Planning Commission Staff Report

Fox Meadow Veterinary Hospital

Site Plan / Conditional Use Permit

July 9, 2026

BASIC INFORMATION

Applicant: 814 Services LLC – Daniel Harris
Owner: Triterra West

Acreage: 2.13 Acres
Location: 615 W Fox Meadow Dr. | Weber County Parcel: 17-418-0022; 17-063-0082
Zone: CP-2 (Planned Commercial)

PROPOSAL AND BACKGROUND

The Planning Commission will discuss and consider approval of a Site Plan and Conditional Use Permit for a Veterinary Clinic/Hospital located at 615 W Fox Meadow Dr.,

ALL OF LOT 22, FOX MEADOW PHASE 5A, PRUD SUBDIVISION, PLEASANTVIEW CITY, WEBER COUNTY, UTAH.

The proposed development is a 8,425 square foot building with parking change includes a 6,160 square foot addition to their existing building (5,000 square feet) and adjustments to the parking layout.

PLANNING COMMISSION REVIEW

The parcels indicated are currently under review for a Boundary Adjustment that will be approved through the Development Review Committee. Parcel 17-418-0022, that is shown on the Zoning Map as CP-1, has been rezoned to CP-2 to make the zoning consistent.

CONDITIONAL USE:
The property is currently an undeveloped lot in the CP-2 zone. The proposed use of a Veterinary/Animal Hospital is a Conditional Use, requiring a Conditional Use Permit.

Municipal Code 18.31

Animal hospital, small animals only and provided is conducted within completely enclosed building	N	C	P

18.31.010 Purpose and Intent.
A. The intent of the planned commercial zones is to permit the establishment of a well designed complex of retail commercial facilities for a neighborhood, community, or region which will provide goods and services for the people to be served, minimize traffic congestion on thoroughfares and public streets in their vicinity and which shall best fit the general environment and land use pattern of the area to be served.

B. The protective standards for site use and development contained in this chapter are intended to minimize any adverse effect of the planned commercial zone itself. If required, submission of a market analysis is intended to serve as a guide to the planning commission in the evaluation of an application in terms of the need or desirability to change the comprehensive zoning plan in the public interest, and the amount of land included in the rezoning application which could be realistically supported in commercial use. Such information is further intended to substantiate a finding that the proposed development will promote the general welfare of the city.

2. Planned Community Commercial CP-2, provides in addition to convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and community.

SITE PLAN REVIEW:

Parking:
18.31.050 Yard and Height Regulations:
A. Maximum Heights.
1. CP-1 and CP-2 - 35 Feet;
2. CP-3 - 65 feet

B. Minimum Yard Setbacks.
1. Front, twenty feet for all buildings and walls or fences over three feet in height.
2. Side, none except ten feet adjacent to residential boundary.
3. Side facing street on corner lot twenty feet.
4. Rear, none except ten feet where building rears on a residential zone. (Ord. 91-1, 6/11/91)
5. Any yard which abuts 600 West, 1000 West or that part of 1100 West below Pleasant View Dr., requires a minimum setback of forty feet for all buildings and walls or fences over three feet in height. (Ord 96-14, 9/24/96)

18.31.060 Special Parking Requirements.
There shall be provided off-street parking facilities in the ratio of not less than three square feet of parking for each one square foot of sales floor area within the development; or as determined by the planning commission and/or city council. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use. (Ord.2024-23, dated 11/26/24; prior code: Ord. 91-1, 6/11/91)

Staff Comment:
The proposed project site plan shows a total of 69 parking stalls, including 2 ADA stalls.

18.31.070 Protection of Adjoining Residential Properties-Buffer zone
The intent of which is to separate noisy or unsightly commercial/manufacturing functions from residential functions. This buffer zone shall be created under the direction of and with the approval of the planning commission. The buffer zone shall be adapted to both the

closeness to the residential use and to the nature of the commercial function. The buffer may be by planting, fence, distance or a combination of the three. Fences or planting, if used, shall conform to the requirements as set forth by the planning commission. (Ord. 91-1, 6/11/91)

Staff Comment:
The submitted site plan shows approximately an 86-foot separation from the adjoining residential property to the proposed building with landscaping and trees for buffering.

Signage:
Signage to be reviewed by separate building permit application.

STAFF RECOMMENDATION

Staff recommend approval of this application for a site plan amendment, with any outstanding conditions indicated on the City Engineer's memo, staff and public works comments on application plans.

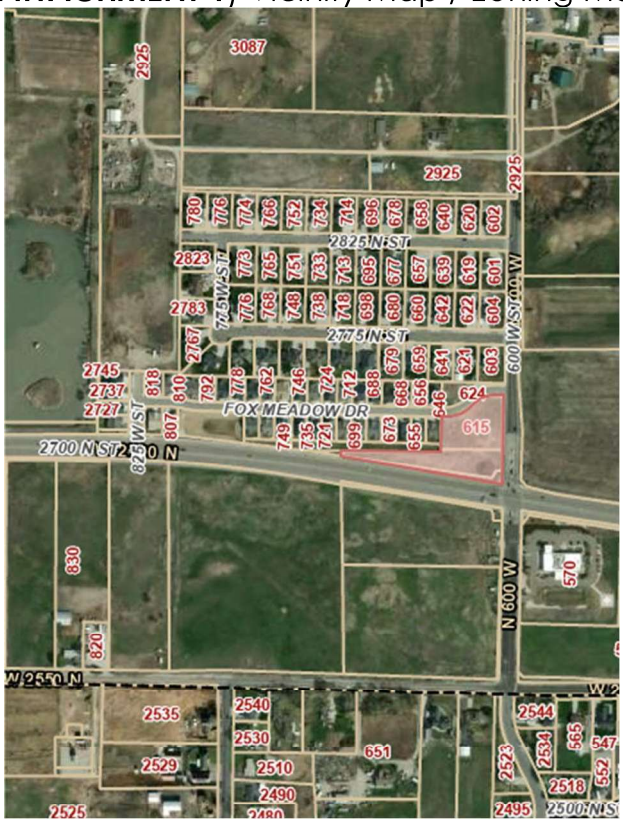
STAFF CONTACT

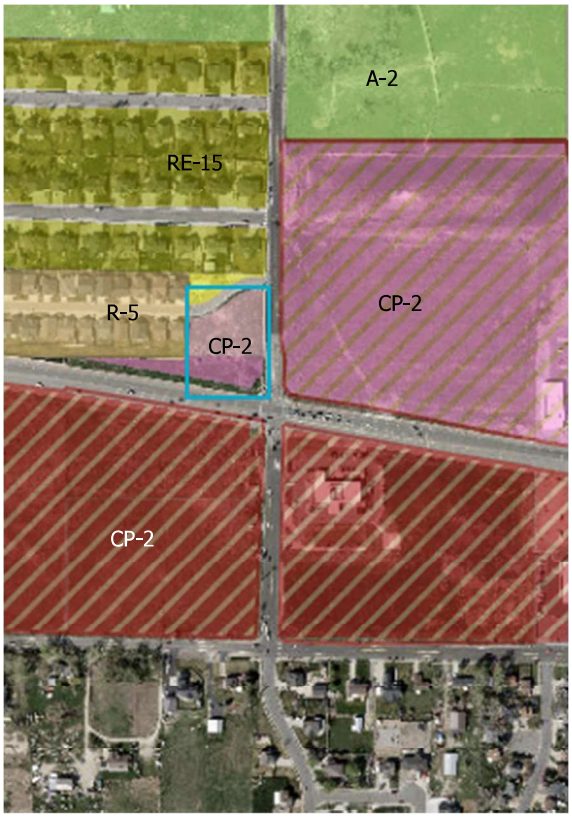
Tammy Eveson, Planner
teveson@pleasantviewut.gov
801-782-8529

ATTACHMENTS

1) Vicinity Map / Zoning Map
2) Plans
3) Engineer's Memo

ATTACHMENT 1) Vicinity Map / Zoning Map





ATTACHMENT 2) Plans

ATTACHMENT 3) Engineer's Memo

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

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (2004 WEBER COUNTY BRASS CAP)

ELEV = 4311.97

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
April 1, 2026

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	SITE PLAN
C-101	VICINITY PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION & SEDIMENT CONTROL PLAN
C-500	DETAILS
C-501	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PLEASANT VIEW CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4574

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

PROFESSIONAL ENGINEER
No. 5049039
4-1-26
CAMERON HESS PRESTON
STATE OF UTAH

NO.	DATE	REVISION
		FOR REVIEW

PROJECT NUMBER	PRINT DATE
14433	2026-04-01
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER
EXISTING MONUMENT
PROPOSED MONUMENT
EXISTING REBAR AND CAP
SET ENSIGN REBAR AND CAP
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER MANHOLE
PROPOSED WATER MANHOLE
EXISTING WATER BOX
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
EXISTING SECONDARY WATER VALVE
PROPOSED SECONDARY WATER VALVE
EXISTING IRRIGATION BOX
EXISTING IRRIGATION VALVE
PROPOSED IRRIGATION VALVE
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY CLEAN OUT
EXISTING STORM DRAIN CLEAN OUT BOX
PROPOSED STORM DRAIN CLEAN OUT BOX
EXISTING STORM DRAIN INLET BOX
EXISTING STORM DRAIN CATCH BASIN
PROPOSED STORM DRAIN CATCH BASIN
EXISTING STORM DRAIN COMBO BOX
PROPOSED STORM DRAIN COMBO BOX
EXISTING STORM DRAIN CLEAN OUT
EXISTING STORM DRAIN CULVERT
PROPOSED STORM DRAIN CULVERT
TEMPORARY SAG INLET PROTECTION
TEMPORARY IN-LINE INLET PROTECTION
ROOF DRAIN
EXISTING ELECTRICAL MANHOLE
EXISTING ELECTRICAL BOX
EXISTING TRANSFORMER
EXISTING UTILITY POLE
EXISTING LIGHT
PROPOSED LIGHT
EXISTING GAS METER
EXISTING GAS MANHOLE
EXISTING GAS VALVE
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE BOX
EXISTING TRAFFIC SIGNAL BOX
EXISTING CABLE BOX
EXISTING BOLLARD
PROPOSED BOLLARD
EXISTING SIGN
PROPOSED SIGN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING FLOW DIRECTION
EXISTING TREE
DENSE VEGETATION

EXISTING EDGE OF ASPHALT
PROPOSED EDGE OF ASPHALT
EXISTING STRIPING
PROPOSED STRIPING
EXISTING FENCE
PROPOSED FENCE
EXISTING FLOW LINE
PROPOSED FLOW LINE
GRADE BREAK
EXISTING STORM DRAIN LINE
PROPOSED STORM DRAIN LINE
ROOF DRAIN LINE
CATCHMENTS
HIGHWATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER LINE
PROPOSED SAN. SWR. SERVICE LINE
EXISTING LAND DRAIN LINE
PROPOSED LAND DRAIN LINE
PROPOSED LAND DRAIN SERVICE LINE
EXISTING CULINARY WATER LINE
PROPOSED CULINARY WATER LINE
PROPOSED CULINARY WATER SERVICE LINE
EXISTING SECONDARY WATER LINE
PROPOSED SECONDARY WATER LINE
PROPOSED SEC. WATER SERVICE LINE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
EXISTING OVERHEAD POWER LINE
EXISTING ELECTRICAL LINE
EXISTING GAS LINE
EXISTING TELEPHONE LINE
ACCESSIBLE ROUTE
SAW CUT LINE
STRAW WATTLE
TEMPORARY BERM
TEMPORARY SILT FENCE
LIMITS OF DISTURBANCE
EXISTING WALL
PROPOSED WALL
EXISTING CONTOURS
PROPOSED CONTOURS
BUILDABLE AREA WITHIN SETBACKS
PUBLIC DRAINAGE EASEMENT
EXISTING ASPHALT TO BE REMOVED
PROPOSED ASPHALT
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED REVERSE PAN CURB AND GUTTER
TRANSITION TO REVERSE PAN CURB
CONCRETE TO BE REMOVED
EXISTING CONCRETE
PROPOSED CONCRETE
BUILDING TO BE REMOVED
EXISTING BUILDING
PROPOSED BUILDING

