Wednesday, April 15, 2020
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.
Virtual meeting available from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/478650413
Meeting ID: 478-650-413

1. Approval of Minutes

Subject	**A. March 25, 2020**
Meeting	Apr 15, 2020 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Final Plat

Subject	**A. RRBC. The proposal involves creating 4 commercial lots located at approximately 795 East 800 North.**
Meeting	Apr 15, 2020 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.rrbccommercialplata.4-15-2020.pdf (878 KB)

Subject	**B. Meadow Creek Ridge Townhomes Phase 6. The proposal involves creating 68 multi-family residential lots within the Meadow Creek Ridge Development located at 1780 East 1400 North.**
Meeting	Apr 15, 2020 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.meadowcreekridgephase6.4-15-2020.pdf (23,310 KB)

Subject	**C. Meadow Creek Ridge Townhomes Phase 8. The proposal involves creating 48 multi-family residential lots within the Meadow Creek Ridge Development located at 1870 East 1580 North.**
Meeting	Apr 15, 2020 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.meadowcreekridgephase8.4-15-2020.pdf (17,729 KB)

3. Minor Plat Amendment

Subject	**A. River Cove Plat L. The proposal request modifications property lines for a parcel lot in the Quail Hollow and River Cove Subdivisions.**
Meeting	Apr 15, 2020 - Development Review Committee
Category	3. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.rivercoveplatl.4-15-2020.pdf (1,235 KB)

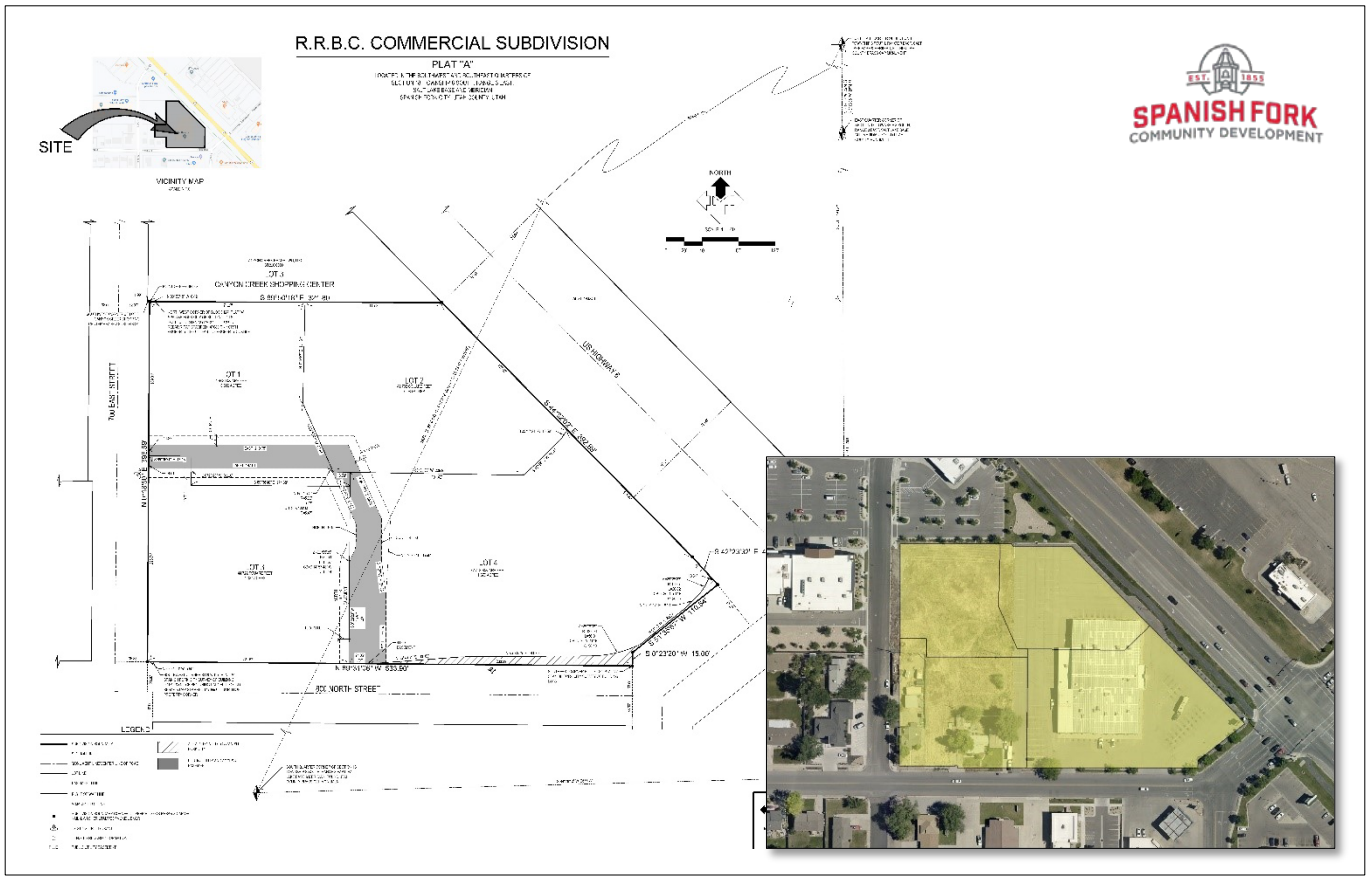
4. Other Business

Subject	**A. River Cove Preliminary Plat**
Meeting	Apr 15, 2020 - Development Review Committee
Category	4. Other Business
Access	Public
Type	

Subject	**B. Oakridge Cove Preliminary Plat**
Meeting	Apr 15, 2020 - Development Review Committee
Category	4. Other Business
Access	Public
Type	

Subject	**C. Concept Plan Review**
Meeting	Apr 15, 2020 - Development Review Committee
Category	4. Other Business
Access	Public
Type	

5. Adjourn



RRBC Commercial Subdivision, Plat A Final Plat Approval Request

April 15, 2020, Development Review Committee.

Located at 795 East 800 North, including 4.48 acres.

The subject property is zoned C-2.

The applicant has requested that a Final Plat of four (4) lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Plat corrections.
3. Right-of-way dedications.
4. Utilities.
5. Power.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

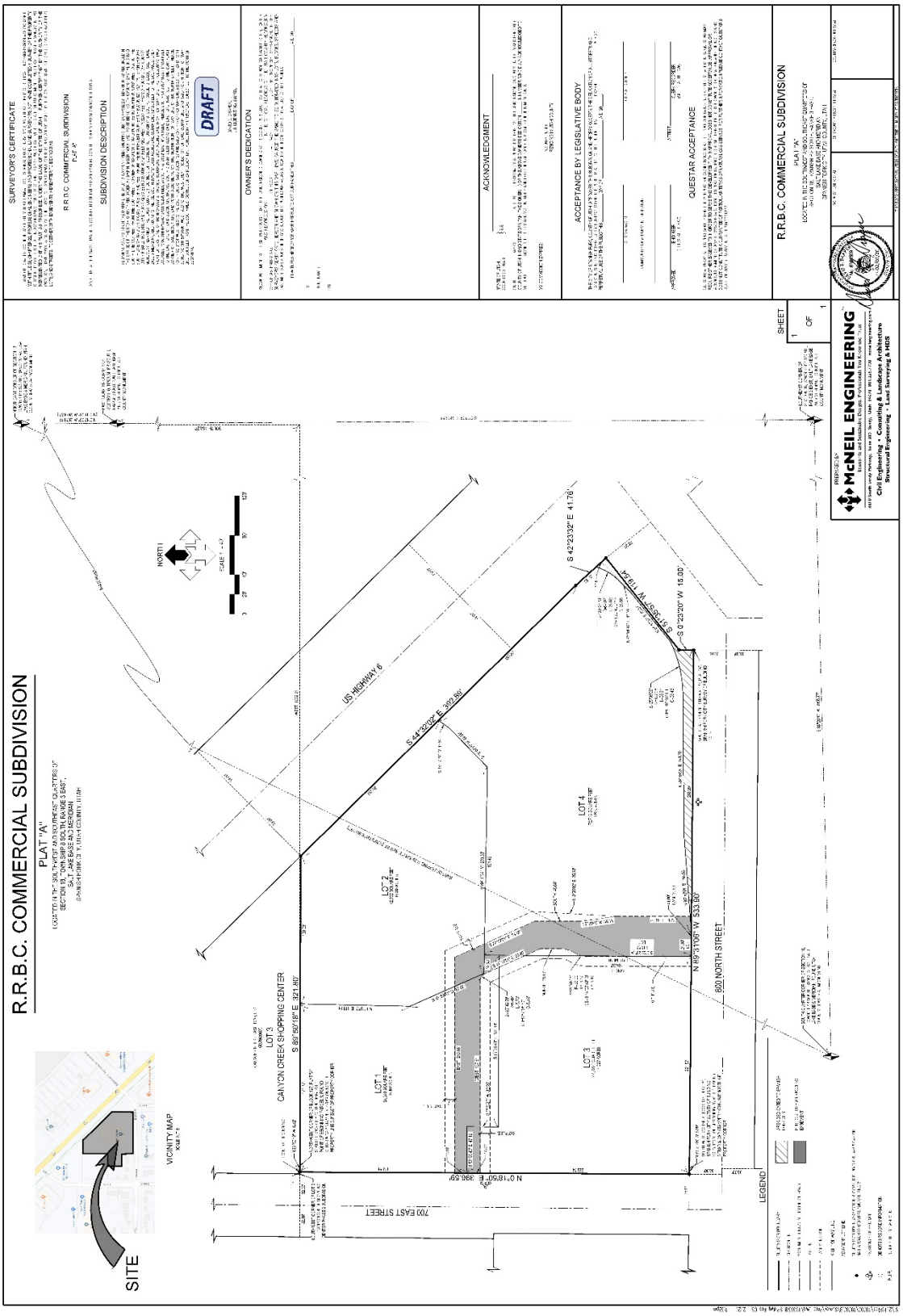
1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

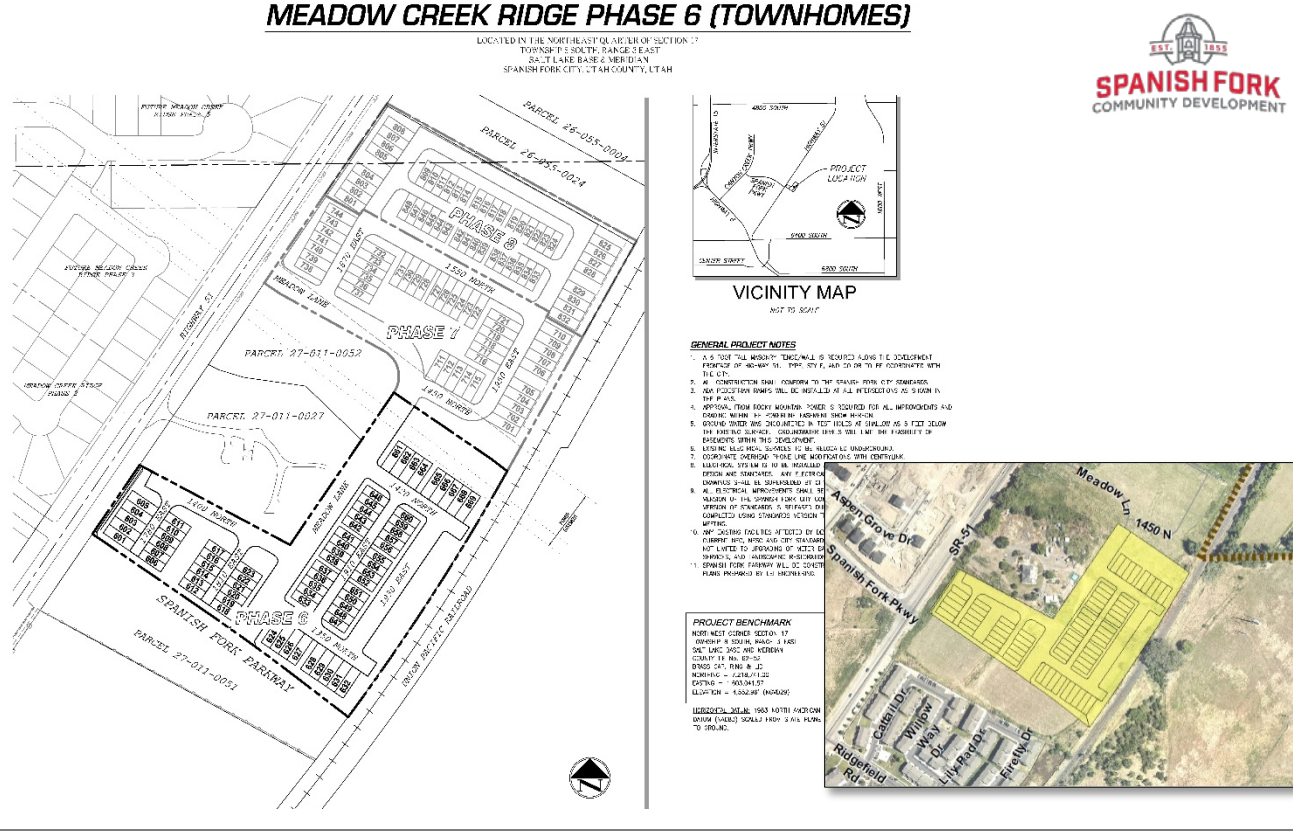
Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.
3. That the applicant addresses the DRC recommendations regarding a dedicated right turn lane and associated entrance; and the potential right-of-way for the UDOT "high-T" intersection.

Exhibits

1. Final Plat.


R.R.B.C. COMMERCIAL SUBDIVISION
PLAT "A"
SURVEYOR'S CERTIFICATE
SUBDIVISION DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
QUESTAR ACCEPTANCE
DRAFT
R.R.B.C. COMMERCIAL SUBDIVISION
PLAT "A"
McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & MDS
SHEET 1 OF 1
VICINITY MAP
SITE
NORTH
SCALE: 1" = 60'
US HIGHWAY 6
700 EAST STREET
600 NORTH STREET
CANYON CREEK SHOPPING CENTER
LOT 1
LOT 2
LOT 3
LOT 4
S 89°50'18" E 321.80'
N 0°18'50" E 386.59'
N 89°31'06" W 533.80'
S 42°23'32" E 41.76'
S 0°23'50" W 15.00'
S 44°20'02" E 592.86'
LEGEND



Meadow Creek Ridge Phase 6 (Townhomes) Final Plat Approval Request

April 15, 2020, Development Review Committee.

Located at 1780 East 1400 North, including 7.74 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of sixty-nine (69) lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Spanish Fork Parkway Improvement Agreement. (Timing of second access for unit counts.)
3. Electrical.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

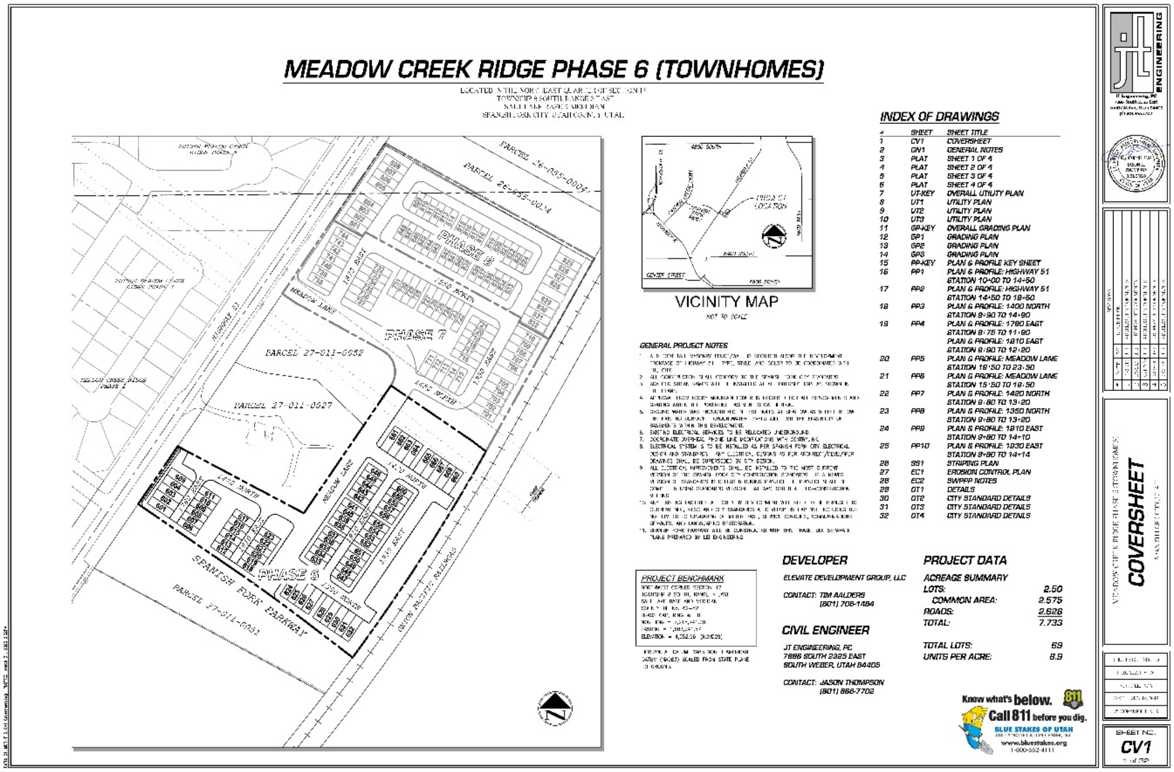
1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

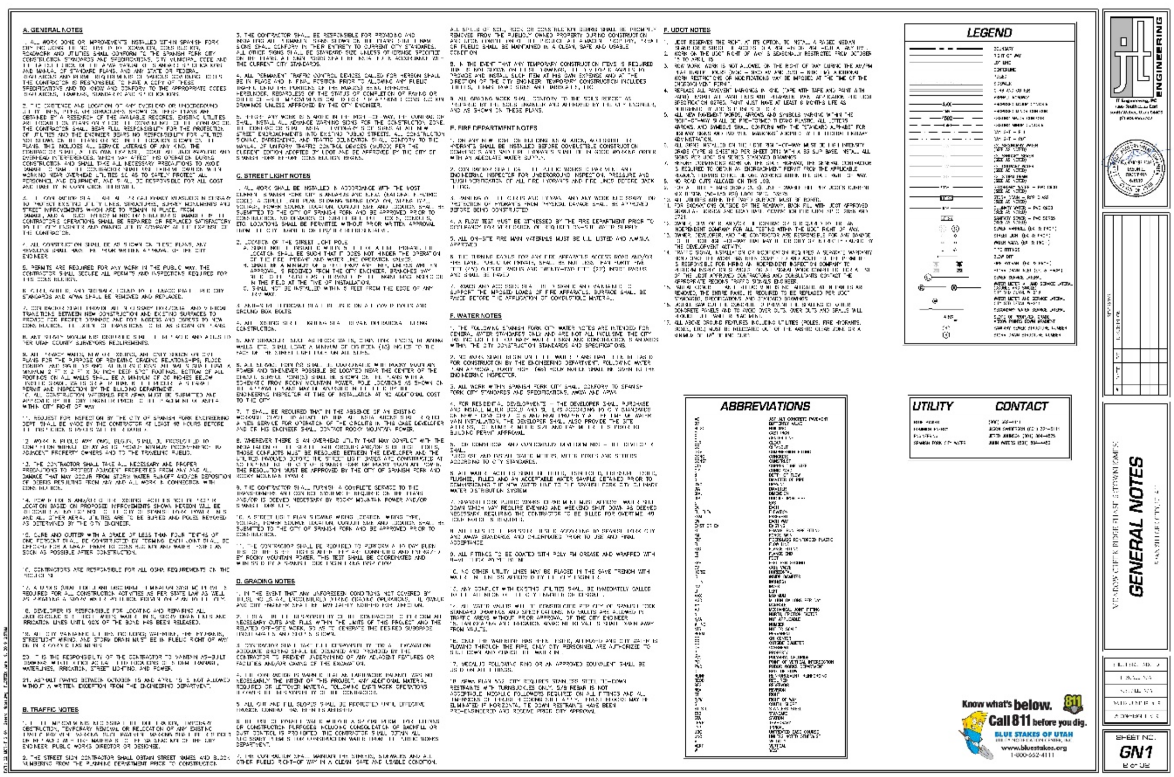
Conditions

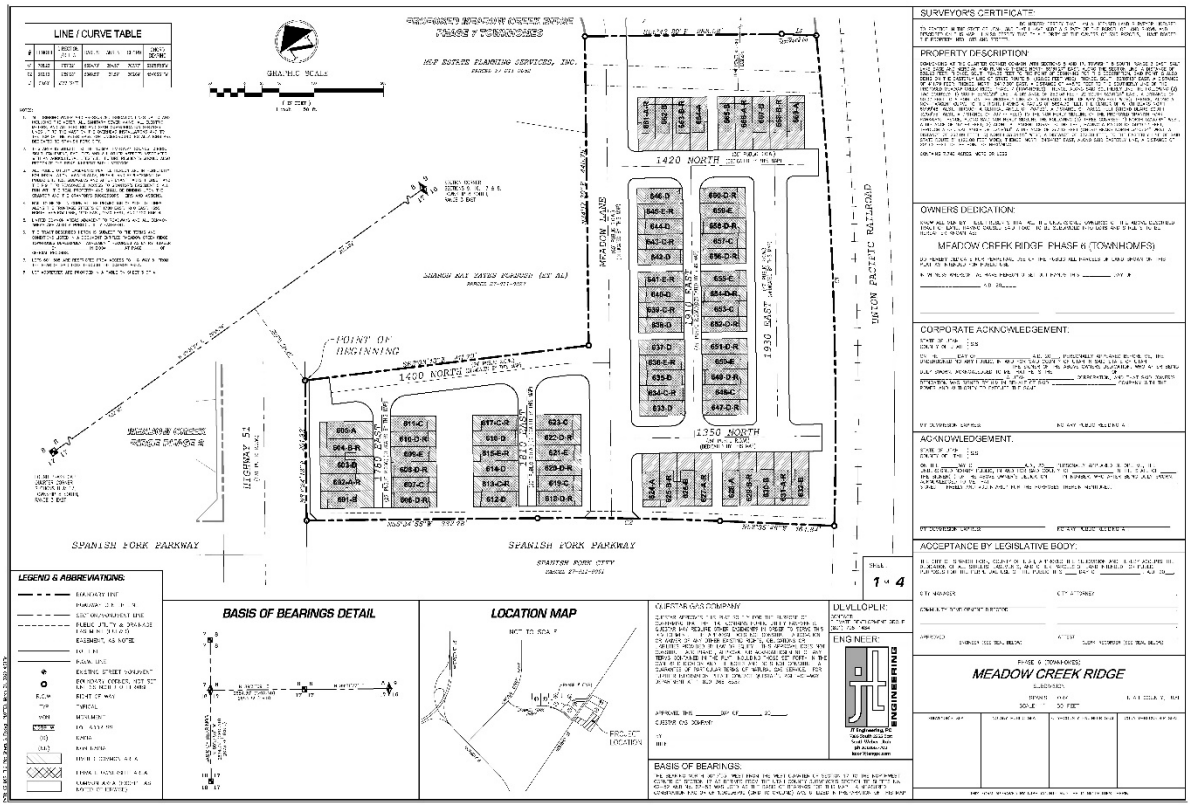
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

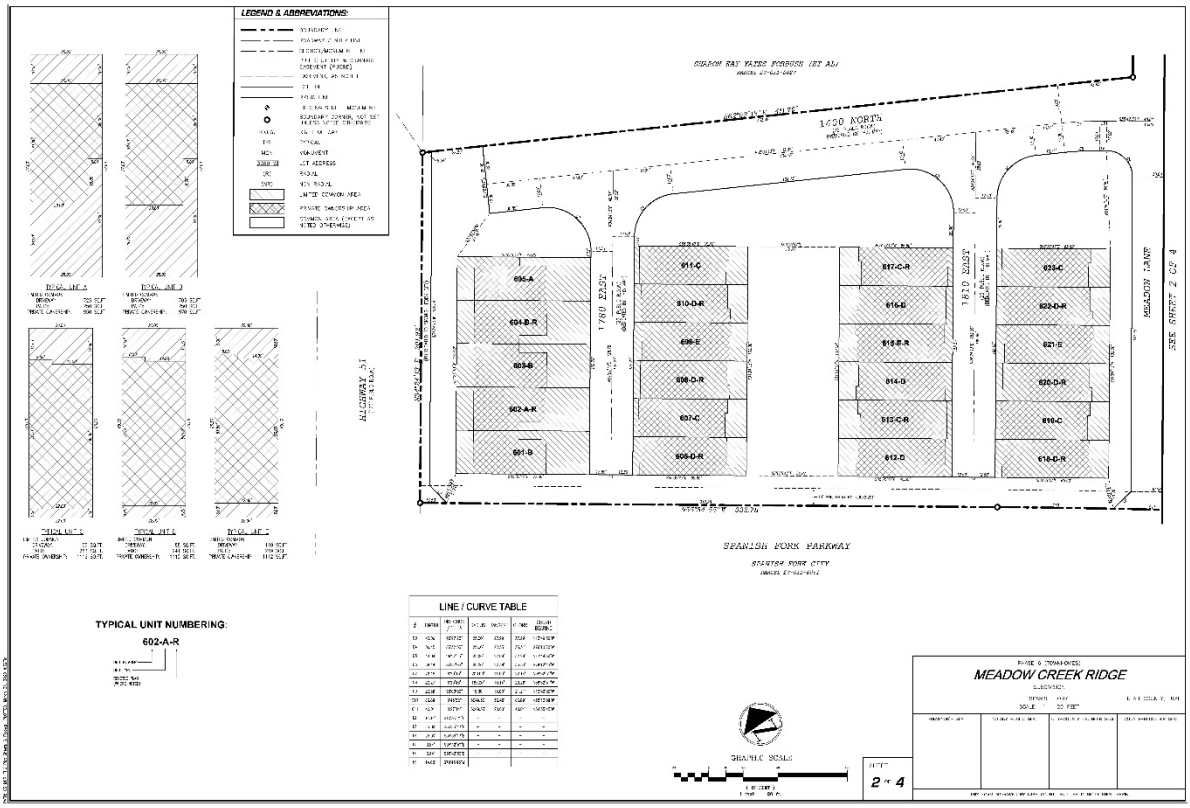
Exhibits

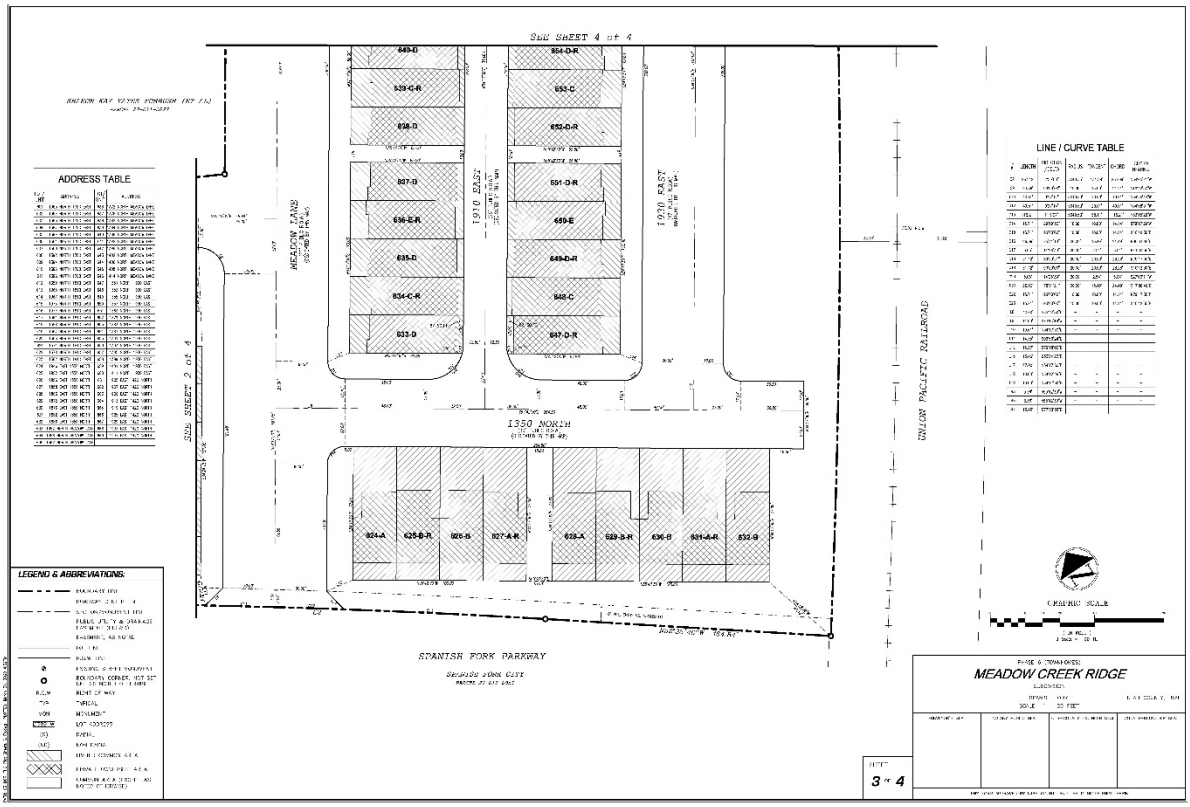
1. Final Plat.
2. Spanish Fork Parkway.
3. Landscaping Plan.
4. Elevations.
5. Electrical.

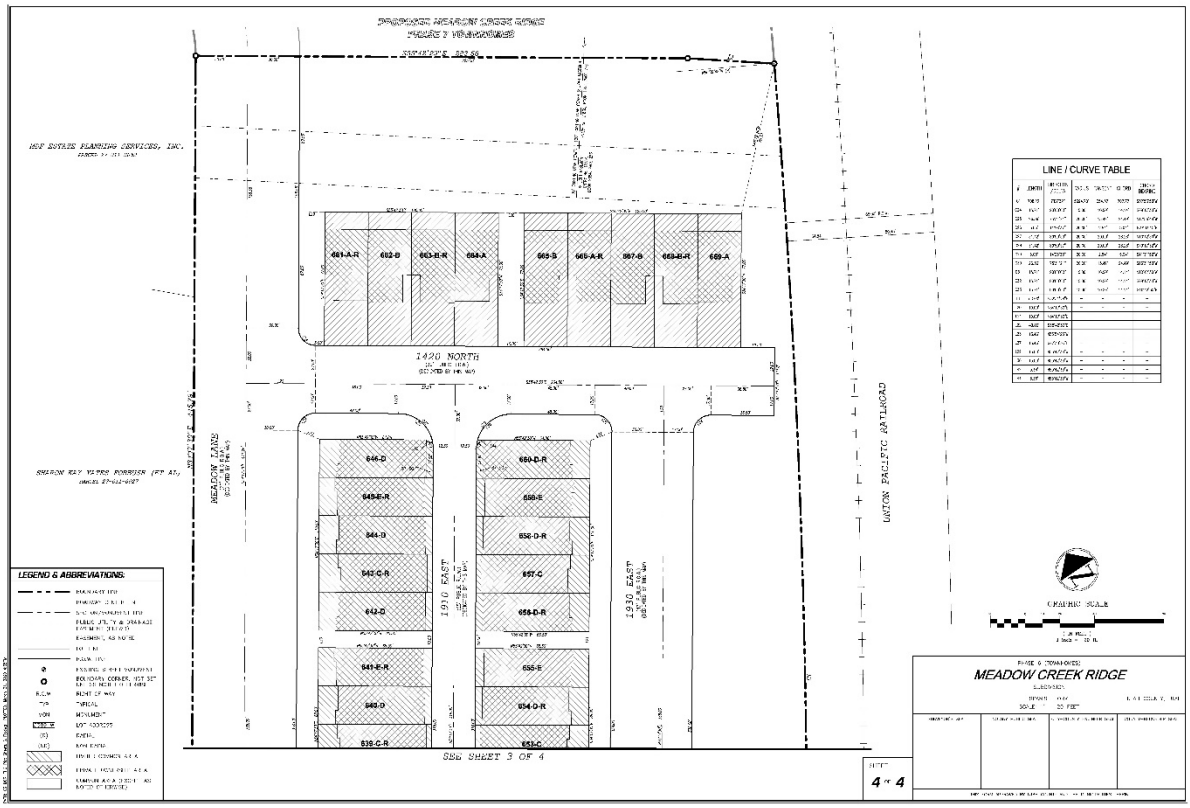

MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
PARCEL 27-011-0052
PARCEL 27-011-0027
PARCEL 27-011-0051
PHASE 6
PHASE 7
PHASE 8
MEADOW LANE
SPANISH FORK PARKWAY
VICINITY MAP
NOT TO SCALE
INDEX OF DRAWINGS
SHEET SHEET TITLE
1 CV1 COVERSHEET
2 GN1 GENERAL NOTES
3 PLAT SHEET 1 OF 4
4 PLAT SHEET 2 OF 4
5 PLAT SHEET 3 OF 4
6 PLAT SHEET 4 OF 4
7 UT-KEY OVERALL UTILITY PLAN
8 UT1 UTILITY PLAN
9 UT2 UTILITY PLAN
10 UT3 UTILITY PLAN
11 GP-KEY OVERALL GRADING PLAN
12 GP1 GRADING PLAN
13 GP2 GRADING PLAN
14 GP3 GRADING PLAN
15 PP-KEY PLAN & PROFILE KEY SHEET
16 PP1 PLAN & PROFILE: HIGHWAY 51 STATION 10+00 TO 14+50
17 PP2 PLAN & PROFILE: HIGHWAY 51 STATION 14+50 TO 18+50
18 PP3 PLAN & PROFILE: 1400 NORTH STATION 9+90 TO 14+90
19 PP4 PLAN & PROFILE: 1780 EAST STATION 8+75 TO 11+80 PLAN & PROFILE: 1810 EAST STATION 8+80 TO 12+20
20 PP5 PLAN & PROFILE: MEADOW LANE STATION 18+50 TO 23+50
21 PP6 PLAN & PROFILE: MEADOW LANE STATION 15+50 TO 18+50
22 PP7 PLAN & PROFILE: 1420 NORTH STATION 8+80 TO 13+20
23 PP8 PLAN & PROFILE: 1350 NORTH STATION 8+80 TO 13+20
24 PP9 PLAN & PROFILE: 1810 EAST STATION 8+80 TO 14+10
25 PP10 PLAN & PROFILE: 1930 EAST STATION 8+80 TO 14+14
26 SS1 STRIPING PLAN
27 EC1 EROSION CONTROL PLAN
28 EC2 SWPPP NOTES
29 DT1 DETAILS
30 DT2 CITY STANDARD DETAILS
31 DT3 CITY STANDARD DETAILS
32 DT4 CITY STANDARD DETAILS
GENERAL PROJECT NOTES
PROJECT BENCHMARK
ELEVATION = 4,552.56 (NGVD29)
DEVELOPER
ELEVATE DEVELOPMENT GROUP, LLC
CONTACT: TIM AALDERS (801) 706-1484
CIVIL ENGINEER
JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405
CONTACT: JASON THOMPSON (801) 866-7702
PROJECT DATA
ACREAGE SUMMARY
LOTS: 2.50
COMMON AREA: 2.575
ROADS: 2.626
TOTAL: 7.733
TOTAL LOTS: 69
UNITS PER ACRE: 8.9
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
COVERSHEET
SHEET NO.
CV1

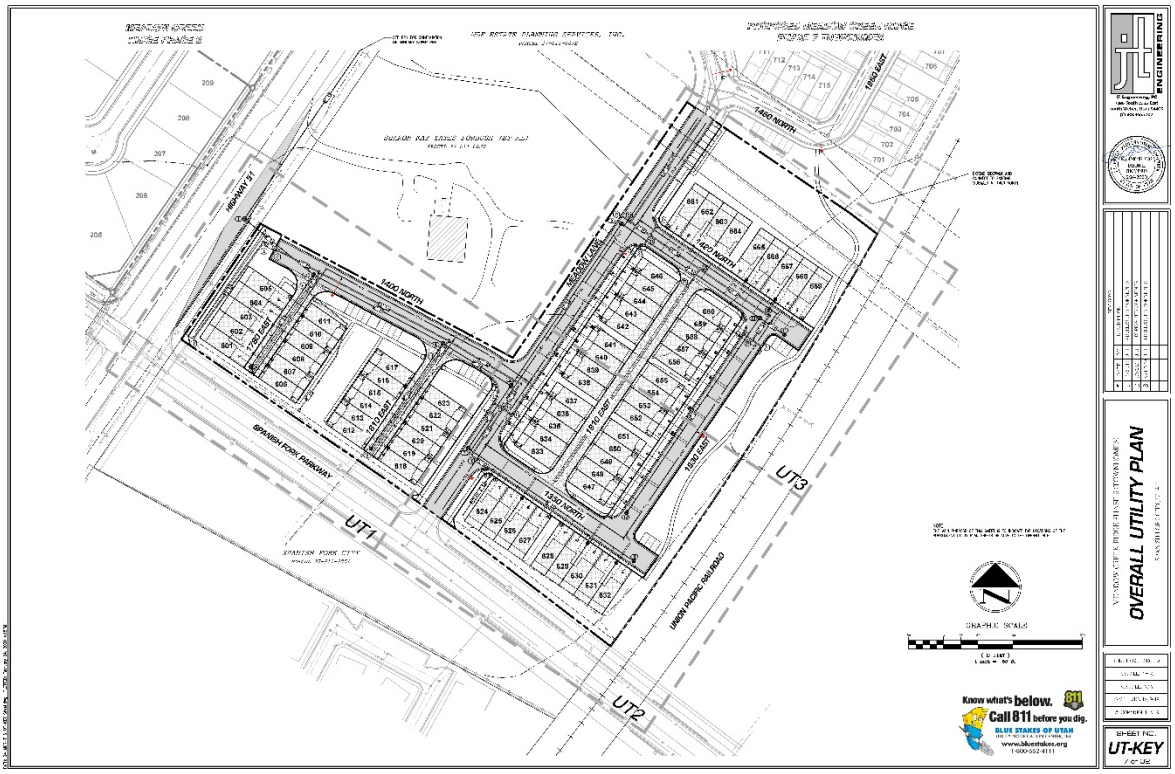

A. GENERAL NOTES
B. TRAFFIC NOTES
C. STREET LIGHT NOTES
D. GRADING NOTES
E. FIRE DEPARTMENT NOTES
F. WATER NOTES
F. UDOT NOTES
LEGEND
ABBREVIATIONS
UTILITY
CONTACT
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
GENERAL NOTES
SHEET NO.
GN1

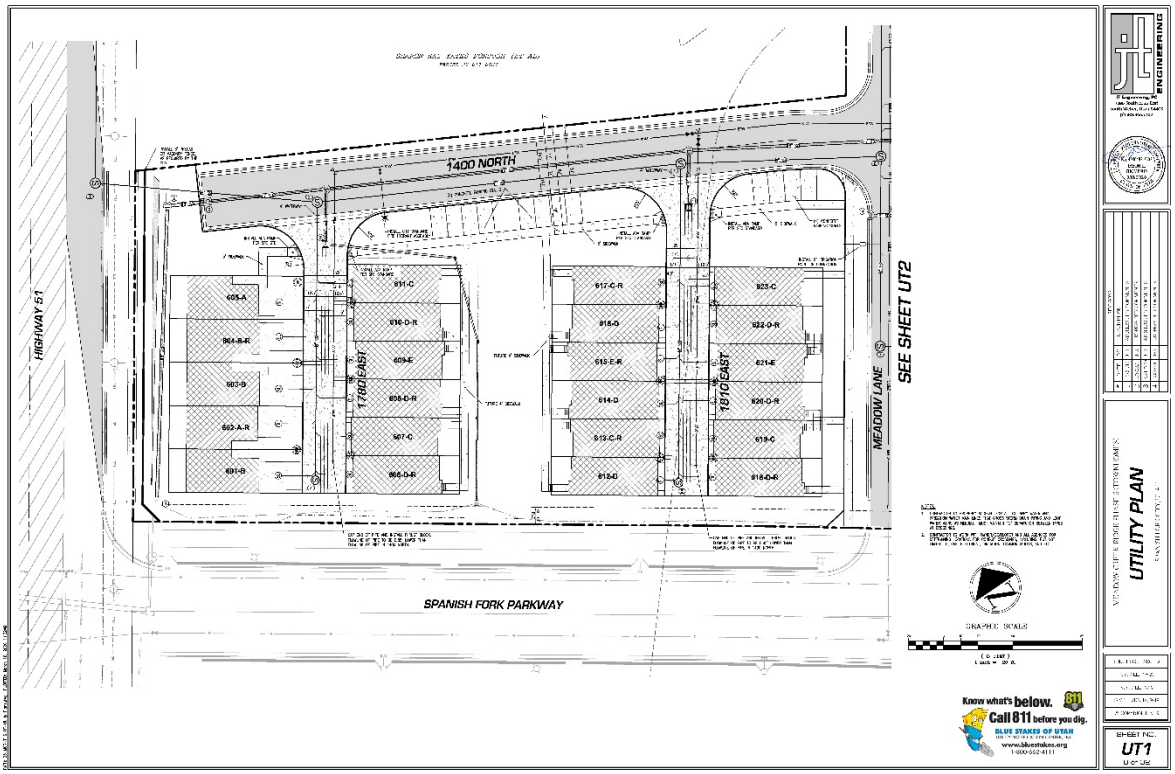

LINE / CURVE TABLE
SURVEYOR'S CERTIFICATE
PROPERTY DESCRIPTION
OWNERS DEDICATION
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
CORPORATE ACKNOWLEDGEMENT
ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
LEGEND & ABBREVIATIONS
BASIS OF BEARINGS DETAIL
LOCATION MAP
BASIS OF BEARINGS
QUESTAR GAS COMPANY
DIVELLOPER:
ENGINEER:
MEADOW CREEK RIDGE
1420 NORTH
1400 NORTH
1350 NORTH
1930 EAST (NEW)
1760 EAST
HIGHWAY 51
SPANISH FORK PARKWAY
SPANISH FORK CITY
POINT OF BEGINNING
PROJECT LOCATION
GRAPHIC SCALE
SHEET 1 OF 4

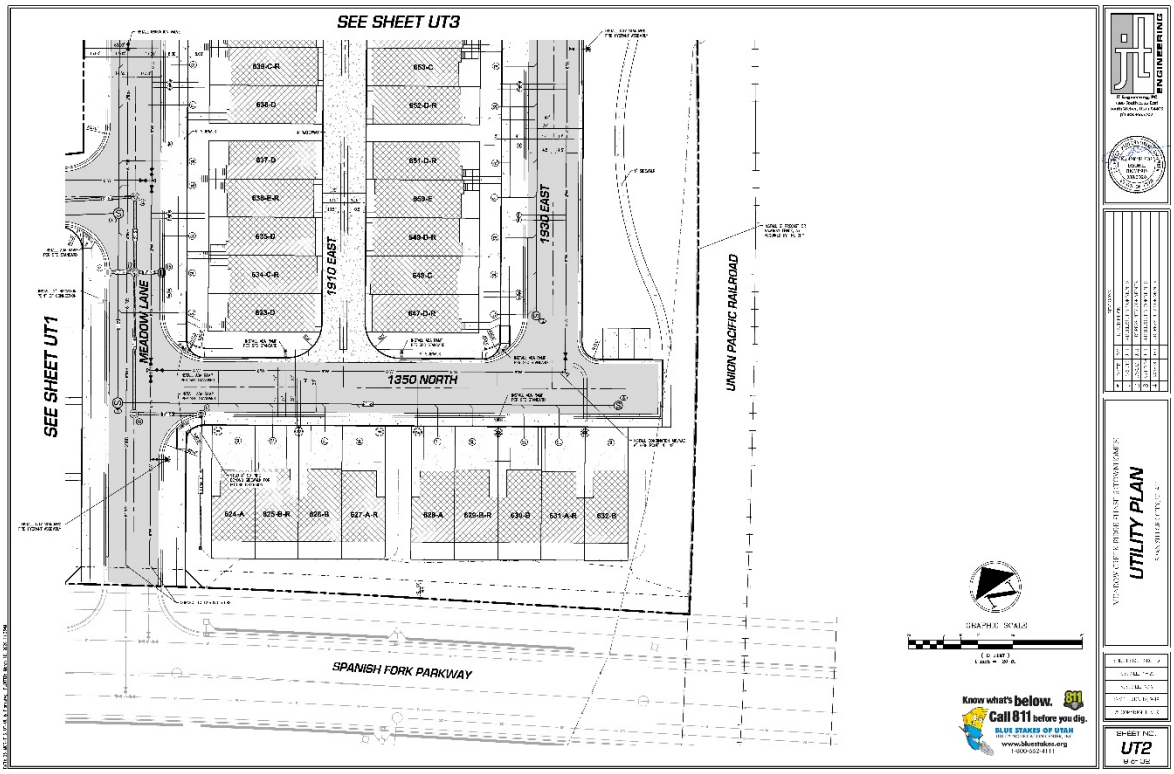

LEGEND & ABBREVIATIONS
TYPICAL UNIT NUMBERING:
602-A-R
LINE / CURVE TABLE
1420 NORTH
1400 NORTH
1760 EAST
1930 EAST
HIGHWAY 51
MEADOW LANE
SPANISH FORK PARKWAY
SPANISH FORK CITY
SEE SHEET 2 OF 4
GRAPHIC SCALE
MEADOW CREEK RIDGE
SHEET 2 OF 4

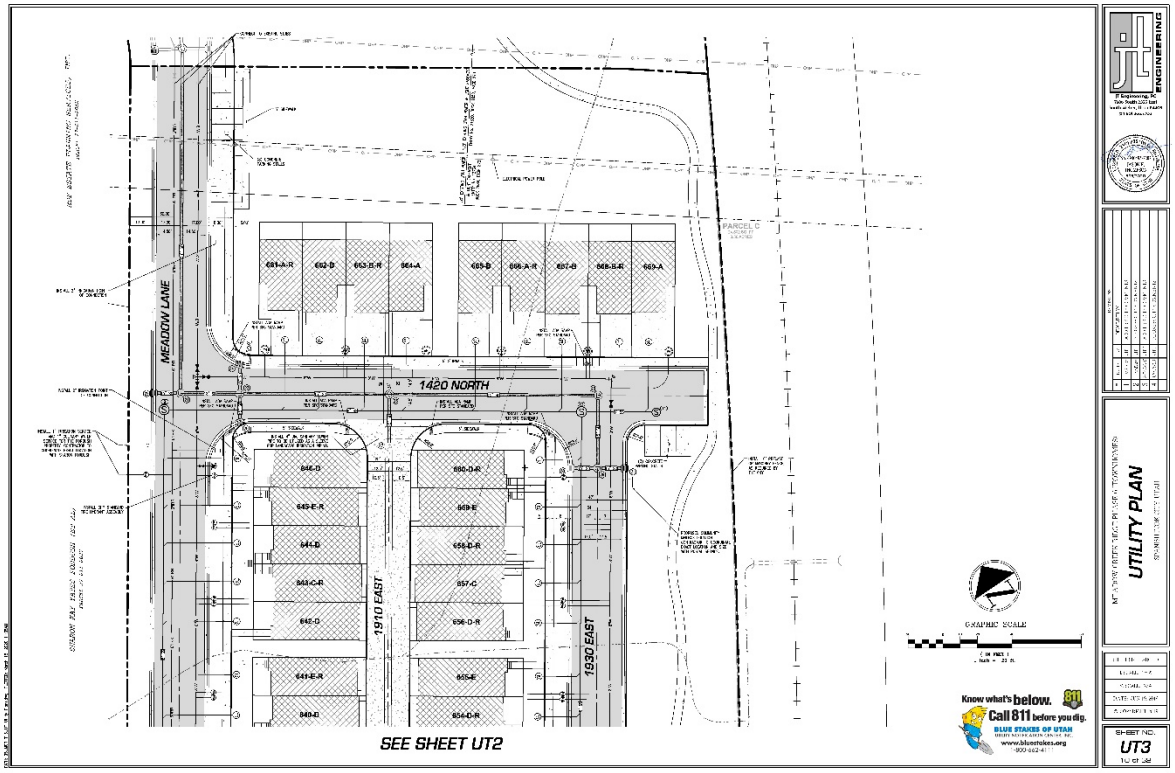

SEE SHEET 4 of 4
ADDRESS TABLE
LINE / CURVE TABLE
1910 EAST
1930 EAST
1350 NORTH
MEADOW LANE
UNION PACIFIC RAILROAD
SPANISH FORK PARKWAY
SEE SHEET 2 OF 4
LEGEND & ABBREVIATIONS:
GRAPHIC SCALE
MEADOW CREEK RIDGE
3 OF 4

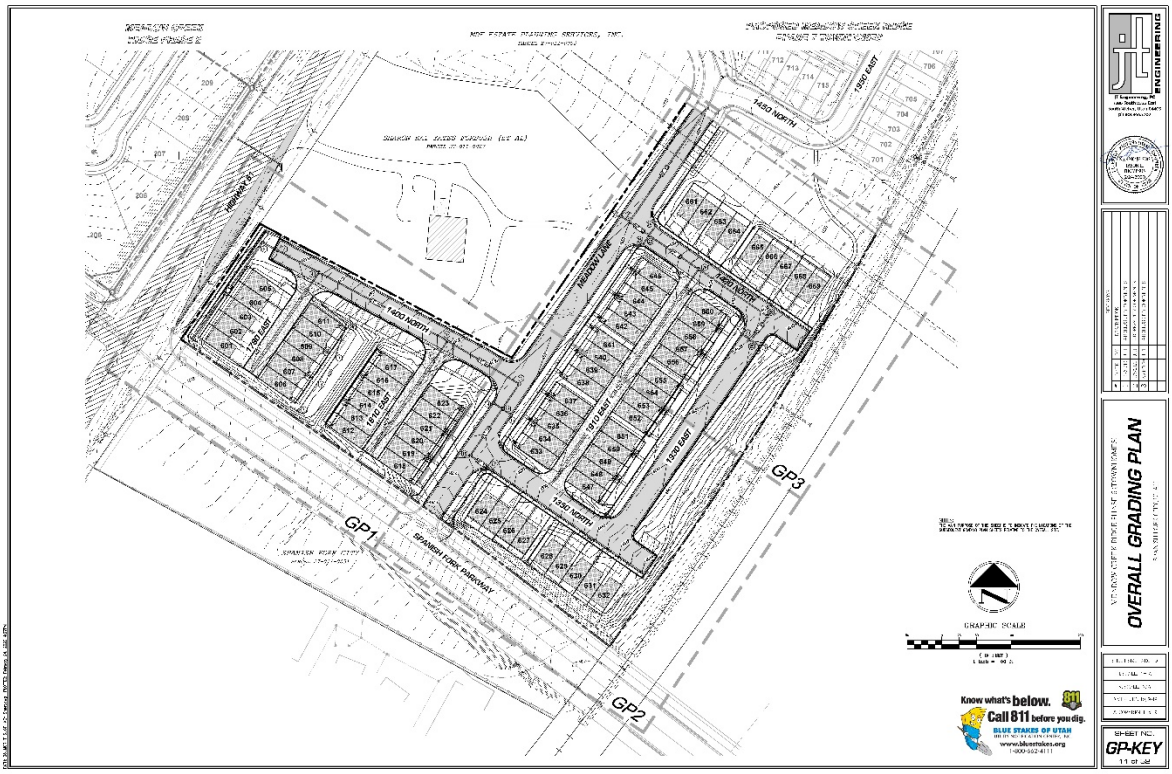

LINE / CURVE TABLE
1420 NORTH
1910 EAST
1930 EAST
MEADOW LANE
UNION PACIFIC RAILROAD
SEE SHEET 3 OF 4
LEGEND & ABBREVIATIONS:
GRAPHIC SCALE
MEADOW CREEK RIDGE
4 OF 4

