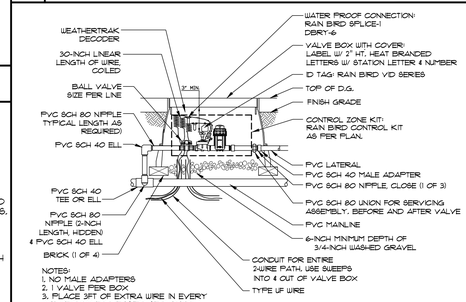


NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. ALL #4 REBAR "U" HOOKS STABILIZERS SHALL BE HOT DIPPED GALVINIZED CONFORMING TO ASTM 123. CONTACT: DON PAGANO @ V.I.T. PRODUCTS 1-8001729-1314

I QUICK COUPLING VALVE

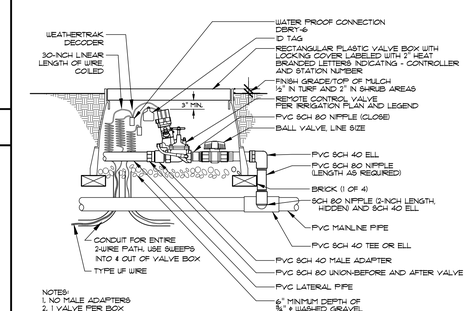


H LMV-BB MAINLINE GATE VALVE



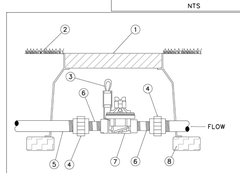
NOTES:
1. NO MALE ADAPTERS
2. 1 VALVE PER BOX
3. PLACE 3FT OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING

G DRIP ZONE REMOTE CONTROL VALVE



NOTES:
1. NO MALE ADAPTERS
2. 1 VALVE PER BOX
3. PLACE 3FT OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING

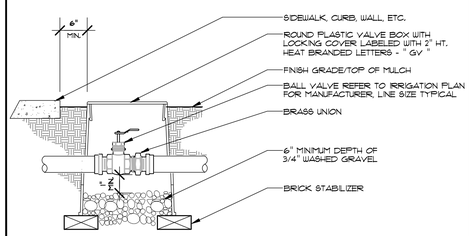
CONTROL VALVE ASSEMBLY
NTS



1. 18" JUMBO 1220 VALVE BOX W/ BOLT LOCK (CARSON-BROOKS OR APPROVED EQUAL)
2. FINISH GRADE
3. WIRES TO SITE INTERFACE 18 GAUGE MIN. WIRE SIZE
4. ACTION UNION
5. PVC MAINLINE
6. SCH 80 NIPPLE
7. MASTER VALVE
8. CONCRETE PAVERS ONLY

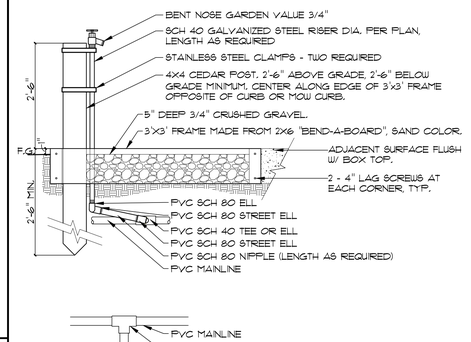
MASTER VALVE ASSEMBLY
NTS

F MASTER/REMOTE CONTROL VALVE

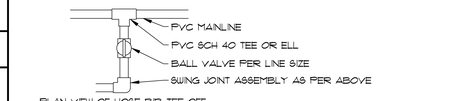


NOTE:
1. VALVES UP TO 2" DIAMETER SHALL HAVE MALLEABLE IRON TEE HANDLES. VALVES LARGER THAN 2" SIZE SHALL HAVE SQUARE OPERATING NUTS.

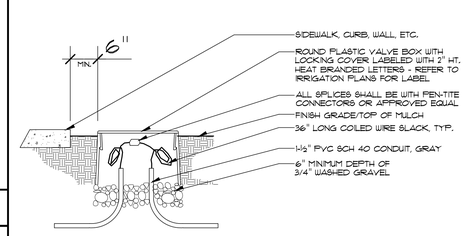
E BALL VALVE



D HOSE BIB

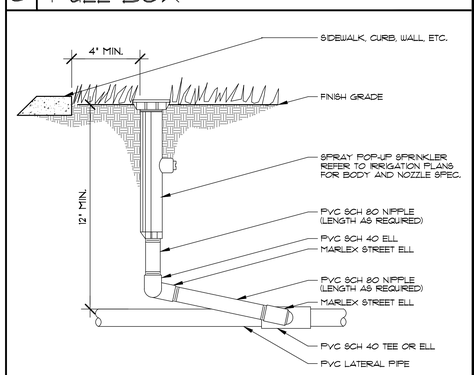


PLAN VIEW OF HOSE BIB TEE OFF

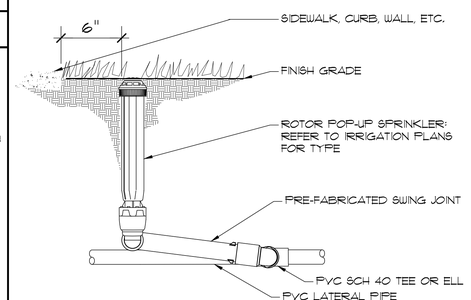


NOTE:
1. PULL BOX INTERVAL SHALL NOT EXCEED 200 L.F. RUN.
2. LABEL WIRE WITH YELLOW TAG AND BLACK LETTERING TIED TO WIRE SLACK.

C PULL BOX



B SPRAY POP-UP



A ROTOR POP-UP

EDA
LAND PLANNING, P.C.
Landscape Architecture Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

LICENSED LANDSCAPE ARCHITECT DANIEL R. CRIM OCT. 25, 2024 349751 STATE OF UTAH

revisions

no.	date	by
1		
2		
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5		
6		

Scale: AS NOTED
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY EXPANSION PHASE 1

IRRIGATION DETAILS

North

Job No. 24-019

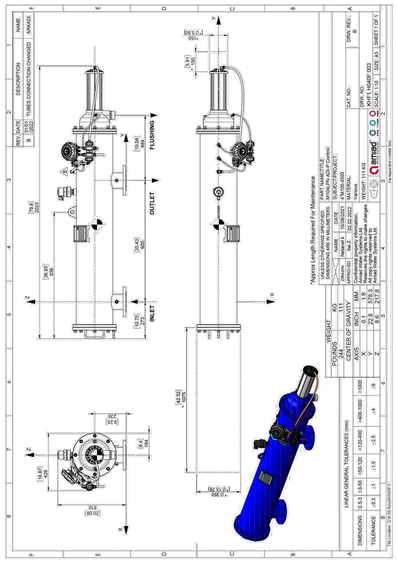
Sheet No. L-6.1

9 of 15

RESORT STYLE PLANS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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Dimensional Drawings Model M104LPN Electronic


INLET
OUTLET
FLUSHING
Approx Length Required For Maintenance
Model M104LPN (Control Head Removed)
Model M104LP (Control Head Attached)
DIMENSIONS ARE IN MILLIMETERS
Dimensions are nominal.
Specifications and dimensions subject to change without notice.
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DRW. NO.
SHEET 1 OF 1
SCALE 1:10
SIZE A3
CAT. NO.
M104LPN-ACP-E
ITEM NO.
DESCRIPTION
MATERIAL
QTY.
WEIGHT KG
Housing
Cover
Piston
Flushing valve
Control unit
Solenoid
Fittings
Screen
Rotor
Dirt collector
Inlet
Outlet
Flushing
Drain
Fine screen
Coarse screen
Rotor chamber
Nozzle
Piston
Drain
Rotor
Fine screen
Dirt collector
Outlet
Rotor chamber
Inlet
Coarse screen
Nozzle
Flushing
Outlet
Inlet
Drain
Fine screen
Dirt collector
Rotor chamber
Rotor
Piston
Nozzle
Coarse screen
Inlet
Outlet
Flushing

SECTION 02810

IRRIGATION SYSTEMS

PART 1–GENERAL

1.01 SUMMARY

A. Section Includes: Automatic sprinkler irrigation systems and controls.

B. Related Sections:
1. Section 02900–Landscaping.
2. Division 15 sections: General requirements for water and drainage systems.

C. Permits: Apply for and secure required permits.

1.02 REFERENCES:

D. ASTM:
1. B 62–85 – Standard Specification for Composition Bronze or Ounce Metal Castings.
2. D 1784–81 – Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds.
3. D 1785–83 – Standard Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120.
4. D 22421–84 – Standard Specification for Poly (Vinyl Chloride) (PVC) Pressure–Rated Pipe (SDR–Series).

E. National Sanitation Foundation (NSF):
1. Requirements for Seal of Approval.

F. Plastics Pipe Institute (PSI):
1. Recommendations for hydrostatic design stresses for PVC pipe.

G. Standard Specifications for Public Works Construction, as reference in Document 00705–General Provisions.

1.03 SUBMITTALS:

A. Product Data: In accordance with Section 01300, submit detailed lists of materials proposed for use. Prepare typewritten material list using the following format. Double space between each item:

ITEM NO. DESCRIPTION MANUFACTURER MODEL NO.

B. Project Record Documents; Record information on a daily basis and submit in accordance with Section 01720.
1. Dimension, from 2 permanent points of reference, such as building corners, sidewalks, or curbs, the location of the following items:
a. Routing of main pressure lines, at a maximum of 100 feet intervals.
b. The routing of 24 volt control and common wiring.
c. Point of connection to electrical power.
d. Automatic control valves.
e. Point of connection to water.
f. Gate valves.
g. Quick coupling valves.
h. Other related equipment.

C. Controller Charts: Submit in accordance with Section 01730.
1. Prepare charts after Project Record Drawings have been approved by Landscape Architect.
2. Provide 1 controller chart as follows:
a. Chart shall be a reproduction of the Record Drawings, if the scale permits fitting the controller door. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
b. Chart shall be blackline print of the actual "As built" system, showing the area covered by that controller.
c. Provide 1 chart for each controller.
3. Identify the area of coverage of each remote control valve, using a distinctly different translucent pastel color, drawn over the entire area of coverage.
4. Following approval, hermetically seal charts between 2 layers of 20–mil plastic sheet, and mount using Velcro or similar fasteners.
5. Charts shall be completed and approved prior to final review of irrigation system.

D. Checklist: Provide a signed and dated checklist and submit in accordance with section 01730 prior to final review of the work.
1. Use the following format:
a. Plumbing Permits: If not required, so note.
b. Material Approvals: Approved by and date.
c. Pressure Line Tests: By whom and date.
d. Record Drawings: Received by and date.
e. Controller Charts: Received by and date.
f. Materials and Equipment Furnished: Received by and date.

g. Operating and Maintenance Data: Received by and date.
h. System and Equipment Operation Instructions: Received by and date.
i. Manufacturer's Warranties (if required): Received by and date.
j. Written Guaranty: Received by and date.
k. Lowering of Heads in Lawn Areas: If incomplete, so state.
2. Provide catalog and part sheets on materials and equipment installed under this Section.
3. Include index sheet stating contractor's and equipment manufacturer's name, address, and phone number.

E. Miscellaneous Items: Furnish the following tools as a part of this Contract:
1. Two sets of keys for each automatic controller cabinet, and each controller enclosure cabinet lock.
2. Two wrenches for disassembly and assembly, or adjustment, of each type sprinkler head used in this installation requiring such special tools.

3. One 30–inch sprinkler key for every 12 lock lid valve boxes used in this installation.

4. Two 5–foot long value keys for gate valves.
5. Two quick coupler keys and matching hose swivels for every three quick coupling valve.
6. Four keys total for loose key hose bibs.
7. Two locking top for each quick coupling valve.

F. Test Reports: In accordance with Section 01300, submit test reports of pressure testing.

G. Instructions: In accordance with Section 01730, provide maintenance manuals, instructions, and demonstrations to Owner's maintenance personnel.
1. Maintenance manuals shall include sufficient detail to permit operating personnel to understand, operate, and maintain equipment.

1.04 QUALITY ASSURANCE:

A. Qualifications: Installer shall be regularly engaged, and specializing, in the installation of equivalent irrigation systems using solvent–gasket joints.

B. Certifications: Electrical wiring, controls, motors, and devices shall be UL listed and labeled.

1.05 DELIVERY, STORAGE, AND HANDLING:

A. Exercise care in handling, loading, unloading, and storing PVC pipe and fittings. Pipe shall be transported in a vehicle which allows the length of pipe to lie flat without undue bending or concentrated external loading at any point. Pipe that has been dented or damaged shall be discarded.

1.06 WARRANTY:

A. Submit warranty forms in accordance with Section 01740 – Warranties, Guaranties, and Bonds.

B. During the warranty period, the Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the warranty as herein specified.

1.07 MAINTENANCE:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of 7 days prior to any planting, and for 60 days after approval to begin maintenance period.

B. Extra Materials: Provide extra heads of each type equal to 10 percent of the quantity installed.

PART 2 – PRODUCTS

2.01 PIPING AND FITTINGS:

A. Pressure supply line from point of connection through backflow prevention unit shall be copper or brass.
1. Copper Pipe and Fittings:
a. Pipe: Type K, hard tempered.
b. Fittings: Wrought copper, solder joint type.
c. Joints shall be soldered with silver solder, 45 percent silver, 15 percent copper, 16 percent zinc, and 24 percent cadmium. Solid at 1125 F. and liquid at 1145 F.
2. Brass Pipe and Fittings:
a. Brass pipe shall be 85 percent red brass, ANSI Schedule 40 screwed pipe.
b. Fittings shall be medium brass, screwed 125 pound class.

B. Pressure supply lines 1–1/2 inches and smaller downstream of backflow prevention unit shall be ASTM D 1785 Schedule 40 PVC. Pressure lines 2 inches and larger shall be Class 315 PVC.
1. Identification Markings: Identify all pipe and fittings with the following indelible markings:
a. Manufacture's name.
b. Nominal pipe size.
c. Schedule or class.
d. Pressure rating, in PSI.
e. NSF Seal of Approval.
f. Date of extrusion.
2. Pipe (Solvent Weld Type): Manufacture from virgin polyvinyl chloride compound in accordance with ASTM D 2241 or ASTM D 1784, Class 12454–B (formerly Type I, Grade 1). Hydrostatic design stress rating 2,000 psi.
3. Fittings: Standard weight, ASTM D 1785 Schedule 40, injection molded solvent–weld PVC. Comply with ASTM D 1784, Class 13454–B.
a. Threads (Where Required): Injection molded type.
b. Tees and Ells: Side gated.
4. Threaded Nipples: Standard weight, ASTM D 1785 Schedule 80 with molded threads.

C. Metal:
1. Galvanized Pipe: ASA Schedule 40 mild steel with threaded connections.
2. Fittings: Medium galvanized screwed beaded malleable iron.
3. Protective coating: Two coats of Koppers No. 50 Bitumastic.

D. Non–pressure Lines: ASTM D 1784 Class 14333–D (formerly Type II, Grade 1) PVC with solvent–weld joints. Comply with general requirements for pressure lines.

E. Visible Pipe and Fittings:
1. General: Integral gray color.
2. Threaded Risers and Nipples: ASTM D 1785 Schedule 80 PVC.
3. Other Risers and Fittings: ASTM D 1785 Schedule 40 PVC, solvent weld.

F. Sleeves:
1. 4 inches and smaller: ASTM D 1785 Schedule 40 PVC.
2. Larger than 4 inches: ASTM D 1784 Class 12454–C (formerly Type I, Grade 2, Class 315) PVC.

G. Conduit: ASTM D 1785 Schedule 80 PVC.

H. Identification:
1. Tags: Polyurethane Behr Desopaid, yellow in color with black letters 2–3/4 inches by 2–1/4 inches, as manufactured by Christy's or equal.
2. Attach identification tag showing valve number on each solenoid pigtail.

2.02 JOINT CEMENT AND PRIMER:

A. Non–pressure plastic pipe and fittings shall be cemented using a 100 percent active solvent, blue in color.

B. Pressure plastic pipe and fittings shall be coated with a primer and then with a 100 percent active solvent.

C. Both primer and solvent shall be similar in all respects to that manufactured by Christy's or approved equal.

2.03 VALVES:

A. Gate valves:
1. 3 inches and Smaller, (Unless Otherwise Noted on Drawings): ASTM B 62 brass body, 150 pound saturated steam–rated with screwed joints, non–rising stem, screwed bonnet, solid wedge disc. Provide with bronze handwheel. Hammond, or approved equal.

B. Swing Check Valves 2 Inches and Smaller: 200 pound W.O.G. bronze construction with replaceable composition, neoprene, or rubber disc, conforming FS–WW–V–51D, Class A, Type IV.

C. Anti–Drain Valves: Heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti–drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti–drain valve shall be similar to the Valcon ADV, or approved equal.

D. Quick Coupling Valves:
1. Two–piece type brass body, 150 pound class, with 3/4–inch female threads opening at base, permitting operation with a special connecting device (coupler) designed for this purpose.
a. Coupler threads: Lug type.
b. Hinged Cover: Brass with a yellow vinyl cover and locking top.

E. Remote Control Valves:
1. Valve Type: Spring–loaded, self–cleaning, packless diaphragm activated, normally closed type with Dupont–Zytel body, equipped with flow control.
2. Valve Solenoid: 24 volt AC 4.5 watt maximum, 500 milliamp maximum surge, corrosion–proof, stainless steel construction, epoxy encapsulated to form a single integral unit.
3. Provide manual bleeder valve to permit operation in the field without power at the controller.
4. Valve Body: Cast iron with bronze trim.

F. Valve Boxes:
1. Non–Traffic Type: Plastic box with locking cover. Carson Industries, Ametek, or equal, as detailed on Drawings.
a. Remote Control Valves: Carson model # 1324. Emboss valve station numbers on top of cover.
b. Gate Valves: Carson Model # 910.
2. Traffic Type: 10–1/4–inch diameter precast concrete, as manufactured by Brooks Products, El Monte, CA. (818) 443–3017. Provide bolt–down cast iron cover.

G. Valve Sleeves: For manual control valves, Champion Model 20 valve sleeve, or equal.

2.04 HEADS:

A. Small Lawn Sprinkler Heads: In accordance with type noted on Drawings.
1. Body: Plastic or brass as noted on Drawings, with a 1/2–inch IPS inlet.
2. Nozzles: Plastic or brass with coverage of full, half, quarter, or as noted on Drawings.
3. Nozzles shall rise a minimum of 4 inches.

B. Small Shrubbery Sprinkler Heads: In accordance with type noted on Drawings.
1. Body: Plastic, with height as shown on Drawings.
2. Nozzles: Plastic or brass width degree of arc as noted on Drawings.
3. Pop–up type body shall be used where noted on Drawings.

C. Rotary Sprinkler Heads: In accordance with type noted on Drawings.

D. Tree Irrigators: Provide assemblies as indicated on Drawings, including vents and filters.

2.05 TRICKLE DRIP EMITTERS AND EMITTER TUBING:

A. Emitter Body: In accordance with type indicated on drawings.
Flow shall be regulated through a silicone flapped diaphragm with a flow path of 1/4–inch. The emitter shall pressure compensate for rated flow 10 percent plus or minus over a pressure variant of 10 to 50 pounds per square inch.

B. Rigid System:

1. Tubing: Non–rigid PVC hose is to be extruded using algae–resistant S–0214 material, as manufactured by GPH Irrigation Products or as indicated on drawings. Algae resistant hose shall be in compliance with ASTM F–21–70 (Fungus Testing) and ASTM G–42 (Algae Testing). Hose shall be uniformly black in color, smooth inside and outside, free of foreign material contamination and have no cracks, pinholes, dents, wrinkles, or blisters.
a. 1/2–inch tubing shall have an inside diameter of 0.50–inch and an outside diameter of 0.680–inch, and a wall thickness of 0.090–inch.
b. 1/2–inch (IPS) tubing shall have an inside diameter of 0.56–inch and an outside diameter of 0.840–inch, and a wall thickness of 0.140–inch.
c. 3/4–inch (IPS) tubing shall have an inside diameter of 0.75 and an outside diameter of 1.050–inch, and a wall thickness of 0.150–inch.
d. 1–inch (IPS) tubing shall have an inside diameter of 1.00–inch and an outside diameter of 1.315–inch, and a wall thickness of 0.158–inch.

NOTE: GPH Irrigation Products recommends the use of P–70 primer in combination with IPS–795 PVC Solvent Cement.

