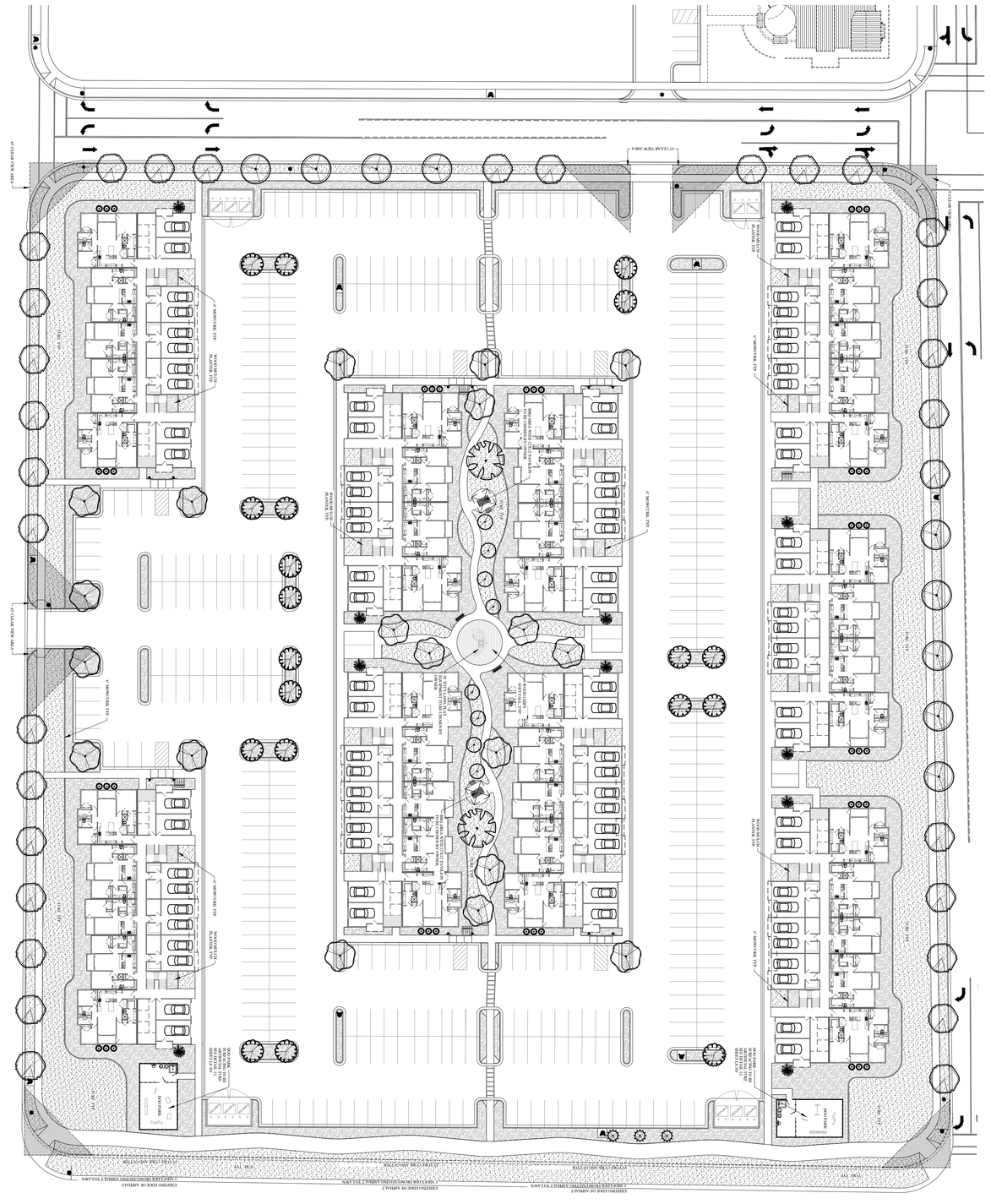


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SCALE: 1"=40'-0" ON 24X36 SHEET

40' 0 40' 80' 120'

SHEET: LS100

JOB NO. 20-137

DATE: 11-17-2020

REVISIONS:

DRAWN BY: JCB/EPS

CHECKED: DGW

SHEET TITLE:

OVERALL
TREE PLANTING
DESIGN

PROJECT:

RESIDENCE AT SOUTH HAVEN FARMS

PAYSON, UTAH

CITY SUBMITTAL - NOT FOR CONSTRUCTION

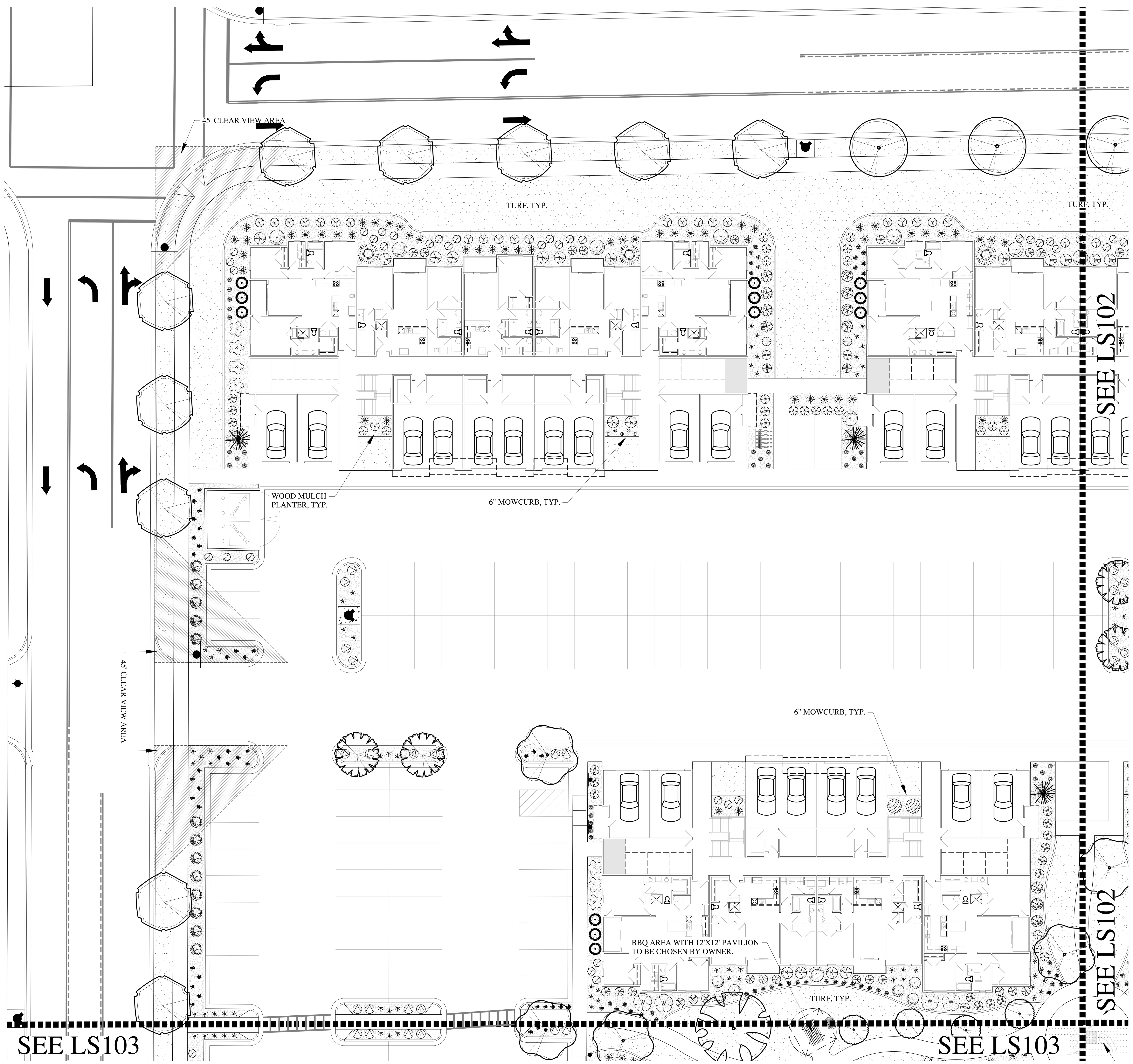
STAMP

LICENSED LANDSCAPE ARCHITECT
356187
Darren G.
Wilson
11-17-2020
STATE OF UTAH

CONSULTANTS:

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DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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	KENTUCKY BLUE GRASS 5 VARIETY MINIMUM (INCLUDES PARK STRIP)	SOD ROLLS	PER PLAN

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	DOGI POT WASTE STATION	2	SEE DETAILS
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N

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CONSULTANTS:

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SHEET TITLE:
PLANTING DESIGN

DRAWN BY: JCB/EPS
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CONSULTANTS:

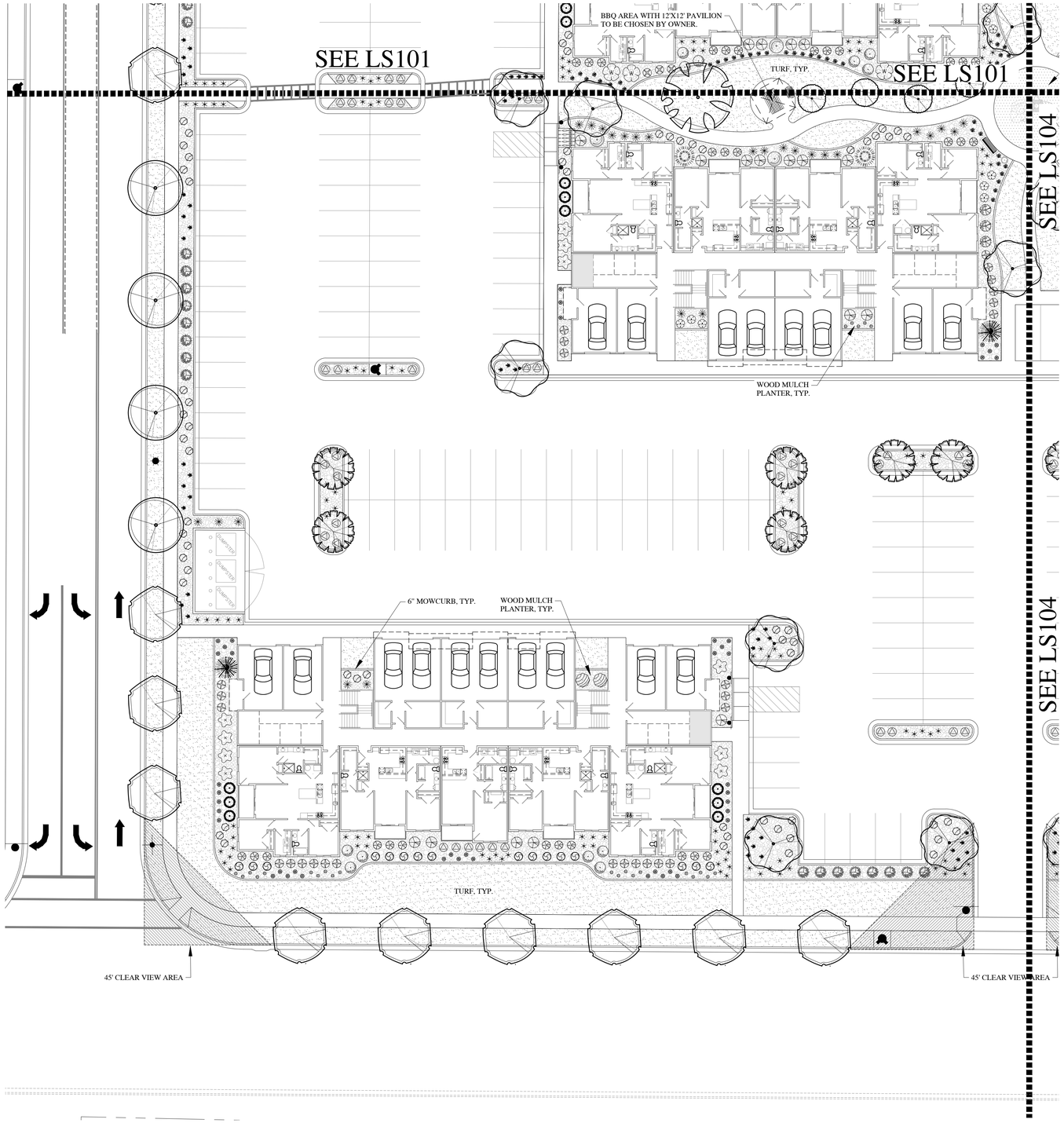
STAMP: LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11-17-2020 STATE OF UTAH LICENSED

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SHEET TITLE:
PLANTING DESIGN

DRAWN BY: JCB/EPS
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2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS. INSTALL 6" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. ½" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE PLANTER BED AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. BROWN DYED WOOD MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 3" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM THE BASE OF ALL TREES, PERENNIALS, GROUNDCOVERS AND ANNUALS.
9. TREE STAKING: ALL TREES LESS THAN 2" CALIPER SHALL BE STAKED WITH TWO STAKES IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND WIRE/ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS. LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
10. WATER ALL PLANTED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
11. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
12. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. ROLL SOD TO ENSURE GOOD CONTACT WITH SOIL BELOW. ROLL AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS. LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL PLANTED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
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7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

HARDSCAPE LEGEND

SYMBOL	ITEM	QTY.	NOTES
	PAVILION	2	12'X12' COORDINATE WITH OWNER ON EXACT MODEL/STYLE
	RAISED BBQ GRILL	2	COORDINATE WITH OWNER ON EXACT MODEL/STYLE
	5 LOOP BIKE RACK	4	SEE DETAILS
	TABLE AND BENCH/CHAIR AT PAVILION	2	SEE DETAILS. COORDINATE WITH OWNER ON EXACT MODEL
	DOG PARK PLAY EQUIPMENT-SOUTH	1	SEE PLANS AND DETAILS FOR MORE INFORMATION. COORDINATE WITH OWNER
	DOG PARK PLAY EQUIPMENT-NORTH	1	SEE PLANS AND DETAILS FOR MORE INFORMATION. COORDINATE WITH OWNER
	DOGI POT WASTE STATION	2	SEE DETAILS
	DRINKING FOUNTAIN WITH DOG BOWL	2	SEE DETAILS
	DOG WASH STATION	2	SEE DETAILS
	DOG PARK FENCING	PER PLAN	SEE DETAILS

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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architects@insitedesigngroup.com

CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11-17-2020 STATE OF UTAH LICENSED

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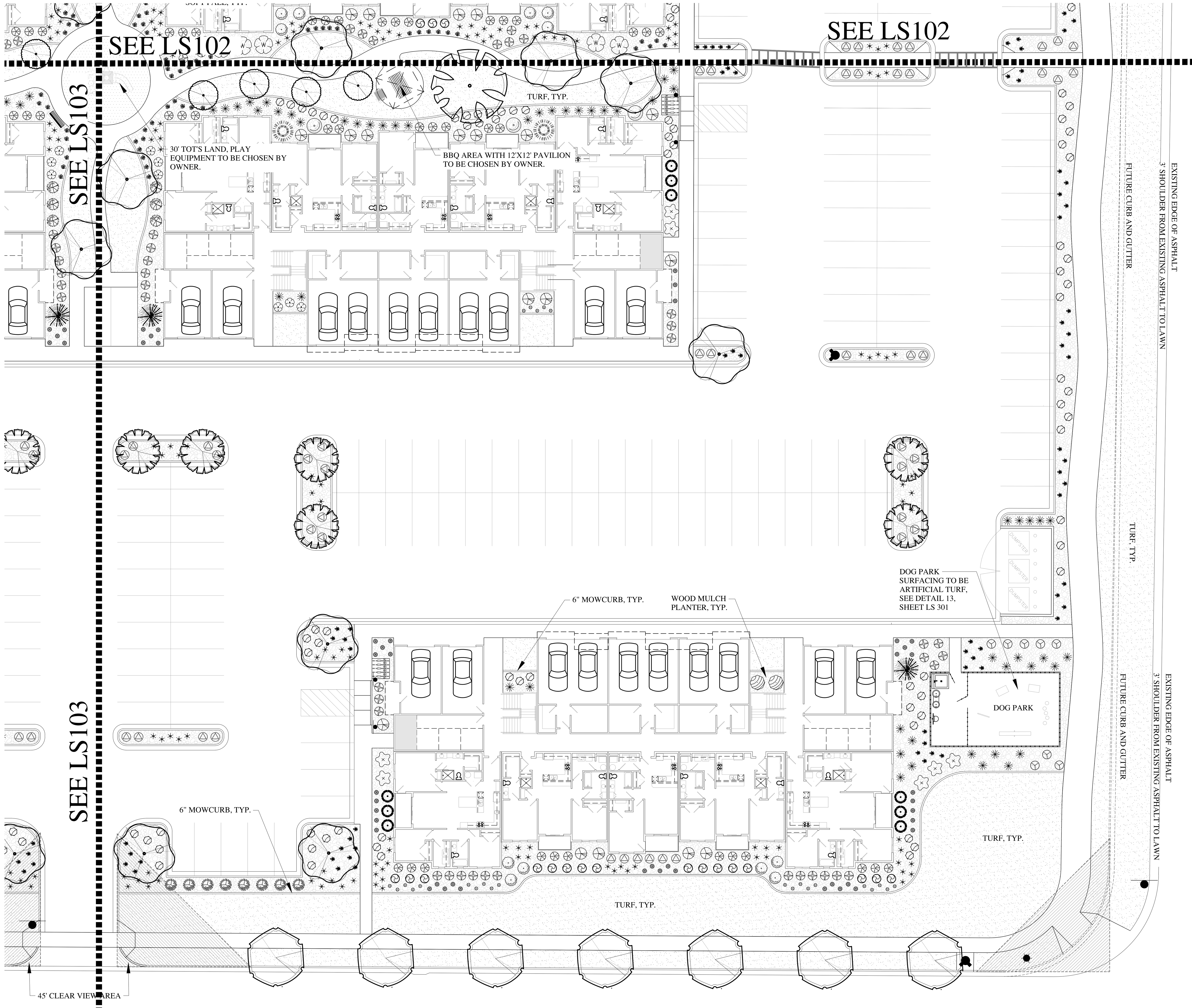
SHEET TITLE:

PLANTING DESIGN

DRAWN BY:	JCB/EPS
CHECKED:	DGW
DATE:	11-17-2020
REVISIONS:	
JOB NO.	20-137

SHEET: LS103

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DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	ACER PLANTANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL	31
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	2" CAL	2
	GLEDITSIA TRICANTHOS INERMIS 'DRAVES' STREETKEEPER HONEYLOCUST	2" CAL	9
	MALUS X 'ADIRONDACK' ADIRONDACK CRABAPPLE	1 1/2" CAL	8
	PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	2" CAL	19
	CARPINUS BETULUS 'FRANZ FONTAINE' FRANZ FONTAINE HORNBEAM	2" CAL	19

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	PICEA ABIES 'CLANBRASSILIANA CUPRESSINA' CUPRESSINA STRICTA NORWAY SPRUCE	7' TALL	4
	PICEA PUNGENS 'BABY BLUE EYES' BABY BLUE EYES COLORADO BLUE SPRUCE	7' TALL	11
	PINUS LEUCODERMIS 'SATELLITE' SATELLITE BOSNIAN PINE	7' TALL	42

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	37
	BUDDLEJA X 'SMNBDPT' TM PUGSTER PINK BUTTERFLY BUSH	5 GAL	124
	CALICARPA X 'NCCX2' TM PEARL GLAM BEAUTY BERRY	5 GAL	20
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	5 GAL	206
	FORSYTHIA 'CORTASOL' PP9104P GOLD TIDES GOLD TIDE FORSYTHIA	5 GAL	35
	HYDRANGEA PANICULATA 'ILVOBO TM BOBO PANICLED HYDRANGEA	5 GAL	24
	HYDRANGEA PANICULATA 'VANILLA STRABERRY' VANILLA STRAWBERRY PANICLED HYDRANGEA	5 GAL	20
	RIBES ALPINUM ALPINE CURRANT	5 GAL	8
	ROSA X 'MEICOUBLAN' WHITE MEIDILAND ROSE	5 GAL	9
	ROSA X 'MEIMIRROTE' TM APRICOT DRIFT ROSE	5 GAL	44
	SALIX REPENS ARGENTEA CREEPING WILLOW	5 GAL	31
	SPIRAEA JAPONICA 'TRACY' TM DOUBLE PLAY BIG BANG JAPANESE SPIREA	5 GAL	116
	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	5 GAL	58

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BUXUS MICROPHYLLA 'ROBBUXUPT' TM UPTIGHT LITTLELEAF BOXWOOD	5 GAL	83
	BUXUS MICROPHYLLA ASIATIC 'WINTER GEM' WINTER GEM BOXWOOD	5 GAL	63
	TAXUS CUSPIDATA 'MONLOO' TM EMERALD SPREADER JAPANESE YEW	5 GAL	11

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' FEATHER REED GRASS	1 GAL	310
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' FEATHER REED GRASS	1 GAL	200
	HEMEROCALLIS X 'BUTTERED POPCORN' BUTTERED POPCORN DAYLILY	1 GAL	169
	HEMEROCALLIS X 'NOSFERATU' TM NOSFERATU DAYLILY	1 GAL	108
	HEMEROCALLIS X 'PURELY' PURELY DAYLILY	1 GAL	65
	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	146
	KENTUCKY BLUE GRASS 5 VARIETY MINIMUM (INCLUDES PARK STRIP)	SOD ROLLS	PER PLAN

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9. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
10. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
11. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
12. MOWCURBS TO BE 6"X6" CONCRETE.