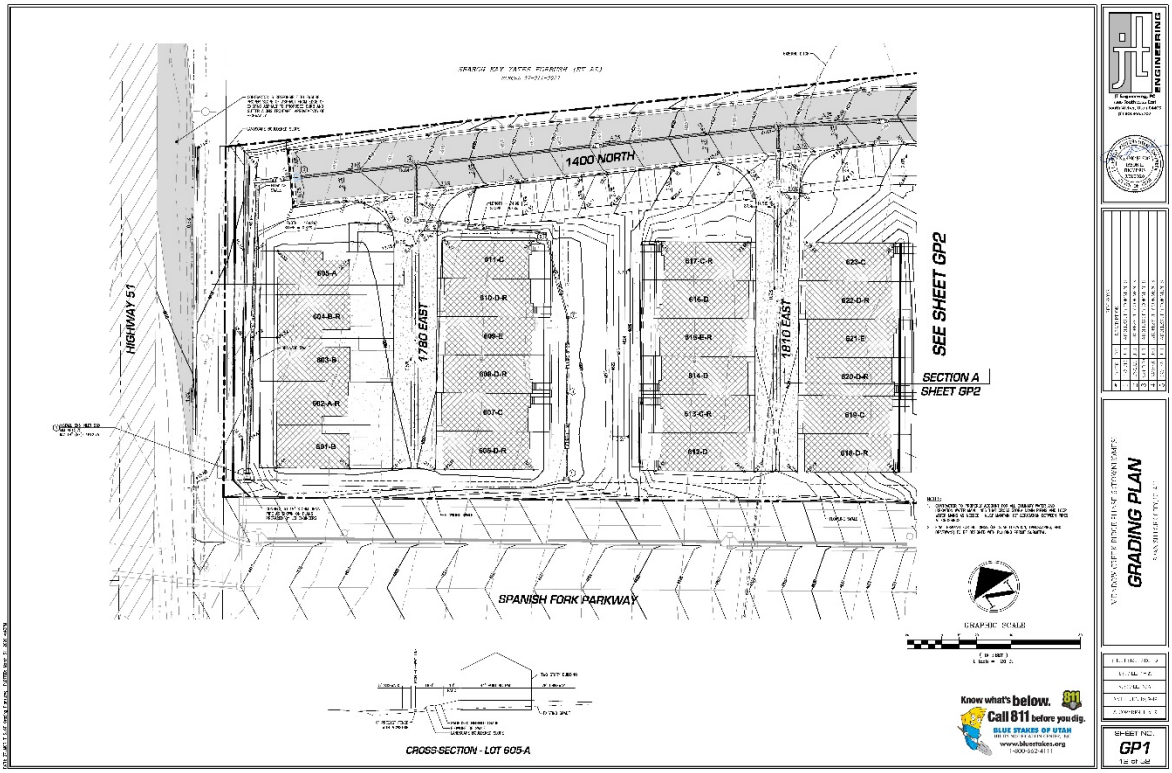

1400 NORTH
1450 NORTH
1600 EAST
1810 EAST
1780 EAST
HIGHWAY 51
SPANISH FORK PARKWAY
UT1
UT2
UT3
UNION PACIFIC RAILROAD
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
OVERALL UTILITY PLAN
SHEET NO.
UT-KEY

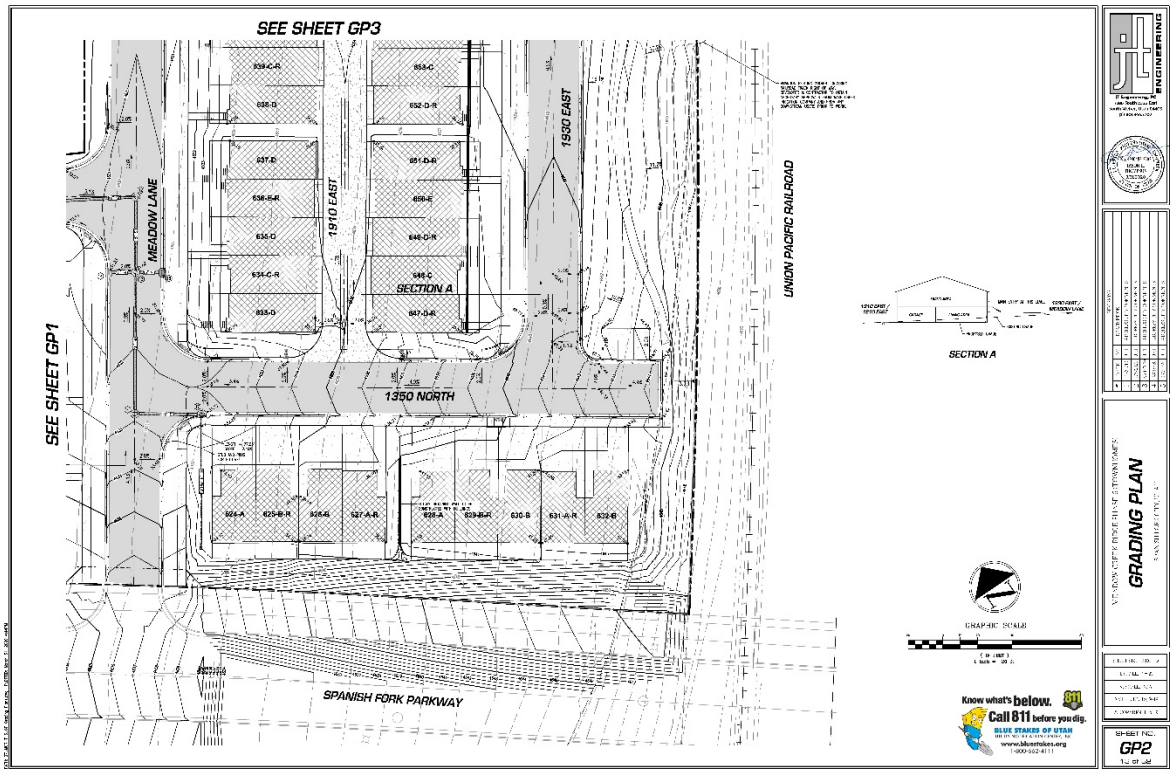

1400 NORTH
HIGHWAY 51
1780 EAST
1810 EAST
MEADOW LANE
SEE SHEET UT2
SPANISH FORK PARKWAY
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
UTILITY PLAN
SHEET NO.
UT1

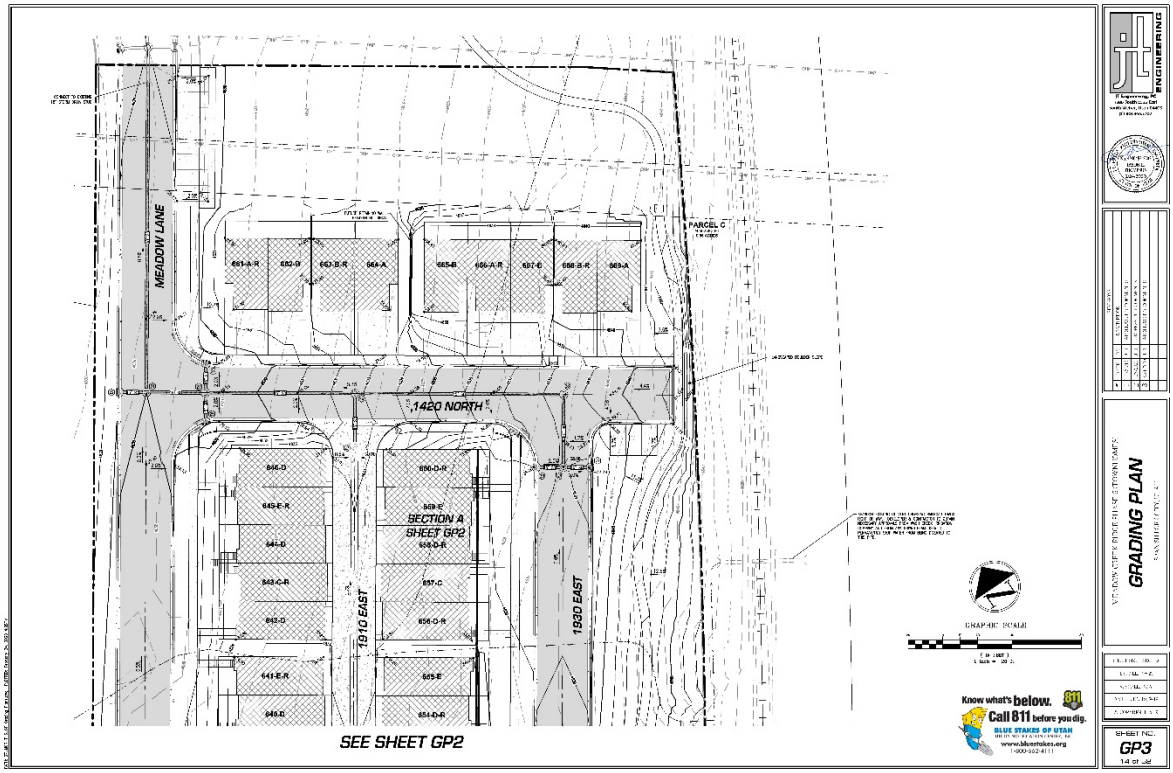

SEE SHEET UT3
SEE SHEET UT1
MEADOW LANE
1910 EAST
1930 EAST
1350 NORTH
UNION PACIFIC RAILROAD
SPANISH FORK PARKWAY
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
UTILITY PLAN
SHEET NO.
UT2

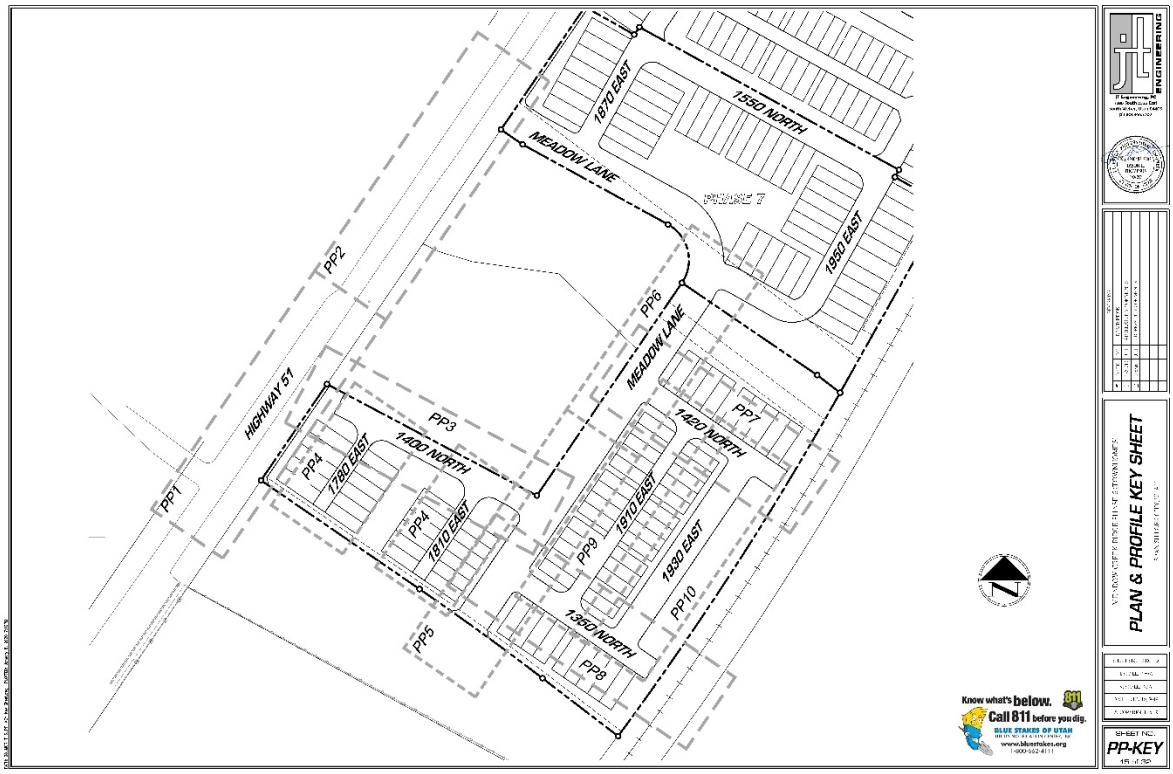

MEADOW LANE
1420 NORTH
1910 EAST
1930 EAST
SEE SHEET UT2
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
UTILITY PLAN
SHEET NO.
UT3

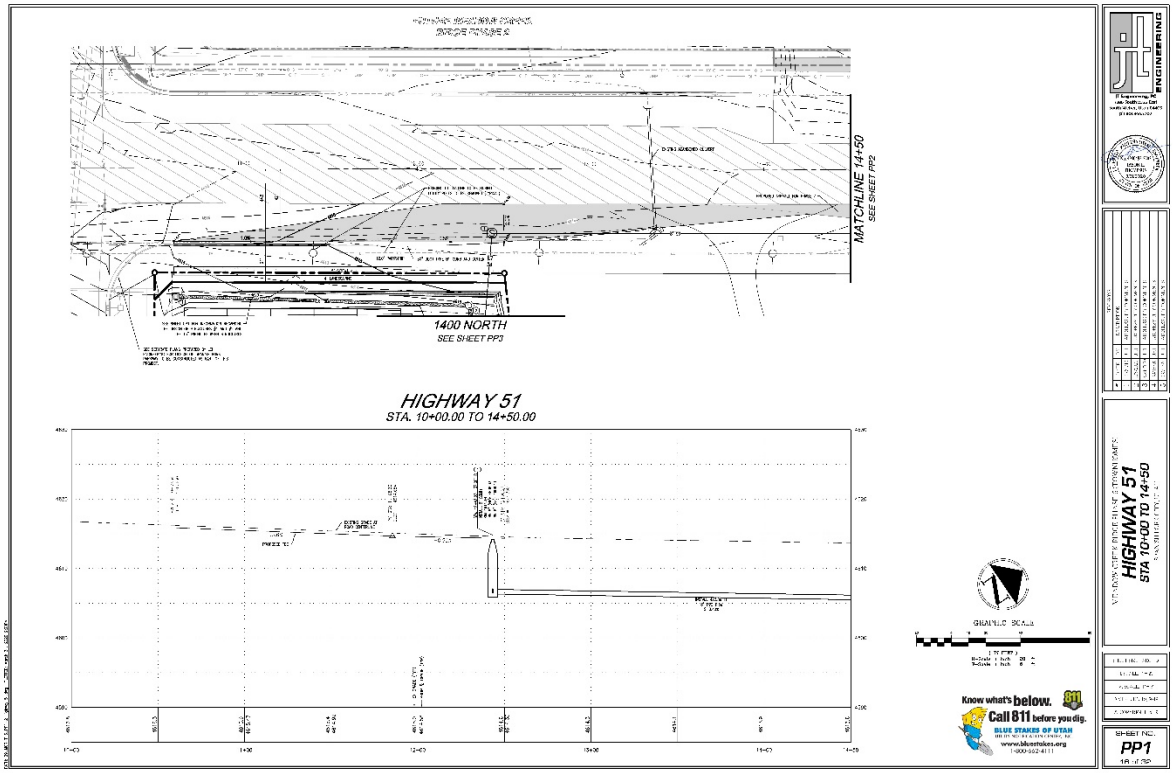

1400 NORTH
1450 NORTH
1780 EAST
1810 EAST
1850 EAST
HIGHWAY 51
SPANISH FORK PARKWAY
GP1
GP2
GP3
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
ENGINEERING
OVERALL GRADING PLAN
GP-KEY

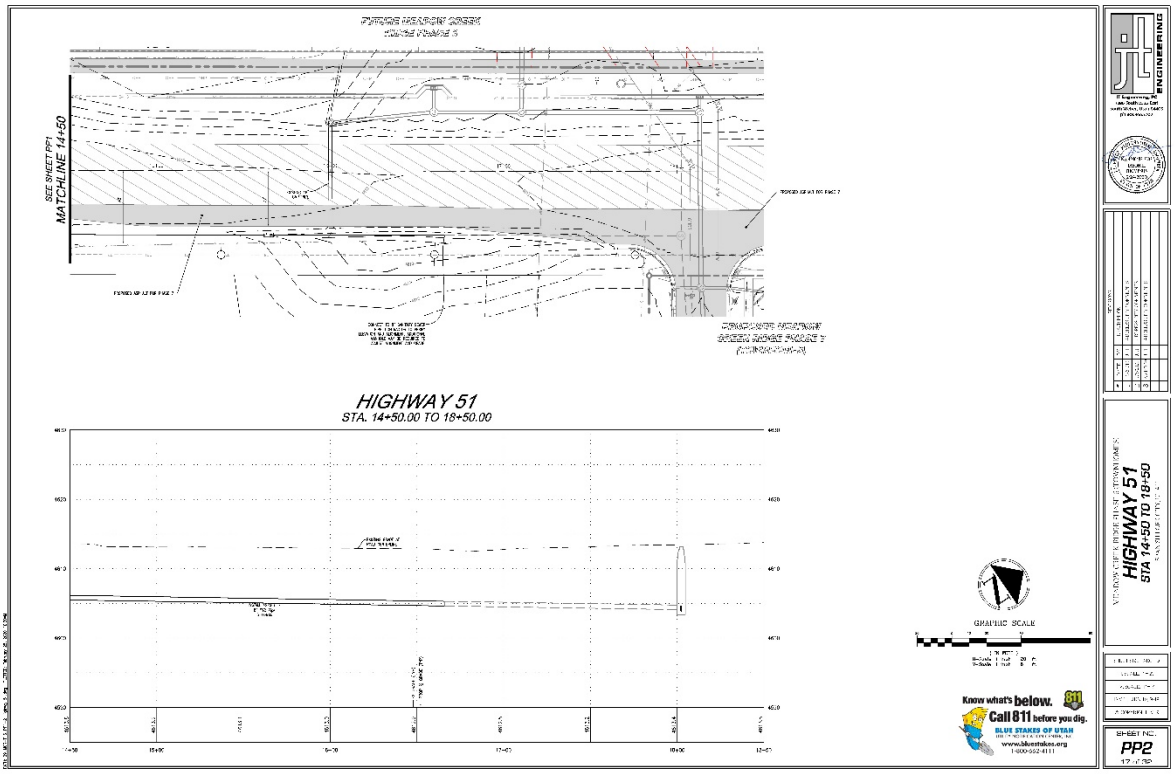

1400 NORTH
1780 EAST
1810 EAST
HIGHWAY 51
SPANISH FORK PARKWAY
SEE SHEET GP2
SECTION A
SHEET GP2
CROSS-SECTION - LOT 605-A
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
ENGINEERING
GRADING PLAN
GP1

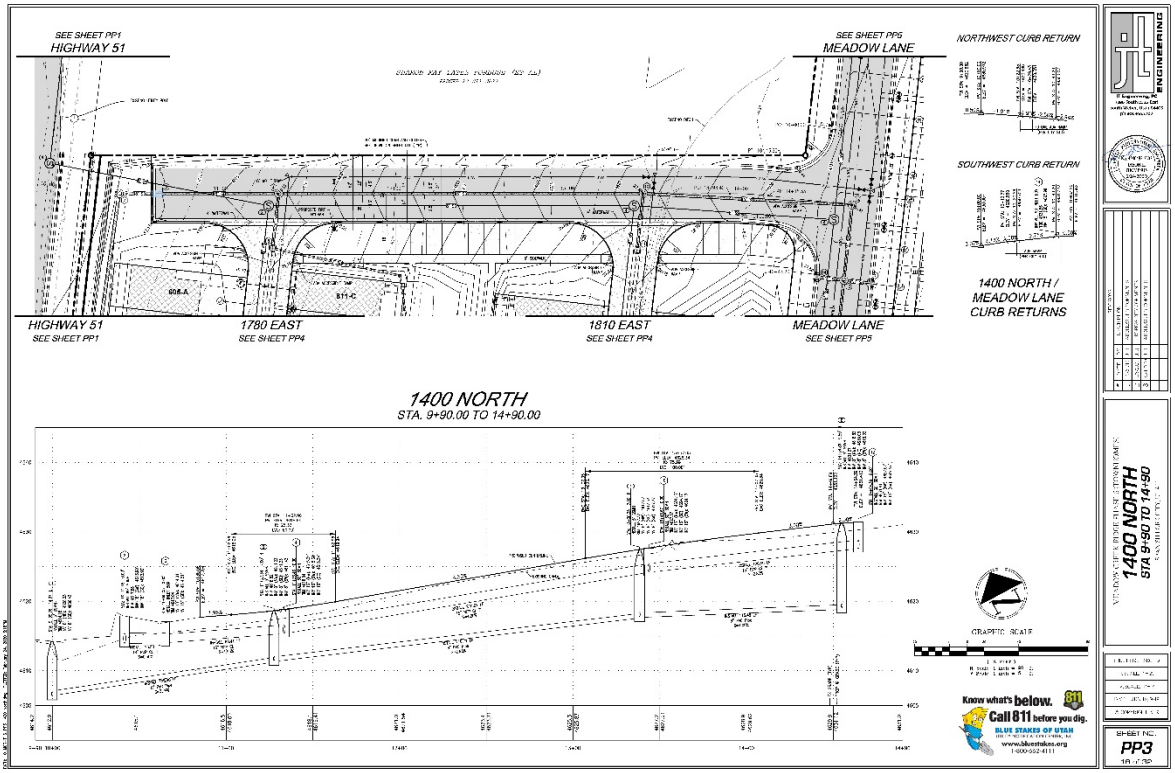

SEE SHEET GP3
MEADOW LANE
1910 EAST
1930 EAST
UNION PACIFIC RAILROAD
SECTION A
1350 NORTH
SEE SHEET GP1
SECTION A
SPANISH FORK PARKWAY
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
GRADING PLAN
GP2

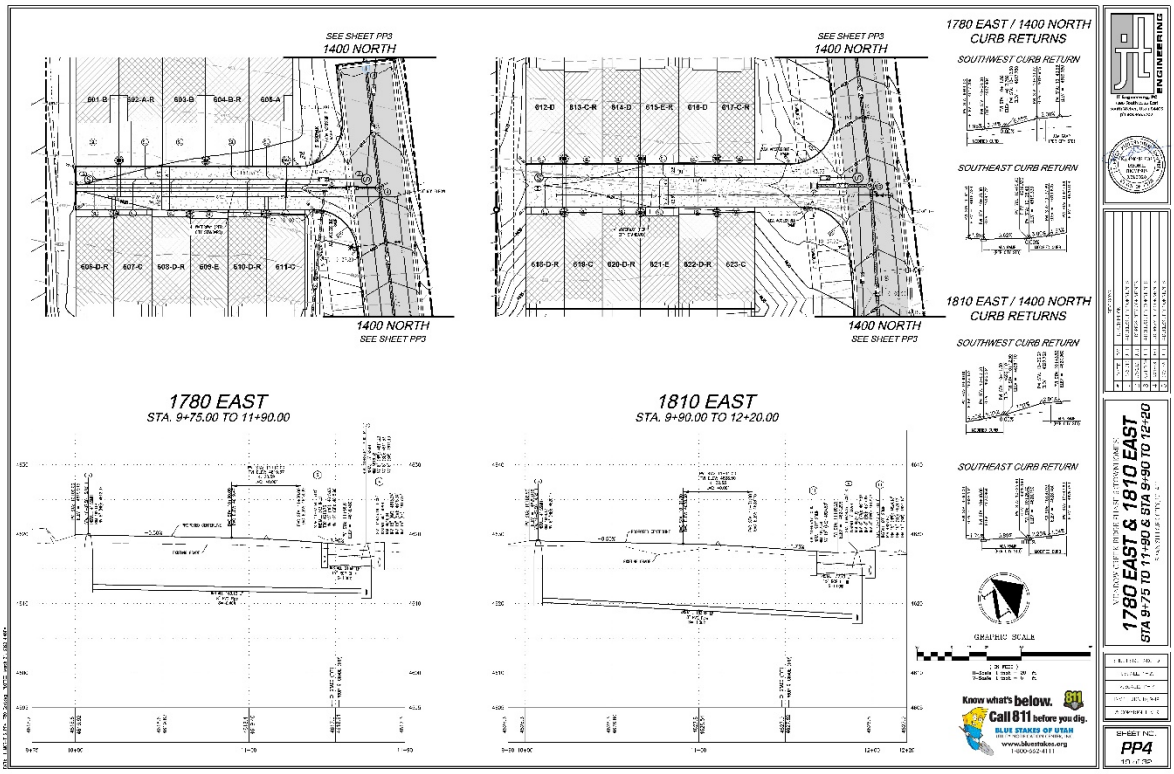

MEADOW LANE
PARCEL C
1420 NORTH
SECTION A
SHEET GP2
1910 EAST
1930 EAST
SEE SHEET GP2
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
GRADING PLAN
GP3

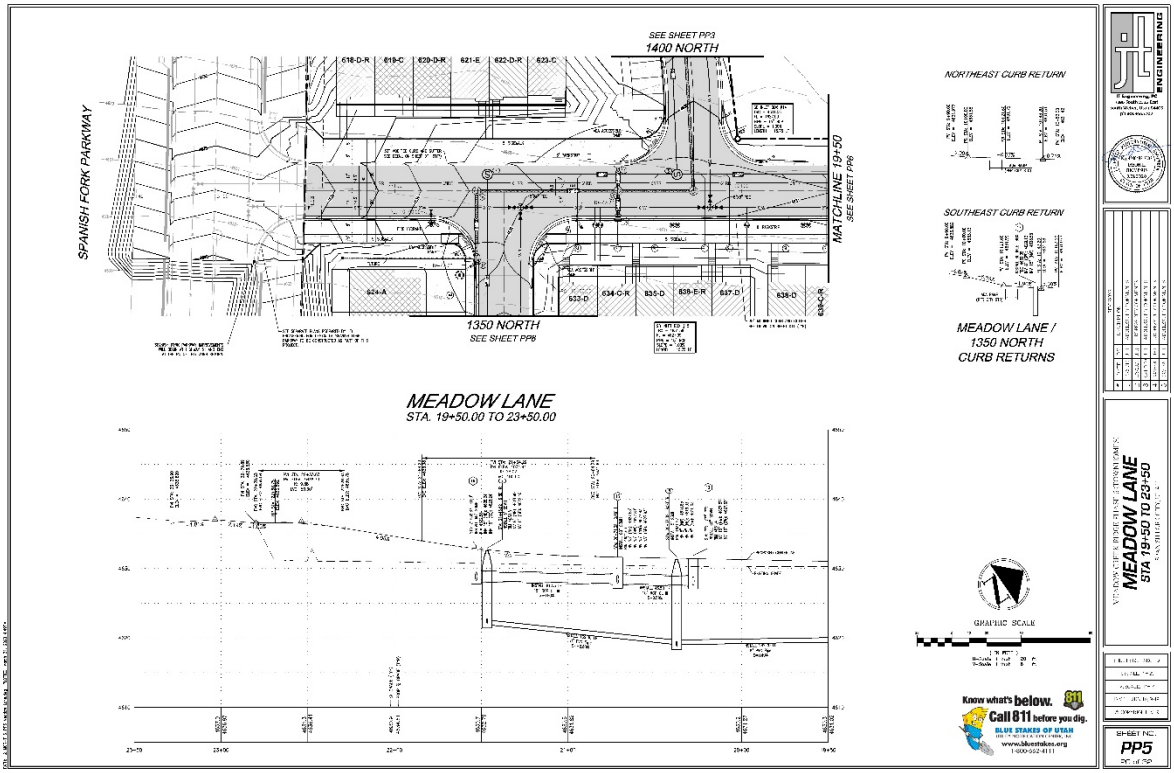

1870 EAST
1550 NORTH
MEADOW LANE
PHASE 7
1950 EAST
PP2
PP6
MEADOW LANE
HIGHWAY 51
PP3
1400 NORTH
PP7
1480 NORTH
PP1
PP4
1780 EAST
PP4
1810 EAST
PP9
1910 EAST
1930 EAST
PP10
PP5
1350 NORTH
PP8
PLAN & PROFILE KEY SHEET
PP-KEY

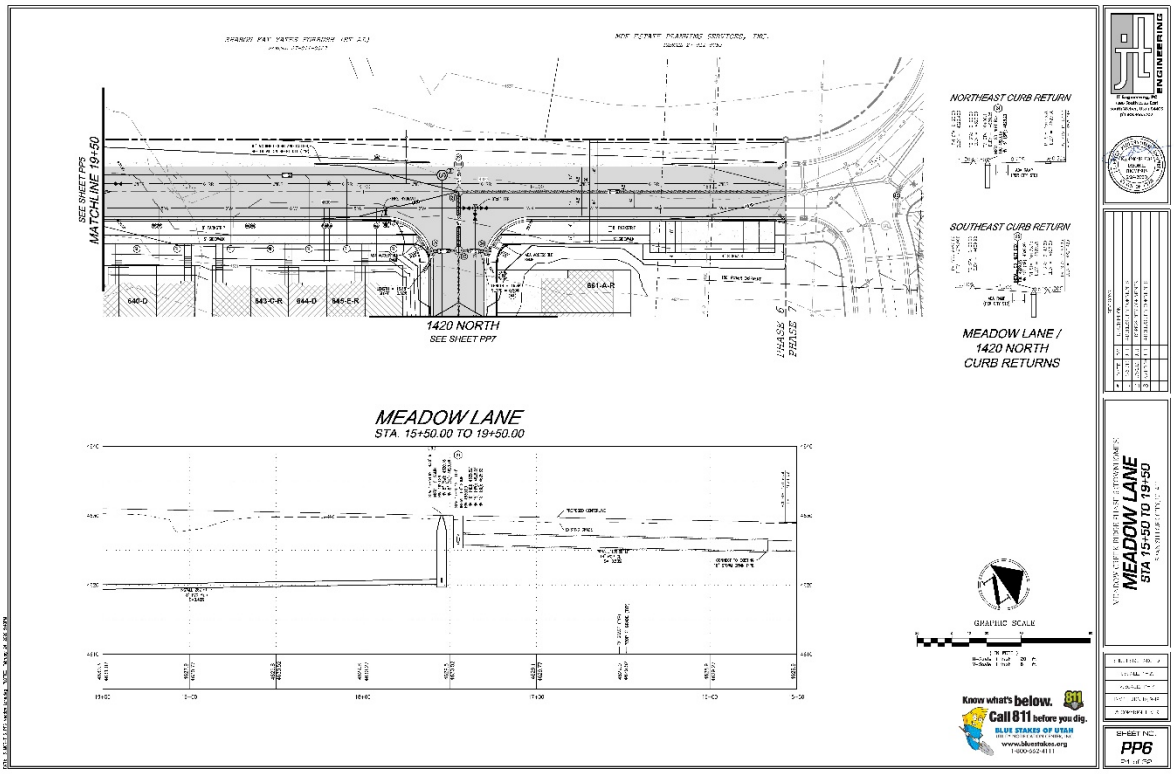

MATCHLINE 14+50
SEE SHEET PP2
1400 NORTH
SEE SHEET PP3
HIGHWAY 51
STA. 10+00.00 TO 14+50.00
HIGHWAY 51
STA 10+00 TO 14+50
PP1

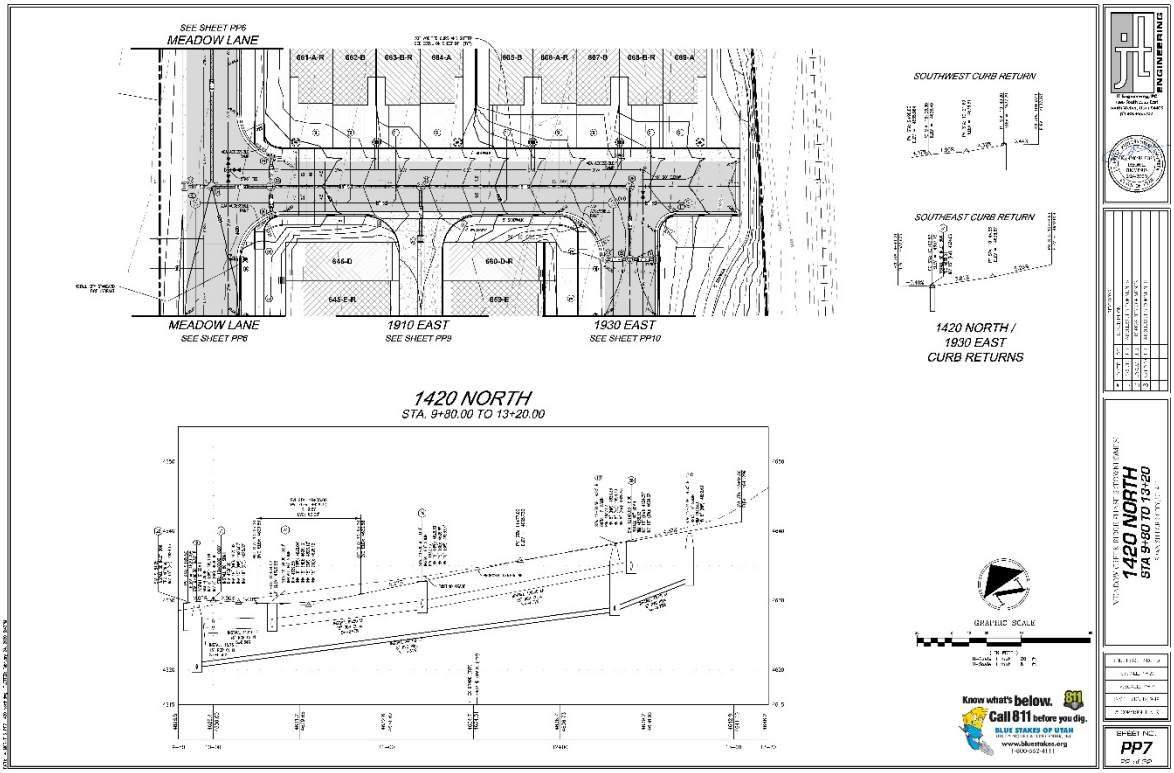

SEE SHEET PP1
MATCHLINE 14+50
HIGHWAY 51
STA. 14+50.00 TO 18+50.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
HIGHWAY 51
STA 14+50 TO 18+50
SHEET NO.
PP2

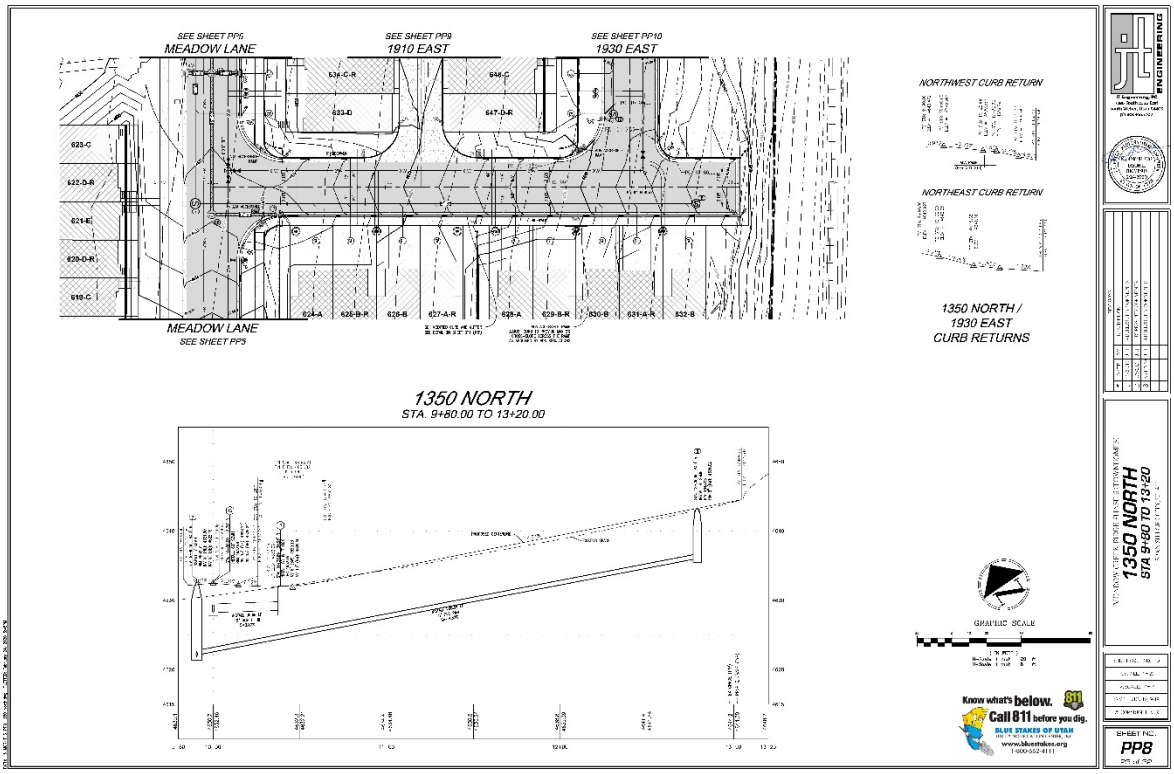

SEE SHEET PP1
HIGHWAY 51
SEE SHEET PP5
MEADOW LANE
NORTHWEST CURB RETURN
SOUTHWEST CURB RETURN
1400 NORTH / MEADOW LANE CURB RETURNS
HIGHWAY 51
SEE SHEET PP1
1780 EAST
SEE SHEET PP4
1810 EAST
SEE SHEET PP4
MEADOW LANE
SEE SHEET PP5
1400 NORTH
STA. 9+90.00 TO 14+90.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
1400 NORTH
STA 9+90 TO 14+90
SHEET NO.
PP3

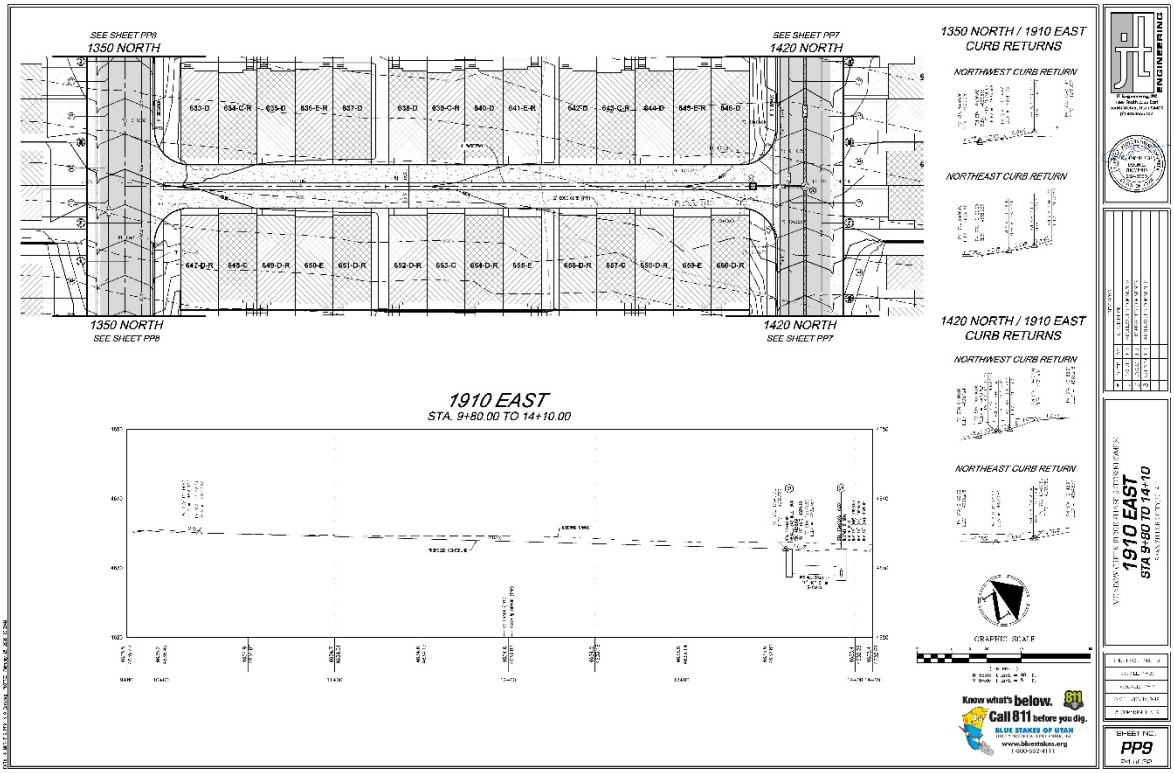

1780 EAST / 1400 NORTH CURB RETURNS
SOUTHWEST CURB RETURN
SOUTHEAST CURB RETURN
1810 EAST / 1400 NORTH CURB RETURNS
SOUTHWEST CURB RETURN
SOUTHEAST CURB RETURN
SEE SHEET PP3
1400 NORTH
1400 NORTH
SEE SHEET PP3
1780 EAST
STA. 9+75.00 TO 11+90.00
1810 EAST
STA. 9+90.00 TO 12+20.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
1780 EAST & 1810 EAST
STA 9+75 TO 11+90 & STA 9+90 TO 12+20
SHEET NO.
PP4

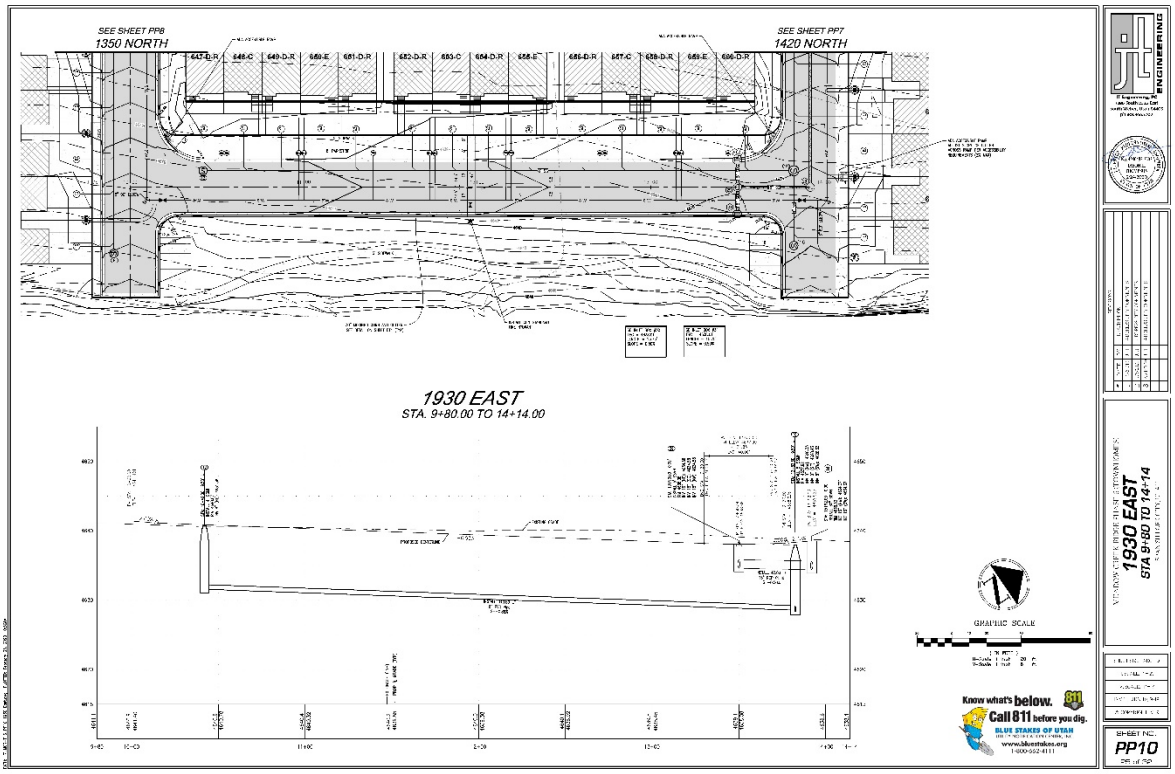

SEE SHEET PP3
1400 NORTH
SPANISH FORK PARKWAY
MATCHLINE 19+50
SEE SHEET PP6
1350 NORTH
SEE SHEET PP6
NORTHEAST CURB RETURN
SOUTHEAST CURB RETURN
MEADOW LANE / 1350 NORTH CURB RETURNS
MEADOW LANE
STA. 19+50.00 TO 23+50.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
MEADOW LANE
STA 19+50 TO 23+50
SHEET NO.
PP5

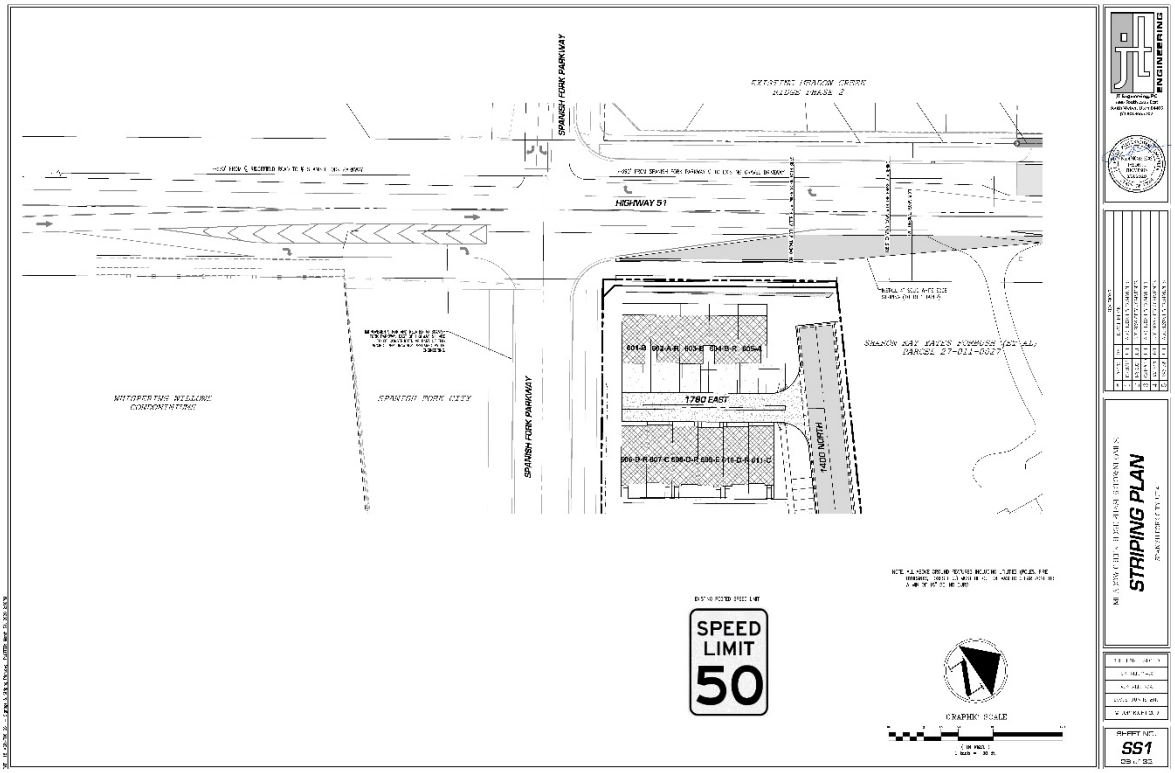

SEE SHEET PP5
MATCHLINE 19+50
1420 NORTH
SEE SHEET PP7
NORTHEAST CURB RETURN
SOUTHEAST CURB RETURN
MEADOW LANE / 1420 NORTH CURB RETURNS
MEADOW LANE
STA. 15+50.00 TO 19+50.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
MEADOW LANE
STA 15+50 TO 19+50
SHEET NO.
PP6

