**NOTICE AND AGENDA**
**SANTA CLARA CITY COUNCIL MEETING**
**WEDNESDAY, APRIL 8, 2026**
**TIME: 6:00 PM**

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**Public Notice** is hereby given that the Santa Clara City Council will hold a Regular Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, April 8, 2026, commencing at 6:00 PM. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

1. **Call to Order:**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Councilman Pond
   - Opening Comments: Carole Drake, Saint George Catholic Church

3. **Conflicts and Disclosures:**

4. **Working Agenda:**

A. Public Hearing(s) 6:00 pm:

1. Public Hearing to receive public comments regarding Park Pavilion Rental Fees and Rules.

2. Public Hearing to receive public comments regarding Updates to the Consolidated Fee Schedule.

B. Consent Agenda:

1. Approval of Minutes and Claims:
   - March 25, 2026, City Council Work and Regular Meeting
   - Claims through April 8, 2026

2. Calendar of Events:
   - April 22, 2026, City Council Work and Regular Meeting
   - May 13, 2026, City Council Work and Regular Meeting

C. General Business:

1. Discussion and action to consider approval of the Park Pavilion Rental Fees and Rules, and to approve Resolution No. 2026-08R. Presented by Ryan VonCannon, Parks Director.

2. Discussion and action to consider approval of the Consolidated Fee Schedule Updates and approve Resolution No. 2026-10R. Presented by Jim McNulty, Planning Director.

3. Discussion and action to consider approval of proposed PDC Amendment and Site Plan review for lot 3, Silverado Santa Clara Amended Commercial Subdivision. Presented by Jim McNulty, Planning Director.

4. Discussion and action to consider approval of City Authorized Flags for calendar year 2026, in celebration of America250. Presented by Brock Jacobsen, City Manager.

5. Discussion and action to approval a Consulting Agreement with Rick Rosenberg for services related to Conservation Easements. Presented by Brock Jacobsen, City Manager.

5. **Reports:**

   A. Mayor / Council Reports

6. **Closed Meeting Session:**

7. **Adjournment:**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 2nd day of April 2026 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at http://santaclarautah.gov.

Selena Nez

Selena Nez, CMC
City Recorder

**SANTA CLARA CITY COUNCIL WORK MEETING**
**WEDNESDAY, MARCH 25, 2026**
**MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, March 25, 2026, at 4:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

Present: Mayor Jarett Waite
Councilman Mark Hendrickson
Councilman Dave Pond
Councilwoman Christa Hinton
Councilman Justin Caplin

Excused: Councilwoman Janene Burton

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Matt Ence, City Attorney
Jim McNulty, Planning Director
Casey Stratton, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studley, Police Chief (arrived at 4:33 p.m.)

## 1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:01 p.m. Present from the council were Councilman Mark Hendrickson, Councilman David Pond, Councilwoman Christa Hinton and Councilman Justin Caplin. Excused Councilwoman Janene Burton.

## 2. Working Agenda

### A. General Business:

#### 1. Continued discussion regarding Parks Pavilion Fees and Use. Presented by Ryan VonCannon, Parks Director.

Parks Director Ryan VonCannon began by reflecting on the previous meeting's discussion about pavilion fees and the concerns raised by a resident regarding her preschool graduation event. VonCannon acknowledged that he had initially made accommodations for this resident by changing mowing and irrigation schedules, which went against his standard practice of treating everyone equally. He explained that this created additional work and complications, as what normally takes 15 minutes of mowing became a 2-hour process when schedules had to be adjusted around events.

VonCannon emphasized that pavilion rentals should not affect the city's daily maintenance schedules, including mowing and irrigation. He noted that while they try to accommodate special requests for large annual events, they cannot continue making exceptions without creating operational problems.

Regarding the proposed discount structure, VonCannon expressed concern that Santa Clara would become the go-to destination for non-residents seeking cheaper rentals. He reported that in just the past three weeks, five or six people from other cities, including La Verkin, had reserved pavilions in Santa Clara because their rates were significantly lower than neighboring cities. A La Verkin resident specifically told staff it was cheaper to bring pizza and hold a party in Santa Clara than to rent a pavilion in their own city.

Council Member Mark Hendrickson strongly opposed creating a complex discount system, stating it would create unnecessary work and headaches for staff. He argued that layering different rates for different groups would complicate what was supposed to be a simplification effort. Hendrickson advocated a flat $10 per hour rate with a minimum of two hours, noting that even youth sports organizations don't receive discounts when renting school facilities.

Council Member Christa Hinton questioned whether maintaining separate resident and non-resident rates might be simpler than creating special group discounts. She pointed out that this approach is already used for cemetery plots and could address concerns about non-residents taking advantage of lower rates.

City Manager Brock Jacobsen explained that the original intention to eliminate the resident/non-resident distinction was to streamline the online reservation process. However, he acknowledged that maintaining different rates could still work if they could implement a simple verification system, such as requiring an address that could be verified against utility records.

After extensive discussion, the council leaned toward maintaining a resident rate of $10 per hour with a two-hour minimum, and establishing a non-resident rate of $15 per hour. This would result in a $30 minimum for non-residents compared to neighboring cities' $50 rates for four-hour blocks.

The council also discussed adding notification language about maintenance schedules that could potentially interfere with events, though there was some concern this might create more problems than it solves. VonCannon suggested simple language directing concerned renters to call for information about potential schedule conflicts.

VonCannon confirmed that the existing daily rental rates would be eliminated in favor of the hourly system, and that certain pavilions (the corner pavilion at Gubler Park and the pickleball pavilion) would be removed from public reservations entirely.

2. **Discussion regarding City approved Flags. Presented by Brock Jaconsen, City Manager.**

City Manager Brock Jacobsen explained that state legislation requires cities to only fly approved flags on city property, and that America 250 flags are not among the exempt flags. He presented several flag options for potential approval for the 2026 calendar year, including variations of America 250 designs, Betsy Ross flags with 250 commemorative elements, and versions of the city logo on blue and white backgrounds.

Council Member Dave Pond suggested modifying the city logo flag by changing the lighter blue elements to white for better contrast and consistency. He recommended adopting all five proposed flag designs to provide flexibility. Council Member Mark Hendrickson supported adopting all the flags.

City Attorney Matt Ence clarified that the state code requires flags to represent a city, municipality, county, or political subdivision of the state, and that by formally adopting the flags, the city would meet this requirement.

There was brief discussion about simply reinstating the previously used America 250 flags to save on printing costs, but Jacobsen noted this might not meet the legal requirement without city-specific elements. The council agreed to bring back all five flag designs for formal adoption, with the modification to change blue elements to white on the city logo version.

3. **Discussion regarding Updated Special Event Permit Application. Presented by Jim McNulty, Planning Director.**

Planning Director Jim McNulty presented proposed updates to the special event permit application, maintaining the existing fee structure of $150 for events under 500 people and $300 for larger events.

The main additions included options for temporary power pedestals in three sizes (small, medium, and large) with corresponding daily rental rates and availability numbers. McNulty explained that Gary Hall from the Power Department had developed specifications and pricing for these options.

The application would also include questions about reserving the city hall banquet room and parking lot, with rates for full-day and half-day rentals. Additionally, provisions were added for Santa Clara-Ivins Fire Department and Police Department services at their respective rates. McNulty noted that the power pedestals would only be available in locations where the city has infrastructure to support them, primarily at parks near existing transformers.

Council Member Justin Caplin asked about the banquet room rates shown in the application. Staff clarified these were resident rates, leading to discussion about how to handle the resident/non-resident rate structure in the application. Council Member Dave Pond suggested showing the higher non-resident rate prominently and directing residents to contact the front desk for their rate, to avoid confusion when non-residents discover higher fees after seeing lower rates advertised.

The council agreed to remove specific rates from the application and simply direct applicants to contact the front desk for current rates and applications, which would automatically ensure compliance with resident/non-resident pricing structures. City Manager Jacobsen noted that parking lot rates remain the same regardless of residency status, at $275 for full day and $150 for half day. The council expressed support for the proposed changes, which would be implemented to meet growing demand for special events, particularly during the spring and fall seasons when weather is most favorable.

## 3. Staff Reports

Various department heads provided updates:

Police Chief, Jaron Studley reported:

- Conducted a mass casualty training event at Rocky Vista with 70+ officers from multiple agencies
- Announced departure for the 10-week FBI Academy; Captain Rogers will attend meetings in his absence
- Noted community feedback regarding increased patrols and parking enforcement
- Reported receiving 14 complaints about parking enforcement, balanced by appreciation from other residents

Government Affairs Director Lance Haynie had nothing to report

- Attended National League of Cities conference in Washington, DC and presented on land conveyance issues
- Received positive feedback from Community and Economic Development committee and interest from other cities
- Noted progress with Senator Curtis's office adding Santa Clara to land transfer list
- Reported no updates on power line and substation funding requests
- Announced upcoming ADA compliance requirements for website and forms with a one-year implementation timeline
- Scheduled new photos of council and staff for April 1st at Santa Rosa building

Parks Director, Ryan VonCannon reported:

- Coordinated community service project with university students on Bonneli Trail (tree planting and cleanup)
- Announced upcoming Rocky Mountain tournament utilizing all seven fields, including a drone show fundraiser
- Attended MPO trails-focused meeting discussing connectivity, mapping, and uniform color coding across cities

Power Director, Gary Hall reported:

- Provided update on Veyo power plant transformer replacement and temporary use of standby generators
- Reported plans to relocate engine radiators to improve cooling efficiency, with shared cost responsibility
- Noted ongoing engineering for South Hills substation, including transformer orders with long lead times
- Expressed concerns regarding delays in BLM responses for transmission line environmental assessments

Public Works Director, Casey Stratton reported:

- Reported ongoing crack sealing work with anticipated on-schedule completion
- Noted continued road patching and sidewalk replacement following water leak repairs
- Identified a significant leak on Malaga despite minimal satellite indication
- Reported Asterra's request to feature Santa Clara in an upcoming webinar highlighting rapid response efforts

Planning Director, Jim McNulty reported:

- Announced upcoming Planning Commission meeting items, including commercial development and historic district home
- Provided update on rural communities opportunity grant submission, awaiting results
- Reported strong building permit activity, including residential, townhome, and apartment developments

City Manager, Brock Jacobsen reported:

- Attended National League of Cities conference with council members and staff
- Provided update on ongoing budget development, with plans for upcoming work meeting review
- Reported progress on updated public safety agreement, with additional staff and chief review scheduled
- Noted need for follow-up meeting with True Grit event organizers to address concerns from the recent event

**4. Adjournment**

Mayor Waite adjourned the work meeting at 4:58 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.

_____
Selena Nez
City Recorder

Approved: _____

DRAFT

**SANTA CLARA CITY COUNCIL**
**WEDNESDAY, MARCH 25, 2026**
**MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Regular Meeting on Wednesday, March 25, 2026, at 6:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

Present: Mayor Jarett Waite
Councilman Justin Caplin
Councilwoman Christa Hinton
Councilwoman Dave Pond
Councilman Mark Hendrickson

Excused: Councilwoman Janene Burton

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Matt Ence, City Attorney
Jim McNulty, Planning Director
Casey Stratton, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Jaron Studley, Police Chief
Lance Haynie, Government Affairs Director

1. **Call to Order**

Mayor Jarett Waite called the regular scheduled meeting to order at 6:01 p.m. The mayor welcomed everyone and noted that a full council was present: Councilman Justin Caplin, Councilwoman Christa Hinton, Councilman Dave Pond, and Councilman Mark Hendrickson. Excused Councilwoman Janene Burton.

2. **Opening Ceremony**

Pledge of Allegiance: Councilwoman Hinton

Opening Comments: Mayor Jarett Waite

3. **Conflicts and Disclosures**

No other conflicts were disclosed by council members.

4. **Working Agenda**

**A. Public Hearing(s) 6:00 pm**

**1. Public Hearing to receive public comments from the affected entities Under the State Annexation Statue, UCA 10-2-803, which was amended by the Utah Legislature in 2025, Santa Clara intends to adopt an Annexation Policy Plan.**

Jim McNulty, Planning Director, presented information about the proposed annexation policy plan. He explained that state statute requires adoption of an annexation policy plan, and this plan complies with Utah Code 10-2-803 and incorporates all required criteria. The city previously adopted a plan in March 2024, but during the recent general plan update process, it was determined that additional property to the south of the current city boundary should be included in the annexation policy plan.

McNulty detailed the state code requirements, including the need for a Planning Commission public meeting and public hearing, both of which were conducted. The Planning Commission held their public meeting on January 22, 2026, and received comments from Ivins City. Additionally, Saint George City provided written comments on February 6, 2026.

Comments from Ivins City indicated they would have no objections if the Hafen property develops as a recreation area but believe commercial development should remain within Ivins boundaries. They also emphasized their commitment to dark night sky policies for any development near their boundaries.

Saint George City acknowledged an overlap between the proposed annexation policy plan expansion areas but expressed no objections, stating they are comfortable allowing property owners to determine which municipality to pursue for annexation.

The public hearing was opened at 6:15 PM. Chuck Gillette, City Manager for Ivins City, spoke regarding their concerns about Highway 91 improvements that Ivins had funded, expressing serious issues if Santa Clara were to annex both sides of the highway after Ivins invested in the infrastructure. He reiterated Ivins' position that recreational development would be acceptable but other development should remain with Ivins due to better planning proximity to the future reservoir.

Rick Rosenberg, a Santa Clara resident, supported the annexation, noting advantages for future power line expansion and the development potential of the property due to favorable geography and soils.

The public hearing was closed, and no further comments were received

**2. Public Hearing to receive public comments regarding a Single Event Liquor License and Special Event Permit for Equality Utah Legislative Wrap Fundraiser.**

Jim McNulty presented details about the special event permit request from Essie Gonzsen with Equality Utah for a legislative wrap-up fundraiser. The event is scheduled for Saturday, April 18, 2026, from 11 AM to 1 PM at Santa Rosa, with approximately 100 people expected to attend.

Staff determined that both the special event permit and single event liquor license applications were complete and met all requirements. The venue is located more than 1000 feet from Heritage Square, the closest park area, and no schools or libraries are nearby, satisfying state code requirements.

McNulty noted that parking arrangements had been coordinated with the quilt shop for overflow parking on the east side of their building, and Legal Counsel Matt Ence volunteered to contact Jenkins Oil regarding additional parking availability.

The public hearing was opened at 6:18 PM. No public comments were received, and the hearing was closed.

**B. Consent Agenda**

1. Approval of Minutes and Claims:
   - March 11, 2026, City Council Work and Regular Meeting
   - Claims through May 25, 2026

2. Calendar of Events:
   - April 8, 2026, City Council Work and Regular Meeting
   - April 22, 2026, City Council Work and Regular Meeting

***Motion: Councilwoman Hinton moved to APPROVE the consent agenda as presented. Councilman Pond seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.***

**C. General Business**

**1. Santa Clara history project presented by Susannah Nilsson.**

Susannah Nilsson presented her comprehensive documentation project of Santa Clara's historical markers, plaques, monuments, and structures. She explained that the project began when the state of Utah requested an inventory from Washington County municipalities, and the city had no existing list.

Nilsson documented Heritage Square, Swiss Heritage Square, Swiss Memorial Park, historical home plaques, town hall monuments, the Levitt monuments, museum monuments, the Glockenspiel plaque, historical district

signage, murals, the arboretum, the old fort, Clary Bridge, cemetery memorials, Gubler Park features, and the Santa Clara River Reserve trailheads. Her husband also restored several historical signs throughout the city.

She reported that two historical home plaques are missing - the Santa Clara Tithing Granary plaque and one home plaque, with replacement costs estimated at $1,200 each. Nilsson presented a flash drive containing all documentation to city staff and recommended uploading the information to the city's cloud storage system.

The museum is currently conducting outreach with a Santa Clara Historical Museum hunt designed for retirees and community members. Nilsson also invited the council to tour Heritage Square during a future work meeting and announced an arboretum work party scheduled for April 11 at 9 AM.

Councilman Pond asked about plaques at Gubler Park, which Nilsson confirmed were documented. Council members expressed appreciation for her extensive volunteer work, and the Mayor suggested the missing plaque replacements could be funded through a future RAP tax request.

**2. Discussion and action to consider approval of adopting an Annexation Policy Plan, the plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required and approve Ordinance No. 2026-06. Presented by Jim McNulty, Planning Director.**

Legal Counsel Matt Ence noted that he had made revisions to the draft ordinance text to acknowledge comments received from affected entities, while the annexation policy plan itself remained unchanged.

***Motion: Councilman Caplin moved to APPROVE of adopting an Annexation Policy Plan, the plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required and approve Resolution No. 2026-06. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye and Caplin - Aye. Motion passed unanimously.***

**3. Discussion and action to consider approval of a Single Event Liquor License and Special Event Permit for Equality Utah Legislative Wrap Fundraiser. Presented by Jim McNulty, Planning Director.**

No additional discussion was held beyond the earlier presentation and public hearing.

***Motion: Councilman Henrickson moved to APPROVE of a Single Event Liquor License and Special Event Permit for Equality Utah Legislative Wrap Fundraiser. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye and Caplin - Aye. Motion passed unanimously.***

**4. Discussion and action to consider approval of A Resolution No. 2026-09R authorizing and approving the Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems; and related matters. Presented by Gary Hall, Power Director.**

Gary Hall, Power Director, explained that the purpose of the new pooling agreement is to update the 1980 pooling agreement created through UAMPS. The updated agreement aligns UAMPS operations with Pacific Corp's entry into the extended day ahead market (EDAM) taking effect in May 2026.

Hall explained that Pacific Corp owns the transmission lines through which Santa Clara's power travels, and their entry into EDAM requires UAMPS and all its members to enter that market as well. The original pooling agreement was designed for bilateral markets and does not address today's market complexity within EDAM.

The new agreement provides a clear and modern framework for governance, planning, cost allocation, and risk management. Hall noted that UAMPS was already performing many of these functions even though they weren't contractually required under the 1980 agreement, demonstrating the organization's reliability.

Councilman Hendrickson, who serves on UAMPS, confirmed that this update was well overdue and that he had contacted Gary directly with questions that were satisfactorily answered.

***Motion: Councilman Hendrickson moved to APPROVE of A Resolution No. 2026-09R authorizing and approving the Amended and Restated Power Pooling Agreement with Utah Associated Municipal Power Systems; and related matters. Councilman Pond seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton – Aye and Caplin - Aye. Motion passed unanimously.***

**5. Discussion and action to consider approval on a request for a sidewalk waiver and asphalt width reduction for the proposed Cottonwood Creek, Phase 4B Subdivision. Presented by Jim McNulty, Planning Director.**

Jim McNulty presented the request from applicant Lonnie Gubler for both a sidewalk waiver and asphalt width reduction for the proposed subdivision. The Planning Commission approved the preliminary plat on February 26, 2026, for two lots exceeding half an acre each.

The applicant requested to utilize a 45-foot cross section with 28 feet of asphalt instead of the required 30 feet, and to install sidewalk on only one side of Riverwood Lane (the west side) rather than both sides as typically required. The request was to waive the sidewalk on the east side adjacent to the Lugano subdivision wall.

McNulty explained that city code requires curb, gutter, and sidewalk in all subdivisions, and sidewalks are required in all residential developments. However, similar waivers have been granted, including one for Jason Lindsey in the Lugano Estates area for a wider park strip.

Lonnie Gubler addressed the council, explaining that most of the infrastructure for the two lots was already in place from previous development of lots across the street. He stated that while there could potentially be room for four more lots in the future, this would not happen in his lifetime, and the property would remain mostly agricultural. He requested keeping the development small and quaint given the minimal traffic expected.

Regarding the sidewalk waiver, Gubler explained they wanted to landscape along the Lugano wall to beautify the area and provide screening, which would not be possible with a sidewalk. He noted that Lugano had received similar treatment with sidewalk on only one side in certain areas.

Councilman Caplin asked about future development plans, and McNulty confirmed there was potential for additional lots extending toward the future Bonelli Trail, though this might be 10-20 years away. Councilman Hendrickson observed the site and felt the proposal maintained the rural aesthetic and provided appropriate privacy.

Councilwoman Hinton asked about the erosion hazard assessment mentioned in Planning Commission minutes. McNulty clarified this was a condition of preliminary plat approval that would be addressed during the final plat process, not part of the current waiver request.

***Motion: Councilman Caplin moved to APPROVE the request for a sidewalk waiver and asphalt width reduction for the proposed Cottonwood Creek, Phase 4B Subdivision. Councilman Henrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye and Caplin - Aye. Motion passed unanimously.***

## 5. Reports

### A. Mayor / Council Reports

**Councilman Justin Caplin** reported on upcoming county fair preparations requiring coordination with city staff for the booth setup. He also met with residents regarding upcoming development proposals.