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4674

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

PROFESSIONAL ENGINEER No. 5049039 CAMERON HESS PRESTON STATE OF UTAH 4-1-26

NO.	DATE	REVISION
		FOR REVIEW

GENERAL NOTES

PROJECT NUMBER 14433
PRINT DATE 2026-04-01
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-001

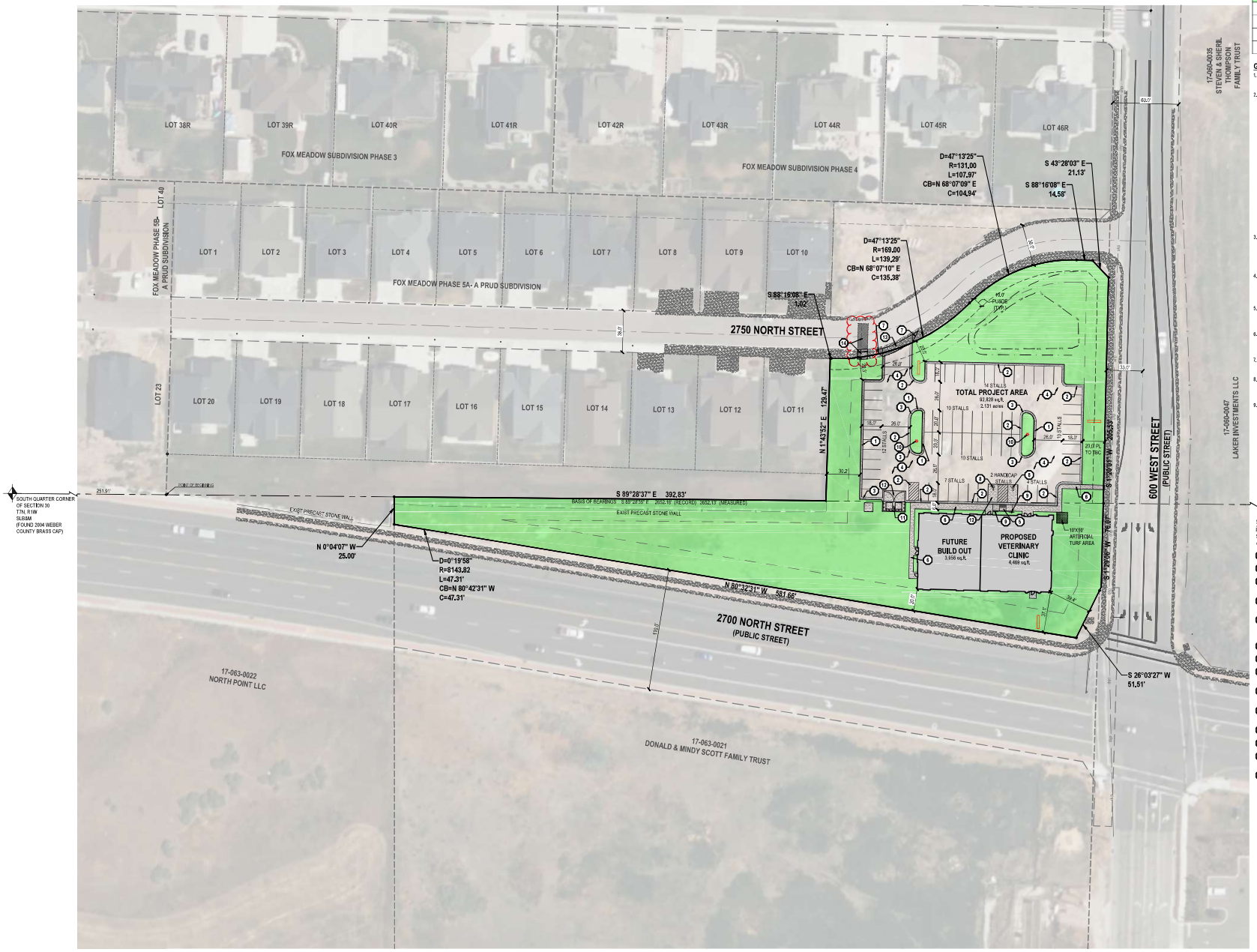
811 Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (2004 WEBER COUNTY BRASS CAP)

ELEV = 4311.97



LAND USE TABLE		
DESCRIPTION	QUANTITY	PERCENTAGE
BUILDING	8,425 sq.ft.	9.0%
HARDSCAPE	25,989 sq.ft.	28.0%
LANDSCAPE	58,413 sq.ft.	63.0%
TOTAL AREA	92,827 sq.ft.	100%
OFFICE PARKING FORMULA	4 STALLS PER 1,000 sq.ft.	
PARKING STALLS REQUIRED	34 STALLS	
PARKING STALLS PROVIDED	69 STALLS	

GENERAL NOTES

1. ALL WORK TO COMPLY WITH PLEASANT VIEW CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
8. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.

SCOPE OF WORK:

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

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 1/C-500
2. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 2/C-500
3. TRANSITION BETWEEN COLLECTION CURB AND GUTTER & REVERSE PAN CURB & GUTTER.
4. ASPHALT PAVEMENT, PER GEOTECHNICAL REPORT & DETAIL 3/C-500
5. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236.3 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
6. 4" THICK CONCRETE SIDEWALK PER DETAIL 4/C-500
7. MATCH EXISTING IMPROVEMENTS.
8. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS & PER DETAIL 5/C-500
9. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS & PER DETAIL 6/C-500
10. SITE LIGHT PER ARCHITECTURAL & ELECTRICAL PLANS AND SPECIFICATIONS
11. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS
12. CONCRETE PAVEMENT PER DETAIL 7/C-500
13. CONSTRUCT DRIVE APPROACH PER PLEASANT VIEW CITY STANDARDS
14. SAWCUT, REMOVE AND PROPERLY DISPOSE OF EXISTING CURB, GUTTER, SIDEWALK AND ASPHALT FOR UTILITY INSTALLATION. PROVIDE A SMOOTH, CLEAN EDGE, MATCH EXISTING CROSS SECTION DURING RESTORATION.

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HAGES
PHONE: 248-545-4574

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

PROFESSIONAL ENGINEER
No. 5049039
4-1-26
CAMERON HESS PRESTON

NO.	DATE	REVISION

SITE PLAN

PROJECT NUMBER: 14433
PRINT DATE: 2026-04-01
PROJECT MANAGER: C.PRESTON
DRAWN BY: M.ELMER

C-100

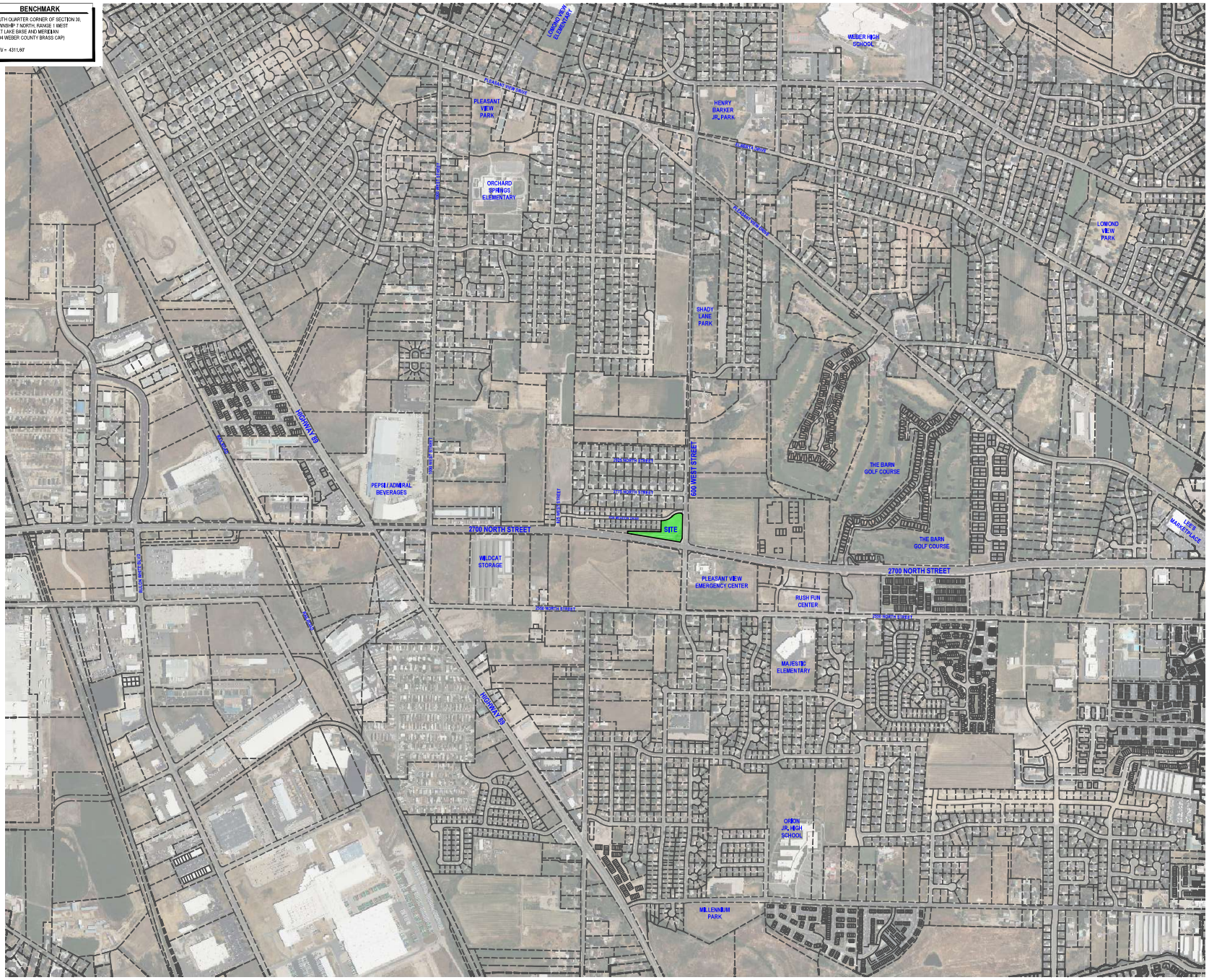
811
Know what's below. Call before you dig.

