CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
July 2, 2025

This meeting may be held electronically
to allow a Commission member to participate.

4:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

1 General Plan Update:
- Land Use Element, Continued
- Redevelopment, Continued
- Housing, Opening discussion, Moderate Income Housing Report

2 Update: Allowable height in residential zones

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS

3.1 Approval of Minutes for 06/18/2025 Planning Commission Meeting

3.2 Plat Amendment - Lottwood Plat D - Located generally at 1989 N 350 West

4. ACTION ITEMS AND PUBLIC HEARINGS

4.1 Preliminary Plat - Rands Subdivision - Creation of deep lot located generally at 470 N 300 West

4.2 Preliminary Plat - Canyon Park - 79 lot subdivision located generally at 1203 N 630 East

4.3 Public Hearing: Text Amendment, Article 22-21 Special Exceptions for Multi-Family Dwellings. Continued from June 4th 2025 Planning Commission Meeting. This amendment adjusts the requirements that allow single-family zoned properties in certain circumstances to be developed as multi-family.

5. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

DRAFT Planning Commission minutes for June 18, 2025

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
June 18, 2025

The following items are discussed in these minutes:

- **WORK SESSION –** General Plan: Land Use Element – Continued
- **CONSENT AGENDA ITEMS:**
  - **3.1 Approval of Minutes for 6-4-2025** – Approved
  - **3.2 Center for Change Site Plan** – Approved
  - **3.3 Rand Subdivision Preliminary Plat** – Continued
- **PUBLIC HEARING:**
  - **4.1 Canyon Park Preliminary Plat –** Continued

A recording of this meeting can be accessed at https://www.youtube.com/watch?v=vydcWPdQy7k

WORK SESSION

Place: Orem City Council Chambers

At **4:38 p.m.** Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Matthew Taylor, Senior Planners.

Those excused: James (Jim) Hawkes and Haysam Sakar, Britton Runolfson, Planning Commission members.

1. **General Plan Update – Land Use Element: Redevelopment**

   Matt Taylor presented a review of the Redevelopment Element for the General Plan. The presentation covered the distinctions between redevelopment, rehabilitation, and conservation, and highlighted various tools the City could use to revitalize aging areas. These tools included adaptive reuse, infill development, infrastructure upgrades, and placemaking initiatives. The Commission discussed areas of concern such as declining commercial corridors, aging housing stock, mobile home communities, and sites with frequent police activity. They also examined zoning barriers that hinder rehabilitation efforts, such as limitations on updating legal nonconforming duplexes or multifamily units.

   Commissioners expressed interest in exploring new zoning tools or overlays to encourage investment, especially in areas with absentee landlords or code enforcement issues. The discussion also addressed the need for neighborhood-scale retail, better lot size variety, and preservation of housing diversity. Commissioners emphasized the importance of establishing guiding values for redevelopment, including support for affordability, public safety, owner occupancy, and a mix of housing types. The Commission agreed that the Redevelopment chapter of the General Plan should reflect long-term goals for neighborhood character, revitalization incentives, and infrastructure sustainability.

The Work Session was adjourned at about **5:28 p.m**. for the Regular Meeting

REGULAR MEETING

Place: Orem City Council Chambers

At **5:32 p.m.** Chair Komen called the Planning Commission meeting to order. Mike Carpenter offered the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Britton Runolfson, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Matthew Taylor, Senior Planners.

Those excused: James (Jim) Hawkes and Haysam Sakar, Planning Commission members.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Commissioner Carpenter moved to remove Item 3.3 from the Consent Agenda. Commissioner Runolfson seconded. Motion passed unanimously. Commissioner Carpenter moved to approve Items 3.1 and 3.2. Commissioner Erickson seconded. Motion passed unanimously. Approved items:

- **3.1 Approval of Minutes for 6-4-2025** – Approved
- **3.2 Center for Change Site Plan** – Approved

Agenda Item 3.3 – Rand Subdivision Preliminary Plat – Located generally at 470 North 300 West

Commissioners identified an error in the public notice, which listed the incorrect address for the subdivision. Due to inadequate notice to surrounding property owners, the item was continued.

Motion: Commissioner Erickson moved to continue Item 3.3 to the July 2, 2025 Planning Commission meeting. Commissioner Carpenter seconded. Motion passed unanimously.

Agenda Item 4.1 – Canyon Park Preliminary Plat – Located generally at 1200 North 400 East

Staff requested that the item be continued until engineering concerns could be resolved and the Development Review Committee (DRC) completes its review.

Motion: Commissioner Carpenter moved to continue Item 4.1 to the next available Planning Commission meeting following DRC review. Commissioner Crismon seconded. Motion passed unanimously.

Agenda Item 4.2 – Ken Garff Site Plan – Located at 134 East 1200 South

Staff presented the site plan for an expansion of the Ken Garff dealership parking area. The project includes demolition of an existing home and outbuildings, new parking stalls, and installation of landscaping and screening walls per the associated development agreement.

Commissioners inquired about long-term maintenance of landscaping in front of the wall. Staff clarified that the Ken Garff organization is responsible.

Motion: Commissioner Erickson moved to approve the site plan for the expansion of the Ken Garff dealership. Commissioner Carpenter seconded. Motion passed unanimously.

Adjournment: Motion to adjourn by Commissioner Erickson, seconded by Commissioner Carpenter. Motion passed unanimously. The Regular Session adjourned at **6:12 p.m.**

Reviewed and Approved:

Administrative	PLANNING COMMISSION July 2, 2025	Item 3.2
	Lottwood, Plat D 1989 North 350 West Plat Amendment 3 lots involved, R8 Zone (0.33 acres)	Prepared By: Jared Hall Applicant: Brian Messmer

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation: **Low Density Residential**

Zoning: **R8**

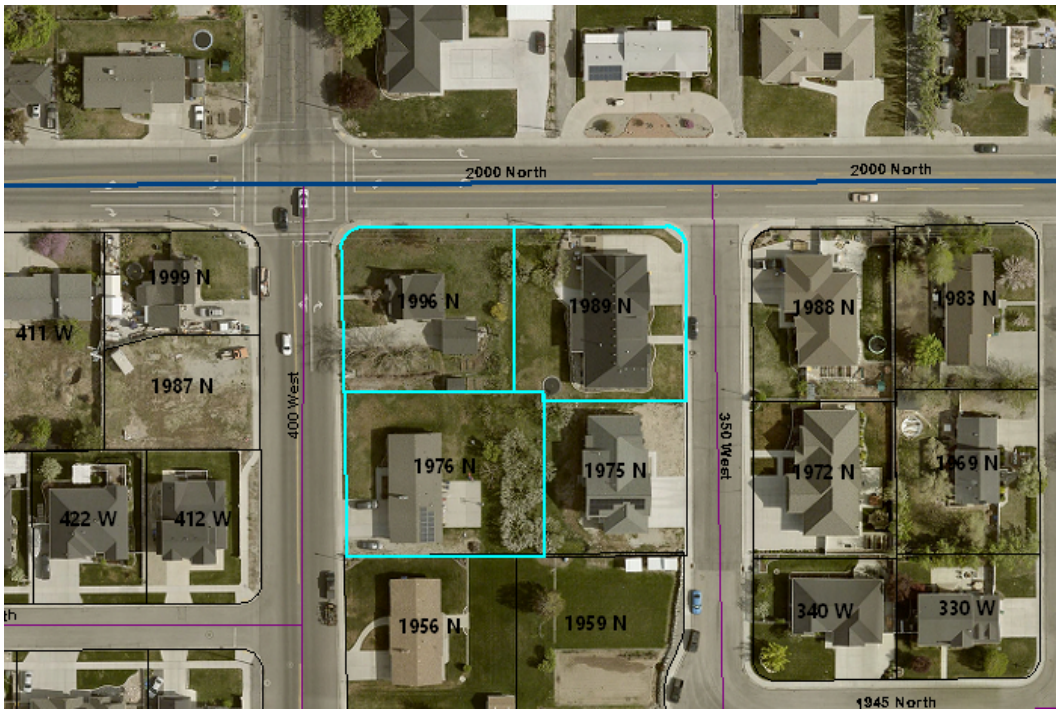
Total Acreage: **0.33**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests approval for a plat amendment to adjust property lines between three existing lots in the Lottwood Subdivision.

BACKGROUND: The subject properties are residential lots in the R8 Zone located between 350 West and 450 West along the south side of 2000 South. The plat amendment makes very minor adjustments to lot lines in the area where the three lots meet. The plat amendment will adjust the lot lines and the public utility easements (PUEs) to the owners' use of their properties in that area.



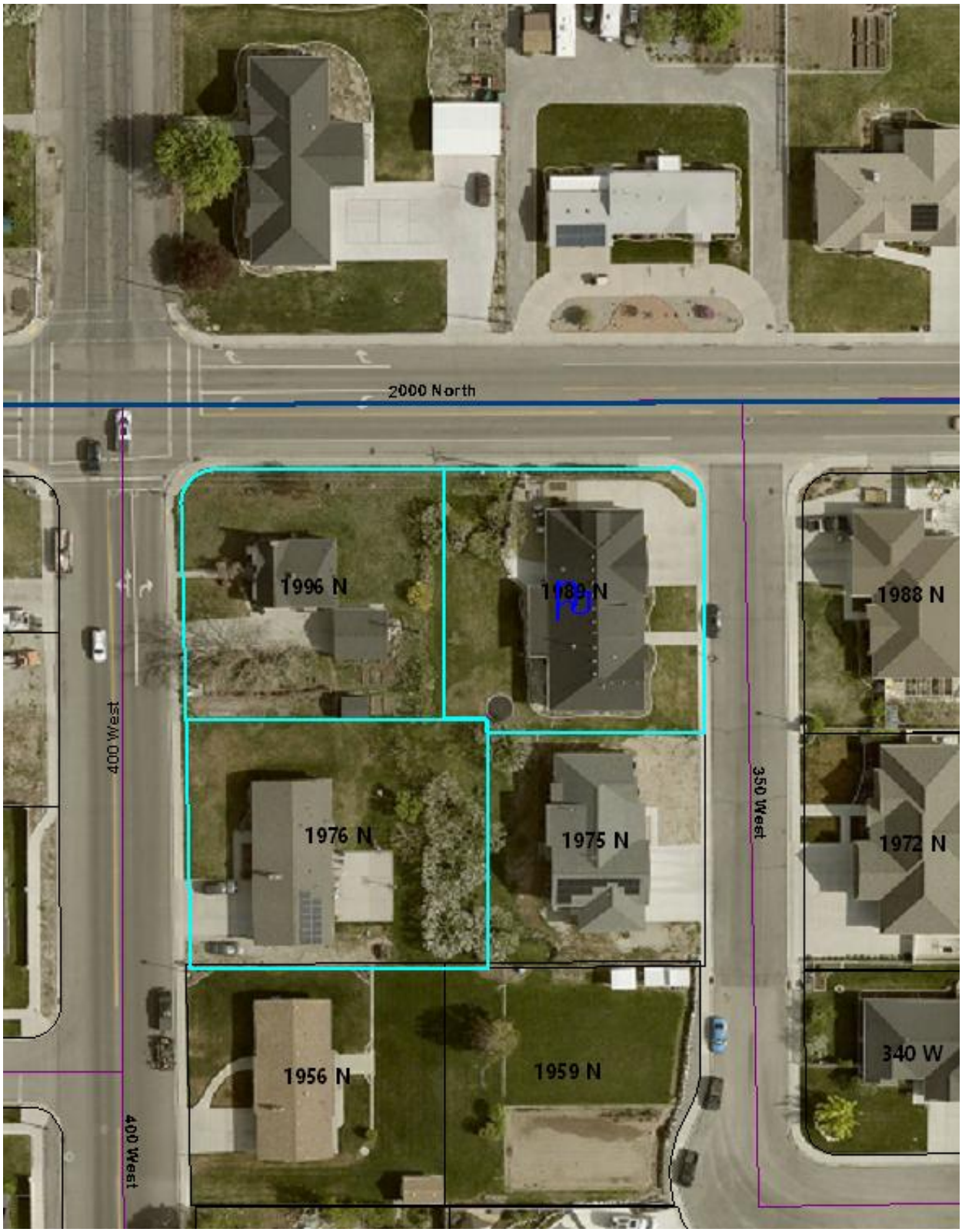
REVIEW: Article 17-5-10 -A designates the Planning Commission to consider and approve any proposed amendments to a recorded subdivision plat or aspect of a subdivision such as a street or lot.

DEVELOPMENT REVIEW COMMITTEE: The technical reviews have been completed and the application has been moved to the Development Review Committee (DRC) where it will be reviewed and voted upon on Monday, June 30, 2025.

ACTIONS: The Planning Commission is the designated Land Use Authority for amended plats. Tl ssion may approve or deny the request for plat

amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Lottwood Plat D – 1989 N 350 West

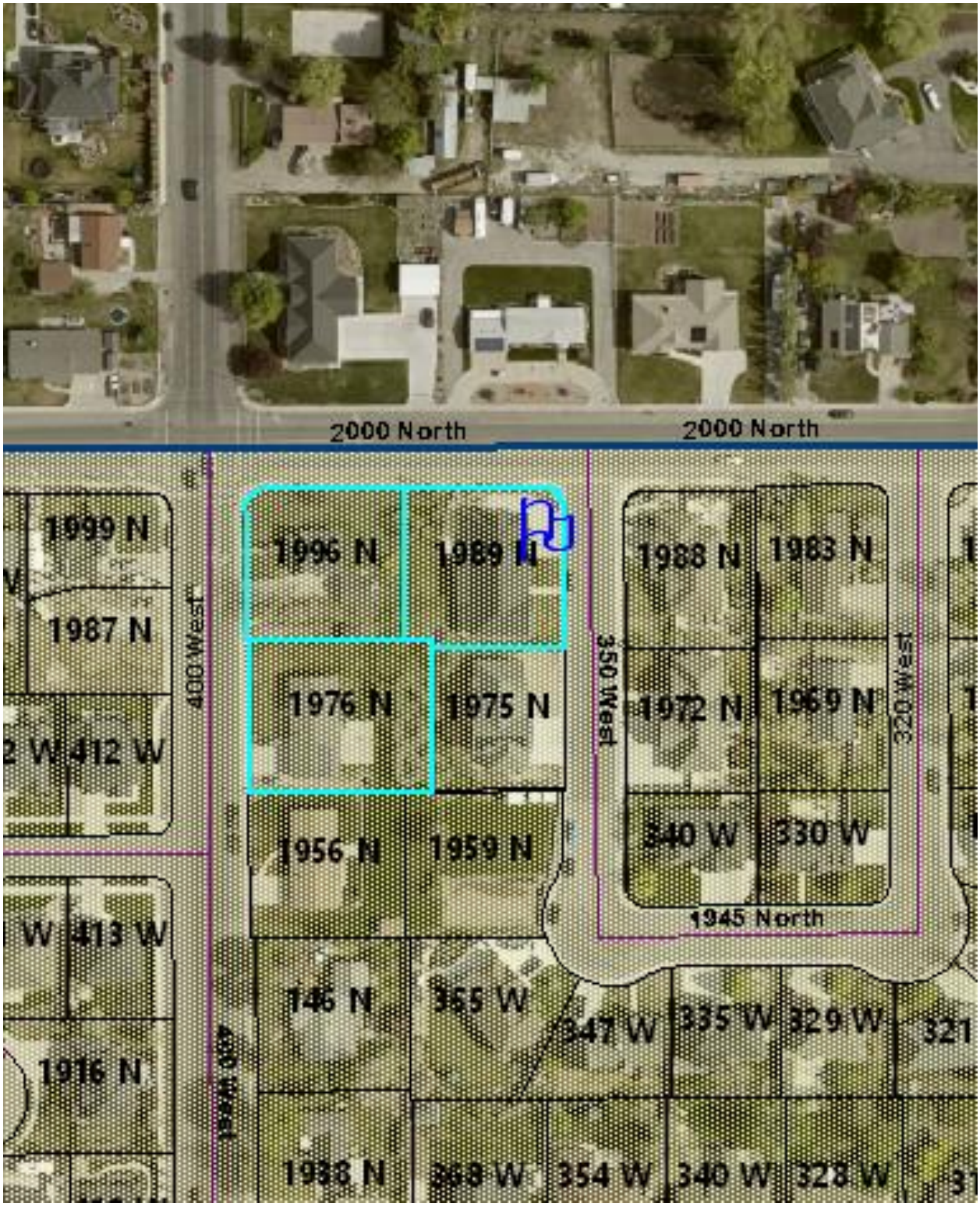


Vicinity Map

Zone: R8

Acres: 1989 N 350 West property approximately .33 acres

Lottwood Plat D – 1989 N 350 West



Zoning Map

Zone: R8

Acres: 1989 N 350 West property approximately .33 acres

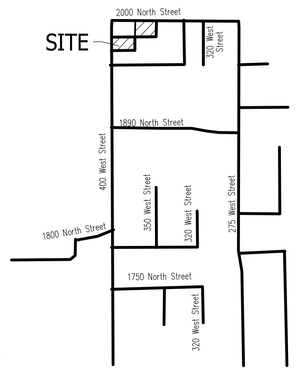
Lottwood Plat D Front & Side View

Plat " D "

Lottwood

Including a vacation of Lots 1 and 2, Plat C Lottwood Subdivision &
Lot 2 Plat B Lottwood Subdivision

NORTH
1" = 20'



Vicinity Map

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 89°44'49" East along the Section line 45.31 feet and South 31.00 feet from the North quarter corner of Section 3, township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°44'49" East along 2000 North Street 211.17 feet; thence along 350 West Street the following 2 courses: the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears South 45°15'11" East 21.21 feet), South 00°15'11" East 106.87 feet to the Southeast corner of Lot 2 Plat 'C', Lottwood Subdivision; thence along Plat 'B', said Lottwood Subdivision the following 2 courses: West 100.01 feet, South 00°15'11" East 108.41 feet to the Southeast corner of Lot 2, Plat 'B' said Lottwood Subdivision; thence South 89°36'36" West 137.43 feet to the Southwest corner of said Lot 2; thence along 400 West Street the following 2 courses: North 01°14'46" West 214.94 feet, along the arc of a 15.00 foot radius curve to the right 23.82 feet (chord bears North 44°15'02" East 21.40 feet) to the point of beginning.

AREA=44,136 sq. ft. or 1.013 acres

Basis of Bearing = North 89°44'49" East along the Section line.

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

Brian Messmer

Kellee Messmer

Nicholas R. Murano

Emily A. Murano

The Robert & Celeste Lott Revocable
Trust Dated Aug. 26,2008
by Robert Lott, Trustee

The Robert & Celeste Lott Revocable
Trust Dated Aug. 26,2008
by Celeste Lott, Trustee

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by Nicholas R. Murano & Emily A. Murano who represented that they are the owners of the Lottwood Plat "D", Lot 3 and have the authority to execute this instrument.

My Commission Number _____

My Commission Expires _____

Signed (a Notary Public Commissioned in Utah)

Print name of Notary

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by Robert Lott & Celeste Lott who represented that they are the _____ of the The Robert & Celeste Lott Revocable Trust dated August 26, 2008 and have the authority to execute this instrument.

My Commission Number _____

My Commission Expires _____

Signed (a Notary Public Commissioned in Utah)

Print name of Notary

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by Brian Messmer & Kellee Messmer who represented that they are the owners of the Lottwood Plat "D", Lot 2 and have the authority to execute this instrument.

My Commission Number _____

My Commission Expires _____

Signed (a Notary Public Commissioned in Utah)

Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20___.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this _____ day of _____ , 20___, by the Orem City Planning Commission.

Director-Secretary | Chairman, Planning Commission | Resolution No.

County Recorder

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 1 and 2, Plat C Lottwood Subdivision & Lot 2 Plat B Lottwood Subdivision. Lots 1 and 2, Plat C Lottwood Subdivision & Lot 2 Plat B Lottwood Subdivision is hereby vacated

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Plat " D "

Lottwood

Including a vacation of Lots 1 and 2, Plat C Lottwood Subdivision &
Lot 2 Plat B Lottwood Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

OREM Administrative	PLANNING COMMISSION July 2, 2025 RANDS SUBDIVISION 470 North 300 West Preliminary Approval, single-family lot 2-lot subdivision (deep lot) in the R7.5 Zone.	Item 4.1 **Prepared By:** Jared Hall **Applicant:** Jeff Rands

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation: **Medium Density Residential**

Zoning: **R7.5**

Total Acreage: **.43 acres**

Action:

The Planning Commission is the Land Use Authority for this item.

REQUEST: The applicant requests preliminary subdivision approval to split the subject property using deep lot regulations from Article 17-8-1. The new lot will be located behind the existing home, with access to the new "deep" lot provided along the south side of the front lot from 470 West.

BACKGROUND: The subject property is an existing residential lot in the R7.5 Zone. A single-family home sits on the property toward the north side and would remain as a part of proposed Lot 1 of this subdivision. Proposed Lot 2, the deep lot, will be located to the rear of proposed Lot 1, and a new home could be built there.

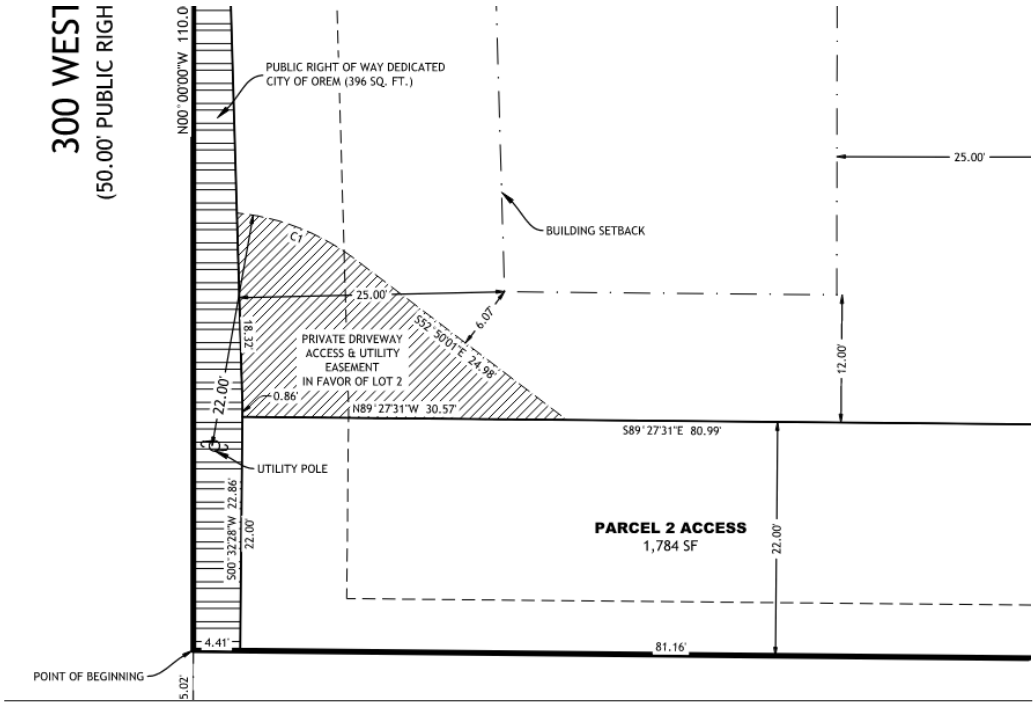
REVIEW:

Zoning: The subject property is zoned R7.5, and the proposed preliminary subdivision under Article 17-8-1 is permitted with approval by the Planning Commission.

Public Improvements: Right-of-way improvements will be installed to the frontage of 470 West as a part of the subdivision. The improvements will match and extend the existing improvements to the north including curb, gutter, and sidewalk.

Lots: The preliminary subdivision has been reviewed for compliance with all deep lot requirements. Lots created under Article 17-8-1 must be a minimum of 110% of the required lot size of the zone (R7.5), or 9,375 ft^2. Lots 1 & 2 will comply with the deep lot and R7.5 requirements.

Access: Both lots will have access to 470 West. The access to Lot 2 will be a 22' wide easement across the south side of Lot 1. The access easement will be wider on the street to allow movement around a utility pole.

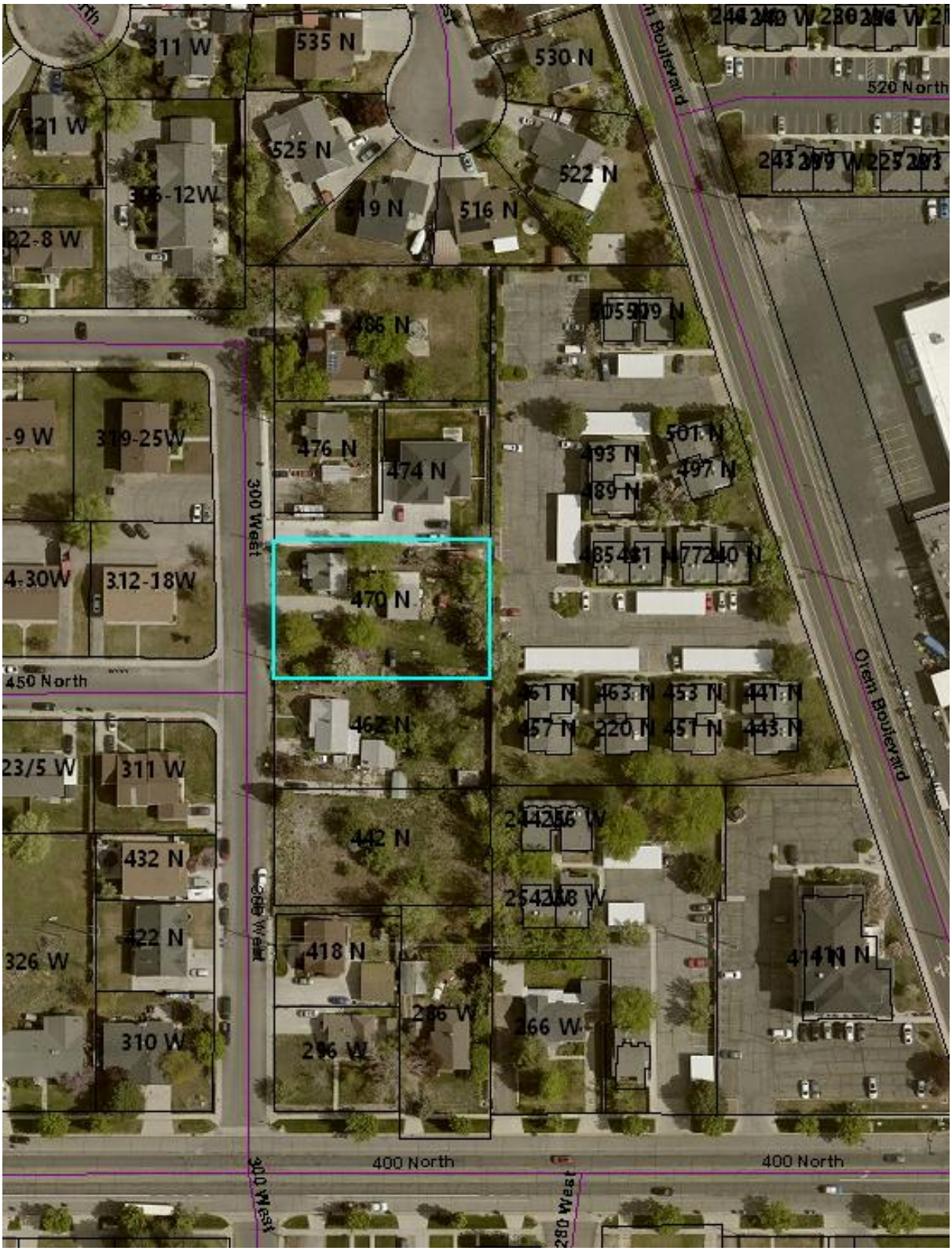


Parking: The creation of Lot 2 will require the removal of a detached garage that has been in use for the home on Lot1. A new detached garage will be constructed for Lot 1 and the home constructed on Lot 2 will include a garage for required parking as well.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the site plan application on Monday, June 9, 2025. The DRC voted to approve, and did not forward any specific conditions to the Planning Commission.

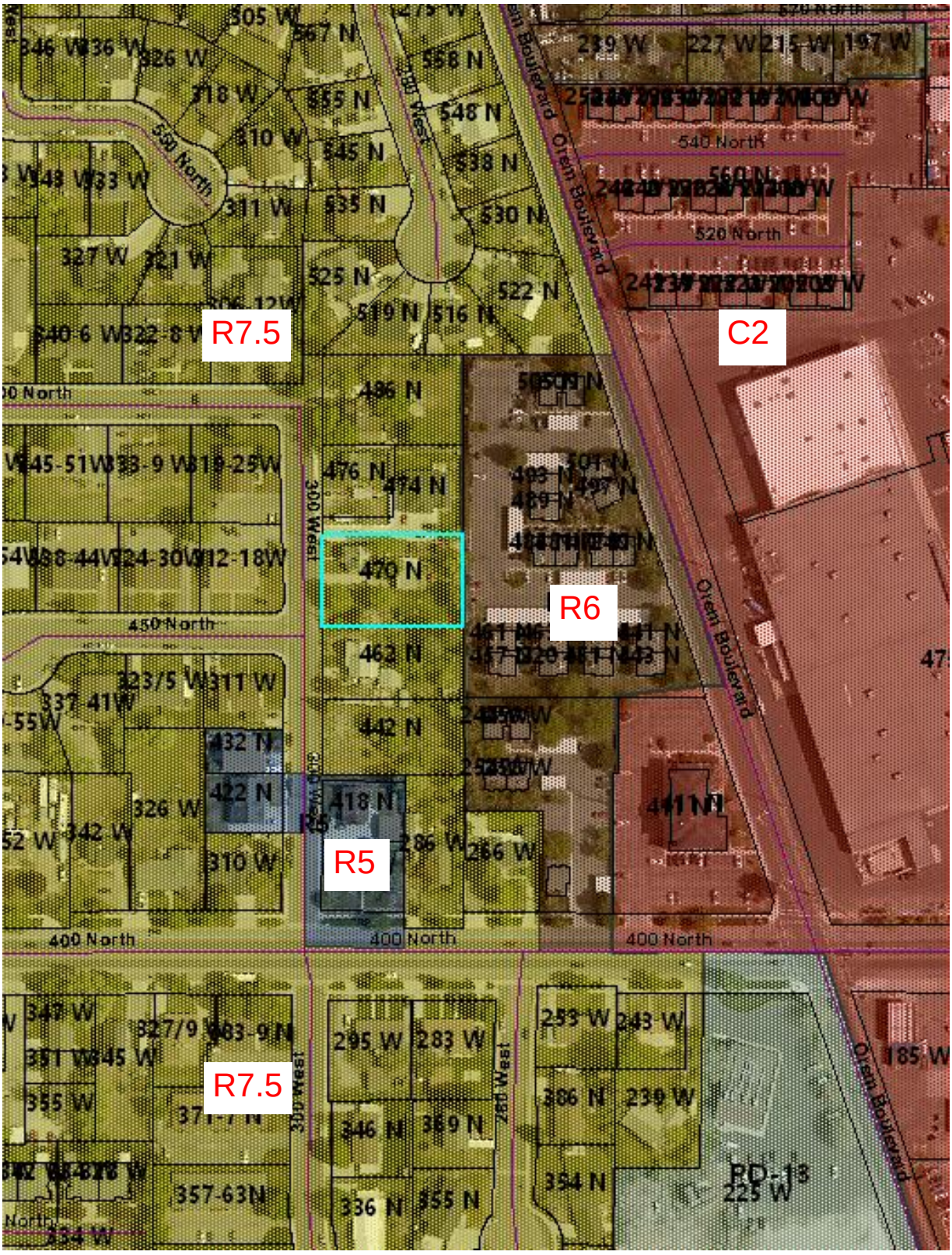
ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

Rands Subdivision – 470 N 300 West



Vicinity Map
Zone: R7.5
Acres: .43

Rands Subdivision – 470 N 300 West



Zoning Map

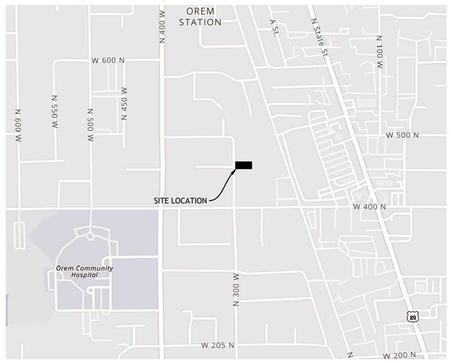
Zone: R7.5

Acres: .43

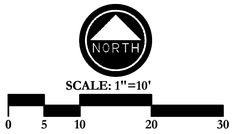
470 N 300 West – Rand's Subdivision - Current Street View

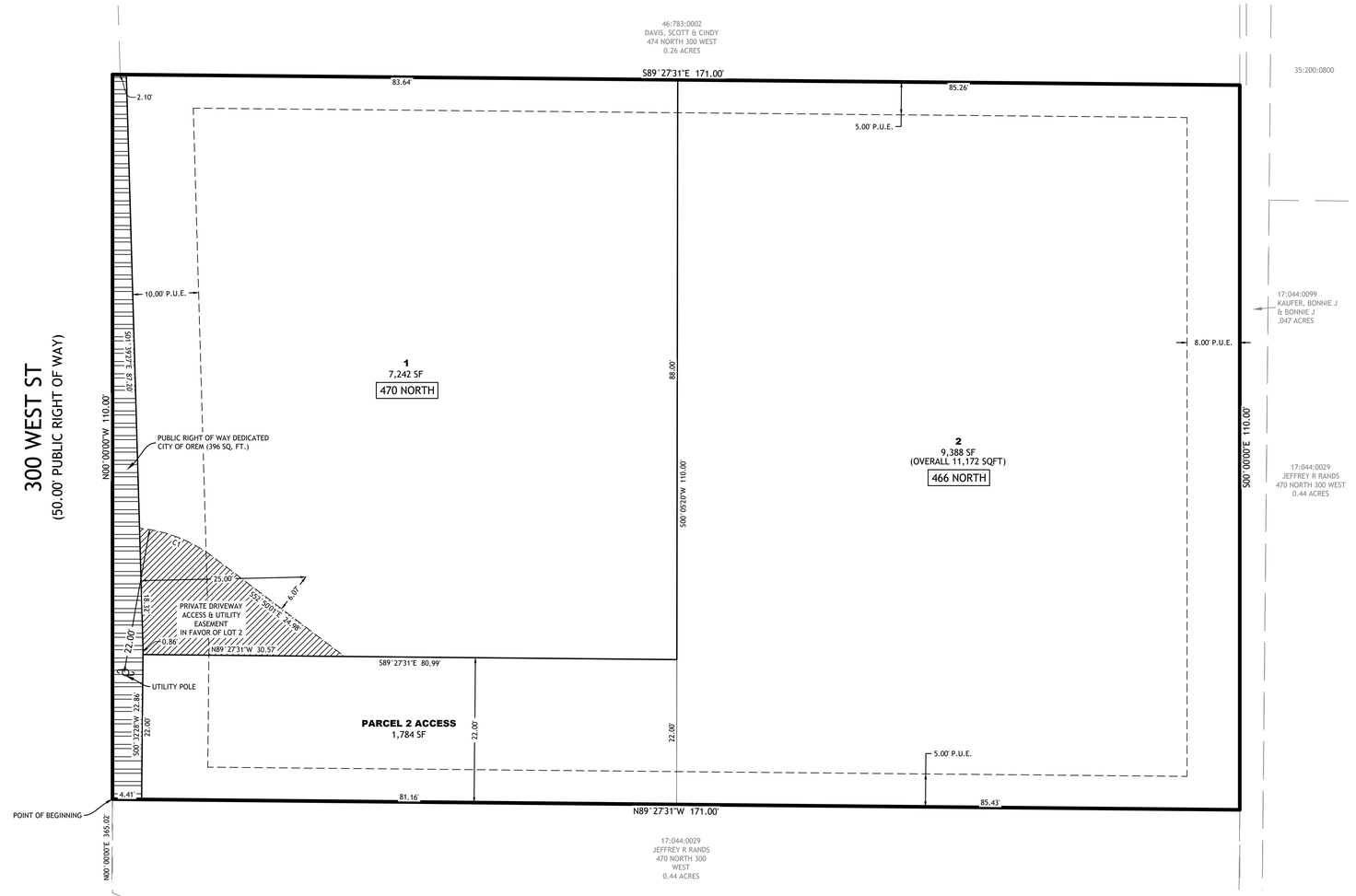
PLAT "A" RANDS SUBDIVISION
PRELIMINARY PLAT

PARCEL 17:044:0029
LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
OREM, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



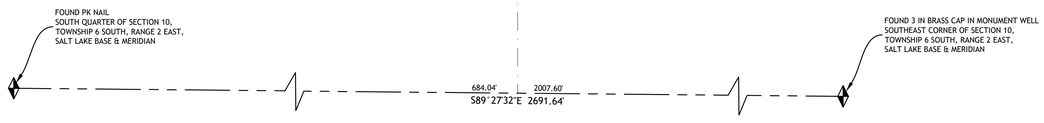


LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED ADJACENT PROPERTY LINE
- TIE LINE
- LOT LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- FOUND SECTION MONUMENT

⅝" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	12.17	22.00	N68°39'19"W	12.01



BASIS OF BEARING

SOUTH 89°27'32" EAST, BEING THE BEARING BETWEEN TWO FOUND MONUMENTS AT THE SOUTH QUARTER (1/4) CORNER AND THE SOUTHEAST CORNER (1/4) OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M.