SOD LAYING NOTES

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N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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CONSULTANTS:

STAMP: LICENSED LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11-17-2020 STATE OF UTAH

PROJECT:

RESIDENCE AT SOUTH HAVEN FARMS

PAYSON, UTAH

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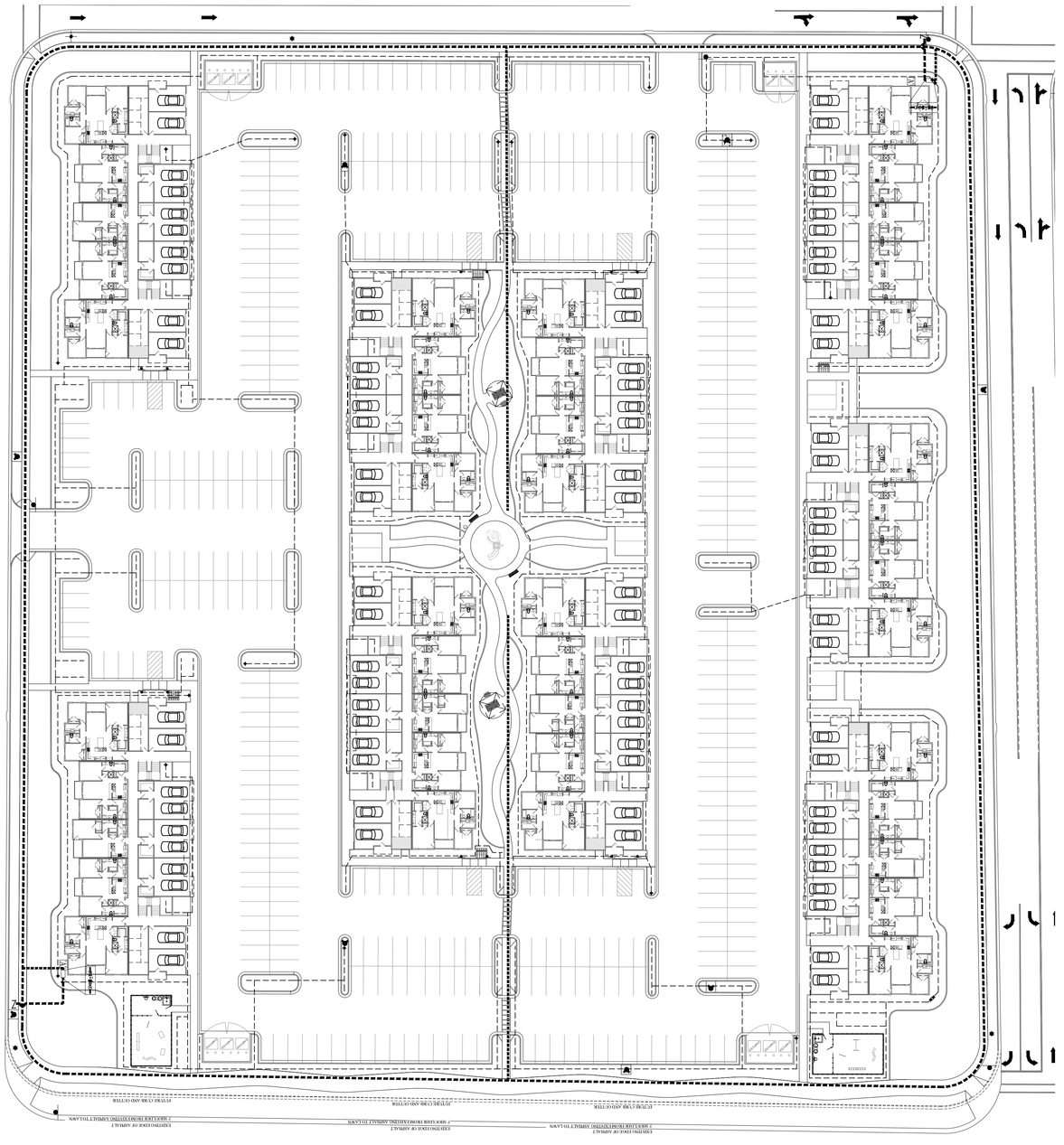
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PLANTING DESIGN

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-137

SHEET: LS104

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20' 0 20' 40' 60'

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JOB NO. 20-137

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OVERALL IRRIGATION DESIGN

PROJECT:

RESIDENCE AT SOUTH HAVEN FARMS

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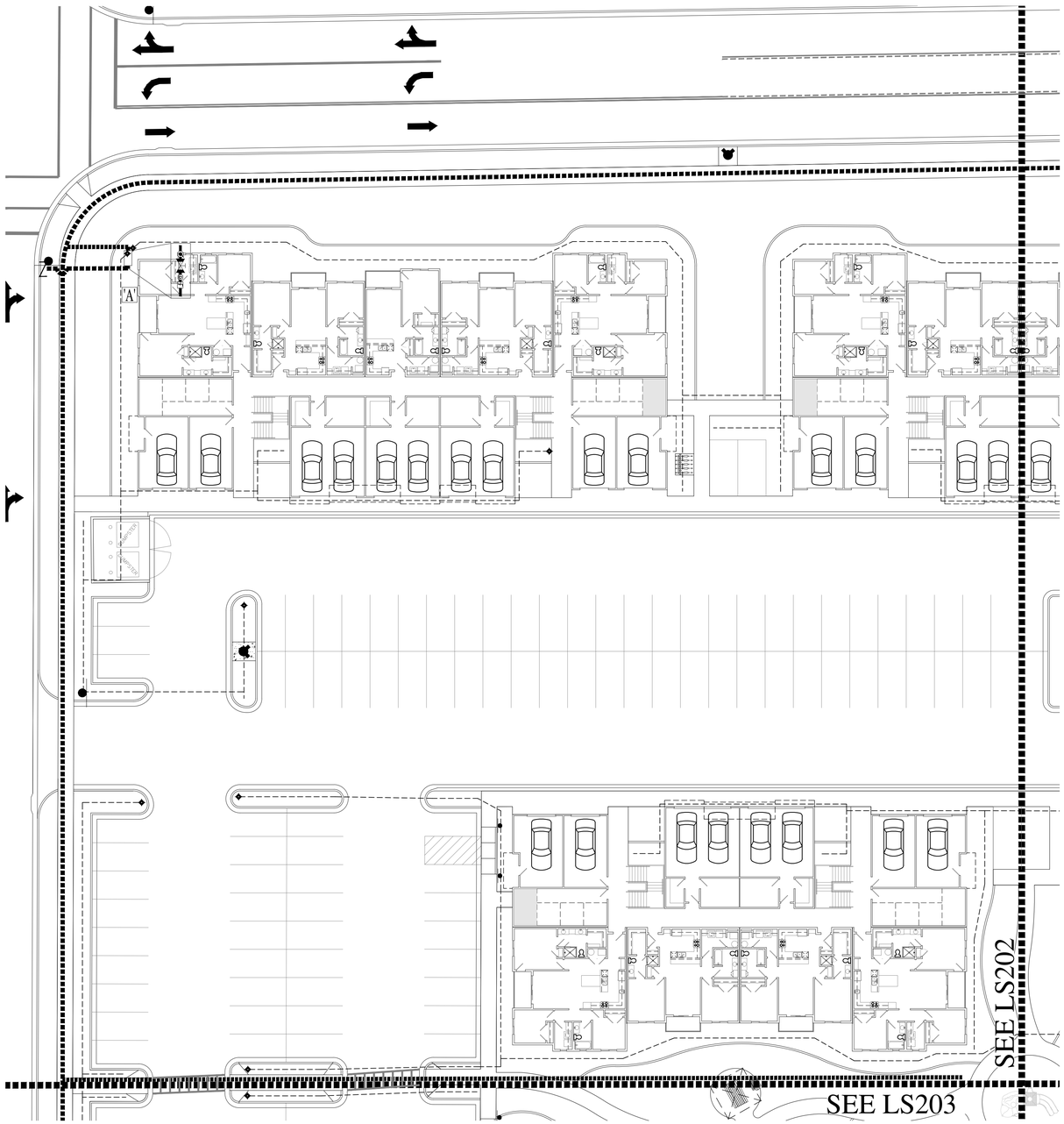
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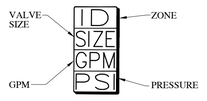
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	11-14	SEE IRRIGATION DETAILS
		LCS, RCS, SST	15'	30	--	--	.61	--	--	1.21	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	H,F,VAN	8'	30	--	--	.52	--	--	1.04	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H,F,VAN	10'	30	.39	.53	.79	--	--	1.58	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q,T,H,F,VAN	12'	30	.65	.87	1.30	--	--	2.60	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 15 SERIES	Q,T,H,F,VAN	15'	30	.92	1.23	1.85	--	--	3.70	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 18 SERIES VAN	VAN	18'	30	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1806-SAM-P45 R-VAN-STRIP SERIES	LCS, RCS, SST	15'	45	--	--	.24	--	--	.48	--	7	ADJUST ARC AS NEEDED
A	RAINBIRD CONTROLLER, MODEL #SPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	2" LEEMCO ISOLATION VALVE												
D	1" DRAIN												
F	2" AMIAD SUPER T BRUSH FILTER												
	RAIN BIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQ. PER SPECS/DETAILS.											2,3 & 5	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											16	JUMBO VALVE BOX
	2" SCH. 40 MAINLINE											8-10	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											8-10	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											11-14	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											8-10	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											10	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											8-10	COORDINATE WITH ALL TRADES
◆	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											15	REFERENCE DETAILS

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE ARCHITECT TO SUBMIT ADDITIONAL PLANS SHOWING TYPE OF IRRIGATION HEADS, AS WELL AS VALVES, PIPING, ETC. FOR ALL LANDSCAPE AREAS. THIS SHALL BE PROVIDED PRIOR TO BIDDING OF PROJECT.
7. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
8. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
9. MAIN LINE SHALL BE 2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM, 2-1/2" PIPE MAX. 75 GPM AND. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
10. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
11. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
12. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
13. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
14. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
15. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
16. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
17. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
18. CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
19. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
20. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
21. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

VALVE ID TAG

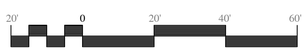


DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LS401.
4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.





SCALE: 1"=20'-0" ON 24X36 SHEET

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

InSite DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-3943 www.insitedesigngroup.com
architects@insitedesigngroup.com

CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11/17/2020 LICENSED * STATE OF UTAH *

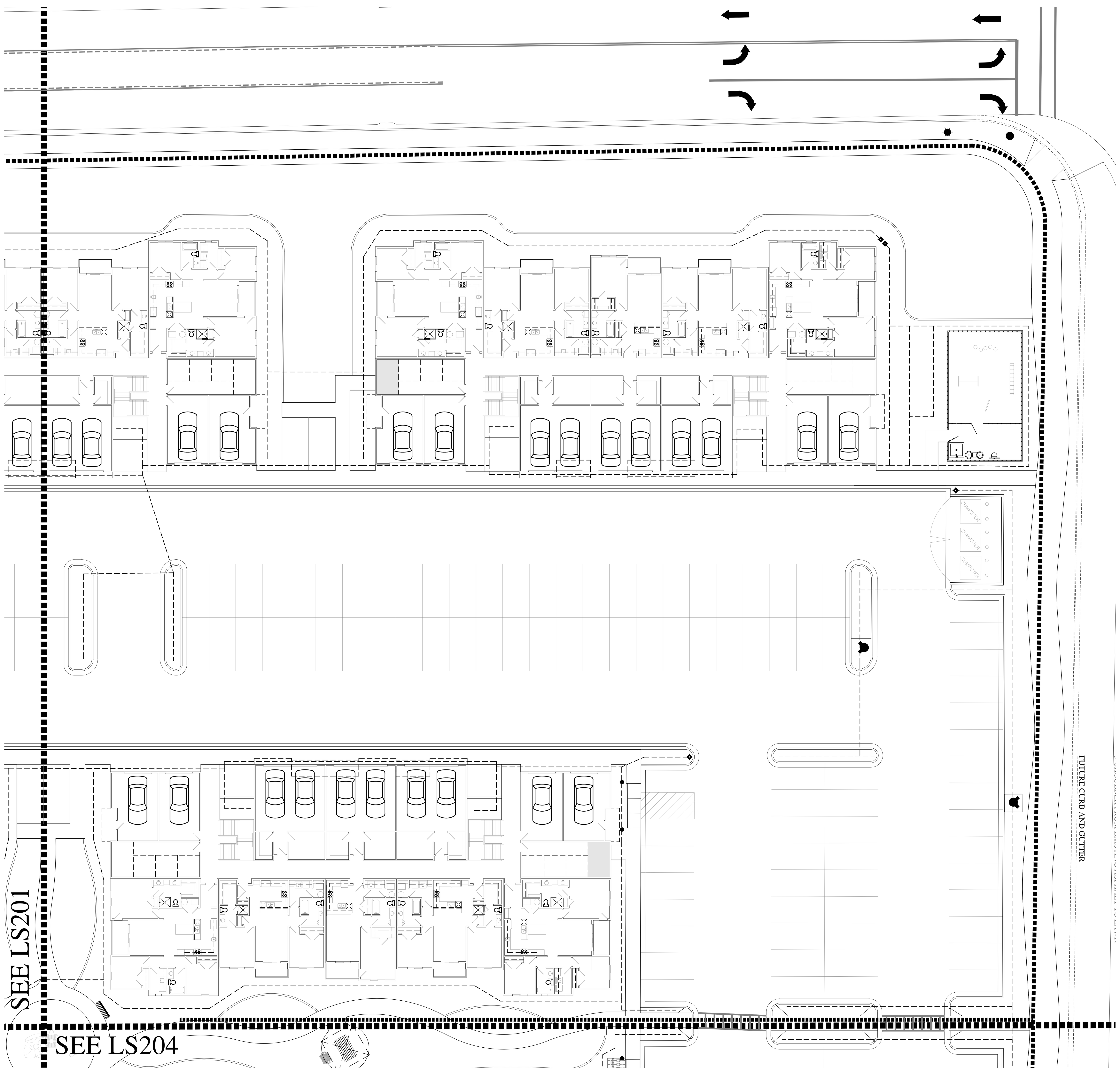
PROJECT:
RESIDENCE AT SOUTH HAVEN FARMS
PAYSON, UTAH
CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION DESIGN

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-137

SHEET:
LS201

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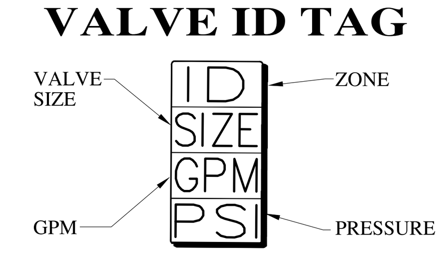
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	11-14	SEE IRRIGATION DETAILS
		LCS, RCS, SST	15'	30	--	--	.61	--	--	1.21	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	H,F,VAN	8'	30	--	--	.52	--	--	1.04	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H,F,VAN	10'	30	.39	.53	.79	--	--	1.58	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q,T,H,F,VAN	12'	30	.65	.87	1.30	--	--	2.60	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 15 SERIES	Q,T,H,F,VAN	15'	30	.92	1.23	1.85	--	--	3.70	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 18 SERIES VAN	VAN	18'	30	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1806-SAM-P45 R-VAN-STRIP SERIES	LCS, RCS, SST	15'	45	--	--	.24	--	--	.48	--	7	ADJUST ARC AS NEEDED
'A'	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	2" LEEMCO ISOLATION VALVE												
D	1" DRAIN												
F	2" AMIAD SUPER T BRUSH FILTER												
	RAIN BIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQ. PER SPECS/DETAILS.											2,3 & 5	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											16	JUMBO VALVE BOX
	2" SCH. 40 MAINLINE											8-10	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											8-10	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											11-14	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											8-10	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											10	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											8-10	COORDINATE WITH ALL TRADES
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											15	REFERENCE DETAILS

IRRIGATION NOTES

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2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE ARCHITECT TO SUBMIT ADDITIONAL PLANS SHOWING TYPE OF IRRIGATION HEADS, AS WELL AS VALVES, PIPING, ETC. FOR ALL LANDSCAPE AREAS. THIS SHALL BE PROVIDED PRIOR TO BIDDING OF PROJECT.
7. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
8. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
9. MAIN LINE SHALL BE 2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM, 2-1/2" PIPE MAX. 75 GPM AND. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
10. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
11. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
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VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
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4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:

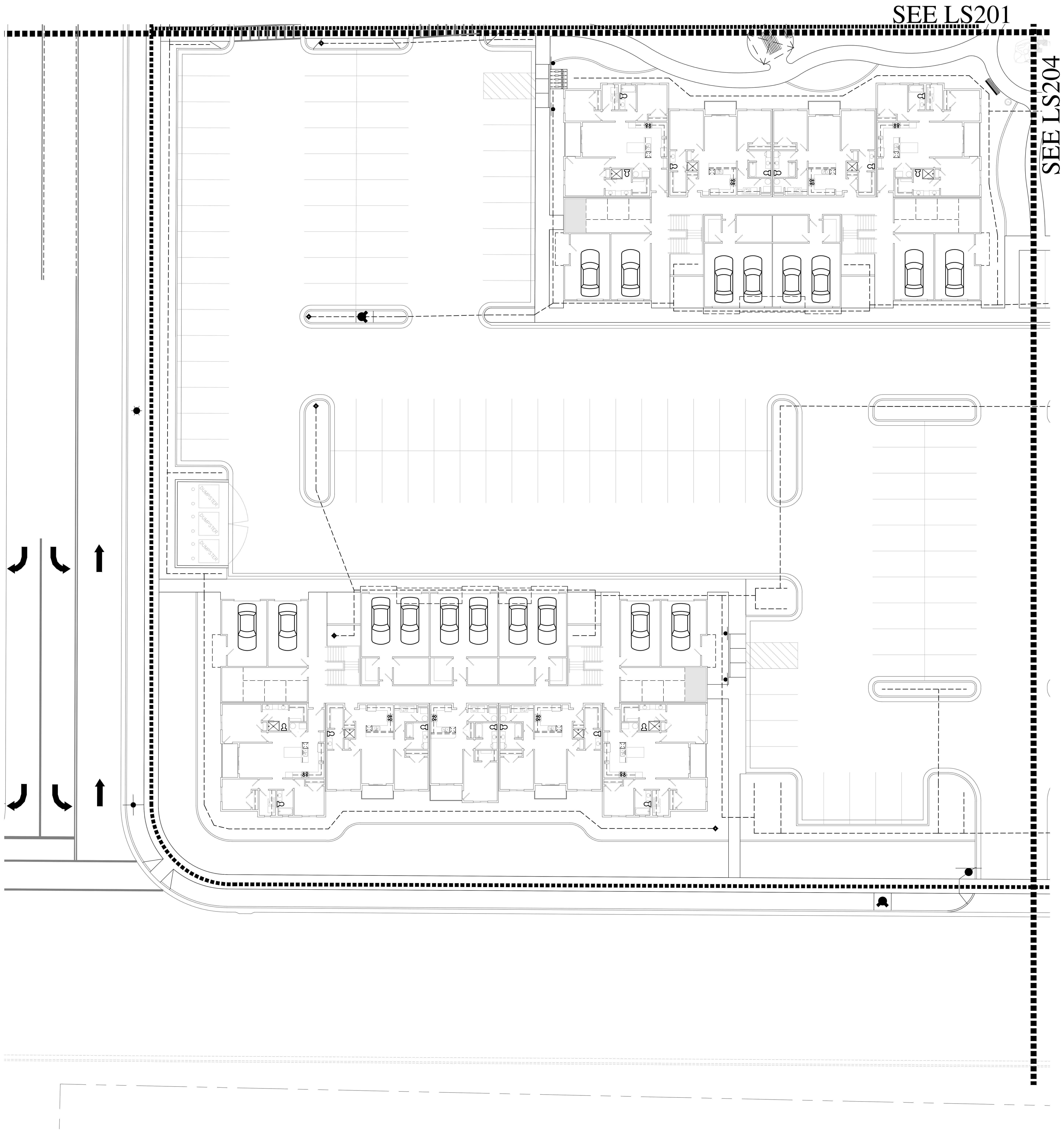
STAMP: LANDSCAPE ARCHITECT #5587 Darren G. Wilson 11-17-2020 STATE OF UTAH LICENSED

PROJECT:
RESIDENCE AT SOUTH HAVEN FARMS
SOUTH HAVEN FARMS
PAYSON, UTAH
CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION DESIGN

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-137
SHEET: LS202

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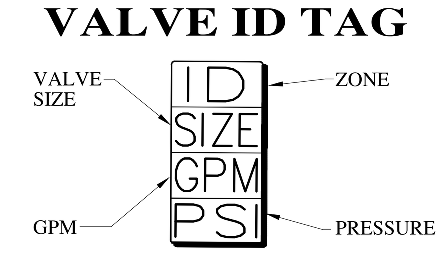
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
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NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	11-14	SEE IRRIGATION DETAILS
		LCS, RCS, SST	15'	30	--	--	.61	--	--	1.21	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	H,F,VAN	8'	30	--	--	.52	--	--	1.04	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H,F,VAN	10'	30	.39	.53	.79	--	--	1.58	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q,T,H,F,VAN	12'	30	.65	.87	1.30	--	--	2.60	--	6	ADJUST ARC AS NEEDED
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	RAIN BIRD 1804-PRS POP-UP SPRAY 18 SERIES VAN	VAN	18'	30	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
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17. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
18. CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
19. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
20. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
21. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

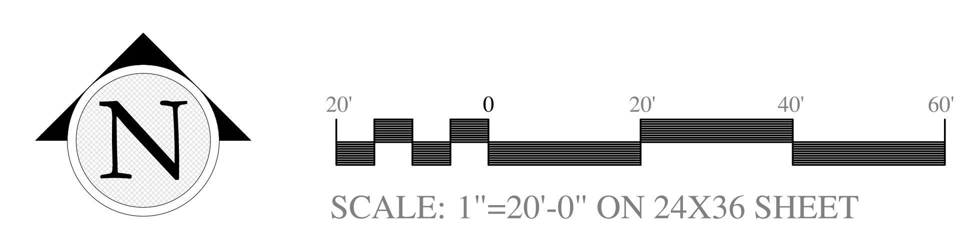
VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LS401.
4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.



SCALE: 1"=20'-0" ON 24X36 SHEET

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architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT · LICENSED · STATE OF UTAH · #5569187 Darren G. Wilson 11-17-2020

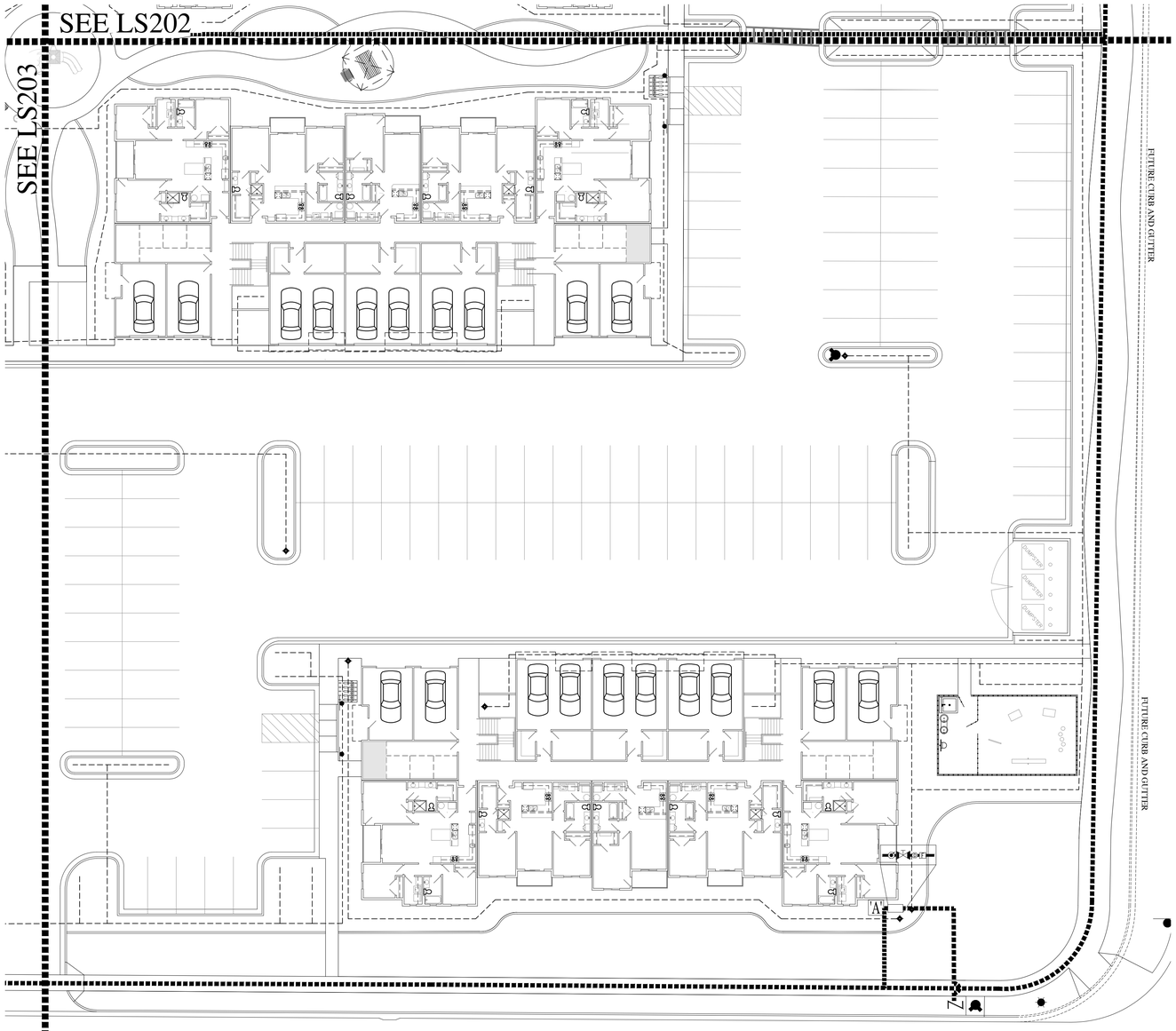
PROJECT:
RESIDENCE AT SOUTH HAVEN FARMS
SOUTH HAVEN FARMS
PAYSON, UTAH

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION DESIGN

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-137
SHEET: LS203

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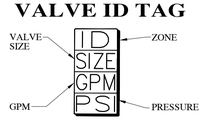
IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	11-14	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	11-14	SEE IRRIGATION DETAILS
		LCS, RCS, SST	15'	30	--	--	.61	--	--	1.21	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 8 SERIES	H,F,VAN	8'	30	--	--	.52	--	--	1.04	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H,F,VAN	10'	30	.39	.53	.79	--	--	1.58	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 12 SERIES	Q,T,H,F,VAN	12'	30	.65	.87	1.30	--	--	2.60	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 15 SERIES	Q,T,H,F,VAN	15'	30	.92	1.23	1.85	--	--	3.70	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1804-PRS POP-UP SPRAY 18 SERIES VAN	VAN	18'	30	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD 1806-SAM-P45 R-VAN-STRIP SERIES	LCS, RCS, SST	15'	45	--	--	.24	--	--	.48	--	7	ADJUST ARC AS NEEDED
A	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	2" LEEMCO ISOLATION VALVE												
D	1" DRAIN												
F	2" AMIAD SUPER T BRUSH FILTER												
	RAIN BIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER IF REQ. PER SPECS/DETAILS.											2,3 & 5	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											16	JUMBO VALVE BOX
	2" SCH. 40 MAINLINE											8-10	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											8-10	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											11-14	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											8-10	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL.)											10	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											8-10	COORDINATE WITH ALL TRADES
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											15	REFERENCE DETAILS

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE ARCHITECT TO SUBMIT ADDITIONAL PLANS SHOWING TYPE OF IRRIGATION HEADS, AS WELL AS VALVES, PIPING, ETC. FOR ALL LANDSCAPE AREAS. THIS SHALL BE PROVIDED PRIOR TO BIDDING OF PROJECT.
7. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
8. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
9. MAIN LINE SHALL BE 2" (UNLESS OTHERWISE DIRECTED), LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM, 2-1/2" PIPE MAX. 75 GPM AND. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
10. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
11. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
12. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
13. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
14. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
15. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
16. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
17. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
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VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
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2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LS401.
4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.





SCALE: 1"=20'-0" ON 24X36 SHEET

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architects@insitedesigngroup.com

CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11/17/2020 LICENSED STATE OF UTAH

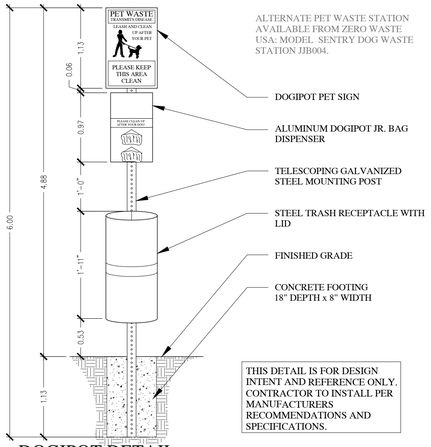
PROJECT:
RESIDENCE AT SOUTH HAVEN FARMS
PAYSON, UTAH
CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION DESIGN

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-137

SHEET: LS204

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ALTERNATE PET WASTE STATION AVAILABLE FROM ZERO WASTE USA: MODEL SENTRY DOG WASTE STATION JJB004.

DOGIPOT PET SIGN

ALUMINUM DOGIPOT JR. BAG DISPENSER

TELESCOPING GALVANIZED STEEL MOUNTING POST

STEEL TRASH RECEPTACLE WITH LID

FINISHED GRADE

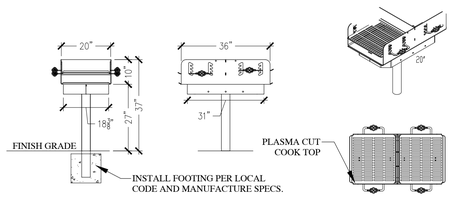
CONCRETE FOOTING 18" DEPTH x 8" WIDTH

THIS DETAIL IS FOR DESIGN INTENT AND REFERENCE ONLY. CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

1 DOGIPOT DETAIL

SCALE: NTS

DETAIL NOT USED



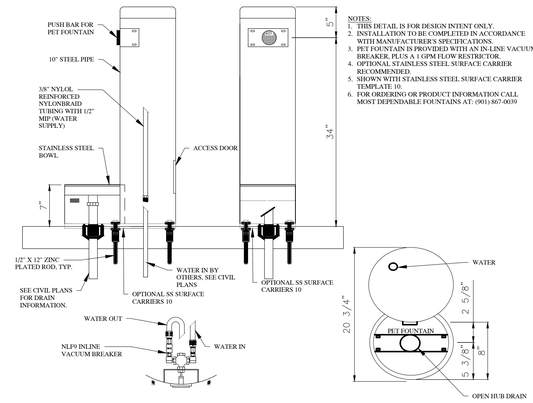
SPECIFICATIONS:

- WITH COOL-GRIP HANDLES, THE GRILL CAN BE ROTATED 360 DEGREES, AND THE COOKING SURFACE PROVIDING FOUR DIFFERENT LEVELS RANGING FROM 3-1/2" TO 8-3/4" ABOVE THE FIRE.
- FIREBOX: MANUFACTURED OF $\frac{1}{4}$" PLATE STEEL, REINFORCED WITH $\frac{1}{2}$" BACK PLATE. HOLES ARE PROVIDED ON BACK OF FIREBOX FOR UTILITY SHELF INSTALLATION.
- THE DOUBLE GRILLS ARE SUPPORTED BY A 3-1/2" O.D. POST, PAINTED WITH A HEAT RESISTANT, NON TOXIC BLACK ENAMEL.
- GRATES: MANUFACTURED $\frac{3}{16}$" PLASMA CUT PLATE IN THE SHAPE OF A COOK TOP WITH WELDED $\frac{3}{4}$" ROD FOR HANDLES; ADD A ROLLED FLAT BAR HEAT SINK HANDLE WELDED TO RODS FOR SUITABLE PUBLIC USE.
- WARRANTY: 3 YEARS

2 RAISED BBQ GRILL

SCALE: NTS

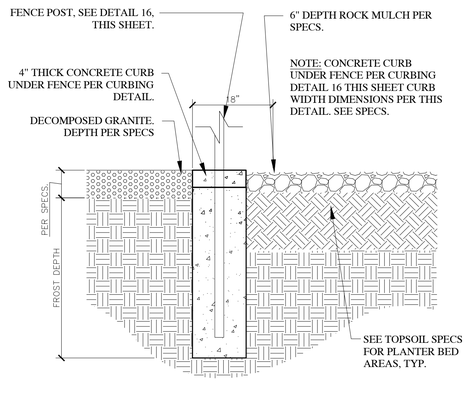
DETAIL NOT USED



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER, PLUS A 1 GPM FLOW RESTRICTOR.
4. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
5. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
6. FOR ORDERING OR PRODUCT INFORMATION CALL MOST DEPENDABLE FOUNTAINS AT: (901)-867-0039

3 MOST DEPENDABLE FOUNTAINS MODEL 300 SM

SCALE: NTS



4 FENCE POST CURB ADJACENT TO DOG PARK/PLANTER

SCALE: NTS

NOTE:
1. DOG PARK FENCE TO BE 34" HIGH.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALTERNATE FENCING AVAILABLE FROM AMERISTAR: MONTAGE STYLE WITH MAJESTIC PANEL.
3. INSTALL 12" WIDE + 6" THICK CURB UNDER FENCE. (NOT SHOWN IN DETAIL).

7 DOG PARK FENCE- FORTRESS FENCE

SCALE: NTS

NOTE:
1. DOG PARK GATE TO BE 34" HIGH, 4' WIDE. PERIMETER GATE TO BE 70" HIGH, 5' WIDE.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALTERNATE GATE AVAILABLE FROM AMERISTAR: MONTAGE STYLE WITH MAJESTIC PANEL.
3. INSTALL DOG PARK GATE IN CONCRETE PAD. SEE DETAIL #17 ON SHEET LS4.2 FOR MORE INFORMATION.

8 DOG PARK & PERIMETER GATE- FORTRESS GATE

SCALE: NTS

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SCALE: NTS



- TABLE DIAMETER: 42" SQUARE
- FINISH: FADE-RESISTANT, POWDER COATED STEEL AND ALUMINUM COMPONENTS FEATURE A STATE-OF-THE-ART PRIMER PROVEN TO PREVENT RUSTING.
- MATERIAL: TABLE TOP FRAME: 10-GAUGE STEEL
- TABLE TOP/ CONTOUR SEATS: 1" X 3.5" AND 1" X 2" RECYCLED PLASTIC PLANKS
- SEATS: ALUMINUM AND STEEL PLATES
- UNIT WEIGHT: 296 LBS
- ASSEMBLY: THE TABLE REQUIRES SOME ASSEMBLY. THE TABLE TOP AND SEATS SHIP PRE-ASSEMBLED. STAINLESS STEEL ASSEMBLY HARDWARE IS INCLUDED.
- WARRANTY: 20-YEAR LIMITED STRUCTURAL WARRANTY WITH 7-YEAR FINISH WARRANTY FROM DATE OF PURCHASE.

NOTES:
1. SURFACE MOUNT TABLE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION SEE DETAIL

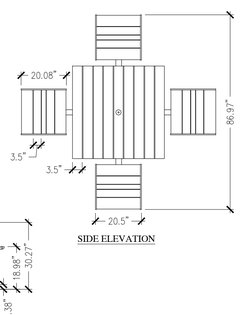
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SCALE: NTS

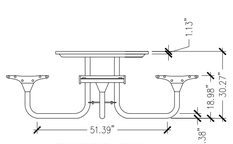
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ST. LOUIS, MO 63141
TOLL FREE: 1-888-535-5005
PHONE: (800) 231-1327
FAX: (314) 754-0835
www.anovafurnishings.com

FRAME COLOR: **TEXTURED BRONZE**
RECYCLED PLASTIC SLAT COLOR: **CEDAR**



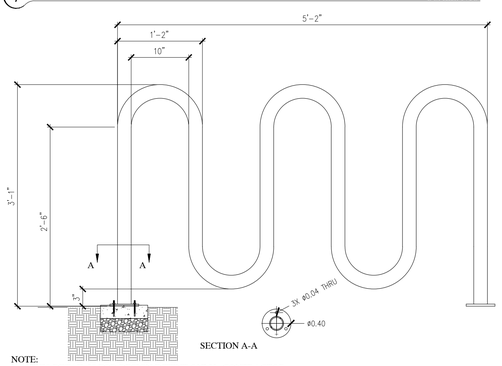
SIDE ELEVATION



FRONT ELEVATION

9 ANOVA BEACON HILL RECYCLED PLASTIC TABLE WITH 4 FLAT SEATS BH1841R

SCALE: NTS



SECTION A-A

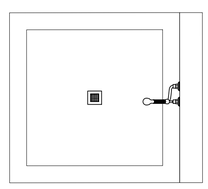
NOTE:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE CUT SHEETS, COLOR AND PRODUCT SAMPLES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ANCHOR BIKE RACK TO CONCRETE PAD AS SHOWN.
3. SMITH STEELWORKS TO BE USED OR AN OWNER APPROVED EQUAL.
4. THESE SITE FURNISHINGS TO BE OWNER PROVIDED, CONTRACTOR INSTALLED.