2. Fittings: To be made of high impact PVC to endure the harshest conditions. Fittings shall have solvent welds using standard methods. Fittings color to be Black. Compatible with any 1/2" female threaded component. All fittings are to be manufactured by GPH Irrigation Products, or approved equal.

C. Non Ridgid System:

1. Tubing: Virgin polyethylene extruded from Union Carbide Bakelite resin No. 60–80 or No. 75–10, as manufactured by Agrifim or as indicated on drawings.
a. 3/4–inch polyethylene tubing shall have an inside diameter of 0.830–inch and an outside diameter of 0.940–inch.
b. 1/4–inch polyethylene tubing shall have an inside diameter of 0.16–inch and an outside
diameter of 0.22–inch.

2. Fittings: Molded from heat–resistant polypropylene plastic, similar to Agricultural Products compression line fittings. Use Agricultural Products No. CA adapter and No. CAA adhesive when connecting emitter tubing to 1/2–inch PVC slip socket fittings.

2.06 BACKFLOW PREVENTION UNITS:

A. Backflow Preventer: Refer to Landscape Drawings.

B. Wye strainers at backflow prevention units shall be Class 125 cast iron with 30 mesh monel screen and shall be similar to Bailey No. 100A or equal.

2.07 AUTOMATIC CONTROLLER:

A. Provide type and size as noted on Drawings.

2.08 ELECTRICAL WIRING AND SERVICE:
A. High Voltage:
1. Electrical service to automatic controller shall be in accordance with Division 16 Sections. Provide final hookup to equipment as a part of the Work of this Section.

B. Low Voltage:
1. Connections between controller and remote control valves shall be made with direct burial AWG–UF, 600 volt wire, 14 gage or larger, insulation thickness 3/64–inch, utilizing low density high molecular weight polyethylene insulation.
2. Splices, where permitted, shall be waterproofed using Rainbird, SnapTite, Scotch–Lok No. 3576 Connectors, or fusible heat shrink tubing.
3. Control wires shall be a different color for each controller. Common wires shall be white with a different color stripe for each controller. Minimum size shall be No. 14 gage.

PART 3 – EXECUTION

3.01 EXAMINATION:

A. Before work commences, a conference shall be held with Landscape Architect regarding requirements of the Work of this Section.
1. Do not install irrigation system when field obstructions, grade differences, or discrepancies in area dimensions exist that may not have been considered in the original design.

B. Examine surfaces for conditions that shall adversely affect execution, permanence and quality of Work.
1. Verify that grading has been completed and the work of this Section can properly proceed.
2. Exercise care in excavating and working near existing utilities. Be responsible for existing utilities and for damages to utilities which are caused by operations or neglect. Check existing utility drawings for locations.

C. Notify Landscape Architect in writing of existing conditions that are not shown, or that
differ from those shown on Drawings.

D. Do not proceed with Work until discrepancies are corrected or existing utilities are located.

3.02 PREPARATION:

A. Lay out each system using staking method as approved by Landscape Architect. Maintain and protect approved staking layout. Piping or equipment shown diagrammatically on Drawings outside of planting areas shall be installed inside planting
areas whenever possible.

B. Lay out sprinkler heads and make any minor adjustments required due to differences between actual site conditions and the Drawings. Minor adjustments shall be maintained within the original design intent in order to avoid conflicts between planting
and architectural features.

C. Protection: Protect the installed work and materials of other trades from damage during irrigation installation system operations.

3.03 TRENCHING AND BACKFILLING:

A. Excavate trenches in straight lines to required depths. Follow approved layout for each
system. Bottom of trench shall be flat to insure piping is supported continuously on an
even grade.

B. Provide minimum coverage as follows (per P.F.&R.D. Std. Plan No. 1760):
1. Pressure supply lines: 18" inches min. for lines < or = 2 1/2" and 24" inches min. for
lines > 2 1/2"
2. Non–pressure lines: 12 inches minimum.
3. Control wire: 18 inches min. Bundle control wires together and lay 2"–3" clear of pipe.

C. Provide not less than 4 inches clearance between each line and not less than 6 inches
clearance between lines of other trades, unless otherwise noted in details on Drawing.

D. Protect materials to prevent intrusion of dirt and moisture.

E. Test all systems prior to backfilling. If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion
of piping installation, the entire system shall be tested.

F. Backfill Material: Clean, fine granular material, free of rocks and debris.

G. Compact backfill with mechanical devices to a dry density equal to adjacent grade, free
of dips, depressions, humps, or other irregularities.
1. Compaction by truck or other vehicle is not permitted.

H. Under Paving:
1. Backfill with sand, one layer 6 inches below pipe and one layer 3 inches above pipe, and compact in layers to 95 percent compaction using mechanical tamping devices. Set in place, cap, and pressure test piping under paving prior to installation of paving work.
2. Install piping under existing walks by jacking, boring, or hydraulic driving. Cutting or breaking of sidewalks or concrete is not allowed without Architect's approval. No hydraulic driving will be permitted under concrete paving.

3. Provide for a minimum cover of 18 inches between top of pipe and bottom of aggregate base for pressure and non–pressure piping installed under asphaltic concrete paving.

3.04 INSTALLATION:

A. Plastic pipe and fittings shall be installed in accordance with manufacturer's instructions.

B. Install backflow assemblies in shrub areas at minimum height permitted by local code.

C. Brass Pipe and Fittings: Assemble using Teflon tape applied to male threads only.

D. Plastic Pipe and Threaded Fittings: Assemble using Teflon tape applied to male threads only.

E. Galvanized Metal Pipe and Fittings: Assemble using Teflon tape applied to male threads only. Coat below grade portions with 2 coats of protective coating.

F. Quick Coupling Valves: Unless otherwise indicated, locate valves within 6 to 12 inches of nearest edge of hardscape.

G. Check Valves and Anti–Drain Valves: Install where required to prevent low–head drainage.

H. Tree Irrigators: Locate at each tree.

I. Backflow Prevention Unit and Automatic Controllers: Verify location with Landscape Architect. Install in accordance with manufacturer's instructions.

J. Sprinkler Heads:
1. Shrub heads shall be installed as noted on Drawings.
2. Elevate full heads in lawn areas to a minimum of 4 inches above grade.
3. Install heads along curbs, walks, and paving level with grade in lawn areas.
4. Lower raised heads within 10 days after notification by the Owner.
5. Set all heads perpendicular to finished grade, unless otherwise directed by Landscape Architect.

K. Remote Control Valves: Install valves in shrub or ground cover areas wherever possible, or where shown on Drawings. When grouped together, allow at least 12 inches between valves. Install each control valve in a separate valve box.

3.05 UTILITY SERVICES:

A. Connect to existing water outlet or gate valve at locations indicated on Drawings and make minor changes in location necessary due to actual site conditions as work of this Section.

B. Connect to existing electrical service. Make minor changes in location as necessary due to actual site conditions as work of this Section.

3.06 WIRING:

A. Place wiring in the same trench and along the same routing as the pressure supply lines, unless otherwise approved.
1. Install wiring prior to main line whenever possible.
2. When more than one wire is placed in a trench, tape wires together at maximum 10 feet on centers.

B. Provide a 12–inch expansion loop at each connection and directional change. Provide a sufficient length at each splice to allow valve bonnet to be brought to the surface without disconnection.

C. Use a continuous wire between controller and remote control valves.
1. Except as otherwise approved, do not splice wire at any point.
2. Approved splices shall be enclosed in a box.

D. If wires under paved areas cannot be continuous, splices shall be enclosed in an approved junction box.

3.07 VALVE BOXES:

A. Fill area under box with minimum of 1 cubic feet of 3/4–inch crushed gravel before box is installed.

3.08 FIELD QUALITY CONTROL:

A. Contractor's Responsibility:
1. Notify Landscape Architect for the following reviews, with 48 hours minimum notice.
a. Pressure supply line installation and testing.
b. System layout.
c. Automatic controller installation.
d. Control wire installation.
e. Lateral line and sprinkler head installation.
f. Emitter tubing and emitter installation.
g. Coverage tests prior to landscape planting.
2. Provide 7 days notice for Final Review.
3. Provide "walkie–talkie" equipment and/or personnel to maintain communication from review area to automatic controllers.
4. Provide up–to–date Project Record Drawings at each review.
a. In the event Contractor calls for a review without up–to–date Project Record Drawings, or without preparing the system for inspection, Contractor shall be responsible for reimbursing Landscape Architect on an hourly basis for the inconvenience. No further reviews will be scheduled until this charge has been paid.

B. Pressure Tests:
1. Do not install remote control valves, quick couplers, or any other valve assembly until testing of pressure main lines is completed and approved.
2. Do not backfill trenches more than necessary until testing has been reviewed, tested, and approved.
3. Provide equipment necessary to test systems, including force pump.
4. Perform hydrostatic tests in presence of the Architect.
5. Test pressure supply lines under hydrostatic pressure of 150 pounds per square inch for a period of 2 hours, unless otherwise directed by Landscape Architect in writing.

C. System Flushing: After sprinkler pipe lines and risers are in place and connected, and prior to installation of sprinkler heads, thoroughly flush all lines with a full head of water. Install sprinkler heads after lines have been flushed to the satisfaction of the Architect.

D. Coverage Tests:
1. Perform coverage tests after sprinkler system is completed, but prior to any planting, in the presence of the Architect.
2. Test system to ensure that planting areas are watered adequately and uniformly.
3. Make necessary adjustments, including realignment of heads, to provide required coverage as directed by Landscape Architect.
4. If it is determined that coverage can be improved by a nozzle change, make such changes, or arrange with the manufacturer to have such changes made, as part of the work of this Section. Make changes prior to any planting.

3.09 CLEANING:

A. Upon completion of the work, restore ground surfaces to required elevations and remove excess materials, debris and equipment from the site to satisfaction ofLandscape Architect.

3.10 DEMONSTRATION:

A. Provide instruction to maintenance personnel in proper operation of equipment in accordance with Section 01730.

END OF SECTION

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ALEXANDER RANDALL CHRISTENSEN — 349751 — REGISTERED — STATE OF UTAH — SURVEYOR — Oct. 25, 2024

no.	revisions	date	by
1			
2			
3			
4			
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Scale: N/A
Date: OCT. 25, 2024
Drawn By: JL
Approved By: SG

LINDON CITY CEMETERY EXPANSION PHASE 1

IRRIGATION SPECIFICATIONS

North

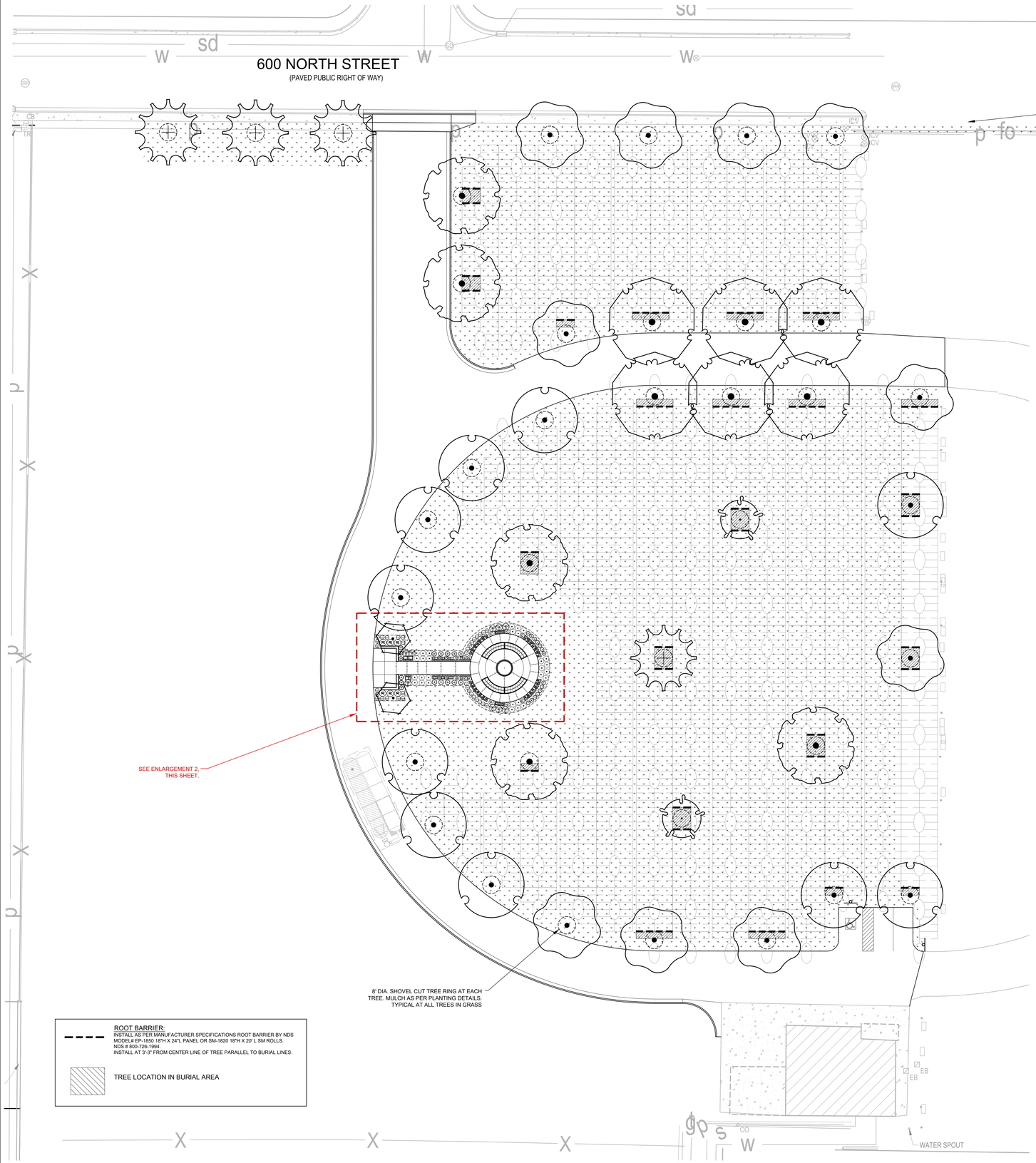
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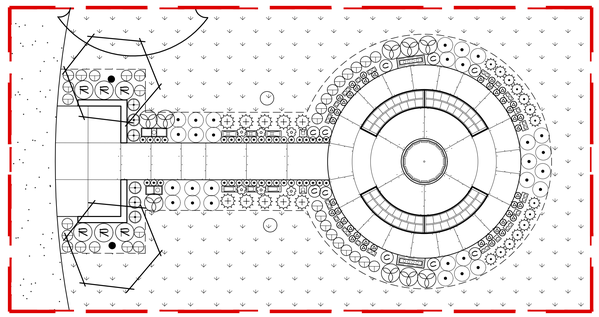
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RESORT • MANSION PLANS – COMMUNITY PLANNING – NEOTRADITIONAL NEIGHBORHOODS – MIXED USE DEVELOPMENTS – PARKS & RECREATIONAL PLANNING & DESIGN – RESIDENTIAL ESTATE DESIGN – COMMERCIAL DESIGN

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ENLARGEMENT 2: SCALE: 1" = 10'-0"

SODDED TURF AREA

SOD: FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF' - RTF TALL FESCUE

APPROX. 73,805 SQ. FT. CONTRACTOR IS RESPONSIBLE FOR EXACT QUANTITY.

SOIL AMENDMENTS

FOR SODDED AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH NO LESS THAN 8 INCHES.

AMOUNT PER 1,000 SQUARE FEET

3 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM ORGANIC HUMUS WITH A MINIMUM 70% COMPOSTED FIR OR REDWOOD SHAVINGS CONTENT.

15 LBS. SOIL SULFUR
15 LBS. 12-12-12 FERTILIZER
100 LBS. AGRICULTURAL GYPSUM

TURF AREA FINISH GRADING

AFTER SOIL PREPARATION AND ESTABLISHMENT OF FINAL GRADES CAREFULLY SMOOTH ALL SURFACES TO BE PLANTED, ROLL AND RAKE ALL AREAS TO EXPOSE SOIL DEPRESSIONS OR SURFACE IRREGULARITIES. REGRADE AS REQUIRED BY OWNER'S REPRESENTATIVE. SOIL SHALL BE LOOSE, FRIABLE AND MOIST PRIOR TO LAYING OF TURF.

SODDED TURF INSTALLATION PROCEDURE

1. LAY FIRST STRIP OF SOD SLABS ALONG A STRAIGHT LINE. USE A STRING IN IRREGULAR AREAS. BUTT JOINTS TIGHTLY; DO NOT OVERLAP EDGES. ON SECOND STRIP, STAGGER JOINTS JUST AS IN LAYING MASONRY. USE A SHARP KNIFE TO CUT SOD TO FIT CURVES, EDGES, SPRINKLER HEADS, ETC. LAY SOD IN ONE DIRECTION ONLY.
2. DO NOT LAY ENTIRE LAWN BEFORE WATERING. WHEN A CONVENIENTLY LARGE AREA HAS BEEN SODDED, WATER LIGHTLY TO PREVENT DRYING. CONTINUE TO LAY SOD AND WATER REPEATEDLY UNTIL INSTALLATION IS COMPLETE.
3. AFTER LAYING SOD, ROLL LIGHTLY TO ELIMINATE IRREGULARITIES AND TO FORM GOOD CONTACT BETWEEN SOD AND SOIL. AVOID HEAVY ROLLER OR EXCESSIVE INITIAL WATERING WHICH MAY CAUSE ROLLER MARKS.
4. WATER THOROUGHLY THE COMPLETED LAWN SURFACE. SOIL SHOULD BE MOISTENED AT LEAST 8 INCHES DEEP. REPEAT WATERING AT REGULAR INTERVALS TO KEEP SOD MOIST AT ALL TIMES UNTIL ROOTED. AFTER SOD IS ESTABLISHED, DECREASE FREQUENCY AND INCREASE AMOUNT OF WATER PER ' APPLICATION AS NECESSARY.
5. ALL UNSUCCESSFULLY ESTABLISHED SOD SHALL BE REMOVED AND NEW SOD LAID TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

PLANTING NOTES

1. PRE-EMERGANT HERBICIDE SHALL BE ADDED TO ALL PLANTING AREAS AT THE RECOMMENDED RATES. APPLY BEFORE AND AFTER PLACEMENT OF MULCH.
2. REFER TO PLANTING DETAILS, SPECIFICATIONS AND NOTES ON SHEETS L-9.1 AND L-10.1
3. MULCH:

   INSTALL SHREDDED CEDAR BARK MULCH IN ALL PLANTING BEDS TO A DEPTH OF 3" MIN. PROVIDE 3 SAMPLES FOR SELECTION BY GROUNDS SUPERINTENDENT OR L.A.
4. THE CONTRACTOR SHALL HAVE AN AGRICULTURAL SOILS ANALYSIS PERFORMED ON THE SOIL BY A SOILS LAB APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. THE SOILS LAB SHALL PROVIDE RECOMMENDATIONS FOR AMENDING THE SOIL FOR THE PLANTING AREAS AND TURF AREAS. RESULTS SHALL BE FORWARDED TO THE OWNER AND LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL AMEND THE SOIL AS PER THE AGRICULTURAL SOILS ANALYSIS REPORT.
6. CONTRACTOR SHALL RESTORE ALL AREAS OUTSIDE OF THE CONSTRUCTION LIMIT THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL PATCH ANY DAMAGED TURF DUE TO CONSTRUCTION ACTIVITY WITH SOD. MATCH EXISTING SPECIES.
8. CONTRACTOR SHALL CREATE A 8' DIAMETER TREE RING AT ALL NEW TREES THAT ARE WITHIN THE GRASS AREA. TREE RING SHALL BE SHOVEL CUT EDGE UNLESS OTHERWISE SPECIFIED. INSTALL 3" MIN. DEPTH OF SPECIFIED MULCH WITHIN RING.
9. FOR ADDITIONAL INFORMATION, SEE GENERAL PLANTING NOTES AND SPECIFICATIONS ON SHEETS L-9.1 AND L-10.1.
10. THERE SHALL BE NO CONTAINERIZED TREES, ALL TREE SHALL BE B&B. THE ROOT FLARE SHALL BE EXPOSED AND SET ABOVE GRADE WHEN PLANTING.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
TREES						
	2	Cercis canadensis	Eastern Redbud	2"-2.5" Cal.	B&B	D
	5	Fagus sylvatica 'Riversii'	Rivers European Beech	2"-2.5" Cal.	B&B	D
	2	Malus x 'Spring Snow'	Spring Snow Crabapple	2"-2.5" Cal.	B&B	D
	4	Pinus strobiformis	Southwestern White Pine	6`-8` ht.	B&B	F
	6	Quercus muehlenbergii	Chinkapin Oak	2"-2.5" Cal.	B&B	D
	10	Tilia tomentosa	Silver Linden	2"-2.5" Cal.	B&B	D
	10	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2"-2.5" Cal.	B&B	D
SHRUBS						
	37	Ajuga reptans `Chocolate Chip`	Chocolate Chip Carpet Bugle	1 gal.		B
	9	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	15 gal.		B
	6	Buxus x `Green Tower`	Green Tower Boxwood	15 gal.		B
	10	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	1 gal.		B
	44	Fragaria x 'Lipstick'	Lipstick Strawberry	1 gal.		B
	29	Geranium x `Johnson`s Blue`	Johnson`s Blue Geranium	1 gal.		B
	6	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.		B
	34	Nepeta x `Walker`s Low`	Walker`s Low Catmint	1 gal.		B
	10	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 gal.		B
	6	Rosa x `Noare`	Flower Carpet Red Rose	5 gal.		B
	14	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	1 gal.		B
GROUND COVERS						
	73,805 sf	Festuca arundinacea 'Rhizomatous RTF'	RTF Tall Fescue	sod		

SPACING AS PER PLAN

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EDA
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JEFFREY DANIEL R. CURTIS
Oct. 25, 2024
349751
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH

no.	revisions	date	by
1		-	-
2		-	-
3		-	-
4		-	-
5		-	-
6		-	-

Scale: 1" = 20'-0"
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY
EXPANSION PHASE 1

PLANTING PLAN

North

Job No.
24-019

Sheet No.
L-8.1
12 of 15

RESORT • MASTER PLANS • COMMUNITY PLANNING • NEIGHBORHOODS • MIXED USE DEVELOPMENTS • COMMERCIAL DEVELOPMENTS • PARKS & RECREATIONAL PLANNING & DESIGN • RESIDENTIAL ESTATE DESIGN • GRAPHIC DESIGN

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GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF PLANTS NEEDED SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER-WISE NOTED. SEE DETAIL 'A' / THIS SHEET FOR FLATTED GROUND COVER PLANTING.

