Wednesday, January 5, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. December 15, 2021**
Meeting	Jan 5, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Minutes

File Attachments
minutes.drc.12-15-2021.pdf (3,146 KB)

2. Site Plan

Subject	**A. CANYON CREEK PHASE 6 LOT 606. The proposal involves a commercial development located at 1306 North Canyon Creek Parkway.**
Meeting	Jan 5, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.canyoncreekphase6lot606.1-5-2022.pdf (6,593 KB)
plans.canyoncreekphase6lot606.12-7-2021.pdf (9,802 KB)
plan.landscape.canyoncreekphase6lot606.12-7-2021.pdf (13,621 KB)
doc.elevation.canyoncreekphase6lot606.12-7-2021.pdf (3,398 KB)

Subject	**B. TLM SPANISH FORK. The proposal involves additional site improvements for a retail property located at 900 East Expressway Lane.**
Meeting	Jan 5, 2022 - Development Review Committee
Category	2. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.tlm.1-5-2022.pdf (5,818 KB)
siteplan.tlm.900e.11-12-2021.pdf (1,889 KB)
landscaping.tlm.900e.11-12-2021.pdf (3,110 KB)
concept.siteplan.tlm.900e.12-22-2021.pdf (383 KB)

3. Concept Review

Subject **A. WADSWORTH. The proposal involves creating an Industrial development located at approximately 1300 North 300 West.**

Meeting Jan 5, 2022 - Development Review Committee

Category 3. Concept Review

Access Public

Type Discussion

File Attachments
plan.concept.wadsworth.12-10-2021.pdf (3,058 KB)

4. Final Plat

Subject **A. JOHNSON SUBDIVISION PLAT A. The proposal involves approval of a Final Plat for a Master Planned Development including twenty-three residential lots located at approximately 1000 South 3400 East.**

Meeting Jan 5, 2022 - Development Review Committee

Category 4. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.johnsonplata.1-5-2022.pdf (9,121 KB)
plat.johnsonsubdivisionplata.12-8-2021.pdf (6,892 KB)
plan.landscape.1.johnsonsubdivisionplata.12-8-2021.pdf (4,560 KB)
plan.landscape.2.johnsonsubdivisionplata.12-8-2021.pdf (3,959 KB)
doc.easement.johnsonsubdivisionplata.12-8-2021.pdf (133 KB)

Subject **B. RIDGELINE PARKWAY COMMUNITY. The proposal involves reapproving a three lot subdivision for an apartment development located at approximately 1311 North SR-51.**

Meeting Jan 5, 2022 - Development Review Committee

Category 4. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.ridgelineparkway.1-5-2022.pdf (1,360 KB)
plat.ridgelineparkwaycommunity.9-11-2020.pdf (1,217 KB)

5. Minor Subdivision

Subject **A. TRAVIS OLSEN SUBDIVISION. The request would allow for the division of one parcel into two parcels located at 154 North 500 East.**

Meeting Jan 5, 2022 - Development Review Committee

Category 5. Minor Subdivision

Access Public

Type Action, Discussion

File Attachments
report.drc.travisolsen.1-5-2022.pdf (649 KB)
plat.travisolsen.12-20-2021.pdf (1,119 KB)

6. Discussion Items

Subject **A. 2022 GROWTH BOUNDARY UPDATE.**

Meeting Jan 5, 2022 - Development Review Committee

Category 6. Discussion Items

Access Public

Type Discussion

File Attachments
map.growthboundary.12-29-2021.pdf (3,234 KB)

Subject **B. SEPTIC TANK REGULATIONS. Potential amendments to septic tank regulations found in City Code Title(s) 13 and 15.**

Meeting Jan 5, 2022 - Development Review Committee

Category 6. Discussion Items

Access Public

Type Discussion

File Attachments
Septic Tank Memo.pdf (152 KB)

7. Adjourn

Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
December 15, 2021

Staff Members Present: Chris Thompson, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Walter Bird**, Assistant City Attorney; **Michael Clark**, Assistant City Engineer; **Jered Johnson**, Engineering Division Manager; **Shelley Hendrickson**, Engineering Division Secretary; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power and Light Assistant Superintendent; **Bart Morrill**, Parks Maintenance Supervisor. **John Little**, Chief Building Official; **Ashlin Turcsanski**, Deputy Recorder. **Cory Pierce,** Wastewater Division Manager.

Citizens Present: Eric Malmberg, John Smiley, Ben Tuckett, Dan Egbert, Dan Fechner, Branden Kirk, Shane Saunders, Brooke Beaty, Beau Pettit, Collin Reid, Jonathan Reid, Randall Harrison, Curtis Leavitt, Natalie Nichols, Larvin Pollock, Russ Nelson

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES
November 3, 2021
November 10, 2021
November 17, 2021
December 8, 2021

Seth Perrins **moved** to approve the minutes of **November 3, 2021, November 10, 2021, November 17, 2021, and December 8, 2021.**

John Little **seconded** and there was discussion on the motion.

GENERAL PLAN AMENDMENT
Canyon Creek Parkway

The proposal requests that the General Plan Land Use Map designation change from Industrial to Urban Density Residential located at 2100 North Canyon Creek Parkway.

Brandon Snyder explained that the area in question is a pretty simple request; if you look at the General Plan designation, the area shown in yellow is currently Industrial and the applicant wants to change it to Urban Density Residential.

Kevin Pritchett stated that he is looking for a change as they don't have an interest in an industrial use right now. Kevin Pritchett shared that they would like to do a residential development.

Dave Anderson asked how many buildable acres the applicant has right now?

Kevin Pritchett replied that they have 18 acres right now on the front piece of the property, and there are about 6 acres in the back that are wetlands.

Brandon Snyder asked if there are any easements on the front half with power?

Kevin Pritchett replied that there is a gas line easement in the front.

Chris Thompson asked what kind of concepts the applicant is thinking about doing?

Jonathan Reid replied that they don't have anything yet.

Brandon Snyder stated that there is a potential for additional housing, but it would need to be done right so it doesn't feel like an isolated development.

Chris Thompson asked if it would be awkward to go from residential to wetlands?

Kevin Pritchett stated that they have been talking to Crandall and still need to straighten out the boundary line for the City, but the idea is that they want to come along the power lines with a road.

Chris Thompson shared that the City wants the main road through this area to have a smooth transition all the way through.

Jered Johnson added that there is a plan to have a roundabout along this road, but the City will not build it, the developer would.

Seth Perrins stated that the City has studied this area, and the City Council has said that they don't want any more industrial development than what already exists. Seth Perrins added that he is concerned that this area in Springville has been charted to be agricultural only, but is now changing. Seth Perrins asked what the General Plan signifies about this area?

Kevin Pritchett stated that they own all the property around the hospital as well, and the hospital wants to expand and do medical offices around them.

Seth Perrins shared that he just wants to make sure the City coordinates with what is happening in Springville in terms of residential planning. Seth Perrins added that before the City moves forward with Zone Changes, he wants to make sure there is some sort of coordination happening with Springville.

Brandon Snyder shared that early studies done by Springville show intense residential planning in this area.

Dave Anderson said that if the applicant is looking to do residential, they could do a mixed use designation, which R4 is in line with. Dave Anderson added that he believes it makes sense to do Mixed Use for now, and that would keep some other options open for the applicant in the future.

Kevin Pritchett agreed that that makes sense.

Dave Anderson **moved** to recommend approval of the proposed Canyon Creek Parkway General Plan Amendment to Mixed Use to the City Council based on the following finding and condition:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Condition:

1. That the applicant address any redline comments in Citizenserve.

Seth Perrins **seconded** and the motion **passed** all in favor.

SITE PLANS

Bank of America

The proposal involves a commercial development located at 1126 North Canyon Creek Parkway.

Brandon Snyder explained that this Site Plan is pretty straightforward; 1126 North location is between Chilis and Olive Garden. Brandon Snyder stated that he has no concerns at this time.

Dave Anderson said that he has some questions about the architecture and materials being used on this building. Dave Anderson asked if the applicant will be able to match the materials that Woodbury is already using?

Eric Malmberg replied that yes, the back of the building will have more of the stone that matches the center shopping center. Eric Malmberg added that they are definitely trying to make a compromise with the two interests of the bank and of Woodbury.

Chris Thompson asked Brandon Snyder to bring up the Site Plan to show the parking lot design.

Eric Malmberg stated that after the construction is complete the site will actually have two more parking stalls than before.

Seth Perrins expressed that he is excited to finish these buildings up.

Vaughn Pickell **moved** to approve the proposed Bank of America Site Plan based on the findings in the staff report.

Chris Thompson **seconded** and the motion **passed** all in favor.

Mountain America Credit Union

The proposal involves a commercial development located at 1308 North Canyon Creek Parkway.

Brandon Snyder stated that he has no comments on this project at this point in time.

Jered Johnson asked if this is going to be a new branch?

Brandon Snyder replied yes.

Larvin Pollock explained that the developer has made changes to the stone on the exterior of the building to blend in with the surrounding sites.

Seth Perrins stated that there is a lot of work to do development wise on this site.

Tom Cooper said that the site is developed with curb and gutter already installed.

Chris Thompson added that there is no sidewalk yet. Chris Thompson explained that there is a desire to have the sidewalks on the North side of the sire to go inward rather than outwards due to elevation issues. Chris Thompson continued to explain that on the North side of the site there is an asphalt trail as well as a concrete pedestrian ramp; and the City would like the concrete to begin where the sidewalk meets the asphalt.

Larvin Pollock stated that the developer could do that.

Chris Thompson stated that the other issue is that the City does not want a public sidewalk on the applicant's private property, so the ownership of the sidewalk property would need to be passed onto the City.

Brandon Snyder asked for clarification on where the City would want ownership and not an easement?

Chris Thompson replied that that is correct, and also added that some issues they have run into already is that the right-hand turn lane on the north side of the property is a tricky turn. Chris Thompson explained that what the City is doing to help this is to increase the radius of that turn, and will continue to work with the developer on their impact fee for this change.

Vaughn Pickell stated that he noticed that the right-of-way is in the middle of the trail, and asked if the City should dedicate all of the trail to the right-of-way?

Seth Perrins replied that that concern is worth noting in the red lines of this site.

Seth Perrins stated that he has a couple of questions on this site. Seth Perrins said that he noticed that the garbage would be dumping out into the drive approach, and he wanted to get some thoughts from the Committee on this; is there a better way to orient this or are there any concerns on this matter?

Larvin Pollock replied that there was some previous discussion on this, and the proposed design was the solution that Woodbury agreed to.

Chris Thompson said that the garbage site is obscured from Canyon Creek Parkway pretty well.

Seth Perrins replied that he is not really concerned about the look of the dumpster location, but more about the functionality of it.

Brandon Snyder explained that there are two adjacent access points on the site, so if the property owner is concerned about this issue, they could just be sure to schedule pick up at a convenient time.

Chris Thompson added that if traffic backs up into the drive thru, you wouldn't want the lanes to stack up to the parking lot.

Larvin Pollock responded that with three lanes in the drive thru it shouldn't back up all the way to the parking lot.

John Little added that the existing branch of this bank is shaped similar to this site and has never gotten stacked up that far back.

Vaughn Pickell stated that he is not sure where else to move the dumpster location.

Jered Johnson shared that the site next door has a dumpster on the opposite side, and maybe the two sites could just share.

Seth Perrins said that he doesn't want to hold up anything over a garbage can, but that maybe there can be some more locations on possible alternate locations for the dumpster.

Jake Theurer asked if the applicant could submit a dwg so that the City could get started on the power work?

Natalie Nichols replied that yes, she could submit it on Citizenserve.

Jered Johnson **moved** to approve the proposed Mountain America Credit Union Site Plan based on the following finding and conditions:
Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.
3. That the applicant submit the electrical DWG via Citizenserve.
4. That the applicant works with the City to look into a possible alternate location for the dumpster.

Seth Perrins **seconded** and the motion **passed** all in favor.

America First Credit Union

The proposal involves a commercial development located at 1351 North Canyon Creek Parkway.

Brandon Snyder stated that he has no real comments on this one, and that the applicant has been great to work with thus far. Brandon Snyder added that this site is across the street from the proposed Mountain America Credit Unit location, so it is filling in another prominent corner in the City.

Michael Clark stated that the applicant would just need to make sure that the drive thru has enough space to avoid stacking into the parking lot.

Seth Perrins said that he is excited about this project, and the City has been waiting for this one for a while, and that the design plans look like they have also been working with Woodbury to match materials.

Seth Perrins **moved** to approve the proposed America First Credit Union Site Plan based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

Dave Anderson **seconded** and the motion **passed** all in favor.

ZONE CHANGE
300 North Duplex Addition

The proposal involves changing the current zone from R-1-6 to R-3 with the Infill Overlay to allow for an additional duplex to be built on the property located at 455 East 300 North.

Brandon Snyder explained that this item has been before the committee back in September, and there was some discussion on changes then. Brandon Snyder added that this site currently has two existing duplexes and the proposed changes to those include; changes to the roof line, having a garage added, some changes to brick and lap siding, some design color and material changes, as well as adding a rear duplex to the site. Brandon Snyder stated that there were previous discussions about parking, and about a masonry wall being required around the project.

Chris Thompson asked if the masonry wall is required or not?

Brandon Snyder replied that it is.

Dave Anderson asked if the City requires a wall when it butts a multi-family use?

Vaughn Pickell asked if there are parking stalls next to the old units?

John Smiley answered yes there will be.

Seth Perrins stated that he had a follow up comment; on the design plan where it identifies a masonry wall, the City wants that to be a sturdy masonry wall. Seth Perrins added that he has some concerns about approving the site without the wall being done.

John Smiley stated that they have bonded for the wall, and can replace it anytime they need to or have to. John Smiley proposed using a cinderblock wall as an alternative option, and explained that they would like to be able to leave the Rhino Rock in place for a few years and then determine later on if there is a difference in the durability of the wall.

Seth Perrins replied that the City has already done such a study and they found that the Rhino wall was substandard in comparison. Seth Perrins added that the site was approved with the applicants proposed materials, he is just renewing his concern that he had previously stated.

Chris Thompson suggested that a condition of the approval would be that the applicant has to complete the wall first.

Dave Anderson addressed the applicant and said that he knows that they know the City's requirements. Dave Anderson also added that he likes the changes the applicant is proposing, and asked what things within the project will be able to be matched?

John Smiley replied that the brick can be matched exactly, and the lap siding on the garages will also match throughout.

Dave Anderson stated that getting these older duplexes updated and adding additional units to the site will be good for the neighborhood and the community. Dave Anderson added that one thing he doesn't like as much are park strips that have been paved, with no trees.

Dave Anderson **moved** to recommend approval of the proposed 300 North Duplex Addition Zone Change from R-1-6 to R3 to the City Council based on the following finding and condition:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Condition:

1. That the applicant address any redline comments in Citizenserve.
2. That the applicant replaces the concrete in the park strip with some type of landscape material.
3. That the applicant places trees every 30 feet along the street frontage.