CONTACT INFO:
SMITH STEELWORKS
801.414.1724
270 W 500 S
SPANISH FORK, UT 84660
WWW.SMITHSTEELWORKS.COM

10 5-LOOP STEEL BIKE RACK (SMITH STEELWORKS)

SCALE: NTS





NOTE:
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11 DOG WASH STATION

SCALE: NTS

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17 North 470 West American Fork, Utah 84003
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architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP:

LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11-17-2020 LICENSED STATE OF UTAH

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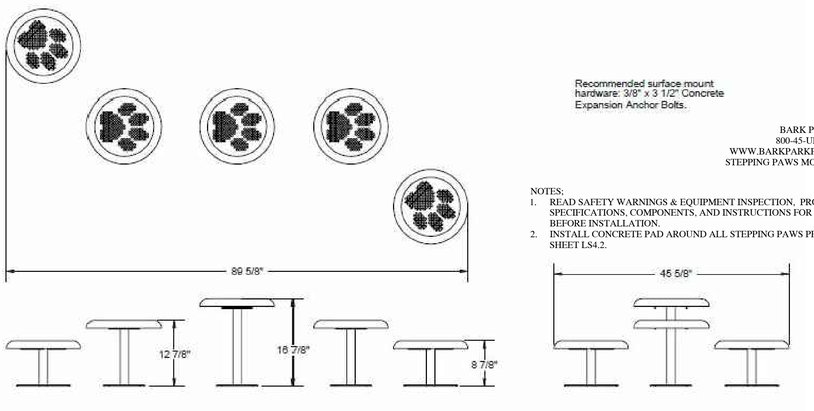
HARDSCAPE DETAILS

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-116

SHEET:

LS300

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Recommended surface mount hardware: 3/8" x 3 1/2" Concrete Expansion Anchor Bolts.

BARK PARK
800-45-ULTRA
WWW.BARKPARKPRODUCTS.COM
STEPPING PAWS MODEL # BARK-470

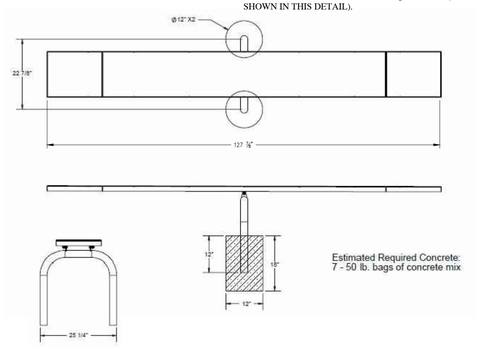
NOTES;
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION, PRODUCT SPECIFICATIONS, COMPONENTS, AND INSTRUCTIONS FOR STEPPING PAWS BEFORE INSTALLATION.
2. INSTALL CONCRETE PAD AROUND ALL STEPPING PAWS PER DETAIL # 16 ON SHEET LS4.2.

12 BARK PARK STEPPING PAWS BARK-470

SCALE: NTS

BARK PARK
800-45-ULTRA
WWW.BARKPARKPRODUCTS.COM
TEETER TOTTER MODEL # BARK-440

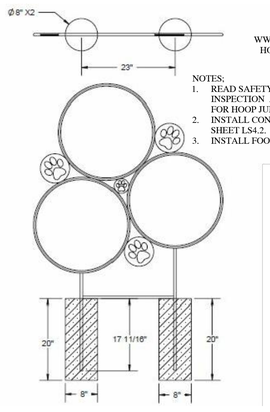
NOTES;
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION, PRODUCT SPECIFICATIONS, COMPONENTS, AND INSTRUCTIONS FOR TEETER TOTTER BEFORE INSTALLATION.
2. INSTALL CONCRETE PAD UNDER EQUIPMENT. (NOT SHOWN IN THIS DETAIL).



Estimated Required Concrete:
7 - 50 lb. bags of concrete mix

15 BARK PARK TEETER TOTTER BARK-440

SCALE: NTS



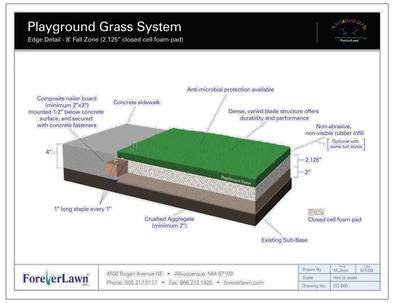
BARK PARK
800-45-ULTRA
WWW.BARKPARKPRODUCTS.COM
HOOP JUMP MODEL # BARK-430

NOTES;
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION AND PRODUCT SPECIFICATIONS FOR HOOP JUMP BEFORE INSTALLATION.
2. INSTALL CONCRETE PAD PER DETAIL #17 ON SHEET LS4.2.
3. INSTALL FOOTINGS BELOW 4" THICK CONC. PAD.

16 BARK PARK HOOP JUMP BARK-430

SCALE: NTS

FOREVERLAWN, INC
4500 BOGAN AVENUE NE
ALBUQUERQUE, NM 87109
(505-217-0177)
FOREVERLAWN.COM

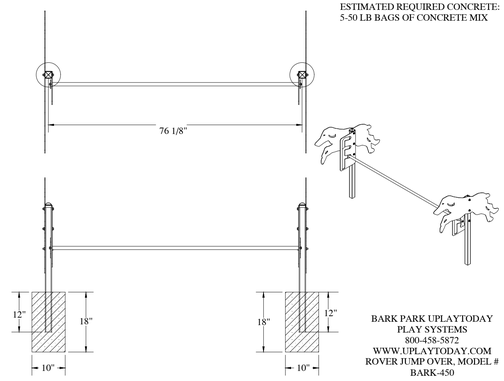


NOTES;
1. PLAYGROUND GRASS 'ULTRA' TO BE SPECIFIED.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
3. PLACE DRAIN(S) IN PLAYGROUND AREA AS REQUIRED.

13 FOREVERLAWN PLAYGROUND GRASS SYSTEM

SCALE: NTS

ESTIMATED REQUIRED CONCRETE:
5-50 LB BAGS OF CONCRETE MIX



BARK PARK UPLAYTODAY
PLAY SYSTEMS
800-458-5872
WWW.UPLAYTODAY.COM
ROVER JUMP OVER, MODEL #
BARK-450

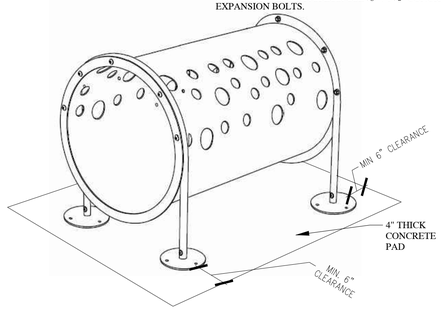
NOTES:
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION, PRODUCT SPECIFICATIONS, COMPONENTS, AND INSTRUCTIONS FOR ROVER JUMP OVER BEFORE INSTALLATION.
2. INSTALL CON. PAD PER DETAIL X SHEET X.
3. INSTALL FOOTINGS PER SPECS ABOVE.

17 BARK PARK ROVER JUMP OVER

SCALE: NTS

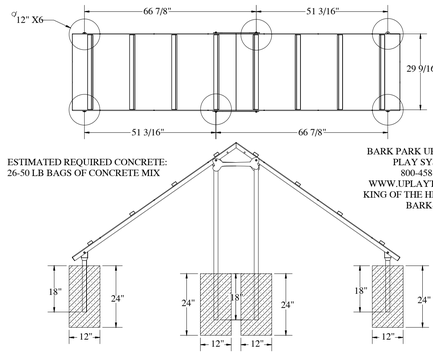
BARK PARK UPLAYTODAY PLAY SYSTEMS
800-458-5872
WWW.UPLAYTODAY.COM
CRAWL TUNNEL MODEL # PBARK-491

NOTES:
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION, PRODUCT SPECIFICATIONS, COMPONENTS, AND INSTRUCTIONS FOR CRAWL TUNNEL BEFORE INSTALLATION.
2. INSTALL CON. PAD PER DETAIL #16 SHEET LS4.2.
3. SURFACE MOUNT CRAWL TUNNEL DIRECTLY TO CONCRETE PER MNF. SPECS. USE ⅜" + 3 ½" CONCRETE EXPANSION BOLTS.



14 BARK PARK CRAWL TUNNEL PBARK-491 NEW

SCALE: NTS



ESTIMATED REQUIRED CONCRETE:
26-50 LB BAGS OF CONCRETE MIX

BARK PARK UPLAYTODAY
PLAY SYSTEMS
800-458-5872
WWW.UPLAYTODAY.COM
KING OF THE HILL, MODEL #
BARK-400

NOTES:
1. READ SAFETY WARNINGS & EQUIPMENT INSPECTION, PRODUCT SPECIFICATIONS, COMPONENTS, AND INSTRUCTIONS FOR KING OF HILL BEFORE INSTALLATION.
2. INSTALL CON. PAD PER DETAIL X SHEET X.
3. INSTALL FOOTINGS PER SPECS ABOVE.

18 BARK PARK KING OF THE HILL

SCALE: NTS

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architects@in-sitedesigngroup.com

CONSULTANTS:

STAMP:
LICENSED LANDSCAPE ARCHITECT # 356187 Darren G. Wilson 11-17-2020 STATE OF UTAH

PROJECT:
RESIDENCE AT SOUTH HAVEN HOMES

PAYSON, UTAH

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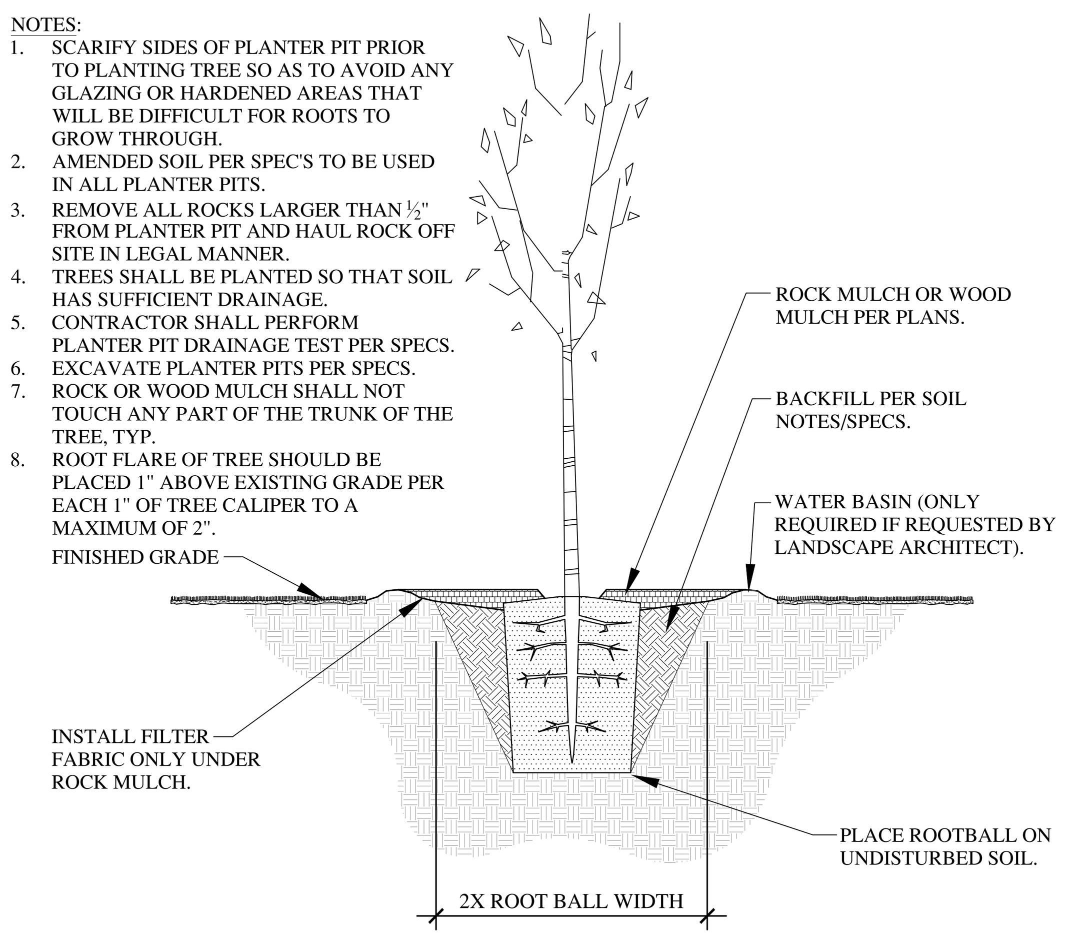
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SHEET TITLE:
HARDSCAPE DETAILS

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-116

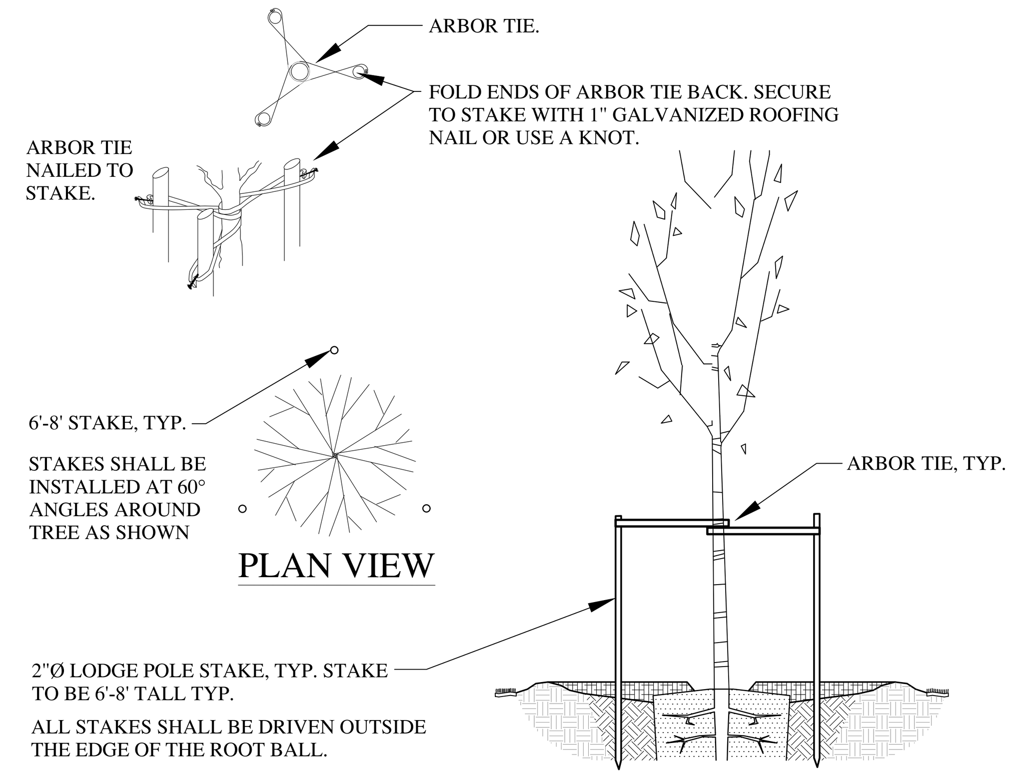
SHEET:
LS301

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



1 DECIDUOUS TREE PLANTING

SCALE: NTS

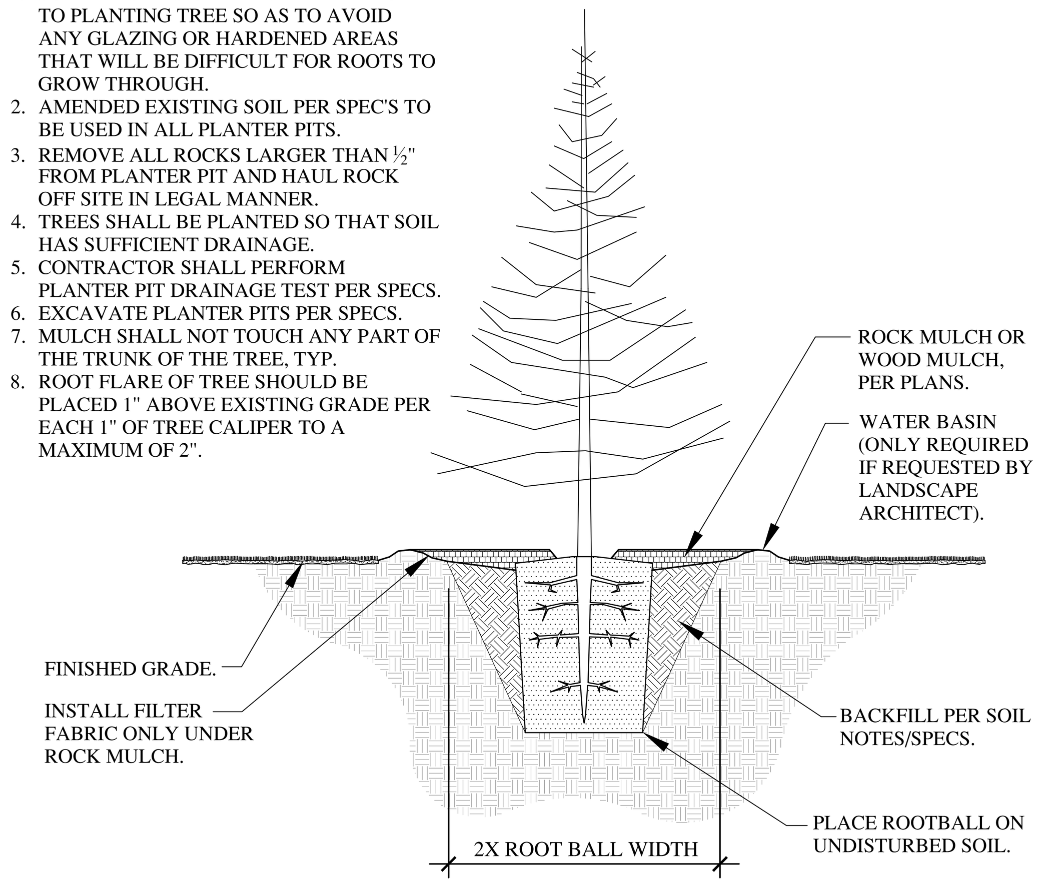


NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

2 DECIDUOUS TREE STAKING

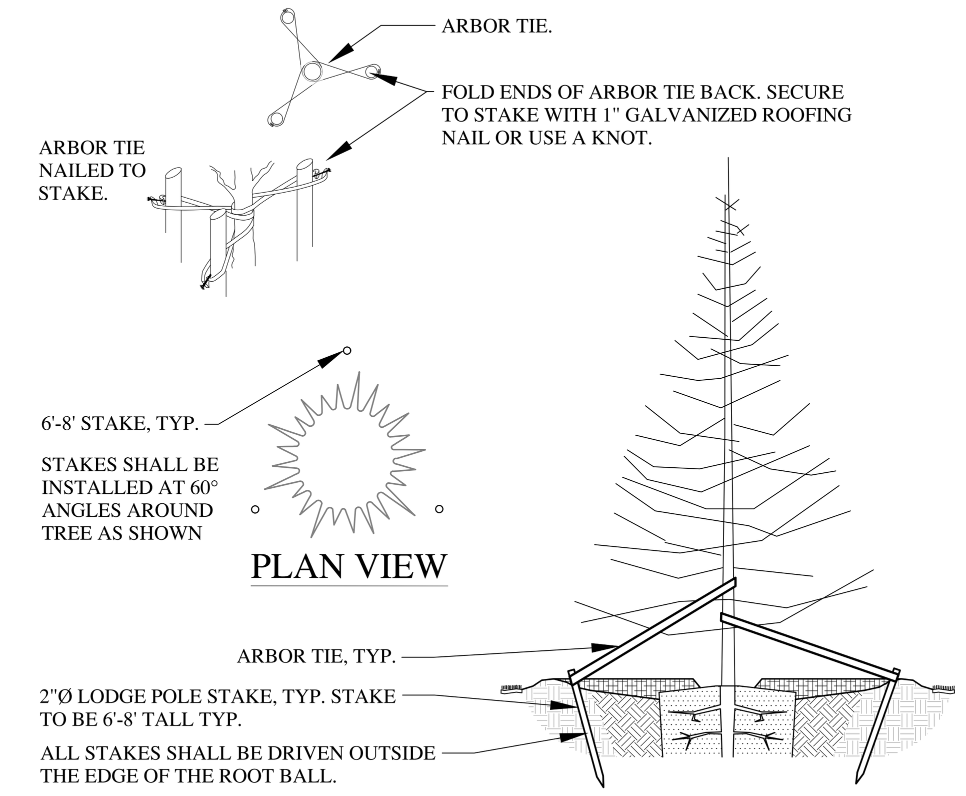
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