5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.

6. ALL B&B TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

7. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE AND PAY FOR THE SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

8. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION.

9. FOR AREA TO BE LANDSCAPED ON LESS THAN 3:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL. AMOUNT PER 1,000 SQUARE FEET 3 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM ORGANIC HUMUS WITH A MINIMUM 70 REDWOOD SHAVINGS CONTENT. AND THE REMAINDER IN ORGANIC HUMUS. A GENERAL PURPOSE MULCH IS ACCEPTABLE, PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP. WITH SAMPLE FOR APPROVAL.

15 LBS. SOIL SULFUR
15 LBS. 12-12-12 FERTILIZER

FOR BIDDING PURPOSES ONLY: THE PLANTING PITS FOR TREES SHALL BE EXCAVATED PER PLANT DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
6 PARTS ON-SITE SOIL BY VOLUME
4 PARTS BY VOLUME ORGANIC AMENDMENT
PER ABOVE SOIL PREPARATION.
1 LB./C.Y. OF MIX 12-12-12 COMMERCIAL FERTILIZER 2 LBS./C.Y. OF MIX IRON SULFATE
10 LBS./C.Y. OF MIX AGRICULTURAL GYPSUM

IN ALL CASES, THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT MATERIAL

10. FORTY FIVE (45) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER CO. 16-20-0 OR APPRV'D EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. APPLY IRON SULFATE AT THE RATE OF TWO POUNDS (2 LBS.) PER 1,000 S.F. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS. ONCE THE PLANTS ARE ESTABLISHED, FERTILIZATION SCHEDULE CAN BE REDUCED TO APPLICATIONS OF 16-6-8 AT FOUR POUNDS (4 LBS) PER 1,000 SQ. FT. AT 3 MONTH INTERVALS OR AS NECESSARY WHEN PLANTS INDICATE NUTRITIONAL STRESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FERTILIZATION TREATMENTS WITHIN THE MAINTENANCE PERIOD.

11A. FOR ALL STAKED TREES, SEE DETAIL 'D', THIS SHEET.

11B. FOR EVERGREEN TREES, SEE DETAIL 'F', THIS SHEET.

11C. FOR SHRUB PLANTING, SEE DETAIL 'B', THIS SHEET.

12. INSTALL "ARBOR GUARD" TREE TRUNK PROTECTION AND A 4' DIAMETER MULCH AREA ON ALL TREES IN TURF AREA.

13. PRE-INSTALLATION WEED ABATEMENT - ON IRRIGATED FILL SLOPES AND FLAT AREAS TO BE SEEDED REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY LANDSCAPE ARCHITECT FOR PRESERVATION IN PLACE. THE SHRUBS OR TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH AN ORANGE RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14-4-9, OR EQUIVALENT. IRRIGATION FOR 2-4 WEEKS, 2-4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON-SELECTIVE HERBICIDE ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY LANDSCAPE ARCHITECT OR OWNER.

14. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT TO TWO (2) TIMES THE DIAMETER OF ROOTBALL AND 1-1/2 TIMES ITS DEPTH. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN-SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

15. FIRST WATERING OF NEWLY PLANTED MATERIAL - WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE SPRINKLERS SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

16. THE CONTRACTOR SHALL PROVIDE FOR A 60 DAY MAINTENANCE PERIOD AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT LANDSCAPE SPECIFICATIONS.

17. INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS ON ALL TREES WITHIN 5'-0" OF SIDEWALKS OR HARD SURFACES. INSTALL LINEAR BARRIERS AT EDGE OF HARD SURFACES, SURROUND TYPE BARRIERS ARE NOT ACCEPTABLE. AVAILABLE FROM: DEEP ROOT PARTNERS.

18. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS WITHIN SLOPE AREAS TO BE SPOTTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

19. CONTRACTOR SHALL PROVIDE 3" THICK LAYER OF MULCH. SEE PLANTING PLAN FOR TYPE.

20. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE LANDSCAPE ARCHITECT IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIAL USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR TO TREAT ALL LANDSCAPE AREAS WHICH RECEIVE OVERSPRAY FROM IRRIGATION HEADS WITH PRE-EMERGENT HERBICIDE IMMEDIATELY PRIOR TO INSTALLATION OF THESE AREAS.

FERTILIZER TABLET NOTES:

AGRIFORM	EVENLY SPACED AROUND SIDES
21 GRAM TABLETS	2"-3" UNDER SOIL
4" POTTED SHRUBS	1
1 GALLON SHRUBS	1
5 GALLON SHRUBS	3
TREES	2 PER FOOT OF TRUNK UP TO 30 TABLETS MAX.

LINDON CITY TREE PLANTING SPECIFICATIONS

THESE NOTES SUPERCEDE ALL OTHER TREE NOTES

- ALL DECIDUOUS AND CONIFER TREES WILL BE FIELD GROWN BALL AND BURLAP STOCK.
- TREE ROOT BALLS WILL BE A MINIMUM OF 12" IN CIRCUMFERENCE PER EVERY 1" OF TREE CALIPER.
- TREES WILL HAVE NO VISIBLE DAMAGE TO THE TRUNK OR ANY STEMS.
- TREES SHALL NOT BE TOPPED, TIPPED, OR EXCESSIVELY PRUNED.
- TREES WILL BE PROTECTED DURING TRANSPORT TO AVOID WIND DAMAGE TO BUDS, BRANCHES AND LEAVES.
- WHENEVER POSSIBLE AND FEASIBLE, TREES SHOULD BE PLANTED WHILE IN DORMANCY.
- ANY NURSERY STOCK STORED ON LOCATION PRIOR TO PLANTING WILL HAVE THE ROOTBALLS COVERED WITH MULCH TO THE DEPTH OF THE ROOTBALL AND AT LEAST 2 TIMES THE DIAMETER OF THE ROOTBALL. STOCK WILL RECEIVE ADEQUATE WATER. STOCK WILL BE STORED IN A LOCATION SO AS TO NOT BE SUBJECTED TO REFLECTIVE HEAT FROM ANY HARD SURFACE.

INSPECTION OF TREE STOCK

- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL INSPECT ALL TREE STOCK PRIOR TO PLANTING, DURING PLANTING, AND AFTER PLANTING. ANY TREE THAT DOES NOT MEET THE FOLLOWING REQUIREMENTS SHALL BE REJECTED AND EITHER NOT PLANTED OR REMOVED AFTER PLANTING:
  - O TREES MAY NOT HAVE ANY VISIBLE DAMAGE TO TRUNKS, BRANCHES, STEMS, OR ROOTS.
  - O TREES MAY NOT BE TOPPED, TIPPED, OR HAVE ANY SIGNS OF EXCESSIVE OR RECENT PRUNING.
  - O TREES WILL HAVE GOOD BRANCH ATTACHMENTS, NO DOUBLE LEADERS, NO INCLUDED BARK, AND NO SIGNS OF SUCCOR GROWTH.
  - O TREES WILL HAVE VIBRANT BUDS AND NOT HAVE SIGNS OF INHIBITED GROWTH.
  - O TREES WILL HAVE A GROWTH HABIT THAT IS EXPECTED OF THE SPECIES. TREE SHOULD BE ADEQUATELY BRANCHED ON ALL SIDES OF THE TREE.
  - O TREES WILL HAVE NO SIGNS OF INSECT INFESTATION OR DAMAGE, NOR ANY SIGNS OF DISEASE.
  - O ROOT FLARE WILL BE NO DEEPER THAN 2" FROM THE TOP OF THE ROOT BALL.
  - O THERE WILL BE NO GIRDLING ROOTS.
  - O ROOT ENDS SHOULD BE VISIBLE AT THE EDGES OF THE ROOTBALL.
  - O ANY TREE DAMAGED DURING PLANTING WILL BE REJECTED.

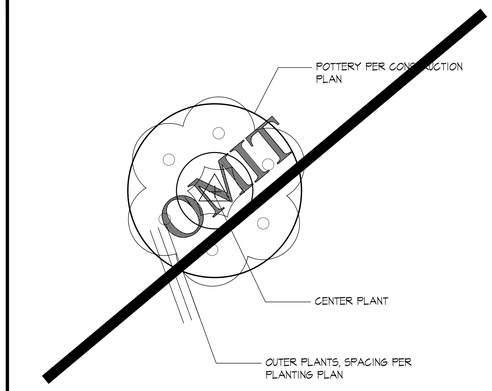
PLANTING SPECIFICATIONS

- PLANTING HOLE SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF THE ROOTBALL AND ONLY TO THE DEPTH OF THE ROOTBALL.
- PLACE THE TREE IN THE CENTER OF THE PLANTING HOLE. TREE SHOULD NEVER BE MOVED OR LIFTED BY ATTACHING ANY STRAP OR ACCESSORY TO THE TRUNK OR BRANCHES OF THE TREE. IF MECHANICAL ASSISTANCE IS REQUIRED, CHAINS OR STRAPS MAY ONLY BE ATTACHED TO THE ROOTBALL WIRE BASKET.
- REMOVE WIRE BASKET AND BURLAP FROM ROOTBALL. MATERIALS MAY BE COMPLETELY REMOVED FROM PLANTING HOLE OR PUSHED DOWN TO THE BOTTOM OF THE HOLE BELOW THE ROOTBALL.
- REMOVE ALL SUPPORT STAKING, FLAGGING, TAGGING, AND OTHER MATERIALS FROM THE TREE.
- FIND ROOT FLARE AND GENTLY REMOVE SOIL FROM THE TOP OF THE ROOTS. TREE WILL BE POSITIONED SUCH THAT THE ROOT FLARE IS VISIBLE AT OR SLIGHTLY ABOVE GROUND LEVEL.
- FILL IN PLANTING HOLE WITH EXCAVATED MATERIALS. MATERIALS SHOULD ONLY BE COMPACTED ENOUGH TO SUPPORT THE TREE. DO NOT USE ANY KIND OF MECHANICAL COMPACTION.
- FULLY WATER FILL MATERIALS TO FILL IN VOIDS. ADD MORE SOILS IF NECESSARY.
- IF TREES ARE TO BE STAKED, INSTALL TWO TO THREE WOODEN STAKES OUTSIDE OF THE ROOTBALL. FLEXIBLE STRAPS WILL BE PLACED AROUND THE TREE TRUNK, BUT NEVER ATTACHED TO THE TREE, ONLY ATTACHED TO THE STAKE. STRAPS WILL HAVE ENOUGH TENSION TO SUPPORT THE TREE, BUT WILL NOT PROHIBIT SLIGHT MOVEMENT IN THE WIND.
- INSTALL MULCH RING AROUND THE TREE 5 FEET IN DIAMETER AND 3 INCHES IN DEPTH.
- WHENEVER FEASIBLE, TREES SHOULD BE PLANTED PRIOR TO INSTALLATION OF SOD. MULCH RINGS WILL BE MAINTAINED THROUGHOUT SOD INSTALLATION.

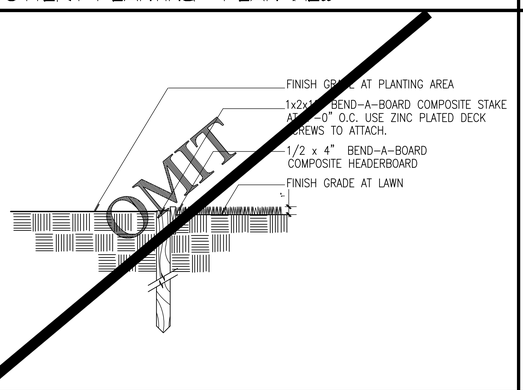
WARRANTY

- LANDSCAPER WILL WARRANTY ALL TREES FOR A MINIMUM OF ONE FULL GROWING SEASON AFTER THE DATE OF INSTALLATION. ANY TREE THAT DIES, DECLINES IN VIGOR, OR DOES NOT FULLY LEAF AND GROW DURING THE NEXT GROWING SEASON WILL BE REMOVED AND REPLACED.
- ANY TREE REPLACED BY WARRANTY WILL BE GIVEN THE SAME WARRANTY FOR ONE FULL GROWING SEASON AFTER PLANTING.
- LANDSCAPER WILL NOT BE RESPONSIBLE TO REPLACE TREES THAT ARE DAMAGED DUE TO HUMAN NEGLIGENCE.

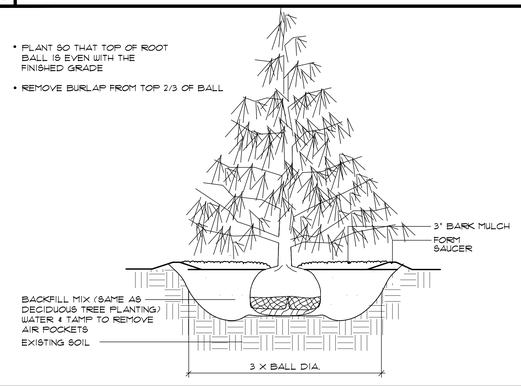
M GENERAL PLANTING NOTES



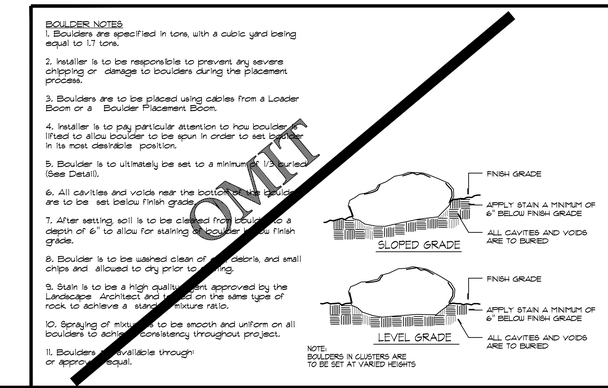
H POTTERY PLANTING - PLAN VIEW



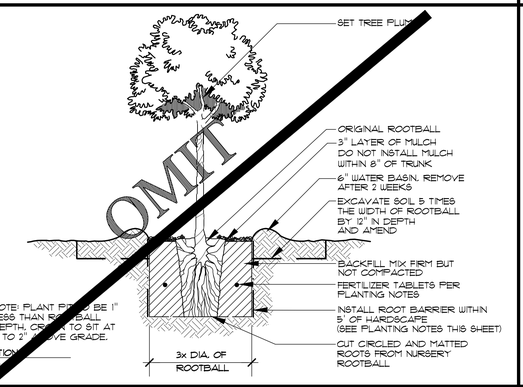
G SECTION - HEADER BOARD



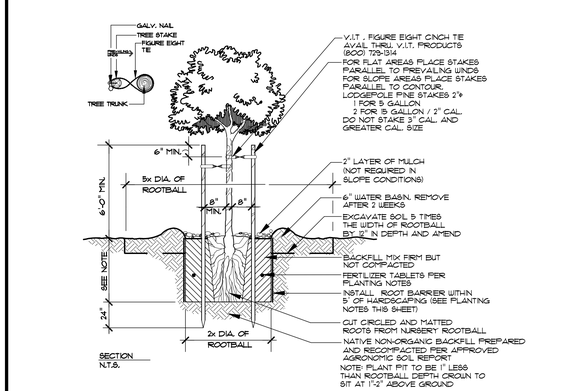
F EVERGREEN GUYING DETAIL



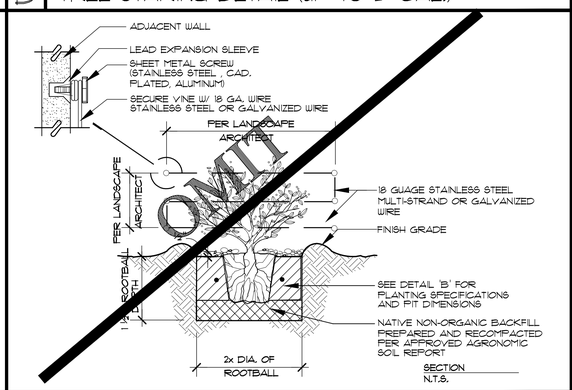
I BOULDER DETAIL



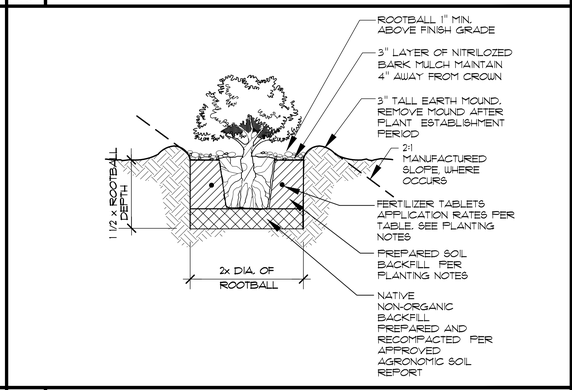
E TREE GUYING DETAIL (2-1/2" CAL. AND LARGER)



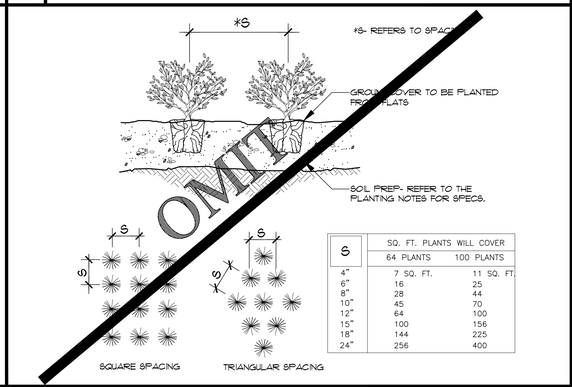
D TREE STAKING DETAIL (UP TO 2" CAL.)



C VINE PLANTING DETAIL



B SHRUB / PERENNIAL PLANTING DETAIL



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16	25
8"	28	44
10"	45	70
12"	64	100
15"	100	156
18"	144	225
24"	256	400

A GROUND COVER / PLUG PLANTING DETAIL

EDA
LAND PLANNING, P.C.
Landscape Architecture
Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. CRIM
OCT. 25, 2024
349751
STATE OF UTAH

revisions

no.	date	by
1		
2		
3		
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6		

Scale: PER DETAIL
Date: OCT. 25, 2024
Drawn By: JL
Approved By: DC

LINDON CITY CEMETERY EXPANSION PHASE 1

PLANTING DETAILS

North

Job No. 24-019

Sheet No. L-9.1
13 of 15

RESIDENTIAL - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - ESTATE DESIGN - GRAPHIC DESIGN - MIXED USE DEVELOPMENTS - NEOTRADITIONAL NEIGHBORHOODS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of EDA Land Planning P.C. is prohibited. Title to the plans and specifications remain in EDA Land Planning P.C. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SECTION 02900

LANDSCAPING

PART 1 – GENERAL

1.01 SUMMARY:
A. Section Includes:
1. Soil preparation and fertilization.
2. Planting operations.
3. Landscape planting materials.
4. Imported topsoil and planter mix.
5. Drainage materials in containers.
6. Maintenance.