NARRATIVE:

THE SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF JEFFERY RANDS, FOR THE PURPOSE OF CREATING A DEEP LOT FROM EXISTING PARCEL 17:044:0029. PURPOSE FOR CREATION OF THE ACCESS EASEMENT IS TO ASSIST ACCESS TO THE DEEP LOT DUE TO EXISTING UTILITIES IN THE RIGHT OF WAY OF 300 WEST STREET.

NOTES:

1. A ⅝" REBAR & CAP MARKED LS 4938730 WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. FRONT PROPERTY CORNERS TO BE REFERENCED BY A RIVET IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT LINE UNLESS OTHERWISE NOTED.
2. NO DRIVEWAY OR DRIVEWAY ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
3. THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY AND BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

PLAT "A" RANDS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°27'32"E 684.04 FEET ALONG THE EAST-WEST QUARTER SECTION LINE AND N00°00'00"E 365.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'00"W 110.00 FEET; THENCE S89°27'31"E 171.00 FEET; THENCE S00°00'00"E 110.00 FEET; THENCE N89°27'31"W 171.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 18,810.05 SQUARE FEET, 0.43 ACRES AND 2 LOTS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS:

PLAT "A" RANDS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____, 20____.

_____
NAME: JEFFERY RANDS
TITLE: OWNER

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ 20____, JEFFERY RANDS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SHE IS THE OWNER AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

_____ _____ _____ _____
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC AND THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS _____ DAY OF _____. 20_____.

APPROVED _____ ATTEST _____
CITY ENGINEER CITY RECORDER

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
6/10/2025 FOR REVIEW ONLY PROFESSIONAL LAND SURVEYOR 4938730 TYLER E. JENKINS STATE OF UTAH			

PLAT "A" RANDS SUBDIVISION
LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, OREM, UTAH COUNTY, UTAH

SHEET 1 OF 1

OWNER / DEVELOPER

JEFFERY RANDS
282 W 4100 N
PROVO, UT 84604

APPROVED AS TO FORM

APPROVED THIS____ DAY OF_____, 20____.

_____
CITY ATTORNEY DATE

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

UTAH COUNTY RECORDER

RECORDED #_____
STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

_____
FEE UTAH COUNTY RECORDER

C:\Users\jdmon\EDM Partners Dropbox\Projects\Boundary Surveys\470 North 300 West Rands Orem\470 N 300 W PLAT FINAL.dwg

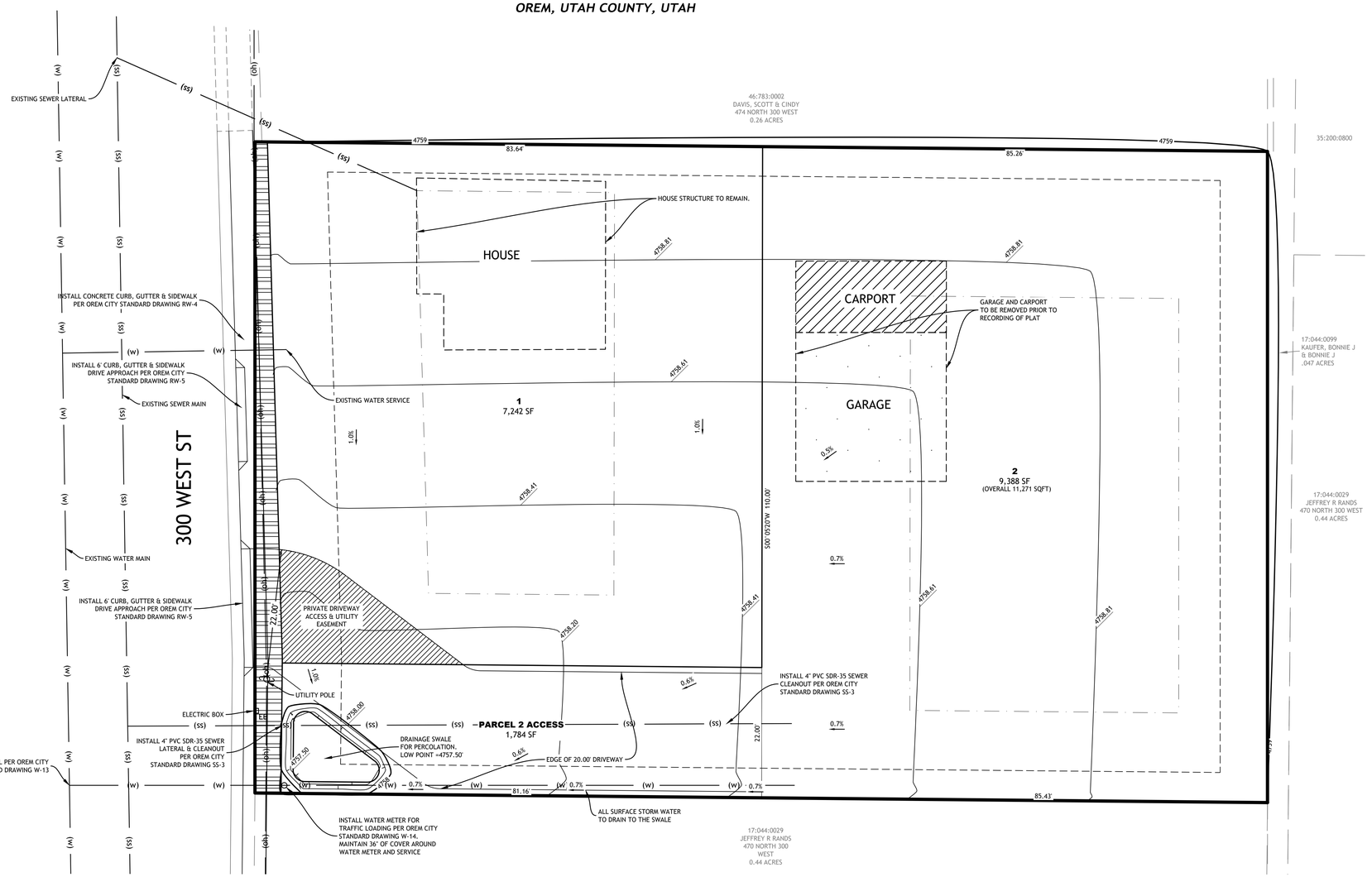
PLAT "A" RANDS SUBDIVISION
PRELIMINARY SITE PLAN

PARCEL 17:044:0029
LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
OREM, UTAH COUNTY, UTAH

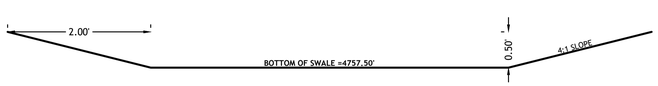
NORTH

SCALE: 1"=10'

0 5 10 20 30



DRAINAGE SWALE DETAIL



LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- EXISTING ADJACENT PROPERTY LINE
- (oh) EXISTING OVERHEAD UTILITY LINE
- (ss) EXISTING SEWER LINE
- (w) EXISTING WATER LINE
- TIE LINE
- LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT
- FOUND SECTION MONUMENT
- STREET MONUMENT TO BE SET PER UTAH COUNTY SURVEYOR'S STANDARD

⅝" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

PLAT "A" RANDS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

6/10/2025
FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°27'32"E 684.04 FEET ALONG THE EAST-WEST QUARTER LINE AND N00°00'00"E 365.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'00"W 110.00 FEET; THENCE S89°27'32"E 171.00 FEET; THENCE S00°00'00"E 110.01 FEET; THENCE N89°27'31"W 171.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 18,810.05 SQUARE FEET, 0.43 ACRES AND 2 LOTS

BASIS OF BEARING

SOUTH 89°27'32" EAST, BEING THE BEARING BETWEEN TWO FOUND MONUMENTS AT THE SOUTH QUARTER (1/4) CORNER AND THE SOUTHEAST CORNER (1/4) OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS:

PLAT "A" RANDS SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES,

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET ASIDE OUR HANDS THIS _____ DAY OF _____, 20____.

_____
NAME: JEFFERY RANDS
TITLE: OWNER

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ 20____, PEGGY GRACE AYERS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT SHE IS THE OWNER AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

_____ _____ _____ _____
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

PLAT "A" RANDS SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, OREM, UTAH COUNTY, UTAH

OWNER / DEVELOPER

JEFFERY RANDS
282 W 4100 N
PROVO, UT 84604

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
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SHEET 1 OF 1

UTAH COUNTY RECORDER

RECORDED #_____

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FEE UTAH COUNTY RECORDER

C:\Users\jdmon\EDM Partners Dropbox\Projects\Boundary Surveys\470 North 300 West Rands Orem\470 N 300 W PrelimPlat_Site Plan.dwg

Administrative

PLANNING COMMISSION
July 2, 2025

CANYON PARK SUBDIVISION
1203 North 630 East

Preliminary Subdivision Approval
79 single-family lots, R8 Zone (23.4 acres)

Item 4.2

Prepared By:
Jared Hall

Applicant:
Tri-Pointe Homes

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation: **Professional Services**

Zoning: **R8**

Total Acreage: **23.4 acres**

Action:
The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST:
The applicant requests preliminary approval for the proposed 79-lot single-family residential subdivision on property located generally at 1203 North 630 East in the R8 Zone, comprising 23.4 acres.

BACKGROUND:
The subject property is part of an existing office park development and was in the PD6 Zone. The zoning of the property was changed from PD6 to R8 at a public hearing on March 25, 2025. The residential subdivision of the property will require extensive demolition to remove the existing office building and parking lot improvements.

REVIEW: Staff has reviewed the preliminary subdivision plans for compliance with subdivision regulations and the zoning ordinance requirements for the R8 Zone and has found the preliminary subdivision to comply.

Proposed Lots: Lots created in the R8 Zone must have a minimum lot area of 8,000 ft^2. All proposed lots meet or exceed this area. Lots in the proposed

subdivision range between 8,960 ft^2 (.21-acre) and 19,440 ft^2 (.44-acre). All proposed lots will allow the placement of homes meeting the setbacks required by the R8 Zone. For reference, those standards are included below:

22-6 Residential Zones Interior Lot Setbacks (minimum)							
	R20	R12	R8	R7.5	R6.5	R6	R5
Front:	30'	30'	25'	25'	25'	25'	22.5'
Rear:	25'	25'	25'	25'	25'	25'	22.5'
Side Yard with Attached Garage:	*24/10	*20/8	*20/8	*20/8	*16/6	*16/6	*15/5
Side Yard without Attached Garage:	*30/14	*24/10	*24/10	*24/10	*16/6	*16/6	*15/5
*This figure indicates the minimum total of both side yard setbacks followed by the minimum amount required on each side of the structure. For example, in the R8 zone, the combination of both side yard setbacks for a structure with an attached garage must be at least 20 feet and the setback on each side must be at least 8 feet.							

22-6 Residential Zones Corner Lot Setbacks (minimum)							
	R20	R12	R8	R7.5	R6.5	R6	R5
Front:	30'	30'	25'	25'	25'	25'	22.5'
Rear:	15'	10'	10'	10'	10'	10'	10'
Side Yard with Attached Garage:	15'	10'	10'	10'	10'	10'	10'
Side Yard without Attached Garage:	30'	30'	30'	30'	25'	25'	10'
Side Yard abutting the Side Street:	20'	20'	20'	20'	20'	20'	20'

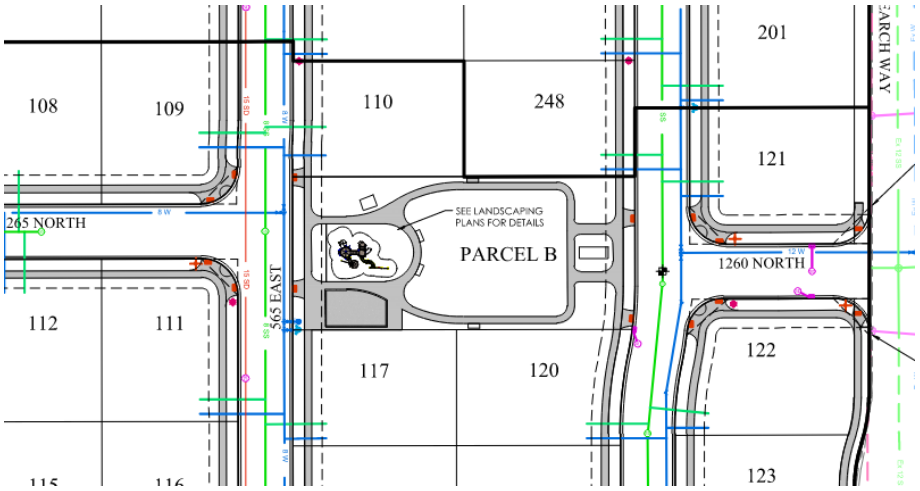
Phasing: The preliminary plan considers the entire subdivision, but if approved the applicant plans to record the plat and subsequently develop the property in two phases. Phase 1 will remove the entirety of the subject property from the larger parcel that included it as part of the research park and will create the first 31 lots, proposed Lots 101 – 131. These lots and associated improvements are located on the southern portion of the property. Phase 2 will provide improvements and platting for the remaining 48 lots, proposed Lots 201-248.

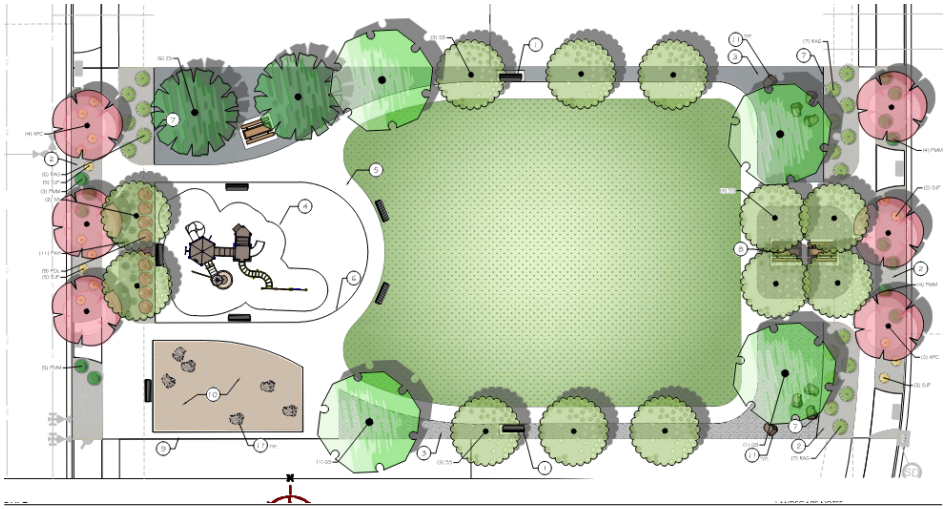
Access: The property is bounded on the east by Research Way and on the south by 1200 North, but all proposed lots will be accessed from new interior public roads. Access to the new interior subdivision roads will be provided between Lots 101 and 131 near the southwest corner of the property along 1200 North, and between Lots 121 and 122 along Research Way. The proposed rights-of-way (ROWs) are 38' wide street designs and meet the standards required by Articles 16 and 17 (Streets and Subdivision Ordinances.)

Public Improvements: New interior ROW improvements include 34' widths of asphalt for vehicle travel, curb + gutter, 5' wide sidewalks, and 8' wide park strips. Street signs, lights, and street trees will be included in the park strips.

Utilities, Grading, and Drainage: Civil plans for utilities, grading, and drainage have been provided by the applicant for the development of the property in conjunction with the subdivision. Orem City development staff have reviewed and approved the civil plans and preliminary subdivision plan for the Planning Commission's consideration.

Open Space: There is no requirement for amenities or common open space in the R8 Zone, but the applicants have proposed installing a small neighborhood park connected to the subdivision by interior sidewalks. The park will be platted as "Parcel B". A homeowners' association will be created to maintain the park.





Additional Process: If the Planning Commission approves the Preliminary Subdivision Plan, Tri-Pointe will prepare and submit applications for *Final* Subdivision approval. The Development Review Committee (DRC) is assigned to review and approve Final Plat applications. If receives and approves a Final Plat application, Tri-Pointe will prepare the plat and required documents for recording at Utah County.

DEVELOPMENT REVIEW COMMITTEE: The technical review has been approved and forwarded to the Development Review Committee (DRC), where the preliminary subdivision will be reviewed on Monday June 30, 2025.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

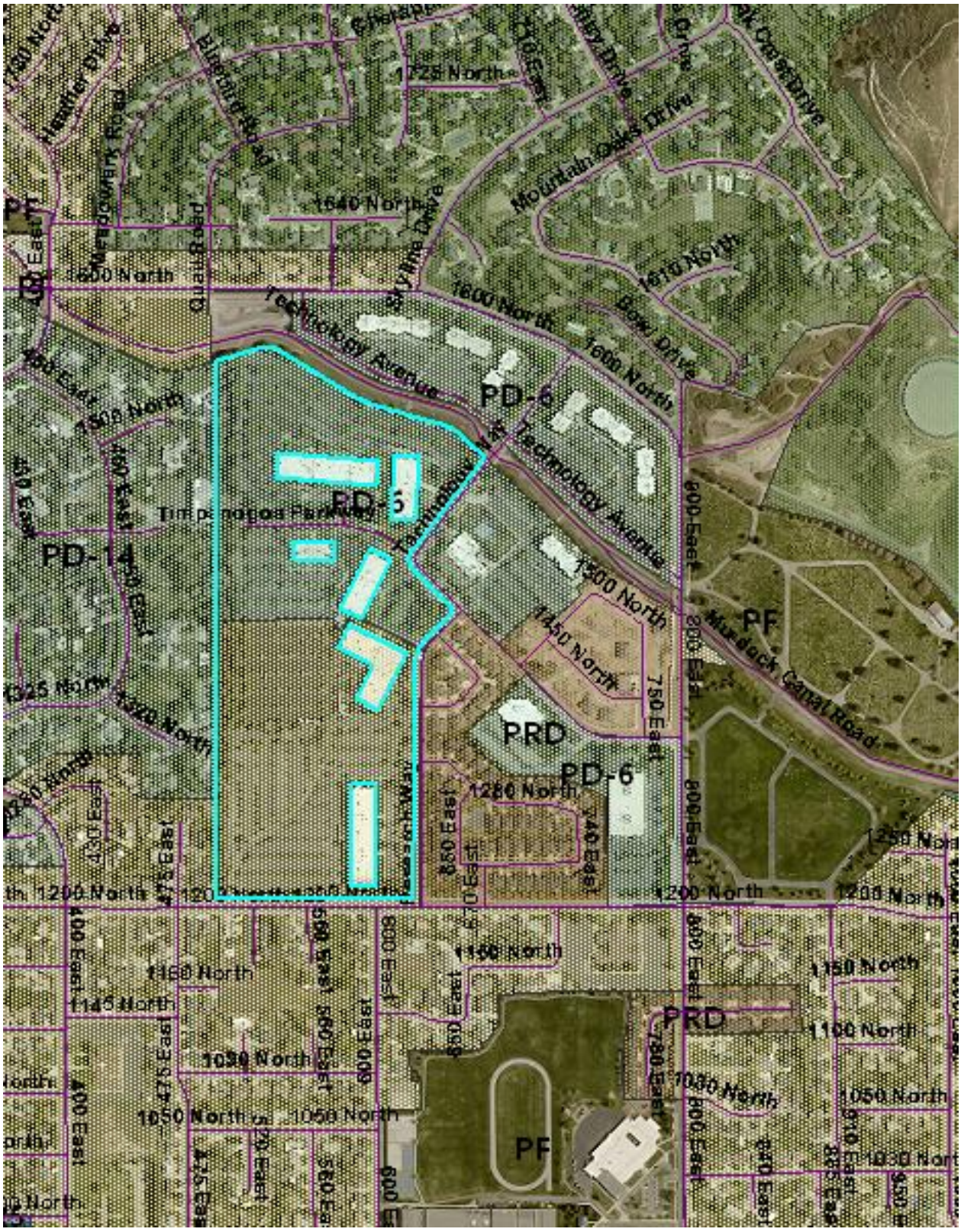
Canyon Park – 1203 N 630 East

Vicinity Map

Zone: R8

Acres: Approximately 20 Acres (South Portion of Highlighted Area.)

Canyon Park – 1203 N 630 East



Zoning Map

Zone: R8

Acres: Approximately 20 Acres (South Portion of Highlighted Area.)

1203 North 630 East - Canyon Park - Current Street View

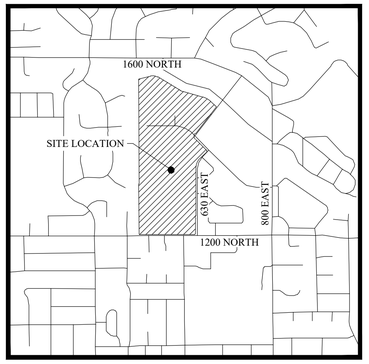
CANYON PARK

PREPARED FOR:

TRI POINTE HOMES

LOCATED IN:

OREM CITY, UTAH COUNTY, UTAH



VICINITY MAP

NTS

SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO XXXX STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD, PE
SURVEY MANAGER: JUSTIN LUNDBERG, PLS

OWNER/DEVELOPER
TRI POINTE HOMES
1260 E STRINGHAM AVENUE, SUITE 350
SALT LAKE CITY, UTAH 84106
(801) 813-9879
CONTACT: COLTON CHRONISTER

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

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

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3.0	OVERALL SITE PLAN
C3.1	DEMOLITION PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	STREET CROSS SECTION
C3.5	PHASE 1 CONSTRUCTION EXHIBIT
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	OFFSITE BERM AND STORM DRAIN
C6.0	SEWER PLAN
C6.1	SEWER PLAN
C7.0	WATER PLAN
C7.1	WATER PLAN
C8.0	EROSION CONTROL PLAN
PP01	1365 NORTH
PP02	1365 NORTH
PP03	1305 NORTH
PP04	1265 NORTH
PP05	1260 NORTH
PP06	1225 NORTH
PP07	1225 NORTH
PP08	520 EAST
PP09	520 EAST
PP10	550 EAST
PP11	550 EAST
PP12	565 EAST
PP13	565 EAST
PP14	565 EAST
PP15	590 EAST
PP16	590 EAST
PP17	590 EAST
D1	DETAILS
D2	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

FOCUS©
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale:	1"=100'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C1.0		

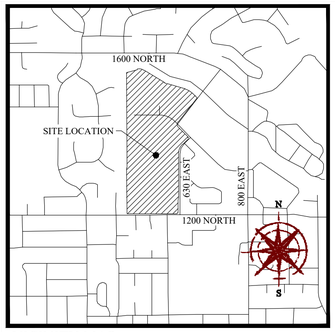
Z:\...2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C1.0 - COVER SHEET.dwg

PLAT "A"

OREM CANYON PARK

PRELIMINARY PLAT

VACATING PARCEL 5 OF THE TIMPANOGOS RESEARCH & TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT PHASE 1
SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

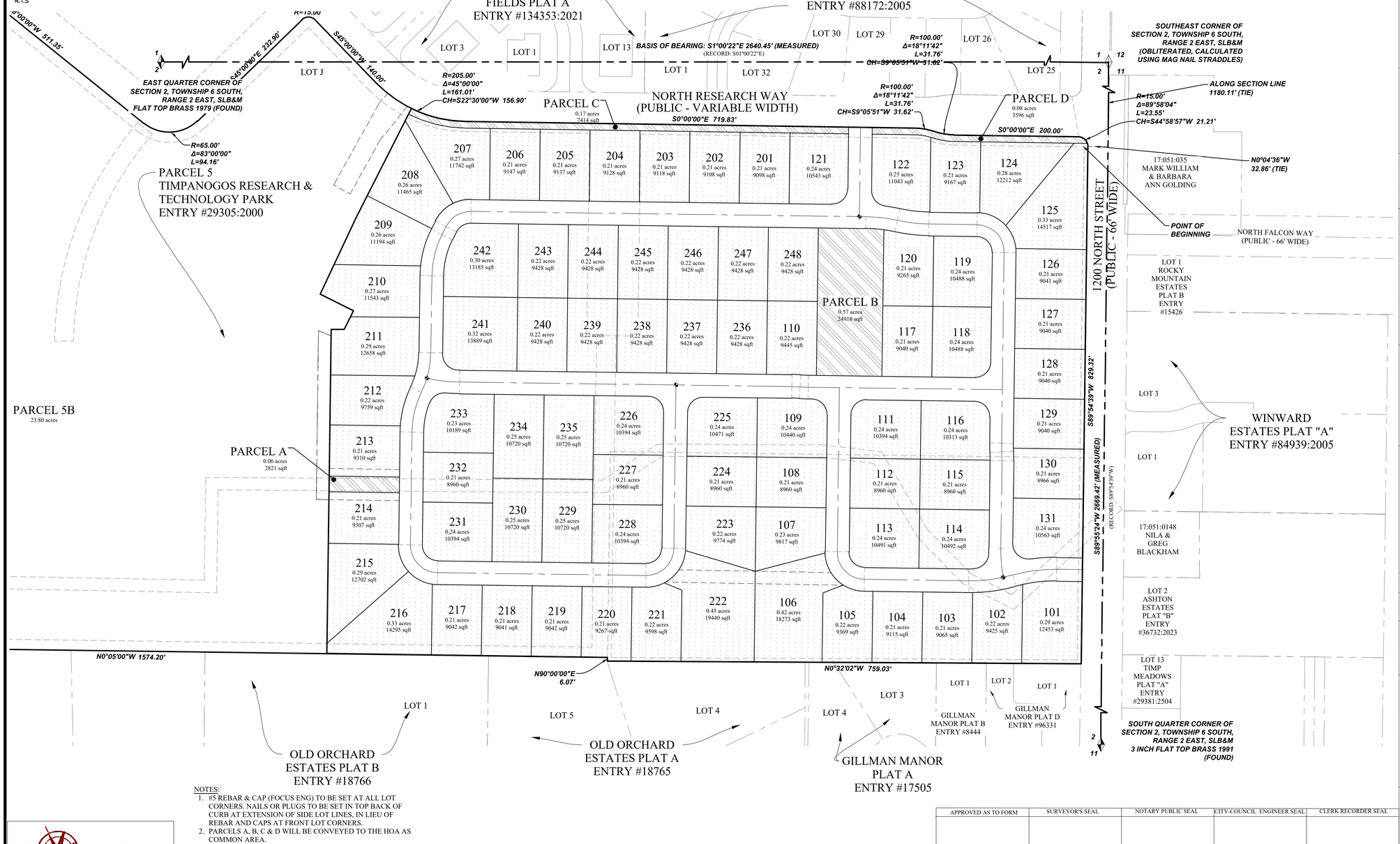
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- PRIVATE AREA

GRAPHIC SCALE

80 0 30 80 160 320

(IN FEET)
1 inch = 80 ft.



NOTES:

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C & D WILL BE CONVEYED TO THE HOA AS COMMON AREA.
3. PUBLIC UTILITY EASEMENTS TYPICALLY EXTEND 20' PAST THE ROW.
4. NO DRIVEWAY OR DRIVE ACCESS SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

APPROVED AS TO FORM	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY COUNCIL ENGINEER SEAL	CLERK RECORDER SEAL
CITY ATTORNEY DATE				

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold A LICENSE No. 12554439 in accordance with the laws of the state of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and that the same has been correctly surveyed and staked on the ground as shown on this Plat.

Date

Justin Lundberg
Professional Land Surveyor
License No. 12554439

BOUNDARY DESCRIPTION

ALL OF LOTS Q, K AND A PART OF PARCEL 5, TIMPANOGOS RESEARCH & TECHNOLOGY PARK ACCORDING TO THE OFFICIAL PLAT RECORDED AS ENTRY 29305:2000 ON APRIL 13, 2000 BY THE UTAH COUNTY RECORDER'S OFFICE, ALSO BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN OREM CITY, UTAH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF 1200 NORTH STREET, SAID POINT ALSO BEING LOCATED S89°55'24"W 1180.11 FEET ALONG THE SECTION LINE AND N0°04'36"W 32.86 FEET FROM THE CALCULATED POSITION OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID MONUMENT BEING CALCULATED USING THE INTERSECTION OF FOUR FOUND MAG NAIL STRADDLES; THENCE RUNNING ALONG THE SUBDIVISION BOUNDARY LINE OF SAID TIMPANOGOS RESEARCH & TECHNOLOGY PARK THE FOLLOWING FOUR (4) COURSES: (1) S89°54'39"W 829.32 FEET; THENCE (2) N00°32'02"W 759.03 FEET; THENCE (3) EAST 6.07 FEET; THENCE (4) N00°05'00"W 449.80 FEET; THENCE N89°54'16"E 519.72 FEET TO AN EXISTING BRICK WALL; THENCE ALONG SAID EXISTING BRICK WALL THE FOLLOWING THREE (3) COURSES: (1) S00°32'18"E 20.97 FEET; THENCE (2) S63°37'12"E 33.30 FEET; THENCE (3) N25°51'44"E 59.88 FEET; THENCE S65°45'39"E 134.44 FEET; THENCE S63°55'59"E 197.12 FEET TO A POINT LOCATED ON THE EASTERLY SUBDIVISION LINE OF SAID TIMPANOGOS RESEARCH & TECHNOLOGY PARK; THENCE ALONG SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET (RADIUS BEARS: S64°45'47"E) A DISTANCE OF 90.30 FEET THROUGH A CENTRAL ANGLE OF 25°14'13" CHORD: S12°37'06"W 89.57 FEET; THENCE (2) SOUTH 719.83 FEET; THENCE (3) SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET A DISTANCE OF 31.76 FEET THROUGH A CENTRAL ANGLE OF 18°11'42" CHORD: S09°05'51"W 31.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE (4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET A DISTANCE OF 31.76 FEET THROUGH A CENTRAL ANGLE OF 18°11'42" CHORD: S09°05'51"W 31.62 FEET; THENCE (5) SOUTH 200.00 FEET; THENCE (6) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET (RADIUS BEARS: S89°59'55"W) A DISTANCE OF 23.55 FEET THROUGH A CENTRAL ANGLE OF 89°58'04" CHORD: S44°58'57"W 21.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: 23.41 ACRES±
79 LOTS

OWNER'S DEDICATION

We, the undersigned Owners of the tract land described hereon as OREM CANYON PARK, A Planned Residential Development located on said tract of land have caused a survey to be made and this Plat consist of (3) three sheet(s) to be prepared, does hereby dedicated the streets and other public areas as indicated hereon for the perpetual use of the and does hereby consent to the recordation of this plat this _____ day of_____ a.d. 20____

CANYON PARK OWNER II, LLC

BY:_____
(PRINTED NAME)

ITS:_____

OWNER'S ACKNOWLEDGMENT (LLC)

The Foregoing instrument was acknowledged before me this ____day of_____,20___, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she capacity as _____of_____a Limited Liability Company.

My Commission Number_____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires_____

Print name of Notary

Reservation of Common Areas

_____, in recording this Plat of OREM CANYON PARK, Subdivision, has designed certain areas of land as Private Streets", and "Common Areas", intended for the use by the owners in OREM CANYON PARK Subdivision, for ingress, egress, recreation, and other related activities. The designed areas are not dedicated hereby for the use by the general public but area reserved for the common use and enjoyment for the owners in OREM CANYON PARK, Subdivision as more fully provided in the Declaration of Protective Easement, Covenants, Conditions and Restrictions, applicable to OREM PARK , Subdivision. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that is recorded in the official records of Utah County, Utah.

ACCEPTANCE BY THE CITY OF OREM

Approved this ____ day of _____, 2025, by the City of Orem Planning Commission.

Approved_____ Attest_____
City Engineer City Recorder

Approved_____
Community Development Director

Planning Commission Approval

The City of Orem City, County Of Utah, approves this subdivision and hereby accepts the dedication of all Streets; Easements and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of_____, A.D. 20____.

Approved_____ Approved_____
Director/Secretary Planning Commission Chairperson

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawfully to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the proposed vacation of Parcel 5 of the Timpanogos Research & Technology Park Planned Unit Development Phase 1, and that there is good cause for said vacation. Parcel 5 of the Timpanogos Research & Technology Park Planned Unit Development Phase 1 is hereby vacated.

PLAT "A"

OREM CANYON PARK

PRELIMINARY PLAT

VACATING PARCEL 5 OF THE TIMPANOGOS RESEARCH & TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT PHASE 1

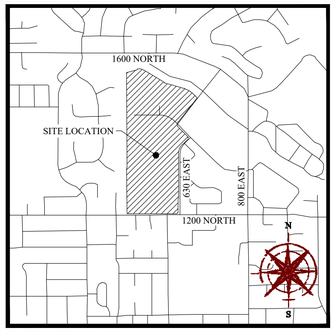
LOCATED IN THE SE 1/4 OF SECTION 2 , T6 S, R2 E
SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH

J:\2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design\sheets\20 - PRELIMINARY PLAT.dwg

PLAT "A"

OREM CANYON PARK

PRELIMINARY PLAT
VACATING PARCEL 5 OF THE TIMPANOGOS RESEARCH
& TECHNOLOGY PARK PLANNED
UNIT DEVELOPMENT PHASE 1
SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH

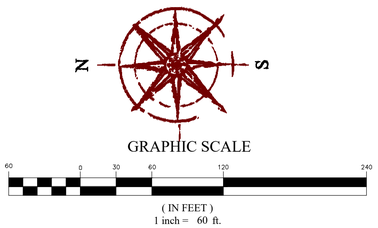


VICINITY MAP
N.T.S

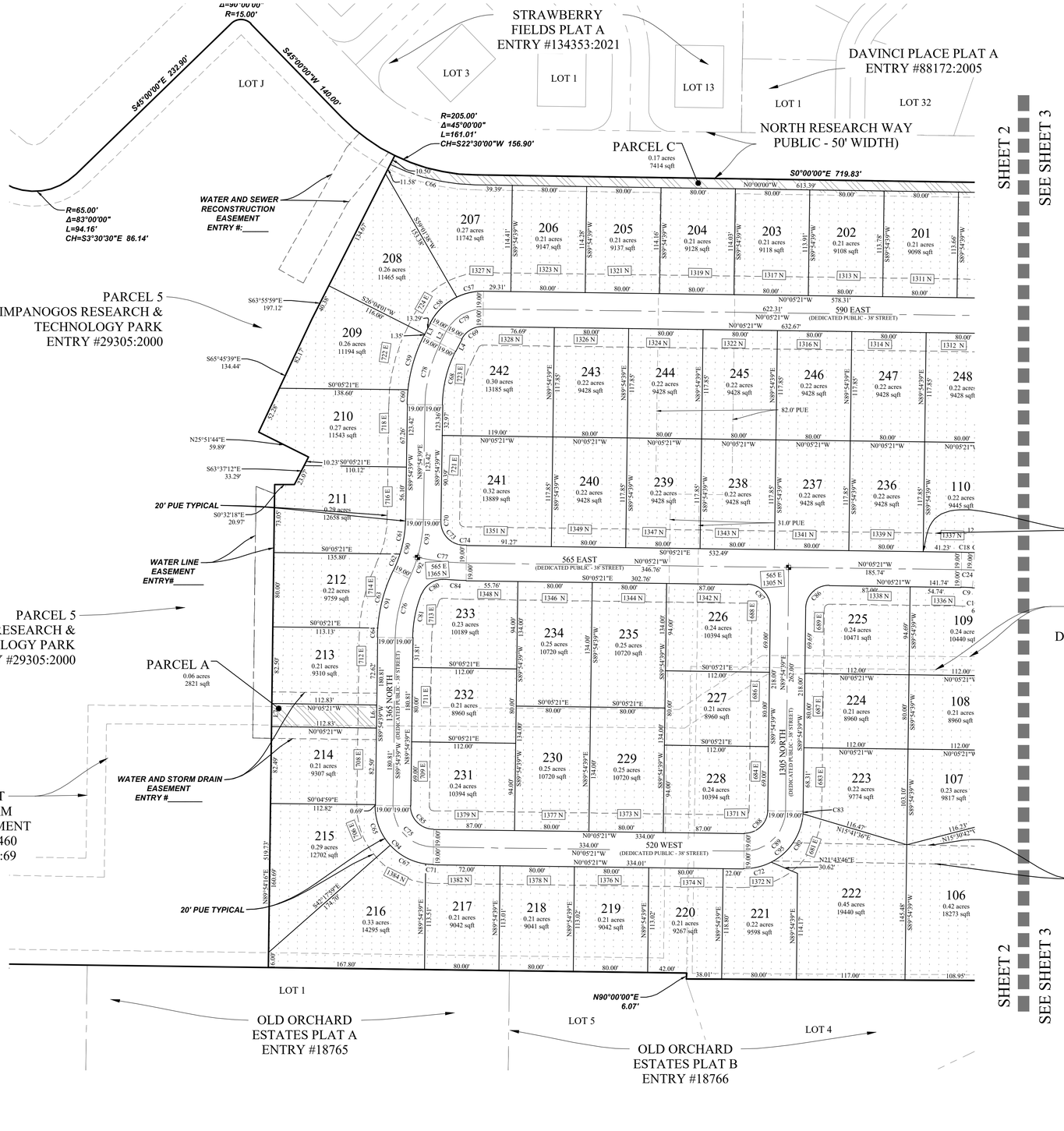
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- PRIVATE AREA

NOTES:
1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C & D WILL BE CONVEYED TO THE HOA AS COMMON AREA.
3. PUBLIC UTILITY EASEMENTS TYPICALLY EXTEND 20' PAST THE ROW.
4. NO DRIVEWAY OR DRIVE ACCESS SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PLAT "A"
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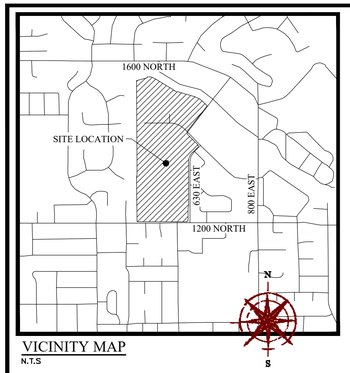
J:\2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074.dwg\sheet\c2.0 - PRELIMINARY PLAT.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
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N S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLAT "A"

