



AMERICAN FORK CITY DEVELOPMENT REVIEW COMMITTEE AGENDA

**Regular Session
August 18, 2025
Monday 10:00 AM**

**American Fork City Public Works Building
275 East 200 North
American Fork City, UT 84003
<https://www.americanfork.gov/AgendaCenter>**

Development Review Committee Members

Patrick O'Brien, Dev. Services Director
Sam Kelly, Public Works Director
Aaron Brems, Fire Chief

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on August 18, 2025, at the American Fork City Public Works building, 275 East 200 North commencing at 10:00 AM. The agenda shall be as follows:

1. Regular Session

- a. Roll Call
- 2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
 - a. Approval of the August 11, 2025, Development Review Committee minutes.
- 3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans. The Development Review Committee Board will have authority to approve Preliminary Plans and Final Plats but make a recommending action on Site Plans.)
 - a. Review and action on an application for a Preliminary Plan, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.
- 4. **Other Business**
 - a. Upcoming Projects
- 5. **Adjournment**

Dated this 13th day of August 2025

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

UNAPPROVED MINUTES

08.11.2025

AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE REGULAR SESSION

August 11th, 2025

The American Fork City Development Review Committee met in a regular session on August 11th, 2025, at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Public Works Director: Sam Kelly

Chief Building Official: Dan Loveland

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Annalisa Reed	Planner
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Mat Sacco	Fire Marshall

Others Present: Derek Rindlisbacher, Stewart Harman, Cedar Jordan

REGULAR SESSION

Roll Call

COMMON CONSENT AGENDA

Minutes of the July 14th, 2025, Development Review Committee Regular Session.

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Chief Brems motioned to approve the Common Consent agenda

Sam Kelly seconded the motion

Voting was as follows:

Dan Loveland	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

ACTION ITEMS

- a. Review and action on an application for a Preliminary Plat, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plat to develop an apartment and townhome development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use. This would require a commercial element in addition to the residential use. The development does not propose any commercial element in the project for the property identified as HD Residential – Mixed Use.

Stewart Harman, counsel for the applicant, asked for clarification as to what specific aspects of the development agreement staff believes are not being met.

Cody Opperman explained the project is missing the mixed-use component that requires a commercial atmosphere in the area.

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Stewart Harman explained that this development has five phases, and asked if it was the City's position that phase one and phase 5, that were designated as commercial, were actually developed as commercial?

Cody Opperman agreed that while there were phases in this area that were part of the commercial element of the project, and were developed with a commercial atmosphere, where this area specifically says high density residential and mixed use, the commercial aspect still needs to be provided on this property.

Stewart Harman asked if phase two is to be developed the same as phase three with the same mixed-use requirements, and any commercial ratio requirement is required to be included in that phase as well.

Cody Opperman stated that he would say that wherever it says 'mixed-use', the commercial element should be provided.

Stewart Harman asked again to clarify that even though the original intent of the development was that all of the commercial development would be provided in phases one and five, if it is the city's position that the commercial element still needs to be included in each additional phase, he would like to know what the city plans to do with the completed projects such as Sol Haven, Walton Town Homes, and Arza apartments to require the commercial component be met on those spaces.

Cody Opperman explained that back in 2021, or whenever the development agreement was written, he was not part of the city staff and apologized for not knowing the history of the agreement. Mr. Opperman also noted that the completed developments mentioned were also approved before he was a member of the American Fork City staff, so he does not know what the city administration would require of them. He further explained that if an area is specifically indicated as commercial use, that area would only require commercial development. This area says high-density residential and mixed uses are required, so while high-density housing is allowed, it should be incorporated with the commercial aspect in order to address the mixed-use requirement.

Stewart Harman expressed his concern with the city not having an issue with treating High Point different than Elevate or Sol Haven and also noted that he could not find anywhere in the city code that clarifies what mixed use actually means, so one and two family units show the mixed use.

Cedar Jordan informed the committee that this was the third review for this project and he would like to know what the options are if there is a denial today.

Cody Opperman explained that the decision has not been made, so the DRC can still go the route of approval, denial, or tabling. He explained that if it is approved, the conditions that were mentioned by the DRC staff would just need to be addressed, then it would come back for a post

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entitlement review to make sure that all those conditions have been met. He continued to explain that if it is denied today, then there is an appeal process that would go before the City Council to be approved or denied but the appeal is denied by City Council, in order to continue forward with the project, a brand new application starting from the beginning would need to be submitted.

Sam Kelly mentioned his concern with having a development agreement in place that required mixed uses that other developments did not follow. He believes the committee should probably look at that agreement, so they can fully understand what components of commercial were required in it.

Sam Kelly moved to table action for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, in order to coordinate with staff to review agreements and other things to make sure that we're doing what is appropriate for this area.

Chief Brems Seconded the motion

Voting was as follows:

Dan Loveland	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

- b. Review and action on an application for an Accessory Structure, known as Roberts Detached Garage, that is 750 square feet or greater, located at approximately 1021 N 150 W, American Fork City. The Accessory Structure will be on approximately 5.97 acres and will be in the R1-9000 Residential Zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 750 square foot threshold, requiring the application to be brought to the Development Review Committee for a determination. There are some minor conditions of

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approval, but the residential accessory structure meets the code section 17.5.105-106 for the applicants' property for residential, low density, and for the R1-9000 zoning as well.

Dan Loveland asked if the height of the accessory structure is shown somewhere.

Annalisa Reed reported that she spoke to the applicant who confirmed that the current home is not more than 25-feet, and the residential accessory structure is 21-feet, but at post entitlement those measurements would be required.

Sam Kelly noted the information provided does not show public utilities, but may not be something needed on this type of project.

Sam Kelly moved to approve the Accessory Structure, known as Roberts Detached Garage, located at approximately 1021 N 150 W, American Fork City subject to any conditions found in the staff report.

Dan Loveland seconded the motion

Voting was as follows:

Dan Loveland	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Other Business

There was no other business to discuss.

Adjournment

Dan Loveland motioned to adjourn the meeting.

Sam Kelly seconded the motion.

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Voting was as follows:

Dan Loveland	AYE
Aaron Brems	AYE
Sam Kelly	AYE

The motion passed

Meeting adjourned at 10:26 AM

Angie McKee

Administrative Assistant I

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

Development Review Committee Staff Report
Meeting Date: August 18, 2025



Agenda Topic

Review and action on an application for a Preliminary Plat, known as High Pointe Apartments, located at approximately 620 South 740 E, American Fork, Utah 84003, American Fork City. The Preliminary Plat will be on approximately 3.5 acres and will be in the PC Planned Community.

BACKGROUND INFORMATION		
Location:		620 S 740 E American Fork, UT
Project Type:		Preliminary Plat
Applicants:		Bach Homes- Brevon Holmes, Cedar Jordan, Derek Rindlisbacher
Existing Land Use:		Planned Community
Surrounding Land Use:	North	Planned Community- Residential
	South	Planned Community- Residential
	East	Planned Community- Residential
	West	Planned Community- Residential
Existing Zoning:		PC Planned Community
Surrounding Zoning:	North	PC Planned Community
	South	PC Planned Community
	East	PC Planned Community
	West	PC Planned Community
Square Footage (By Use)		62,473 sq ft
Total Number of Units		16 Townhome Units, 144 Apartment Units
Parking Requirement		288 Stalls Provided 1.8 stalls per dwelling unit (Per Memorandum of Understanding) $1.8 \times 160 = 288$ Stalls Required

Background

The applicant has applied for a Preliminary Plat to develop an apartment and townhome development. The project looks to provide 144 apartments and 16 townhome units. This property is part of the Lake City Row Development Agreement. Per the development agreement, this property was identified as HD Residential- Mixed Use. This would require a commercial element in addition to the residential use. The development does not propose any commercial element in the project for the property identified as HD Residential – Mixed Use.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

- A. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
- B. A geotechnical report for the project area
- C. Evidence of payment of the required review fee.
- D. Evidence of water right proposed to be conveyed to the city.
- E. Evidence of review of the proposed project by required public utility agencies.
- F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

- A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
- B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
- C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

- A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.
- B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Findings of Fact

- 1. The Preliminary Plat does not meet the requirements of Section 17.4.407 PC Planned Community Zone and/or associated development agreements.

Project Conditions of Approval

- 1. Address all outstanding DRC comments.

Project Map



Standard Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Preliminary Plat does not meet the requirements of Section 17.7.206. Staff recommends DENYING the application. The development agreement indicates the area to be “High Density – Mixed Use”. The applicant is not providing the required commercial element per the Lake City Row Development Agreement.

Potential Motions – Preliminary Plat

Approval

I move to recommend approval for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone.

Table

I move to table action for the proposed Preliminary Plat, located at approximately 620 S 740 E American Fork, UT, in the PC Planned Community Zone, and instruct staff/developer to...



Stewart B. Harman, General Counsel
Stewart.harman@bachhomes.com
801-727-9532

July 21, 2025

American Fork City
Development Review Committee

Re: Bach High Pointe Apartments
Response to DRC Comments

Dear Development Review Committee,

The following will constitute Bach Homes' response to the DRC Comments to the Bach High Pointe Plat Submittal, specifically those comments from Planning and Zoning. The comments in question include the following:

COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25) COMMENTS (2025.07.02) High Pointe Subdivision (6.13.25)	<div>Repeat Comment x2: This project is subject to the Lake City Row Development Agreement where this property is identified as HD Residential - Mixed-Use. It will be required to provide a commercial component in addition to the residential component due to the approved Development Agreement/Concept Plan from City Council. With the commercial requirement, you will be required to provide 100 s.f. of commercial space per 1 dwelling unit of residential on the site. This can be mentioned in the Vest Annexation 2 Annexation Agreement.</div>
COMMENTS (2025.07.02) High Pointe Site Plan and Easement Exhibit (06.16.25)	<div>Provide the parking requirement for the required commercial space for this mixed use development. The amount of parking will be determined by the use that you provide for the commercial element. Those standards can be found in Section 17.5.133 Off-Street Parking.</div>
COMMENTS (2025.07.02) Renderings_Building B_HP.pdf	<div>Repeat comment x2: The Renderings will need to show the commercial requirement for the mixed-use development. Change on all applicable pages to show where the commercial is going to be.</div>

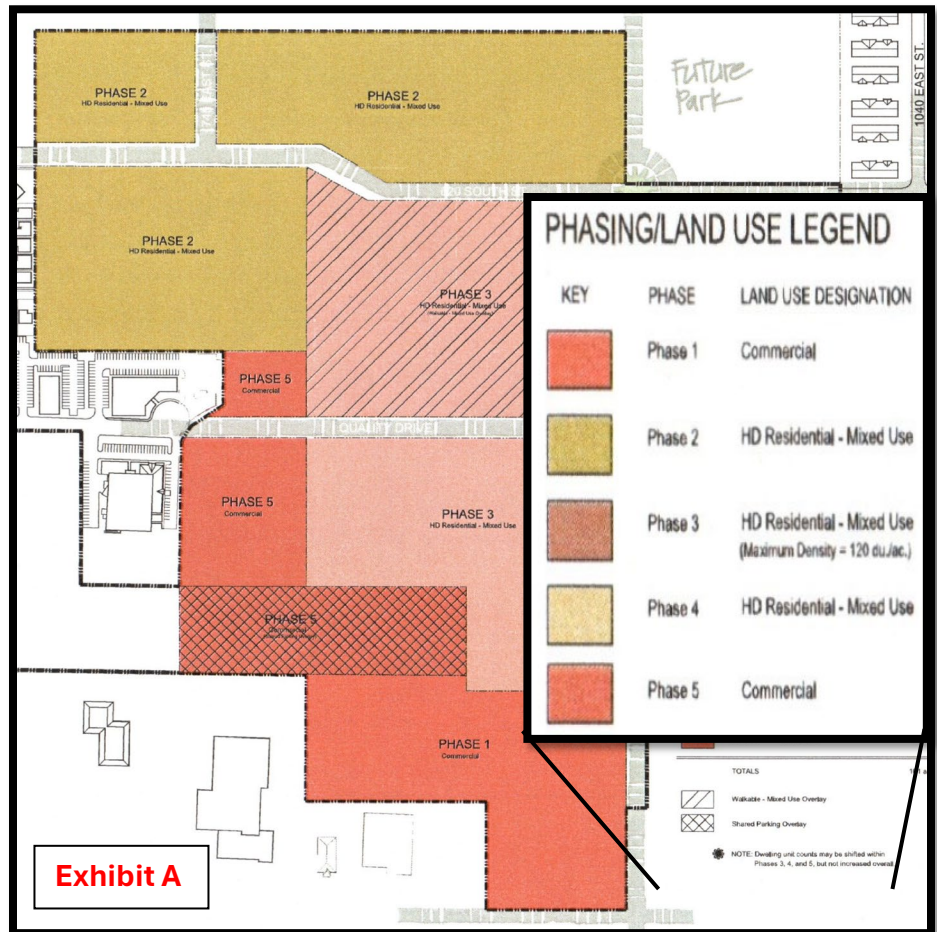
COMMENTS (2025.07.02)
045_01_HP_Buildings A-D
Colored Elevations

Repeat Comment x2:

Your elevations will need to include the commercial element that is required for the mix-use requirement as indicated in the Lake City Row Development Agreement.

The above comments from Planning and Zoning all relate to inclusion of a “commercial element”. However, for the reasons set forth below, they are inapplicable to the submittal in question for four reasons.

First, there is no clearly defined commercial requirement for Phase 2. The project in question is situated in Phase 2 of the Lake City Row Planned Community. The planned community development consists of five phases and is zoned as PC (Planned Community). Incorporated into the Lake City Row Development Agreement, dated August 24, 2021, are several exhibits, including Exhibit A, Legal Description of the Property and Amended Master Plan, and Exhibit C, Ordinance No. 2021-05-23¹. The Development Agreement (“DA”) is silent regarding any commercial component requirement. In fact, the only reference to commercial is contained in the Phasing/Land Use Legend contained in the Amended Master Plan (Ex. A). Exhibit A expressly identifies Phases 1 and 5 of the development as “Commercial”² and identifies Phases 2 and 3 as “HD Residential – Mixed Use”.



¹ The Concept Plan for Lake City Row was also previously amended and approved under Ordinance 2019-11-78.

² To date, both Phases 1 and 5 have been approved and developed as Industrial in violation of the Annexation Agreement, Development Agreement and Ordinances 2019-02-04, 2019-11-78 and 2021-05-23.

Similarly, Ordinance No. 2021-05-23, approving the amended overall concept plan for Lake City Row, does not mention or reference any commercial component requirement and adopts the same Amended Master Plan as set forth in Exhibit A and containing five phases. As set forth in the Amended Master Plan (Ex. A), the proposed development contains a mix of uses spread over five phases. Phases 2 and 3 are identified only as “HD Residential – Mixed Use” with no further clarification or definition.

Thus, we must turn to AF City Code § 17.7.507, Planned Community Development Project, for further clarification. Specifically, ¶ (B), Permitted Uses, explains that “[e]ach planned community development project shall include a variety of land use types, areas, facilities . . . which, in combination will result in a balanced urban community environment.” This section further indicates that:

1. *Each planned community development* shall include a combination of the following:
 - a. One-family and two-family residential units on individual lots.
 - b. Multi-unit residential structures.
 - c. Retail commercial establishments.
 - d. Public and semi-public buildings
 - e. Parks, trails and other forms of open space.
 - f. Areas and facilities devoted to vehicular and pedestrian circulation

AF City Code, § 17.7.507(B)(1) (emphasis added).

However, this provision is ambiguous. It does not include any statement or punctuation indicating what combination is required. [A]-f each end with a period. They are not separated by a comma or semi-colon. There is no “and” or “or” separating any of the requirements and thus no indication of what combination is required, but rather only “a combination”. Moreover, there is no requirement or indication that each element combination is required in each phase of the development, suggesting it could be any combination of uses throughout the development, not just residential and commercial.

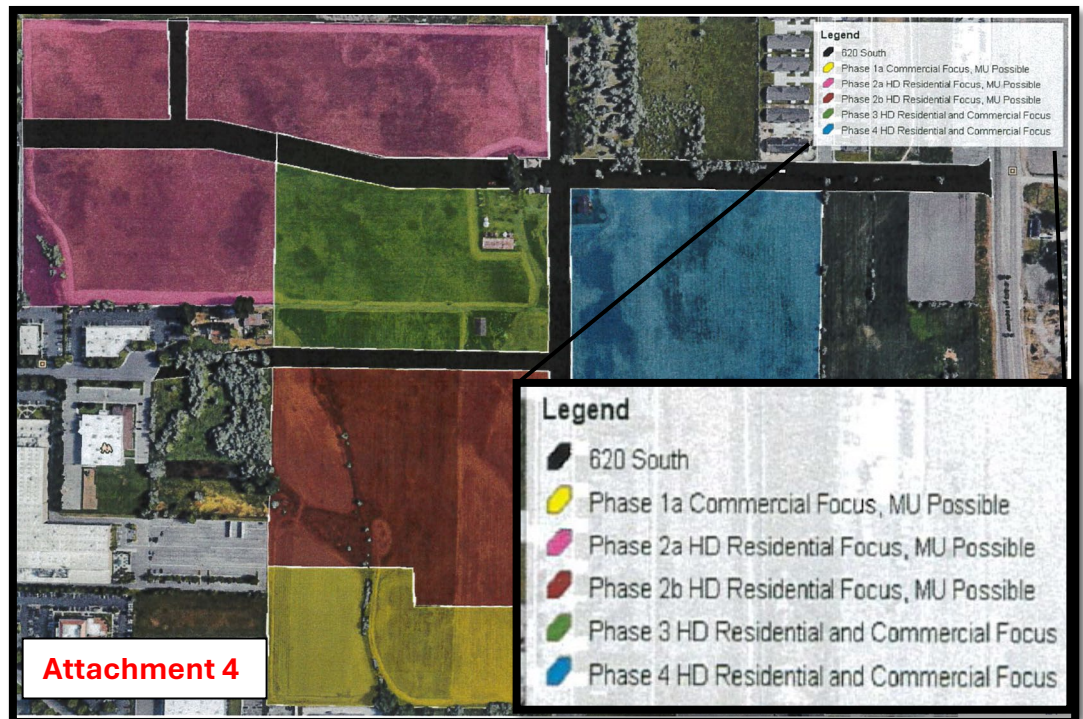
Here, the planned community development does include a combination of several of the required elements. For example, Phases 1 and 5 are to include commercial and Phases 2, 3, and 4 are to include HD Residential. More specifically, the project in question (Bach High Pointe) does include a mixed use (similar to that used at Elevate (Phase 2) and as used in portions of Phase 3). As proposed, it includes a combination of both one-family residential units (a) and a multi-unit residential structure (b). However, because neither the DA, Ordinance No. 2021-05-23, nor the Amended Master Plan (Ex. A) expressly require any commercial component in Phase 2, it would be arbitrary to suggest that mixed-use in Phase 2 requires a mix of HD Residential and commercial as opposed to some other combination.

Second, City review conflates the requirements for the planned community development (Lake City Row) with requirements on individual projects within a phase of that overall development (Bach High Pointe). It is certainly telling that the Lake City Row Development Agreement makes no reference to the Vest Annexation Agreement (June 11, 2019) and the same is not incorporated therein.

Under the Annexation Agreement (“AA”), the Applicant (MDP Land, LLC, hereinafter “MDP”) intended to develop the annexation area as a mixed-use project. Under the agreement, the parties (the City and MDP) “will use a ratio requiring 100 sf of commercial for every 1 unit of residential and will use the Concept Design (Attachment 4) to estimate initial residential units and commercial footages.” A review of Attachment 4 reveals the following breakdown per phase:

- Phase 1a Commercial Focus, MU Possible
- Phase 2a HD Residential, MU Possible
- Phase 2b HD Residential Focus, MU Possible
- Phase 3 HD Residential and Commercial Focus
- Phase 4 HD Residential and Commercial Focus³

Bach High Pointe sits within Phase 2a of the Concept Design in the AA. The approved Concept Design identifies Phases 2a and 2b as HD Residential, MU Possible, whereas Phases 3 and 4 are designated as HD Residential and Commercial Focus. This distinction is critical. The latter two phases expressly state that they shall be both HD Residential and Commercial. On the



other hand, Phases 2a and 2b indicate only HD Residential and that mixed use is possible. In other words, if they had intended Phase 2a to include HD Residential and Commercial, it would have said that, similar to the identification for Phases 3 and 4. However, it did not. Further, there is no definition included for mixed use, suggesting once again that it could be any combination of uses, not just residential and commercial.

Moreover, the AA does not expressly require that the 100 sf of commercial space per 1 dwelling unit of residential be included in the same phase for Phases 2a and 2b. Rather, under the original Concept

³ The Concept Plan included in Attachment 4 was amended by Ordinance No. 2019-02-04, 2019-11-78 and later 2021-05-23 to its current configuration as set forth in Exhibit A referenced above.

Design, it is clear that the AA intended commercial to be included in Phases 1, 3 and 4. Further, although the Concept Plan was amended in 2019, the amended plan maintained the original intent, that the commercial components would be included in Phases 1 and 5. Further still, if the Annexation or Development Agreements, and their concept plans, had been enforced to date, there would be more than sufficient commercial square footage in Phases 1 and 3 (or 5) to account for all dwelling units to date, with additional commercial to be developed in Phase 4 (5). The City's failure to require compliance with the Agreement(s) in Phases 1 and 3 (and 5), does not shift the commercial square footage burden to another phase, where it was never intended and where it has not been required to date on similarly situated projects.

Third, as noted above, four (4) other projects in Phases 2 and 3 to date have been submitted to and approved by American Fork and completed without any mixed use including any commercial ratio. This includes all of Phase 3, which includes The Arza Apartments, Solhavn Apartments and Walton Lane Townhomes and Phase 2, which to date includes Elevate at 620. Among those four similarly situated comparators, over 1,000 residential dwelling units have been approved and completed in the same or similar phase and under the same development and annexation agreements as Bach High Pointe without any ratio of commercial space being required. The City's sudden determination to require a commercial ratio is not supported by the express language of the agreements in question, but also irrationally and wholly arbitrarily treats Bach High Pointe differently from the four other similarly situated projects. This is certainly coupled with the fact that the City allowed phases which were specifically designated to include commercial to be developed as industrial – in violation of both agreements. As a result, any requirement that Bach High Pointe include any commercial ratio is arbitrary and in violation of Bach High Pointe's Constitutionally protected Due Process and Equal Protection rights.

Finally, plat approval addresses legal lots, dimensions and easements, not commercial ratios which are typically addressed in the site plan. As a result, no commercial element is required for the project in question and none will be included. Moreover, if Planning and Zoning remain firm in their position that this is incorrect, please issue a denial of the application and allow Applicant to proceed with an appeal to the City Council pursuant to AF City Code §17.7.212.

Thank you in advance for your consideration of this request. We look forward to the opportunity to work with you toward a resolution. You may contact me by email at stewart.harman@bachhomes.com or by phone at 801-727-9532.

With kind regards,

A handwritten signature in blue ink, appearing to read 'Stewart B. Harman', with a stylized flourish at the end.

Stewart B. Harman
General Counsel

DEVELOPMENT AGREEMENT

LAKE CITY ROW

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 24th day of August, 2021 (the "**Effective Date**"), by and between the American Fork City, a Utah municipal corporation, hereinafter referred to as "**City**," MDP Land LLC, a Utah limited liability company ("**Master Developer**"), North Valley Investment Group, L.L.C., a Utah limited liability company ("**North Valley**"), and Smart Town, LLC, a Utah limited liability company ("**Smart Town**") hereinafter individually referred to as "**Developer**" and collectively referred to as "**Developers**." The City, Master Developer, and Developers are hereinafter collectively referred to as "Parties."

RECITALS

A. Developers are the owners of approximately 6.29 acres of land located within Lake City Row, a master planned community development project in American Fork, more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "**Property**").

B. Master Developer oversees the development of the Property.

C. On May 25th, 2021, the City Council approved Ordinance 2021-05-23, amending the Lake City Row Master Plan (the "**Amendment Ordinance**"), based on the materials and representations set forth on EXHIBIT B ("**Concept Plan**"), attached hereto and incorporated herein by reference, which will govern the access, parking, and use of the Property.

D. The City Council accepted Master Developer's proffer to enter into this Agreement to memorialize the intent of Master Developer, Developers and the City and decreed that the effective date of the Amendment Ordinance be the date of the execution and delivery of this Agreement.

E. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

F. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developers to the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

G. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

H. The Parties intend to be bound by the terms of this Agreement as set forth herein.

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AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Master Developer, and Developers hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Amendment to Master Plan. The Lake City Row Master Plan shall be amended consistent with Ordinance 2021-05-23 attached hereto as Exhibit C.

3. Development of North Valley. The Parties acknowledge and agree that the development of Parcel Nos. 13:062:0091, 57:023:0023, 57:023:0024, 57:023:0025, 57:023:0026, and 57:023:0046 (the “**North Valley Parcels**”) shall be consistent with the Lake City Row Master Plan, as amended by the Amendment Ordinance and this Agreement (“**Amended Master Plan**”) and the Concept Plan. The Master Developer and North Valley shall not seek to develop the Property in a manner that deviates materially from the Amended Master Plan or the Concept Plan.

4. Shared Parking. The Parties acknowledge and agree that the shared parking component of the North Valley Parcels shall provide no fewer parking stalls than represented on the Concept Plan and the location of said parking shall not be materially altered from the Concept Plan.

5. Governing Standards. The Amended Master Plan, Municipal Code and this Agreement establish the development rights for the Project. The Project shall be developed by the Developers in accordance with the Amended Master Plan and this Agreement. All Developers’ submittals must comply generally with the Amended Master Plan and this Agreement.

6. Under Construction. The City acknowledges that the commercial structure on the North Valley Parcels shall be deemed under construction upon site plan approval.

7. Default. An “Event of Default” shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

a. Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all of the following rights and remedies against the defaulting party:

1. All rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney’s fees.

2. The right to withhold all further approvals, licenses, permits or other rights associated with the Project or development activity pertaining to the defaulting party as described in this Agreement until such default has been cured.

3. The right to draw upon any security posted or provided in connection with the Property or Project by the defaulting party.

The rights and remedies set forth herein shall be cumulative.

8. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: MDP Land, LLC
Attn: Arvil Swaney
3395 E Stonehill Ln
SLC, Utah, 84121
Phone: 808.378.1000

With a Copy to: Woodbury Corporation
Attn: Joe Rich
2733 E Parleys Way, suite 202
SLC, Utah, 84109

To the City: City of American Fork
Attention: City Administrator
51 East Main
American Fork, Utah 84003

9. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its

successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Master Developer, Developers, the City, the Incidental Parties (only to the extent applicable under Paragraph 16), and other parties that may succeed the Developers on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. With respect to the Incidental Parties, this Agreement constitutes the entire understanding between the Parties relating to the provisions of this Agreement applicable to the Incidental Parties, and it supersedes and replaces all prior negotiations, agreements, or representations between them, whether oral or written.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship by or between the Master Developer, City, the Developers, and/or the Incidental Parties or any combination of such parties.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Utah County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. All parties have had the opportunity to review this Agreement with legal counsel, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement

shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for the Property has not been recorded in the Office of the Utah County Recorder within ten (10) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

10. Assignability. The rights and responsibilities of Developers under this Agreement may be assigned in whole or in part by a Developer with the consent of the City as provided herein.

a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

11. Sale or Conveyance. If a Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

12. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

13. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

15. Amendment. No amendment or waiver of any provision of this Agreement shall in any event be effective unless the same shall be in writing and signed by the Master Developer, Developers, and the City, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given. No amendment or waiver of any provision of Paragraph 4 of this Agreement shall in any event be effective unless the same shall be in writing and signed by the Master Developer, Developers, the City, and Incidental Parties, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given.

16. Parties With Limited Rights And/Or Obligations. Kurt V. Vest and Larry E. Vest, Trustees of the Kurt V. Vest Trust, created pursuant to that Agreement Creating Trusts for the Children of Floyd K. Vest and Marcia W. Vest, dated December 29, 1998, OZ AF East, LLC, a Utah limited liability company, and Villas at Aspen Meadows, LLC, a Nevada limited liability company (each and "**Incidental Party**", and collectively the "**Incidental Parties**") are parties to this Agreement to acknowledge and consent to the modification of the Lake City Row Master Plan and for the purpose of memorializing Developer's obligation to provide shared parking pursuant to Paragraph

4 of this Agreement to Incidental Parties. The Incidental Parties' respective receipt of shared parking shall be conditioned upon acceptance and execution of parking agreements mutually agreeable between such Incidental Party and Developers.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

AMERICAN FORK CITY

ATTEST:

By: *Michelle Lurker*
City Recorder



By: *Bradley J. Frost*
Mayor Bradley J. Frost

MASTER DEVELOPER:

MDP LAND, LLC

By: *Arvil Swaney*
Name: ARVIL SWANEY
Title: MANAGER

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the 21st day of Sept., 2021, personally appeared before me Arvil Swaney, who being by me duly sworn, did say that he is the Manager of MDP Land, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Tiffany Steele
Notary Public
Residing at:

Handwritten initials and marks in the bottom right corner.

DEVELOPER:

NORTH VALLEY INVESTMENT GROUP,
L.L.C.,
A Utah limited liability company

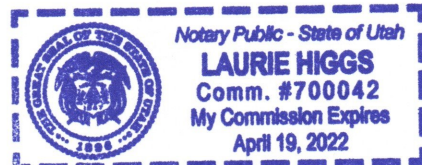
By: WOODBURY CORPORATION
A Utah corporation, Its Manager

Joshua B. Woodbury
O. Randall Woodbury, President
Joshua B. Woodbury Vice President Acquisitions
Curtis G. Woodbury, Secretary

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of September, 2021, personally appeared
O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that he is the
President of WOODBURY CORPORATION, Manager of NORTH VALLEY INVESTMENT GROUP, L.L.C., a Utah
limited liability company, the company that executed the within instrument, known to me to be the
person who executed the within instrument on behalf of such company therein named, and
acknowledged to me that such company executed the within instrument pursuant to its Operating
Agreement.

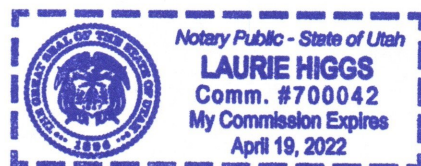
Laurie Higgs
Notary Public



STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 27th day of September, 2021, personally appeared
Joshua B. Woodbury Curtis G. Woodbury to me personally known, who being by me duly sworn
did say that he is the Secretary of WOODBURY CORPORATION, Manager of
NORTH VALLEY INVESTMENT GROUP, L.L.C., a Utah limited liability company, the company that executed
the within instrument, known to me to be the person who executed the within instrument on behalf of
such company therein named, and acknowledged to me that such company executed the within
instrument pursuant to its Operating Agreement.

Laurie Higgs
Notary Public



DEVELOPER:

SMART TOWN, LLC

By: APB SWD
Name: ARVIN SWANEY
Title: MANAGER

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 21st day of Sept, 2021, personally appeared before me Arvin Swaney, who being by me duly sworn, did say that he is the Manager of Smart Town, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



Heather Steele

2

INCIDENTAL PARTY:

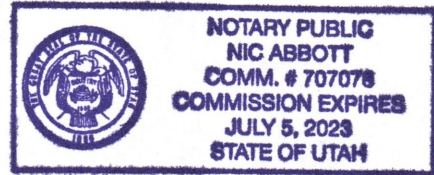
OZ AF EAST, LLC

By: [Signature]
Name: Shon Rindlisbacher
Title: Managing Member

STATE OF UTAH)
)
:SS
COUNTY OF UTAH)

On the 20 day of OCTOBER, 2021, personally appeared before me SHON RINDLISBACHER who being by me duly sworn, did say that he is the MANAGING MEMBER OF OZ AF EAST, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

[Signature: Nic Abbott]
Notary Public



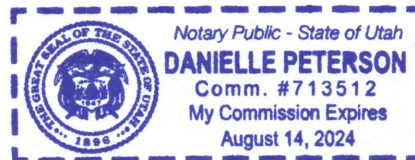
INCIDENTAL PARTY: KURT V. VEST TRUST

By: [Signature]
Name: Kurt V. Vest
Title: Trustee
By: [Signature: Larry E. Vest]
Name: Larry E. Vest
Title: Trustee

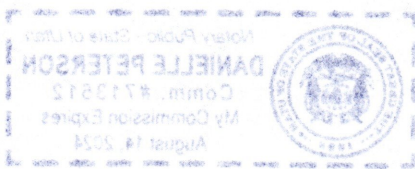
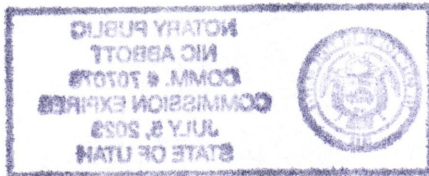
STATE OF UTAH)
)
:SS
COUNTY OF UTAH)

On the 30th day of September, 2021, personally appeared before me Kurt V. Vest and Larry E. Vest, who being by me duly sworn, did say that they are the Trustees of the Kurt V. Vest Trust, and that the within and foregoing instrument was signed on behalf of said Kurt V. Vest Trust, with proper authority and duly acknowledged to me that they executed the same.

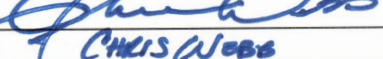
[Signature]
Notary Public



16/2V



INCIDENTAL PARTY:
VILLAS AT ASPEN MEADOWS, LLC

By: 
Name: Chris Webb
Title: Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 17 day of October, 2021, personally appeared before me Chris Webb who being by me duly sworn, did say that he is the manager of Villas at Aspen Meadows a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.