B. Provide landscape plantings in the areas shown on Drawings with plants in a healthy, vigorous growing condition. Items not specifically shown in Drawings or specified, but normally required to conform with such intent, are considered part of the Work.

C. Include labor and equipment required to place, amend, and fine grade the soil. Include the cost of fertilizer as specified. If the final soils analysis results in a change to the specified amendments, a Change Order will be issued.

D. Related Sections:
1. Section 02810 – Irrigation Systems.
2. Section 02915 – Landscape Finish Grading; Fine grading.
3. Section 02970 – Landscape maintenance.

1.02 REFERENCES:
A. American Joint Committee on Horticulture Nomenclature (AJCHN):
1. Standardized Plant Names, latest edition.

B. American Association of nurserymen, Inc. (AAN):
1. American Standard for Nursery Stock, latest edition.

C. Standard Specifications for Public Works Construction, as referenced in Document 00705 – General Provisions.

D. Agricultural Code of Oregon.

1.03 SUBMITTALS:
A. Product Data: In accordance with the provisions of Section 01300, submit complete lists of materials proposed for use, giving the manufacturer's name, catalog number, and catalog cut for each item where applicable.
B. Substitutions:
1. If any plant specified is not obtainable, submit a written substitution request to the Architect during the bidding period.
2. Substitutions of plant materials will not be permitted unless authorized by the Landscape Architect in accordance with Section 01630.
C. Selection, Tagging and Ordering Plant Material:
1. Submit a request for inspection and documentation to Landscape Architect at least one month prior to start of landscape planting work that plant material has been ordered.
2. Plants shall be subject to inspection and rejection by Landscape Architect at place of growth, and after delivery, for conformity to this Specification.
D. Imported Topsoil:
1. Furnish the source of imported topsoil to the Architect for approval.
2. Submit test results and schedule of recommended soil amendment adjustment to Landscape Architect for review.
E. Agronomic Soils Test Report: In accordance with requirements under Article – Source Quality Control, submit report to Landscape Architect prior to preparation of soil amendment or ordering plant material.
F. Certificates:
1. Submit certificates for the following items upon delivery to the job site:
a. Quantity of commercial fertilizer and organic fertilizer.
b. Quantity of soil amendments.
c. Quantity of seed.
d. Quantity of other soil additives per agronomic soils test report.
2. Submit written certificate of hydroseeding.
3. Submit Certificate of Delivery of container or bulk materials.
4. Submit written certificate of soil balance.
5. Submit written certification of quantity and quality of plant materials.
G. Pre-Installation Conference: Provide a written projected planting schedule noting the estimated completion date, number of working days required, and special coordination requirements.

1.04 QUALITY ASSURANCE:
A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by authorities in furnishing, transporting, and installing materials.

B. Test soil sample after grading operations are complete, at subcontractor's expense.

C. Materials shall conform to the requirements of this Section and to Section 212 of the Standard Specifications, whichever is more stringent.

1.05 DELIVERY, STORAGE, AND HANDLING:
1.06 PROJECT CONDITIONS:
A. Handling Plants: Handle plants in a manner to avoid any damage to the plant. Protect plants from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and adequately watered.
B. Furnish a Certificate of Delivery slip with each delivery of material in containers or in bulk. Certificate shall state source, quantity, or weight, type and analysis, and date of delivery.
C. Prior to excavation for planting or placing of stakes, locate utilities, electric cables, conduits, sprinkler lines, heads, valves, and valve control wires so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Landscape Architect to arrange for relocation of one or the other. Failure to follow this procedure places the responsibility on the Contractor for making repairs at his expense for damages resulting from Work hereunder.
D. Notify Landscape Architect in writing of soil or drainage conditions encountered during planting operations which are detrimental to growth of plant material.

1.07 WARRANTY:
A. Plant Material:
1. Plant materials furnished or relocated under this Section shall be warranted in writing, for a period of 1 year from the date of final acceptance for all material, against improper installation, and against defective, unsound, or diseased conditions that may appear.

2. Plant material shall be guaranteed to live and grow in a healthy condition for the above period, commencing with the acceptance of the work at the conclusion of the maintenance. Dead or obviously unhealthy materials shall be replaced without delay. The opinion of the Landscape Architect will be final in determining plant material to be replaced due to an unhealthy condition.

3. Upon receipt of written notice from Owner of the death of any warranted plant materials during the warranty period, the subject plant materials shall be promptly replaced with the same species originally planted, and of a size closely approximating the size of the plant if normal growth had occurred since the original planting. Replacements shall be subject to the requirements of this Specification.

4. When plants are replaced, advise the Owner in writing, of the necessary establishment maintenance which must be performed.

5. Contractor shall not be held liable for loss of plant materials that have not been maintained properly by the Owner.

6. The expense of replacement shall be evenly shared by the Owner and the Contractor if replacement is necessary after the maintenance period but during the warranty period.

7. Replacement shall continue to be made until each plant has successfully established itself for the required guaranty period.

PART 2 – PRODUCTS

2.01 MANUFACTURERS:

A. Design of soil amendments and fertilizers is based on Gro-Power products manufactured by GRO-POWER, (909) 393-3744.

B. Materials shall be the product of one manufacturer and shall be either the ones upon which the design is based or the products of a manufacturer accepted in advance in accordance with Section 01630.

2.02 MATERIALS:

A. Imported Topsoil:
1. Provide natural, fertile, friable soil free from stones, noxious seeds, weed, roots, subsoil or other material detrimental to normal plant growth.
2. Obtain imported topsoil from local sources acceptable to Landscape Architect.
3. Silt plus clay content of soil shall not exceed 15 percent by weight with a minimum 95 percent passing a 2.0 millimeter sieve.
4. Samples of the import soil shall be submitted to the soils testing laboratory for analysis, interpretation, and recommendations prior to blending or backfilling.

B. Fertilizer/Soil Conditioner:
1. Provide commercial fertilizer, uniform in composition, free-flowing, suitable for application with approved equipment, and delivered to site in unopened containers, each fully labeled according to applicable fertilizer laws, and bearing the name or mark of the manufacturer, Gro-Power.
2. Provide 5-3-1, 12-8-8, Slow Release 12-8-8, as indicated on Drawings.

C. Pre-planting Herbicide: Round-Up or equal.

D. Pre-Emergent Weed Control: Ronstar-G, Treflan, Eptam, Vegitexc, or equal.

E. All shrub and groundcover planting areas shall have 3" thick layer of mulch. See planting plan for type.

F. Peat Moss: Spagnum peat moss, Canadian or European variety, free from alkali.

G. Soil Sulfur: First quality commercial grade.

H. Ferrous Iron Sulfate: First quality commercial grade.

I. Agricultural Gypsum: First quality commercial grade.

J. Calcium Carbonate Lime: First quality commercial grade.

K. Root Hormone: Super Thrive.

L. Backfill mix for general use shall be in accordance with the planting plan notes on the Drawings.

M. Excess soil shall be removed or redistributed before application of fertilizer. Where soil is to be replaced by plants, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

2.03 PLANT MATERIALS:

A. Identification: Plant material shall be true to type and nomenclature in accordance with AJCHN Standardized Plant Names, and each bundle or plant shall be properly identified with durable, legible labels.

B. Quality and Size of Plants: In accordance with rules and grading of AAN American Standard for Nursery Stock, and as shown on the Drawings.
1. Trees, shrubs, vines, and ground covers shall have a normal habit of growth and shall be sound, healthy, vigorous, and free from insect infestations.
2. Plants that meet the measurements specified, but do not possess a normal configuration or balance of height and spread, will be rejected.
3. Trees and shrubs shall have been grown in containers of the size stated on Drawings, and shall have sufficient roots to hold the root ball together after removal from containers without being rootbound.
4. Trees will be straight and of uniform shape without damaged, crooked, or multiple leaders. Trees with abrasions of the bark, sunscald, disfiguring knots, or fresh cuts of limbs over 1/2-inch which have not been pruned and painted or completely callused, will be rejected.
5. Ground cover plants shall be grown in flats or as indicated on the Drawings. Flatgrown plants (rooted cuttings) shall remain in original flats until transplanting. Soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.

C. Lawn: In accordance with planting plan on Drawings.

D. Hydroseeding:
1. Seed: Fresh, clean, new crop seed, premixed by mechanical mixer to proportions specified on planting plan on Drawings.
2. Seed shall be mixed by dealer and furnished with dealer's guaranteed statement of composition and purity. Transmit copy to Landscape Architect.
3. Hydromulch: In accordance with planting plan on Drawings.
4. Soil Stabilizer: In accordance with planting plan on Drawings.
5. Fertilizer: In accordance with planting plan on Drawings.

2.04 ACCESSORIES:

A. Tree Staking shall be as indicated on Drawings.

B. Ties shall be as directed on Drawings.

C. Guying materials for on-grade planting shall be as indicated on Drawings.

2.05 SOURCE QUALITY CONTROL:

A. Agronomic Soils Testing:
1. Take 2 samples of site soil at a depth of 6 to 24 inches, within proposed planting areas, after completion of grading and prior to weed control and soil preparation.
2. Take samples to an agronomic soils testing laboratory registered by the State of UTAH and acceptable to the Landscape Architect for soil evaluation.
3. Request testing for fertility and suitability analysis with written recommendations for soil amendment, fertilizer and chemical conditioners, application rates for soil preparation, planting backfill mix, hydrospray, and post-maintenance fertilization programs.
4. Soils report recommendations shall take precedence over the amendment and fertilizer application rates specified in this Section.

B. Testing laboratory shall be Waypoint Analytical California, Inc. 4741 E Hunter Ave Ste A, Anaheim, CA 92807. Contact: (714) 282-8777 Fax: (714) 282-8575. Tests shall be paid for by the Contractor.

C. Furnish a soils analysis of existing on-site soil. There shall be 4 sampling areas located throughout the site as selected by Landscape Architect. Take 2 core samples at each sampling area. Suitability and fertility analyses with comments and recommendations shall be provided for each sample.
1. Submit testing laboratory's interpretation, recommendations, and comments to Landscape Architect within 14 days after the completion of rough grading.

D. Furnish a soils analysis of import soil, lightweight soil mix, camellia/gardenia/azalea mix, and fir sawdust prior to backfill. Submit 2 quarts of fine sand and 2 quarts of nitrogen stabilized fine fir bark for the custom lightweight soil mix for organic and particle size analyses. Do not mix. Submit 1 quart of fir sawdust for organic analysis.
1. Submit soil testing laboratory's findings to Architect within 5 days prior to backfilling.

E. Soil testing shall be conducted for organic suitability after completion of planting in the soil preparation and backfill mix areas. Submit to the testing laboratory the original amendment specification with previously issued bulletins for soil amendments and installation procedure. Provide 3 random samples of planting soil for analysis. Fertility analyses, recommendations, and interpretations shall be furnished by the testing laboratory to ensure all specified amendments made have been provided.

F. Lightweight soil mix shall be sampled after mixing and delivery to the site, but prior to filling planters. Submit the original lightweight soil specification to the testing laboratory with previous bulletins for lightweight soil mix. Provide 1 quart of lightweight soil mix for every 65 cubic yards for organic and fertility analyses. Fertility analysis, recommendations and interpretations shall be furnished by the testing laboratory to ensure all specified amendments made have been provided.

G. Samples of materials, including fertilizers, soil conditioners, plants, and other specified materials, shall be submitted for inspection. Delivery may begin upon approval of samples.

H. Samples of the native soil shall be submitted to the soils testing laboratory after rough grading and prior to soil preparation. On receipt of a soils analysis and recommendation, a Change Order to the Contract will be issued if revision to soil treatment is recommended.

PART 3 – EXECUTION

3.01 EXAMINATION:

A. Verification of Conditions: Inspect and accept the condition of the site relative to this Section before commencing Work. If not acceptable, notify the Owner in writing. By proceeding with the Work of this Section, the Contractor indicates his acceptance of previous related work.

B. Landscape work shall not begin until construction adjacent to planting areas has been completed and irrigation systems have been installed and approved by Landscape Architect.

3.02 PREPARATION:

A. Protection:
1. Provide necessary safeguards and exercise caution against injury or defacement of existing site improvements.
2. Be responsible for any damage resulting from landscape planting operations. Repair damage and return the area to the previous condition at no cost to the Owner.

3.03 WEED CONTROL:

A. Apply pre-planting herbicide to visible weeds, before and after soil placement.

B. Pre-emergent Weed Control: Immediately after planting, apply pre-emergent weed control materials to planted areas which will not be seeded.

C. Protect existing plants from damage.

D. After application of weed killer, before and during preliminary and finish grading, remaining weed and grasses shall be dug out by the roots and disposed of off-site. Weeds and grasses not of the perennial type, less than 2-1/2 inches high and not bearing seed, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:
1. Nut Grass.
2. Alfalfa.
3. St. Augustine.
4. Puncture Vine.
5. Kikuya Grass.
6. Mustard Plant.
7. Johnson Grass.
8. Wirewood.
9. Morning Glory.
10. Bermuda Grass
11. BULL THISTLE

3.04 SOIL PREPARATION:

A. Cross-rip on grade planting areas to a depth of 10 to 12 inches in two directions.

B. Broadcast the organic soil amendments uniformly over surface of the area to be treated. Rototill the top 6 inches of planting areas to evenly distribute the amendments and conditioners into the soil.

C. Moisture Content: The soil shall not be worked when the moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air. Water shall be applied, if necessary, to provide ideal moisture conditions.

3.05 PLANTING OPERATIONS:

A. Finish Grading: Prior to commencement of planting operations, complete finish grading as specified in Section 02915.

DELETE BELOW WHEN USING SECTION 02915
1. When preliminary grading, including weeding and fertilizing has been completed and the soil has dried sufficiently to be readily worked, planting areas shall be graded to uniform levels or slopes at a minimum of 2 percent. Minor adjustments to finish grades shall be made in the direction of the water. Low spots and pockets shall be graded to drain properly. Finish grade of planting areas shall be one inch below graded to drain properly. Finish grade of planting areas shall be one inch below grade of adjacent pavement. Grading shall be done when soil is at optimum moisture content for working. Planting areas shall be scarified to a depth of 3 inches below grade prior to placing fertilizers. Rock and debris more than 1 inche in diameter shall be removed from the site.

A. General: Prior to installation of irrigation system specimen trees shall be located as directed by Landscape Architect.
1. Preparation of Lawn beds: At the time of planting, lawn bed shall be raked lightly to an even surface, removing any deleterious materials, Care shall be taken not to change the drainage pattern. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to seeding. The Contractor shall obtain such approval before seeding.
2. Watering: Immediately after planting, seeded areas shall be watered with a fine spray, care being taken to avoid erosion, and the planted areas kept moist until the seed has germinated and the plants have become established.
3. Watering Basins: Construct a firmly compacted mound of soil around each tree and plant to form a watering basin at the edge of and following the shape of the planting pit area. Mounds for trees, and for vines from 5 gallons or larger containers, shall be at least 2 inches high. Excavated earth, if capable of retaining water, may be used. Refill any settlement.

C. Plant Pits: Trees and shrubs shall be installed in round pits with vertical sides, a width equal to twice the diameter, and a depth equal to the height of the root ball or container. Sides and bottom of plant pits shall be scarified.

D. Setting Container and Larger Plants:
1. Plants shall be centered and set on the appropriate native soil that has been puddled and settled.
2. Plants shall be set with the top of root ball level 2 inches above finish grade and rotated to give the best appearance in relationship to adjacent structures or surroundings.
3. Use appropriate backfill mix to continue filling plant pits. Set plant plumb and brace rigidly in position until backfill mix has been tamped solidly around rootball. When 3/4 of the pit is backfilled, water thoroughly, saturating the rootball. Continue filling pit to finish grade with backfill mix.
4. When the plant pit is filled, form saucer berm around plants with the berm prior to dressing.
5. Apply root hormone at the rate recommended by the manufacturer. Tree balls shall be set before application of root hormone, and shall be mulched immediately after application of root hormone into the root ball.
6. Water plants immediately after planting.

E. Provide on-site or approved imported top soil as necessary for raised planters and bring soil up to required finish grades.

F. Staking and Guying: Immediately after planting, stake 5 gallon, 15 gallon and 24-inch box trees. Guy larger trees as detailed on the Drawings.

G. Mulching: Spread mulch 2 inches thick in planter and areas that do not exceed 3:1 slope.

3.06 GROUND COVER:

A. Install plant material in moist soil in the areas and at the spacings indicated on the Drawings, in neat row, insuring complete coverage of planting areas, including under and around trees and shrubs. Spacings shown in the Plant list or on the Drawings are triangular spacing, unless otherwise noted.

B. Install ground cover rooted cuttings, pots, or flats after mulching.

3.07 HYDROMULCH WEED ERADICATION PROGRAM:

A. Fertilize planting areas with urea 46-0-0 commercial fertilizer at the rate of 0.5 pounds per 1,000 square feet.

B. Water planting areas thoroughly and continuously for a period of 3 consecutive weeks. A specific watering duration and frequency program designed to germinate all residual weed seeds shall be approved in advance.

C. Discontinue watering process for 2 days Then apply a nonselective broad spectrum systemic herbicide for perennial weeds. The type of chemical to be used shall be determined by a licensed pest control advisor. If annual weeds are present, use straight contact herbicide in accordance with pest control adviser's recommendations.

D. Allow sufficient period of time to insure that all seeds are dead. Follow herbicide manufacturer's direction.

E. Water planting areas thoroughly and continuously for a period of 3 weeks. A shorter watering period may be permissible at the discretion of the Architect. Discontinue watering process for 1 day prior to the second application of the herbicide spraying. Re-apply the spraying operation with a straight contact weed killer according to pest control adviser's recommendations. Avoid irrigation for a minimum of 4 days for effective final weed kill.

F. Clear all desiccated weeds from the area.

G. Water all planting areas thoroughly and continuously for 3 consecutive days to saturate upper layers of soil prior to hydromulching operation.

H. Allow planting area soil surface to dry out for 1 day only prior to the hydromulching application. Exercise care to not allow the soil surface to be either super-saturated with water or bone dry prior to the hydromulching installation. There should be some residual moisture within the first 1/4-inch of the soil surface.

3.08 HYDROMULCH AND HYDROSEEDING:

A. Verify that soil is prepared and fine graded in accordance with Section 02915.

B. Before filling tanks, completely clean tank of seed and debris in the presence of, and to the satisfaction of, the Architect.

C. Mix seed with hydromulch at the rate recommended by the manufacturer. Material for hydromulch shall be uniformly blended in slurry container with minimum capacity of 1,500 gallons and agitated by mechanical device to produce desired blend. Deliver slurry by hose to fan-type nozzle at proper pressure for uniform distribution.

D. Apply hydromulch slurry mixed with commercial fertilizer at the rate recommended by the manufacturer. Mix the specified seed material mixed with water and spray resulting slurry under high pressure evenly and uniformly over area to be seeded.

E. Submit certification, in writing, from Contractor stating that the hydroseeding has been installed as specified.

3.09 FIELD QUALITY CONTROL:

A. General: Notify Architect at least 48 hours in advance when requesting on-site reviews.

B. Schedule for On-Site Reviews:
1. Pre-job conference.
2. At completion of finish grading.
3. At completion of roto-tilling.
4. At completion of fine grading.
5. At delivery of plant materials.
6. At plant layout prior to excavating pits.
7. After planting pits have been excavated, but prior to backfilling.
8. After initial planting operations. (One tree with each type of specified staking shall be approved prior to planting of trees.)
9. After placement of drainage course, but prior to placement of lightweight soil mix.

C. Pre-maintenance Review:
1. At the completion of landscape planting operations and prior to the beginning of the for formal establishment period and maintenance period, the Pre-maintenance review shall be held.
2. Request on-site review of Landscape Architect five working days prior to the completion of work in order that a mutually agreeable time for review may be arranged.
3. At the time of review, the areas under the Contract shall be free of weeds, dead leaves and trash, neatly cultivated and raked. Stakes, guys and plant basins shall be in good order.
4. If, after the Pre-maintenance review, Landscape Architect is of the opinion that the work has been performed in accordance with the Drawings and Specifications, written notice of preliminary acceptance will be given. This report will note any items which must be corrected, and state the date of commencement and completion of the formal maintenance period.

D. Establishment Period: After completion of pre-maintenance review the contractor shall begin 60-day establishment period. At conclusion of establishment period all plant material shall be in acceptable condition and rooted in as determined by Landscape Architect prior to beginning of 60-day maintenance.