OREM CANYON PARK

PRELIMINARY PLAT
VACATING PARCEL 5 OF THE TIMPANOGOS RESEARCH & TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT PHASE 1
LOCATED IN THE SE 1/4 OF SECTION 2 , T6 S, R2 E
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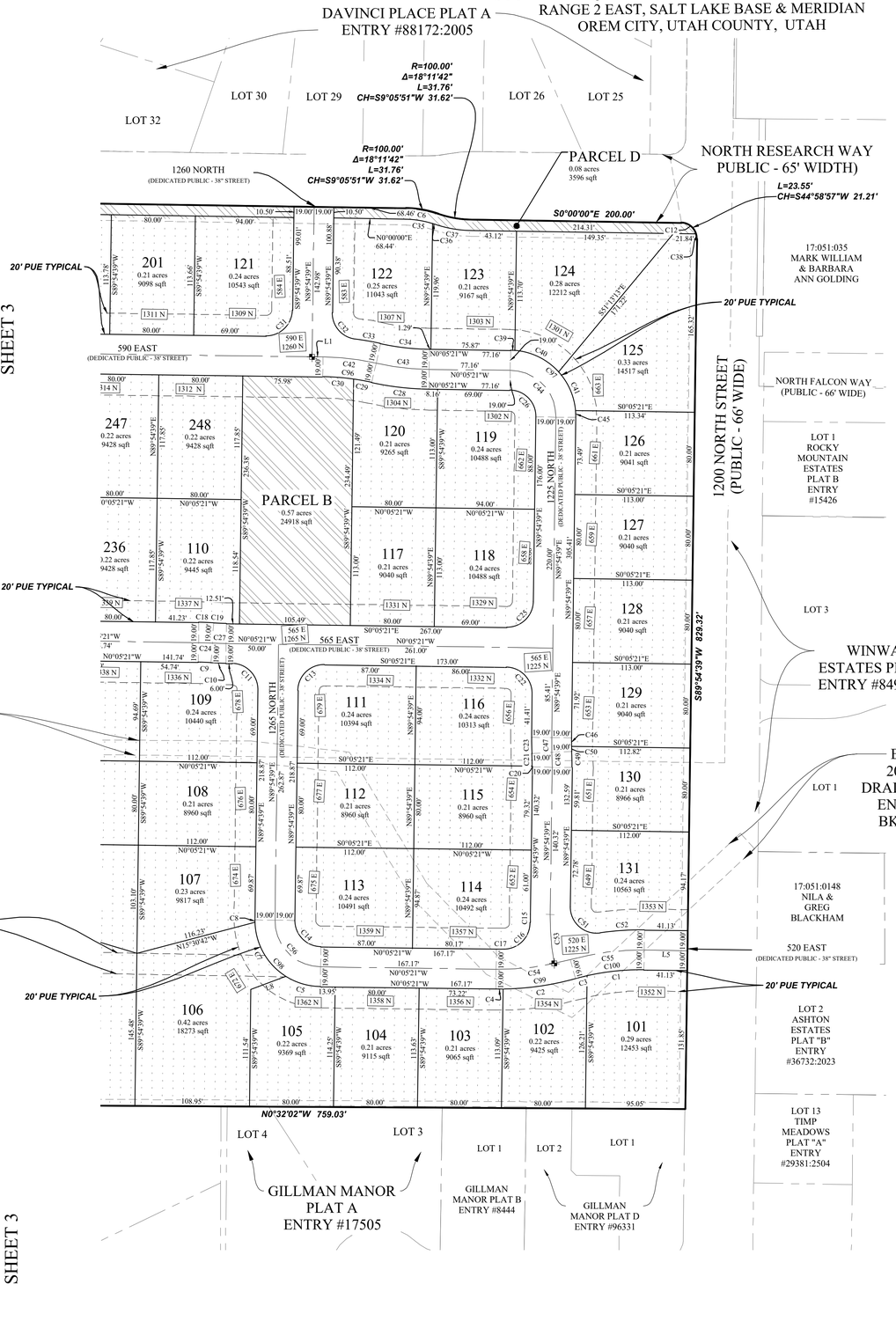
SEE SHEET 2
SHEET 3

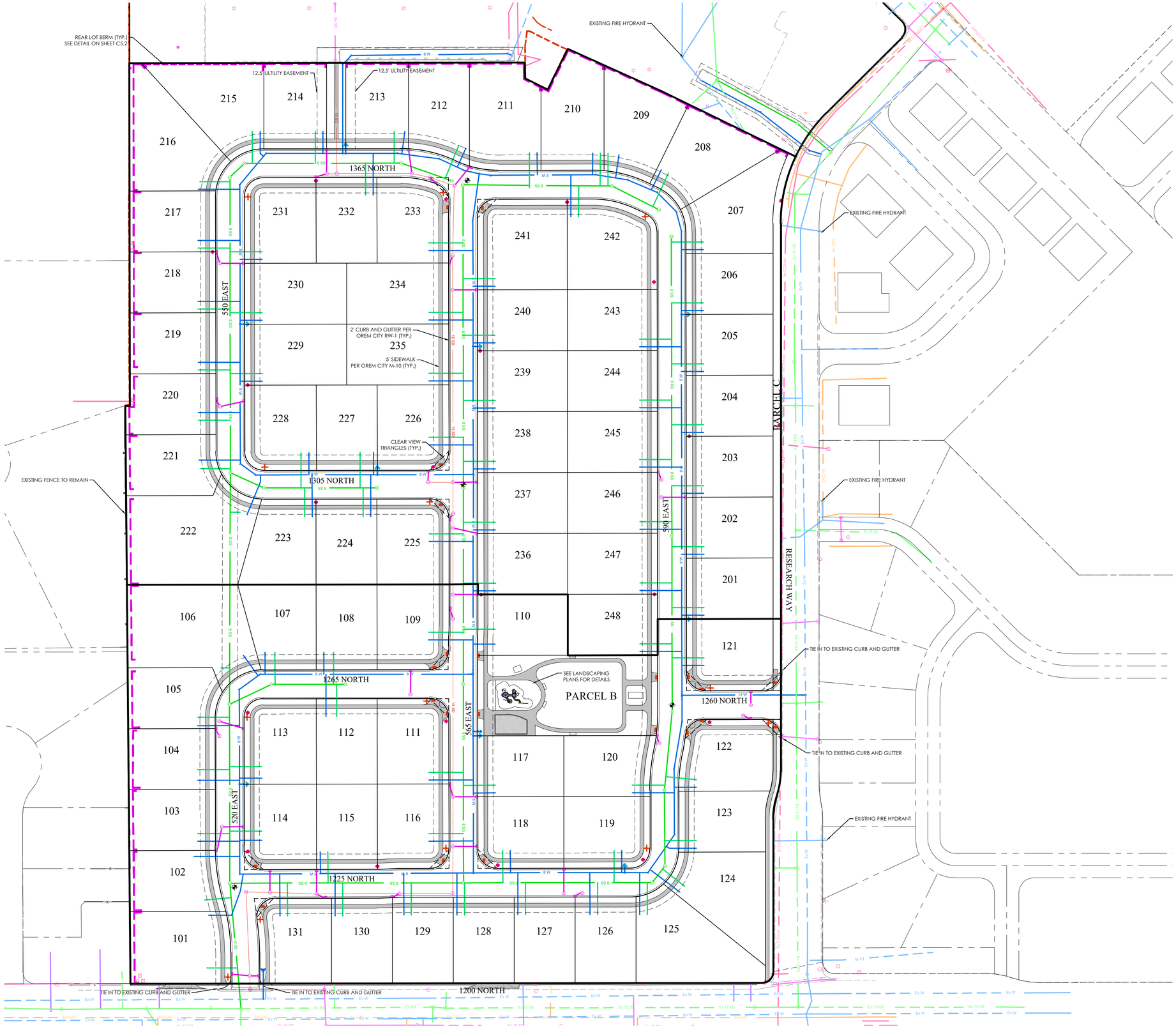


Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	231.00	13°29'57"	54.43	N06°50'20"W	54.30
C2	269.00	14°54'00"	69.95	N08°58'59"W	69.76
C3	231.00	2°50'41"	11.47	N15°00'39"W	11.47
C4	269.00	1°26'38"	6.78	N00°48'40"W	6.78
C5	63.00	31°57'04"	35.13	N15°53'11"E	34.68
C6	89.50	18°11'42"	28.42	S09°05'51"W	28.30
C7	63.00	55°56'18"	61.51	N59°49'52"E	59.09
C8	63.00	2°06'38"	2.32	N88°51'20"E	2.32
C9	231.00	3°00'40"	12.14	N01°24'59"E	12.14
C10	269.00	3°00'40"	14.14	N01°24'59"E	14.14
C11	25.00	90°00'00"	39.27	N44°54'39"E	35.36
C12	15.00	72°32'33"	18.99	S36°16'16"W	17.75
C13	25.00	90°00'00"	39.27	N45°05'21"W	35.36
C14	25.00	90°00'00"	39.27	S44°54'39"W	35.36
C15	269.00	1°42'24"	8.01	N89°03'27"E	8.01
C16	25.00	89°46'15"	39.17	S46°54'37"E	35.28
C17	231.00	1°56'09"	7.80	S01°03'25"E	7.80
C18	269.00	3°00'40"	14.14	S01°24'59"W	14.14
C19	231.00	3°00'40"	12.14	S01°24'59"W	12.14
C20	181.00	0°12'52"	0.68	N89°48'13"E	0.68
C21	181.00	3°50'16"	12.12	N87°46'39"E	12.12
C22	25.00	90°00'00"	39.27	N44°54'39"E	35.36
C23	219.00	4°03'08"	15.49	N87°53'05"E	15.49
C24	250.00	3°00'40"	13.14	N01°24'59"E	13.14
C25	25.00	90°00'00"	39.27	S45°05'21"E	35.36
C26	25.00	90°00'00"	39.27	N44°54'39"E	35.36
C27	250.00	3°00'40"	13.14	S01°24'59"W	13.14
C28	269.00	11°41'44"	54.91	N05°45'31"E	54.81
C29	231.00	4°21'17"	17.56	N09°25'45"E	17.55
C30	231.00	7°20'27"	29.60	N03°34'53"E	29.58
C31	25.00	90°00'00"	39.27	S45°05'21"E	35.36
C32	25.00	83°25'43"	36.40	S48°11'47"W	33.27
C33	269.00	5°07'27"	24.06	S09°02'40"W	24.05
C34	231.00	11°41'44"	47.15	S05°45'31"W	47.07
C35	89.50	16°35'47"	25.92	N08°17'53"E	25.83
C36	89.50	1°35'55"	2.50	N17°23'44"E	2.50
C37	110.50	18°11'42"	35.09	N09°05'51"E	34.94
C38	15.00	17°18'47"	4.53	N81°11'56"E	4.52
C39	63.00	3°45'31"	4.13	S01°47'25"W	4.13
C40	63.00	43°10'38"	47.48	S25°15'29"W	46.36
C41	63.00	37°07'58"	40.83	S65°24'48"W	40.12
C42	250.00	11°41'44"	51.03	N05°45'31"E	50.94
C43	250.00	11°41'44"	51.03	S05°45'31"W	50.94
C44	44.00	90°00'00"	69.12	N44°54'39"E	62.23
C45	63.00	5°55'52"	6.52	S86°56'43"W	6.52
C46	181.00	2°33'30"	8.08	S88°37'54"W	8.08
C47	200.00	4°03'08"	14.15	S87°53'05"E	14.14
C48	200.00	4°03'08"	14.15	N87°53'05"E	14.14
C49	219.00	4°03'08"	15.49	S87°53'05"W	15.49
C50	181.00	1°29'39"	4.72	S86°36'20"W	4.72
C51	25.00	98°58'36"	43.19	S40°25'21"W	38.01
C52	269.00	8°58'36"	42.14	S04°34'39"E	42.10
C53	250.00	10°45'55"	46.97	S84°31'41"W	46.90
C54	250.00	16°20'38"	71.31	S08°15'40"E	71.07
C55	250.00	16°20'38"	71.31	N08°15'40"W	71.07

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C56	44.00	90°00'00"	69.12	S44°54'39"W	62.23
C57	63.00	26°49'48"	29.50	S13°30'15"E	29.23
C58	63.00	37°00'50"	40.70	S45°25'34"E	39.99
C59	169.00	20°48'49"	61.39	S74°20'23"E	61.05
C60	169.00	5°20'33"	15.76	S87°25'04"E	15.75
C61	131.00	16°45'13"	38.31	S81°42'44"E	38.17
C62	131.00	8°25'36"	19.27	S69°07'20"E	19.25
C63	169.00	21°49'45"	64.39	S75°49'24"E	64.00
C64	169.00	3°21'04"	9.88	S88°24'49"E	9.88
C65	63.00	42°33'25"	46.79	N68°37'56"E	45.73
C66	215.50	25°16'39"	95.07	S12°38'19"W	94.30
C67	63.00	40°08'47"	44.14	N27°16'50"E	43.25
C68	131.00	26°09'22"	59.80	N77°00'40"W	59.28
C69	25.00	63°50'38"	27.86	N32°00'40"W	26.44
C70	169.00	0°43'11"	2.12	N89°43'46"W	2.12
C71	63.00	7°17'47"	8.02	N03°33'33"E	8.02
C72	63.00	27°59'45"	30.78	N14°05'14"W	30.48
C73	25.00	89°57'19"	39.25	S45°39'10"W	35.34
C74	231.00	0°45'52"	3.08	S00°17'35"W	3.08
C75	44.00	90°00'00"	69.12	S44°54'39"W	62.23
C76	150.00	25°10'49"	65.92	N77°29'56"W	65.39
C77	250.00	12°06'10"	52.81	S05°57'44"W	52.71
C78	150.00	26°09'22"	68.48	N77°00'40"W	67.88
C79	44.00	63°50'38"	49.03	N32°00'40"W	46.53
C80	25.00	73°35'49"	32.11	N32°10'50"W	29.95
C81	131.00	21°06'37"	48.27	N79°32'03"W	47.99
C82	63.00	59°10'25"	65.06	N57°40'19"W	62.21
C83	63.00	2°49'50"	3.11	N88°40'26"W	3.11
C84	269.00	4°42'26"	22.10	N02°15'52"E	22.09
C85	25.00	90°00'00"	39.27	S44°54'39"W	35.36
C86	25.00	90°00'00"	39.27	N45°05'21"W	35.36
C87	25.00	90°00'00"	39.27	N44°54'39"E	35.36
C88	25.00	90°00'00"	39.27	S45°05'21"E	35.36
C89	44.00	90°00'00"	69.12	S45°05'21"E	62.23
C90	131.00	25°10'49"	57.57	S77°29'56"E	57.11
C91	169.00	25°10'49"	74.27	N77°29'56"W	73.68
C92	150.00	9°21'29"	24.50	S69°35'16"E	24.47
C93	150.00	15°49'20"	41.42	S82°10'41"E	41.29
C94	63.00	90°00'00"	98.96	S44°54'39"W	89.10
C95	63.00	90°00'00"	98.96	S45°05'21"E	89.10
C96	231.00	11°41'44"	47.15	N05°45'31"E	47.07
C97	63.00	90°00'00"	98.96	N44°54'39"E	89.10
C98	63.00	90°00'00"	98.96	S44°54'39"W	89.10
C99	269.00	16°20'38"	76.73	S08°15'40"E	76.47
C100	231.00	16°20'38"	65.89	N08°15'40"W	65.67

Line Table		
LINE	DIRECTION	LENGTH
L1	N00°05'21"W	10.35
L2	S63°55'59"E	14.65
L3	N63°55'59"W	14.65
L4	N63°55'59"W	14.65
L5	N00°05'21"W	41.13
L6	N89°54'39"E	25.00
L7	S89°54'16"W	25.00
L8	N21°34'26"W	35.15

Z:_2024\24-0074 Orem Canyon Park (Th Pointe Homes)\design 24-0074\dwg\sheets\C2.0 - PRELIMINARY PLAT.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX

N

S

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focus-es.com

FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
OVERALL SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=60'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.0		

Z:\...2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\Design\24-0074.dwg\sheets\C3.0 - SITE PLAN.dwg

EXISTING BOXES TO REMAIN

REMOVE ANY ABANDONED STORM DRAIN LINES AND STRUCTURES (TYP.). NEW STORM DRAIN TO CONNECT TO THE NORTH END AND CONTINUE IN FUTURE ROADWAY ALIGNMENT.

EXISTING BOXES TO REMAIN

ALL INTERNAL ASPHALT TO BE REMOVED (APPROX. $6,546 SF).

ALL EXISTING INTERNAL CURB TO BE REMOVED

ALL EXISTING INTERNAL LIGHT POLES TO BE REMOVED

EXISTING BOXES TO REMAIN

KILL EXISTING WATER SERVICE

KILL EXISTING WATER LINES AND VALVES AT TEE OF EXISTING WATER MAIN AFTER WATER HAS BEEN RELOCATED

EXISTING SEWER AND WATER TO BE RELOCATED OUTSIDE OF BOUNDARY

ALL EXISTING BUILDINGS TO BE REMOVED

KILL EXISTING WATER LINES AND VALVES AT TEE OF EXISTING WATER MAIN AFTER WATER HAS BEEN RELOCATED

ALL EXISTING BUILDINGS TO BE REMOVED

ALL INTERNAL EXISTING UGP TO BE RELOCATED

ALL INTERNAL EXISTING COMM TO BE RELOCATED

KILL EXISTING WATER LINES AND VALVES AT TEE OF EXISTING WATER MAIN AFTER WATER HAS BEEN RELOCATED

EXISTING COMM TO REMAIN

EXISTING COMM TO REMAIN

ALL INTERNAL EXISTING STORM DRAIN LINE AND STRUCTURES TO BE REMOVED

KILL EXISTING WATER LINES AND VALVES AT TEE OF EXISTING WATER MAIN AFTER WATER HAS BEEN RELOCATED

ALL INTERNAL EXISTING WATER LINES AND STRUCTURES TO BE REMOVED AND RECONSTRUCTED WITHIN ROW

ALL EXISTING BUILDINGS TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

PROJECT BOUNDARY

INTERNAL EXISTING PARKING TO BE REMOVED

REMOVE INTERNAL EXISTING GAS LINE

KILL EXISTING WATER LINES AND VALVES AT TEE OF EXISTING WATER MAIN AFTER WATER HAS BEEN RELOCATED

ALL EXISTING INTERNAL SIGNS TO BE REMOVED

EXISTING BOXES TO REMAIN

RESEARCH WAY

1200 NORTH

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- Ex GAS EXIST. NATURAL GAS
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- EXIST. WALL
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- STREET SIGN
- BILLBOARD
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION
- XXXX/XXXX DEED BOOK/PAGE PER xxxx COUNTY RECORDS
- XX:XXX:XXXX XXXX COUNTY PARCEL No.

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
DEMOLITION PLAN

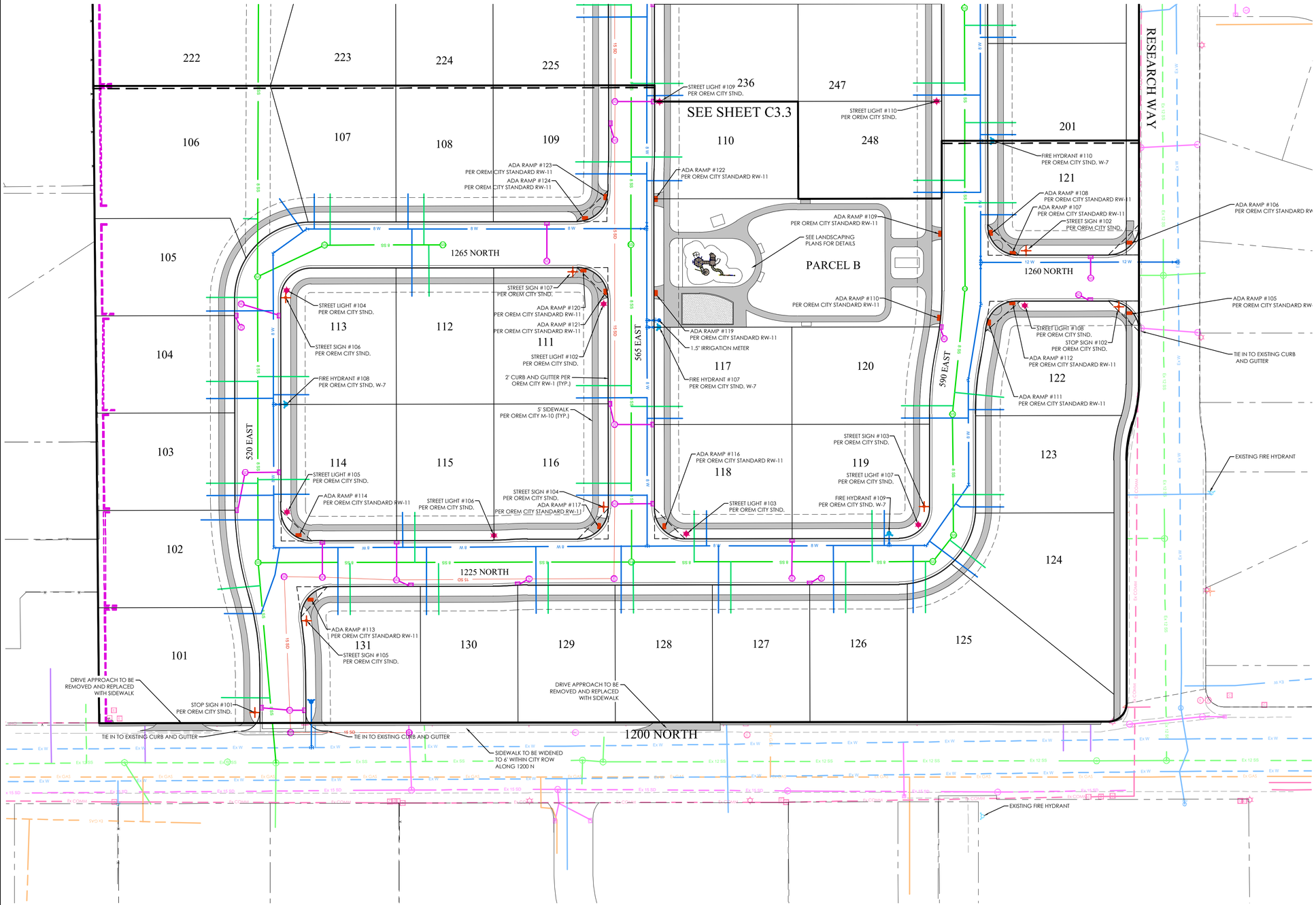
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DEMOLITION PLAN

Scale:	1"=60'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.1		

Z:\...2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C3.1 - DEMOLITION PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
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- SEWER MANHOLE
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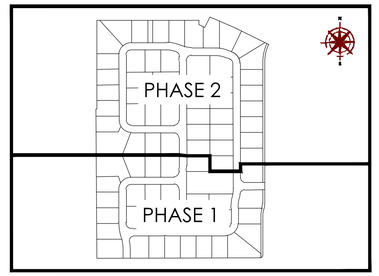
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- BERM



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.2		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C3.2 - SITE PLAN.dwg

6' PRIVACY WALL (TYP.)
5' SIDEWALK
12.5' ULTILITY EASEMENT
12.5' ULTILITY EASEMENT
EXISTING FIRE HYDRANT
FIRE HYDRANT #103 PER OREM CITY STND. W-7
1365 NORTH
STREET SIGN #109 PER OREM CITY STND.
STREET LIGHT #120 PER OREM CITY STND.
STREET SIGN #110 PER OREM CITY STND.
STREET LIGHT #115 PER OREM CITY STND.
ADA RAMP #103 PER OREM CITY STANDARD RW-11
STREET LIGHT #114 PER OREM CITY STND.
ADA RAMP #104 PER OREM CITY STANDARD RW-11
STREET SIGN #111 PER OREM CITY STND.
STREET LIGHT #121 PER OREM CITY STND.
EXISTING FIRE HYDRANT
STREET LIGHT #119 PER OREM CITY STND.
550 EAST
565 EAST
STREET LIGHT #112 PER OREM CITY STND.
FIRE HYDRANT #105 PER OREM CITY STND. W-7
FIRE HYDRANT #102 PER OREM CITY STND. W-7
2' CURB AND GUTTER PER OREM CITY RW-1 (TYP.)
FIRE HYDRANT #106 PER OREM CITY STND. W-7
STREET LIGHT #113 PER OREM CITY STND.
5' SIDEWALK PER OREM CITY M-10 (TYP.)
STREET LIGHT #118 PER OREM CITY STND.
STREET SIGN #108 PER OREM CITY STND.
FIRE HYDRANT #104 PER OREM CITY STND. W-7
STREET LIGHT #116 PER OREM CITY STND.
ADA RAMP #101 PER OREM CITY STANDARD RW-11
STREET LIGHT #111 PER OREM CITY STND.
STREET LIGHT #122 PER OREM CITY STND.
PARCEL C
1305 NORTH
EXISTING FIRE HYDRANT
EXISTING FENCE TO REMAIN
STREET LIGHT #117 PER OREM CITY STND.
STREET SIGN #101 PER OREM CITY STND.
ADA RAMP #102 PER OREM CITY STANDARD RW-11
590 EAST
RESEARCH WAY
STREET LIGHT #109 PER OREM CITY STND.
SEE SHEET C3.2
STREET LIGHT #110 PER OREM CITY STND.
FIRE HYDRANT #110 PER OREM CITY STND. W-7
ADA RAMP #123 PER OREM CITY STANDARD RW-11
ADA RAMP #122 PER OREM CITY STANDARD RW-11

215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 121
216 217 218 219 220 221 222 106
231 232 233 241 242 230 234 240 243 229 235 239 244 228 227 226 238 245 223 224 225 237 246 107 108 109 236 247 110 248

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
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- CULINARY VALVE, TEE & BEND
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- STREET MONUMENT (TO BE SET)
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE

KEY MAP
N.T.S

N
S

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
SITE PLAN

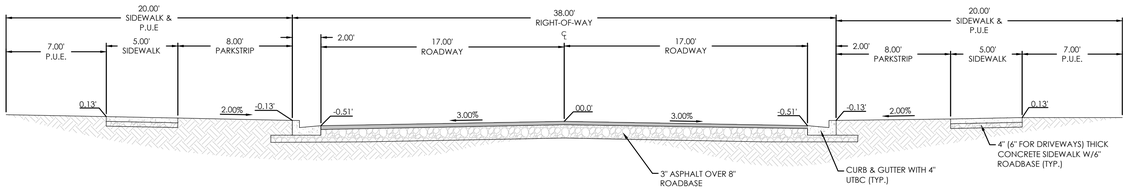
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

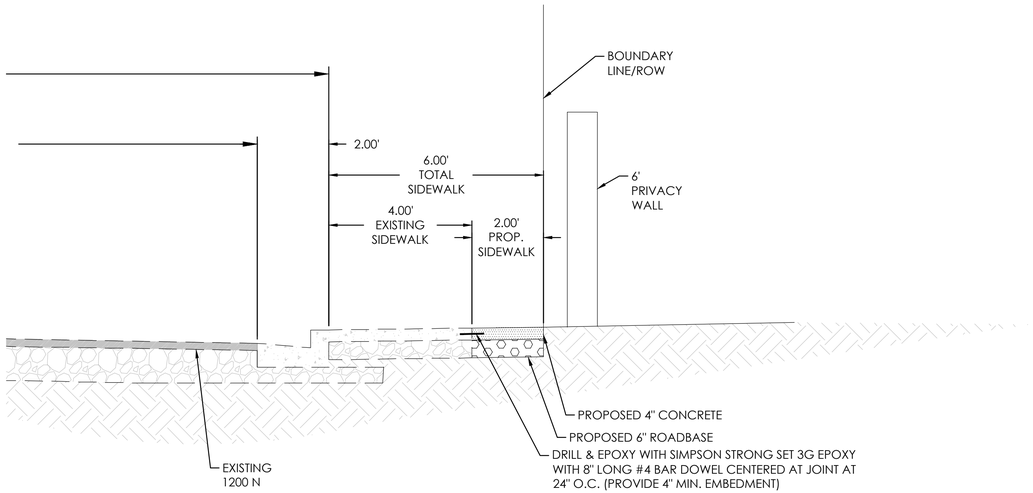
Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.3		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\Design 24-0074\dwg\sheets\C3.3 - SITE PLAN.dwg



38' RESIDENTIAL ROAD

N.T.S.



1200 N EXPANSION

N.T.S.

NOTE:
AT THE TIME OF CONSTRUCTION, THE CITY MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGEMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, ADA WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
STREET CROSS SECTION

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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STREET CROSS SECTION

Scale:	1"=XX'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.4		

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STORM DRAIN TRUNK LINE TO BE CONSTRUCTED WITH PHASE 1 (EXISTING SD PIPE TRUNK LINE MUST MAINTAIN AN OUTFALL AT ALL TIMES DURING CONSTRUCTION)

EXISTING WATER LINE TO REMAIN UNTIL PHASE 2 CONSTRUCTION BEGINS AND CONNECTION TO EXISTING WATER LINE WILL BE RELOCATED TO THE NORTH

STORM DRAIN TRUNK LINE TO BE CONSTRUCTED WITH PHASE 1 (EXISTING SD PIPE TRUNK LINE MUST MAINTAIN AN OUTFALL AT ALL TIMES DURING CONSTRUCTION)

BUILDING

CONTRACTOR TO BUILD TO THIS MANHOLE DURING PHASE 1 CONSTRUCTION.

CONTRACTOR TO BUILD TO THIS MANHOLE DURING PHASE 1 CONSTRUCTION.

EXISTING WATER LINE TO REMAIN UNTIL PHASE 2 CONSTRUCTION BEGINS AND CONNECTION TO EXISTING WATER LINE WILL BE RELOCATED TO THE NORTH

STORM DRAIN TRUNK LINE TO BE CONSTRUCTED WITH PHASE 1 (EXISTING SD PIPE TRUNK LINE MUST MAINTAIN AN OUTFALL AT ALL TIMES DURING CONSTRUCTION)

CONTRACTOR TO BUILD TO THIS MANHOLE DURING PHASE 1 CONSTRUCTION.

TIE INTO EXISTING WATER LINE WITH TEMPORARY TEE. TEE TO BE REPLACED OR REMOVED DURING PHASE 2 CONSTRUCTION

RESEARCH WAY

106 107 108 109 110 121

105 113 112 111 PARCEL B 1265 NORTH 1260 NORTH

104 117 120 122

103 114 115 116 118 119 123

102 124

101 131 130 129 128 127 126 125

520 EAST 565 EAST 590 EAST

1225 NORTH

1200 NORTH

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
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- CONTOUR MINOR
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
PHASE 1 CONSTRUCTION EXHIBIT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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PHASE 1 CONSTRUCTION EXHIBIT

Scale:	1"=60'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C3.5		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- BERM

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
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Know what's below. Call 811 before you dig.

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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
OVERALL GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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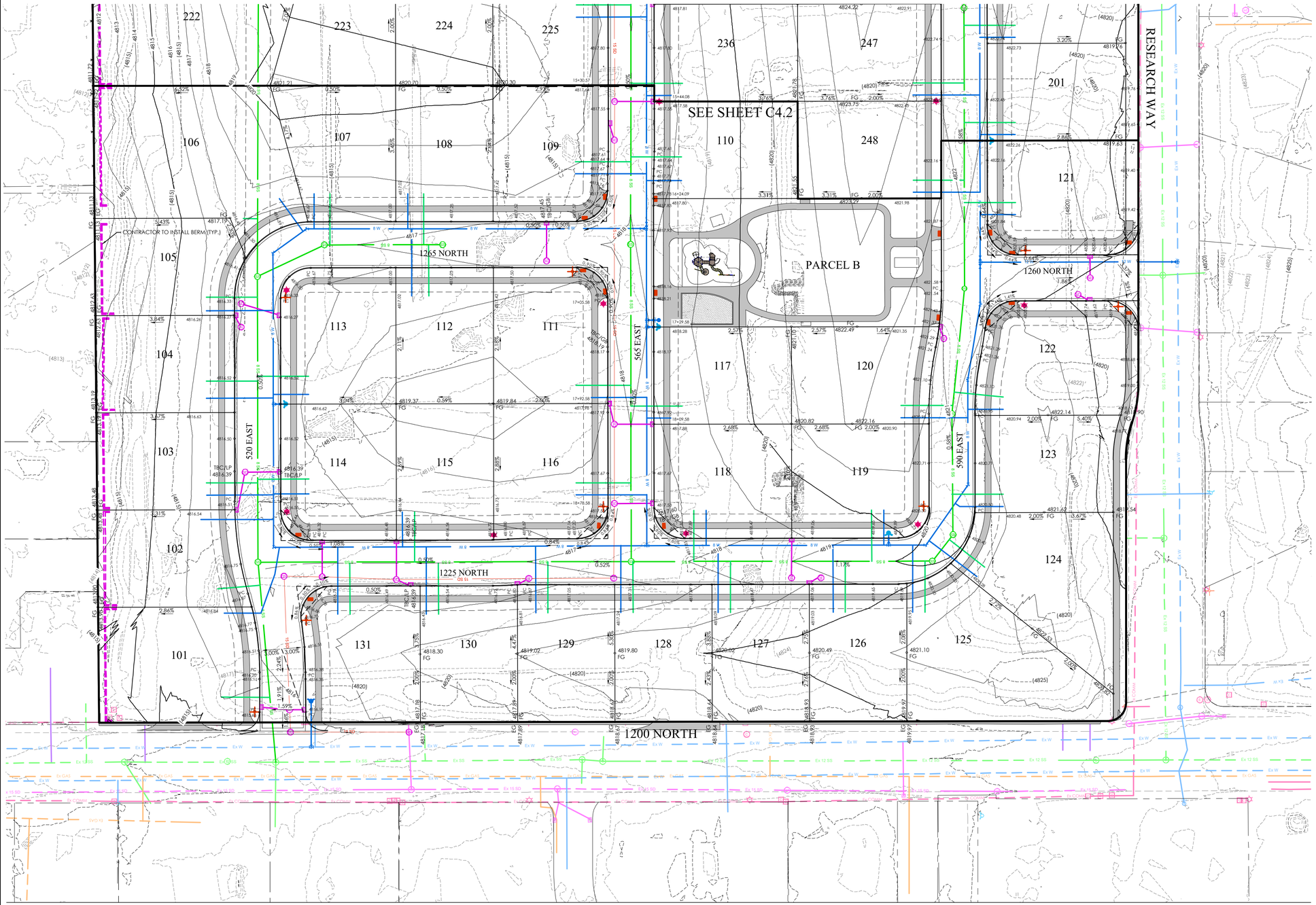
6	----	----

OVERALL GRADING PLAN

Scale:	1"=60'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C4.0		

Z:_2024\24-0074 Orem Canyon Park [fn Pointe Homes]\design 24-0074\dwg\sheets\C4.0 - GRADING PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
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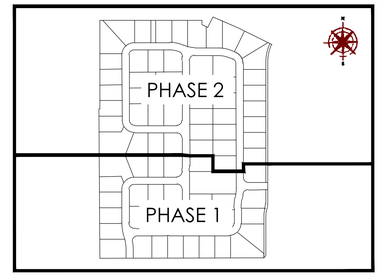

KEY MAP
N.T.S

N
S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
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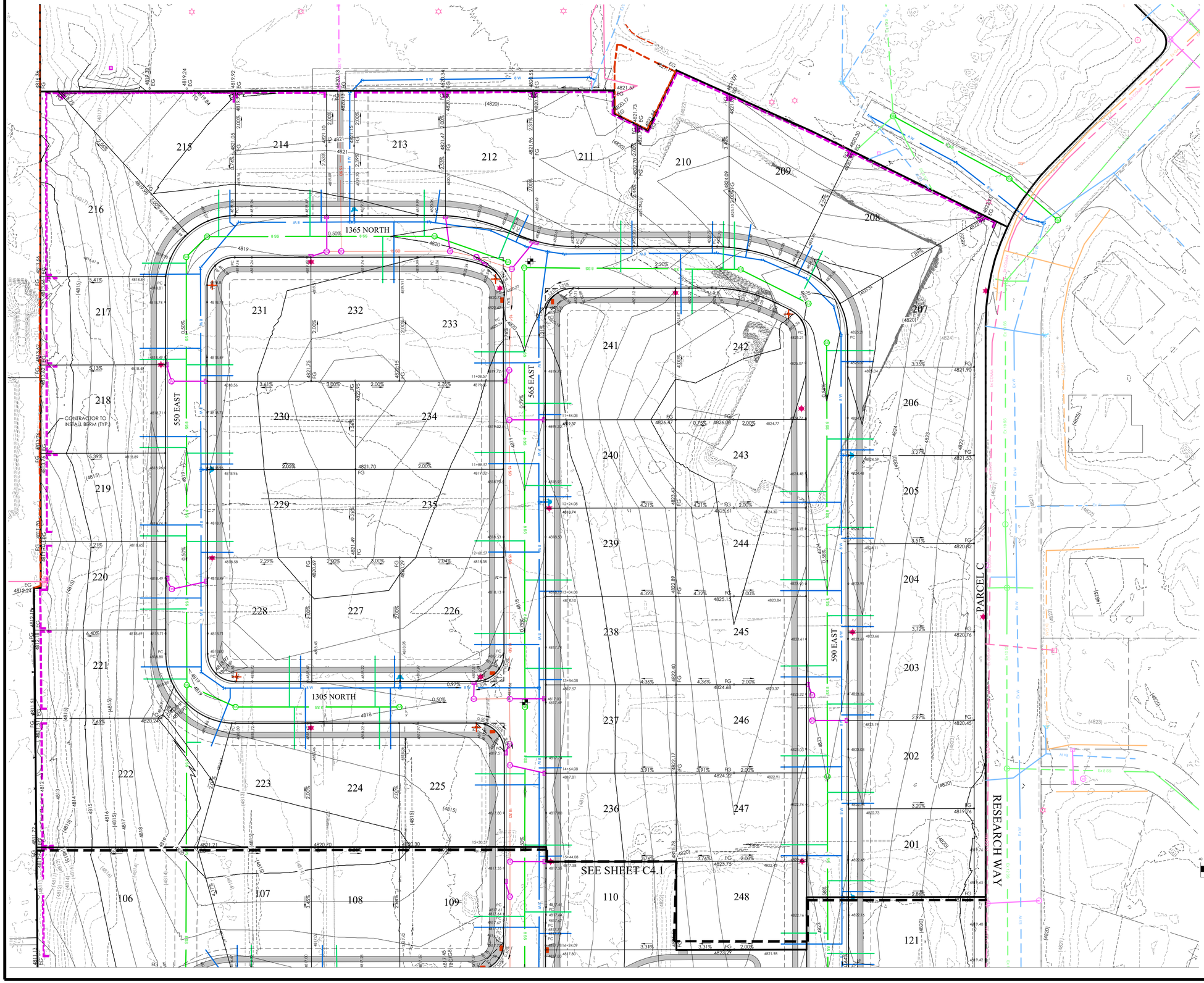
GRADING PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C4.1		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C4.1 - GRADING PLAN.dwg