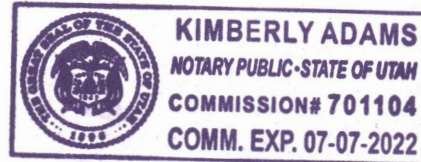
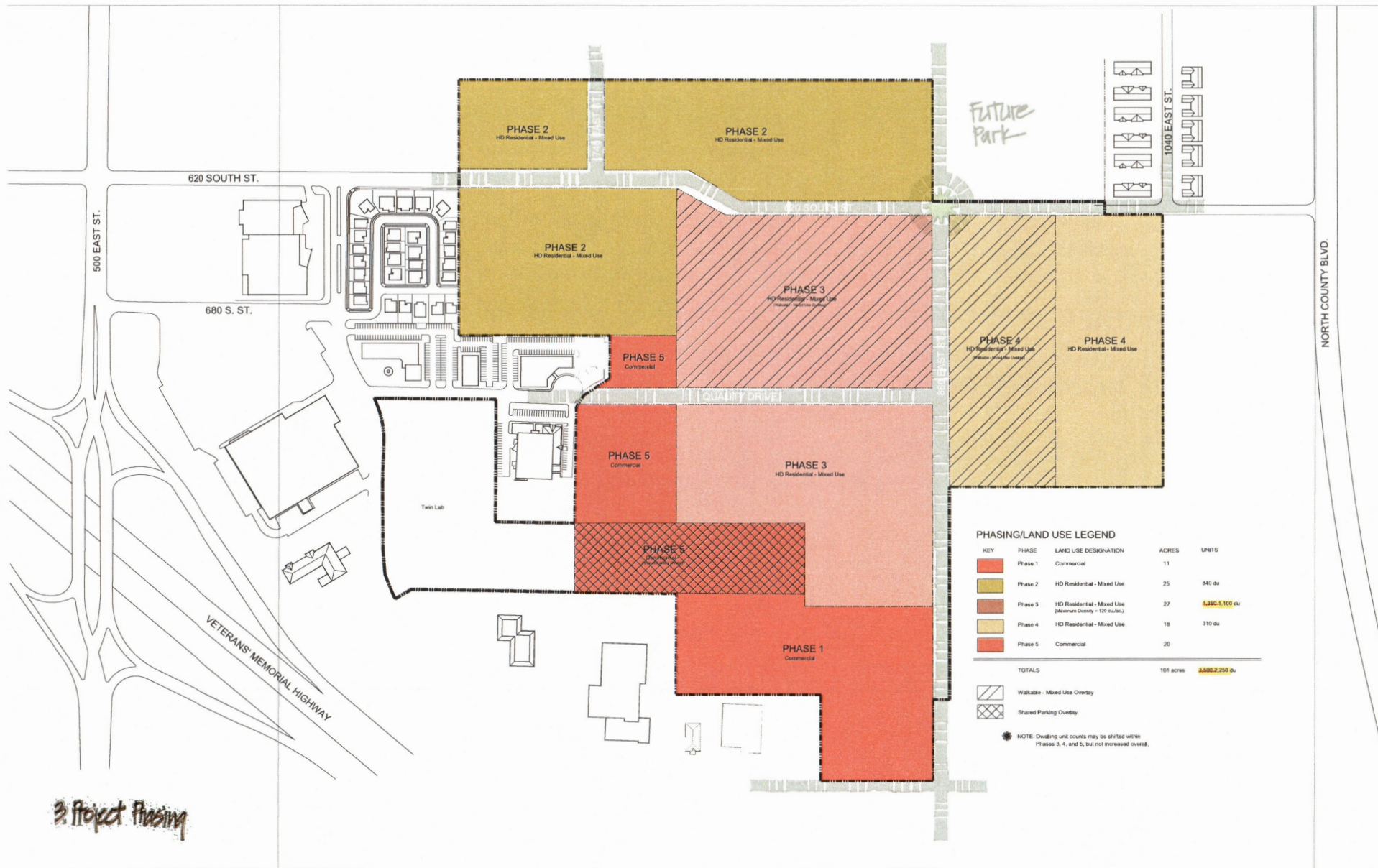


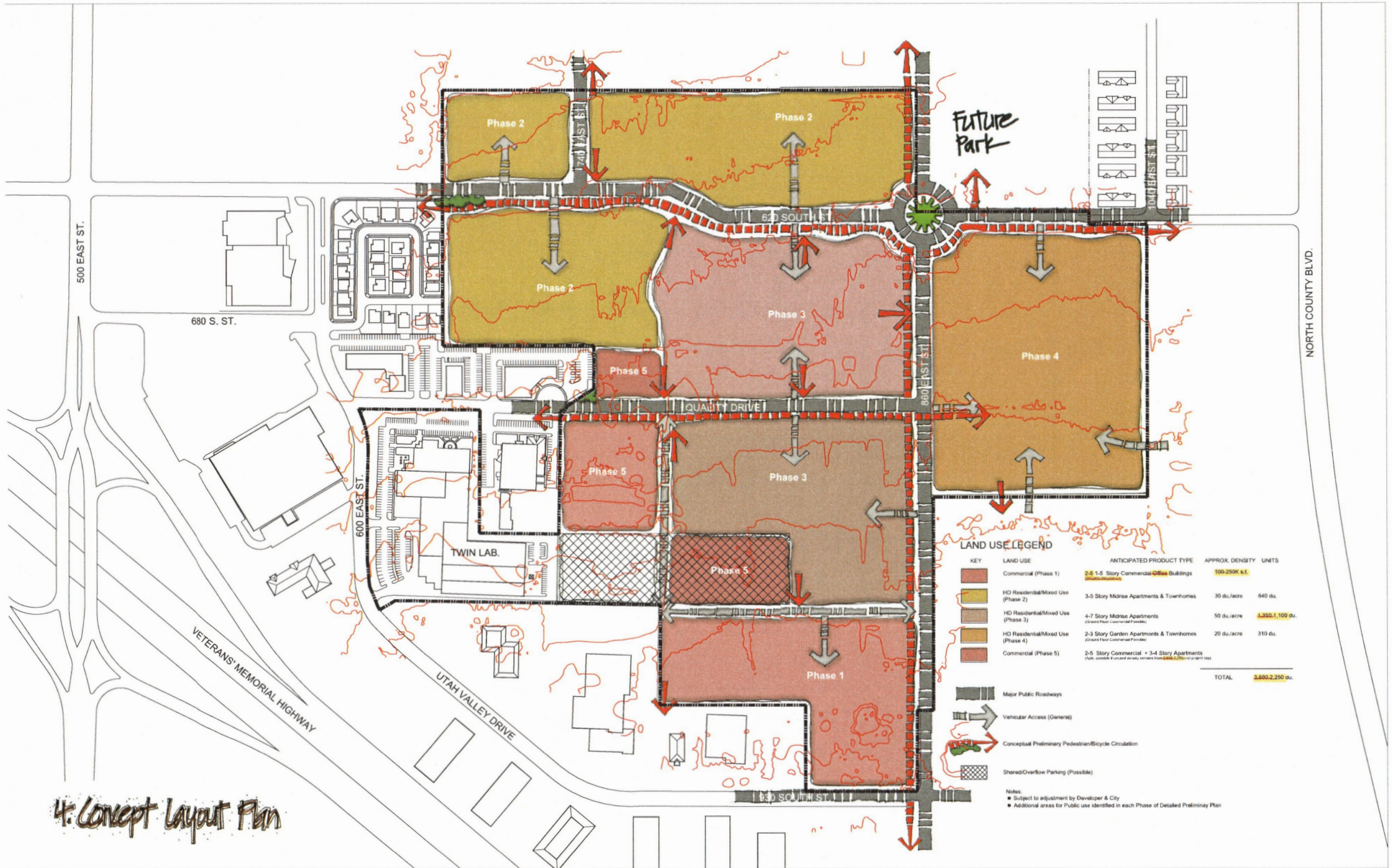
Exhibit A: Legal Description of the Property and Amended Master Plan



Lake City Row Planned Community - REVISED MAR 2021



3 Project Phasing



4: Concept Layout Plan

Lake City Row Planned Community - REVISED MAR 2021

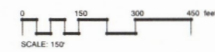
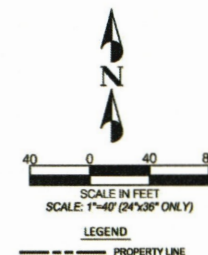
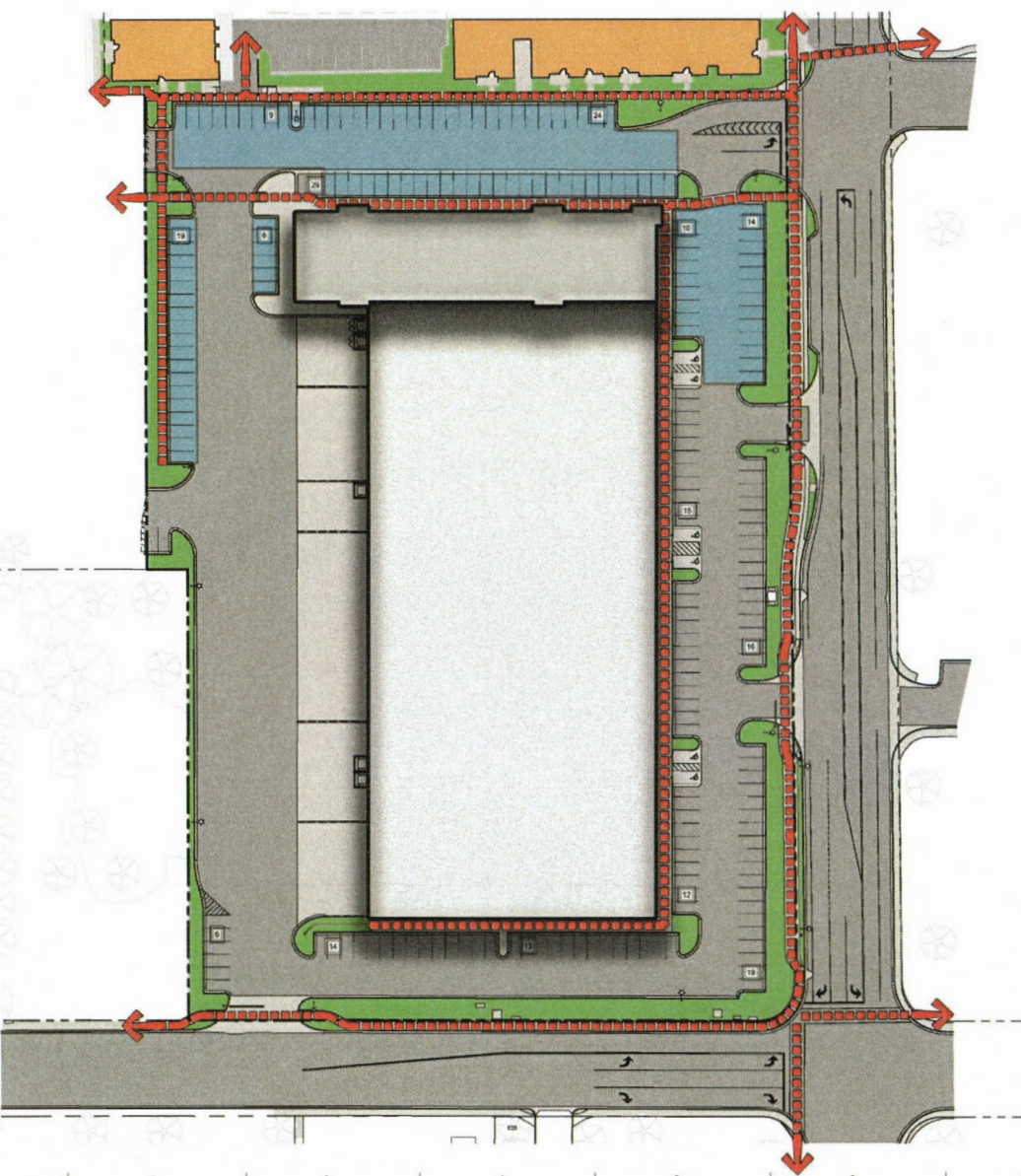


Exhibit B: Concept Plan



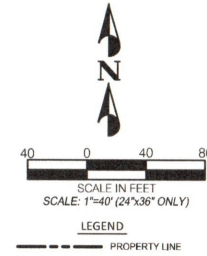
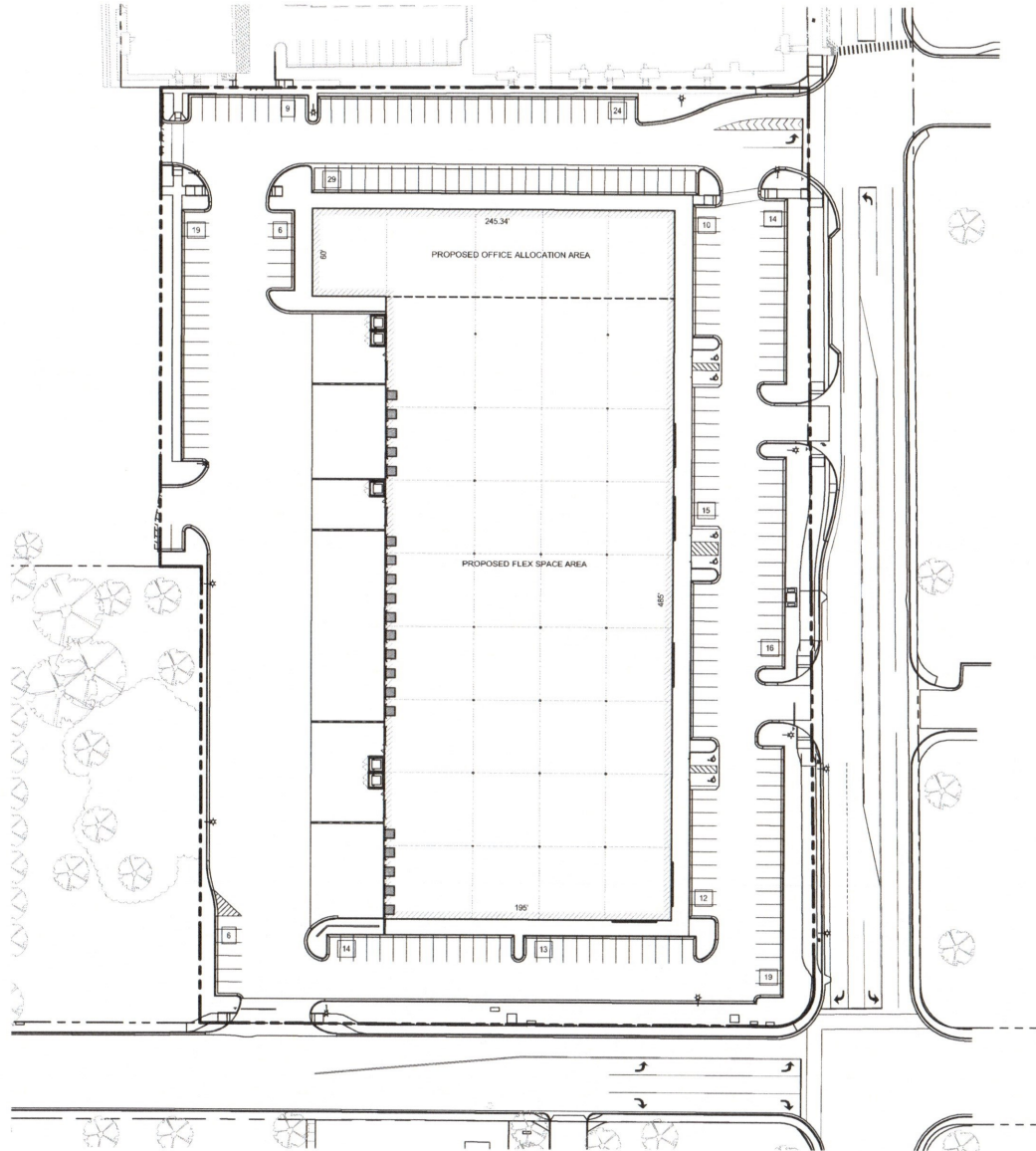
PARKING SUMMARY

BUILDING FOOTPRINT	97,595 SF
OFFICE ALLOCATION	
PROPOSED ALLOCATION FOOTPRINT (AS SHOWN):	14,720 SF
MAXIMUM ALLOCATION FOR OFFICE INCLUDING PROPOSED 2 STORY AREA:	31,000 SF
ALLOCATION PARKING RATIO (4.9/1000):	124 STALLS
FLEX SPACE	81,315 SF
PARKING RATIO (1/1000):	82 STALLS
TOTAL PARKING REQ'D:	206 STALLS
TOTAL PARKING PROVIDED:	206 STALLS

- SHARED PARKING
- PEDESTRIAN CIRCULATION

A B C D E F G

1 2 3 4 5 6 7 8 9 10



PARKING SUMMARY

BUILDING FOOTPRINT	97,595 SF
OFFICE ALLOCATION	
PROPOSED ALLOCATION FOOTPRINT (AS SHOWN):	14,720 SF
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PARKING RATIO (1/1000):	82 STALLS
TOTAL PARKING REQ'D:	206 STALLS
TOTAL PARKING PROVIDED:	206 STALLS



DATE
REVISION DESCRIPTION

OVERALL SITE PLAN
UVBP - PANDO LAKE CITY
880 EAST 930 SOUTH
AMERICAN FORK, UTAH

OVERALL SITE PLAN
PROJECT #: 9836-3000
DATE: 05/20/2021
DRAWN BY:
SCALE: 1" = 40'
EXH

Handwritten signature or initials in blue ink.

BUILDING IMAGE - NE CORNER

SCALE:



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

PANDO LAKE
A PROJECT FOR
WOODBURY COOPERATION

DENVER

09/25/21

COLORADO Author XXXXXX

POWER
DOWN
ARCHITECTURE

2
A

Exhibit C: Ordinance 2021-05-23

ORDINANCE NO. 2021-05-23

**AN ORDINANCE APPROVING THE AMENDED OVERALL CONCEPT PLAN FOR
LAKE CITY ROW LOCATED AT 860 EAST 620 SOUTH**

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

- A. The concept plan for Lake City Row, as set forth in the attachment, is hereby approved.
- B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is hereby designated as Large-Scale Development Overlay Zone 563.
- C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

- A. Hereafter, these amendments shall be construed as a part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- C. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed.
- D. This ordinance shall take effect upon its passage and first publication following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

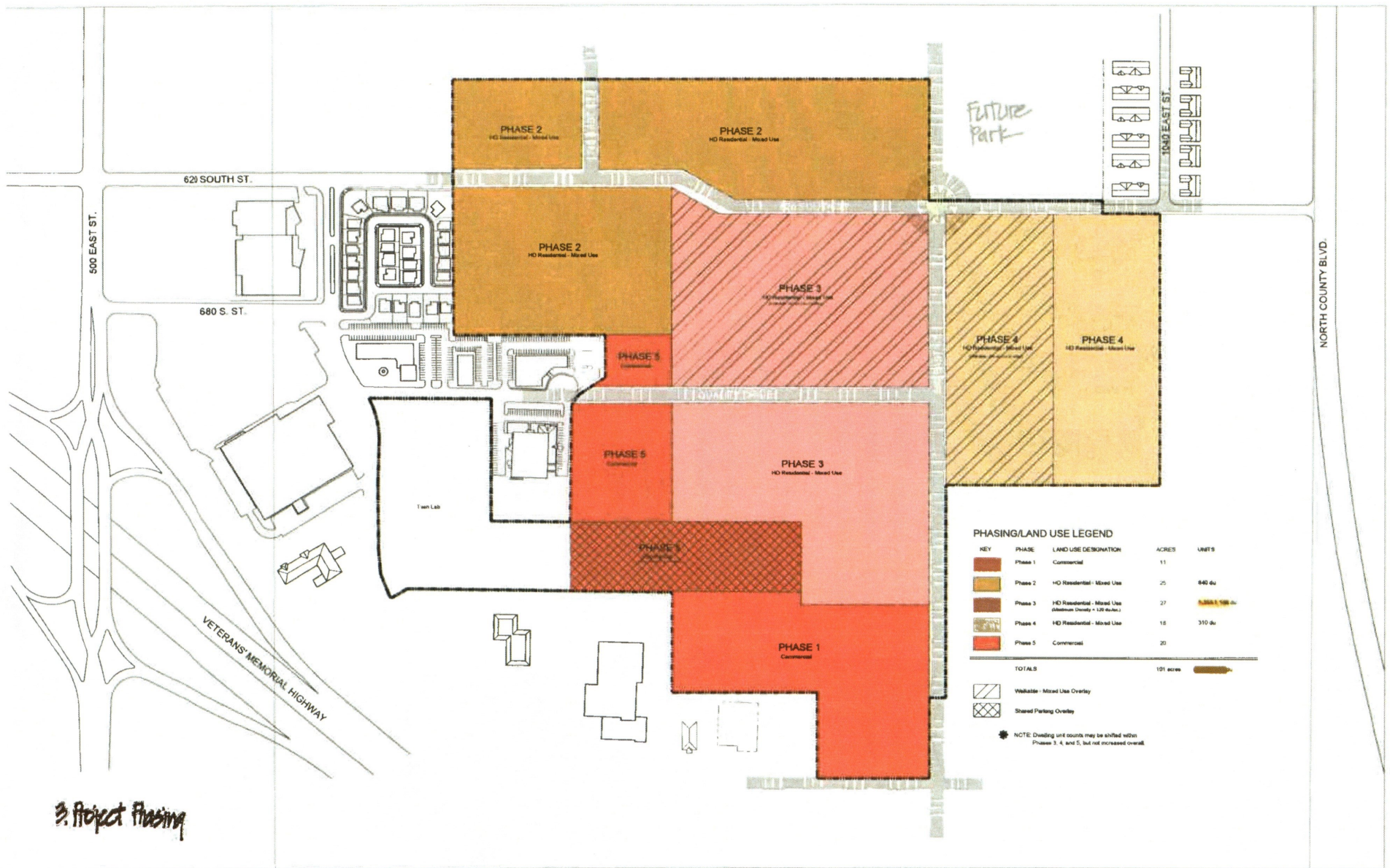
**PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN
FORK, UTAH, THIS 25th DAY OF MAY, 2021.**

ATTEST:

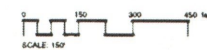
Terilyn Lurker
Terilyn Lurker, Recorder

Bradley J. Frost
Bradley J. Frost, Mayor

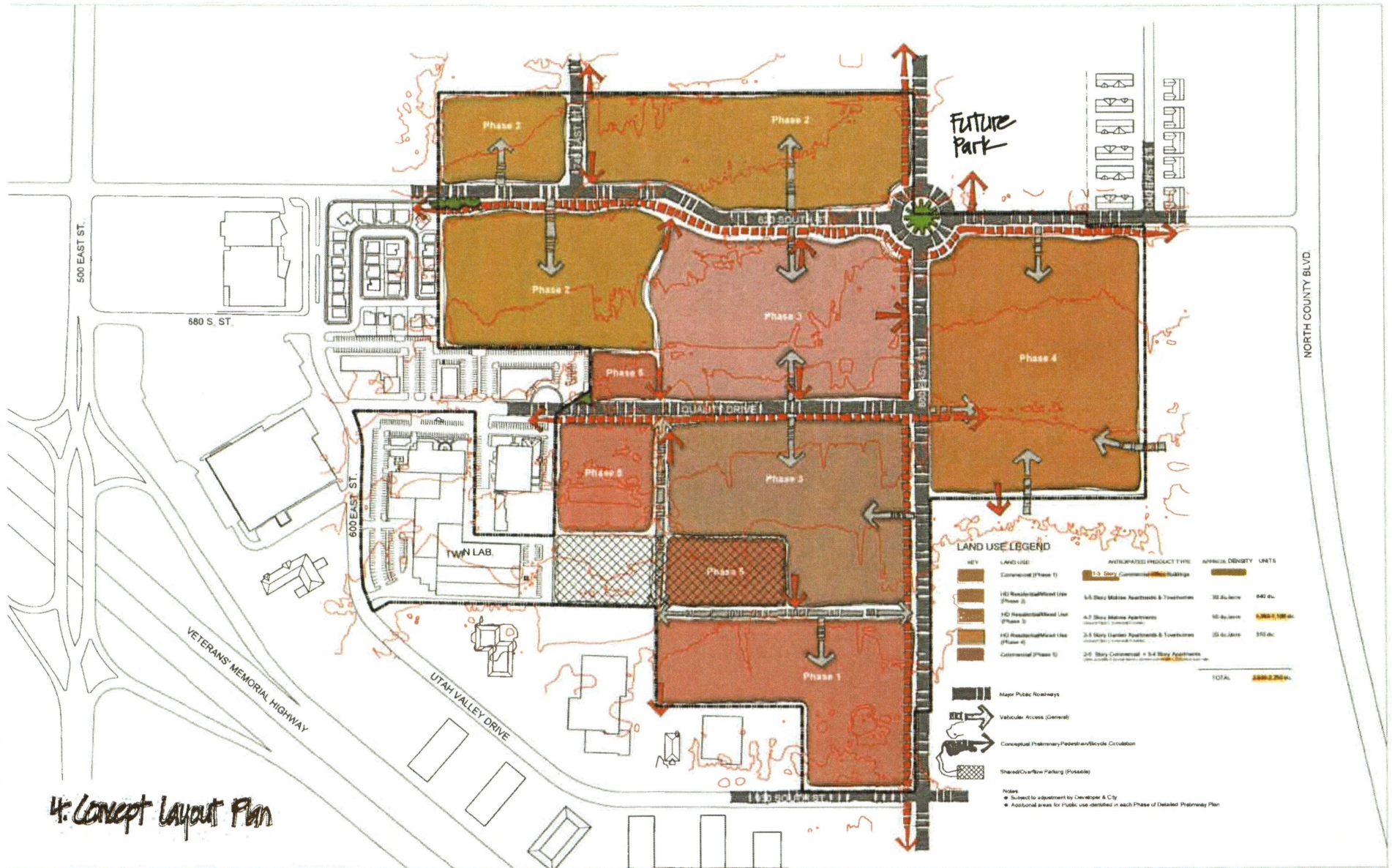




Lake City Row Planned Community - REVISED MAR 2021

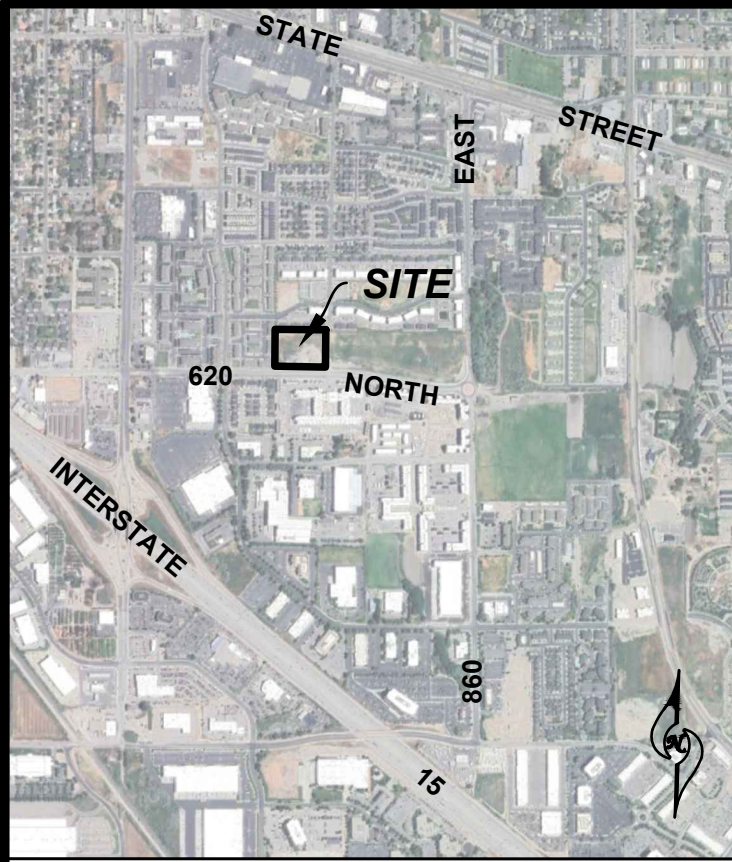


20



Lake City Row Planned Community - **REVISED MAR 2021**



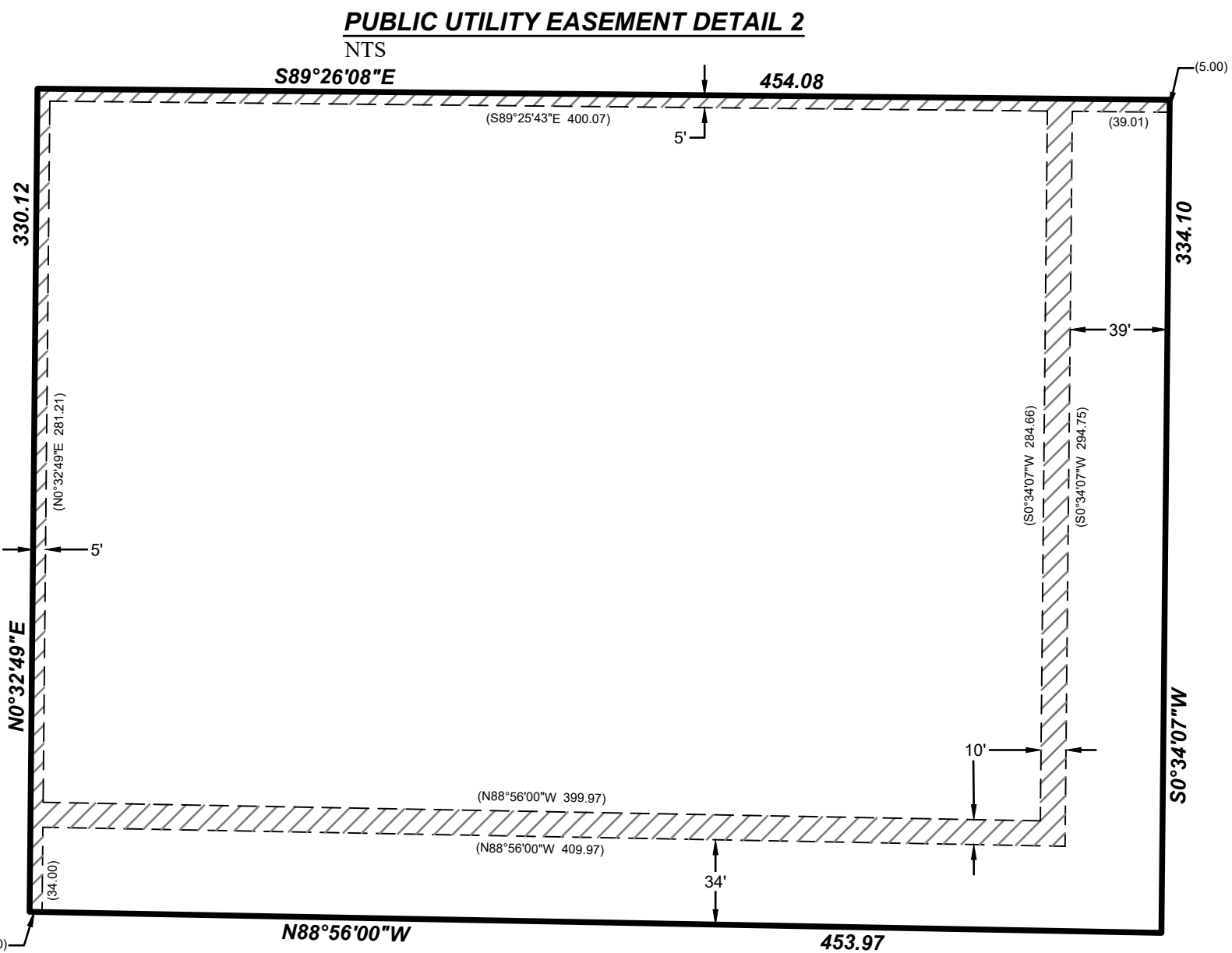
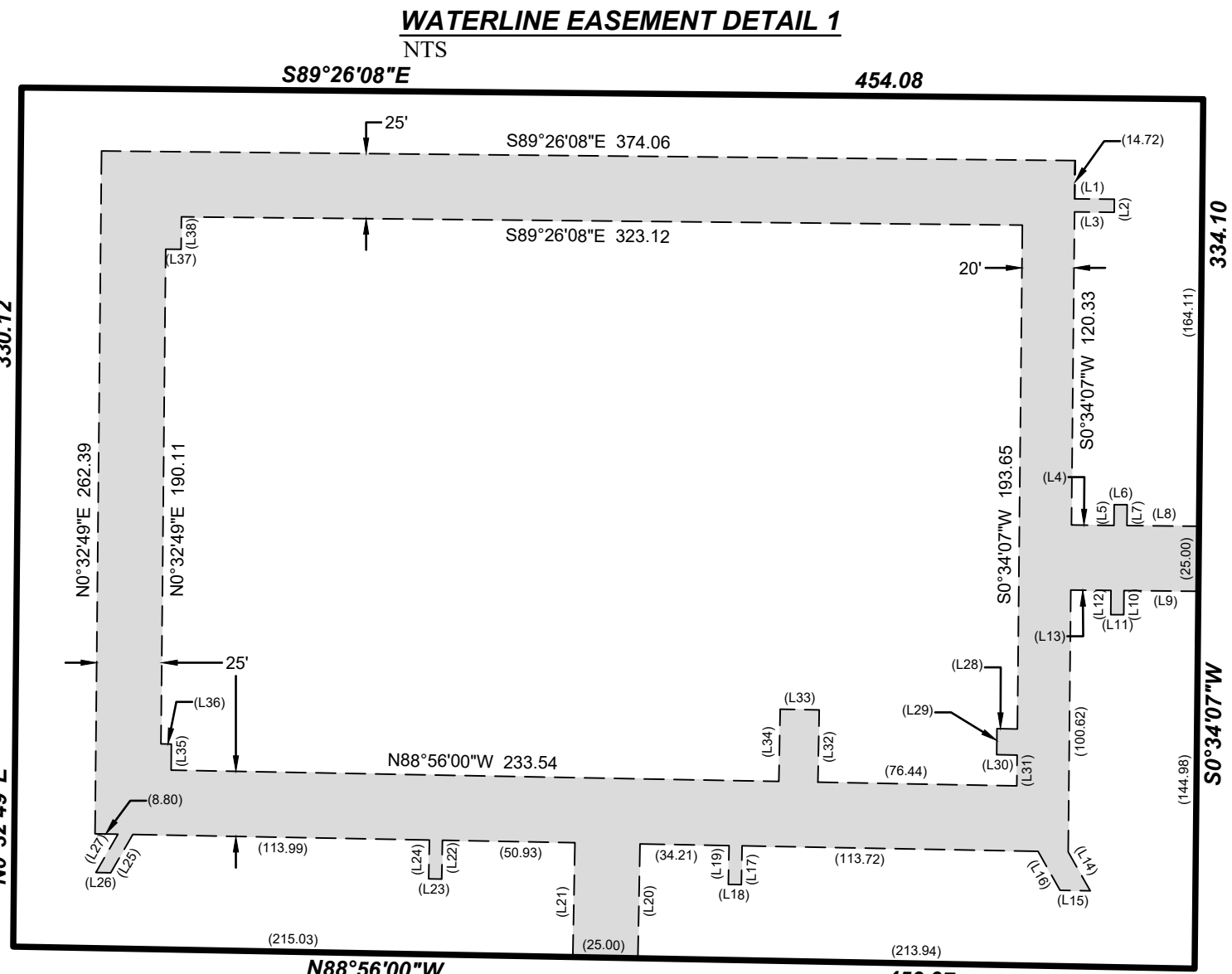


VICINITY MAP
NTS

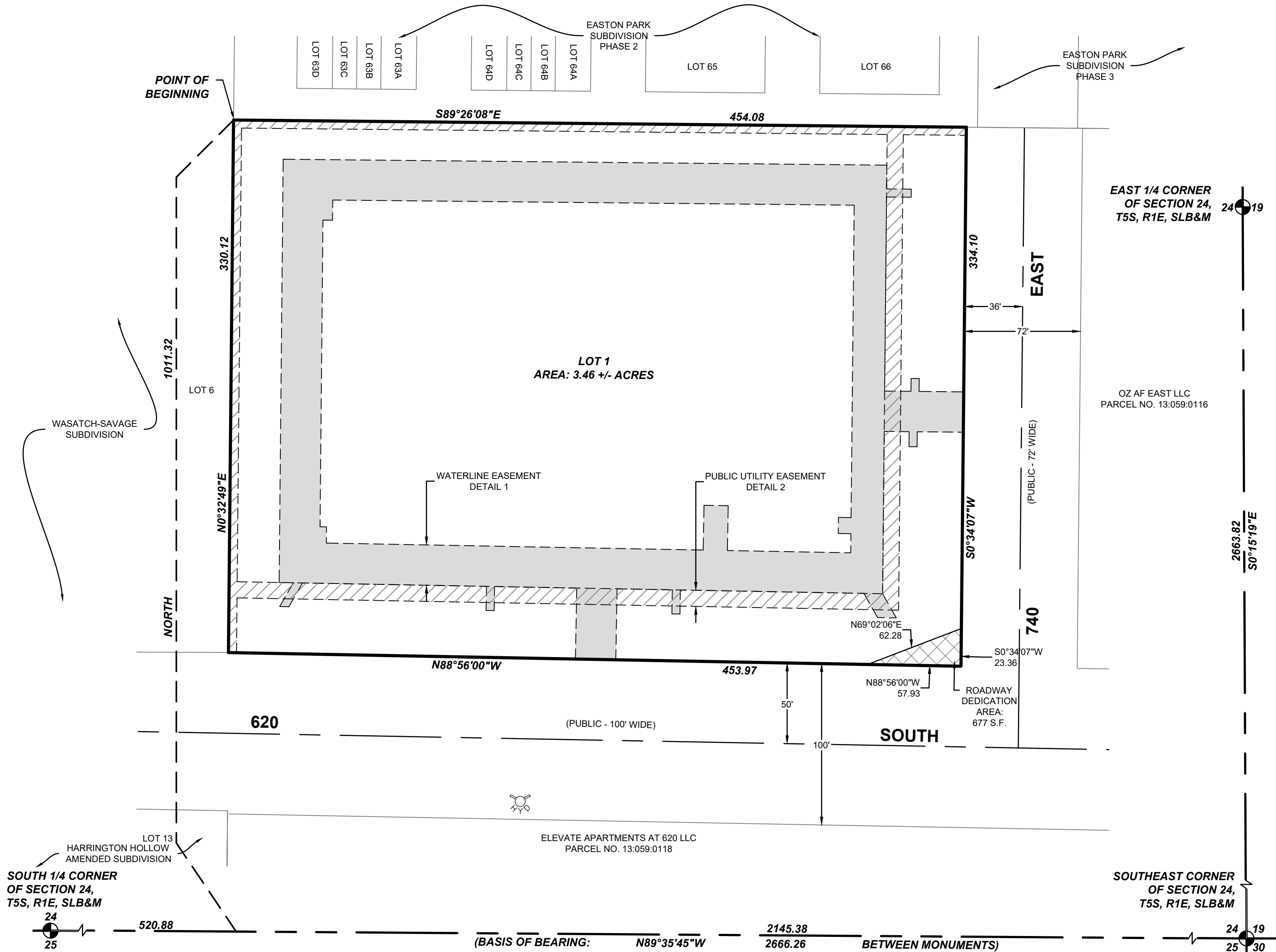
LINE TABLE		
LINE #	BEARING	DISTANCE
(L1)	S89°25'59"E	15.23
(L2)	S0°34'07"W	5.00
(L3)	N89°25'59"W	15.23
(L4)	S89°25'53"E	16.33
(L5)	N0°34'07"E	7.96
(L6)	N90°00'00"E	5.00
(L7)	S0°34'07"W	8.01
(L8)	S89°25'53"E	27.68
(L9)	N89°25'57"W	28.57
(L10)	S0°34'07"W	9.27
(L11)	N90°00'00"W	5.00
(L12)	N0°34'07"E	9.32
(L13)	N89°25'53"W	15.44
(L14)	S29°32'21"E	17.20
(L15)	N88°56'00"W	11.62
(L16)	N29°30'57"W	17.20
(L17)	S1°04'00"W	14.93
(L18)	N88°56'00"W	5.00
(L19)	N1°04'00"E	14.93
(L20)	S1°04'00"W	44.00
(L21)	N1°04'00"E	44.00
(L22)	S1°04'00"W	14.93
(L23)	N88°56'00"W	5.00
(L24)	N1°04'00"E	14.93
(L25)	S29°57'30"W	16.99
(L26)	N88°56'00"W	5.71
(L27)	N29°57'30"E	16.99
(L28)	N88°56'00"W	7.84
(L29)	S0°34'07"W	10.00
(L30)	S88°56'00"E	7.84
(L31)	S0°34'07"W	11.84
(L32)	N1°04'00"E	27.76
(L33)	S88°56'00"E	15.00
(L34)	S1°04'00"W	27.76
(L35)	N0°32'49"E	10.02
(L36)	N88°56'00"W	4.00
(L37)	S89°26'08"E	5.92
(L38)	N0°32'49"E	12.48

DATE OF PREPARATION
April 30, 2025

SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762



FINAL PLAT
OF
**HIGH POINTE
SUBDIVISION**
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK, UTAH



- NOTES:**
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
 - OFF-SET PINS TO BE PLACED IN THE BACK IF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 - SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE 'X' AS DELINEATED BY F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0307F EFFECTIVE JUNE 19, 2020.
 - THIS PROPERTY IS LOCATED WITHIN THE LAKE CITY ROW DEVELOPMENT AGREEMENT.
 - CURRENT LAND USE DESIGNATION: PLANNED COMMUNITY.
 - CURRENT ZONE: PC-PLANNED COMMUNITY

LEGEND	
	MONUMENT LINE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	BOOK/PAGE
	ENTRY NUMBER
	SECTION CORNER
	FIRE HYDRANT
	ROADWAY DEDICATION
	WATERLINE EASEMENT
	PUBLIC UTILITY EASEMENT

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY
THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF 20____, A.D. ____.