3 EVERGREEN PLANTING

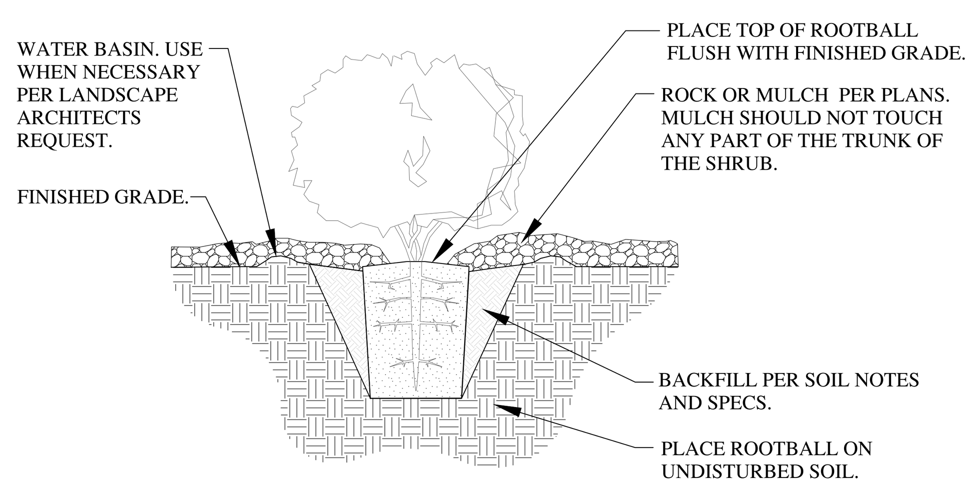
SCALE: NTS



NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.

4 EVERGREEN TREE STAKING

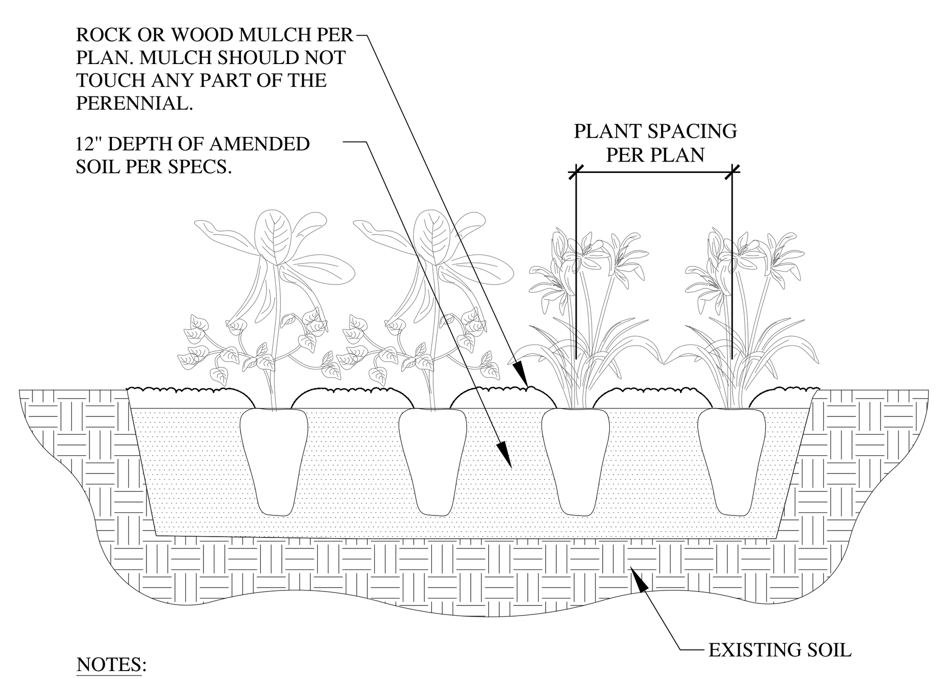
SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

5 SHRUB & ORNAMENTAL GRASS PLANTING

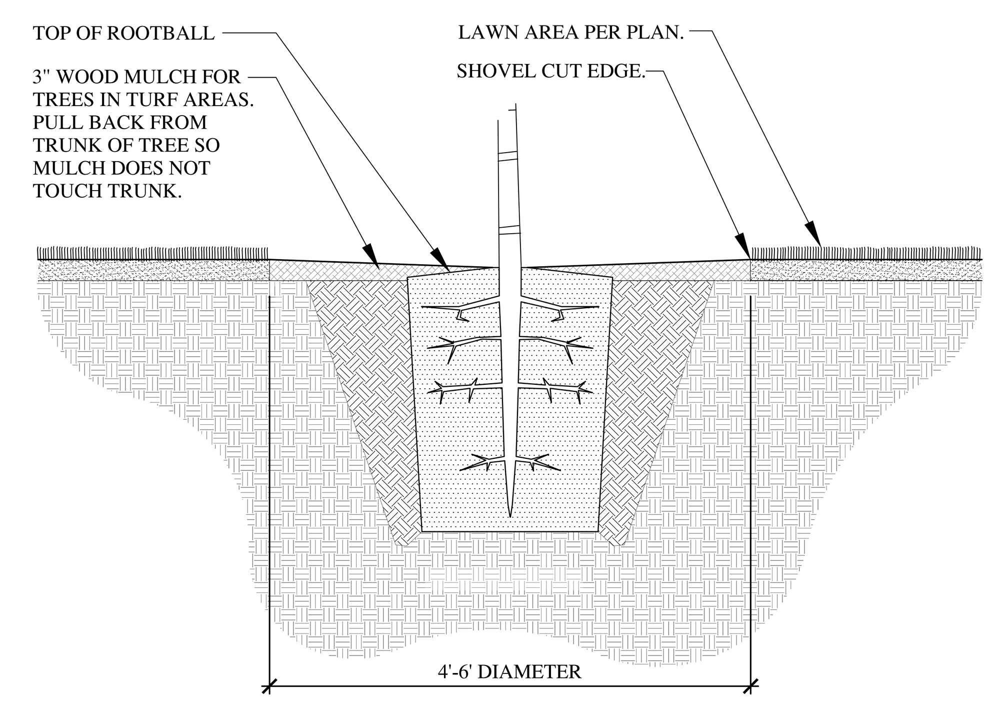
SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

6 PERENNIAL PLANTING

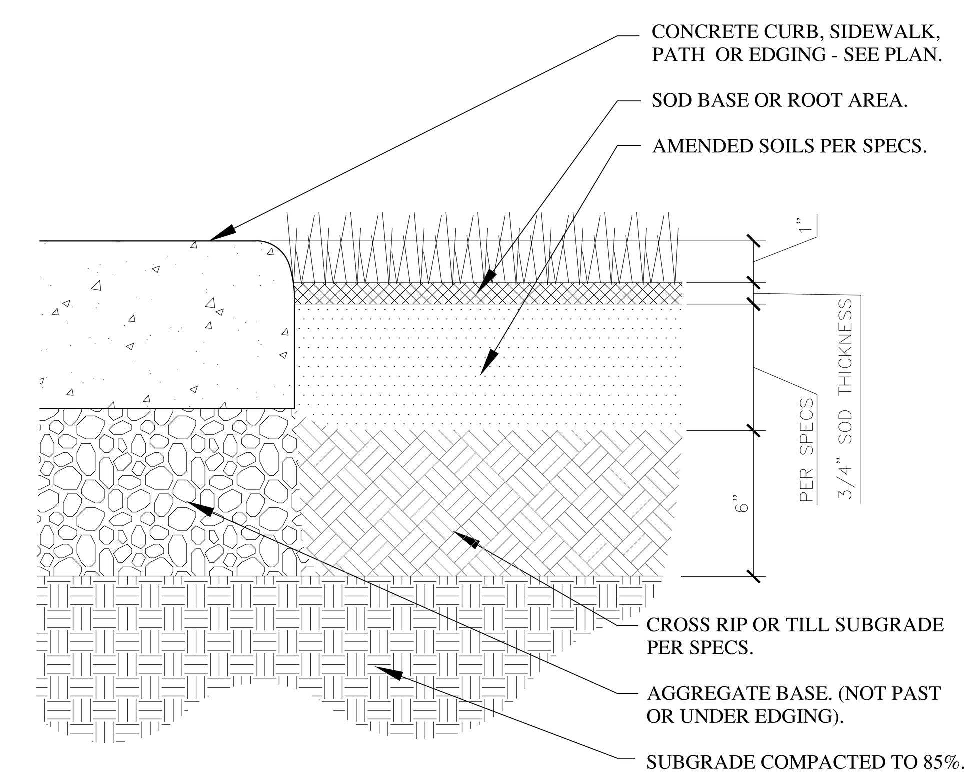
SCALE: NTS



NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

7 TREE WELL IN TURF AREA

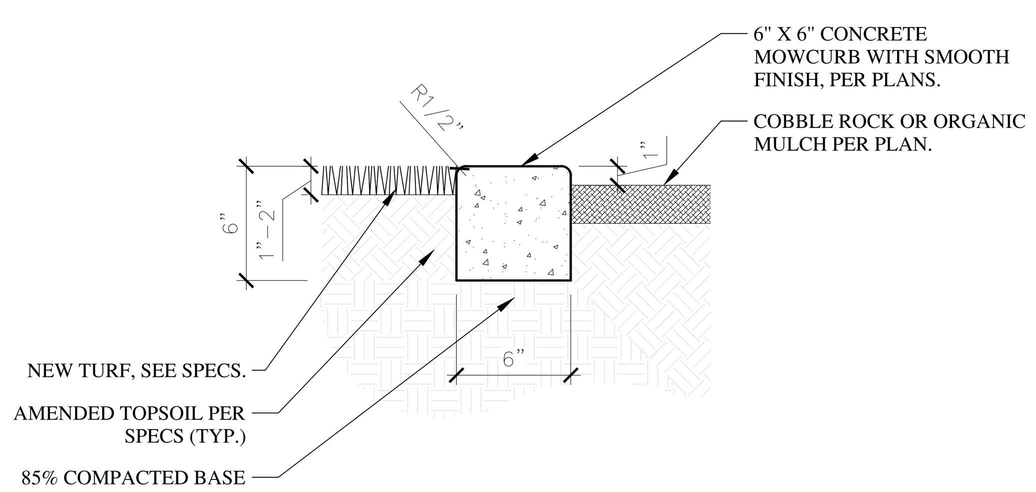
SCALE: NTS



NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2½" - 3".

8 SOD LAYING AND EDGE

SCALE: NTS



NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30' ALONG MOWCURB.

9 6" MOWCURB SECTION

SCALE: 1 1/2" = 1'-0"

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CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT — Darren G. Wilson — 11-17-2020 — STATE OF UTAH — LICENSED

PROJECT: RESIDENCE AT SOUTH HAVEN HOMES

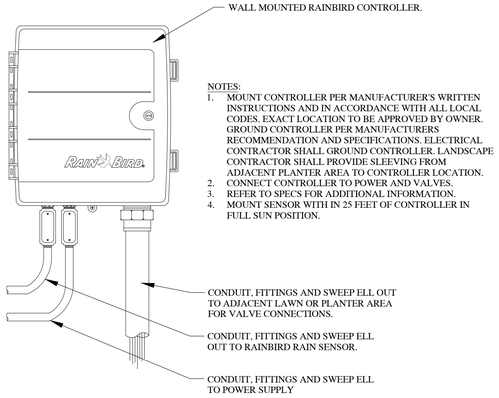
PAYSON, UTAH

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE: PLANTING DETAILS

DRAWN BY: JCB/EPS
CHECKED: DGW
DATE: 11-17-2020
REVISIONS:
JOB NO. 20-116
SHEET: LS302

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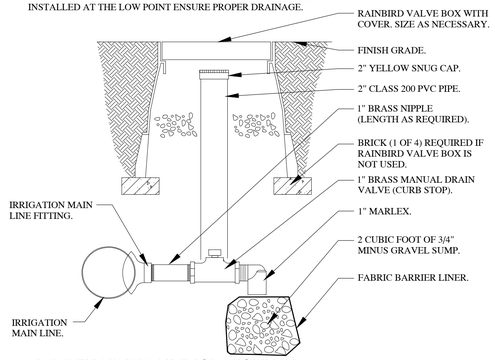


NOTES:
1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER. LANDSCAPE CONTRACTOR SHALL PROVIDE SLEEVING FROM ADJACENT PLANTER AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. REFER TO SPECS FOR ADDITIONAL INFORMATION.
4. MOUNT SENSOR WITH IN 25 FEET OF CONTROLLER IN FULL SUN POSITION.

1 CONTROLLER WITH SENSOR

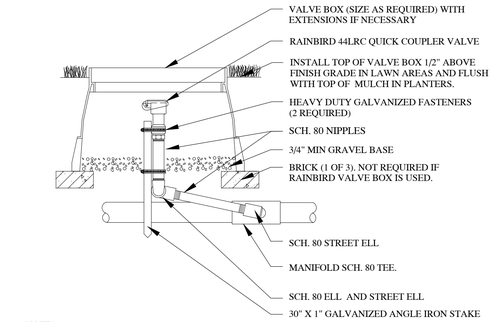
SCALE: NTS

NOTES:
1. INSTALL MANUAL DRAINS IF ISOLATION VALVES ARE REQUESTED BY OWNER.
2. PROVIDE OWNER WITH (2) VALVE KEYS.
3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE ISOLATION VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER SLEEVE
4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE.



2 MANUAL DRAIN (OPTIONAL)

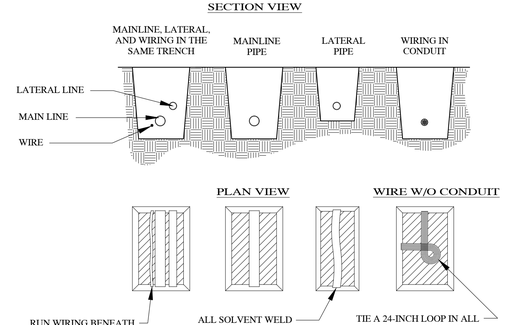
SCALE: NTS



NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

3 QUICK COUPLER VALVE

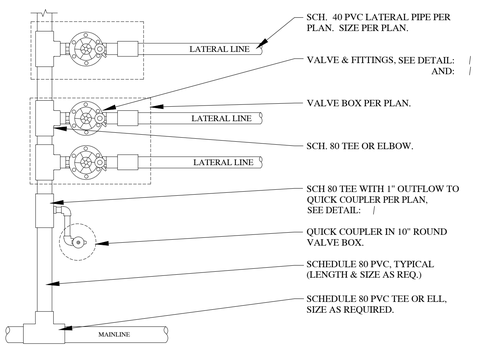
SCALE: NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

4 PIPE, WIRE, AND TRENCH

SCALE: NTS

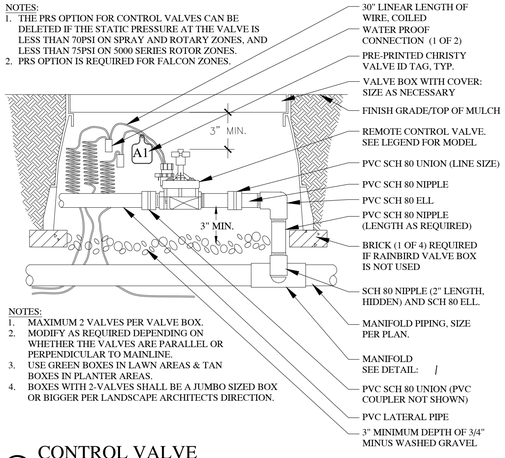


NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

5 VALVE MANIFOLD

SCALE: NTS

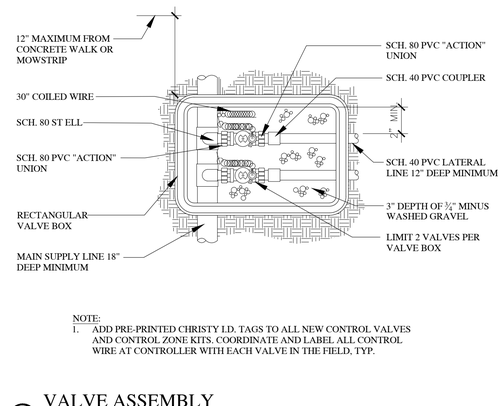
NOTES:
1. THE PRS OPTION FOR CONTROL VALVES CAN BE DELETED IF THE STATIC PRESSURE AT THE VALVE IS LESS THAN 70PSI ON SPRAY AND ROTARY ZONES, AND LESS THAN 75PSI ON 5000 SERIES ROTOR ZONES.
2. PRS OPTION IS REQUIRED FOR FALCON ZONES.



NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
4. BOXES WITH 2-VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

6 CONTROL VALVE

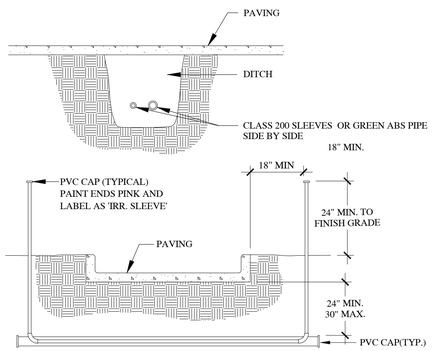
SCALE: NTS



NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

7 VALVE ASSEMBLY

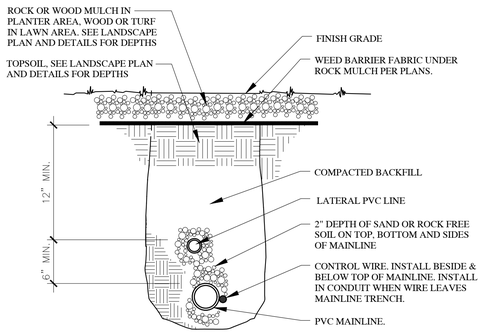
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NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

8 SLEEVING

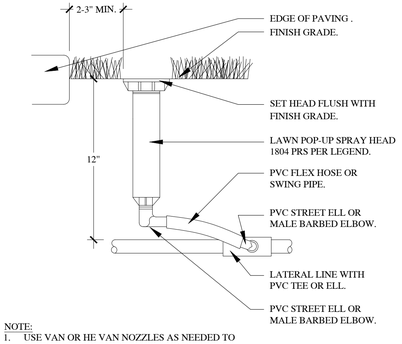
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NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

9 TRENCH SECTION

SCALE: NTS



NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

10 POP-UP SPRAY

SCALE: NTS

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CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT LICENSE No. 6287 Barton G. Wilson 8-17-2020 STATE OF UTAH

PROJECT:
RESIDENCE AT SOUTH HAVEN HOMES

PAYSON, UTAH

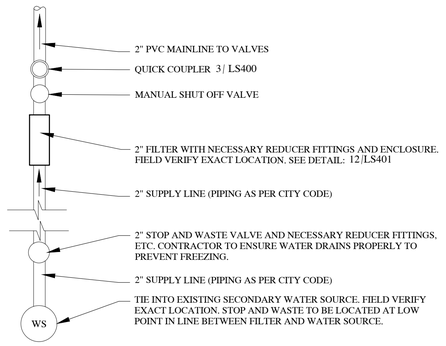
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DRAWN BY: JCB/EPS
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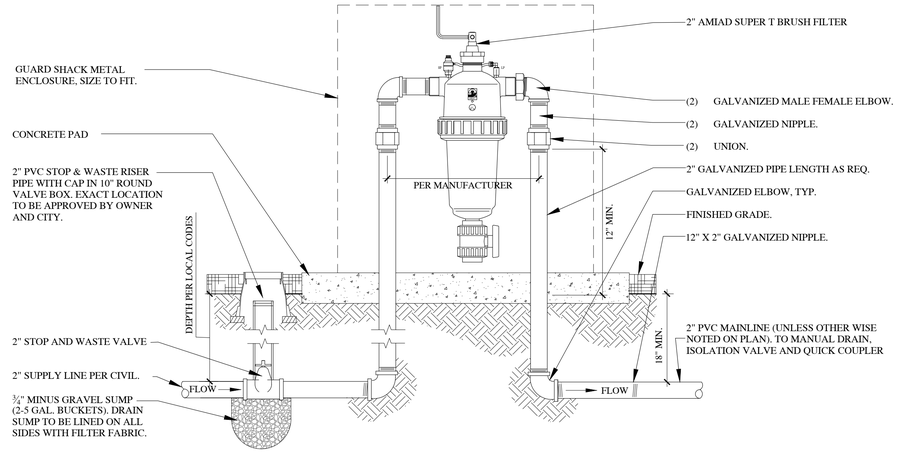
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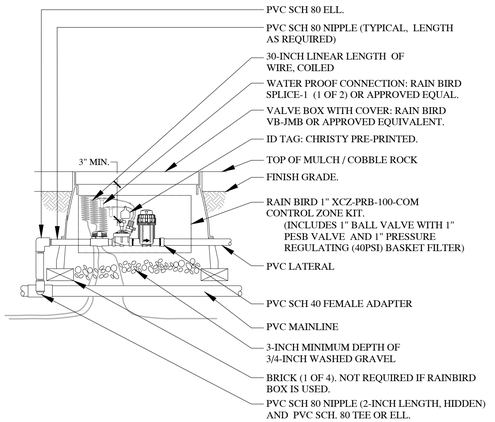


11 2" POINT OF CONNECTION

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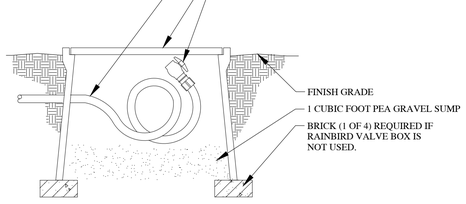


12 2" AMIAD SUPER T BRUSH FILTER



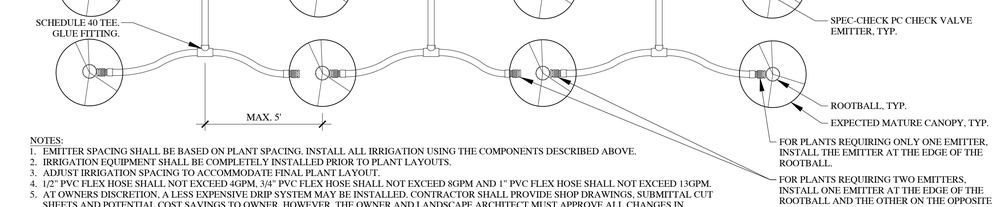
13 1" DRIP CONTROL ZONE KIT

SCALE: NTS



14 DRIP LINE FLUSH CAP

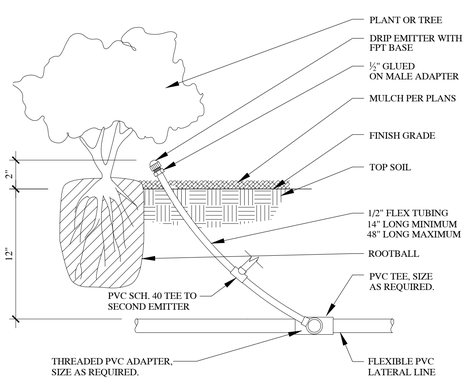
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NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

15 GPH DRIP EMITTER PLAN VIEW

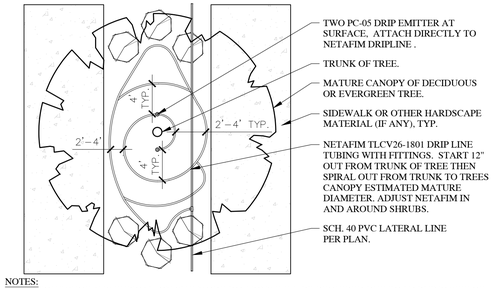
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NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL: /

16 DRIP EMITTER

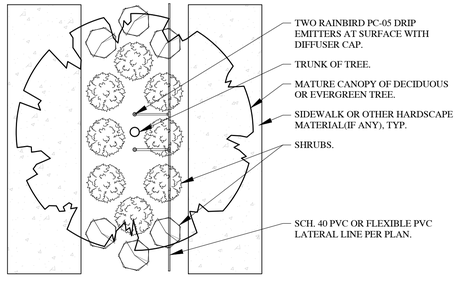
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NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

17 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

SCALE: NTS



NOTES:
1. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
2. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
3. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

18 TREE DRIP WITH FULL PLANTING UNDER CANOPY

SCALE: NTS

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RESIDENCE AT SOUTH HAVEN FARMS

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BUILDING A–1
PAYSON CITY, UTAH 84651

–INDEX OF PLAN SHEETS–

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	SITE PLAN
3	UTILITY & INDEX SHEET
4	LIGHTING & SIGNING PLAN
5	GRADING & DRAINAGE PLAN
PS–01	PUBLIC SAFETY
ADD–01	APARTMENTS ADDRESSING PLAN
PCP–01	PEDESTRIAN CIRCULATION PLAN
DT–01	DETAILS SHEET
DT–02	DETAILS SHEET
ECP–01	EROSION CONTROL PLAN
ECP–02	EROSION CONTROL PLAN DETAILS

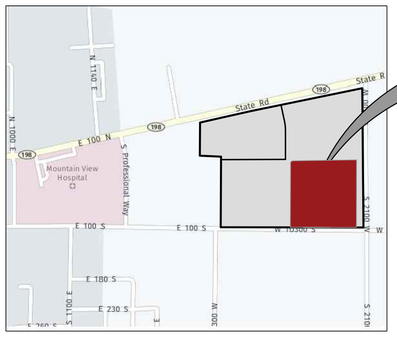
SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SEWER DEPARTMENT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE PAYSON CITY SEWER DEPARTMENT.
3. MANHOLES SHALL BE CONSTRUCTED AS PER PAYSON SEWER DEPARTMENT.
4. SEWER PIPE WITH COVER OF GREATER THAN 4 FEET , SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D–3034.
5. SEWER INSPECTIONS WILL BE BY THE PAYSON CITY SEWER DEPARTMENT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY THE PAYSON CITY SEWER DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE PAYSON CITY SEWER DEPARTMENT AT RATES ESTABLISHED BY THE PAYSON CITY SEWER DEPARTMENT FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
6. STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
7. PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH PAYSON CITY SEWER DEPARTMENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
8. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
9. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND THE PAYSON CITY SEWER DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. PAYSON CITY SEWER DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ASSOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
10. SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG.) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PAYSON CITY SEWER DEPARTMENT STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
11. THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
12. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO THE PAYSON CITY SEWER DEPARTMENT REQUIREMENTS.
13. THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY THE PAYSON CITY SEWER DEPARTMENT. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE PAYSON CITY SEWER DEPARTMENT FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION, PAYSON CITY AND PAYSON CITY SEWER DEPARTMENT.
15. ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE PAYSON CITY SEWER DEPARTMENT SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH PAYSON CITY SEWER DEPARTMENT SPECIFICATIONS.
16. THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT ELEVATION BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
17. THE CONTRACTOR SHALL PROVIDE PAYSON CITY SEWER DEPARTMENT INSPECTOR WITH "CUT SHEETS" FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. "CUT SHEETS" SHALL BE PROVIDED TO THE PAYSON CITY SEWER DEPARTMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, TEMPORARY BENCH MARKS MUST BE PROVIDED TO THE PAYSON CITY SEWER DEPARTMENT, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE PAYSON CITY SEWER DEPARTMENT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
19. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES & OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
20. MINIMUM OF FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ROADWAY/PARKING/STORM DRAIN

1. ALL ROADWAYS CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE PAYSON CITY SPECIFICATIONS. ALL IMPROVEMENTS WITHIN UDOT S.R. 198 SHALL REQUIRE UDOT APPROVAL AND MEET UDOT SPECIFICATIONS.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. INSPECTION OF WORK WITHIN THE PUBLIC RIGHT–OF WAY SHALL BE BY PAYSON CITY.
4. ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY PAYSON CITY AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS (STANDARD PLAN 343).
5. ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR RESPONSIBILITY.
6. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
7. ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY PAYSON CITY.
8. ALL WORK SHALL BE INSPECTED BY THE CITY OF PAYSON.
9. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARD & SPECIFICATION.
10. OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY PAYSON CITY.
11. CURB, GUTTER, AND SIDEWALK SHALL BE POURED MONOLITHICALLY. SLOPE THE SIDEWALK TOWARD THE CURB AT 1/4" PER FOOT.
12. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23. DO NOT USE GRAVEL OR SEWER ROCK . PLACE PER APWA SECTION 32 05 10. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95–PERCENT OR GREATER. MAXIMUM LOOSE LIFT THICKNESS IS 8–INCHES.

COUNTY BENCHMARK & ELEVATION
SOUTHWEST CORNER SECTION 10
TOWNSHIP 9 SOUTH, RANGE 2 EAST
S.L.B.&M.
N. 7,183,894.01
E. 1,581,302.05
ELEV. 4603.68'
NAD 83



PROJECT SITE

VICINITY MAP
–NTS–



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OREM, UTAH 84097
(801) 802–8992

DEVELOPER
JEFF SOUTHARD
801–473–8660

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF PAYSON CITY SPECIFICATIONS APPROVED IN 2019 & CURRENT A.P.W.A. STANDARDS.
2. A PRE–CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
5. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING AS PER PAYSON CITY SPECIFICATIONS.
6. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
9. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT–OF–WAY ARE REQUIRED TO SECURE A RIGHT–OF–WAY PERMIT FROM PAYSON CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION. ALL IMPROVEMENTS WITHIN UDOT S.R. 198 SHALL REQUIRE UDOT APPROVAL AND MEET UDOT SPECIFICATIONS.
10. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
12. THE FOUNDATION INVESTIGATION AND ALL ADDENDUM AND THE RECOMMENDATION THEREIN, PREPARED BY CMT ENGINEERING LABORATORIES DATED APRIL 2018, ARE TO BE CONSIDERED A PART OF THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING THE RECOMMENDATION IN SAID REPORT AND ADDENDUM INTO HIS/HER BID.
13. THE CONTRACTORS SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
14. ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.P.W.A.
15. LOCATE ALL ABOVE GROUND APPURTENANCES (I.E. ELECTRICAL, TRANSFORMERS AND TELEPHONE PEDESTALS) BEHIND PROPERTY LINE IN THE PUBLIC UTILITY EASEMENT.
16. CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04. PLACE PER APWA SECTION 32 16 13. CURE PER APWA SECTION 0339.
17. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER, AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
18. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
19. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 16 13 MUST BE PLACED BETWEEN THE SIDEWALK AND THE APRON.
20. FINISH CONCRETE WITH FINE HAIR BROOM.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS", AND THE CURRENT PAYSON CITY SPECIFICATIONS AND STANDARD DRAWING.
2. WATER DISTRIBUTION MAINS 12" AND SMALLER SHALL BE CONSTRUCTED WITH PVC–C–900C (BLUE), PIPE GREATER THAN 12" TO BE PVC–C–905 (BLUE), CONFORMING TO CURRENT A.P.W.A. STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK–TESTED, FLUSHED AND SANITIZED BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH PAYSON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
5. ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO CURRENT A.P.W.A. SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH PAYSON CITY SPECIFICATIONS.
6. ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE PAYSON CITY SPECIFICATIONS.
7. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST PAYSON CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY–FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
9. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
10. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS–BUILT PLANS TO THE ENGINEER.
11. RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE 1" IPS POLYETHYLENE WATER PIPE W/ 3/4" METER SETTER & BOX. METER WILL BE FURNISHED AND INSTALLED BY THE CITY OR BUILDING CONTRACTOR.
12. ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
13. ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A THREE (3) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT SEE STANDARD PLAN 203.
14. PRESSURE IRRIGATION DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH PVC–C–900 (PURPLE), CONFORMING TO CURRENT APWA STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
15. LOCATE CULINARY WATER METER BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
16. LOCATE PRESSURE IRRIGATION BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
17. INSTALL FIRE HYDRANTS ON THE WATER MAIN SIDE OF THE STREET A MINIMUM OF 2' BEHIND BACK OF CURB.
18. LOCATE FIRE HYDRANT IN MIDDLE OF 6' x 6' CONCRETE APRON (SEE STANDARD PLAN 203).
19. HYDRANT: INSTALL HYDRANT AS PER A.P.W.A. PLAN NO. 511.
20. HYDRANT VALVE: INSTALL VALVE ON THE MAIN WITH A FLANGE CONNECTION TO TEE.



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

BUILDING SQ. FT.
BUILDING 1 = 34,438 S.F. (3 STORY)
BUILDING 2 = 29,515 S.F. (3 STORY)
BUILDING HEIGHT = 38'9"

RESIDENCE AT SOUTH HAVEN FARMS
BUILDING TYPE = 5-A, R-2
TOTAL UNITS = 210
LOT 3 SOUTH HAVEN FARMS (REVISED) = 369,482 sq.ft. OR 8.48 acres
CLUBHOUSE AREA = 38265 sq.ft. OR 0.88 acres
OVERALL AREA = LOT 3 & CLUBHOUSE = 407747 OR 9.36 acres
BUILDING AREA= 98,148 sq.ft. OR 2.25 acres
LOT 3 OPEN/COMMON AREA= 79,601 sq.ft. 1.83 acres
CLUBHOUSE OPEN/COMMON AREA= 34666 sq.ft. OR 0.80 acres
1500 EAST OPEN/COMMON AREA= 16441 sq.ft. OR 0.37 acres
TOTAL OPEN SPACE AREA= 130708 sq.ft. OR 3.00 acres = 32.06%
PARKING OPEN SPACES = 269
PARKING COVERED = 158
PARKING GARAGE = 84
PARKING ADA VAN ACCESS= 3
PARKING ADA = 11
TOTAL PARKING SPACES = 525
PARKING PER UNIT = 2.50

CONST. TYPE E CURB & GUTTER
CONST. REVERSED LIP CURB & GUTTER
FUTURE CURB. & GUTTER

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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DRAWN BY:	DATE:
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APPROVED:	DATE:
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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

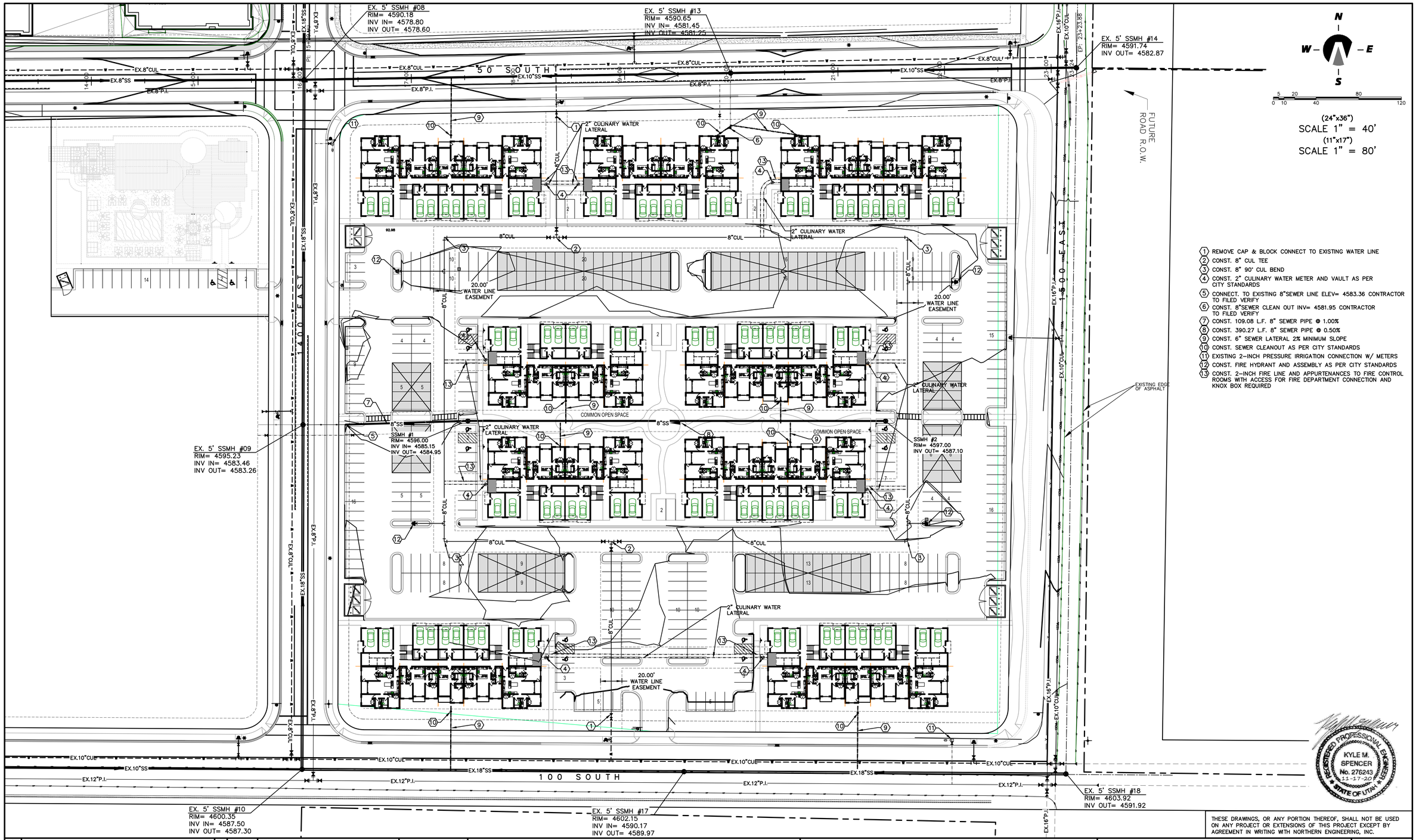
RESIDENCE AT SOUTH HAVEN FARMS

SITE PLAN

PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. 2



1. REMOVE CAP & BLOCK CONNECT TO EXISTING WATER LINE
2. CONST. 8" CUL TEE
3. CONST. 8" 90° CUL BEND
4. CONST. 2" CULINARY WATER METER AND VAULT AS PER CITY STANDARDS
5. CONNECT. TO EXISTING 8"SEWER LINE ELEV= 4583.36 CONTRACTOR TO FILED VERIFY
6. CONST. 8"SEWER CLEAN OUT INV= 4581.95 CONTRACTOR TO FILED VERIFY
7. CONST. 109.08 L.F. 8" SEWER PIPE @ 1.00%
8. CONST. 390.27 L.F. 8" SEWER PIPE @ 0.50%
9. CONST. 6" SEWER LATERAL 2% MINIMUM SLOPE
10. CONST. SEWER CLEANOUT AS PER CITY STANDARDS
11. EXISTING 2-INCH PRESSURE IRRIGATION CONNECTION W/ METERS
12. CONST. FIRE HYDRANT AND ASSEMBLY AS PER CITY STANDARDS
13. CONST. 2-INCH FIRE LINE AND APPURTENANCES TO FIRE CONTROL ROOMS WITH ACCESS FOR FIRE DEPARTMENT CONNECTION AND KNOX BOX REQUIRED