LEGEND

- BOUNDARY
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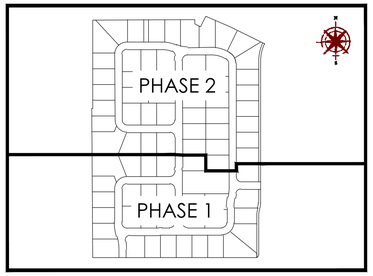

KEY MAP
N.T.S

N

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40 0 20 40 80 160

(IN FEET)
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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
GRADING PLAN

REVISION BLOCK

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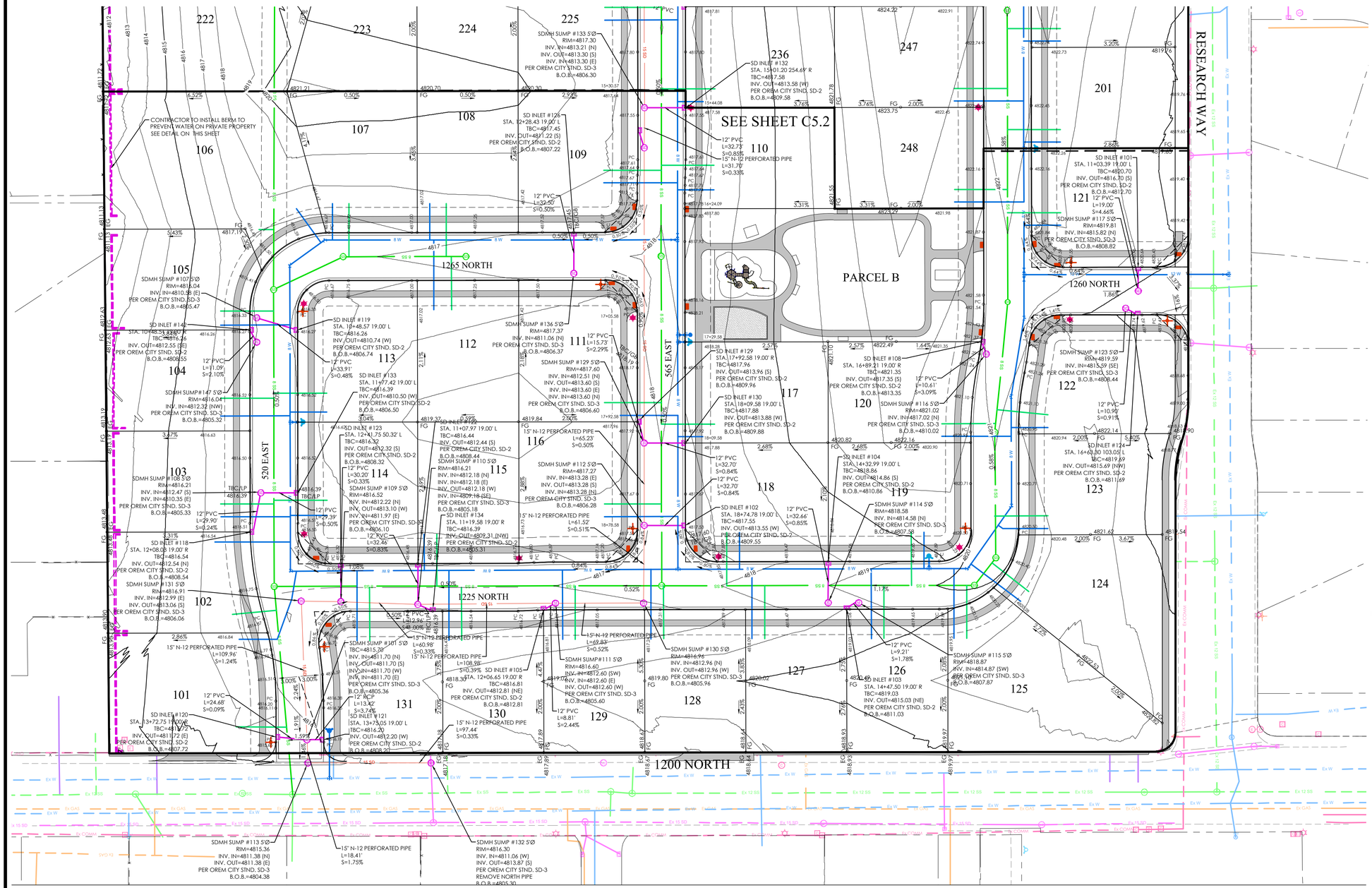
GRADING PLAN

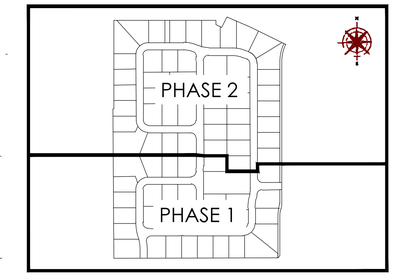
Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C4.2		

Z:\...2024\24-0074 Orem Canyon Park [fil Pointe Homes]\design 24-0074\dwg\sheets\C4.2 - GRADING PLAN.dwg



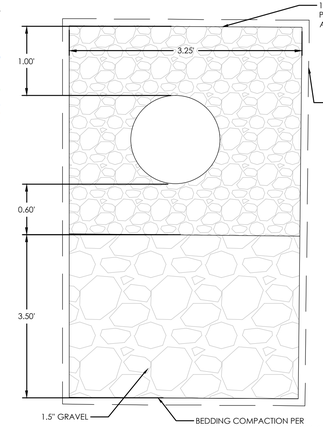
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- BERM



KEY MAP
N.T.S

NOTES:
1. ALL LOTS TO MAINTAIN THEIR OWN STORM WATER ON EACH LOT.
2. PERFORATED STORM DRAIN SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS PER ASTM D2321
3. CONTRACTOR SHALL HAVE OREM CITY ON-SITE DURING INSTALLATION OF PERFORATED STORM DRAIN PIPE FOR INSPECTIONS.



N

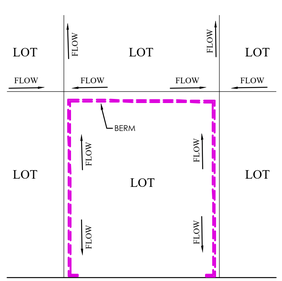
S

GRAPHIC SCALE

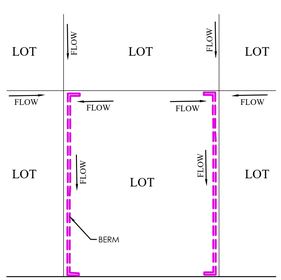
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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



LOT TYP. DRAINAGE BERM DETAIL
N.T.S.



LOT TYP. DRAINAGE BERM DETAIL
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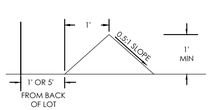

BERM DETAIL

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FOR REVIEW ONLY

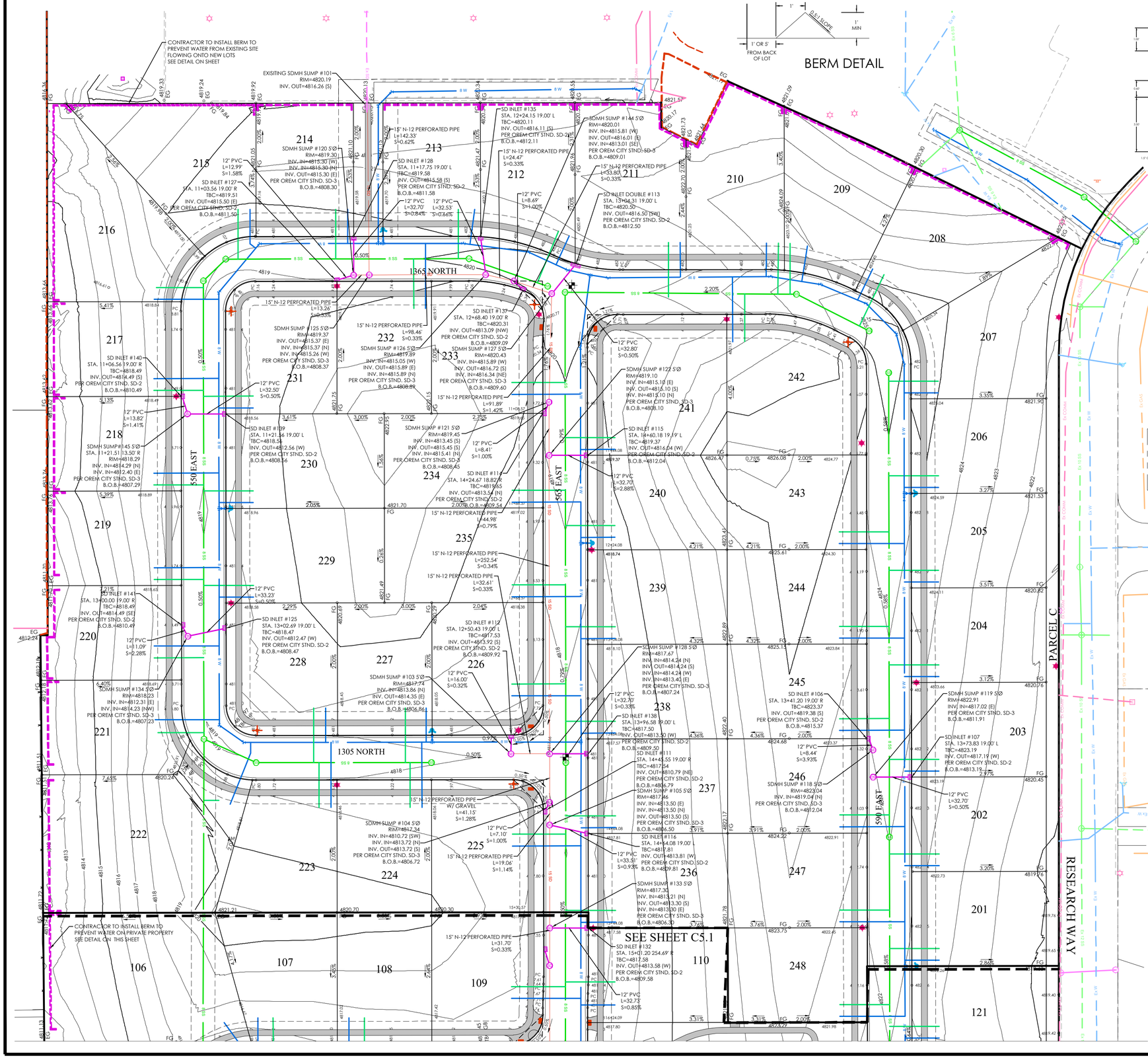
CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
DRAINAGE PLAN

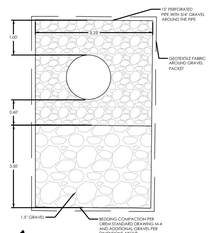
REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C5.1		

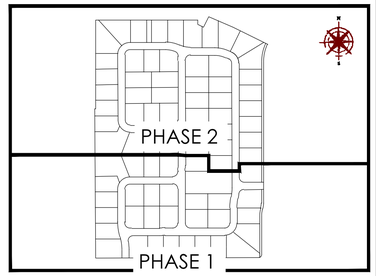
Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C5.1 - DRAINAGE PLAN.dwg





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SD — XX" PERFORATED STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- XX GAS — EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SDMH — SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE



KEY MAP
N.T.S

NOTES:
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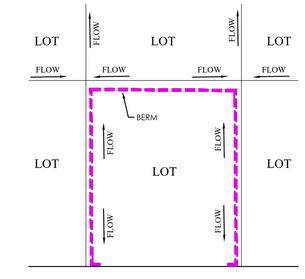
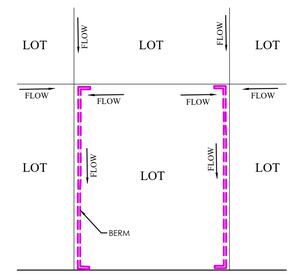


LOT TYP. DRAINAGE BERM DETAIL
N.T.S.



LOT TYP. DRAINAGE BERM DETAIL
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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www.focus-es.com

FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C5.2		

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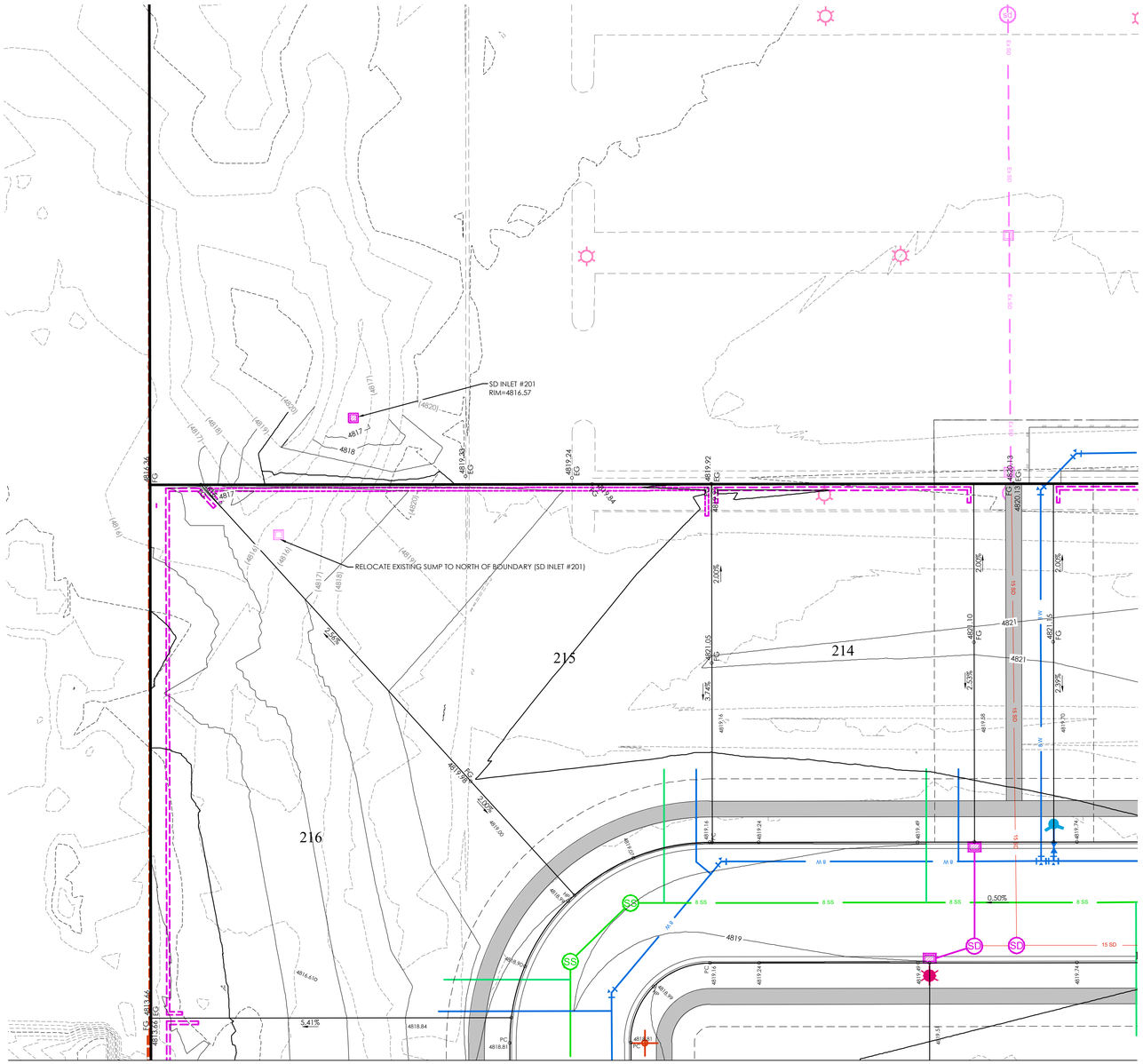

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GRAPHIC SCALE

20 0 20 20 40 80

(IN FEET)
1 inch = 20 ft.

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
OFFSITE BERM AND STORM DRAIN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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OFFSITE BERM AND STORM DRAIN

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C5.3		

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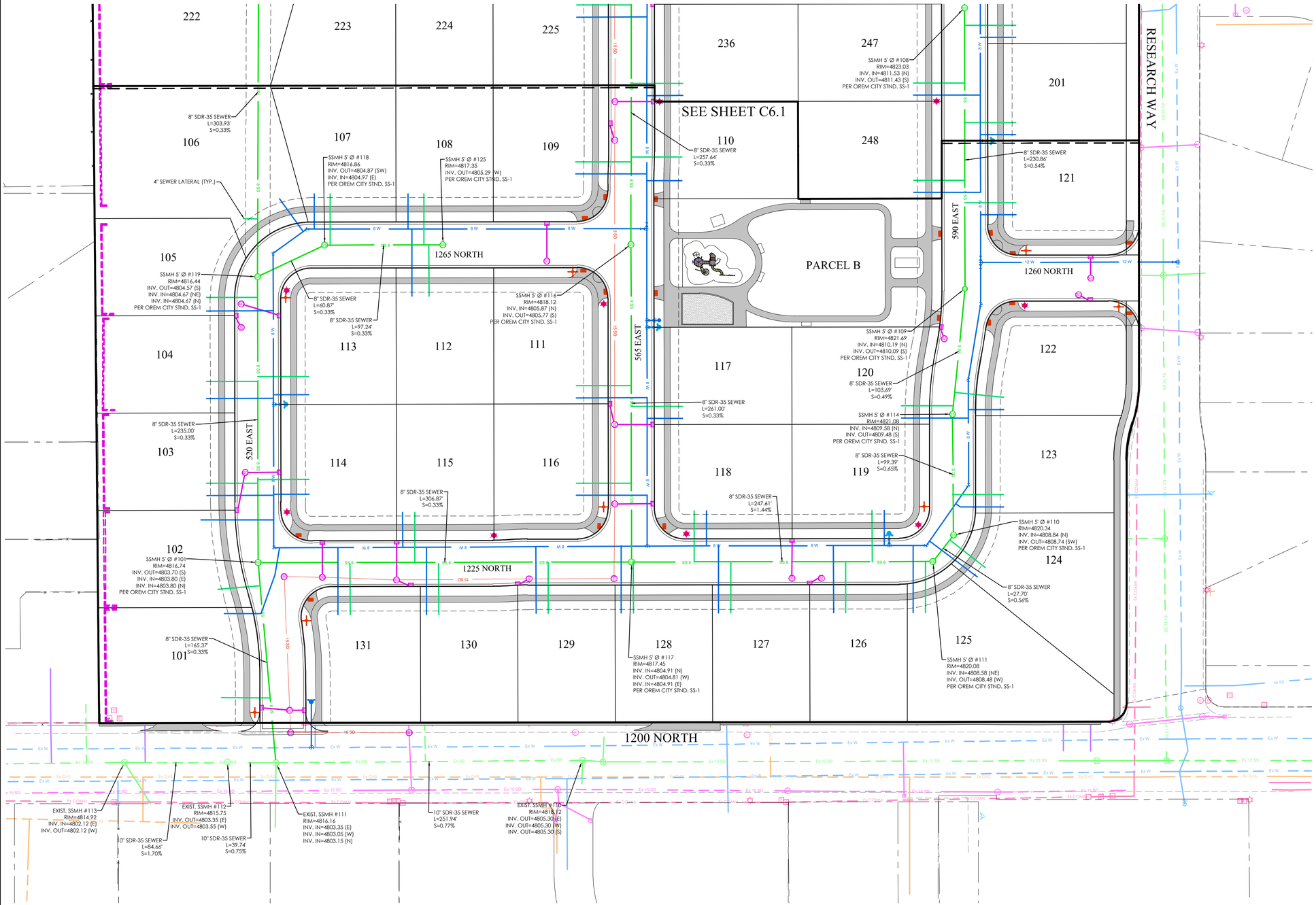

LEGEND

- BOUNDARY
- ROW
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- LOT LINE
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- XX" STORM DRAIN
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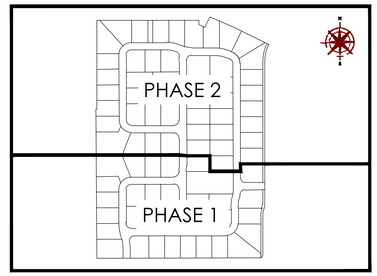

KEY MAP
N.T.S

N

S

GRAPHIC SCALE

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(IN FEET)
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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C6.0		

Z:\...2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C6.0 - SEWER PLAN.dwg

CONTRACTOR TO POTHOLE AND VERIFY DEPTH AND NOTIFY ENGINEER OF ANY DISCREPANCIES

SSMH 5' Ø #122
RIM=4820.73
INV. OUT=4813.81 (SE)
PER OREM CITY STND. SS-1
TIE INTO EXISTING SEWER LINE

8" SDR-35 SEWER
L=119.56'
S=0.33%

SSMH 5' Ø #123
RIM=4822.16
INV. IN=4813.42 (NW)
INV. OUT=4813.22 (SE)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=57.67'
S=0.33%

SSMH 5' Ø #124
RIM=4822.10
INV. IN=4813.03 (NW)
INV. OUT=4812.53 (SW)
INV. OUT=4814.43 (NE)
PER OREM CITY STND. SS-1
TIE INTO EXISTING SEWER LINE

SSMH 5' Ø #112
RIM=4818.98
INV. IN=4807.34 (E)
INV. OUT=4807.24 (SW)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=26.41'
S=0.33%

8" SDR-35 SEWER
L=205.84'
S=0.33%

SSMH 5' Ø #105
RIM=4820.20
INV. OUT=4808.02 (W)
INV. IN=4808.12 (E)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=70.49'
S=0.33%

SSMH 5' Ø #106
RIM=4823.52
INV. IN=4812.02 (SE)
INV. OUT=4811.92 (W)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=68.81'
S=2.29%

SSMH 5' Ø #121
RIM=4825.10
INV. OUT=4813.60 (NW)
PER OREM CITY STND. SS-1

SSMH 5' Ø #102
RIM=4818.86
INV. IN=4807.15 (NE)
INV. OUT=4807.05 (S)
PER OREM CITY STND. SS-1

1365 NORTH

STRUCTURE - (370)
STA. 12+87.31 7.22' R
RIM=4820.42
INV. OUT=4808.35 (W)
SSMH

SSMH 5' Ø #113
RIM=4820.57
INV. OUT=4808.13 (S)
INV. IN=4808.23 (E)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=195.81'
S=1.88%

SSMH 5' Ø #107
RIM=4825.31
INV. OUT=4813.81 (S)
PER OREM CITY STND. SS-1

550 EAST

8" SDR-35 SEWER
L=387.70'
S=0.33%

8" SDR-35 SEWER
L=397.86'
S=0.33%

NORTH SOUTH SD LINE

4" SEWER LATERAL (TYP.)

8" SDR-35 SEWER
L=392.88'
S=0.58%

590 EAST

PARCEL C

RESEARCH WAY

12" SDR-35 SEWER
L=48.44'
S=0.33%

SSMH 5' Ø #103
RIM=4818.81
INV. IN=4805.77 (SE)
INV. IN=4805.77 (N)
INV. OUT=4805.67 (S)
PER OREM CITY STND. SS-1

1305 NORTH

8" SDR-35 SEWER
L=303.93'
S=0.33%

SSMH 5' Ø #104
RIM=4818.81
INV. OUT=4805.93 (NW)
INV. IN=4806.03 (E)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=148.31'
S=0.33%

SSMH 5' Ø #126
RIM=4818.06
INV. OUT=4806.52 (W)
PER OREM CITY STND. SS-1

SSMH 5' Ø #115
RIM=4817.64
INV. OUT=4806.72 (S)
INV. IN=4806.82 (N)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=257.64'
S=0.33%

SSMH 5' Ø #108
RIM=4823.03
INV. IN=4811.53 (N)
INV. OUT=4811.43 (S)
PER OREM CITY STND. SS-1

8" SDR-35 SEWER
L=230.86'
S=0.54%

SEE SHEET C6.0

215 216 217 218 219 220 221 222 214 213 212 211 210 209 208 207 206 205 204 203 202 201 231 232 233 241 242 230 234 240 243 229 235 239 244 228 227 226 238 245 223 224 225 237 246 106 107 108 109 110 236 247 248 121

LEGEND

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- SWALE

PHASE 2

PHASE 1

KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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FOR REVIEW ONLY

CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
SEWER PLAN

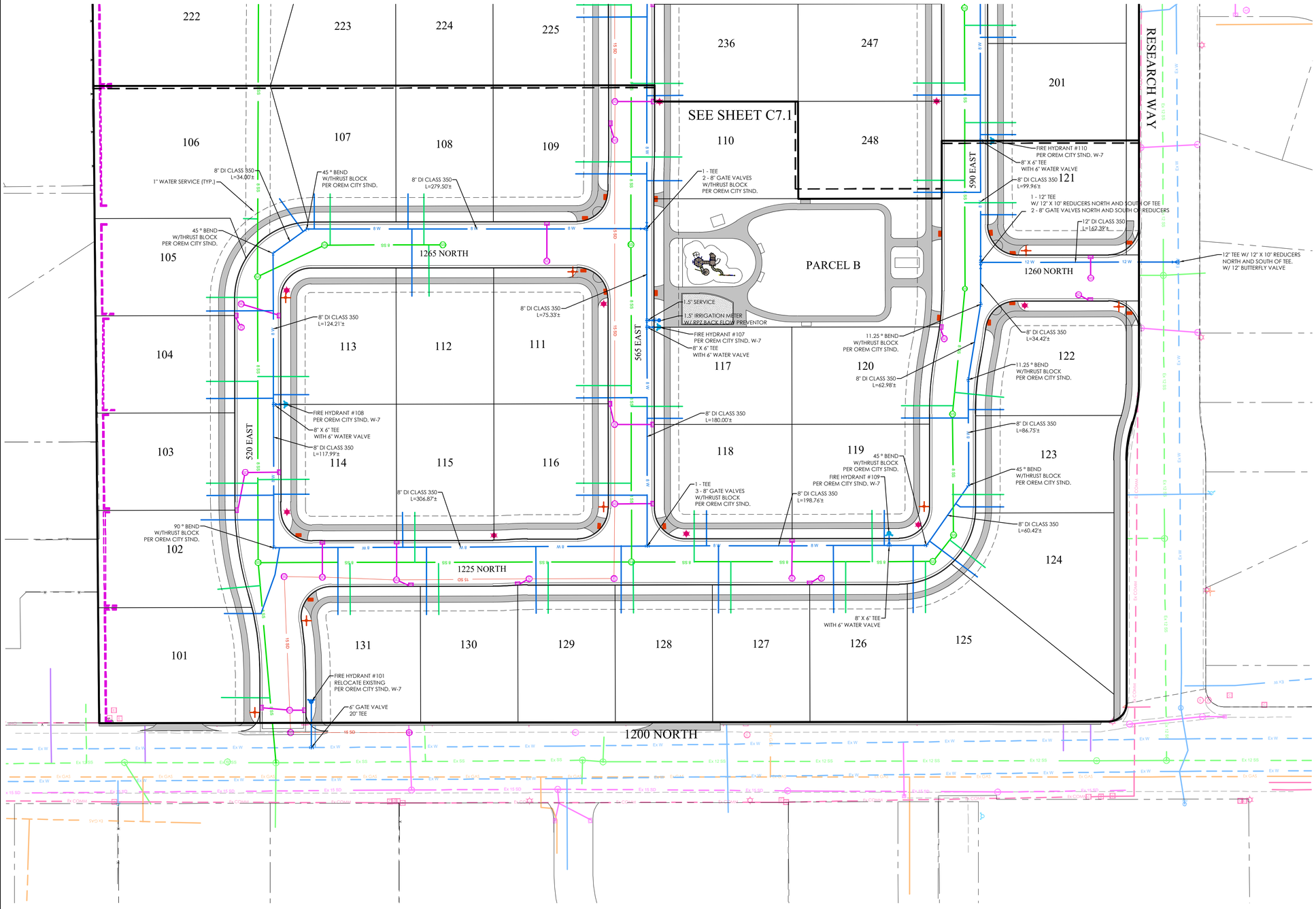
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C6.1		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C6.1 - SEWER PLAN.dwg



LEGEND

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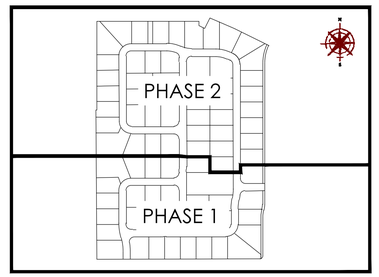

KEY MAP
N.T.S

CITY OF OREM WATER STANDARDS NOTES:

- ALL 1.5" AND LARGER WATER METERS ARE TO BE INSTALLED AT TIME OF SERVICE INSTALLATION
- 3' MINIMUM HORIZONTAL SEPARATION, 3' MINIMUM VERTICAL SEPARATION MUST BE MAINTAINED FROM CITY UTILITIES
- ALL WATER METERS ARE TO BE LOCATED IN LANDSCAPING. WATER METERS CANNOT BE PLACED WITHIN DRIVEWAYS.
- TREES AND DEEP-ROOTED VEGETATION MUST MAINTAIN 36" OF HORIZONTAL CLEARANCE, 10' VERTICAL CLEARANCE FROM ALL WATER METERS, FIRE HYDRANTS, AND WATER VALVES.
- ALL LANDSCAPE SPRINKLER CONNECTIONS MUST BE A MINIMUM OF 36" FROM WATER METER. NO SPRINKLER LINES SHALL RUN THROUGH THE METER CAN.
- ALL FIRE LINES ARE THE RESPONSIBILITY OF THE PROPERTY OWNER FROM THE MAIN SHUTOFF VALVE AND MUST BE PROTECTED BY A RPZ BACK FLOW ASSEMBLY.
- NO CITY UTILITY SHALL BE LOCATED UNDER COVERED PARKING AREAS.
- ALL UTILITIES SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE CITY CODE.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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6	----	----

WATER PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C7.0		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C7.0 - WATER PLAN.dwg

LEGEND

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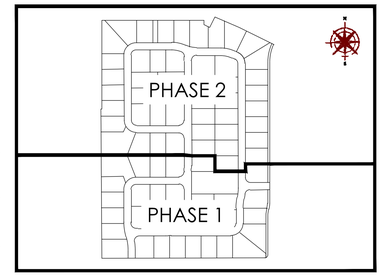
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE



KEY MAP
N.T.S

CITY OF OREM WATER STANDARDS NOTES:

- ALL 1.5" AND LARGER WATER METERS ARE TO BE INSTALLED AT TIME OF SERVICE INSTALLATION
- 3' MINIMUM HORIZONTAL SEPARATION, 3' MINIMUM VERTICAL SEPARATION MUST BE MAINTAINED FROM CITY UTILITIES
- ALL WATER METERS ARE TO BE LOCATED IN LANDSCAPING. WATER METERS CANNOT BE PLACED WITHIN DRIVEWAYS.
- TREES AND DEEP-ROOTED VEGETATION MUST MAINTAIN 36" OF HORIZONTAL CLEARANCE, 10' VERTICAL CLEARANCE FROM ALL WATER METERS, FIRE HYDRANTS, AND WATER VALVES.
- ALL LANDSCAPE SPRINKLER CONNECTIONS MUST BE A MINIMUM OF 36" FROM WATER METER. NO SPRINKLER LINES SHALL RUN THROUGH THE METER CAN.
- ALL FIRE LINES ARE THE RESPONSIBILITY OF THE PROPERTY OWNER FROM THE MAIN SHUTOFF VALVE AND MUST BE PROTECTED BY A RPZ BACK FLOW ASSEMBLY.
- NO CITY UTILITY SHALL BE LOCATED UNDER COVERED PARKING AREAS.
- ALL UTILITIES SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE CITY CODE.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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WATER PLAN

Scale:	1"=40'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C7.1		

Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\C7.1 - WATER PLAN.dwg

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 40°19'15.70" EASTING: -111°40'56.87"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 23.41 ACRES. AN ESTIMATED 23.41 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 3.0% TO 0.9%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 4.0' WITH ROADS OF APPROXIMATELY 0.5% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 62% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 52% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 79 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.62. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.52 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM (SF)
- CUTBACK CURB
- FIBER ROLL

NOTE:
CONTRACTOR TO ADD INLET PROTECTION ON ALL DOWNSTREAM INLETS OFFSITE WITHIN 200FT OF THE PROJECT

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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EROSION CONTROL PLAN

REVISION BLOCK

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EROSION CONTROL PLAN

Scale:	1"=60'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	C8.0		

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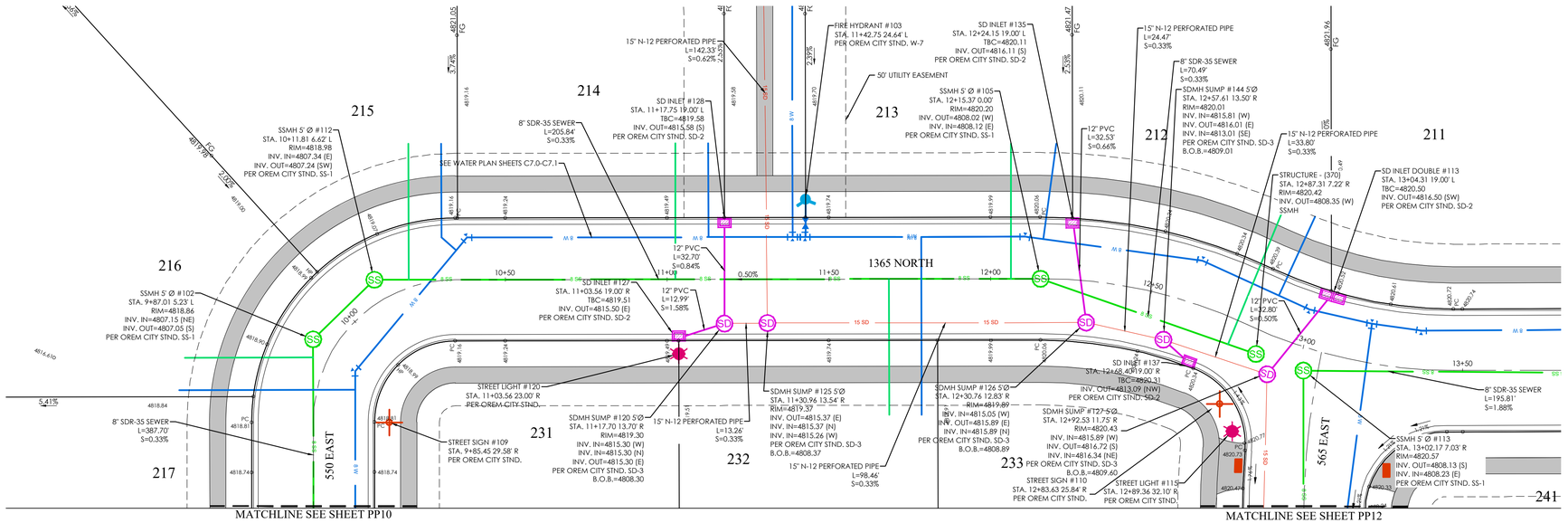
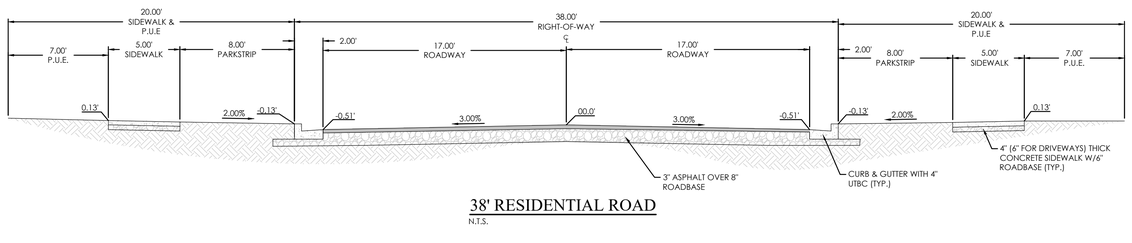
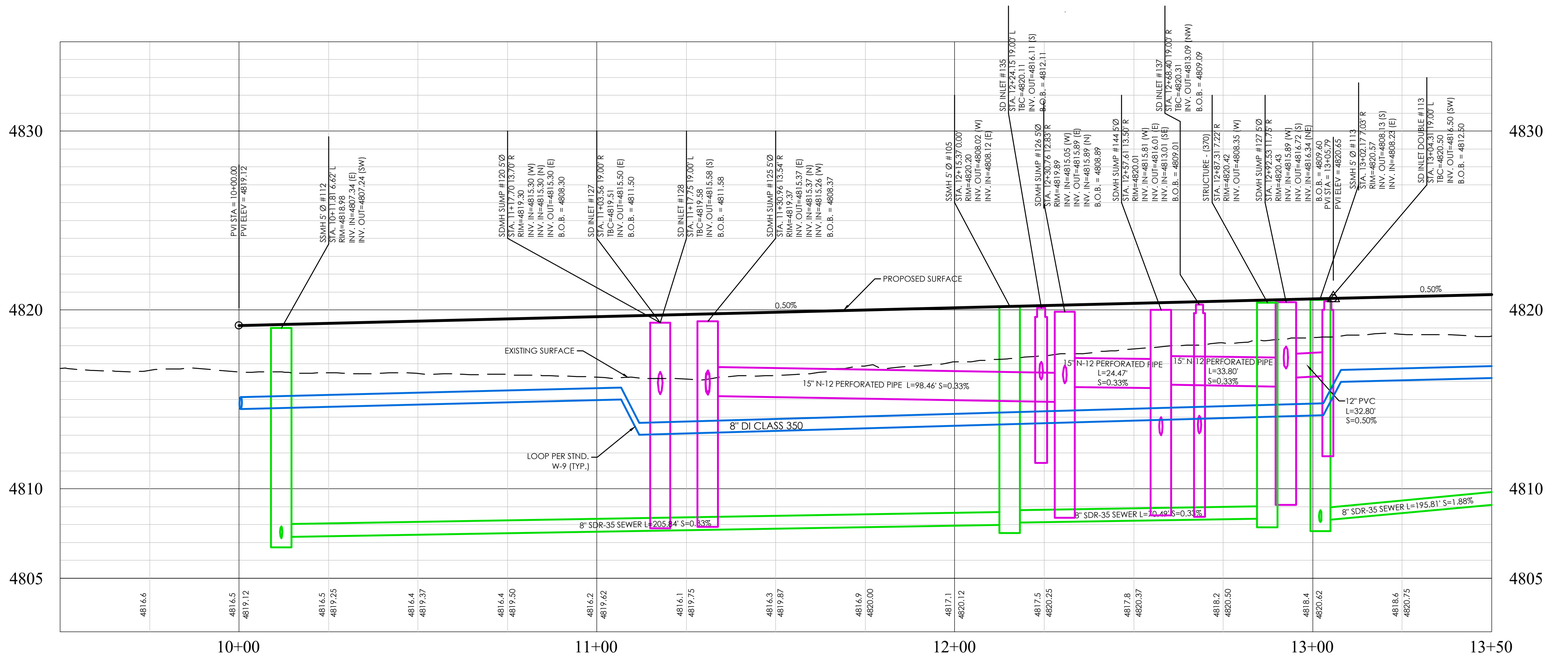


1365 NORTH PLAN



38' RESIDENTIAL ROAD

N.T.S.