DEVELOPMENT SERVICES DIRECTOR _____
PUBLIC WORKS DIRECTOR _____
FIRE CHIEF _____

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in American Fork, Utah, more particularly described as follows:
Beginning at a point on the easterly line of Lot 6, WASATCH-SAVAGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°35'45"W along the Section line 2,145.38 feet (record: 2,142.92 feet) and North 1,011.32 feet (record: 1,011.47 feet) from the Southeast Corner of Section 24, T5S, R1E, S.L.B.& M.; thence S89°26'08"E 454.08 feet (record: S89°25'53"E 451.62 feet) along the extension of, and along the south line of EASTON PARK Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder, to the westerly right-of-way line of 740 East as defined and described as part of the VEST ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°34'07"W along said right-of-way line 334.10 feet to the northerly line of 620 South as defined and described by said Plat; thence N88°56'00"W along said right-of-way and the extension thereof 453.97 feet; thence N0°32'49"E along the extension of, and along the east line of said WASATCH-SAVAGE Subdivision 330.12 feet to the point of beginning.

Creates 1 lot and contains: 3.46+/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**HIGH POINTE
SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

(SIGNATURE)
BACH HOMES, LLC
BY: _____ (PRINTED NAME)
ITS: _____

CORPORATE ACKNOWLEDGMENT
ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF BACH HOMES, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE) _____
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

CITY RECORDER'S APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE AMERICAN FORK CITY RECORDER.

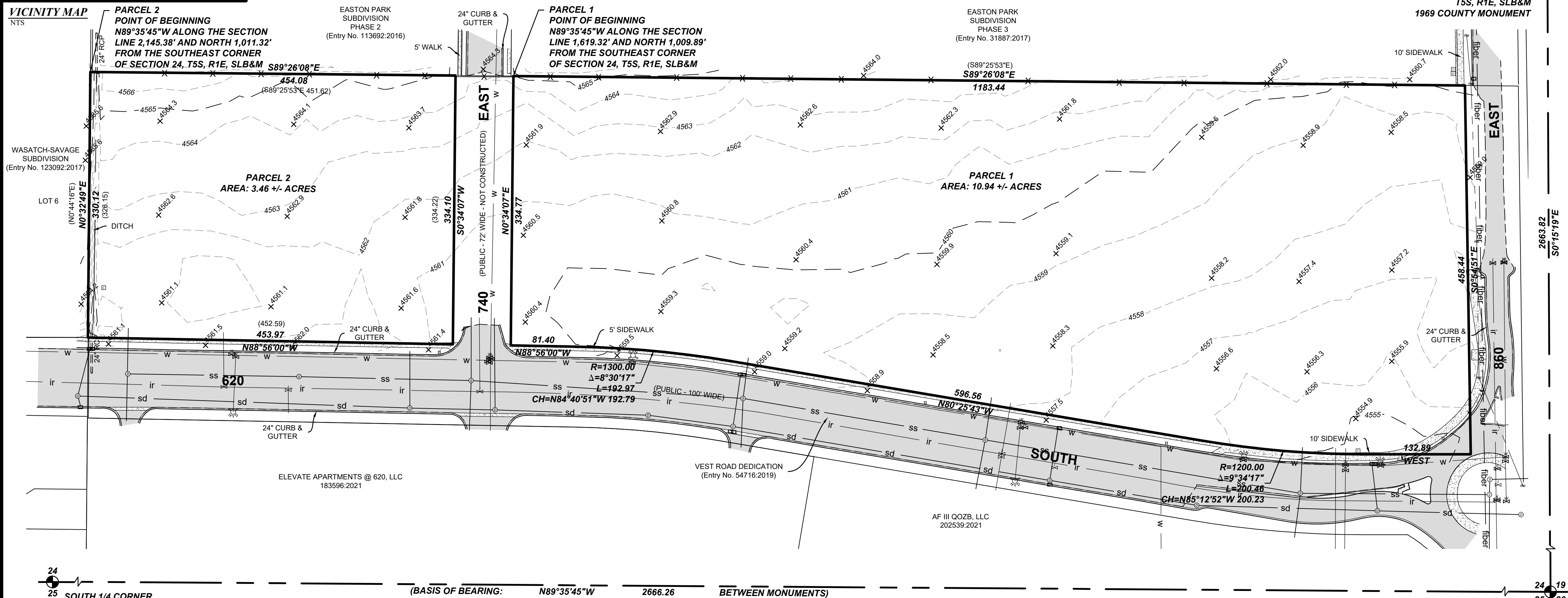
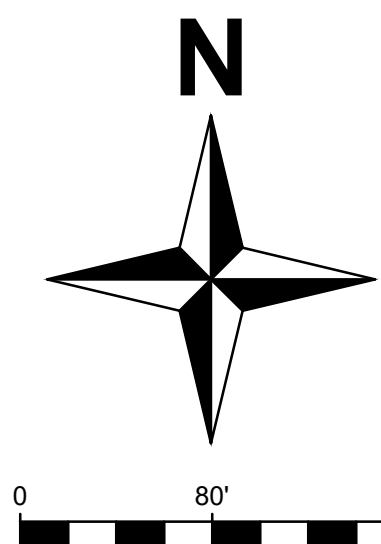
CITY RECORDER _____ DATE _____

FINAL PLAT
OF
**HIGH POINTE
SUBDIVISION**
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R1E, SLB&M
AMERICAN FORK, UTAH

NOTARY PUBLIC SEAL SURVEYOR SEAL RECORDER SEAL

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

WATER AND SEWER AUTHORITY APPROVAL
APPROVED THIS ____ DAY OF _____ A.D. _____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.
PUBLIC WORKS DIRECTOR _____ DATE _____

ALTA/NSPS LAND TITLE SURVEY

NOTES


1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for the parcels shown and described hereon. Survey Descriptions has been provided for the benefit of our client and their Title Company.
2. A "Real Property Title Report" prepared by Cottonwood Title, Salt Lake City, Utah, File No. 163130-TOS, Effective Date: September 8, 2022, was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions/easements noted on this Survey are referenced from this document.
3. The Basis of Bearing for this Survey is N89°35'45"W along the Section line between the Southeast Corner and the South 1/4 Corner of Section 24, T5S, R1E, Salt Lake Base & Meridian. All deeds and plats of record have been related to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
4. Vertical data (contour lines and spot elevations, etc.) shown hereon is based on the NAVD83/GEOD18 elevation of 4555.68 published by the Utah County Surveyor on the 1997 County monument marking the South 1/4 Corner of Section 24, T5S, R1E, S.L.B. & M.
5. #5 rebar & cap (CSG ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
7. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
8. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
9. Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - a. Item 1: See face of Survey and/or Legend for corners set or found.
 - b. Item 2: No addresses were provided in the Title Report, nor have any been assigned by Utah County.
 - c. Item 3: The properties shown hereon lie within Zone X (areas of minimal flood hazard) according to FEMA (Federal Emergency Management Agency) F.I.R.M.'s (Flood Insurance Rate Map) #49049C0307F, Map Date: June 19, 2020.
 - d. Item 4: See face of Survey for area.
 - e. Item 5: Shown hereon. Refer to Note #4 for benchmark and datum information.
 - f. Item 6(a): A Zoning Letter prepared by Shaun Atthey, Development Manager of Bach Homes dated October 18, 2022, provides the following information:
 1. Zoning Classification: PC-Planned Community
 - g. Item 6(b): No zoning setback requirements specific to the Subject Property was included in the Zoning Letter identified in item 6(a).
 - h. Item 7(a): There are no existing buildings on site.
 - i. Item 7(b)(1): There are no existing buildings on site.
 - j. Item 7(b)(2): None specified by client.
 - k. Item 8: Observable substantial features are shown hereon. Many of the utility details in the streets are taken from a set of Record Drawings prepared by S.E. Science and provided by our client.
 - l. Item 13: Shown hereon.
 - m. Item 14: Nothing referenced from client.
 - n. Item 16: The Subject Property is across the street from an active construction site and portions of Parcel 1 & 2 are being used for staging and temporary equipment/supply storage.
 - o. Item 18: There are no plottable offsite easements referenced in the Title Report. Exceptions #7 & #8 describe easements that do not affect the Subject Property and are located 100'+ south of Locust.
 - p. Item 19: Insurance Certificate can be provided upon request.

LEGEND

	ASPHALT
	CONCRETE
	IRRIGATION VALVE
	WATER METER
	WATER VALVE
	HYDRANT
	COMMUNICATIONS BOX
	ELECTRICAL BOX
	SEWER MANHOLE/LINE
	STORMDRAIN MANHOLE/LINE
	CATCH BASIN
	SIGN
	POWER POLE/LINE
	WATER LINE
	IRRIGATION LINE
	FENCE LINE
	CONTOUR LINES
	SPOT ELEVATIONS
	LIGHT POLE
	REINFORCED CONCRETE PIPE
	DEED ENTRY No. YEAR
	UTAH COUNTY RECORDS
	RECORD DEED/PAL CALL
	FIBER

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 7(a), 7(b)(1), 7(b)(2), 8, 13, 14, 16, 18, & 19 of Table A thereof.


Curtis Bown
Professional Land Surveyor
Certificate No. 12606452-2201



June 11, 2025
Date

REVISION BLOCK		
NO.	DATE:	DESCRIPTION:
1	11-23-22	UTILITY ASBLUTS ADDED
2	6-11-25	740 EAST WATERLINE UPDATE
SCALE:		DRAWN BY:
1" = 80'		L. CHUGG
DATE:		PROJECT #:
10-21-22		22-213

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

LOCATION: SE1/4 OF SECTION 24, T5S, R1E, SLB&M

AMERICAN FORK, UTAH

PROPERTY OF: OZ AF EAST, LLC

PREPARED FOR: BACH HOMES

civilsolutionsgroup inc.



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SALT LAKE | P: 801.216.3192

UTAH VALLEY | P: 801.874.1111 | info@civilsolutionsgroup.net

111110@civilsolutionsgroup.net
www.civilsolutionsgroup.net

P:\2022\22-213 Bach Summit_American Fork\AutoCAD-WORKING\Civil\Sheet Set Subdivision\C001 COVER

GENERAL

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE 2025 (CURRENT EDITION) MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS/REQUIREMENTS, INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, WHERE THERE IS A CONFLICT APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEER.
- THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION.
- THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.
- THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CIVIL SOLUTIONS GROUP DOES NOT CONTROL OR WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES OF THE CONTRACTOR.
- CIVIL SOLUTIONS GROUP WILL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, PEDESTRIAN ACCESSIBILITY, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE MATERIALS TESTING AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, APWA STANDARDS AND SPECIFICATIONS, OR THESE PLANS.
- CONTRACTOR SHALL BE LICENSED, BONDED, AND INSURED FOR THIS WORK.

SAFETY AND RESPONSIBILITY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING, APWA, AND OTHER STANDARD PUBLICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, DEPARTMENT OF TRANSPORTATION, OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION FENCING, EROSION CONTROL TREATMENTS, WARNING SIGNS, AND TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. CONSTRUCTION FENCING SHALL BE INSTALLED AT THE LIMITS OF WORK WHEREVER POSSIBLE.
- CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE WORK AREA THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO THE GOVERNING ENTITY STANDARDS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

SURVEY AND EXISTING CONDITIONS

- THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, OVERHEAD AND UNDERGROUND POWER, CONTROL WIRING, IRRIGATION, MANHOLES, HANDHOLES, JUNCTIONS, ETC) AND OTHER IMPROVEMENTS PRIOR TO INSTALLING ANY OF THE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO BE IMPLEMENTED. THE CONTRACTOR IS CAUTIONED THAT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ALL DAMAGED UTILITIES AT NO ADDITIONAL COST.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER CONSTRUCTION AND SITE MAINTENANCE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES. DIGITAL RECORDATION ON A DIGITAL RECORD SET IS ACCEPTABLE.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.

PAVEMENTS AND COMPACTION

- ALL TRENCHING, REPAIRS, AND OTHER WORK IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH ALL REQUIREMENTS OF THE REVIEWING AUTHORITY.
- IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF ACCEPTANCE.
- SOIL COMPACTION EFFORT SHALL MINIMALLY BE AS FOLLOWS, THOUGH MORE RESTRICTIVE REQUIREMENTS MAY BE STATED IN THE GEOTECHNICAL REPORT OR APWA MANUAL, AND THE MOST RESTRICTIVE STANDARD SHALL BE ADHERED TO:
 - THE MINIMUM RELATIVE DENSITY SHALL BE 96% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
 - THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
 - THE MINIMUM RELATIVE DENSITY SHALL BE 92% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.
- THE CONTRACTOR SHALL COORDINATE WITH ENGINEER WHEN THE CONTRACTOR HAS REACHED SUBGRADE. ENGINEER SHALL OBSERVE PROOF ROLL CONDUCTED BY THE CONTRACTOR PRIOR TO PLACEMENT OF NEW PAVEMENT SECTION. ALL SOFT SPOTS WILL BE REQUIRED TO BE FIXED BY THE CONTRACTOR ACCORDING TO APWA 245 UTILIZING A HIGH-WOVEN FABRIC COMPACTED TO 95%.
- UNTREATED BASE COURSE THICKNESS UNDER CURBS AND GUTTERS AT ALL DRIVE LOCATIONS SHALL BE 10" MIN.
- ALL APPLIED PAVEMENT STRIPING AND CURB PAINTING SHALL MEET CURRENT UDOT AND APWA AND CITY STANDARDS FOR PAINT TYPE, THICKNESS, APPLICATION RATE, ETC.

COORDINATION REQUIREMENTS

- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT FOR WORK COORDINATION.
- ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, ENGINEER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND EXISTING IMPROVEMENTS DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES AND IMPROVEMENTS, SHORING AROUND EXISTING UTILITIES AND IMPROVEMENTS, EXCAVATION SUPPORT, PHASING OF WORK AND TRAFFIC CONTROL.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY INTERRUPTION OR SERVICE.
- THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES WITHOUT THE UTILITY OWNER'S PERMISSION.
- IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- AT THE OWNERS DISCRETION, CIVIL SOLUTIONS GROUP SHALL PROVIDE A PROJECT ENGINEER ON SITE PERIODICALLY DURING CONSTRUCTION, REPRESENTING THE OWNER, TO ENSURE CONSTRUCTION MEETS THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS EXPECTED TO COORDINATE AND COOPERATE WITH ON SITE ENGINEER.
- PROPOSED GRADES INDICATE DESIGN INTENT. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS AS REQUIRED. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
- CONTRACTOR ACKNOWLEDGES THAT PLANS ARE DIAGRAMMATIC AND PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE DUE TO EXISTING CONDITIONS. CONTRACTOR SHALL COORDINATE ANY SUCH OCCURRENCE WITH ENGINEER WITHOUT ADDITIONAL COST.

UTILITIES

- WATER LINE THRUST BLOCK AND RESTRAINTS ARE TO BE INSTALLED PER APWA DRAWINGS AND SPECIFICATIONS.
- ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C681, C206, C200, C300, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1, DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.
- CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE MUNICIPAL DETAIL DRAWINGS. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.
- BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER MUNICIPALITY STANDARDS AND SUBMIT RESULTS TO MUNICIPALITY AND ENGINEER.
- ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE MUNICIPALITY. ALL WATER AND FIRE SERVICE KILLS AND SEWER KILLS ARE TO BE DETERMINED AND CAPPED BY THE MUNICIPAL INSPECTOR.
- ALL EXISTING AND PROPOSED MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER MUNICIPAL OR APWA STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER MUNICIPALITY OR APWA.
- DETECTABLE WARNING TAPE AND DEDICATED TRACING WIRE SHALL BE PROVIDED FOR ALL SUBSURFACE UTILITIES. THIS SHALL BE BURIED A MAXIMUM OF 18" DEEP.
- THE TOPS, RIMS, GRATES, COVERS, ETC. OF ANY UTILITY STRUCTURE THAT IS TO REMAIN SHALL BE ADJUSTED TO MATCH FLUSH WITH FINAL GRADE. ALL NEW COMPONENTS SHALL SIMILARLY BE INSTALLED FLUSH WITH FINAL GRADE.
- FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.
- THE SCOPE OF THE ELECTRICAL, COMMUNICATION, AND GAS FACILITIES SHOWN IN THESE PLANS ARE DIAGRAMMATIC. CIVIL SOLUTIONS GROUP DID NOT DESIGN OR COORDINATE THESE ELEMENTS. DESIGN AND COORDINATION OF THESE FACILITIES ARE BY OTHERS. NOT ALL COMPONENTS OF THE EXISTING FACILITIES OR THE PROPOSED FACILITIES ARE SHOWN. CONTRACTOR IS TO INCLUDE ALL REQUIRED COMPONENTS IN SCOPE.
- ALL CONDUIT SHALL BE RIGID PVC ELECTRICAL CONDUIT, NEMA TC2 AND UL-651. FITTINGS AND CONDUIT BODIES SHALL BE PVC TO MATCH CONDUIT, NEMA TC-3. PRIMER/SOLVENT CEMENT SHALL MEET ASTM F666 AND D2564 REQUIREMENTS. PULL ROPE SHALL BE 3/8 INCH DOUBLE BRAIDED, LOW STRETCH POLYESTER COMPOSITE ROPE. SEAL ALL ENDS WITH BLANK DUCT PLUGS, SECURE ROPE TO DUCT PLUG.
- ALL MAINLINES SHALL BE INSTALLED AND TESTED ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS, APWA SPECIFICATIONS, CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURERS QUALIFIED INSTRUCTOR AND BE QUALIFIED/FACTORY CERTIFIED BEFORE INSTALL.

STORMWATER POLLUTION PREVENTION

- CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923) AND SHALL BE COMPLIANT WITH THE MUNICIPALITIES MS4 REQUIREMENTS. A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SWPPP. THE FILING OF PERMITS, MAINTENANCE OF BMPs, AND ALL OTHER ITEMS ASSOCIATED WITH SWPPP AND MS4 COMPLIANCE.
- THE CONTRACTOR SHALL HAVE ON-SITE AT ALL TIMES AN UP-TO-DATE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
- THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
- ALL BMPs SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY. ALL BMPs SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING AND A NOTICE OF TERMINATION IS FILED.
- MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).

ADA COMPLIANCE GENERAL NOTES (SITE DEVELOPMENT PLANS)

- ACCESSIBLE PEDESTRIAN PATHWAYS
 - CONTINUOUS ACCESSIBLE ROUTE: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ROUTE CONNECTING ALL ACCESSIBLE PARKING SPACES, BUILDING ENTRANCES, AND SITE AMENITIES. THIS ROUTE SHALL BE AT LEAST 36 INCHES WIDE (CLEAR) WITH NO ABRUPT CHANGES IN LENGTH EXCEEDING 1/4 INCH (CHANGES UP TO 1/2 INCH MUST BE BEVELED), RUNNING SLOPES SHALL NOT EXCEED 5% (1:20), AND CROSS SLOPES SHALL NOT EXCEED 2% (1:48). ANY WALKWAY SEGMENT WITH A SLOPE >5% SHALL BE TREATED AS A RAMP AND COMPLY WITH RAMP REQUIREMENTS.
 - SURFACE CHARACTERISTICS: THE CONTRACTOR SHALL ENSURE ALL ACCESSIBLE WALKWAYS ARE FIRM, STABLE, AND SLIP-RESISTANT, FREE OF MUD, SAND, DEBRIS, AND OTHER IMPEDIMENTS.
 - VERTICAL CLEARANCE & PROTRUSIONS: THE CONTRACTOR SHALL MAINTAIN AT LEAST 80 INCHES OF VERTICAL CLEARANCE ON ALL PEDESTRIAN PATHS. NO PROTRUDING OBJECTS SHALL EXTEND MORE THAN 4 INCHES FROM WALLS BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR/GROUND SURFACE.
- CURB RAMPS AND RAMPS
 - SLOPES & DIMENSIONS: THE CONTRACTOR SHALL CONSTRUCT ALL CURB RAMPS AND RAMPS ON ACCESSIBLE ROUTES WITH A MAXIMUM RUNNING SLOPE OF 8.33% (1:12) AND A CROSS SLOPE < 2% (1:48). EACH RAMP OR CURB RAMP SHALL HAVE A CLEAR WIDTH OF AT LEAST 36 INCHES.
 - LANDINGS: THE CONTRACTOR SHALL PROVIDE A LEVEL LANDING (<2% SLOPE) AT THE TOP OF EACH CURB RAMP, AT LEAST 36 INCHES IN LENGTH AND AT LEAST AS WIDE AS THE RAMP. THE BOTTOM TRANSITION TO THE STREET/DRIVE MUST ALSO BE FLUSH AND SMOOTH.
 - FLARES/SIDE SLOPES: WHERE CURB RAMP SIDES ARE EXPOSED AND WITHOUT HANDRAILS, THE CONTRACTOR SHALL PROVIDE FLARED SIDES <1:10. IF SITE CONSTRAINTS PROHIBIT A TOP LANDING, FLARED SIDES (<1:12) MAY BE USED TO ACCOMMODATE CROSSING FROM THE SIDE.
 - DETECTABLE WARNINGS: THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES (TRUNCATED DOMES) 24 INCHES DEEP ACROSS THE FULL WIDTH OF EACH CURB RAMP OR FLUSH TRANSITION.
 - HANDRAILS (IF APPLICABLE): FOR ANY RAMP (NOT CURB RAMP) WITH A RISE >6 INCHES OR LENGTH >6 FEET, THE CONTRACTOR SHALL INSTALL HANDRAILS ON BOTH SIDES, MOUNTED 34-38 INCHES ABOVE THE RAMP SURFACE, AND EXTEND THEM AT LEAST 12 INCHES BEYOND THE RAMP RUN AT TOP AND BOTTOM.

ACCESSIBLE PARKING

- MINIMUM NUMBER OF SPACES: THE CONTRACTOR SHALL PROVIDE ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH THE TOTAL PARKING COUNT AND ADA STANDARDS. AT LEAST ONE OF EVERY SIX (BUT MINIMUM ONE) OF THE REQUIRED ACCESSIBLE SPACES MUST BE VAN-ACCESSIBLE.
 - SPACE DIMENSIONS: EACH STANDARD ACCESSIBLE SPACE SHALL BE AT LEAST 96 INCHES WIDE WITH A 60-INCH-WIDE ACCESS AISLE. VAN-ACCESSIBLE SPACES SHALL EITHER BE 132 INCHES WIDE WITH A 60-INCH AISLE OR 96 INCHES WIDE WITH A 96-INCH AISLE. SLOPES IN PARKING SPACES AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - PARKING SIGNAGE: THE CONTRACTOR SHALL INSTALL UPRIGHT SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AT EACH ACCESSIBLE SPACE. VAN-ACCESSIBLE SPACES REQUIRE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE." SIGN BOTTOMS SHALL BE AT LEAST 60 INCHES ABOVE THE GROUND AND CLEARLY VISIBLE.
 - LOCATION AND SLOPE: THE CONTRACTOR SHALL LOCATE ACCESSIBLE PARKING NEAR THE CLOSEST ACCESSIBLE ENTRANCE, CONNECTED TO AN ADA-COMPLIANT ROUTE. SPACES AND ACCESS AISLES SHALL MAINTAIN SLOPE <2%. WHEEL STOPS OR CURBS SHALL PREVENT VEHICLES FROM ENCRoACHING ON WALKWAYS OR REDUCING AISLE WIDTH.
 - BUILDING ENTRANCES AND ACCESS
 - ACCESSIBLE ENTRANCE: THE CONTRACTOR SHALL PROVIDE AT LEAST ONE PRIMARY ACCESSIBLE ENTRANCE PER BUILDING, CONNECTED VIA AN ACCESSIBLE ROUTE TO SITE ARRIVAL POINTS (PARKING, SIDEWALKS, LOADING ZONES).
 - SIGNAGE FOR INACCESSIBLE ENTRANCES: IF ANY PRIMARY ENTRANCE IS NOT ACCESSIBLE, THE CONTRACTOR SHALL INSTALL SIGNAGE DIRECTING USERS TO THE NEAREST ACCESSIBLE ENTRANCE.
 - SIGNAGE (DIRECTIONAL & INFORMATIONAL)
 - ENTRANCE AND ROUTE SIGNAGE: THE CONTRACTOR SHALL PROVIDE CLEAR SIGNAGE IDENTIFYING ACCESSIBLE ROUTES AND ENTRANCES. INACCESSIBLE ENTRANCES SHALL INCLUDE SIGNS DIRECTING TO THE ACCESSIBLE ROUTE OR ENTRANCE.
 - PARKING AND LOADING SIGNS: THE CONTRACTOR SHALL INSTALL ISA SYMBOL SIGNS FOR ALL ACCESSIBLE PARKING SPACES. ANY ACCESSIBLE PASSENGER LOADING ZONES SHALL HAVE APPROPRIATE MARKINGS AND SIGNS.
 - DIRECTIONAL WAYFINDING: WHERE THE ACCESSIBLE PATH DIFFERS FROM REGULAR ROUTES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL DIRECTIONAL SIGNAGE (ISA SYMBOLS AND ARROWS). ALL SIGNAGE SHALL BE HIGH-CONTRAST, VISIBLE, AND MOUNTED AT ~4-5 FEET ABOVE GROUND.
- OUTDOOR AMENITIES & SITE ELEMENTS
 - BENCHES AND SEATING: THE CONTRACTOR SHALL PROVIDE A CLEAR, LEVEL SPACE (30"x48") ADJACENT TO OR AT ONE END OF BENCHES FOR WHEELCHAIR SEATING. SLOPES <2%.
 - PICNIC TABLES: THE CONTRACTOR SHALL ENSURE A MINIMUM OF 5% OF PICNIC TABLES (OR AT LEAST ONE, WHICHEVER IS GREATER) ARE ACCESSIBLE, WITH PROPER KNEE CLEARANCE (27" MIN. HEIGHT, 30" WIDE, 19" DEEP) AND A FIRM, LEVEL SURROUNDING SURFACE.
 - BUS STOPS/TRANSIT SHELTERS: THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE BOARDING/ALIGHTING PAD AT LEAST 96 INCHES LONG BY 60 INCHES WIDE, <2% CROSS SLOPE, FIRMLY CONNECTED TO THE ACCESSIBLE PATH.
 - PASSENGER LOADING ZONES: THE CONTRACTOR SHALL PROVIDE A DESIGNATED ACCESSIBLE ZONE AT ANY PASSENGER DROP-OFF, WITH A 96-INCH-WIDE VEHICLE SPACE, 20-FOOT LENGTH, AND A 60-INCH-WIDE ACCESS AISLE, ALL <2% SLOPE, AND AT LEAST 114 INCHES OF VERTICAL CLEARANCE. LONGER LOADING ZONES (OVER 100 FEET IN LENGTH) SHALL HAVE ADDITIONAL ACCESSIBLE ZONES AS REQUIRED.
- GENERAL COMPLIANCE AND MAINTENANCE
 - CONFORMANCE TO ADA STANDARDS: THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION COMPLIES WITH THE CURRENT VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (AND ANY APPLICABLE LOCAL/STATE CODE IF MORE STRINGENT).
 - FIELD-VERIFIED SLOPES AND DIMENSIONS MUST MEET OR EXCEED THESE REQUIREMENTS.
 - UPKEEP OF ROUTES & FEATURES: THE CONTRACTOR SHALL KEEP ALL ACCESSIBLE ROUTES, RAMPS, AND PARKING STALLS FREE OF OBSTRUCTIONS (EQUIPMENT, MATERIALS, DEBRIS, VEHICLES) AND PROMPTLY CLEAR SNOW, ICE, OR WATER. VEHICLES SHALL NOT BLOCK CURB RAMPS OR SIDEWALKS AT ANY TIME.
 - SIGNAGE AND MARKINGS: THE CONTRACTOR SHALL ENSURE THAT ALL ACCESSIBILITY SIGNS AND PAVEMENT MARKINGS ARE CLEARLY VISIBLE AND MAINTAINED. REPLACE OR REPAINT IF DAMAGED OR FADED BEFORE FINAL ACCEPTANCE.

ADDITIONAL

- A GEOTECHNICAL STUDY FOR THIS PROJECT SITE WAS COMPLETED BY CIVIL SOLUTIONS GROUP. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO THE MOST RESTRICTIVE STANDARD OF CONSTRUCTION IF ANY DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED IN THE STUDY AND THE INFORMATION CONTAINED WITHIN THESE PLANS AND SPECIFICATIONS.

LEGEND EXISTING

PROPERTY BOUNDARY

sd STORM DRAIN LINE

w WATER LINE

ir IRRIGATION LINE

g GAS LINE

ss SEWER LINE

BURIED POWER LINE

a AERIAL POWER LINE

c COMMUNICATION LINE

LD LAND DRAIN LINE

CONTOUR MINOR

CONTOUR MAJOR

ASPHALT

OPEN FACE CURB AND GUTTER

FENCE

CONCRETE

EXISTING TO BE REMOVED

WATER VALVE

FIRE HYDRANT

STORM DRAIN BOX

STORM DRAIN MANHOLE

WATER METER

SEWER MANHOLE

IRRIGATION VALVE

LEGEND PROPOSED

W WATER LINE (SIZE SHOWN ON PLAN)

SD STORM DRAIN LINE (SIZE SHOWN ON PLAN)

IRR IRRIGATION LINE (SIZE SHOWN ON PLAN)

G GAS LINE

SS SANITARY SEWER LINE (SIZE SHOWN ON PLAN)

E BURIED POWER LINE

C BURIED COMMUNICATION LINE

CONTOUR MAJOR

CONTOUR MINOR

ASPHALT

CATCH CURB AND GUTTER

CONCRETE SIDEWALK.