John Little **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT
Sunset Village

The proposal involves re-approval of the Preliminary Plat for a Master Planned Development including twenty-four residential units located at approximately 900 North 200 West.

Brandon Snyder explained that this is another project that has been previously looked at by the Committee. Brandon Snyder stated that this project is behind the Shopko on I-15 and 900 North, and that the property currently is zoned as R3 with 23 total units. Brandon Snyder continued to explain that unit 23 is proposed to be an up and down unit, rather than a side-by-side unit. Brandon Snyder clarified that this type of project would not allow for basements to be used as accessory dwelling units.

Brandon Snyder explained that the up and down units would have a separate garage for each unit, and the upstairs unit will have an outside entrance for their garage.

Seth Perrins asked the applicant if they are building the unit or selling it to someone else to build?

Ben Tuckett replied that they are building it, and the owner Dianne (also present) is planning on living in the upstairs unit, and density wise there is plenty of parking for this project.

Seth Perrins expressed that it seems like a way to have an Accessory Dwelling Unit without officially having an Accessory Dwelling Unit.

Dave Anderson stated that by way of function it would be like an ADU, and asked if there was any downside to that?

Seth Perrins replied that he is more referring to the functionality of the home in the future.

Dave Anderson said that it would be different from an accessory dwelling unit because the owner would not be required to live there; and both units could be rented out separately.

Ben Tuckett replied that this project would have all separate utilities between the up and downstairs units.

Seth Perrins stated that he is worried that the City will approve a Site Plan while still having concerns on the building side of things.

John Little replied that the City could manage that; there are codes for this.

Dave Anderson stated that the only hard thing would be if anyone else in the project wanted to try and put basement units in their home.

Brandon Snyder clarified that there are some other floor plans in the development that also have outside entrances for the basement.

Dave Anderson said that this could be moved forward, and when the Committee is presented with a Final Plat, they will want to see some CCR's to set some expectations.

Seth Perrins addressed the applicant and said that they will have some pressure within the development for parking, just because of the nature of these

developments. Seth Perrins continued that the presence of Accessory Dwelling Units will make it even harder.

Dave Anderson stated that when the City looked at this project a few years ago, they had some questions about the I-15 right-of-way. Dave Anderson explained that it is a limited area and UDOT has a chain link fence in place there.

Chris Thompson asked if the City would want a masonry wall along I-15?

Dave Anderson replied that UDOT does not maintain the right-of-way, and it is currently just a no-man's land in between the wall and the chain link fence. Dave Anderson stated that he doesn't have a better solution than what has already been proposed.

Ben Tuckett shared that this project was previously approved but that approval has since expired, and added that some of the requirements have changed, all of which have been addressed.

Dave Anderson **moved** to recommend approval of the proposed Sunset Village Preliminary Plat to the City Council based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

Jake Theurer **seconded** and the motion **passed** all in favor.

FINAL PLATS

Green Tree Plat A

The proposal involves the platting of a subdivision with seven industrial lots located at 1600 North 100 West.

Brandon Snyder explained that this project has been previously discussed, and the last time it was discussed was about the realignments, improvements, and utilities coming in a later phase of the plat. Brandon Snyder added that it is pretty straightforward project with seven mid-size industrial lots. Brandon Snyder shared that great connections and improvements have been made on this project already.

Michael Clark shared a comment concerning the right-of-way; 1400 North is not quite a commercial connector, and the applicant has widened this road correctly. Michael Clark asked if the City should keep the cross section consistent and have it also function as a commercial collector? Or have it be the same width from the car lot all the way through?

Chris Thompson replied that it seems to make more sense to have the 1400 North section continue all the way down, and if it becomes a problem later on you could restrict parking if needed.

Michael Clark stated that a commercial collector road has a thirteen-foot center lane, so if the City were to restrict parking it would change the width of the shoulder on that road.

Chris Thompson clarified that the City would only want to shrink the road four feet in width, so the worst-case scenario would mean that the South side of the road would have restricted parking.

Seth Perrins stated that the whole purpose of this discussion is to have a functional industrial road with traffic flowing through. Seth Perrins added that the City probably should consider the option of not fully developing the South side of the road.

Chris Thompson asked if that would mean not installing curb and gutter on the South side of the road?

Seth Perrins replied that he is not saying that is the right answer, he just has concerns about having narrow roads within an industrial area.

Chris Thompson asked if the City should then keep the south side of the road as it is currently drawn, but shift the alignment on the north side?

Jake Theurer replied that the applicant would just need to make sure that the electrical lines are drawn and approved.

John Little asked what the odd step shown on the unit two layouts?

Ben Tuckett replied that the two property owners came to them and told them how they wanted the lot lines to be drawn and this was the result.

Seth Perrins asked what the time table of this project was?

Ben Tuckett replied that they would like to get started as soon as they can.

Jered Johnson **moved** to approve the proposed Green Tree Subdivision Plat A Final Plat based on the following findings and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.
3. That the applicant works out any right-of-way issues.

Seth Perrins **seconded** and the motion **passed** all in favor.

Johnson Subdivision Plat A

The proposal involves approval of a Final Plat for a Master Planned Development including twenty-three residential lots located at approximately 1000 South 3400 East.

Brandon Snyder explained that this project is North of Quiet Valley and East of Swift Creek. Brandon Snyder clarified that this is the project that the City looked at during the Preliminary Plat phase, that had a cell tower in a later phase. Brandon Snyder asked the applicant if the structures would be coming down during construction?

Brady Smith explained that it will be coming down, but he is unsure of the exact timeline. Brady Smith shared that the demolition couldn't happen until the developer purchased the land needed for the second phase of the project. Brady Smith added that those areas in question would not be occupied during construction. Brady Smith stated that as they build throughout the project, he understands that the current tenant will not be physically on site and will not need access to anything.

Seth Perrins stated that he doesn't really like the idea of having a structure up while construction is happening, but there isn't really a choice for another option. Seth Perrins added that by requirements of the development there needs to be access for that tenant to get to the property.

Brady Smith replied that he doesn't think that is an issue.

Brandon Snyder stated that the access for the cell tower should just shift to the left from what it currently is.

Brady Smith said that they could provide road access to the house itself for that land owner.

Chris Thompson asked if the ditch on the North end of the property will be abandoned?

Brandon Snyder shared that there are just some red lines that the applicant will need to work through, and those things have been set as a condition.

Michael Clark shared that 3400 East is a collector road, so in the development there will be a wall backed onto 3400 East, but there has been some discussion about the backs of lots 17, 18, and 19. Michael Clark explained that these lots do not back the road but instead back the power corridor.

Chris Thompson referenced a note on the design plan, and asked if the applicant is proposing that Spanish Fork City pays for the right-of-way improvements?

Brady Smith replied that from what he understands, their engineer has been in touch with the City up to this point.

Seth Perrins explained that the only point in time where this area would get developed is in the phase of the project.

Chris Thompson stated that there will be a big area of open land behind units 17-19 between the sidewalk and the masonry wall that will need to be landscaped.

John Little said that he has some previous notes that state whoever finished second between Quiet Valley and the Johnson Subdivision would be the one responsible for finishing this area.

Vaughn Pickell said that he doesn't see how the City can require that if it is offsite.

Chris Thompson stated that it is in the City code that we can, but he does think that the applicant can ask for a pioneering requirement, but it is not the City's obligation. Chris Thompson added that he also doesn't think it is the developer's obligation to develop it either.

Seth Perrins stated that he doesn't think it is a wise idea to debate about this without having done some research. Seth Perrins explained that the Committee should approve what should be done and not anything less, so maybe the committee should take some time to study this out and look further into the City's codes and standards.

Chris Thompson added that the City just doesn't want a gap of open land there.

Brady Smith asked if the committee is suggesting to table this discussion and come back to it later?

Chris Thompson answered yes.

Dave Anderson explained that when there is visibility from a public space, it isn't always a masonry wall that is required, and the City has worked with other developers along corridors to have a masonry wall installed. Dave Anderson continued to explain that a masonry wall is what the City expects, so they were a little surprised when they found out it was not going to be a masonry wall.

Vaughn Pickell stated that the Committee needs to have an offline discussion about this issue.

Brady Smith stated that Quiet Valley doesn't have a masonry wall along their corridor so if the Johnson Subdivision were to install a masonry wall it would just end at their property line.

Dave Anderson shared that the City expects the same standard to be met by both developments.

Jake Theurer shared that the City is going to have to get power through the power corridor for the Johnson Subdivision.

Tom Cooper added that there will be inside connections at the 200 AMP circuit, but that power corridor is the primary unit for the 600 AMP connections.

Seth Perrins **moved** to table the discussion for the John Subdivision Plat A in order to discuss some of the offsite development issues of lots 17, 18, and 19, as well as the Rocky Mountain Power Corridor concerns.

Dave Anderson **seconded** and the motion **passed** all in favor.

Quiet Valley Subdivision Plat B

The proposal involves approval of a Final Plat with forty-six dwelling units, including cottage lots and townhomes as part of a Master Planned Development located at approximately 3400 East 1300 South.

Brandon Snyder shared that Plat B is directly East of Plat A and will connect on the roadway that is being constructed within Plat A. Brandon Snyder added that there are a few townhomes on this plat, the majority of which are cottages.

Dave Anderson said that the community structure plan does not identify a type of fence for this area, and asked the applicant what they are planning on doing?

Curtis Leavitt replied that they talked about doing a black vinyl fence, and a masonry wall along the railroad tracks.

Brandon Snyder shared that the community structure plan identifies that the houses have to have vinyl fencing.

Chris Thompson stated that the City is spending a lot of money taking out vinyl fences to put in masonry walls, and they would hate to do that again.

Seth Perrins added that it would be best to do it right the first time. Seth Perrins stated that whether the developer does it or if there is an agreement in place that the City participates.

Curtis Leavitt replied that Plat A has already been submitted and approved and believes that the developer has already started working on it.

Chris Thompson asked if the City should do what they did in the past with Fieldstones; and rip out all the vinyl fencing and put in a masonry wall?

Dave Anderson replied that he doesn't think there should be a linear park space like there is in Legacy Farms. Dave Anderson added that there is room to do some affordable landscaping along the perimeter of the project.

Dave Anderson explained that the other thing the City is doing is working on getting Rocky Mountain Power's permission to complete the grading along the South side of the perimeter.

Chris Thompson shared that his concern is that what will happen is that any native grasses placed in that area will become native weeds and will be unkept and an eyesore.

Dave Anderson expressed that that is how everyone feels, and that inevitably any improvements to that space will become the responsibility of the City. Dave Anderson added that he could also see people potentially complaining about this spot in the future, so if the City wants to enhance it then it needs to be at the cost of the City.

Seth Perrins asked how the City can get ahead of this issue?

Dave Anderson replied that all of the space in the middle of the project will be uniformly maintained by landscapers, so he doesn't see an issue with that. Dave Anderson added that the west side of the project is one sided and could see potential issues with people dumping their grass on the back of their property.

Curtis Leavitt replied that the developers could have the HOA address that concern in their CCR's.

Dave Anderson stated that the committee is comfortable with that space having minimal improvements.

Bart Morrill stated that the other problem is that in the middle area of the project there are big power lines and not very much vegetation and soil, so they are considering keeping that area native grass.

Dave Anderson asked about what happens on the sides and rears of the units, and if they should have vinyl fencing or something else?

Chris Thompson replied that the committee is just worried about going down the same path that they went through with Fieldstone homes and the City doesn't want people dumping their grass on the back of their homes, and the City doesn't want to go in later to do landscaping and find that there have been five different types of vinyl fencing used.

Curtis Leavitt replied that they only addressed the fencing around the whole perimeter of the site, and not the individual units.

Seth Perrins asked if the Committee was ready to give direction on this item? Seth Perrins added that the committee has previously added a fee to the Building Permit to help cover the cost of taking out and replacing fences.

Chris Thompson stated that it sounds like the City needs to have a sort of power corridor summit with everyone involved so that we can all be on the same page.

Dave Anderson **moved** to approve the proposed Quiet Valley Subdivision Plat B Final Plat based on the following findings and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Construction Standards.

2. That the applicant address any redline comments in Citizenserve.
3. That the applicant meets with City staff to review possible improvements with, or adjacent to the Rocky Mountain Power Corridor; including fences and masonry walls.

Seth Perrins **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW
Miller Development

The concept proposes residential development of properties located at approximately 1300 North 1500 East.

Dave Anderson stated that the applicant has asked that this discussion be continued at a later date.
Dave Anderson **moved** to continue the discussion.

Vaughn Pickell **seconded** and the motion **passed** all in favor

SITE PLAN
Piping for Wastewater Treatment Plant

The proposal involves offsite water reclamation facility improvements located in the vicinity of 2050 North 200 East.

Cory Pierce explained that this pipe will be getting the flows from Main Street across 200 East in preparation for the treatment plant. Cory Pierce continued to explain that the City is making some changes to the existing plant and converting it to the same configuration for the new treatment plant. Cory Pierce added that it is a pretty simple process but the biggest issue is that it is bringing a 15 inch pipe down 200 East and that will be messy.

Seth Perrins added that the biggest issue will be the road closure and letting people know in a timely manner.

Jered Johnson explained that the City is charging a road closure permit fee so that the road can get back open as soon as possible, but it will be a hard closure.

John Little asked if Cory Pierce has any idea on how long the road would be closed?

Cory Pierce replied they haven't been given a schedule, but he guesses around a month.