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

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (2004 WEBER COUNTY BRASS CAP)

ELEV = 4311.97



HORIZONTAL GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
HORZ: 1 inch = 500 ft

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4574

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

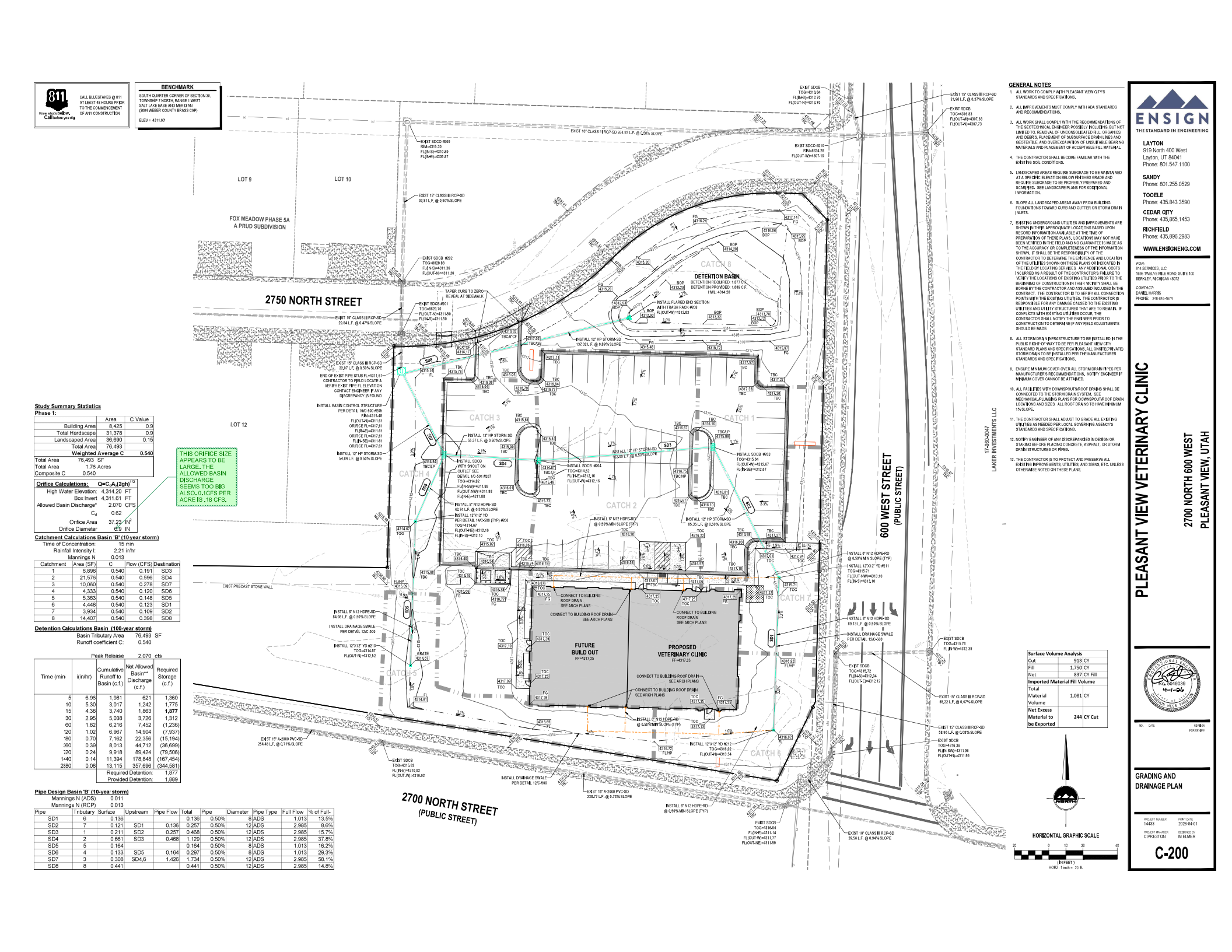
PROFESSIONAL ENGINEER
No. 5049039
4-1-26
CAMERON HESS PRESTON

NO.	DATE	REVISION FOR REVIEW

VICINITY PLAN

PROJECT NUMBER	PRINT DATE
14433	2026-04-01
PROJECT MANAGER	DRAWN BY
C.PRESTON	M.ELMER

C-101



Study Summary Statistics

Phase 1:

	Area	C Value
Building Area	8,425	0.9
Total Hardscape	31,378	0.9
Landscaped Area	36,690	0.15
Total Area	76,493	
Weighted Average C		**0.540**
Total Area	76,493 SF	
Total Area	1.76 Acres	
Composite C	0.540	

Orifice Calculations: $Q=C_dA_o(2gh)^{1/2}$

High Water Elevation:	4,314.20	FT
Box Invert	4,311.61	FT
Allowed Basin Discharge*	2.070	CFS
C_d	0.62	
Orifice Area	37.23	IN^2
Orifice Diameter	6.9	IN

THIS ORIFICE SIZE APPEARS TO BE LARGE. THE ALLOWED BASIN DISCHARGE SEEMS TOO BIG ALSO. 0.1CFS PER ACRE IS .18 CFS.

Catchment Calculations Basin 'B' (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity I: 2.21 in/hr
Mannings N 0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	6,898	0.540	0.191	SD3
2	21,576	0.540	0.596	SD4
3	10,060	0.540	0.278	SD7
4	4,333	0.540	0.120	SD6
5	5,363	0.540	0.148	SD5
6	4,448	0.540	0.123	SD1
7	3,934	0.540	0.109	SD2
8	14,407	0.540	0.398	SD8

Detention Calculations Basin (100-year storm)

Basin Tributary Area 76,493 SF
Runoff coefficient C: 0.540

Peak Release 2.070 cfs

Time (min	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.96	1,981	621	1,360
10	5.30	3,017	1,242	1,775
15	4.38	3,740	1,863	**1,877**
30	2.95	5,038	3,726	1,312
60	1.82	6,216	7,452	(1,236)
120	1.02	6,967	14,904	(7,937)
180	0.70	7,162	22,356	(15,194)
360	0.39	8,013	44,712	(36,699)
720	0.24	9,918	89,424	(79,506)
1440	0.14	11,394	178,848	(167,454)
2880	0.08	13,115	357,696	(344,581)

Required Detention: 1,877
Provided Detention: 1,889

Pipe Design Basin 'B' (10-year storm)

Mannings N (ADS) 0.011
Mannings N (RCP) 0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD1	6	0.136			0.136	0.50%	8	ADS	1.013	13.5%
SD2	7	0.121	SD1	0.136	0.257	0.50%	12	ADS	2.985	8.6%
SD3	1	0.211	SD2	0.257	0.468	0.50%	12	ADS	2.985	15.7%
SD4	2	0.661	SD3	0.468	1.129	0.50%	12	ADS	2.985	37.8%
SD5	5	0.164			0.164	0.50%	8	ADS	1.013	16.2%
SD6	4	0.133	SD5	0.164	0.297	0.50%	8	ADS	1.013	29.3%
SD7	3	0.308	SD4,6	1.426	1.734	0.50%	12	ADS	2.985	58.1%
SD8	8	0.441			0.441	0.50%	12	ADS	2.985	14.8%

GENERAL NOTES

1. ALL WORK TO COMPLY WITH PLEASANT VIEW CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY TO BE PER PLEASANT VIEW CITY STANDARD PLANS AND SPECIFICATIONS. ALL ONSITE(PRIVATE) STORM DRAIN TO BE INSTALLED PER THE MANUFACTURER STANDARDS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

Surface Volume Analysis		
Cut	913	CY
Fill	1,750	CY
Net	837	CY Fill
Imported Material Fill Volume		
Total Material Volume	1,081	CY
Net Excess Material to be Exported	**244**	**CY Cut**

ENSIGN
THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-545-4674

PLEASANT VIEW VETERINARY CLINIC

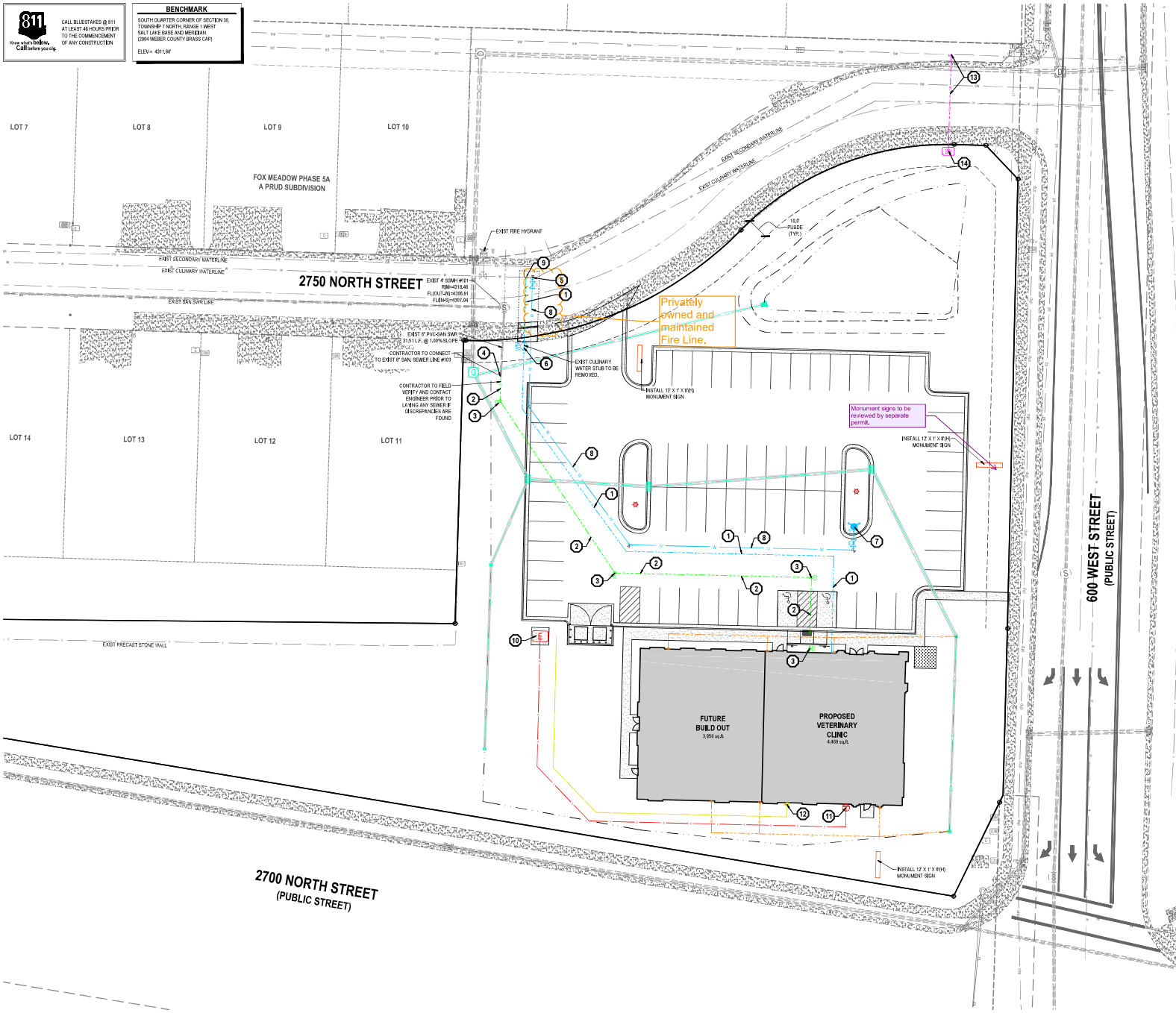
2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

NO.	DATE	REVISION DESCRIPTION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 14433
PRINT DATE: 2026-04-01
PROJECT MANAGER: C.PRESTON
DRAWN BY: M.ELMER

C-200



GENERAL NOTES

1. ALL WORK TO COMPLY WITH PLEASANT VIEW CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER PLEASANT VIEW CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER PLEASANT VIEW CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL 2" HDPE CTS-OD (SDR-9) POLY PIPE CULINARY WATER SERVICE LATERAL PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
2. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 1.0% MINIMUM SLOPE. INSTALLATION AND TRENCHING PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
3. INSTALL SANITARY SEWER CLEANOUT PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
4. CONNECT TO EXISTING SEWER MAIN PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
5. CONNECT TO EXISTING 8" CULINARY WATERLINE PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
6. INSTALL 2" CULINARY WATER METER PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
7. INSTALL FIRE HYDRANT WITH VALVE COMPLETE PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
8. INSTALL 8" C900 DR18 PVC WATER LINE PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
9. CONNECT TO EXISTING CULINARY WATER LINE PER PLEASANT VIEW CITY STANDARDS AND SPECIFICATIONS
10. ELECTRICAL TRANSFORMER AREA BY OTHERS
11. ELECTRICAL METER BY OTHERS. COORDINATE WITH ROCKY MOUNTAIN POWER
12. GAS METER BY OTHERS. COORDINATE WITH QUESTAR GAS CORPORATION
13. INSTALL 1-1/2" CTS SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS. CONNECT TO MAIN AND INSTALL VIA "TRENCHLESS" METHOD PER PINEVIEW STANDARDS
14. INSTALL 1-1/2" SECONDARY WATER METER PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4574