BUILDING SETBACK

W WATER VALVE

FIRE HYDRANT

GROUND WATER MONITORING WELL

S SEWER MANHOLE

STORM DRAIN CATCH BASIN

STORM DRAIN MANHOLE

SIGN

ABBREVIATIONS:

SITE & UTILITIES:

SS / SSWR = SANITARY SEWER
SD = STORM DRAIN
W / WAT = CULINARY WATER
IRR = IRRIGATION
TYP = TYPICAL
INV = INVERT
MH = MANHOLE
ROW = RIGHT OF WAY
STA = STATION
OFF = OFFSET

GRADING:

FG = FINISHED GRADE
EG = EXISTING GRADE
GB = GRADE BREAK
ME = MATCH EXISTING
TC = TOP OF CONCRETE
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
FFE = FINISHED FLOOR ELEVATION
TOS = TOP OF STAIRS
BOS = BOTTOM OF STAIRS
BOW = BOTTOM OF WALL
TOW = TOP OF WALL
BVCS = BEGINNING OF VERTICAL CURVE STATION
BVCE = BEGINNING OF VERTICAL CURVE ELEVATION
EVCS = END OF VERTICAL CURVE STATION
EVCE = END OF VERTICAL CURVE ELEVATION
HPTS = HIGH POINT STATION
HPTE = HIGH POINT ELEVATION
PVIS = POINT OF VERTICAL INTERSECTION STATION
PVIE = POINT OF VERTICAL INTERSECTION ELEVATION
LVC = LENGTH OF VERTICAL CURVE

BACH HIGH POINTE

SUBDIVISION

620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

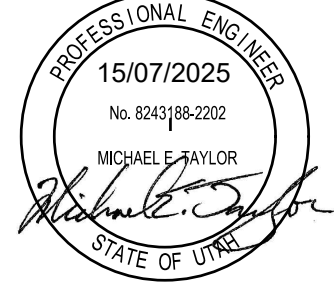
MARK:	DATE:	DESCRIPTION:

PROJECT #: 22-213

DRAWN BY: C. SCHAFFNER

PROJECT MANAGER: J. BLACK

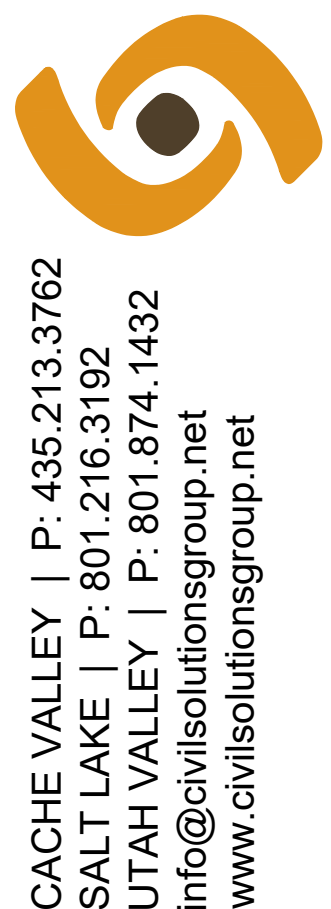
ISSUED: 7/15/2025



LEGEND

C004

civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762


SALT LAKE | P: 801.216.3192

UTAH VALLEY | P: 801.874.1432

info@civilsolutionsgroup.net

www.civilsolutionsgroup.net

1. REMOVE DEBRIS, CLEAR AND GRUB
2. REMOVE FENCE
3. REMOVE CURB & GUTTER AT NEAREST JOINT
4. REMOVE SIDEWALK AT NEAREST JOINT
5. REMOVE FLARED END SECTION
6. RELOCATE GAS LINE TO PARK STRIP IN COORDINATION WITH ENERGE AND AMERICAN FARM CITY
7. SAWCUT & REMOVE ASPHALT
8. PROTECT IN PLACE EXISTING "NO PARKING" SIGN (TYP.)
9. APPROXIMATE LOCATION OF (3) EX. 4" WELLS. TO BE PLUGGED & ABANDONED PER STATE CODE AND EVIDENCE PROVIDED TO CITY.
10. REMOVE EXISTING "NO PARKING" SIGN (SEE SIGNING & STRIPING PLAN, C104)
11. REMOVE WATER LINE AND VALVE, TERMINATE AT MAIN LINE.
12. RECONSTRUCT PARKING PAIR PER AMERICAN FARM CITY STANDARDS AND SPECIFICATIONS.

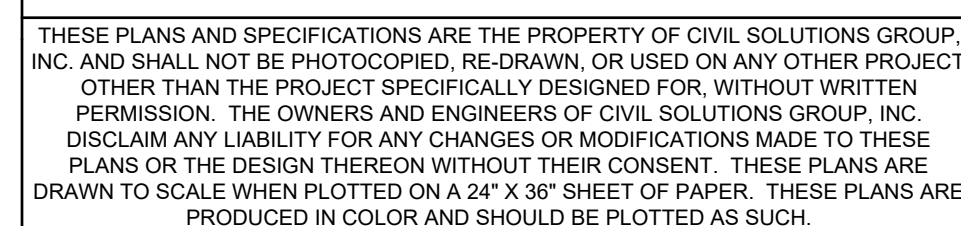


CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

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AMERICAN FORK, UT 84003

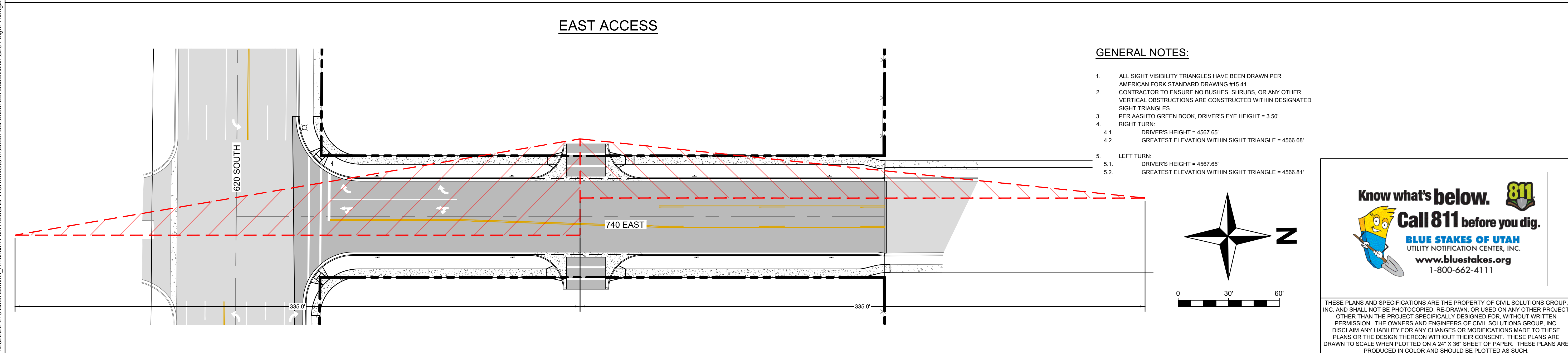
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 7/15/2025

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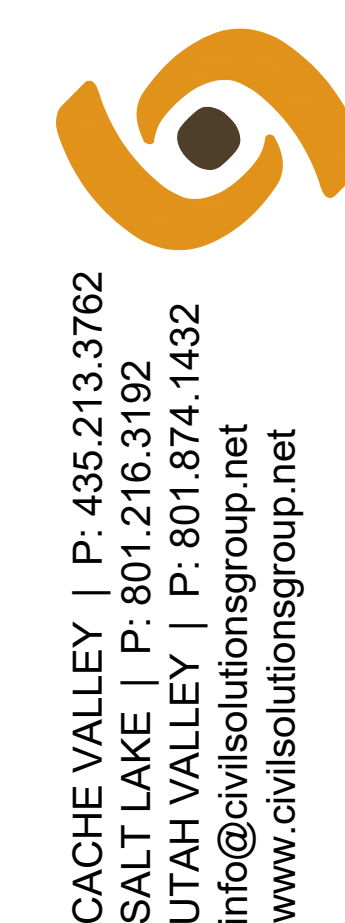


C101

C103



civilsolutionsgroupinc.



**BACH HIGH POINTE
SUBDIVISION**
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

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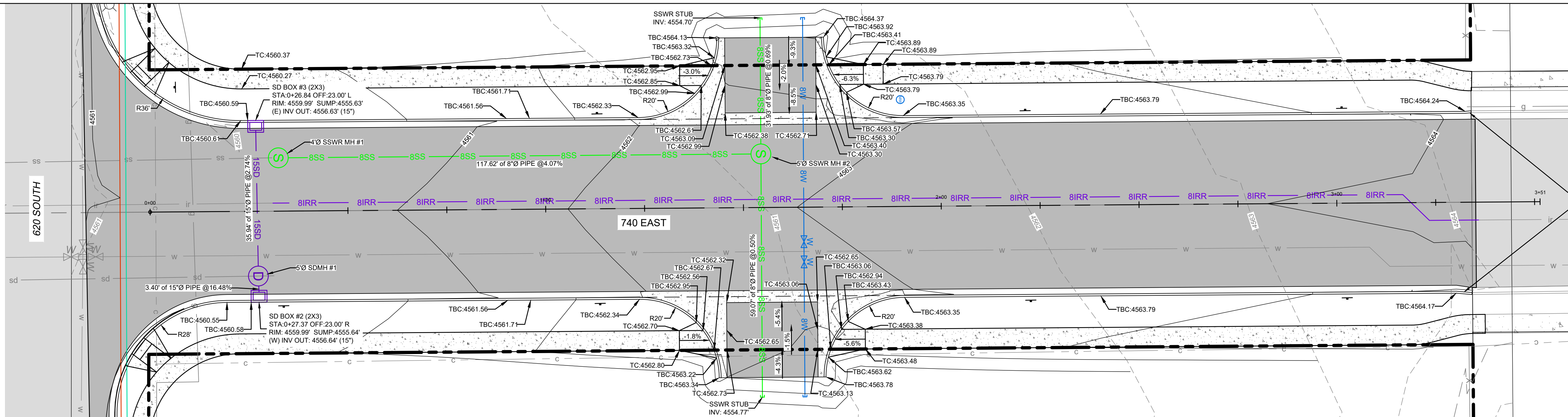
PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 7/15/2025



SIGHT
VISIBILITY
TRIANGLES
C201

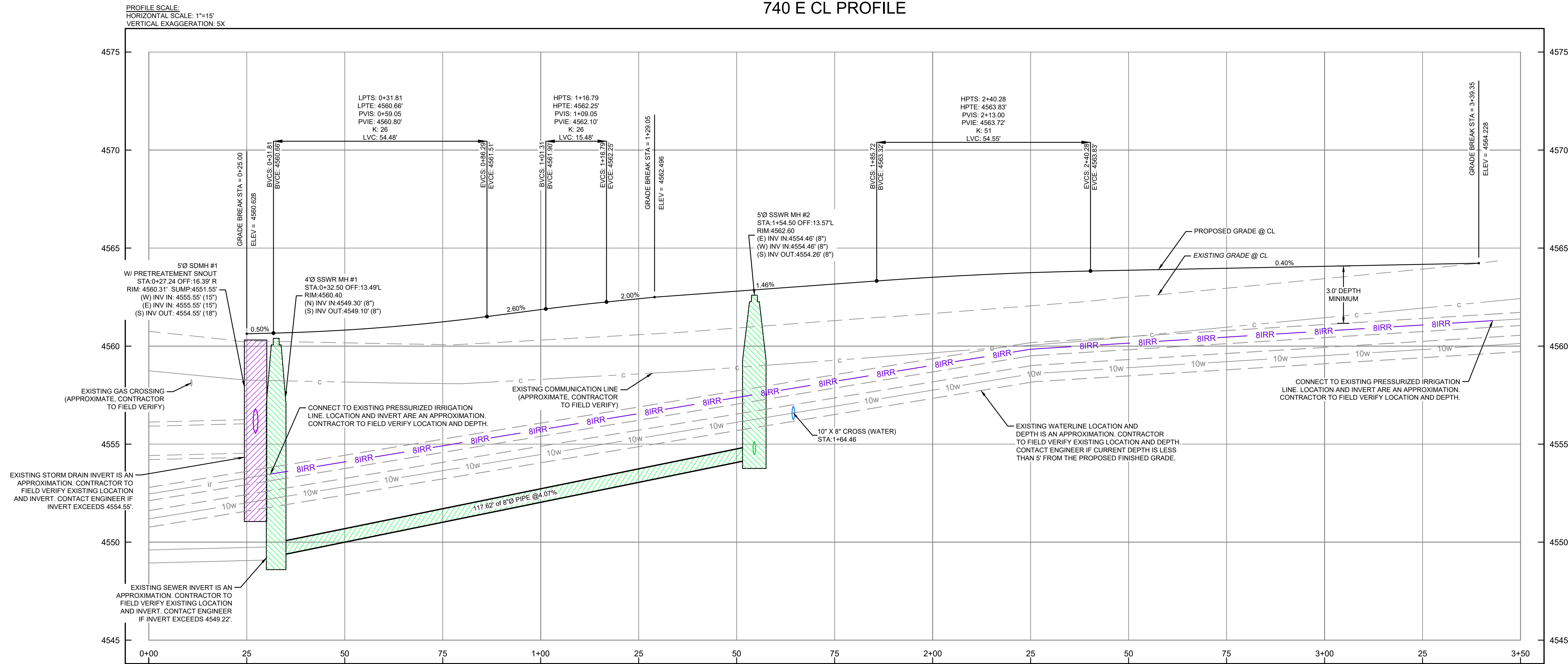
C201

P:\2022\22-213 Bach Summit American Fork\AutoCAD-WORKING\Civil\Sheet Set\Sheet Set Subdivision\C201 Sight Triangles



TRANSITION PROPOSED CURB AND GUTTER AS NEEDED TO TIE INTO EXISTING CURB & GUTTER. TAPER RATE NOT TO EXCEED 10:1.

740 E CL PROFILE

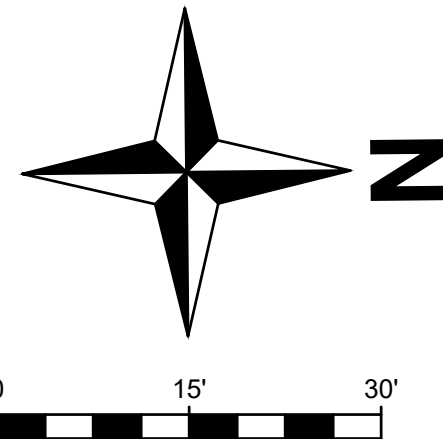


GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL OUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
4. 740 WEST DESIGN SPEED = 25 MPH
5. SURVEY BENCHMARK:
 - 5.1. S 1/4 CORNER OF SEC 24
 - 5.2. ELEV: 4555.68'

UTILITY NOTE:

1. 620 SOUTH AS-BUILT RECORD DRAWINGS INDICATE THAT THE 10" WATER MAIN AND 8" PRESSURE IRRIGATION MAINS WERE INSTALLED 8" DEEP AT INTERSECTION TO AVOID CONFLICTS WITH THE STORM DRAIN. THIS WOULD ALLOW THE PROPOSED STORM DRAIN LATERALS TO THE INLET BOXES TO BE INSTALLED ABOVE EXISTING LINES. CONTRACTOR TO FIELD VERIFY THIS CONDITION. IF WATER AND IRRIGATION LINES ARE SHALLOWER, CAUSING CONFLICT WITH THE PROPOSED STORM DRAIN LATERALS, CONTRACTOR SHALL LOOP UNDER STORM LATERALS IF ADEQUATE COVER ISN'T AVAILABLE TO LAY OVER THE TOP WITH THE REQUIRED SEPARATION.
2. ALL DRY UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND WORK WITH THE UTILITY PROVIDER(S).



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

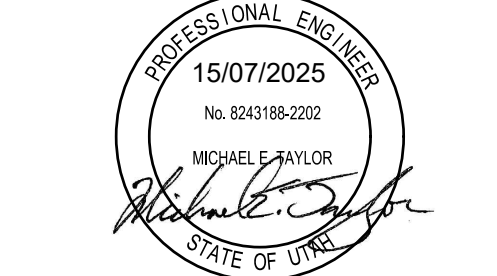
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

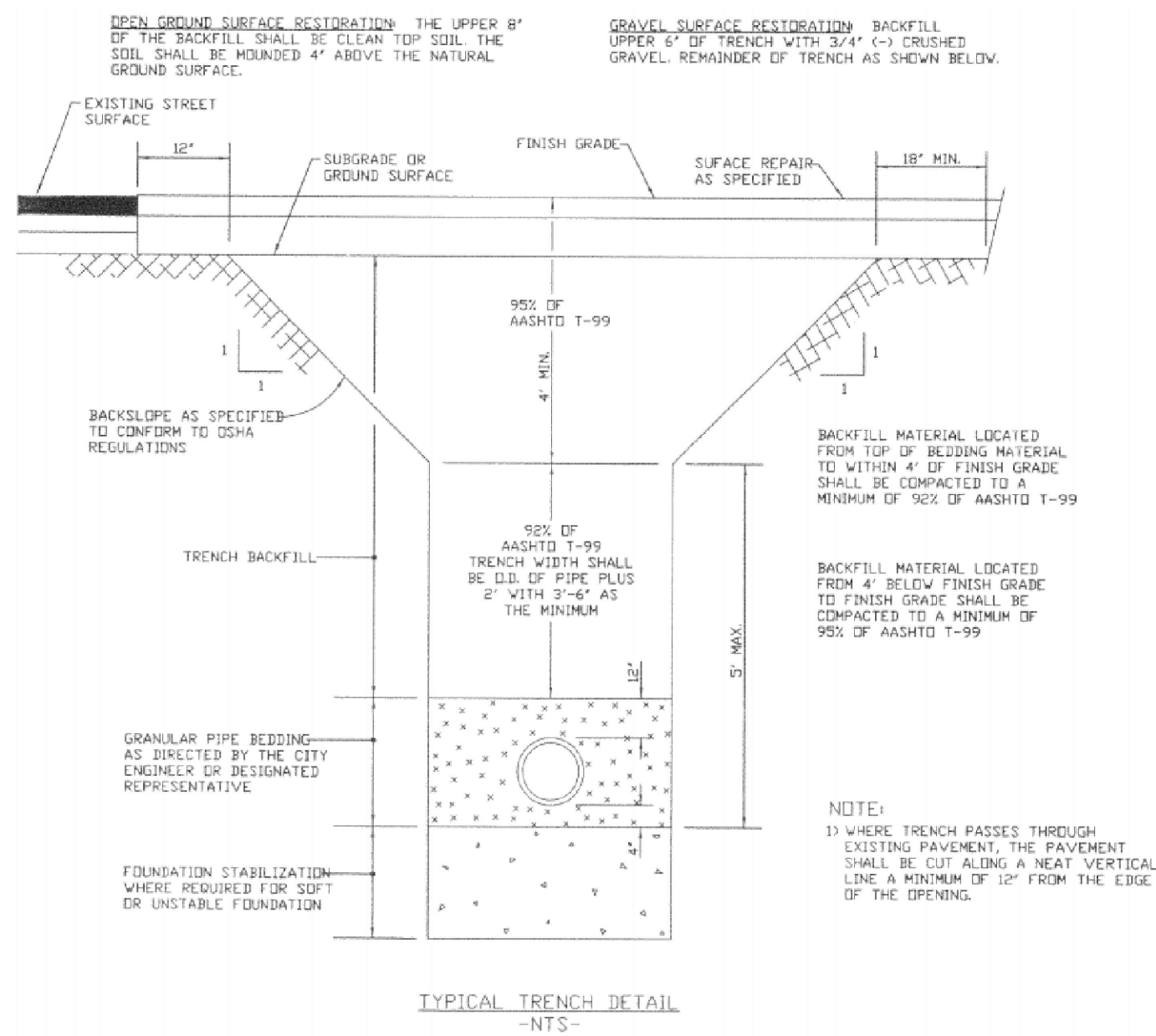
BACH HIGH POINTE
SUBDIVISION
620 SOUTH & 740 EAST
AMERICAN FORK, UT 84003

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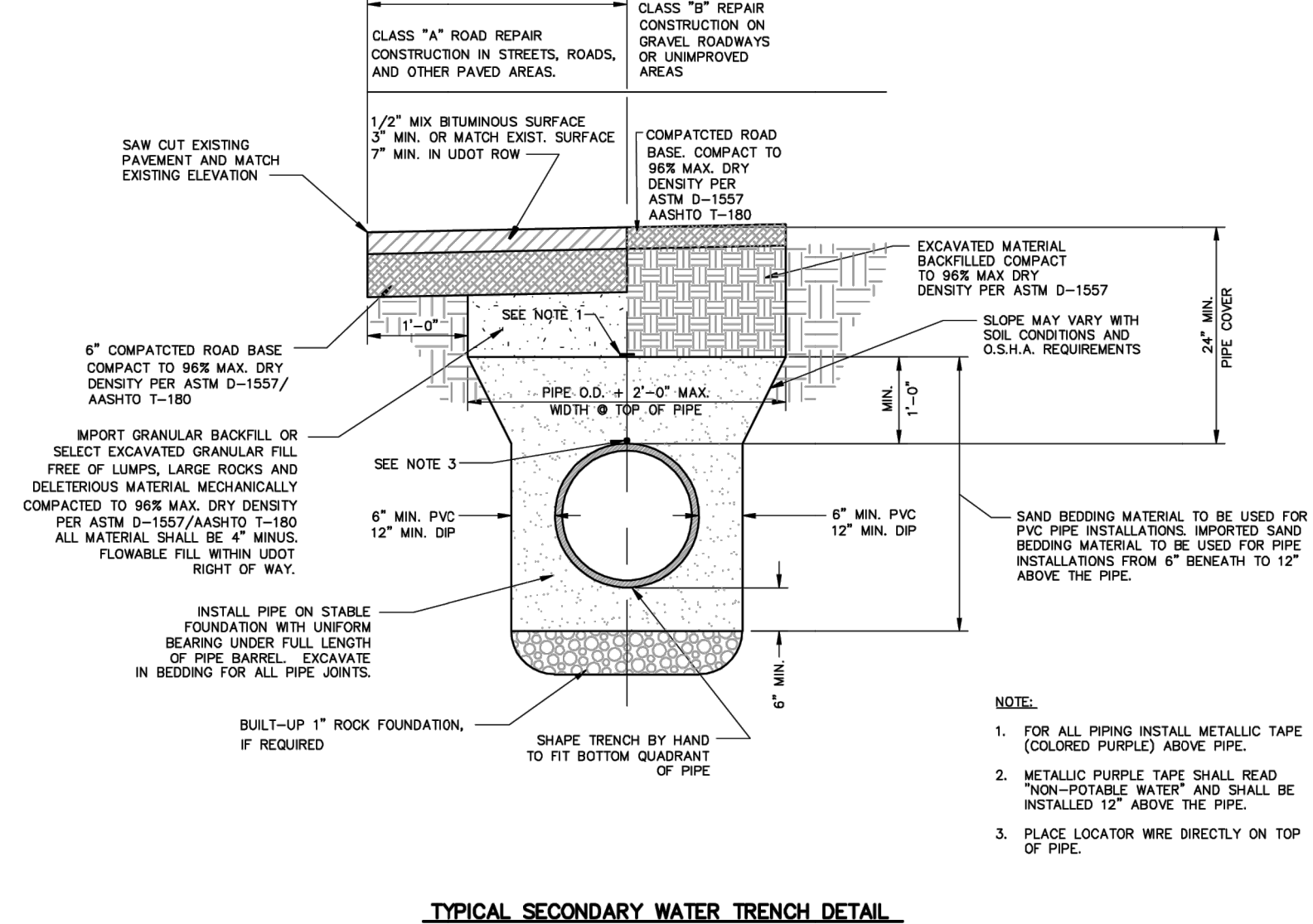
PROJECT #: 22-213
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ISSUED: 7/15/2025



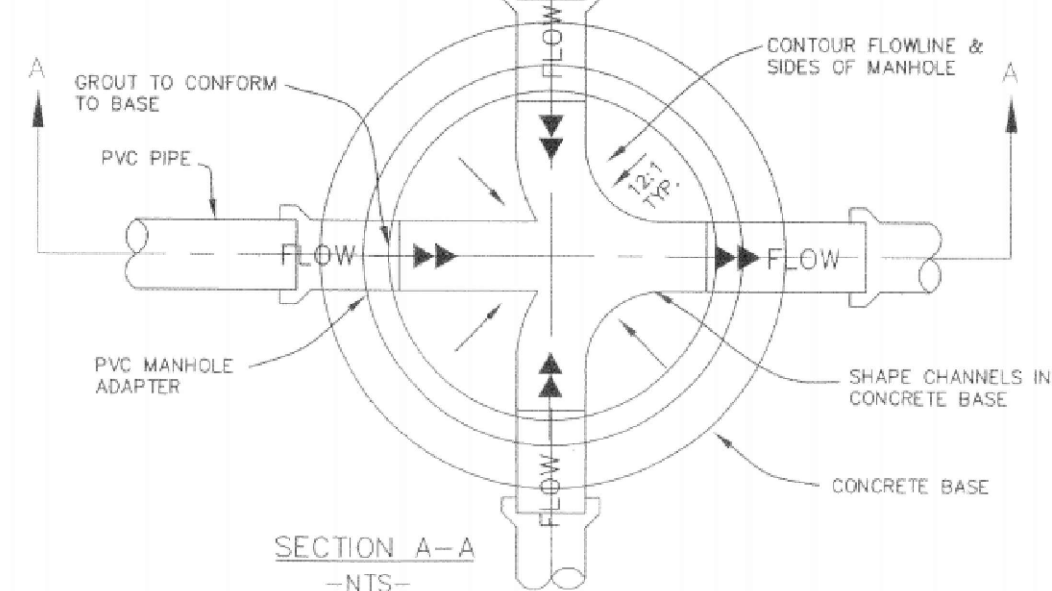
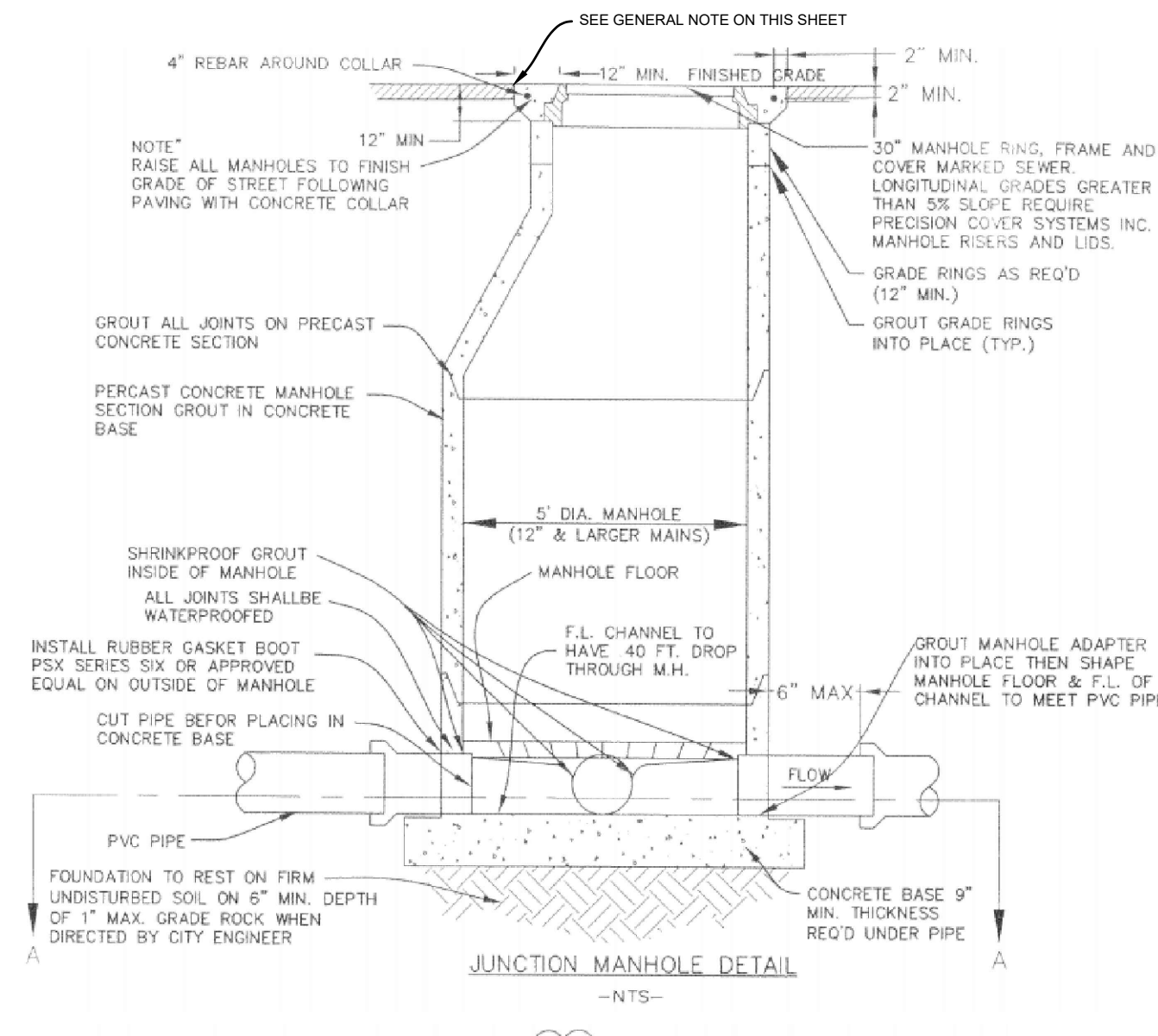
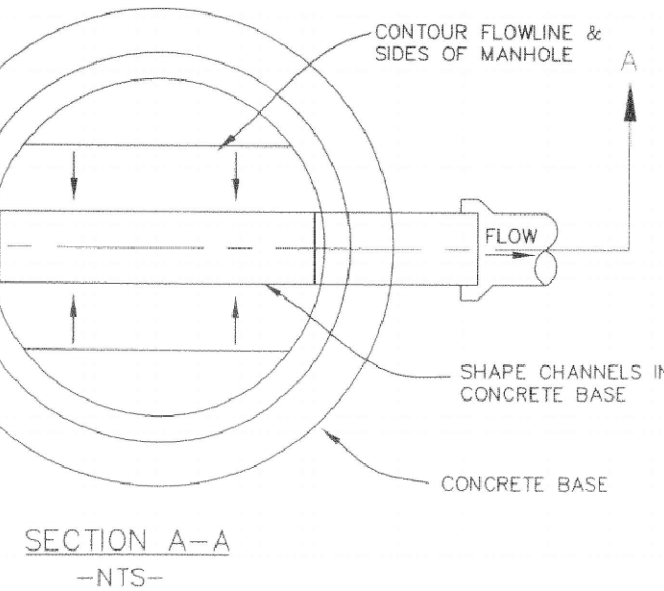
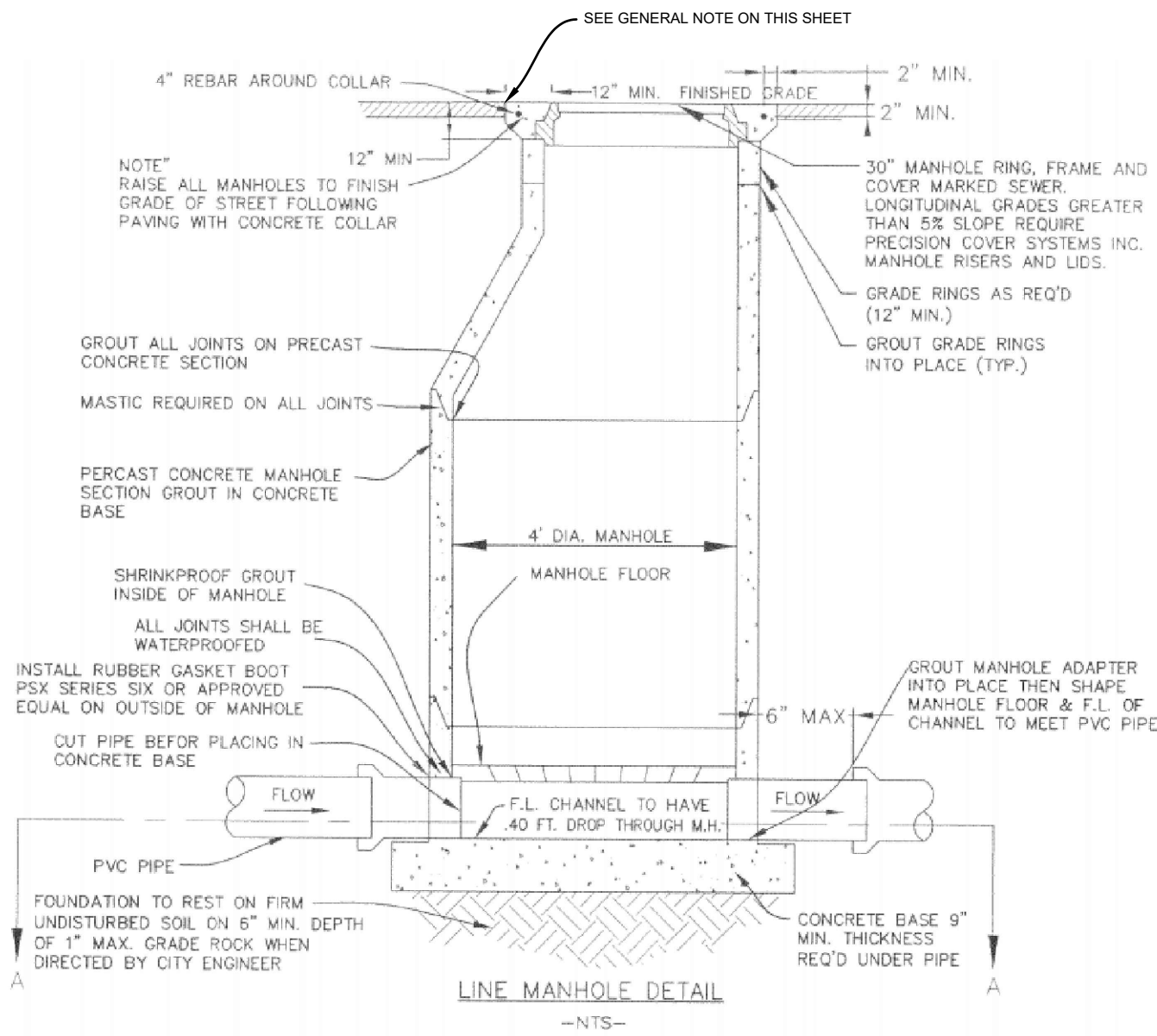
740 EAST
PLAN &
PROFILE
C401