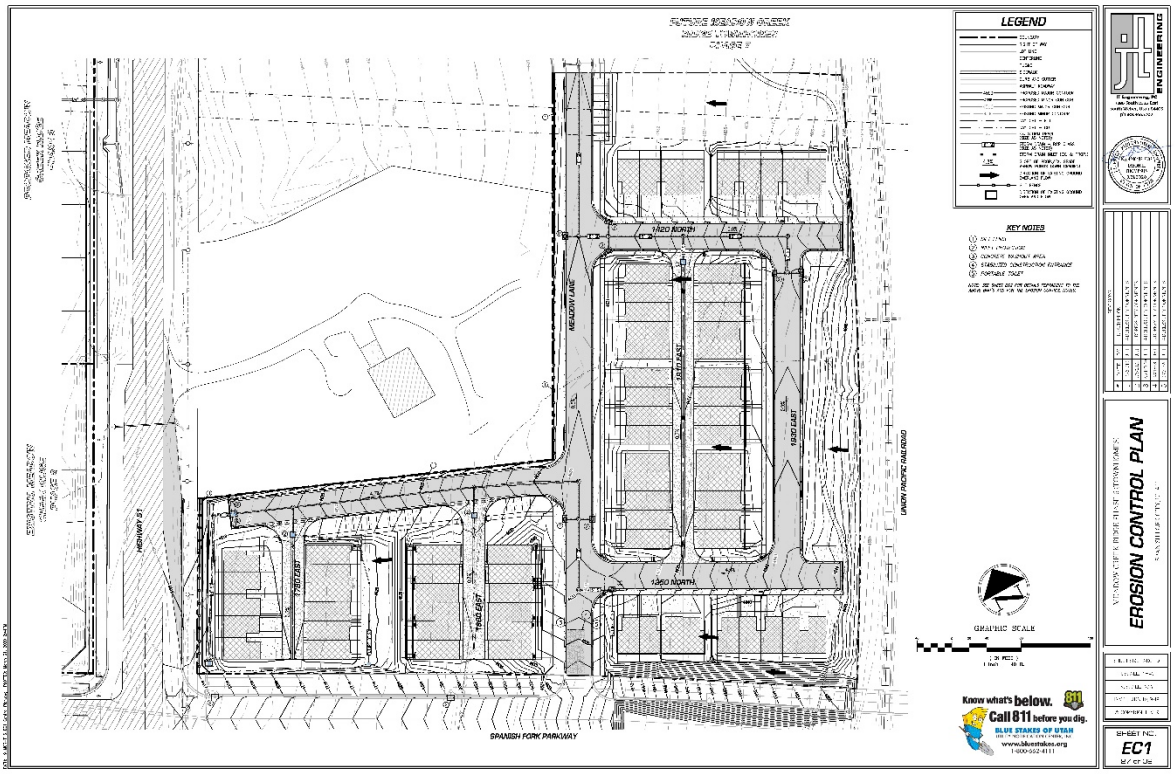

SEE SHEET PP6
MEADOW LANE
MEADOW LANE
SEE SHEET PP6
1910 EAST
SEE SHEET PP9
1930 EAST
SEE SHEET PP10
SOUTHWEST CURB RETURN
SOUTHEAST CURB RETURN
1420 NORTH / 1930 EAST CURB RETURNS
1420 NORTH
STA. 9+80.00 TO 13+20.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
1420 NORTH
STA 9+80 TO 13+20
SHEET NO.
PP7

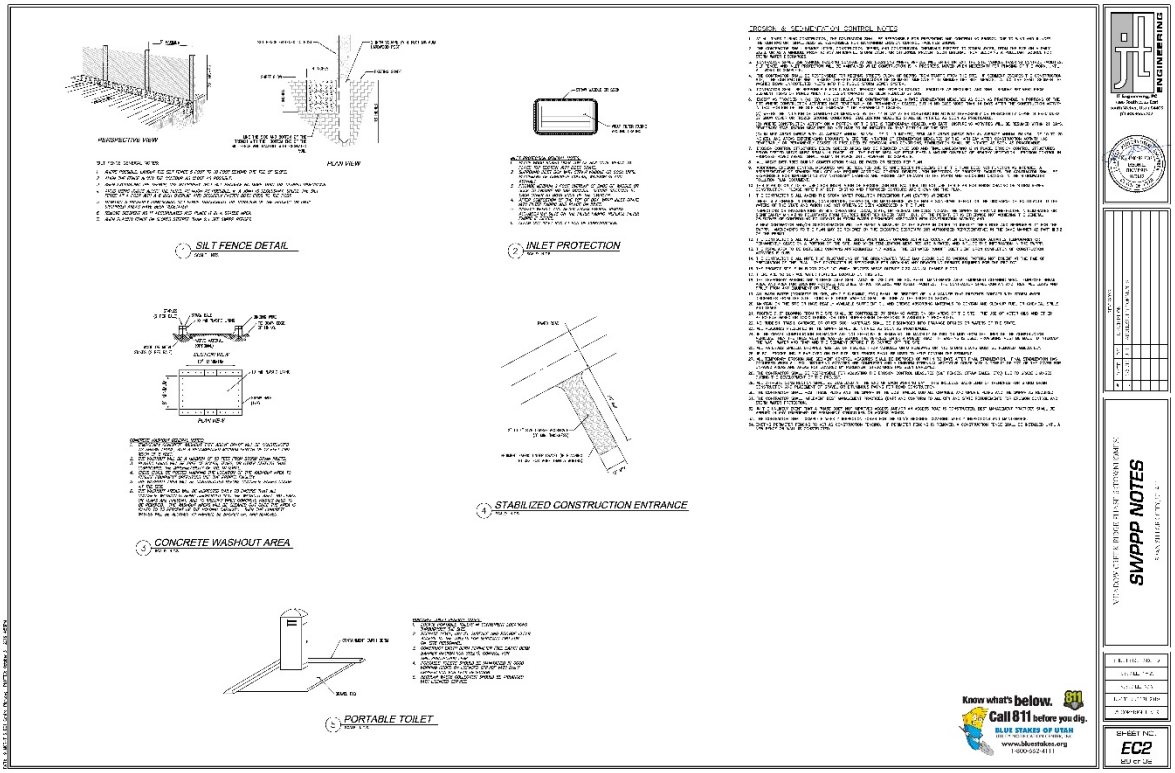

SEE SHEET PP6
MEADOW LANE
SEE SHEET PP9
1910 EAST
SEE SHEET PP10
1930 EAST
MEADOW LANE
SEE SHEET PP5
NORTHWEST CURB RETURN
NORTHEAST CURB RETURN
1350 NORTH / 1930 EAST CURB RETURNS
1350 NORTH
STA. 9+80.00 TO 13+20.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
1350 NORTH
STA 9+80 TO 13+20
SHEET NO.
PP8

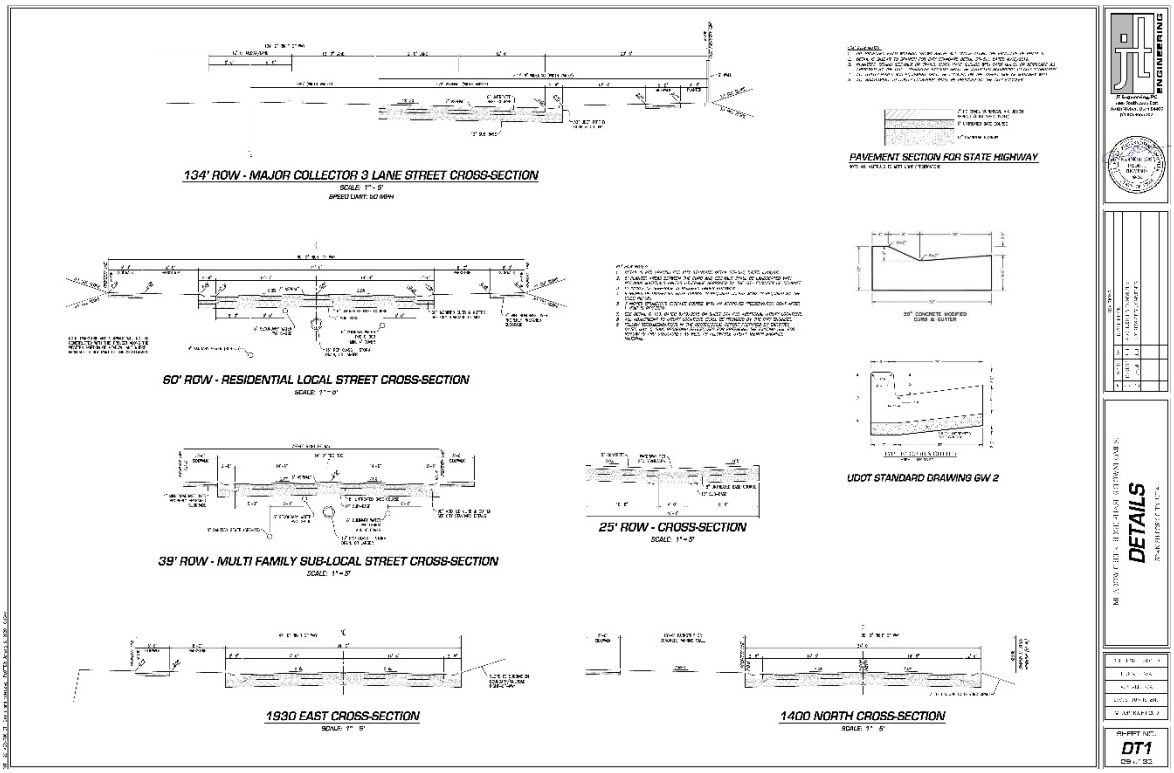

SEE SHEET PP8
1350 NORTH
SEE SHEET PP7
1420 NORTH
1350 NORTH / 1910 EAST CURB RETURNS
NORTHWEST CURB RETURN
NORTHEAST CURB RETURN
1420 NORTH / 1910 EAST CURB RETURNS
NORTHWEST CURB RETURN
NORTHEAST CURB RETURN
1350 NORTH
SEE SHEET PP8
1420 NORTH
SEE SHEET PP7
1910 EAST
STA. 9+80.00 TO 14+10.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
1910 EAST
STA 9+80 TO 14+10
SHEET NO.
PP9

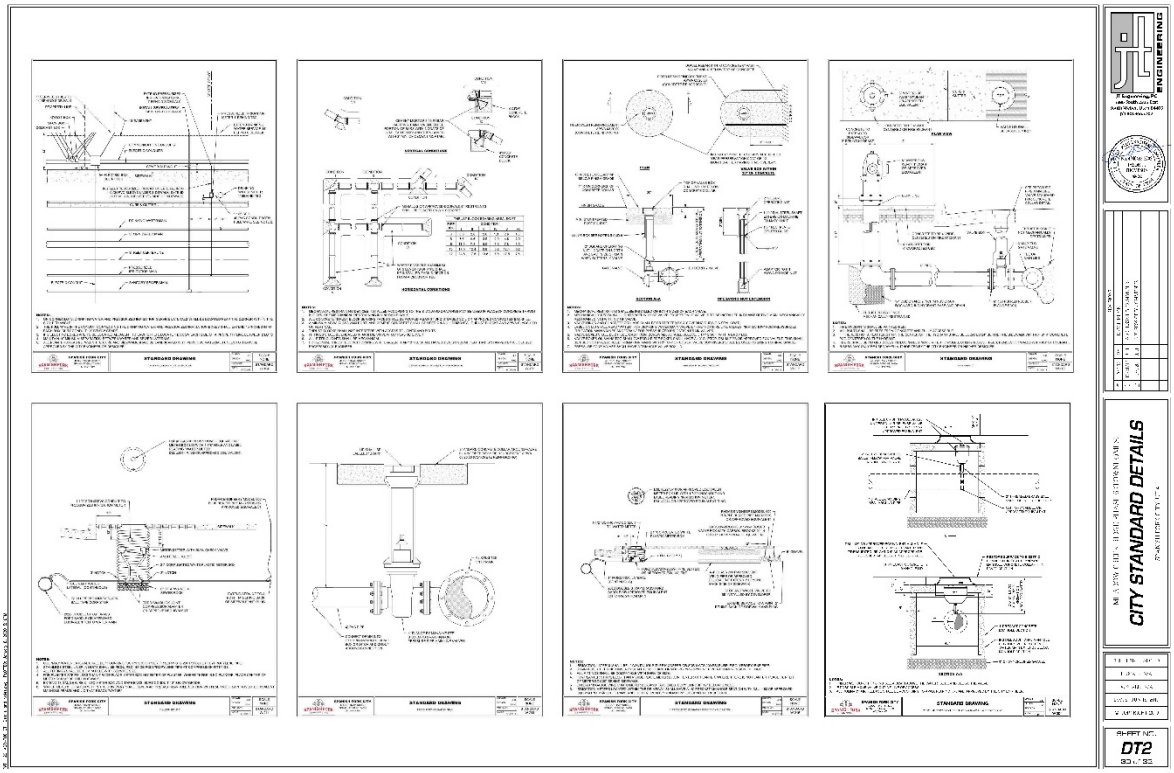

SEE SHEET PP8
1350 NORTH
SEE SHEET PP7
1420 NORTH
1930 EAST
STA. 9+80.00 TO 14+14.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
1930 EAST
STA 9+80 TO 14+14
SHEET NO.
PP10

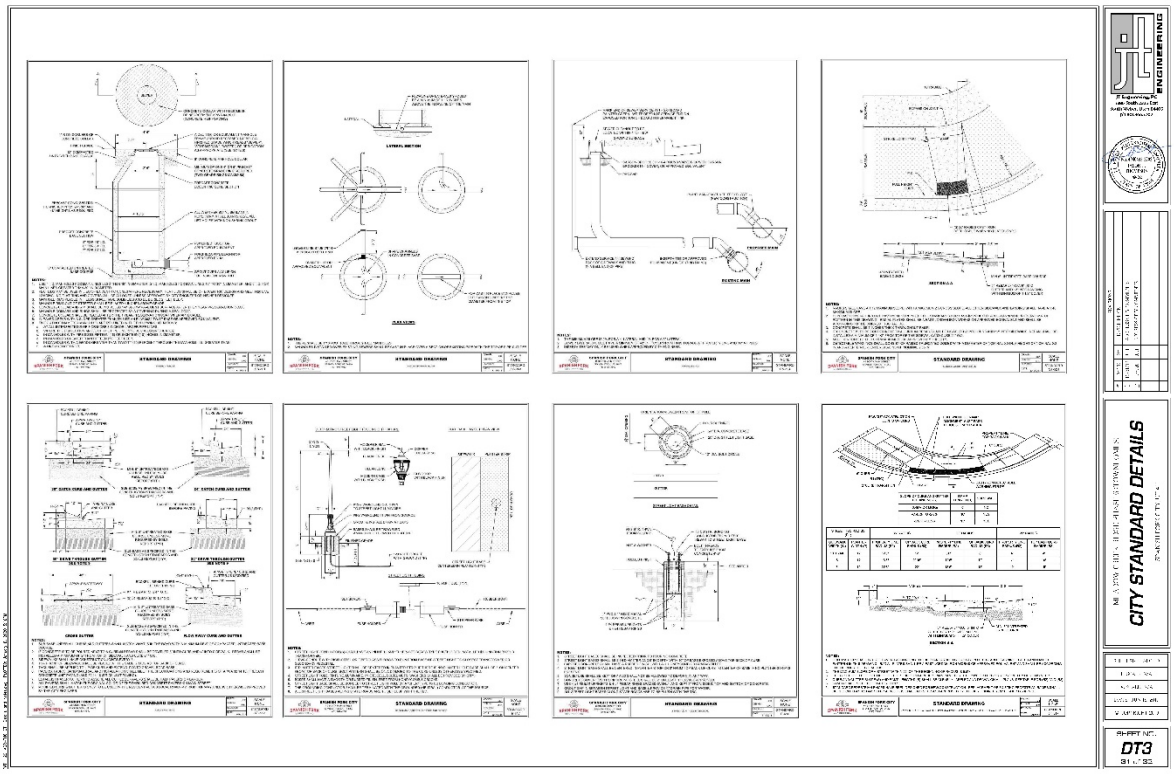

SPANISH FORK PARKWAY
HIGHWAY 51
1780 EAST
1400 NORTH
SPANISH FORK CITY
SPEED LIMIT 50
GRAPHIC SCALE
STRIPING PLAN
SHEET NO.
SS1

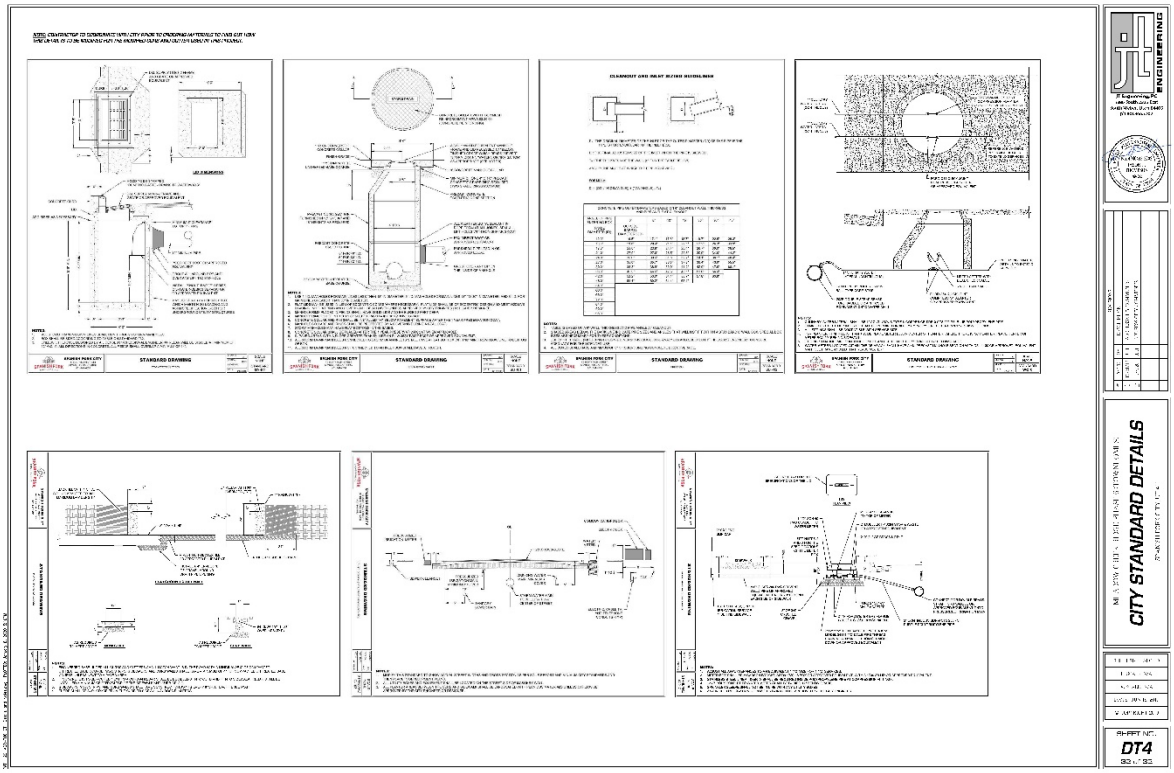

LEGEND
KEY NOTES
1420 NORTH
1360 NORTH
1320 EAST
1360 EAST
MEADOW LANE
HIGHWAY 91
UNION PACIFIC RAILROAD
SPANISH FORK PARKWAY
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
EROSION CONTROL PLAN
SHEET NO.
EC1

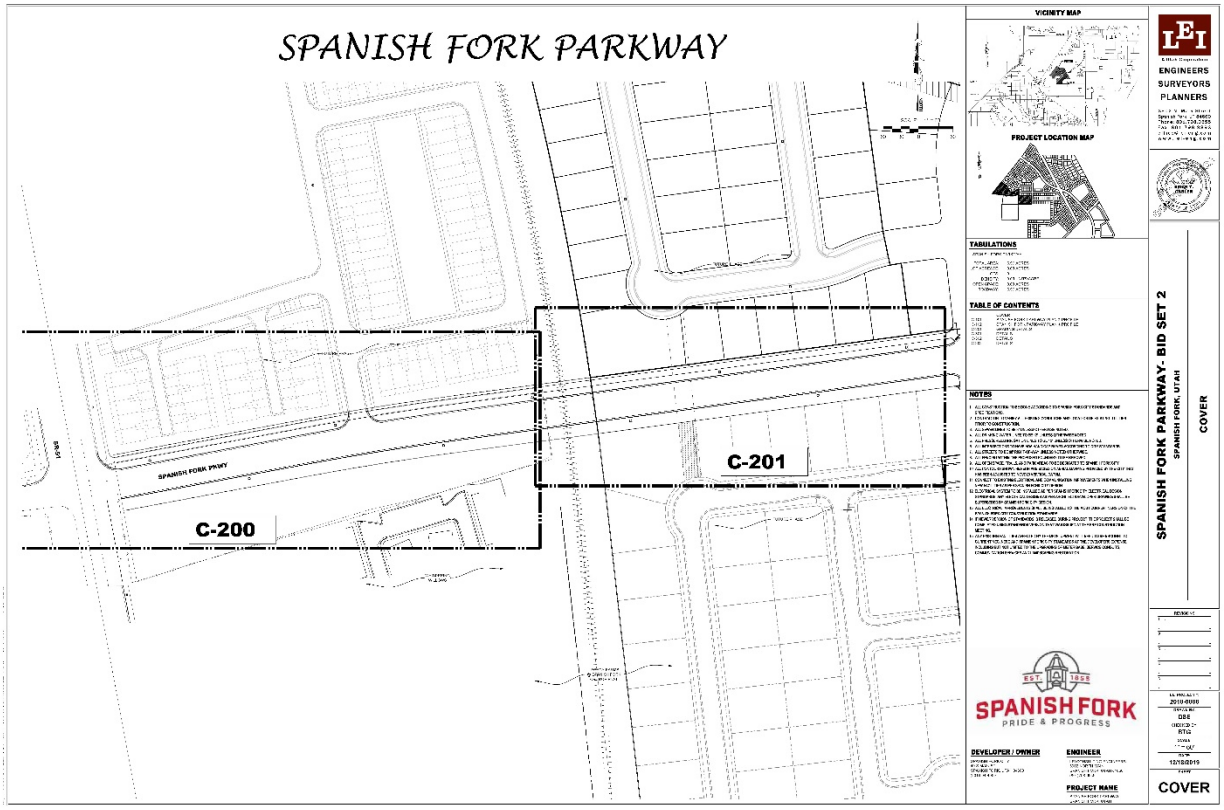

EROSION & SEDIMENTATION CONTROL NOTES
1 SILT FENCE DETAIL
2 INLET PROTECTION
3 CONCRETE WASHOUT AREA
4 STABILIZED CONSTRUCTION ENTRANCE
5 PORTABLE TOILET
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
SWPPP NOTES
SHEET NO.
EC2

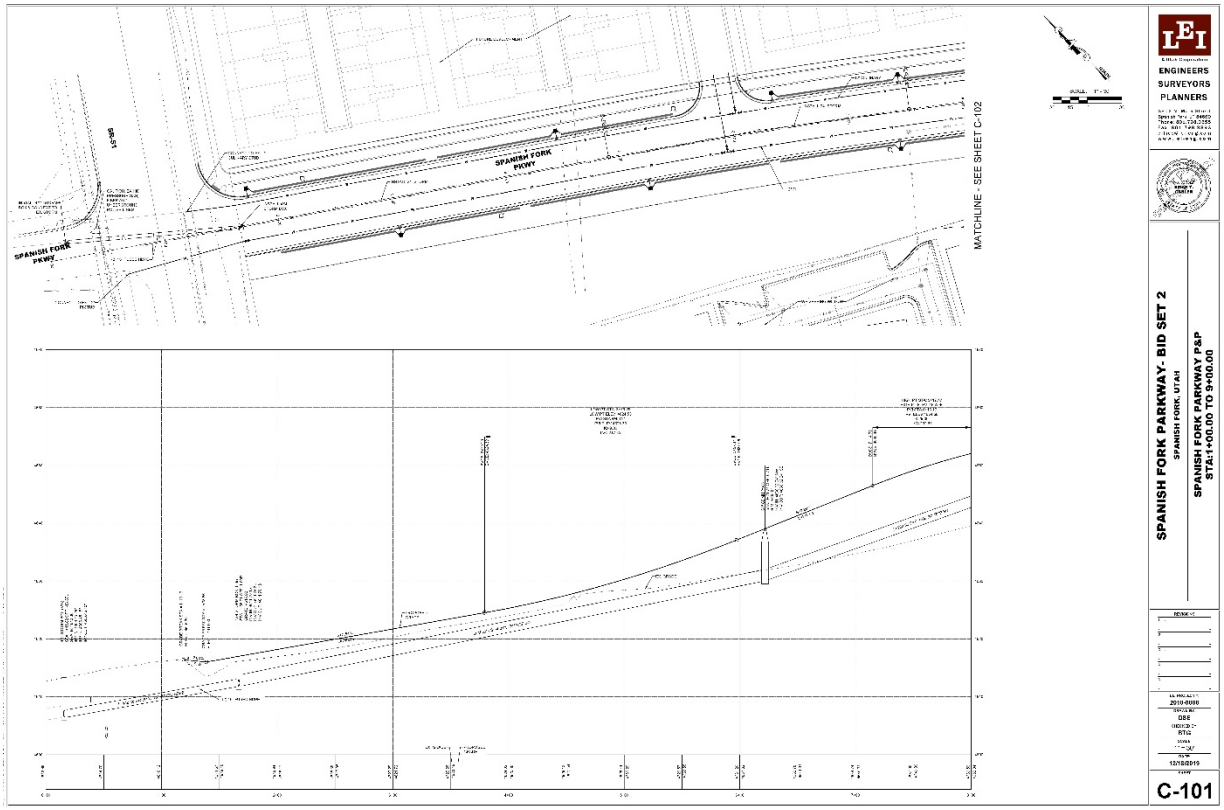

134' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION
SCALE: 1" = 5'
SPEED LIMIT: 50 MPH
PAVEMENT SECTION FOR STATE HIGHWAY
60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION
SCALE: 1" = 5'
30" CONCRETE MODIFIED CURB & GUTTER
UDOT STANDARD DRAWING GW 2
39' ROW - MULTI FAMILY SUB-LOCAL STREET CROSS-SECTION
SCALE: 1" = 5'
25' ROW - CROSS-SECTION
SCALE: 1" = 5'
1930 EAST CROSS-SECTION
SCALE: 1" = 5'
1400 NORTH CROSS-SECTION
SCALE: 1" = 5'
DETAILS
SHEET NO.
DT1

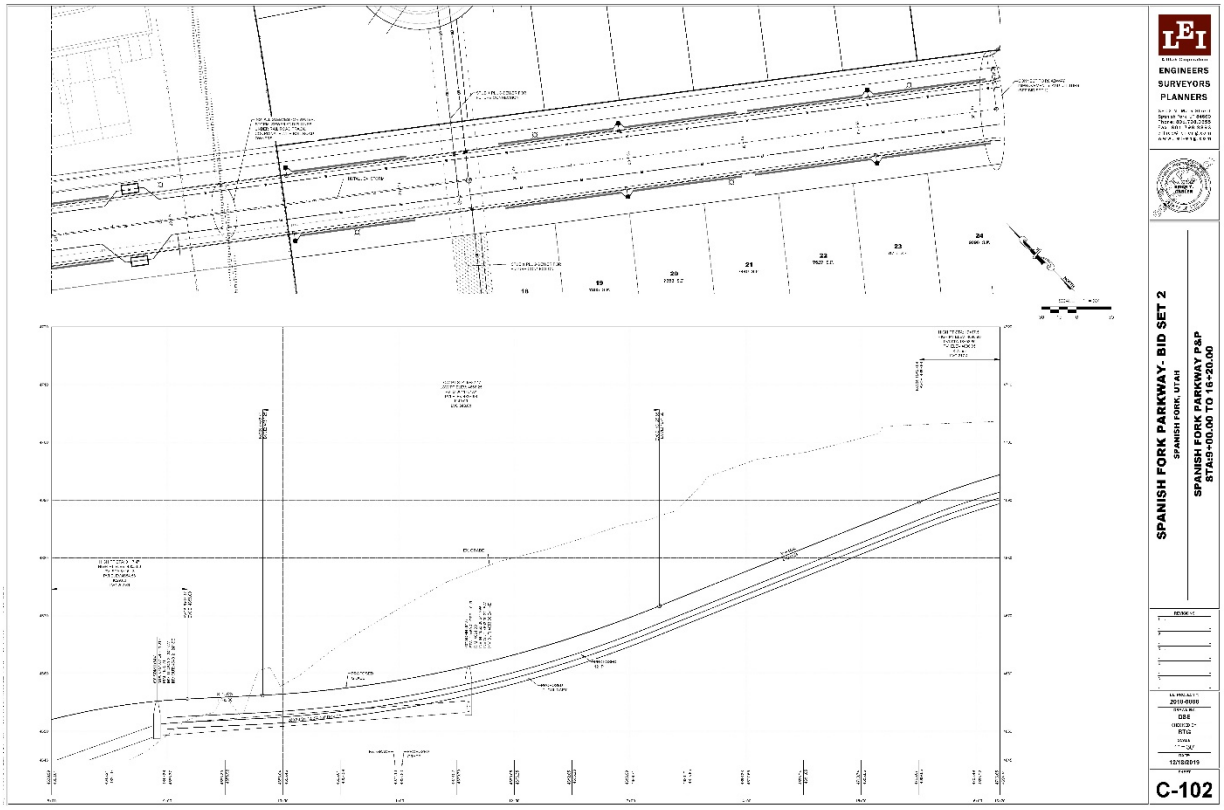

CITY STANDARD DETAILS
SHEET NO.
DT2

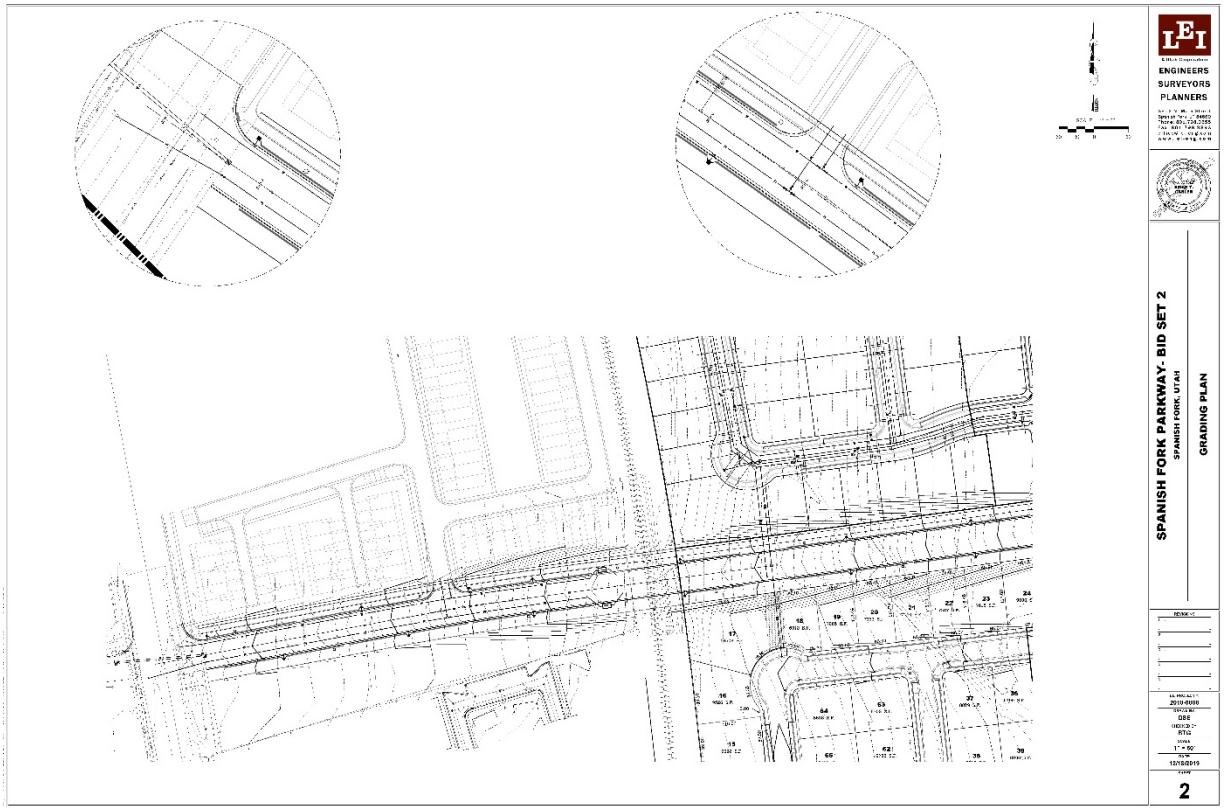

CITY STANDARD DETAILS
DT3
31 of 33

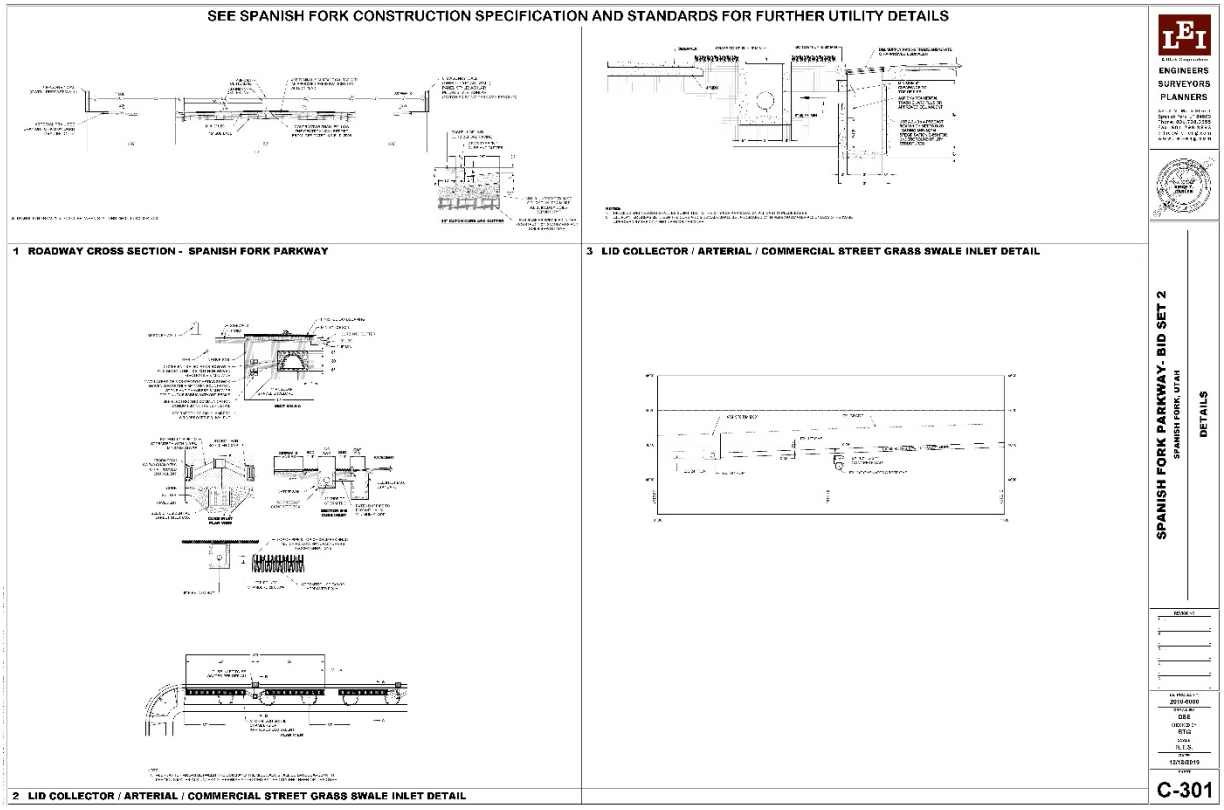

CITY STANDARD DETAILS
DT4
32 of 33

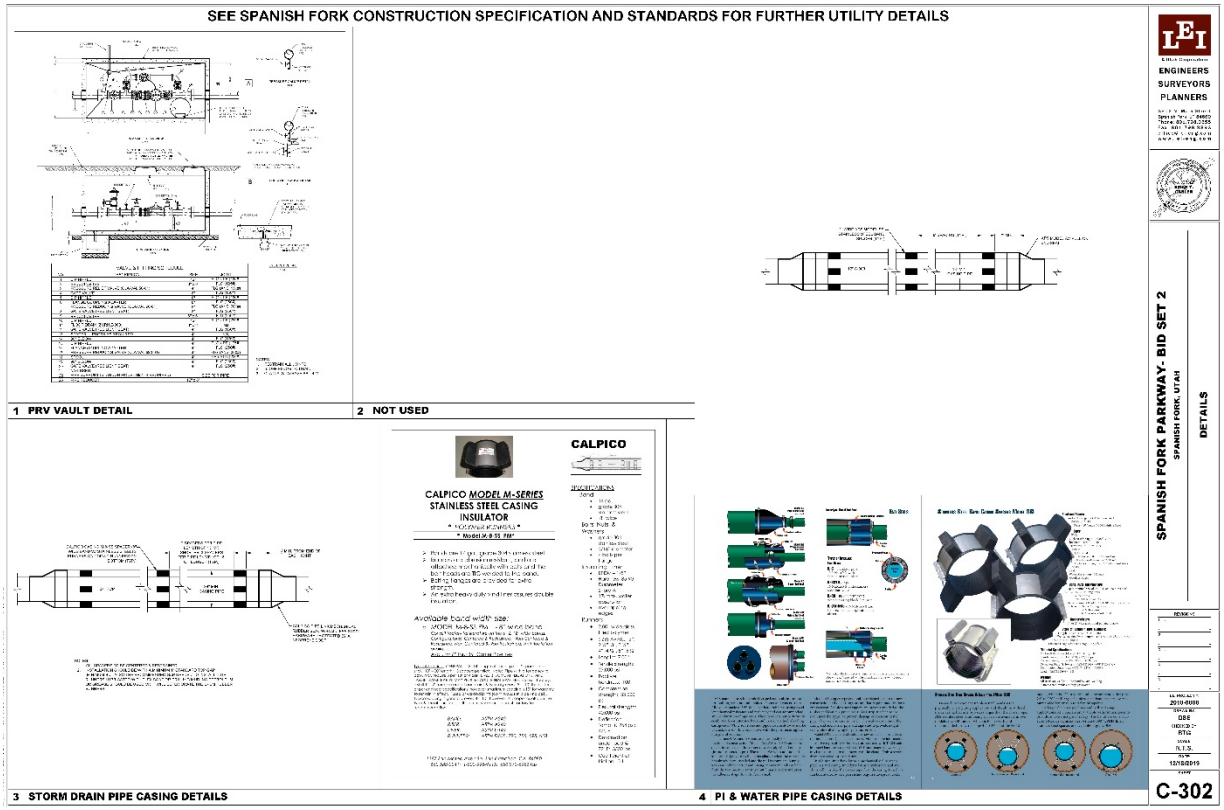

SPANISH FORK PARKWAY
C-200
C-201
SPANISH FORK PKWY
VICINITY MAP
PROJECT LOCATION MAP
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DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
COVER
COVER

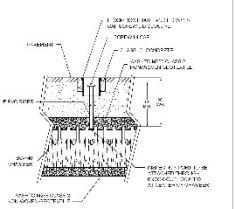

SPANISH FORK PKWY
MATCHLINE - SEE SHEET C-102
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
SPANISH FORK PARKWAY P&P
STA:1+00.00 TO 9+00.00
C-101


LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
SPANISH FORK PARKWAY P&P
STA:59+00.00 TO 16+20.00
C-102

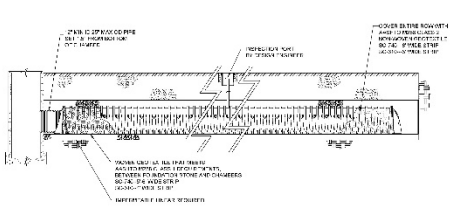

LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
GRADING PLAN
2


SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
1 ROADWAY CROSS SECTION - SPANISH FORK PARKWAY
3 LID COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET DETAIL
2 LID COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET DETAIL
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
DETAILS
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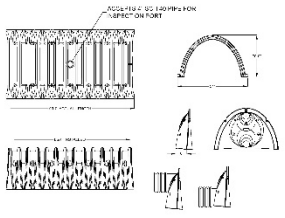

SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
1 PRV VAULT DETAIL
2 NOT USED
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CALPICO MODEL M-SERIES
STAINLESS STEEL CASING
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3 STORM DRAIN PIPE CASING DETAILS
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DETAILS
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1 SC-740 INSPECTION PORT DETAIL



2 STORMTECH ISOLATOR ROW PROFILE



3 SC-740 TECHNICAL SPECIFICATIONS

4 STORM TECH GENERAL NOTES

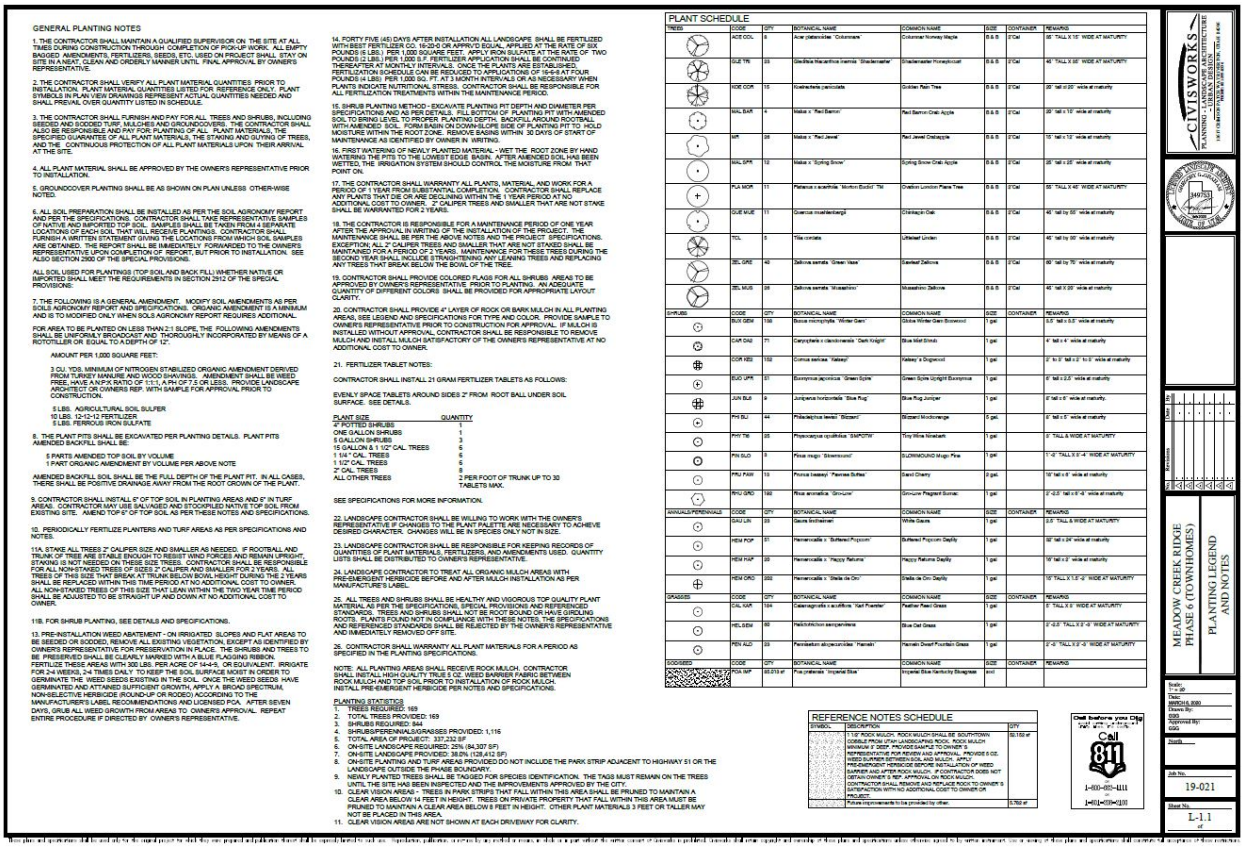
5 STORM TECH PRODUCT SPECIFICATIONS

LEI ENGINEERS SURVEYORS PLANNERS

SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH

DETAILS

C-303



GENERAL PLANTING NOTES

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

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR REFERENCE ONLY. PLANT SYMBOLS IN PLAN VIEW DRAWINGS REPRESENT ACTUAL QUANTITIES NEEDED AND SHALL PREVAIL OVER QUANTITY LISTED IN SCHEDULE.

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

4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

5. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER-WISE NOTED.

6. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT AND PER THE SPECIFICATIONS. CONTRACTOR SHALL TAKE REPRESENTATIVE SAMPLES OF NATIVE AND IMPORTED TOP SOIL. SAMPLES SHALL BE TAKEN FROM 4 SEPARATE LOCATIONS OF EACH SOIL THAT WILL RECEIVE PLANTINGS. CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT GIVING THE LOCATIONS FROM WHICH SOIL SAMPLES ARE OBTAINED. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE OWNERS REPRESENTATIVE UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION. SEE ALSO SECTION 2900 OF THE SPECIAL PROVISIONS.

ALL SOIL USED FOR PLANTINGS (TOP SOIL AND BACK FILL) WHETHER NATIVE OR IMPORTED SHALL MEET THE REQUIREMENTS IN SECTION 2912 OF THE SPECIAL PROVISIONS.

7. THE FOLLOWING IS A GENERAL AMENDMENT. MODIFY SOIL AMENDMENTS AS PER SOILS AGRONOMY REPORT AND SPECIFICATIONS. ORGANIC AMENDMENT IS A MINIMUM AND IS TO MODIFIED ONLY WHEN SOILS AGRONOMY REPORT REQUIRES ADDITIONAL.

FOR AREA TO BE PLANTED ON LESS THAN 2:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF 12".

AMOUNT PER 1,000 SQUARE FEET:

3 CU. YDS. MINIMUM OF NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM TURKEY MANURE AND WOOD SHAVINGS. AMENDMENT SHALL BE WEED FREE, HAVE A N:P:K RATIO OF 1:1:1, A PH OF 7.5 OR LESS. PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP. WITH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

5 LBS. AGRICULTURAL SOIL SULFER
10 LBS. 12-12-12 FERTILIZER
5 LBS. FERROUS IRON SULFATE

8. THE PLANT PITS SHALL BE EXCAVATED PER PLANTING DETAILS. PLANT PITS AMENDED BACKFILL SHALL BE:

5 PARTS AMENDED TOP SOIL BY VOLUME
1 PART ORGANIC AMENDMENT BY VOLUME PER ABOVE NOTE

AMENDED BACKFILL SOIL SHALL BE THE FULL DEPTH OF THE PLANT PIT. IN ALL CASES, THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT.

9. CONTRACTOR SHALL INSTALL 5" OF TOP SOIL IN PLANTING AREAS AND 3" IN TURF AREAS. CONTRACTOR MAY USE SALVAGED AND STOCKPILED NATIVE TOP SOIL FROM EXISTING SITE. AMEND TOP 6" OF TOP SOIL AS PER THESE NOTES AND SPECIFICATIONS.

10. PERIODICALLY FERTILIZE PLANTERS AND TURF AREAS AS PER SPECIFICATIONS AND NOTES.

11A. STAKE ALL TREES 2" CALIPER SIZE AND SMALLER AS NEEDED. IF ROOTBALL AND TRUNK OF TREE ARE STABLE ENOUGH TO RESIST WIND FORCES AND REMAIN UPRIGHT, STAKING IS NOT NEEDED ON THESE SIZE TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NON-STAKED TREES OF SIZES 2" CALIPER AND SMALLER FOR 2 YEARS. ALL TREES OF THIS SIZE THAT BREAK AT TRUNK BELOW BOWL HEIGHT DURING THE 2 YEARS SHALL BE REPLACED WITHIN THIS TIME PERIOD AT NO ADDITIONAL COST TO OWNER. ALL NON-STAKED TREES OF THIS SIZE THAT LEAN WITHIN THE TWO YEAR TIME PERIOD SHALL BE ADJUSTED TO BE STRAIGHT UP AND DOWN AT NO ADDITIONAL COST TO OWNER.

11B. FOR SHRUB PLANTING, SEE DETAILS AND SPECIFICATIONS.

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

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

15. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT DEPTH AND DIAMETER PER SPECIFICATIONS AND AS PER DETAILS. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN-SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

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

17. THE CONTRACTOR SHALL WARRANTY ALL PLANTS, MATERIAL, AND WORK FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE ANY PLANTS THAT DIE OR ARE DECLINING WITHIN THE 1 YEAR PERIOD AT NO ADDITIONAL COST TO OWNER. 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKE SHALL BE WARRANTED FOR 2 YEARS.

18. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE PERIOD OF ONE YEAR AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT SPECIFICATIONS. EXCEPTION: ALL 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKED SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS. MAINTENANCE FOR THESE TREES DURING THE SECOND YEAR SHALL INCLUDE STRAIGHTENING ANY LEANING TREES AND REPLACING ANY TREES THAT BREAK BELOW THE BOWL OF THE TREE.

19. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS. AREAS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

20. CONTRACTOR SHALL PROVIDE 4" LAYER OF ROCK OR BARK MULCH IN ALL PLANTING AREAS, SEE LEGEND AND SPECIFICATIONS FOR TYPE AND COLOR. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL. IF MULCH IS INSTALLED WITHOUT APPROVAL, CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE MULCH AND INSTALL MULCH SATISFACTORY OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.

21. FERTILIZER TABLET NOTES:

CONTRACTOR SHALL INSTALL 21 GRAM FERTILIZER TABLETS AS FOLLOWS:

EVENLY SPACE TABLETS AROUND SIDES 2" FROM ROOT BALL UNDER SOIL SURFACE. SEE DETAILS.

PLANT SIZE	QUANTITY
4" POTTED SHRUBS	1
ONE GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON & 1 1/2" CAL. TREES	5
1 1/4 " CAL. TREES	6
1 1/2" CAL. TREES	6
2" CAL. TREES	8
ALL OTHER TREES	2 PER FOOT OF TRUNK UP TO 30 TABLETS MAX.

SEE SPECIFICATIONS FOR MORE INFORMATION.

22. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE OWNER'S REPRESENTATIVE IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIALS, FERTILIZERS, AND AMENDMENTS USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO OWNER'S REPRESENTATIVE.

24. LANDSCAPE CONTRACTOR TO TREAT ALL ORGANIC MULCH AREAS WITH PRE-EMERGENT HERBICIDE BEFORE AND AFTER MULCH INSTALLATION AS PER MANUFACTURE'S LABEL.

25. ALL TREES AND SHRUBS SHALL BE HEALTHY AND VIGOROUS TOP QUALITY PLANT MATERIAL AS PER THE SPECIFICATIONS, SPECIAL PROVISIONS AND REFERENCED STANDARDS. TREES AND SHRUBS SHALL NOT BE ROOT BOUND OR HAVE GIRDLING ROOTS. PLANTS FOUND NOT IN COMPLIANCE WITH THESE NOTES, THE SPECIFICATIONS AND REFERENCED STANDARDS SHALL BE REJECTED BY THE OWNER'S REPRESENTATIVE AND IMMEDIATELY REMOVED OFF SITE.

26. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD AS SPECIFIED IN THE PLANTING SPECIFICATIONS.

NOTE: ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. CONTRACTOR SHALL INSTALL HIGH QUALITY TRUE 5 OZ. WEED BARRIER FABRIC BETWEEN ROCK MULCH AND TOP SOIL PRIOR TO INSTALLATION OF ROCK MULCH. INSTALL PRE-EMERGENT HERBICIDE PER NOTES AND SPECIFICATIONS.