**Councilwoman Christa Hinton** reminded attendees of the Santa Clara 250 town dance at 7 PM at Santa Rosa. She reported on the League board meeting where they contracted for educational videos about property taxes, including topics like truth in taxation and how to read tax bills. The League mid-year conference is scheduled for April 22-24, and they requested feedback for improving LPC meetings. She also reported on the NLC meetings in Washington DC where she and other representatives met with Senator Lee's office, Congresswoman Maloy's office, Senator Curtis's office, and Senator Curtis directly. She attended sessions on

civility and bridging divides, sharing information about a program from Dubuque, Iowa, that became a city of civility through training and adoption of nine pillars of civility.

**Councilman Dave Pond** also reported on the NLC conference in Washington DC, noting successful meetings with Saint George City and legislative delegation. He mentioned a severe Diet Coke shortage in Washington DC and attended a session on federal housing opportunities for local communities, discussing potential legislation moving from the House to Senate.

**Councilman Mark Hendrickson** reported meeting with Utah State University regarding Tobler Park, presenting three letters of support to the Mayor. USU expressed strong interest in partnering for planning and potentially maintenance, with opportunities for grant partnerships where they could use the facility for teaching without requiring buildings. He attended First Lady Abby Cox's kickoff of the care communities program related to foster care support and participated online in an Envision Utah quality communities presentation covering water use, fiscal responsibility, and studies on crime rates and traffic impacts related to different housing types.

**Mayor Waite** reported on the Five Counties Mayor's Association meeting with legislative recap including bills on EMS abuse penalties, CRA restructuring requirements, affordable housing accountability measures, and new property disposal notification requirements. He attended a Black Desert coordination meeting regarding their maintenance facility near the city's substation, emphasizing the importance of aesthetic considerations. He also attended an HCAC meeting where discussion centered on the Northern Corridor project, noting that route flagging had been completed before an injunction was issued, but trespassing and flag removal necessitated re-flagging the entire route.

### 6. Closed Meeting Session

Mayor Waite confirmed no closed meeting session.

### 7. Adjournment

***Motion: Councilman Caplin moved to adjourn. Councilwoman Hinton seconded the motion. All in favor. Motion passed unanimously.***

The City Council meeting was adjourned at 7:05 p.m.

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Selena Nez
City Recorder

Approved: _____

DRAFT

# City of Santa Clara
## Check Register
## All Bank Accounts - 04/01/2026 to 04/01/2026

| Payee Name | Reference Number | Invoice Number | Invoice Ledger Date | Payment Date | Amount | Description | Ledger Account | Activity Code |
|---|---|---|---|---|---|---|---|---|
| AFLAC | EFT | 233193 | 04/01/2026 | 04/01/2026 | 955.74 | | 102253-000 - AFLAC PAYABLE | |
| | | | | | **$955.74** | | | |
| ALPHA ENGINEERING | 72683 | 39785 | 12/11/2025 | 04/01/2026 | 2,655.00 | SANTA CLARA CHAPEL STREET - NOV 1 - NOV | 525210-320 - ENGINEERING SERVI | |
| ALPHA ENGINEERING | 72683 | 39962 | 02/12/2026 | 04/01/2026 | 8,527.83 | SANTA CLARA CHAPEL JAN 1 TO JAN 31.2026 | 525210-320 - ENGINEERING SERVI | |
| | | | | | $11,182.83 | | | |
| | | | | | **$11,182.83** | | | |
| BLOMQUIST HALE CONSULTING | EFT | ARP26-2213 | 04/01/2026 | 04/01/2026 | 344.26 | EMPLOYEE ASSISTANCE COVERAGE | 104130-370 - PROFESSIONAL SER | |
| | | | | | **$344.26** | | | |
| BUCKS ACE SANTA CLARA | 72684 | 6823 | 03/24/2026 | 04/01/2026 | 112.51 | SAZALL BLADES & WORK GLOVES | 535310-250 - OPERATING SUPPLIE | |
| | | | | | **$112.51** | | | |
| BUSINESS SOLUTIONS GROUP LL | 72685 | 17145 | 03/26/2026 | 04/01/2026 | 287.50 | #10 WINDOW CITY ENVELOPES | 104130-240 - OFFICE SUPPLIES | |
| | | | | | **$287.50** | | | |
| C BLAKE HOMES | 72686 | #25-072 | 04/01/2026 | 04/01/2026 | 500.00 | PERMIT #25-072 MAINTENANCE DEPOSIT REF | 102570-000 - BLDG SITE MAINTEN | |
| | | | | | **$500.00** | | | |
| CALLAHAN, LAURALEE | 72687 | Refund: 2003208 | 03/31/2026 | 04/01/2026 | 318.00 | Refund: 2003208 - CALLAHAN, LAURALEE | 531311-000 - ACCOUNTS RECEIVA | |
| | | | | | **$318.00** | | | |
| CATE RENTAL & SALES LLC | 72688 | Z43947 | 01/27/2026 | 04/01/2026 | 856.79 | FILTERS, COMPRESSOR, OIL | 545410-253 - VEH/EQUIP REPAIR | |
| | | | | | **$856.79** | | | |
| CITY OF ST GEORGE - S | 72689 | MARCH 2026 - S | 03/28/2026 | 04/01/2026 | 50,775.60 | 3144 SEWER CONNECTIONS @ 16.15 | 525210-945 - SEWER TREATMENT - | |
| | | | | | **$50,775.60** | | | |
| DR. ROBERT R. FOSTER, D.O. P.C. | 72690 | APRIL 2026 - ME | 03/31/2026 | 04/01/2026 | 1,200.00 | MEDICAL SERVICES DIRECTOR | 104230-370 - PROFESSIONAL SER | |
| | | | | | **$1,200.00** | | | |
| ERICKSON, M. RICK | 72691 | MARCH 2026 - CI | 03/31/2026 | 04/01/2026 | 1,850.00 | CITY PROSECUTOR MARCH 2026 | 104120-330 - LEGAL SERVICES | |
| | | | | | **$1,850.00** | | | |
| FREEDOM MAILING SERVICES, IN | 72692 | 52587 | 03/28/2026 | 04/01/2026 | 2,235.00 | BILL PROCESSING | 104130-370 - PROFESSIONAL SER | |
| | | | | | **$2,235.00** | | | |
| INDEPENDENT INSPECTIONS | 72693 | 03202026-001 | 03/26/2026 | 04/01/2026 | 112.50 | 3 INSPECTIONS | 104240-370 - PROFESSIONAL SER | |
| | | | | | **$112.50** | | | |
| KUMP, TODD | 72694 | Refund: 2005508 | 03/26/2026 | 04/01/2026 | 103.39 | Refund: 2005508 - KUMP, TODD | 531311-000 - ACCOUNTS RECEIVA | |
| | | | | | **$103.39** | | | |
| LUCK, ERIENNE | 72695 | PARK REFUND | 03/31/2026 | 04/01/2026 | 25.00 | PIONEER MEM PAVILLION REFUND | 103474-000 - B ROCK & CANYONVI | |
| | | | | | **$25.00** | | | |
| MEDPRO DISPOSAL | 72696 | 169412 | 04/01/2026 | 04/01/2026 | 283.02 | MEDICAL WASTE REMOVAL | 104230-370 - PROFESSIONAL SER | |
| | | | | | **$283.02** | | | |
| MILLER, CHANELLE | 72697 | AMERICA 250 | 03/31/2026 | 04/01/2026 | 529.74 | AMERICA 250 TOWN DANCE REIMBURSEMENT | 104652-416 - RAP TAX | |
| | | | | | **$529.74** | | | |
| RICK ROSENBERG | 72698 | PERMIT #26-005 | 04/01/2026 | 04/01/2026 | 500.00 | PERMIT #26-005 MAINTENANCE DEPOSIT | 102570-000 - BLDG SITE MAINTEN | |
| | | | | | **$500.00** | | | |

# City of Santa Clara
## Check Register
## All Bank Accounts - 04/01/2026 to 04/01/2026

| Payee Name | Reference Number | Invoice Number | Invoice Ledger Date | Payment Date | Amount | Description | Ledger Account | Activity Code |
|---|---|---|---|---|---|---|---|---|
| SQUIRE & COMPANY,PC | 72699 | 41570 | 03/06/2026 | 04/01/2026 | 2,610.00 | FISCAL YEAR 2025 AUDIT | 545410-340 - ACCOUNTING & AUDI | |
| | | | | | **$2,610.00** | | | |
| WASH. CO. FLOOD CONTROL DIS | 72700 | MARCH 2026 - F | 03/31/2026 | 04/01/2026 | 5,109.00 | MARCH 2026 FLOOD CONTROL | 545410-770 - FLOOD CONTROL DIS | |
| | | | | | **$5,109.00** | | | |
| WESTERN UNITED ELECTRIC SU | 72701 | 6168296 | 03/23/2026 | 04/01/2026 | 512.86 | DEAD END SHOES FOR STOCK | 535310-466 - POWER LINES/POLES | |
| WESTERN UNITED ELECTRIC SU | 72701 | 6168297 | 03/23/2026 | 04/01/2026 | 646.90 | CUT OUT AND ARRESTER BRACKETS FOR ST | 535310-466 - POWER LINES/POLES | |
| WESTERN UNITED ELECTRIC SU | 72701 | 6168298 | 03/23/2026 | 04/01/2026 | 713.24 | #2 INSULATED WIRE FOR STOCK | 535310-466 - POWER LINES/POLES | |
| | | | | | $1,873.00 | | | |
| | | | | | **$1,873.00** | | | |
| XEROX FINANCIAL SERVICES | ACH040120 | 41740163 | 04/01/2026 | 04/01/2026 | 173.20 | BUILDING XEROX | 104130-825 - LEASE PAYMENTS | |
| | | | | | **$173.20** | | | |
| | | | | | **$81,937.08** | | | |

***Mayor***
*Jarett Waite*

***City Manager***
*Brock Jacobsen*

CITY OF
SANTA CLARA
FOUNDED 1854

***City Council***
*Christa Hinton*
*Dave Pond*
*Janene Burton*
*Mark Hendrickson*
*Justin Caplin*

# CITY COUNCIL

**Meeting Date:** April 8, 2026 **Agenda Item:** 1

**Applicant:** Ryan VonCannon **Requested by:** N/A

**Subject:** Park pavilion reservations and rules

**Description:**
Approval of new pavilion rental fees and rules

**Recommendation:** Approval **Attachments:** N/A

**Cost:** 0

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

*2603 Santa Clara Drive, Santa Clara, Utah 84765*

*Phone (435) 673-6712 Fax (435) 628-7338*

Exhibit “A”

# PAVILION RESERVATION FEE SCHEDULE 2026

| CATEGORY | EXISTING | PROPOSED |
|---|---|---|
| Pavilion Reservation Application | Online or Paper | Online only |
| Santa Clara Resident Rate (Pavilion) | | |
| Black Rock | $20.00 | |
| Canyon View | $25.00 | |
| Gubler Park, Playground | $20.00 | |
| Gubler Park, Splash Pad | $20.00 | |
| Gubler Park, 20x20 Corner | $15.00 | |
| Gubler Park, Pickleball | $15.00 | |
| Swiss Pioneer Memorial | $20.00 | |
| | | $20.00 (minimum 2 hours) Additional $10.00 per hour |
| Non-Resident Rate (Pavilion) | | |
| Black Rock | $35.00 | |
| Canyon View | $40.00 | |
| Gubler Park, Playground | $35.00 | |
| Gubler Park, Splash Pad | $35.00 | |
| Gubler Park, 20x20 Corner | $25.00 | Non-reservable |
| Gubler Park, Pickleball | $25.00 | Non-reservable |
| Swiss Pioneer Memorial | $35.00 | |
| | | $30.00 (minimum 2 hours) Additional $15.00 per hour |
| Bounce house | N/A | $75.00 |
| Party or event extends beyond pavilion with activities | N/A | $75.00 |
| Deposit | $25.00 | No Deposit |

CATEGORY PROPOSED

Reservations

- Gubler pickleball pavilion included with pickleball court reservation.
- Park maintenance schedule might interfere with larger events. Applicants can call Park Department if concerned.

Rules and Regulations

- Only 1 bounce house is permitted.
- City does not provide bounce houses.
- Bounce houses are only permitted October through April.
- Bounce houses are not permitted at Gubler Park.
- No water games, pools, water obstacle courses, or slip & slides are allowed.
- Pavilion reservations do not include staff on site or trash change and removal during event.
- Applicant is responsible for any destruction, damage or defacement of the property.
- Applicant must sign Hold Harmless Agreement.
- Reservation fee is refundable if cancellation is made at least 7 days prior to reservation.
- The permit group shall leave the facility in a clean and orderly fashion.
- No equipment shall be removed from the premises.
- No alcoholic beverages, smoking or gambling of any kind will be allowed on City property.
- The applicant shall accept full responsibility for the conduct of attendees.
- No decorations shall be displayed or installed which shall damage or deface City property.
- Destruction, damage or removal of any vegetation or defacement of City/public property is prohibited.
- A copy of this permit must be in possession of the applicant at all times during park use.
- All park rules, regulations and general ordinances of the City will apply.
- The permit group shall be subject to the terms of the Hold Harmless Agreement.

**CITY OF SANTA CLARA, UTAH**
**RESOLUTION NO. 2026-08R**

**A RESOLUTION OF THE CITY OF SANTA CLARA, UTAH APPROVING PARKS PAVILION RENTAL FEES AND RULES, AND ESTABLISHING AN UPDATED PAVILION RESERVATION FEE SCHEDULE**

**WHEREAS**, the City of Santa Clara finds it necessary from time to time to amend fee schedules to properly compensate the City for services rendered; and

**WHEREAS,** the City provides park pavilion facilities for public use and private reservation; and

**WHEREAS,** the City Council finds it in the best interest of the public health, safety, and welfare to establish updated rental fees, reservation procedures, and rules governing the use of park pavilions; and

**WHEREAS**, the Parks Department has reviewed the existing pavilion reservation policies and recommends adoption of updated fees and regulations as set forth herein;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santa Clara, Utah, that the Parks Pavilion Rental Fees and Rules as set forth in Exhibit "A" are hereby approved and adopted.

See EXHIBIT "A"

This Resolution shall become effective immediately upon adoption, recording and posting in the manner prescribed by law.

**ADOPTED** by a duly constituted quorum of the Santa Clara City Council this 8th day of April, 2026.

**IN WITNESS THERETO:**

_____
Jarett Waite, Mayor

**ATTEST:**

_____
Selena Nez, City Recorder

Exhibit “A”

# PAVILION RESERVATION FEE SCHEDULE 2026

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| Party or event extends beyond pavilion with activities | N/A | $75.00 |
| Deposit | $25.00 | No Deposit |

CATEGORY PROPOSED

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- No decorations shall be displayed or installed which shall damage or deface City property.
- Destruction, damage or removal of any vegetation or defacement of City/public property is prohibited.
- A copy of this permit must be in possession of the applicant at all times during park use.
- All park rules, regulations and general ordinances of the City will apply.
- The permit group shall be subject to the terms of the Hold Harmless Agreement.

***Mayor***
*Jarett Waite*

***City Manager***
*Brock Jacobsen*

CITY OF
SANTA CLARA
FOUNDED 1854

***City Council***
*Christa Hinton*
*Dave Pond*
*Janene Burton*
*Mark Hendrickson*
*Justin Caplin*

# CITY COUNCIL

**Meeting Date:** April 8, 2026 **Agenda Item:** 2

**Applicant:** Santa Clara City **Requested by:** Jim McNulty

**Subject:** Consolidated Fee Schedule Updates

**Description:**

This item was discussed with the City Council on March 25, 2026. The Council directed City staff to move forward with this item. As a result, City staff is recommending that the City Council consider granting approval of the Consolidated Fee Schedule Updates associated with a Special Event Permit.

**Recommendation:** Approval **Attachments:** N/A

**Cost:** N/A

**Legal Approval:** Yes

**Finance Approval:** N/A

**Budget Approval:** N/A

*2603 Santa Clara Drive, Santa Clara, Utah 84765*

*Phone (435) 673-6712 Fax (435) 628-7338*

# EXHIBIT ‘A’

# CONSOLIDATE FEE SCHEDULE

| CATEGORY OF FEE | PROPOSED |
|---|---|
| **Special Event Permit (Power Fees)** | **See Items Below** |
| Small Temporary Power Pedestal | $50.00 each (2 days) + $10.00 for additional days |
| Medium Temporary Power Pedestal | $75.00 each (2 days) + $15.00 for additional days |
| Large Temporary Power Pedestal | $100.00 each (2 days) + $20.00 for additional days |
| **Special Event Permit (Parking Fee)** | **See Item Below** |
| City Hall Parking Lot Reservation | $275.00 full day/$150.00 half day |

**CITY OF SANTA CLARA**
**RESOLUTION NO. 2026-10R**

**A RESOLUTION AMENDING THE CITY OF SANTA CLARA CONSOLIDATED FEE SCHEDULE; ADOPTING FEES ASSOCIATED WITH SPECIAL EVENT PERMITS; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, best management practices require the City to periodically evaluate the costs of service delivery to ensure fees are appropriately set to recover the City's costs; and

**WHEREAS**, City staff have reviewed applicable fees and determined that updates to the Consolidated Fee Schedule are necessary and in the best interest of the City; and

**WHEREAS**, the Santa Clara City Council discussed this matter on March 25, 2026, and directed staff to proceed with the proposed updates; and

**WHEREAS**, City staff recommends adoption of fees associated with Special Event Permits, including power usage and parking reservations, as outlined in Exhibit "A";

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santa Clara, Utah, that the Parks Pavilion Rental Fees and Rules as set forth in Exhibit "A" are hereby approved and adopted.

See EXHIBIT "A"

This Resolution shall become effective immediately upon adoption, recording and posting in the manner prescribed by law.

**ADOPTED** by a duly constituted quorum of the Santa Clara City Council this 8th day of April, 2026.

**IN WITNESS THERETO:**

_____
Jarett Waite, Mayor

**ATTEST:**

_____
Selena Nez, City Recorder

EXHIBIT “A”

## CONSOLIDATED FEE SCHEDULE – SPECIAL EVENT PERMITS

### Special Event Permit (Power Fees)

- Small Temporary Power Pedestal: $50.00 each (2 days) + $10.00 for each additional day
- Medium Temporary Power Pedestal: $75.00 each (2 days) + $15.00 for each additional day
- Large Temporary Power Pedestal: $100.00 each (2 days) + $20.00 for each additional day

### Special Event Permit (Parking Fee)

- City Hall Parking Lot Reservation: $275.00 full day / $150.00 half day

***Mayor***
*Jarett Waite*

***City Manager***
*Brock Jacobsen*

CITY OF SANTA CLARA
FOUNDED 1854

***City Council***
*Christa Hinton*
*Dave Pond*
*Janene Burton*
*Mark Hendrickson*
*Justin Caplin*

# CITY COUNCIL

**Meeting Date:** April 8, 2026 **Agenda Item:** 3

**Applicant:** Cole West LLC **Requested by:** Jim McNulty

**Subject:** PDC Amendment & Site Plan Review

**Description:**

McKenna Christensen, Cole West LLC, is requesting a PDC Amendment & Site Plan review for a commercial project. The proposed Site Plan includes a 4,820 square-foot retail building on Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision.

**Recommendation:** Approval **Attachments:** N/A

**Cost:** N/A

**Legal Approval:** Yes

**Finance Approval:** N/A

**Budget Approval:** N/A

*2603 Santa Clara Drive, Santa Clara, Utah 84765*

*Phone (435) 673-6712 Fax (435) 628-7338*

**City of Santa Clara**
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

# PDC Amendment & Site Plan Review
# Summary and Recommendation

**Public Body:** Santa Clara City Council
**Meeting Date:** April 8, 2026
**Current Zone:** Planned Development Commercial, PDC
**General Plan Designation:** Main Street Commercial, MSC
**Property Address:** Northwest corner of Pioneer Parkway & Red Mountain Drive
**Property Size:** 0.78 acres
**Request:** PDC Amendment & Site Plan Review
**Applicant Name:** McKenna Christensen, Cole West LLC
**Staff Planner:** Jim McNulty
**Meeting Type:** Public Meeting

## PROJECT DESCRIPTION

**The applicant, McKenna Christensen, Cole West LLC, is requesting a PDC Amendment & Site Plan Review** for a commercial project. The proposed Site Plan includes a 4,820 square-foot retail building on Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision (attached). The subject property is 0.78 acres in size.

**A Property Rezoning & Project Plan** was reviewed by the Planning Commission on June 26, 2025. The Planning Commission forwarded a recommendation for approval to the City Council. On July 9, 2025, the City Council approved the Property Rezoning & Project Plan with the adoption of City Ordinance #2025-12 (attached).

**Chapter 17.68, Planned Development Zones,** requires a review of the Site Plan layout, building design colors and materials, parking, landscaping, outdoor lighting, dumpster enclosure, signage, as well as other necessary items for a commercial project. Staff will further discuss the proposed project and requirements in the report.

## SITE & VICINITY DESCRIPTION

The subject property is located on the northwest corner of Pioneer Parkway and Red Mountain Drive. The Harmon's Shopping Center is directly west of the subject property.