Seth Perrins **moved** to approve the proposed Piping for Wastewater Treatment Plan Site Plan based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

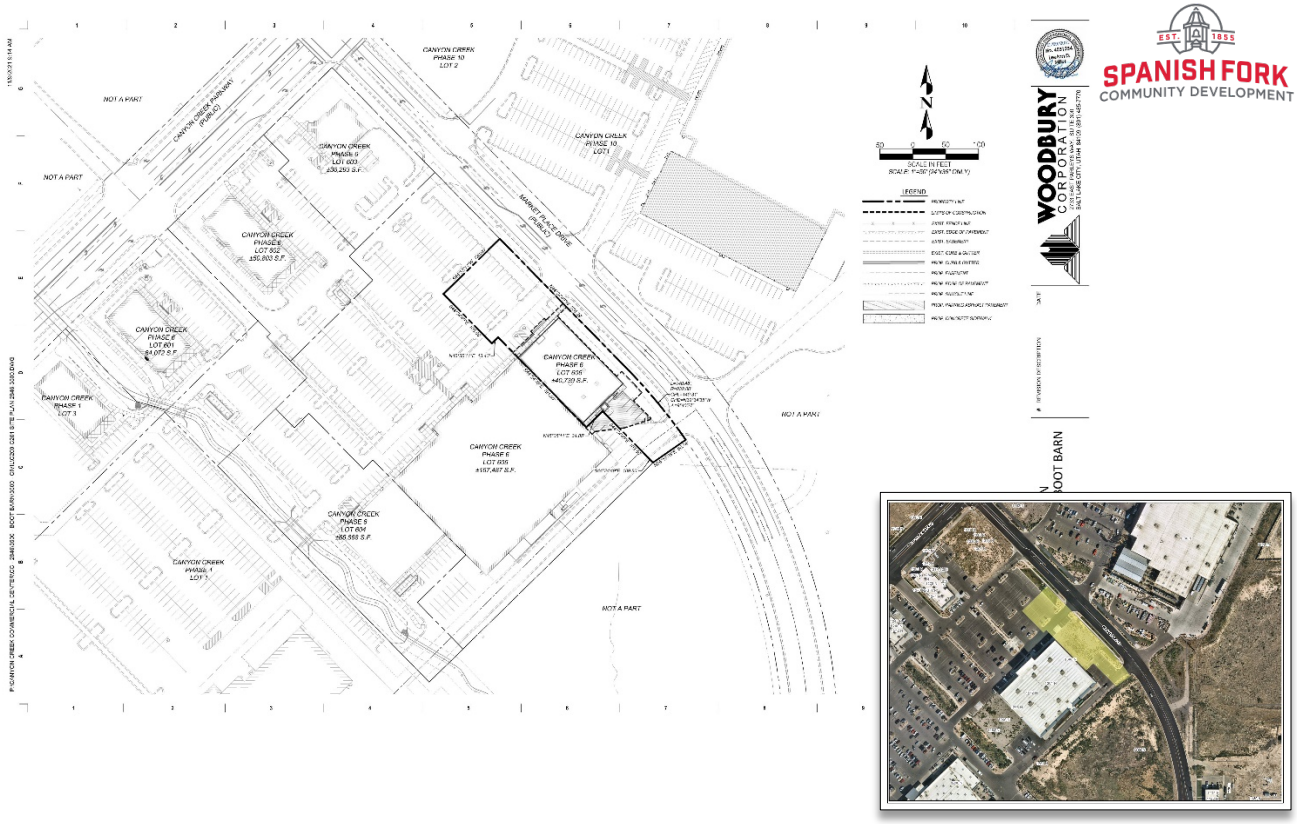
1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

Chris Thompson **seconded** and the motion **passed** all in favor.

Seth Perrins moved to adjourn the meeting at 11:58 a.m.

Adopted:

Ashlin Turcsanski
Deputy Recorder



Canyon Creek Phase 6 Lot 606 Site Plan Approval Request

January 5, 2022, Development Review Committee Meeting.

Located at 1306 North Canyon Creek Parkway, including 0.93 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

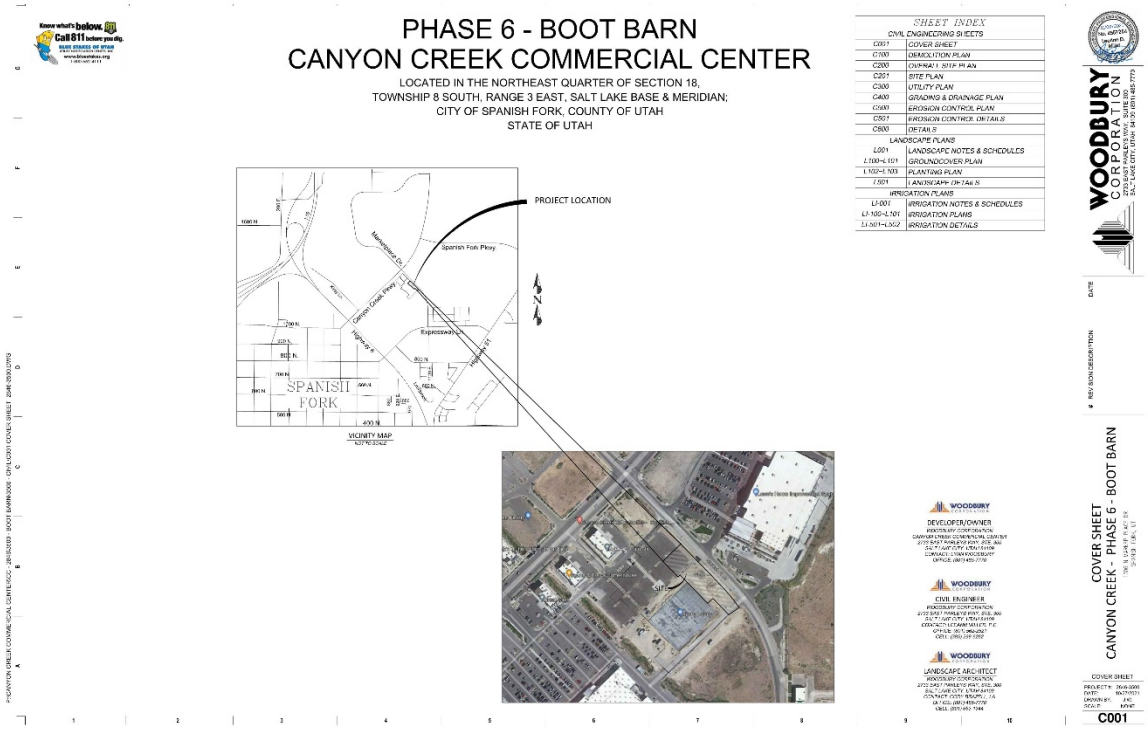
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

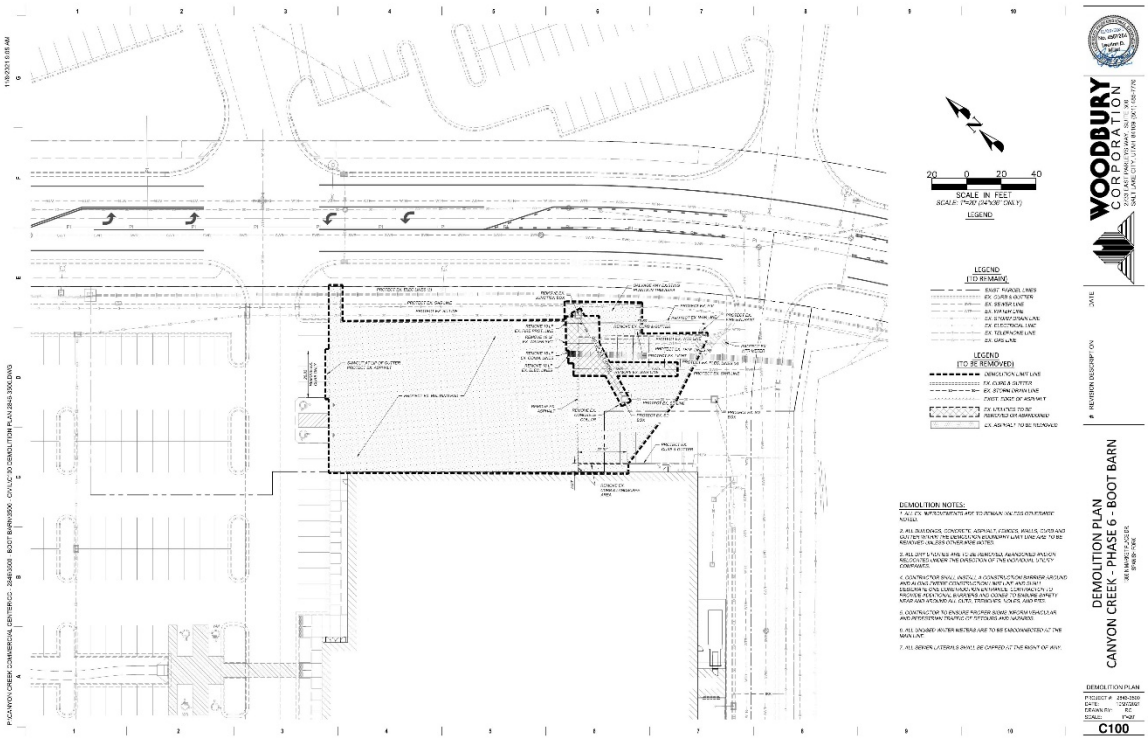
Key Issues

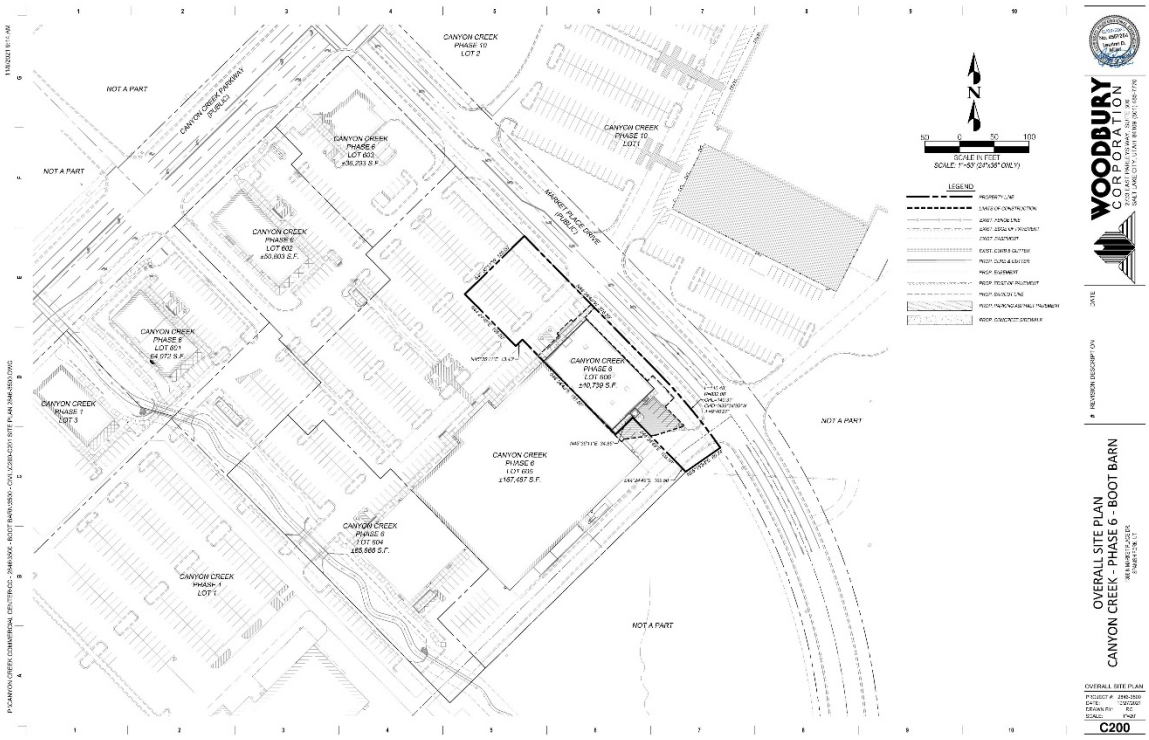
1. Access.
2. Utilities.

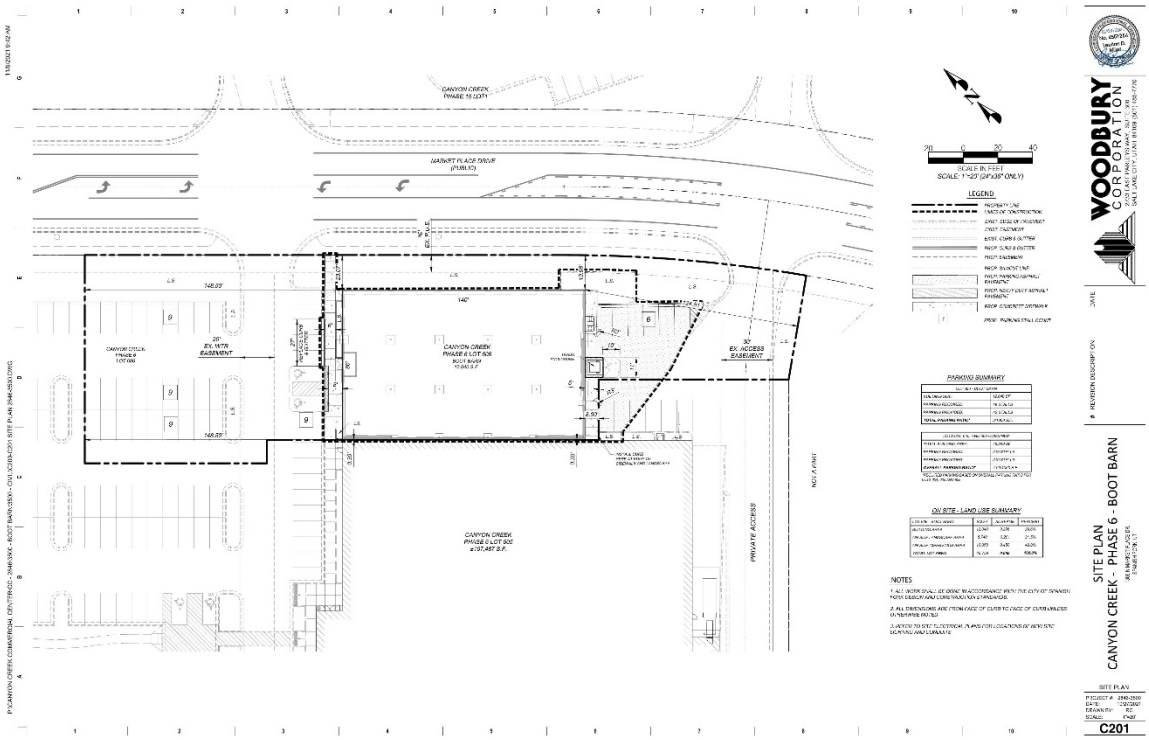
Exhibits

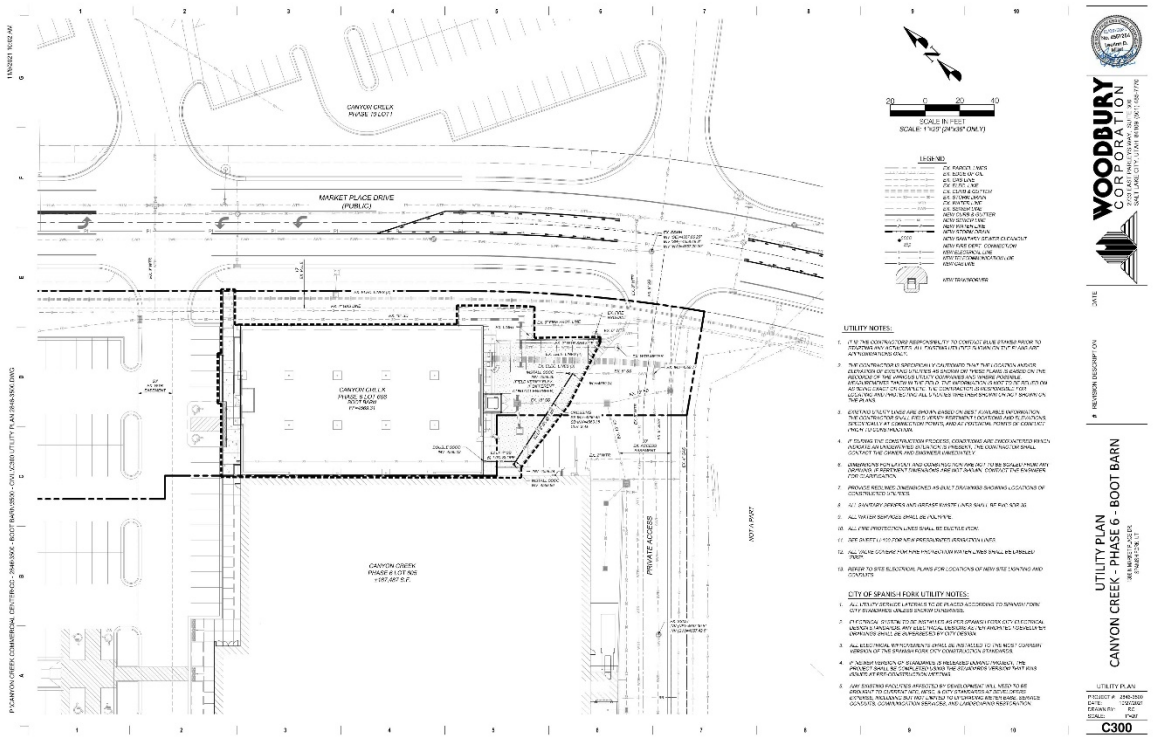
1. Site Plan.
2. Landscaping.
3. Elevations.