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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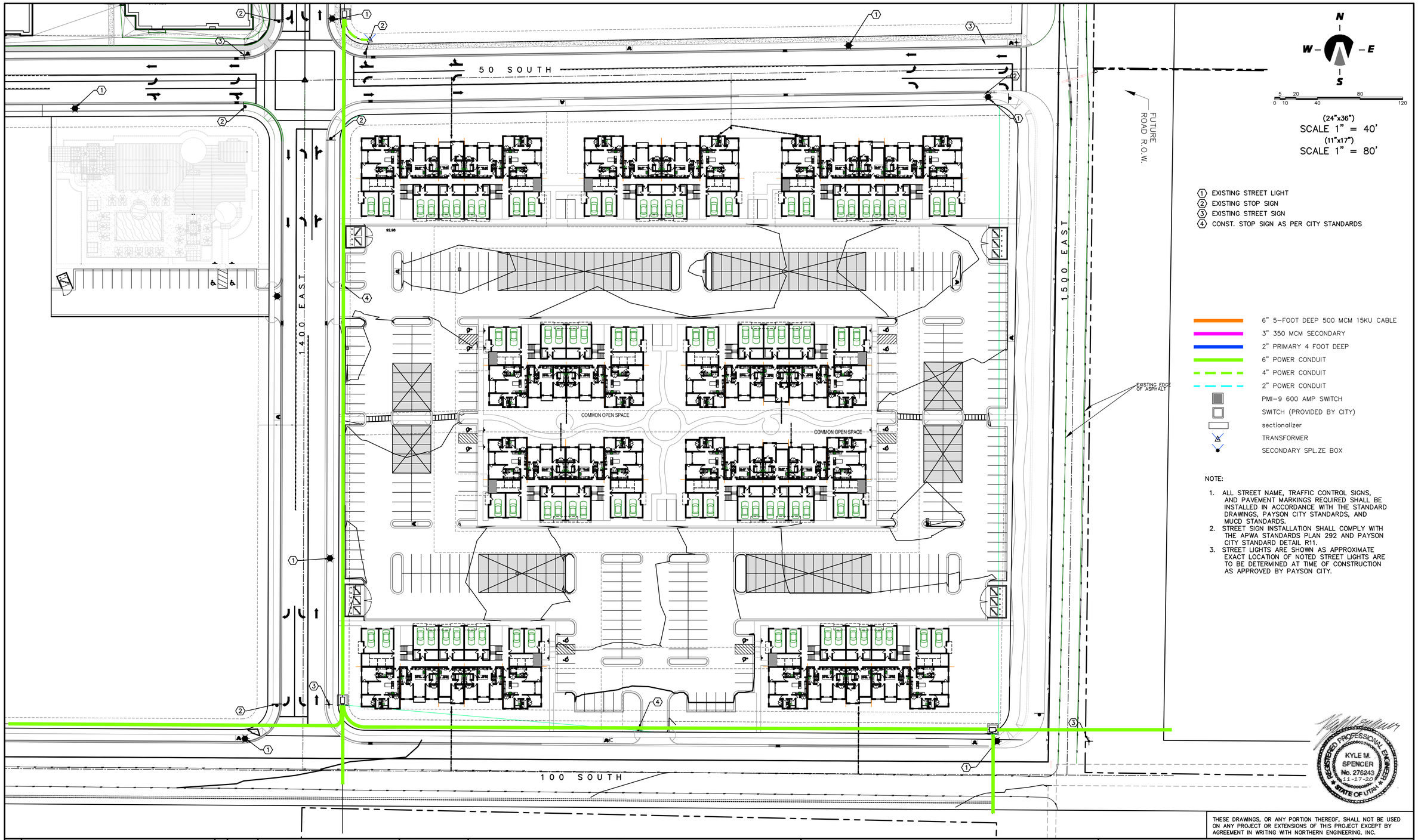
RESIDENCE AT SOUTH HAVEN FARMS

UTILITY PLAN

PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. 3



N
W – E
S

5 20 80
0 10 40 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

1. EXISTING STREET LIGHT
2. EXISTING STOP SIGN
3. EXISTING STREET SIGN
4. CONST. STOP SIGN AS PER CITY STANDARDS

- 6" 5–FOOT DEEP 500 MCM 15KU CABLE
- 3" 350 MCM SECONDARY
- 2" PRIMARY 4 FOOT DEEP
- 6" POWER CONDUIT
- 4" POWER CONDUIT
- 2" POWER CONDUIT
- PMI–9 600 AMP SWITCH
- SWITCH (PROVIDED BY CITY)
- sectionalizer
- TRANSFORMER
- SECONDARY SPL.ZE BOX

NOTE:

1. ALL STREET NAME, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS, PAYSON CITY STANDARDS, AND MUCD STANDARDS.
2. STREET SIGN INSTALLATION SHALL COMPLY WITH THE APWA STANDARDS PLAN 292 AND PAYSON CITY STANDARD DETAIL R11.
3. STREET LIGHTS ARE SHOWN AS APPROXIMATE EXACT LOCATION OF NOTED STREET LIGHTS ARE TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY PAYSON CITY.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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(801) 802–8992

RESIDENCE AT SOUTH HAVEN FARMS

LIGHTING & SIGNING PLAN

PAYSON CITY, UTAH

JOB NO. 3–19–028

SHEET NO. 4



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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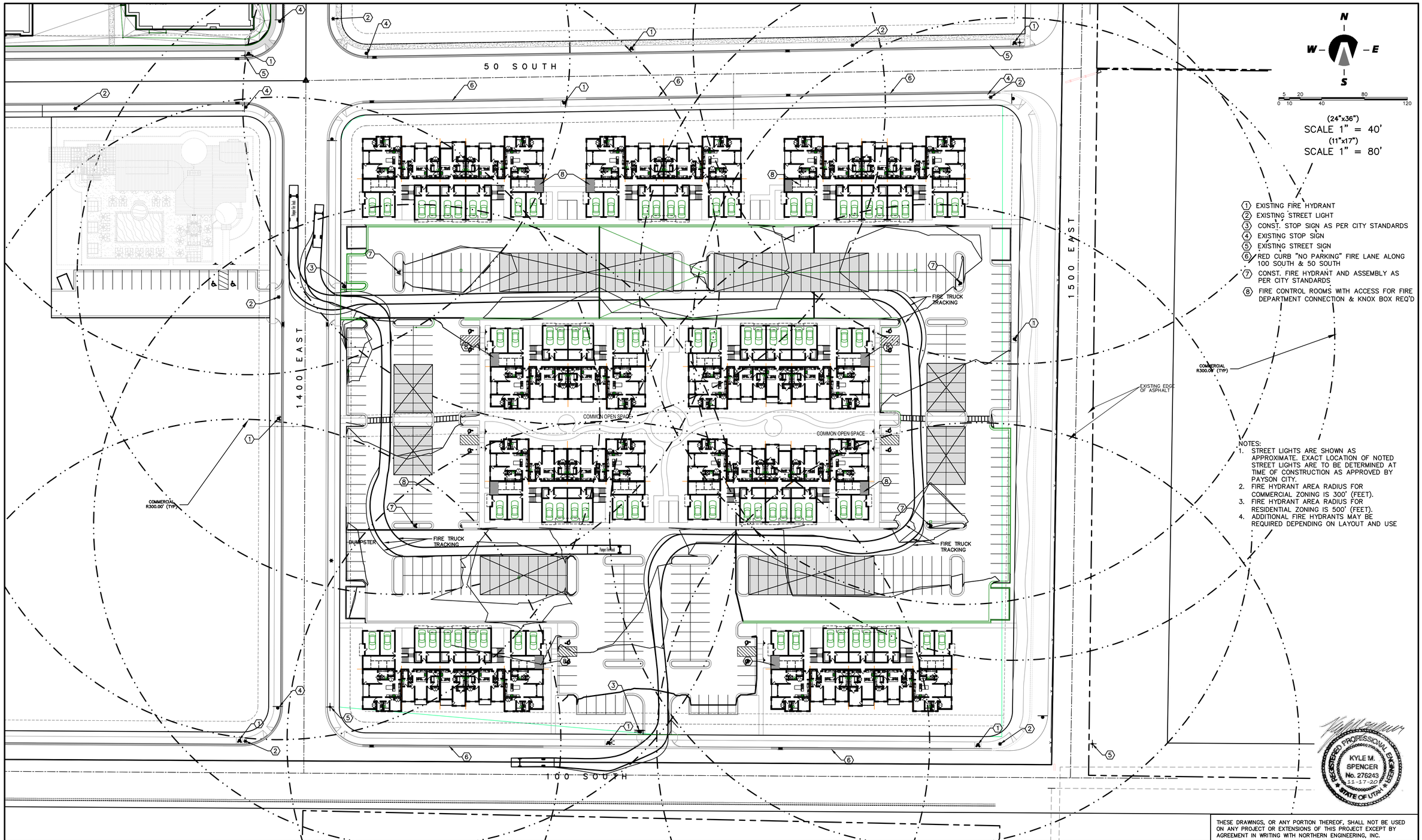
RESIDENCE AT SOUTH HAVEN FARMS

GRADING & DRAINAGE

PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. 5



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

1. EXISTING FIRE HYDRANT
2. EXISTING STREET LIGHT
3. CONST. STOP SIGN AS PER CITY STANDARDS
4. EXISTING STOP SIGN
5. EXISTING STREET SIGN
6. RED CURB "NO PARKING" FIRE LANE ALONG 100 SOUTH & 50 SOUTH
7. CONST. FIRE HYDRANT AND ASSEMBLY AS PER CITY STANDARDS
8. FIRE CONTROL ROOMS WITH ACCESS FOR FIRE DEPARTMENT CONNECTION & KNOX BOX REQ'D

NOTES:
1. STREET LIGHTS ARE SHOWN AS APPROXIMATE. EXACT LOCATION OF NOTED STREET LIGHTS ARE TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY PAYSON CITY.
2. FIRE HYDRANT AREA RADIUS FOR COMMERCIAL ZONING IS 300' (FEET).
3. FIRE HYDRANT AREA RADIUS FOR RESIDENTIAL ZONING IS 500' (FEET).
4. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON LAYOUT AND USE

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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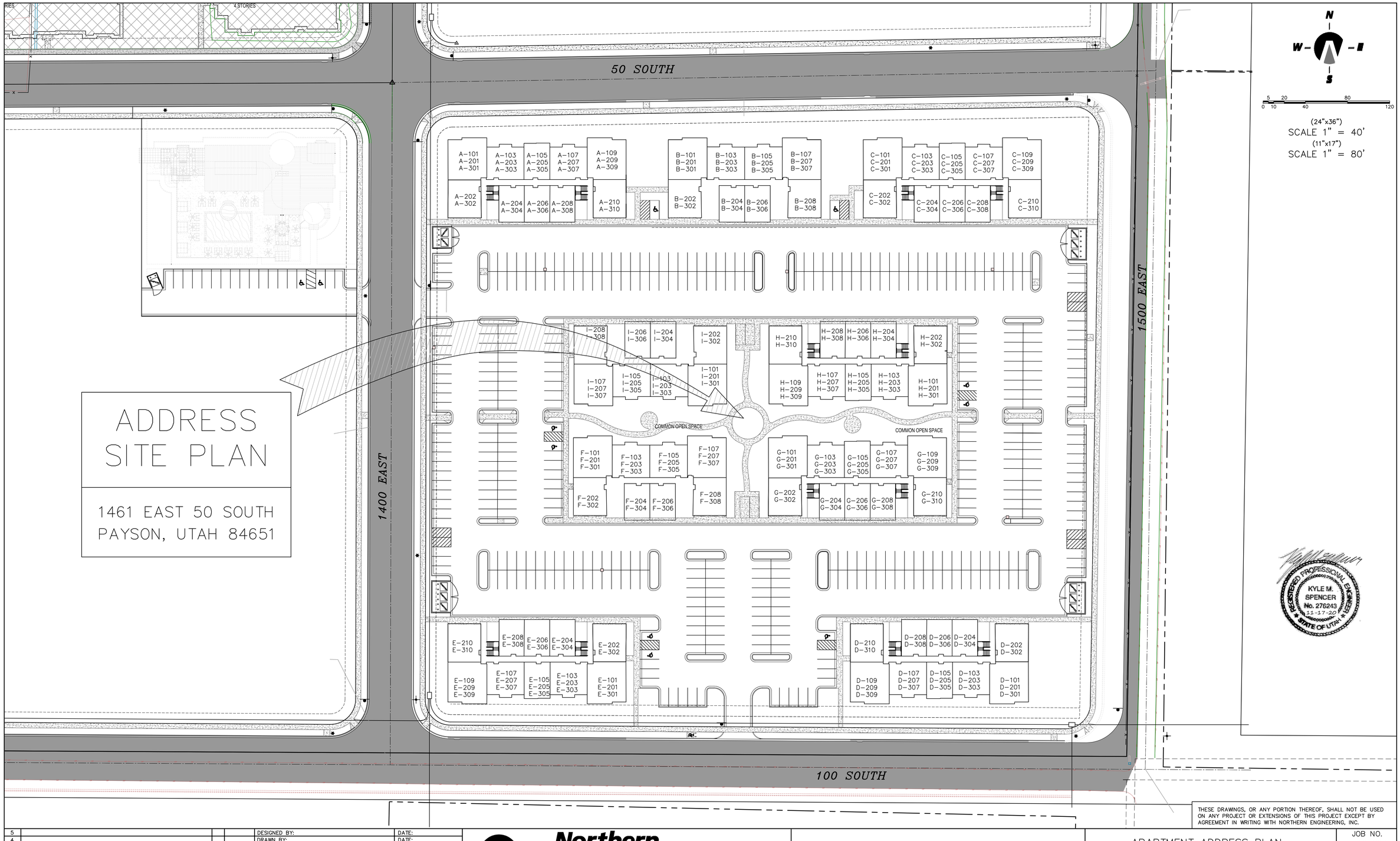
RESIDENCE AT SOUTH HAVEN FARMS

PUBLIC SAFETY PLAN

PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. 6



ADDRESS SITE PLAN

1461 EAST 50 SOUTH
PAYSON, UTAH 84651

N
W
E
S

5 20 80
0 10 40 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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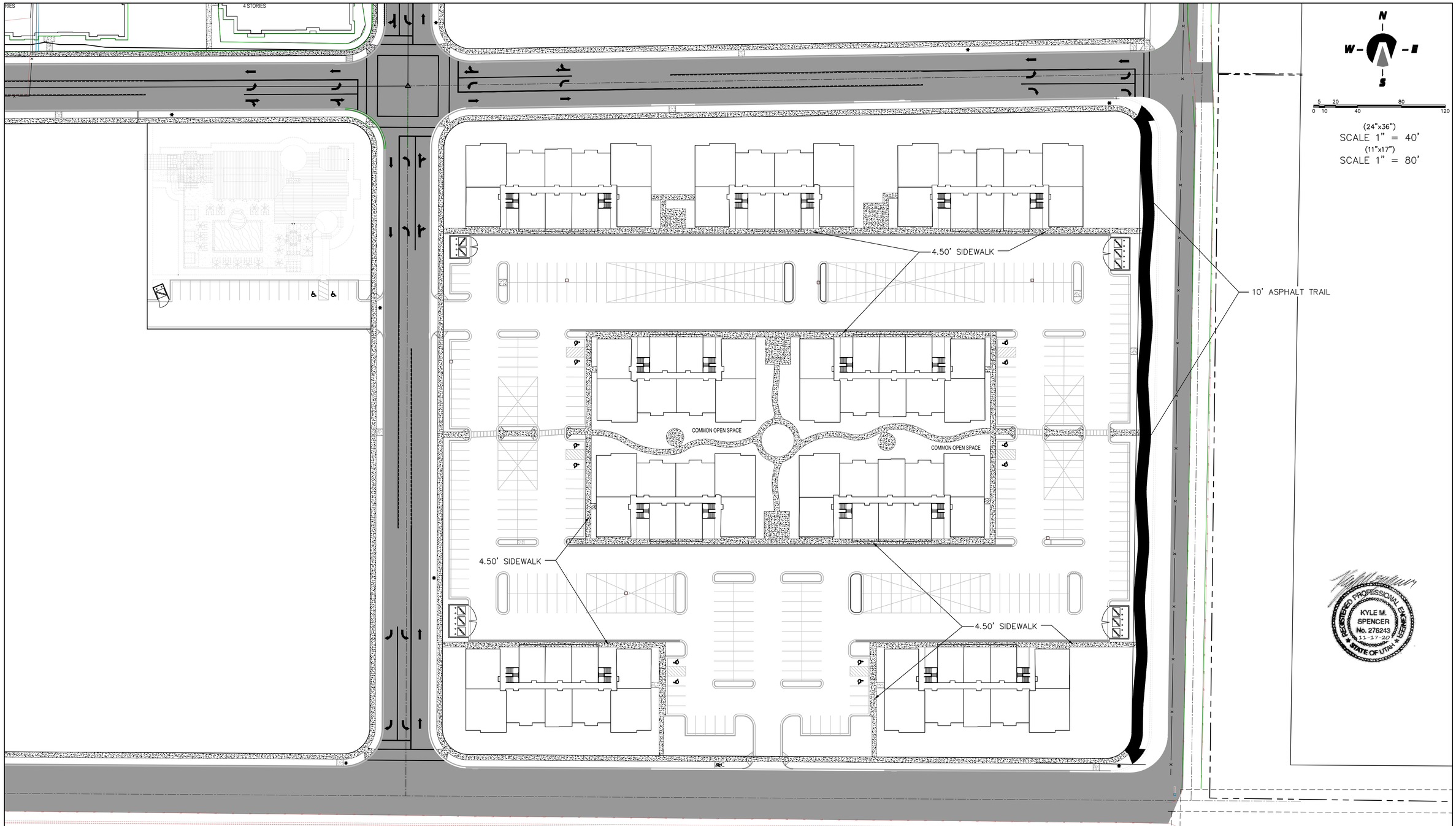
SOUTH HAVEN