E. Maintenance Period: Upon satisfactory completion of 60-day establishment period contractor shall begin 60-day maintenance period.

F. Final Review: Perform Final Review in accordance with Section 02970 – Landscape Maintenance, at completion of 60-calendar day establishment period and 60-day maintenance period.

3.10 CLEANING:

A. Keep all areas of the Work clean, neat and orderly at all times during the period of Contract. Clean construction areas at the end of each day.

3.11 PROTECTION:

A. Protect areas susceptible to traffic by erecting barricades immediately after planting. Maintain protection as required by Section 02970.

END OF SECTION

EDA
LAND PLANNING, P.C.
Landscape Architecture
Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. CONDIE
Oct 25, 2024
349751
STATE OF UTAH

no.	revisions	date	by

Scale: N/A
Date: Oct. 25, 2024
Drawn By: L
Approved By: DC

LINDON CITY CEMETERY
EXPANSION PHASE 1

PLANTING SPECIFICATIONS

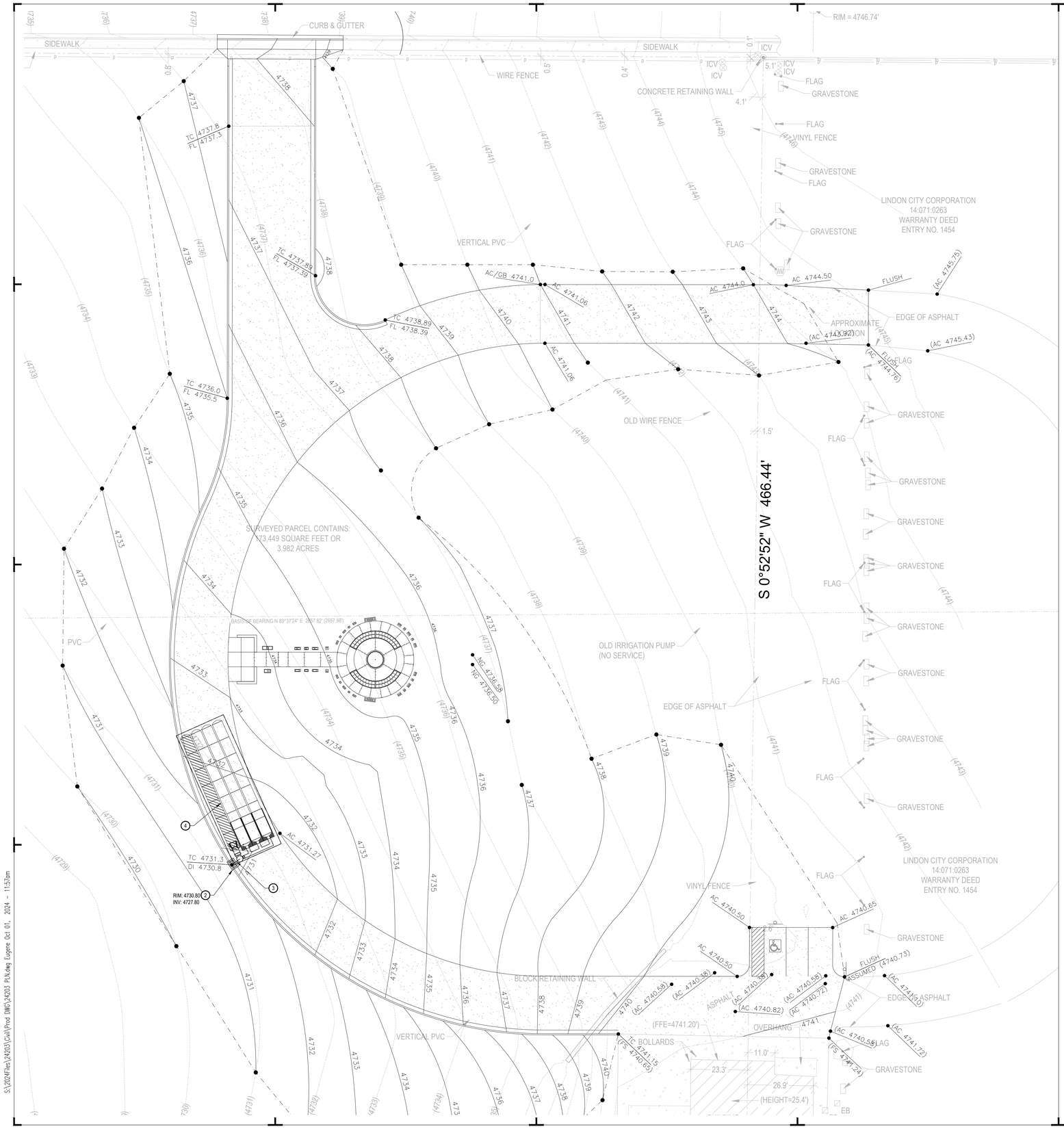
North

Job No.
24-019

Sheet No.
L-10.1
14 of 15

RESORT MASTER PLANS - COMMUNITY PLANNING - NEOTRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of EDA Land Planning P.C. is prohibited. Title to the plans and specifications remain in EDA Land Planning P.C. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



S:\2024\Files\24203\Civil\Prod DWG\24203 PLN.dwg Eugene Oct 01, 2024 - 11:57am

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

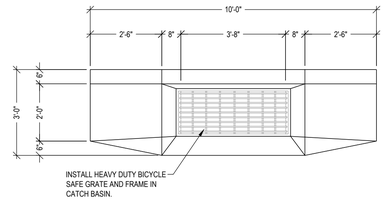
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

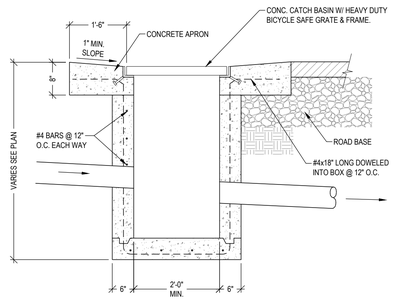
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A1', ON THIS SHEET.
3. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
4. STORMTECH SC-800 RETENTION SYSTEM. LAYOUT IS SCHEMATIC, CONTRACTOR TO COORDINATE WITH ADS FOR FINAL DESIGN
   - NUMBER OF CHAMBERS: 28
   - STORAGE VOLUME: 2,696 CF
   - TOP OF STONE: 4729.05
   - TOP OF CHAMBER: 4728.55
   - BOTTOM OF CHAMBER: 4725.80
   - BOTTOM OF STONE: 4725.30



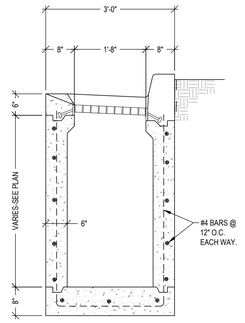
CURB INLET PLAN (A)

SCALE: N.T.S.



CURB INLET SECTION (1)

SCALE: N.T.S.



CURB INLET SECTION (2)

SCALE: N.T.S.

GUTTER CATCH BASIN (A1)

SCALE: N.T.S.

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LICENSED PROFESSIONAL ENGINEER
10/1/2024
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

LINDON CITY CEMETERY

600 N 200 E STREET
LINDON, UT

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	24203
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	10/1/2024

DRAINAGE PLAN

C1.01

GRANITE INVENTORY BID FORM

CEMETERY NAME Lindon City Cemetery

GARDEN NAME Expansion Phase 1

VENDOR NAME _____

CEMETERY ADDRESS 600 N 200 E St, Lindon, UT 84042

DATE _____

LOCATION NO. _____

PROJECT NO. _____

REFER TO INCLUDED DETAIL SHEETS FOR DIMENSIONS AND SPECIFICATIONS

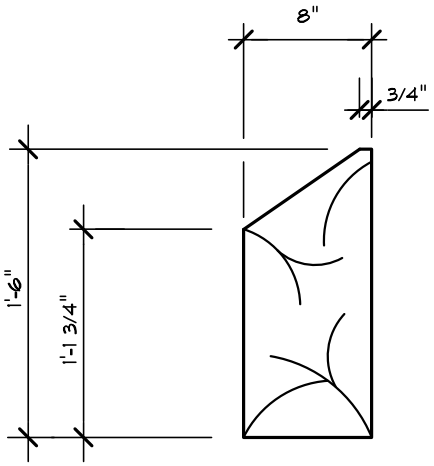
ITEM NO.	ITEM DESCRIPTION	COLOR	QTY.	UNIT COST	UNIT WEIGHT	SUBTOTAL WEIGHT	SUBTOTAL COST
C12	Premium Companion Cored Marker 18" x 8" x 18"	India Mahogany	3				
C12	Premium Companion Cored Marker 18" x 8" x 18"	Bahama Blue	3				
C13	Premium Individual Cored Marker 10" x 8" x 18"	India Mahogany	2				
C13	Premium Individual Cored Marker 10" x 8" x 18"	Bahama Blue	2				
C16A	Peak Premium Companion Cored Marker w/ Base	Galaxy Black	2				
C16B	Peak Premium Individual Cored Marker w/ Base	Galaxy Black	1				
C17A	Shield Premium Companion Cored Marker w/ Base	Galaxy Black	2				
C17B	Shield Premium Individual Cored Marker w/ Base	Galaxy Black	1				
C26	Bevel Companion Cored Marker 18" x 12" x 18"	Grey Pearl	3				
C26	Bevel Companion Cored Marker 18" x 12" x 18"	India Mahogany	3				
C27	Bevel Individual Cored Marker 10" x 12" x 18"	Grey Pearl	2				
C27	Bevel Individual Cored Marker 10" x 12" x 18"	India Mahogany	2				
E7A	Large Family Columbarium - 4 Niche	Bahama Blue w/ Black shutters	1				
E7B	Small Family Columbarium - 2 Niche	India Mahogany w/ Black shutters	1				
E12	Cremation Pedestal for 4 - Kneeling Angel Statue Top	India Mahogany	1				
E12	Cremation Pedestal for 4 - Doves Statue Top	Bahama Blue	1				
	Curved Columbarium Units - 51 Niches Each. 4 individual units, 2 groups. 204 total niches.	Gray w/ Black Shutters	4				
	Circular 96 Niche Columbarium w/ Domed Top	Gray w/ Black Shutters	1				
G5	48" Cored Cremation Bench For 4	Paradisio	1				
G5	48" Cored Cremation Bench For 4	Paradisio	1				
	***See Details & Reference Photos**						

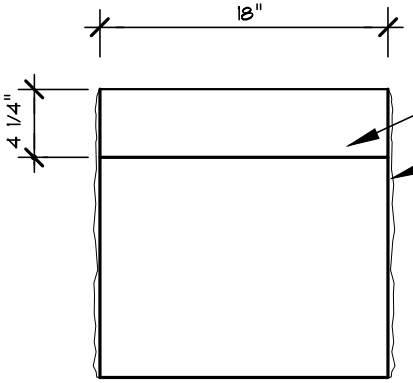
NOTE: FREIGHT CHARGES TO INCLUDE GRANITE DELIVERY TO SITE VIA FLAT BED TRUCK. ALL TAXES, PERMITS, FEES AND INSPECTIONS ARE ALSO INCLUDED IN FREIGHT CHARGES.

SUBTOTALS		0.00
FREIGHT		
TOTAL		0.00

NOTES: * Supplier to provide stainless steel pins, 2 part epoxy adhesive and template to illustrate location of pre-drilled holes for each granite product indicated above. See included product detail sheets for pin specifications.

DELIVER TIME DAYS _____ ACCEPTED BY _____





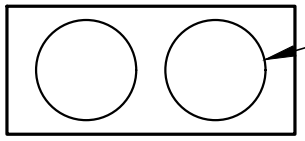
NOTE:
GRANITE SUPPLIER SHALL PROVIDE 2 BRONZE CYLINDRICAL URNS.

POLISHED FRONT, TOP AND BACK

ROCK PITCHED ENDS

ELEVATION

SCALE: 1" = 1'-0"



6 ¼" ϕ X 9 ½" CORED HOLES

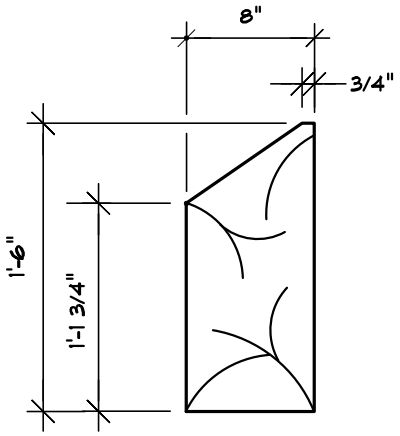
PROVIDE 3/4" THICK PIECE OF 6" DIAMETER GRANITE OR CONCRETE BOARD FOR CLOSURE OF CAVITY.

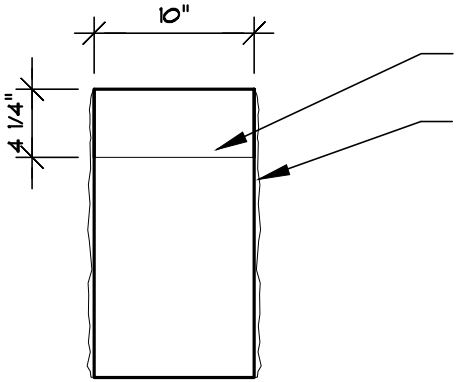
SECTION

SCALE: 1" = 1'-0"

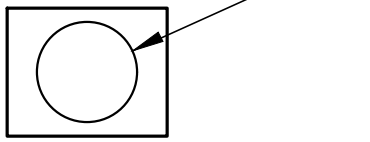
C12 PREMIUM COMPANION CORED MARKER

SCALE:1"=1'-0"





ELEVATION
SCALE: 1" = 1'-0"



PROVIDE 3/4" THICK PIECE OF 6" DIAMETER GRANITE OR CONCRETE BOARD FOR CLOSURE OF CAVITY.

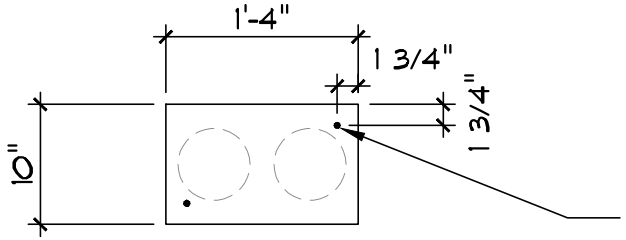
SECTION
SCALE: 1" = 1'-0"

NOTE:
GRANITE SUPPLIER SHALL PROVIDE 1 BRONZE CYLINDRICAL URN.

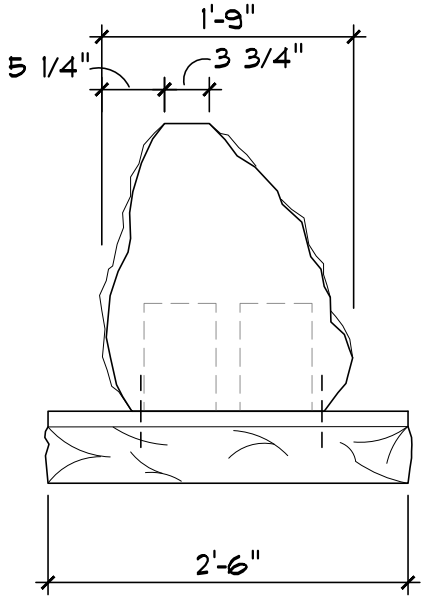
C13 PREMIUM INDIVIDUAL CORED MARKER

SCALE: 1" = 1'-0"

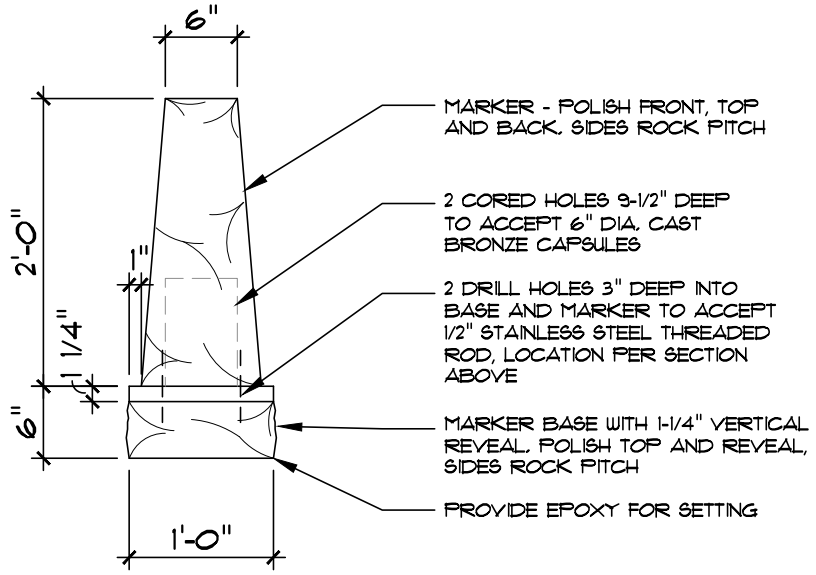
GRANITE SUPPLIER TO PROVIDE:
1. STAINLESS STEEL OR BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 2
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG
3. EPOXY FOR SETTING



PLAN VIEW - BOTTOM OF MARKER
3/4" = 1'-0"



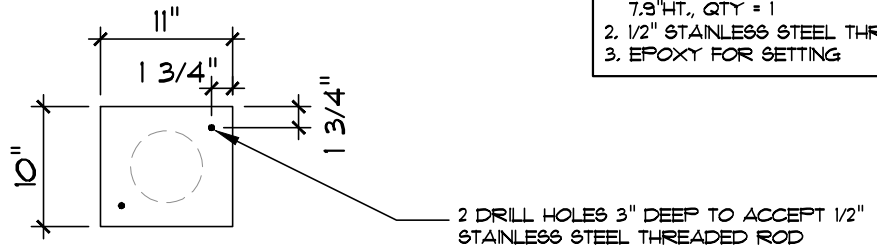
FRONT ELEVATION
3/4" = 1'-0"



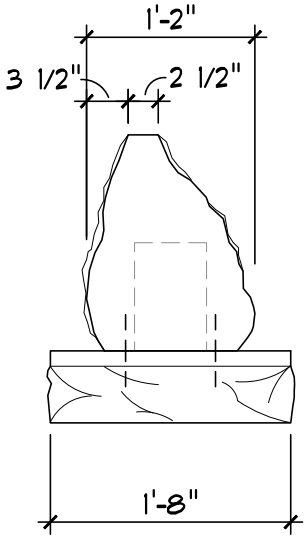
SIDE ELEVATIONS
3/4" = 1'-0"

C16A - PEAK PREMIUM COMPANION MARKER WITH BASE

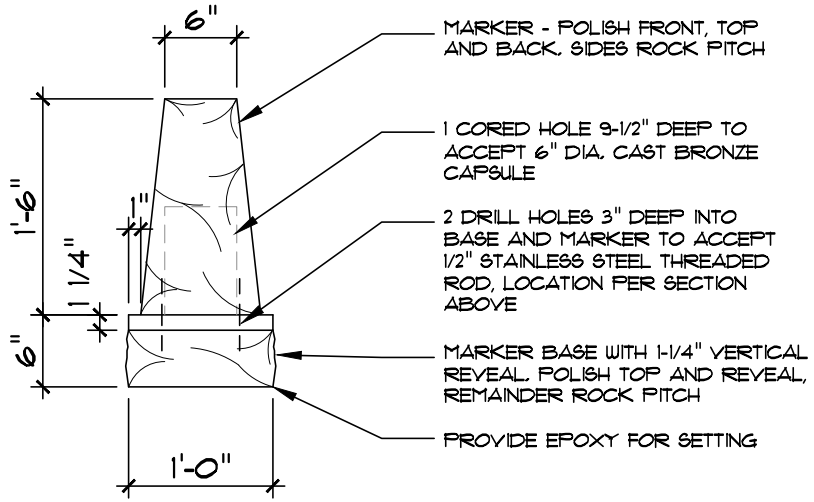
GRANITE SUPPLIER TO PROVIDE:
1. STAINLESS STEEL OR BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 1
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG
3. EPOXY FOR SETTING



PLAN VIEW - BOTTOM OF MARKER
3/4" = 1'-0"