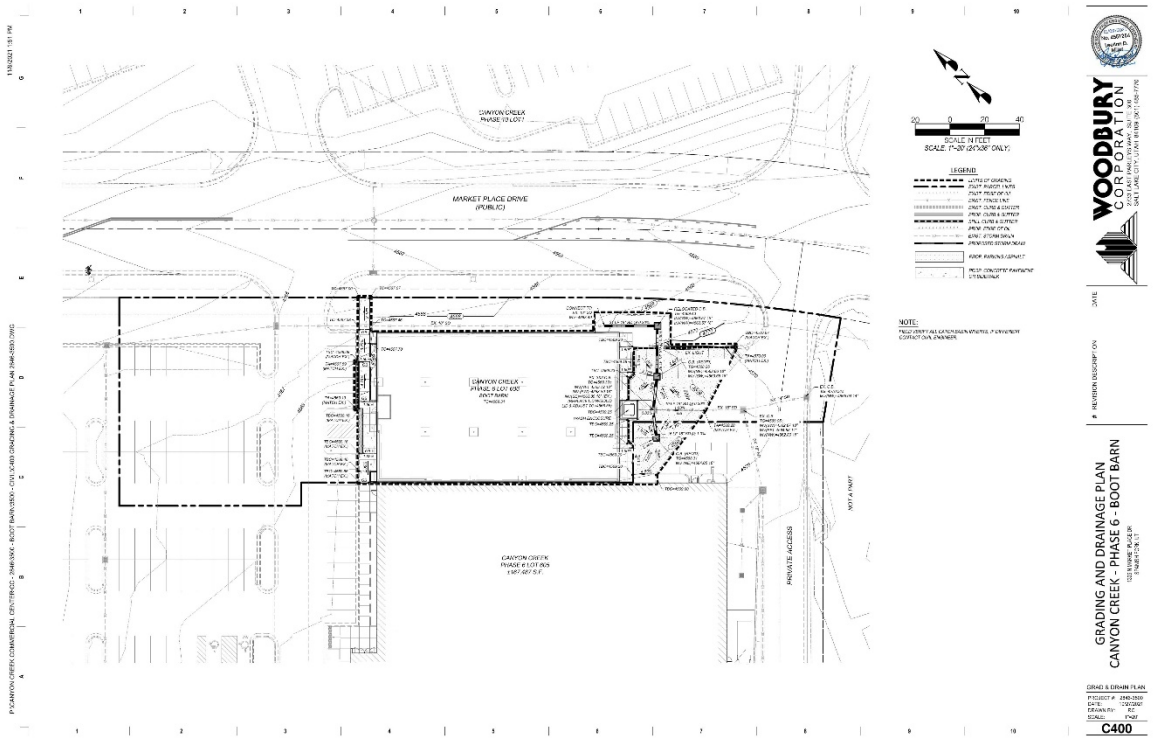

PHASE 6 - BOOT BARN
CANYON CREEK COMMERCIAL CENTER
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF SPANISH FORK, COUNTY OF UTAH
STATE OF UTAH
SHEET INDEX
CIVIL ENGINEERING SHEETS
C001 COVER SHEET
C100 DEMOLITION PLAN
C200 OVERALL SITE PLAN
C201 SITE PLAN
C300 UTILITY PLAN
C400 GRADING & DRAINAGE PLAN
C500 EROSION CONTROL PLAN
C501 EROSION CONTROL DETAILS
C800 DETAILS
LANDSCAPE PLANS
L001 LANDSCAPE NOTES & SCHEDULES
L100-L101 GROUNDCOVER PLAN
L102-L103 PLANTING PLAN
L501 LANDSCAPE DETAILS
IRRIGATION PLANS
LI-001 IRRIGATION NOTES & SCHEDULES
LI-100-LI-101 IRRIGATION PLANS
LI-501-LI-502 IRRIGATION DETAILS
PROJECT LOCATION
SPANISH FORK
VICINITY MAP
DEVELOPER/OWNER
CIVIL ENGINEER
LANDSCAPE ARCHITECT
WOODBURY CORPORATION
COVER SHEET
CANYON CREEK - PHASE 6 - BOOT BARN
C001

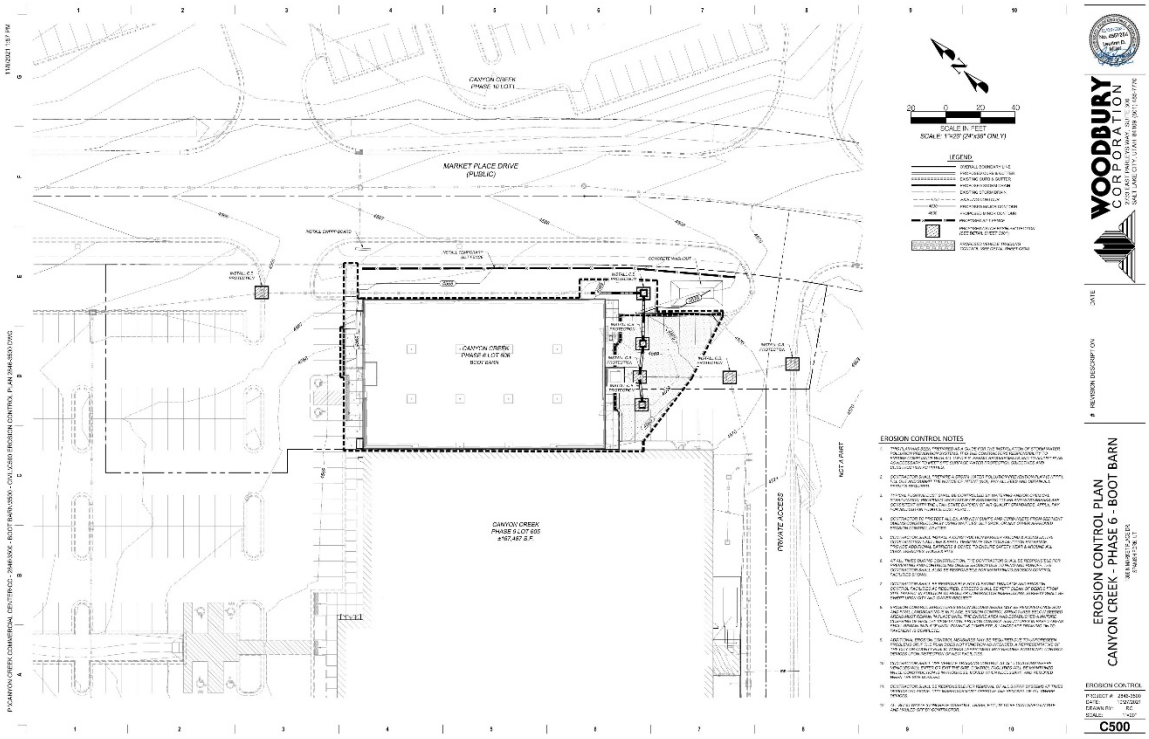

SCALE IN FEET
LEGEND
DEMOLITION NOTES:
WOODBURY CORPORATION
DEMOLITION PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
C100

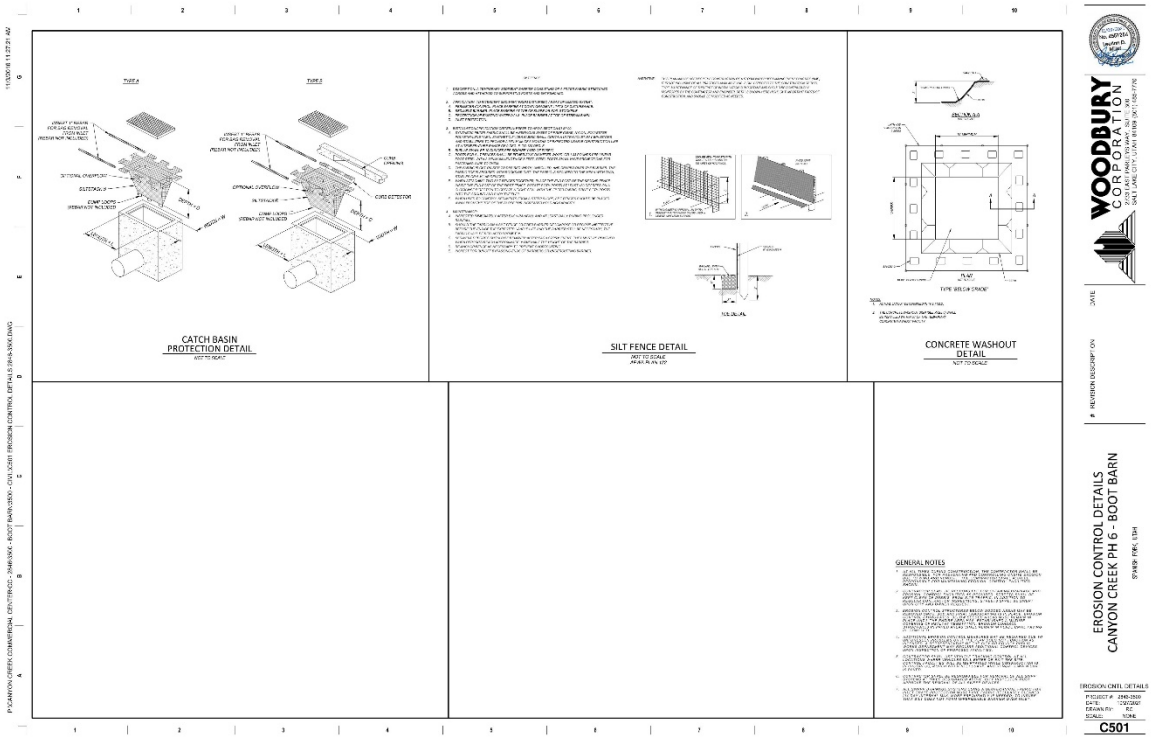

NOT A PART
CANYON CREEK PHASE 10 LOT 2
CANYON CREEK PHASE 10 LOT 1
CANYON CREEK PARKWAY (PUBLIC)
MARKET PLACE DRIVE (PUBLIC)
CANYON CREEK PHASE 6 LOT 603 ±36,293 S.F.
CANYON CREEK PHASE 6 LOT 602 ±50,803 S.F.
CANYON CREEK PHASE 6 LOT 601 64,073 S.F.
CANYON CREEK PHASE 1 LOT 3
CANYON CREEK PHASE 6 LOT 606 ±40,739 S.F.
CANYON CREEK PHASE 6 LOT 605 ±167,487 S.F.
CANYON CREEK PHASE 6 LOT 604 185,668 S.F.
CANYON CREEK PHASE 1 LOT 1
N
50 0 50 100
SCALE IN FEET
SCALE: 1"=50' (24"x36" ONLY)
LEGEND
WOODBURY CORPORATION
OVERALL SITE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
OVERALL SITE PLAN
C200

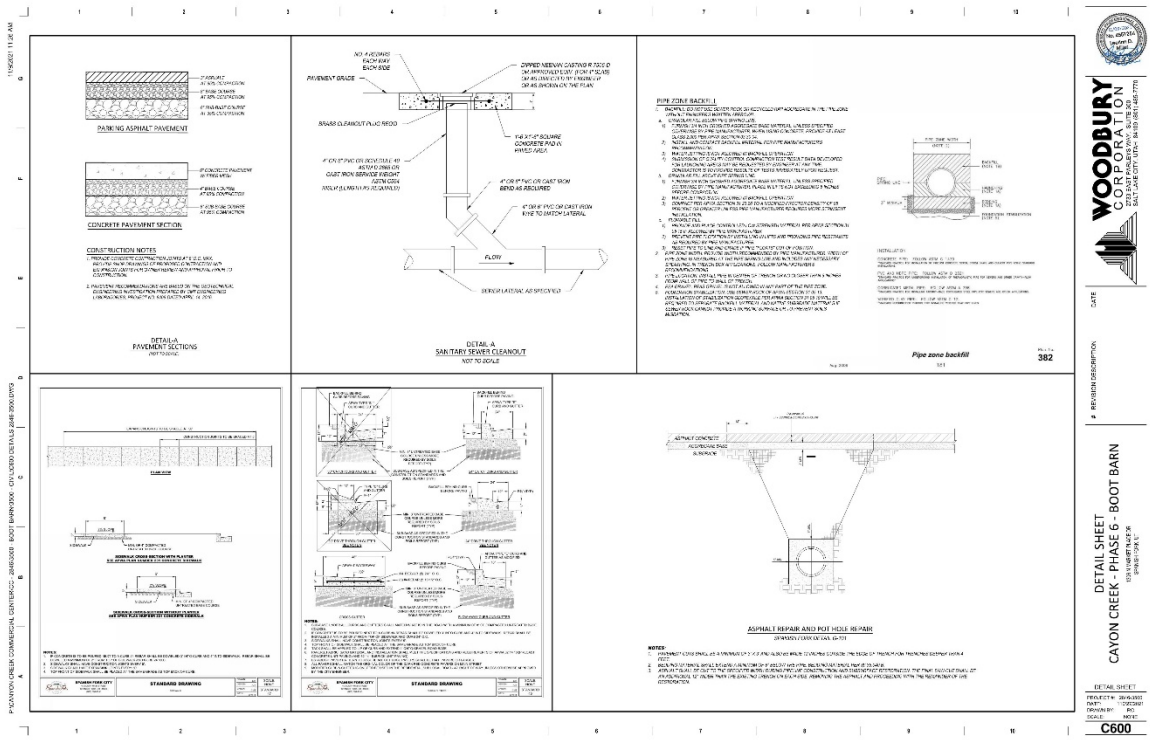

CANYON CREEK PHASE 10 LOT 1
MARKET PLACE SWVR (PUBLIC)
CANYON CREEK PHASE 6 LOT 606 BOOT BARN 10,000 S.F.
CANYON CREEK PHASE 6 LOT 605 ±167,487 S.F.
20' EX. WTR EASEMENT
30' EX. ACCESS EASEMENT
PRIVATE ACCESS
NOT A PART
20 0 20 40
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
PARKING SUMMARY
ON SITE - LAND USE SUMMARY
NOTES
WOODBURY CORPORATION
SITE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
SITE PLAN
C201