1365 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- SPOT ELEVATION
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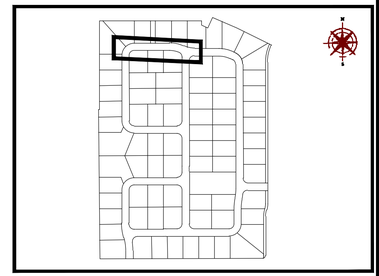
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISION BLOCK		
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1365 NORTH

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP01		

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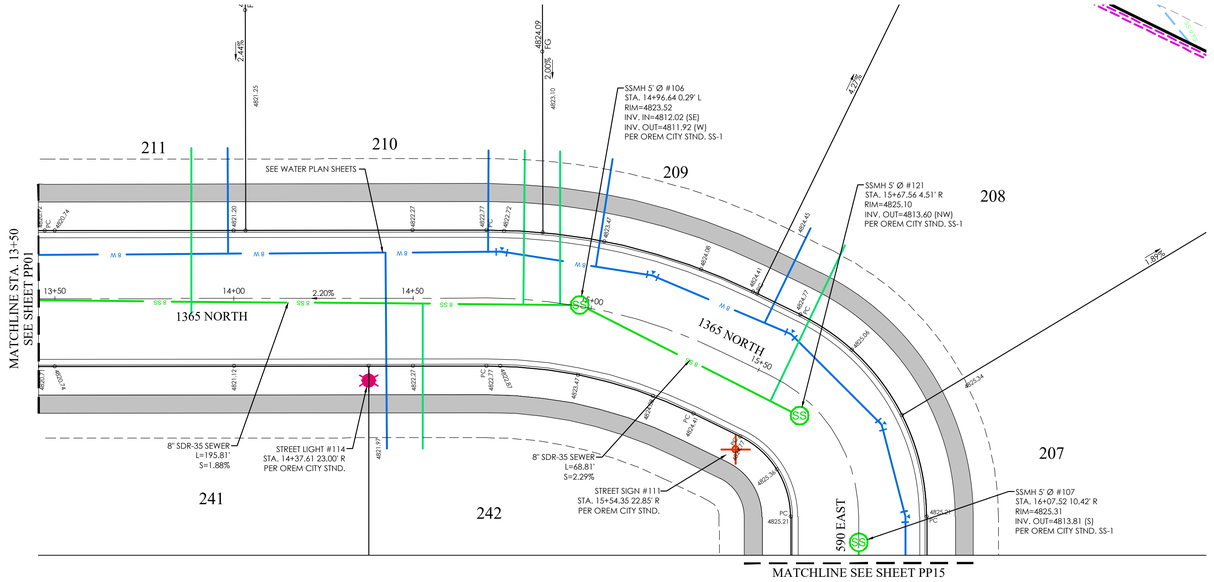
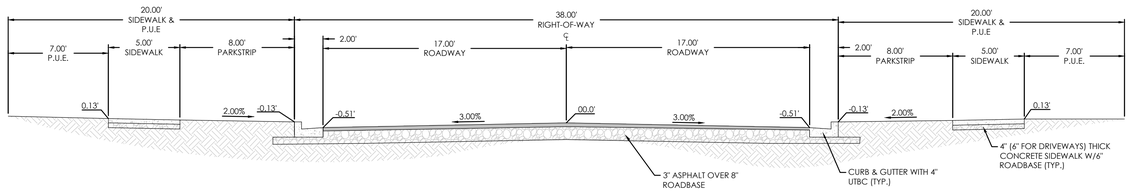
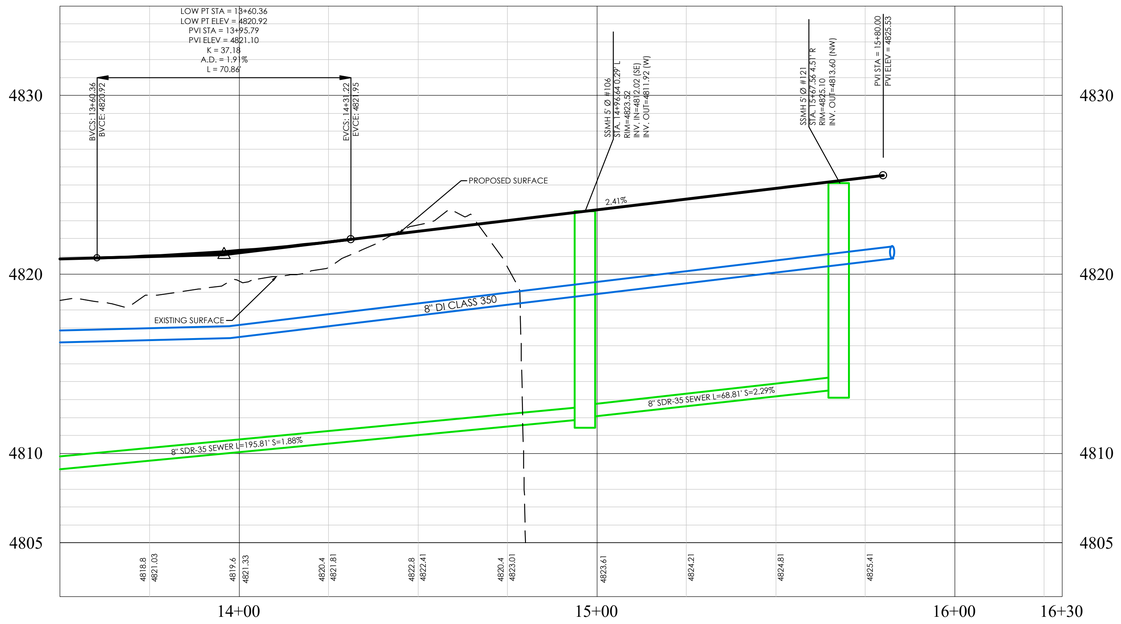


1365 NORTH PLAN



38' RESIDENTIAL ROAD

N.T.S.



1365 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
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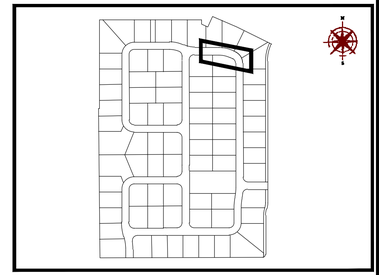
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1365 NORTH

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP02		

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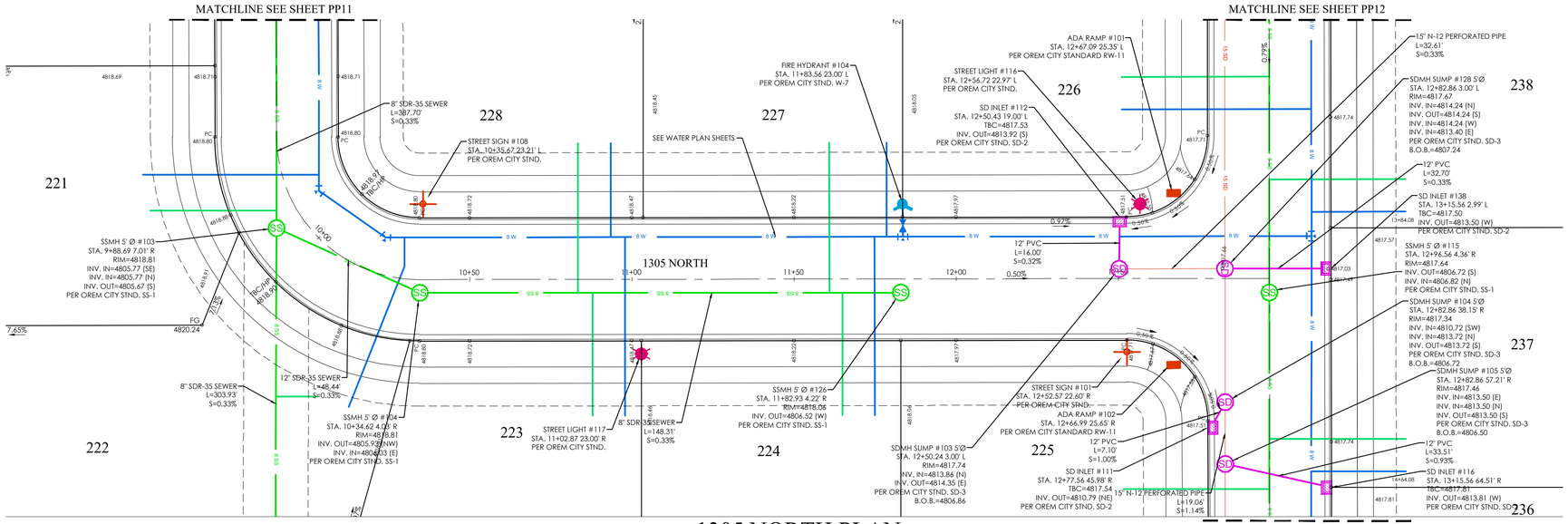
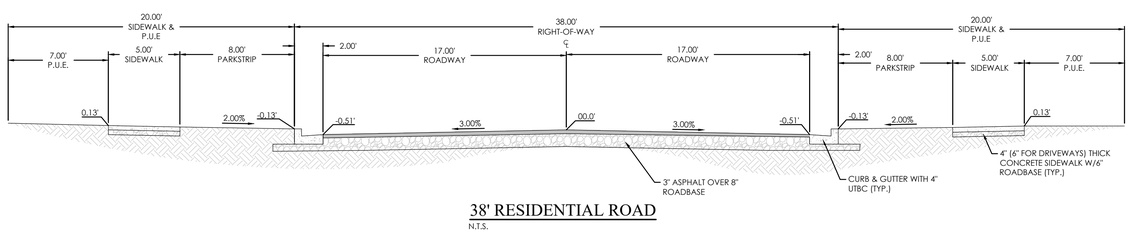
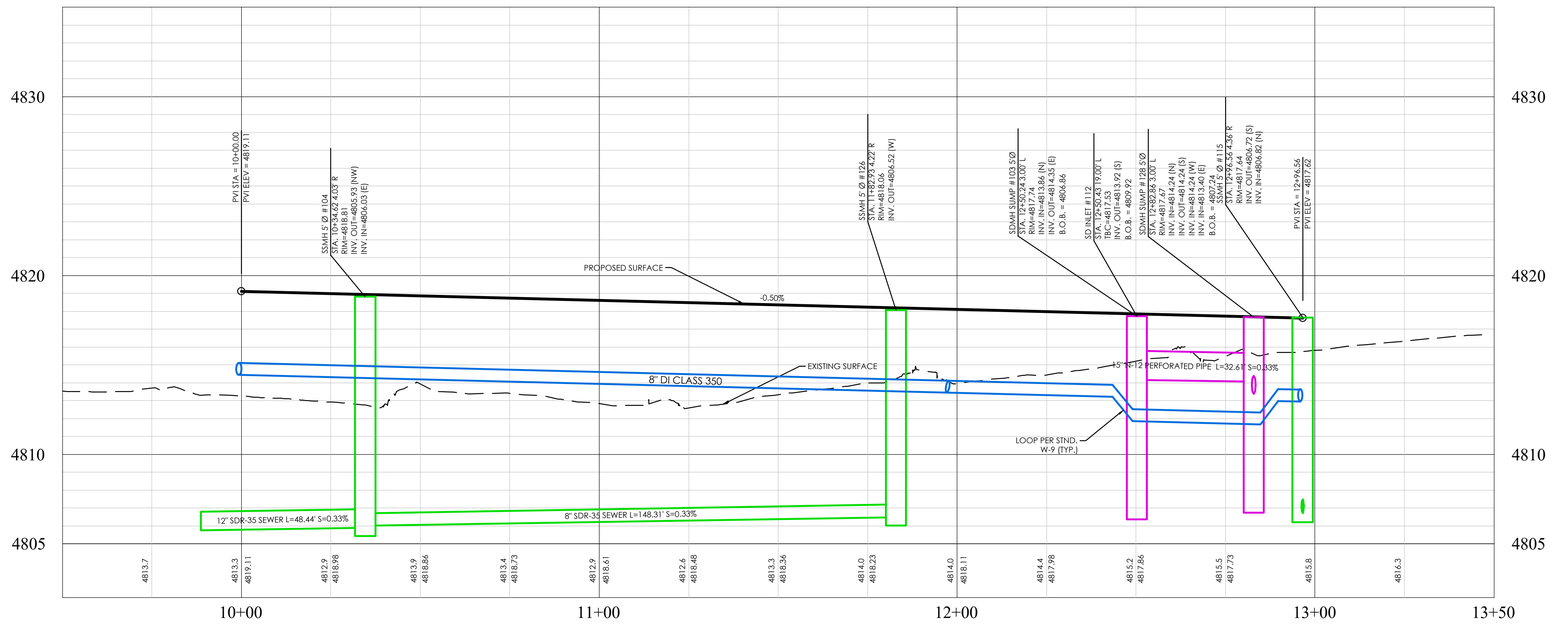


1305 NORTH PLAN



38' RESIDENTIAL ROAD
N.T.S.



1305 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SD — XX" PERFORATED STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- Ex GAS — EXIST. NATURAL GAS
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- STREET LIGHT
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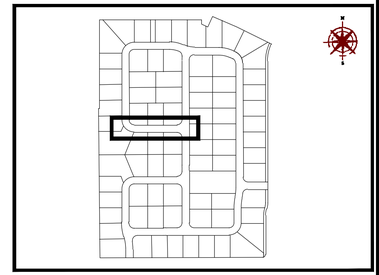
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1305 NORTH

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Sheet:	PP03		

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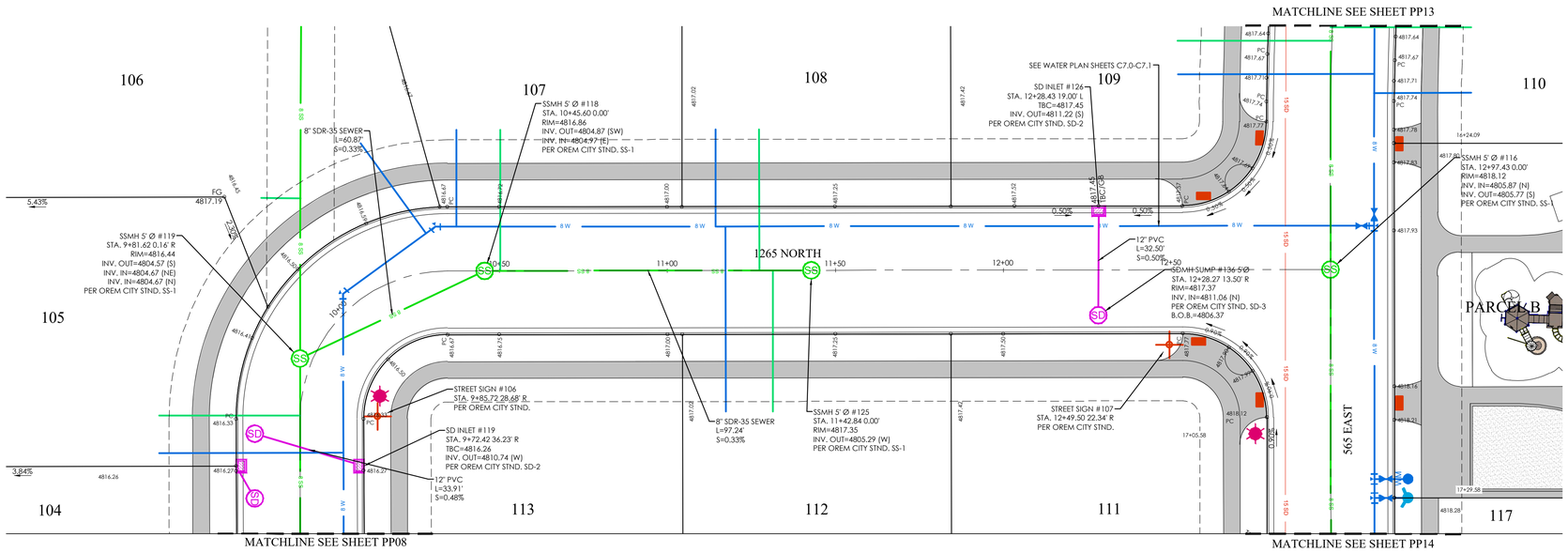
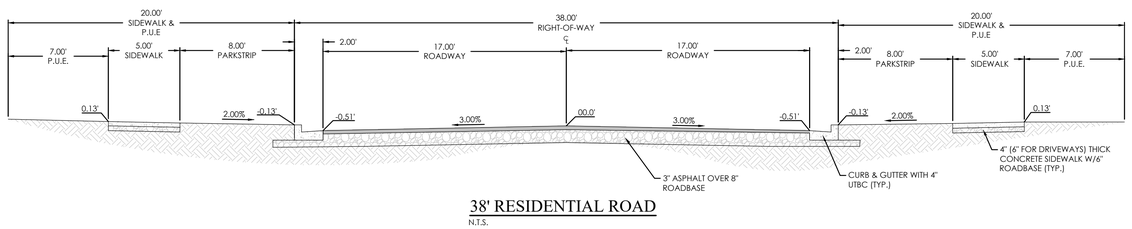
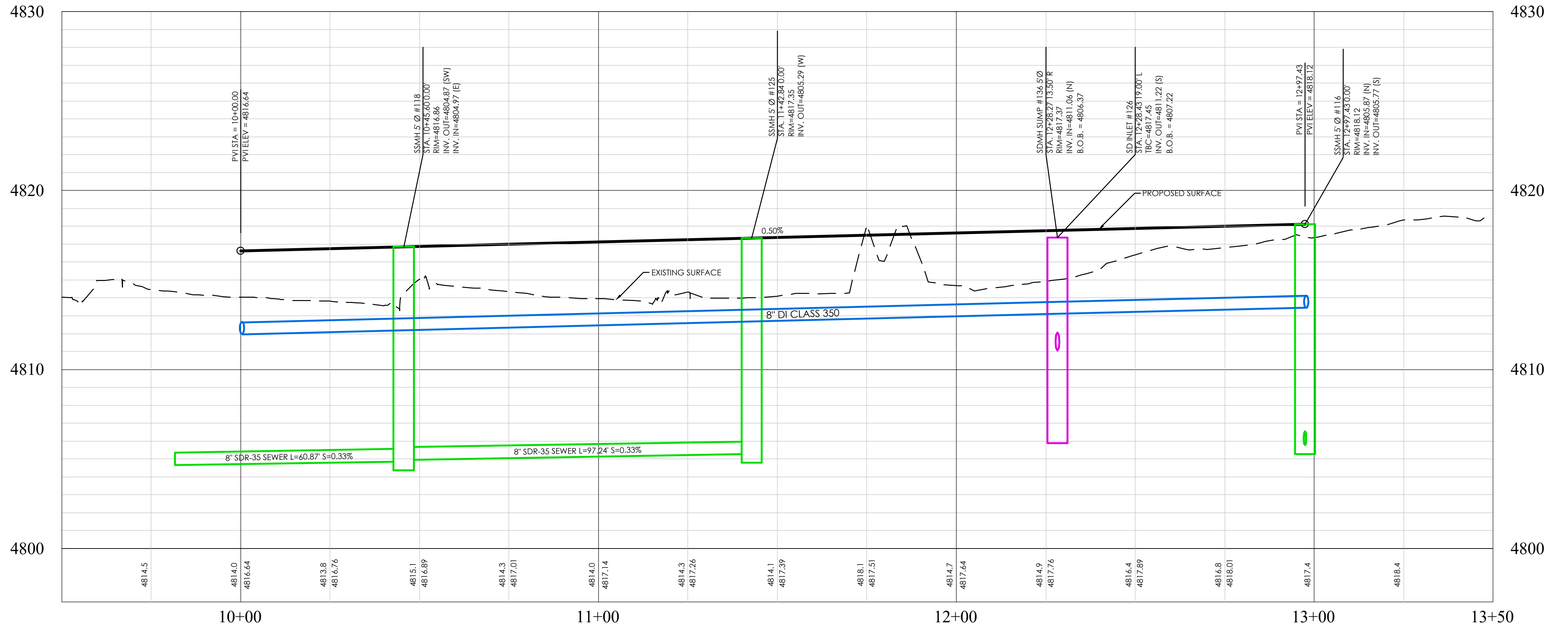


1265 NORTH PLAN



38' RESIDENTIAL ROAD

N.T.S.



1265 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SD — XX" PERFORATED STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
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- (XXXX) — EXIST. CONTOUR MINOR
- XX GAS — EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD — SD SUMP MH, INLET, AND COMBO
- SS — SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
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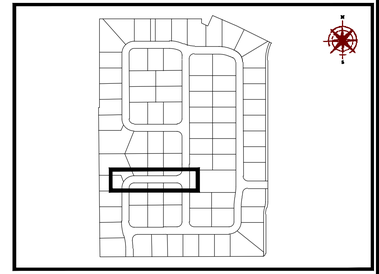
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISION BLOCK

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1265 NORTH

Scale:	1"=20'	Drawn:	BMD
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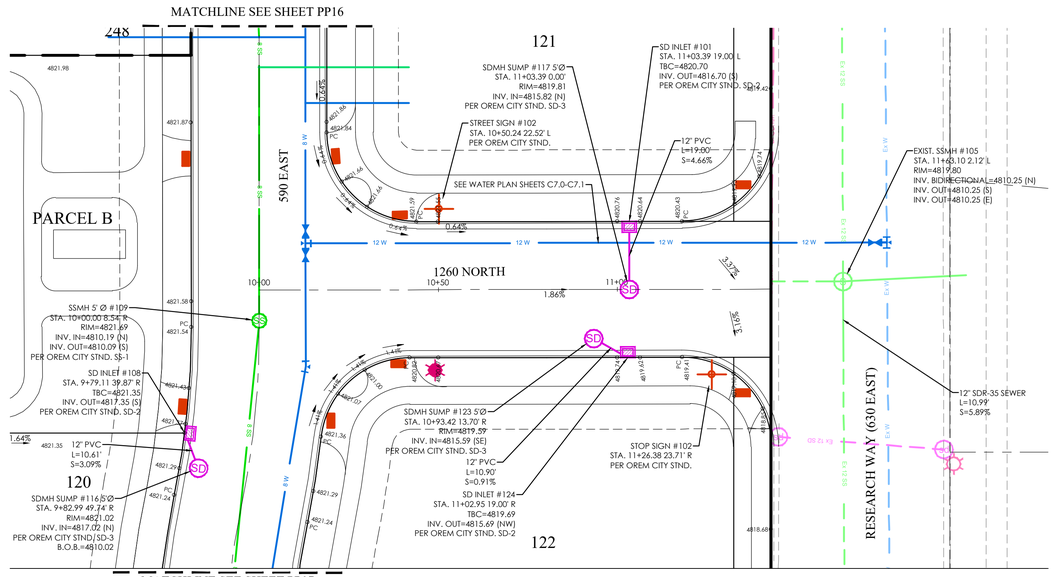
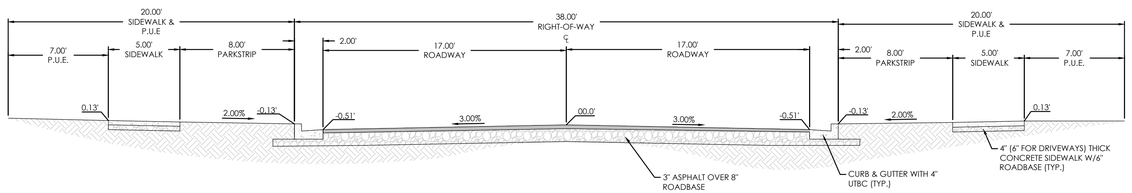
Sheet:	PP04		

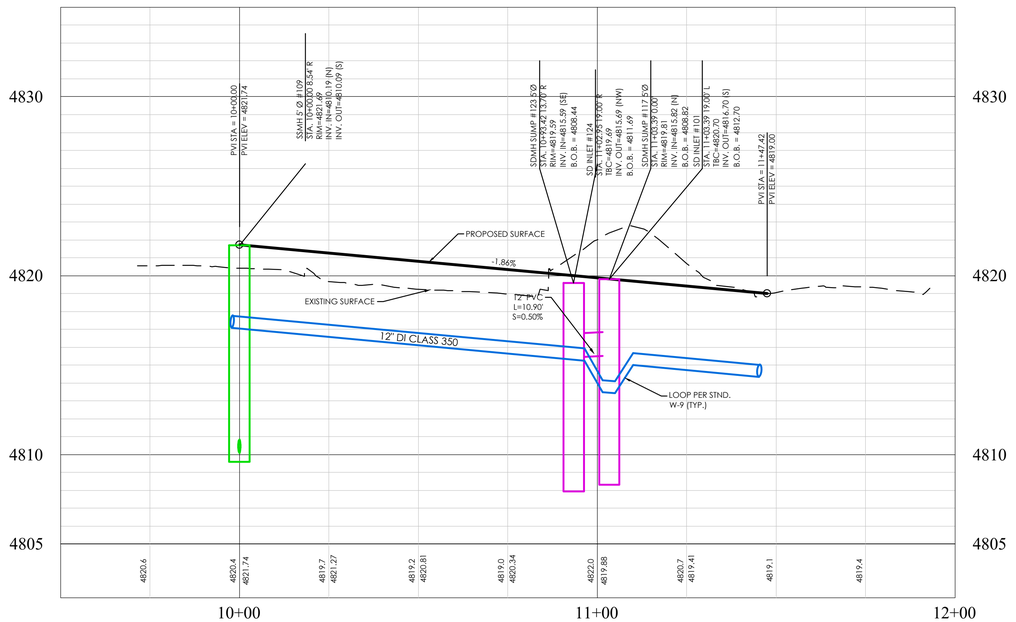
Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074.dwg\sheets\PP04 - STREET C.dwg



1260 NORTH PLAN



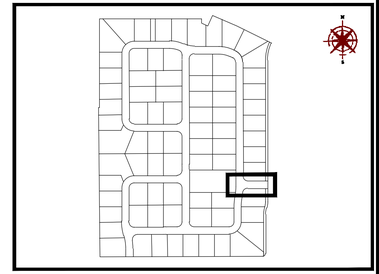
38' RESIDENTIAL ROAD
N.T.S.



1260 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
1260 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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1260 NORTH

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP05		

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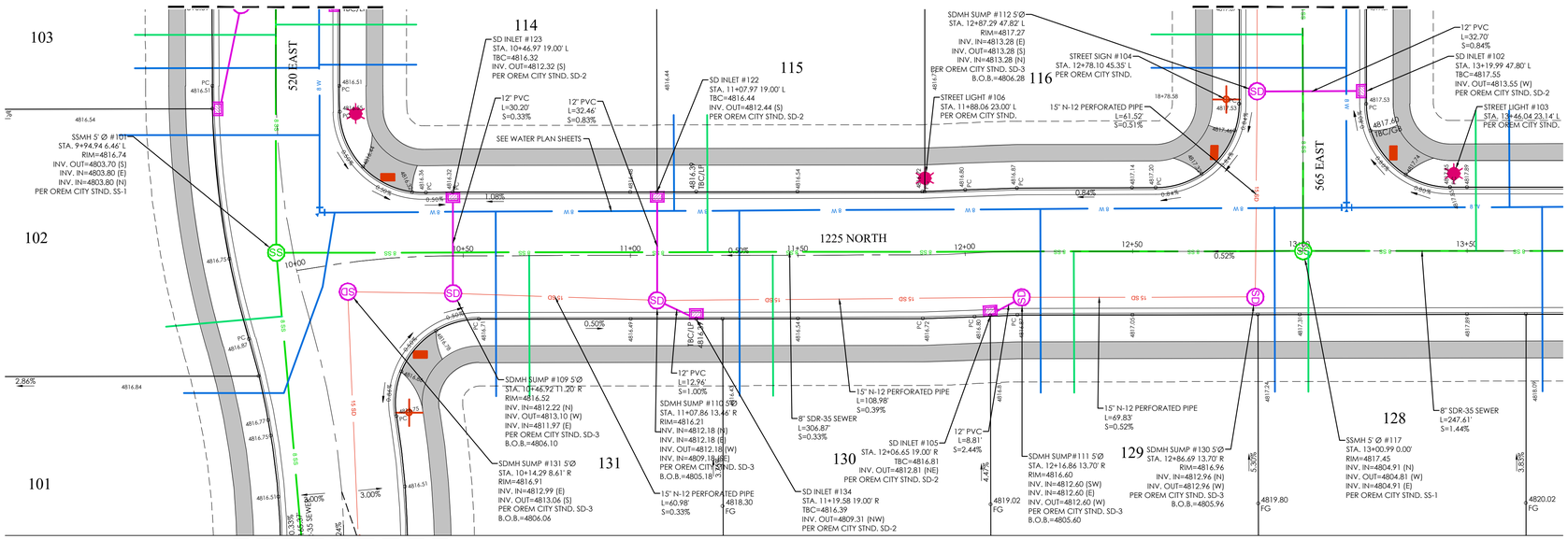
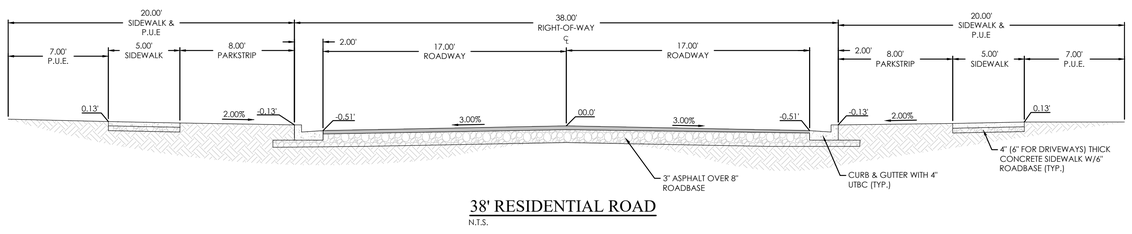
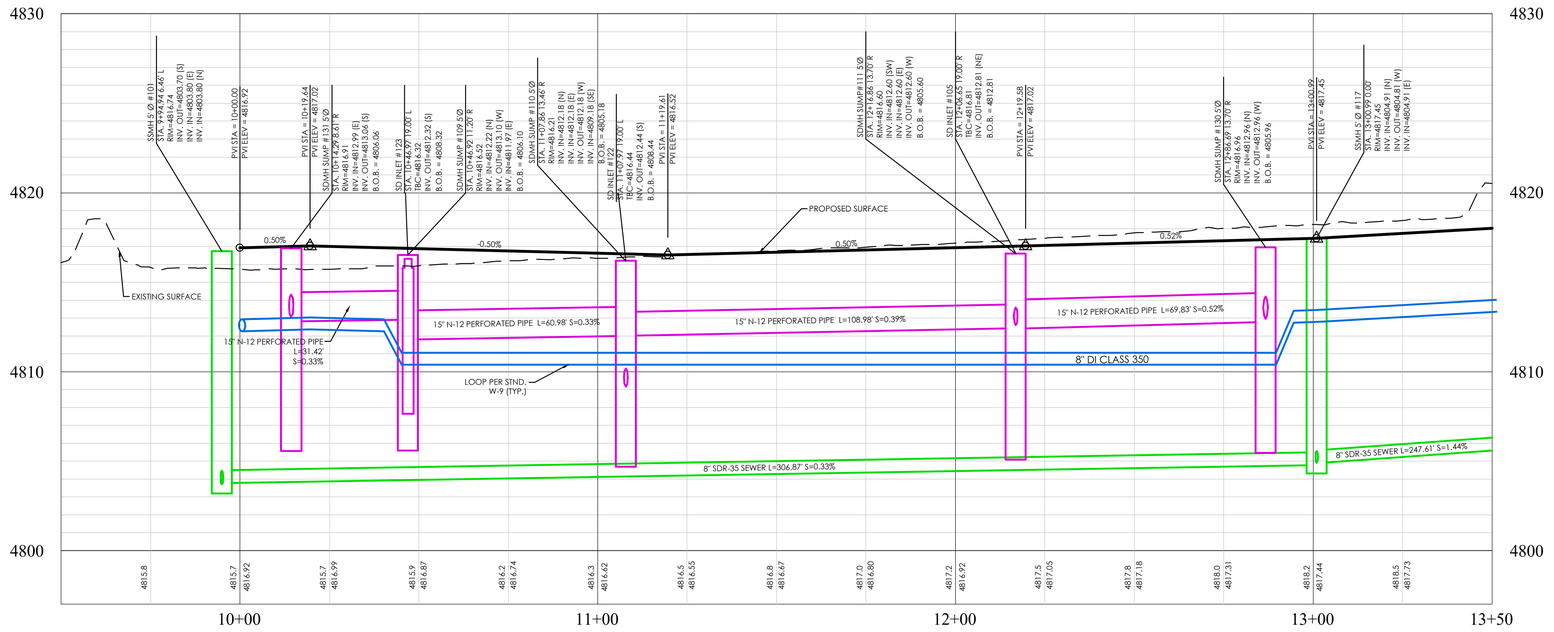


1225 NORTH PLAN



38' RESIDENTIAL ROAD

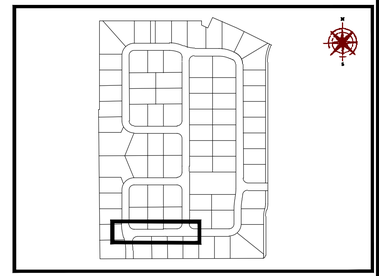
N.T.S.