**Request** : PDC Amendment & Site Plan Review

## SITE PLAN REVIEW ITEMS

City staff have worked with the applicant on several items associated with the proposed Site Plan. The following includes information on each item as required by Chapter 17.68, Planned Development Zone:

1. **Site Plan Layout:** Two (2) points of primary ingress/egress will be provided to the site from Pioneer Parkway and Red Mountain Drive. The internal access roads (private) for the interior of the project will be 30' in width. An internal cross access easement providing a connection with the Harmon's Shopping Center is required for the project. A deceleration lane will be installed by the applicant allowing for right hand turning movements into the project off Pioneer Parkway. The Site Plan includes a drive-thru aisle with queuing for several vehicles. The drive-thru aisle has been designed to allow for appropriate vehicle turning movements and is 14' in width. An outdoor patio has been included for the end unit adjacent to the pick-up window to allow for outdoor dining. A **copy of the Site Plan is attached.**

2. **Building Design & Materials:** The proposed building materials include Interstate brick (Terra Cotta), CMU block (Charcoal Honed), stucco (Snowbound), Hardy board (Gauntlet Gray & Terra Brun) metal awnings (Powder Coated to match Terra Brun color), metal soffit (Iron Ore), and tempered glass. The proposed architectural design appears to provide a nice transition between the Harmon's Shopping Center and the proposed Cole West Residential Project. Roof top mechanical equipment must be appropriately screened and located behind a parapet wall. Building height is limited to 35' within the PDC zone. A copy of the **Building Elevations is attached.**

3. **Required Parking:** This building will include up to three (3) retail tenants. City staff want to make sure enough parking is available for each business; however, we don't want the property to be over parked. The Site Plan includes **31 parking spaces (2 ADA spaces) for the site.** Chapter 17.32 of city code requires 1 space per 250 square feet of office and/or retail space. For a restaurant use 10 spaces per 1,000 square feet of dining area is required. It appears that the 31 parking spaces proposed for the site are sufficient. However, the Development Agreement for the overall project allows for shared parking between all commercial lots if needed. Each individual Site Plan Review will allow the opportunity to review the needed parking for each building and tenants.

4. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** The applicant has hired a landscape architect to do this work. It appears that the submitted landscape and irrigation plan meets city code. The total open space area for the site is 7,655 sq ft (22%), with the landscaped area taking 5,247 sq ft (15%) of the open space.

5. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. **Parking lot lighting is limited to 16'** in height which includes the base of the light pole. The applicant will be required to work with City staff to determine compliance.

6. **Dumpster Enclosure:** Chapter 17.36 of city code requires a dumpster enclosure for garbage collection. A dumpster enclosure is required to be screened from street views. The proposed dumpster enclosure includes a CMU wall with solid metal gates for durability. The dumpster enclosure is appropriately located and screened from street views.

7. **Project Signage:** Sign review will be done with each individual Site Plan review. Recently, the City adopted Ordinance #2026-05 allowing Planned Center Monument Signs. The applicant intends to have this sign type designed for the project. The applicant will be required to come to Planning Commission later for a PDC sign review.

8. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD, prior to obtaining a building permit.

9. **Dust Control:** The applicant will be required to submit a dust control plan for the site prior to obtaining a building permit. Precautionary measures are needed to protect the general health, safety, and welfare of residents, business owners, and visitors in the vicinity.

10. **Development Agreement:** A Development Agreement between Cole West LLC and Santa Clara City was agreed to and recorded for the overall project on October 23, 2025.

## NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property prior to the Planning Commission meeting. The subject property was also posted as per State Code. No responses were received by City staff.

## STATE CODE CONSIDERATIONS

Utah Code, Section 10-20-503, includes requirements for a PDC Amendment. To amend the PDC Zone, a City must hold at least one public hearing (Planning Commission, March 26, 2026). Additionally, a public hearing to consider a PDC Amendment of property requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the City website and the State Public Notice website. City Staff has determined that all State Code requirements have been met with this application.

## CITY STAFF RECOMMENDATION

On March 26, 2026, the Planning Commission held a public hearing and forwarded a recommendation of approval for the project to the City Council. City staff recommend that the City Council review the PDC Amendment and Site Plan for Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the City Council grant approval subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the building design/materials/height/setbacks comply with the Site Plan as presented by the applicant. That substantial changes to these items will require an amendment to the Site Plan.

5. That roof top mechanical equipment must be appropriately screened and located behind a parapet wall.
6. That 31 parking spaces (including 2 ADA spaces) be provided for the project.
7. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
8. That all outdoor lighting be shielded and directed downward to avoid light spill. Parking lot lighting is limited to 16' in height which includes the base of the light pole.
9. That a dumpster enclosure with a CMU wall and solid metal gates for durability be provided as per the Site Plan.
10. That project signage be reviewed by the Planning Commission at a later date.
11. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
12. That the applicant submits a dust control plan for the site prior to obtaining a building permit.
13. That ADA egress be provided along with an ADA van stall (1 of 2 ADA spaces) for the site.

# SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

## GENERAL NOTES

1) DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
2) ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
3) ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
4) ACCESS TO HARMON'S SANTA CLARA SUBDIVISION THROUGH A 30.0' RIGHT-OF-WAY EASEMENT.
5) SURVEYED PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FEMA

## LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF _____)
SS.
COUNTY OF _____)

ON THE _____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

## MORTGAGEE CONSENT TO RECORD

_____, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

SIGNATURE:_____

PRINT NAME:_____

TITLE:

_____

## MORTGAGEE ACKNOWLEDGEMENT

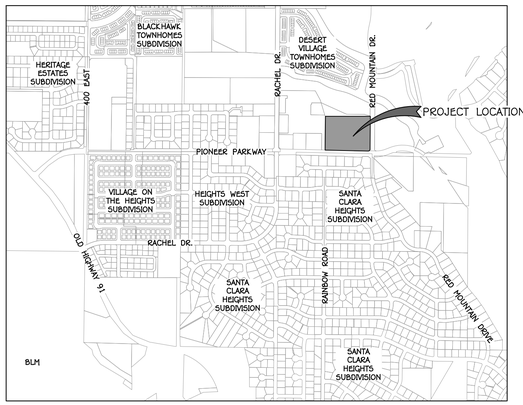
STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SAID _____, A _____ BANKING CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID BANKING CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE BANKING CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES:

NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)




VICINITY MAP

N.T.S

## AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOT 2 OF SILVERADO SANTA CLARA PARTIAL AMENDMENT "A" DOCUMENT NO. 20250038684 INTO 7 LOTS WHILE CREATING AN AN ACCESS EASEMENT BETWEEN THIS PARCEL OF PROPERTY AND HARMONS SANTA CLARA SUBDIVISION DOCUMENT NO. 20160002079 AND TO VACATE/REMOVE THE 30' PERPETUAL EASEMENT SHOWN ON THE ORIGINAL PLAT LOT 2

## SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, LOTS, ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

**SILVERADO SANTA CLARA SUBDIVISION**
**PARTIAL AMENDMENT "B" (COMMERCIAL)**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

REVIEW COPY

12/12/2025
DATE:

PROFESSIONAL LAND SURVEYOR — 5633341 — ADAM S. ALLEN — 12/11/25 — STATE OF UTAH

ADAM ALLEN, PLS #5633341

## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SUBDIVISION LINE OF SILVERADO SANTA CLARA RECORDED AS ENTRY #20230017569 ON JUNY 15, 2023 BY THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N0°37'40"E 33.28 FEET ALONG THE SECTION LINE AND S89°22'20"E 677.00 FEET FROM THE WEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) N00°37'37"E 469.19 FEET; THENCE (2) N16°36'53"W 4.16 FEET; THENCE EAST 628.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF RED MOUNTAIN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) S00°28'02"W 461.16 FEET; THENCE (2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.99 FEET (RADIUS BEARS: N89°32'25"W) A DISTANCE OF 38.81 FEET THROUGH A CENTRAL ANGLE OF 88°58'45" CHORD: S44°56'58"W 35.03 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY N88°47'15"W, A DISTANCE OF 604.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.91 ACRES±.
CONTAINS 7 LOTS.

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS, LOTS, ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

**SILVERADO SANTA CLARA SUBDIVISION**
**PARTIAL AMENDMENT "B" (COMMERCIAL)**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY FOR PIONEER PARKWAY.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20___.

**ENCLAVE RED MOUNTAIN ROW LLC**
(A DELAWARE LIMITED LIABILITY COMPANY)

SIGNATURE:_____

PRINT NAME:_____

TITLE:_____

FINAL PLAT OF:
**SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)**
NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH



AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

| | |
|---|---|
| JOB # 24-501-8 LAV CAN 7.2 | DATE: 12/11/2025 |
| FILE: FP PH1.DWG | SCALE: N/A |

**ENGINEER'S APPROVAL:**
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE ON THIS OFFICE, THIS _____ DAY OF _____ 20__,
ENGINEER
SANTA CLARA CITY, UTAH

**CITY PLANNING DIRECTOR**
ON THIS THE ___ DAY OF _____, A.D. 20___, THE CITY PLANNING DIRECTOR OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.
CITY PLANNING DIRECTOR
SANTA CLARA CITY, UTAH

**CITY SURVEYOR'S CERTIFICATE:_____**
I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
CITY SURVEYOR
SANTA CLARA CITY, UTAH

**APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH _____**
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF IT'S MEETING OF THE ____DAY OF_____, A.D. 20____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.
CITY RECORDER, DEPUTY — MAYOR
SANTA CLARA CITY, UTAH — SANTA CLARA CITY, UTAH

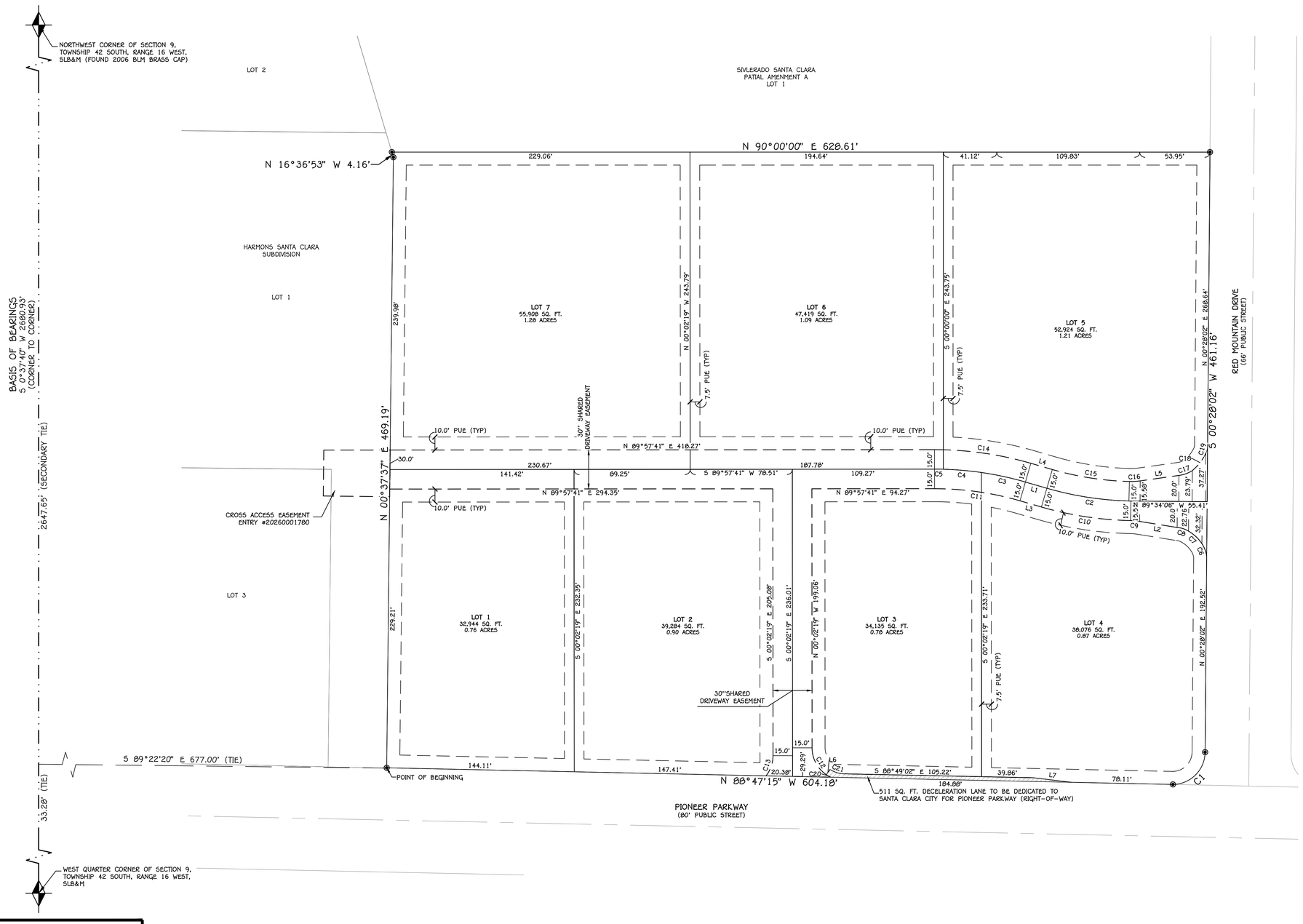
**APPROVAL AS TO FORM:**
APPROVED AS TO FORM,
THIS _____ DAY OF _____ A.D. 20__,
CITY ATTORNEY
SANTA CLARA CITY, UTAH

**WASHINGTON COUNTY TREASURER:**
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
TREASURER
WASHINGTON COUNTY, UTAH

**RECORDED NO.**
FEE: — COUNTY RECORDER
WASHINGTON COUNTY, UTAH

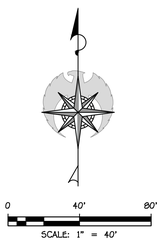
# SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 73°49'55" E | 17.17' |
| L2 | S 80°49'37" E | 29.24' |
| L3 | S 73°49'55" E | 17.17' |
| L4 | S 73°49'55" E | 17.17' |
| L5 | N 81°58'24" E | 30.05' |
| L6 | N 35°09'06" E | 5.00' |
| L7 | S 83°06'27" E | 29.20' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 38.81' | 24.99' | 088°58'45" |
| C2 | 68.66' | 250.00' | 015°44'10" |
| C3 | 34.59' | 250.00' | 007°55'35" |
| C4 | 29.43' | 250.00' | 006°44'39" |
| C5 | 6.70' | 250.00' | 001°32'10" |
| C6 | 10.51' | 22.00' | 027°21'48" |
| C7 | 14.22' | 30.00' | 027°09'34" |
| C8 | 9.30' | 18.50' | 028°49'00" |
| C9 | 7.00' | 50.00' | 008°00'59" |
| C10 | 69.43' | 265.00' | 015°00'41" |
| C11 | 66.47' | 235.00' | 016°12'24" |
| C12 | 28.19' | 25.00' | 064°36'39" |
| C13 | 16.70' | 25.00' | 038°16'56" |
| C14 | 74.96' | 265.00' | 016°12'24" |
| C15 | 60.12' | 235.00' | 014°39'33" |
| C16 | 8.32' | 50.00' | 009°32'08" |
| C17 | 11.03' | 25.00' | 025°16'46" |
| C18 | 17.10' | 40.00' | 024°29'18" |
| C19 | 4.97' | 12.50' | 022°46'59" |
| C20 | 3.86' | 25.00' | 008°51'01" |
| C21 | 11.94' | 20.07' | 034°05'38" |




## LEGEND

- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID)
- SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR AND ALUM. CAP)
- SET REBAR AND CAP AMERICAN LAND CONSULTING (UNLESS OTHERWISE SPECIFIED ON THE PLAT)
- EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS 1, RING & LID)
- BOUNDARY LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY EASEMENT
- SECTION LINE
- TIE LINE
- LOT LINE
- 511 SQ. FT. DECELERATION LANE TO BE DEDICATED TO SANTA CLARA CITY FOR PIONEER PARKWAY (RIGHT-OF-WAY)


AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770


| | |
|---|---|
| JOB # 25-044 CW VERA | DATE: 01/23/2026 |
| FILE: FP-COMMERCIAL.DWG | SCALE: 1"=40' |

## AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOT 2 OF SILVERADO SANTA CLARA PARTIAL AMENDMENT "A" DOCUMENT NO. 20250038684 INTO 7 LOTS WHILE CREATING AN AN ACCESS EASEMENT BETWEEN THIS PARCEL OF PROPERTY AND HARMONS SANTA CLARA SUBDIVISION DOCUMENT NO. 20160002079 AND TO VACATE/REMOVE THE 30' PERPETUAL EASEMENT SHOWN ON THE ORIGINAL PLAT LOT 2

FINAL PLAT OF:

**SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)**

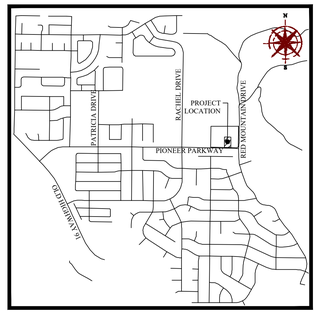
NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH



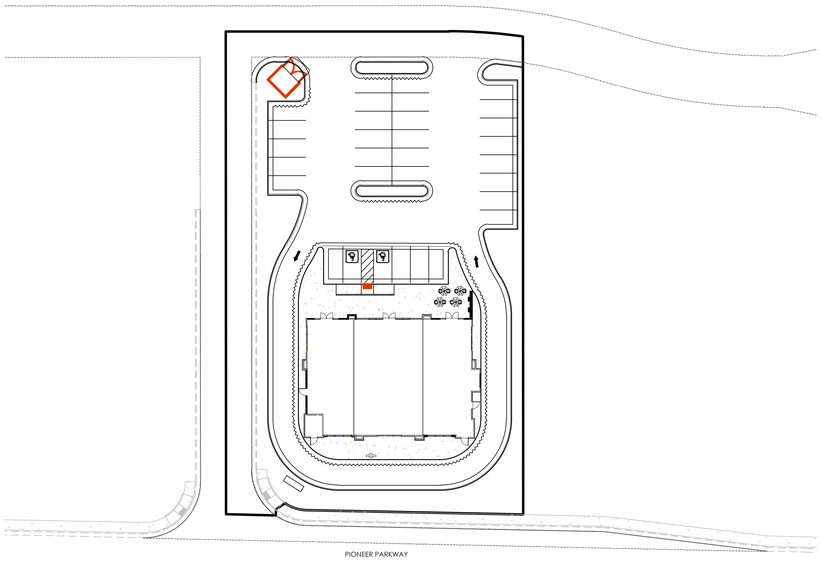
C:\Dropbox\American\03 Projects\2025\25-044 Cole West Vera\03 Drawings\Survey Drawings\Final Plat\Commercial\2026.01.21 Commercial Final Plat.dwg

# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT




VICINITY MAP




SITE MAP

## GENERAL NOTES

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

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

3. ALL CONSTRUCTION SHALL ADHERE TO SANTA CLARA CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.

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

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

## NOTICE

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

## ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

## CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: CAROLINA ORTIZ

OWNER/DEVELOPER
COLE WEST DEVELOPMENT LLC
610 N 800 W, CENTERVILLE, UTAH 84014
(801) 907-1745
CONTACT: JASON MALASKA

**BENCHMARK**

NORTH QUARTER CORNER OF SECTION 9
TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 2945.53
DATUM: NAVD 88

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 13801191-2202
BENJAMIN B. DUZETT
5/19/26
STATE OF UTAH

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

COLE WEST

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THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|