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

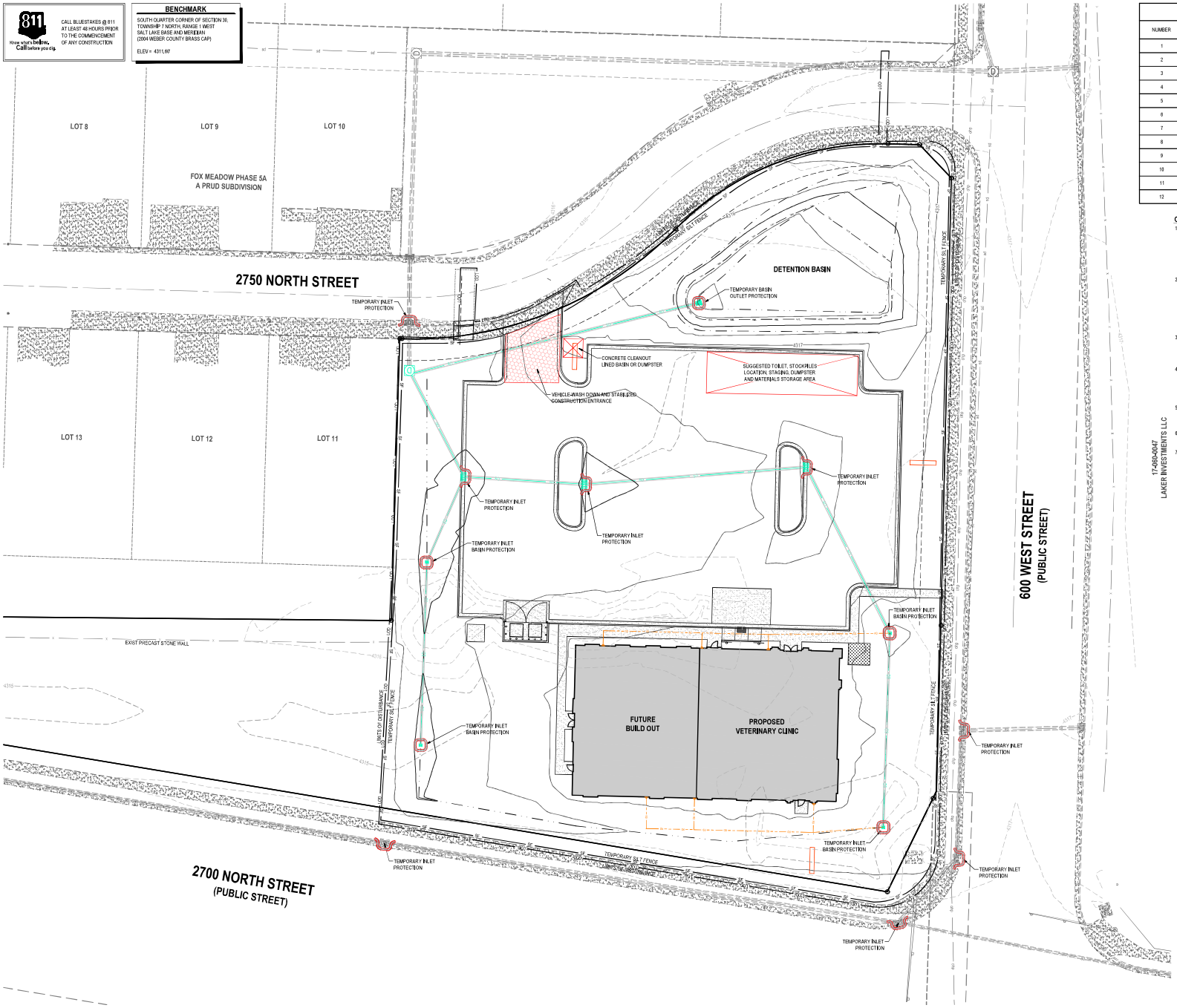


NO.	DATE	REVISION FOR REVIEW

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
14433	2026-04-01
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-300



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION, NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPS TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPS HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

ENSIGN
THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM
FOR:
814 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072
CONTACT:
DANIEL HAGES
PHONE: 248-545-4574

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

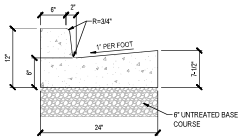
PROFESSIONAL ENGINEER
No. 5049039
4-1-26
CAMERON HESS PRESTON

NO.	DATE	REVISION FOR/BY

EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER: 14433
PRINT DATE: 2026-04-01
PROJECT MANAGER: C.PRESTON
DRAWN BY: M.ELMER

C-400

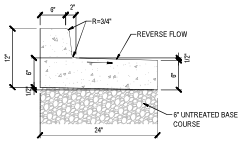


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 203.

1 24" PRIVATE COLLECTION CURB AND GUTTER

SCALE: NONE

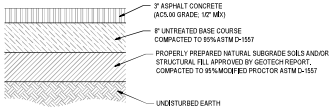


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

2 24" PRIVATE REVERSE PAN CURB AND GUTTER

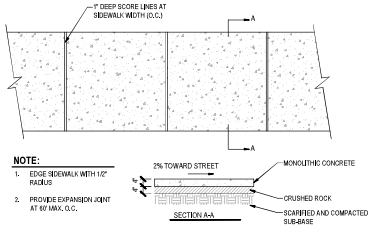
SCALE: NONE



PARKING LOT PAVING

3 TYPICAL PAVEMENT SECTION

SCALE: NONE

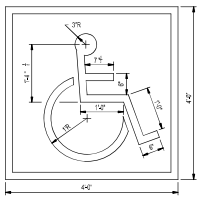


NOTE:

1. EDGE SIDEWALK WITH 1/2" RADIUS
2. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.

4 CONCRETE SIDEWALK

SCALE: NONE

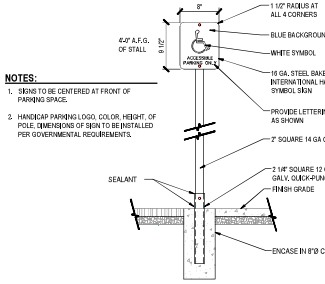


NOTES:

1. INTERNATIONAL PICTOGRAPH SYMBOL WHITE FED. STD. 17875.
2. 4"-BORDER-WHITE FED. STD. 17875.
3. BACKGROUND-BLUE FED. STD. 15180.

5 STALL PAVEMENT MARKING

SCALE: NONE



NOTES:

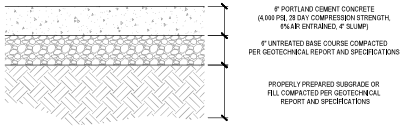
1. SIGNS TO BE CENTERED AT FRONT OF PARKING SPACE.
2. HANDICAP PARKING LOGO, COLOR, HEIGHT, OF POLE, DIMENSIONS OF SIGN TO BE INSTALLED PER GOVERNMENTAL REQUIREMENTS.

6 ACCESSIBLE PARKING SIGN

SCALE: NONE

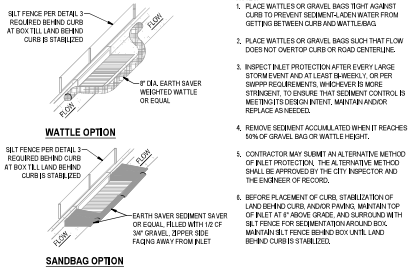
CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 9" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



7 CONCRETE PAVEMENT SECTION

SCALE: NONE

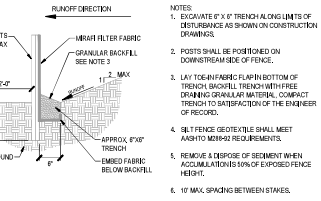


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT. TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT, MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 9" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

8 SAG INLET PROTECTION

SCALE: NONE

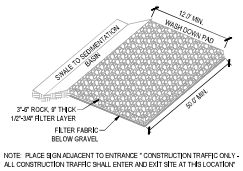


NOTES:

1. EXCAVATE 8" X 8" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

9 TEMPORARY SILT FENCE

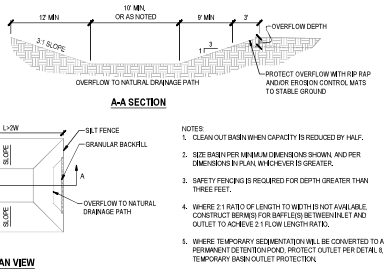
SCALE: NONE



NOTE: PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

10 TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

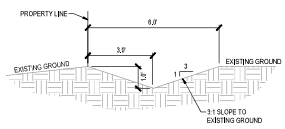


NOTES:

1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLES(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DETAIL 8. TEMPORARY BASIN OUTLET PROTECTION.

11 TEMPORARY SEDIMENTATION BASIN

SCALE: NONE

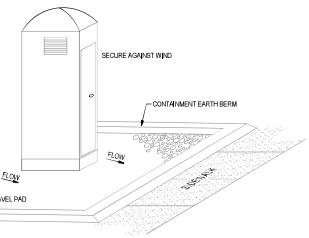


NOTES:

1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK DAMS.
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.

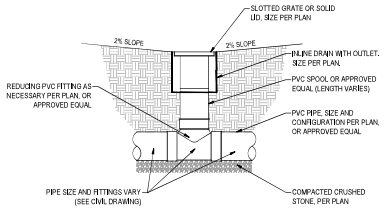
12 DRAINAGE SWALE

SCALE: NONE



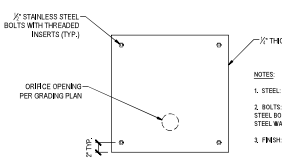
13 PORTABLE TOILET

SCALE: NONE



14 YARD DRAIN

SCALE: NONE

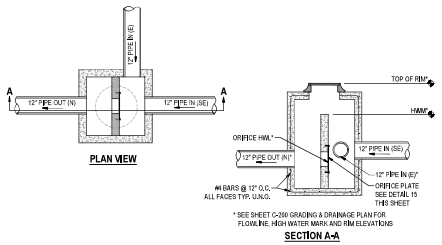


NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

15 ORIFICE PLATE

SCALE: NONE



* SEE SHEET C-200 GRADING & DRAINAGE PLAN FOR FLOWLINE, HIGH WATER MARK AND RIM ELEVATIONS

16 BASIN CONTROL STRUCTURE #307

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
914 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4674

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH

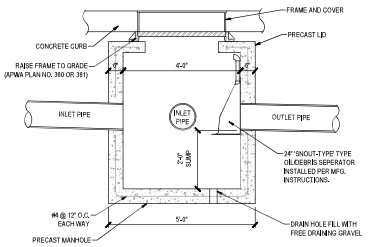
PROFESSIONAL ENGINEER
No. 5349039
4-1-24
CAMERON WEST PRESTON

NO.	DATE	REVISION FOR REVIEW

DETAILS

PROJECT NUMBER: 14493
PRINT DATE: 2024-04-01
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

C-500



1 SDCB W/ SNOUT DETAIL

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
914 SERVICES, LLC
1695 TWELVE MILE ROAD, SUITE 100
BERKLEY, MICHIGAN 48072

CONTACT:
DANIEL HARRIS
PHONE: 248-845-4674

PLEASANT VIEW VETERINARY CLINIC

2700 NORTH 600 WEST
PLEASANT VIEW, UTAH



NO.	DATE	REVISION
		FOR REVIEW

DETAILS

PROJECT NUMBER	PRINT DATE
14483	2026-04-01
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

C-501

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" 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
  - 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
  - **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.
  - **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.
  - **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.
  - **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.
  - **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.
  - **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.)
  - **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
  - 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.
  - 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.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - 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
  - 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 20' 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 OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - 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.
  - 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.