PLANTING STATISTICS
1. TREES REQUIRED: 169
2. TOTAL TREES PROVIDED: 169
3. SHRUBS REQUIRED: 844
4. SHRUBS/PERENNIALS/GRASSES PROVIDED: 1,116
5. TOTAL AREA OF PROJECT: 337,232 SF
6. ON-SITE LANDSCAPE REQUIRED: 20% (84,307 SF)
7. ON-SITE LANDSCAPE PROVIDED: 38.0% (128,412 SF)
8. ON-SITE PLANTING AND TURF AREAS PROVIDED DO NOT INCLUDE THE PARK STRIP ADJACENT TO HIGHWAY 51 OR THE LANDSCAPE OUTSIDE THE PHASE BOUNDARY.
9. NEWLY PLANTED TREES SHALL BE TAGGED FOR SPECIES IDENTIFICATION. THE TAGS MUST REMAIN ON THE TREES UNTIL THE SITE HAS BEEN INSPECTED AND THE IMPROVEMENTS APPROVED BY THE CITY.
10. CLEAR VISION AREAS - TREES IN PARK STRIPS THAT FALL WITHIN THIS AREA SHALL BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 14 FEET IN HEIGHT. TREES ON PRIVATE PROPERTY THAT FALL WITHIN THIS AREA MUST BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 8 FEET IN HEIGHT. OTHER PLANT MATERIALS 3 FEET OR TALLER MAY NOT BE PLACED IN THIS AREA.
11. CLEAR VISION AREAS ARE NOT SHOWN AT EACH DRIVEWAY FOR CLARITY.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ACE COL	5	Acer platanoides 'Columnare'	Columnar Norway Maple	B & B	2"Cal	35' TALL X 15' WIDE AT MATURITY
	ELE TRI	23	Eleutherococcus trifoliatus 'Bladensleeker'	Bladensleeker Honeysuckle	B & B	2"Cal	40' TALL X 25' WIDE AT MATURITY
	KOE COR	15	Koelreuteria paniculata	Golden Rain Tree	B & B	2"Cal	25' tall x 25' wide at maturity
	MAL BAR	4	Malus x 'Red Barron'	Red Barron Crab Apple	B & B	2"Cal	20' tall x 15' wide at maturity
	MR	24	Malus x 'Red Jewel'	Red Jewel Crabapple	B & B	2"Cal	15' tall x 12' wide at maturity
	MAL SPR	12	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal	25' tall x 25' wide at maturity
	PLA MOR	11	Platanus x acerifolia 'Morton Euclid' TM	Overlook London Plane Tree	B & B	3"Cal	55' TALL X 45' WIDE AT MATURITY
	QUE MUE	11	Quercus muehlenbergii	Chinkapin Oak	B & B	2"Cal	40' tall by 55' wide at maturity
	TCL	9	Tilia cordata	Littleleaf Linden	B & B	2"Cal	45' tall by 35' wide at maturity
	ZEL GRE	42	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	B & B	2"Cal	60' tall by 70' wide at maturity
	ZEL MUS	24	Zelkova serrata 'Musashino'	Musashino Zelkova	B & B	2"Cal	45' tall X 20' wide at maturity

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	BUX GEM	108	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	1 gal		3.5' tall x 3.5' wide at maturity
	CAR CAD	71	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	1 gal		4' tall x 4' wide at maturity
	COR KEI	152	Cornus sericea 'Kelseyi'	Kelsey's Dogwood	1 gal		2' to 3' tall x 2' to 3' wide at maturity
	EUO UPR	51	Euonymus japonicus 'Green Spire'	Green Spire Upright Euonymus	1 gal		6' tall x 2.5' wide at maturity
	JUN BLS	9	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	1 gal		6" tall x 6' wide at maturity
	PHT BLI	44	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	5 gal		6' tall x 5' wide at maturity
	PHY TIN	25	Physocarpus opulifolius 'SMPDYW'	Tiny Wine Ninebark	1 gal		3' TALL & WIDE AT MATURITY
	PIN BJO	3	Pinus mugo 'Slowmound'	SLOWMOUND Mugo Pine	1 gal		1' x 2' TALL X 3'-4' WIDE AT MATURITY
	PRU PAW	13	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	2 gal		10' tall x 8' wide at maturity
	RHU GRO	160	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	1 gal		2'-0.5' tall x 6'-0' wide at maturity

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	GAU LIN	33	Gaura lindheimeri	White Gaura	1 gal		2.5' TALL & WIDE AT MATURITY
	HEM POP	51	Hemerocallis x 'Buttered Popcorn'	Buttered Popcorn Daylily	1 gal		30" tall x 24" wide at maturity
	HEM HAP	20	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		15" tall x 9" wide at maturity
	HEM ORO	202	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal		10" TALL X 1.5'-0" WIDE AT MATURITY

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CAL KAR	104	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		6' TALL X 3' WIDE AT MATURITY
	HEL SEM	60	Helictotrichon sempervirens	Blue Oat Grass	1 gal		2'-0.5" TALL X 2'-0" WIDE AT MATURITY
	PEN ALO	33	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal		2'-0" TALL X 2'-0" WIDE AT MATURITY

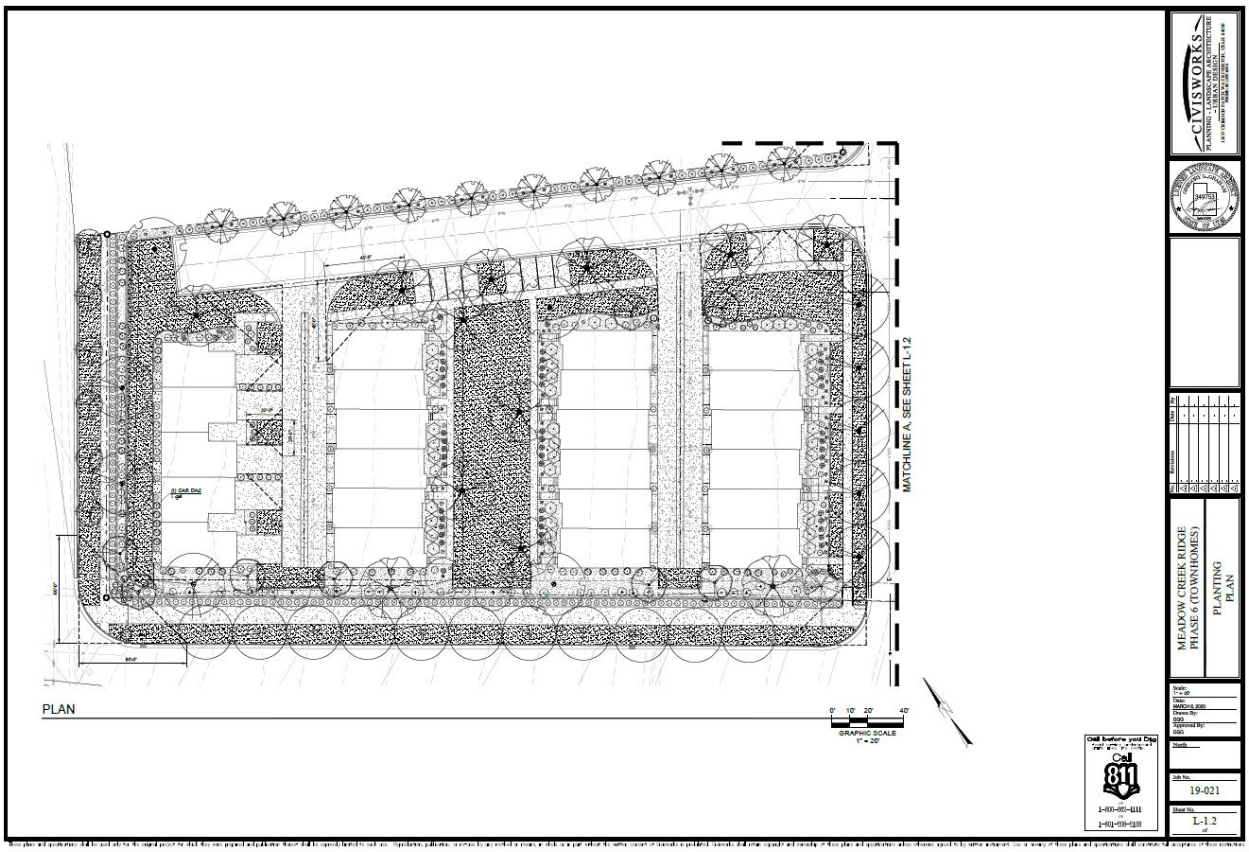
GOOSEBERRY	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	POA IMP	60,013 sf	Poa pratensis 'Imperial Blue'	Imperial Blue Kentucky Bluegrass	sod		

REFERENCE NOTES SCHEDULE

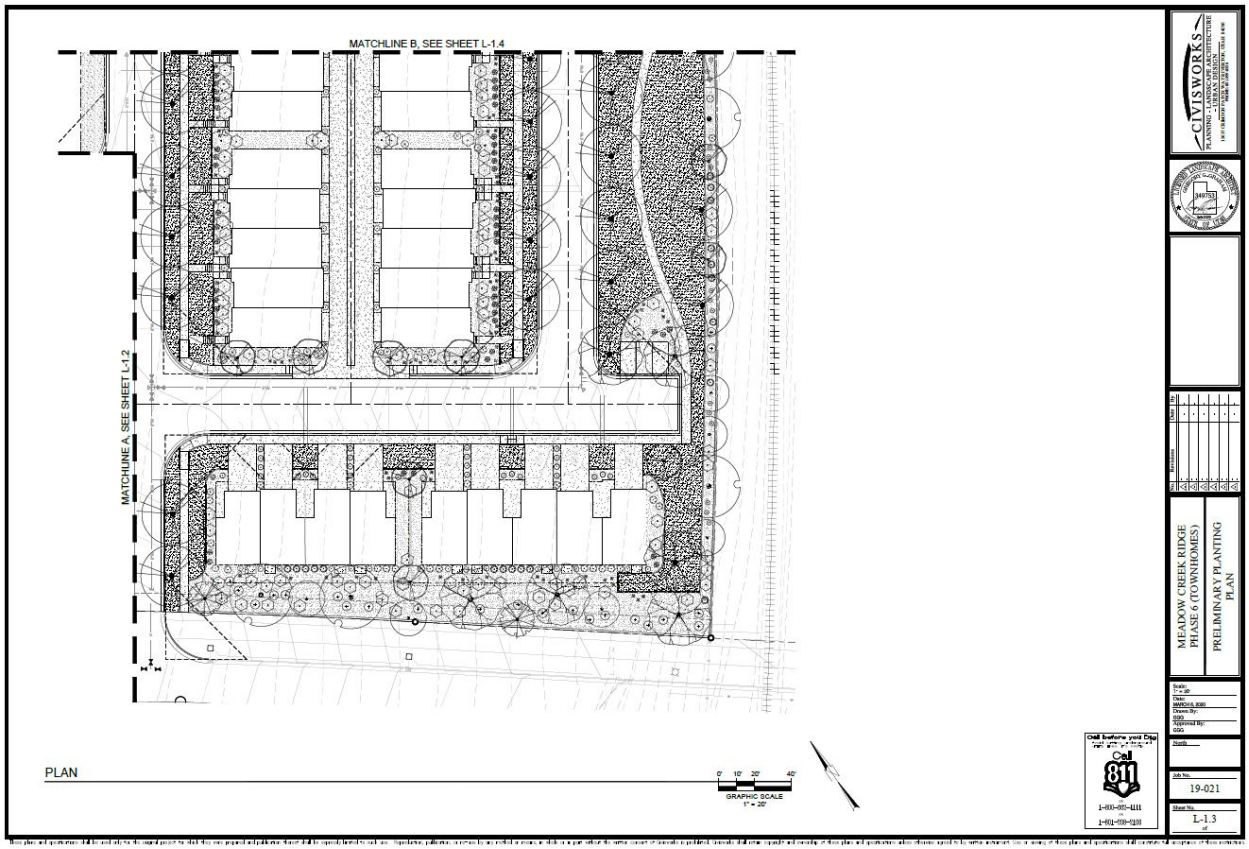
SYMBOL	DESCRIPTION	QTY
	1.5" ROCK MULCH - ROCK MULCH SHALL BE SOUTHTOWN CRUSHED ROCK BY LANDSCAPING ROCK. ROCK MULCH SHALL BE 1.5" DEEP. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. PROVIDE 5 OZ. WEED BARRIER BETWEEN SOIL AND MULCH. APPLY PRE-EMERGENT HERBICIDE BEFORE INSTALLATION OF WEED BARRIER AND AFTER ROCK MULCH. IF CONTRACTOR DOES NOT OBTAIN OWNER'S REP. APPROVAL ON ROCK MULCH, CONTRACTOR SHALL REMOVE AND REPLACE ROCK TO OWNER'S SATISFACTION WITH NO ADDITIONAL COST TO OWNER OR PROJECT.	92,150 sf
	Future improvements to be provided by other.	5,762 sf

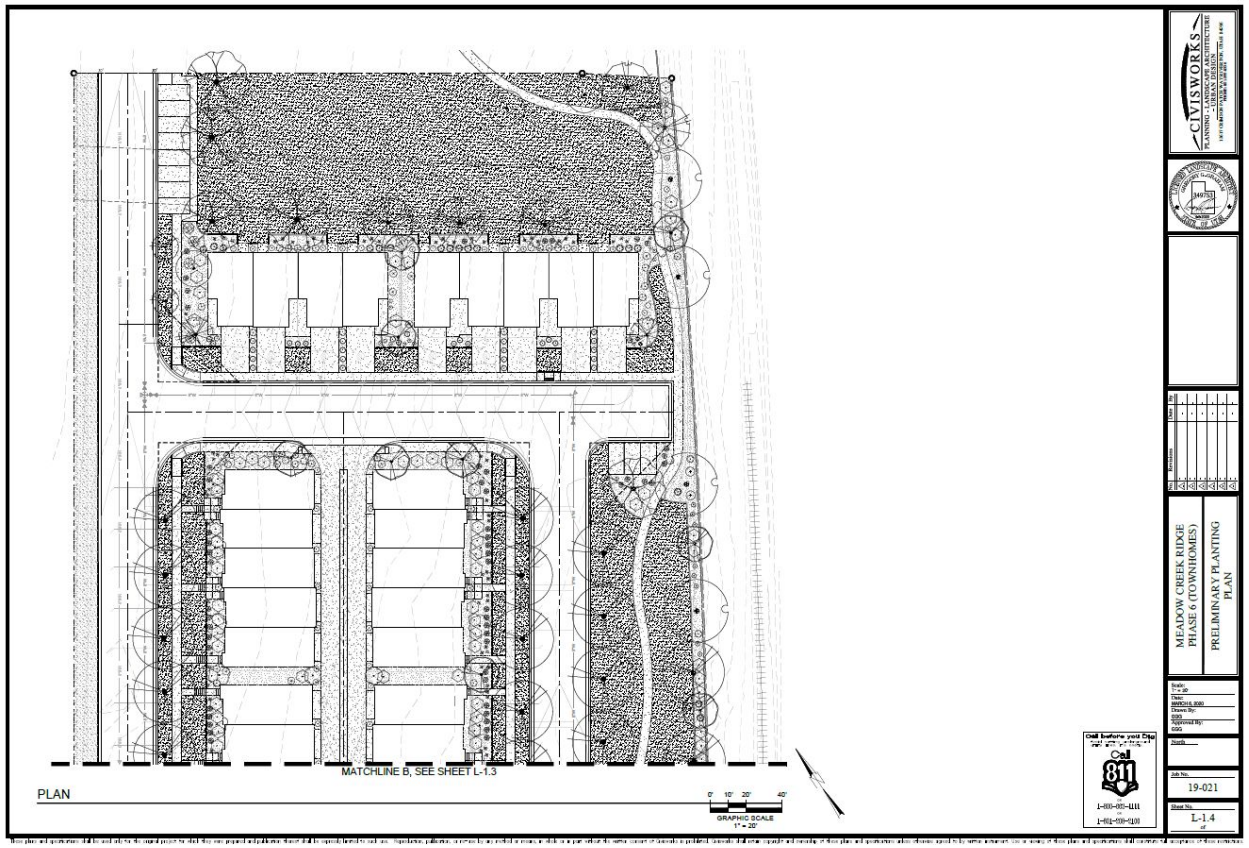
Call before you Dig
Call 811
1-800-662-4111
1-801-659-0100

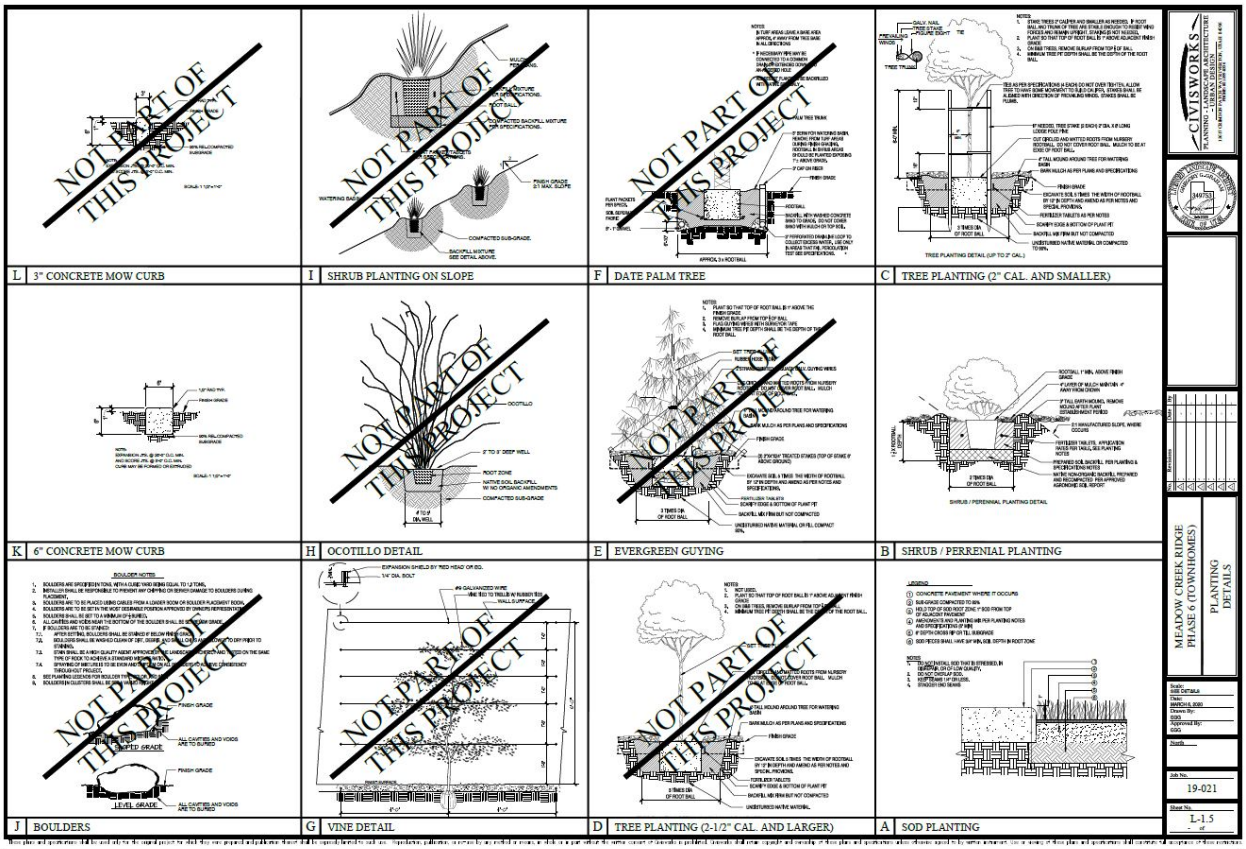
CIVISWORKS
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
PLANTING LEGEND AND NOTES
Scale: 1" = 30'
Date: MARCH 6, 2020
Drawn By: SSG
Approved By: SSG
Job No. 19-021
Sheet No. L-1.1

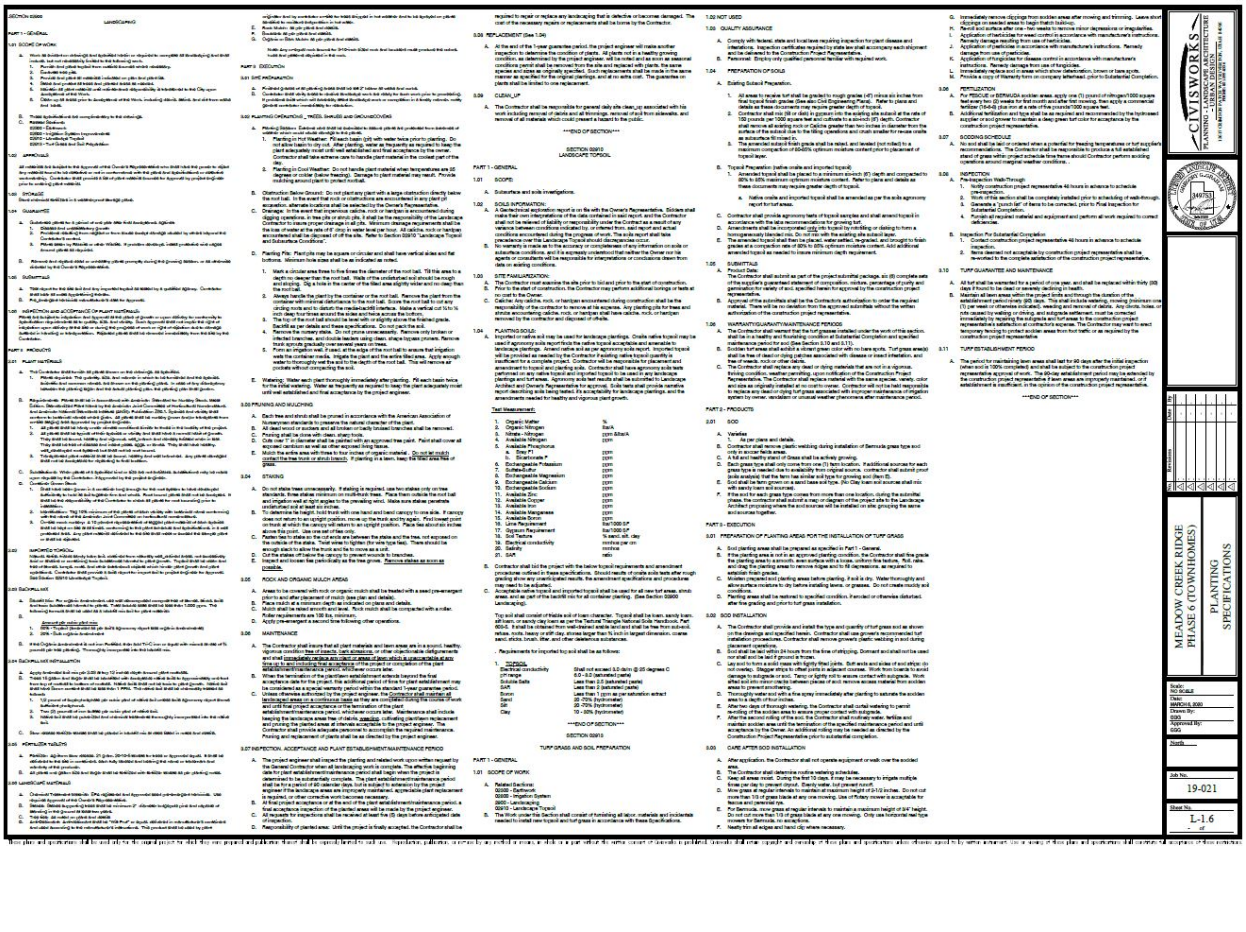


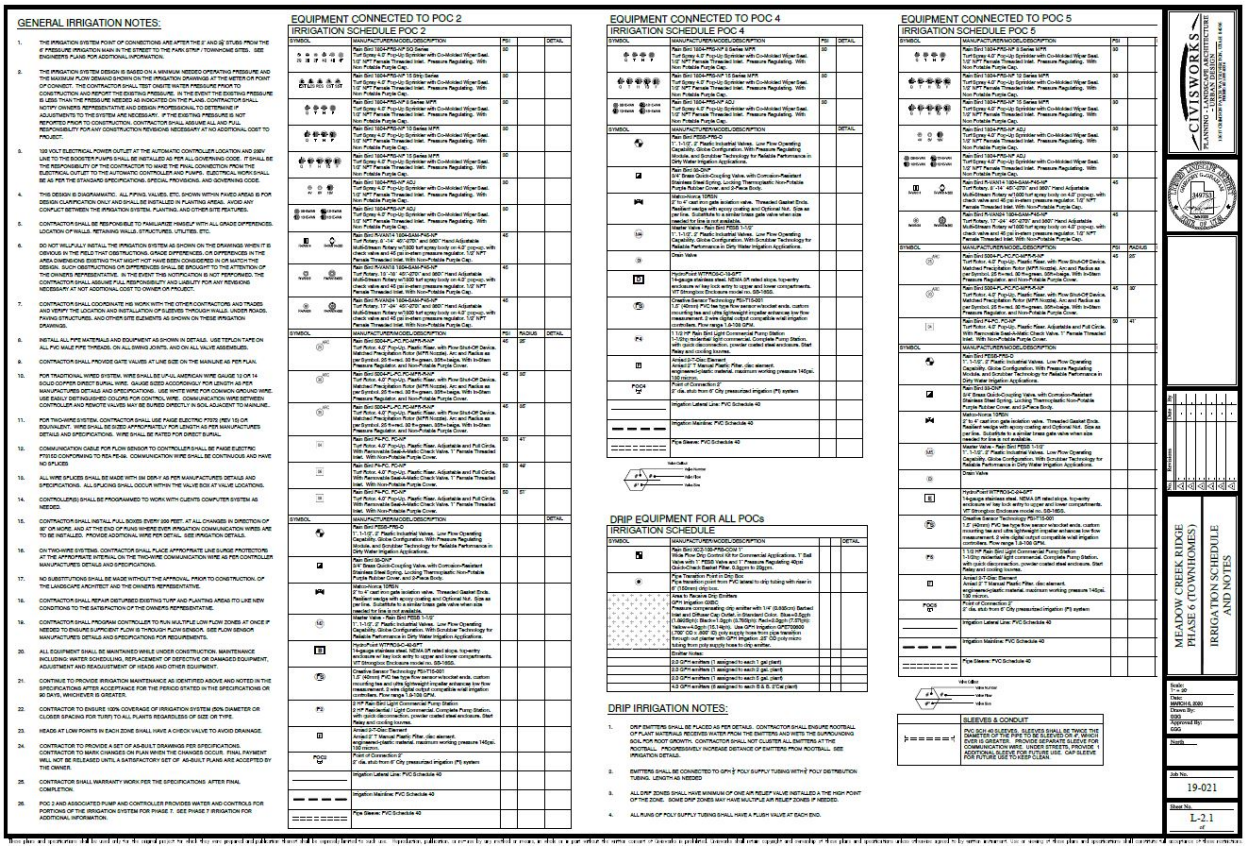
CIVISWORKS
PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
PLANTING PLAN
Scale: 1" = 20'
Date: MARCH 6, 2020
Drawn By: SSG
Approved By: SSG
Job No. 19-021
Sheet No. L-1.2


MATCHLINE B, SEE SHEET L-1.4
MATCHLINE A, SEE SHEET L-1.2
PLAN
GRAPHIC SCALE
1" = 20'
CIVISWORKS
MEADOW CREEK RIDGE
PHASE 6 (TOWNHOMES)
PRELIMINARY PLANTING
PLAN
19-021
L-1.3


MATCHLINE B, SEE SHEET L-1.3
PLAN
GRAPHIC SCALE
1" = 20'
CIVISWORKS
MEADOW CREEK RIDGE
PHASE 6 (TOWNHOMES)
PRELIMINARY PLANTING
PLAN
19-021
L-1.4


L 3" CONCRETE MOW CURB
I SHRUB PLANTING ON SLOPE
F DATE PALM TREE
C TREE PLANTING (2" CAL. AND SMALLER)
K 6" CONCRETE MOW CURB
H OCOTILLO DETAIL
E EVERGREEN GUYING
B SHRUB / PERRENIAL PLANTING
J BOULDERS
G VINE DETAIL
D TREE PLANTING (2-1/2" CAL. AND LARGER)
A SOD PLANTING
NOT PART OF THIS PROJECT
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
PLANTING DETAILS
19-021
L-1.5


LANDSCAPING
PART 1 - GENERAL
PART 2 - EXECUTION
PART 3 - PRODUCTS
1.00 NOT USED
1.00 QUALITY ASSURANCE
1.04 PREPARATION OF SOILS
3.01 SOD INSTALLATION
3.02 FERTILIZATION
3.06 INSPECTION
3.10 TURF GUARANTEE AND MAINTENANCE
3.11 TURF ESTABLISHMENT PERIOD
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
PLANTING SPECIFICATIONS
19-021
L-1.6



GENERAL IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM POINT OF CONNECTIONS ARE AFTER THE 5" AND (2) STUBS FROM THE 6" PRESSURE IRRIGATION MAIN IN THE STREET TO THE PARK STRIP / TOWNHOME SITES. SEE ENGINEER'S PLANS FOR ADDITIONAL INFORMATION.
2. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM NEEDED OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECT. THE CONTRACTOR SHALL TEST ONSITE WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT THE EXISTING PRESSURE. IN THE EVENT THE EXISTING PRESSURE IS LESS THAN THE PRESSURE NEEDED AS INDICATED ON THE PLANS, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE AND DESIGN PROFESSIONAL TO DETERMINE IF ADJUSTMENTS TO THE SYSTEM ARE NECESSARY. IF THE EXISTING PRESSURE IS NOT REPORTED PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ASSUME ALL AND FULL RESPONSIBILITY FOR ANY CONSTRUCTION REVISIONS NECESSARY AT NO ADDITIONAL COST TO PROJECT.
3. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION AND 220V LINE TO THE BOOSTER PUMPS SHALL BE INSTALLED AS PER ALL GOVERNING CODE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL CONNECTION FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER AND PUMPS. ELECTRICAL WORK SHALL BE AS PER THE STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, AND GOVERNING CODE.
4. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICT BETWEEN THE IRRIGATION SYSTEM, PLANTING, AND OTHER SITE FEATURES.
5. CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES, UTILITIES, ETC.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXISTING THAT MIGHT NOT HAVE BEEN CONSIDERED IN OR MATCH THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND LIABILITY FOR ANY REVISIONS NECESSARY AT NOT ADDITIONAL COST TO OWNER OR PROJECT.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER CONTRACTORS AND TRADES AND VERIFY THE LOCATION AND INSTALLATION OF SLEEVES THROUGH WALLS, UNDER ROADS, PAVING STRUCTURES, AND OTHER SITE ELEMENTS AS SHOWN ON THESE IRRIGATION DRAWINGS.
8. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, ON ALL SWING JOINTS, AND ON ALL VALVE ASSEMBLIES.
9. CONTRACTOR SHALL PROVIDE GATE VALVES AT LINE SIZE ON THE MAINLINE AS PER PLAN.
10. FOR TRADITIONAL WIRED SYSTEM, WIRE SHALL BE UL-AL AMERICAN WIRE GAUGE 12 OR 14 SOLID COPPER DIRECT BURIAL WIRE. GAUGE SIZED ACCORDINGLY FOR LENGTH AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS. USE WHITE WIRE FOR COMMON GROUND WIRE. USE EASILY DISTINGUISHED COLORS FOR CONTROL WIRE. COMMUNICATION WIRE BETWEEN CONTROLLER AND REMOTE VALVES MAY BE BURIED DIRECTLY IN SOIL ADJACENT TO MAINLINE.
11. FOR TWO-WIRE SYSTEM, CONTRACTOR SHALL USE PAIGE ELECTRIC FTS7S (REV 10) OR EQUIVALENT. WIRE SHALL BE SIZED APPROPRIATELY FOR LENGTH AS PER MANUFACTURES DETAILS AND SPECIFICATIONS. WIRE SHALL BE RATED FOR DIRECT BURIAL.
12. COMMUNICATION CABLE FOR FLOW SENSOR TO CONTROLLER SHALL BE PAIGE ELECTRIC FTS10 CONFORMING TO RSA PE-54. COMMUNICATION WIRE SHALL BE CONTINUOUS AND HAVE NO SPLICES
13. ALL WIRE SPLICES SHALL BE MADE WITH 3M DBY-6 AS PER MANUFACTURES DETAILS AND SPECIFICATIONS. ALL SPLICING SHALL OCCUR WITHIN THE VALVE BOX AT VALVE LOCATIONS.
14. CONTROLLER(S) SHALL BE PROGRAMMED TO WORK WITH CLIENTS COMPUTER SYSTEM AS NEEDED.
15. CONTRACTOR SHALL INSTALL FULL SOXED EVERY 200 FEET, AT ALL CHANGES IN DIRECTION OF 90° OR MORE, AND AT THE END OF RUNS WHERE EVER IRRIGATION COMMUNICATION WIRES ARE TO BE INSTALLED. PROVIDE ADDITIONAL WIRE PER DETAIL. SEE IRRIGATION DETAILS.
16. ON TWO-WIRE SYSTEMS, CONTRACTOR SHALL PLACE APPROPRIATE LINE SURGE PROTECTORS AT THE APPROPRIATE INTERVALS, ON THE TWO-WIRE COMMUNICATION WIRE AS PER CONTROLLER MANUFACTURES DETAILS AND SPECIFICATIONS.
17. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL PRIOR TO CONSTRUCTION, OF THE LANDSCAPE ARCHITECT AND THE OWNERS REPRESENTATIVE.
18. CONTRACTOR SHALL REPAIR DISTURBED EXISTING TURF AND PLANTING AREAS TO LIKE NEW CONDITIONS TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
19. CONTRACTOR SHALL PROGRAM CONTROLLER TO RUN MULTIPLE LOW FLOW ZONES AT ONCE IF NEEDED TO ENSURE SUFFICIENT FLOW IS THROUGH FLOW SENSOR. SEE FLOW SENSOR MANUFACTURES DETAILS AND SPECIFICATIONS FOR REQUIREMENTS.
20. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION, MAINTENANCE INCLUDING WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.
21. CONTINUE TO PROVIDE IRRIGATION MAINTENANCE AS IDENTIFIED ABOVE AND NOTED IN THE SPECIFICATIONS AFTER ACCEPTANCE FOR THE PERIOD STATED IN THE SPECIFICATIONS OR 90 DAYS, WHICHEVER IS GREATER.
22. CONTRACTOR TO ENSURE 100% COVERAGE OF IRRIGATION SYSTEM (50% DIAMETER OR CLOSER SPACING FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.
23. HEADS AT LOW POINTS IN EACH ZONE SHALL HAVE A CHECK VALVE TO AVOID DRAINAGE.
24. CONTRACTOR TO PROVIDE A SET OF AS-BUILT DRAWINGS PER SPECIFICATIONS. CONTRACTOR TO MARK CHANGES ON PLAN WHEN THE CHANGES OCCUR. FINAL PAYMENT WILL NOT BE RELEASED UNTIL A SATISFACTORY SET OF AS-BUILT PLANS ARE ACCEPTED BY THE OWNER.
25. CONTRACTOR SHALL WARRANTY WORK PER THE SPECIFICATIONS AFTER FINAL COMPLETION.
26. POC 2 AND ASSOCIATED PUMP AND CONTROLLER PROVIDES WATER AND CONTROLS FOR PORTIONS OF THE IRRIGATION SYSTEM FOR PHASE 7. SEE PHASE 7 IRRIGATION FOR ADDITIONAL INFORMATION.

EQUIPMENT CONNECTED TO POC 2
IRRIGATION SCHEDULE POC 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		DETAIL
	Rain Bird 1804-PRS-ASP SQ Series Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird 1804-PRS-ASP CST Strip Nozzle Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird 1804-PRS-ASP 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird 1804-PRS-ASP 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird 1804-PRS-ASP ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird 1806-PRS-ASP ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30		
	Rain Bird R-KA0414-1804-SAM-PRS-ASP Turf Rotary, 4" - 14' 40°-270° and 360° Hand Adjustable Multi-Stream Rotary w/1800 full spray body on 4.0" popup, with check valve and 40 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet, With Non-Potable Purple Cap.	40		
	Rain Bird R-KA0418-1804-SAM-PRS-ASP Turf Rotary, 12'-30' 40°-270° and 360° Hand Adjustable Multi-Stream Rotary w/1800 full spray body on 4.0" popup, with check valve and 40 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet, With Non-Potable Purple Cap.	40		
	Rain Bird R-KA0424-1804-SAM-PRS-ASP Turf Rotary, 25'-50' 40°-270° and 360° Hand Adjustable Multi-Stream Rotary w/1800 full spray body on 4.0" popup, with check valve and 40 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet, With Non-Potable Purple Cap.	40		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	RADIUS	DETAIL
	Rain Bird 1804-PJAS-PC-ASP-PJAS-PJAP Turf Rotor, 4.0" Pop-Up, Plastic Riser, with Pow Shut-Off Device, Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol, 20 ft-med, 30 ft-green, 35ft+beige, With In-Stem Pressure Regulator, and Non-Potable Purple Cover.	40	20'	
	Rain Bird 1804-PJAS-PC-ASP-PJAP Turf Rotor, 4.0" Pop-Up, Plastic Riser, with Pow Shut-Off Device, Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol, 20 ft-med, 30 ft-green, 35ft+beige, With In-Stem Pressure Regulator, and Non-Potable Purple Cover.	40	20'	
	Rain Bird 1804-PJAS-PC-ASP-PJAP Turf Rotor, 4.0" Pop-Up, Plastic Riser, with Pow Shut-Off Device, Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol, 20 ft-med, 30 ft-green, 35ft+beige, With In-Stem Pressure Regulator, and Non-Potable Purple Cover.	40	20'	
	Rain Bird PJAS-PC-ASP Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle, With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet. With Non-Potable Purple Cover.	50	40'	
	Rain Bird PJAS-PC-ASP Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle, With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet. With Non-Potable Purple Cover.	50	50'	
	Rain Bird PJAS-PC-ASP Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle, With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet. With Non-Potable Purple Cover.	50	57'	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Rain Bird PESS-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Rain Bird SG-DCP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring. Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		
	Matco-Norca 10RSV 2" to 4" cast iron gate isolation valve. Threaded Gasket Ends. Resilient wedge with epoxy coating and Optional Nut. Size as per box. Substitute to a similar brass gate valve when size needed for line is not available.		
	Master Valve - Rain Bird PESB-1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Drain Valve		
	HydroPoint WTPROG-100-PT 16-gauge stainless steel, NEMA 3R rated slope, hi-severity enclosure w/ key lock entry to upper and lower compartments. WT Stronghold Enclosure model no. SS-1660.		
	Creative Sensor Technology PD-TTS-001 1.5" (40mm) PVC two flow sensor w/corded ends, custom low-voltage fan and lifting-eye throughout impeller enhances low flow measurement. 2-wire digital output compatible w/all irrigation controllers. Flow range 1.5-150 GPM.		
	1-1/2 HP Rain Bird Light Commercial Pump Station 1-1/2hp submersible, Commercial, Complete Pump Station, with quick disconnection, powder coated steel enclosure, Start Relay and cooling louvres.		
	Amtrol 2-Tolo Element Amtrol 2" Vertical Plastic Filter, disc element, engineered plastic material, maximum working pressure 140psi, 100 micron.		
POC2	Point of Connection 2 2" dia. stub from 6" City pressurized irrigation (P) system		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

EQUIPMENT CONNECTED TO POC 4
IRRIGATION SCHEDULE POC 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird 1804-PRS-ASP 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird 1804-PRS-ASP 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird 1804-PRS-ASP ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird PESS-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Rain Bird SG-DCP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring. Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		
	Matco-Norca 10RSV 2" to 4" cast iron gate isolation valve. Threaded Gasket Ends. Resilient wedge with epoxy coating and Optional Nut. Size as per box. Substitute to a similar brass gate valve when size needed for line is not available.		
	Master Valve - Rain Bird PESB-1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Drain Valve		
	HydroPoint WTPROG-100-PT 16-gauge stainless steel, NEMA 3R rated slope, hi-severity enclosure w/ key lock entry to upper and lower compartments. WT Stronghold Enclosure model no. SS-1660.		
	Creative Sensor Technology PD-TTS-001 1.5" (40mm) PVC two flow sensor w/corded ends, custom low-voltage fan and lifting-eye throughout impeller enhances low flow measurement. 2-wire digital output compatible w/all irrigation controllers. Flow range 1.5-150 GPM.		
	1-1/2 HP Rain Bird Light Commercial Pump Station 1-1/2hp submersible, Commercial, Complete Pump Station, with quick disconnection, powder coated steel enclosure, Start Relay and cooling louvres.		
	Amtrol 2-Tolo Element Amtrol 2" Vertical Plastic Filter, disc element, engineered plastic material, maximum working pressure 140psi, 100 micron.		
POC2	Point of Connection 2 2" dia. stub from 6" City pressurized irrigation (P) system		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

EQUIPMENT CONNECTED TO POC 5
IRRIGATION SCHEDULE POC 5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	
	Rain Bird 1804-PRS-ASP 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird 1804-PRS-ASP 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird 1804-PRS-ASP 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird 1804-PRS-ASP ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non-Potable Purple Cap.	30	
	Rain Bird R-KA0414-1804-SAM-PRS-ASP Turf Rotary, 4'-14' 40°-270° and 360° Hand Adjustable Multi-Stream Rotary w/1800 full spray body on 4.0" popup, with check valve and 40 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet, With Non-Potable Purple Cap.	40	
	Rain Bird R-KA0424-1804-SAM-PRS-ASP Turf Rotary, 17'-24' 40°-270° and 360° Hand Adjustable Multi-Stream Rotary w/1800 full spray body on 4.0" popup, with check valve and 40 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet, With Non-Potable Purple Cap.	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	RADIUS
	Rain Bird 5004-PJAS-PC-ASP-PJAP Turf Rotor, 4.0" Pop-Up, Plastic Riser, with Pow Shut-Off Device, Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol, 25 ft-med, 30 ft-green, 35ft+beige, With In-Stem Pressure Regulator, and Non-Potable Purple Cover.	45	30'
	Rain Bird 5004-PJAS-PC-ASP-PJAP Turf Rotor, 4.0" Pop-Up, Plastic Riser, with Pow Shut-Off Device, Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol, 25 ft-med, 30 ft-green, 35ft+beige, With In-Stem Pressure Regulator, and Non-Potable Purple Cover.	45	30'
	Rain Bird PJAS-PC-ASP Turf Rotor, 4.0" Pop-Up, Plastic Riser, Adjustable and Full Circle, With Removable Seal-A-Matic Check Valve, 1" Female Threaded Inlet. With Non-Potable Purple Cover.	50	41'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	Rain Bird PESS-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Rain Bird SG-DCP 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring. Locking Thermoplastic Non-Potable Purple Rubber Cover, and 2-Piece Body.		
	Matco-Norca 10RSV 2" to 4" cast iron gate isolation valve. Threaded Gasket Ends. Resilient wedge with epoxy coating and Optional Nut. Size as per box. Substitute to a similar brass gate valve when size needed for line is not available.		
	Master Valve - Rain Bird PESB-1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		
	Drain Valve		
	HydroPoint WTPROG-100-PT 16-gauge stainless steel, NEMA 3R rated slope, hi-severity enclosure w/ key lock entry to upper and lower compartments. WT Stronghold Enclosure model no. SS-1660.		
	Creative Sensor Technology PD-TTS-001 1.5" (40mm) PVC two flow sensor w/corded ends, custom low-voltage fan and lifting-eye throughout impeller enhances low flow measurement. 2-wire digital output compatible w/all irrigation controllers. Flow range 1.5-150 GPM.		
	1-1/2 HP Rain Bird Light Commercial Pump Station 1-1/2hp submersible, Commercial, Complete Pump Station, with quick disconnection, powder coated steel enclosure, Start Relay and cooling louvres.		
	Amtrol 2-Tolo Element Amtrol 2" Vertical Plastic Filter, disc element, engineered plastic material, maximum working pressure 140psi, 100 micron.		
POC5	Point of Connection 5 2" dia. stub from 6" City pressurized irrigation (P) system		
	Irrigation Lateral Line: PVC Schedule 40		
	Irrigation Mainline: PVC Schedule 40		
	Pipe Sleeve: PVC Schedule 40		

DRIP EQUIPMENT FOR ALL POCs
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Rain Bird WCS-100-PRS-DIAL Wide Flow Drip Control Kit for Commercial Applications, 1" Ball valve with 1" PEB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter, 0.8gpm to 80gpm.		
	Pipe Transition Point to Drip Box Pipe transition point from PVC stand to drip tubing with riser in 6" (150mm) drip box.		
	Sleeves to Receive Drip Emitters (SPY) Irrigation (GSC) Pressure compensating drip emitter with 1/4" (0.600 cm) barbed inlet. Flow rate of 0.9 gph (3.4 lph) at 20 psi (1.4 bar). Range: 10 psi (0.7 bar) to 50 psi (3.5 bar). Red=0.9gph (3.4lph). Yellow=0.6gph (2.3lph). Use GPH Irrigation GPDT06900 .700" (20 x .600" (20 poly supply hose from pipe transition through out planter with GPH Irrigation .68" OD poly micro tubing from poly supply hose to drip emitter.		
	Emitter Notes:		
	0.5 GPH emitters (1 assigned to each 1 gal. plant)		
	0.9 GPH emitters (1 assigned to each 2 gal. plant)		
	0.9 GPH emitters (1 assigned to each 5 gal. plant)		
	1.0 GPH emitters (5 assigned to each 5 & 5 .5 Cal plant)		

DRIP IRRIGATION NOTES:

1. DRIP EMITTERS SHALL BE PLACED AS PER DETAILS. CONTRACTOR SHALL ENSURE FOOTBALL OF PLANT MATERIALS RECEIVES WATER FROM THE EMITTERS AND WETS THE SURROUNDING SOIL FOR ROOT GROWTH. CONTRACTOR SHALL NOT CLUSTER ALL EMITTERS AT THE FOOTBALL. PROGRESSIVELY INCREASE DISTANCE OF EMITTERS FROM FOOTBALL. SEE IRRIGATION DETAILS.
2. EMITTERS SHALL BE CONNECTED TO GPH ½" POLY SUPPLY TUBING WITH ½" POLY DISTRIBUTION TUBING. LENGTH AS NEEDED
3. ALL DRIP ZONES SHALL HAVE MINIMUM OF ONE AIR RELIEF VALVE INSTALLED A THE HIGH POINT OF THE ZONE. SOME DRIP ZONES MAY HAVE MULTIPLE AIR RELIEF ZONES IF NEEDED.
4. ALL RUNS OF POLY SUPPLY TUBING SHALL HAVE A FLUSH VALVE AT EACH END.

SLEEVES & CONDUIT

PVC SCH 40 SLEEVES. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED OR 4" WHICH EVER IS LARGER. PROVIDE SEPARATE SLEEVE FOR EACH IRRIGATION PIPE UNDER PAVED AREAS. PROVIDE 1 ADDITIONAL SLEEVE FOR FUTURE USE. CAP SLEEVE FOR FUTURE USE TO KEEP CLEAN.