1225 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1225 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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1225 NORTH

Scale: 1"=20' | Drawn: BMD
Date: 06/26/25 | Job #: 24-0074
Sheet: PP06

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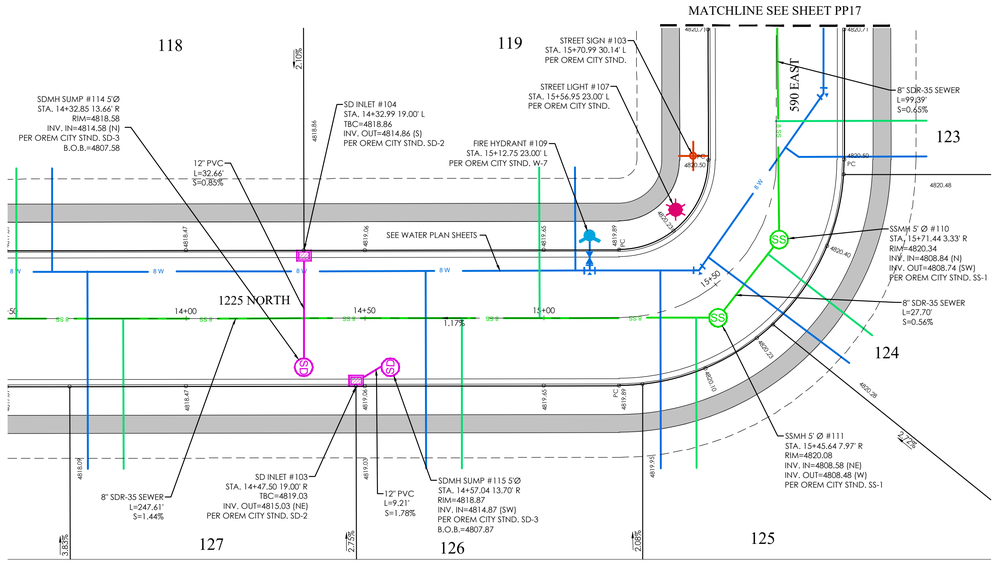
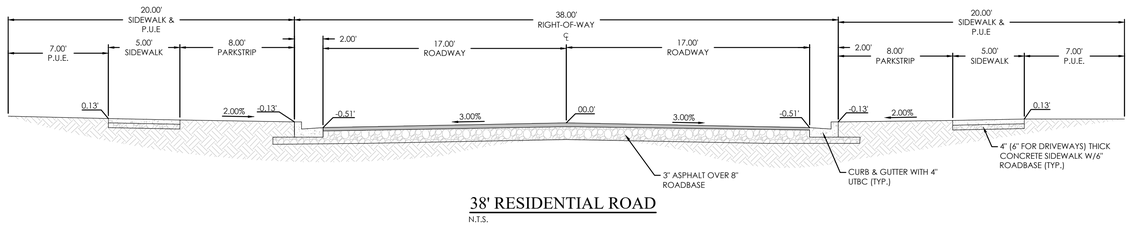
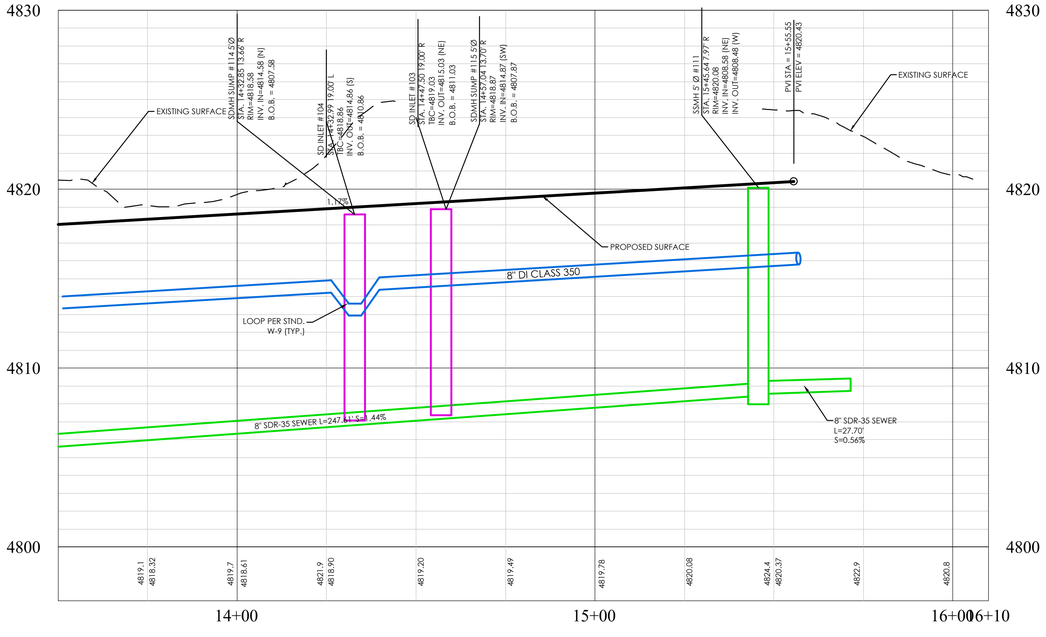


1225 NORTH PLAN



38' RESIDENTIAL ROAD

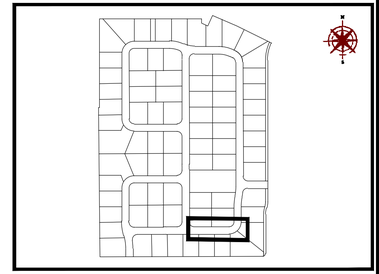
N.T.S.



1225 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1225 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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1225 NORTH

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP07		

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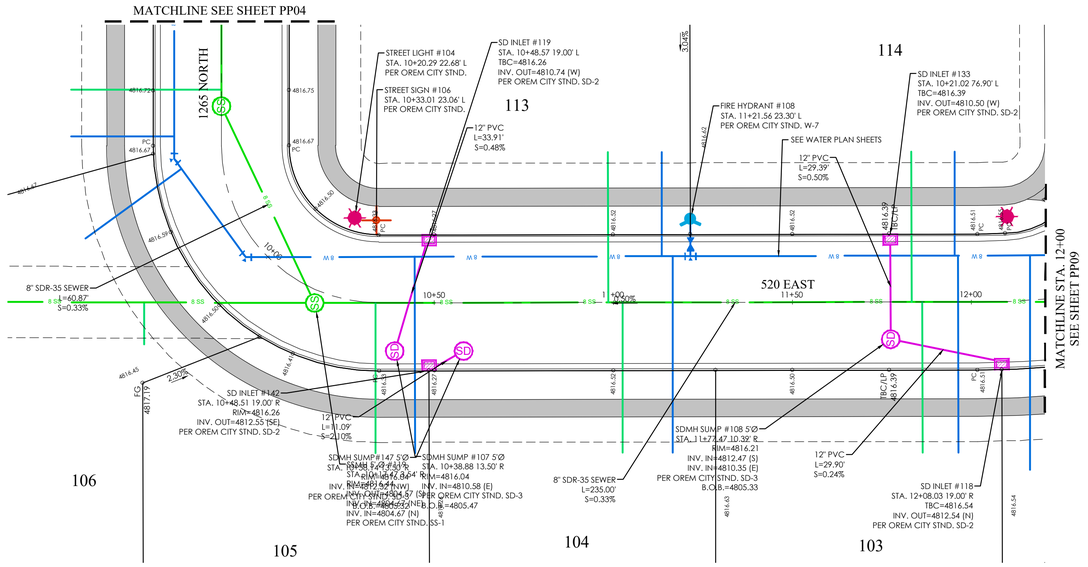
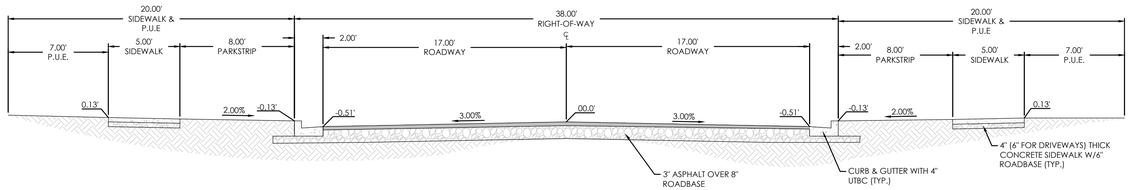
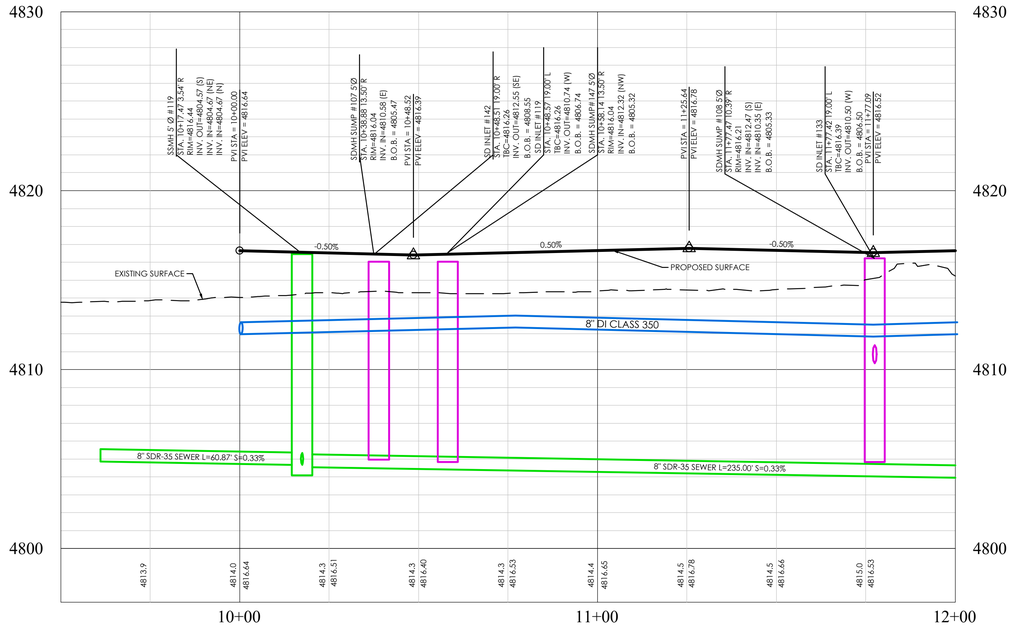


520 EAST PLAN



38' RESIDENTIAL ROAD

N.T.S.



520 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
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- CULINARY VALVE, TEE & BEND
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- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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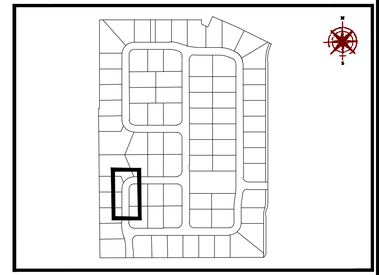
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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OREM CITY, UTAH COUNTY, UTAH
520 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
5	----	----
6	----	----

520 EAST

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP08		

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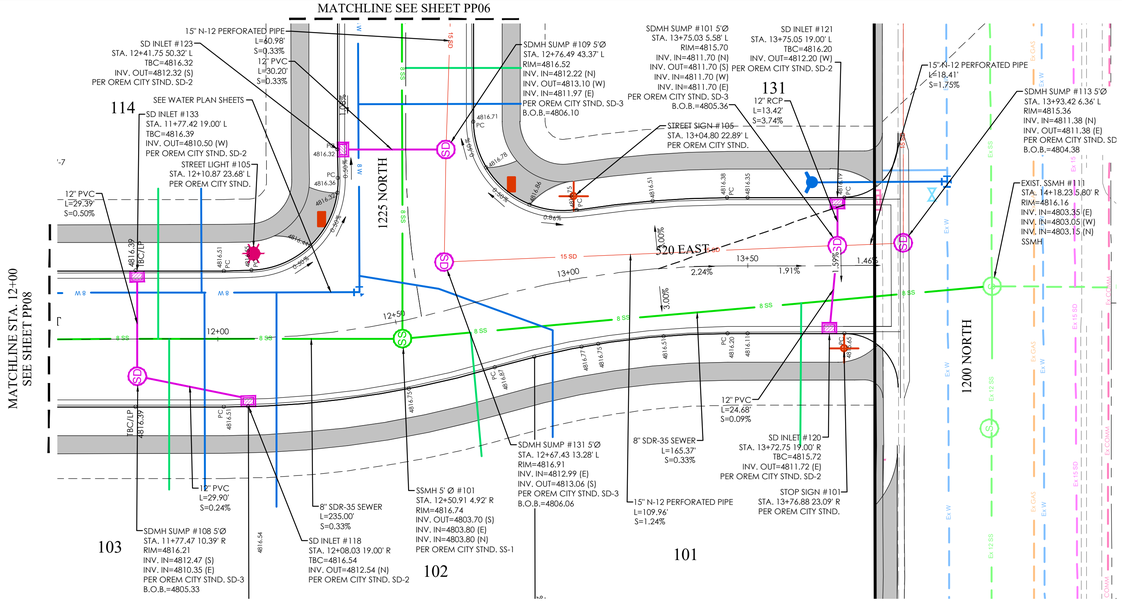
MATCHLINE SEE SHEET PP06
MATCHLINE STA. 12+00
SEE SHEET PP08
1225 NORTH
520 EAST
1200 NORTH
114
103
102
101
131
15" N-12 PERFORATED PIPE L=60.98' S=0.33%
SD INLET #123 STA. 12+41.75 50.32' L TBC=4816.32 INV. OUT=4812.32 (S) PER OREM CITY STND. SD-2
12" PVC L=30.20' S=0.33%
SEE WATER PLAN SHEETS
SD INLET #133 STA. 11+77.42 19.00' L TBC=4816.39 INV. OUT=4810.50 (W) PER OREM CITY STND. SD-2
STREET LIGHT #105 STA. 12+10.87 23.68' L PER OREM CITY STND.
12" PVC L=29.39' S=0.50%
12" PVC L=29.90' S=0.24%
SDMH SUMP #108 5'Ø STA. 11+77.47 10.39' R RIM=4816.21 INV. IN=4812.47 (S) INV. IN=4810.35 (E) PER OREM CITY STND. SD-3 B.O.B.=4805.33
8" SDR-35 SEWER L=235.00' S=0.33%
SD INLET #118 STA. 12+08.03 19.00' R TBC=4816.54 INV. OUT=4812.54 (N) PER OREM CITY STND. SD-2
SSMH 5' Ø #101 STA. 12+50.91 4.92' R RIM=4816.74 INV. OUT=4803.70 (S) INV. IN=4803.80 (E) INV. IN=4803.80 (N) PER OREM CITY STND. SS-1
SDMH SUMP #109 5'Ø STA. 12+76.49 43.37' L RIM=4816.52 INV. IN=4812.22 (N) INV. OUT=4813.10 (W) INV. IN=4811.97 (E) PER OREM CITY STND. SD-3 B.O.B.=4806.10
SDMH SUMP #131 5'Ø STA. 12+67.43 13.28' L RIM=4816.91 INV. IN=4812.99 (E) INV. OUT=4813.06 (S) PER OREM CITY STND. SD-3 B.O.B.=4806.06
8" SDR-35 SEWER L=165.37' S=0.33%
15" N-12 PERFORATED PIPE L=109.96' S=1.24%
SDMH SUMP #101 5'Ø STA. 13+75.03 5.58' L RIM=4815.70 INV. IN=4811.70 (N) INV. OUT=4811.70 (S) INV. IN=4811.70 (W) INV. IN=4811.70 (E) PER OREM CITY STND. SD-3 B.O.B.=4805.36
STREET SIGN #106 STA. 13+04.80 22.89' L PER OREM CITY STND.
SD INLET #121 STA. 13+75.05 19.00' L TBC=4816.20 INV. OUT=4812.20 (W) PER OREM CITY STND. SD-2
12" RCP L=13.42' S=3.74%
SD INLET #120 STA. 13+72.75 19.00' R TBC=4815.72 INV. OUT=4811.72 (E) PER OREM CITY STND. SD-2
12" PVC L=24.68' S=0.09%
STOP SIGN #101 STA. 13+76.88 23.09' R PER OREM CITY STND.
15" N-12 PERFORATED PIPE L=18.41' S=1.75%
SDMH SUMP #113 5'Ø STA. 13+93.42 6.36' L RIM=4815.36 INV. IN=4811.38 (N) INV. OUT=4811.38 (E) PER OREM CITY STND. SD B.O.B.=4804.38
EXIST. SSMH #111 STA. 14+18.23 5.80' R RIM=4816.16 INV. IN=4803.35 (E) INV. IN=4803.05 (W) INV. IN=4803.15 (N) SSMH
15 SD
8 SS
8 W
12" PVC L=24.39' S=0.50%
TBC=4816.39
TBC/LP 4816.39
4816.32
4816.54
4816.71 PC
4816.78
4816.80
4816.51 PC
4816.38 PC
4816.35
4816.77 PC
4816.85
4816.77
4816.73
4816.63
4816.20 PC
4816.19
4816.54
4816.63
4816.51 PC
4816.49
4816.73
4816.70
4816.67
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4816.61
4816.58
4816.55
4816.52
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4816.34
4816.31
4816.28
4816.25
4816.22
4816.19
4816.16
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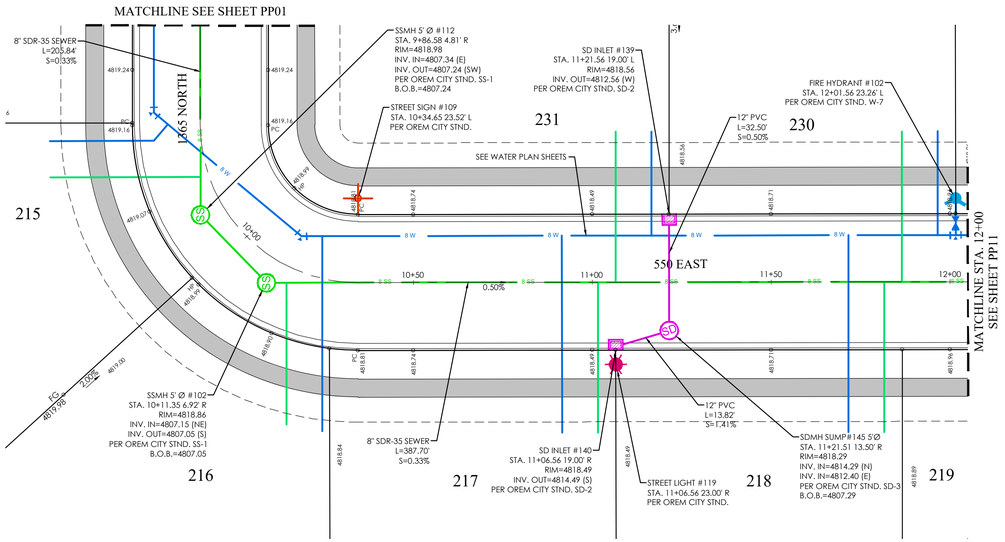
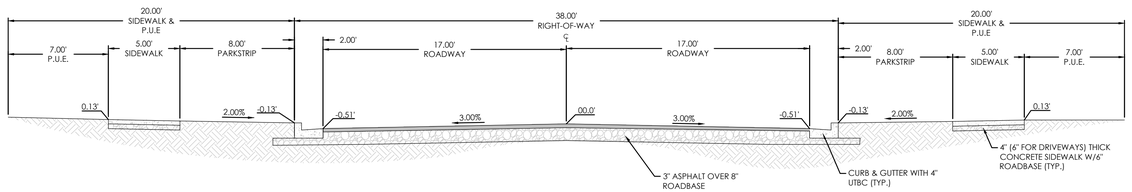
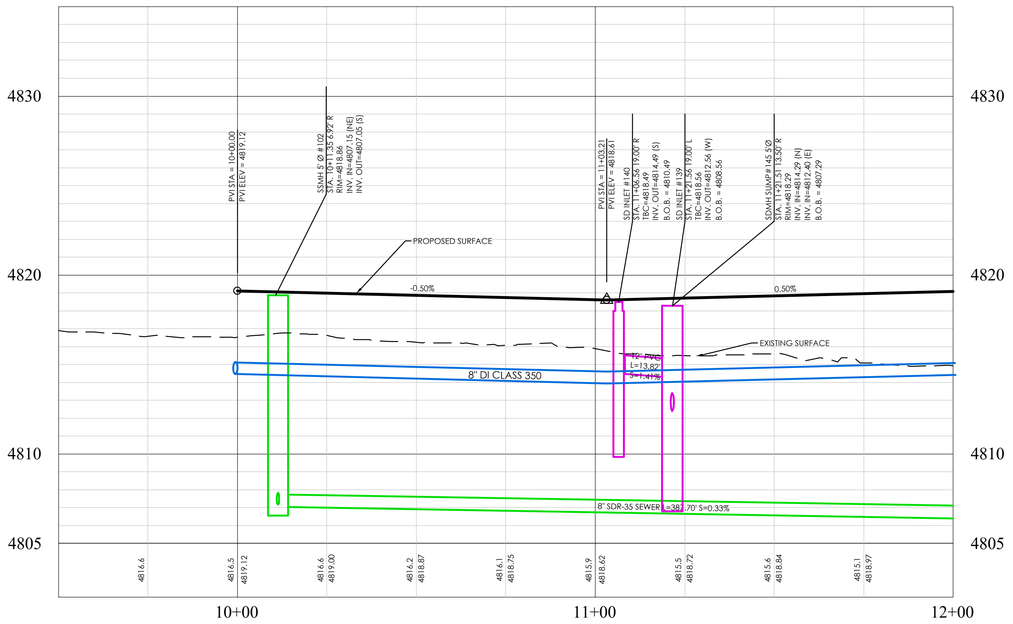


550 EAST PLAN



38' RESIDENTIAL ROAD
N.T.S.



550 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
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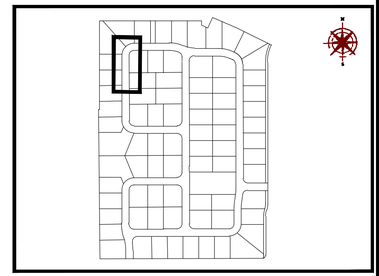
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4963.67'
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
550 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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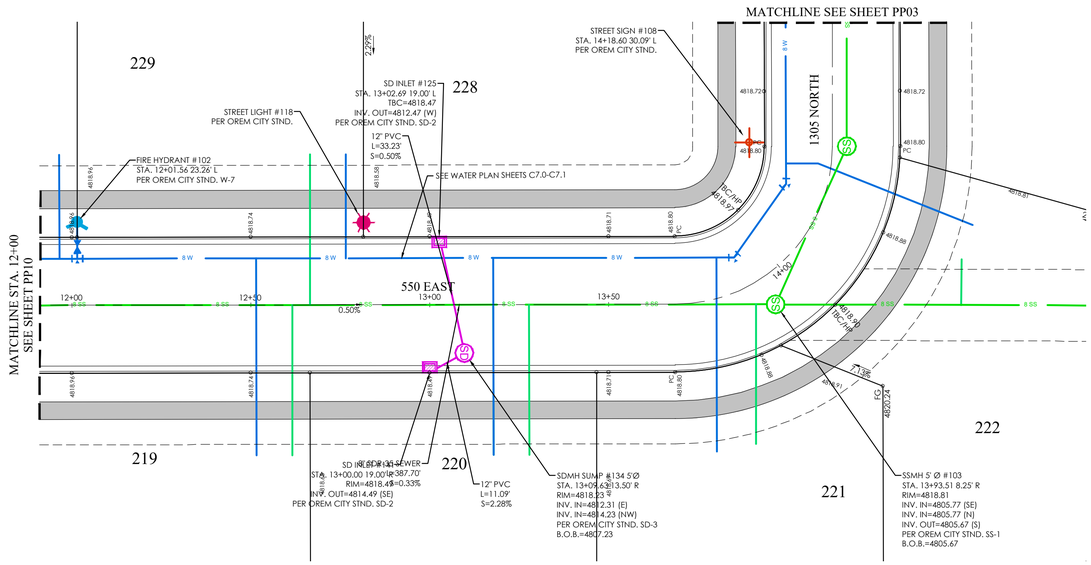
5	----	----
6	----	----

550 EAST

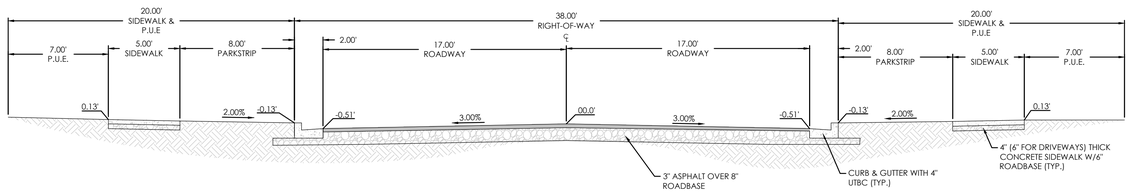
Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:			

PP10

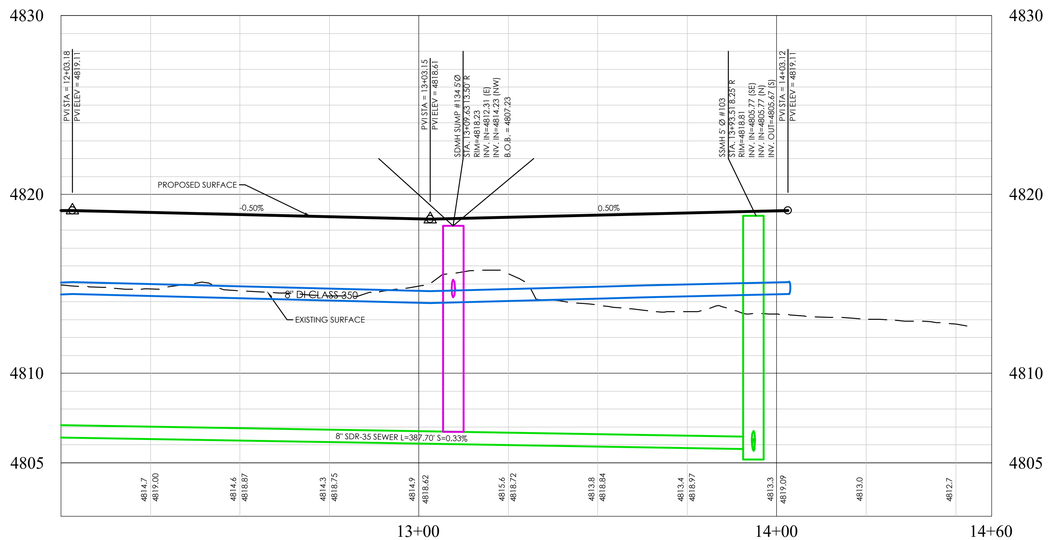
Z:_2024\24-0074 Orem Canyon Park [Tri Pointe Homes]\design 24-0074\dwg\sheets\PP10 - STREET G.dwg



550 EAST PLAN



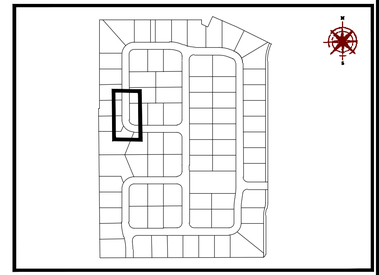
38' RESIDENTIAL ROAD
N.T.S.



550 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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OREM CITY, UTAH COUNTY, UTAH
550 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
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5	----	----
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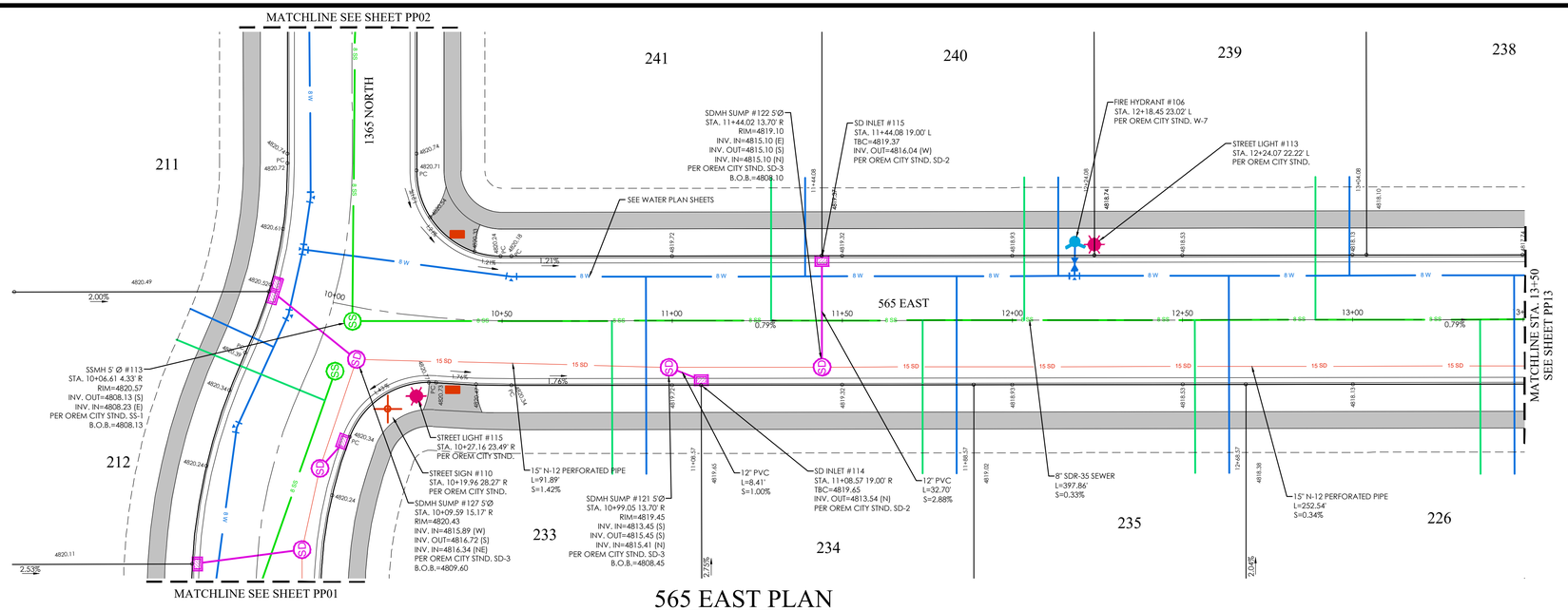
550 EAST

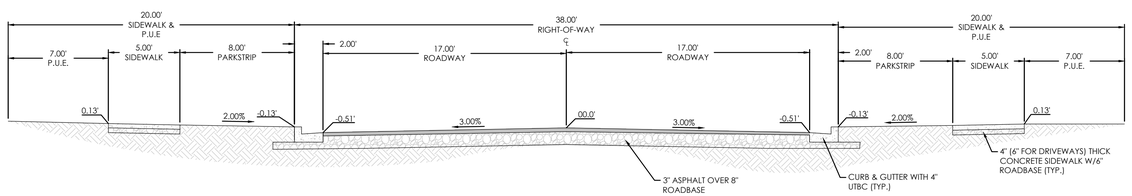
Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:			

PP11

Z:_2024\24-0074 Orem Canyon Park [Tri Pointe Homes]\design 24-0074\dwg\sheets\PP11 - STREET G.dwg

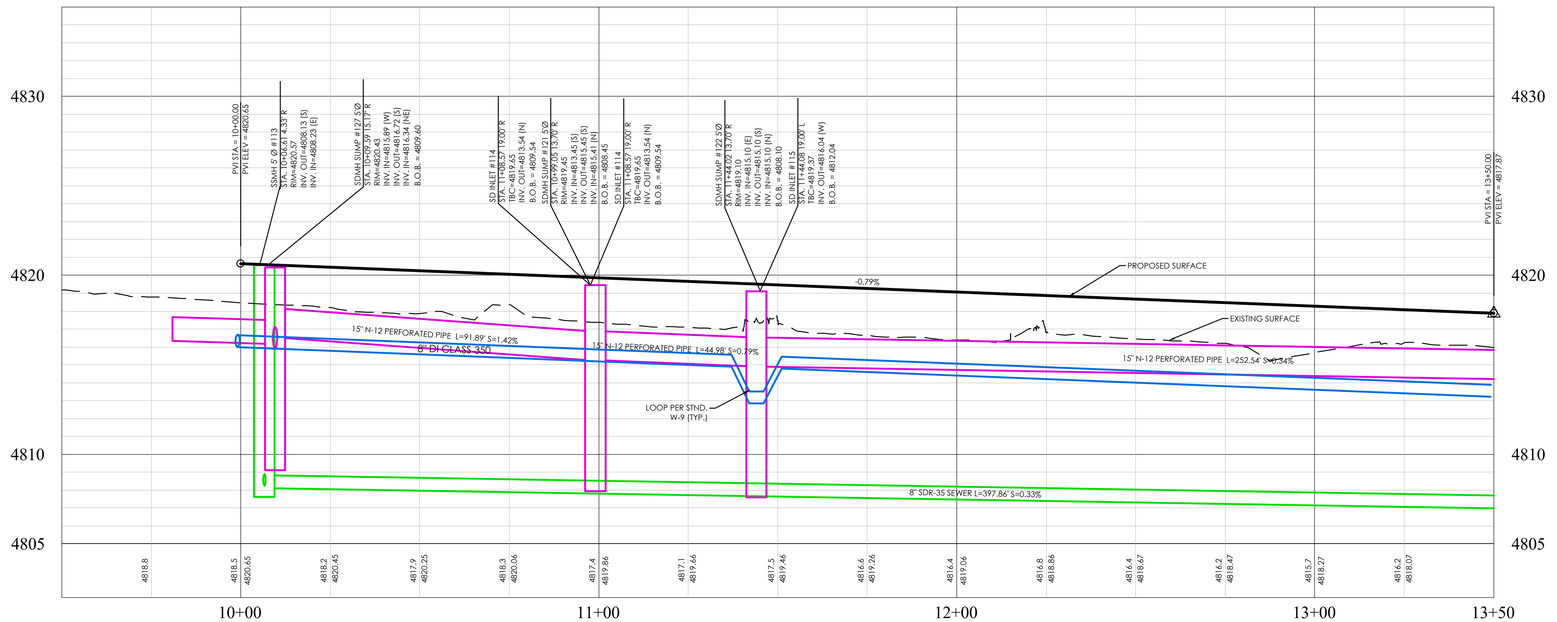


565 EAST PLAN



38' RESIDENTIAL ROAD

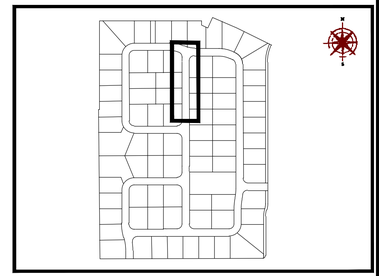
N.T.S.



565 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SD — XX" PERFORATED STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- EX GAS — EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD — SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4963.67'
DATUM: NGVD29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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565 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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5	----	----
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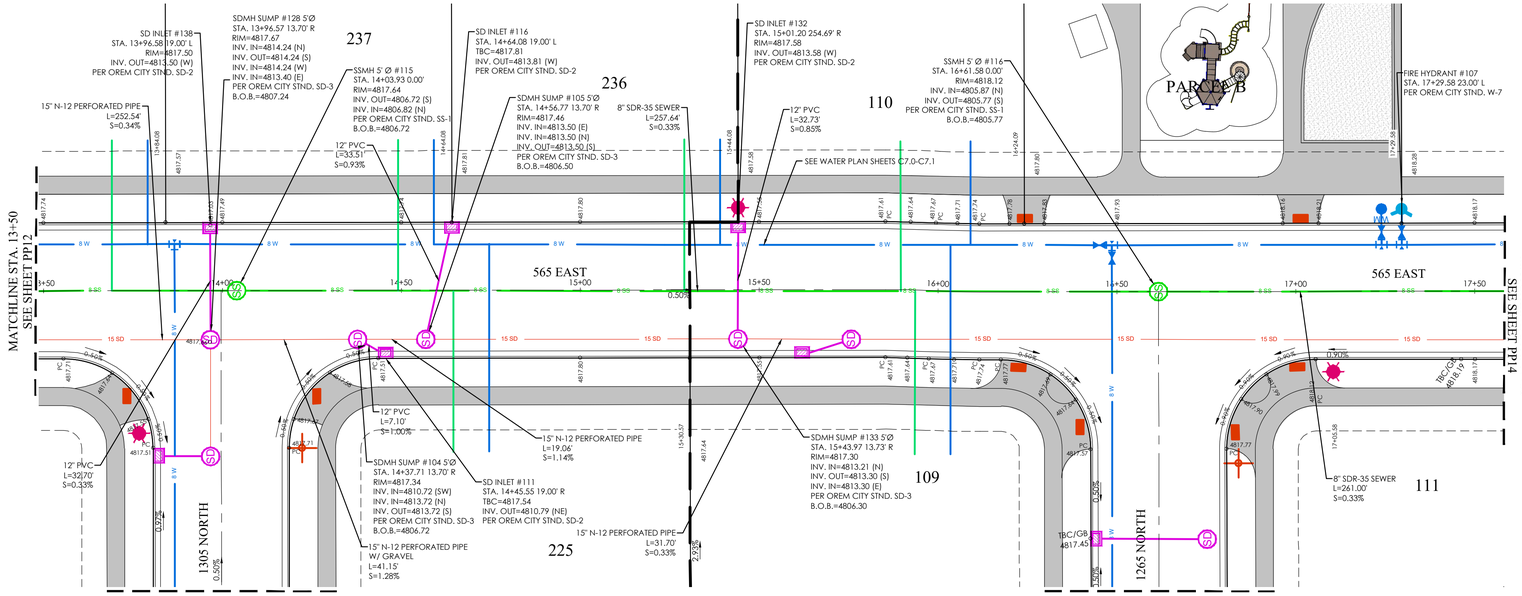
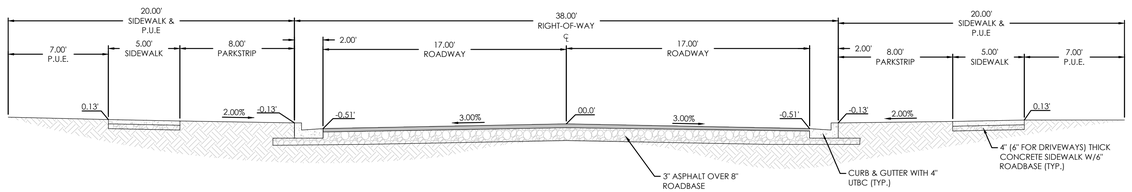
565 EAST

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP12		

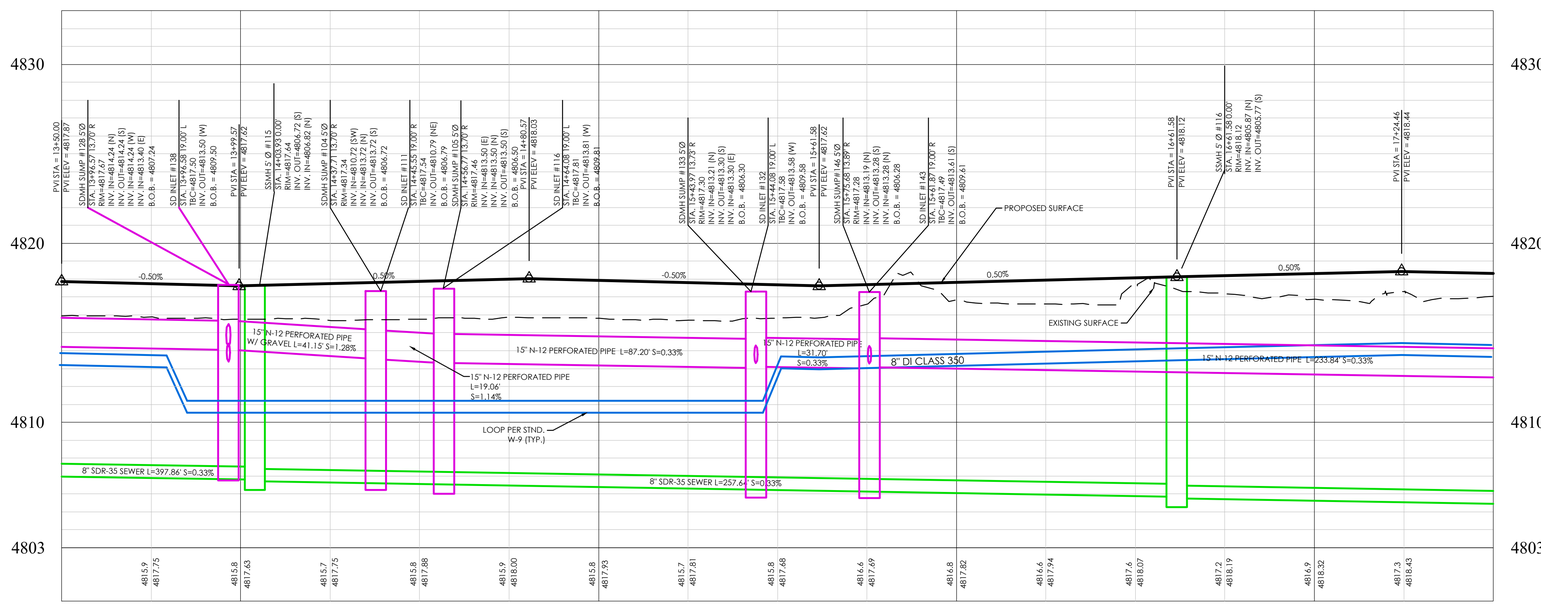
Z:\...2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\PP12 - STREET H.dwg



565 EAST PLAN



38' RESIDENTIAL ROAD
N.T.S.