APARTMENT ADDRESS PLAN

PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. AAP-01



REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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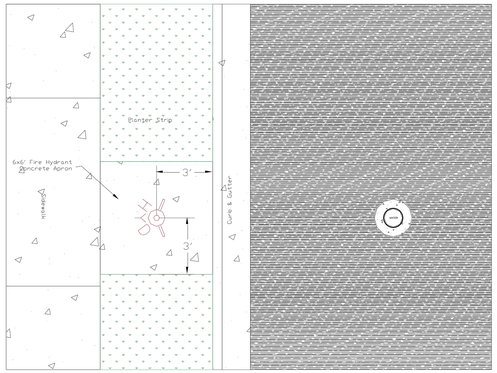
SOUTH HAVEN

APARTMENTS PEDESTRIAN CIRCULATION PLAN

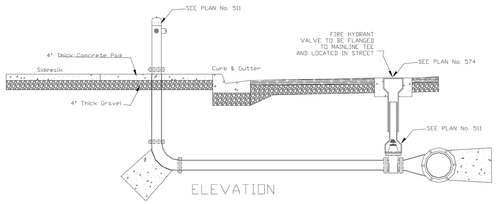
PAYSON CITY, UTAH

JOB NO. 3-19-028

SHEET NO. PCP-01

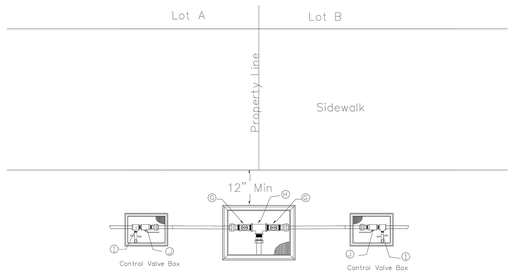


Plan View

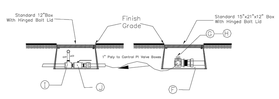


ELEVATION

Payson City Corporation February 2005	Fire Hydrant Location and 6'x6'Apron	Standard Plan 203 Sheet 2 of 2

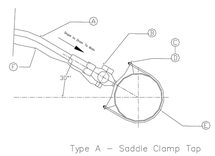


Plan View



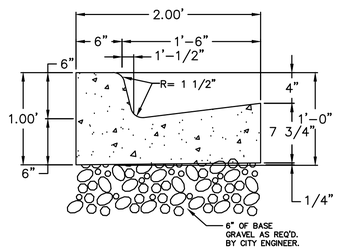
Profile View

Legend		
No.	Item	Decription
A	Copper Pipe	Type K – Soft or Poly CTS
B	Corporation Stop	Brass
C	Service Saddle Clamp	
D	Service Saddle Clamp	(PVC)
E	Water Main Pipe	(PVC)
F	Trace Wire	
G	TWO (2) Stop and Waste Valves	Brass
H	1-1/2" X 1" Threaded TEE	Brass
I	Hose Bib	Brass
J	Ball Valve	Brass

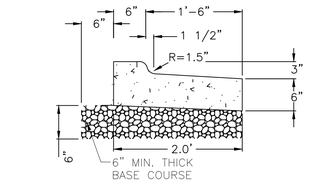


Type A – Saddle Clamp Tap

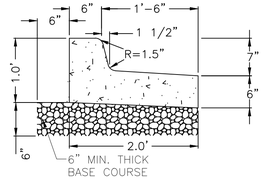
Payson City Corporation February 2005	**Pressurized Irrigation Service Tap**	Standard Plan 630 Sheet 2 of 2



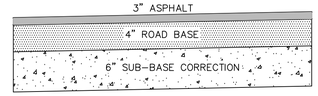
TYPE E CURB AND GUTTER
PAYSON CITY
STANDARD DRAWING CG-01
-NTS-



REVERSE SLOPE CURB & GUTTER
PARKING LOTS IN FOUNT OF GARAGES

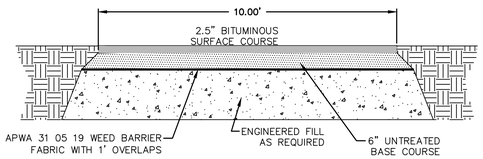


REVERSE SLOPE CURB & GUTTER
PARKING LOTS IN FOUNT OF GARAGES

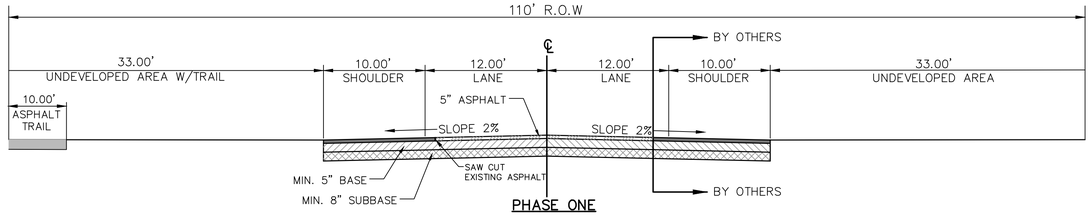


PARKING AREA ASPHALT SECTION
-NTS-

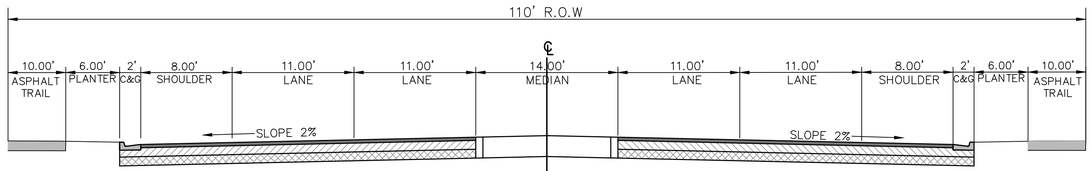
ACCESS DRIVE AND PARKING AREAS
*ASPHALT SECTION TO CONFORM TO GEOTECHNICAL INVESTIGATION



10' TRAIL
-NTS-
1500 EAST

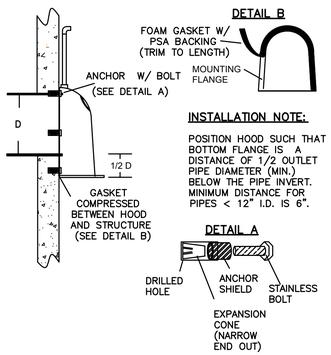


PHASE ONE
-NTS-
1500 EAST



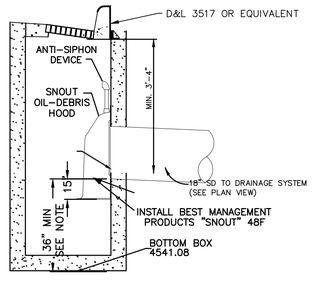
PHASE TWO
-NTS-
1500 EAST

INSTALLATION DETAIL



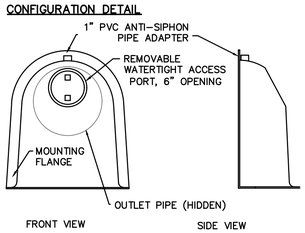
INSTALLATION NOTE:

POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".



PRE-TREATMENT BOX DETAIL
-NTS-

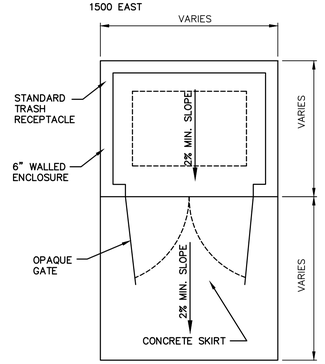
CONFIGURATION DETAIL



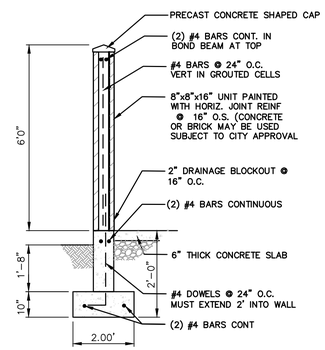
SNOUT OIL-WATER-DEBRIS SEPARATOR

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestmp.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A AND AN MOUNTING FLANGE, ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO OUTLET PIPE 1/2 THE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



DUMPSTER



TRASH ENCLOSURE WALL DETAIL

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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DETAILS

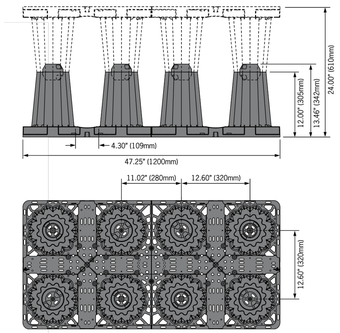
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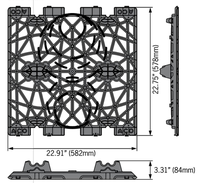
ACO STORMBRIXX

Stormwater Detention/Infiltration/Retention System

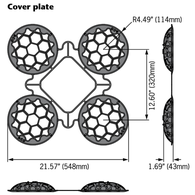
Tank body cell



Side wall

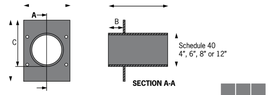


Cover plate



Pipe connector with flange

	B	C	H	W	L
			inches (mm)		
Sch 40 - 4"	2.00 (51)	6.25 (159)	8.25 (210)	6.25 (159)	8.00 (203)
Sch 40 - 6"	2.00 (51)	8.25 (210)	10.25 (260)	10.25 (260)	8.00 (203)
Sch 40 - 8"	2.00 (51)	9.63 (245)	11.50 (292)	11.63 (295)	10.00 (254)
Sch 40 - 12"	1.50 (38)	15.00 (381)	17.25 (438)	17.75 (450)	9.50 (241)



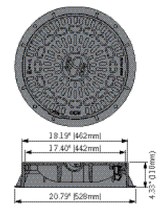
April 2018

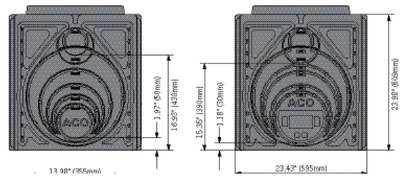
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ACO STORMBRIXX

Stormwater Detention/Infiltration/Retention System

Access chamber - body, shaft and cover





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STORMBRIXX - Stormwater Detention/Infiltration/Retention

Parts Table	Dimensions Length in (mm)	Width in (mm)	Depth in (mm)	Weight lbs	Part No.
StormBrixx tank body	47.24 (1200)	23.62 (600)	13.46 (342)	22.0	**314020**
StormBrixx side wall	22.91 (582)	23.11 (587)	2.16 (55)	3.5	**314021**
StormBrixx top cover	21.65 (550)	21.65 (550)	1.69 (43)	1.8	**314022**
Layer connectors	3.94 (100)	1.57 (40)	1.81 (46)	0.2	**314023**
Pipe connection flange - 4" Sch 40	-	-	-	0.9	**93145**
Pipe connection flange - 6" Sch 40	-	-	-	1.5	**93146**
Pipe connection flange - 8" Sch 40	-	-	-	2.9	**93147**
Pipe connection flange - 12" Sch 40	-	-	-	7.3	**93148**
Access chamber - body	23.39 (594)	23.39 (594)	24.02 (610)	70.4	**27034**
Access chamber - shaft	-	Ø 17.72 (450)	-	5.7	**314038**
Access chamber ductile iron cover (40 ton load rating)	-	Ø 20.79 (528)	4.33 (110)	83.6	**314043**
Inspection point shaft (with flange)	-	Ø 8.86 (225)	7.87 (200)	5.5	**27018**
Inspection point ductile iron cover (40 ton load rating)	16.14 (410)	16.14 (410)	7.09 (180)	114.4	**314045**

Specifications

General
The storm water Detention*/Infiltration*/Retention* system shall be ACO Stormbrixx as manufactured by ACO, Inc.

Materials
The tank body shall be manufactured from high density polyethylene (HDPE) and have minimum properties as follows:
Tensile impact strength: 152 ft-lb/in²
Tensile strength, ultimate: 3,480 psi
Water absorption 0.01%
Frost proof, salt proof and fuels and oils resistant

The stormwater tank shall provide an average 95% open area[1], holding up to 110.17[1] net gallons per cell (2 tank bodies assembled) and offer full access to all areas and levels for maintenance.

Geomembranes/Geotextiles
The StormBrixx system shall be wrapped in appropriate permeable geotextile* or impermeable geomembrane and protection fleece* (supplied by others) as recommended by project design engineer.

Accessories
The storm water system shall be used in conjunction with inspection shaft**/access chamber**. See separate Spec Info sheets for further details.

Installation
Storm water system shall be installed in strict accordance with the manufacturer's installation instructions and recommendations.

* Choose one /** Choose none, one or more
[1] Configuration and use of side/top panels will marginally impact these figures

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Toll free: (800) 543-4764
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West Sales Office
825 W. Beechcraft St.
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Tel: (520) 421-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899

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Fort Mill, SC 29708
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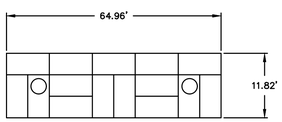
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SPEC INFO ACO

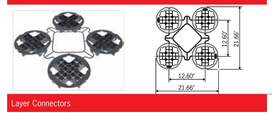
April 2018

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ACO STORMBRIXX SD TANK
TANK STRUCTURAL AREA 524 CF
TOTAL HOLDING VOLUME 508 CF
NUMBER OF LAYERS TYP. OF 1
A8-17



product details

	Length (in)	Width Overall (in)	Depth Overall (in)	Weight (lbs)	Part #
Half-Module					
	47.25	23.63	19.45	20.90	**314090**
Side Panel					
	35.71	23.31	4.10	6.82	**314091**
Top Cover					
	21.66	21.66	1.78	1.76	**314092**
Layer Connectors					
	2.11	1.75	1.05	0.23	**314093**
Remote Access Plate					
	25.99	25.99	4.73	13.70	**314083**
Access Chamber Ductile Iron Vented Cover (Load Class D400)					
	20.79	20.79	4.34	83.60	**314053**
Vertical Inspection Point Connector					
	-	Ø8.86*	7.88	5.52	**27018**
Access Chamber Ductile Iron Cover (Load Class D400)					
	20.79	20.79	4.34	83.60	**314056**
Inspection Point Ductile Iron Cover (Load Class D400)					
	16.15 Ø8.86*	16.15 Ø8.86*	7.09	114.64	**314045**
Inspection Shaft					
	17.21	17.21	13.78	5.52	**314038**
Horizontal Pipe Connectors					
	-	4.00 (Sch. 40)*	-	1.66	**93145**
	-	6.00 (Sch. 40)*	-	2.76	**93146**
	-	8.00 (Sch. 40)*	-	3.09	**93147**
	-	12.00*	-	3.86	**93148**

*Internal Width





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DETAILS

PAYSON, UTAH

JOB NO. 3-19-028

SHEET NO. DT-02



N
W – E
S

0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND

- PROPOSED SILT FENCE OR BERMING (SEE DETAIL – A)
- PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL – D)
- PROPOSED CURB INLET PROTECTION (SEE DETAIL – C, E, OR F)
- PORT-A-POTTY
- CONCRETE WASH OUT (SEE DETAIL – B)

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
11-17-20
STATE OF UTAH

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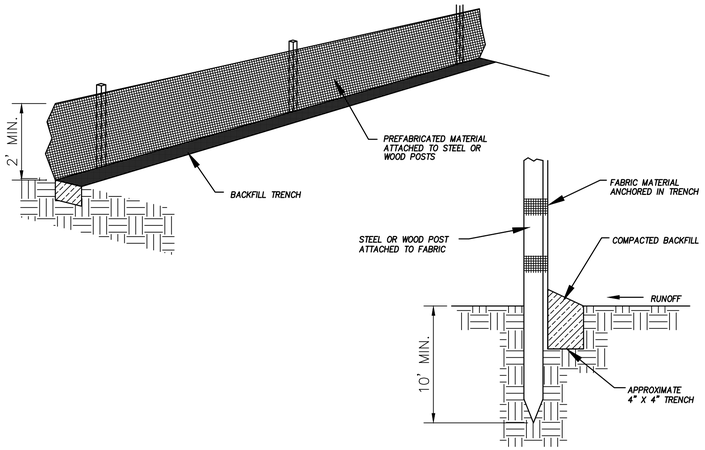
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EROSION CONTROL PLAN

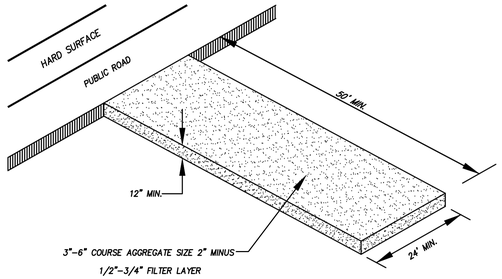
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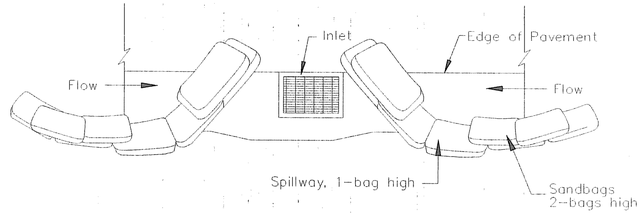
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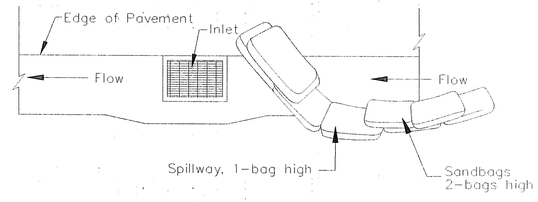
DETAIL–A
SILT FENCE DETAIL
–NTS–



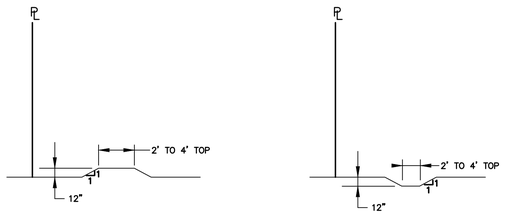
DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



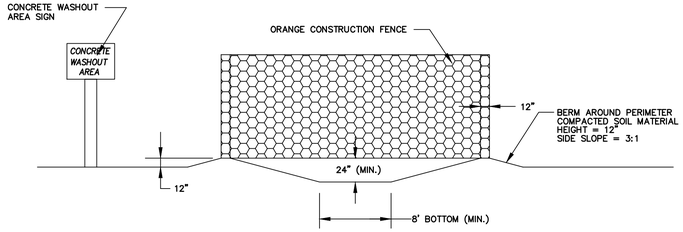
TYPICAL PROTECTION FOR INLET ON SUMP



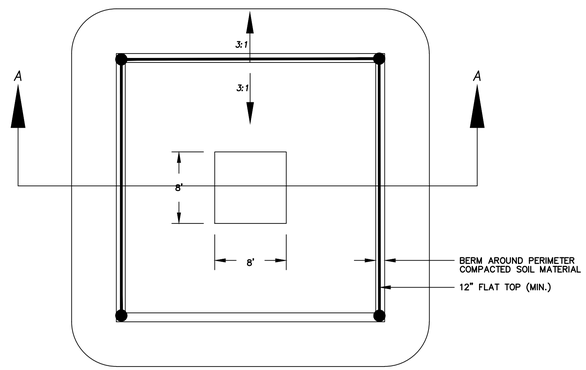
TYPICAL PROTECTION FOR INLET ON GRADE
DETAIL–C



12" BERM / SWALE
–NTS–



SECTION A–A



CONCRETE WASHOUT PIT
–NTS–

NOTES:
1. Intended for short–term use.
2. Use to inhibit non–storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.

3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.

4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.

5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.

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