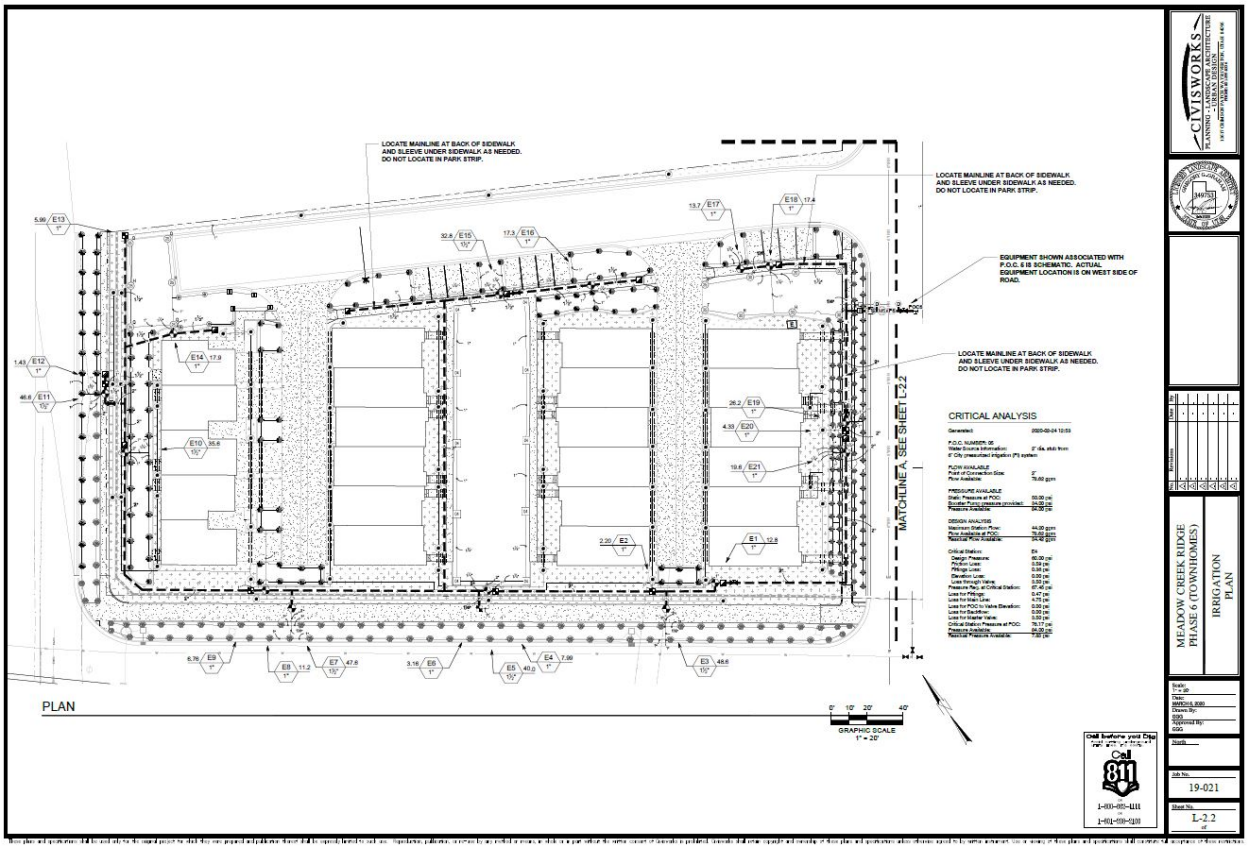
CIVISWORKS — PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN — 1470 WALNUT STREET, SUITE F, BOULDER, COLORADO 80302 — 303.443.1636

MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION SCHEDULE AND NOTES

Scale: 1" = 30'
Date: 04/06/20
Drawn By: MS
Approved By: GSG
North

Job No. 19-021

Sheet No. L-2.1



CRITICAL ANALYSIS

Generated: 2020-02-24 12:03

P.O.C. NUMBER: 06
Water Source Information: 2" dia. stub from 6" City pressurized irrigation (P) system

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 78.60 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 69.00 psi
Booster Pump (if present): 84.00 psi
Pressure Available: 84.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 44.00 gpm
Flow Available at POC: 78.60 gpm
Residual Flow Available: 34.60 gpm

Critical Station: E4
Design Pressure: 60.00 psi
Friction Loss: 0.00 psi
Fittings Loss: 0.00 psi
Elevation Loss: 0.00 psi
Loss through Valve: 0.00 psi
Pressure Req. at Critical Station: 67.40 psi
Loss for Fittings: 0.47 psi
Loss for Main Line: 4.75 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Loss for Master Valves: 0.00 psi
Critical Station Pressure at POC: 72.17 psi
Pressure Available: 84.00 psi
Maximum Pressure Available: 7.83 psi

CIVISWORKS — PLANNING + LANDSCAPE ARCHITECTURE + URBAN DESIGN — 1470 WALNUT STREET, SUITE F, BOULDER, COLORADO 80302 — 303.443.1636

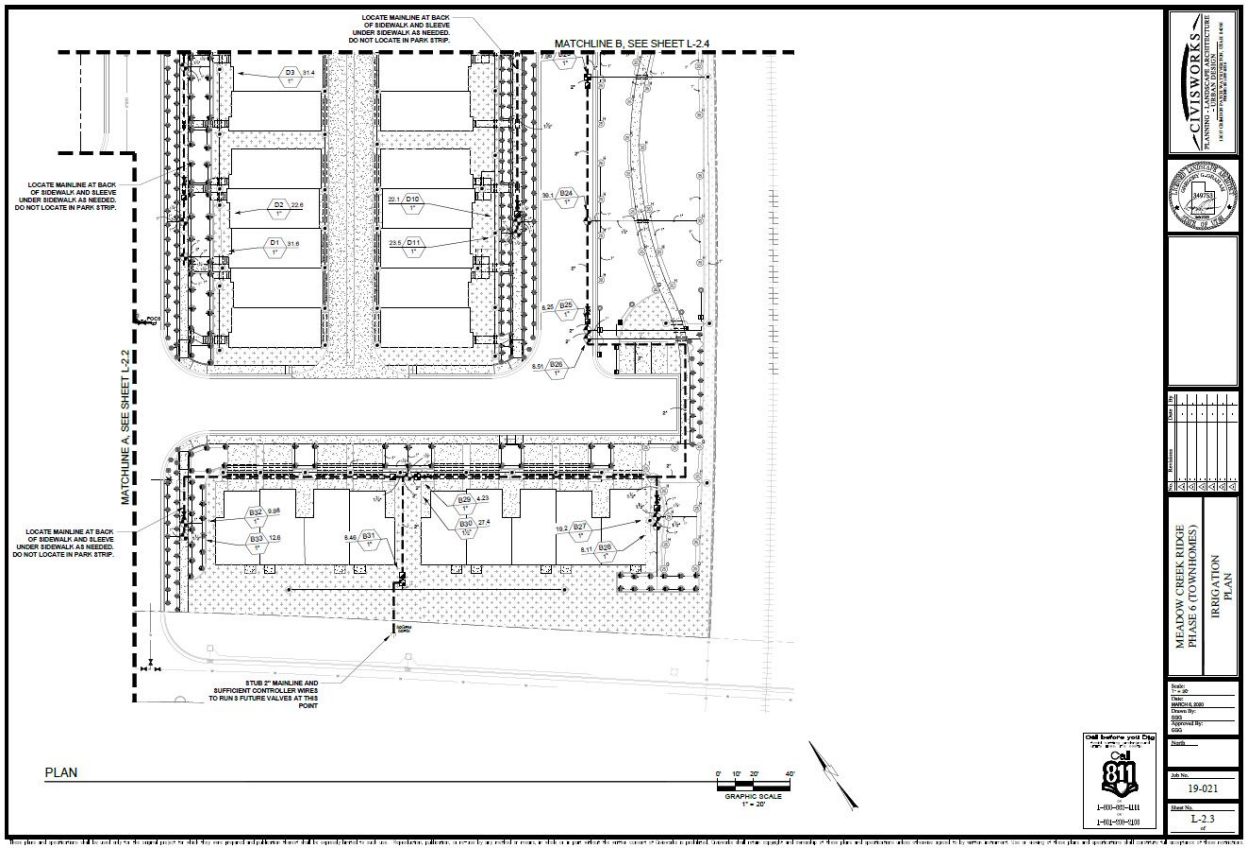
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION PLAN

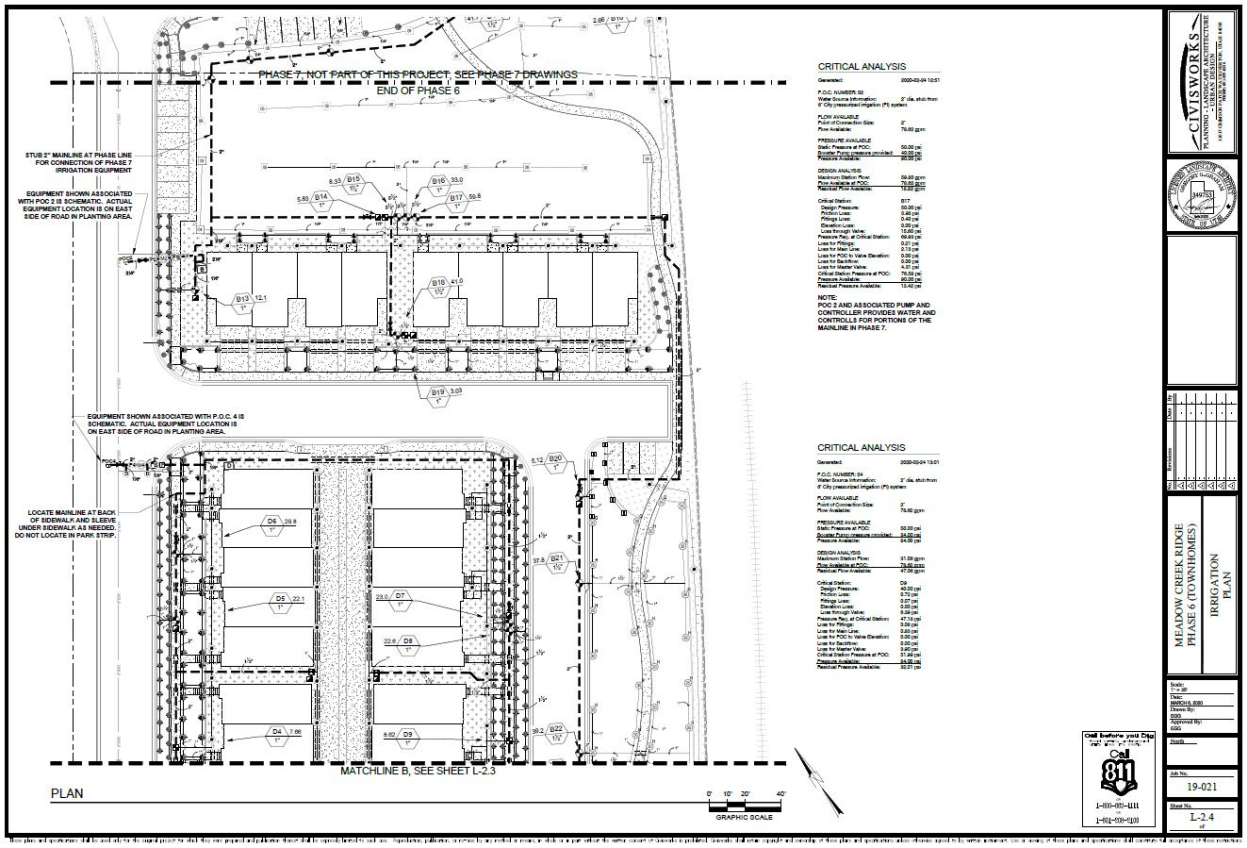
Scale: 1" = 30'
Date: 04/06/20
Drawn By: MS
Approved By: GSG
North

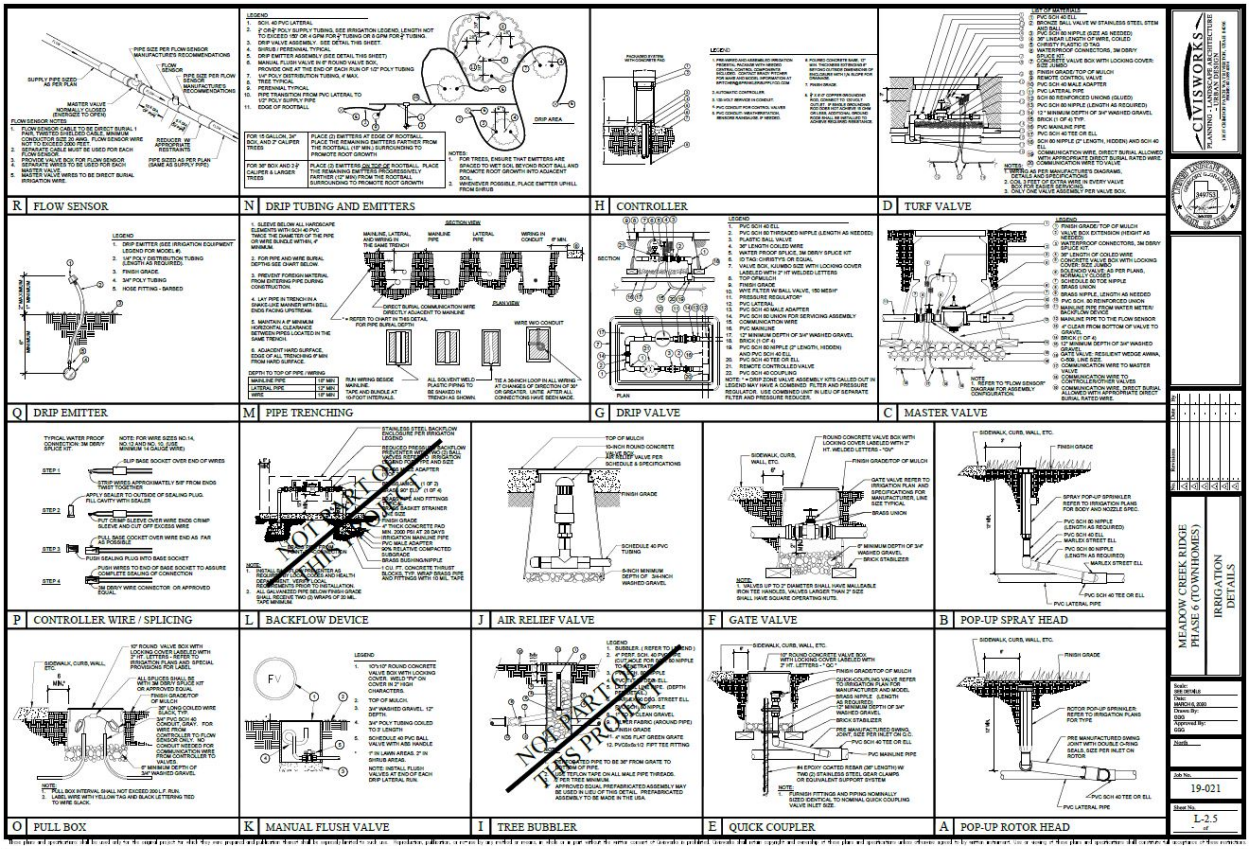
Job No. 19-021

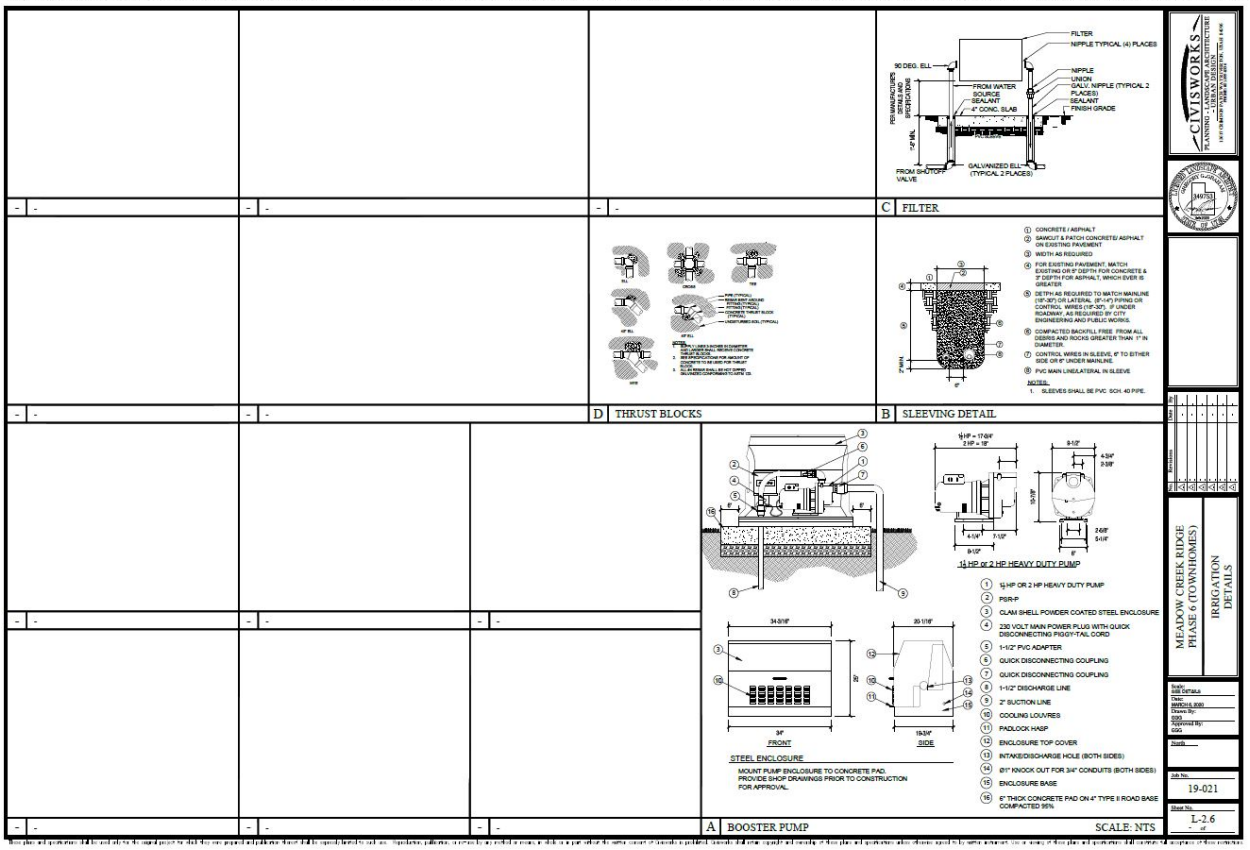
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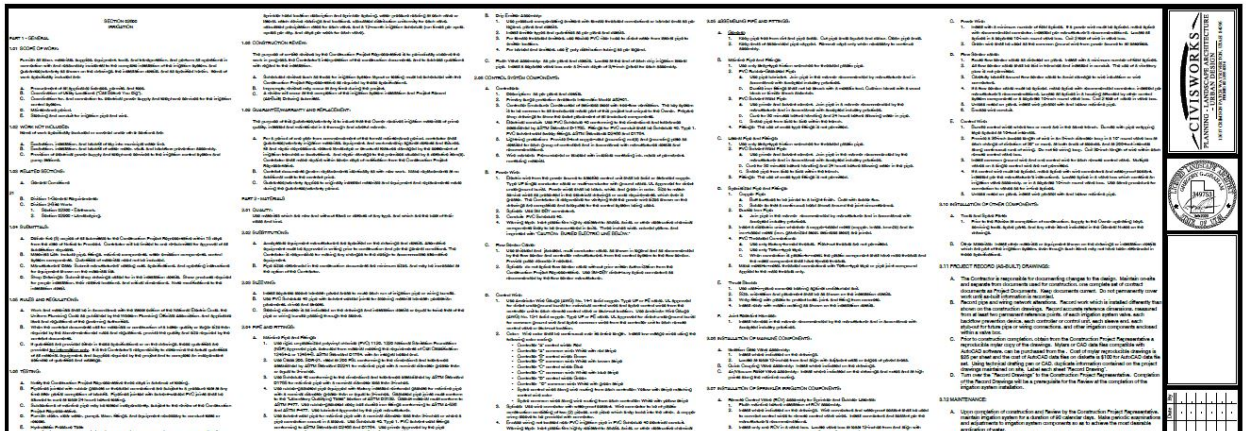
Call before you Dig
Cal 811
1-800-922-1987
1-800-959-7180


LOCATE MAINLINE AT BACK OF SIDEWALK AND SLEEVE UNDER SIDEWALK AS NEEDED. DO NOT LOCATE IN PARK STRIP.
MATCHLINE B, SEE SHEET L-2.4
MATCHLINE A, SEE SHEET L-2.2
STUB 2" MAINLINE AND SUFFICIENT CONTROLLER WIRES TO RUN 5 FUTURE VALVES AT THIS POINT
PLAN
GRAPHIC SCALE
1" = 20'
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION PLAN
19-021
L-2.3


PHASE 7, NOT PART OF THIS PROJECT, SEE PHASE 7 DRAWINGS
END OF PHASE 6
STUB 2" MAINLINE AT PHASE LINE FOR CONNECTION OF PHASE 7 IRRIGATION EQUIPMENT
EQUIPMENT SHOWN ASSOCIATED WITH POC 2 IS SCHEMATIC. ACTUAL EQUIPMENT LOCATION IS ON EAST SIDE OF ROAD IN PLANTING AREA.
EQUIPMENT SHOWN ASSOCIATED WITH P.O.C. 4 IS SCHEMATIC. ACTUAL EQUIPMENT LOCATION IS ON EAST SIDE OF ROAD IN PLANTING AREA.
LOCATE MAINLINE AT BACK OF SIDEWALK AND SLEEVE UNDER SIDEWALK AS NEEDED. DO NOT LOCATE IN PARK STRIP.
MATCHLINE B, SEE SHEET L-2.3
CRITICAL ANALYSIS
CRITICAL ANALYSIS
PLAN
GRAPHIC SCALE
1" = 20'
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION PLAN
19-021
L-2.4


R FLOW SENSOR
N DRIP TUBING AND EMITTERS
H CONTROLLER
D TURF VALVE
Q DRIP EMITTER
M PIPE TRENCHING
G DRIP VALVE
C MASTER VALVE
P CONTROLLER WIRE / SPLICING
L BACKFLOW DEVICE
J AIR RELIEF VALVE
F GATE VALVE
B POP-UP SPRAY HEAD
O PULL BOX
K MANUAL FLUSH VALVE
I TREE BUBBLER
E QUICK COUPLER
A POP-UP ROTOR HEAD
NOT PART OF THIS PERMIT SET
PLANS PROVIDED
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION DETAILS
Job No. 19-021
Sheet No. L-2.5

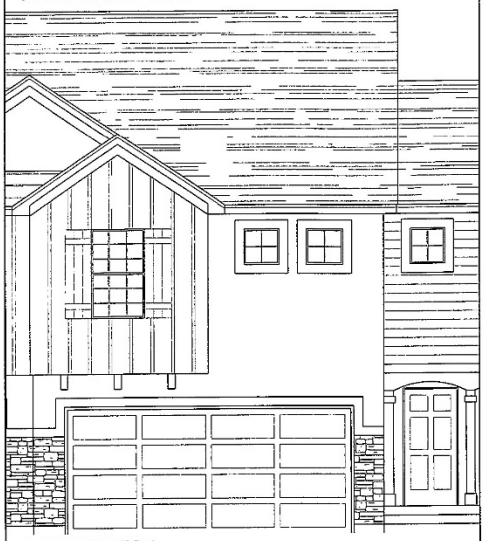

C FILTER
D THRUST BLOCKS
B SLEEVING DETAIL
A BOOSTER PUMP
SCALE: NTS
1½ HP OR 2 HP HEAVY DUTY PUMP
STEEL ENCLOSURE
MOUNT PUMP ENCLOSURE TO CONCRETE PAD. PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
CIVISWORKS
MEADOW CREEK RIDGE PHASE 6 (TOWNHOMES)
IRRIGATION DETAILS
Job No. 19-021
Sheet No. L-2.6







STANDARD ELEVATION



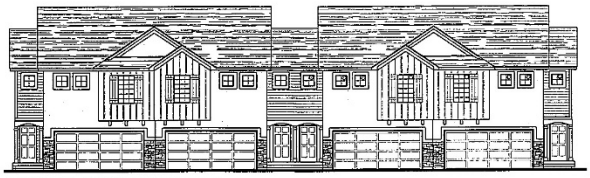
FRONT ELEVATION

HARPER_BSMT

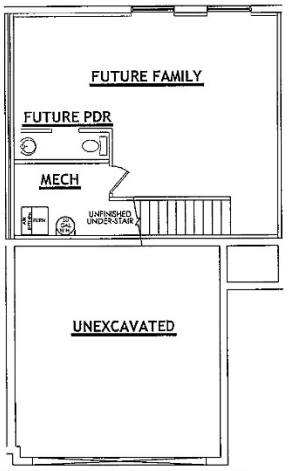
BASEMENT

SQUARE FOOTAGE
2062 Total | 1514 Finished | 548 Unfinished

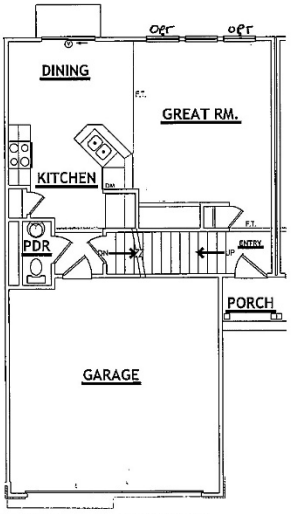
DIMENSIONS
100'-0" Width | 42'-0" Depth



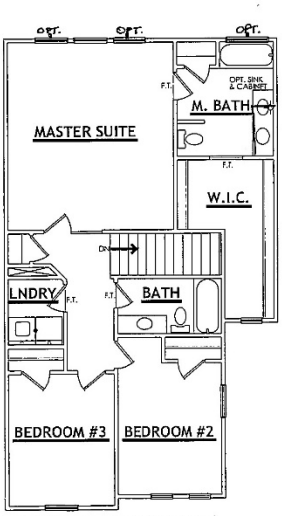
OVERALL FRONT ELEVATION



BASEMENT LEVEL (INTERIOR UNIT)



MAIN LEVEL (INTERIOR UNIT)



UPPER LEVEL (INTERIOR UNIT)

PLEASE NOTE: Square footage and measurements noted are approximate. All drawings of exteriors and floor plans are artist's renditions and may vary from actual product. Plans are subject to change to comply with city ordinances. Placement of home on lot is done at sellers discretion. All information on this sheet is subject to change without notice.
6-28-13 v2.0

HOLLISTER_BSMT

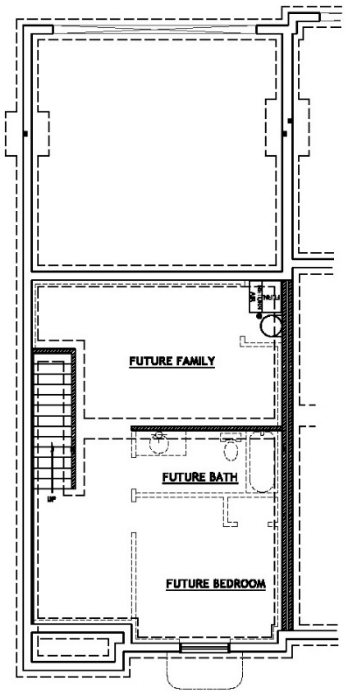
BASEMENT

SQUARE FOOTAGE
2,075 Total | 1,450 Finished | 625 Unfinished

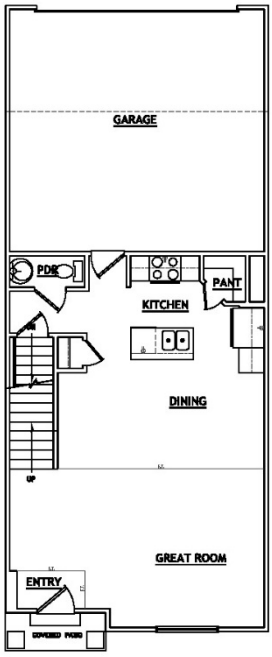
DIMENSIONS
21'-0" Width | 51'-6" Depth



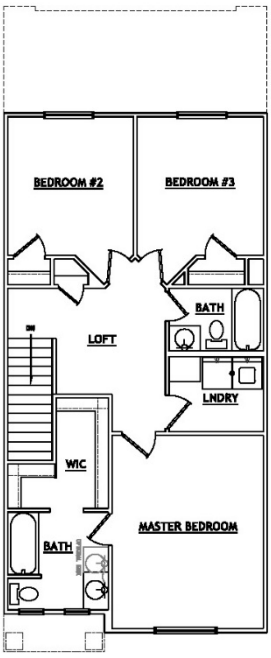
FRONT ELEVATION



BASEMENT LEVEL

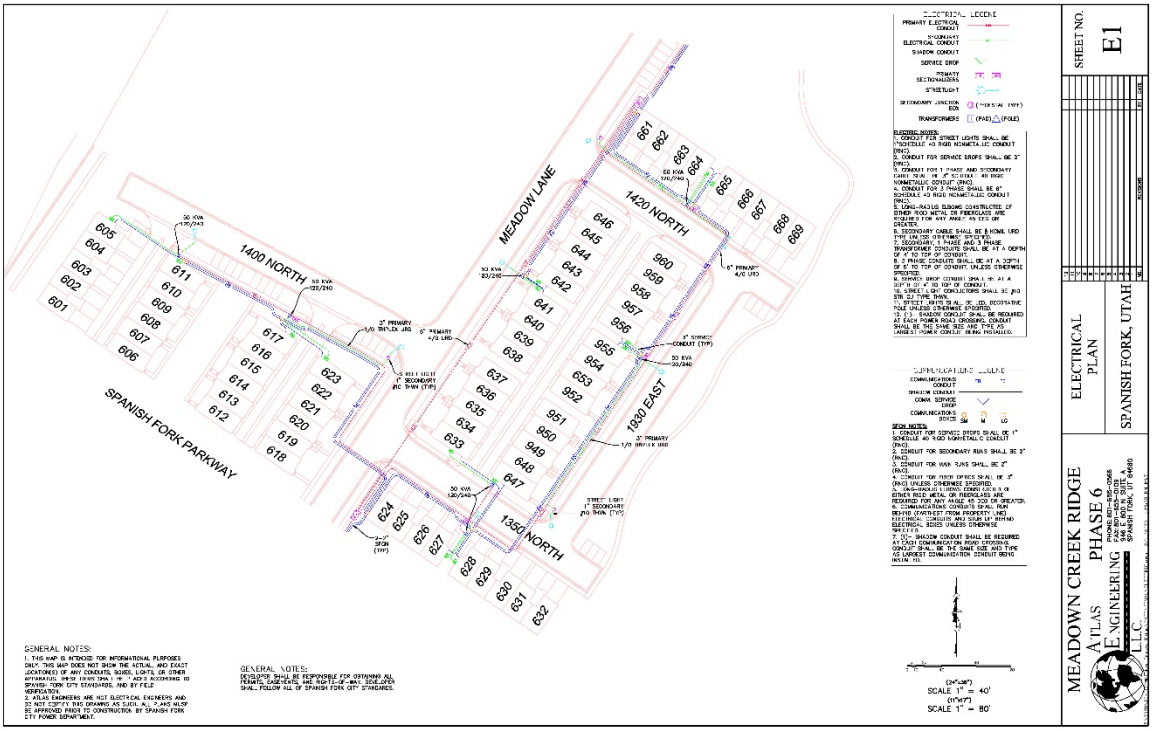


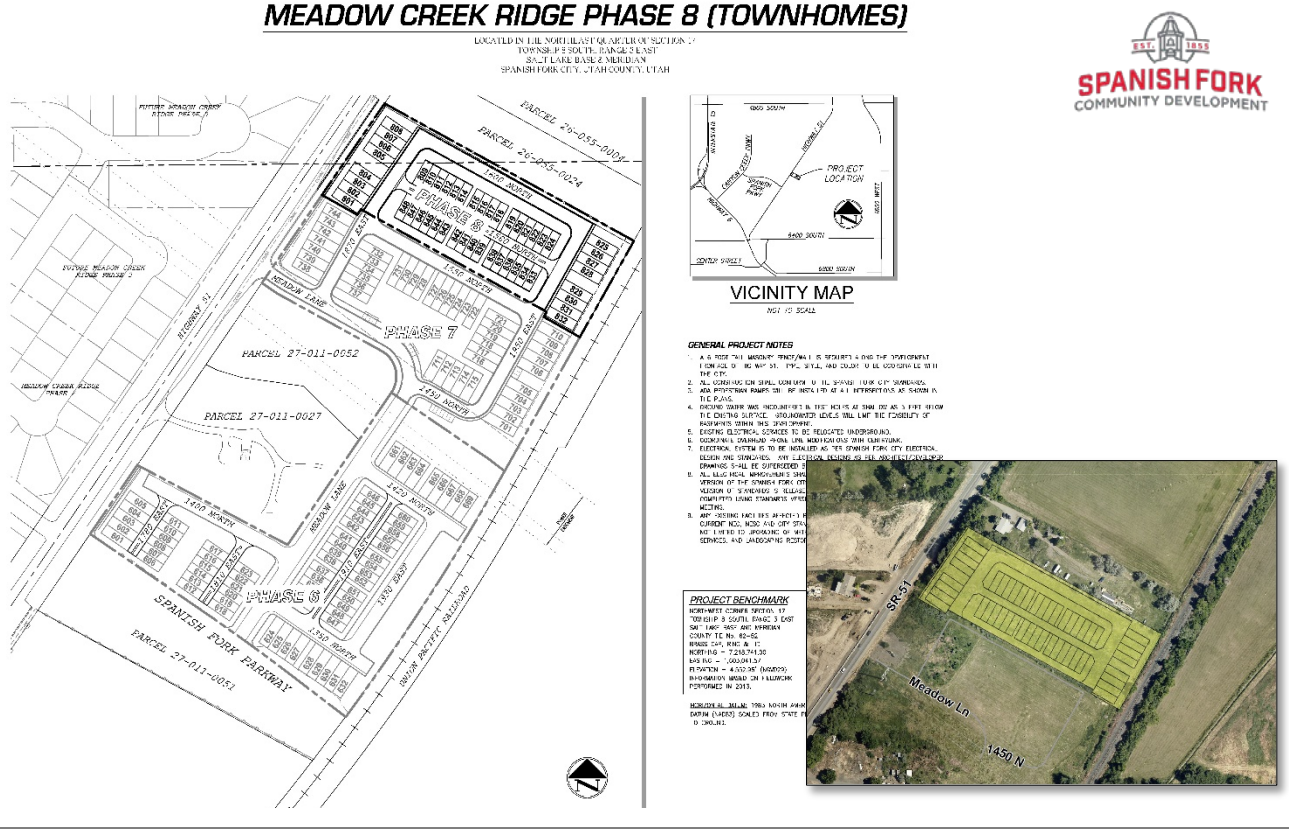
MAIN LEVEL



UPPER LEVEL

PLEASE NOTE: Square footage and measurements noted are approximate. All drawings of exteriors and floor plans are artist's renditions and may vary from actual product. Plans are subject to change to comply with city ordinances. Placement of home on lot is done at sellers discretion. All information on this sheet is subject to change without notice. Option location dependant upon options selected and site conditions.
6-26-15 v1


MEADOW LANE
1420 NORTH
1400 NORTH
1350 NORTH
1920 EAST
SPANISH FORK PARKWAY
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO.
E1
ELECTRICAL PLAN
SPANISH FORK, UTAH
MEADOW CREEK RIDGE PHASE 6
ATLAS ENGINEERING PLLC



SPANISH FORK
COMMUNITY DEVELOPMENT

Meadow Creek Ridge (Townhomes) Subdivision, Phase 8 Final Plat Approval Request

April 15, 2020, Development Review Committee.

Located at 1870 East 1580 North, including 4.12 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of forty-eight (48) lots be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Spanish Fork Parkway Improvement Agreement. (Timing of second access for unit counts.)
3. Property Taxes.
4. Electrical.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

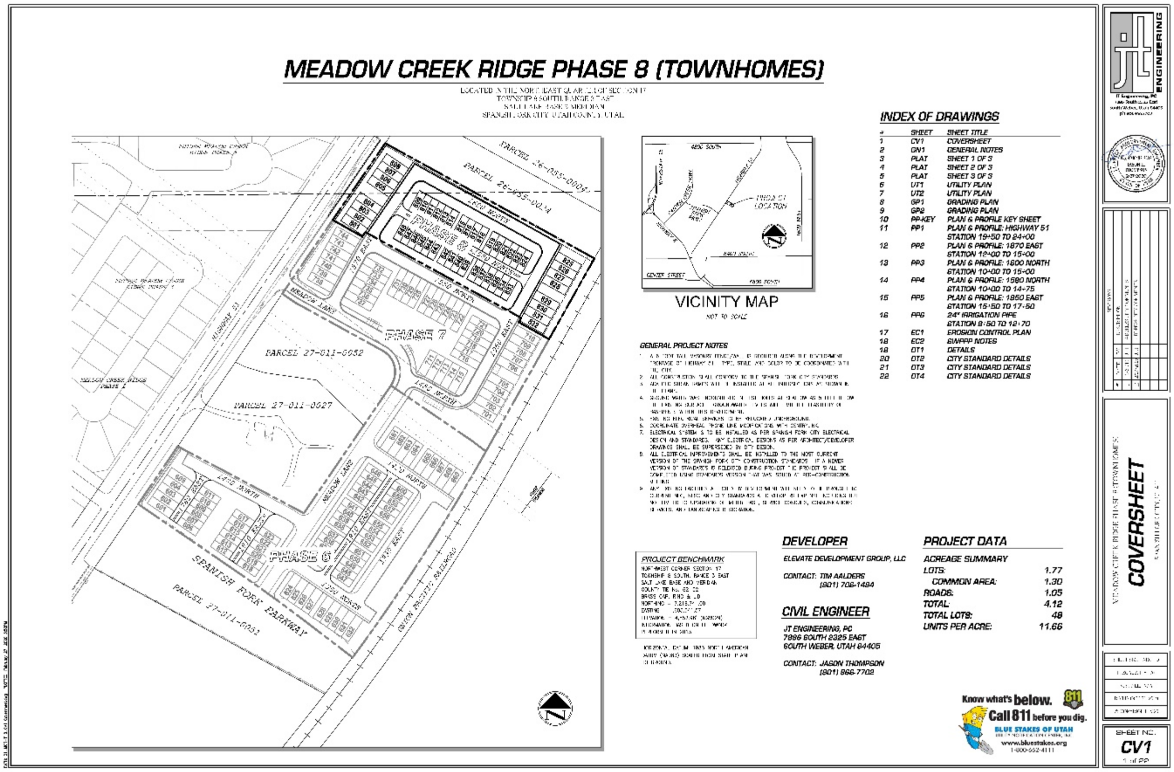
1. That the application conforms to the City's Zoning Map and General Plan.
2. That the application is consistent with the approved Preliminary Plat.

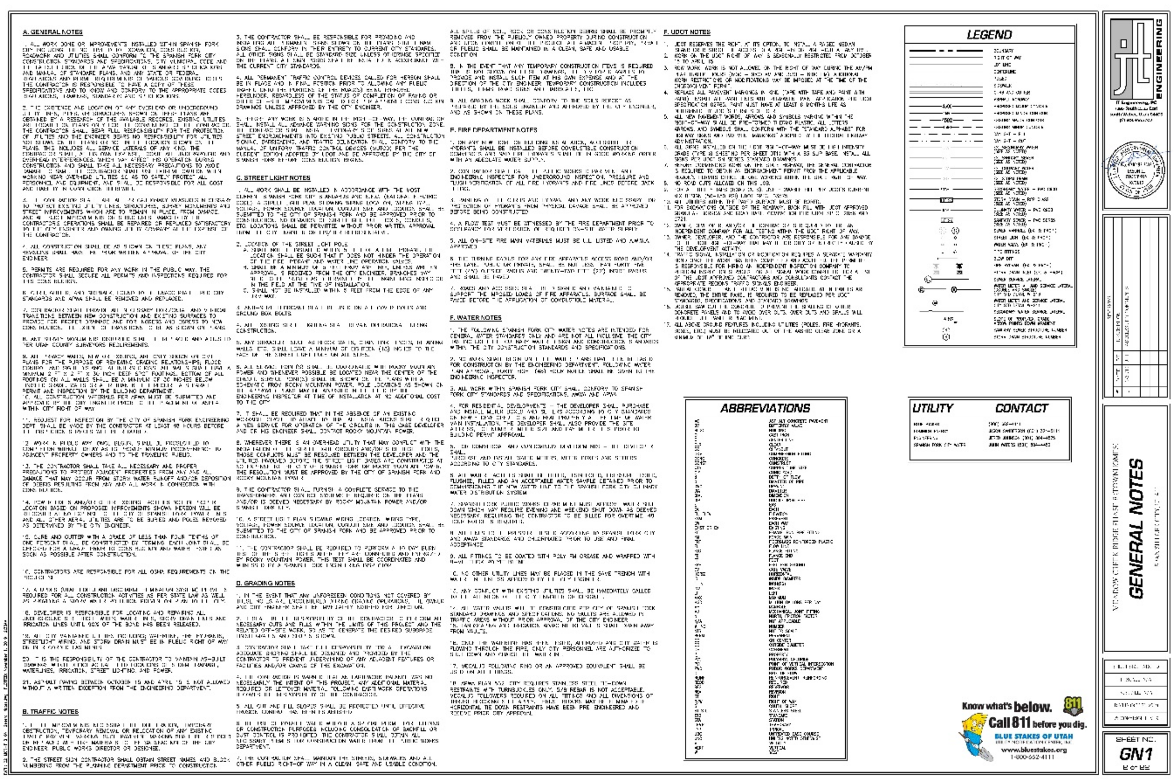
Conditions

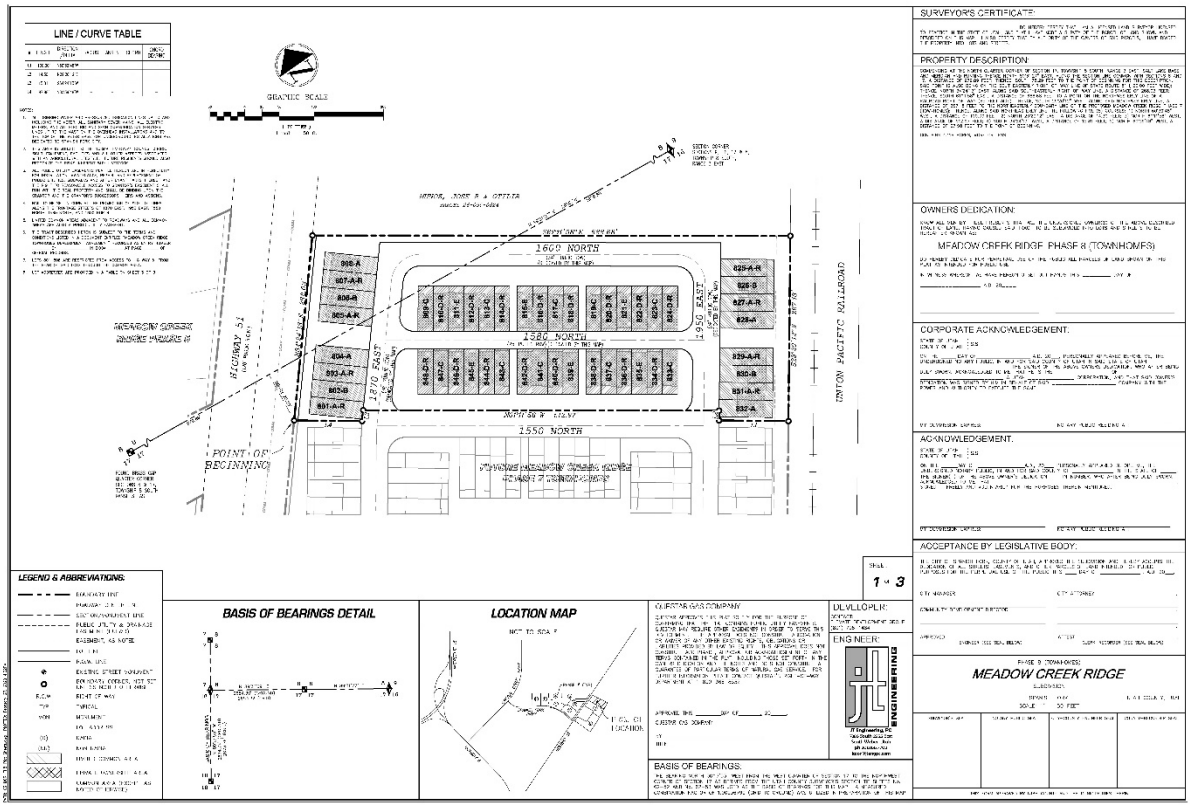
1. That the applicant meets the City's Construction Standards.
2. That the applicant addresses staff review comments.

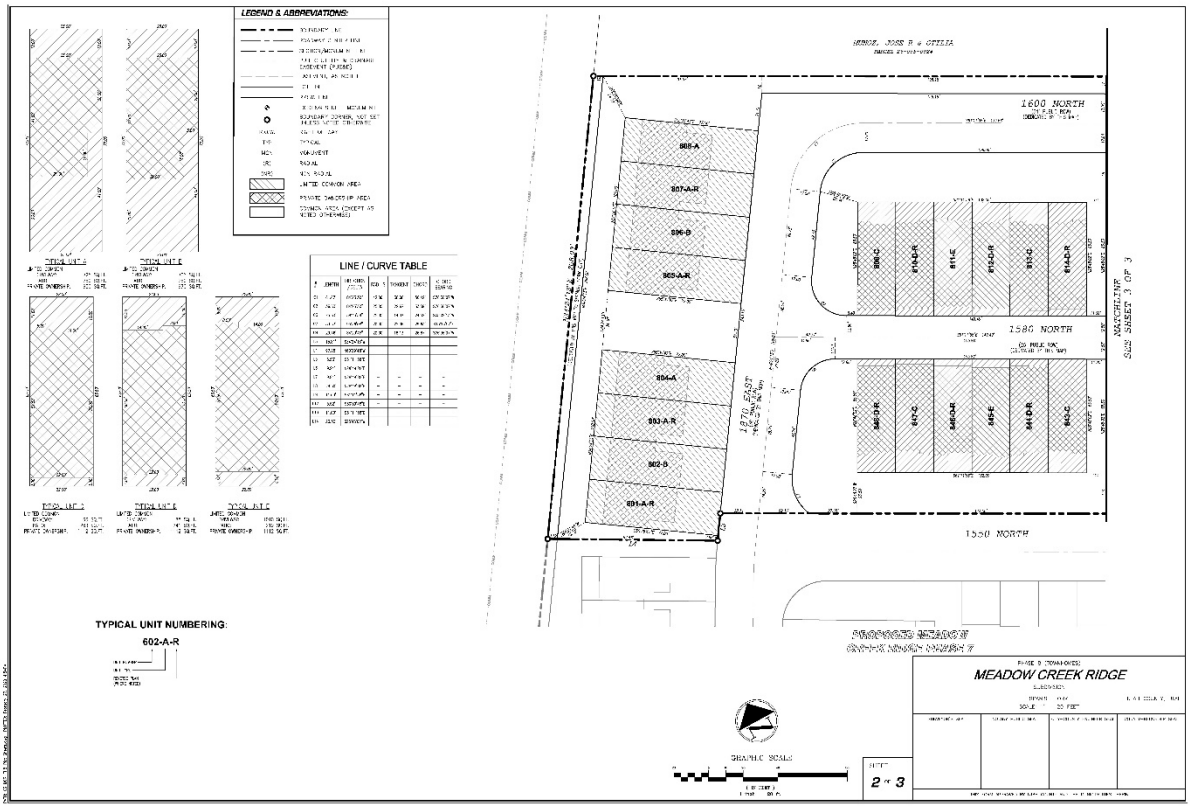
Exhibits

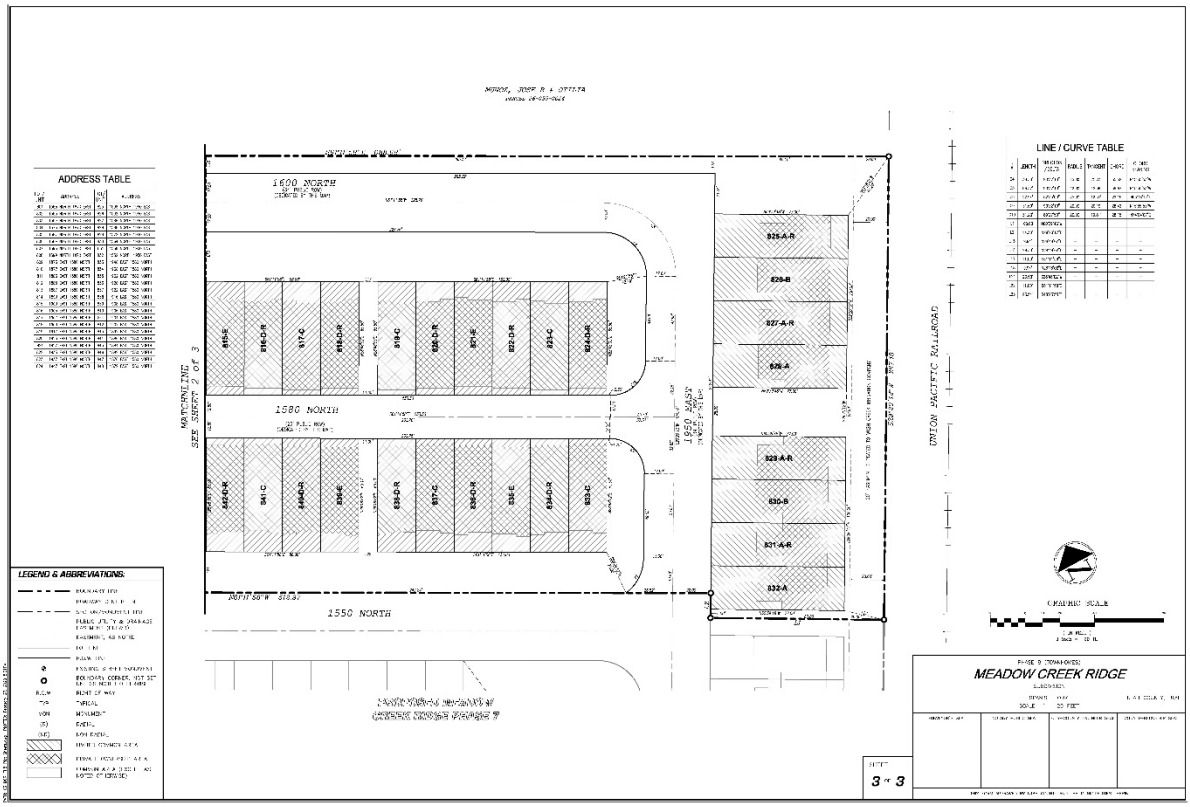
1. Final Plat.
2. Spanish Fork Parkway.
3. Landscaping Plan.
4. Elevations.
5. Electrical.