565 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
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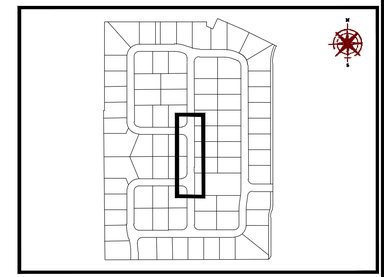
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67
DATUM: NGVD29

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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565 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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565 EAST

Scale: 1"=20' | Drawn: BMD
Date: 06/26/25 | Job #: 24-0074
Sheet: PP13

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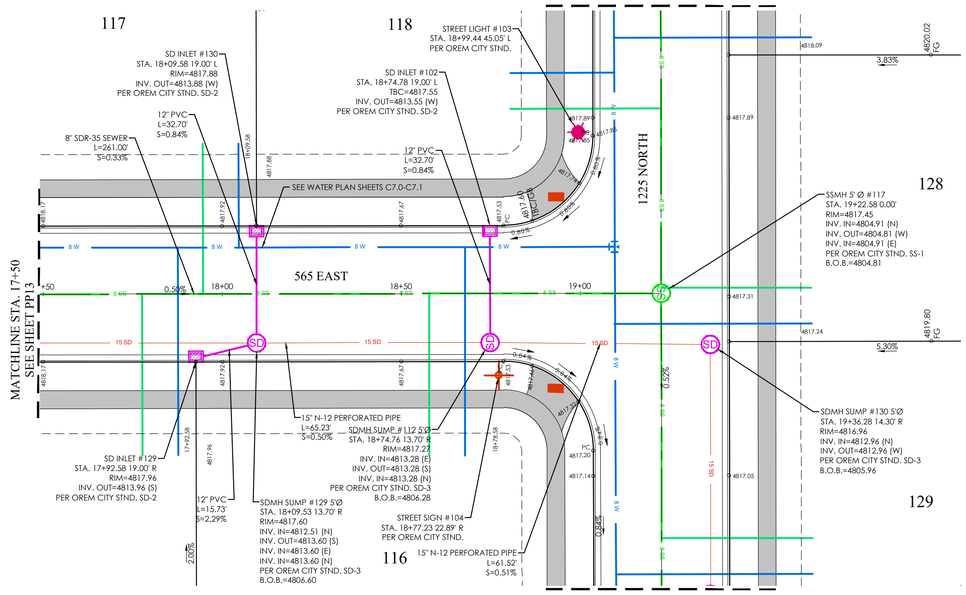
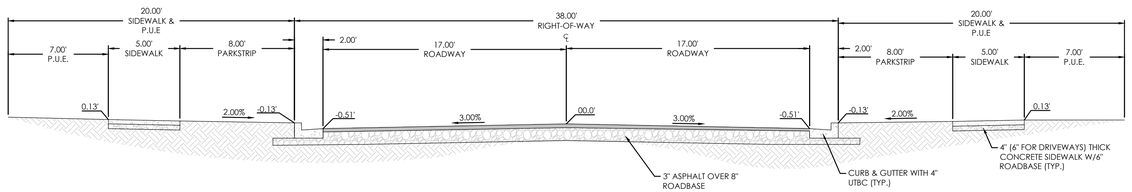
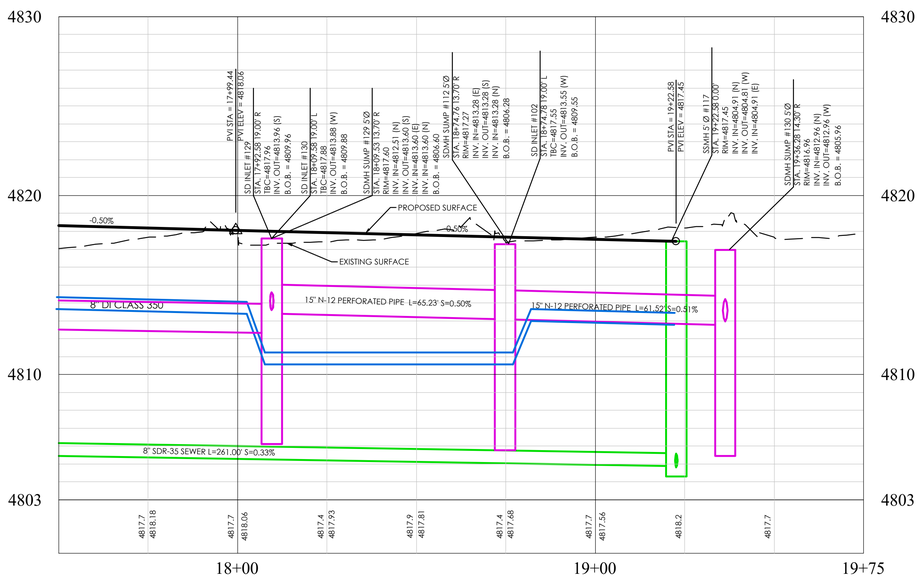


565 EAST PLAN



38' RESIDENTIAL ROAD

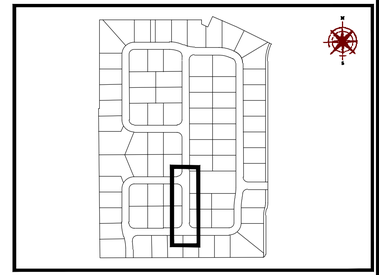
N.T.S.



565 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP

N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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OREM CITY, UTAH COUNTY, UTAH
565 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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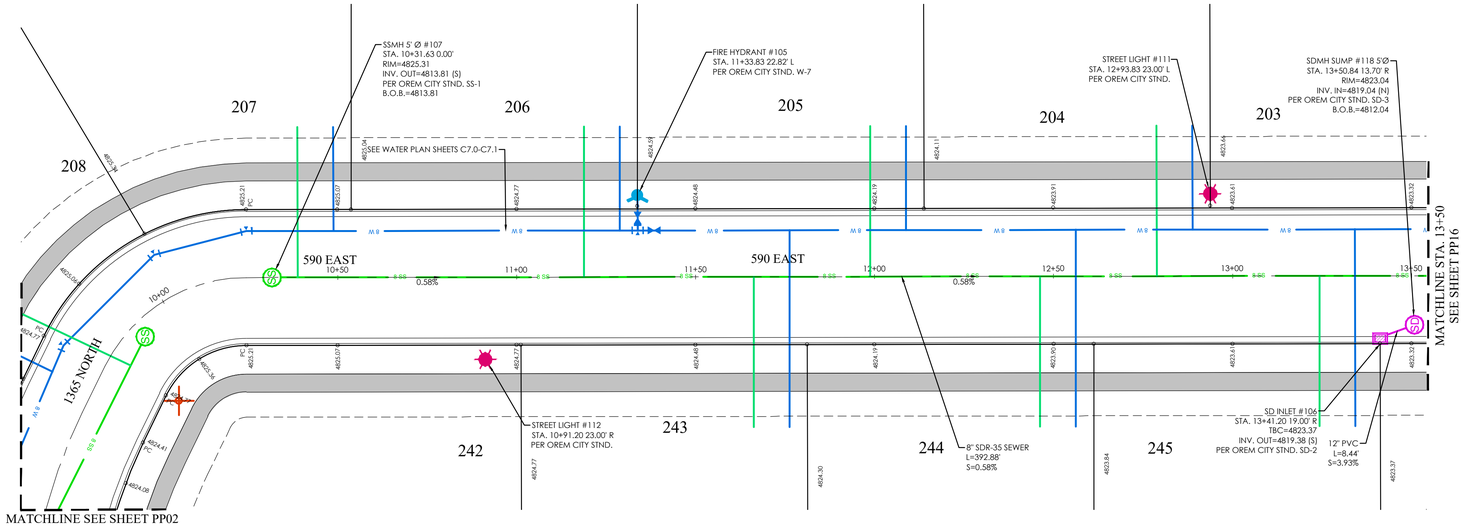
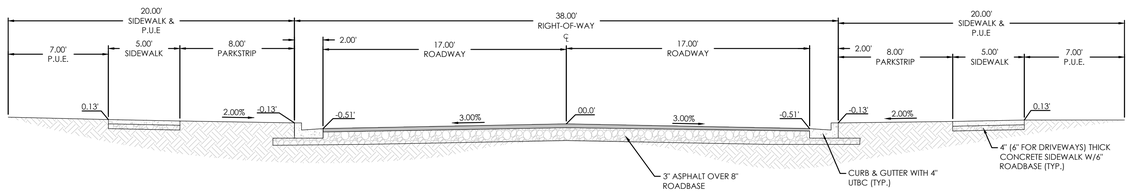
565 EAST

Scale: 1"=20' | Drawn: BMD
Date: 06/26/25 | Job #: 24-0074
Sheet: PP14

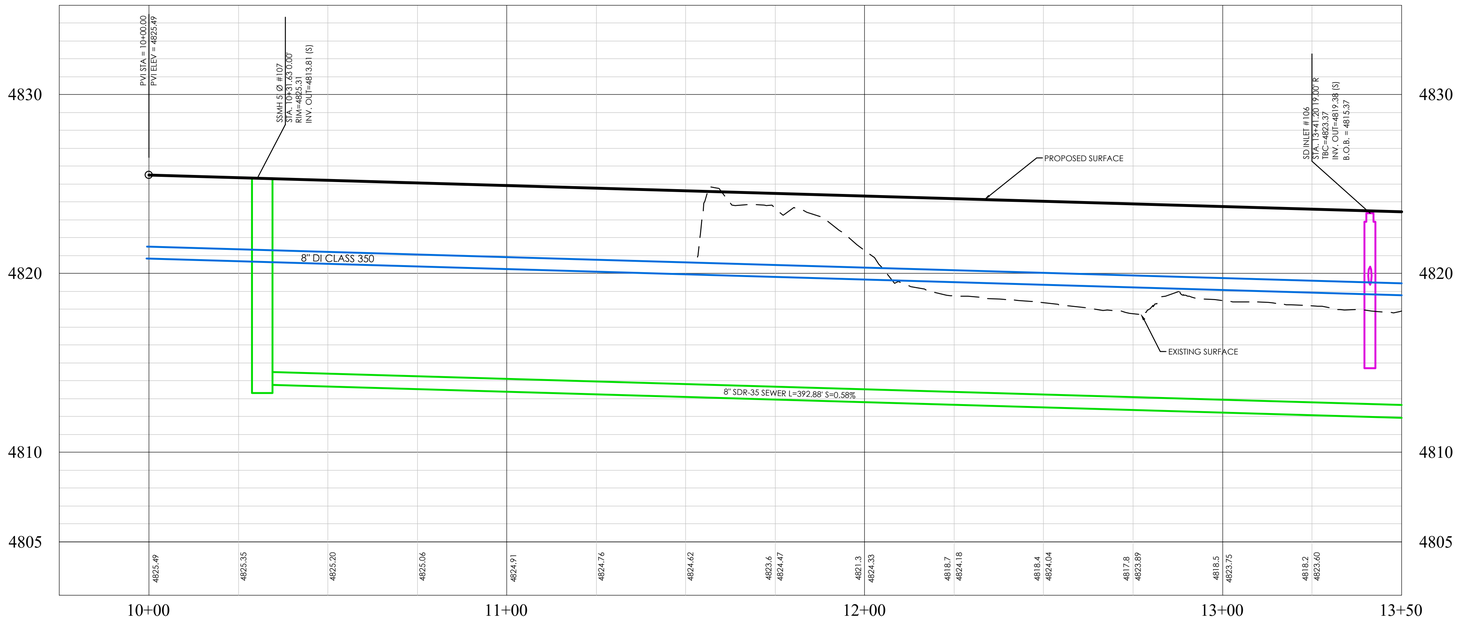
Z:_2024\24-0074 Orem Canyon Park [Tri Pointe Homes]\design 24-0074\dwg\sheets\PP14 - STREET H.dwg



590 EAST PLAN



38' RESIDENTIAL ROAD
N.T.S.



590 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
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- EXIST. CULINARY WATER
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- EXIST. SEWER MH
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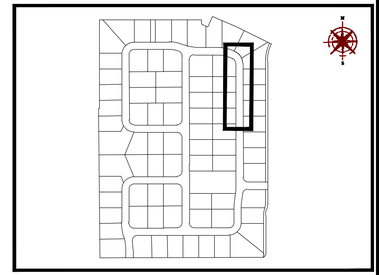
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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590 EAST

REVISION BLOCK

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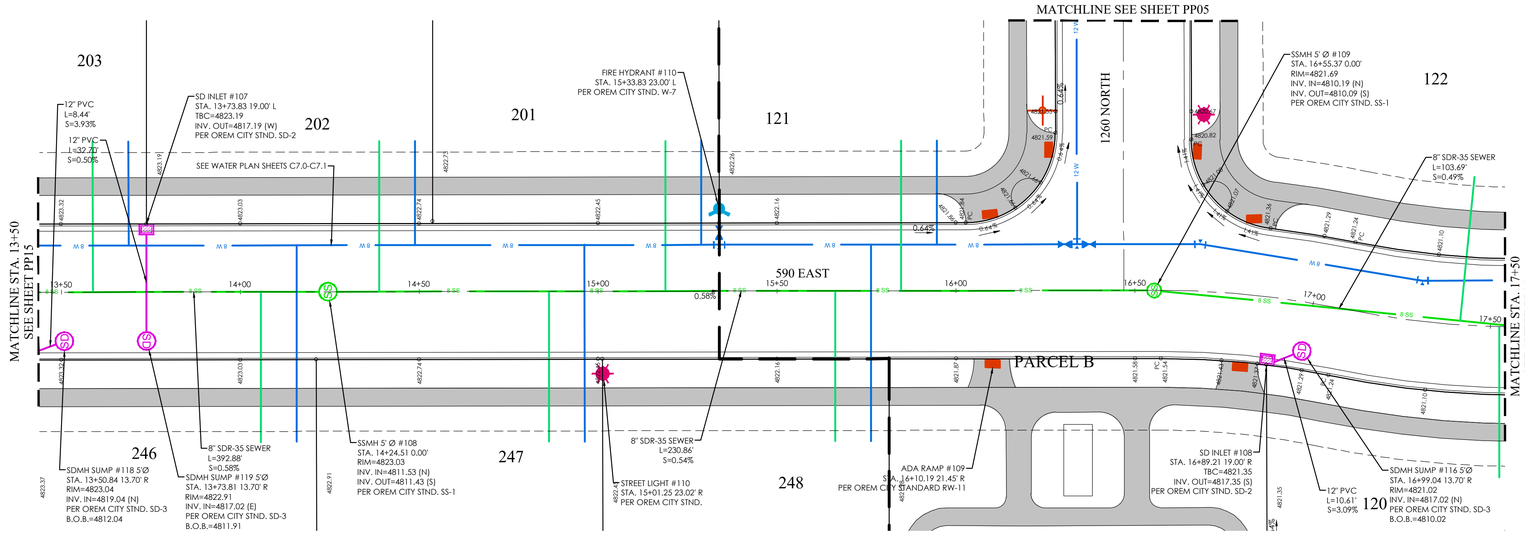
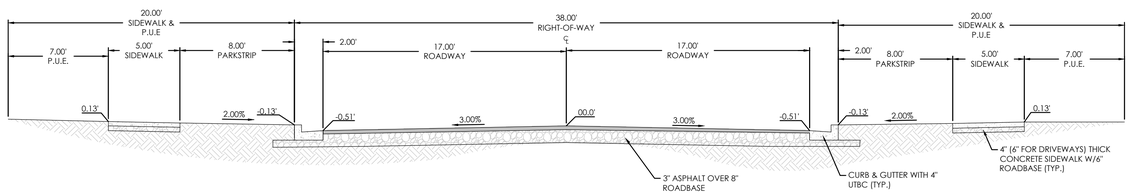
590 EAST

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP15		

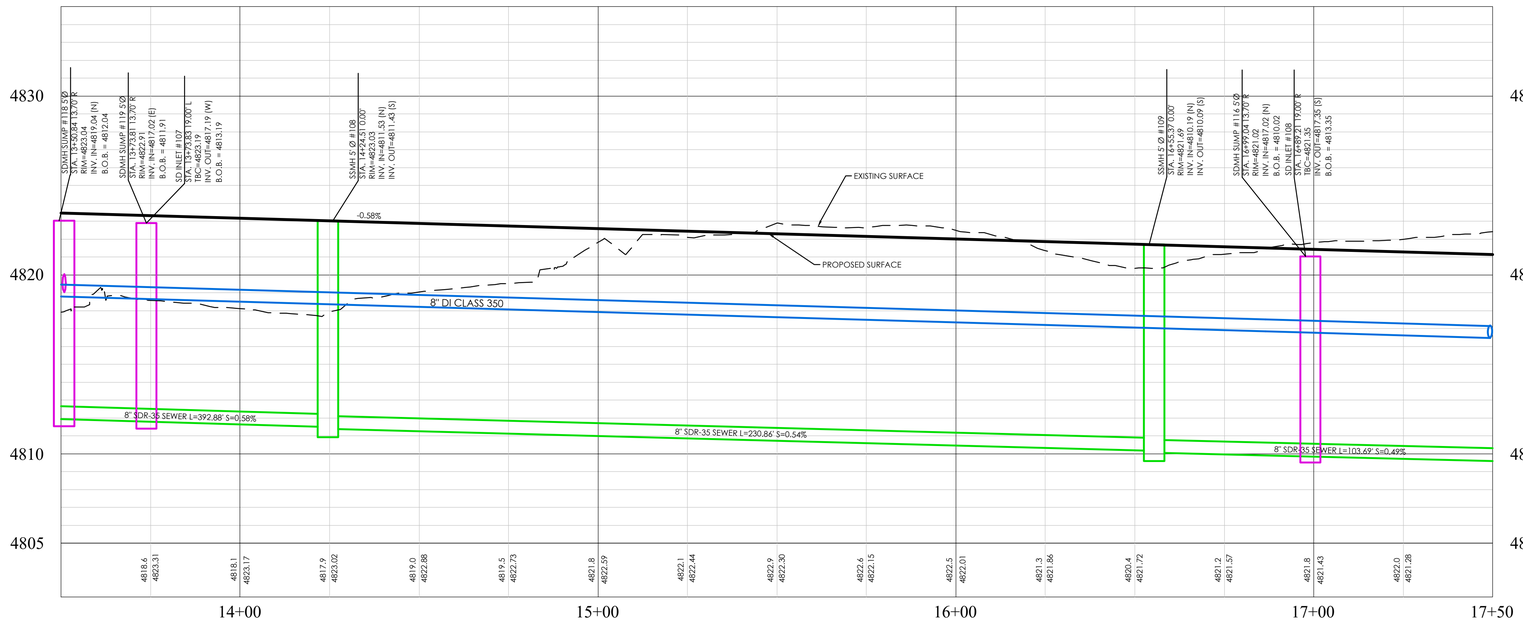
Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\PP15 - STREET I.dwg



590 EAST PLAN



38' RESIDENTIAL ROAD
N.T.S.



590 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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- CONTOUR MINOR
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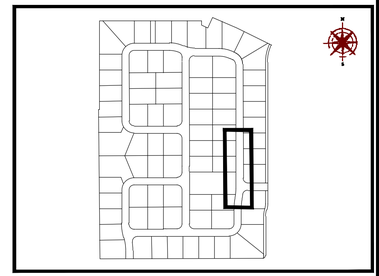
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67
DATUM: NGVD29

GRAPHIC SCALE

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(IN FEET)
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590 EAST

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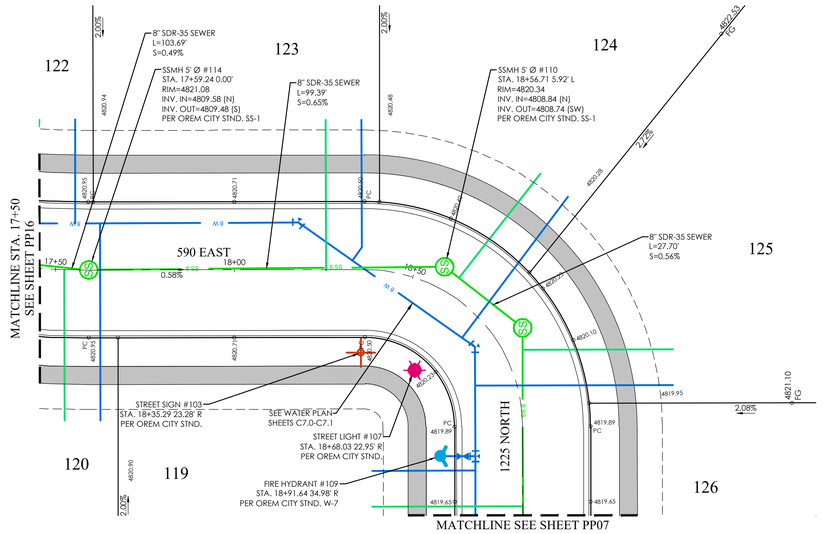
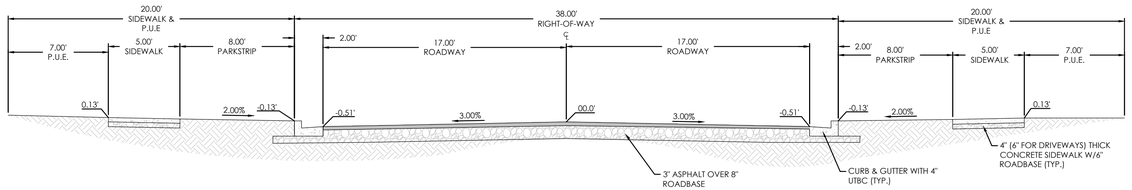
590 EAST

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	PP16		

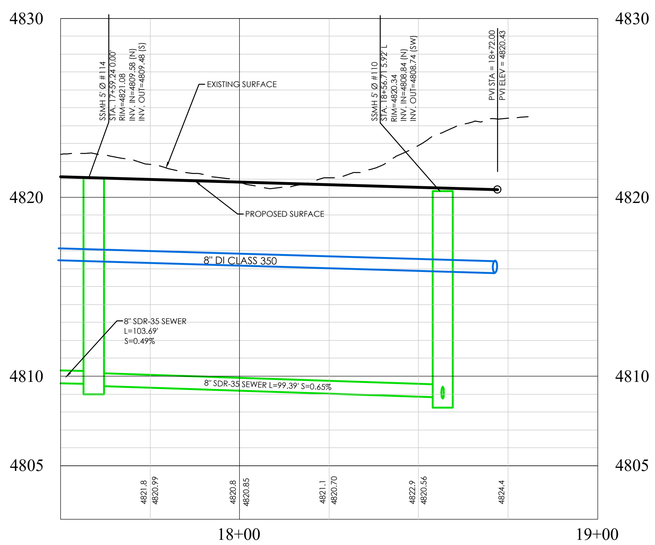
Z:_2024\24-0074 Orem Canyon Park [Tri Pointe Homes]\design 24-0074\dwg\sheets\PP16 - STREET I.dwg



590 EAST PLAN



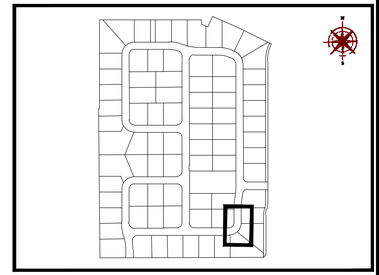
38' RESIDENTIAL ROAD
N.T.S.



590 EAST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" PERFORATED STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. NATURAL GAS
- SIGN
- STREET LIGHT
- SD SUMP MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- SWALE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX



KEY MAP
N.T.S

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4963.67'
DATUM: NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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OREM CITY, UTAH COUNTY, UTAH
590 EAST

REVISION BLOCK

#	DATE	DESCRIPTION
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590 EAST

Scale:	1"=20'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
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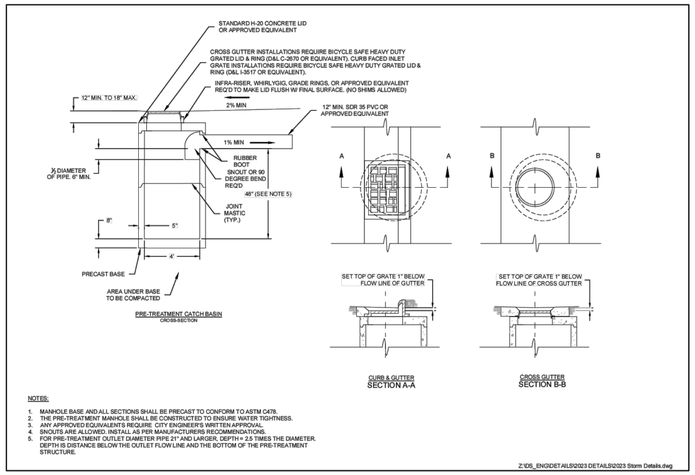

NOTES:

1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
3. THE APPROVED EQUIVALENTS REQUIRE CITY ENGINEER'S WRITTEN APPROVAL.
4. SNOUTS ARE ALLOWED. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.
5. FOR PRE-TREATMENT OUTLET DIAMETER PIPE 21" AND LARGER, DEPTH = 3.5 TIMES THE DIAMETER. DEPTH IS DISTANCE BELOW THE OUTLET FLOW LINE AND THE BOTTOM OF THE PRE-TREATMENT STRUCTURE.

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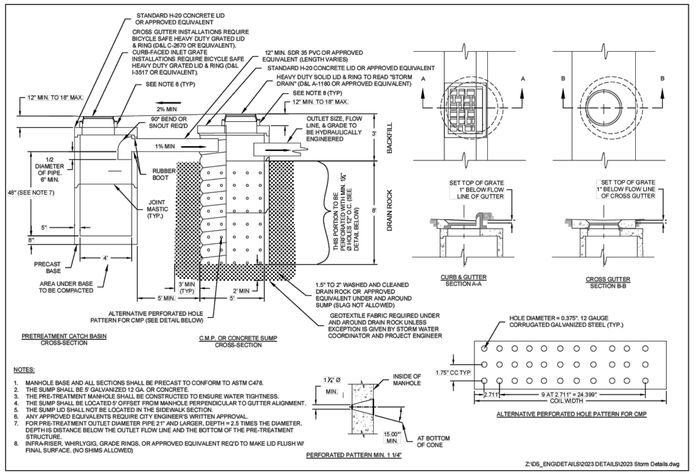
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	PRE-TREATMENT CATCH BASIN	REV. 4/2024 SD-2



NOTES:

1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. THE SUMP SHALL BE 5' GALVANIZED 12 GA. OR CONCRETE.
3. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS.
4. THE SUMP SHALL BE LOCATED 5' OFFSET FROM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT.
5. THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6. ANY APPROVED EQUIVALENTS REQUIRE CITY ENGINEER'S WRITTEN APPROVAL.
7. FOR PRETREATMENT OUTLET DIAMETER PIPE 21" AND LARGER, DEPTH = 2.5 TIMES THE DIAMETER. DEPTH IS DISTANCE BELOW THE OUTLET FLOW LINE AND THE BOTTOM OF THE PRE-TREATMENT STRUCTURE.
8. INFRA-RISER, WHIRLYGIG, GRADE RINGS, OR APPROVED EQUIVALENT REQ'D TO MAKE LID FLUSH W/ FINAL SURFACE. (NO SHIMS ALLOWED)

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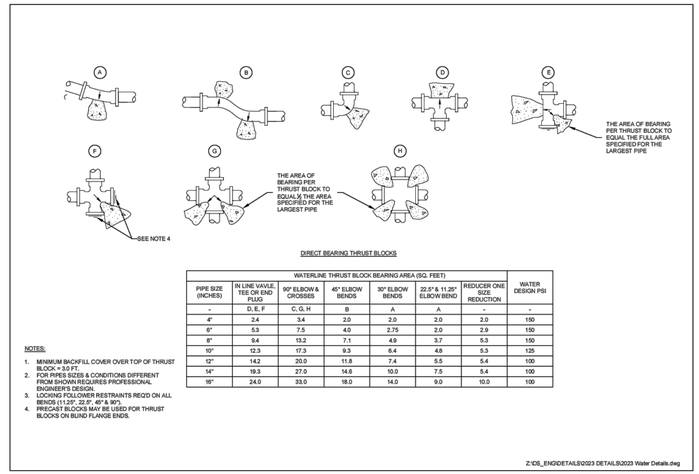
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	PRE-TREATMENT CATCH BASIN & SUMP	REV. 4/2024 SD-3



WATERLINE THRUST BLOCK BEARING AREA (SQ. FEET)							
PIPE SIZE (INCHES)	IN LINE VALVE, TEE OR END PLUG	90° ELBOW & CROSSES	45° ELBOW BENDS	30° ELBOW BENDS	22.5° & 11.25° ELBOW BEND	REDUCER ONE SIZE REDUCTION	WATER DESIGN PSI
-	D, E, F	C, G, H	B	A	A	-	-
4"	2.4	3.4	2.0	2.0	2.0	2.0	150
6"	5.5	7.5	4.0	2.75	2.0	2.9	150
8"	9.4	13.2	7.1	4.9	3.7	5.3	150
10"	12.3	17.3	9.3	6.4	4.8	5.3	125
12"	14.2	20.0	11.8	7.4	5.5	5.4	100
14"	19.3	27.0	14.6	10.0	7.5	5.4	100
16"	24.0	33.0	18.0	14.0	9.0	10.0	100

NOTES:

1. MINIMUM BACKFILL COVER OVER TOP OF THRUST BLOCK = 3.0 FT.
2. FOR PIPES SIZES & CONDITIONS DIFFERENT FROM SHOWN REQUIRES PROFESSIONAL ENGINEER'S DESIGN.
3. LOCKING FOLLOWER RESTRAINTS REQ'D ON ALL BENDS (11.25°, 22.5°, 45° & 90°).
4. PRECAST BLOCKS MAY BE USED FOR THRUST BLOCKS ON BUND FLANGE ENDS.

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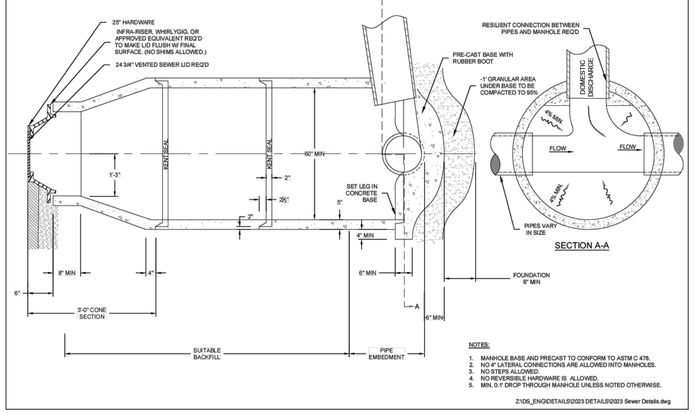
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	THRUST BLOCK SIZES	REV. 4/2024 W-8



NOTES:

1. MANHOLE BASE AND PRECAST TO CONFORM TO ASTM C 478.
2. NO 4" LATERAL CONNECTIONS ARE ALLOWED INTO MANHOLES.
3. NO STEPS ALLOWED.
4. NO REVERSIBLE HARDWARE IS ALLOWED.
5. MIN. 0.1' DROP THROUGH MANHOLE UNLESS NOTED OTHERWISE.

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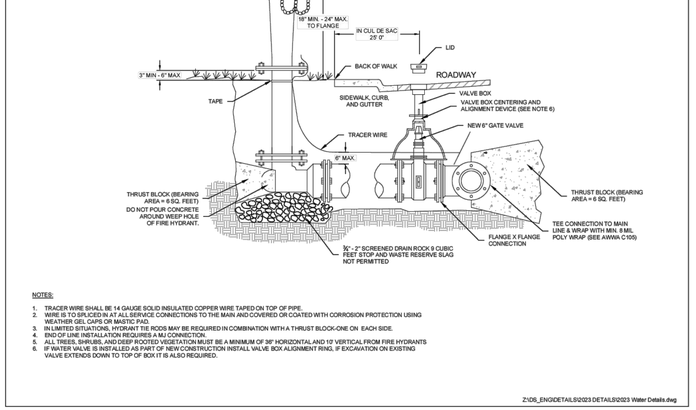
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	PRECAST SEWER MANHOLE	REV. 4/2024 SS-1



NOTES:

1. TRACER WIRE SHALL BE 14 GAUGE SOLID INSULATED COPPER WIRE TAPED ON TOP OF PIPE.
2. WIRE IS TO SPLICED IN AT ALL SERVICE CONNECTIONS TO THE MAIN AND COVERED OR COATED WITH CORROSION PROTECTION USING WEATHER GEL CAPS OR MASTIC PAINT.
3. IN LIMITED SITUATIONS, HYDRANT TIE RODS MAY BE REQUIRED IN COMBINATION WITH A THRUST BLOCK-ONE ON EACH SIDE.
4. END OF LINE INSTALLATION REQUIRES A MJ CONNECTION.
5. ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION MUST BE A MINIMUM OF 36" HORIZONTAL AND 10' VERTICAL FROM FIRE HYDRANTS
6. 8" WATER VALVE IS INSTALLED AS PART OF NEW CONSTRUCTION INSTALL VALVE BOX ALIGNMENT RING, IF EXCAVATION ON EXISTING VALVE EXTENDS DOWN TO TOP OF BOX IT IS ALSO REQUIRED.

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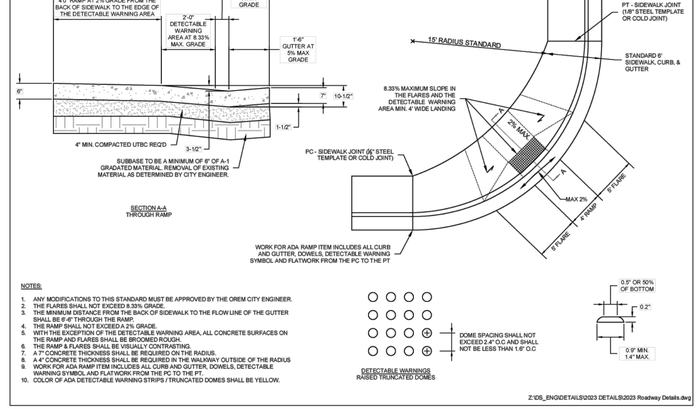
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	FIRE HYDRANT ASSEMBLY	REV. 4/2024 W-7



NOTES:

1. ANY MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE OREM CITY ENGINEER.
2. THE FLARES SHALL NOT EXCEED 8.33% GRADE.
3. THE MINIMUM DISTANCE FROM THE BACK OF SIDEWALK TO THE FLOW LINE OF THE GUTTER SHALL BE 6'-6" THROUGH THE RAMP.
4. THE RAMP SHALL NOT EXCEED A 2% GRADE.
5. WITH THE EXCEPTION OF THE DETECTABLE WARNING AREA, ALL CONCRETE SURFACES ON THE RAMP AND FLARES SHALL BE BROOMED ROUGH.
6. THE RAMP & FLARES SHALL BE VISUALLY CONTRASTING.
7. 3'-0" DOME SPACING SHALL BE MEASURED CENTER ON THE RADIUS.
8. A 4" CONCRETE THICKNESS SHALL BE REQUIRED IN THE WALKWAY OUTSIDE OF THE RADIUS
9. WORK FOR ADA RAMP ITEM INCLUDES ALL CURB AND GUTTER, DOWELS, DETECTABLE WARNING SYMBOL AND FLATWORK FROM THE PC TO THE PT
10. COLOR OF ADA DETECTABLE WARNING STRIPS / TRUNCATED DOMES SHALL BE YELLOW.