CANYON CREEK PHASE 7B LOT 7
MARKET PLACE DRIVE (PUBLIC)
CANYON CREEK PHASE 6 LOT 605 JOINT BARN
CANYON CREEK PHASE 6 LOT 605 1,987,667 S.F.
PRIVATE ACCESS
NOT A PART
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
UTILITY NOTES:
CITY OF SPANISH FORK UTILITY NOTES:
WOODBURY CORPORATION
UTILITY PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
C300

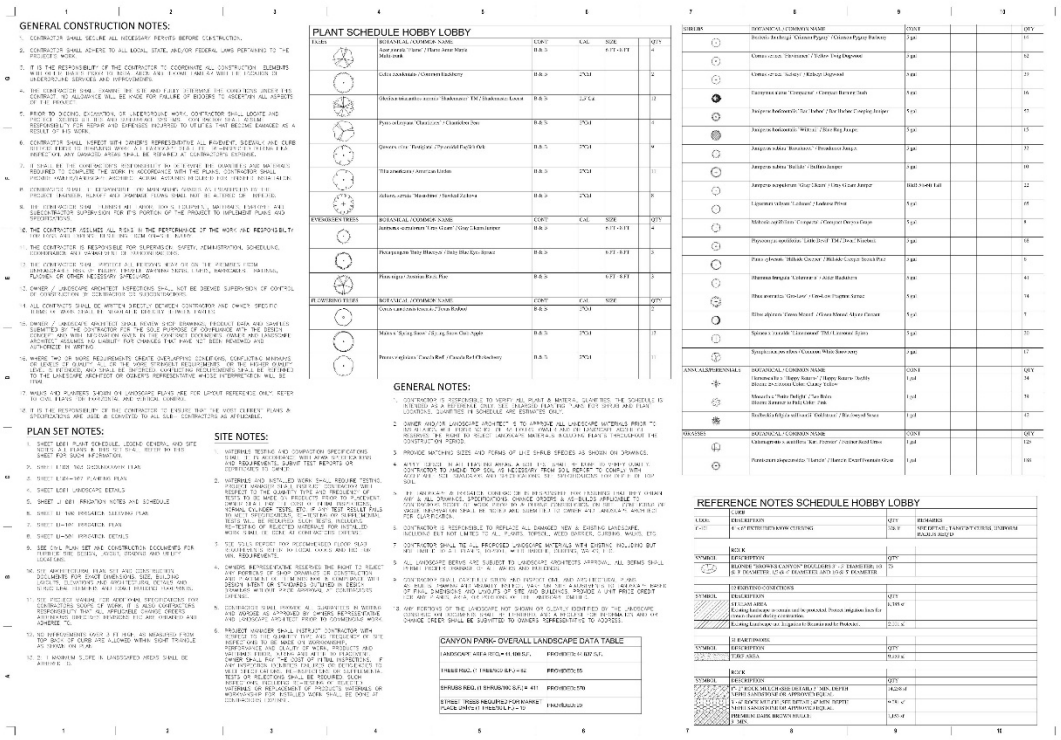

CANYON CREEK PHASE 7B LOT 7
MARKET PLACE DRIVE (PUBLIC)
CANYON CREEK - PHASE 6 LOT 605 JOINT BARN
CANYON CREEK PHASE 6 LOT 605 1,987,667 S.F.
PRIVATE ACCESS
NOT A PART
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
NOTE:
WOODBURY CORPORATION
GRADING AND DRAINAGE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
C400


MARKET PLACE DRIVE
(PUBLIC)
CANYON CREEK
PHASE 6 LOT 606
±167,467 S.F.
PRIVATE ACCESS
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
EROSION CONTROL NOTES
EROSION CONTROL PLAN
CANYON CREEK - PHASE 6 - BOOT BARN
C500


CATCH BASIN
PROTECTION DETAIL
SILT FENCE DETAIL
CONCRETE WASHOUT
DETAIL
GENERAL NOTES
EROSION CONTROL DETAILS
CANYON CREEK PH 6 - BOOT BARN
C501



WOODBURY CORPORATION
DETAIL SHEET
CAYON CREEK - PHASE 6 - BOOT BARN
DETAIL SHEET
C600



GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
2. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH UTILITY COMPANY PLANS TO AVOID CONFLICTS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING WORK AND SHALL HAND EXCAVATE WHERE NECESSARY TO LOCATE EXISTING UNDERGROUND SERVICES AND IMPROVEMENTS.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY ESTIMATE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
5. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITY AND IRRIGATION SITE MPS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
6. CONTRACTOR SHALL REPORT WITH OWNER'S REPRESENTATIVE ALL INCIDENT, SECRETLY AND CLOSE DEFECTS DISCOVERED WHICH, AT EARLIEST TIME, IS ACCEPTED BY CONTRACTOR AFTER INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES AND TYPES REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL PROMPTLY NOTIFY LANDSCAPE ARCHITECT WORK ACTIVITIES IN QUESTION BEFORE PROCEEDING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORKS AS DIRECTED BY THE PROJECT MANAGER. ALWAYS AND PARKING TOWNS SHALL NOT BE ALTERED OR REROUTED.
9. THE CONTRACTOR SHALL FURNISH ALL WORK, TOOLS, EQUIPMENT, MATERIALS, SUPERVISION, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR ASSUMES ALL RISK IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR ANY AND ALL INJURY TO ANY AND ALL PERSONS, PROPERTY AND EQUIPMENT.
11. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND COMMUNICATION OF SUBCONTRACTORS.
12. THE CONTRACTOR SHALL IDENTIFY ALL REQUIRED WORK ON THE PERMITTED ITEM. UNFAMILIARITY WITH THE PROJECT SITE, EXISTING UTILITY LINES, EASEMENTS, MATERIALS, PLANTING OR OTHER NECESSARY SPECIFICATIONS.
13. OWNER / LANDSCAPE ARCHITECT INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY SUBCONTRACTORS OR SUBCONTRACTORS.
14. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTORS AND OWNER SPECIFIC TO THIS PROJECT AND NOT BE LIMITED DIRECTLY TO THESE NOTES.
15. OWNER / LANDSCAPE ARCHITECT SHALL REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF CONFORMANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. REVIEW MUST LANDSCAPE ARCHITECT OF SUCH SUBMITTALS SHALL NOT CHANGE THE FACT THAT HE HAS BEEN REVIEWED AND AUTHORIZED IN WRITING.
16. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OF THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.
17. WALKS AND PLANTERS SHOWN ON LANDSCAPE PLANS ARE FOR LAYOUT REFERENCE ONLY. REFER TO CIVIL PLANS FOR FINISH GRADE AND STRUCTURAL DIMENSIONS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB - CONTRACTORS AS APPROPRIATE.

PLAN SET NOTES:

1. SHEET L001 PLANT SCHEDULE, LEGEND, GENERAL AND SITE NOTES & KEY PLANS & REFER TO SHEET, REFER TO THIS SHEET FOR SUCH INFORMATION.
2. SHEET L100 NOT DESIGNATED FOR USE.
3. SHEET L101-107 PLANTING PLAN.
4. SHEET L001 LANDSCAPE DETAILS
5. SHEET L1 001 IRRIGATION NOTES AND SCHEDULE
6. SHEET L1 100 IRRIGATION SLEEVING PLAN
7. SHEET L1-101 IRRIGATION PLAN
8. SHEET L1-501 IRRIGATION DETAILS
9. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR THEREIN THE SITE PLANS, GRADING AND UTILITY LOCATIONS.
10. SITE ARCHITECTURAL PLAN SET AND ITEMS INCLUDED, DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUT, PLUMBING AND ARCHITECTURAL DETAILS AND SITING. USE THESE AND ONLY PROVIDED DIMENSIONS.
11. SITE PLANS ARE MEANT TO ADDRESS SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE CHANGE ORDERS, ADDENDUMS, DIRECTIVES RECORDED ARE OBTAINED AND ADHERED TO.
12. NO IMPROVEMENTS ABOVE 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN SIGHT TRIANGLE AS SHOWN ON PLAN.
13. 2 - 3 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ACHIEVED.

SITE NOTES:

1. MATERIALS TESTING AND COMPACTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND REQUIREMENTS. SUBMIT TEST REPORTS OR CERTIFICATES TO OWNER.
2. MATERIALS AND INSTALLED WORK SHALL REQUIRE TESTING. PROJECT MANAGER SHALL INSPECT CONTRACTOR'S WORK WITH RESPECT TO THE QUANTITY, TYPE AND FREQUENCY OF TESTS TO BE MADE. ALL PRODUCTS PRIOR TO PLACEMENT. OWNER SHALL LOOK TO COST OF ITEMS DEFECTIVE, DAMAGED, OR NOT MEETING SPECIFICATIONS. ALL TESTING AND INSPECTIONS, RE-TESTING AND RE-INSPECTIONS, AS REQUIRED, SHALL BE REQUIRED. SUCH TESTS, INCLUDES RE-TESTING OF REJECTED MATERIALS FOR INSTALLED WORK SHALL BE DONE AT CONTRACTOR'S EXPENSE.
3. SITE TOOLS DEFECT ANY RECOMMENDED FLOOD PLAIN ENGINEERING REPORT IN FLOOD AREAS AND ETC. TO ON REQUIREMENTS.
4. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PORTION OF WORK DAMAGED OR CONSTRUCTED IMPROPERLY OR NOT IN CONFORMANCE WITH THE PLANS & CONTRACT DOCUMENTS. ANY CHANGES FROM APPROVED PLANS AND DESIGN INTENT OR STANDARDS OUTLINED IN DESIGN STANDARDS WITHOUT PRIOR APPROVAL BY CONTRACTOR'S OWNERS.
5. CONTRACTOR SHALL CONFORM TO SURFACES IN MATERIAL AND PURPOSE AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
6. PROJECT MANAGER SHALL INSPECT CONTRACTOR WITH STAKES IN THE QUANTITY, TYPE AND TREATMENT OF SITE INSPECTION TO BE MADE ON ARRANGEMENT. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

PLANT SCHEDULE HOBBY LOBBY

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'Franksred' PP# 9,000 / Red Sunset Maple	B & B		6 FT - 8 FT	4
	Cercis canadensis 'Texas White' / Texas White Redbud	B & B		2"CAL	2
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B		2.5" Cal.	12
	Pistacia chinensis 'Keith Davey' / Keith Davey Pistache	B & B		2"CAL	4
	Quercus virginiana 'Cathedral Oak' PP# 8,900 / Cathedral Oak	B & B		2"CAL	9
	Ulmus americana 'Princeton' / Princeton Elm	B & B		2"CAL	11
	Zelkova serrata 'Musashino' / Musashino Zelkova	B & B		2"CAL	8

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Juniperus scopulorum 'Tolin Glauca' / Tolin Glauca Juniper	B & B		6 FT - 8 FT	4
	Pinus nigra 'Austriaca' / Austrian Black Pine	B & B		6 FT - 8 FT	5

ACCENTS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cercis canadensis 'Texas Redbud' / Texas Redbud	B & B		2"CAL	2
	Malus x 'Spring Snow' (TM) / Spring Snow Crab Apple	B & B		2"CAL	15
	Prunus x yedoensis 'Yoshino' / Yoshino Flowering Cherry	B & B		2"CAL	11

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT & MATERIAL QUANTITIES. THE SCHEDULE IS INTENDED AS A REFERENCE ONLY. SEE LANDSCAPE PLAN FOR SYMBOL AND PLANT LOCATIONS. QUANTITIES IN SCHEDULE ARE ESTIMATES ONLY.
2. OWNER AND/OR LANDSCAPE ARCHITECT IS TO APPROVE ALL LANDSCAPE MATERIALS PRIOR TO DELIVERY AND INSTALLATION. SUBSTITUTIONS MAY BE MADE IF NECESSARY, AT THE DISCRETION AND/OR AS REQUIRED. THE RIGHT TO REJECT LANDSCAPE MATERIALS INCLUDING PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.
3. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
4. NOTIFY OWNER IN WRITING AND ARRANGE A SITE VISIT WITH OWNER TO VERIFY SUBMITTED SOIL. CONTRACTOR TO UNDERTAKE TOP SOIL AS NECESSARY FROM SOIL REPORT TO COMPLY WITH ACCEPTABLE TOP SOIL. SUBSOILING AND CULTIVATING TO IMPROVE SOIL CONDITIONS AS REQUIRED.
5. ANY VARIANCE IN DETAILED CONDITIONS OR IN DISCREPANCY BETWEEN THE DRAWINGS AND ON SITE SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED SOD & EXISTING LANDSCAPE, INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, MULCH BARRIERS, CURBING, WALLS, ETC.
7. CONTRACTOR SHALL TIE ALL PROPOSED LANDSCAPE MATERIALS INTO EXISTING INCLUDING BUT NOT LIMITED TO SOD, PLANTS, MULCH, ETC. AS REQUIRED.
8. ALL LANDSCAPE BEDS ARE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. ALL BEDS SHALL HAVE CRISP EDGES AS SHOWN ON ALL AREAS AND DETAILS.
9. CONTRACTOR SHALL CONFIRM ALL PLANT QTY. AND APPLICATIONS. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN QUANTITIES SHALL GOVERN. ALL PLANTS SHALL BE INSTALLED AS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS.
10. ANY DEVIATIONS OF THE LANDSCAPE NOT SHOWN OR CLEARLY IDENTIFIED ON THE LANDSCAPE DRAWINGS AND SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE INSTALLATION OF ANY PLANT MATERIAL SHALL BE SUBJECT TO OWNER'S REPRESENTATIVE'S DISCRETION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

CANYON PARK- OVERALL LANDSCAPE DATA TABLE

LANDSCAPE AREA REQ. = 11,100 S.F.	PROVIDED = 11,837 S.F.
TREE REQ. (1 TREE/400 S.F.) = 28	PROVIDED 35
SHRUBS REQ. (5 SHRUBS/100 S.F.) = 591	PROVIDED 570
STREET TREES REQUIRED FOR ARMY CREEK DRIVE (1 TREE/50 L.F.) = 12	TREES PLACED = 20

REFERENCE NOTES SCHEDULE HOBBY LOBBY

CODE	DESCRIPTION	QTY	REMARKS
C-01	4" x 6" EXPOSED TAN BOOK CURBING	1,265'	SEE DETAILS, TRANSITION CURBS TO MEET EXISTING
	ROCK		
SYMBOL	DESCRIPTION	QTY	
	BOULDER "BROWN CANYON" BOULDERS 2' - 3' DIAMETER, 1/3 TO BE BURIED, 4'-6" DIAMETER AND 1'-0" T DIAMETER	75	
	EXISTING CONDITIONS		
SYMBOL	DESCRIPTION	QTY	
	EXISTING AREA	6,300 sf	
	TURF AREA	19,000 sf	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
C-01	4" x 6" EXPOSED TAN BOOK CURBING
	ROCK
SYMBOL	DESCRIPTION
	BOULDER "BROWN CANYON" BOULDERS 2' - 3' DIAMETER, 1/3 TO BE BURIED, 4'-6" DIAMETER AND 1'-0" T DIAMETER
	EXISTING CONDITIONS
SYMBOL	DESCRIPTION
	EXISTING AREA Existing landscape to remain and be protected. Protect irrigation lines for connection to existing system.
	Existing landscape to be removed and replaced. Protect irrigation lines for connection to existing system.
	Existing landscape to be removed and re-Planted.
	HARDSCAPE
SYMBOL	DESCRIPTION
	CONCRETE
	ROCK
SYMBOL	DESCRIPTION
	6" - 8" ROCK MULCH OVER DECORATIVE WEED BARRIER SAMPLE SUBMITTAL OR APPROVED EQUAL
	1' - 0" ROCK MULCH OVER DECORATIVE WEED BARRIER SAMPLE SUBMITTAL OR APPROVED EQUAL
	PREMIUM DARK BROWN MULCH 3" MIN.