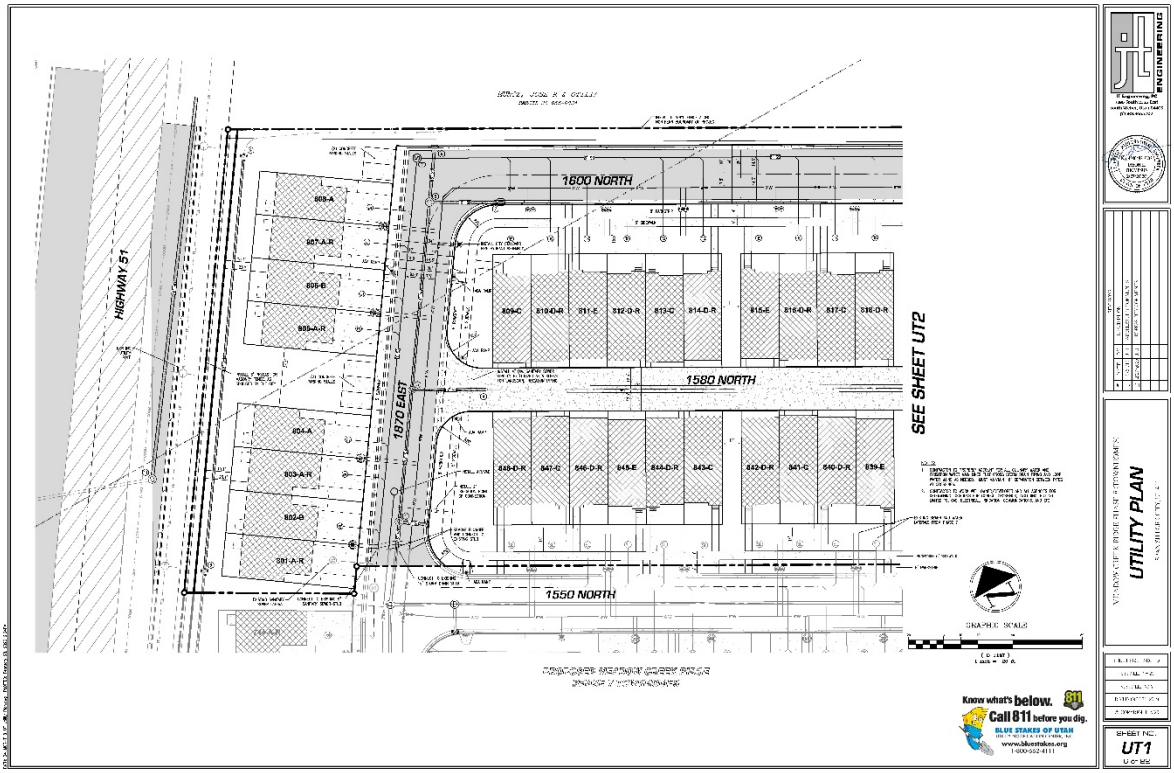

MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
INDEX OF DRAWINGS
VICINITY MAP
NOT TO SCALE
GENERAL PROJECT NOTES
PROJECT BENCHMARK
DEVELOPER
ELEVATE DEVELOPMENT GROUP, LLC
CONTACT: TIM AALDERS
(801) 706-1494
CIVIL ENGINEER
JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405
CONTACT: JASON THOMPSON
(801) 866-7702
PROJECT DATA
ACREAGE SUMMARY
LOTS: 1.77
COMMON AREA: 1.30
ROADS: 1.05
TOTAL 4.12
TOTAL LOTS: 48
UNITS PER ACRE: 11.66
SPANISH FORK PARKWAY
PHASE 8
PHASE 7
PHASE 6
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
COVERSHEET
CV1
ENGINEERING

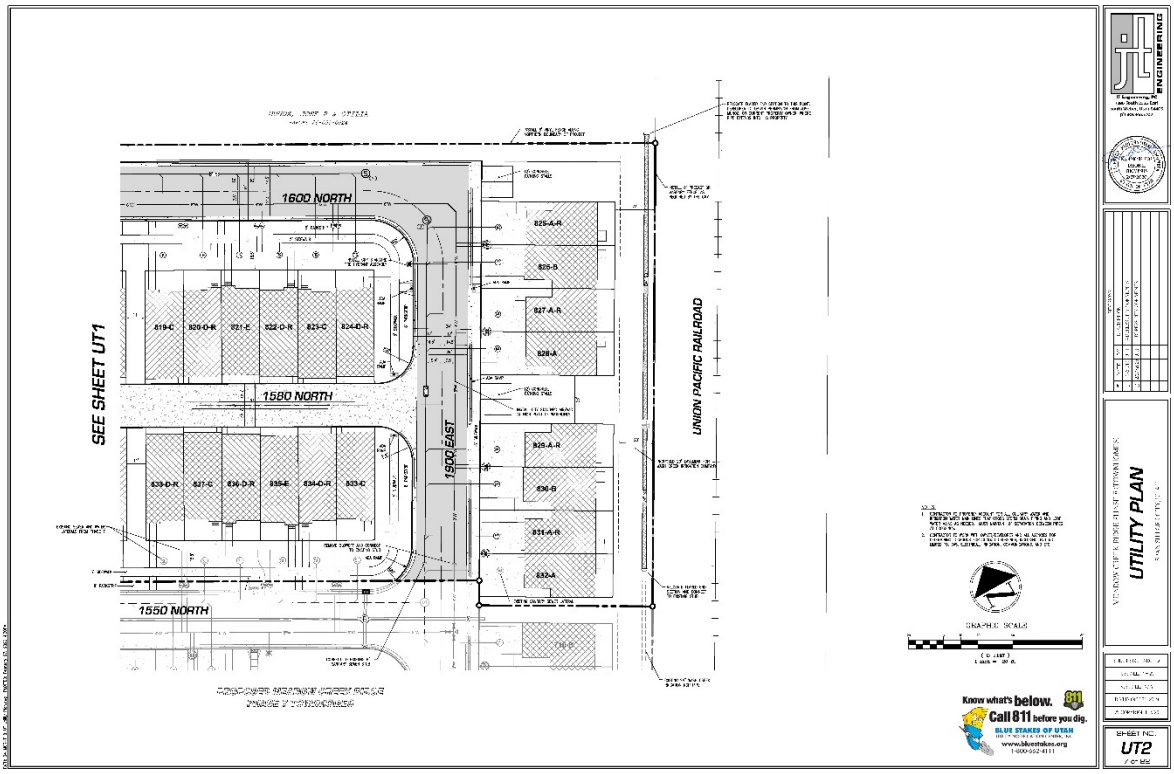

A. GENERAL NOTES
B. TRAFFIC NOTES
C. STREET LIGHT NOTES
D. GRADING NOTES
E. FIRE DEPARTMENT NOTES
F. WATER NOTES
F. UDOT NOTES
LEGEND
ABBREVIATIONS
UTILITY
CONTACT
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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GENERAL NOTES
GN1
ENGINEERING

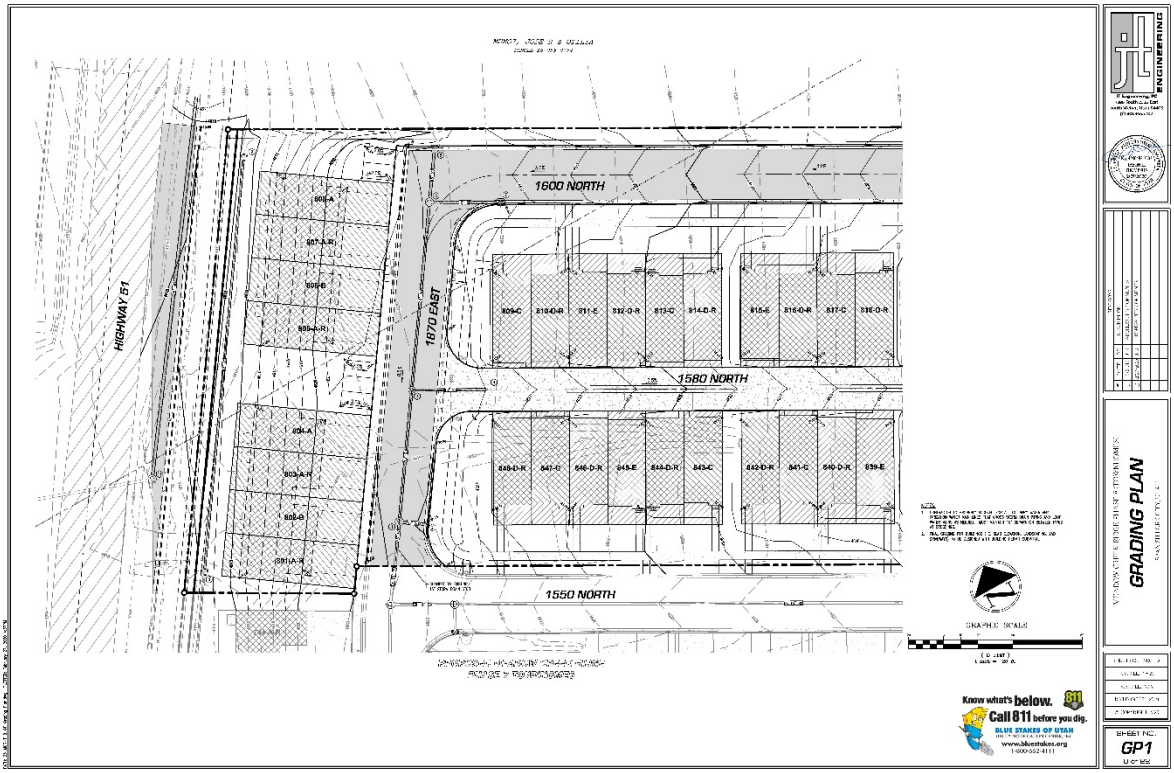

LINE / CURVE TABLE
GRAPHIC SCALE
1600 NORTH
1580 NORTH
1550 NORTH
1870 EAST
1950 EAST
POINT OF BEGINNING
HIGHWAY 91
MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
SURVEYOR'S CERTIFICATE:
PROPERTY DESCRIPTION:
OWNERS DEDICATION:
CORPORATE ACKNOWLEDGEMENT:
ACKNOWLEDGEMENT:
ACCEPTANCE BY LEGISLATIVE BODY:
LEGEND & ABBREVIATIONS:
BASIS OF BEARINGS DETAIL
LOCATION MAP
QUESTAR GAS COMPANY
DOMINION ENERGY UTAH
CENTURYLINK
DIVULLOPER:
ENGINEER:
BASIS OF BEARINGS:
MEADOW CREEK RIDGE
SHEET 1 of 3

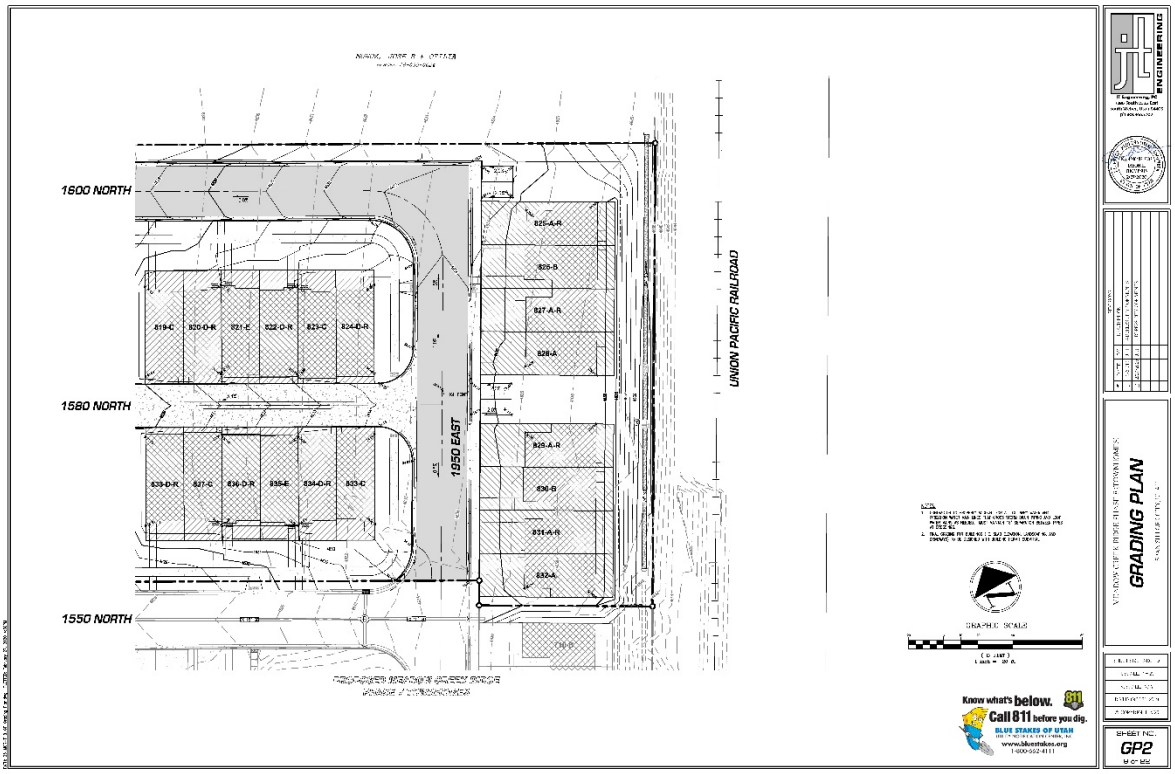

LEGEND & ABBREVIATIONS:
LINE / CURVE TABLE
1600 NORTH
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1950 EAST
TYPICAL UNIT NUMBERING:
602-A-R
GRAPHIC SCALE
MEADOW CREEK RIDGE
SHEET 2 of 3

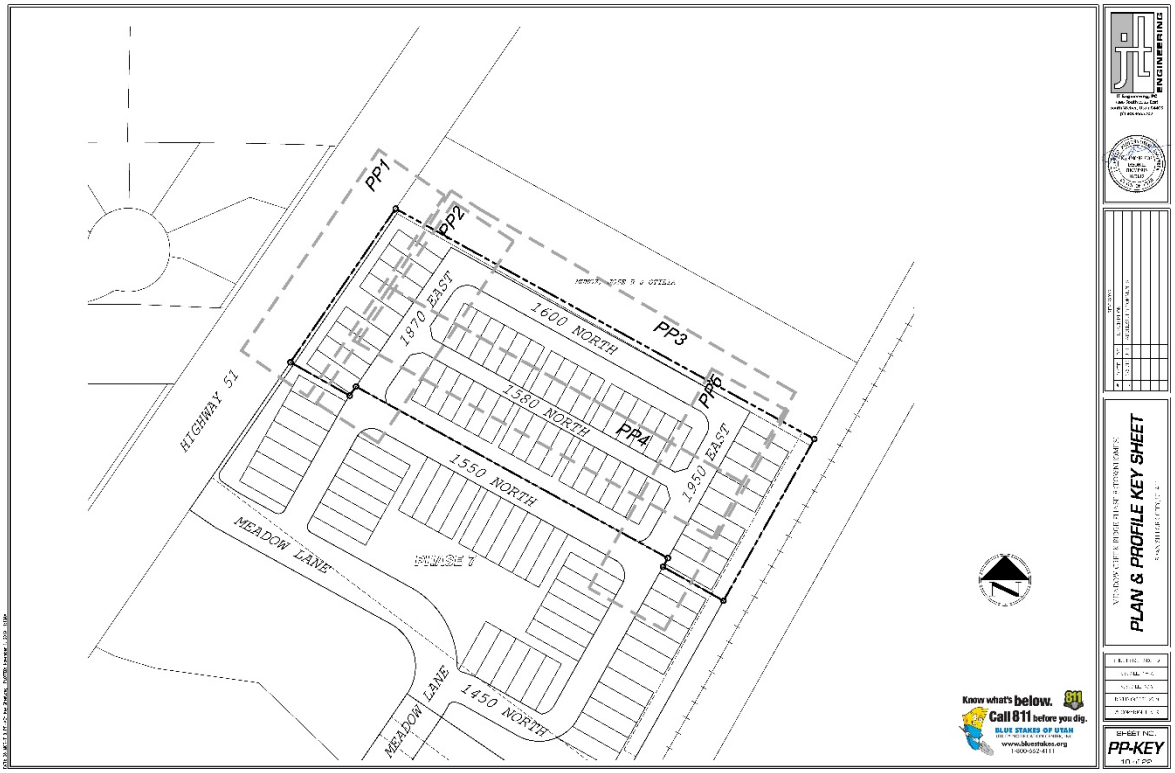

ADDRESS TABLE
LINE / CURVE TABLE
1600 NORTH
1580 NORTH
1550 NORTH
MAPCRETE INC.
SEE SHEET 2 OF 3
UNION PACIFIC RAILROAD
LEGEND & ABBREVIATIONS:
MEADOW CREEK RIDGE
3 OF 3

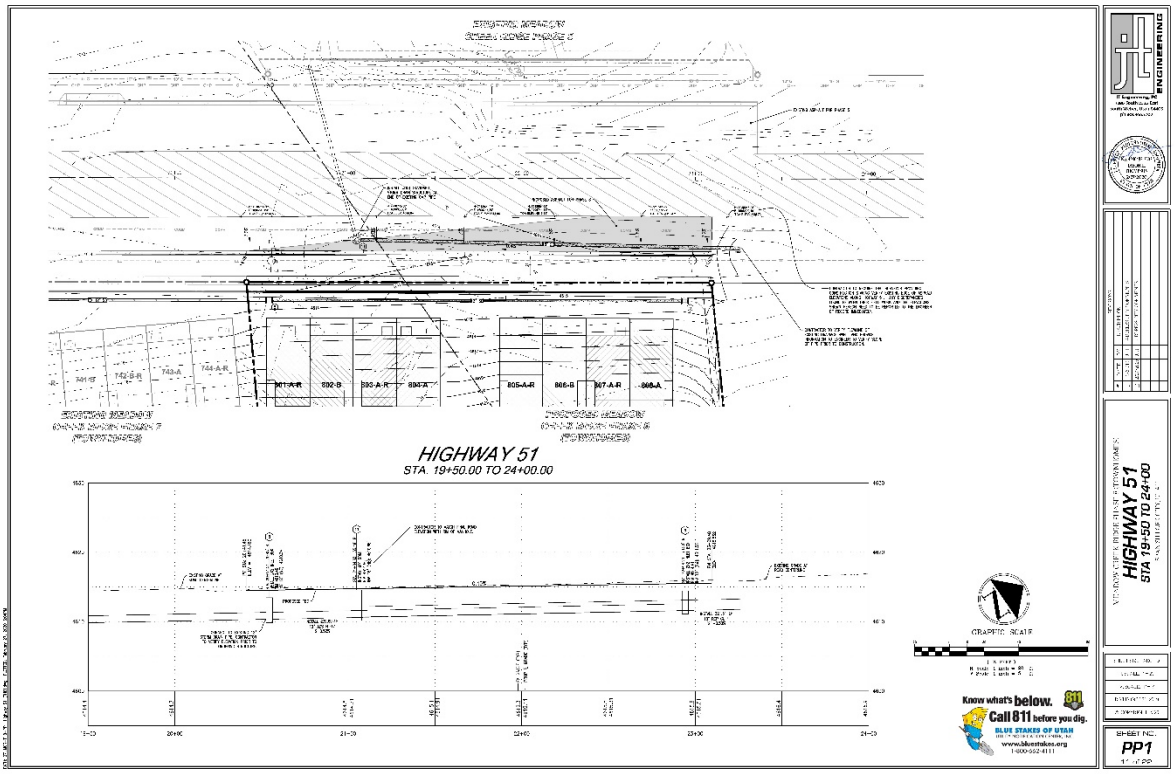

1600 NORTH
1580 NORTH
1550 NORTH
1870 EAST
HIGHWAY 51
SEE SHEET UT2
UTILITY PLAN
ENGINEERING
Know what's below. Call 811 before you dig.
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www.bluestakes.org
SHEET NO.
UT1

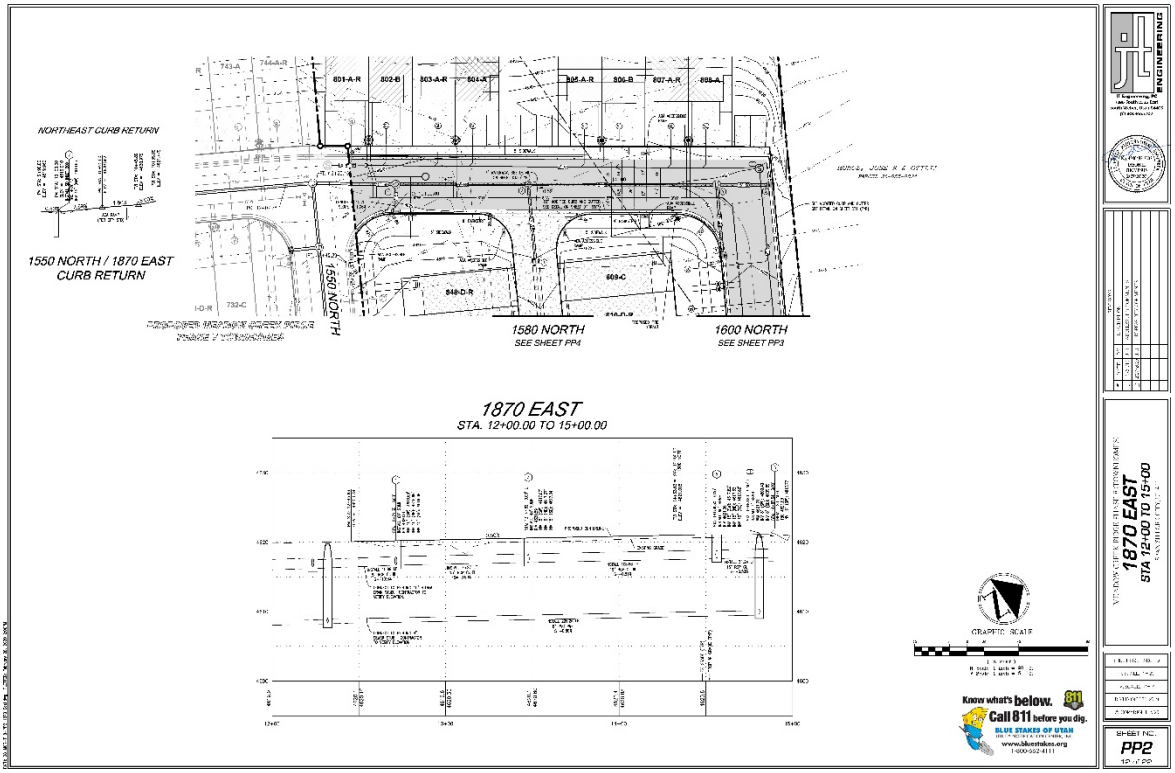

1600 NORTH
1580 NORTH
1550 NORTH
1900 EAST
SEE SHEET UT1
UNION PACIFIC RAILROAD
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
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ENGINEERING
UTILITY PLAN
SHEET NO.
UT2

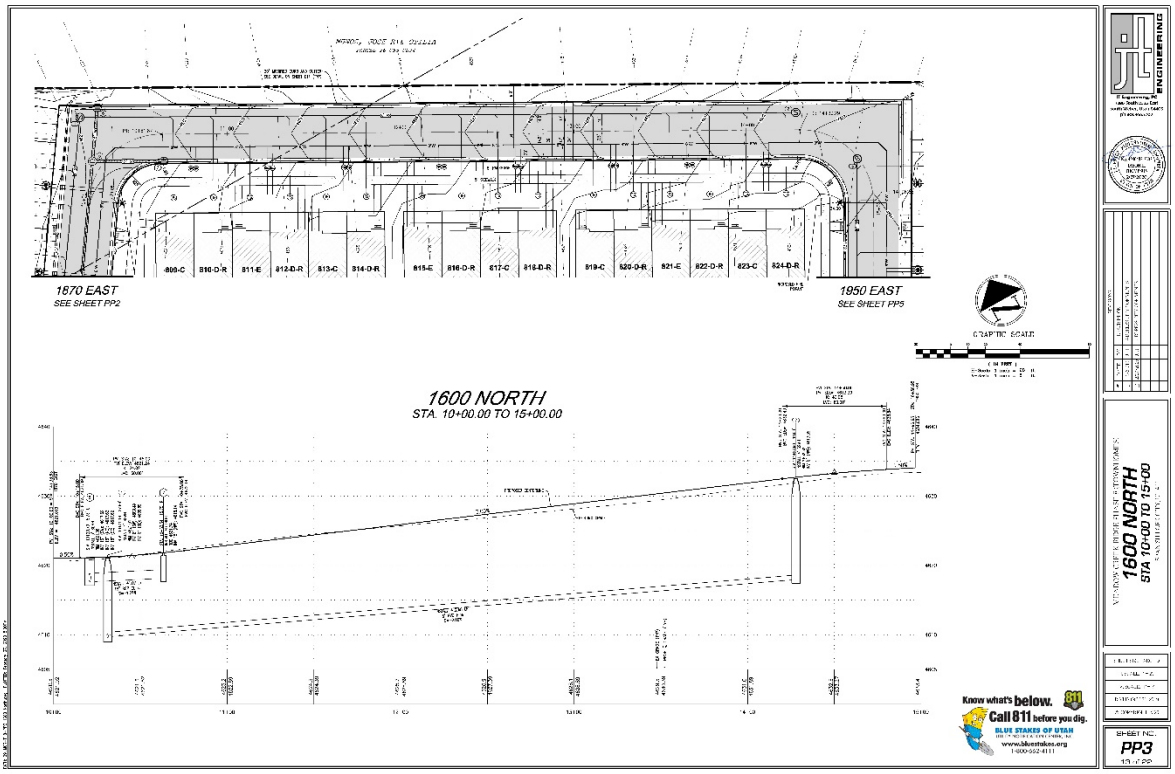

1600 NORTH
1580 NORTH
1550 NORTH
1870 EAST
HIGHWAY 51
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
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ENGINEERING
GRADING PLAN
SHEET NO.
GP1

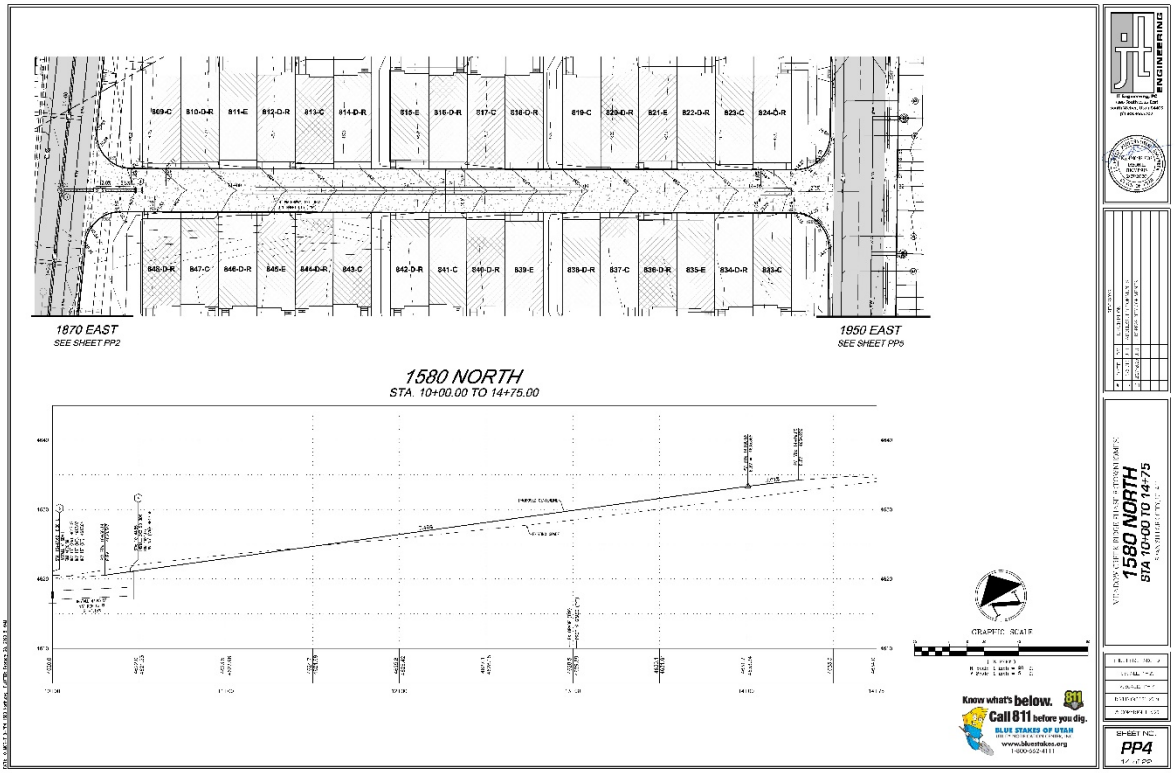

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1950 EAST
UNION PACIFIC RAILROAD
GRAPHIC SCALE
GRADING PLAN
GP2

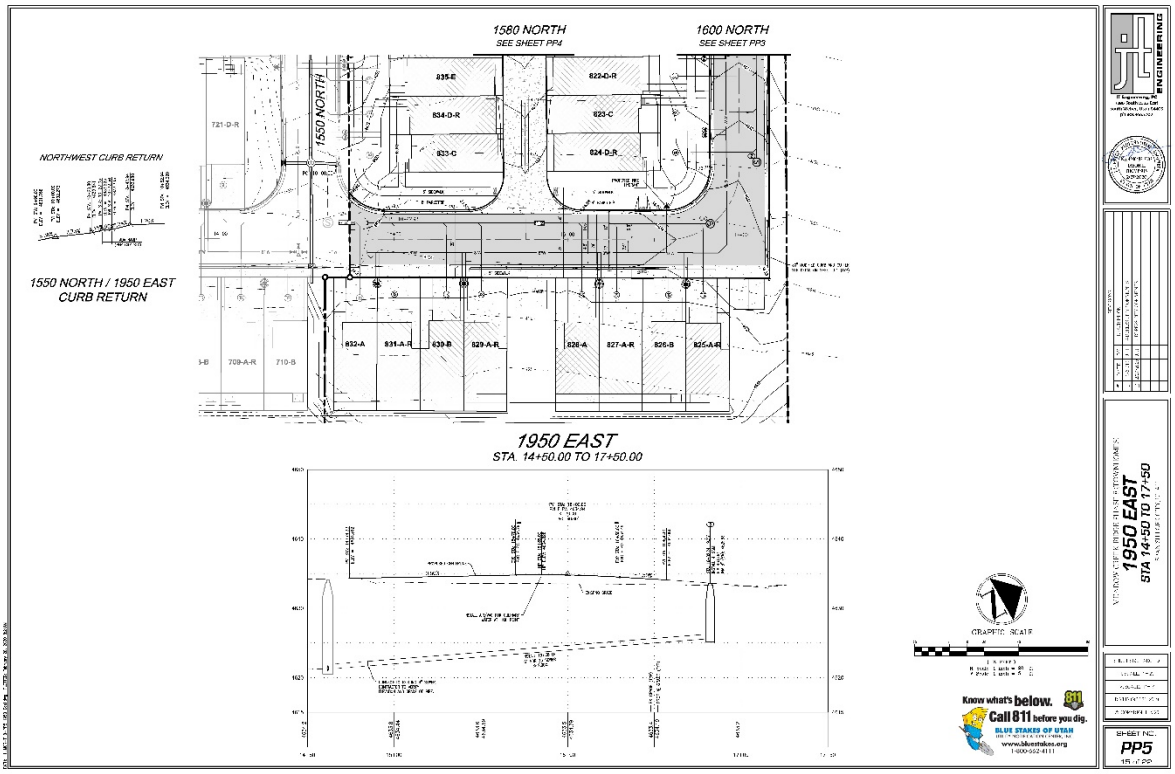

PP1
PP2
PP3
PP4
PP5
1870 EAST
1600 NORTH
1580 NORTH
1550 NORTH
1950 EAST
HIGHWAY 51
MEADOW LANE
1450 NORTH
PHASE 3
PLAN & PROFILE KEY SHEET
PP-KEY

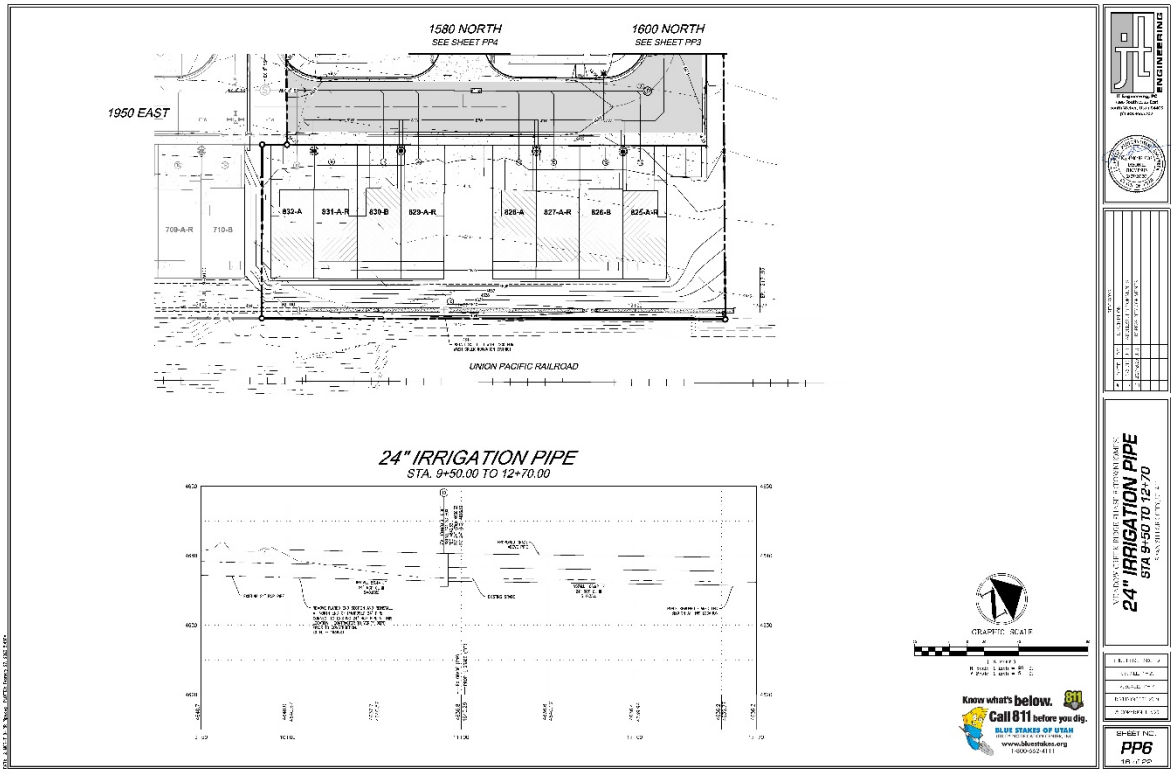

HIGHWAY 51
STA. 19+50.00 TO 24+00.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
HIGHWAY 51
STA 19+50 TO 24+00
SHEET NO.
PP1

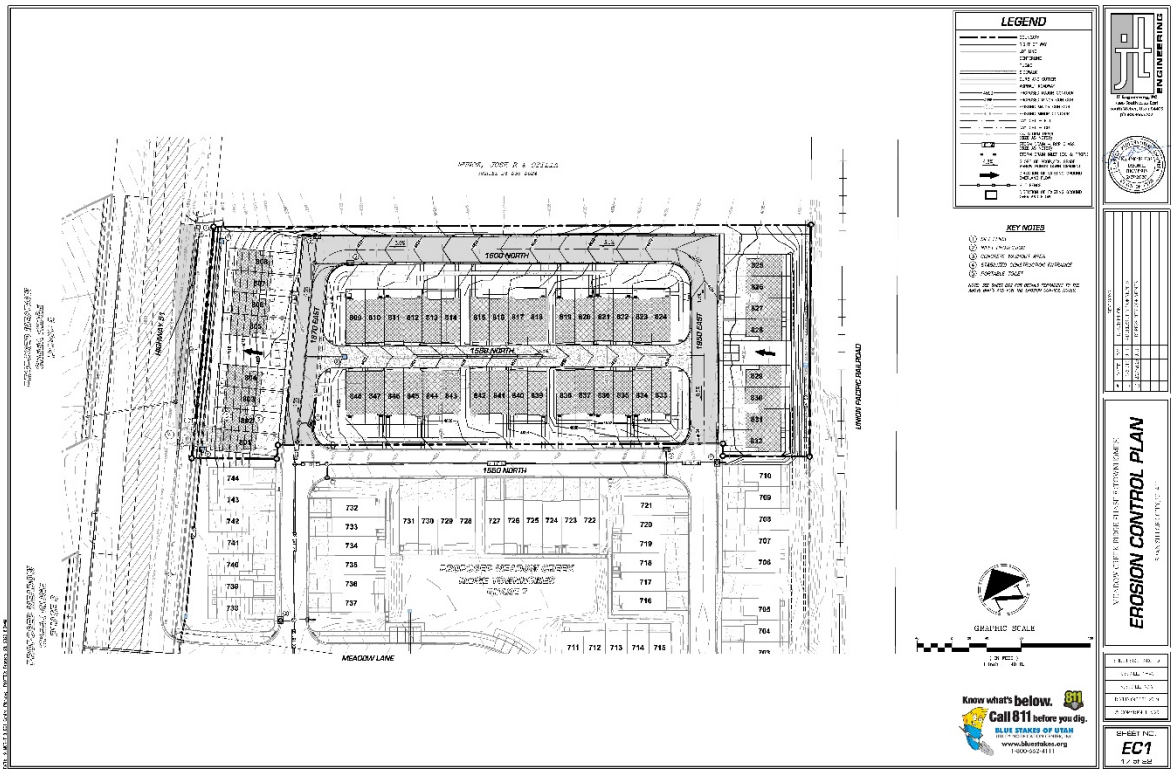

NORTHEAST CURB RETURN
1550 NORTH / 1870 EAST
CURB RETURN
1550 NORTH
1580 NORTH
SEE SHEET PP4
1600 NORTH
SEE SHEET PP3
1870 EAST
STA. 12+00.00 TO 15+00.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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1-800-662-4111
ENGINEERING
1870 EAST
STA 12+00 TO 15+00
SHEET NO.
PP2

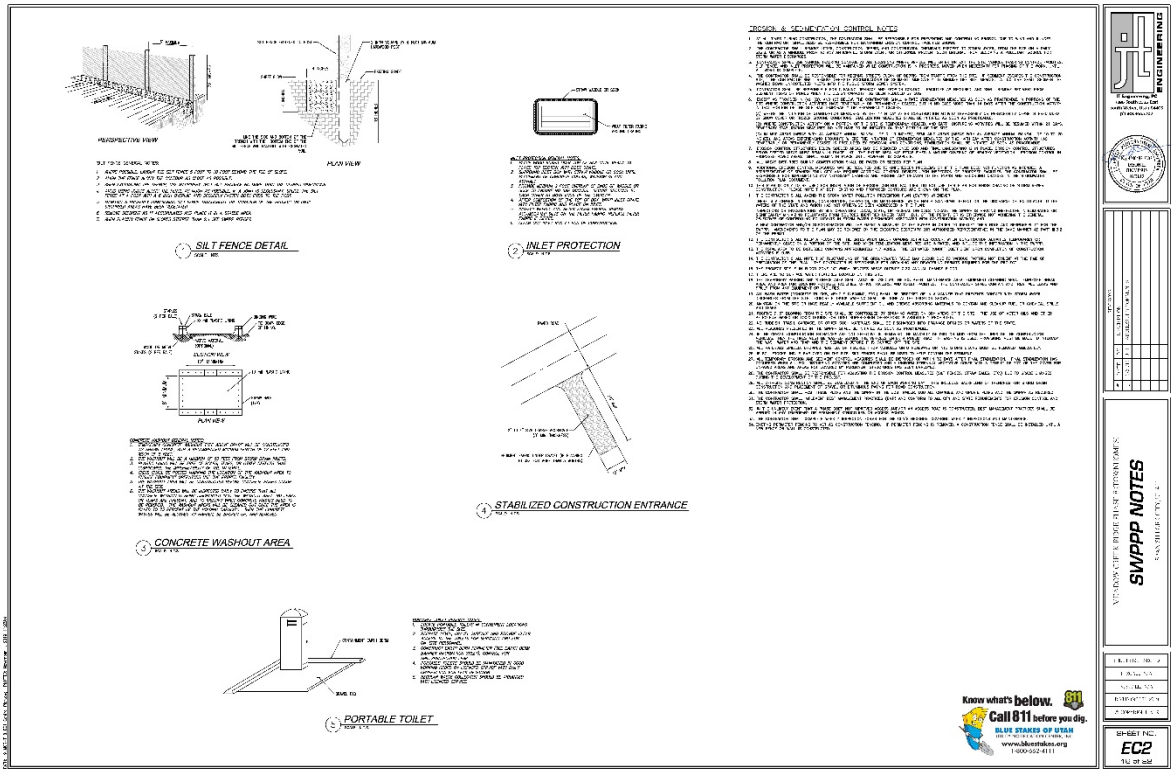

1870 EAST
SEE SHEET PP2
1950 EAST
SEE SHEET PP5
GRAPHIC SCALE
1600 NORTH
STA. 10+00.00 TO 15+00.00
Know what's below. Call 811 before you dig.
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www.bluestakes.org
1-800-662-4111
ENGINEERING
1600 NORTH
STA 10+00 TO 15+00
SHEET NO.
PP3

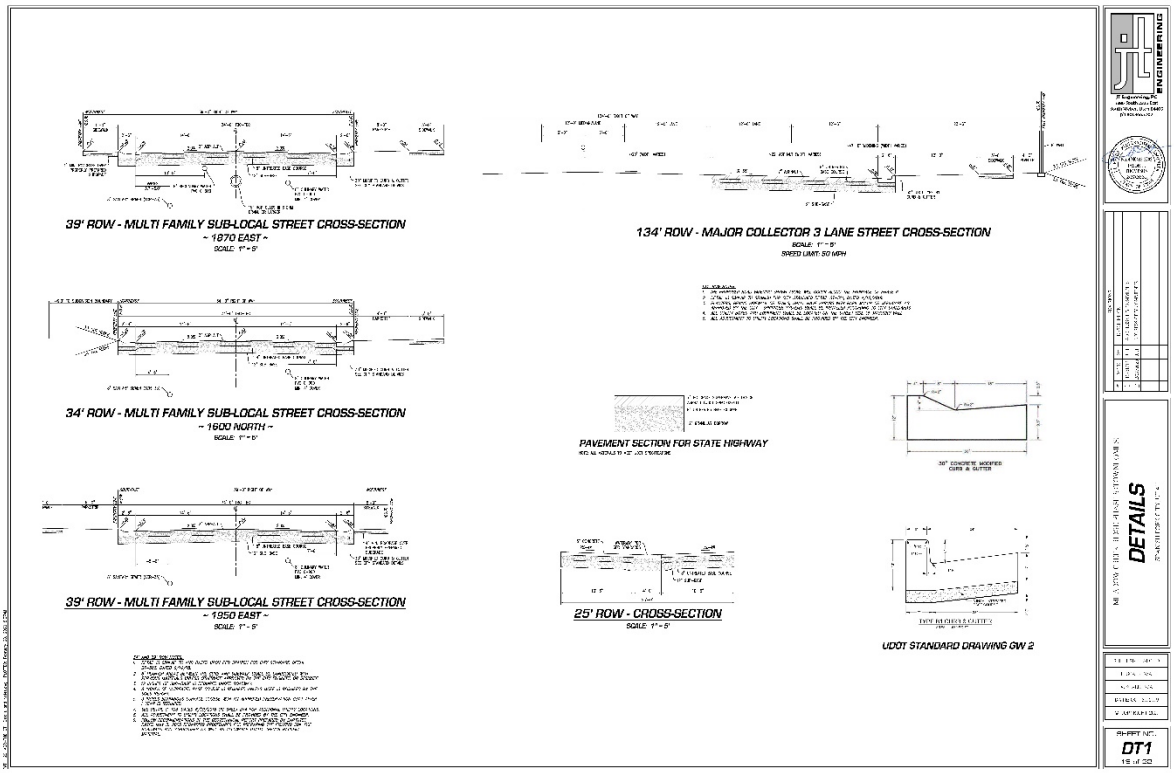

1870 EAST
SEE SHEET PP2
1950 EAST
SEE SHEET PP5
GRAPHIC SCALE
1580 NORTH
STA. 10+00.00 TO 14+75.00
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
1580 NORTH
STA 10+00 TO 14+75
SHEET NO.
PP4

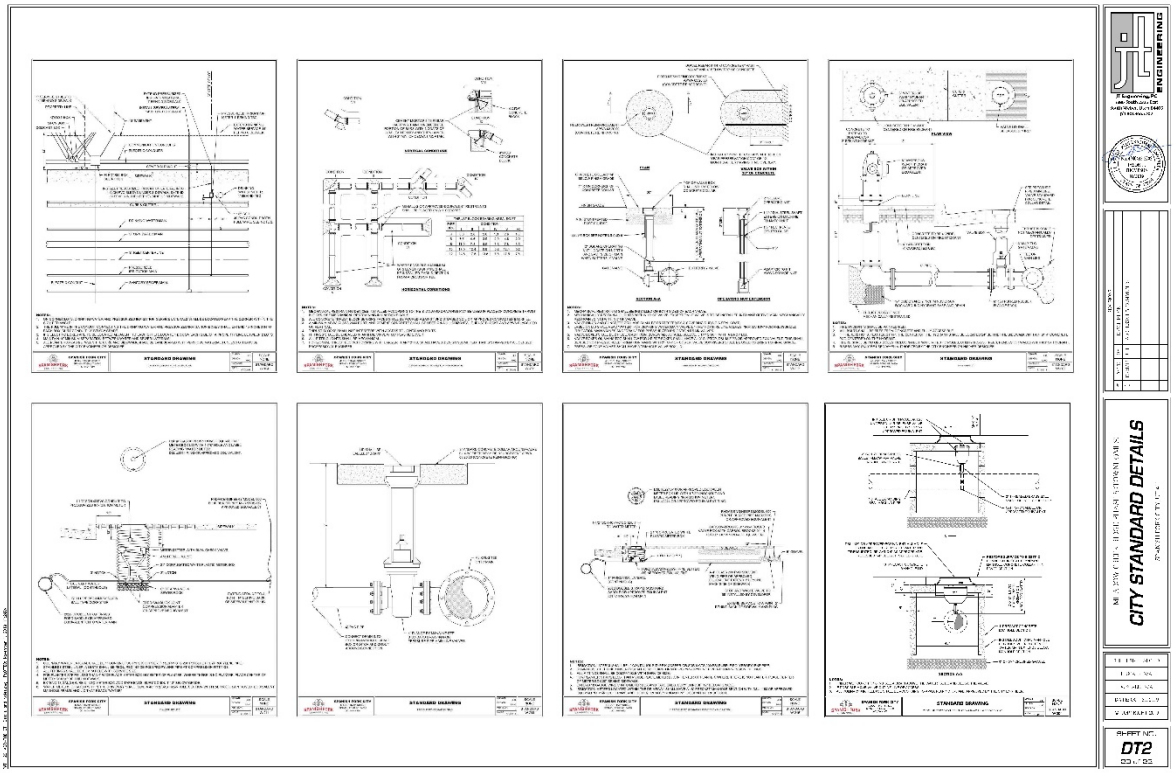

1580 NORTH
SEE SHEET PP4
1600 NORTH
SEE SHEET PP3
1550 NORTH
NORTHWEST CURB RETURN
1550 NORTH / 1950 EAST
CURB RETURN
1950 EAST
STA. 14+50.00 TO 17+50.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
1950 EAST
STA 14+50 TO 17+50
SHEET NO.
PP5

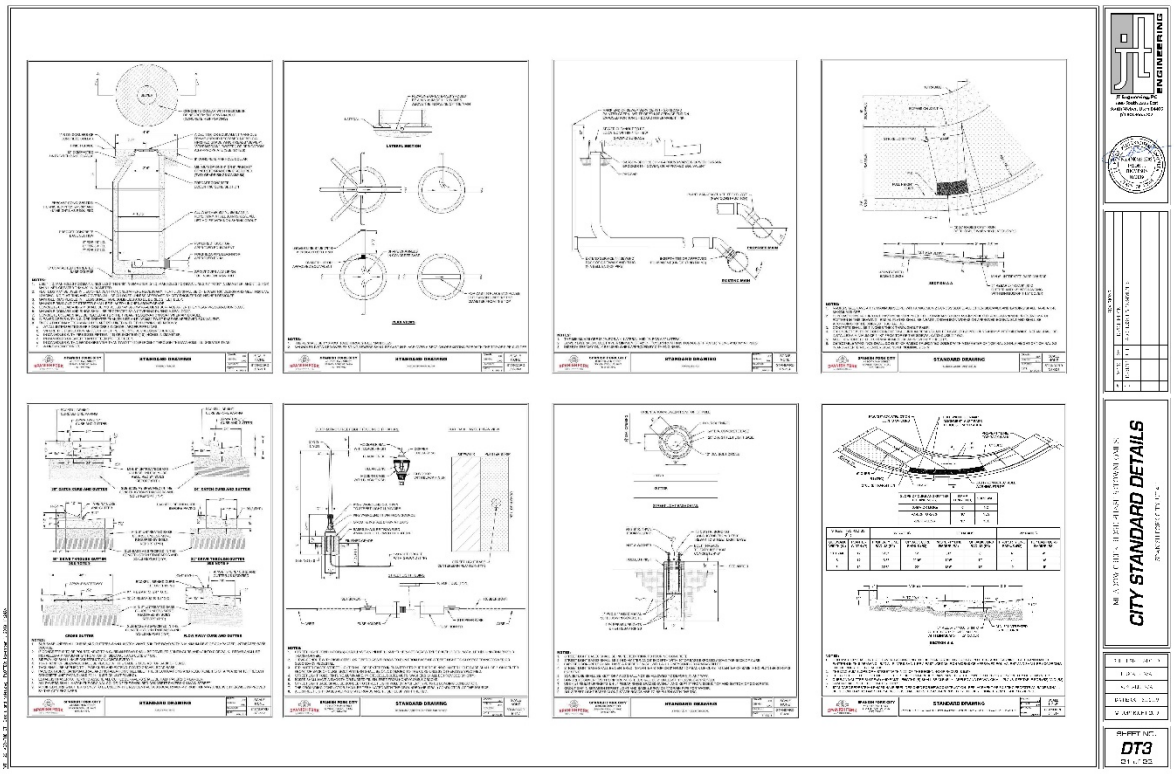

1580 NORTH
SEE SHEET PP4
1600 NORTH
SEE SHEET PP3
1950 EAST
UNION PACIFIC RAILROAD
24" IRRIGATION PIPE
STA. 9+50.00 TO 12+70.00
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
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24" IRRIGATION PIPE
STA 9+50 TO 12+70
SHEET NO.
PP6