PLANT MATERIALS

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

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT	CAL
CONIFERS					
	JS'W	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Te2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	14	B & B	2" Cal Single Trunk
DECIDUOUS TREES					
	CC'M	Cercis canadensis 'Merlot' Merlot Eastern Redbud Td4; 18x20; AV 314; part sun to part shade; z5; Utah Lake water tolerant	15	B & B	2"Cal
	QR'A	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	3	B & B	2"Cal
	ZS'M	Zelkova serrata 'Musashino' Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	6	B & B	2"Cal
	ZS'W	Zelkova serrata 'Wireless' Wireless Zelkova Td4; 24x36; AV 490; sun; z5; Utah Lake water tolerant	10	B & B	2"Cal

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
DECIDUOUS SHRUBS				
	AA'O	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	23	5 gal
	AM'S	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	60	5 gal
	BT'M	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry Td3; 4x2; AV28; sun to part shade; z4;	13	5 gal
	FI'K	Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia Sd2; 5x4; AV 50; sun; z5; Utah Lake water tolerant	28	5 gal
	H'AT	Hibiscus syriacus 'Antong Two' Lil Kim® Dwarf Rose of Sharon 3-4' x 3-4'; moderate water; sun to part sun; z5; Utah Lake water tolerant	32	5 gal
	PB'P	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	55	5 gal
	RG'L	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	53	5 gal
EVERGREEN SHRUBS				
	AC'M	Arctostaphylos x coloradoensis Mock Bearberry Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	52	5 gal
	JC'D	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	63	5 gal
	JH'W	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	56	5 gal
GRASSES				
	M'ML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	70	1 gal
	PV'S	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	82	1 gal
PERENNIALS				
	G'WB	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Wandflower P1; 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	94	1 gal
ROSES				
	R'RC	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	126	5 gal
	RN'W	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	60	5 gal

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
GROUND COVERS				
	CP'D	Ceratostigma plumbaginoides Dwarf Plumbago low; 9-12" x 12-15"; sun to shade; z5; Utah Lake water tolerant	12,650	flat

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			
	1-14	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	33,517 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,432 sf
	1-20	2" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	9,231 sf
	1-24	4-6" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,870 sf
2 HARDSCAPE			
	2-06	ARTIFICIAL TURF. INSTALL PER MANUFACTURER SPECIFICATIONS.	100 sf

PLEASANT VIEW -SITE REQ. CALCS

	REQUIRED:	PROVIDED:
STREET FRONTAGE:		
1 TREE / 50 LN FT (600 WEST 328 FT.)	7	6 DUE TO CLEAR VIEW AREAS
PARKING LOT:		
1 TREE / 10 SPACES 70 SPACES TOTAL	7	7
BUFFER:		
ABUTTING RESIDENTIAL ZONE: 6' MASONRY OR CONCRETE WALL	YES	EXISTING
LANDSCAPING OUT TO 20' FROM PROP. LINE.	YES	YES
BERM:		
2-1/2' HIGH BERM ALONG PARKING LOTS ADJACENT TO STREETS TO REDUCE VISUAL IMPACT OF CARS. (600 WEST PARKING AREA)	YES	YES
OVERALL SITE:		
50% PLANT COVERAGE	50%	50%
TURF, EXCLUDING ACTIVE RECREATION ZONES	MAX 20% 12,535 SQ. FT.	18% 11,010 SQ. FT.
NO TURF, INCLUDING ARTIFICIAL, ALLOWED IN PARK STRIP	NOT PERMITTED	NO
SECONDARY IRRIGATION REQUIRED	YES	YES

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/6/2026

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

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

PROJECT INFORMATION

VETERINARY CLINIC
2700 N. 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
DAN@814CRE.COM
248-817-1693

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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

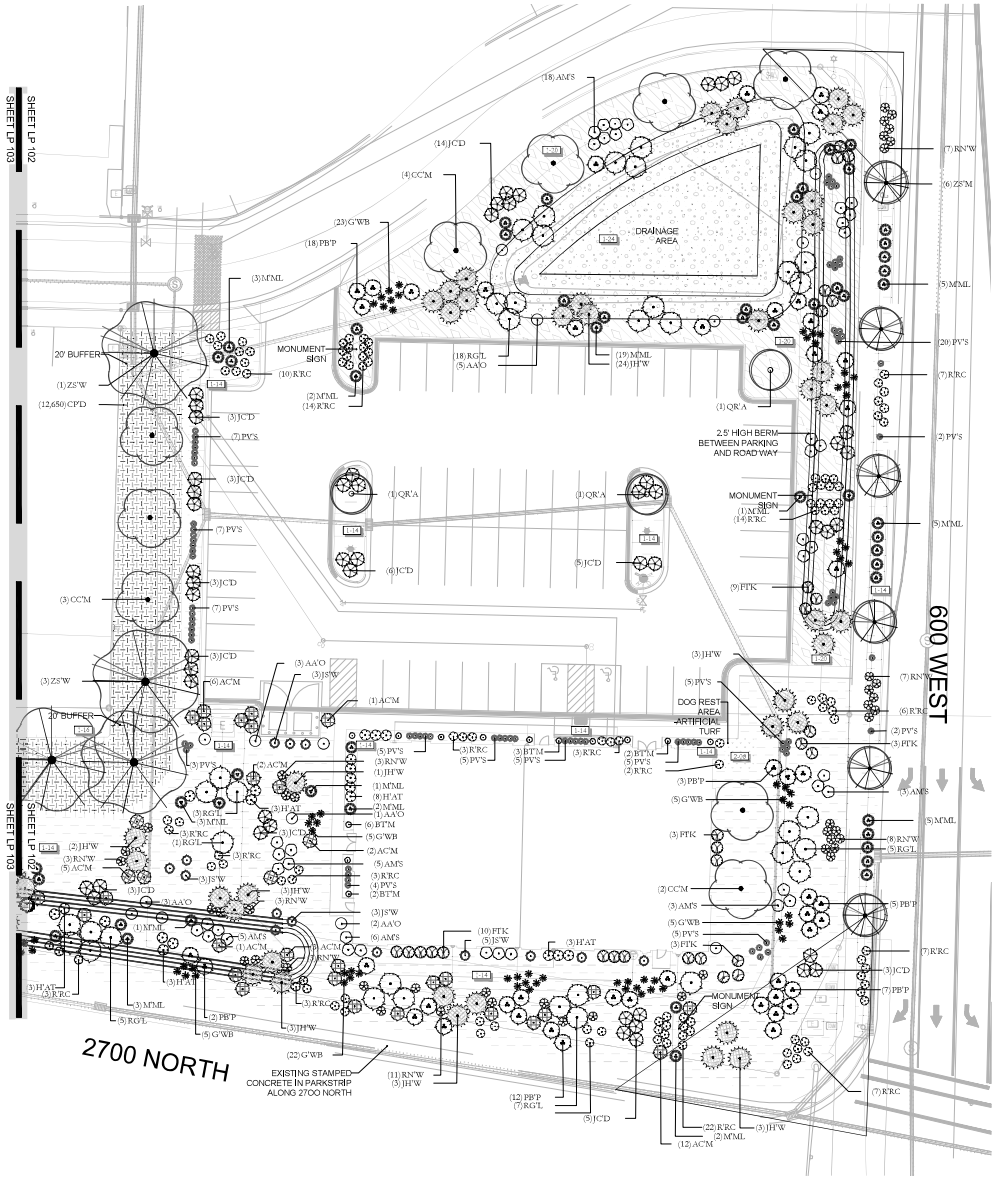
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
5126721-5301
4/15/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ALR
CHECKED: KBA
PLOT DATE: 4/15/2026

LANDSCAPE COVER
CITY PERMIT SET
LP-101



PLANT MATERIALS

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

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT	CAL
CONIFERS					
	JS'W	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Tc2, 20x4; AV 20; sun; z3; Utah Lake water tolerant	14	B & B	2" Cal Single Trunk
DECIDUOUS TREES					
	CC'M	Cercis canadensis 'Merlot' Merlot Eastern Redbud Td4, 18x20; AV 314; part sun to part shade; z5; Utah Lake water tolerant	15	B & B	2"Cal
	QR'A	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4, 45x14; AV 176; sun; z4	3	B & B	2"Cal
	ZS'M	Zelkova serrata 'Musashino' Musashino Zelkova Td4, 45x15; AV 490; sun; z5; Utah Lake water tolerant	6	B & B	2"Cal
	ZS'W	Zelkova serrata 'Wireless' Wireless Zelkova Td4; 24x36; AV 490; sun; z5; Utah Lake water tolerant	10	B & B	2"Cal
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**QTY**	**CONT**	
DECIDUOUS SHRUBS					
	AA'O	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry Sd2, 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	23		
	AM'S	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowtime™ Black Chokeberry Moderate water, 3-4' x 3-4'; sun to part shade; z3;	60		
	BT'M	Berberis thunbergii 'Maia' TM Sunjoy Gold Pillar Barberry Td3, 4x2; AV28; sun to part shade; z4;	13		
	FT'K	Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia Sd2, 5x4; AV 50; sun; z5; Utah Lake water tolerant	28		
	HA'T	Hibiscus syriacus 'Autong Two' Lil Kim® Dwarf Rose of Sharon 3-4' x 3-4'; moderate water; sun to part sun; z5, Utah Lake water tolerant	32	5 gal	
	PB'P	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	55	5 gal	
	RG'L	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	53	5 gal	

Please remove these from the Park Strip. These would be growing into the power lines directly above them based off of the heights I'm seeing.

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
EVERGREEN SHRUBS				
	AC'M	Arctostaphylos x coloradoensis 'Mock Beabeery Mazzanita Se1; 2x5; AV 28; sun to light shade; z4;	52	5 gal
	JC'D	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	63	5 gal
	JH'W	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	56	5 gal
GRASSES				
	M'ML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2, 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	70	1 gal
	PV'S	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2, 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	82	1 gal
PERENNIALS				
	GW'B	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Wandflower P1; 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	94	1 gal
ROSES				
	RR'C	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5, Utah Lake water tolerant	126	5 gal
	RN'W	Rosa x 'Noatchmee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5, Utah Lake water tolerant	60	5 gal
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**QTY**	**CONT**
GROUND COVERS				
	CP'D	Ceratostigma plumbaginoides Dwarf Plumbago low; 9-12" x 12-15"; sun to shade; z5; Utah Lake water tolerant	12,650	flat

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			
	LS1	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	33,517 sf
	LS2	1" MINUS BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,432 sf
	LS3	2" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	9,231 sf
	LS4	4-6" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,870 sf
2 HARDSCAPE			
	HS1	ARTIFICIAL TURF INSTALL PER MANUFACTURER SPECIFICATIONS.	100 sf

ISSUE DATE: 4/15/2026

PROJECT NUMBER: UT26022

PLAN INFORMATION: ** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/6/2026

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

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

NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VETERINARY CLINIC

2700 N. 600 W

PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS
DAN@814CRE.COM
248-817-1693

COPYRIGHT: PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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



DRAWING INFO

PM:	JTA
DRAWN:	ALR
CHECKED:	KBA
PLOT DATE:	4/15/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-102

PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE GRAPHIC SMALL TAGE PREVAILS.)