T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

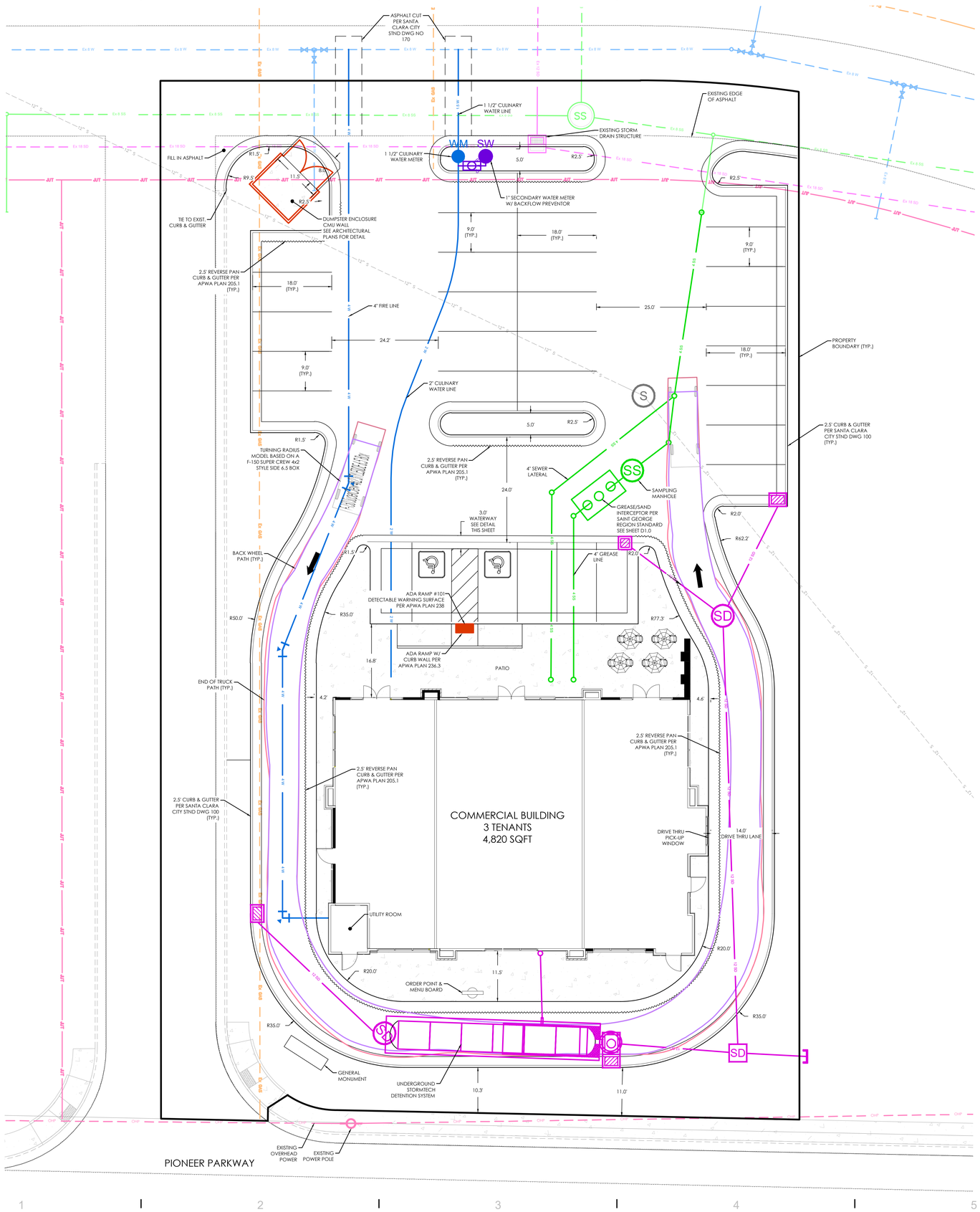
COVER SHEET

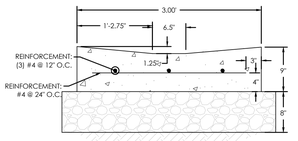
DRAWING NUMBER
C1.0

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26

PRINTED AT Z:_2026\26-0002 Vera Commercial Lot 3\design 26-0002\dwg\sheets\C1.0 - COVER SHEET.dwg




3' WATERWAY
NTS

## LEGEND

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

## SITE TABULATIONS

**GENERAL PROPERTY INFO**

| | |
|---|---|
| TOTAL ACREAGE: | ±0.78 ACRES |
| CURRENT ZONING: | COMMERCIAL |
| BUILDING SQFT: | 4,820 SQ.FT (GROSS SQ.FT)<br>3 TENANTS |
| IMPERVIOUS AREA: | 23,179 SQ.FT |
| LANDSCAPE AREA: | 5,247 SQ.FT (15.4%) |

**PARKING:**

| | |
|---|---|
| OPEN PARKING: | 29 STALLS |
| ADA PARKING: | 2 ADA STALLS |
| **TOTAL** | **31 STALLS** |

**UTILITY SERVICE SIZES**

- WATER METER: 1 ½" WM
- SEWER DEMAND : 27 GPM
- SEWER : 4" LATERAL
- FIRE LINE : 4" LATERAL

**OPEN SPACE**

| | |
|---|---|
| LANDSCAPE | 5,247 SQFT |
| OPEN AREA | 2,408 SQFT |
| PROVIDED OPEN SPACE (22%) | 7,655 SQFT |

N

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GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

PRINTED AT Z:_2026\26-0002 Vera Commercial Lot 3\design 26-0002\dwg\sheets\C3.0 - SITE PLAN.dwg

LICENSED PROFESSIONAL ENGINEER
No. 13800191-2202
BENJAMIN B. DUZETT
3/19/26
STATE OF UTAH

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

COLE WEST

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|

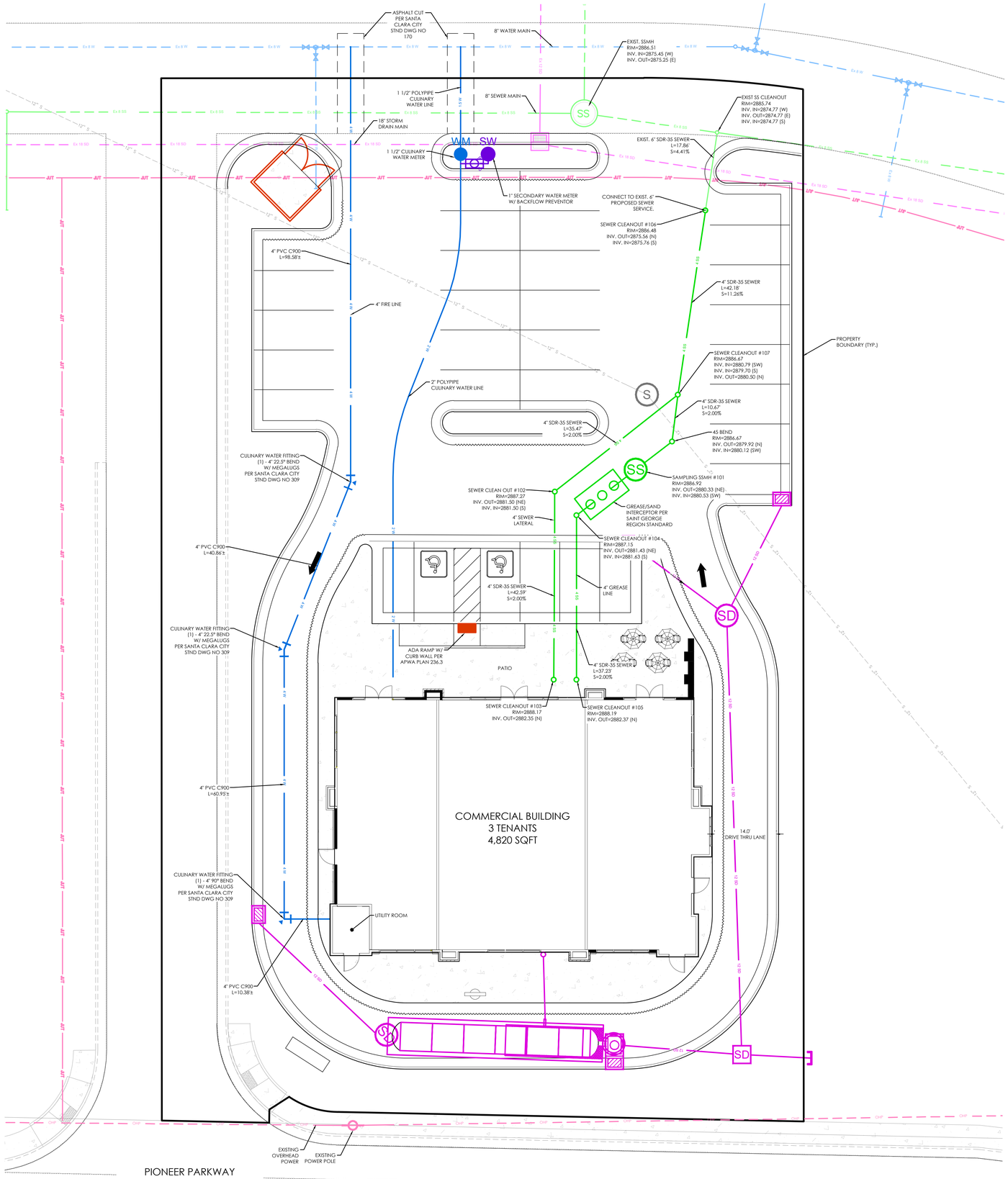
T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

SITE PLAN

DRAWING NUMBER
C3.0

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26




## LEGEND

- BOUNDARY
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- XX SD — XX" STORM DRAIN
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

## SITE TABULATIONS

### UTILITY SERVICE SIZES

- WATER METER: 2" WM
- SEWER DEMAND : 27 GPM
- SEWER : 4" LATERAL
- FIRE LINE : 4" LATERAL

**NOTE TO CONTRACTOR:**
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS, THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

S

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

PRINTED AT Z:_2026\26-0002 Vera Commercial Lot 3\design 26-0002\dwg\sheets\C4.0 - UTILITY PLAN.dwg

LICENSED PROFESSIONAL ENGINEER
No. 13801191-2202
BENJAMIN B. DUZETT
3/19/26
STATE OF UTAH

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

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610 N 800 W
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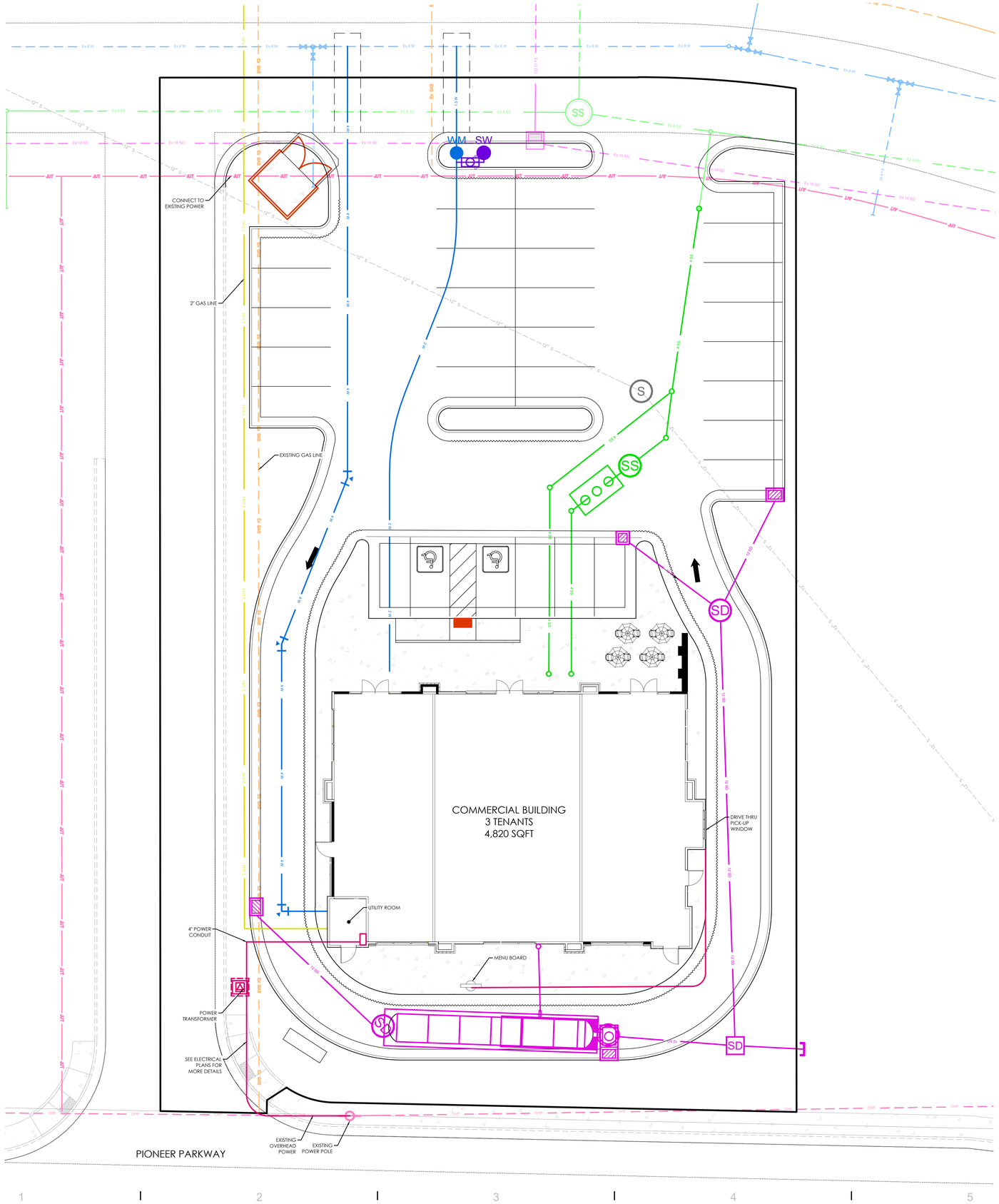


## LEGEND

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

## SITE TABULATIONS

### DRY UTILITY SERVICE SIZES

- GAS LINE: 2"

**NOTE TO CONTRACTOR:**
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

S

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

PRINTED AT Z:_2026\26-0002 Vera Commercial Lot 3\design 26-0002\dwg\sheets\C4.1 -DRY UTILITY PLAN.dwg

LICENSED PROFESSIONAL ENGINEER
No. 13801911-2202
BENJAMIN B. DUZETT
3/19/26
STATE OF UTAH

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|

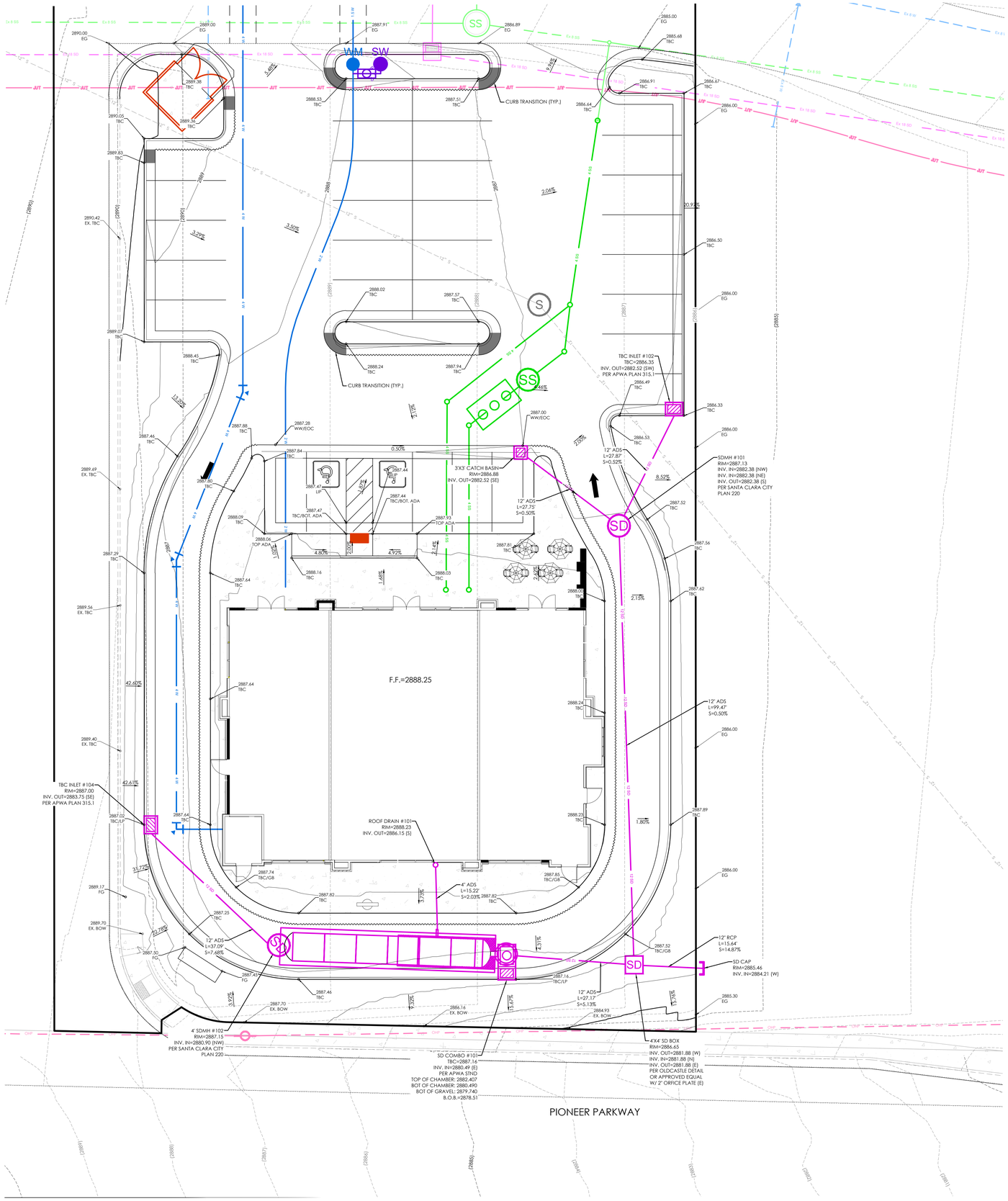
T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

DRY UTILITY PLAN

DRAWING NUMBER
C4.1

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

## Detention Pond

**Project:** The Vera Commercial - Lot 3
**Location** Santa Clara, Utah
**Date:** 1/13/2026
**Designer:** Olivia Duzett

FOCUS ENGINEERING & SURVEYING

**10-Year Detention Sizing**

### Design Criteria

Intensity Table: Per NOAA Atlas 14
**Return Period:** **10 year**
**Allowable Discharge:** **0.20 cfs/acre** Per Santa Clara City Standards

### Allowable Discharges

Storm Drain Discharge: 0.157 cfs
Other Discharge: 0.00 cfs Source:
**Total Discharge:** **0.157 cfs**

### Weighted "C" Value

| *Surface Type* | *Area (sf)* | *"C" Value* | *C*A* |
|---|---|---|---|
| Building | 5,321 | 0.85 | 4,523 |
| Drives | 0 | 0.85 | 0 |
| Roadway and Sidewalk | 23,556 | 0.85 | 20,022 |
| Landscape | 5,247 | 0.15 | 787 |
| Totals | 34,124 | | 25,332 |
| **Weighted "C" Value** | | **0.74** | |

### Drainage Calculations

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| *min* | *in/hr* | | *Ac* | *cfs* | *cf* | *cfs* | *cf* | *cf* |
| 15.0 | 2.14 | 0.74 | 0.78 | 1.24 | 1,120 | 0.16 | 141 | 979 |
| 30.0 | 1.44 | 0.74 | 0.78 | 0.84 | 1,507 | 0.16 | 282 | 1,225 |
| 60.0 | 0.89 | 0.74 | 0.78 | 0.52 | 1,865 | 0.16 | 564 | 1,301 |
| 120.0 | 0.50 | 0.74 | 0.78 | 0.29 | 2,094 | 0.16 | 1,128 | 966 |
| 180.0 | 0.36 | 0.74 | 0.78 | 0.21 | 2,242 | 0.16 | 1,692 | 550 |
| 360.0 | 0.22 | 0.74 | 0.78 | 0.13 | 2,726 | 0.16 | 3,384 | -658 |
| 720.0 | 0.13 | 0.74 | 0.78 | 0.08 | 3,241 | 0.16 | 6,768 | -3,527 |
| 1440.0 | 0.07 | 0.74 | 0.78 | 0.04 | 3,718 | 0.16 | 13,537 | -9,818 |

***Maximum Storage Requirement:*** ***1,301***
*Maximum Storage Requirement (ac-ft):* 0.03

***Detention Basin Design***

Storage Requirement: 1,301 cf
Allowable Depth: 1.0 ft
Retention Pond Volume: 1,316 cf
Roadway Sump Storage: 0 cf

**Total Storage** **1,316** ***DETENTION ADEQUATE***

***Orifice Design***

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.16

Orifice Sizing: h = 2 ft
C = 0.6
A = 0.023 sf
dia. = 2.05 inches

**Orifice Size=** **2.1** **inch**

N

S

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 13801191-2202
BENJAMIN B. DUZETT
1/19/26
STATE OF UTAH