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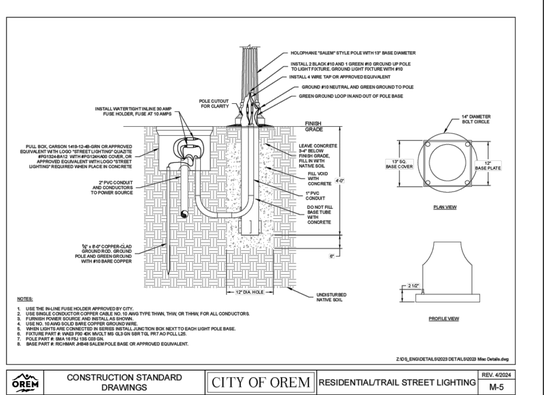
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	ADA RAMP	REV. 4/2024 RW-11



NOTES:

1. USE THE IN-LINE FUSE HOLDER APPROVED BY CITY.
2. USE SINGLE CONDUCTOR COPPER CABLE NO. 10 AWG TYPE THWN, THW, OR THHW, FOR ALL CONDUCTORS.
3. FURNISH POWER SOURCE AND INSTALL AS SHOWN.
4. USE #10 BARE COPPER WIRE FOR GROUND CONDUCTOR.
5. WHEN LIGHTS ARE CONNECTED IN SERIES INSTALL JUNCTION BOX NEXT TO EACH LIGHT POLE BASE.
6. FIXTURE PART # WAES P50 40K MVOLT MS GLG SR SBR TGL PR7 AO FOLL125.
7. POLE PART # RCH-MAR 20-BK-DM-BC
8. BASE PART #: RECHMAR JHBAB DALEN POLE BASE OR APPROVED EQUIVALENT.

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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	RESIDENTIAL/TRAIL STREET LIGHTING	REV. 4/2024 M-5

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DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale: 1"=XX' | Drawn: BMD
Date: 06/26/25 | Job #: 24-0074
Sheet: D1

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

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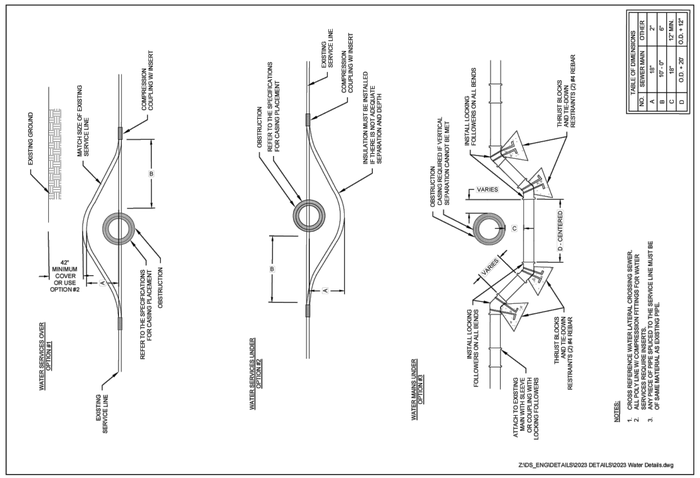

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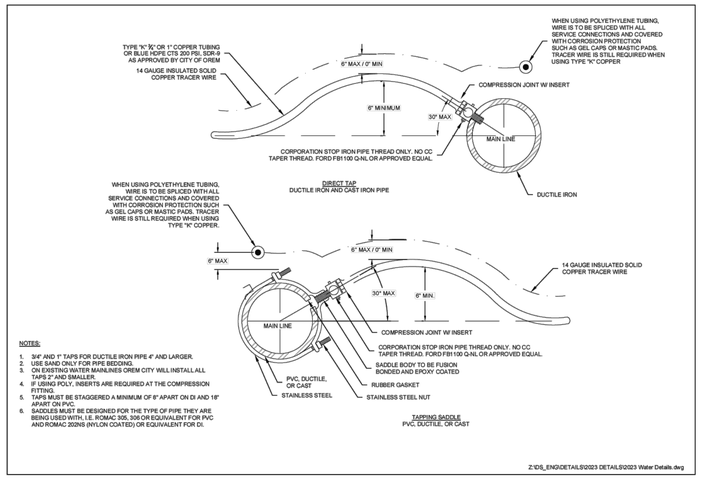
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	WATERLINE LOOP	REV. 4/2024 W-9



NOTES:
1. 3/4" AND 1" TAPS FOR DUCTILE IRON PIPE 4" AND LARGER.
2. USE SAND ONLY FOR PIPE BEDDING.
3. ON EXISTING WATER MAINLINES OREM CITY WILL INSTALL ALL TAPS 2" AND SMALLER.
4. IF USING POLY, INSERTS ARE REQUIRED AT THE COMPRESSION FITTING.
5. TAPS MUST BE STAGGERED A MINIMUM OF 8" APART ON DI AND 18" APART ON PVC.
6. SADDLES MUST BE DESIGNED FOR THE TYPE OF PIPE THEY ARE BEING USED WITH. I.E. ROMAC 305, 306 OR EQUIVALENT FOR PVC AND ROMAC 202NS (NYLON COATED) OR EQUIVALENT FOR DI.

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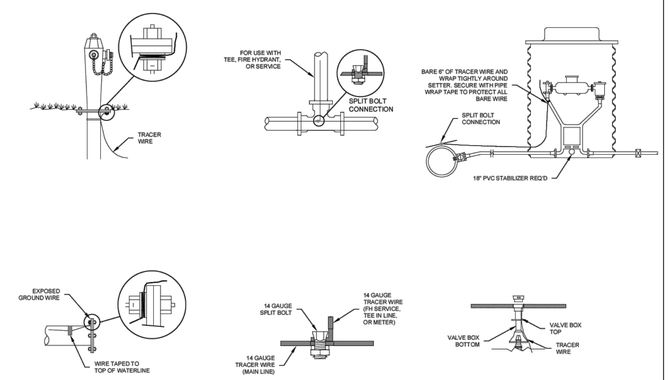
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	WATERMAIN TAPS	REV. 4/2024 W-10



NOTES:
1. WIRE IS TO BE SPLICED IN AT ALL CONNECTIONS AND COVERED OR COATED WITH CORROSION PROTECTION USING EITHER GEL CAPS OR MASTIC PAD. INSTALLER TO WRAP W/ PIPE WRAP TAPE UPON COMPLETION OF WIRE CONNECTION.

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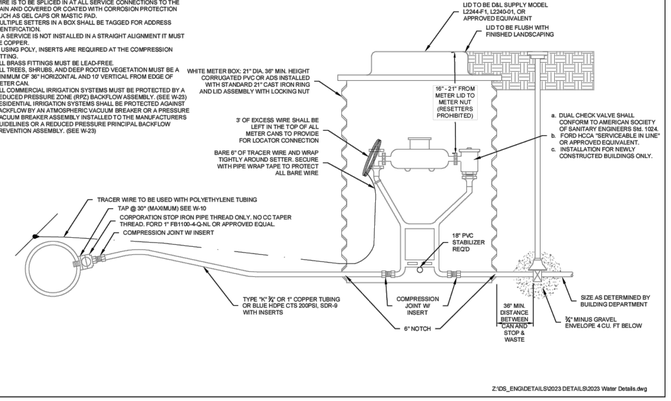
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	TRACER WIRE DETAILS	REV. 4/2024 W-11

NOTES:
1. MIN. COVER ON SERVICE LINE IS 42".
2. FOR INSTALLATIONS WITH CONTINUOUS TRAFFIC FLOW ON METER LID, A STANDARD MANHOLE SECTION CONE WITH 36" MIN. HEIGHT REINFORCED CONCRETE WITH STANDARD 30" MANHOLE RING AND COVER SHALL BE USED AS APPROVED BY WATER SECTION PERSONNEL.
3. TRACER WIRE SHALL BE 14 GAUGE SOLID INSULATED COPPER WIRE INSTALLED WITHIN 6" ABOVE TOP OF PIPE.
4. WIRE IS TO BE SPLICED IN AT ALL SERVICE CONNECTIONS TO THE MAIN AND COVERED OR COATED WITH CORROSION PROTECTION SUCH AS GEL CAPS OR MASTIC PAD.
5. MULTIPLE SETTERS IN A BOX SHALL BE TAGGED FOR ADDRESS IDENTIFICATION.
6. IF A SERVICE IS NOT INSTALLED IN A STRAIGHT ALIGNMENT IT MUST BE COPPER.
7. IF USING POLY, INSERTS ARE REQUIRED AT THE COMPRESSION FITTING.
8. ALL BRASS FITTINGS MUST BE LEAD-FREE.
9. ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION MUST BE A MINIMUM OF 36" HORIZONTAL AND 10' VERTICAL FROM EDGE OF METER CAN.
10. ALL COMMERCIAL IRRIGATION SYSTEMS MUST BE PROTECTED BY A REDUCED PRESSURE ZONE (RPZ) BACKFLOW ASSEMBLY. (SEE W-23)
11. RESIDENTIAL IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC VACUUM BREAKER OR A PRESSURE VACUUM BREAKER ASSEMBLY INSTALLED TO THE MANUFACTURERS GUIDELINES OR A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY. (SEE W-23)



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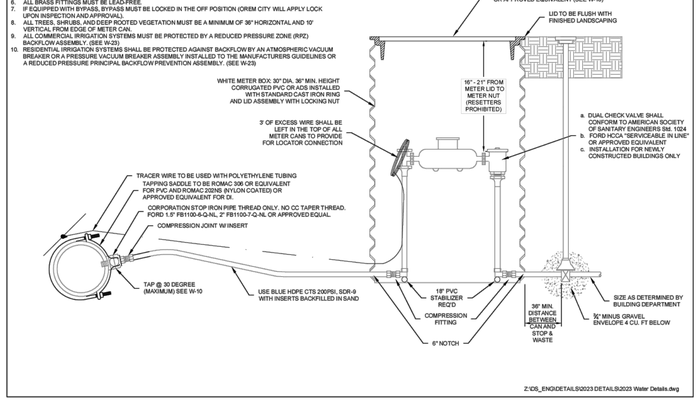
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	3/4" & 1" SERVICE LINE INSTALLATION	REV. 4/2024 W-13

NOTES:
1. MIN. COVER ON SERVICE LINE IS 42".
2. FOR INSTALLATIONS WITH CONTINUOUS TRAFFIC FLOW ON METER LID, A STANDARD MANHOLE SECTION CONE WITH 36" MIN. HEIGHT REINFORCED CONCRETE WITH STANDARD 30" MANHOLE RING AND COVER SHALL BE USED AS APPROVED BY WATER SECTION PERSONNEL.
3. TRACER WIRE SHALL BE 14 GAUGE SOLID INSULATED COPPER WIRE INSTALLED WITHIN 6" ABOVE TOP OF PIPE.
4. WIRE IS TO BE SPLICED IN AT ALL SERVICE CONNECTIONS TO THE MAIN AND COVERED OR COATED WITH CORROSION PROTECTION SUCH AS GEL CAPS OR MASTIC PAD.
5. POLY INSERTS ARE REQUIRED WITH COMPRESSION FITTING.
6. ALL BRASS FITTINGS MUST BE LEAD-FREE.
7. IF BOX HAS BEEN WITH BYPASS MUST BE LOCKED IN THE OFF POSITION (OREM CITY WILL APPLY LOCK UPON INSPECTION AND APPROVAL).
8. ALL TREES, SHRUBS, AND DEEP ROOTED VEGETATION MUST BE A MINIMUM OF 36" HORIZONTAL AND 10' VERTICAL FROM EDGE OF METER CAN.
9. ALL COMMERCIAL IRRIGATION SYSTEMS MUST BE PROTECTED BY A REDUCED PRESSURE ZONE (RPZ) BACKFLOW ASSEMBLY. (SEE W-23)
10. RESIDENTIAL IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC VACUUM BREAKER OR A PRESSURE VACUUM BREAKER ASSEMBLY INSTALLED TO THE MANUFACTURERS GUIDELINES OR A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY. (SEE W-23)



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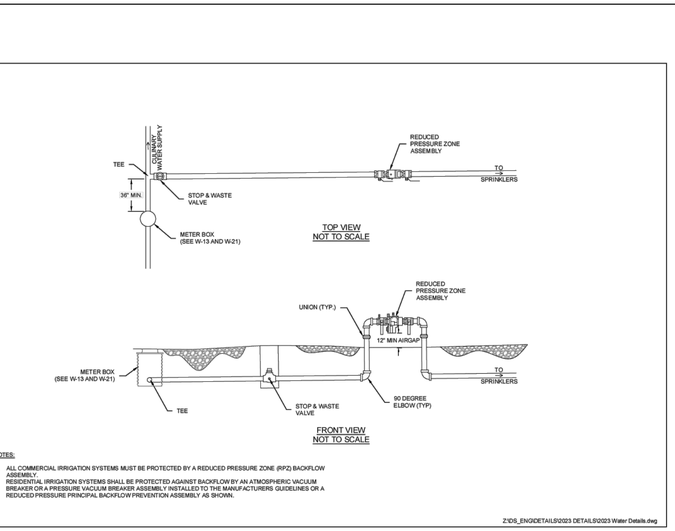
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	1.5" & 2" SERVICE LINE INSTALLATION	REV. 4/2024 W-21



NOTES:
1. ALL COMMERCIAL IRRIGATION SYSTEMS MUST BE PROTECTED BY A REDUCED PRESSURE ZONE (RPZ) BACKFLOW ASSEMBLY.
2. RESIDENTIAL IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC VACUUM BREAKER OR A PRESSURE VACUUM BREAKER ASSEMBLY INSTALLED TO THE MANUFACTURERS GUIDELINES OR A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY AS SHOWN.

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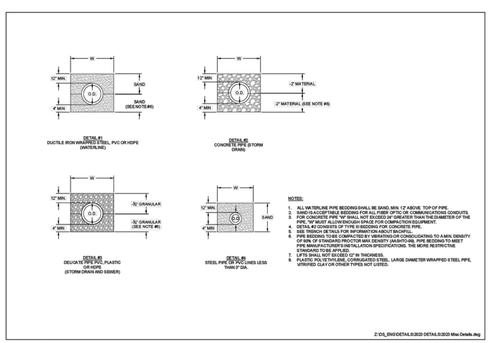
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	RPZ BACKFLOW PREVENTER	REV. 4/2024 W-23



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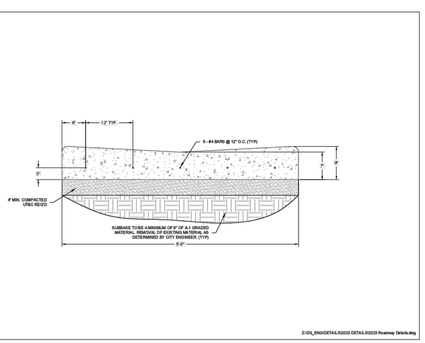
OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	PIPE ZONES	REV. 4/2024 M-4



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OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	5' CONCRETE CROSS GUTTER	REV. 4/2024 RW-2

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CANYON PARK
OREM CITY, UTAH COUNTY, UTAH
DETAILS

REVISION BLOCK		
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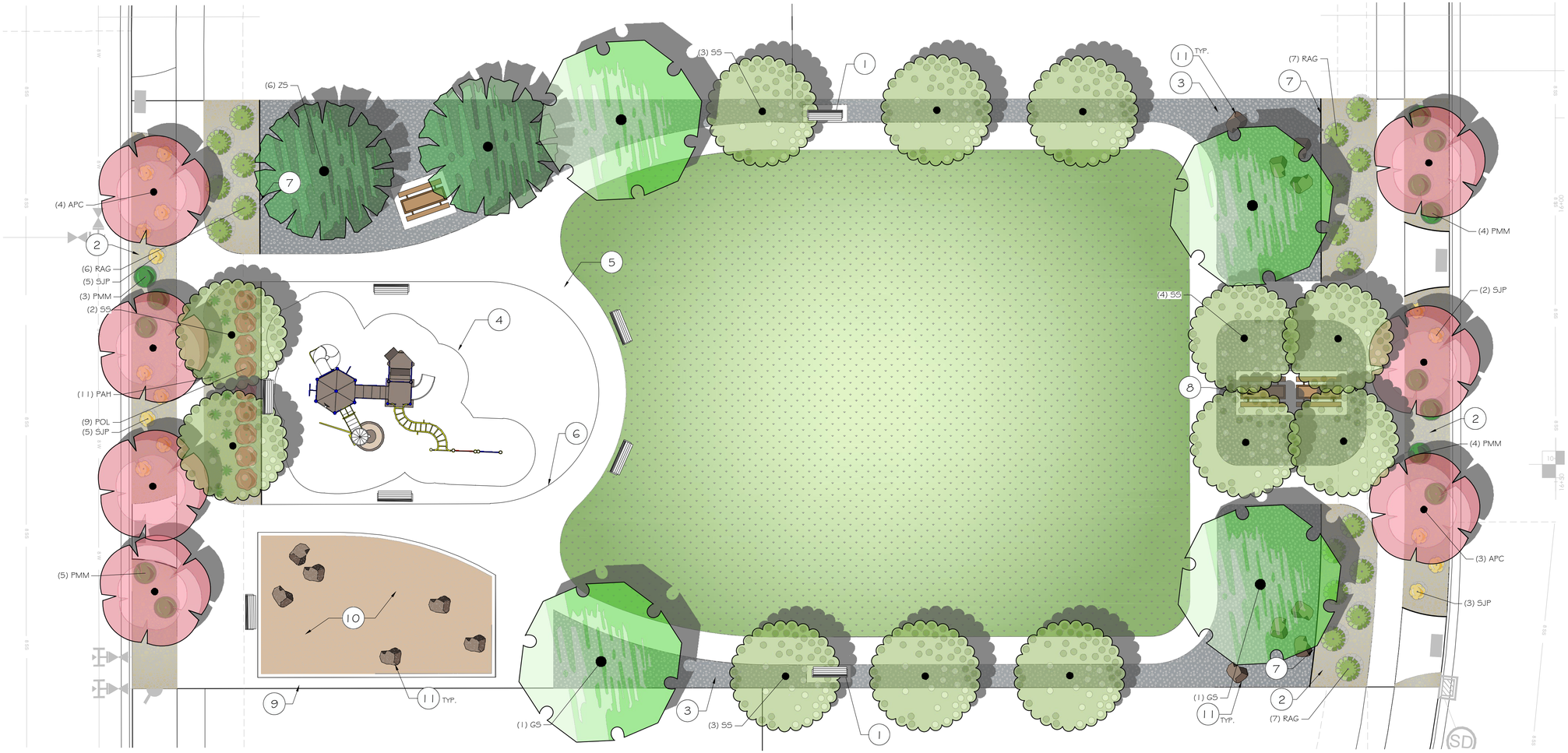
DETAILS

Scale:	1"=XX'	Drawn:	BMD
Date:	06/26/25	Job #:	24-0074
Sheet:	D2		

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

Z:_2024\24-0074 Orem Canyon Park (fn Pointe Homes)\design 24-0074\dwg\sheets\D2 - DETAILS.dwg



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LICENSED LANDSCAPE ARCHITECT
No. 8328950-5301
THOMAS M. ROMNEY
06-26-2025
STATE OF UTAH

OREM CANYON PARK
OREM CITY, UTAH
LANDSCAPE PLAN

PLANT SCHEDULE

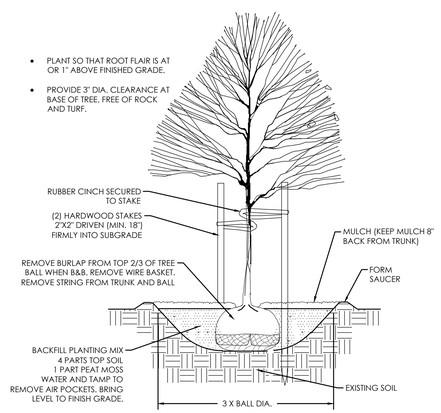
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	APC	Acer platanoides 'Columnare'	Columnar Norway Maple	1.5" Cal.	7
	GS	Gleditsia tnacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	4
	SS	Syringa reticulata 'Summer Snow'	Summer Snow Japanese Tree Lilac	1.5" Cal.	12
	ZS	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	1.5" Cal.	2
SHRUBS					
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	9
	PMM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal.	16
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	20
	SJP	Spiraea japonica `Double Play Doozie`	Doozie Spirea	5 gal.	15
ORNAMENTAL GRASSES					
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	11
GROUND COVERS					
	PP2	Poa pratensis	Kentucky Bluegrass	sod	9,188 sf

N
S

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REFERENCE NOTES SCHEDULE

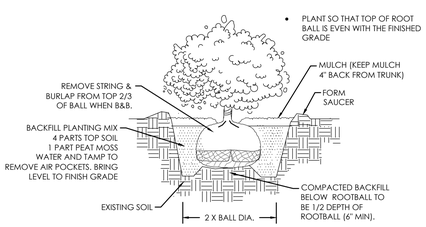
SYMBOL	CODE	DESCRIPTION	QTY
	1	BENCH, MANUF. TBD	8
	2	DECORATIVE ROCK, TYPE T.B.D.	2,657 sf
	3	DECOMPOSED GRANITE, COLOR: DARK GREY	4,123 sf
	4	PLAYGROUND STRUCTURE, MANUF. TBD	
	5	CONCRETE SIDEWALK	
	6	8" CONCRETE PLAYGROUND EDGE	
	7	6" MOW CURB	
	8	PICNIC TABLE, MANUF. TBD	3
	9	8" CONCRETE EDGE	
	10	SANDBOX	954 sf
	11	BOULDER SEATING	



A TREE PLANTING & STAKING
NOT TO SCALE

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE MOW CURB BETWEEN DIFFERING ROCK MULCH TYPES.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.



B SHRUB PLANTING
NOT TO SCALE

REVISION BLOCK

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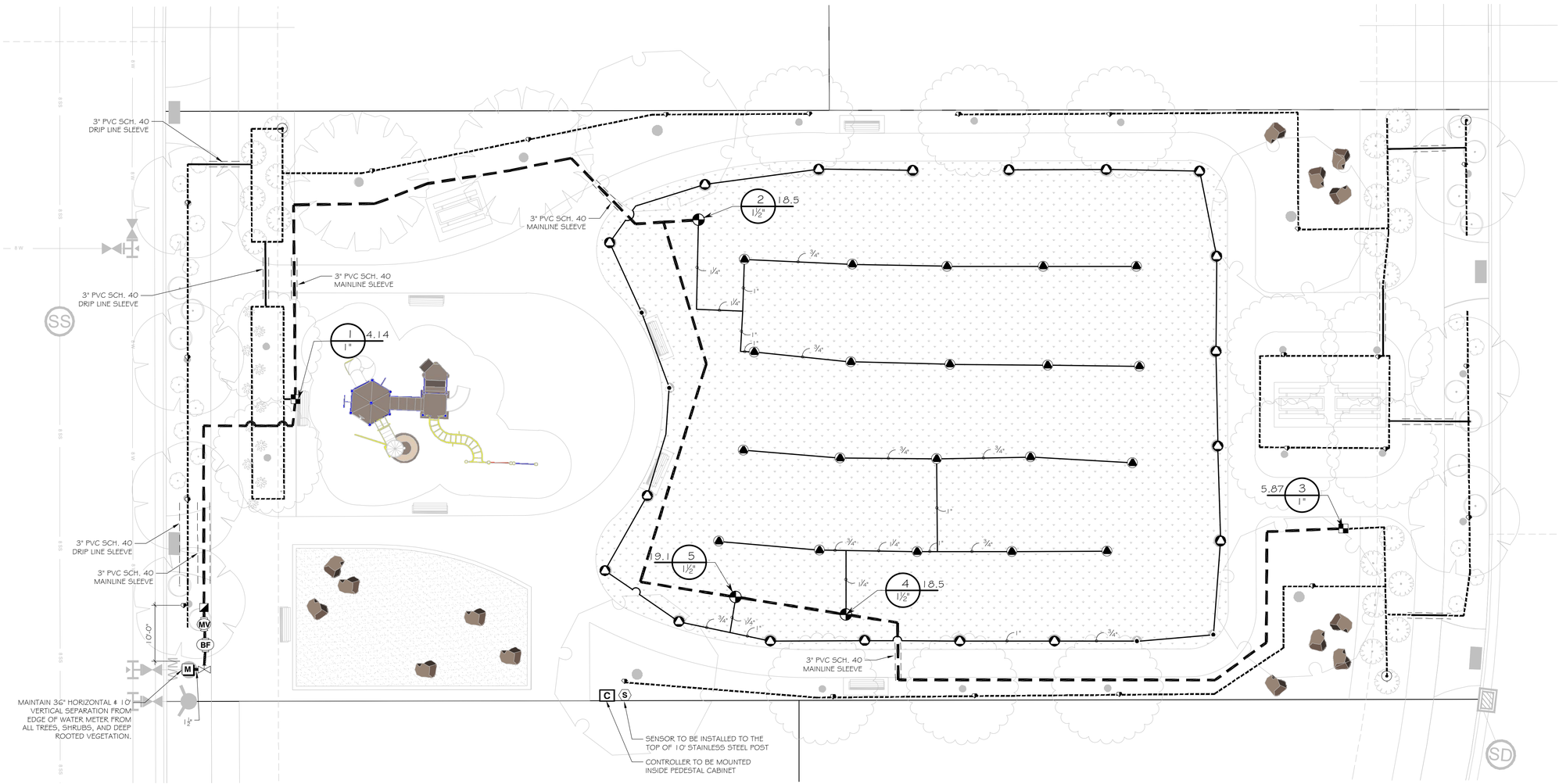
LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MH
Date:	06/26/2025	Job #:	24-0074
Sheet:	L1.0		

Z:_2024\24-0074 Orem Canyon Park (In Pointe Homes)\design 24-0074\dwg\sheets\L1.0 - LANDSCAPE PLAN.dwg



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No. 8028950-5301
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06-26-2025
STATE OF UTAH

OREM CANYON PARK
OREM CITY, UTAH
IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
14 ADJ 14 F	Rain Bird R-VAN14 1804-SAM-P45 Turf Rotary, 8`-14` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	4
18 ADJ 13 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	38

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird LFV-100 1" 1 in. Low Flow DV Valve	2
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Dnp Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	23

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB(ZONE VALVES) 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
	Rain Bird 44-LRC 1" 1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1.5" MUELLER MARK II ORISEAL 54W VALVE MODEL H-10288	1
MV	Rain Bird PEB 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 112-375 RPZ Reduced Backflow Preventer 1-1/2" Reduced Pressure Backflow Preventer, Size: 1-1/2", Maximum Working Pressure: 175 psi	1

C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. Install Controller within a powder coated metal wall mount cabinet.	1
S	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	559.3 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	97.5 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	54.9 lf
	Irrigation Mainline: PVC Schedule 40 1 ½"	405.9 lf
	Pipe Sleeve: PVC Schedule 40	96.0 lf

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

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

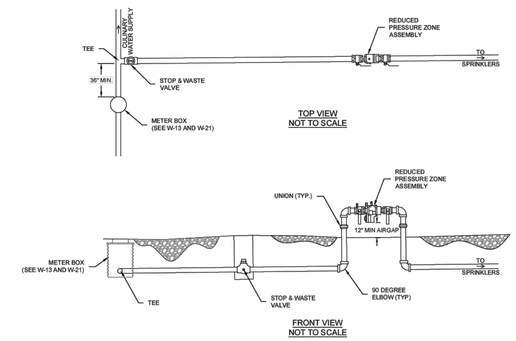
3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

IRRIGABLE AREA: 22,259 SQFT.

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.



NOTES:
1. ALL COMMERCIAL IRRIGATION SYSTEMS MUST BE PROTECTED BY A REDUCED PRESSURE ZONE (RPZ) BACKFLOW ASSEMBLY.
2. RESIDENTIAL IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW BY AN ATMOSPHERIC VACUUM BREAKER OR A PRESSURE VACUUM BREAKER ASSEMBLY INSTALLED TO THE MANUFACTURERS GUIDELINES OR A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY AS SHOWN.

Z:\DS_ENG\DETAILS\2023 DETAILS\2023 Water Details.dwg

OREM	CONSTRUCTION STANDARD DRAWINGS	CITY OF OREM	RPZ BACKFLOW PREVENTER	REV. 4/2024 W-23

REVISION BLOCK

#	DATE	DESCRIPTION
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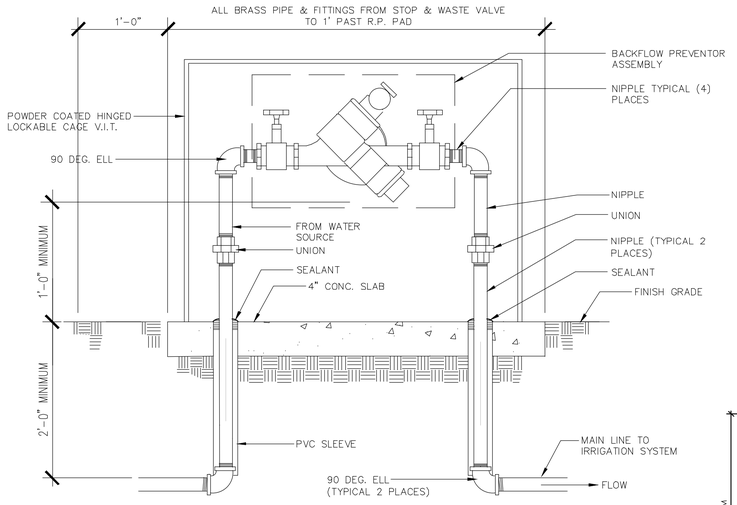
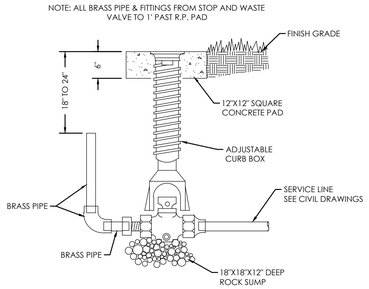
IRRIGATION PLAN

Scale:	1"=10'	Drawn:	SB
Date:	06/26/2025	Job #:	24-0074
Sheet:	L2.0		

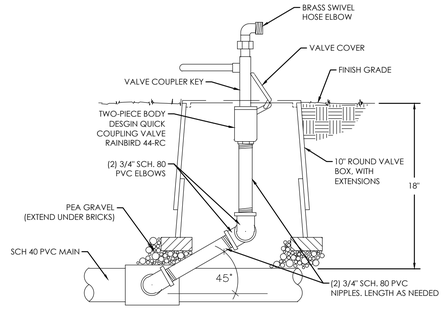
Z:_2024\24-0074 Orem Canyon Park (Tri Pointe Homes)\design 24-0074\dwg\sheets\L2.0 IRRIGATION PLAN.dwg



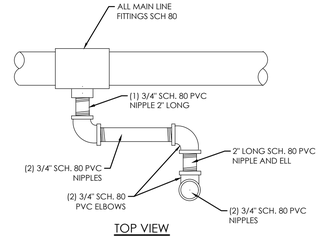
A REDUCED PRESSURE BACK FLOW PRESSURE
NOT TO SCALE



B STOP & WASTE VALVE DETAIL
NOT TO SCALE



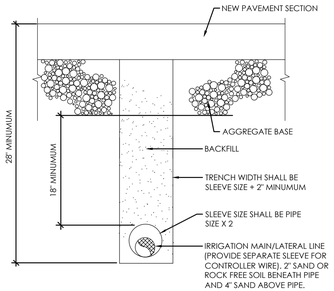
SIDE VIEW



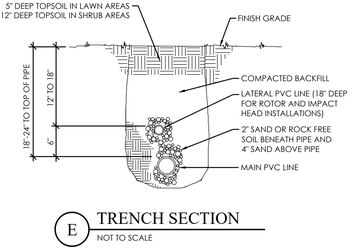
TOP VIEW

NOTE: TO BE LOCATED ON DOWN STREAM SIDE OF FLOW SENSOR

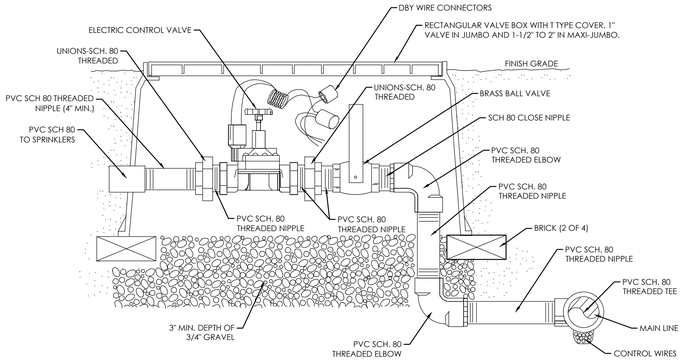
C QUICK COUPLING VALVE
NOT TO SCALE



D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



E TRENCH SECTION
NOT TO SCALE

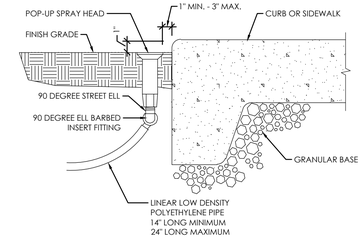


F ELECTRONIC CONTROL VALVE
NOT TO SCALE

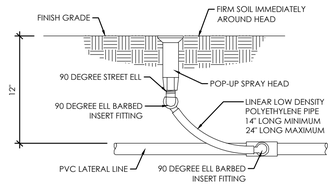
SIDE VIEW

TOP VIEW

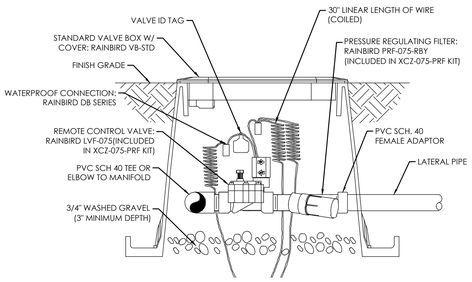
G MANUAL DRAIN VALVE
NOT TO SCALE



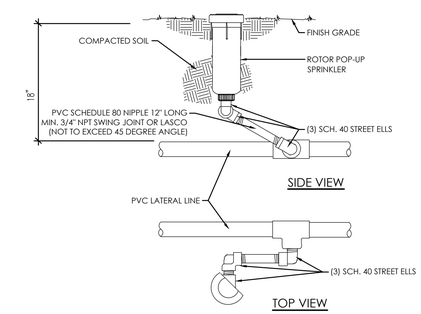
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



I SPRAY HEAD ASSEMBLY
NOT TO SCALE



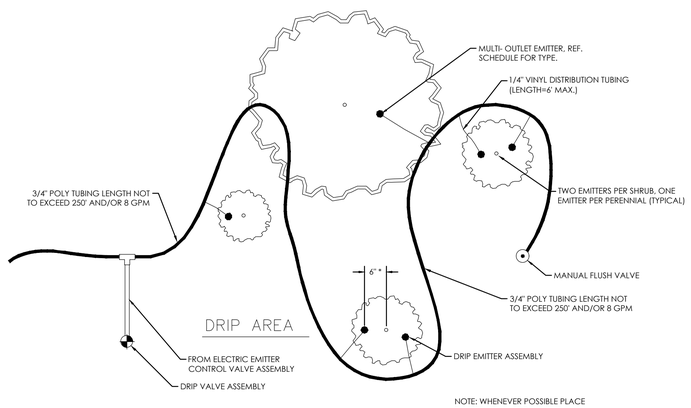
J CONTROL ZONE KIT
NOT TO SCALE



SIDE VIEW

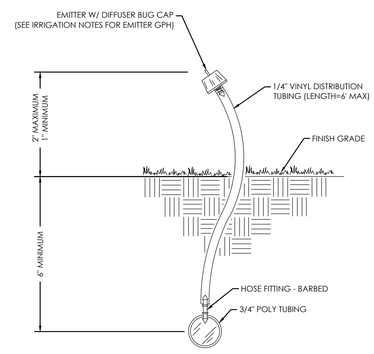
TOP VIEW

K ROTOR POP-UP HEAD
NOT TO SCALE

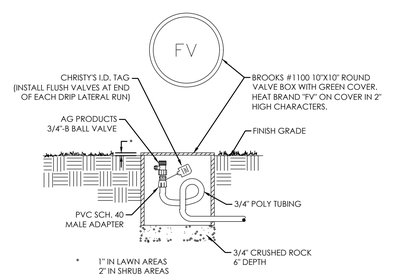


NOTE: WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB

L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
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IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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IRRIGATION DETAILS

Scale: -
Drawn:
Date: 06/26/2025
Job #: 25-0071
Sheet: L2.1

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