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT	CAL
CONIFERS					
	JSW	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Tx2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	14	B & B	2" Cal Single Trunk
DECIDUOUS TREES					
	CCM	Cercis canadensis 'Merlot' Merlot Eastern Redbud Td4; 18x20; AV 314; part sun to part shade; z5; Utah Lake water tolerant	15	B & B	2"Cal
	QRA	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	3	B & B	2"Cal
	ZSM	Zelkova serrata 'Musashino' Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	6	B & B	2"Cal
	ZSW	Zelkova serrata 'Wireless' Wireless Zelkova Td4; 24x36; AV 490; sun; z5; Utah Lake water tolerant	10	B & B	2"Cal

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
DECIDUOUS SHRUBS				
	AAO	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry Sd2; 15x6; AV50; sun to part shade; z2; Utah Lake water tolerant	23	5 gal
	AMS	Aronia melanocarpa 'SMNAMPFM' Low Scape Snowfire™ Black Chokeberry Moderate water; 3-4' x 3-4'; sun to part shade; z3;	60	5 gal
	BTM	Berberis thunbergii 'Maria' TM Sunjoy Gold Pillar Barberry Td3; 4x2; AV28; sun to part shade; z4;	13	5 gal
	FTK	Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia Sd2; 5x4; AV 50; sun; z5; Utah Lake water tolerant	28	5 gal
	HAT	Hibiscus syriacus 'Antong Two' Lil Kim® Dwarf Rose of Sharon 3-4' x 3-4'; moderate water; sun to part sun; z5; Utah Lake water tolerant	32	5 gal
	PBP	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	55	5 gal
	RGL	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	53	5 gal

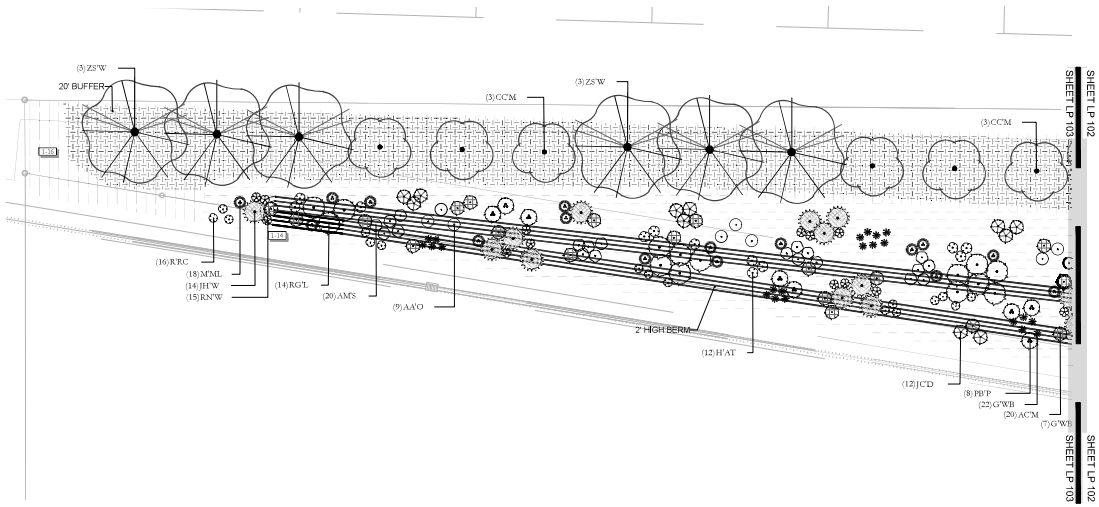
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
EVERGREEN SHRUBS				
	ACM	Arctostaphylos x coloradoensis Mock Bearberry Manzanita Se1; 2x5; AV 28; sun to light shade; z4;	52	5 gal
	JCD	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper low; 1.5 x 5; sun to part sun; z4; Utah Lake water tolerant	63	5 gal
	JHW	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	56	5 gal
GRASSES				
	MML	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	70	1 gal
	PVS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 6x2-3; AV 3; sun; z4; Utah Lake water tolerant	82	1 gal
PERENNIALS				
	GWB	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Windflower P1; 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	94	1 gal
ROSES				
	RRC	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	126	5 gal
	RNW	Rosa x 'Noarchmee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	60	5 gal

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	CONT
GROUND COVERS				
	CPD	Ceratostigma plumbaginoides Dwarf Plumbago low; 9-12" x 12-15"; sun to shade; z5; Utah Lake water tolerant	12,650	flat

SITE MATERIALS

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE GRAPHIC SMALL TAGE PREVAILS.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	33,517 sf
	1-15	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	14,432 sf
	1-20	2" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	9,231 sf
	1-24	4-6" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,870 sf
2 HARDSCAPE			
	2-30	ARTIFICIAL TURF. INSTALL PER MANUFACTURER SPECIFICATIONS.	100 sf



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/6/2026

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

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

NORTH

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

VETERINARY CLINIC
2700 N. 600 W
PLEASANT VIEW, UTAH

DANIEL HARRIS
DAN@814CRE.COM
248-817-1693

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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

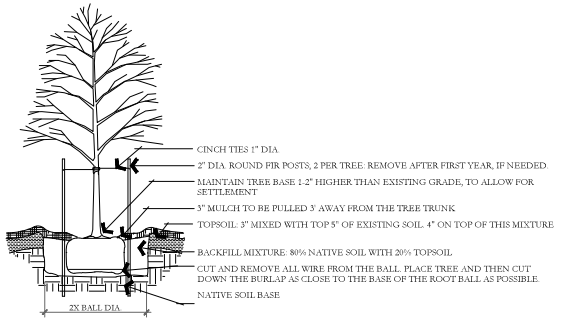
LICENSED LANDSCAPE ARCHITECT — STATE OF UTAH — 8391 — RYAN H. BOYER — 4/15/2026 — DATE OF LICENSE

DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	KBA
PLOT DATE:	4/15/2026

LANDSCAPE OVERALL PLAN

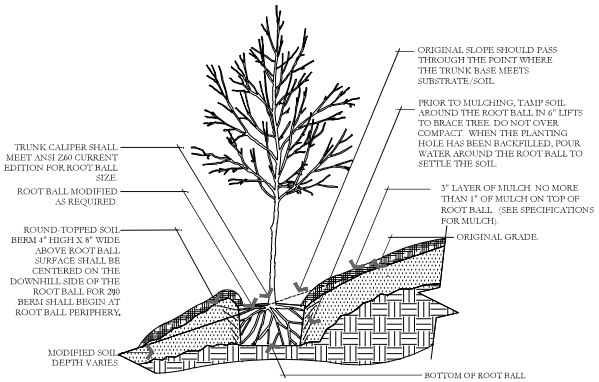
CITY PERMIT SET

LP-102



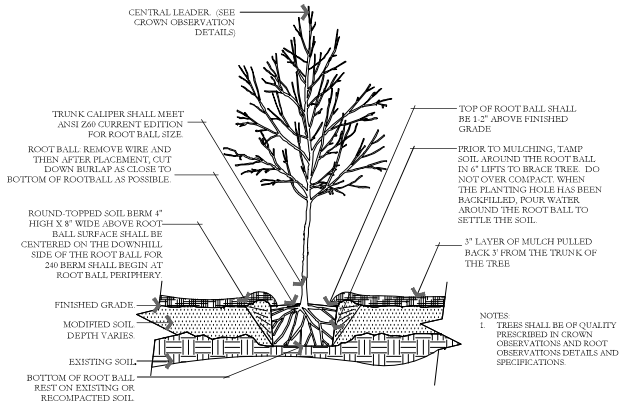
A DECIDUOUS TREE PLANTING

NOT TO SCALE



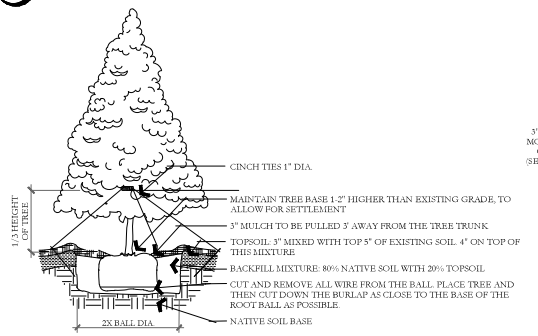
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE



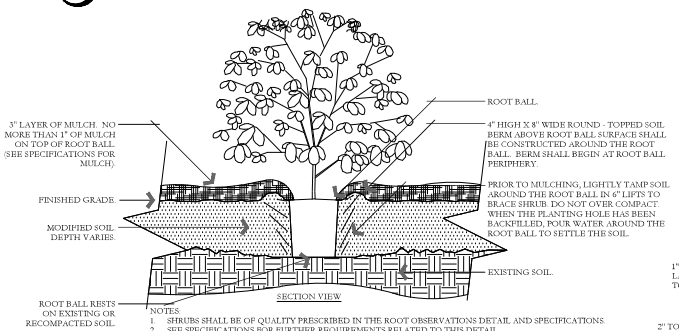
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



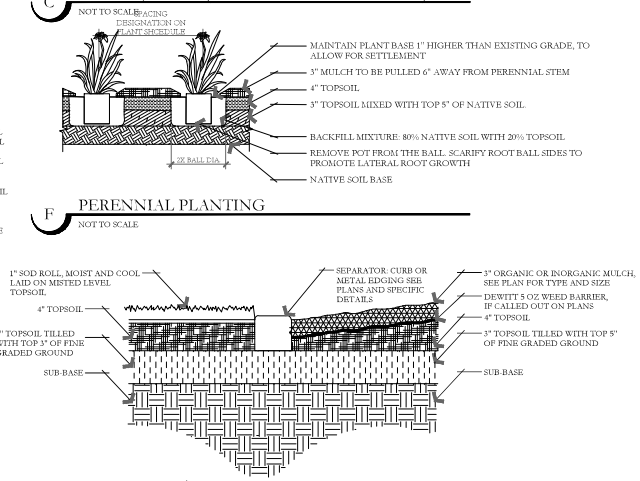
D EVERGREEN TREE PLANTING

NOT TO SCALE



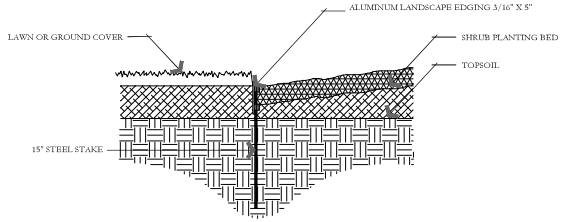
E SHRUB - MODIFIED SOIL

NOT TO SCALE



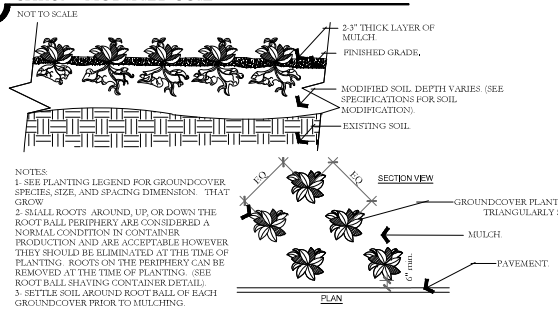
F PERENNIAL PLANTING

NOT TO SCALE



G METAL EDGING DETAIL

NOT TO SCALE

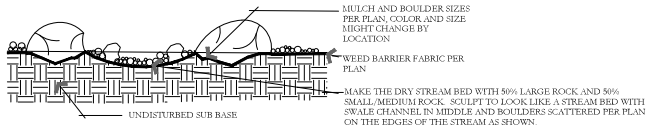


H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/6/2026

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

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

PROJECT INFORMATION

VETERINARY CLINIC
2700 N. 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

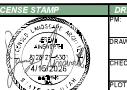
DANIEL HARRIS
DAN@814CRE.COM
248-817-1693

COPYRIGHT
PKJ DESIGN GROUP
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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