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|

T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
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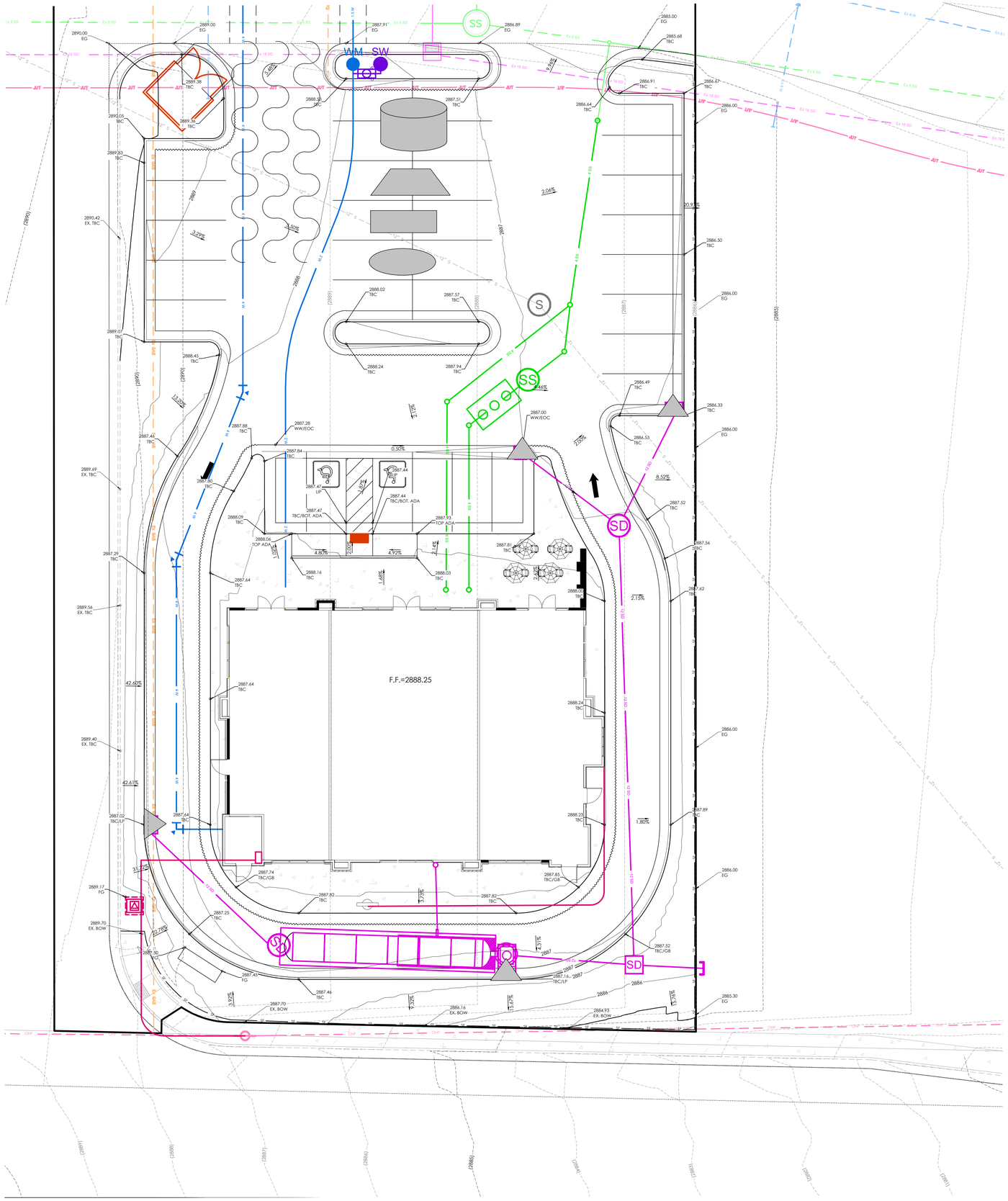
GRADING & DRAINAGE PLAN

DRAWING NUMBER
C5.0

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26




## EROSION CONTROL LEGEND

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

N

S

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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BENJAMIN B. DUZETT
3/19/26
STATE OF UTAH

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
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T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
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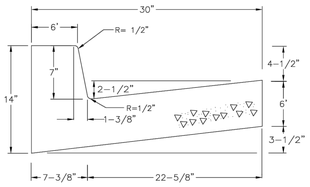
A EROSION CONTROL PLAN

DRAWING NUMBER
C6.0

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26




STANDARD CURB & GUTTER
(TYPE HB30-7)

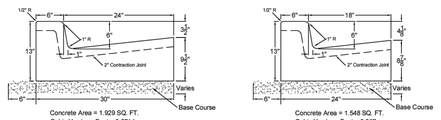
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A".

SANTA CLARA CITY PUBLIC SERVICES DEPARTMENT

| REVISIONS | | |
|---|---|---|
| DATE | DESCRIPTION | BY |
| | | |

STANDARD CURB & GUTTER DETAIL

STANDARD DWG. NO.: TDO | 1 OF 1
APPROVED:
DATE: OCT 2008 | BY: TE



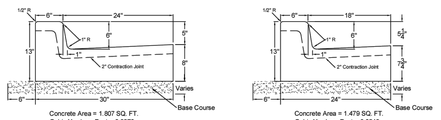

Concrete Area = 1.929 SQ. FT.
Cubic Yard per Foot = 0.0714

**Type A - 30" Standard**




Concrete Area = 1.548 SQ. FT.
Cubic Yard per Foot = 0.057

**Type A - 24" Standard**



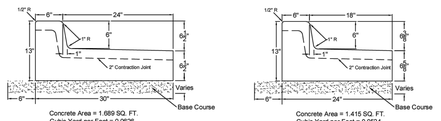

Concrete Area = 1.807 SQ. FT.
Cubic Yard per Foot = 0.0670

**Type A - 30" ADA Access**




Concrete Area = 1.479 SQ. FT.
Cubic Yard per Foot = 0.0548

**Type A - 24" ADA Access**




Concrete Area = 1.689 SQ. FT.
Cubic Yard per Foot = 0.0626

**Type A - 30" Reverse Pan**




Concrete Area = 1.415 SQ. FT.
Cubic Yard per Foot = 0.0524

**Type A - 24" Reverse Pan**

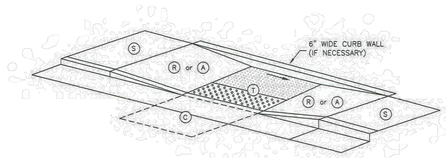
Backfill Behind Curb Before Paving Against Lip of Gutter

AMERICAN PUBLIC WORKS ASSOCIATION

# Type A Curb and Gutter

Plan **205.1**
Revised January 2025

## TURNING SPACE AT STREET LEVEL




EXAMPLE 5

| ELEMENT | | DIMENSION |
|---|---|---|
| R | A | 4 FEET WIDE MINIMUM |
| C | T | 4 FEET SQUARE MINIMUM |

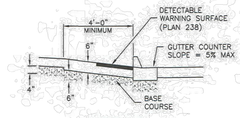
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

**TABLE OF DIMENSIONS**

| | | RUNNING SLOPE (%) MAXIMUM | CROSS SLOPE (%) MAXIMUM |
|---|---|---|---|
| TURNING SPACE | T | STREET GRADE | 2 |
| CURB RAMP | R | 8.33 | 2 |
| CLEAR SPACE | C | 5 | STREET GRADE |
| SIDEWALK | S | STREET GRADE | 2 |
| APPROACHE | A | 8.33 | 2 |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.

**SLOPE TABLE**




**MATERIALS**

APWA Utah Chapter

*Mid-block curb cut assembly*

Plan **236.3**
September 2011

## Pretreatment Notes

1. A "Food Service Establishment" is defined as any building, vehicle, place, or structure, or any room or division in a building, vehicle, place, or structure, where: (A) food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises; (B) called for or taken out by customers; or (C) prepared prior to being delivered to another location for consumption.(Ord. 8-4-14-2)

2. All newly constructed commercial structures, strip malls, multi-tenant planned occupied buildings, or planned unoccupied buildings, shall install independent wastewater discharge lines stubbed out within each designated future food establishment unit. If a new source commercial structure, strip mall, or multi-tenant building has planned occupancy by one or more businesses that do not generate FOG, and therefore do not need a grease interceptor, and the owner of the structure does not facilitate the installation of independent wastewater discharge lines and install a common interceptor, then no future food establishment shall be permitted, unless the facilities are retrofitted for independent lines.(Ord. 8-4-14-3)

3. All plans proposing to install an interceptor must include the City of St. George Standard Detail. (Ord. 8-4-14-3)

4. The discharge of wastewater with temperatures in excess of one hundred forty degrees Fahrenheit (140°F) to any FOGS control device, including interceptors and traps, is prohibited. (Ord. 8-4-14-4)

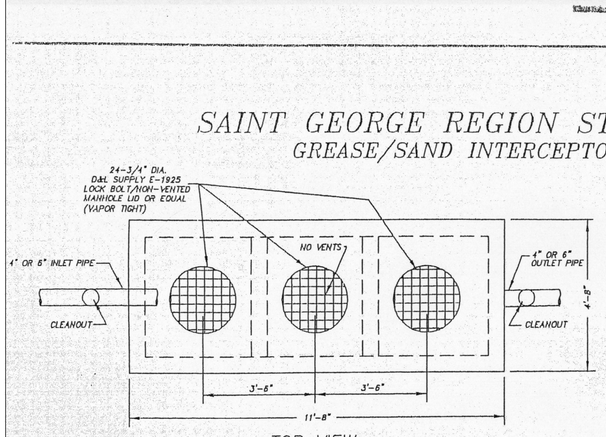
5. Installation and use of food grinders in new and/or remodeled FSE's are not recommended. (Ord. 8-4-14-4)

6. All drains near chemical storage shall be plugged and/or chemicals shall have secondary containment to prevent discharge into the sanitary sewer.

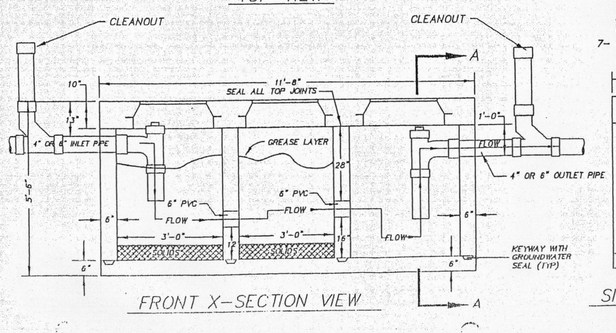
7. All kitchen fixtures (including mop sinks and excluding hand washing sinks and ice machines) must discharge to the grease waste line that flows into the grease interceptor. Prior to occupancy and/or the issuance of the business license and following the interceptor leak test approval, all kitchen fixtures must pass a dye test performed by the Pretreatment Department. Request a dye test from the Pretreatment Department by visiting pretreatment.sgcity.org when all kitchen fixtures are installed, plumbed to the grease interceptor, and have running water to them. Any questions can be directed to (435) 627-4266.

8. No user shall introduce or cause to be introduced into the POTW any pollutant or wastewater as outlined in Ord. 8-4-2.1 (Prohibited Discharge Standards).

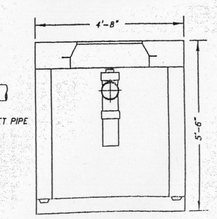
# SAINT GEORGE REGION STANDARD
## GREASE/SAND INTERCEPTOR




TOP VIEW




FRONT X-SECTION VIEW

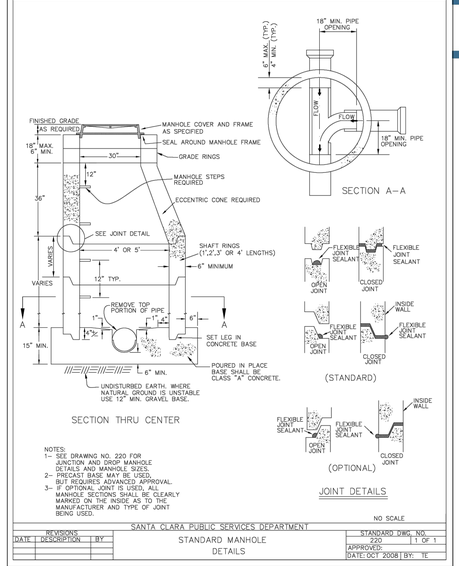



SIDE X-SECTION A--A

CITY OF ST. GEORGE ENGINEERING DEPARTMENT
GREASE/SAND INTERCEPTOR DETAILS

STANDARD DWG. NO.: 234 | 1 OF 1
APPROVED: Chris Hall
DATE: 9/1/04 | BY: LSZ

| REVISIONS | | |
|---|---|---|
| DATE | DESCRIPTION | BY |
| 2/1/05 | ADDED NOTE 8 | LSZ |




NOTES:
1- SEE DRAWING NO. 220 FOR JUNCTION AND DROP MANHOLE DETAILS AND MANHOLE SIZES.
2- PRECAST BASE MAY BE USED, BUT REQUIRES ADVANCED APPROVAL.
3- IF OPTIONAL JOINT IS USED, ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO THE MANUFACTURER AND TYPE OF JOINT BEING USED.

NO SCALE

SANTA CLARA PUBLIC SERVICES DEPARTMENT

| REVISIONS | | |
|---|---|---|
| DATE | DESCRIPTION | BY |
| | | |

STANDARD MANHOLE DETAILS

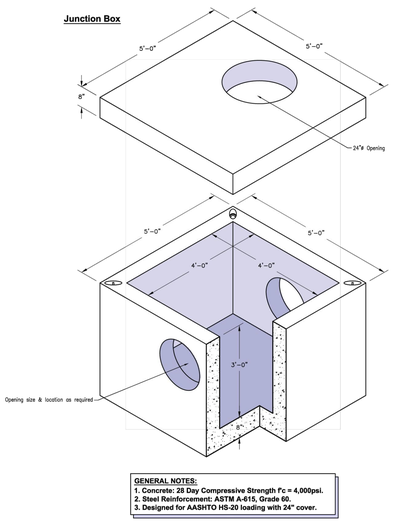
STANDARD DWG. NO.: 220 | 1 OF 1
APPROVED:
DATE: OCT 2008 | BY: TE

Oldcastle Precast

**WATER**

***4'-0"x4'-0"x3'-0" ID Junction Box***
**Model: 44 JB**

**Junction Box**




**GENERAL NOTES:**
**1. Concrete: 28 Day Compressive Strength f'c = 4,000psi.**
**2. Steel Reinforcement: ASTM A-615, Grade 60.**
**3. Designed for AASHTO HS-20 loading with 24" cover.**

**Mid Atlantic Region**

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**oldcastleprecast.com**
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**W-08-8**

**888-9 Oldcastle**
**(888-965-3227)**

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

LICENSED PROFESSIONAL ENGINEER
No. 13801191-2202
BENJAMIN B. DUZETT
5/19/26
STATE OF UTAH

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# THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|
| | | |

T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

DETAILS

DRAWING NUMBER
**D1.0**

PROJECT NUMBER
26-0002

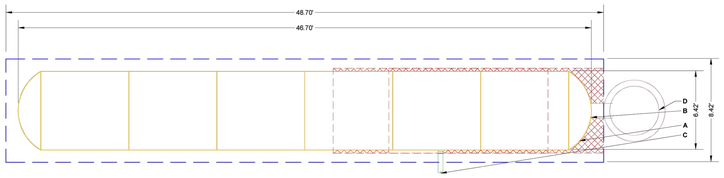
ISSUE DATE : 03/19/26

PRINTED AT Z:_2026\26-0002 Vera Commercial Lot 3\design 26-0002\dwg\sheets\D1.0 - DETAILS.dwg

| PROPOSED LAYOUT | | CONCEPTUAL ELEVATIONS | |
|---|---|---|---|
| 5 | STORMTECH MC-3500 CHAMBERS | MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED): | 12.50 |
| 2 | STORMTECH MC-3500 END CAPS | MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): | 6.50 |
| 12 | STONE ABOVE (in) | MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): | 6.00 |
| 9 | STONE BELOW (in) | MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT): | 6.00 |
| 40 | STONE VOID | MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): | 6.00 |
| 1316 | INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED) | TOP OF STONE: | 5.00 |
| | | TOP OF MC-3500 CHAMBER: | 4.50 |
| | | 6" INSERTA TEE INVERT: | 1.28 |
| | | 12" BOTTOM CONNECTION INVERT: | 0.88 |
| 410 | SYSTEM AREA (SF) | BOTTOM OF MC-3500 CHAMBER: | 0.78 |
| 114.2 | SYSTEM PERIMETER (ft) | BOTTOM OF STONE: | 0.00 |

*INVERT ABOVE BASE OF CHAMBER

| PART TYPE | ITEM ON LAYOUT | DESCRIPTION | INVERT* | MAX FLOW |
|---|---|---|---|---|
| PREFABRICATED END CAP | A | 12" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS | | |
| PIPE CONNECTION | B | 12" BOTTOM CONNECTION | 1.35" | |
| INSERTA TEE | C | 4" DIAMETER | 6.00" | |
| CONCRETE STRUCTURE | D | (DESIGN BY ENGINEER / PROVIDED BY OTHERS) | | 2.5 CFS IN |




NO ISOLATOR ROW PLUS

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

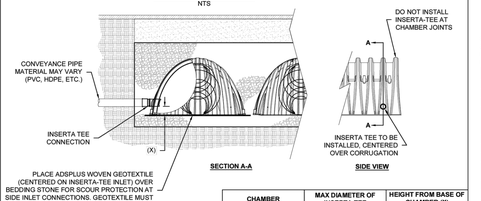
BED LIMITS

**NOTES**
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

## INSERTA TEE DETAIL

NTS




**NOTES:**
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

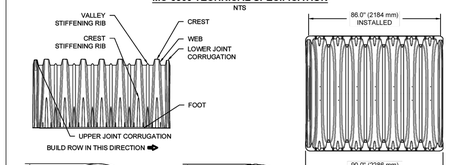
| CHAMBER | MAX DIAMETER OF INSERTA TEE | HEIGHT FROM BASE OF CHAMBER (X) |
|---|---|---|
| SC-310 | 6" (150 mm) | 4" (100 mm) |
| SC-800 | 10" (250 mm) | 4" (100 mm) |
| DC-780 | 10" (250 mm) | 4" (100 mm) |
| MC-3500 | 12" (300 mm) | 6" (150 mm) |
| MC-4500 | 12" (300 mm) | 8" (200 mm) |
| MC-7200 | 12" (300 mm) | 8" (200 mm) |

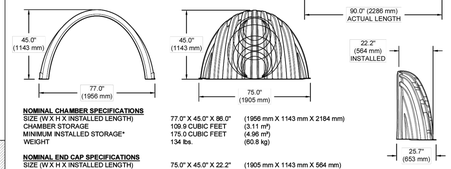
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

3 INSERTA-TEE SIDE INLET DETAIL

## MC-3500 TECHNICAL SPECIFICATION

NTS




**NOMINAL CHAMBER SPECIFICATIONS**

| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 77.0" X 45.0" X 86.0" | (1956 mm X 1143 mm X 2184 mm) |
| CHAMBER STORAGE | 109.9 CUBIC FEET | (3.11 m³) |
| MINIMUM INSTALLED STORAGE* | 175.0 CUBIC FEET | (4.96 m³) |
| WEIGHT | 134 lbs. | (60.8 kg) |

**NOMINAL END CAP SPECIFICATIONS**

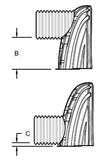
| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 75.0" X 45.0" X 22.2" | (1905 mm X 1143 mm X 564 mm) |
| END CAP STORAGE | 14.9 CUBIC FEET | (0.42 m³) |
| MINIMUM INSTALLED STORAGE* | 45.1 CUBIC FEET | (1.28 m³) |
| WEIGHT | 49 lbs. | (22.2 kg) |

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

| PART # | STUB | B | C |
|---|---|---|---|
| MC3500IEPP06T | 6" (150 mm) | 33.21" (844 mm) | --- |
| MC3500IEPP06B | | --- | 0.66" (17 mm) |
| MC3500IEPP08T | 8" (200 mm) | 31.16" (791 mm) | --- |
| MC3500IEPP08B | | --- | 0.81" (21 mm) |
| MC3500IEPP10T | 10" (250 mm) | 29.04" (738 mm) | --- |
| MC3500IEPP10B | | --- | 0.93" (24 mm) |
| MC3500IEPP12T | 12" (300 mm) | 26.36" (670 mm) | --- |
| MC3500IEPP12B | | --- | 1.35" (34 mm) |
| MC3500IEPP15T | 15" (375 mm) | 23.39" (594 mm) | --- |
| MC3500IEPP15B | | --- | 1.50" (38 mm) |
| MC3500IEPP18TC | 18" (450 mm) | 20.03" (509 mm) | --- |
| MC3500IEPP18TW | | | |
| MC3500IEPP18BC | | --- | 1.77" (45 mm) |
| MC3500IEPP18BW | | | |
| MC3500IEPP24TC | 24" (600 mm) | 14.48" (368 mm) | --- |
| MC3500IEPP24TW | | | |
| MC3500IEPP24BC | | --- | 2.06" (52 mm) |
| MC3500IEPP24BW | | | |
| MC3500IEPP30BC | 30" (750 mm) | --- | 2.75" (70 mm) |

NOTE: ALL DIMENSIONS ARE NOMINAL




CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

2 MC-3500 TECHNICAL SPECIFICATION

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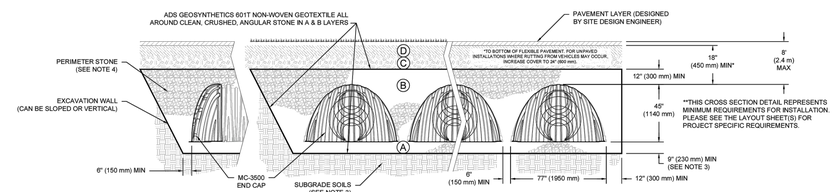
## ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

| | MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|---|---|---|
| D | **FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | **INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.<br>MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145[4]<br>A-1, A-2-4, A-3<br>OR<br>AASHTO M43[4]<br>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | **EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE<br>OR RECYCLED CONCRETE[5] | AASHTO M43[4]<br>3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | **FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE<br>OR RECYCLED CONCRETE[5] | AASHTO M43[4]<br>3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3] |

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".