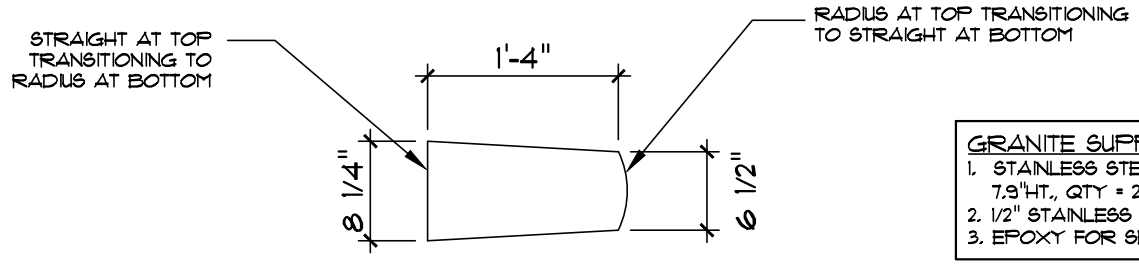


FRONT ELEVATION
3/4" = 1'-0"



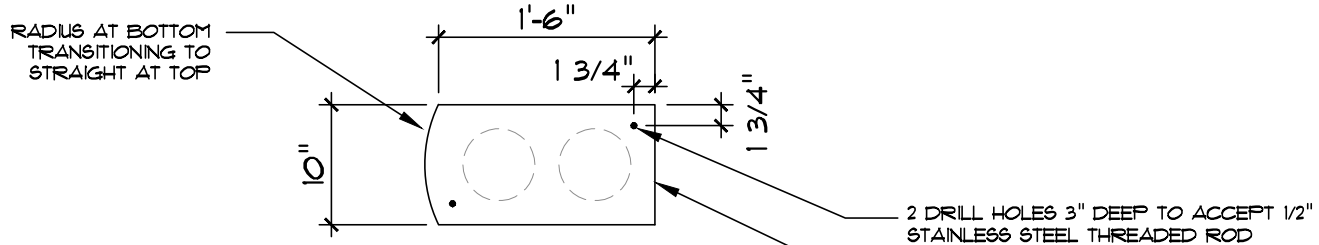
SIDE ELEVATIONS
3/4" = 1'-0"

C16B - PEAK PREMIUM INDIVIDUAL MARKER WITH BASE

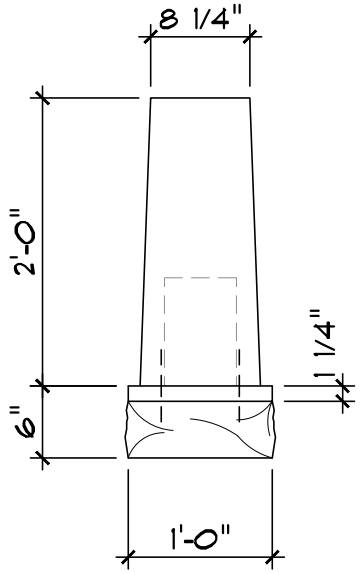


PLAN VIEW - TOP OF MARKER
3/4" = 1'-0"

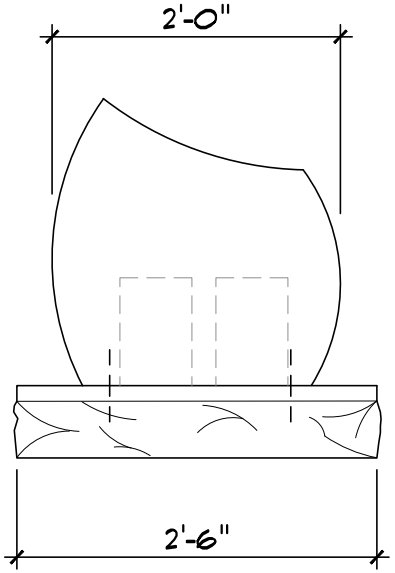
GRANITE SUPPLIER TO PROVIDE:
1. STAINLESS STEEL OR BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 2
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG
3. EPOXY FOR SETTING



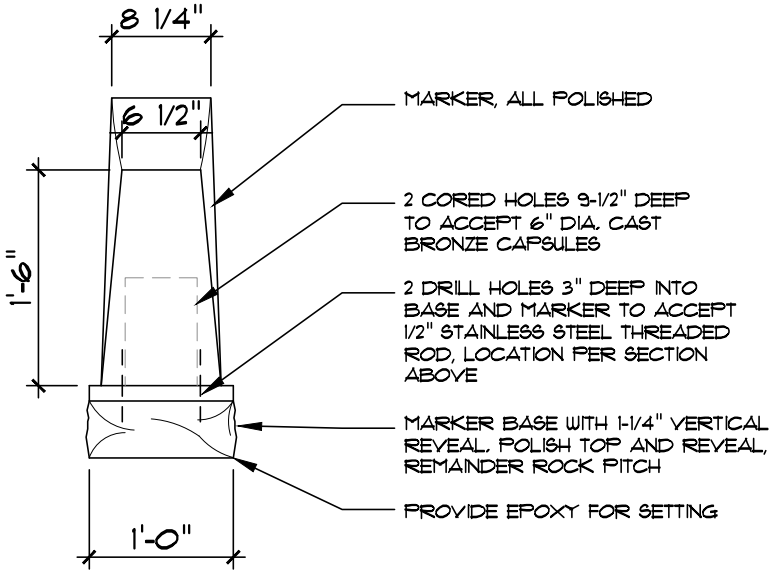
PLAN VIEW - BOTTOM OF MARKER
3/4" = 1'-0"



LEFT ELEVATION
3/4" = 1'-0"

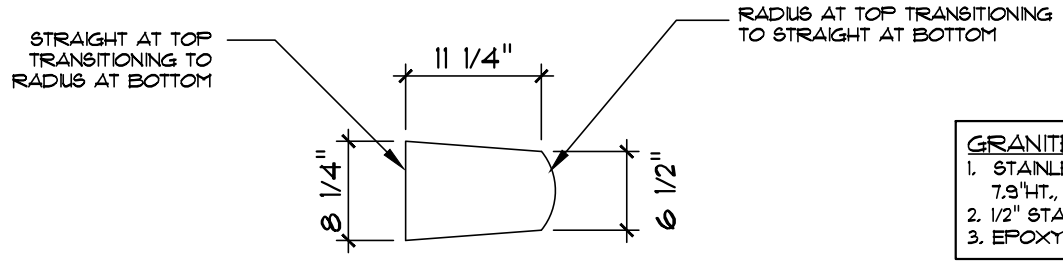


FRONT ELEVATION
3/4" = 1'-0"



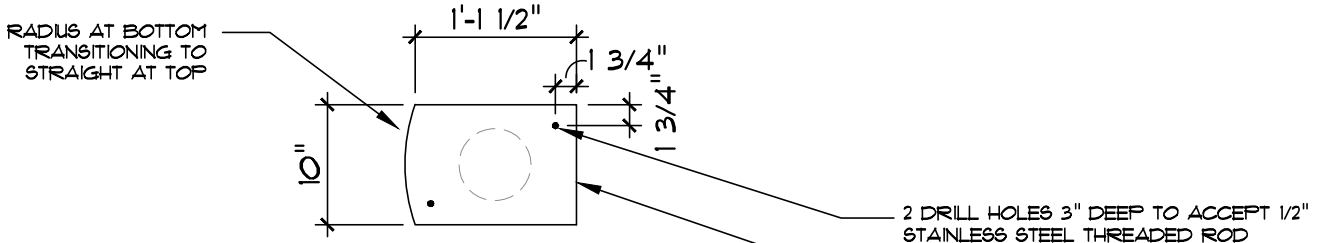
RIGHT ELEVATION
3/4" = 1'-0"

C17A - SHIELD PREMIUM COMPANION MARKER WITH BASE

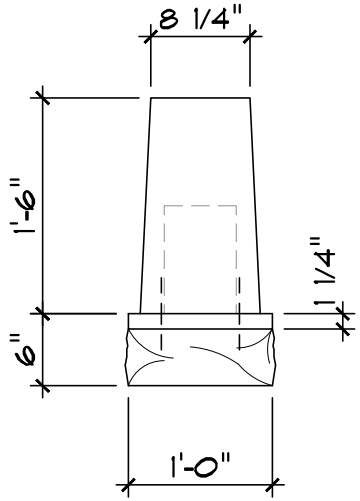


PLAN VIEW - TOP OF MARKER
3/4" = 1'-0"

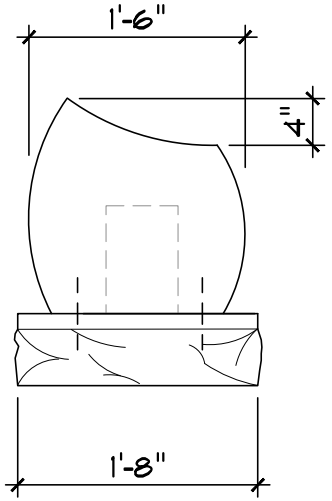
GRANITE SUPPLIER TO PROVIDE:
1. STAINLESS STEEL OR BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 1
2. 1/2" STAINLESS STEEL THREADED ROD (2) 6" LONG
3. EPOXY FOR SETTING



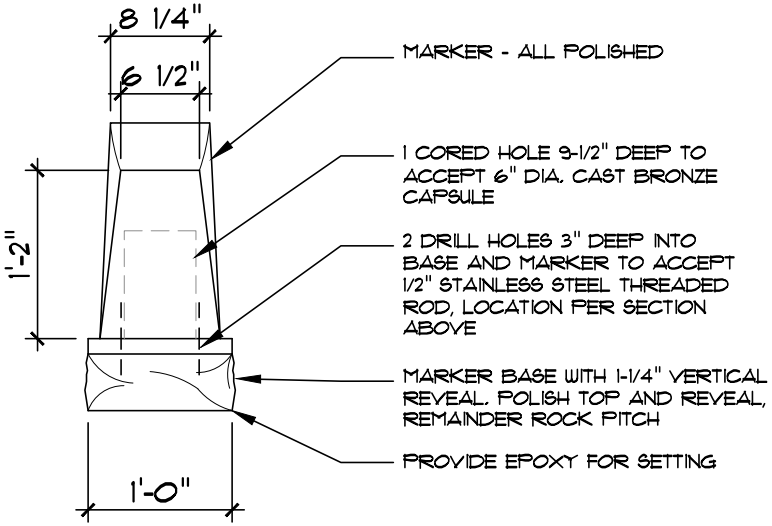
PLAN VIEW - BOTTOM OF MARKER
3/4" = 1'-0"



LEFT ELEVATION
3/4" = 1'-0"

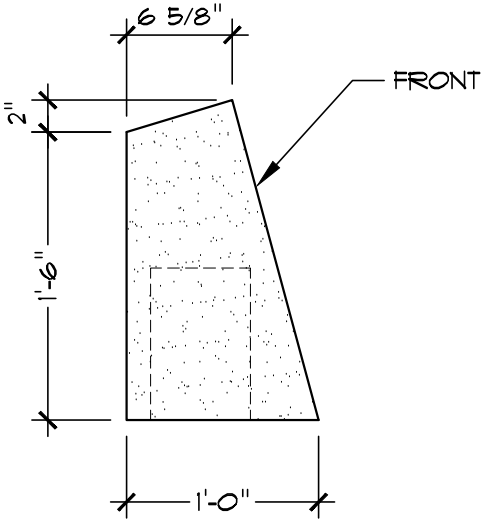


FRONT ELEVATION
3/4" = 1'-0"

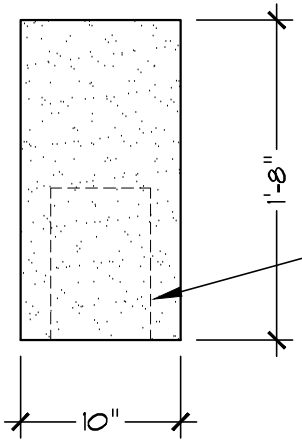


RIGHT ELEVATION
3/4" = 1'-0"

C17B - SHIELD PREMIUM INDIVIDUAL MARKER WITH BASE



SIDE ELEVATION

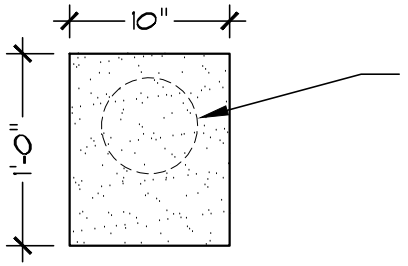


FRONT ELEVATION

NOTE:
GRANITE SUPPLIER SHALL PROVIDE
2 BRONZE CYLINDRICAL URNS.

POLISH ALL VISIBLE FACES

6 ¼" ϕ X 9 ½" CORED HOLE



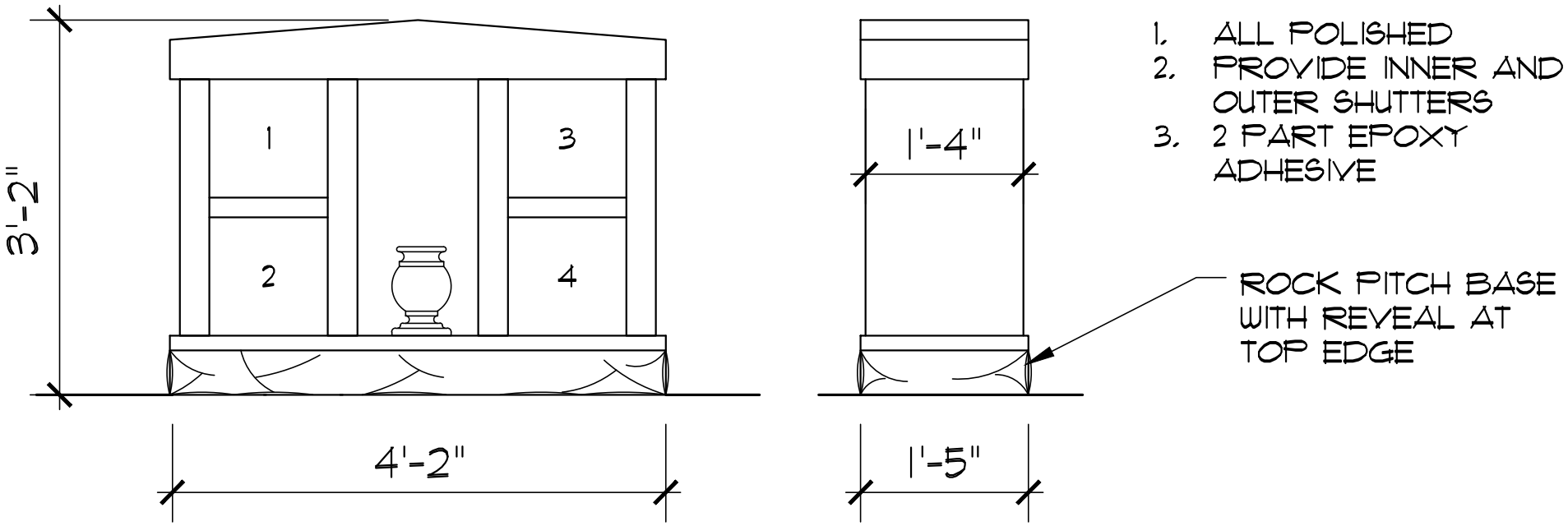
6 ¼" ϕ X 9 ½" CORED HOLES

PROVIDE 3/4" THICK PIECE
OF 6" DIAMETER GRANITE OR
CONCRETE BOARD FOR
CLOSURE OF CAVITY.

TOP SECTION

C27 INDIVIDUAL BEVEL CORED MARKER

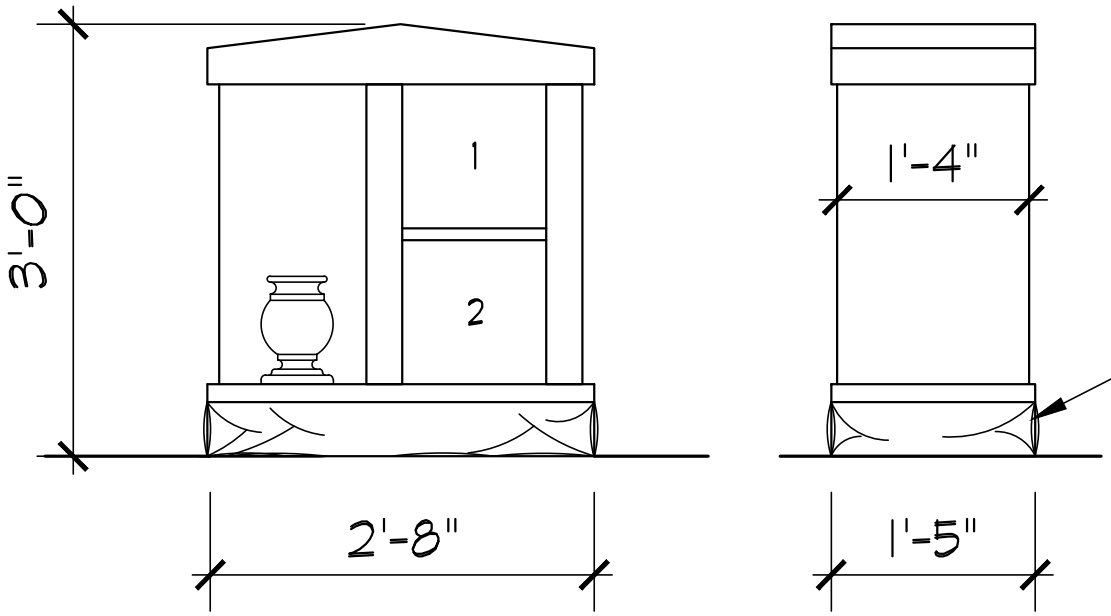
SCALE: 1" = 1'-0"



1. ALL POLISHED
2. PROVIDE INNER AND OUTER SHUTTERS
3. 2 PART EPOXY ADHESIVE

ROCK PITCH BASE WITH REVEAL AT TOP EDGE

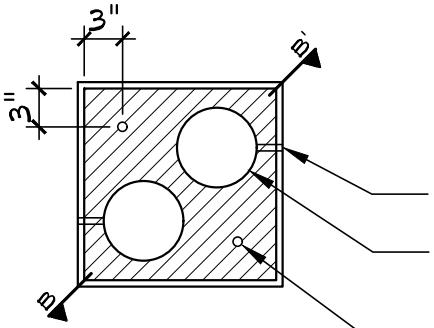
E7A FAMILY COLUMBARIUM - 4 NICHE



1. ALL POLISHED
2. PROVIDE INNER AND OUTER SHUTTERS
3. 2 PART EPOXY ADHESIVE

ROCK PITCH BASE WITH REVEAL AT TOP EDGE

E7B FAMILY COLUMBARIUM - 2 NICHE



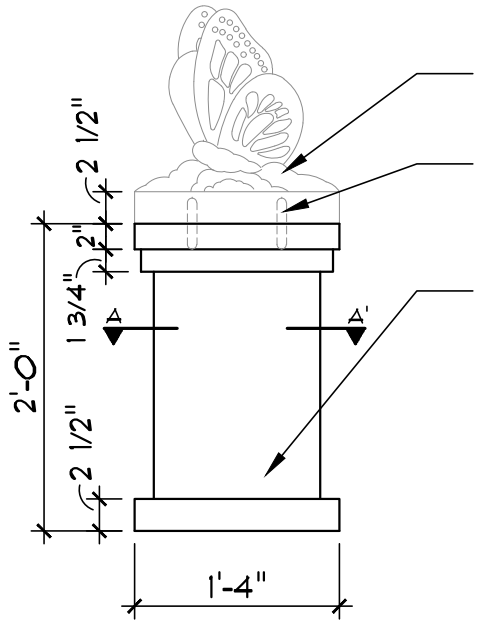
1/2" DIA. DRAIN HOLE AT BOTTOM OF EACH CORE HOLE THRU THE SIDE WALL

2 CORED HOLES TO ACCEPT 6" DIA. CAST BRONZE CAPSULES

DRILLED HOLES, TYP. TOP AND BOTTOM. SEE SECTION B-B' BELOW FOR DETAILS

SECTION A-A'
N.T.S.

GRANITE SUPPLIER TO PROVIDE:
1. CAST BRONZE CAPSULES, 6" DIA. X 7.9"HT., QTY = 4
2. 1/2" STAINLESS STEEL THREADED ROD (2) 4" LONG AND (2) 8" LONG

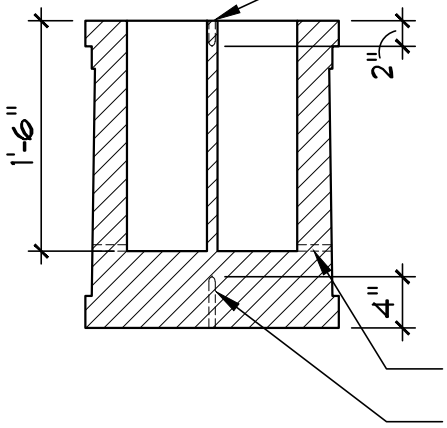


GRANITE CREMATION PEDESTAL TOP AS PER ORDER SHEET.