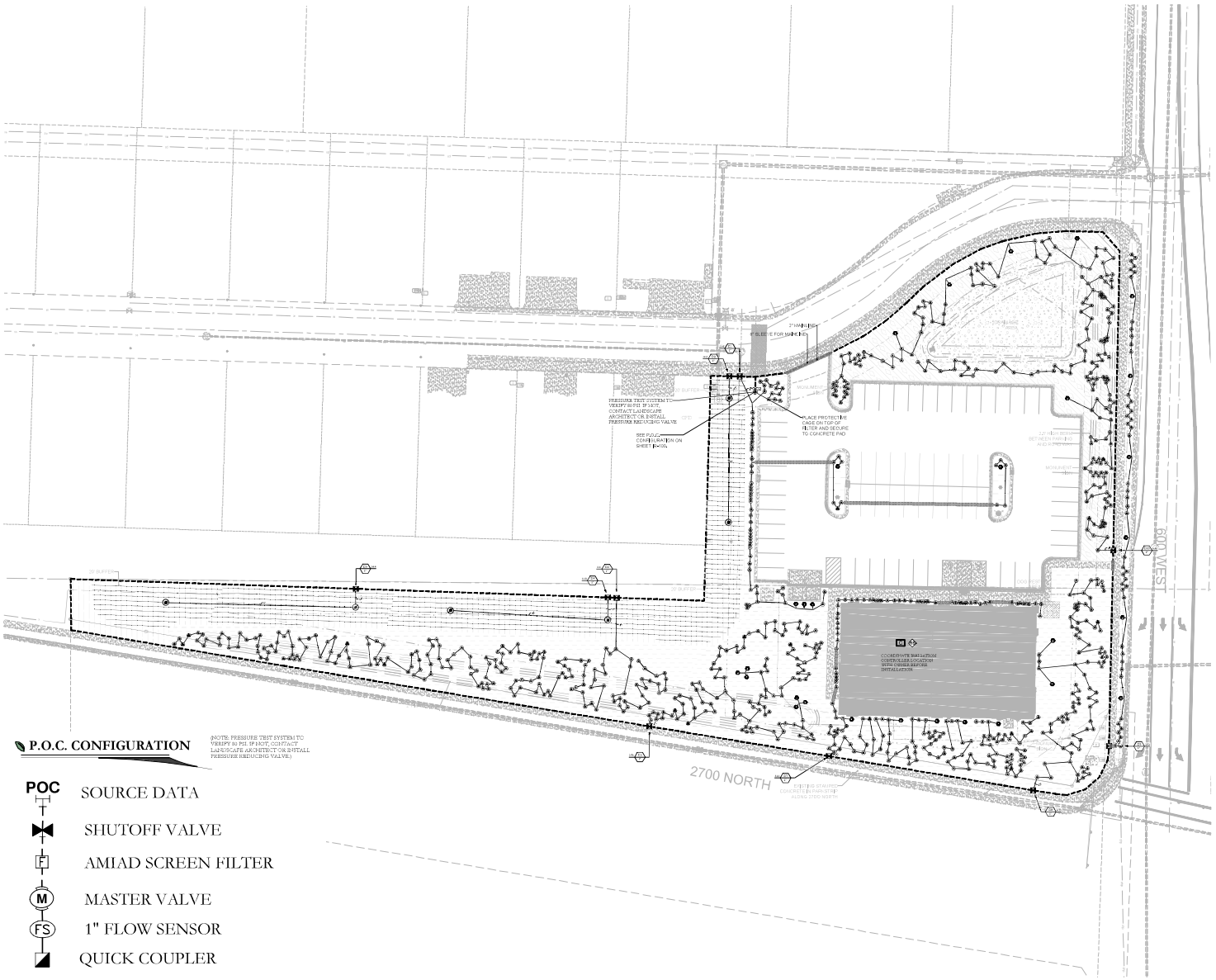


DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	KBA
PLOT DATE:	4/15/2026

LANDSCAPE DETAILS

CITY PERMIT SET

LP-501



IRRIGATION LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. IF YOU HAVE NEED WITH A WATER EFFICIENT CERTIFICATION, OR A PLANT MAINTENANCE SERVICE, 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	10
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	6
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	867
	Rain Bird XFS-09-18 Drip Ring(TREE)	29
	Area to Receive Dripline Rain Bird XFS-CV-09-18-NP XFS-CV Non potable Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 18" O.C. Dripline laterals spaced at 36" apart, w/ emitters offset for triangular pattern. Specify XF insert fittings.	4,046 lf

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	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1.5in. 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
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (I) 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 P'07'2D & 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 WRZ-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-200-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
F	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 2in. T Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	1
POC2	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	5,161 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	208.4 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	25.1 lf
	Irrigation Mainline: PVC Schedule 40	1,832 lf
	Pipe Sleeve: PVC Class 200 SDR 21	213.7 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 50 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

POC SOURCE DATA
SHUTOFF VALVE
AMIAD SCREEN FILTER
M MASTER VALVE
FS 1" FLOW SENSOR
QUICK COUPLER

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/9/2026	VETERINARY CLINIC W 2700 N. N 600 W PLEASANT VIEW, UTAH	DANIEL HARRIS	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	4/15/2026	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 4/15/2026

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

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

NORTH

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

COPYRIGHT:
PKJ DESIGN GROUP
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

IRRIGATION OVERALL PLAN
CITY PERMIT SET
IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN. INCLUDES BUT IS NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVE AND DISPOSE OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS AND ARE NOT TO BE SAVED. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND /OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF 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 LOCATONS.

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 IRRIGATON 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 AT PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SEQUENCING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. INSTALL SLEEVING PRIOR TO INSTALLATION OF CONCRETE, PAVING OR OTHER PERMANENT SITE ELEMENTS. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, 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 IRRIGATON 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 G175212 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 FIT 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. FULLING 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 WIRE TO BE PLACED AT EACH CONTROLLER. THIS CONTRACTOR SHALL PROVIDE CONDUIT ACCESS IF NEEDED FOR ELECTRICAL CONTRACTOR. ELECTRICAL SUPPLY AND INSTALLATION, AS WELL AS HOOK-UP TO CONTROLLER SHALL BE BY THIS CONTRACTOR.

G. ELECTRICAL CONTRACTOR IS IN CHARGE OF PROVIDING 1.5" CONDUIT FROM CONTROLLER TO OUTSIDE LANDSCAPE AREA. PROVIDE POWER AND ROOM FOR CONTROLLER. PROVIDE ETHERNET TO HARDWIRE POWER INTO THE CONTROLLER.

3.7 VALVES

A. ISOLATION VALVES, REMOTE CONTROL VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION AND CONTRACT SPECIFICATIONS AND DETAILS.

B. VALVE BOXES SHALL BE SET OVER VALVES SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE.

C. VALVE BOX AND LID SHALL BE SET TO BE FLUSH WITH FINISHED GRADE. ONLY ONE REMOTE CONTROL VALVE MAY BE INSTALLED IN A VALVE BOX. PLACE A MINIMUM OF 4" OF ¾" WASHED GRAVEL BENEATH VALVE BOX FOR DRAINAGE. BOTTOM OF REMOTE CONTROL VALVE SHALL BE A MINIMUM OF 2" ABOVE GRAVEL.

3.8 SPRINKLER HEADS

A. NO SPRINKLER SHALL BE LOCATED CLOSER THAN 6" TO WALLS, FENCES, OR BUILDINGS.

B. HEADS ADJACENT TO WALKS, CURBS, OR PATHS SHALL BE LOCATED AT GRADE AND 2" AWAY FROM HARDSCAPE.

C. CONTROL VALVES SHALL BE OPENED. THEN FULLY FLUSH LATERAL LINE PIPE AND SWING JOINTS PRIOR TO INSTALLATION OF SPRINKLERS.

D. SPRAY HEADS SHALL BE INSTALLED AND FLUSHED AGAIN PRIOR TO INSTALLATION OF NOZZLES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.

3.9 FIELD QUALITY CONTROL

A. MAIN LINE PIPES SHALL NOT BE BACKFILLED OR ACCEPTED UNTIL THE SYSTEM HAS BEEN TESTED FOR 2 HOURS AT 100 PSI.

B. MAIN LINE PRESSURE TEST SHALL INCLUDE ALL PIPE AND COMPONENTS FROM THE POINT OF CONNECTION TO THE UPSTREAM SIDE OF REMOTE CONTROL VALVES. TEST SHALL INCLUDE ALL MANIFOLD COMPONENTS UNDER CONSTANT PRESSURE. PIPING MAY BE TESTED IN SECTIONS THAT CAN BE ISOLATED.

C. CONTRACTOR SHALL PROVIDE PRESSURIZED WATER PUMP TO INCREASE OR BOOST PRESSURE WHERE EXISTING STATIC PRESSURE IS LESS THAN 100 PSI.

D. SCHEDULE TESTING WITH OAR 48 HOURS IN ADVANCE FOR APPROVAL.

E. LEAKS OR DEFECTS SHALL PROMPTLY BE REPAIRED OR RECTIFIED AT THE CONTRACTORS EXPENSE AND RETESTED UNTIL ABLE TO PASS TESTING.

F. GROUNDING RESISTANCE AT PEDESTAL CONTROLLER SHALL ALSO BE TESTED AND SHALL NOT EXCEED 5 OHMS.

3.10 ADJUSTMENT

A. SPRINKLER HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES IN GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACT AND AT CONTRACTOR'S EXPENSE.

B. ADJUST ALL SPRINKLER HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.

C. ADJUST SPRINKLERS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDSCAPE FEATURES.

D. ADJUST RUN TIMES OF STATION TO MEET NEEDS OF PLANT MATERIAL THE STATION SERVICES.

3.11 CLEANING

A. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEPT CLEANLY AND PICKED UP DAILY.

B. OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.

C. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF OFFSITE TRASH AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT.

D. OAR SHALL PERFORM PERIODIC AS WELL AS A FINAL CLEANLINESS INSPECTION.

E. CONTRACTOR SHALL LEAVE PROJECT IN AT LEAST A 'BROOM CLEAN' CONDITION.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule											
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)											
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)											
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

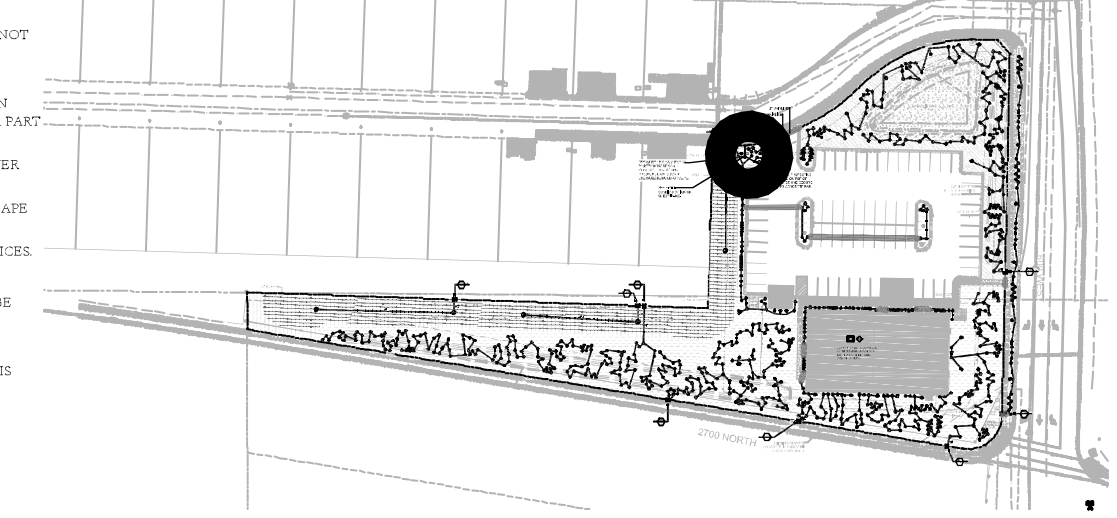
Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)											
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION PLAN SPECIFICATIONS

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

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



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/9/2026

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

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

NORTH

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

VETERINARY CLINIC

W 2700 N. N 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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
8125121-5301
4/15/2026
ELECTRONIC SEAL
STATE OF UTAH

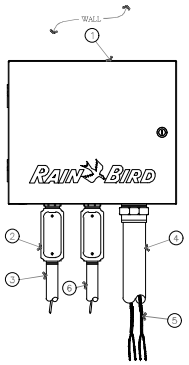
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 4/15/2026

IRRIGATION COVER

CITY PERMIT SET

IR-101



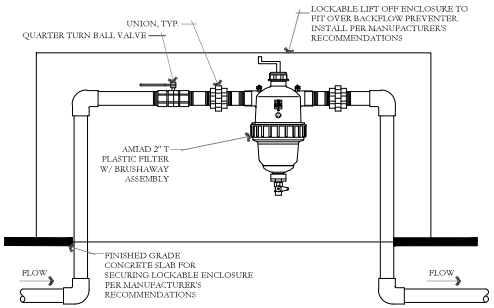
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LX1MM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX.
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE.
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MASTERCABLE 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 LMTVM-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.