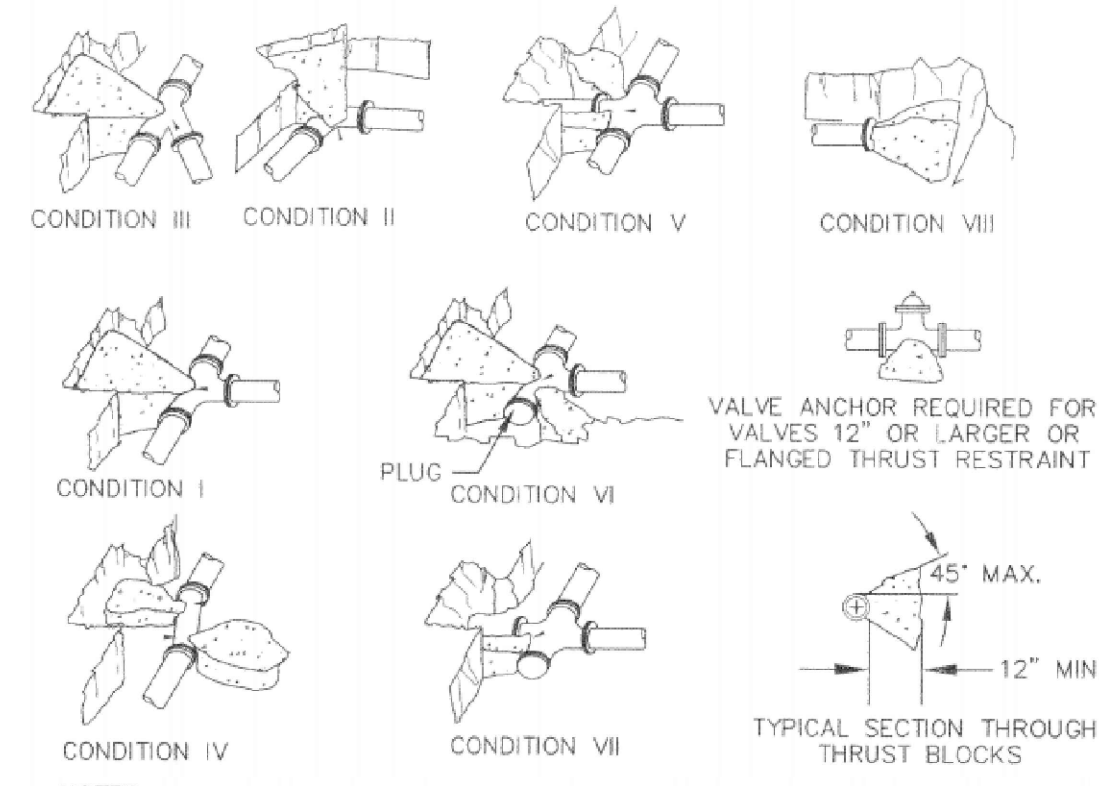
1
C501
UTILITY TRENCH
NOT TO SCALE



2
C501
SECONDARY WATER UTILITY TRENCH
NOT TO SCALE



6
C501
SEWER MANHOLE
NOT TO SCALE

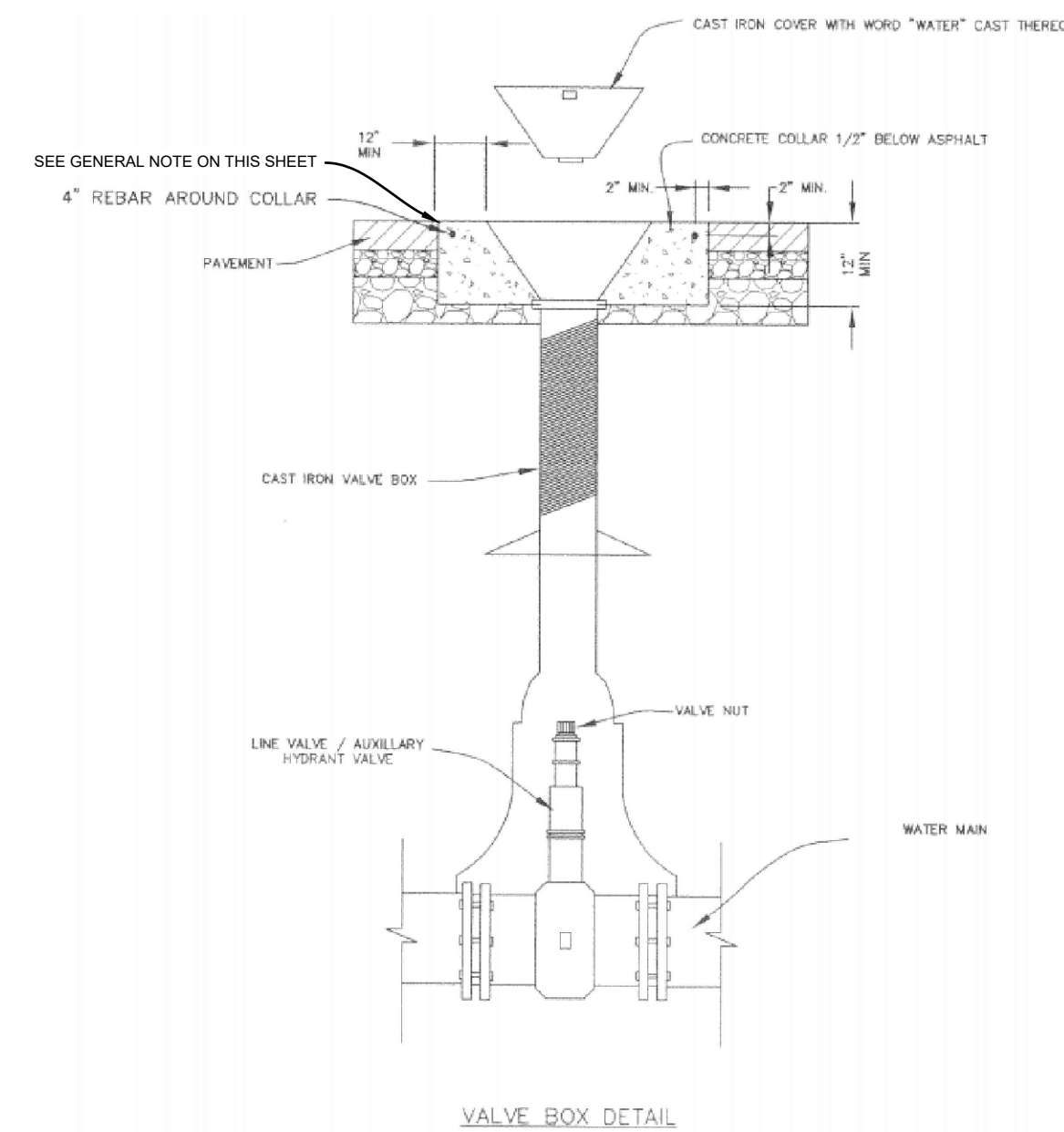


- NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
 2. CONCRETE SHALL BE CLASS C.
 3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
 4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

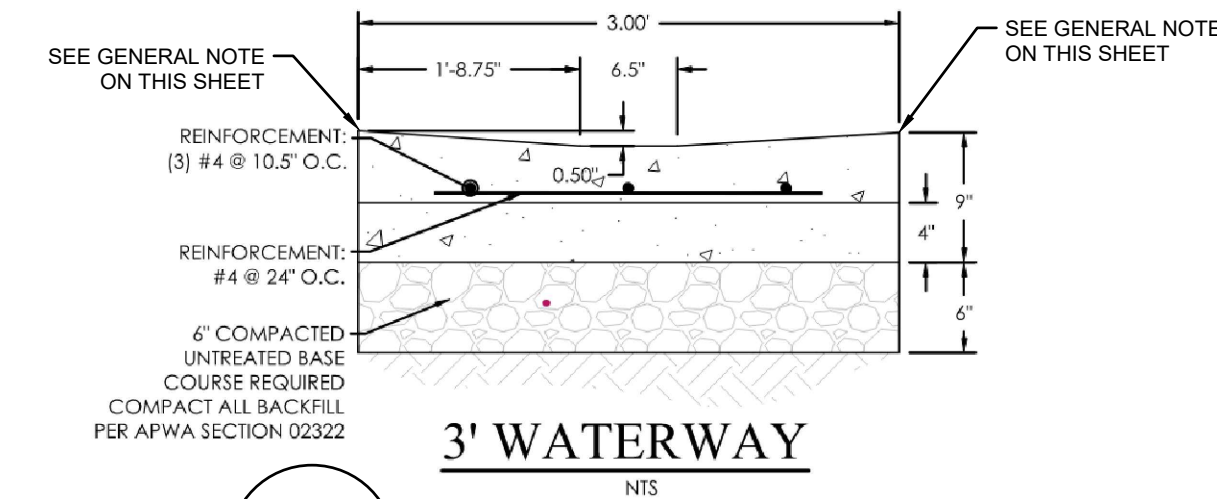
PIPE SIZE (N.)	THRUST BLOCK BEARING AREA IN SQ. FEET							
	CONDITION							
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

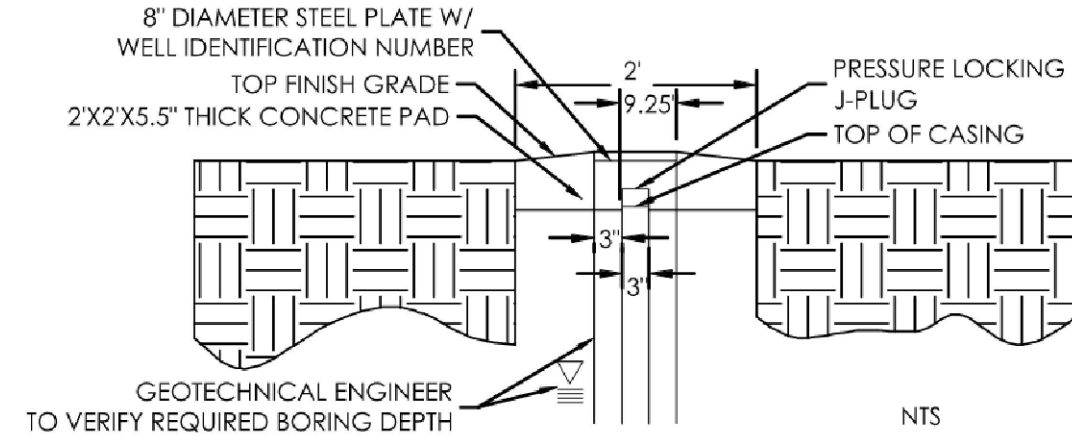
3
C501
THRUST BLOCKING
NOT TO SCALE



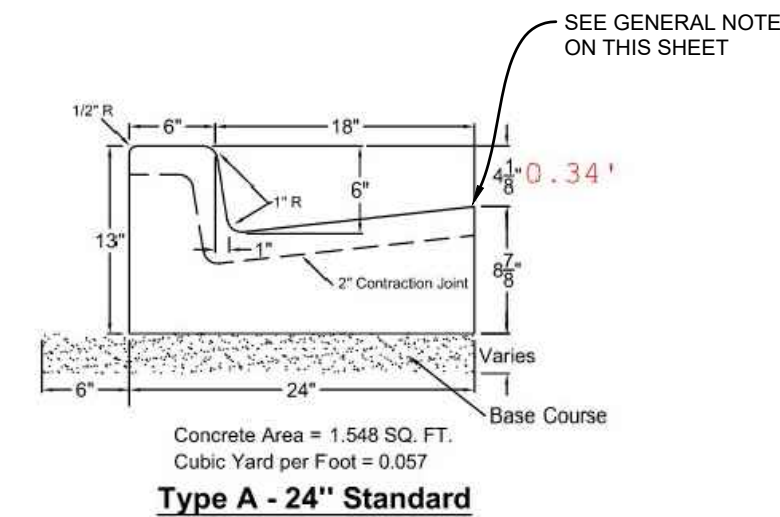
7
C501
GATE VALVE
NOT TO SCALE



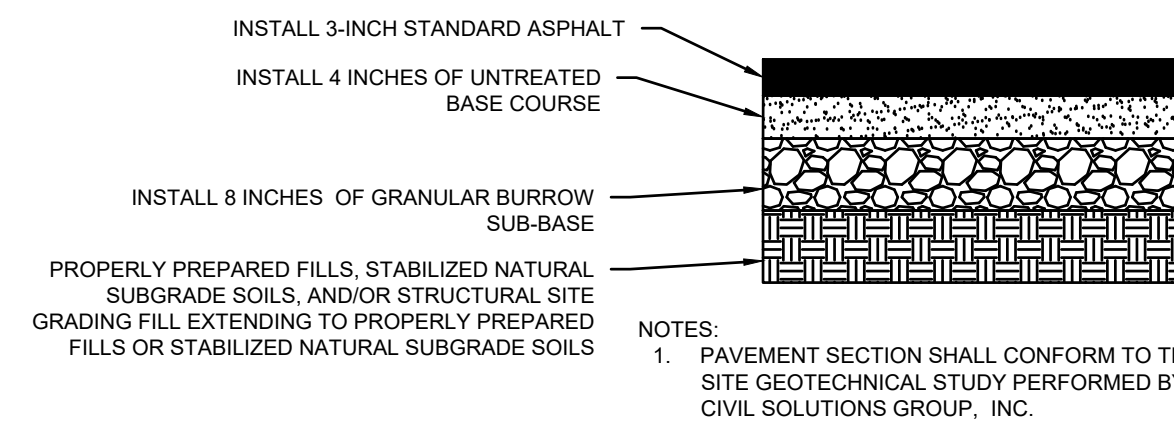
4
C501



5
C501
GROUNDWATER MONITORING STATION
FLUSH MOUNT MANHOLE WITH STEEL PLATE COVER



8
C501
CATCH CURB & GUTTER
NOT TO SCALE

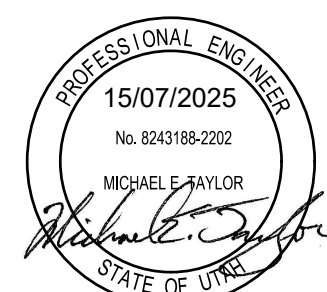


9
C501
HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

GENERAL NOTE:
IN ALL LOCATIONS WITHIN THE BACH PROPERTY BOUNDARY WHERE CONCRETE ABUTS ASPHALT, CONTRACTOR TO RECESS CONCRETE 1" BELOW THE ASPHALT AND TAPER THE ASPHALT TO THE EDGE OF CONCRETE.

DESCRIPTION:	
MARK:	
DATE:	

PROJECT #: 22-213
DRAWN BY: C. SCHAFFNER
PROJECT MANAGER: J. BLACK
ISSUED: 7/15/2025



LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL	
1.1	SUMMARY
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:	
1. SITE CONDITIONS	
2. GUARANTEES	
3. MAINTENANCE	
4. SOIL AMENDMENTS	
5. FINE GRADING	
6. LANDSCAPE EDGING	
7. FURNISH AND INSTALLING PLANT	
8. TURF PLANTING	
9. WEED BARRIER	
1.2	SITE CONDITIONS
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.	
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.	
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE, AND IS COMPLETELY OPERATIONAL.	
1.3	PERMITS
A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.	
1.4	PLANT DELIVERY, QUALITY, AND AVAILABILITY
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.	
1.5	FINAL INSPECTION
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.	
1.6	LANDSCAPE SUBSTANTIAL COMPLETION
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.	
1.7	MAINTENANCE
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.	
1.8	GUARANTEE
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION, ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. THE CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.	

PART II - PRODUCTS	
1.2	LANDSCAPE MATERIALS
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.	
B. TREE WRAP: TREE WRAP IS NOT TO BE USED.	
C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.	
D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.	
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.	
F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:	
a. pH: 5.5-7.5	
b. EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER	
c. SAR (SODIUM ABSORPTION RATION): < 3.0	
d. % OM (PERCENT ORGANIC MATTER): >1%	
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70% CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.	
G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.	
H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:	
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL	
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)	
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.	
d. ONLY POTABLE WATER FOR MIXING.	
LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 18" DOWELS INTO THE GROUND FOR STABILIZATION.	

PART III - EXECUTION	
3.1	GRADING
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.	
B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.	
C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.	
3.2	TURF GRADING
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.	
B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, NOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.	
3.3	PLANTING OPERATIONS
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE	

DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.	
B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.	
C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.	
D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.	
E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.	
F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.	
G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.	
1. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.	
I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.	
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COARSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.	
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.	
L. PREPARE A WATERING CIRCLE OF 2" DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.	
4. TURF - SOD LAYING	
A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.	
B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.	
C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATIONS AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.	
D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD IS TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.	
E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.	
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.	
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.	
H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.	
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J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.	
K. WEED BARRIER	
A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.	
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.	
C. OVERLAP ROWS OF FABRIC MIN. 6"	
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.	

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LANDSCAPE NOTES

INSTALLATION	
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.	
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.	
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.	
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.	
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.	
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.	
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.	
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DOWN 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.	
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS, ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.	
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.	
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

GRADING AND DRAINAGE REQUIREMENTS	
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"	
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES	
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS	
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.	
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE	
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER	

SITE MATERIALS LEGEND: GROUND LEVEL

SYMBOL	CODE	DESCRIPTION	QTY
1. LANDSCAPE			
	L-10	2-3" TAN ROCK TO MATCH NEIGHBORING PROPERTY. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTS ARE LOCATED WHERE PLANTING IS SPARSE. ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	19,240 sf
	L-15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL WHERE PLANTING IS SPARSE. ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	7,172 sf
	L-26	BOULDERS - DECORATIVE	64
	L-28	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	364 lf
	L-31	ARTIFICIAL TURF. INSTALL PER MANUFACTURER SPECIFICATIONS.	283 sf
Next Step Proceed to the Development Review Committee on 08.11.2025			
American Fork City Development Review Committee Planning and Zoning Reviewed Aired 07/31/2025 Engineering Division Reviewed burkhill 08/06/2025			

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
620 SOUTH		
1 CLASS II TREE / 30 FT (355 L.N FT)	12	12
740 EAST		
1 CLASS II TREE / 30 FT (273 L.N FT)	9	9
AT LEAST 75% PLANT COVERAGE	75%	75%
AT MATURITY		
*STREET TREES MUST BE SELECTED FROM DOCUMENT TITLED "STREET TREE SELECTION GUIDE FOR PARKING STRIPS IN AMERICAN FORK UTAH"		
*PLANTS IN CLEAR SITE TRIANGLES NOT TO EXCEED 3.5' AT MATURITY. TREES ARE NOT PERMITTED TO BE PLANTED WITHIN CLEAR SITE TRIANGLE. CANOPIES MUST BE TRIMMED TO A HEIGHT OF 7.5' FROM THE GROUND IF CANOPY FALLS WITHIN CLEAR SITE TRIANGLE.		

SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONT

CONIFERS

JSTB	4	Juniperus scopulorum 'Blue Arrow' Tc2; 15x3; sun; z4; Utah Lake water tolerant	Blue Arrow Juniper	B & B
JVT	2	Juniperus virginiana 'Taylor' Tc2; low water; 30' x 3'; sun; Z4; Utah Lake water tolerant	Taylor Eastern Redcedar	B & B
PBS	2	Picea omorika 'Bruns' moderate; 25x12; sun; z4	Brun's Serbian Spruce	B & B
PN'A	4	Pinus nigra 'Arnold Sentinel' moderate; 25x7; sun; z4	Arnold Sentinel Austrian Pine	B & B

DECIDUOUS TREES

CBF	8	Carpinus betulus 'Fastigiata' moderate; 35x15; full to part sun; z4	Upright European Hornbeam	B & B	2" Cal
CPS	2	Celtis occidentalis 'JFS-KSU1' Low water, 45' x 12'; sun to part shade; Z4; Utah Lake water tolerant	Prairie Sentinel® Hackberry	B & B	2" Cal
GBF	8	Ginkgo biloba 'Princeton Sentry' Tq2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	Princeton Sentry Ginkgo	B & B	2" Cal
MA	11	Malus x 'Jardin' low; 20x8; sun; z4; Utah Lake water tolerant	Manice® Crabapple	B & B	1.5" Cal
MPR	8	Malus x 'Prairie Rose' low; 20x18; sun; z4; Utah Lake water tolerant	Prairie Rose Crabapple	B & B	2" Cal
UPL	2	Ulmus parvifolia 'Emer II' Tq3; 50x35; AV 490; sun; z4; Utah Lake water tolerant	Alice Lacebark Elm	B & B	2" Cal
ZS'M	9	Zelkova serrata 'Musashino' Tq4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	Musashino Zelkova	B & B	2" Cal

SYMBOL

DECIDUOUS SHRUBS

AA'O	10	Amelanchier alnifolia 'Obelisk'™ Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	Standing Ovation Serviceberry	5 gal
BT.L	16	Berberis thunbergii 'Ball'™ Sd3; 4x4; AV28; full to partial sun; z4	Limoncello Barberry	5 gal
BT.M	73	Berberis thunbergii 'Marta'™ Tq3; 4x2; AV28; sun to part shade; z4; Buddlejia x 'Podaras #8'	Sunjoy Gold Pillar Barberry	5 gal
BP'F	74	2'3" 2'3", Low to Moderate, Utah Lake Secondary Water Tolerant	Flutterby Petite® Blue Heaven Butterfly Bush	5 gal
PI'B	22	Potentilla fruticosa 'Balmieringie' Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant	Lemon Meringue Cinquefoil	5 gal
PBP	58	Prunus besseyi 'P011S'™ Sd1; 1.5 x 6; AV19.5; sun; z4;	Pawnee Batten Sand Cherry	5 gal
RF'C	38	Rhamnus frangula 'Columnaris' moderate; 15x4; sun; z2; Utah Lake water tolerant	Tall Hedge Buckthorn	5 gal
SB'G	33	Spiraea betulifolia 'Tor Gold'™ moderate; 3-4 x 3-4; sun to part sun; z3	Glow Girl Birchleaf Spiraea	5 gal
VTA	25	Viburnum trilobum 'Alfred' low; 6x6; sun to part sun; z5;	Alfred Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS

BGV	55	Boxus x 'Green Velvet' 3'x4'; part sun to shade; moderate water; z4; Utah Lake water tolerant.	Green Velvet Boxwood	5 gal
HPP	75	Hesperaloe parviflora 'Peppa'™ P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	Brakeights Red Yucca	5 gal
JPW	17	Juniperus horizontalis 'Prince of Wales' 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	Prince Of Wales Juniper	5 gal
PL'O	6	Prunus laurocerasus 'Otto Luyken' moderate; 4x8; full to part shade; z5;	Luykens Laurel	5 gal

GRASSES

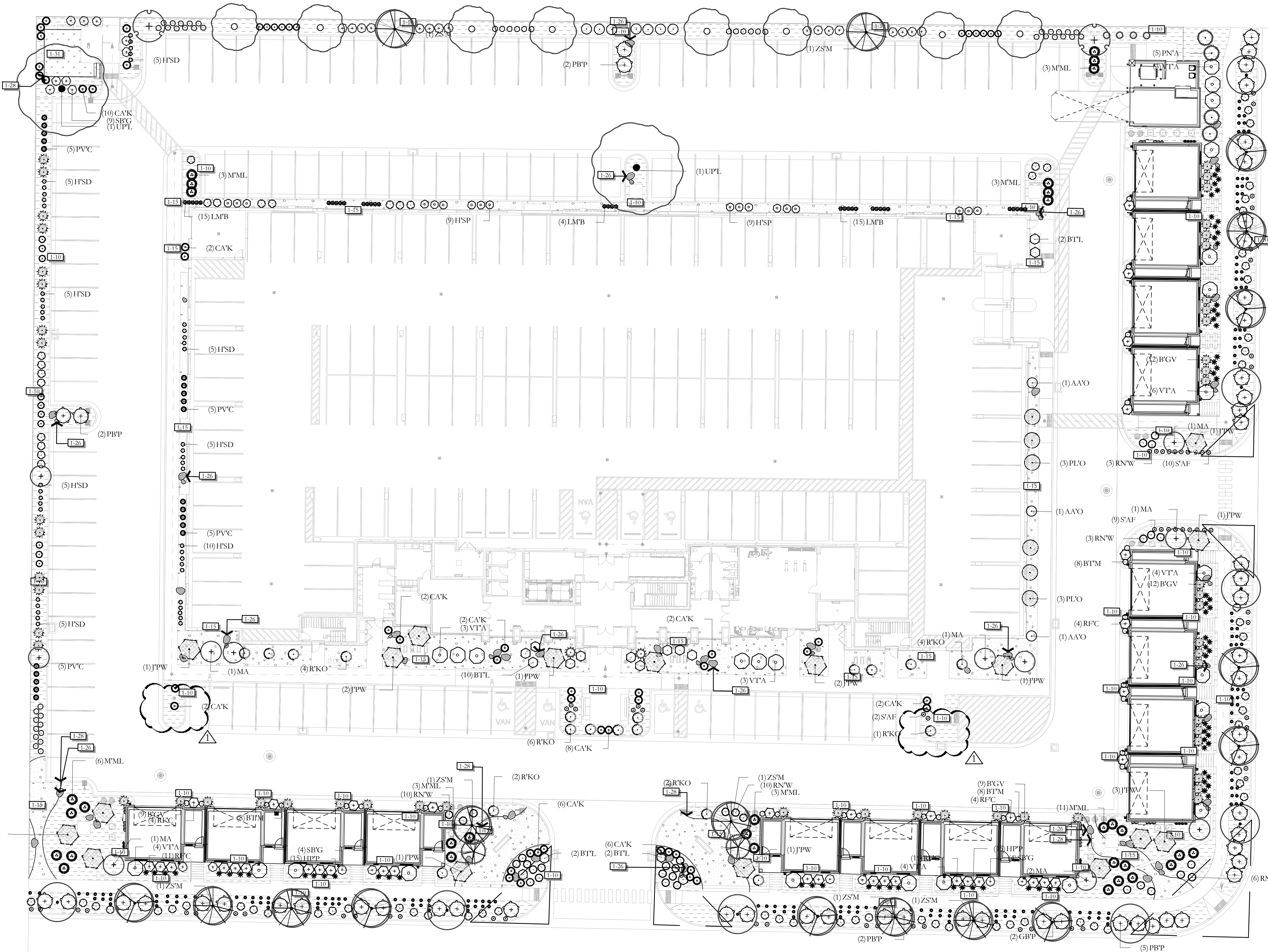
CA'K	42	Calamagrostis x acutiflora 'Karl Foerster' Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	Feather Reed Grass	1 gal
FCB	166	Festuca glauca 'Boulder Blue' 15" x 12" LOW WATER ONCE ESTABLISHED. UTAH LAKE WATER TOLERANT.	Boulder Blue Fescue	1 gal
MML	32	Miscanthus sinensis 'Morning Light' Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	Morning Light Maiden Grass	2 gal
PVC	20	Panicum virgatum PRAIRIE WINDS 'Cheyenne Sky' Tw2; 3x2; AV 3; sun; z4; Utah Lake water tolerant	Cheyenne Sky Switch Grass	1 gal

PERENNIALS

HSD	45	Hemerocallis x 'Stella de Oro' P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	Stella de Oro Daylily	1 gal
HSP	18	Hosta low to moderate; 2-3x2-4; part sun to shade; z4; Utah Lake water tolerant	Plantain Lily	1 gal
LMB	34	Lirioden muscari 'Big Blue' 6-12" x 12-24" deer resistant, utah lake water tolerant, evergreen foliage.	Big Blue Lilyturf	1 gal
S'AF	65	Sedum x 'Autumn Fire' low; 2x1.5; sun; z3; Utah Lake water tolerant	Autumn Fire Sedum	1 gal

ROSES

RN'W	32	Rosa x 'Noussence'™ moderate; 2x3; sun; z5; Utah Lake water tolerant	Flower Carpet White Groundcover Rose	5 gal
RKO	19	Rosa x 'Radrazz'™ moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	Knock Out Shrub Rose	5 gal



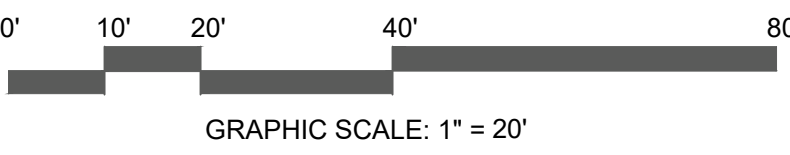
620 SOUTH

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

7/14/2025 UT23136

NO.	REVISION	DATE
1	CITY COMMENTS	07-14-2025
2		
3		
4		
5		
6		
7		

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



HIGH POINT APARTMENTS

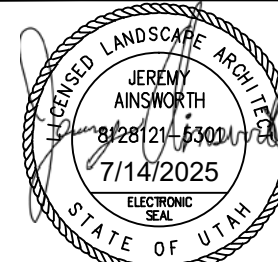
620 SOUTH 740 EAST
AMERICAN FORK, UTAH

BACH HOMES
ATT: ALEX DAHL
801-557-0300
ALEX.DAHL@BACH HOMES.COM

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


CITY PERMIT SET

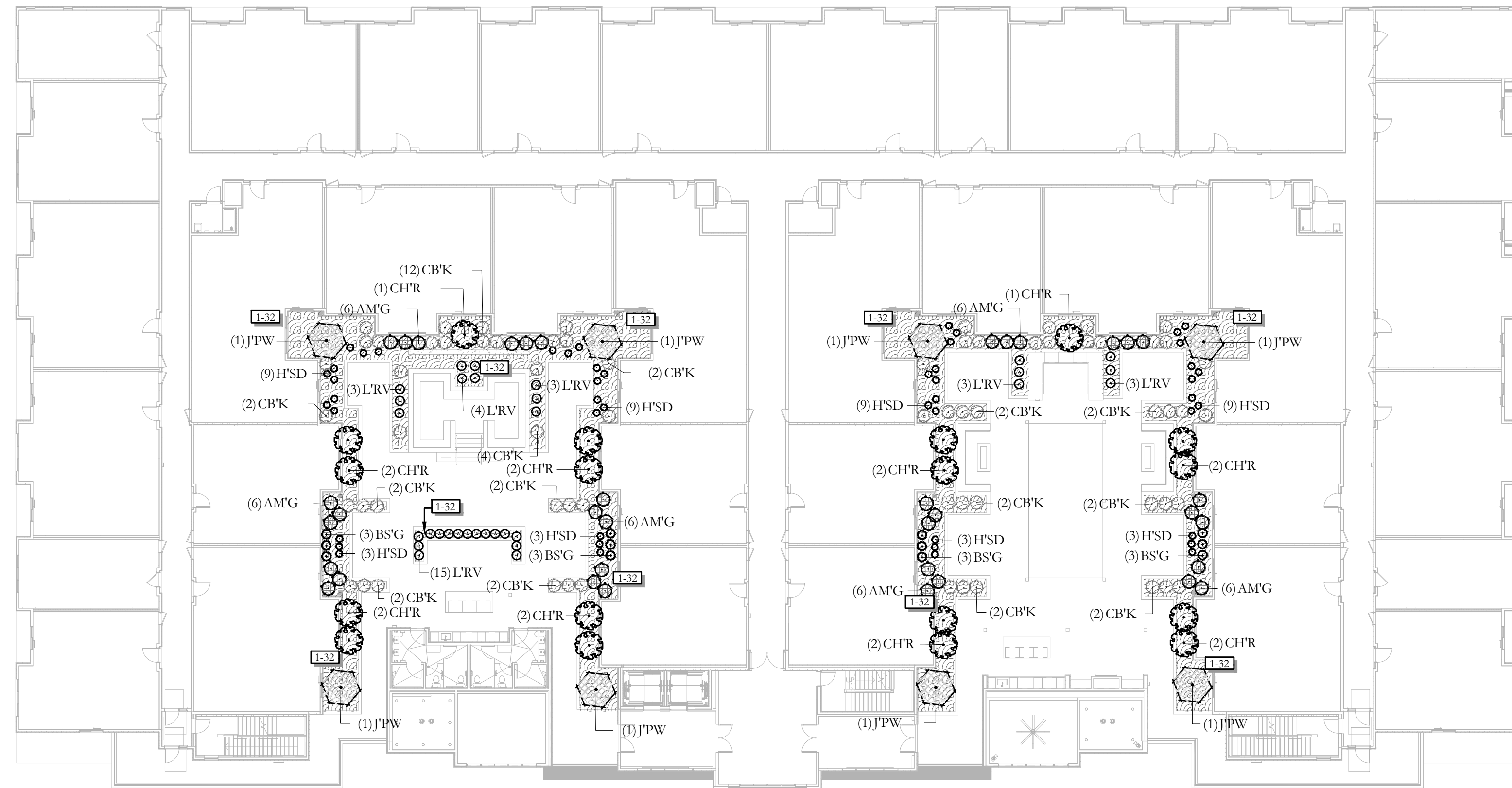
LP-101

 PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
<u>DECIDUOUS SHRUBS</u>				
	AMFG	36	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
	CHTR	18	Cotoneaster horizontalis Rock Cotoneaster	5 gal
<u>EVERGREEN SHRUBS</u>				
	BS'G	12	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood	5 gal
	JTPW	8	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper	5 gal
	LKRV	31	Lavandula angustifolia 'Royal Velvet' Royal Velvet English Lavender	5 gal
<u>GRASSES</u>				
	CB'K	66	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
<u>PERENNIALS</u>				
	HFSD	48	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

 SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	1 LANDSCAPE	UTLTITE PLANTER SOIL MIX FILL RAISED PLANTER WITH UTLTITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER. 5% UTLTITE SOIL CONDITIONER 50% SCREENED TOPSOIL 25% APPROVED COMPOST MECHANICALLY MIX COMPONENTS. WHEN STOCKPILING THE FINISHED MIX, COVER AND PILE WITH A PLASTIC TARP TO PREVENT DRYING OUT AND SOIL SEPARATION FROM RAIN. SCREENED TOPSOIL: 30%-50% SAND; 30%-50% SILT; 10%-25% CLAY; <5% ORGANIC MATTER. APPROVED COMPOST: PH 6-8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE: 25-35%; 3/8" COARSE MATERIAL 98% PASSING	3,258 sf



ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

7/14/2025

UT23136

NO.