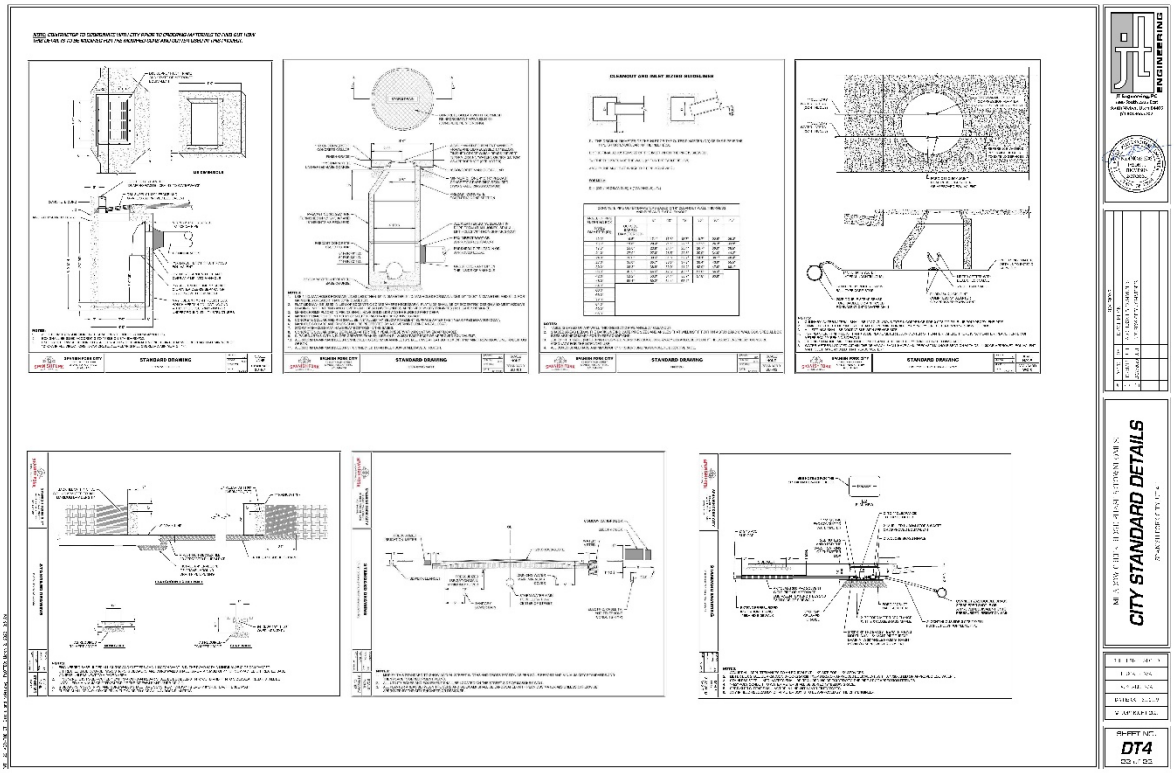


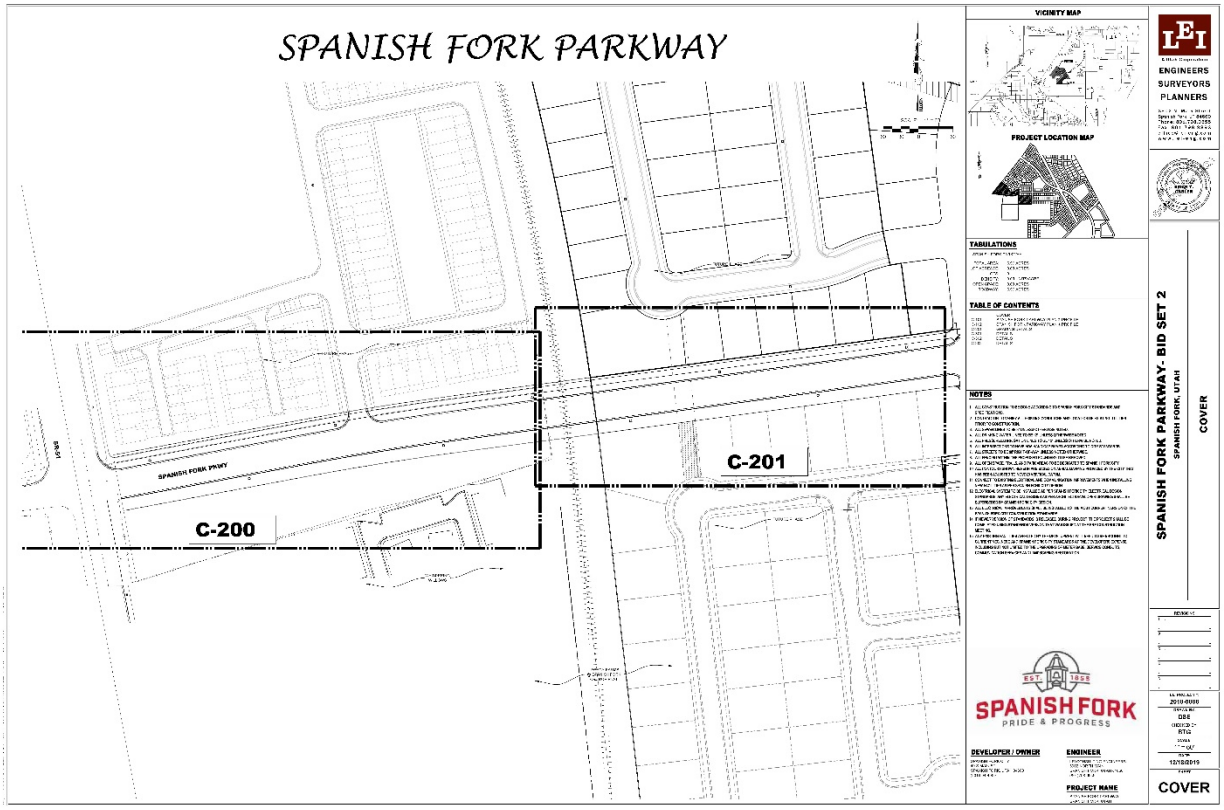

1 SILT FENCE DETAIL
2 INLET PROTECTION
3 CONCRETE WASHOUT AREA
4 STABILIZED CONSTRUCTION ENTRANCE
5 PORTABLE TOILET
EROSION & SEDIMENTATION CONTROL NOTES
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www.bluestakes.org
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SWPPP NOTES
SHEET NO.
EC2

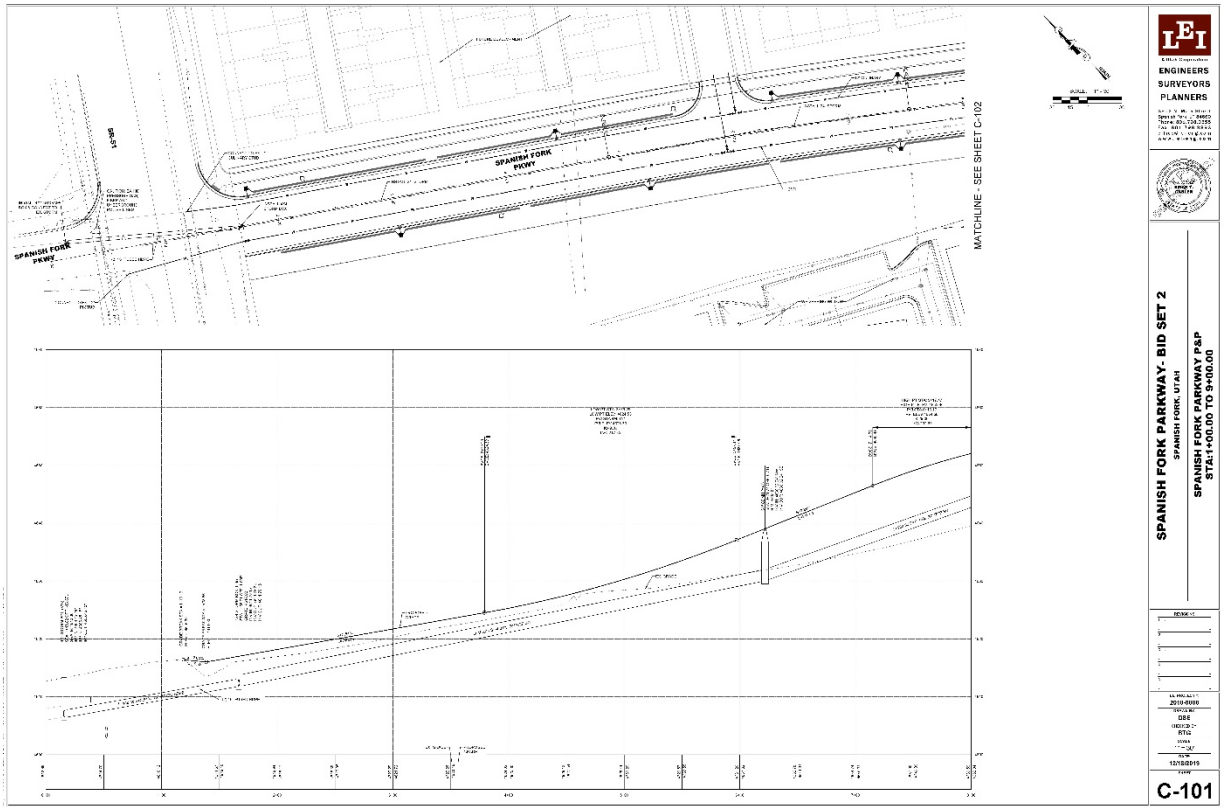

39' ROW - MULTI FAMILY SUB-LOCAL STREET CROSS-SECTION
~ 1870 EAST ~
SCALE: 1" = 5'
134' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION
SCALE: 1" = 5'
SPEED LIMIT: 50 MPH
34' ROW - MULTI FAMILY SUB-LOCAL STREET CROSS-SECTION
~ 1600 NORTH ~
SCALE: 1" = 5'
PAVEMENT SECTION FOR STATE HIGHWAY
39' ROW - MULTI FAMILY SUB-LOCAL STREET CROSS-SECTION
~ 1950 EAST ~
SCALE: 1" = 5'
25' ROW - CROSS-SECTION
SCALE: 1" = 5'
UDOT STANDARD DRAWING GW 2
DETAILS
DT1
16 of 20

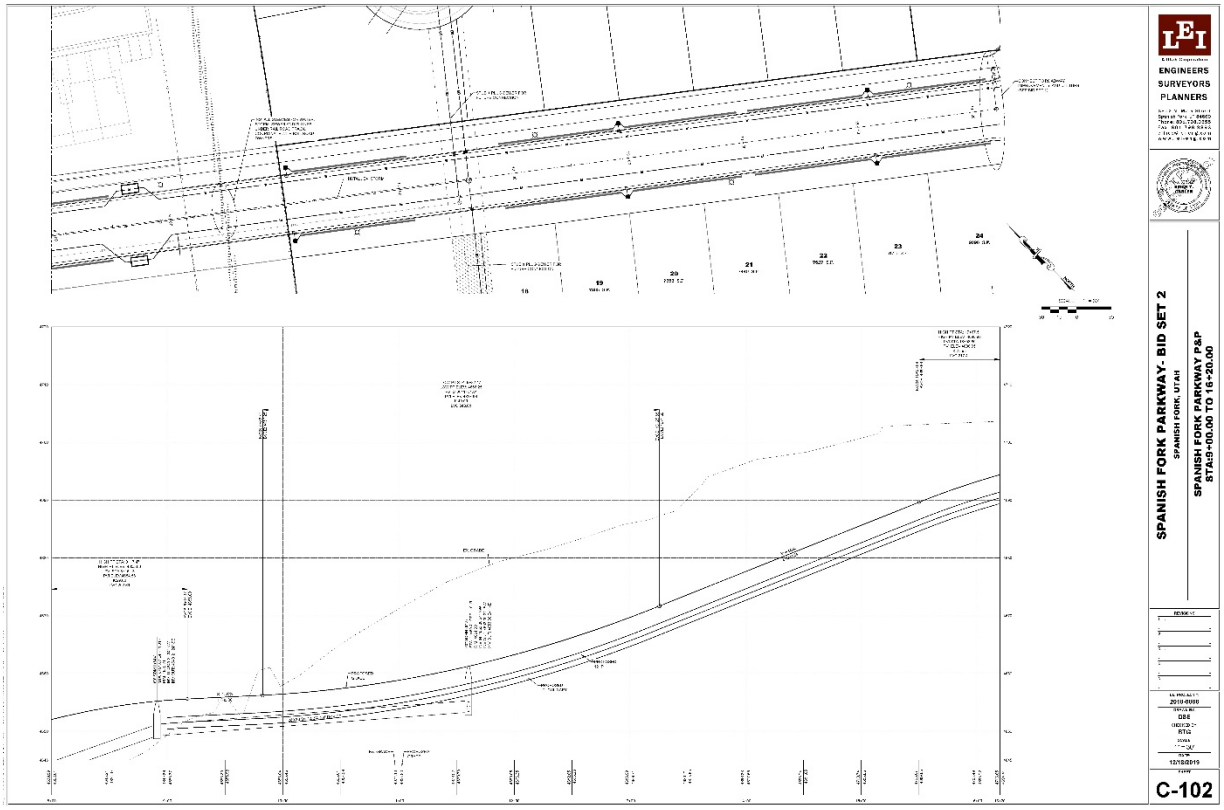

CITY STANDARD DETAILS
DT2
20 of 20

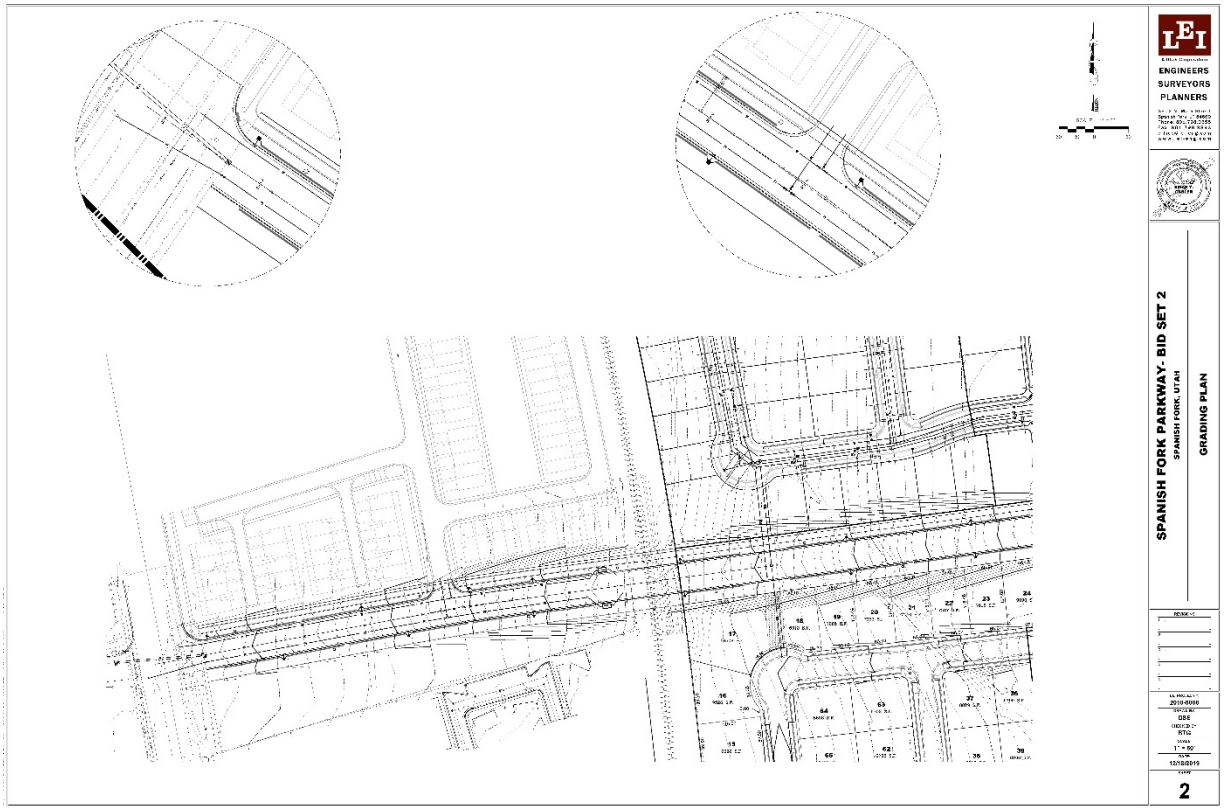

CITY STANDARD DETAILS
DT3

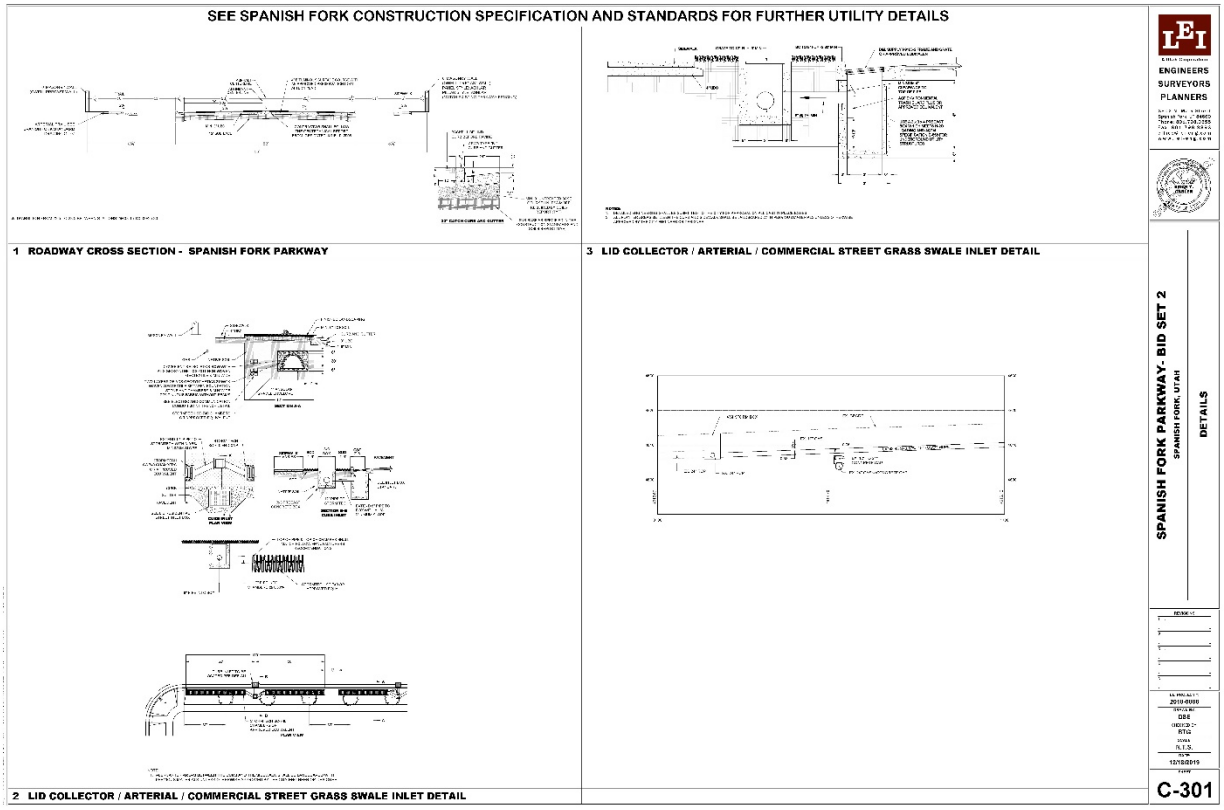

CITY STANDARD DETAILS
DT4

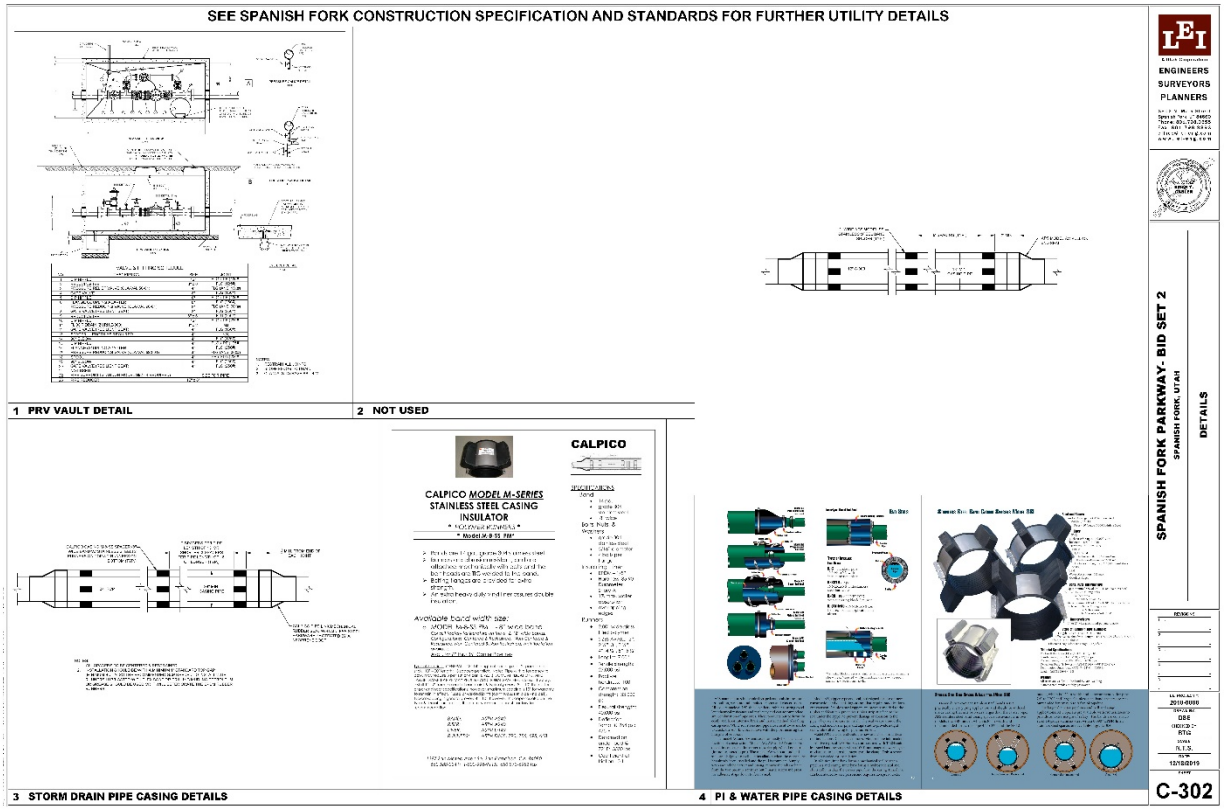

SPANISH FORK PARKWAY
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C-201
SPANISH FORK PKWY
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PROJECT LOCATION MAP
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PROJECT NAME
ENGINEERS
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PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
COVER
COVER

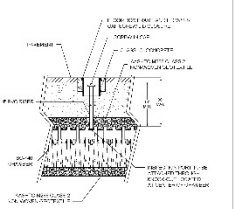

SPANISH FORK PKWY
MATCHLINE - SEE SHEET C-102
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
SPANISH FORK PARKWAY P&P
STA:1+00.00 TO 9+00.00
C-101


LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
SPANISH FORK PARKWAY P&P
STA:59+00.00 TO 16+20.00
C-102

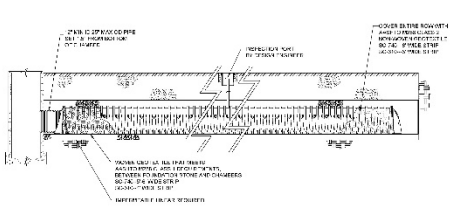

LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
GRADING PLAN
2


SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
1 ROADWAY CROSS SECTION - SPANISH FORK PARKWAY
3 LID COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET DETAIL
2 LID COLLECTOR / ARTERIAL / COMMERCIAL STREET GRASS SWALE INLET DETAIL
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
DETAILS
C-301

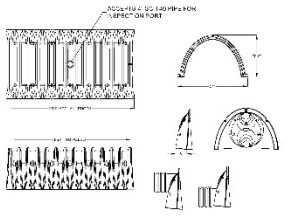

SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
1 PRV VAULT DETAIL
2 NOT USED
CALPICO
CALPICO MODEL M-SERIES
STAINLESS STEEL CASING
INSULATOR
3 STORM DRAIN PIPE CASING DETAILS
4 PI & WATER PIPE CASING DETAILS
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH
DETAILS
C-302



1 SC-740 INSPECTION PORT DETAIL



2 STORMTECH ISOLATOR ROW PROFILE



3 SC-740 TECHNICAL SPECIFICATIONS

4 STORM TECH GENERAL NOTES

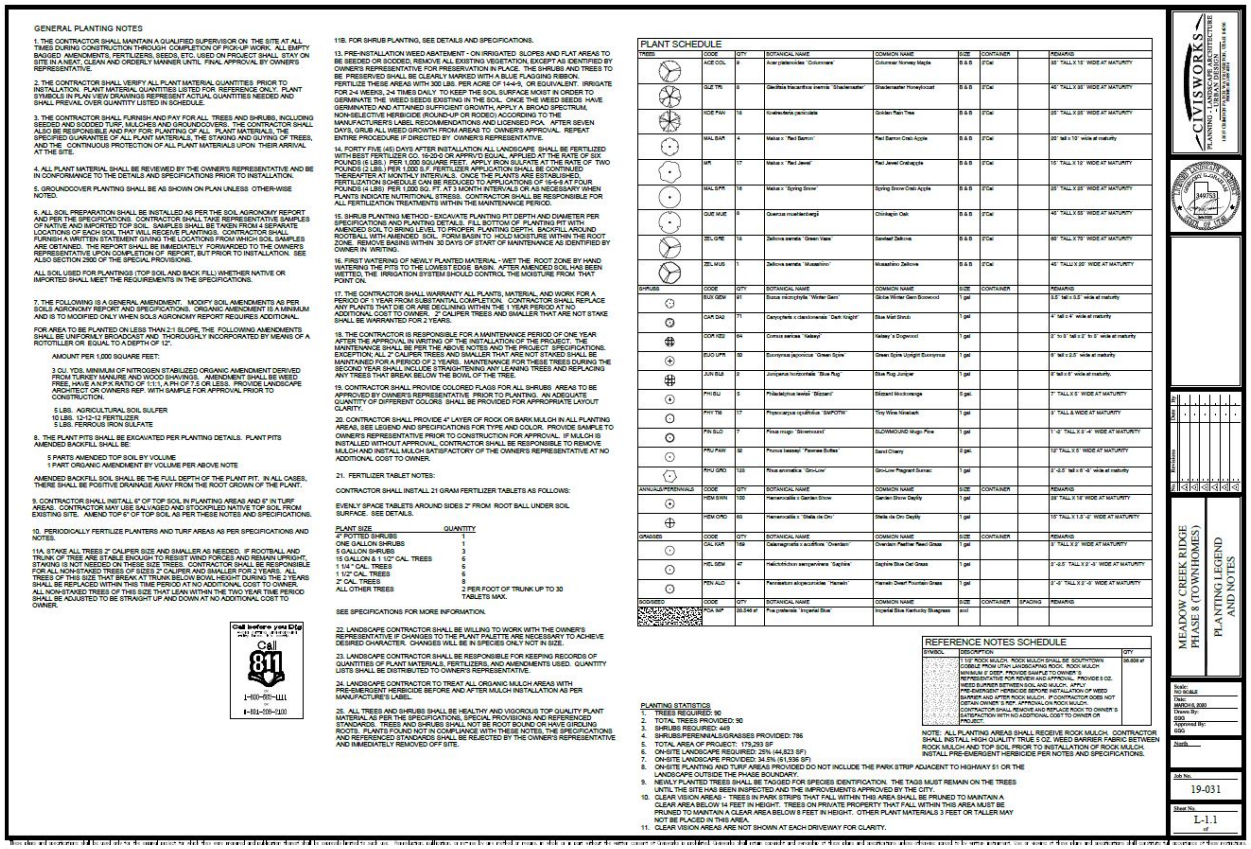
5 STORM TECH PRODUCT SPECIFICATIONS

LEI ENGINEERS SURVEYORS PLANNERS

SPANISH FORK PARKWAY- BID SET 2
SPANISH FORK, UTAH

DETAILS

C-303



GENERAL PLANTING NOTES

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

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR REFERENCE ONLY. PLANT SYMBOLS IN PLAN VIEW DRAWINGS REPRESENT ACTUAL QUANTITIES NEEDED AND SHALL PREVAIL OVER QUANTITY LISTED IN SCHEDULE.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL TREES AND SHRUBS, INCLUDING SEEDED AND SODDED TURF, MULCHES AND GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR WATERING OF ALL PLANT MATERIALS TO THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. ALL PLANT MATERIAL SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE AND BE IN CONFORMANCE TO THE DETAILS AND SPECIFICATIONS PRIOR TO INSTALLATION.

5. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER-WISE NOTED.

6. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT AND PER THE SPECIFICATIONS. CONTRACTOR SHALL TAKE REPRESENTATIVE SAMPLES OF NATIVE AND IMPORTED TOP SOIL. SAMPLES SHALL BE TAKEN FROM 4 SEPARATE LOCATIONS OF EACH SOIL THAT WILL RECEIVE PLANTINGS. CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT GIVING THE LOCATIONS FROM WHICH SOIL SAMPLES ARE OBTAINED. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION. SEE ALSO SECTION 2900 OF THE SPECIAL PROVISIONS.

ALL SOIL USED FOR PLANTINGS (TOP SOIL AND BACK FILL) WHETHER NATIVE OR IMPORTED SHALL MEET THE REQUIREMENTS IN THE SPECIFICATIONS.

7. THE FOLLOWING IS A GENERAL AMENDMENT. MODIFY SOIL AMENDMENTS AS PER SOILS AGRONOMY REPORT AND SPECIFICATIONS. ORGANIC AMENDMENT IS A MINIMUM AND IS TO MODIFIED ONLY WHEN SOLS AGRONOMY REPORT REQUIRES ADDITIONAL.

FOR AREA TO BE PLANTED ON LESS THAN 2:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH OF 12".

AMOUNT PER 1,000 SQUARE FEET:

3 CU. YDS. MINIMUM OF NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM TURKEY MANURE AND WOOD SHAVINGS. AMENDMENT SHALL BE WEED FREE, HAVE A N-P-K RATIO OF 1:1:1, A PH OF 7.5 OR LESS. PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP. WITH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.

5 LBS. AGRICULTURAL SOIL SULFER
10 LBS. 12-12-12 FERTILIZER
5 LBS. FERROUS IRON SULFATE

8. THE PLANT PITS SHALL BE EXCAVATED PER PLANTING DETAILS. PLANT PITS AMENDED BACKFILL SHALL BE:

5 PARTS AMENDED TOP SOIL BY VOLUME
1 PART ORGANIC AMENDMENT BY VOLUME PER ABOVE NOTE

AMENDED BACKFILL SOIL SHALL BE THE FULL DEPTH OF THE PLANT PIT. IN ALL CASES, THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT.

9. CONTRACTOR SHALL INSTALL 6" OF TOP SOIL IN PLANTING AREAS AND 8" IN TURF AREAS. CONTRACTOR MAY USE SALVAGED AND STOCKPILED NATIVE TOP SOIL FROM EXISTING SITE. AMEND TOP 6" OF TOP SOIL AS PER THESE NOTES AND SPECIFICATIONS.

10. PERIODICALLY FERTILIZE PLANTERS AND TURF AREAS AS PER SPECIFICATIONS AND NOTES.

11A. STAKE ALL TREES 2" CALIPER SIZE AND SMALLER AS NEEDED. IF ROOTBALL AND TRUNK OF TREE ARE STABLE ENOUGH TO RESIST WIND FORCES AND REMAIN UPRIGHT, STAKING IS NOT NEEDED ON THESE SIZE TREES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NON-STAKED TREES OF SIZES 2" CALIPER AND SMALLER FOR 2 YEARS. ALL TREES OF THIS SIZE THAT BREAK AT TRUNK BELOW BOWL HEIGHT DURING THE 2 YEARS SHALL BE REPLACED WITHIN THIS TIME PERIOD AT NO ADDITIONAL COST TO OWNER. ALL NON-STAKED TREES OF THIS SIZE THAT LEAN WITHIN THE TWO YEAR TIME PERIOD SHALL BE ADJUSTED TO BE STRAIGHT UP AND DOWN AT NO ADDITIONAL COST TO OWNER.

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1-800-959-0300

11B. FOR SHRUB PLANTING, SEE DETAILS AND SPECIFICATIONS.

13. PRE-INSTALLATION WEED ABATEMENT - ON IRRIGATED SLOPES AND FLAT AREAS TO BE SEEDED OR SODDED, REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY OWNER'S REPRESENTATIVE FOR PRESERVATION IN PLACE. THE SHRUBS AND TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH A BLUE FLAGGING RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14-6-9, OR EQUIVALENT. IRRIGATE FOR 2-4 WEEKS, 2-4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON-SELECTIVE HERBICIDE (ROUND-UP OR RODEO) ACCORDING TO THE MANUFACTURER'S LABEL, RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY OWNER'S REPRESENTATIVE.

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

15. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT DEPTH AND DIAMETER PER SPECIFICATIONS AND PLANTING DETAILS. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOT BALL WITH AMENDED SOIL. FORM BASIN TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

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

17. THE CONTRACTOR SHALL WARRANTY ALL PLANTS, MATERIAL, AND WORK FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE ANY PLANTS THAT DIE OR ARE DECLINING WITHIN THE 1 YEAR PERIOD AT NO ADDITIONAL COST TO OWNER. 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKE SHALL BE WARRANTED FOR 2 YEARS.

18. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE PERIOD OF ONE YEAR AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT SPECIFICATIONS. EXCEPTION: ALL 2" CALIPER TREES AND SMALLER THAT ARE NOT STAKED SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS. MAINTENANCE FOR THESE TREES DURING THE SECOND YEAR SHALL INCLUDE STRAIGHTENING OF LEANING TREES AND REPLACING ANY TREES THAT BREAK BELOW THE BOWL OF THE TREE.

19. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS AREAS TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

20. CONTRACTOR SHALL PROVIDE 4" LAYER OF ROCK OR BARK MULCH IN ALL PLANTING AREAS, SEE LEGEND AND SPECIFICATIONS FOR TYPE AND COLOR. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL. IF MULCH IS INSTALLED WITHOUT APPROVAL, CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE MULCH AND INSTALL MULCH SATISFACTORY OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.

21. FERTILIZER TABLET NOTES:

CONTRACTOR SHALL INSTALL 21 GRAM FERTILIZER TABLETS AS FOLLOWS:

EVENLY SPACE TABLETS AROUND SIDES 2' FROM ROOT BALL UNDER SOIL SURFACE. SEE DETAILS.

PLANT SIZE	QUANTITY
4" POTTED SHRUBS	1
ONE GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON & 1 1/2" CAL. TREES	6
1 1/4 " CAL. TREES	6
1 1/2" CAL. TREES	6
2" CAL. TREES	8
ALL OTHER TREES	2 PER FOOT OF TRUNK UP TO 30 TABLETS MAX.

SEE SPECIFICATIONS FOR MORE INFORMATION.

22. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE OWNER'S REPRESENTATIVE IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIALS, FERTILIZERS, AND AMENDMENTS USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO OWNER'S REPRESENTATIVE.

24. LANDSCAPE CONTRACTOR TO TREAT ALL ORGANIC MULCH AREAS WITH PRE-EMERGENT HERBICIDE BEFORE AND AFTER MULCH INSTALLATION AS PER MANUFACTURE'S LABEL.

25. ALL TREES AND SHRUBS SHALL BE HEALTHY AND VIGOROUS TOP QUALITY PLANT MATERIAL AS PER THE SPECIFICATIONS, SPECIAL PROVISIONS AND REFERENCED STANDARDS. TREES AND SHRUBS SHALL NOT BE ROOT BOUND OR HAVE GIRDLING ROOTS. PLANTS FOUND NOT IN COMPLIANCE WITH THESE NOTES, THE SPECIFICATIONS AND REFERENCED STANDARDS SHALL BE REJECTED BY THE OWNER'S REPRESENTATIVE AND IMMEDIATELY REMOVED OFF SITE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	ACE COL	9	Acer platanoides `Columnare`	Columnar Norway Maple	B & B	2"Cal	35' TALL X 15' WIDE AT MATURITY
	GLE TRI	9	Gleditsia triacanthos inermis `Shademaster`	Shademaster Honeylocust	B & B	2"Cal	40' TALL X 35' WIDE AT MATURITY
	KOE PAN	15	Koelreuteria paniculata	Golden Rain Tree	B & B	2"Cal	25' TALL X 25' WIDE AT MATURITY
	MAL BAR	4	Malus x `Red Barron`	Red Barron Crab Apple	B & B	2"Cal	20' tall x 10' wide at maturity
	MR	17	Malus x `Red Jewel`	Red Jewel Crabapple	B & B	2"Cal	15' TALL X 12' WIDE AT MATURITY
	MAL SPR	16	Malus x `Spring Snow`	Spring Snow Crab Apple	B & B	2"Cal	25' TALL X 25' WIDE AT MATURITY
	QUE MUE	9	Quercus muehlenbergii	Chinkapin Oak	B & B	2"Cal	40' TALL X 55' WIDE AT MATURITY
	ZEL GRE	15	Zelkova serrata `Green Vase`	Sawleaf Zelkova	B & B	2"Cal	60' TALL X 70' WIDE AT MATURITY
	ZEL MUS	1	Zelkova serrata `Musashino`	Musashino Zelkova	B & B	2"Cal	40' TALL X 20' WIDE AT MATURITY

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	BUX GEM	61	Buxus microphylla `Winter Gem`	Globe Winter Gem Boxwood	1 gal		3.0' tall x 3.0' wide at maturity
	CAR DAZ	71	Caryopteris x clandonensis `Dark Knight`	Blue Mist Shrub	1 gal		4' tall x 4' wide at maturity
	COR KEL	64	Cornus sericea `Kelseyi`	Kelsey's Dogwood	1 gal		3' to 5' tall x 3' to 5' wide at maturity
	EUO UPR	59	Euonymus japonicus `Green Spire`	Green Spire Upright Euonymus	1 gal		6' tall x 2.5' wide at maturity
	JUN SU2	2	Juniperus horizontalis `Blue Rug`	Blue Rug Juniper	1 gal		6" tall x 6' wide at maturity
	PHI BLI	6	Philadelphus lewisii `Blizzard`	Blizzard Mockorange	5 gal		7' TALL X 5' WIDE AT MATURITY
	PHY TIM	17	Physocarpus opulifolius `SMPOTM`	Tiny Wine Ninebark	1 gal		3' TALL & WIDE AT MATURITY
	PIN SLO	7	Pinus mugo `Slowmound`	SLOWMOUND Mugo Pine	1 gal		1'-0" TALL X 3'-4" WIDE AT MATURITY
	PRU FAS	92	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal		10' TALL X 5' WIDE AT MATURITY
	RHU GRO	105	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	1 gal		3'-0" tall x 6'-0" wide at maturity

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	HEM EMN	106	Hemerocallis x Garden Show	Garden Show Daylily	1 gal		28" TALL X 18" WIDE AT MATURITY
	HEM GRD	66	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal		15" TALL X 1.5'-6" WIDE AT MATURITY

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	CAL FAR	199	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal		3' TALL X 2' WIDE AT MATURITY
	HEL SEM	47	Helictotrichon sempervirens `Saphire`	Saphire Blue Oat Grass	1 gal		3'-0.5" TALL X 2'-4" WIDE AT MATURITY
	PEN ALO	4	Pennisetum alopecuroides `Hamelin`	Hamelin Dwarf Fountain Grass	1 gal		3'-0" TALL X 3'-0" WIDE AT MATURITY

SODSEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	TDA IMP	28,548 sf	Poa pratensis `Imperial Blue`	Imperial Blue Kentucky Bluegrass	sod			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1 1/2" ROCK MULCH. ROCK MULCH SHALL BE SOUTHTOWN COBBLE FROM UTAH LANDSCAPING ROCK. ROCK MULCH MINIMUM 3" DEEP. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. PROVIDE 5 OZ. WEED BARRIER FABRIC BETWEEN ROCK MULCH AND TOP SOIL. APPLY PRE-EMERGENT HERBICIDE BEFORE INSTALLATION OF WEED BARRIER AND AFTER ROCK MULCH. IF CONTRACTOR DOES NOT OBTAIN OWNER'S REP. APPROVAL ON ROCK MULCH, CONTRACTOR SHALL REMOVE AND REPLACE ROCK TO OWNER'S SATISFACTION WITH NO ADDITIONAL COST TO OWNER OR PROJECT.	58,800 sf

NOTE: ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. CONTRACTOR SHALL INSTALL HIGH QUALITY TRUE 5 OZ. WEED BARRIER FABRIC BETWEEN ROCK MULCH AND TOP SOIL PRIOR TO INSTALLATION OF ROCK MULCH. INSTALL PRE-EMERGENT HERBICIDE PER NOTES AND SPECIFICATIONS.

PLANTING STATISTICS

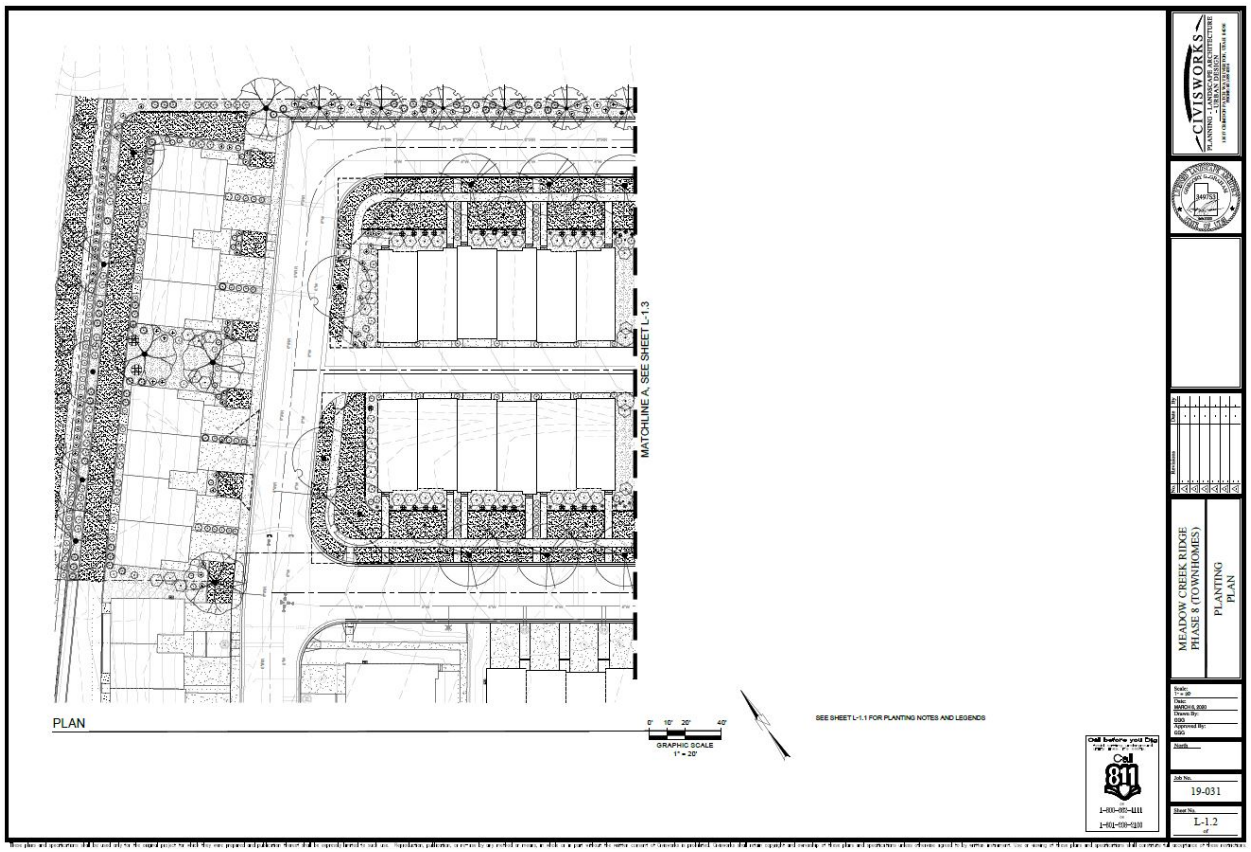
1. TREES REQUIRED: 90
2. TOTAL TREES PROVIDED: 90
3. SHRUBS REQUIRED: 449
4. SHRUBS/PERENNIALS/GRASSES PROVIDED: 786
5. TOTAL AREA OF PROJECT: 179,293 SF
6. ON-SITE LANDSCAPE REQUIRED: 25% (44,823 SF)
7. ON-SITE LANDSCAPE PROVIDED: 34.5% (61,936 SF)
8. ON-SITE PLANTING AND TURF AREAS PROVIDED DO NOT INCLUDE THE PARK STRIP ADJACENT TO HIGHWAY 51 OR THE LANDSCAPE OUTSIDE THE PHASE BOUNDARY.
9. NEWLY PLANTED TREES SHALL BE TAGGED FOR SPECIES IDENTIFICATION. THE TAGS MUST REMAIN ON THE TREES UNTIL THE SITE HAS BEEN INSPECTED AND THE IMPROVEMENTS APPROVED BY THE CITY.
10. CLEAR VISION AREAS - TREES IN PARK STRIPS THAT FALL WITHIN THIS AREA SHALL BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 14 FEET IN HEIGHT. TREES ON PRIVATE PROPERTY THAT FALL WITHIN THIS AREA MUST BE PRUNED TO MAINTAIN A CLEAR AREA BELOW 8 FEET IN HEIGHT. OTHER PLANT MATERIALS 3 FEET OR TALLER MAY NOT BE PLACED IN THIS AREA.
11. CLEAR VISION AREAS ARE NOT SHOWN AT EACH DRIVEWAY FOR CLARITY.