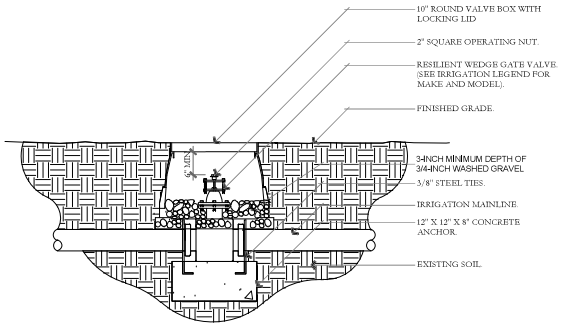
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	MAX 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

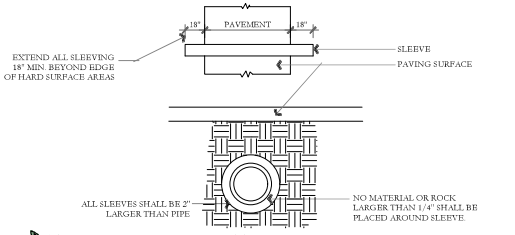


B 2" PLASTIC FILTER W/BRUSHAWAY ASSEMBLY
NOT TO SCALE.

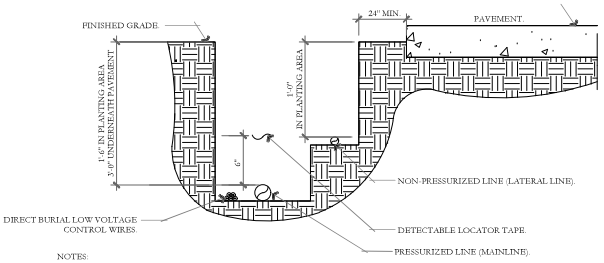


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE

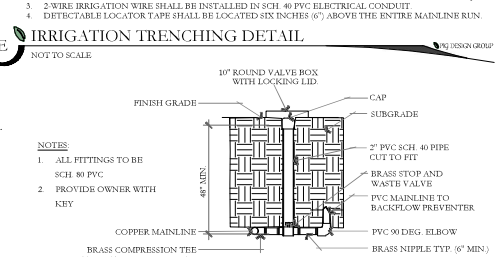


D TYPICAL SLEEVING DETAIL
NOT TO SCALE



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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE

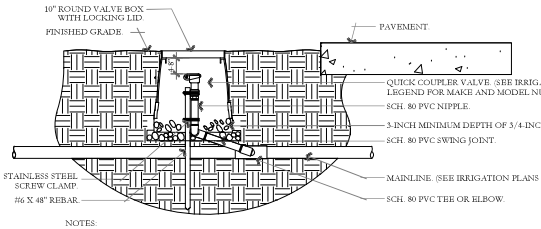


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC.
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE

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

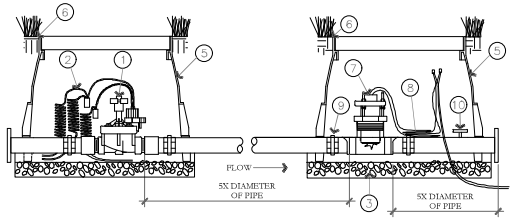
F MANUAL DRAIN DETAIL
NOT TO SCALE



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

G QUICK COUPLER DETAIL
NOT TO SCALE

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 PS 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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/9/2026

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

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

PROJECT INFORMATION

VETERINARY CLINIC
W 2700 N. N 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS

COPYRIGHT
PKJ DESIGN GROUP
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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

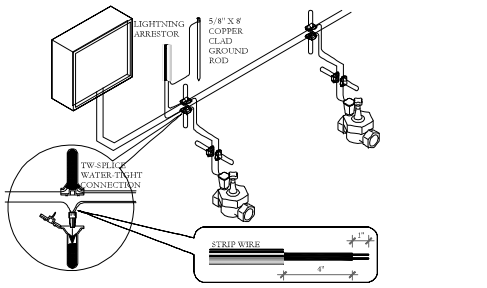


DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	4/15/2026

IRRIGATION DETAILS

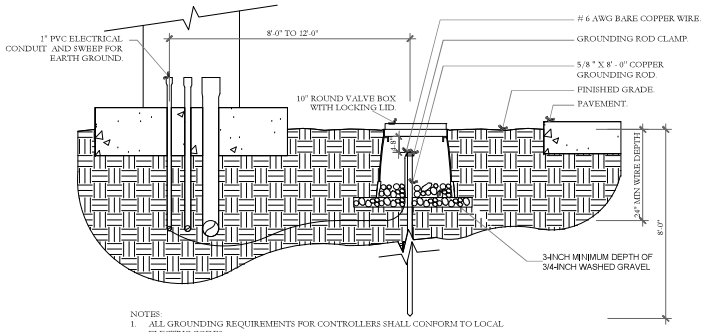
CITY PERMIT SET

IR-501



J 2-WIRE CONNECTION DETAIL

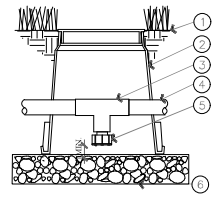
NOT TO SCALE



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

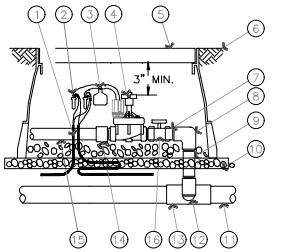
NOT TO SCALE



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-PDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

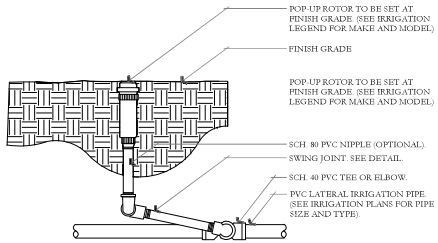
NOT TO SCALE



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

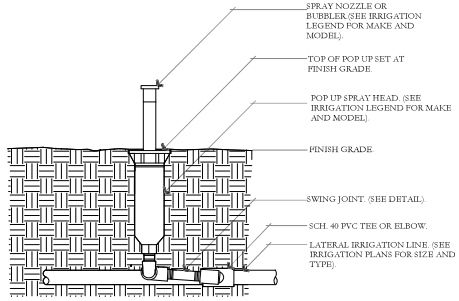
NOT TO SCALE



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



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/9/2026

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

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

PROJECT INFORMATION

VETERINARY CLINIC
W 2700 N. N 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DANIEL HARRIS

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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

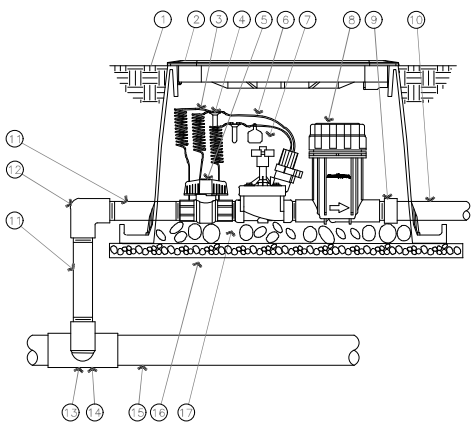


DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	4/15/2026

IRRIGATION DETAILS

CITY PERMIT SET

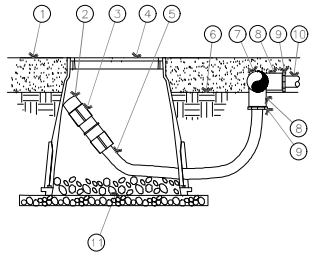
IR-502



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 (INCLUDED 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

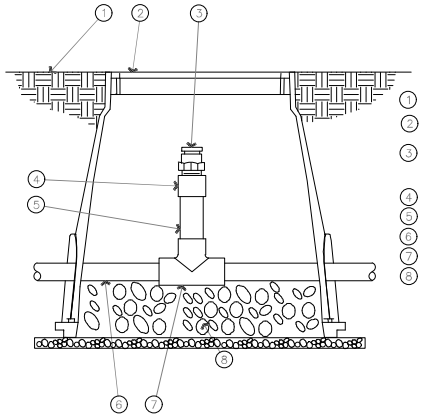


1. MULCH
2. PLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCPCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XP BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XPF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XP SERIES DRIPLINE POTABLE: XPCV 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

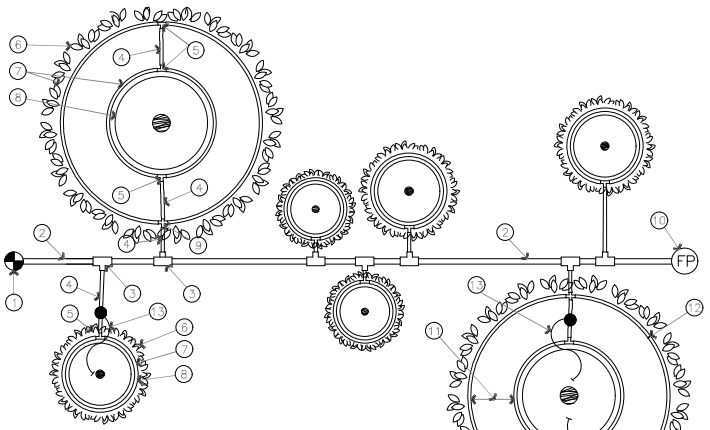
NOT TO SCALE



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. 1" 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



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 XP SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XPF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XP SERIES DRIPLINE POTABLE: XPCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XPD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XPCV 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.

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 PEET 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.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 3/9/2026

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

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

VETERINARY CLINIC
W 2700 N. N 600 W
PLEASANT VIEW, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT: DANIEL HARRIS

COPYRIGHT:
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

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: REGISTERED LANDSCAPE ARCHITECT, STATE OF UTAH, 4/15/2026

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

IRRIGATION DETAILS
CITY PERMIT SET
IR-503



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/15/2026	UT26022	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 4/6/2026	VETERINARY CLINIC 2700 N. 600 W PLEASANT VIEW, UTAH	DANIEL HARRIS DAN@814CRE.COM 248-817-1693	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		PM: JTA DRAWN: ALR CHECKED: KBA PLOT DATE: 4/15/2026

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

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

NORTH

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

COPYRIGHT
PKJ DESIGN GROUP

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

MEMORANDUM

To: Pleasant View City

From: Shane Taggart, P.E.
City Engineer's Office
Jones & Associates Consulting Engineers

RE: Site Plan Review #2
Fox Meadows Vet Clinic

Date: June 18, 2026

IMPROVEMENT PLANS REVIEW

For the purposes of the Site Plan review, we offer the following comments:

1. Boundary line adjustment required prior to approval.
2. Improvement Plan
    a. Does the HOA need to be notified before cutting into a private road?
    b. Please review the storm drain calculations. Does the orifice size need to be 6.9"?
    c. Please note that the fire hydrant main line is privately owned and not owned or maintained by the City.
    d. Please remove the Zelkova serrate "Musashino" trees from the park strip. We want to avoid any potential conflicts with powerline directly above.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

If you have any questions, please feel free to contact me.