1/2" DIA. X 4" STAINLESS STEEL LOCATING PIN, EPOXIED IN PLACE, BOTTOM HALF ONLY

GRANITE CREMATION PEDESTAL W/ (2) 6-1/4" DIA. CORE HOLES, 18" DEEP.

E12 - CREMATION PEDESTAL
N.T.S.



DRILLED HOLES TO ACCEPT 1/2" STAINLESS STEEL LOCATING PIN, LOCATION PER SECTION A-A' ABOVE

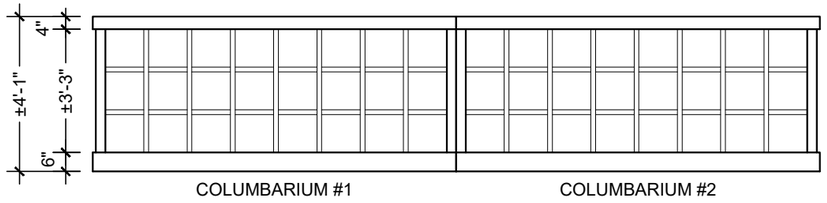
1/2" DIA. DRAIN HOLE AT BOTTOM OF EACH CORE HOLE THRU THE SIDE WALL

DRILL HOLES 4" DEEP TO ACCEPT 1/2" STAINLESS STEEL THREADED ROD, LOCATION PER SECTION A-A' ABOVE

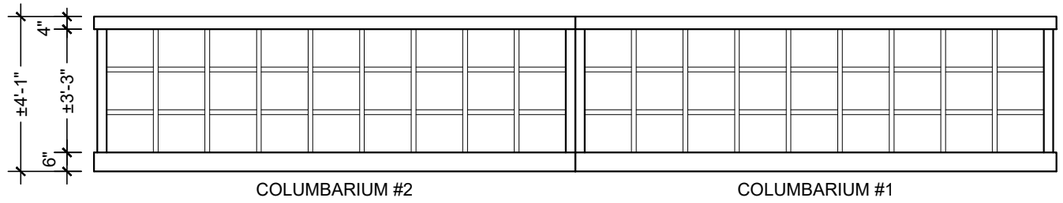
SECTION B-B'
N.T.S.



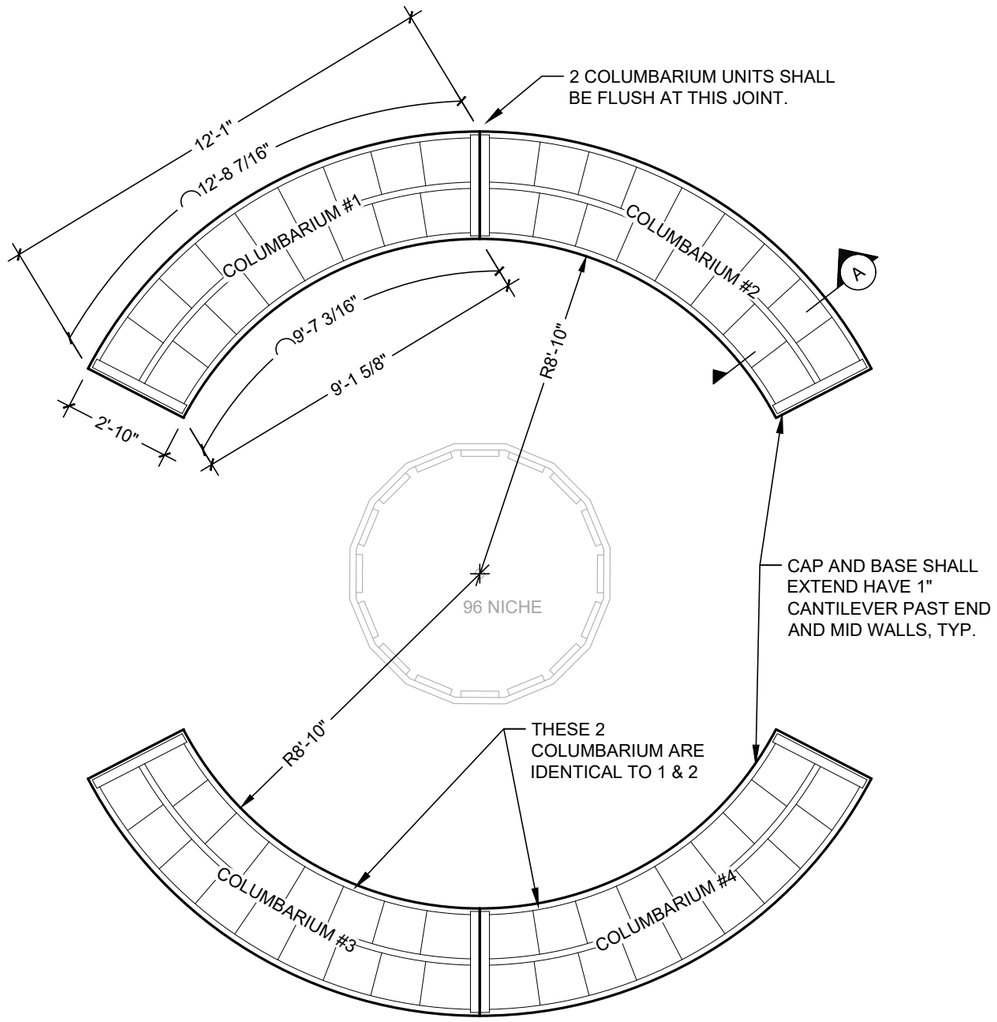




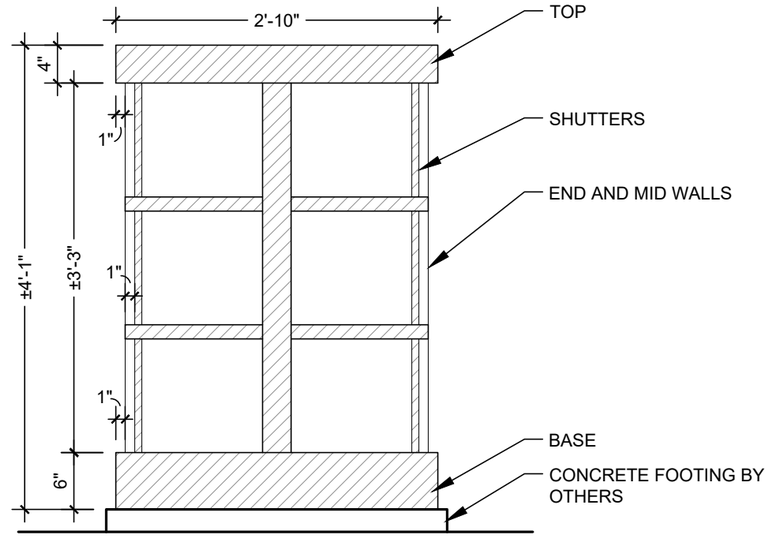
INSIDE ELEVATION: CURVED COLUMBARIUM
1/4" = 1'-0"



OUTSIDE ELEVATION: CURVED COLUMBARIUM
1/4" = 1'-0"



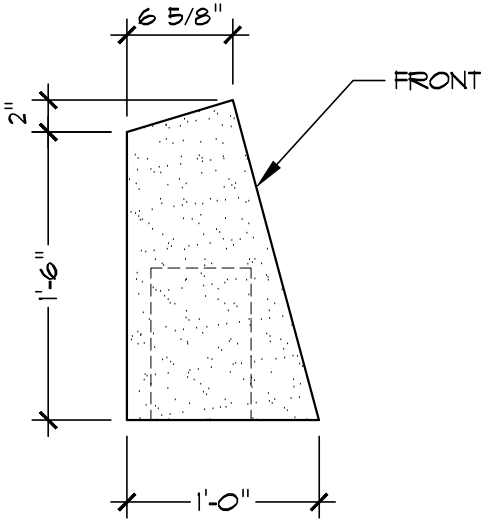
PLAN VIEW: CURVED COLUMBARIUM
1/4" = 1'-0"



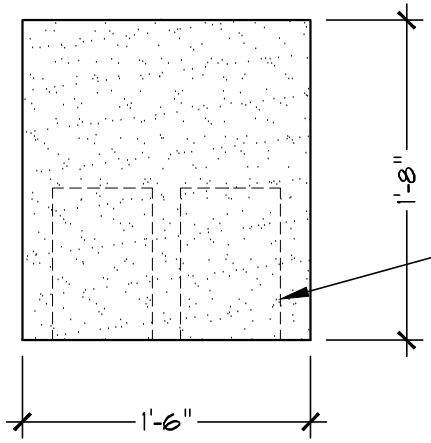
SECTION A: CURVED COLUMBARIUM
SCALE: 3/4"=1'-0"

NOTES:

1) MINIMUM INSIDE NICHE DIMENSIONS SHALL BE 12"x12"x12" AND HAVE INNER AND OUTER SHUTTERS
2) ALL VISIBLE FACES POLISHED
3) PROVIDE 20 EXTRA SHUTTERS FOR EACH NICHE SIZE



SIDE ELEVATION

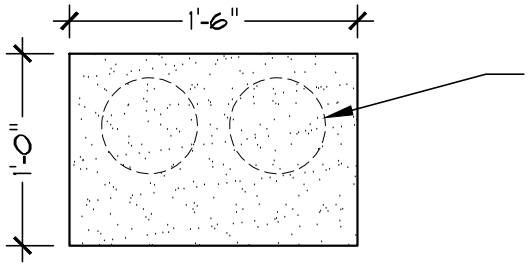


FRONT ELEVATION

NOTE:
GRANITE SUPPLIER SHALL PROVIDE
2 BRONZE CYLINDRICAL URNS.

POLISH ALL VISIBLE FACES

6 ¼" ϕ X 9 ½" CORED HOLES

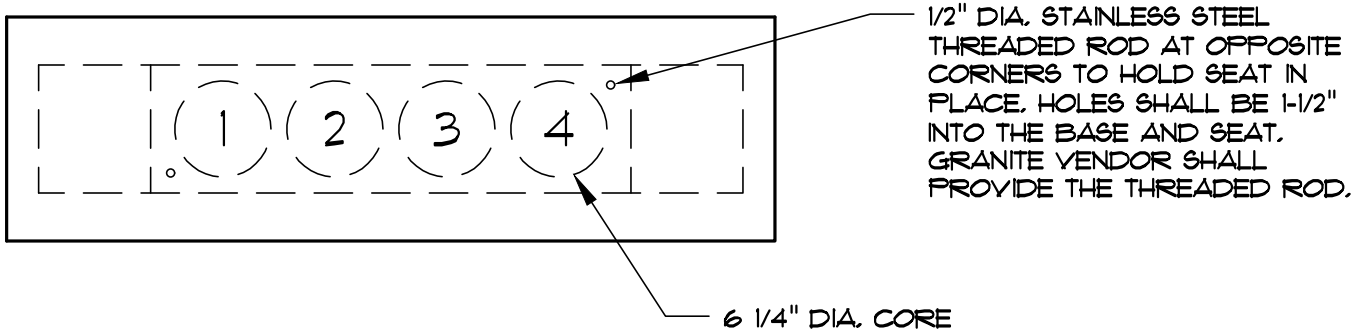


PROVIDE 3/4" THICK PIECE
OF 6" DIAMETER GRANITE OR
CONCRETE BOARD FOR
CLOSURE OF CAVITY.

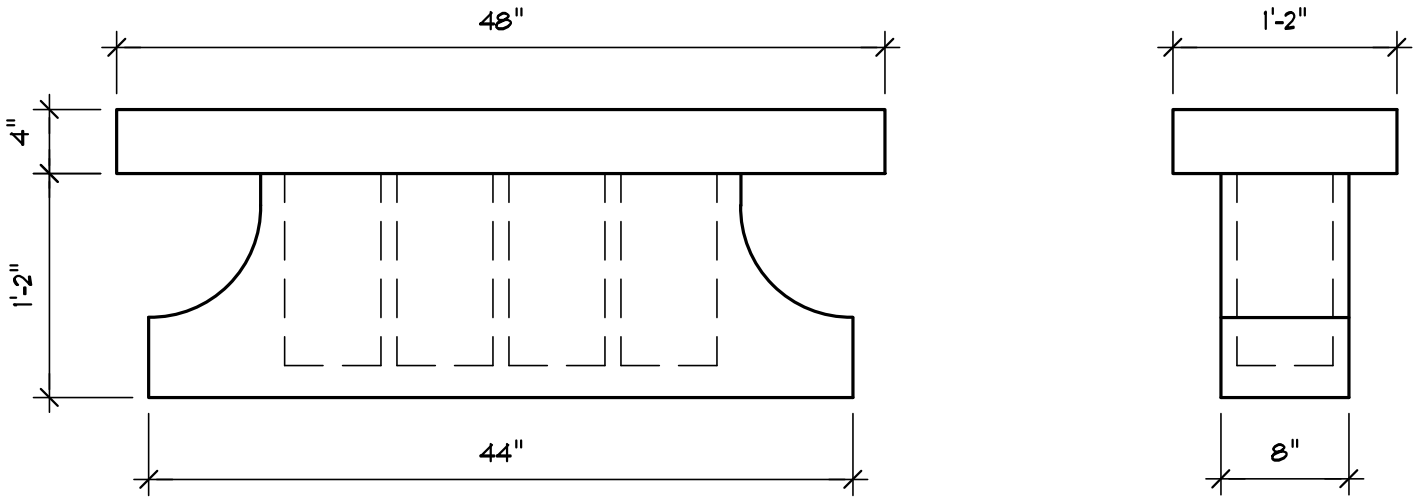
TOP SECTION

C26 COMPANION BEVEL CORED MARKER

SCALE:1"=1'-0"



NOTE:
GRANITE SUPPLIER SHALL PROVIDE 4 BRONZE CYLINDRICAL URNS.



G5 - 48" CORED BENCH - ALL POLISHED GRANITE

SCALE:1"=1'-0"

9. **Review & Action: Notice of Award, Well #1 upgrade project.** The Council will review and consider approving the Notice of Award for wellhead and pump components upgrades at Well #1 to the low bidder, Rhino Pumps.

Sample Motion: I move to (*approve, deny, continue*) approve the Notice of Award for Well #1 upgrade project to Rhino Pumps (*presented or with changes).*

DOCUMENT 00 51 00
NOTICE OF AWARD

Date: November 15, 2024

Project: Lindon City – Well No. 1 Wellhead Upgrade Project	
Owner: Lindon City	Owner's Contract No.:
Contract: Well No. 1 Wellhead Upgrade Project	Engineer's Project No.: 340.13.100
Bidder: Rhino Pumps	
Bidder's Address: 453 W. 700 S. Pleasant Grove, UT 84062	

You are notified that your Bid dated **November 13, 2024,** for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for **Well No. 1 Wellhead Upgrade Project.**

BID ITEM	AMOUNT
Mobilization (Lump Sum)	$ 3,000.00
Furnish and Install Wellhead Upgrades (Lump Sum)	$ 14,613.37
Furnish and Install New Pumping System (Lump Sum)	$ 78,324.85
LUMP SUM TOTAL	$ 95,938.22

The Contract Price of your Contract is **$95,938.22**

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award. Deliver to the Engineer:

1. (2) two fully executed counterparts of the Agreement.

Executed and Conformed Contract Documents will be delivered separately once finalized.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default and annul this Notice of Award.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Lindon City
Owner

By: _____
Authorized Signature

_____
Title

Copy to Engineer

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10. **Public Hearing: Adopt ordinance 17.53 regarding regulations for the established Public Facilities zone; Ordinance #2024-15-O.** Lindon City has previously established a Public Facilities land use zoning district in Title 17.40. Lindon City now seeks to adopt zoning ordinance regulations for the established Public Facilities zone as Title 17.53.

Sample Motion: I move to (*approve, deny, or continue*) ordinance 2024-15-O (*as presented, or with changes*).

Ordinance Amendment – Public Facilities Zoning Ordinance

Date: December 2, 2024 **Applicant**: Lindon City **Presenting Staff**: Michael Florence **Type of Decision**: Legislative **Council Action Required**: Yes, the planning commission unanimously recommended approval	**MOTION** I move to (*approve, deny, or continue*) ordinance amendment 2024-15-O (*as presented, or with changes*).

Summary of Key Issues

- Lindon City established the Public Facilities zone under city code Title 17.40.110.
- The Public Facilities zoning district was created around 2002.
- Although the PF zone was established under Title 17.40.110, Lindon City did not adopt a formal zoning ordinance.
- Lindon City is proposing that the planning commission recommend to the city council the adoption of Title 17.53 – Public Facilities Zone

Overview

The purpose of the Public Facilities (PF) zoning district is to provide areas within the city for land uses and facilities that are developed and maintained for public or quasi-public uses. The uses in this zone are operated for the benefit of the community and provide basic services and essential support services. The Public Facilities zone is also intended to both preserve land uses and facilities that have historically been used by Lindon residents as public uses and to promote future areas that provide continued amenities.

17.53.020 - Permitted Uses

The following public uses are permitted in the Public Facilities zone

1. Parks, open space, and accessory facilities
2. Community center
3. Civic center
4. Public safety facilities
5. Aquatics center
6. Cemetery
7. Public schools
8. Trails and trailhead parking lots
9. Water tanks and ponds
10. Public detention/retention areas
11. Cultural facilities and offices
12. City utility facilities
13. Other government facilities

General Plan

General Plan Community Facilities Goal 6 states the following: ensure civic, school, park, open space, utility and other non-residential uses match the land use vision and principles

Staff Analysis

Staff emphasizes the importance of adopting a zoning ordinance to accompany the established Public Facilities zone. The ordinance would focus on public uses and facilities that provide essential services and benefits to Lindon City residents and businesses.

Exhibits

1. Adopting Ordinance

ORDINANCE NO. 2024-15-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, ESTABLISHING TITLES 17.53 – PUBLIC FACILITIES ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to ensure civic, school, park, open space, utility and other non-residential uses match the land use vision and principles; and

WHEREAS, on November 26, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance; and

WHEREAS, the Council held a public hearing on _____, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amend Lindon City Code section as follows:

17.53.010 – Purpose

The Public Facilities (PF) zoning district is established to provide areas within the city for land uses and facilities that are developed and maintained for public or quasi-public uses. The uses in this zone are operated for the benefit of the community and provide basic services and essential support services. The Public Facilities zone is also intended to both preserve land uses and facilities that have historically been used by Lindon residents as public uses and to promote future areas that provide continued amenities.

17.53.020 - Permitted Uses

The following public uses are permitted in the Public Facilities zone

1. Parks, open space, and accessory facilities
2. Community center
3. Civic center
4. Public safety facilities
5. Aquatics center
6. Cemetery
7. Public schools
8. Trails and trailhead parking lots
9. Water tanks and ponds
10. Public detention/retention areas
11. Cultural facilities and offices
12. City utility facilities
13. Other government facilities

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2024.

_____
Carolyn Lundberg, Mayor

ATTEST:

_____
Britni Laidler,
Lindon City Recorder

SEAL

11. **Public Hearing: Amend the Lindon City zoning map from LI, CG, R1-12, R1-20, AFPD, and RMU-E to PF – Multiple Parcels; Ordinance #2024-16-O.** Lindon City is seeking to rezone public school, city, and quasi publicly owned properties and facilities to the Public Facilities zoning district to be consistent with other properties and facilities on the Lindon City zoning map. Please note, the proposed change will not affect the current use of the properties. (See Staff Report for parcels).

Sample Motion: I move to *(approve, deny, or continue*) ordinance 2024-16-O (*as presented, or with changes*).

Public Facilities Zoning Map Amendments

Date: December 2, 2024 **Applicant:** Lindon City **Presenting Staff:** Michael Florence **Type of Decision:** Legislative **Council Action Required:** Yes, the planning commission unanimously recommended approval. **City File Number:** 24-032-3	**MOTION** I move to (approve, deny, or continue) ordinance amendment 2024-16-O (as presented, or with changes).