WOODBURY CORPORATION
299 EAST PARK CITY, SUITE 300
SALT LAKE CITY, UTAH 84115 PH: 1-435-7776

DATE

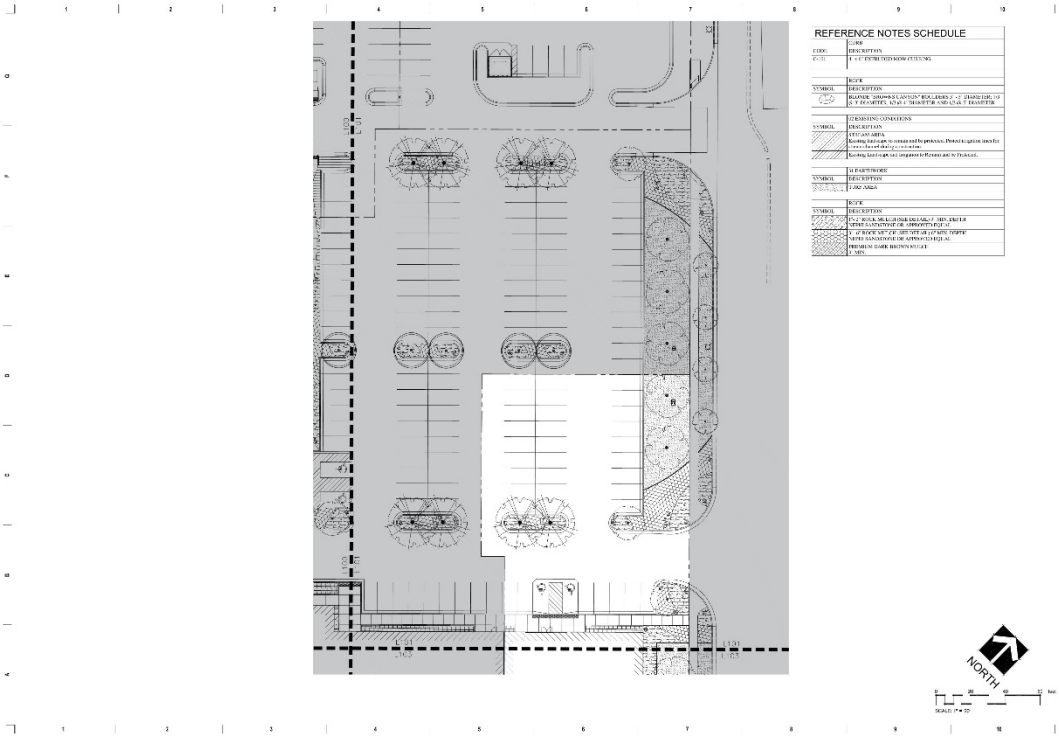
REVISED DESCRIPTION

LANDSCAPE NOTES AND SCHEDULES
OVERALL PHASE 6
SPANISH FORK, UTAH

DEPARTMENT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 10-15-2021
DRAWN BY: TS
SCALE: AS NOTED

L001

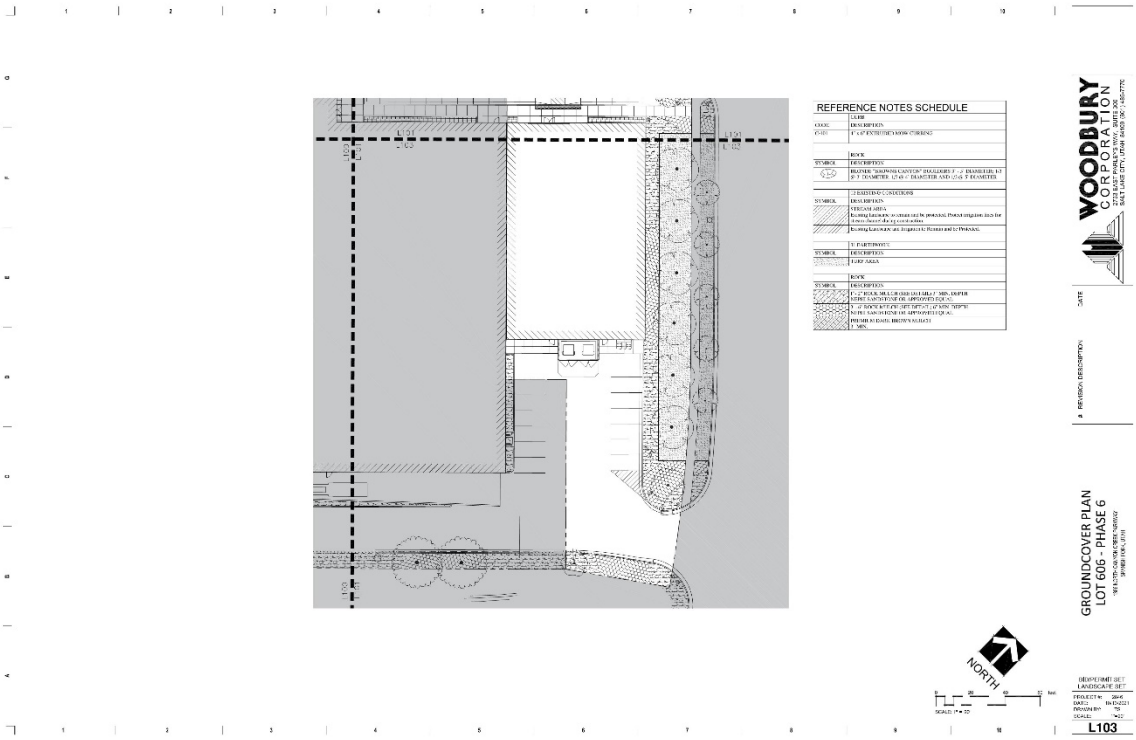


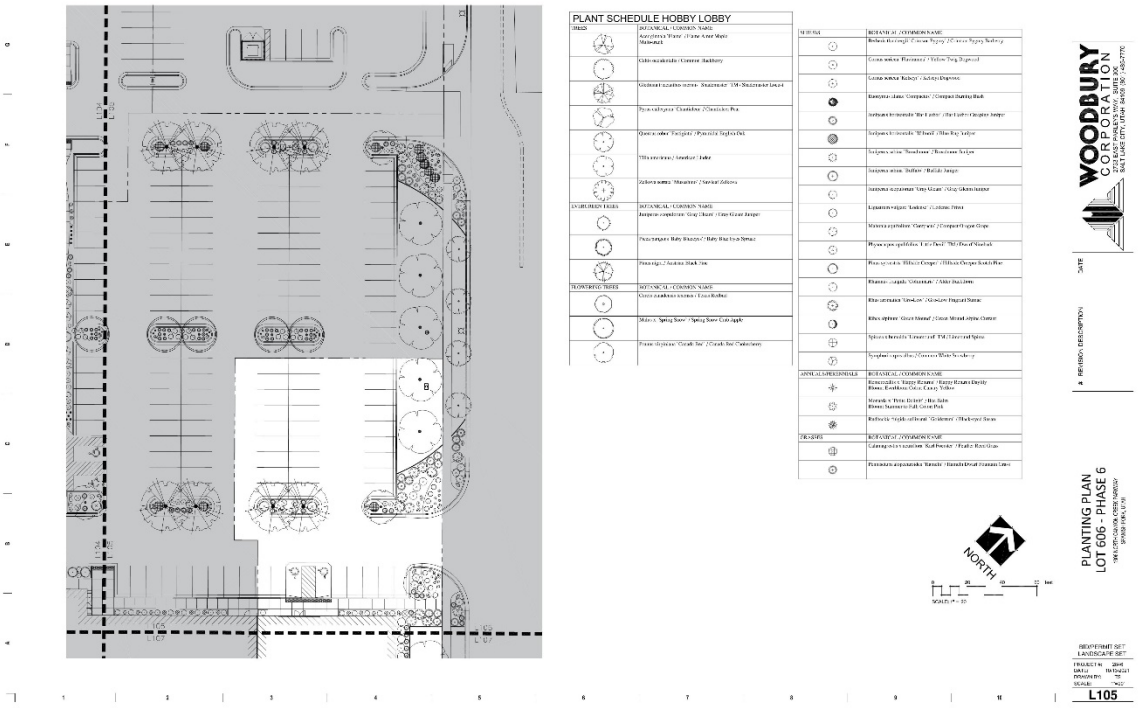
GROUNDCOVER PLAN
LOT 606 - PHASE 6
SPANISH FORK, UTAH

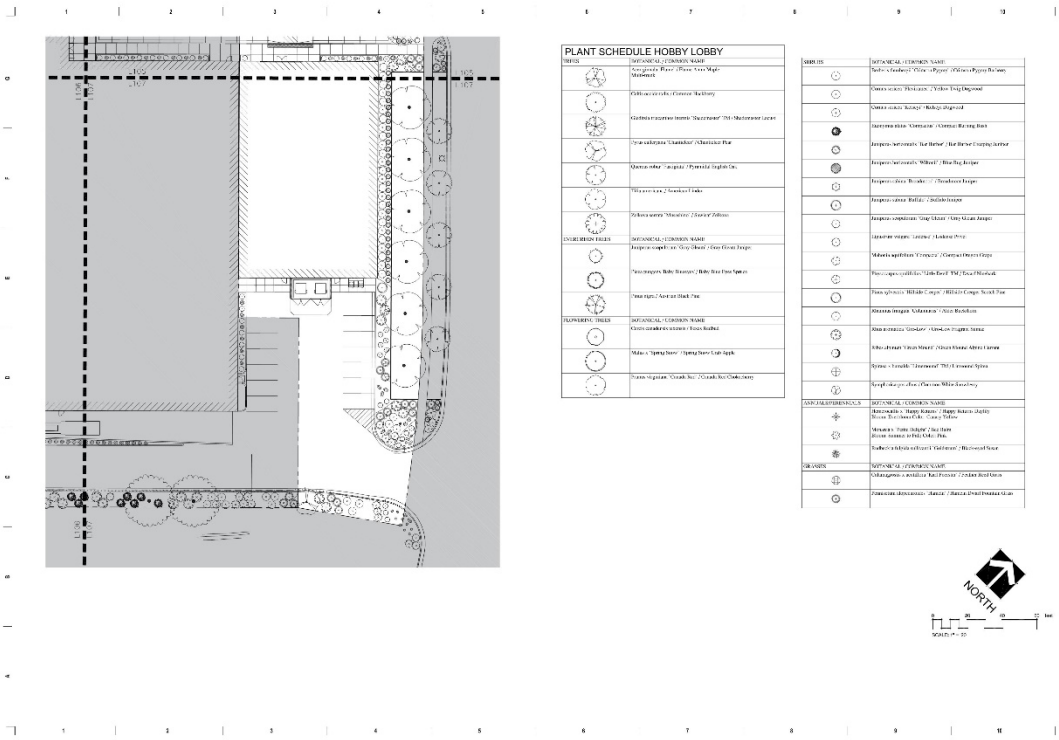
NORTH

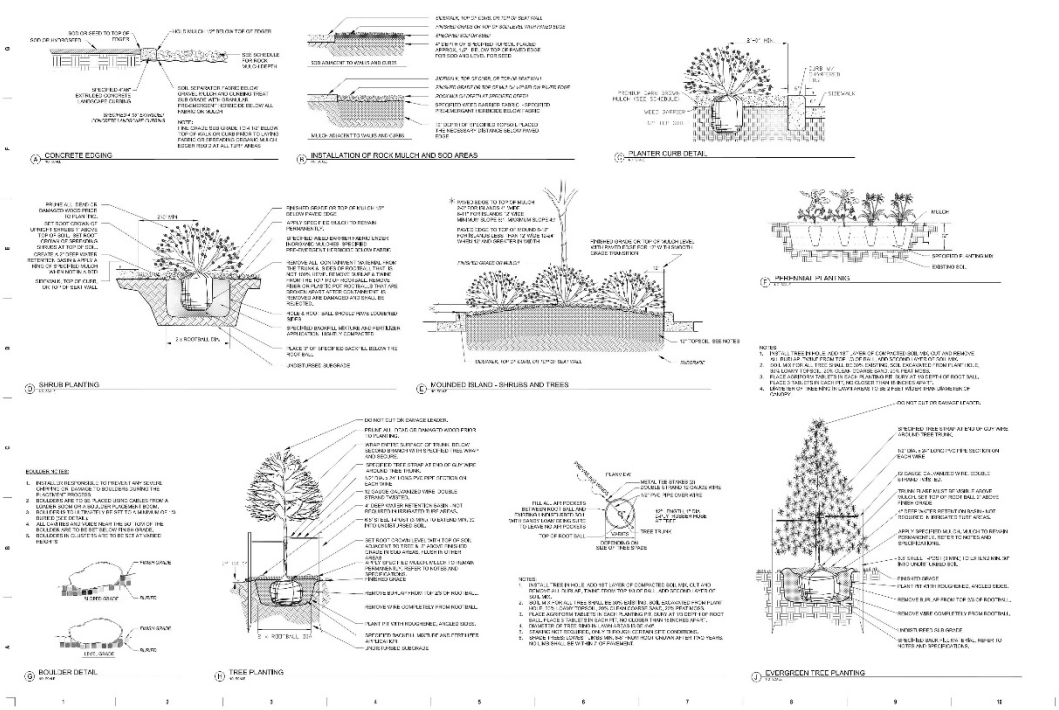
SCALE: 1" = 20'