REVISION

DATE

1

CITY COMMENTS

07-14-2025

2

3

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811

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

0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

UTAH

UTAH

PROJECT INFORMATION

HIGH POINT APARTMENTS
620 SOUTH 740 EAST
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BACH HOMES
ATT: ALEX DAHL
801-557-0300
ALEX.DAHL@BACH HOMES.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ

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3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JESSE AINSWORTH
801-211-8300
7/14/2025
STATE OF UTAH

LANDSCAPE PLAN
CITY PERMIT SET

DRAWING INFO

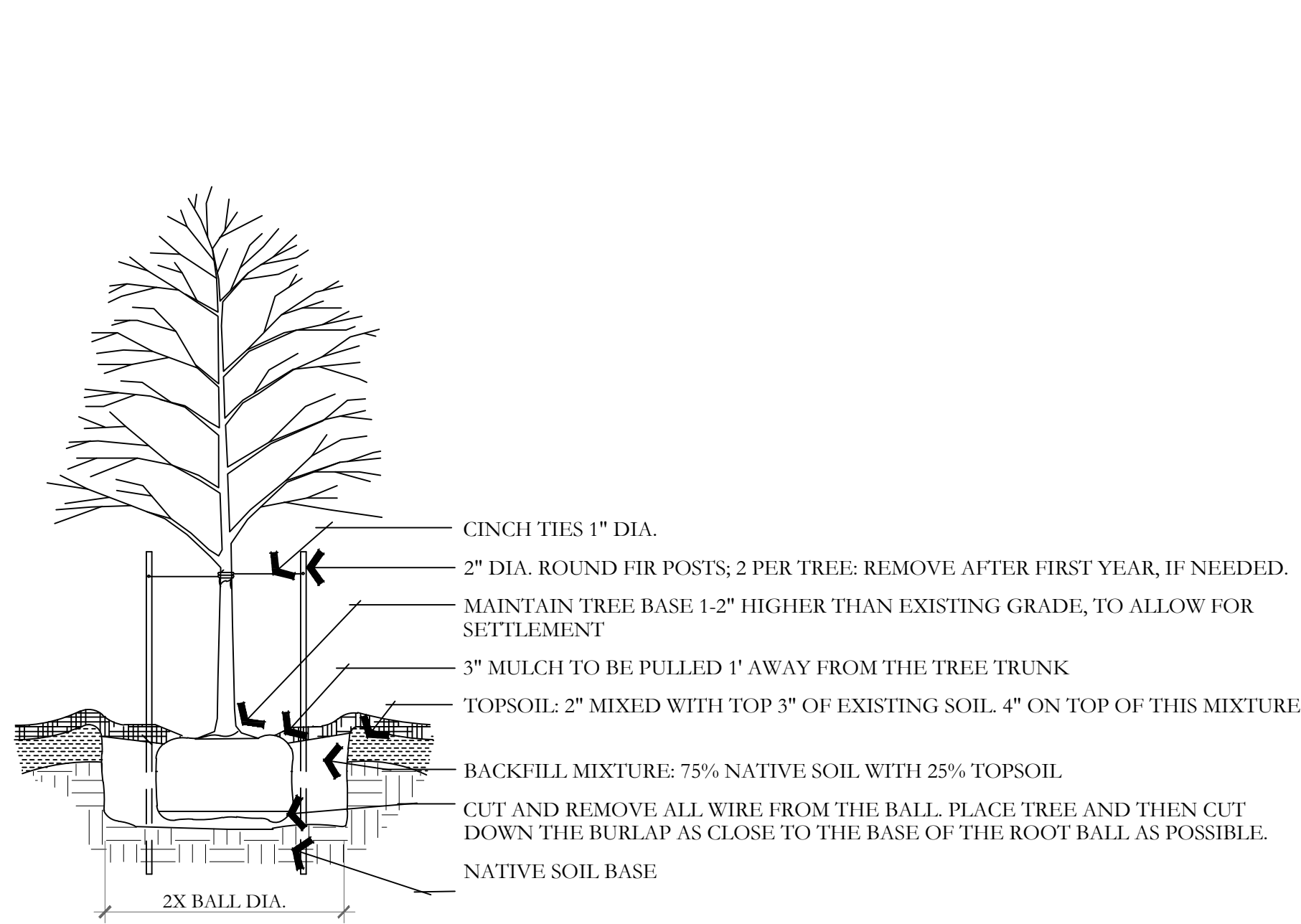
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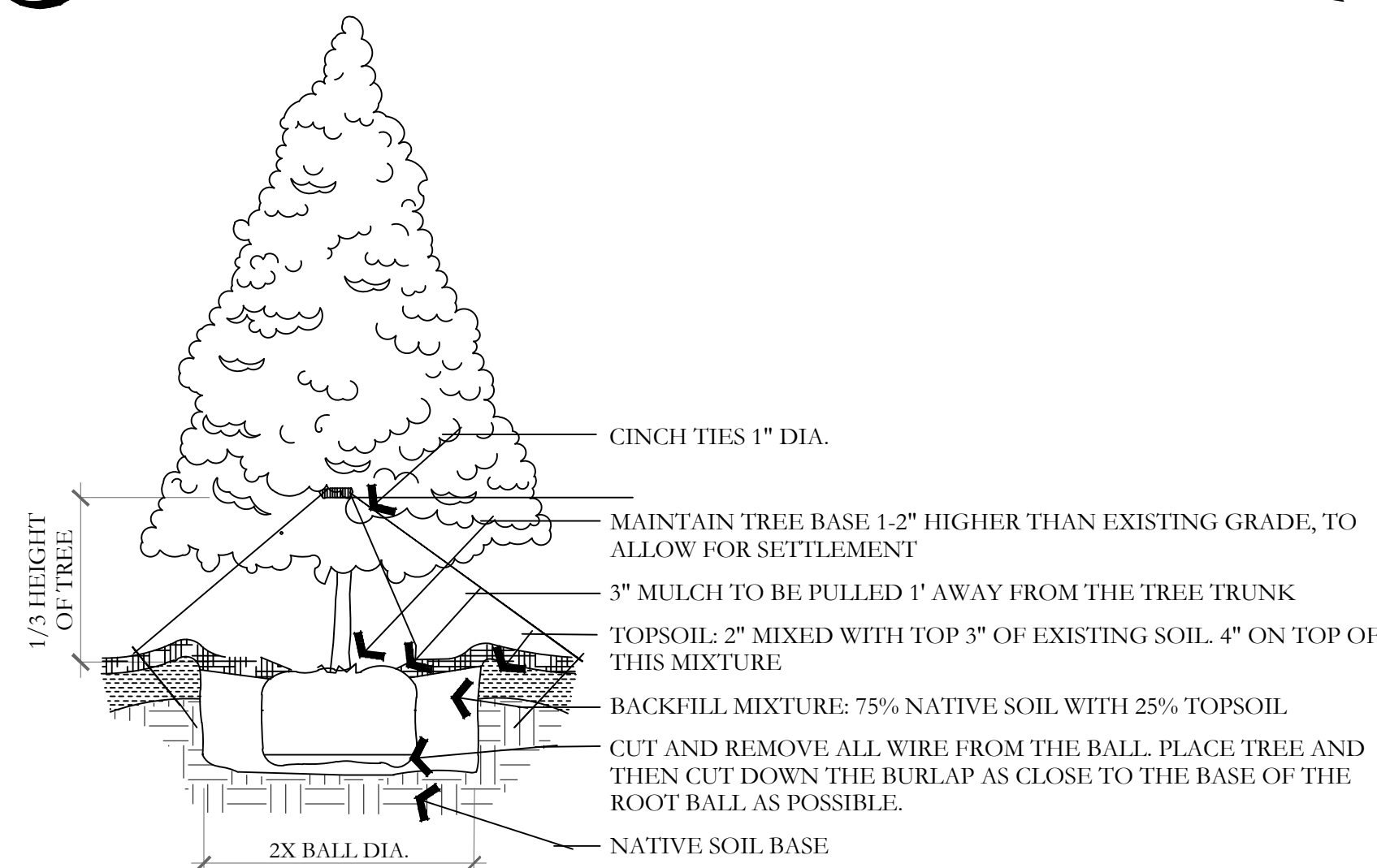
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PLOT DATE: 7/14/2025

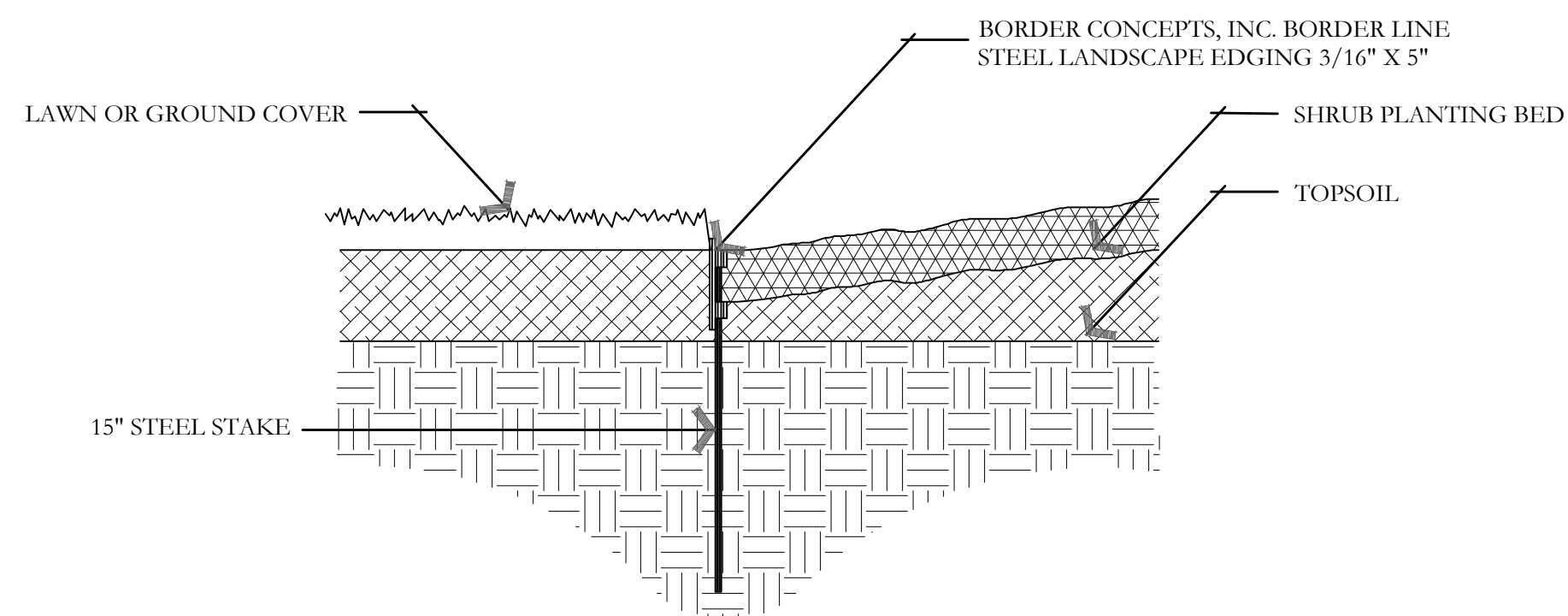
LP-102



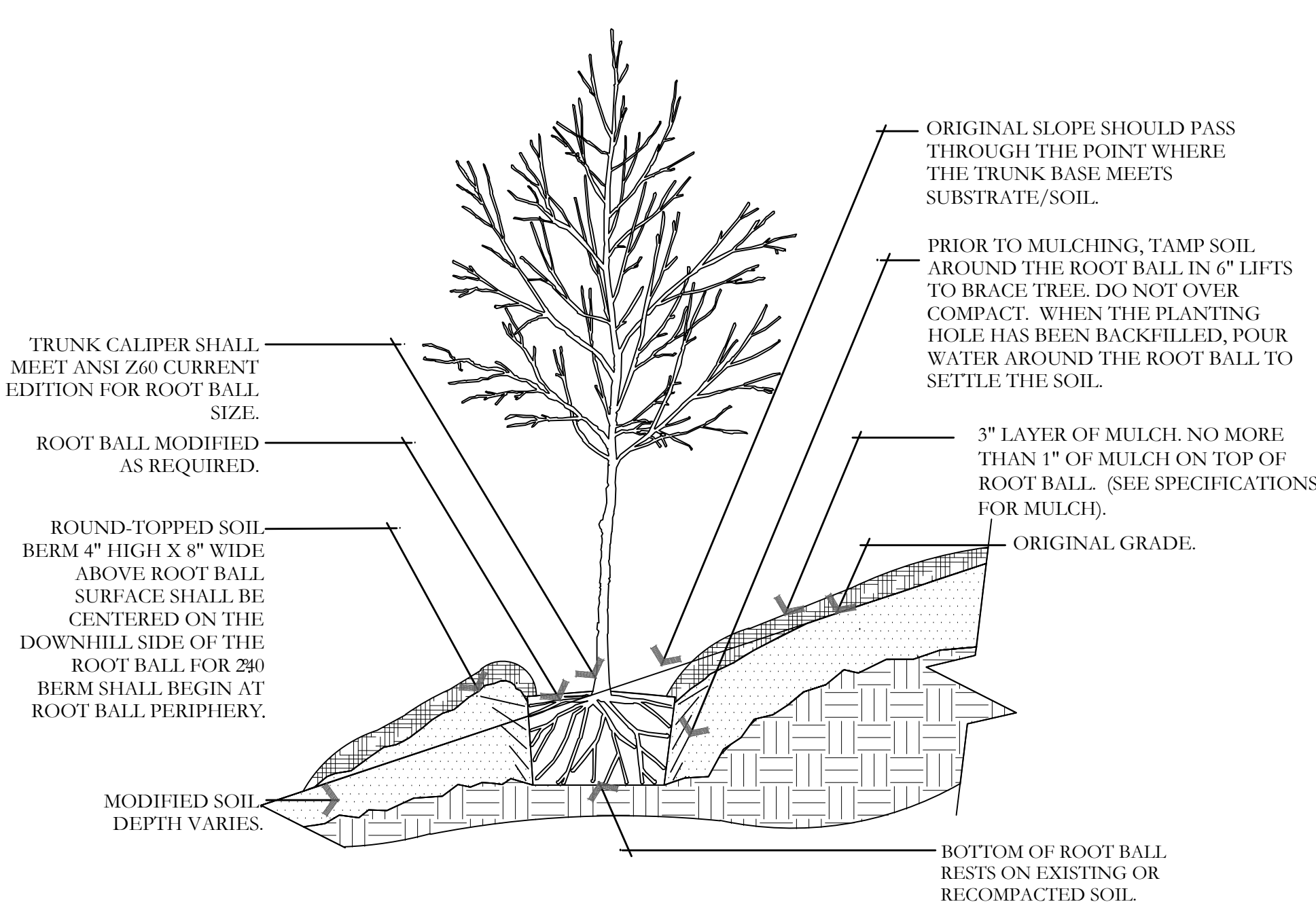
A DECIDUOUS TREE PLANTING
NOT TO SCALE



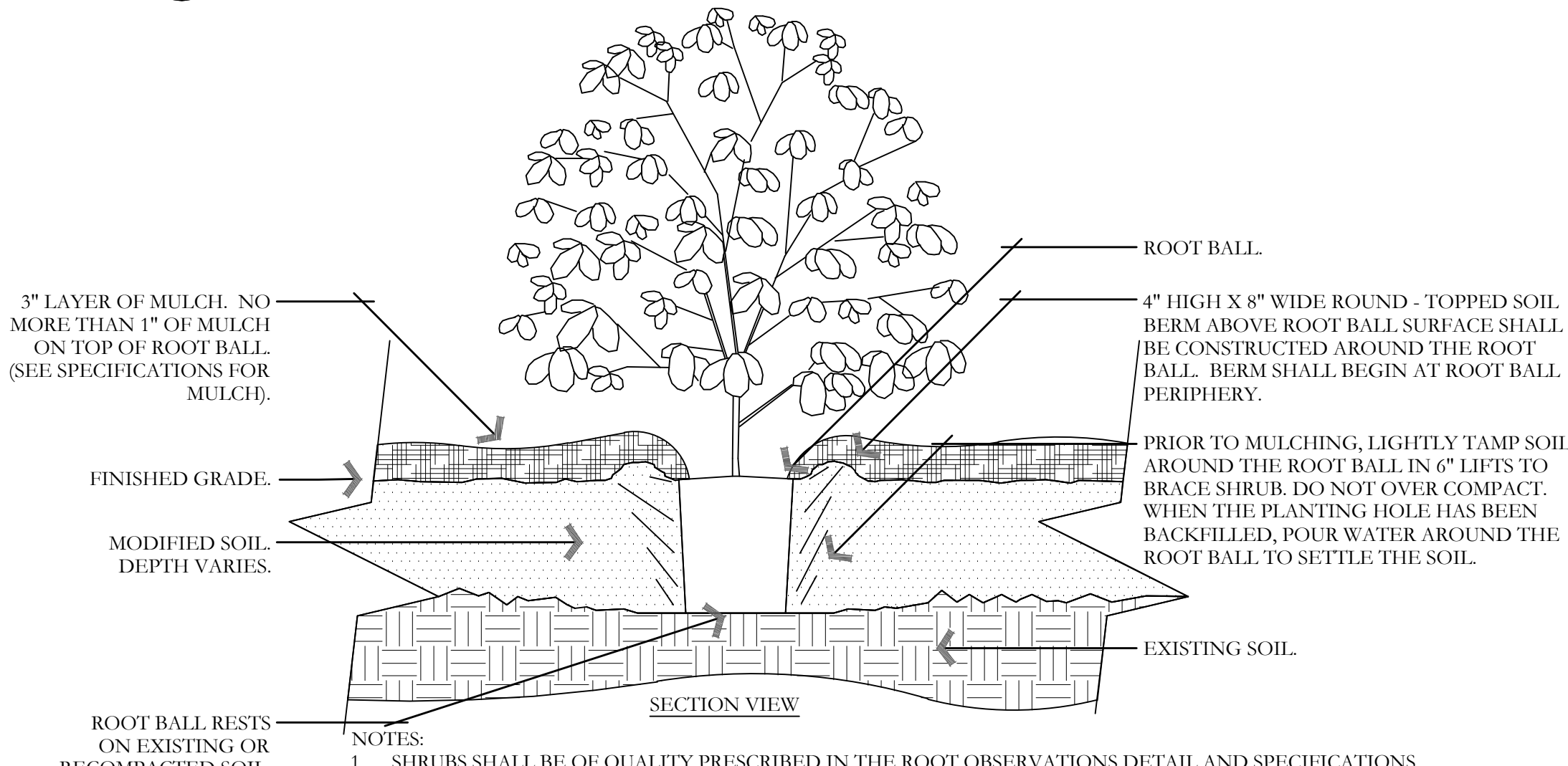
D EVERGREEN TREE PLANTING
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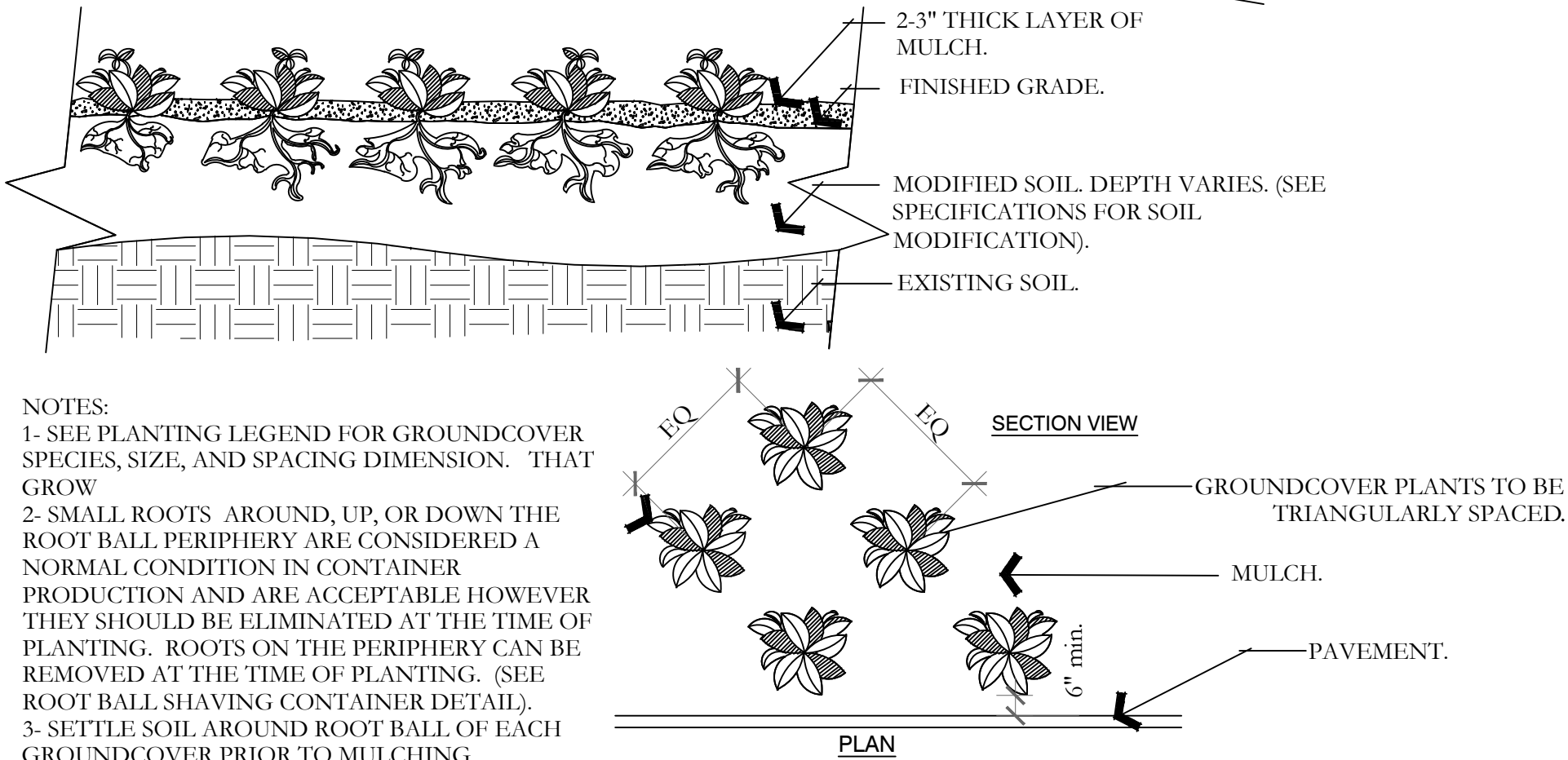
G METAL EDGING DETAIL
NOT TO SCALE



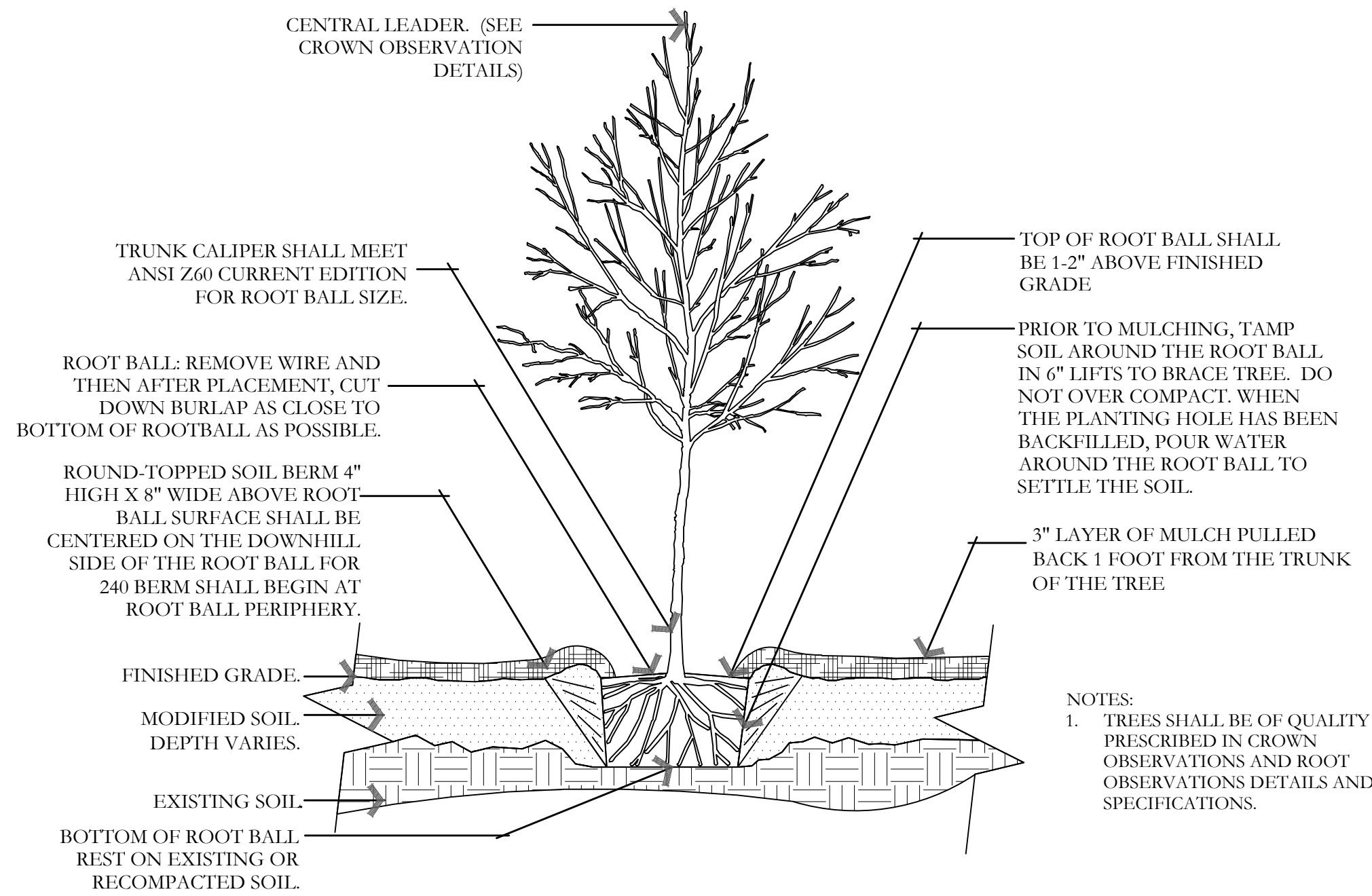
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



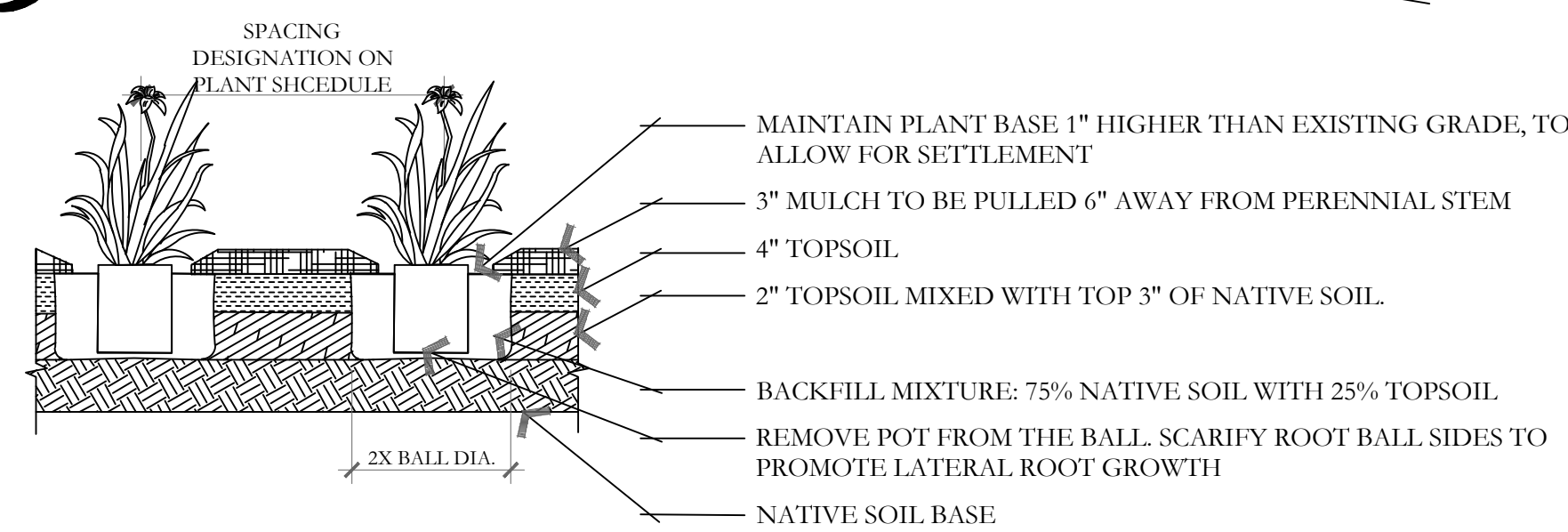
E SHRUB - MODIFIED SOIL
NOT TO SCALE



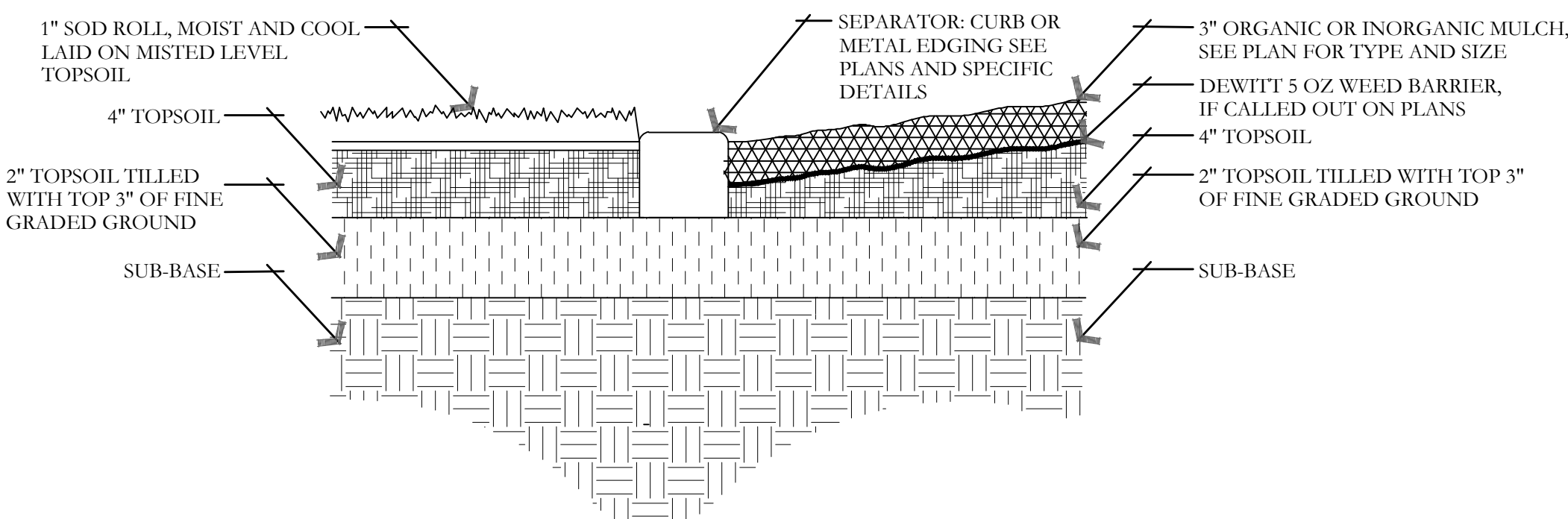
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



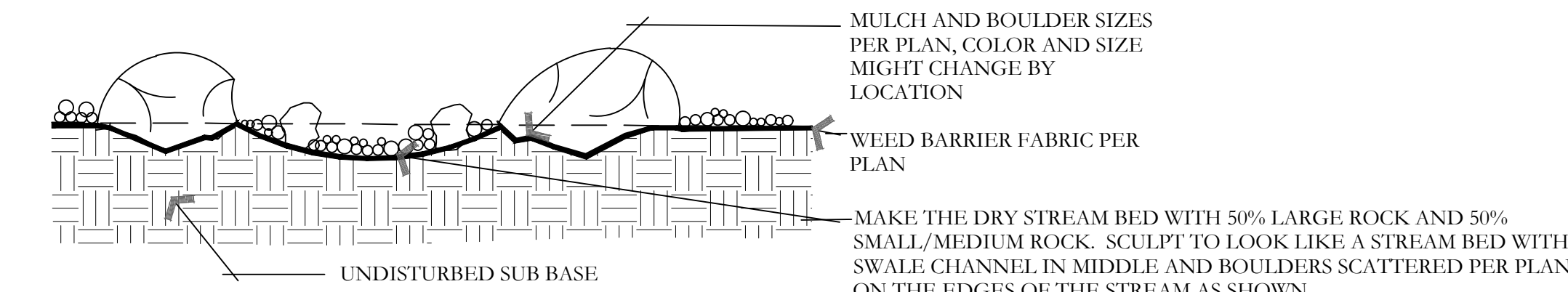
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE



IRRIGATION LEGEND	
SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5004+TRC SERIES W/ MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE TEST PSI PRESSURE. IF HIGHER THAN 85 PSI USE A PRESSURE REDUCING VALVE.
	CONTROLLER-RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. PLACE IN FIRE RISER ROOM.
	RAINBIRD WR-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS (30 MICRON)
	MASTER VALVE
	UF5100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
	QUICK COUPLER-RAINBIRD 44IRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD KCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: 1-1/4", II-1", III-1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B1400 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE: SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM

14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS SHIPPED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT (BLACK 3/4" POLY PIPE) IN MAINLINE TRENCH FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN.