**NOTES:**
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-3500 CROSS SECTION DETAIL

StormTech® Chamber System

WWW.ADSPIPE.COM

ADS

SHEET 1 OF 1

DATE: 03/12/2026
PROJECT #:
DRAWN: UU
CHECKED: N/A
REV:
NOT TO SCALE

26-0002 VERA LOT 3 V. 2

SANTA CLARA, UT, USA

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LICENSED PROFESSIONAL ENGINEER
No. 13801191-2202
BENJAMIN B. DUZETT
9/19/25
STATE OF UTAH

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COLE WEST

THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

| REV # | DESCRIPTION | DATE |
|---|---|---|

T 866.744.2489
610 N 800 W
CENTERVILLE, UT 84014
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DETAILS

DRAWING NUMBER
D2.0

PROJECT NUMBER
26-0002

ISSUE DATE : 03/19/26

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

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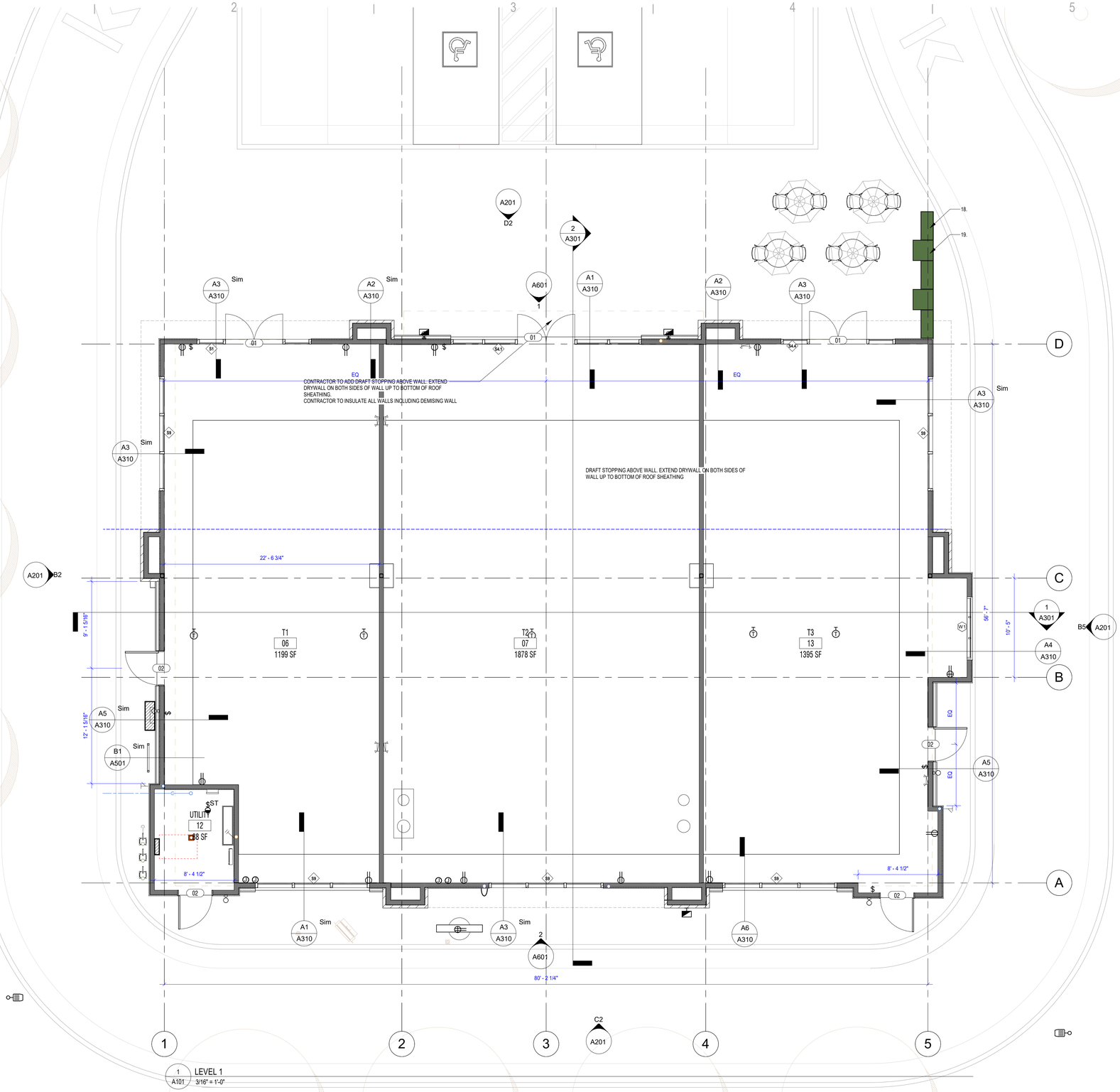


## FLOOR PLAN GENERAL NOTES:

1. WALLS DIMENSIONED TO EDGE OF STUD, U.N.O
2. ALL WALLS TO BE 2x STICK FRAMED DIMENSIONAL LUMBER
3. PROVIDE BLOCKING IN WALL FOR ALL ACCESSORIES, GRAB BARS, MILLWORK, AND EQUIPMENT AS REQUIRED
4. ROOF ACCESS LADDER. SEE DETAILS ON A501
5. STEEL COLUMNS, SEE STRUCTURAL
6. ALL WALLS TO BE INSULATED MIN R-19 FOIL FACED BATT INSULATION.
7. REDI ACCESS OR QUICK SERV DRIVE-THRU WINDOW WITH ELECTRONIC AIR CURTAIN AND STAINLESS INTERIOR SILL AND EXTERIOR STAINLESS SHELF. VERIFY WINDOW SIZE WITH TENANT.
8. SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYP.
9. SLOPE SIDEWALKS AWAY FROM BUILDING MAX 14" PER FOOT IN FRONT OF EXIT DOORS. SEE CIVIL FOR GRADE
10. NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL. ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOOLED. JOINTS SHALL BE ALIGHNED WITH ARCHITECTURAL FEATURES WHEN POSSIBLE. SPACING SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 6'-0". IN A FIELD WITHOUT ARCHITECTURAL FEATURES, JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT. SEE CIVIL.
11. ASPHALT PAVINGS; REFER TO SOILS REPORT FOR SPECIFIED THICKNESS.
12. DIRECTIONAL ARROWS ON DRIVE LANE
13. TELEPHONE 'D-MARK' LOCATION, PAINTED TO MATCH SIDING. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.
14. WATER SHUT OFF AND FIRE RISER LOCATION, SEE PLUMBING
15. GAS METER LOCATION, SEE PLUMBING DRAWINGS. GAS LINE SHALL PENETRATE WALL JUST ABOVE METER AND BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING ROOF FOR DISTRIBUTION.
16. ELECTRICAL METERS VERIFY WITH ELECTRICAL DRAWINGS
17. PROVIDE EMPTY OVERHEAD CONDUIT TO EACH TENANT SPACE AT THIS POSSIBLE PANEL LOCATION (VERIFY WITH TENANT) WIRE TO BE PULLED AT TIME OF TENANT IMPROVEMENT.
18. CORTEN STEEL RECTANGULAR PLANTER BOX, 36 x 16 x 16 INCHES BY "DIY CARTEL" OR SIMILAR
19. CORTEN STEEL CUBE PLANTER BOX, 26 x 26 x 26 INCHES BY "DIY CARTEL" OR SIMILAR

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# Vera - Parcel 3

Red Mountain Dr & Pioneer Pkwy
Santa Clara, UT 84765

REVISIONS:

| REV # | DESCRIPTION | DATE |
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T 866.744.CITY
610 N 800 W
CENTERVILLE, UT 84014
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FLOOR PLAN

DRAWING NUMBER
A101

PROJECT NUMBER
2024.001

ISSUE DATE : 2025.07.23

SD

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## EXTERIOR MATERIALS LEGEND:

| | | |
|---|---|---|
| 1 | | **INTERSTATE BRICK KING 3X10**<br>COLOR: Terra Cotta<br>MORTAR: 135 MORTAR - STANDARD (TBA)<br>COLOR MATCHED MORTAR |
| 2 | | **4x8x16 CMU**<br>COLOR: "CHARCOAL HONED"<br>MORTAR: STANDARD<br>COLOR TO MATCH |
| 3 | | **STUCCO**<br>COLOR: SNOWBOUND, SW 7004<br>FINISH: MEDIUM SAND FLOAT, ACRYLIC FINISH OVER 3-COAT STUCCO |
| 4 | | **CEMENTITIOUS BOARD,** 6" SHIPLAP SIDING<br>MILBOARD : GAUNTLET GRAY SW 7019 |
| 5 | | **CEMENTITIOUS BOARD,** 6" SHIPLAP SIDING<br>MILBOARD : TERRA BRUN SW 6048 |
| 6 | | **COLD ROLLED STEEL,**<br>COLOR: POWDERCOATED TO MATCH TERRA BRUN SW 6048 |
| 7 | | GLASS ALUMINUM STOREFRONT :<br>1" TEMPERED GLASS |
| 8 | | **DRIP EDGE/SOFFIT/GUTTERS**<br>ALUMINUM<br>COLOR: IRON ORE SW 7069 |

TOTAL EXTERIORS SF

| | | |
|---|---|---|
| BRICK : | 1644 SF | 27% |
| CMU : | 122 SF | 2% |
| GLASS : | 1040 SF | 17% |
| STUCCO : | 1489 SF | 26% |
| SIDING : | 1697 SF | 28% |
| TOTAL : | 5992 | |

C2 A201 SOUTH ELEVATION 3/16" = 1'-0"
BRICK : 417 SF
CMU : 16 SF
GLASS : 360 SF
STUCCO : 404 SF
SIDING : 716 SF

B5 A201 EAST ELEVATION 3/16" = 1'-0"
BRICK : 306 SF
CMU : 25 SF
GLASS : 120 SF
STUCCO : 228 SF
SIDING : 611 SF

B2 A201 WEST ELEVATION 3/16" = 1'-0"
BRICK : 327 SF
CMU : 48 SF
GLASS : 120 SF
STUCCO : 388 SF
SIDING : 130 SF

D2 A201 ELEVATION FRONT 3/16" = 1'-0"
BRICK : 594 SF
CMU : 33 SF
GLASS : 440 SF
STUCCO : 469 SF
SIDING : 240 SF

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# Vera - Parcel 3

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ELEVATIONS

DRAWING NUMBER
A201

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ISSUE DATE : 2025.07.23

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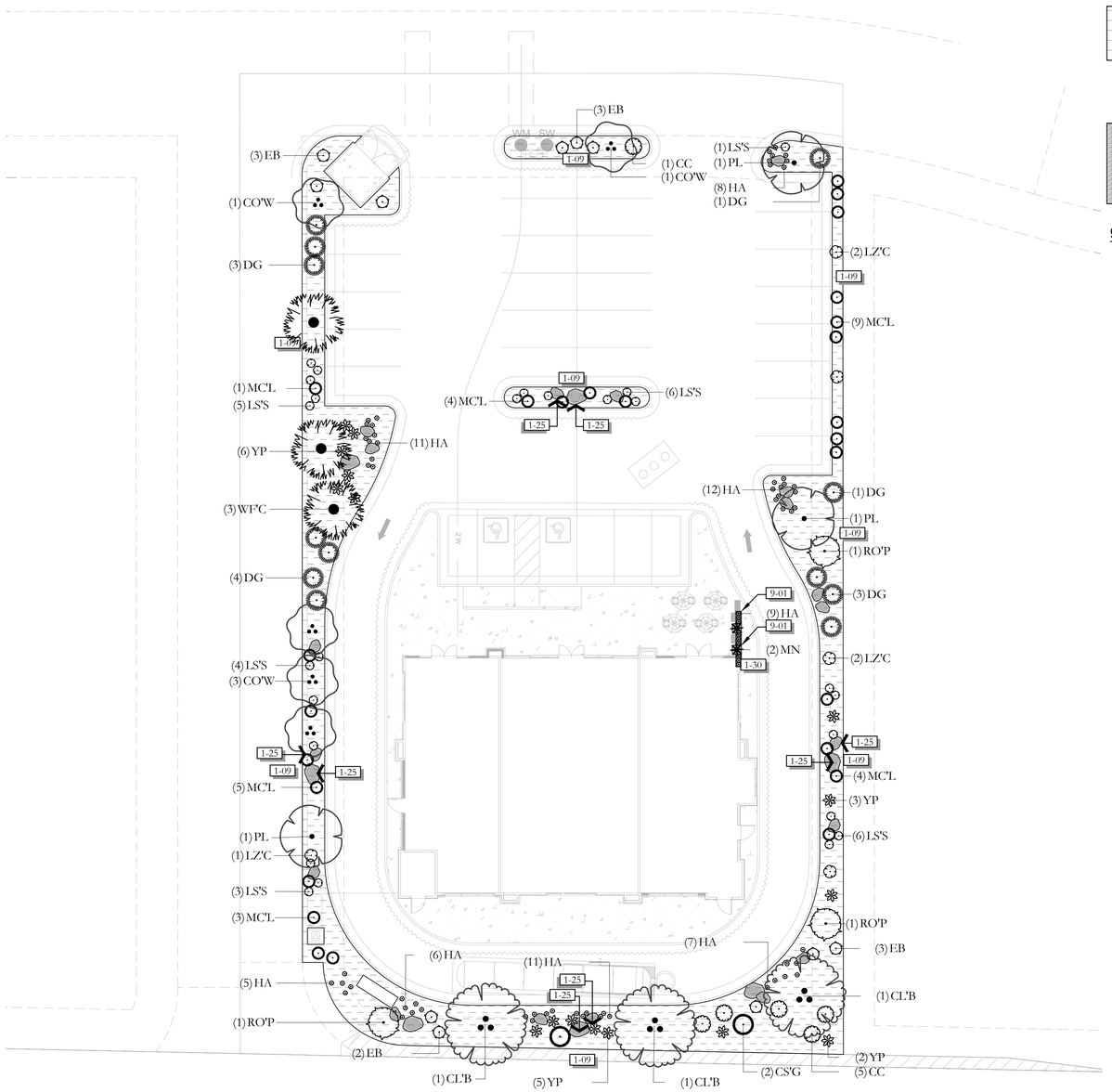


## SITE MATERIALS

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

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|---|---|---|
| **1 LANDSCAPE** | | | |
| | 1-09 | 1" MINUS TAN CRUSHED ROCK<br>SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.<br>PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. | 5,026 sf |
| | 1-25 | BOULDERS- DECORATIVE<br>3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501. | 26 |
| | 1-30 | UTELITE PLANTER SOIL MIX<br>FILL RAISED PLANTER WITH UTELITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER.<br>25% UTELITE SOIL CONDITIONER<br>50% SCREENED TOPSOIL<br>25% APPROVED COMPOST | 20 sf |
| **9 SITE FURNISHINGS** | | | |
| | 9-01 | CORTEN STEEL PLANTER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. | |

## PLANT MATERIALS

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

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|---|
| **CONIFERS** | | | | | | |
| | CS'G | 2 | Cupressus sempervirens 'Glauca'<br>Blue Italian Cypress | B & B | | 6`-7` |
| **DECIDUOUS TREES** | | | | | | |
| | CO'W | 5 | Cercis occidentalis<br>Western Redbud Multi-trunk | B & B | Multi-trunked | |
| | CL'B | 3 | Chilopsis linearis 'Burgundy Lace'<br>Burgundy Lace Desert Willow | B & B | Multi-trunked | |
| | PL | 3 | Pyrus calleryana 'Chanticleer'<br>Chanticleer Callery Pear | B & B | 2"Cal | |
| **PALMS** | | | | | | |
| | WF'C | 3 | Washingtonia filifera<br>California Fan Palm | B & B | 2"Cal | |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| **SHRUBS** | | | | |
| | EB | 11 | Euphorbia biglandulosa<br>Gopher Plant | 5 gal |
| **DECIDUOUS SHRUBS** | | | | |
| | CC | 6 | Convolvulus cneorum<br>Bush Morning Glory | 5 gal |
| **EVERGREEN SHRUBS** | | | | |
| | LZ'C | 5 | Leucophyllum zygophyllum<br>Cimarron Texas Sage | 5 gal |
| | RO'P | 3 | Rosmarinus officinalis 'Prostratus'<br>Creeping Rosemary | 5 gal |
| **GRASSES** | | | | |
| | MC'L | 26 | Muhlenbergia capillaris 'Lenca'<br>Regal Mist® Pink Muhly Grass | 1 gal |
| | MN | 2 | Muhlenbergia rigida 'Nashville'<br>Nashville Purple Muhly | 5 gal |
| **PERENNIALS** | | | | |
| | HA | 69 | Hymenoxys argentea<br>Perky Sue | 5 gal |
| | LS'S | 25 | Lavandula stoechas<br>Spanish Lavender | 1 gal |
| **SUCCULENTS** | | | | |
| | DG | 12 | Dasylirion acrotrichum<br>Green Desert Spoon | 5 gal |
| | YP | 16 | Yucca parviflora<br>Red Yucca | 5 gal |

**ISSUE DATE** 3/31/2026

**PROJECT NUMBER** UT25204

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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**PLAN INFORMATION**

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 12/19/2025

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

NORTH

0' 8' 16' 32' 64'

GRAPHIC SCALE: 1" = 16'

**PROJECT INFORMATION**

# VERA RETAIL PLAT C
## SANTA CLARA, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

XXXXX
XXX-XXX-XXXX

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**LANDSCAPE ARCHITECT / PLANNER**

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

**LICENSE STAMP**

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
3/31/2026
REGISTERED
STATE OF UTAH

**DRAWING INFO**

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 3/31/2026

**LANDSCAPE OVERALL PLAN**

CITY PERMIT SET

LP-100

# LANDSCAPE PLAN SPECIFICATIONS

PART 1 - 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-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING 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

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES 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 GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION 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 BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" ALUMINUM EDGING WITH 15" 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, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING 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 COURSER 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 SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

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.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 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.