Summary of Key Issues

- Lindon City established the Public Facilities zone under city code Title 17.40.110.
- The Public Facilities zoning district was created around 2002.
- Since its creation, many of the city's parks and facilities have been zoned as Public Facilities.
- The Public Facilities zone applies to properties that are publicly or quasi-publicly owned.
- Link to the Lindon City Planning Commission Meeting: https://www.youtube.com/watch?v=pwTuss3IBO0

Overview

The purpose of the Public Facilities (PF) zoning district is to provide areas within the city for land uses and facilities that are developed and maintained for public or quasi-public uses. The uses in this zone are operated for the benefit of the community and provide basic services and essential support services. The Public Facilities zone is also intended to both preserve land uses and facilities that have historically been used by Lindon residents as public uses and to promote future areas that provide continued amenities.

The following properties and uses are proposed to be rezoned from their current zoning to the Public Facilities zone:

- Parks: two parks at the Anderson Farms development
- Trails: Murdock Canal Trail and Lindon Heritage Trail
- Public School Properties and facilities
- Lindon Public Work property
- Detention Basins
- Well and Sewer Lift Station Properties
- Foothill Open Spaces

Properties in Lindon currently zoned under the Public Facilities designation include:

- Parks, community and civic centers, aquatic center, cemetery, horse transfer station and foothill open space, water tanks, secondary irrigation ponds, and detention areas.

General Plan

General Plan Community Facilities Goal 6: ensure civic, school, park, open space, utility and other non-residential uses match the land use vision and principles

The General Plans Future Land Use Map designates most of the proposed rezoning areas as either Community Facilities or Open Space. The purpose of the Future Land Use Map is to guide future zoning and development amendments. The proposed zoning changes align with the Lindon City General Plan.

- Link to the Lindon City Future Land Use Map: https://media.rainpos.com/442/Future_Land_Use_Map_pdf.pdf

Current Zoning

For reference, the current Lindon City Zoning Map can be accessed here:

- https://lindon.maps.arcgis.com/apps/View/index.html?appid=cd31119e0e574c3899e8648e078e614f

Staff Analysis

The purpose of the proposed zone changes is threefold.

1. Aligning with the General Plan: Lindon City is updating the zoning map to align with the Future Land Use Map, which designates the majority of the properties as either as Community Facility or Open Space districts.
2. Consistent Zoning Practices: Lindon City has historically zoned publicly or quasi-publicly owned properties as Public Facilities. This proposal continues that practice.
3. Preservation of Intent for Public Schools: The rezoning of publicly funded school properties and facilities to the Public Facilities zone is consistent with the General Plan. This designation helps preserve the intent of these properties. If a public school were to close, the Public Facilities zone would allow for continued discussion regarding future use, rather than automatically applying residential zoning, as is the case with current school properties in Lindon. Many cities along the Wasatch Front, including Provo, Orem, Midvale, Cottonwood Heights, Holladay, West Jordan, Salt Lake City, and South Salt Lake, have similarly zoned school properties as Public Facilities. Both Alpine School District and Maeser Academy have reached out to city staff and have no concerns about the rezoning of their school or facility properties.

At the Planning Commission meeting, there was significant discussion among residents and commissioners regarding two foothill properties and whether changing the zoning of these two properties to Public Facilities would advance the planning and construction of the 1200 E. connection. From the staff's perspective, there is no connection between this proposed zoning change and the future planning or construction of the 1200 E. connection. Lindon City already owns the two foothill properties, which are currently zoned Recreational Mixed-Use East (RMU-E). The Streets Master Plan, as outlined in the General Plan, guides the development of future and planned streets within Lindon City. Future roads are not tied to a specific zoning district; they are designated as publicly owned rights-of-way, with their sole intended use being for streets.

Exhibits

1. Map identifying properties that are currently zoned with the Public Facilities designation and those which are proposed.
2. Ordinance amending the zoning to Public Facilities

N

PF Zone (current)

Parcels to be rezoned: Public Facilities

0 0.38 0.75 1.5 Miles

Maxar

ORDINANCE NO. 2024-16-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE ZONING MAP ON PROPERTIES IDENTIFIED BELOW TO PUBLIC FACILITIES (PF) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to amend the Lindon City zoning map; and

WHEREAS, on November 6, 2024, a land use application was submitted by Lindon City to rezone the properties identified below; and

WHEREAS, on November 26, 2024, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed rezone, and recommended that the City Council adopt the zone map amendment of Public Facilities (PF); and

WHEREAS, the City Council finds that certain changes are desirous in order to implement the city's general plan goal of ensuring civic, school, park, open space, utility and other non-residential uses match the land use vision and principles; and

WHEREAS, the City Council find that certain changes are desirous in order to align the general plans Future Land Use Map and Zoning Map; and

WHEREAS, the Council held a public hearing on December __, 2024, to consider the recommendation and the Council received and considered all public comments that were made therein; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: The Lindon City Zoning Map is hereby amended as follows:

14:045:0109	14:073:0217	14:070:0118
14:074:0042	14:073:0183	14:070:0082
14:074:0215	34:625:0248	14:070:0083
14:074:0012	14:063:0102	14:070:0285
14:068:0276	14:063:0106	53:345:0004
14:073:0136	14:063:0109	46:967:0003
14:073:0184	14:063:0121	46:803:0002
14:073:0186	14:062:0091	14:065:0057
14:073:0145	14:062:0095	49:813:0003
14:073:0160	14:062:0097	14:068:0301
14:074:0062	14:070:0081	14:061:0020

14:062:0039	36:808:0500	44:073:0500
45:241:0023	36:808:0500	44:073:0500
45:241:0025	36:808:0500	44:084:0500
45:241:0019	36:928:0034	49:196:0021
14:068:0005	44:072:0119	36:507:0500
14:069:0042	14:074:0070	44:241:0041
14:069:0306	14:074:0100	36:562:0054
14:073:0157	41:698:0001	39:242:0003
14:073:0216	14:042:0184	48:342:0013
45:079:0042	14:071:0339	48:358:0013
14:074:0032	14:070:0506	48:368:0019
36:445:0037	14:074:0134	


N
Parcels to be rezoned: Public Facilities
0
0.38
0.75
1.5 Miles
Maxar

SECTION II: The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____day of _____, 2024.

_____
Carolyn Lundberg, Mayor

ATTEST:

_____
Britni Laidler,
Lindon City Recorder

SEAL

12. **Review & Action: Comcast Franchise Agreement.** The Council will review and consider an updated franchise agreement between Comcast and Lindon City. This agreement stipulates the terms and conditions allowing Comcast to use public rights-of-way in Lindon for their utility lines.

    The City attorney has worked with Comcast on this item and has reviewed the attached Franchise Agreement and is comfortable with the city approving this updated agreement.

    Sample Motion: I move to (approve, deny, continue) the updated franchise agreement with Comcast (as presented or with changes).

CABLE TELEVISION FRANCHISE AGREEMENT

By And Between

CITY OF LINDON, UTAH

And

COMCAST OF CALIFORNIA/MASSACHUSETTS/MICHIGAN/UTAH, LLC

And

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC

THIS FRANCHISE AGREEMENT (hereinafter, the "Agreement" or "Franchise Agreement") is made between the City of Lindon, Utah (hereinafter, the "City"), a Utah municipal corporation located in the County of Utah, Comcast of California/Massachusetts/Michigan/Utah, LLC (hereinafter, "Grantee"), and Comcast Cable Communications Management, LLC (hereinafter, "Grantee"), this _____ day of _____, 20__ (the "Effective Date").

The City, having determined that the financial, legal and technical abilities of the Grantee are reasonably sufficient to provide the services, facilities, and equipment necessary to meet the future cable-related needs of the City, desires to enter into this Franchise Agreement with the Grantee for the construction, operation and maintenance of a Cable System on the terms and conditions set forth herein.

This Agreement is entered into by and between the parties under the authority and shall be governed by the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. Sections 521 *et seq,* (the "Cable Act"), Utah state law, and applicable local ordinances, as amended from time to time.

Article I – Franchise Hereby Granted

a. The City hereby agrees to permit the Grantee to construct, operate and maintain a cable system in the City, subject to the terms and provisions of the City's generally applicable ordinances governing the streets and rights of way of the City.

b. The City hereby agrees that, provided the Grantee is in compliance with all generally applicable City codes and ordinances, this Franchise Agreement shall be effective for a period of five (5) years from and after the Effective Date.

Article II – Operations within the City's Rights of Way

a. The Grantee hereby agrees to occupy the rights of way in accordance with the terms and provisions of Utah state law and the City's generally applicable ordinances governing the streets and rights of way of the City, including the regulation of excavations within public streets and roads.

b. The Grantee shall at all times maintain insurance and shall provide the City with certificates of insurance in accordance with local right-of-way requirements, as currently in effect and as may be subsequently amended. Said certificates of insurance shall name the City and its elected and appointed officers, officials, agents and employees as additional insureds.

Article III – Franchise Fee

a. The Grantee shall pay a franchise fee to the City for the privilege of operating in the City's rights of way in a manner consistent with the provisions of the Cable Act, as now in effect and as may be subsequently amended from time to time. The franchise fee shall be in an amount equal to five percent (5%) of annual gross revenues received from the operation of the cable system to provide cable service in the City, and shall be made on a quarterly basis, and shall be due forty-five (45) days after the close of each calendar quarter. If mailed, the Franchise Fee shall be considered paid on the date it is postmarked. The City hereby agrees that the total franchise fee, as interpreted under the Cable Act, shall not exceed the greater of the percentage of fees any other video service provider, under state authorization or otherwise, providing service in the Franchise Area pays to the City.

b. As used in this agreement, gross revenue means the cable service revenue derived by the Grantee from the operation of the cable system in the City's rights of way to provide cable services, calculated in accordance with Generally Accepted Accounting Principles. Gross revenues shall also include such revenue sources from the provision of cable service as may now exist or hereafter develop from or in connection with the operation of the cable system within the City, provided that such revenues, fees, receipts, or charges may lawfully be included in the gross revenue base for purposes of computing the City's permissible franchise fee under the Cable Act, as may be amended from time to time.

c. Within three years of a franchise fee payment, the City may conduct an audit of the franchise fee payment. Any audit shall be conducted in accordance with generally applicable auditing standards.

Article IV – Cable Communications Policy Act of 1984

Nothing in this Agreement shall be construed to limit, in any way, the Grantee's rights or responsibilities under the Cable Communication Policy Act of 1984. The parties agree that said Act, and the corresponding regulations, as amended, are incorporated into this Agreement and that the renewal of this Agreement shall be governed by that Act.

Article V – Customer Service Standards

Customer Service Obligations. The City and Grantee acknowledge that the customer service standards and customer privacy protections are set forth in the Cable Communication Policy Act of 1984 and associated Federal Communications Commissions rules thereunder, as amended from time to time. Enforcement of such requirements and standards and the penalties for non-compliance with such standards shall be consistent with that Act.

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the date set forth below:

CITY OF LINDON, UTAH:

Signature: _____

Name: _____

Title: _____

Date: _____

COMCAST OF CALIFORNIA/MASSA-CHUSETTS/MICHIGAN/UTAH, LLC

COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC

Signature: _____

Name: _____

Title: _____

Date: _____

13. Review & Action: 2025 Public Meeting Schedule, Resolution #2024-34-R. The Council will review and consider the proposed 2025 Public Meeting Schedule

Sample Motion: I move to (approve, deny, continue) Resolution #2024-34-R (presented or with changes).

RESOLUTION NO. 2024-34-R

A RESOLUTION OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, ADOPTING THE 2025 LINDON CITY PUBLIC MEETING SCHEDULE FOR THE CITY COUNCIL, PLANNING COMMISSION, AND BOARD OF ADJUSTMENT, AND CITY OBSERVED HOLIDAYS AND OFFICE CLOSURE DATES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Municipal Council of Lindon City finds it necessary for conformance with State Code to adopt and publish an annual public meeting calendar for the City Council, Planning Commission, and Board of Adjustment; and

WHEREAS, the City desires to declare City observed holidays and to announce when the City facilities will be closed to the public; and

WHEREAS, the Municipal Council has discussed dates for the proposed meeting and holiday schedule and desires to adopt the 2025 Lindon City Public Meeting Schedule.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lindon City, Utah County, State of Utah, as follows:

SECTION I. The 2025 Lindon City Public Meeting Schedule is adopted as shown on the attached 'Exhibit A'.

SECTION II. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the Lindon City Council on this 2nd day of December, 2024.

_____
Carolyn O. Lundberg, Mayor

ATTEST:

_____
Britni Laidler, City Recorder

SEAL:

LINDON CITY PUBLIC MEETING SCHEDULE 2025

ALL MEETINGS TO BE HELD AT THE LINDON CITY CENTER, 100 NORTH STATE STREET, LINDON UNLESS POSTED OTHERWISE

The following chart should be used as a guide when submitting applications for City Council, Planning Commission, and Board of Adjustment review. The City assumes no liability for a missed meeting. "The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City sponsored public meetings, services, programs or events should call the City Recorder at 801-785-5043, giving at least 24 hours-notice." **Lindon City Public Meeting Schedule adopted by Resolution #2024-34-R Dated 12.2.24**

Business requiring Planning Commission, City Council and/or Board of Adjustment review will be heard on the dates listed below.

CITY COUNCIL	**PLANNING COMMISSION**	**BOARD OF ADJUSTMENT**	**CITY OBSERVED HOLIDAYS**
5:15 P.M. 1st & 3rd Monday	**6:00 P.M. 2nd & 4th Tuesday**		***City Offices Closed***
JANUARY 6th 2025 JANUARY 21, 2025 – (Tuesday Meeting) FEBRUARY 3, 2025 FEBRUARY 20, 2025 – (Thursday meeting) Budget Kick-off MARCH 3, 2025 MARCH 17, 2025 APRIL 7, 2025 APRIL 21, 2025 MAY 5, 2025 MAY 19, 2025 JUNE 2, 2025 JUNE 16, 2025 JULY 7, 2025 AUGUST 4, 2025 * SEPTEMBER 2, 2025 – (Tuesday Meeting) SEPTEMBER 15, 2025 OCTOBER 6, 2025 OCTOBER 20, 2025 NOVEMBER 3, 2025 NOVEMBER 17, 2025 DECEMBER 1, 2025 – (7:00 p.m. Meeting) DECEMBER 15, 2025	JANUARY 14, 2025 JANUARY 28, 2025 FEBRUARY 11, 2025 FEBRUARY 25, 2025 MARCH 11, 2025 MARCH 25, 2025 APRIL 15, 2025 APRIL 29, 2025 MAY 13, 2025 MAY 27, 2025 JUNE 10, 2025 JUNE 24, 2025 JULY 15, 2025 AUGUST 12, 2025 SEPTEMBER 9, 2025 SEPTEMBER 23, 2025 OCTOBER 14, 2025 OCTOBER 28, 2025 NOVEMBER 11, 2025 NOVEMBER 25, 2025 * DECEMBER 9, 2025	Board of Adjustment meets on an as needed basis	JANUARY 1st – New Year's Day JANUARY 20th – Martin Luther King Jr. Day FEBRUARY 17th – President's Day MAY 26th – Memorial Day JULY 4th – Independence Day JULY 24th – Pioneer Day SEPTEMBER 1st – Labor Day NOVEMBER 27th – 28th – Thanksgiving Holiday DECEMBER 24th – City Offices closed at noon DECEMBER 25th – 26th – Christmas Holiday (observed) JANUARY 1st – New Year's Day

NOTE: The City Council will meet as the Redevelopment Agency on an as needed basis on the same date as its regularly scheduled meetings.
NOTE: The Board of Adjustment will meet on an as needed basis. Meeting times and dates are subject to change.
NOTE: Meeting dates may be canceled at the discretion of the City Council and Planning Commission due to holidays, municipal elections, or other unforeseen conflicts.
NOTE: Special meetings, as needed to serve the public needs, may be added throughout the year for any of the above groups - with a minimum 24-hour public notice.
NOTE: All party caucus dates are not confirmed as yet. If they fall on a meeting date it may be subject to cancellation.

* Meeting is subject to cancellation.

14. **Discussion Item:** Utah County Interlocal Agreement for Homeless Services. The City Council will discuss potential interlocal agreement to support the warming centers in Utah County with a financial contribution.

The Mayor received this request from Utah County to ask cities to help financially support warming centers in the county. She wanted to schedule a discussion with the City Council about this matter. More info on the warming centers can be found at these links:

- https://app.vomo.org/opportunity/warming-center
- https://www.utahcounty.gov/news/199/utah-co.-warming-centers-open:-volunteers-needed

As an FYI… A few years ago, the legislature passed a bill requiring a percentage of sales tax revenues to be redistributed from the cities to the State to support homelessness. The feeling behind this change was that homelessness is a Statewide problem and not a local or individual city problem, therefore all cities now have this deduction from their sales tax revenues. There are also statutory disbursements from sales taxes for emergency food agencies.

The homeless shelter deduction is several thousand dollars per month (approx. $42,000/yr paid by Lindon taxpayers towards homeless shelter funding). We are uncertain if the County is eligible to tap into this funding source to help support their warming center.

Below is an example of the deductions from Lindon's July 2024 Sales tax report:

LESS:		
(M) Administrative Fee (K * 0.65%)	$3,866.84	
(N) Homeless Shelter Funding Deduction	$3,701.09	
(O) Charitable Refund/Third Party Collector Fee	$1,245.94	
(P) Emergency Food Agencies	$176.09	
Discount/Total Fees		$8,989.95

Sample Motion: Feedback will be provided but no motion will be made.

UC Agreement No. 2024 - _____

INTERLOCAL COOPERATION AGREEMENT
Between UTAH COUNTY AND
_____(CITY)
For an effort to aid the homeless

THIS AGREEMENT, made and entered into this ___ day of _____ 2024, by and between UTAH COUNTY, a body corporate and politic of the State of Utah, (hereinafter "County") and _____, a political subdivision of the State of Utah, (hereinafter "City").

WHEREAS, the Utah Interlocal Cooperation Act, Utah Code Title 11, Chapter 13, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, City and County are local governmental units under the Interlocal Cooperation Act; and

WHEREAS, City and County recognize that homelessness is a problem in our communities and that each can play a role in alleviating suffering and other effects of homelessness; and

WHEREAS, City and County desire to support the Utah County Winter Response Task Force and its 2024-2025 Winter Response Plan and future Plans which plans include an ecosystem of services to serve Utah County's unsheltered population during the cold season; and which plan has been and will continue to be approved by the Utah Office of Homeless Services; and

WHEREAS, City agrees to contribute funds in support of the Utah County Winter Response Task Force and its Winter Response Plans, which contributions contribute to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, City and County hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the County and the City for the

purpose of providing aid and relief to the homeless and in support of the Utah County Winter Response Task Force and its Winter Response Plans.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Utah Code Section 11-13-207, the Utah County Administrator, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real property pursuant to this Agreement during this joint undertaking.

Section 3. EFFECTIVE DATE, DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the County and the City. The term of this Agreement shall be from the date of execution hereof and extend for a term no to exceed 50 years.

Either party to this Interlocal Cooperation Agreement may cancel the Agreement at any time by submitting a written notice of cancellation to the other party. Upon cancellation, County agrees to no longer send invoices to City for the contribution described herein; refunds will not be allowable.

Section 4. NO SEPARATE LEGAL ENTITY.

The County and the City do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 5. TERMS.

A. City Contribution: City agrees to make a financial contribution in support of the Utah County Winter Response Task Force and its Winter Response Plans which contributes to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents in the amount of $_____. Such amount is made in consideration of City's population in relation to the total Utah County population.

B. Management of Funds: County will hold and expend the funds contributed by City under this Interlocal Agreement solely for the benefit of the homeless and as directed by the Utah County Winter Response Task Force.

Section 6. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the County and the City, and shall remain on file for public inspection during the term of this Agreement.

Section 7. AMENDMENTS.

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

Section 8. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 9. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 10. INDEMNIFICATION.

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the negligent errors or omissions of its own officials or employees in connection with this Agreement. It is expressly agreed that neither party waives any immunity, protection, or benefit of the Utah Governmental Immunity Act.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2024-___, authorized and passed on the _____ day of _____ 2024.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

_____
BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: _____
Deputy Utah County Clerk

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE LAW:
JEFFREY S. GRAY
Utah County Attorney

By: _____
Deputy Utah County Attorney

_____ CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of

_____ 2024.

CITY

_____
Its _____ (title)

ATTEST:

_____
City Recorder

By: _____

REVIEWED AS TO FORM AND COMPATIBILITY WITH APPLICABLE LAW:

_____
City Attorney

By: _____

15. Closed Session - The City Council will discuss potential purchase or sale of real property and pending or possible litigation per Utah Code 52-4-205(1)(e) & 52-4-205(1)(c). This session is closed to the general public.

Sample Motions:

- o I move to enter a closed session. (roll-call vote)

Discussion

- o I move to close the closed session and reconvene the regular City Council meeting.

ADJOURN