TYPE	PART NUMBER	EMITTER FLOW	*PLACE NETFAM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
○ XFS DRIP LINE	XFS-CV-09-18	9 GPH	
○ SHRUBS-DRIP LINE: RAINBIRD	XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
○ *INSTALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.			
○ TREES-DRIP LINE: RAINBIRD	XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
○ *ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
○ *SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

1. BEFORE WORK IS TO COMMENCE BIDDING STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER, AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER/USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MUST BE SHOWN IN HARDSCAPE AREAS. THIS PERTAINS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. 80 PSI PIPE IS TO BE USED. FITTINGS UP TO 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION IS TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF FOOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLASTY OF EXTRA WIRE, AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2' AWAY FROM WALLS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A BACKFLUSH VALVE WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

	I	II	III	IV	V	VI	VII
I	3/4"	8 GPM					
II	1"	12 GPM					
III	1 1/2"	30 GPM					
IV	2"	53 GPM					
V	2 1/2"	74 GPM					
VI	3"	110 GPM					
VII	4"	180 GPM					

VALVE SIZE

PSI AT HEAD IN ZONE

GALLONS PER MINUTE

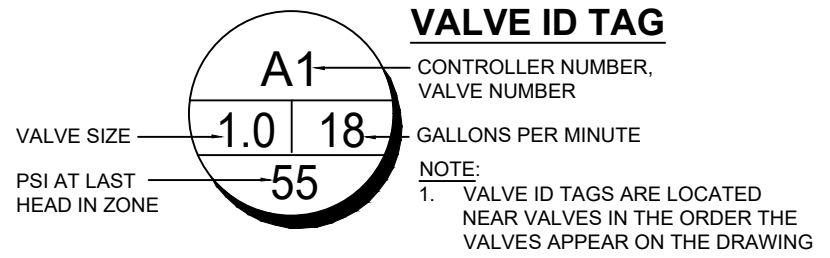
VALVE ID TAG

CONTROLLER NUMBER _____

VALVE NUMBER _____

GALLONS PER MINUTE _____

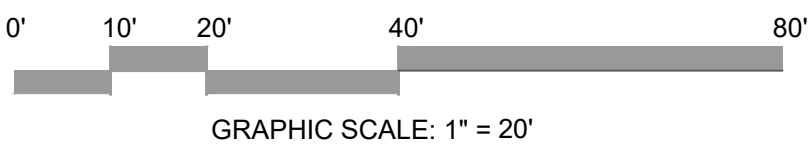
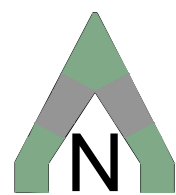
NOTE: 1. VALVE ID TAGS ARE LOCATED NEAR TAGS IN THE ORDER THE



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
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7/14/2025 UT23136

NO.	REVISION	DATE
1	CITY COMMENTS	07-14-2025
2		
3		
4		
5		
6		
7		



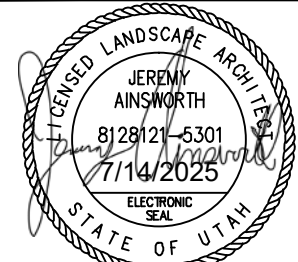
BACH HOMES
ATT: ALEX DAHL
801-557-0300
ALEX.DAHL@BACH HOMES.COM

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesignsgroup.com



CITY PERMIT SET

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/14/2025



IR-100

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and /or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.
- C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A.Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B.Point of Connection: Location where the contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.
- 1.4 REFERENCES
- A.The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B.Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY/STORAGE/HANDLING
- A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

- compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.
- 1.8 SEQUENCING
- A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNERS INSTRUCTION
- A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A. Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS
- 2.1 GENERAL NOTES
- A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.
- 2.3 CONNECTION ASSEMBLY
- A. Secondary water shall be used on this Project. Install filter and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A. Power supply to the irrigation controller shall be provided for by this Contract.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.
- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controllers and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICER" or "WS" on box lid.
- 2.5 SLEEVING
- A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CI, 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, unil used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- 3/4" 8 GPM
- 1" 12 GPM
- 1-1/2" 30 GPM
- 2" 53 GPM
- 2-1/2" 75 GPM
- 3" 110 GPM
- 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A. Isolation valves 3" and larger shall be Watertech brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.
- 2.9 MANIFOLDS
- A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 REMOTE CONTROL VALVES
- A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

- 2.11 MANUAL CONTROL VALVES
- A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 1/2", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A. All lateral line fittings shall be S/40 PVC
- 2.14 SPRAY SPRINKLERS
- A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 VALVE BOXES
- A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or harked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.
- 2.16 IMPORT BACKFILL
- A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and /or water sealed to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION
- 3.1 PREPARATION
- A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to accomplish any settling.
- 3.3 SLEEVING
- A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 GRADES AND DRAINAGE
- A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 PVC PIPE
- A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.
- D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 CONTROLLERS
- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E. Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 VALVES
- A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in

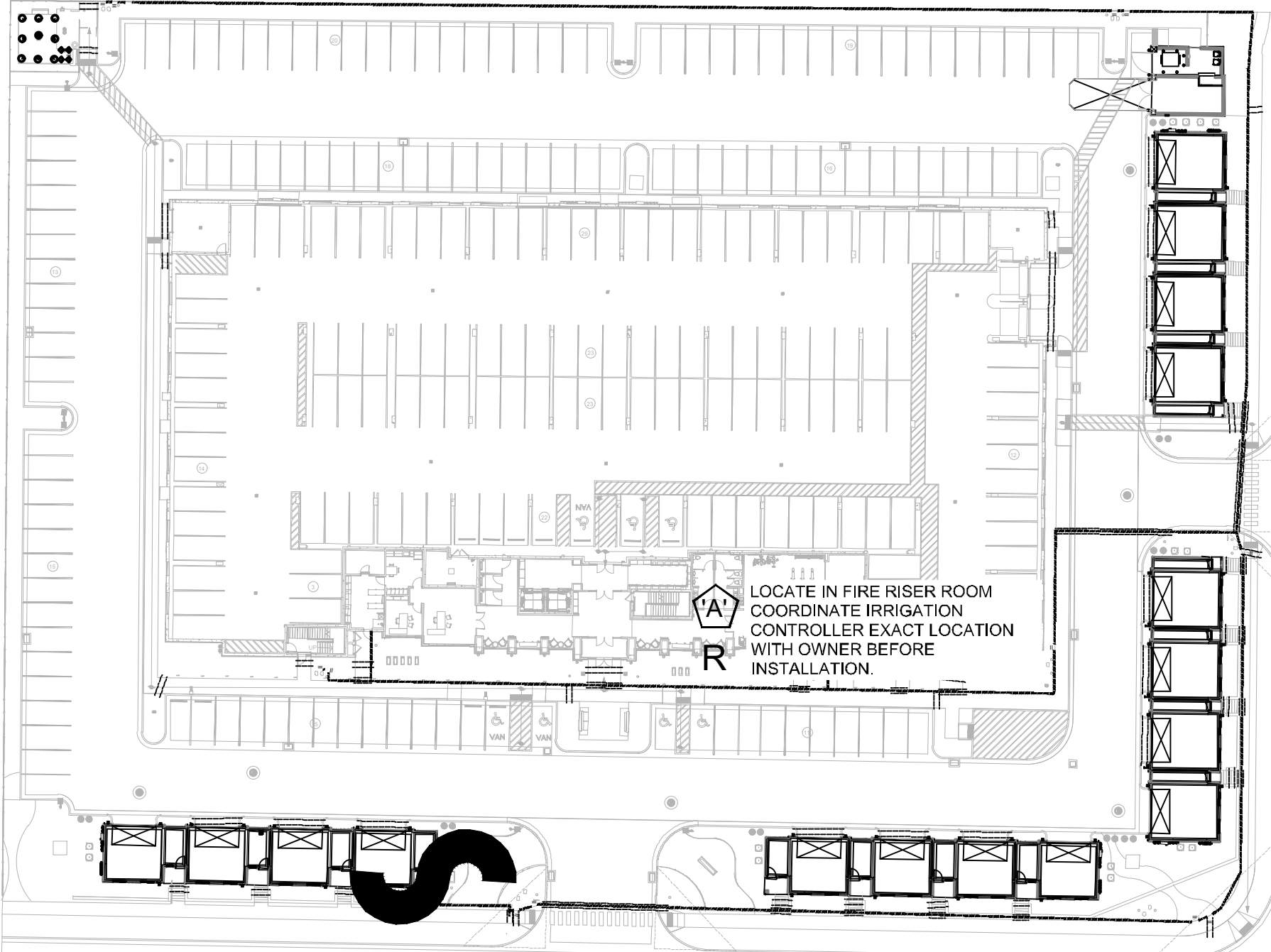
- sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 ADJUSTMENT
- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.
- 3.11 CLEANING
- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMMAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization	 IR-101	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025
<p>NO. REVISION DATE</p> <p>1 CITY COMMENTS 07-14-2025</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>							
<p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> <p>GRAPHIC SCALE: 1" = 50'</p> <p>0' 25' 50' 100' 200'</p>							

HIGH POINT APARTMENTS
AMERICAN FORK, UTAH

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION COVER
CITY PERMIT SET

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RDI4-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RDI4-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5004+PCR SERIES W/ MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE TEST PSI PRESSURE. IF HIGHER THAN 85 PSI USE A PRESSURE REDUCING VALVE.
	CONTRACTOR-RAINBIRD ESP-XLIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. PLACE IN FIRE RISER ROOM.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS (130 MICRON)
	MASTER VALVE
	1/2" FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
	QUICK COUPLER-RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE-RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (USE TAN LID IN PLANTER AREAS & GREEN LID IN GRASS AREAS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KTT: RAINBIRD KCX2100V/M FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR.COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: 2\" DIA 40 PVC WITH SCHEDULE 80 FITTINGS, 2\" DIAMETER 2\" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.
	PIPE SIZING: 1-1/2\", 1-1/4\", 1-1/2\", 1-1/4\". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE-RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHAIN, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4\" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CABLE WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE 1/2\" LOOP SYSTEM. ONLY WIRE FROM POOL TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT (BLACK 3/4\" POLY PIPE) IN MAINLINE TRENCH FROM POOL TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	*PLACE NETAHM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
XSFS DRIPLINE:	XFS-CV-09-18	9 GPH	
SHRUBS-DRIP LINE: RAINBIRD	XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
*INST. ALL POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.			
TREES-DRIP LINE: RAINBIRD	XFS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED IF ANY DAMAGE TO UTILITIES HAPPENS DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO YOU/CITY.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM IF IT IS NOT CONNECTED TO MAKE SURE CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER MAIN. NOTE AS SUCH, THERE ARE NO VALVE PACKETS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MUST BE SHOWN IN LANDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MAY BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTIONS.
11. DRIP IRRIGATION IS TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SECTION.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PPIL. AT ANY DIRECTIONAL CHANGE, FIRST COURSE, A FUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 5' EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND 12 GAUGE COPPER FOR MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2' AWAY FROM WALLS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL INSTALL A INSTALLED WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNED OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | | | |
|-----|--------|---------|
| I | 3/4" | * 8 GPM |
| II | 1" | 12 GPM |
| III | 1-1/2" | 30 GPM |
| IV | 2" | 53 GPM |
| V | 2-1/2" | 75 GPM |
| VI | 3" | 110 GPM |
| VII | 4" | 180MP |
- A circular valve ID tag with a diameter of 1.0 inches and a pressure rating of 18 PSI at 55 degrees Fahrenheit. The tag includes fields for 'VALVE SIZE' (1.0), 'PSI AT LAST HAZARD IN ZONE' (55), and a central area for 'A1'.
- VALVE ID TAG**

CONTROLLER NUMBER
VALVE NUMBER

GALLONS PER MINUTE

N.B. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THEY APPEAR ON THE VALVE MAP

VALVE ID TAG

CONTROLLER NUMBER, VALVE NUMBER

VALVE SIZE

PSI AT LAST HEAD IN ZONE

GALLONS PER MINUTE

NOTE:

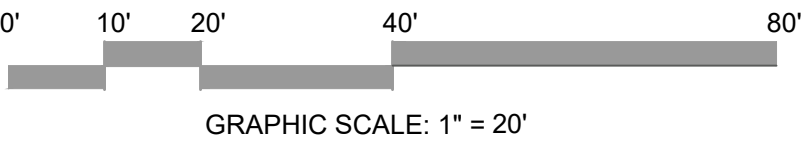
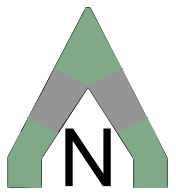
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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 UT23136

NO.	REVISION	DATE
1	CITY COMMENTS	07-14-2025
2		
3		
4		
5		
6		
7		

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



HIGH POINT APARTMENTS

AMERICAN FORK, UTAH

BACH HOMES
ATT: ALEX DAHL
801-557-0300
ALEX.DAHL@BACH HOMES.COM

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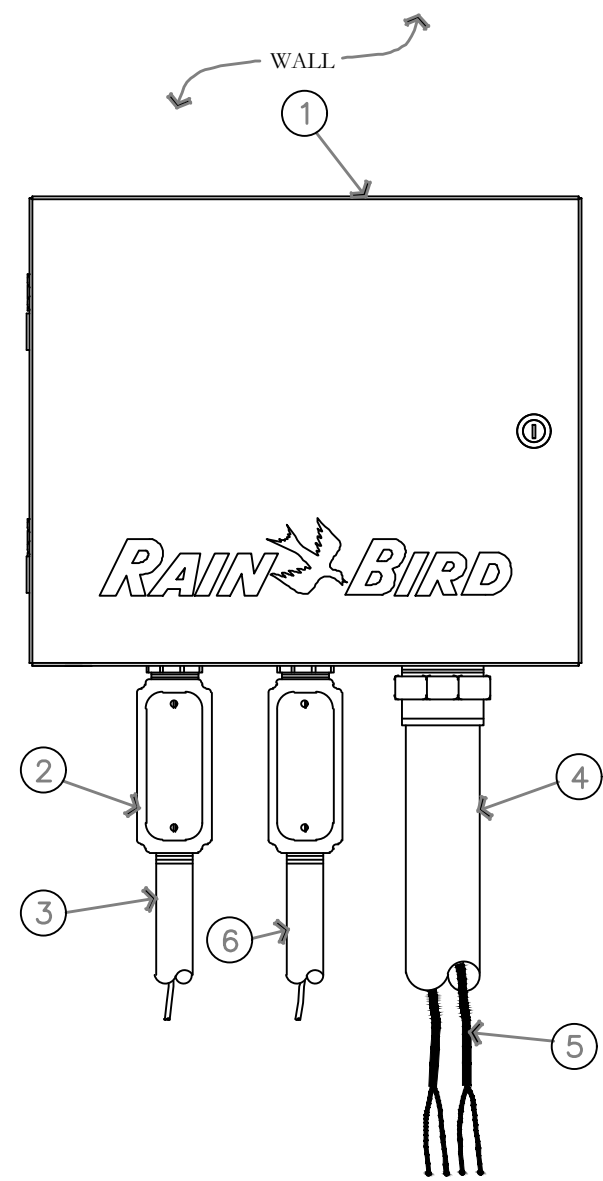
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



IRRIGATION PLAN

CITY PERMIT SET

IR-102



- 1 TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
- 4 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
- 5 MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 6 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE ONLY FOR OUTDOOR INSTALLATIONS.

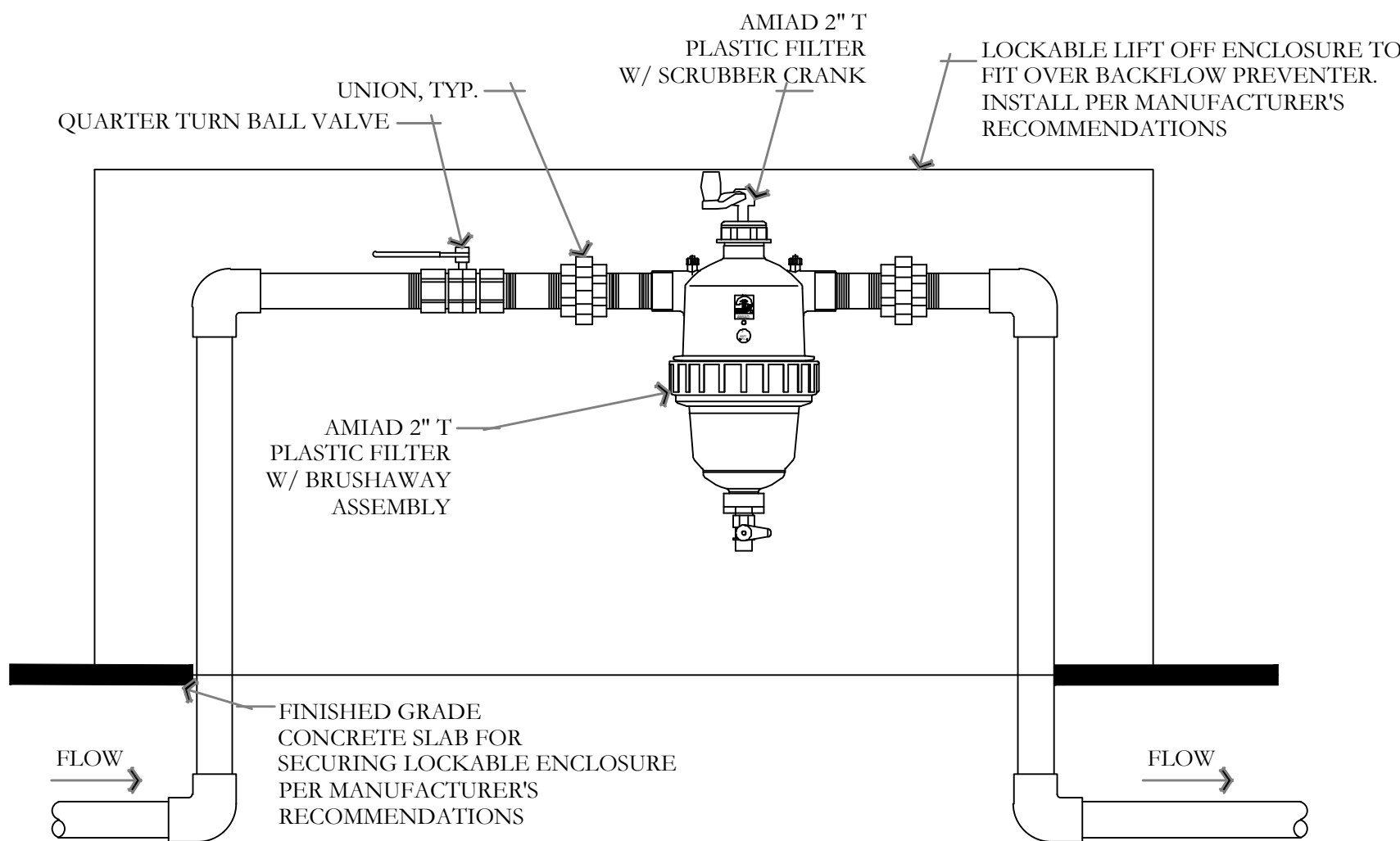
NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

FEATURE	MAX PROGRAMS	STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
MODEL						
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

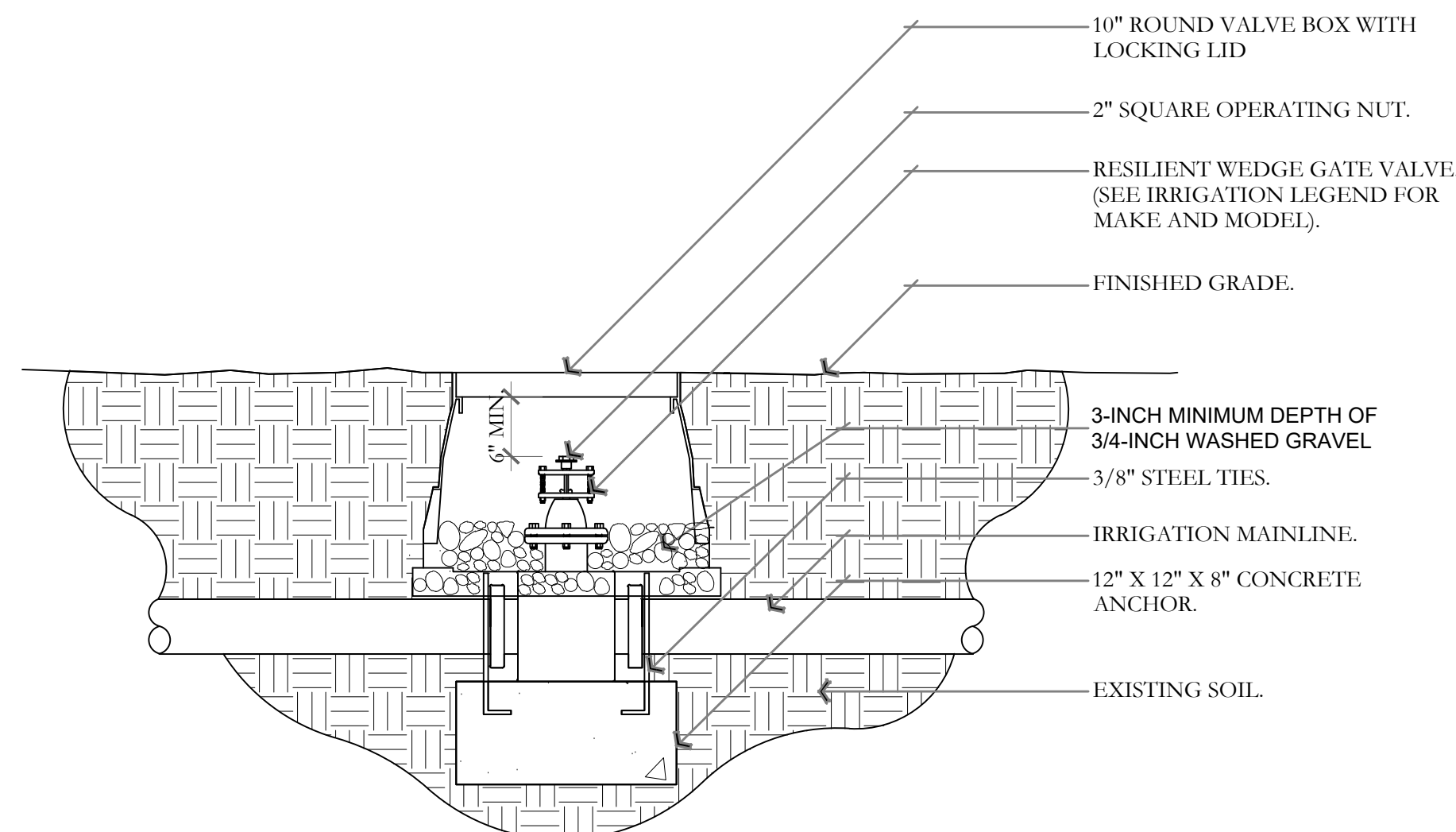
ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

NOT TO SCALE



2\"/>

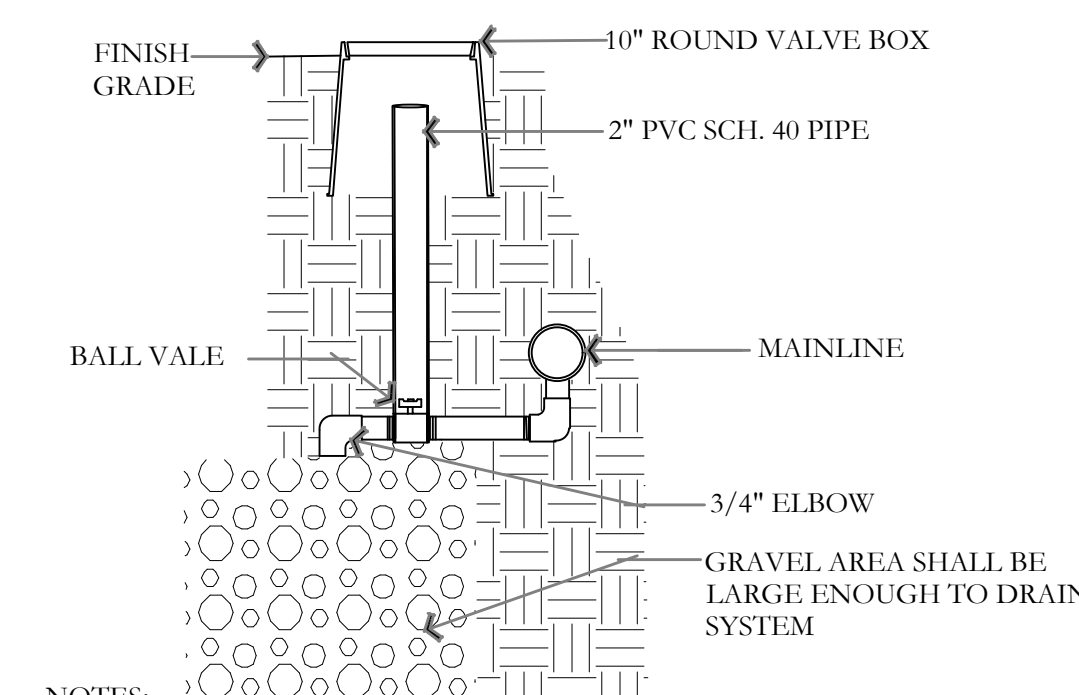
NOT TO SCALE



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

GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

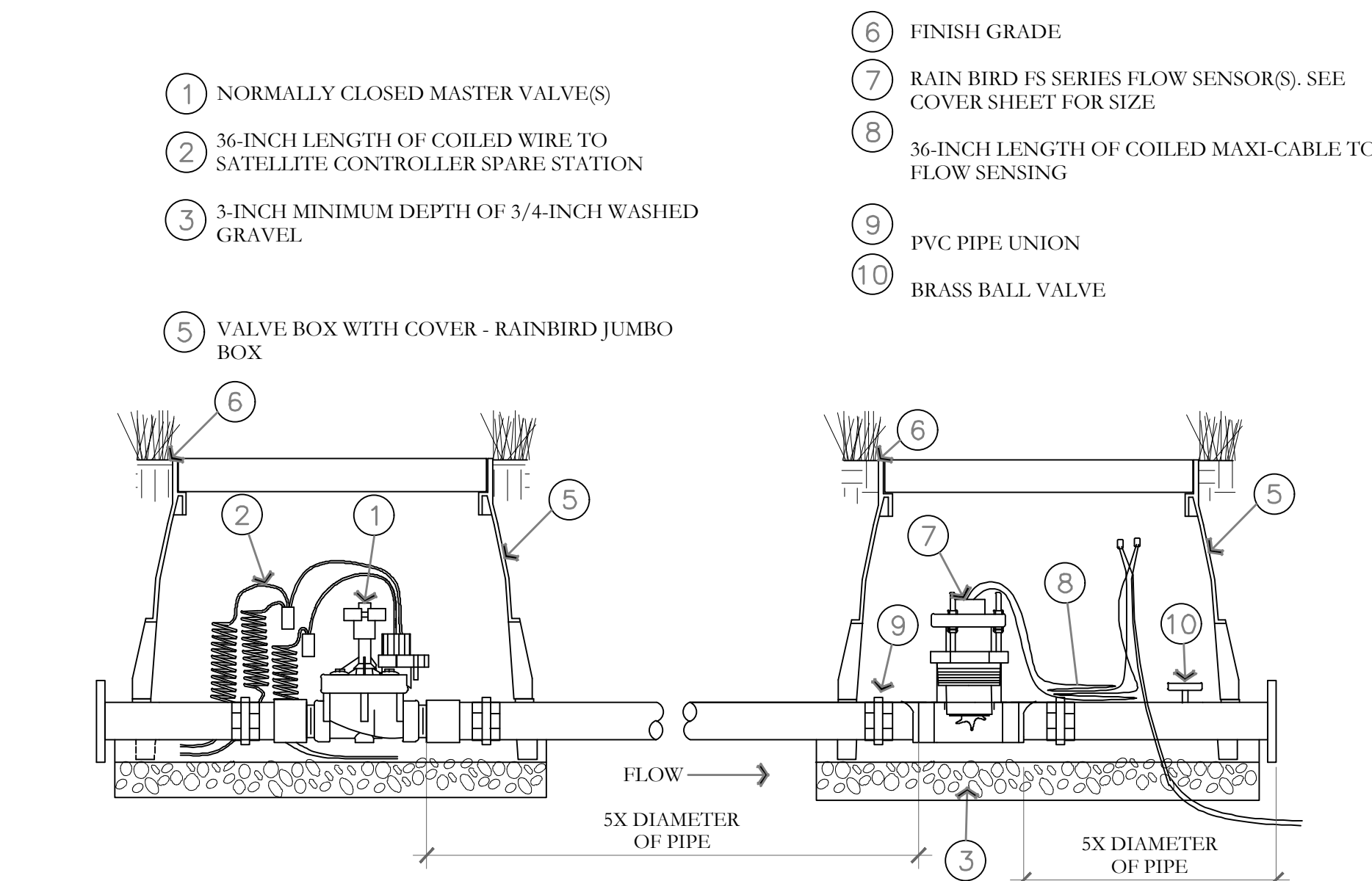


NOTES:

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

MANUAL DRAIN DETAIL

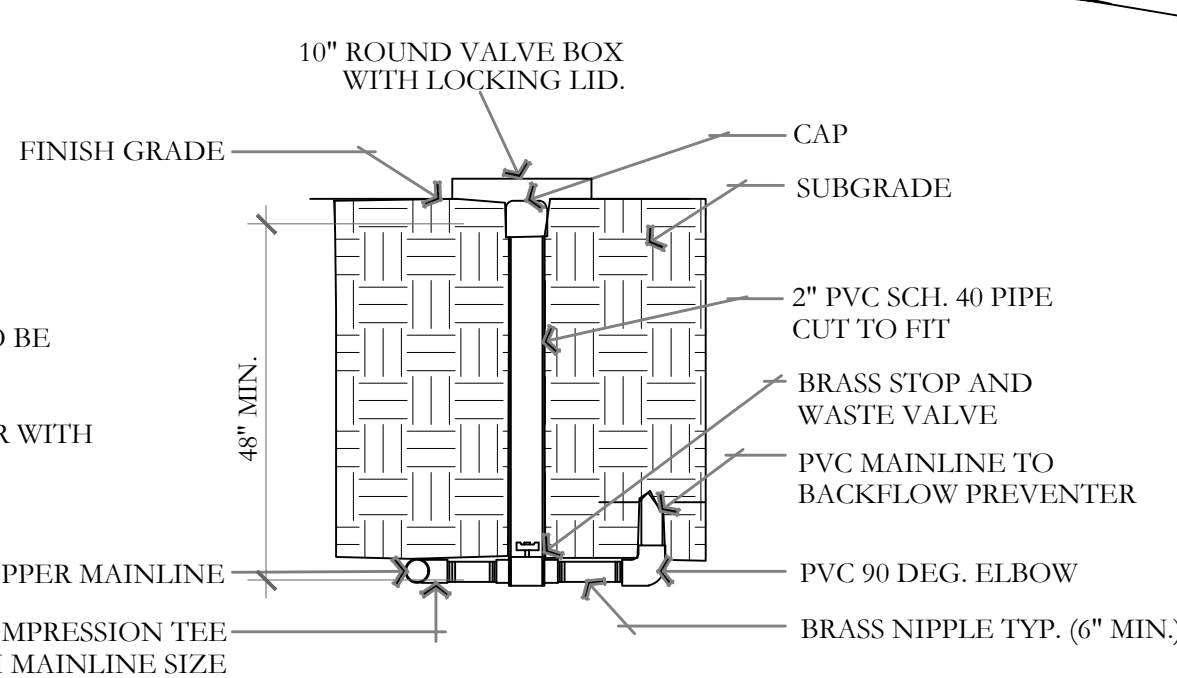
NOT TO SCALE



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

IRRIGATION TRENCHING DETAIL

NOT TO SCALE

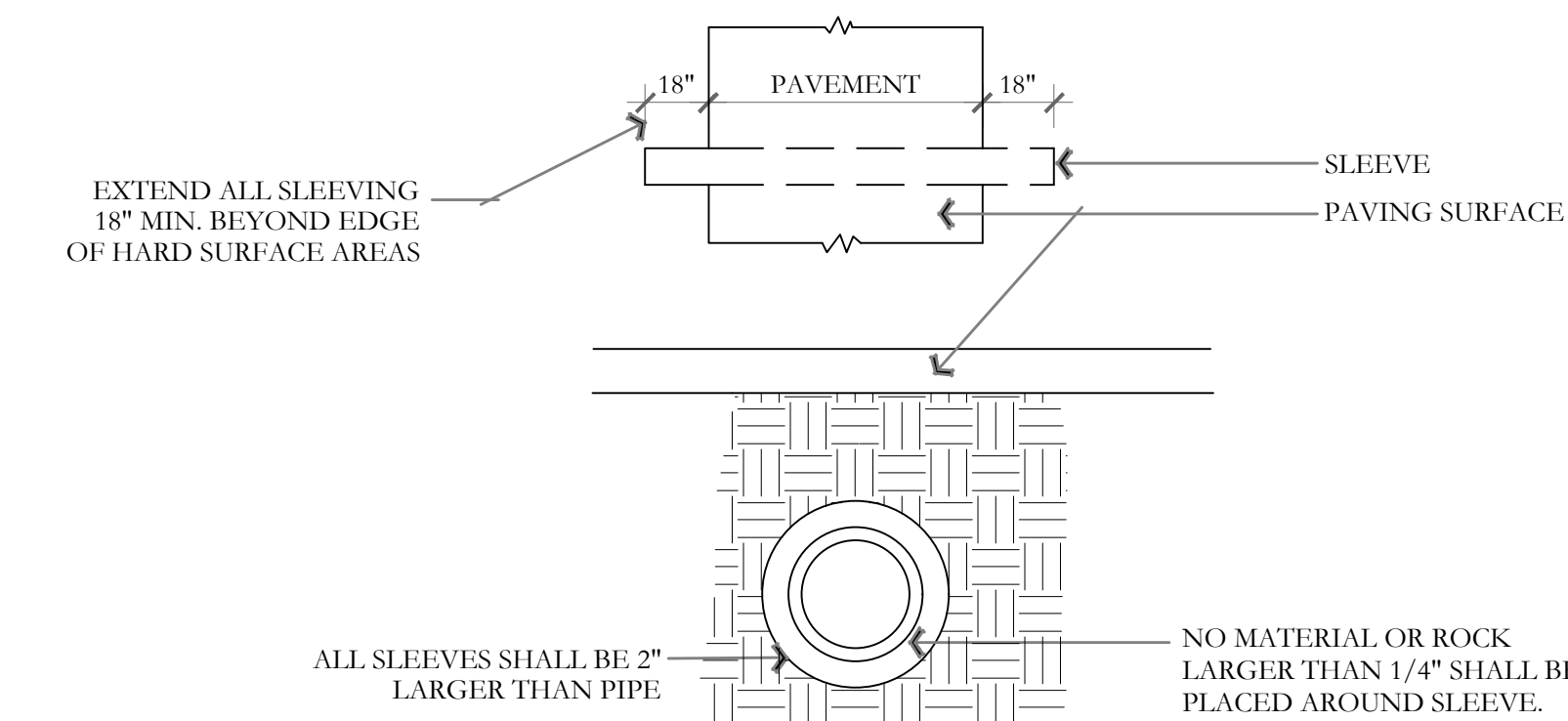


NOTES:

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

STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE



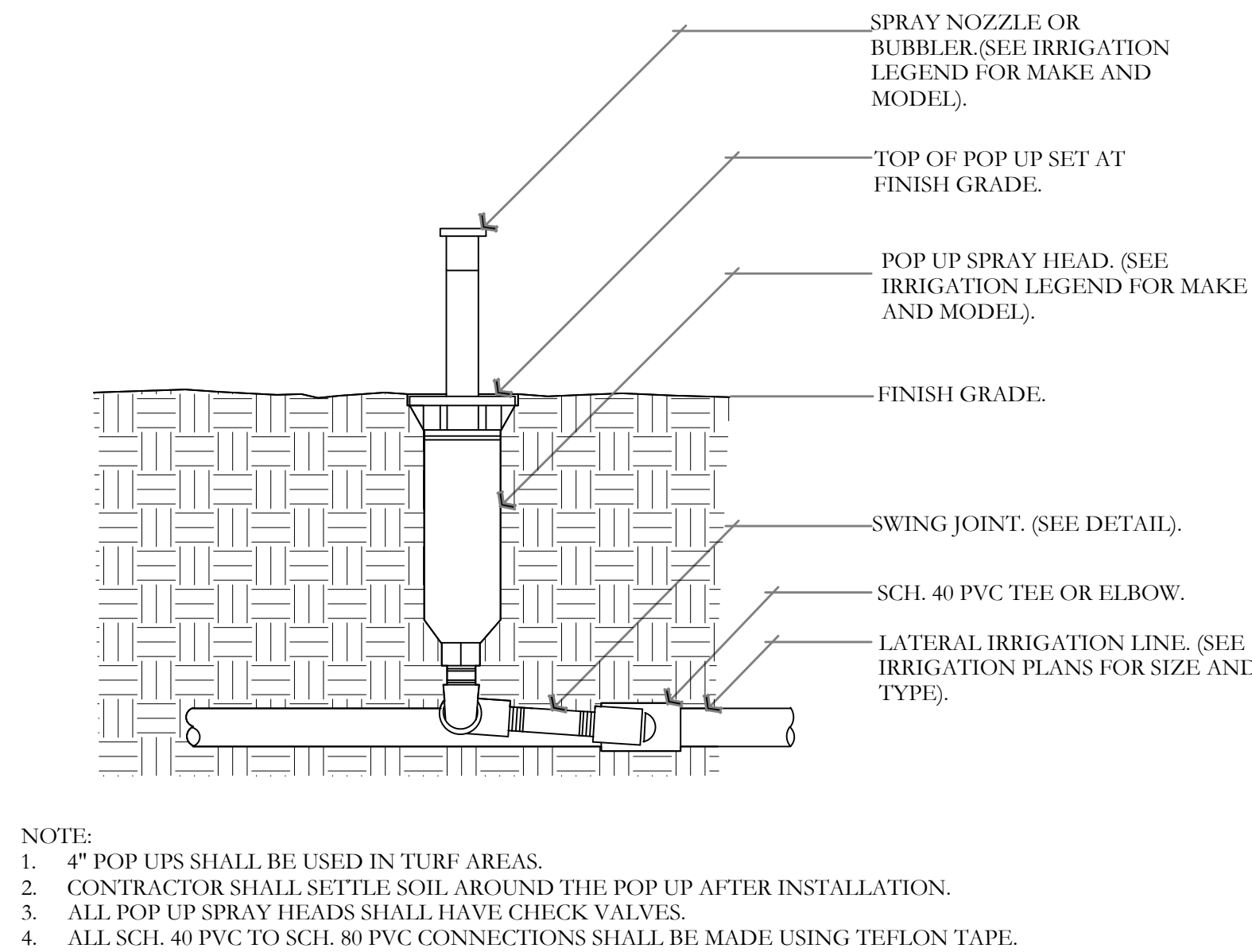
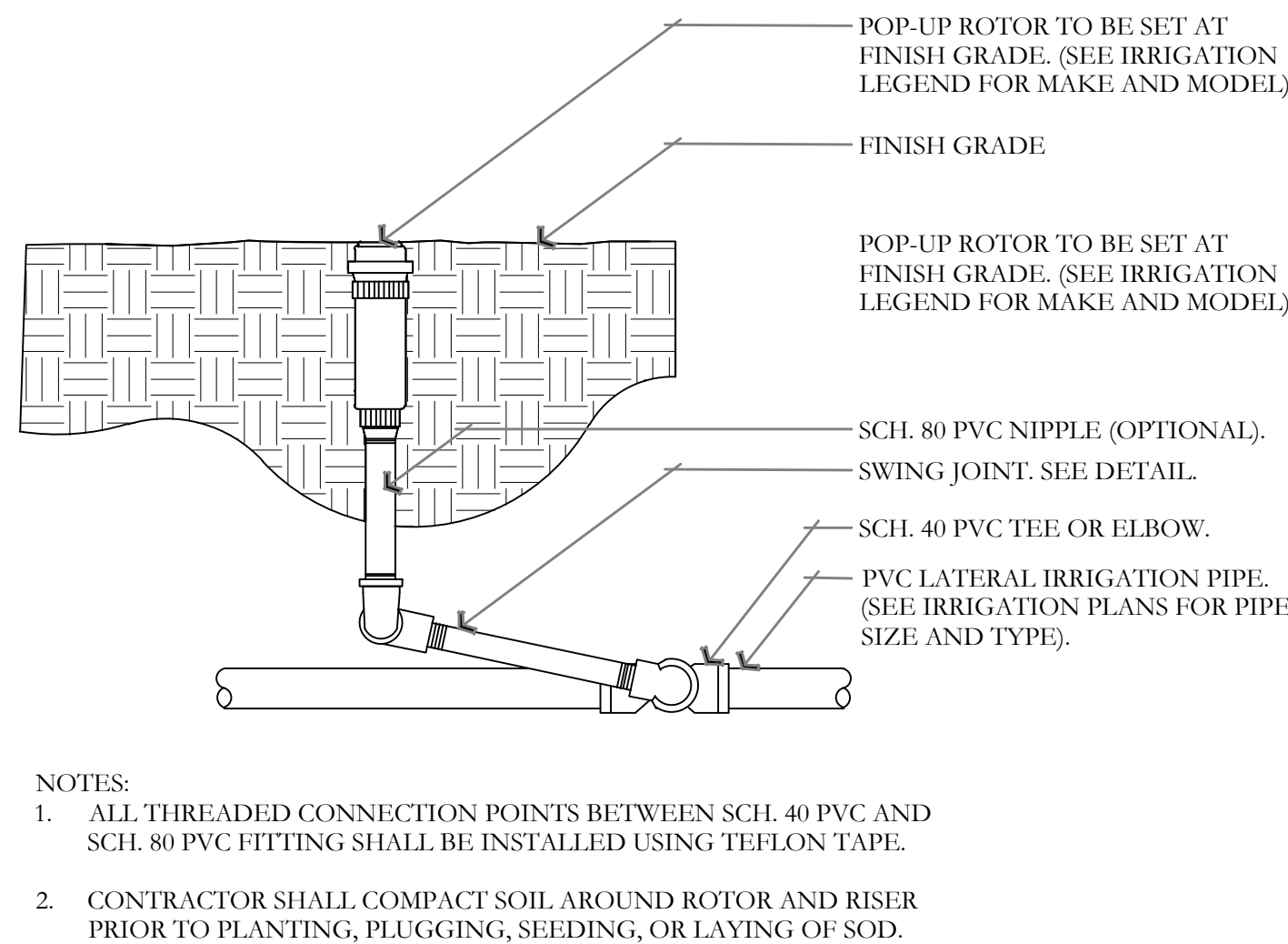
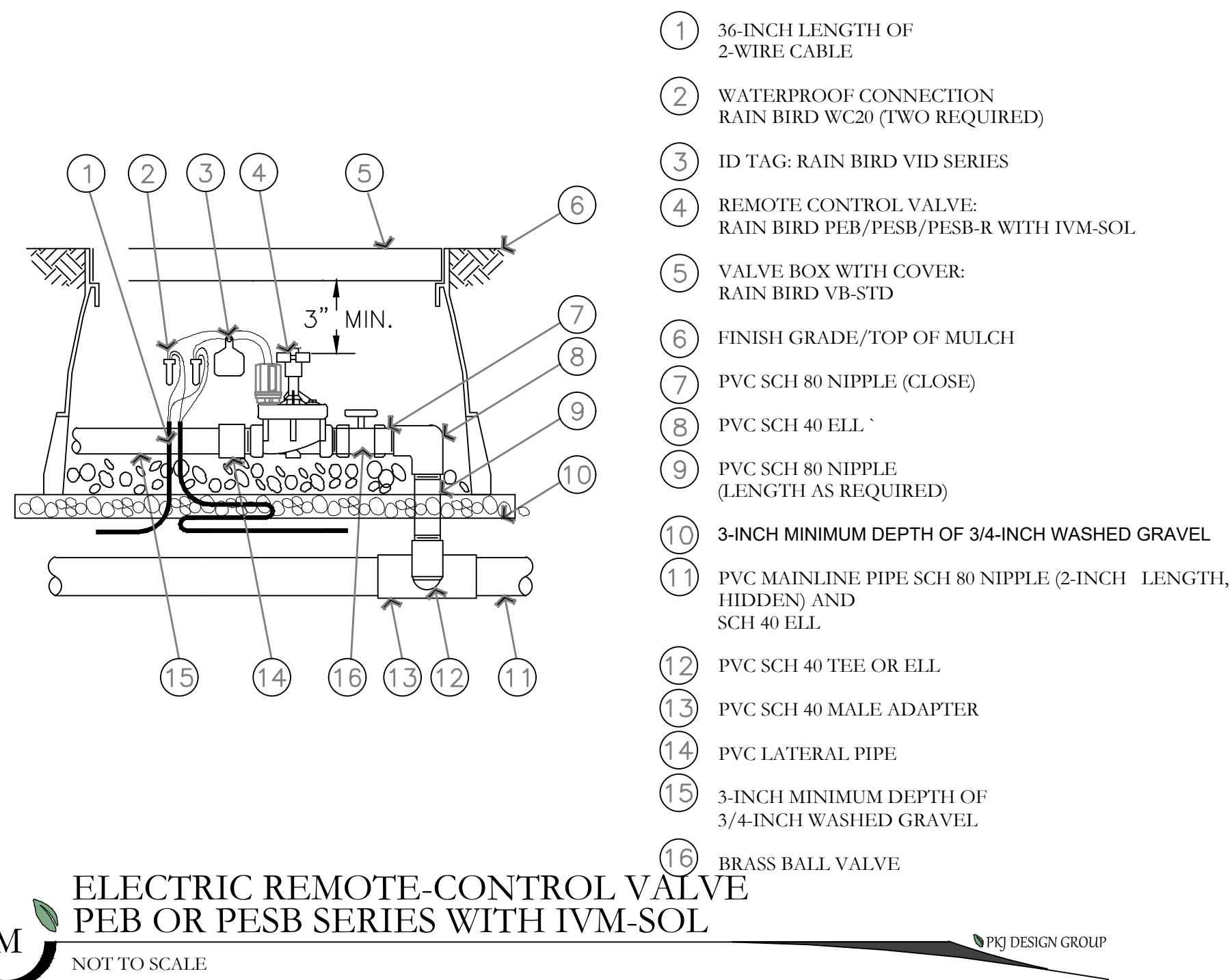
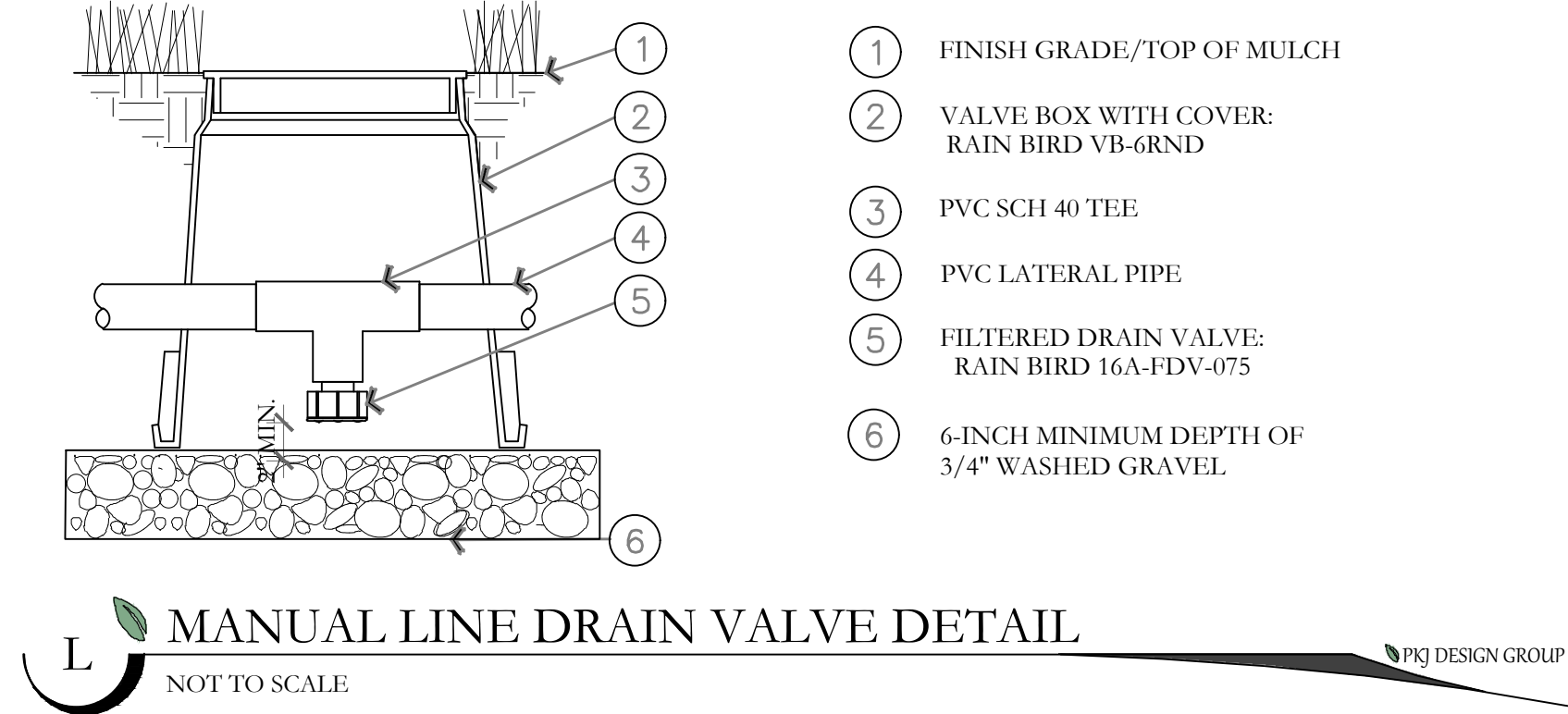
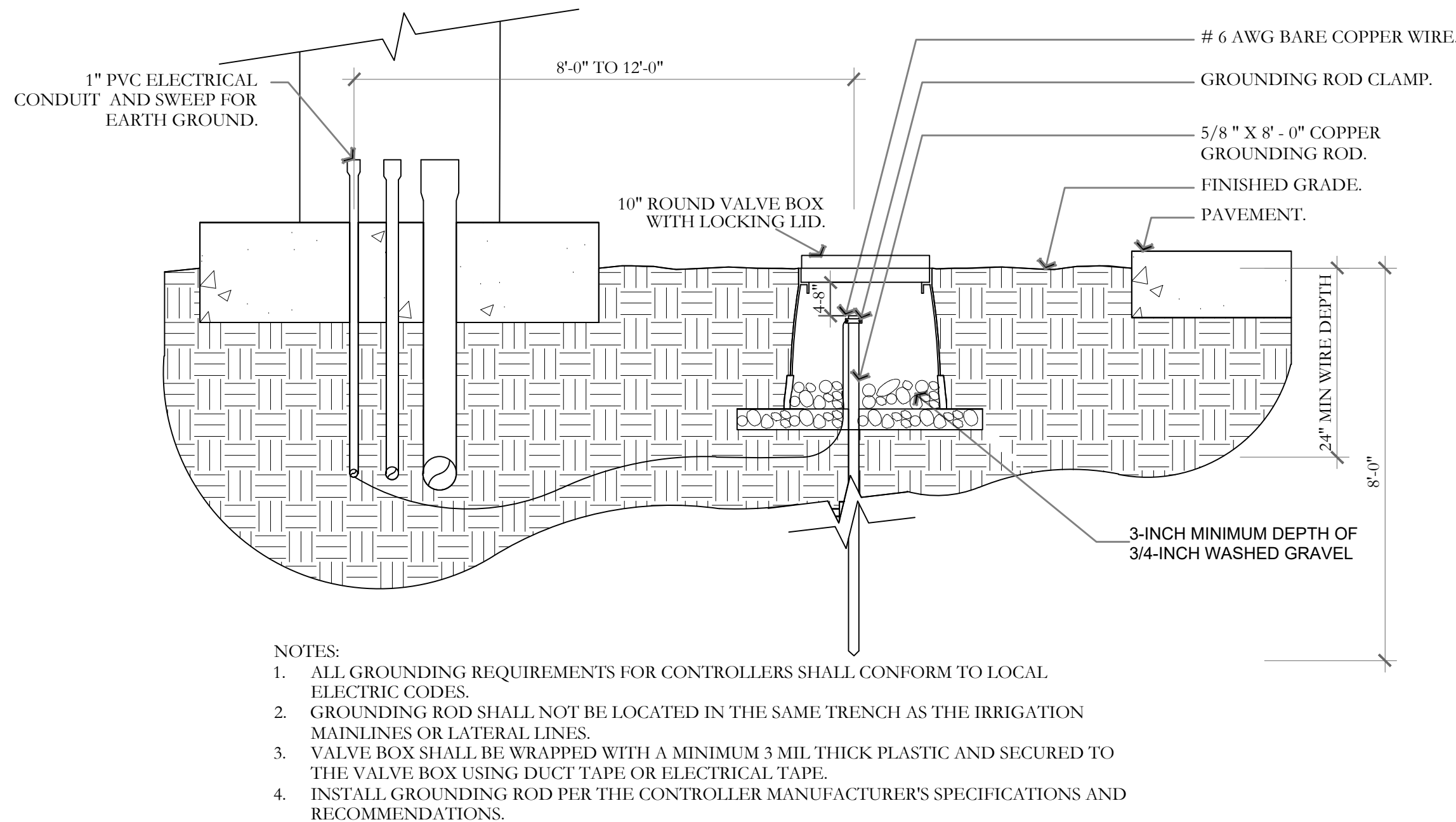
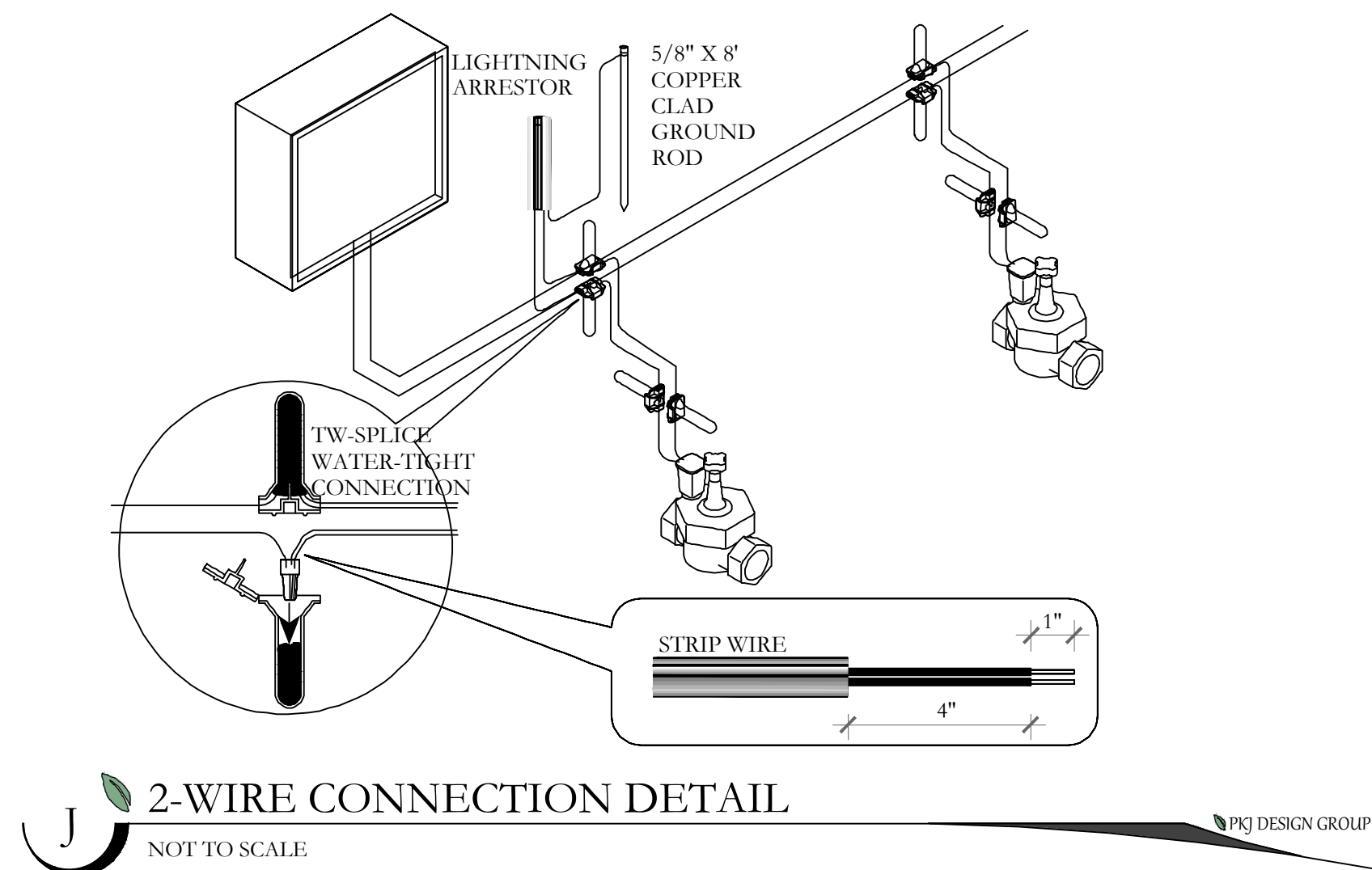
NOTES:

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

QUICK COUPLER DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/14/2025	UT23136			BACH HOMES ATT: ALEX DAHL 801-557-0300 ALEX.DAHL@BACH HOMES.COM			P.M.: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025
NO.	REVISION	DATE					
1	CITY COMMENTS	07-14-2025					
2							
3							
4							
5							
6							
7							



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3								
4								
5								
6								
7								

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

HIGH POINT APARTMENTS
AMERICAN FORK, UTAH

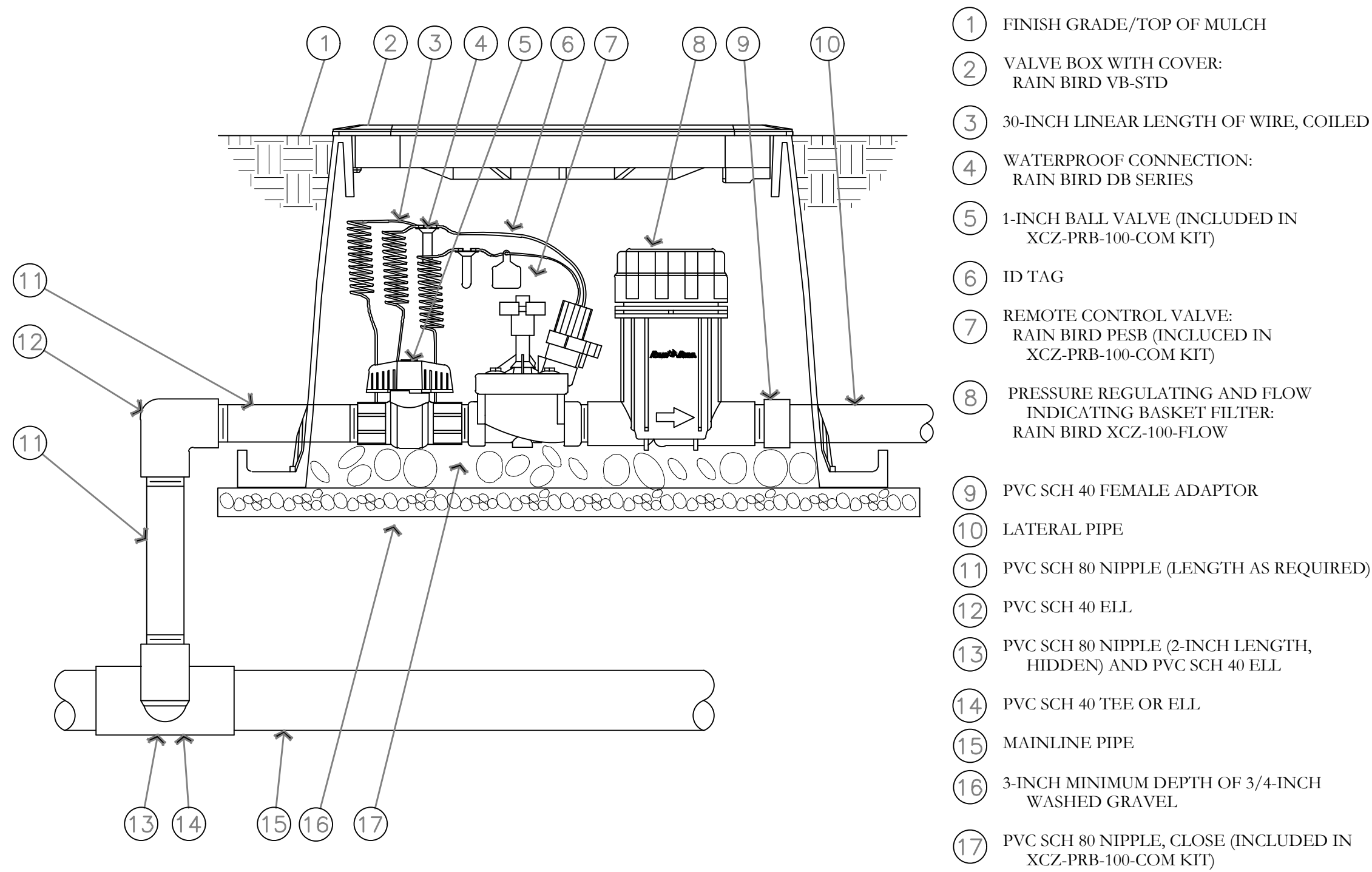
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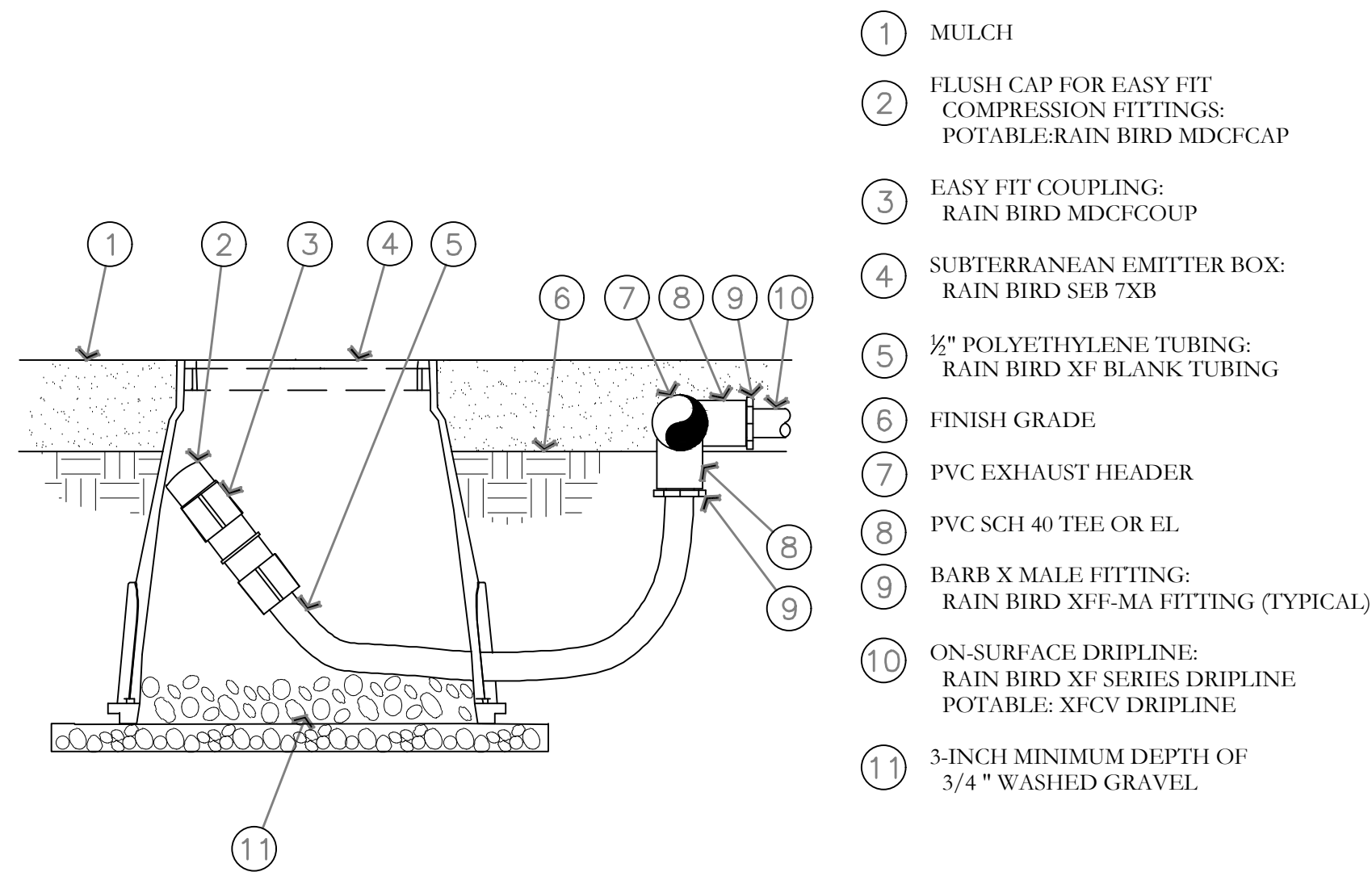
PKJ
DESIGN GROUP
Landscape Architecture & Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

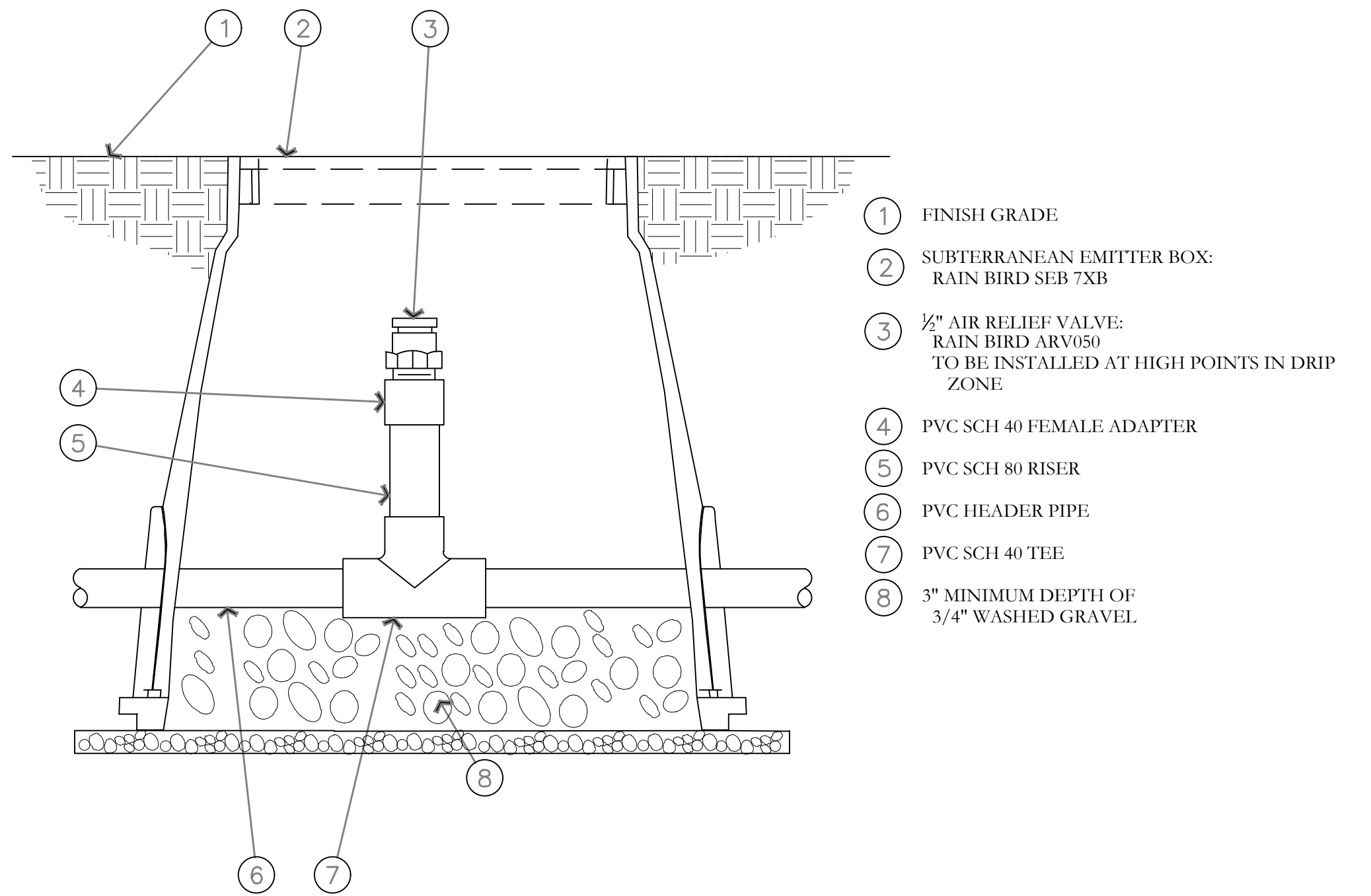
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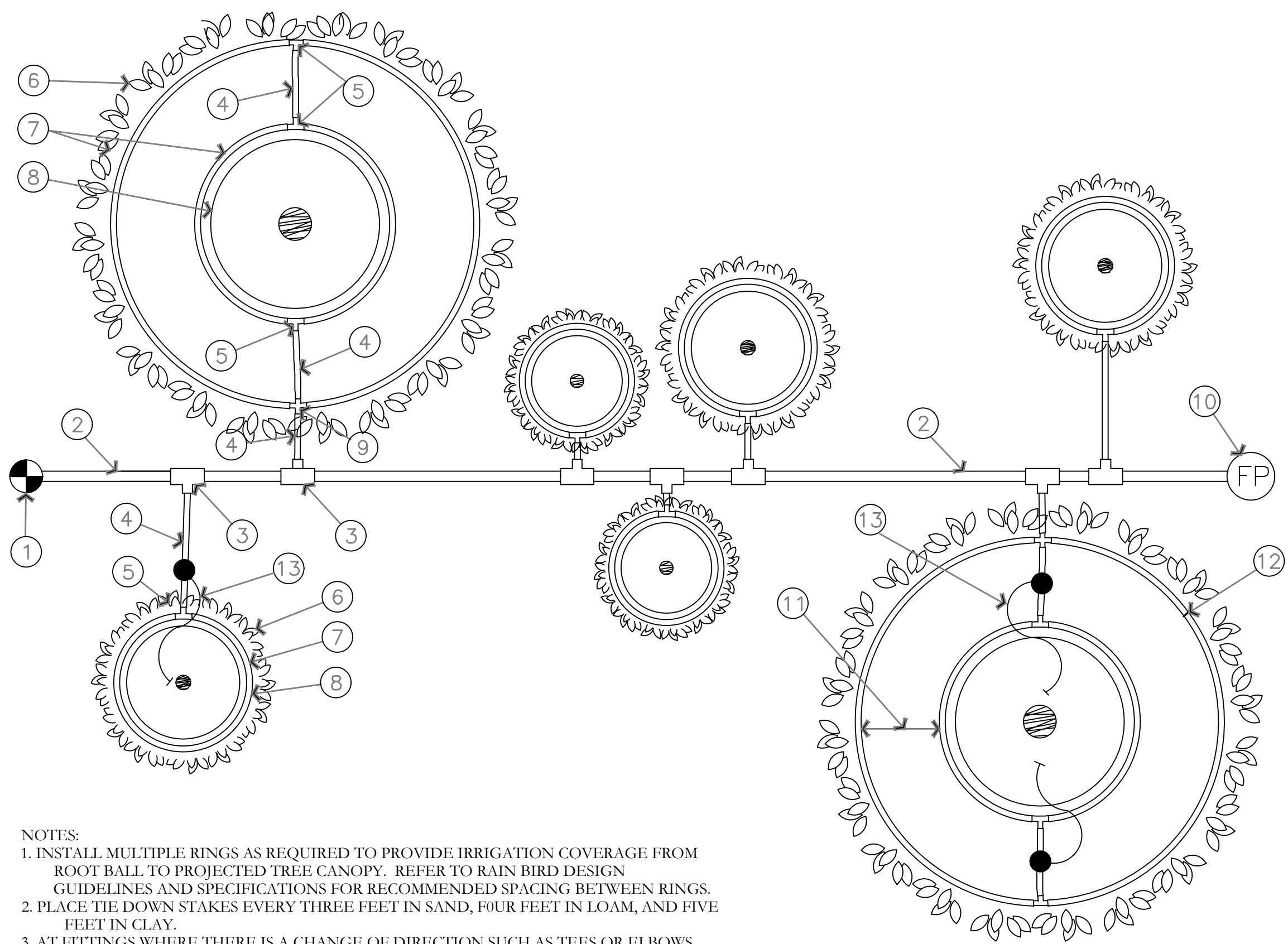
DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



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

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TTEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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HIGH POINT APARTMENTS

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www.pkjdesigngroup.com

IR-503

Next Step

Proceed to the Development
Review Committee on
08.11.2025



American Fork City
Development Review Committee

Planning and Zoning
Reviewed
Areed 07/31/2025

See Comment

Engineering Division
Reviewed
rburkhill 08/05/2025

No comments

Repeat Comment x3:

This project is subject to the Lake City Row Development Agreement where this property is identified as HD Residential - Mixed-Use. It will be required to provide a commercial component in addition to the residential component due to the approved Development Agreement/Concept Plan from City Council.

With the commercial requirement, you will be required to provide 100 s.f. of commercial space per 1 dwelling unit of residential on the site. This can be mentioned in the Vest Annexation 2 Annexation Agreement.

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

[Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

[Applicant Initial] This is the [Ex: 1st] complete re-submittal of the subdivision constituting the start of the [Same Number] Review Cycle.

RE-SUBMITTAL ACKNOWLEDGEMENT STATEMENT

THE APPLICANT IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS TO ENSURE ALL COMMENTS HAVE BEEN ADDRESSED

CJJ [APPLICANT INITIAL] I UNDERSTAND THAT A REVIEW CYCLE IS NOT COMPLETE UNLESS AND UNTIL THE APPLICANT REPLIES TO ALL OF THE REQUIRED MODIFICATIONS AND REQUESTS FOR ADDITIONAL INFORMATION NOTED ON THE PREVIOUS SUBMITTAL.

CJJ [APPLICANT INITIAL] I HEREBY ACKNOWLEDGE THAT THIS RE-SUBMITTAL ADDRESSES ALL REQUIRED MODIFICATIONS AND REQUESTS FOR ADDITIONAL INFORMATION NOTED ON THE PREVIOUS SUBMITTAL.

CJJ [APPLICANT INITIAL] THIS IS THE 2ND COMPLETE RE-SUBMITTAL OF THE SUBDIVISION CONSTITUTING THE START OF THE 3RD REVIEW CYCLE.