CIVISWORKS
PLANNING · ARCHITECTURE · URBAN DESIGN
1811 E. RESORT BLVD. #100 PARK CITY, UTAH 84060 435.649.4449

MEADOW CREEK RIDGE PHASE 9 (TOWNHOMES)
PLANTING LEGEND AND NOTES

Scale: NO SCALE
Date: MARCH 6, 2020
Drawn By: KW
Approved By: MW
North

Job No. 19-031
Sheet No. L-1.1

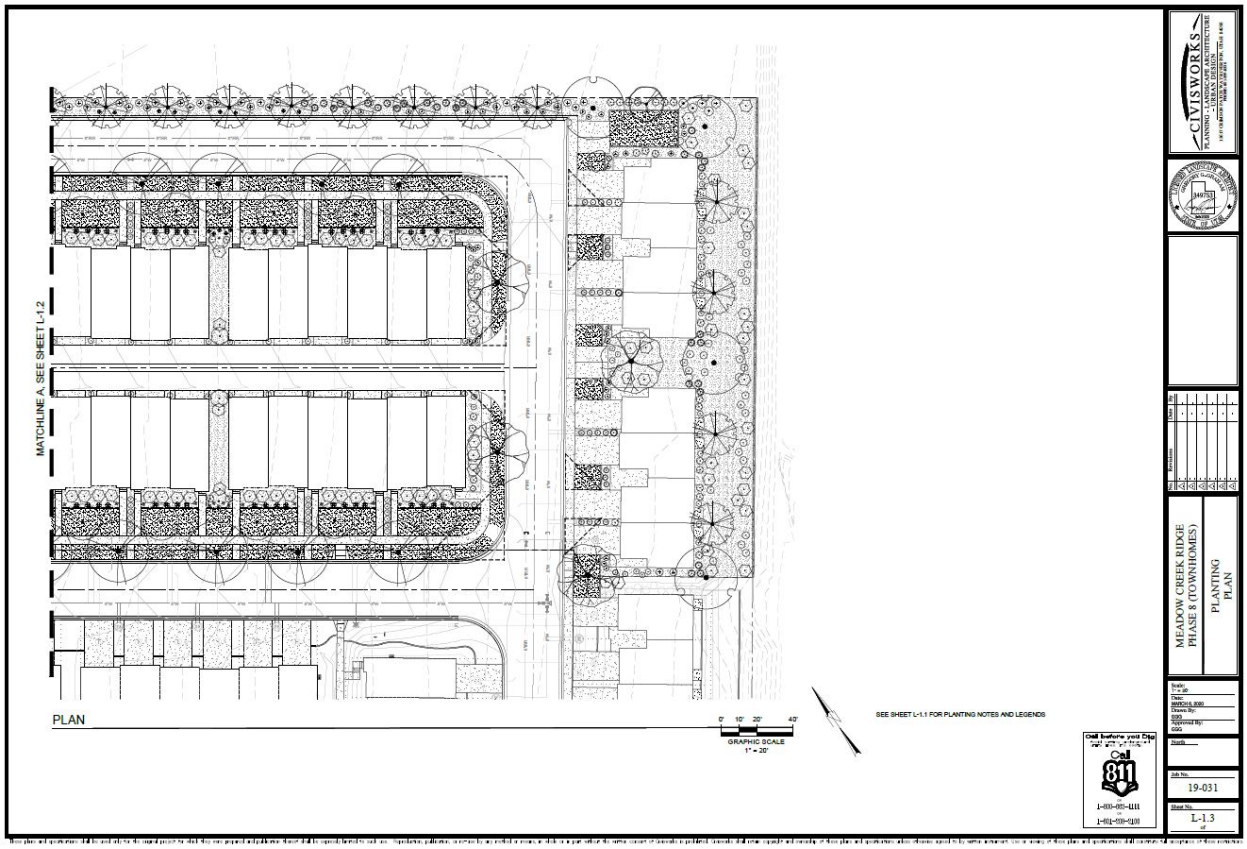


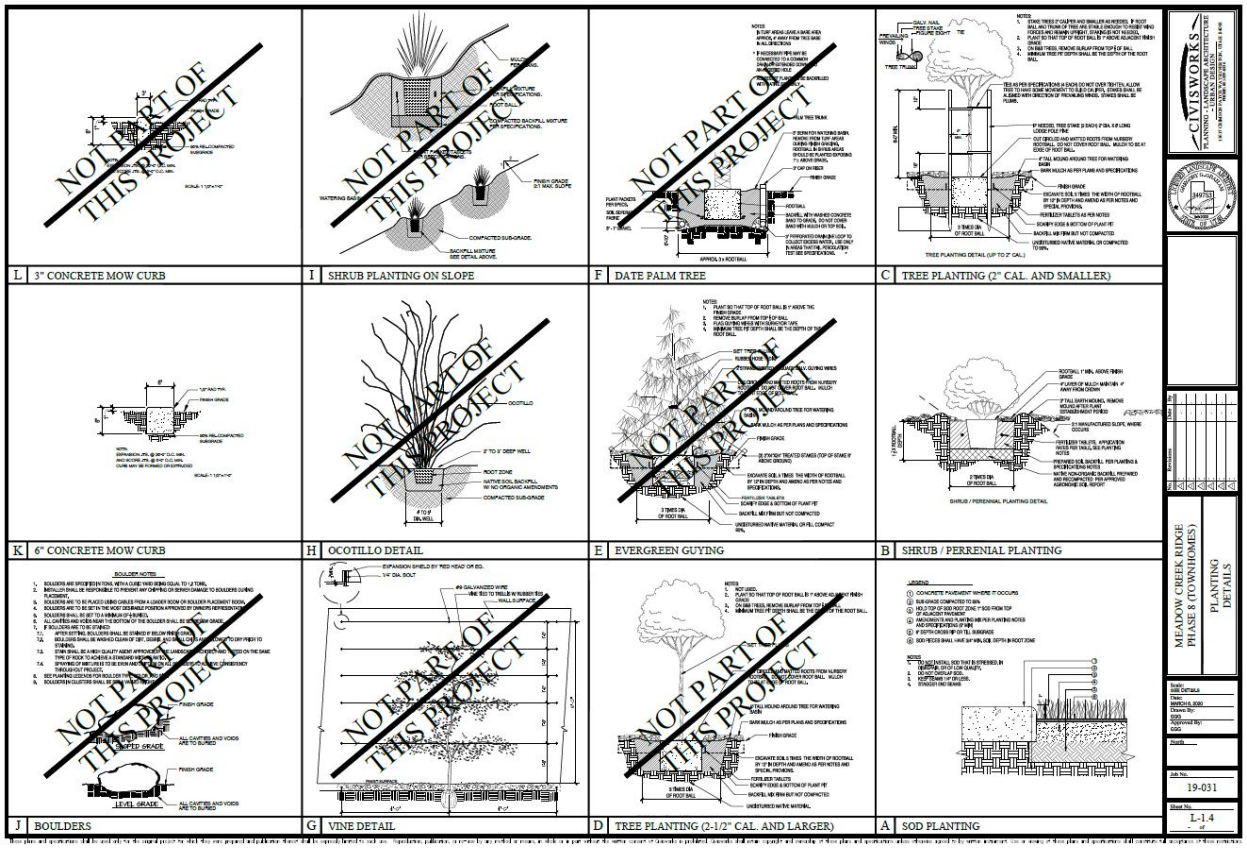
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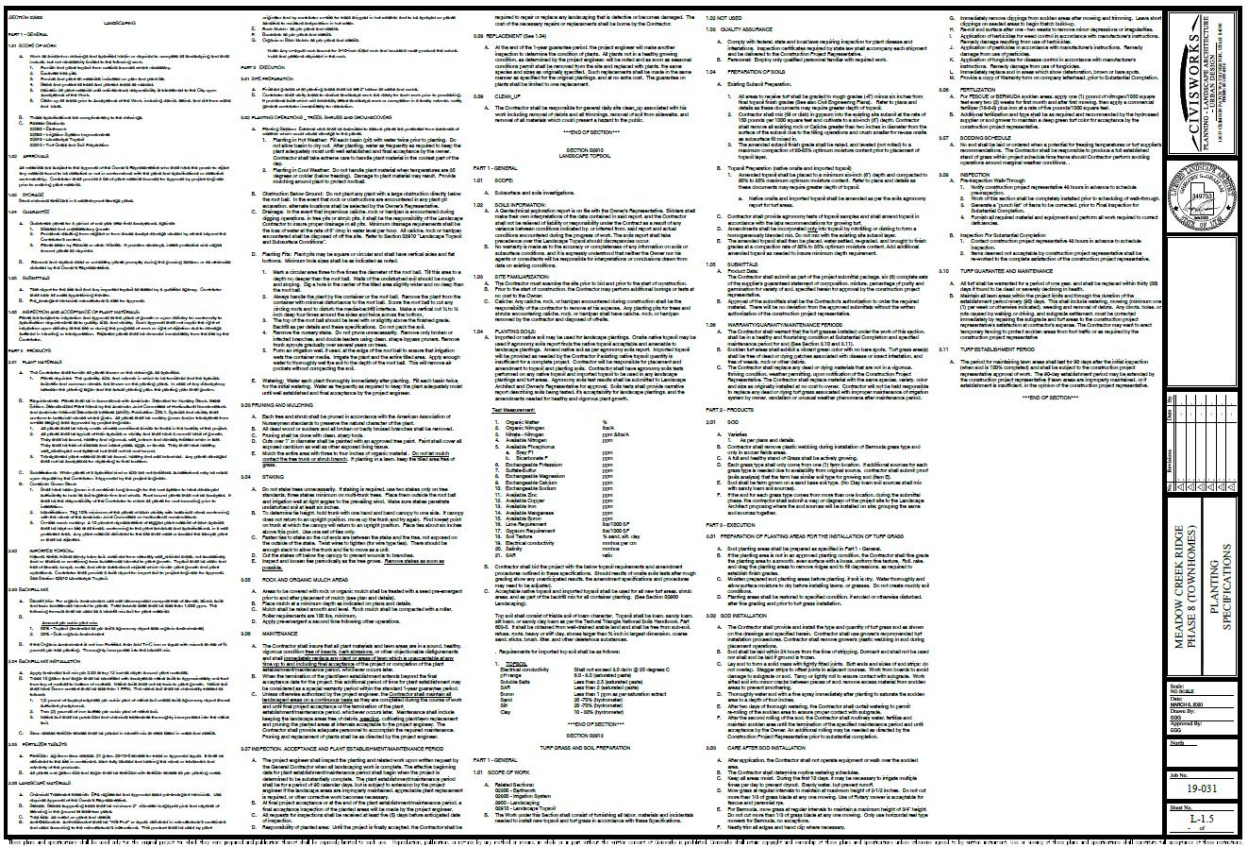
MEADOW CREEK RIDGE PHASE 9 (TOWNHOMES)
PLANTING PLAN

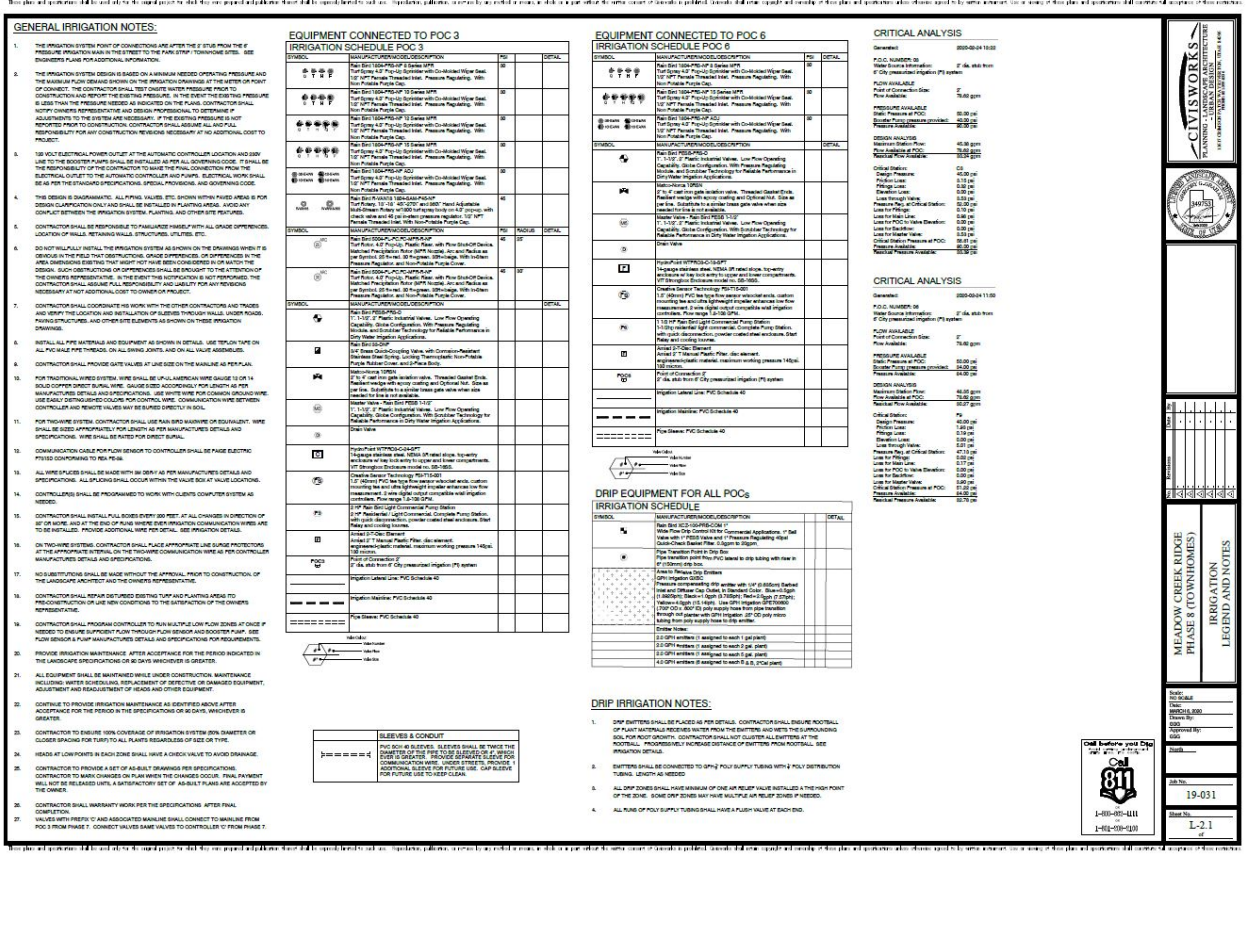
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Date: MARCH 6, 2020
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Approved By: MW
North

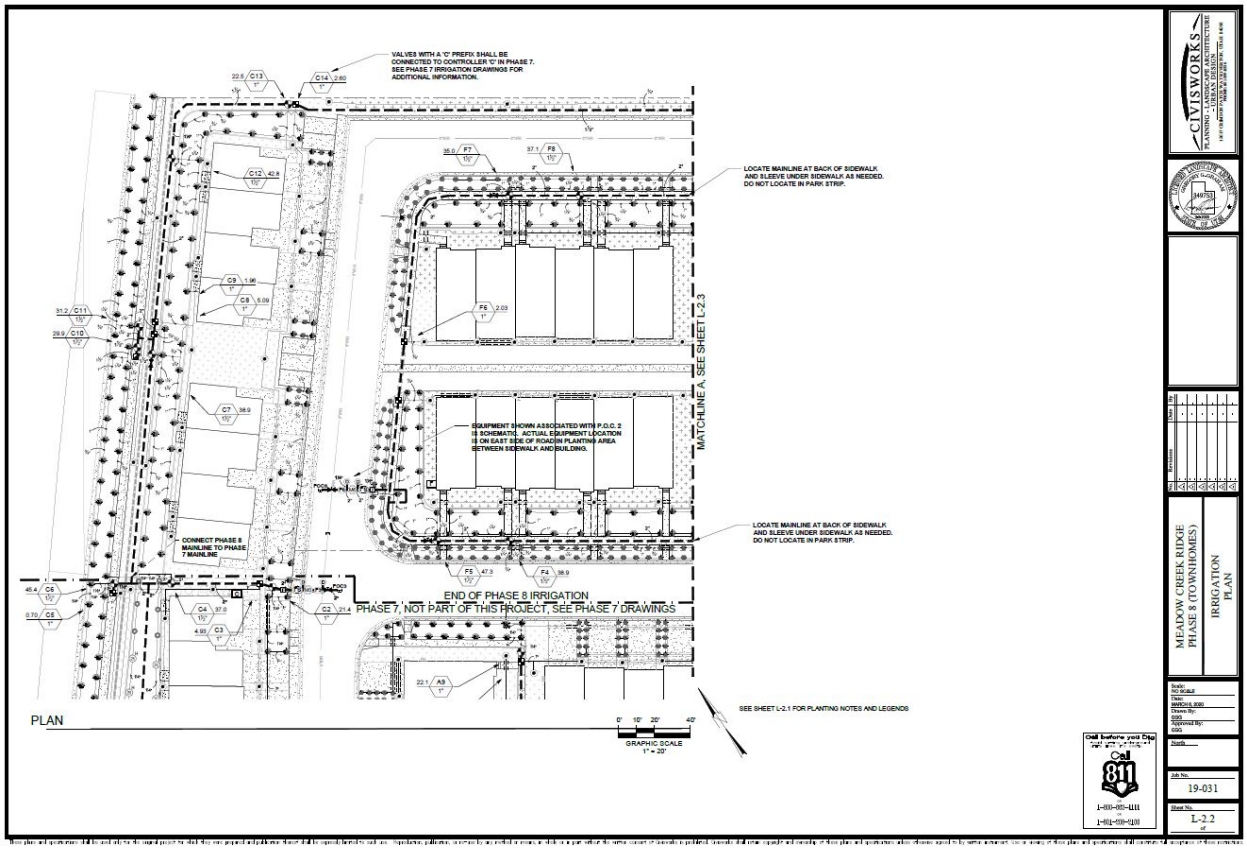
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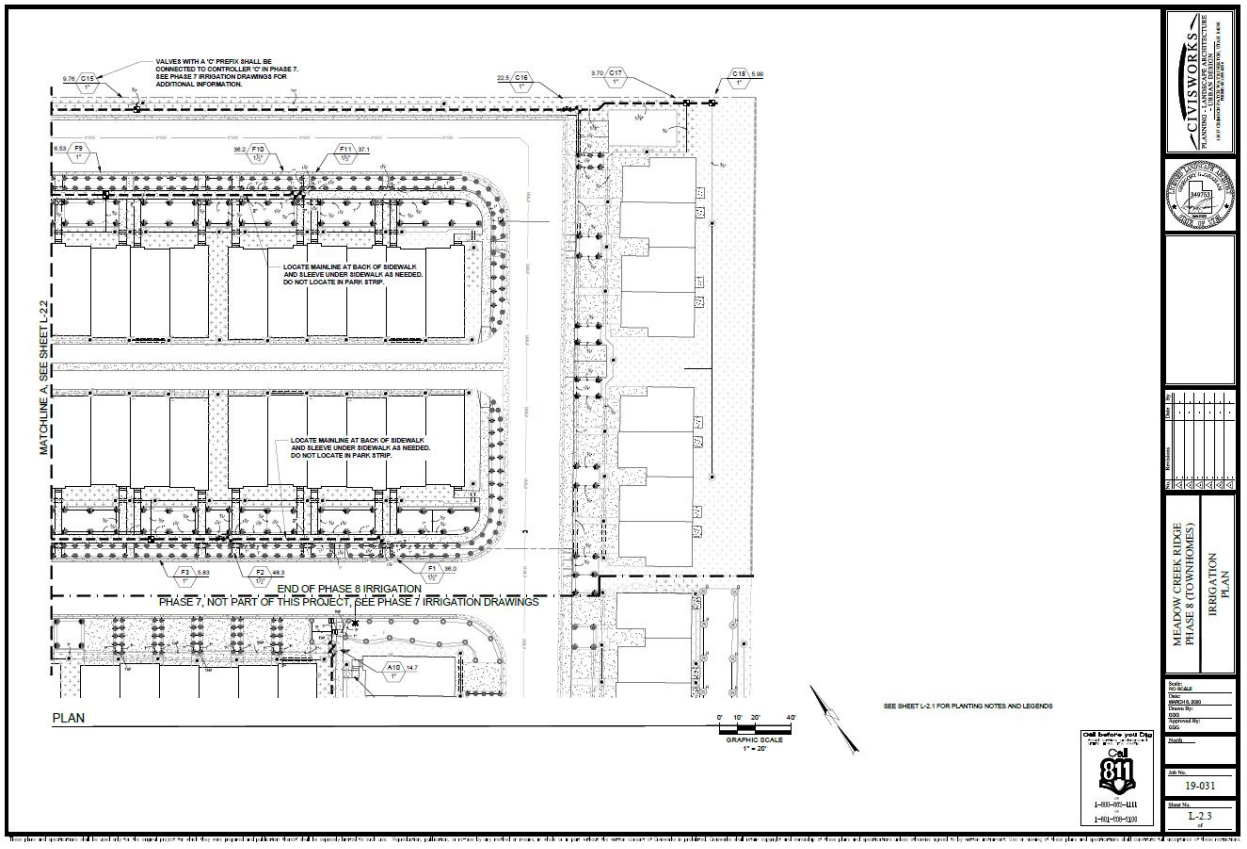

MATCHLINE A, SEE SHEET L-1.2
PLAN
GRAPHIC SCALE
1" = 20'
SEE SHEET L-1.1 FOR PLANTING NOTES AND LEGENDS
CIVISWORKS
MEADOW CREEK RIDGE PHASE II (TOWNHOMES)
PLANTING PLAN
Job No. 19-031
Sheet No. L-1.3

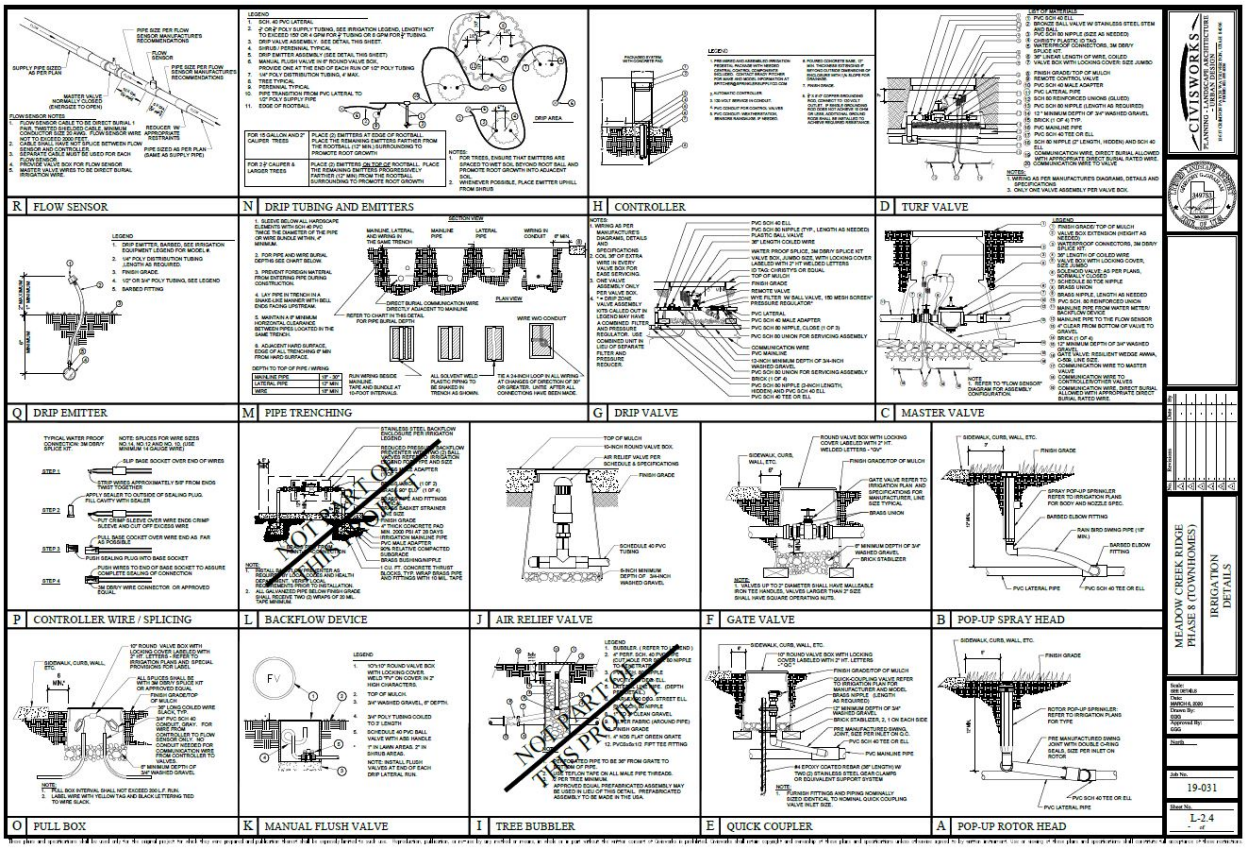

L 3" CONCRETE MOW CURB
I SHRUB PLANTING ON SLOPE
F DATE PALM TREE
C TREE PLANTING (2" CAL. AND SMALLER)
K 6" CONCRETE MOW CURB
H OCOTILLO DETAIL
E EVERGREEN GUYING
B SHRUB / PERRENIAL PLANTING
J BOULDERS
G VINE DETAIL
D TREE PLANTING (2-1/2" CAL. AND LARGER)
A SOD PLANTING
NOT PART OF THIS PROJECT
MEADOW CREEK RIDGE PHASE II (TOWNHOMES)
PLANTING DETAILS
Job No. 19-031
Sheet No. L-1.4

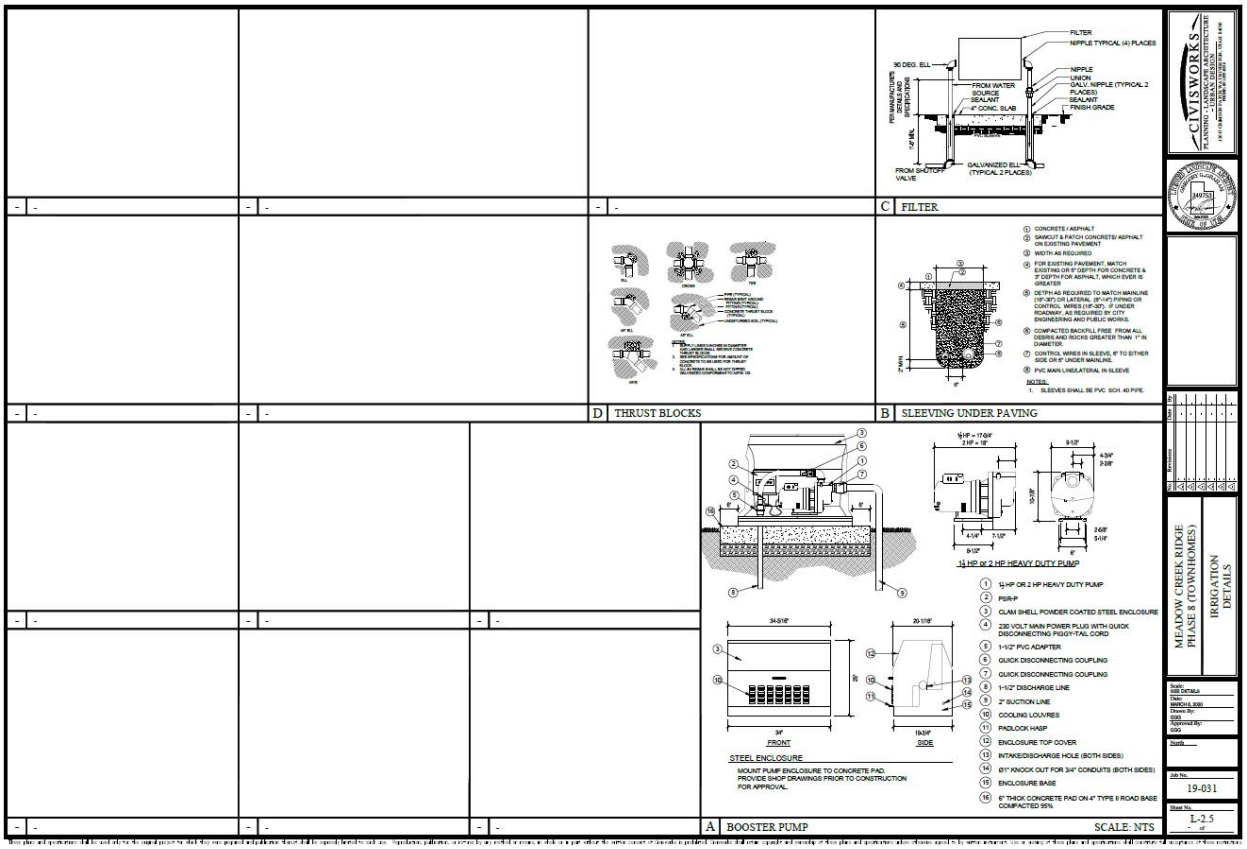





VALVES WITH A 'C' PREFIX SHALL BE CONNECTED TO CONTROLLER 'C' IN PHASE 7. SEE PHASE 7 IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.
LOCATE MAINLINE AT BACK OF SIDEWALK AND SLEEVE UNDER SIDEWALK AS NEEDED. DO NOT LOCATE IN PARK STRIP.
MATCHLINE A, SEE SHEET L-2.3
EQUIPMENT SHOWN ASSOCIATED WITH P.O.C. 2 IS SCHEMATIC. ACTUAL EQUIPMENT LOCATION IS ON EAST SIDE OF ROAD IN PLANTING AREA BETWEEN SIDEWALK AND BUILDING.
CONNECT PHASE 8 MAINLINE TO PHASE 7 MAINLINE
END OF PHASE 8 IRRIGATION
PHASE 7, NOT PART OF THIS PROJECT, SEE PHASE 7 DRAWINGS
PLAN
GRAPHIC SCALE
1" = 20'
SEE SHEET L-2.1 FOR PLANTING NOTES AND LEGENDS
CIVISWORKS
MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
IRRIGATION PLAN
Job No. 19-031
Sheet No. L-2.2


VALVES WITH A 'C' PREFIX SHALL BE CONNECTED TO CONTROLLER 'C' IN PHASE 7. SEE PHASE 7 IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.
LOCATE MAINLINE AT BACK OF SIDEWALK AND SLEEVE UNDER SIDEWALK AS NEEDED. DO NOT LOCATE IN PARK STRIP.
MATCHLINE A, SEE SHEET L-2.2
END OF PHASE 8 IRRIGATION
PHASE 7, NOT PART OF THIS PROJECT, SEE PHASE 7 IRRIGATION DRAWINGS
PLAN
GRAPHIC SCALE
1" = 20'
SEE SHEET L-2.1 FOR PLANTING NOTES AND LEGENDS
CIVISWORKS
MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
IRRIGATION PLAN
Job No. 19-031
Sheet No. L-2.3


R FLOW SENSOR
N DRIP TUBING AND EMITTERS
H CONTROLLER
D TURF VALVE
Q DRIP EMITTER
M PIPE TRENCHING
G DRIP VALVE
C MASTER VALVE
P CONTROLLER WIRE / SPLICING
L BACKFLOW DEVICE
J AIR RELIEF VALVE
F GATE VALVE
B POP-UP SPRAY HEAD
O PULL BOX
K MANUAL FLUSH VALVE
I TREE BUBBLER
E QUICK COUPLER
A POP-UP ROTOR HEAD
NOT PART OF THIS PROJECT
CIVISWORKS
MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
IRRIGATION DETAILS
19-031
L-2.4


C FILTER
D THRUST BLOCKS
B SLEEVING UNDER PAVING
A BOOSTER PUMP
SCALE: NTS
1½ HP OR 2 HP HEAVY DUTY PUMP
STEEL ENCLOSURE
MOUNT PUMP ENCLOSURE TO CONCRETE PAD. PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL.
CIVISWORKS
MEADOW CREEK RIDGE PHASE 8 (TOWNHOMES)
IRRIGATION DETAILS
19-031
L-2.5

SECTION 02810
IRRIGATION

PART 1 - GENERAL

1.01 SCOPE OF WORK:

1.02 WORK NOT INCLUDED:

1.03 RELATED SECTIONS:

1.04 SUBMITTALS:

1.05 RULES AND REGULATIONS:

1.06 TESTING:

1.07 WATER AUDIT:

1.08 CONSTRUCTION REVIEW:

1.09 GUARANTEE/WARRANTY AND REPLACEMENT:

PART 2 - MATERIALS

2.01 QUALITY:

2.02 SUBSTITUTIONS:

2.03 SLEEVING:

2.04 PIPE AND FITTINGS:

2.05 MAINLINE COMPONENTS:

2.06 SPRINKLER IRRIGATION COMPONENTS:

2.07 DRIP IRRIGATION COMPONENTS:

2.08 CONTROL SYSTEM COMPONENTS:

2.09 OTHER COMPONENTS:

PART 3 - EXECUTION

3.01 INSPECTIONS AND REVIEWS:

3.02 LAYOUT OF WORK:

3.03 EXCAVATION, TRENCHING, AND BACKFILLING:

3.04 SLEEVING AND BORING:

3.05 ASSEMBLING PIPE AND FITTINGS:

3.06 INSTALLATION OF MAINLINE COMPONENTS:

3.07 INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS:

3.08 INSTALLATION OF DRIP IRRIGATION COMPONENTS:

3.09 INSTALLATION OF CONTROL SYSTEM COMPONENTS:

3.10 INSTALLATION OF OTHER COMPONENTS:

3.11 PROJECT RECORD (AS-BUILT) DRAWINGS:

A. The Contractor is responsible for documenting changes to the design. Maintain on-site and separate from documents used for construction, one complete set of contract documents as Project Documents. Keep documents current. Do not permanently cover work until as-built information is recorded.

B. Record pipe and wiring network alterations. Record work which is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.

C. Prior to construction completion, obtain from the Construction Project Representative a reproducible mylar copy of the drawings. Mylars or CAD data files compatible with AutoCAD software, can be purchased from the . Cost of mylar reproducible drawings is $25 per sheet and the cost of AutoCAD data files on diskette is $100 for AutoCAD data file set. Using technical drafting pen or CAD, duplicate information contained on the project drawings maintained on site. Label each sheet "Record Drawing".

D. Turn over the "Record Drawings" to the Construction Project Representative. Completion of the Record Drawings will be a prerequisite for the Review at the completion of the irrigation system installation.

3.12 MAINTENANCE:

A. Upon completion of construction and Review by the Construction Project Representative, maintain irrigation system for a duration of 90 calendar days. Make periodic examinations and adjustments to irrigation system components so as to achieve the most desirable application of water.

B. Following completion of the Contractor's maintenance period, the Owner will be responsible for maintaining the system in working order during the remainder of the guarantee/warranty period, for performing necessary minor maintenance, for trimming around sprinklers, for protecting against vandalism, and for preventing damage after the landscape maintenance operation.

3.13 CLEANUP:

A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish.

3.15 WARRANTY:

A. The contractor shall warranty all equipment, materials, and work for a period of 1 year from substantial completion. Any part of the work that is defective, broken, or inoperable shall be replaced and fully functioning at no additional expense to owner.

END OF SECTION

CIVISWORKS
PLANNING - LANDSCAPE ARCHITECTURE - URBAN DESIGN

LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRAHAM
349753
STATE OF UTAH

No.	Revisions	Date	By
△			
△			
△			
△			
△			
△			

MEADOW CREEK RIDGE
PHASE 8 (TOWNHOMES)

IRRIGATION
SPECIFICATIONS

Scale: NO SCALE
Date: MARCH 6, 2020
Drawn By: GGG
Approved By: GGG

North

Job No.
19-031

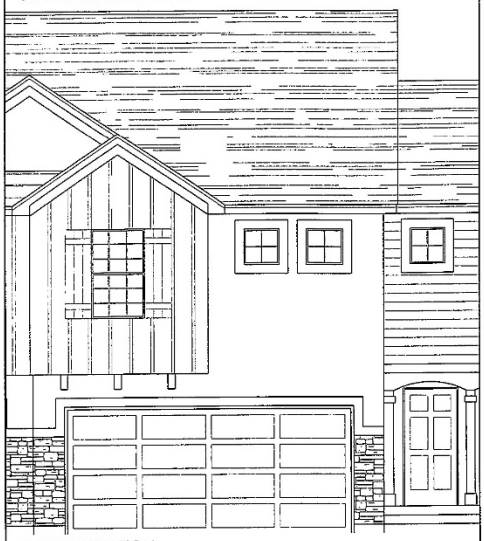
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L-2.6
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STANDARD ELEVATION



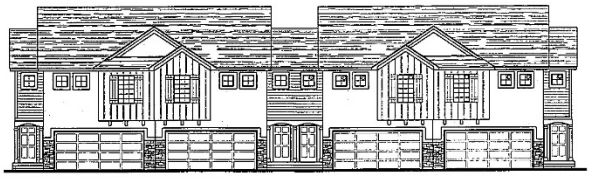
FRONT ELEVATION

HARPER_BSMT

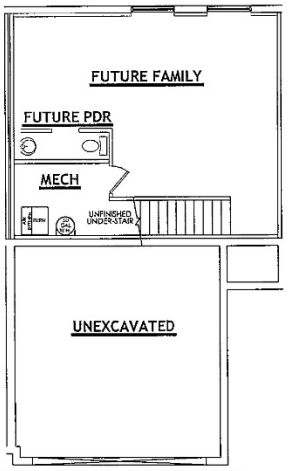
BASEMENT

SQUARE FOOTAGE
2062 Total | 1514 Finished | 548 Unfinished

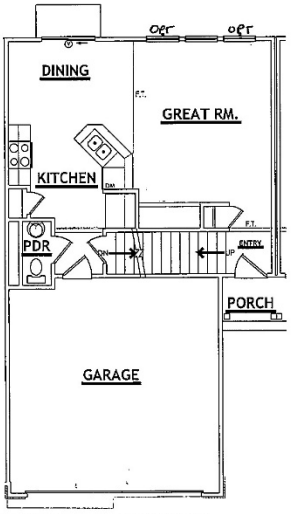
DIMENSIONS
100'-0" Width | 42'-0" Depth



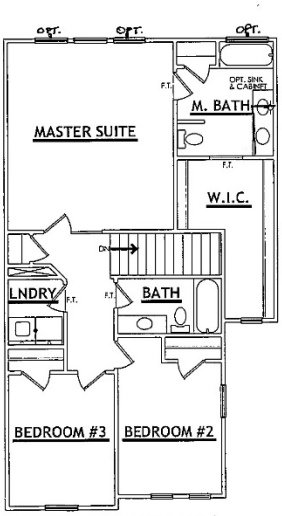
OVERALL FRONT ELEVATION



BASEMENT LEVEL (INTERIOR UNIT)



MAIN LEVEL (INTERIOR UNIT)



UPPER LEVEL (INTERIOR UNIT)

PLEASE NOTE: Square footage and measurements noted are approximate. All drawings of exteriors and floor plans are artist's renditions and may vary from actual product. Plans are subject to change to comply with city ordinances. Placement of home on lot is done at sellers discretion. All information on this sheet is subject to change without notice.
6-28-13 v2.0

HOLLISTER_BSMT

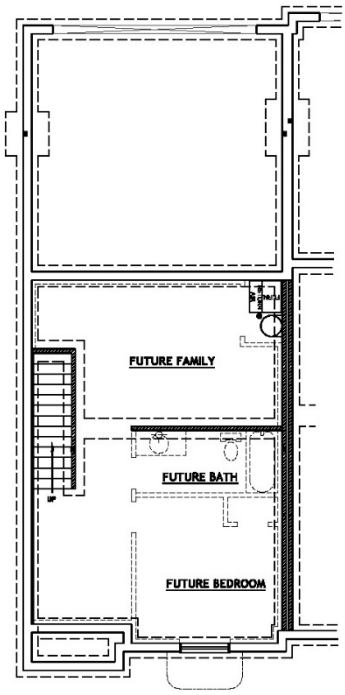
BASEMENT

SQUARE FOOTAGE
2,075 Total | 1,450 Finished | 625 Unfinished

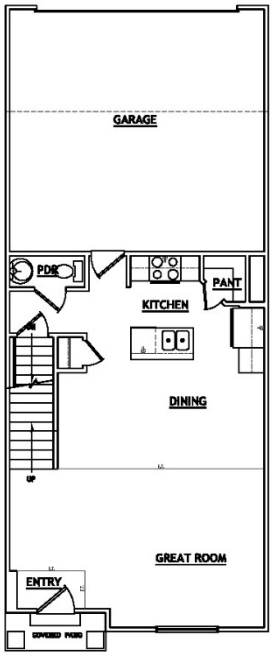
DIMENSIONS
21'-0" Width | 51'-6" Depth



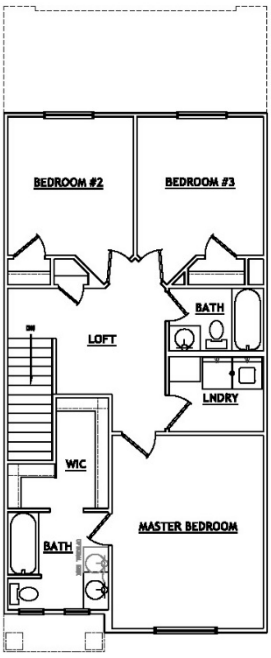
FRONT ELEVATION



BASEMENT LEVEL

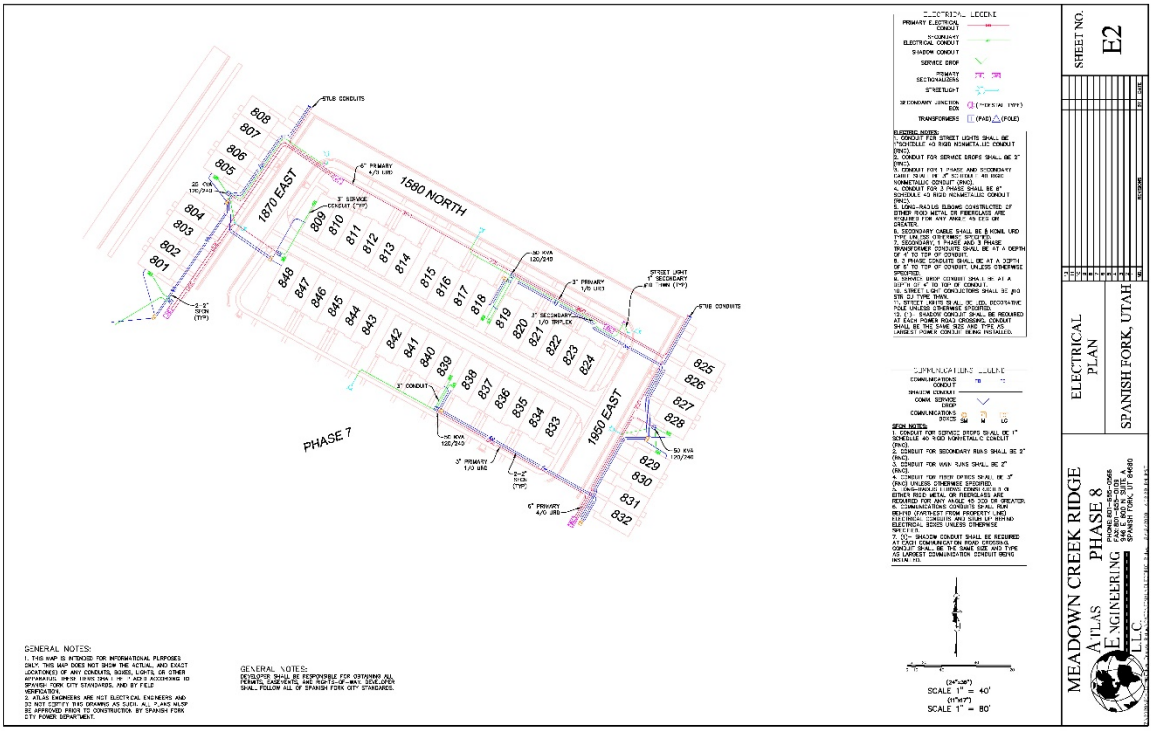


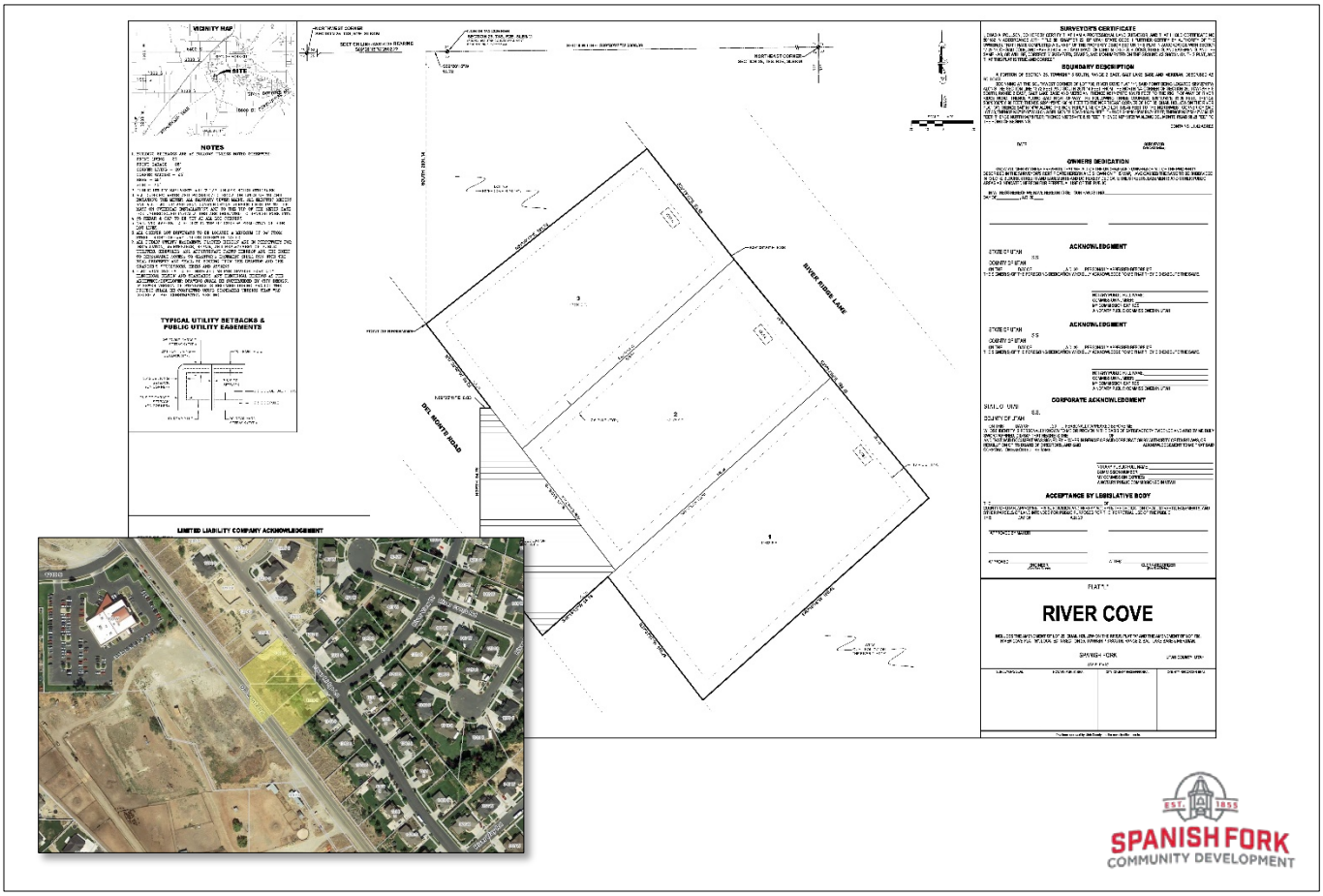
MAIN LEVEL



UPPER LEVEL

PLEASE NOTE: Square footage and measurements noted are approximate. All drawings of exteriors and floor plans are artist's renditions and may vary from actual product. Plans are subject to change to comply with city ordinances. Placement of home on lot is done at sellers discretion. All information on this sheet is subject to change without notice. Option location dependant upon options selected and site conditions.
6-26-15 v1


1560 NORTH
1670 EAST
1950 EAST
PHASE 7
STUB CONDUITS
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 40'
SCALE 1" = 80'
MEADOWN CREEK RIDGE PHASE 8
ATLAS ENGINEERING PLLC
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO.
E2



River Cove Subdivision, Plat L Minor Plat Amendment Approval Request

April 15, 2020, Development Review Committee.

Located at 1320 S. River Ridge Lane, including 1.42 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Minor Plat Amendment be approved.

Key Issues

1. Utilities.
2. Slope.

Recommendation

That the proposed Minor Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

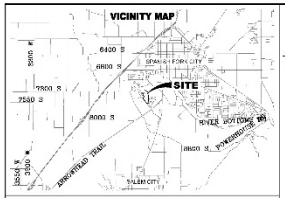
1. That the project is consistent with the Zone Map and General Plan.

Conditions

1. That the applicant meet the City's Construction Standards.
2. That the applicant addresses staff review comments.

Exhibits

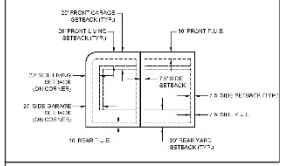
1. Proposed Plat.



NOTES

1. BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   FRONT LIVING – 20'
   FRONT GARAGE – 25'
   CORNER LIVING – 20'
   CORNER GARAGE – 25'
   REAR – 20'
   SIDE – 7.5'
2. PUBLIC UTILITY EASEMENTS ARE 7 1/2' UNLESS NOTED OTHERWISE.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND STREET COMMUNICATION SERVICE LINES UP TO THE MAST OR CABLE/ALL INSTALLATIONS AND UP TO THE TOP OF THE RISER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
4. A 5/8 REBAR & CAP TO BE SET AT ALL LOT CORNERS
5. MAIL AND PARCEL TO BE SET IN TOP OF CURB @ EXTENSION OF SIDE LOT LINES.
6. ALL GARAGE DOOR OPENINGS TO BE LOCATED A MINIMUM OF 24' FROM STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
7. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND ITS GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
8. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECTURE/OTHERS DRAWING SHALL BE SUPERSEDED BY CITY DESIGN IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.

TYPICAL UTILITY SETBACKS & PUBLIC UTILITY EASEMENTS



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT SHE IS THE _____ OF _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

DOMINION ENERGY UTAH ACCEPTANCE

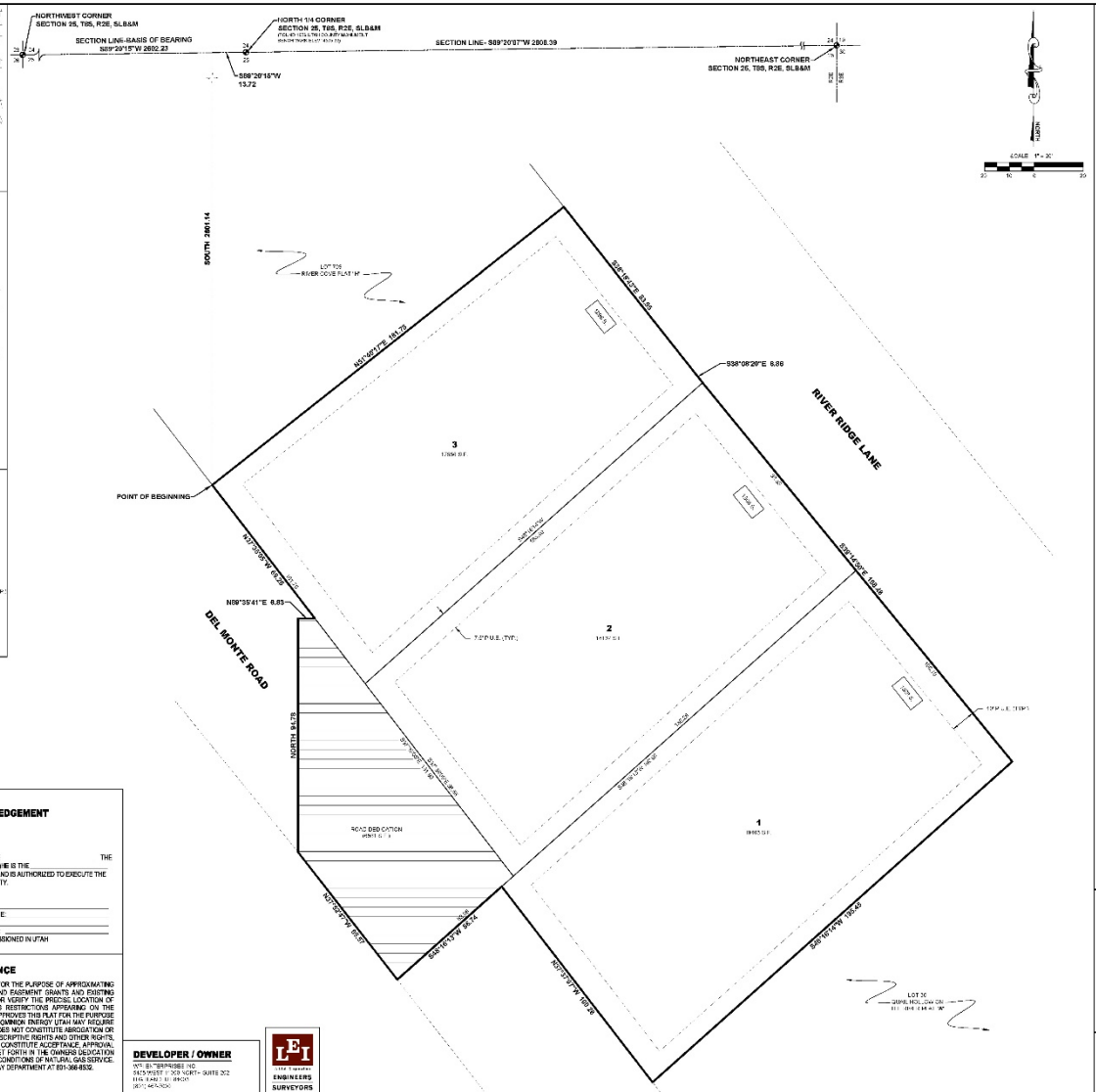
QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____, 20____

BY: _____

TITLE:



DEVELOPER / OWNER

WS ENTERPRISES INC.
5425 WEST 1 300 NORTH - SUITE 202
HIGHLAND, UTAH 84003
(801) 427-5700

PROJECT NAME

RIVER COVE PLAT "L"
SPANISH FORK, UTAH

LEI CONSULTANTS
ENGINEERS
SURVEYORS
PLANNERS
1228 S. 500 W.
SPANISH FORK, UTAH 84660
(801) 798-0555
www.leiconsultants.com

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9216S IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 709, RIVER COVE PLAT "H", SAID POINT BEING LOCATED S89°29'15"W ALONG THE SECTION LINE 13.72 FEET AND SOUTH 2601.14 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N51°40'21"E 161.79 FEET TO THE RIGHT-OF-WAY OF RIVER RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES: S38°18'43"E 83.93 FEET; THENCE S38°06'26"E 8.86 FEET; THENCE S38°14'59"E 198.48 FEET TO THE NORTH-EAST CORNER OF LOT 30, QUAIL HOLLOW ON THE RIVER PLAT "A"; THENCE S46°16'14"W ALONG THE NORTHERLY LINE OF SAID LOT 196.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE N37°53'39"W ALONG DEL MONTE ROAD 150.28 FEET; THENCE S48°16'12"W 58.74 FEET; THENCE N37°52'47"W 85.57 FEET; THENCE NORTH 94.78 FEET; THENCE N89°35'41"E 6.83 FEET; THENCE N37°53'39"W ALONG DEL MONTE ROAD 68.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 41.42 ACRES

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLAT "L"

RIVER COVE

INCLUDES THE AMENDMENT OF LOT 29, QUAIL HOLLOW ON THE RIVER, PLAT "A" AND THE AMENDMENT OF LOT 709, RIVER COVE PLAT "H", LOCATED IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2, SALT LAKE BASE & MERIDIAN.

SPANISH FORK _____ UTAH COUNTY, UTAH

SCALE: 1" = 30'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	DFR COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

This Law approved by Utah County and the municipalities thereto.