END OF SECTION

# LANDSCAPE PLAN NOTES

**GRADING AND DRAINAGE REQUIREMENTS**

- 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"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- 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

**GENERAL LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- 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.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- 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.
- 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.
- 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.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE)
  - O **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 3' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OR TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

**GENERAL IRRIGATION NOTES**

- 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 CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

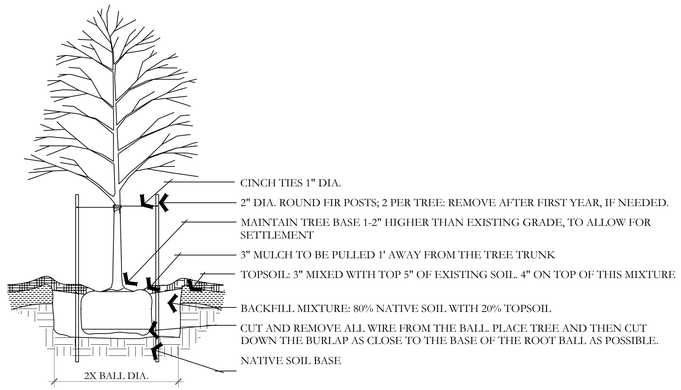
**INSTALLER RESPONSIBILITIES AND LIABILITIES**

- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

# SITE MATERIALS

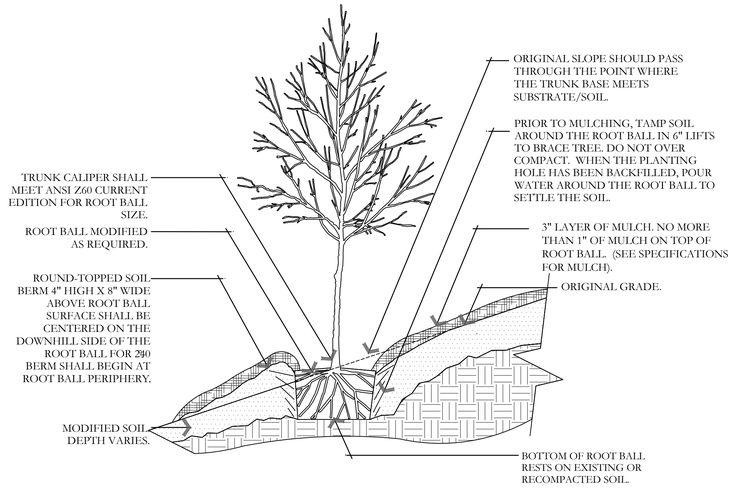
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

| SYMBOL | CODE | DESCRIPTION | QTY |
|---|---|---|---|
| **1 LANDSCAPE** | | | |
| | 1-09 | 1" MINUS TAN CRUSHED ROCK<br>SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.<br>PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. | 5,026 sf |
| | 1-25 | BOULDERS- DECORATIVE<br>3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501. | 26 |
| | 1-30 | UTELITE PLANTER SOIL MIX<br>FILL RAISED PLANTER WITH UTELITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER.<br>25% UTELITE SOIL CONDITIONER<br>50% SCREENED TOPSOIL<br>25% APPROVED COMPOST | 20 sf |
| **9 SITE FURNISHIN



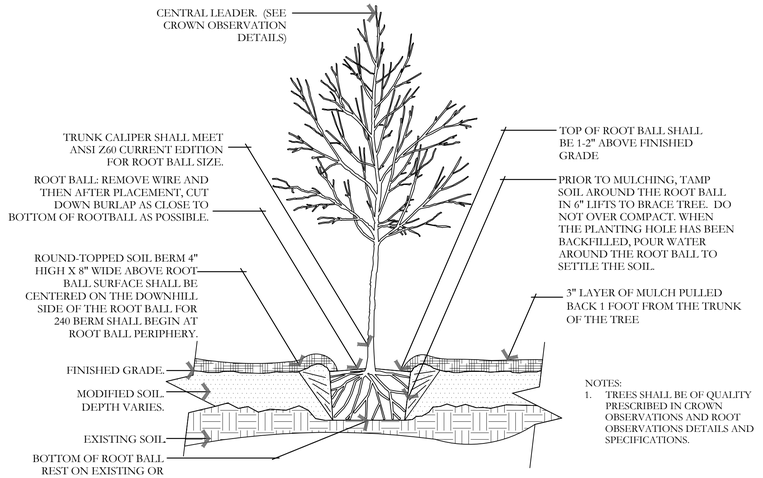

## A DECIDUOUS TREE PLANTING

NOT TO SCALE



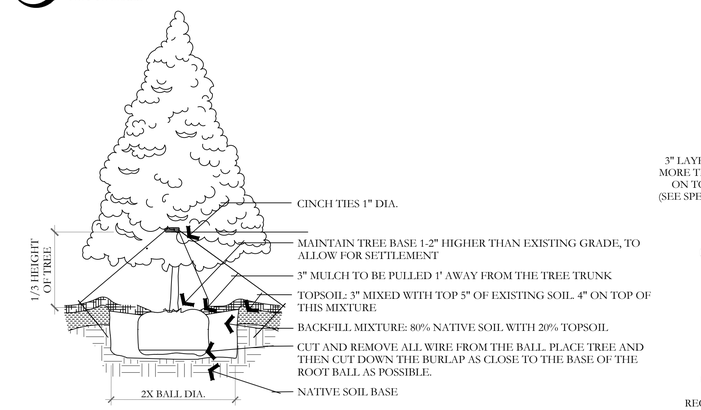

## B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



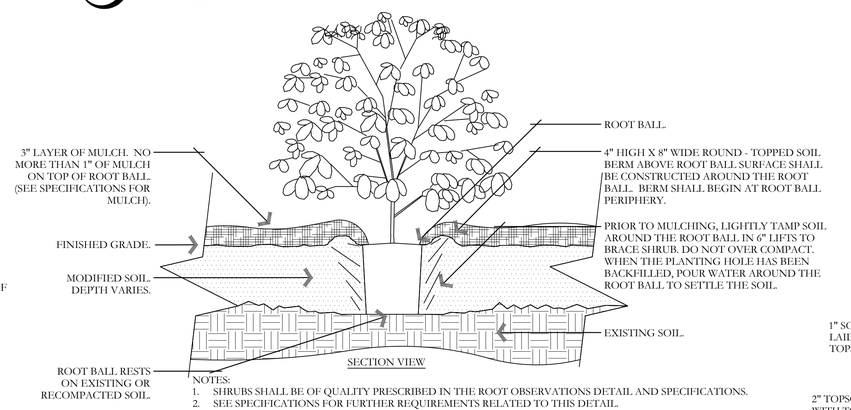

## C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



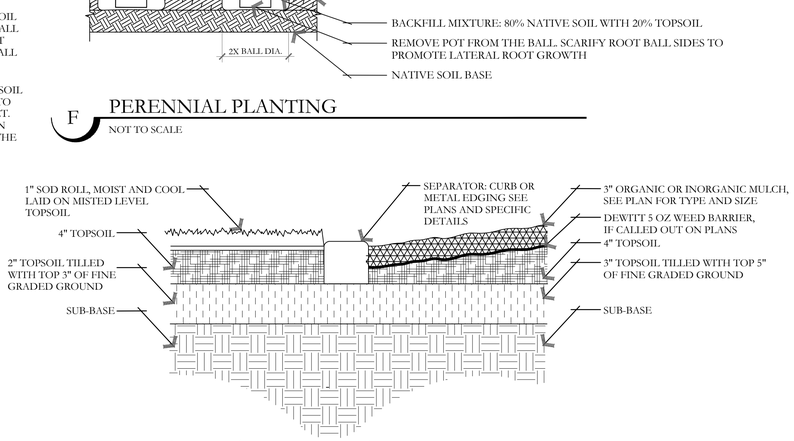

## D EVERGREEN TREE PLANTING

NOT TO SCALE




## E SHRUB - MODIFIED SOIL

NOT TO SCALE

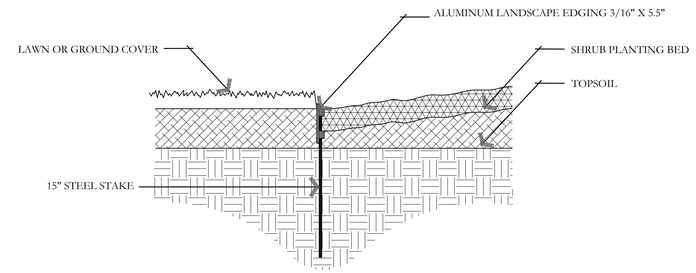



## F PERENNIAL PLANTING

NOT TO SCALE

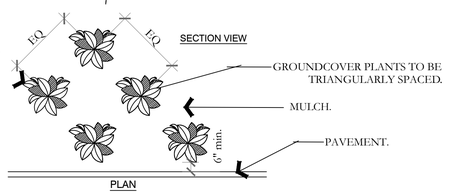
## I SOD LAYING/MULCH DETAIL

NOT TO SCALE




## G METAL EDGING DETAIL

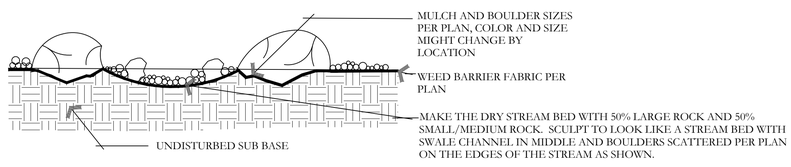
NOT TO SCALE




NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

## H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE




## J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION |
|---|---|---|
| 3/20/2026 | UT25204 | ** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 12/19/2025 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |

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1-800-662-4111
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PROJECT INFORMATION

# VERA RETAIL PLAT C
## SANTA CLARA, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

XXXXX
XXX-XXX-XXXX

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY TRIUMPH ANDWORTH
8128121-5301
3/20/2026
ELECTRONIC SEAL
STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | KBA |
| PLOT DATE: | 3/20/2026 |

LANDSCAPE DETAILS

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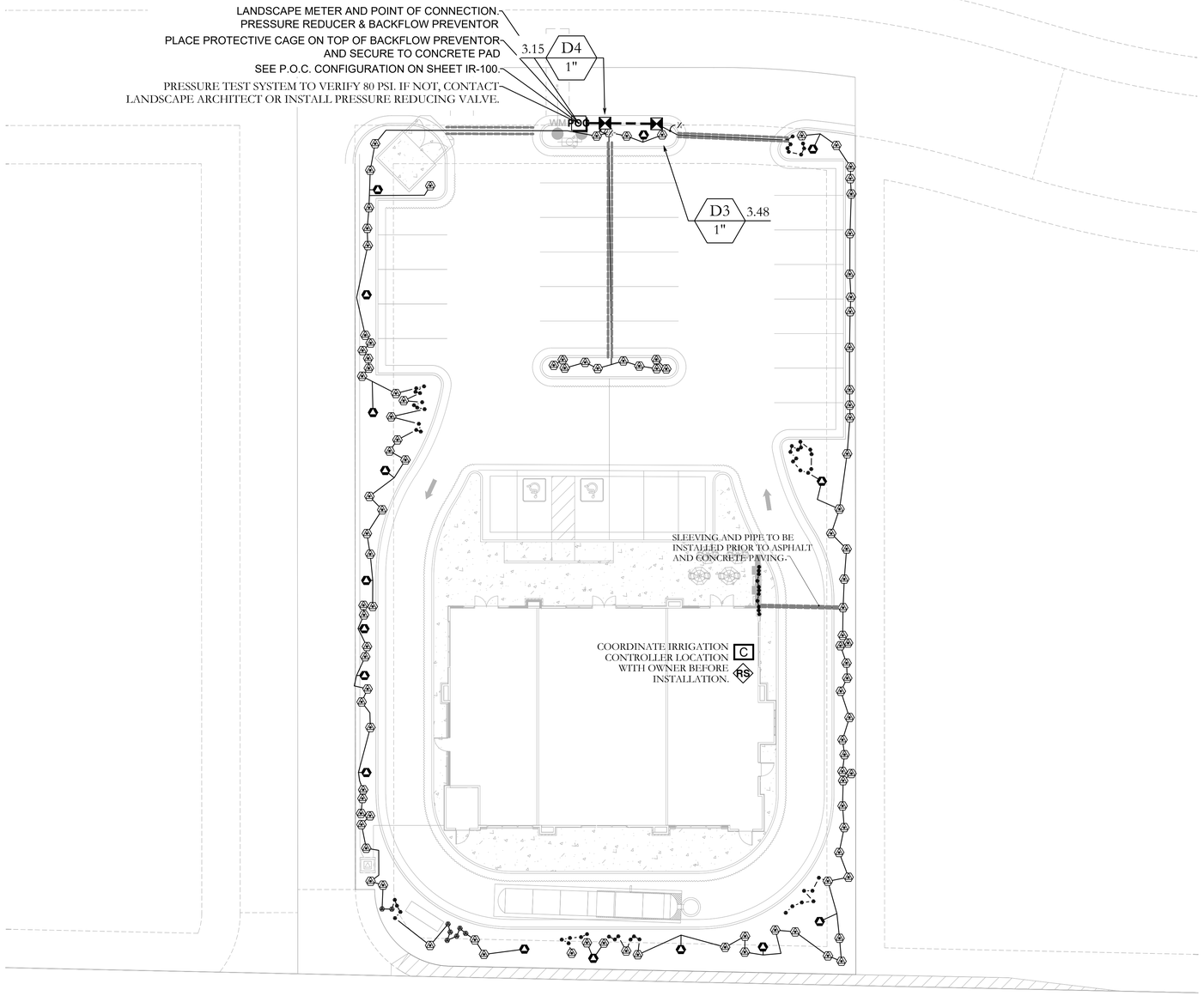
LP-501




## P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC — SOURCE DATA
- BF — BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M — MASTER VALVE
- FS — 1" FLOW SENSOR
- QUICK COUPLER

## IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird XCZ-100-IVMQ(2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm | 2 |
| | Rain Bird XFS-09-18 Drip Ring(SHRUB) | 176 |
| | Rain Bird XFS-09-18 Drip Ring(TREE) | 16 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body. | 1 |
| | Shut Off Valve Watts Full Port Ball Valve w/ Stainless Steel Handle | 1 |
| M | Rain Bird EFB-CP-PRS-D 1" 1in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator. | 1 |
| BF2 | Zurn 975XL 1" Reduced Pressure Backflow device | 1 |
| C | Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations. | 1 |
| RS | Rain Bird WR2-RFS Wireless Rain/Freeze Sensor. | 1 |
| FS | Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) \| LXD \| LXME2(P) \| ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box. | 1 |
| POC | Water Meter 1" | 1 |
| | Irrigation Lateral Line: PVC Schedule 40 3/4" | 1,057 lf |
| | Irrigation Mainline: PVC Schedule 40 | 20.3 lf |
| | Pipe Sleeve: PVC Class 200 SDR 21 | 126.9 lf |

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 3/31/2026 | UT25204 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 12/19/2025

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

NORTH

0' 8' 16' 32' 64'

GRAPHIC SCALE: 1" = 16'

PROJECT INFORMATION

# VERA RETAIL
## SANTA CLARA, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

COLE WEST
801-885-8268

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LANDSCAPE ARCHITECT / PLANNER

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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREATH — 8128171-5301 — 3/31/2026 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | KBA |
| PLOT DATE: | 3/31/2026 |

IRRIGATION OVERALL PLAN

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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. WORK INCLUDED BUT 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 POPE 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 PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE NEED 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

ii.a. PRIOR TO FINAL INSPECTION, PREPARE AND SUBMIT TO OAR ACCURATE AS-BUILT DRAWINGS

ii.b. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.

ii.c. 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.

ii.d. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

ii.e. 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 ON 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, FILTER 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 OWNER'S INSTRUCTION

A. AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNER'S REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.

1.11 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

a. TWO QUICK 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. PAIGE 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 CONTROLLER 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 SPLICE' 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 CL 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, UNTIL 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 WATEROUS 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 G17S212 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 ¾" 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 ¾", 1", 1 ¼", 1 ½" 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 BARKED 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 SETTLED TO ELIMINATE SETTLING. DEBRIS FROM TRENCHING OPERATIONS UN-USABLE 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 ELIMINATE ANY SETTLING.

3.3 SLEEVING

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDSCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE 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.

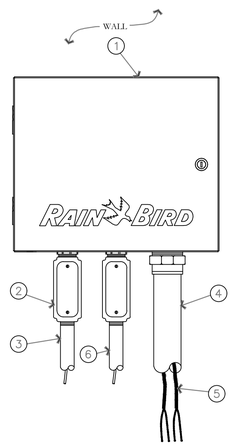
B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

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 VIT-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




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.

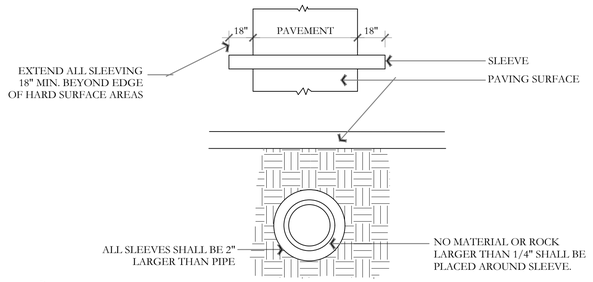
NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING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

KEY SPECIFICATIONS

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

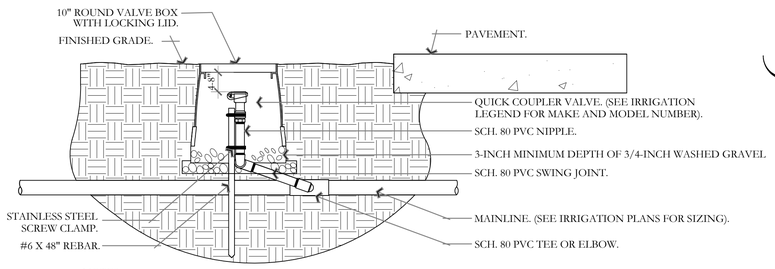
## A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

NOT TO SCALE — PKJ DESIGN GROUP




## D TYPICAL SLEEVING DETAIL

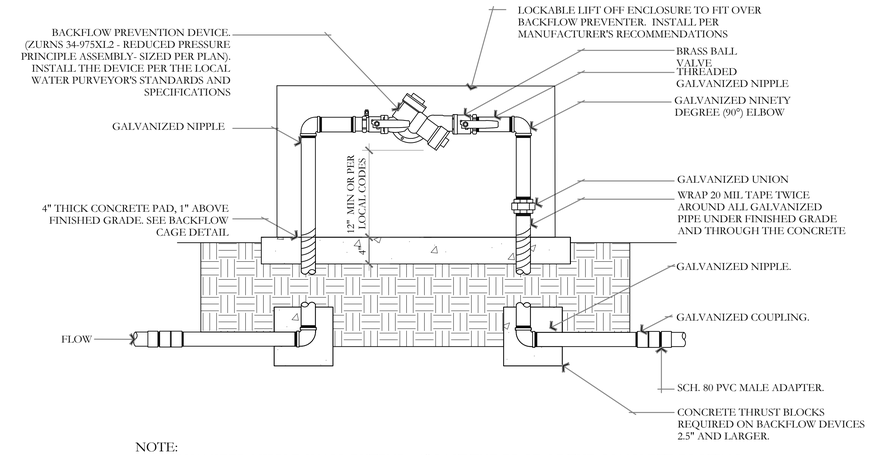
NOT TO SCALE — PKJ DESIGN GROUP




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" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

## G QUICK COUPLER DETAIL

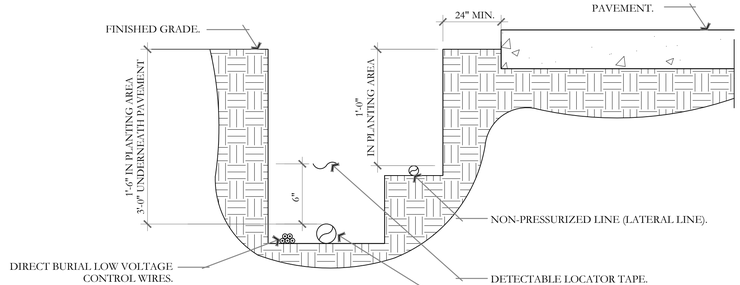
NOT TO SCALE — PKJ DESIGN GROUP




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

## B BACKFLOW PREVENTION DETAIL

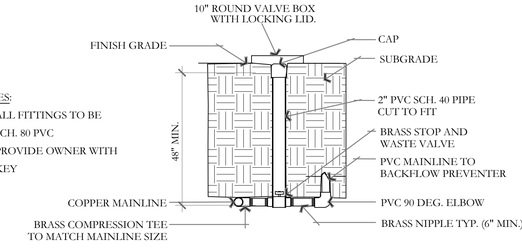
NOT TO SCALE — PKJ DESIGN GROUP




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

## E IRRIGATION TRENCHING DETAIL

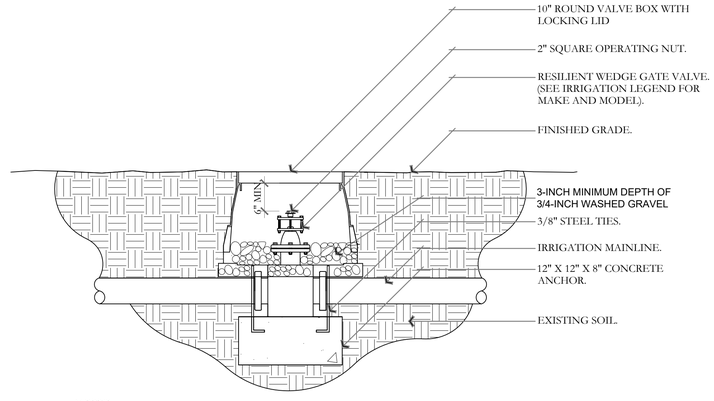
NOT TO SCALE — PKJ DESIGN GROUP




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

## H STOP AND WASTE VALVE ASSEMBLY DETAIL

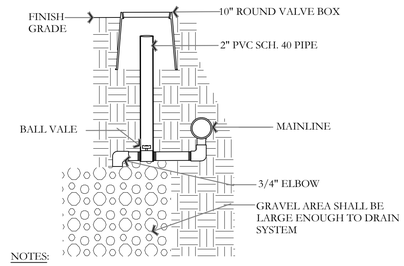
NOT TO SCALE — PKJ DESIGN GROUP




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

## C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

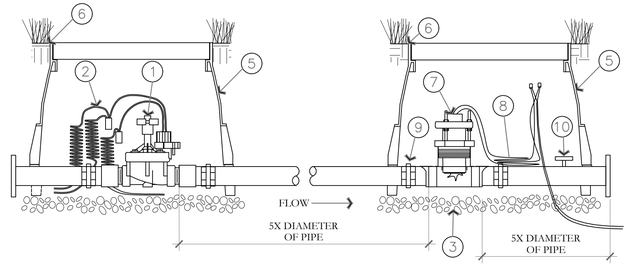



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

## F MANUAL DRAIN DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE




## I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 3/31/2026 | UT25204 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

# VERA RETAIL
## SANTA CLARA, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

COLE WEST
801-885-8268

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LEHI, UTAH 84043 (801) 995-2217
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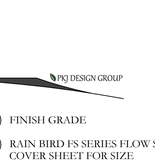


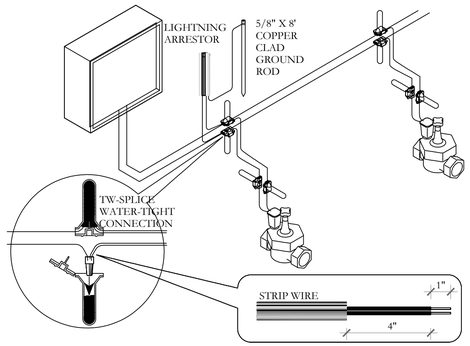

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | KBA |
| PLOT DATE: | 3/31/2026 |