L101


REFERENCE NOTES SCHEDULE
NORTH
WOODBURY CORPORATION
GROUNDCOVER PLAN
LOT 606 - PHASE 6
L103


PLANT SCHEDULE HOBBY LOBBY
NORTH
WOODBURY CORPORATION
PLANTING PLAN
LOT 606 - PHASE 6
L105


PLANT SCHEDULE HOBBY LOBBY
TREES
SHRUBS
EVERGREEN TREES
FLOWERING TREES
ORNAMENTAL GRASSES
GROUNDCOVER
WOODBURY CORPORATION
PLANTING PLAN
LOT 606 - PHASE 6
NORTH
L107


CONCRETE EDGING
INSTALLATION OF ROCK MULCH AND SOD AREAS
PLANTER CURB DETAIL
SHRUB PLANTING
MOUNDED ISLAND - SHRUBS AND TREES
PERENNIAL PLANTING
BOULDER DETAIL
TREE PLANTING
EVERGREEN TREE PLANTING
WOODBURY CORPORATION
LANDSCAPE DETAILS
LOT 606 - PHASE 6
L501

IRRIGATION NOTES

1. LAYOUT OF IRRIGATION COMPONENTS IS SCHEMATIC FOR GRAPHIC CLARITY. ALL COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, EXCEPT PIPE AND WIRE IN SLEEVING UNDER HARDSCAPES.
2. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER LOCAL CODE REQUIREMENTS.
3. THE IRRIGATION DESIGN IS BASED ON A MINIMUM POC SIZE, A MINIMUM STATIC PRESSURE AT THE POC, AND A MINIMUM WATER VOLUME AT THE POC. THIS DESIGN ASSUMES A MINIMUM OF A 2" POC, @ 65 PSI, AND 50 GPM EACH. ACTUAL SITE CONDITIONS MAY VARY FROM THESE PARAMETERS. SITE CONDITIONS WHICH VARY FROM THE POC SIZE, PRESSURE OR VOLUME MAY RENDER THE INSTALLATION NON-OPERABLE AND OR MAY REQUIRE RE-DESIGN.
4. IRRIGATION DESIGN INTENT ASSUMES A PEAK ET OF 1.75" PER WEEK, THAT ALL OF THE IRRIGATED AREA SHALL BE WATERED IN AN 8 HOUR WATERING WINDOW, PLACING 1/2" OF WATER PER APPLICATION, WITH A 4 DAY PER WEEK WATERING SCHEDULE.
5. UTILITY LOCATIONS & DEPTHS, FINAL GRADES, HARDSCAPE FEATURES AND OR PLANTINGS MAY NOT BE INDICATED WITHIN THE IRRIGATION CDS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF OTHER PLANS, AND/OR SITE VERIFICATION OF THESE ITEMS. IRRIGATION CONTRACTOR SHALL VERIFY LOCATION OF EXISTING FEATURES OR OTHER SITE IMPROVEMENTS THAT WILL AFFECT OR BE AFFECTED BY IRRIGATION SYSTEM INSTALLATION. IF ANY PART OF THE CDS CANNOT BE FOLLOWED DUE TO EXISTING OR PROPOSED CONDITIONS CONTACT THE OWNER APPROVED REPRESENTATIVE (OAR) FOR INSTRUCTIONS PRIOR TO COMMENCING OR PROCEEDING WITH THAT WORK.
6. CONTRACTOR SHALL SELF-VERIFY MATERIAL COUNTS AND SQUARE FOOTAGES. ANY QUANTITIES SHOWN IN IRRIGATION LEGEND ARE PROVIDED AS COURTESY OWNER INFORMATION ONLY. SHOWN PLAN QUANTITIES SHALL TAKE PRECEDENCE OVER ANY LISTED LEGEND QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE LARGER QUANTITY INDICATED.
7. CONTRACTOR SHALL CONTACT THE LOCAL UNDERGROUND UTILITY PROVIDER OR LOCATOR SERVICES FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION ON PROJECT SITE.
8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES AND EXISTING BUILDINGS, FEATURES OR HARDSCAPES WITH CARE; AND IF NECESSARY, BY HAND. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS AND ROUTING OF MAIN LINE AND WIRING TO BE APPROVED BY THE OAR IN THE FIELD PRIOR TO INSTALLATION. IRRIGATION MAIN LINE AND/OR OTHER COMPONENTS ARE SHOWN SCHEMATICALLY ON PLAN FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPED AREAS.
10. IRRIGATION PLANS MAY SHOW ISOLATION VALVES AND OR REMOTE CONTROL VALVES (RCVS) IN GROUPS AND LOCATIONS. CONTRACTOR SHALL PLACE RCVS IN LOGICAL GROUPINGS AND LOCATIONS AS FIELD CONDITIONS PERMIT. ALL REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAIN LINE VIA A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS.
11. QUICK COUPLER VALVES IN LANDSCAPED AREAS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO PLAN LOCATIONS. IRRIGATION CONTRACTOR MAY LOCATE QUICK COUPLER VALVES AT HIS DISCRETION, FOLLOWING DESIGN INTENT TO PLACE QUICK COUPLER VALVES SO THAT SPACING SHALL NOT EXCEED 200 FEET APART TO ALLOW FOR MANUAL HAND WATERING OF PLANT MATERIAL WITH 100 FEET OF HOSE.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL SLEEVES NECESSARY FOR MAIN LINE, WIRE AND LATERAL LINE ARE INSTALLED AS NEEDED, PRIOR TO HARDSCAPE FEATURES. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT MAY BE SHOWN ON PLAN. PORTIONS OF IRRIGATION SLEEVES MAY HAVE OR MAY NOT HAVE BEEN PREVIOUSLY INSTALLED BY OTHERS. COORDINATE LOCATION, INSTALLATION AND USAGE WITH GENERAL CONTRACTOR AND OR OAR.
13. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EXISTING LANDSCAPE PLANT MATERIAL SERVICED BY EXISTING IRRIGATION SYSTEM IN A HEALTHY MANNER. CONTRACTOR SHALL NOT HAVE EXISTING IRRIGATION SYSTEM DISABLED FOR MORE THAN 48 HOURS AT ANY TIME. UPON DISABLING OR DEMOLISHING EXISTING IRRIGATION, CONTRACTOR SHALL INSTALL NEW MAIN AND WIRES TO RESTORE OPERATION IN NO MORE THAN 48 HOURS. CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT DEBRIS FROM ENTERING EXISTING PIPING.
14. FINAL LOCATION AND ROUTING OF IRRIGATION MAIN LINE AND MAJOR COMPONENTS SHALL BE APPROVED BY OWNERS APPROVED REPRESENTATIVE. CONTRACTOR SHALL PERFORM LAYOUT OF IRRIGATION MAIN LINE ROUTING AND MAJOR COMPONENT LOCATIONS, AND MAKE APPOINTMENT AT LEAST 24 HOURS IN ADVANCE OF INSTALLATION FOR APPROVAL. WORK INSTALLED WITHOUT APPROVAL IS SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR EXPENSE.
15. CONTRACTOR SHALL SUBMIT TO OWNER AN IRRIGATION SCHEDULE REQUIRED FOR ESTABLISHMENT OF NEW LANDSCAPE, AND ONE FOR WORST CASE OPERATION AFTER GROW IN.
16. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER COVERAGE AND OVERLAP FROM NEW IRRIGATION SYSTEM TO EXISTING IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

MAINTENANCE, GUARANTEE, SUBMITTALS

1. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER DURING CONSTRUCTION TO SUBSTANTIAL COMPLETION, FOR SIXTY (60) DAY PLANT ESTABLISHMENT PERIOD, AND FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED THE CONTRACTOR SHALL IMMEDIATELY PLACE IT IN SATISFACTORY CONDITION.
2. FILL AND REPAIR DEPRESSIONS AND REPLACE PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES.
3. AT END OF THE FIRST SEASON, SHUT OFF AND WINTERIZE SYSTEM. AT THE BEGINNING OF THE NEXT SEASON, RE-COMMISSION SYSTEM. MAKE ADJUSTMENTS AND REPAIRS REQUIRED TO MAKE SYSTEM FULLY OPERATIONAL.
4. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS, FOR ONE (1) YEAR FROM DATE ON COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED BY THIS GUARANTY THAT IS NOT CAUSED BY OWNERS ABUSE OR NEGLECT, OBVIOUS VANDALISM, THEFT, OR CASUALTY TO THE PROPERTY, IT SHALL BE DEEMED TO BE A RESULT OF FAULTY MATERIALS OR WORKMANSHIP. THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER, ALL LABOR AND MATERIAL NECESSARY TO REPLACE MATERIALS OR PLACE THE DEFECTIVE INSTALLATION IN A CORRECT OPERATING AND SATISFACTORY CONDITION. ALL GUARANTEES SHALL BE IN WRITING AND WORDED AS APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL SUBMIT THE FOLLOWING PRIOR TO WORK DURING CONSTRUCTION. DURATION AND TIMES TO WATER INCLUDE ADJUSTMENT RECOMMENDATIONS:

A. PRODUCT DATA: SUBMIT MANUFACTURES TECHNICAL PRODUCT DATA & INSTALLATION INSTRUCTIONS FOR IRRIGATION SYSTEM MATERIALS & PRODUCTS.

B. MAINTENANCE DATA: SUBMIT MAINTENANCE DATA AND PARTS LISTS FOR IRRIGATION SPRINKLER SYSTEM MATERIALS.

C. THE CONTRACTOR SHALL FURNISH UPDATED AND ACCURATE AS-BUILT DRAWINGS BEFORE FINAL INSPECTION. THESE DRAWINGS SHOULD BE UPDATED DAILY TO ASSURE ACCURACY. AS-BUILT DRAWINGS SHALL SHOW THE LOCATION OF ALL SYSTEM COMPONENTS LINES SLEEVES AND BOXES USED ON THIS JOB. THESE DRAWINGS AND MAINTENANCE MANUALS MUST BE SUBMITTED AT THE TIME OF FINAL INSPECTION OR IN ACCORDANCE TO THE GENERAL CONDITIONS.

D. CONTRACTOR SHALL ALSO PROVIDE TWO 11X17 LAMINATED SPRINKLER ZONE (CIRCUIT) MAPS INCLUDING GENERAL GUIDELINES FOR WINTERIZING AND SPRING START UP PROCEDURES ALL MANUAL VALVE LOCATIONS SHALL BE IDENTIFIED INCLUDING GENERAL GUIDELINES FOR ZONE ISOLATION PROCEDURES.

NOTES

1. LOCATION OF MAINLINE AND VALVES ARE DIAGRAMMATIC. CONTRACTOR TO LOCATE IN LANDSCAPE AREAS WHEREVER FEASIBLE.
2. CONTRACTOR TO INSTALL 2-WIRE SYSTEM FROM EXISTING WIRE BUNDLE TO EACH VALVE FROM EXISTING CONTROLLER LOCATED IN FIRE RISER ROOM OF 9.7 BUILDING.
3. SLEEVING IS EXISTING. SLEEVING INSTALLED BY UTILITY CONTRACTOR. COORDINATE LOCATION WITH SITE UTILITY CONTRACTOR AND LANDSCAPE ARCHITECT.
4. INSTALL ALL CONDUIT WITH MAINLINE OR WITH MIN. 18 INCHES COVERAGE. INSTALL SWEEPS TO EACH VALVE BOX.
5. INSTALL ALL DECODERS AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
6. IRRIGATION CONTROLLER TO HAVE SITE CONSULT FROM SUPPLIER. *(ONLY IF WEATHERTRAK CONTROLLER)*
7. ALL MAINLINE FITTINGS TO BE SCH 80 PVC AND TO BE GLUED USING HEAVY BOND GRAY GLUE WITH PURPLE PRIMER

IRRIGATION SCHEDULE HOBBY LOBBY IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird RD-04-S-P30 8 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	[illegible]
	Rain Bird RD-04-S-P30 10 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	[illegible]
	Rain Bird RD-04-S-P30 15 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	[illegible]
	Rain Bird RD-04-S-P30 ADJ Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	[illegible]
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-PRB-100-COM Medium Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter.	[illegible]
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB - See valve call-out for size	[illegible]
	Rain Bird 33-DRC (2)	4
	Matco-Norca 200STD	4
	Zurn and Wilkins Master Meter 1.5"	[illegible]
	Netafim Press. Red. Reed Switch - LRM2IG-1-MS-NO 2"	2
	Apollo Manual Drain Valve 78-100 Series	4
C	Hunter ICC-2400-PL	[illegible]
C2	HydroPoint WTPROS-C-2W48-SPI	[illegible]
	Grounding Rod or Plate	[illegible]
	WeatherTRAK WT2W-LSP Line Surge Protector	[illegible]
	WeatherTRAK WT2W-SVD-11 Valve Decoder	[illegible]
	Amiad - Sandway Filter 2" - 1-2221-2151-5200	[illegible]
	Point of Connection 2" NEW POC	
	Point of Connection 2" Hobby Lobby Connection	
	Irrigation Lateral Line: PVC Schedule 40	[illegible]
	Irrigation Mainline: PVC Schedule 40	[illegible]
	Irrigation Mainline: Existing Mainline	[illegible]
	Pipe Sleeve: PVC Schedule 40	[illegible]
	Rain Bird XF700 Drip Tubing	