IRRIGATION DETAILS

CITY PERMIT SET

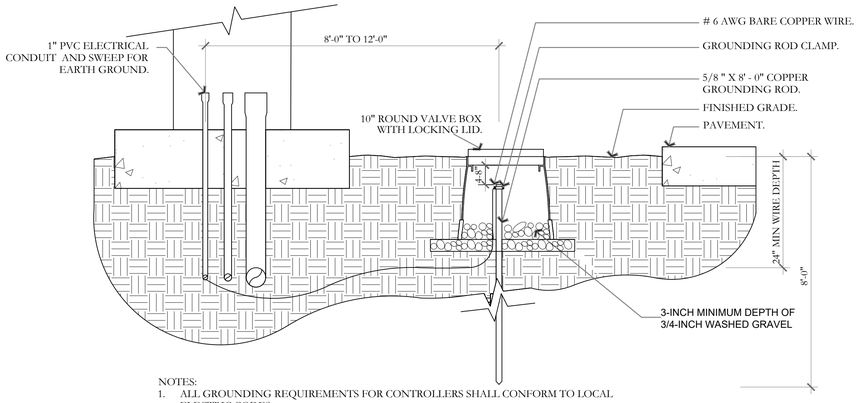
IR-501




## J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

## K GROUNDING ROD DETAIL

NOT TO SCALE

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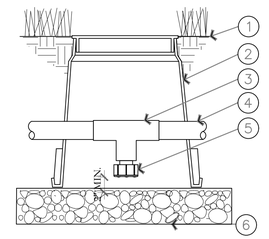
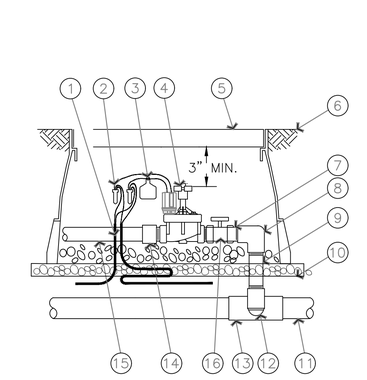



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

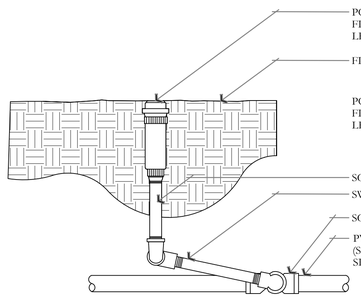



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

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

NOT TO SCALE

PKJ DESIGN GROUP



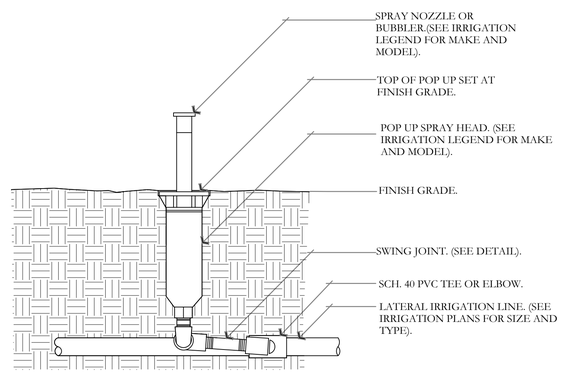

NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

## N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




NOTE:

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

## O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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|---|---|
| 3/31/2026 | UT25204 |

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PLAN INFORMATION

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PROJECT INFORMATION

# VERA RETAIL
## SANTA CLARA, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
3/31/2026
ELECTRONIC SEAL
STATE OF UTAH

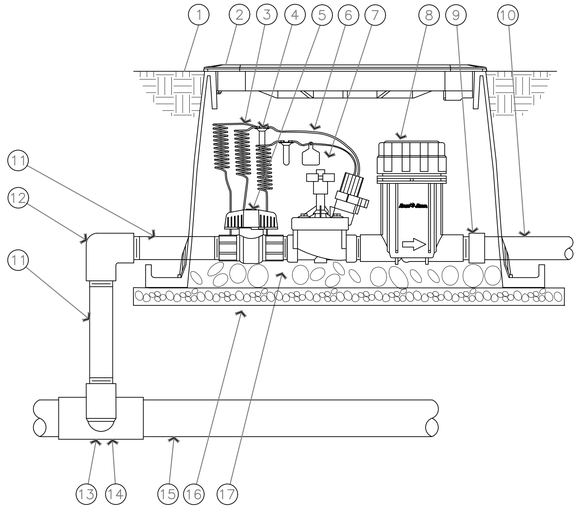
DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | KBA |
| PLOT DATE: | 3/31/2026 |

IRRIGATION DETAILS

CITY PERMIT SET

IR-502




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

## P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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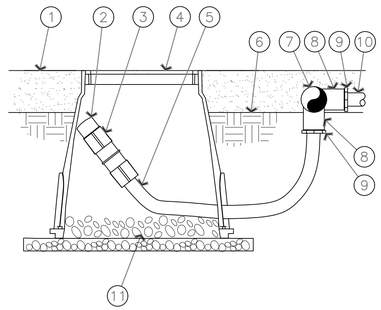


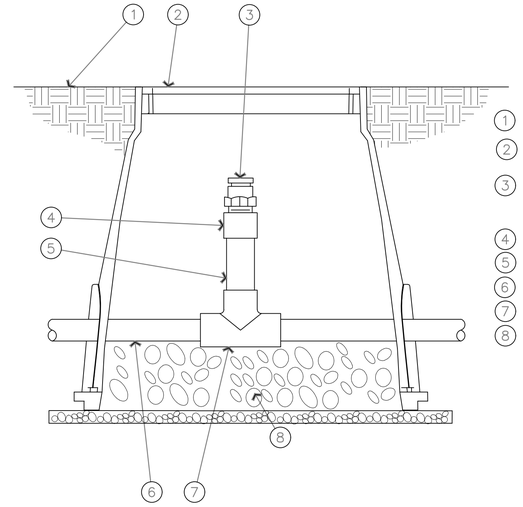

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

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

## Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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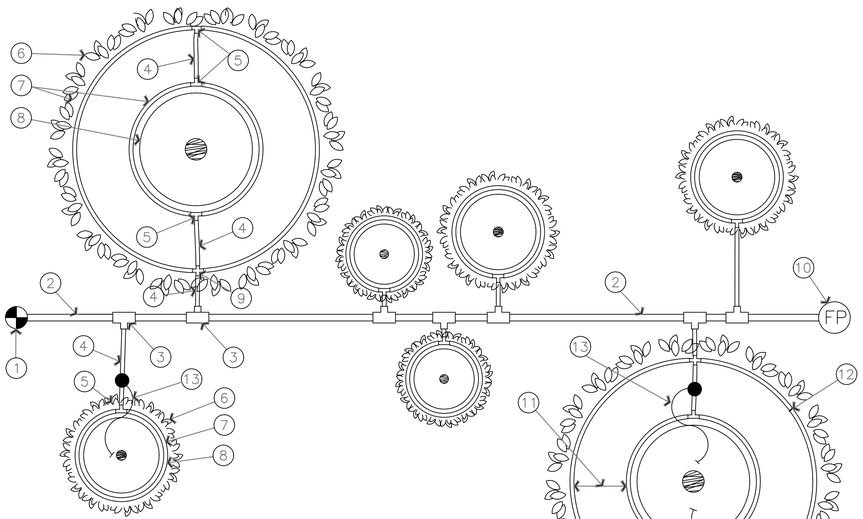


NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
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.

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

## S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

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| 3/31/2026 | UT25204 |

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
3/31/2026
STATE OF UTAH

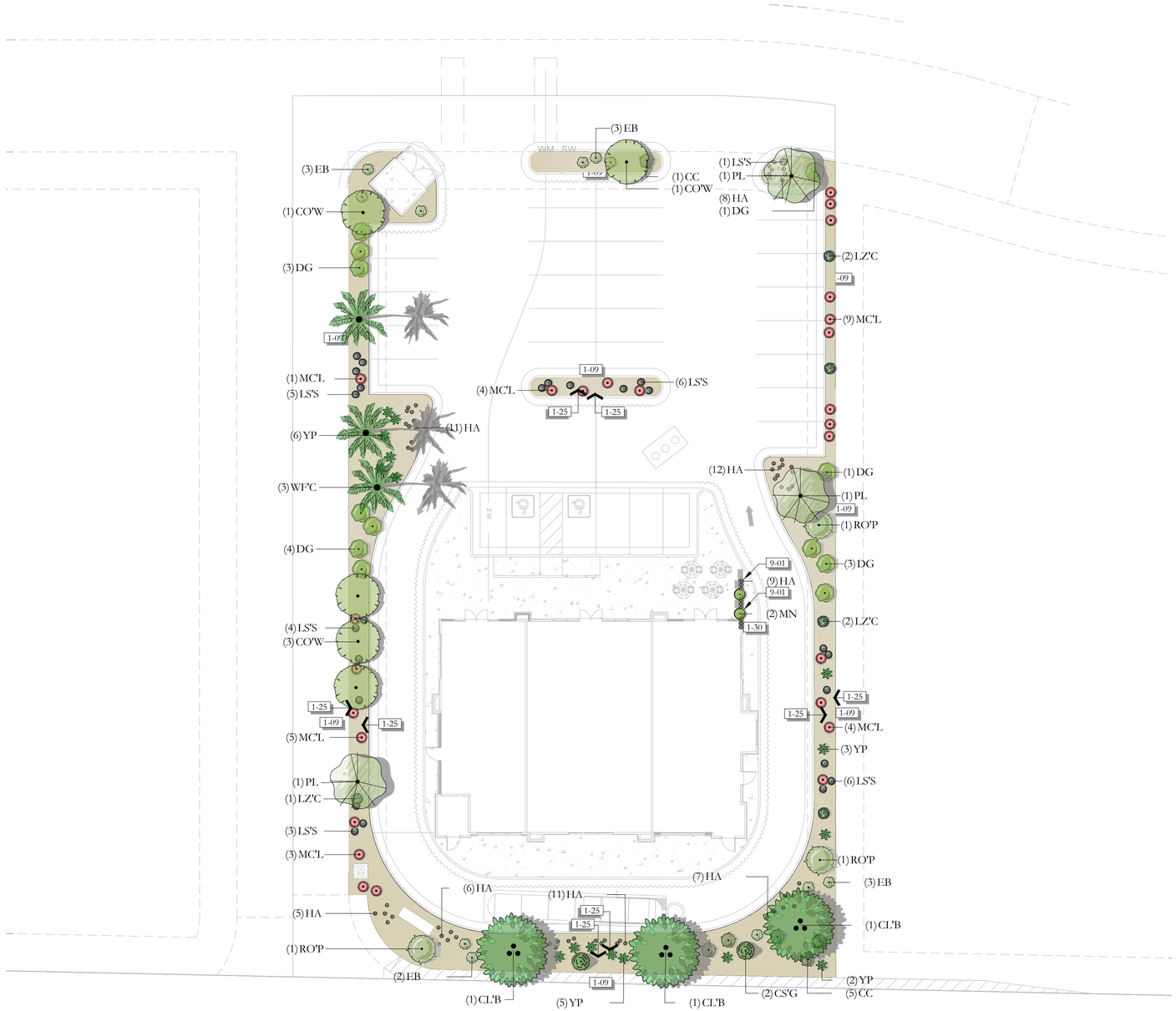
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE:

IRRIGATION DETAILS

CITY PERMIT SET

IR-503

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1-800-662-4111
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NORTH

0' 8' 16' 32' 64'

GRAPHIC SCALE: 1" = 16'

**PROJECT INFORMATION**

# VERA RETAIL PLAT C
## SANTA CLARA, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

XXXXX
XXX-XXX-XXXX

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812871 - 5301
3/31/2026
STATE OF UTAH

**DRAWING INFO**

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|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | KBA |
| PLOT DATE: | 3/31/2026 |

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

RIVER CROSSING

SPROUTS

STARBUCKS
DRIVE THRU

PERFECT
PATIO

**CITY OF SANTA CLARA**
**ORDINANCE NO. 2025-12**

# AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING A ZONING AMENDMENT FROM PLANNED DEVELOPMENT RESIDENTIAL (PDR) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) ON APPROXIMATELY 6.91 ACRES, INCLUDING A PROJECT PLAN, IN SILVERADO SANTA CLARA SUBDIVISION, LOCATED AT PIONEER PARKWAY AND RED MOUNTAIN DRIVE, AFFECTING ALL OF PARCEL NOS. SC-SILS-3 & A PORTION OF SC-SILS-2.

**WHEREAS,** the applicant, Cole West, LLC, owns certain parcels designated in the General Plan and Land Use Map as Mixed Use Residential (MUR) and Main Street Commercial (MSC), located at Pioneer Parkway and Red Mountain Drive, upon approximately 14.27 acres including Parcel Nos. SC-SILS-1, SC-SILS-2, AND SC-SILS-3; and

**WHEREAS,** the applicant seeks to obtain a zone change to the Planned Development Commercial (PDC) zone on 6.91 acres on Lot 3 and a portion of Lot 2, due to applicant's desire to develop a commercial project with seven (7) commercial buildings containing approximately 51,500 square feet; and

**WHEREAS**, pursuant to the requirements of the Santa Clara City Code, the Planning Commission properly advertised and conducted a public hearing on the proposed zone change and the associated Project Plan on June 26, 2025, recommending approval to the City Council; and

**WHEREAS**, the City Council, during its regular meeting held on July 9, 2025, considered the application for the proposed zone change, the proposed Project Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to (1) approve the requested zone change from PDR to PDC; and (2) approve the proposed Project Plan, on Lot 3 and a portion of Lot 2 for seven commercial buildings, as depicted therein.

**NOW, THEREFORE, BE IT ORDAINED** by the Santa Clara City Council, State of Utah, as follows:

## Section 1. Classification

This ordinance amends the Zoning Map of the City of Santa Clara, Utah.

## Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended for Lot 3 and a portion of Lot 2, from the Planned Development Residential (PDR) Zone to the Planned Development Commercial (PDC) Zone, incorporating the Project Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved.

**DESCRIPTION:**

Property located at the intersection of Pioneer Parkway and Red Mountain Drive, approximately 6.91 acres including all of Parcel Nos. SC-SILS-3 and a portion of SC-SILS-2, and more particularly described as follows:

> *All of Lot 3 and a portion of Lot 2, Silverado Santa Clara Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.*
>
> *Note: After pending amendment of the subdivision plat, this property will be known as Lot 2, CW Santa Clara Mixed Use Subdivision.*

**Section 3. Findings, Conditions**

The amendment approved herein is subject to the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Section 3.4.2, Mixed-Use Land Uses (Main Street Commercial, MSC).

2. The MSC Land Use Designation allows for commercial uses on the ground floor, including stores, restaurants, and offices.

3. That the Harmon's Shopping Center directly west of the subject property is located within the Planned Development Commercial, PDC Zone.

4. That the proposed use under the amended zoning and Project Plan complies with Chapter 17.18.090 items:

    a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;

    b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;

    c. There are not substantial reasons why the property cannot or should not be used as currently zoned;

    d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.

    e. The proposed use is compatible with the purpose and intent of the General Plan;

f. The proposed use is consistent with the purpose and intent of the proposed zoning district.

g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;

h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The zoning amendment and Project Plan approved herein is subject to the following conditions:

1. That the applicant is required to go through the Site Plan Review process for each project phase/building.

2. That the building design/materials/height/setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.

3. That roof top mechanical equipment be appropriately screened and located behind a parapet wall.

4. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.

5. That all outdoor lighting be shielded and directed downward to avoid light spill.

6. Parking lot lighting is limited to 16' in height which includes the base of the light pole. That lighting details be provided with each individual Site Plan review.

7. That the required parking be reviewed with each individual Site Plan review for the project.

8. That project fencing information be provided with individual Site Plan review if needed.

9. That project signage be reviewed with each individual Site Plan review.

10. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.

11. That an updated Geotech Report for each project phase/building be required prior to site construction.

12. That the Traffic Impact Study (TIS) for the project be implemented.

13. That a Development Agreement for the overall project be required and approved by the City Council prior to any site development.

14. That the applicant works with City staff on a final Development Agreement for the project to be signed by both parties (Cole West LLC & Santa Clara City).

**Section 4. Effective Date**

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

**ADOPTED** by a duly constituted quorum of the Santa Clara City Council this 9th day of July, 2025.

**IN WITNESS THERETO:**

Attest:

Rick Rosenberg, Mayor

Selena Nez, City Recorder

CITY OF SANTA CLARA
STATE OF UTAH

CITY OF SANTA CLARA
STATE OF UTAH

***Mayor***
*Jarett Waite*

***City Manager***
*Brock Jacobsen*

CITY OF SANTA CLARA
FOUNDED 1854

***City Council***
*Christa Hinton*
*Dave Pond*
*Janene Burton*
*Mark Hendrickson*
*Justin Caplin*

# CITY COUNCIL

**Meeting Date:** April 8, 2026 **Agenda Item:** 4

**Applicant:** N/A **Requested by:** Brock Jacobsen

**Subject:** City Authorized Flags

**Description:**

63G-1-704. Display of flags on government property -- Indemnification -- Severability.
(1) As used in this section:
(a) "Display" means, in regards to a flag, to place a flag in a prominent location on government property where the flag is easily visible.
(b) "Flag" means a usually rectangular piece of fabric with a specific design that symbolizes a location, government entity, or cause.
(c) "Government entity" means:
(i) any local government entity, as defined in Section 63A-5b-901, including a school within the public education system; or
(ii) any state agency, as defined in Section 63A-5b-901.
(d) "Government property" means any property under the ownership or control of a government entity.
(e) "LEA governing board" means the same as that term is defined in Section 53E-1-102.
(2) Except as provided in Subsection (3), a government entity, or an employee of a school district or school within the public education system acting within the employee's official duties, may not:
(a) display a flag in or on the grounds of government property; or
(b) display an exempt flag described in Subsection (3) with alterations in color, symbols, or appearance.
(3) The prohibition described in Subsection (2) does not apply to the following flags:
(a) the official flag of the United States described in Title 4 U.S.C., Ch. 1, The Flag, and Executive Order 1959-10834, and in accordance with Section 53G-7-211;
(b) an official Utah state flag as described in Title 63G, Chapter 1, Part 5, State Flags;
(c) the current and official flag of another country, state, or political subdivision of another country or state;
(d) a flag that represents a city, municipality, county, or political subdivision of the state, as those terms are defined in Sections 10-1-104, 10-2-301, 17-60-101, and 17B-1-102;
(e) a flag that represents a branch, unit, or division of the United States military;
(f) the National League of Families POW/MIA flag as described in 36 U.S.C. Sec. 902;
(g) a flag that represents an Indian tribe as defined in federal law;
(h) an officially licensed flag of a college or university depicting only the colors, logos, and marks consistent with official college or university branding;
(i) a historic version of a flag described in Subsections (3)(a) and (b);
(j) an official public school flag;
(k) an official flag of the United States Olympic Committee, United States Paralympic Committee, International Olympic Committee, or International Paralympic Committee;

(l) an official flag of an olympiad or paralympiad that occurred or will occur within the state; or
(m) a flag of an organization authorized to use a public school facility at the location and during the time in which the organization is authorized to use the public school facility.

Since the America250 flag is not an an approved/adopted flag of the city, 3-d, we had the flags taken down. If the city would like to legally display the flag it must be officially adopted by the city council.

Pursuant to Utah code 63G-1-704 (below) Santa Clara City would like adopt 5 America 250 flag variations as city authorized flags for the calendar year 2026.

**Recommendation:** Approval

**Attachments:** N/A

**Cost:** N/A

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

CITY OF

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AMERICA 250™

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AMERICA 250™

***Mayor***
*Jarett Waite*

***City Manager***
*Brock Jacobsen*

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***City Council***
*Christa Hinton*
*Dave Pond*
*Janene Burton*
*Mark Hendrickson*
*Justin Caplin*

# CITY COUNCIL

**Meeting Date:** April 8, 2026 **Agenda Item:** 5

**Applicant:** N/A **Requested by:** Brock Jacobsen

**Subject:** Consulting Agreement with Rick Rosenberg

**Description:**

This is a consulting agreement with Rick Rosenberg to work with the Virgin River Land Trust in preparing a conservation easement for the city owned land in the Tuacahn Wash. Rick will work with city staff to ensure all current and future trails are preserved, as well as current and future critical infrastructure needs. He will also look at other city owned land to possibly place in a conservation easement.

**Recommendation:** Approval **Attachments:** N/A

**Cost:** N/A

**Legal Approval:** N/A

**Finance Approval:** N/A

**Budget Approval:** N/A

*2603 Santa Clara Drive, Santa Clara, Utah 84765*

*Phone (435) 673-6712 Fax (435) 628-7338*