Valve Callout: Valve Number, Valve Flow, Valve Size

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

DATE

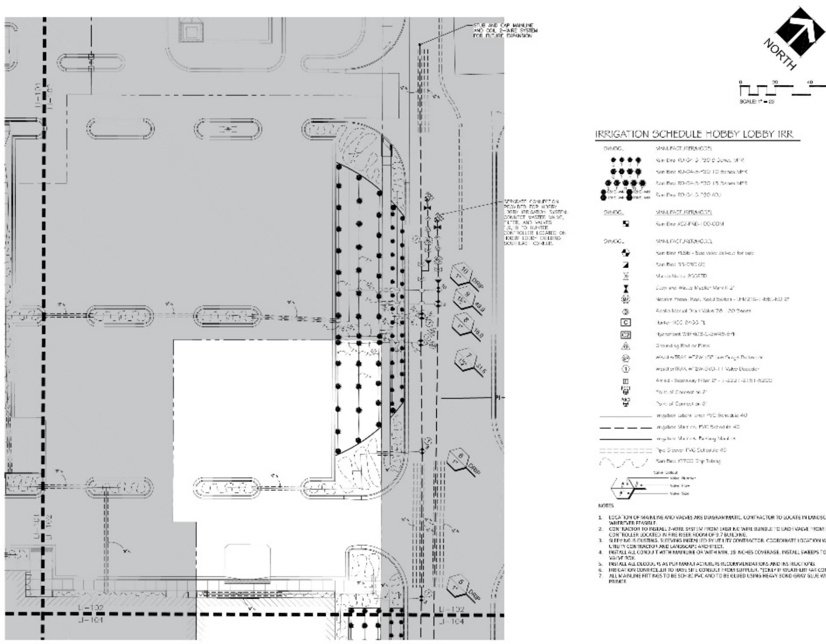
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IRRIGATION NOTES AND SCHEDULES
OVERALL PHASE 6

BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 3896
DATE: [illegible]
DRAWN BY: TS
SCALE: AS NOTED

LI-001



IRRIGATION SCHEDULE HOBBY LOBBY IRR

SYMBOL	MANUFACTURER/MODEL
	Rain Bird RD-04-S-P30 8 Series MPR
	Rain Bird RD-04-S-P30 10 Series MPR
	Rain Bird RD-04-S-P30 15 Series MPR
	Rain Bird RD-04-S-P30 ADJ
SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-PRB-100-COM
SYMBOL	MANUFACTURER/MODEL
	Rain Bird PESB - See valve call-out for size
	Rain Bird 33-DRC (2)
	Matco-Norca 200STD
	Zurn and Wilkins Master Meter 1.5"
	Netafim Press. Red. Reed Switch - LRM2IG-1-MS-NO 2"
	Apollo Manual Drain Valve 78-100 Series
C	Hunter ICC-2400-PL
C2	HydroPoint WTPROS-C-2W48-SPI
	Grounding Rod or Plate
	WeatherTRAK WT2W-LSP Line Surge Protector
	WeatherTRAK WT2W-SVD-11 Valve Decoder
	Amiad - Sandway Filter 2" - 1-2221-2151-5200
	Point of Connection 2"
	Point of Connection 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Irrigation Mainline: Existing Mainline
	Pipe Sleeve: PVC Schedule 40
	Rain Bird XF700 Drip Tubing

Valve Callout: Valve Number, Valve Flow, Valve Size

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WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

DATE

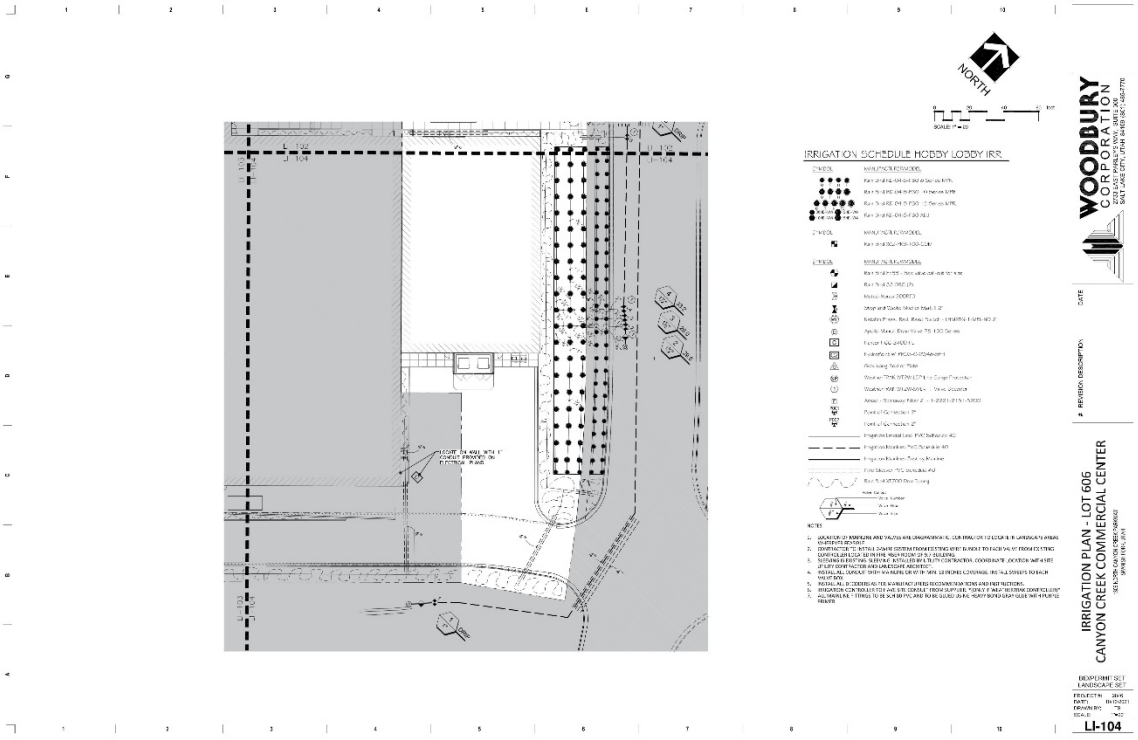
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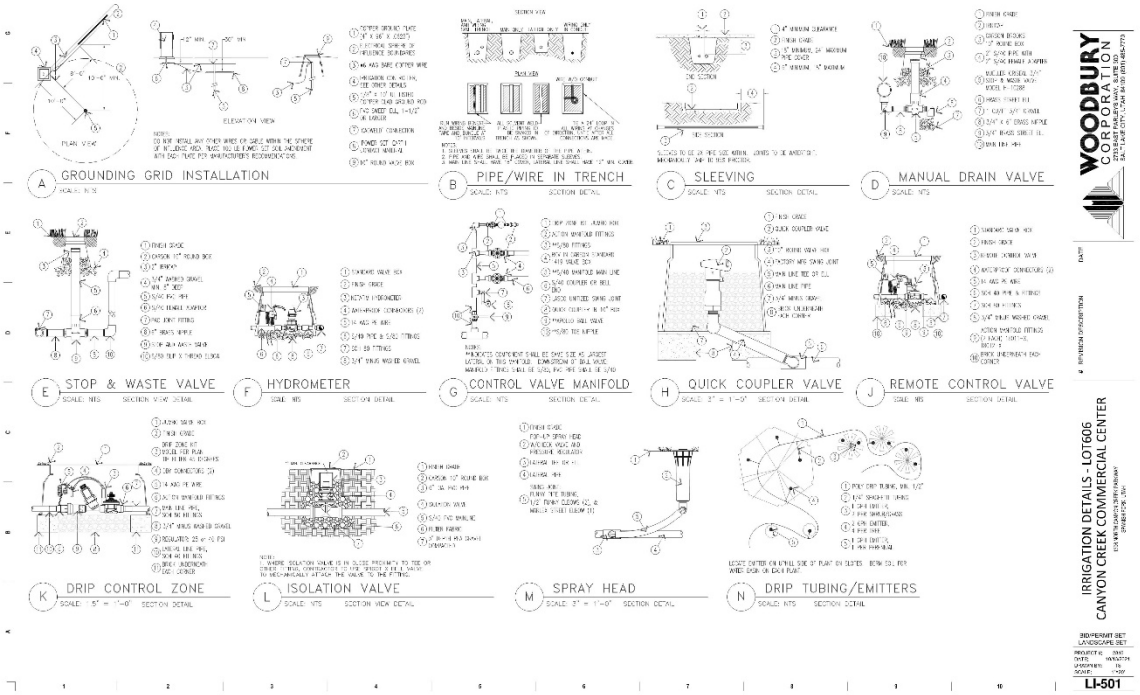
IRRIGATION PLAN - LOT 606
CANYON CREEK COMMERCIAL CENTER
SEE NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

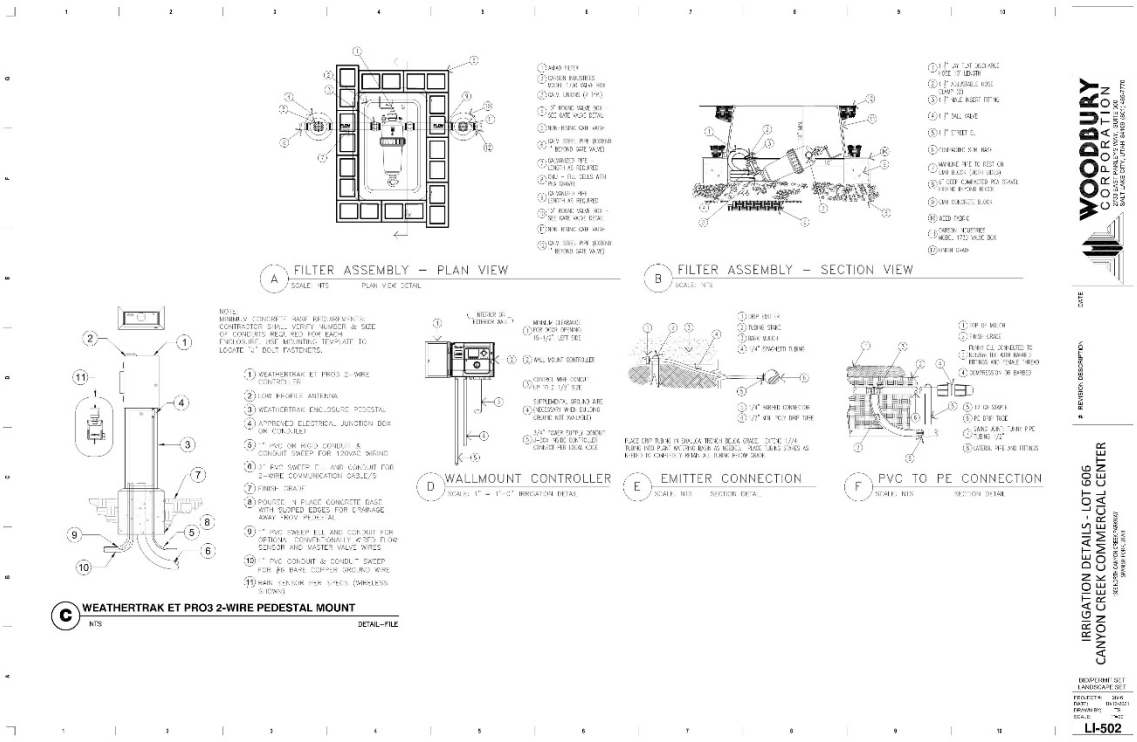
BID/PERMIT SET
LANDSCAPE SET

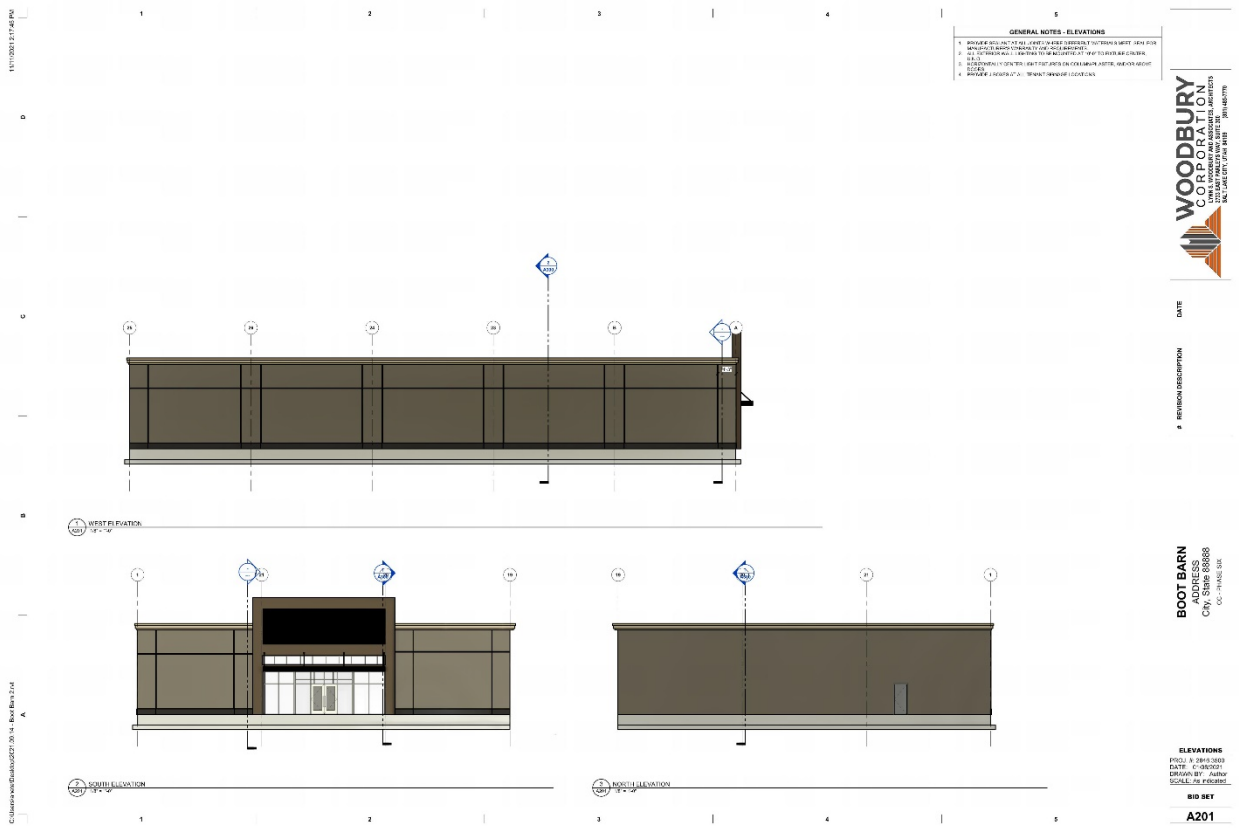
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DATE: [illegible]
DRAWN BY: TS
SCALE: 1"=20'

LI-102


NORTH
IRRIGATION SCHEDULE HOBBY LOBBY IRR
WOODBURY CORPORATION
IRRIGATION PLAN - LOT 606
CANYON CREEK COMMERCIAL CENTER
LI-104


A GROUNDING GRID INSTALLATION
B PIPE/WIRE IN TRENCH
C SLEEVING
D MANUAL DRAIN VALVE
E STOP & WASTE VALVE
F HYDROMETER
G CONTROL VALVE MANIFOLD
H QUICK COUPLER VALVE
J REMOTE CONTROL VALVE
K DRIP CONTROL ZONE
L ISOLATION VALVE
M SPRAY HEAD
N DRIP TUBING/EMITTERS
WOODBURY CORPORATION
IRRIGATION DETAILS - LOT606
CANYON CREEK COMMERCIAL CENTER
LI-501

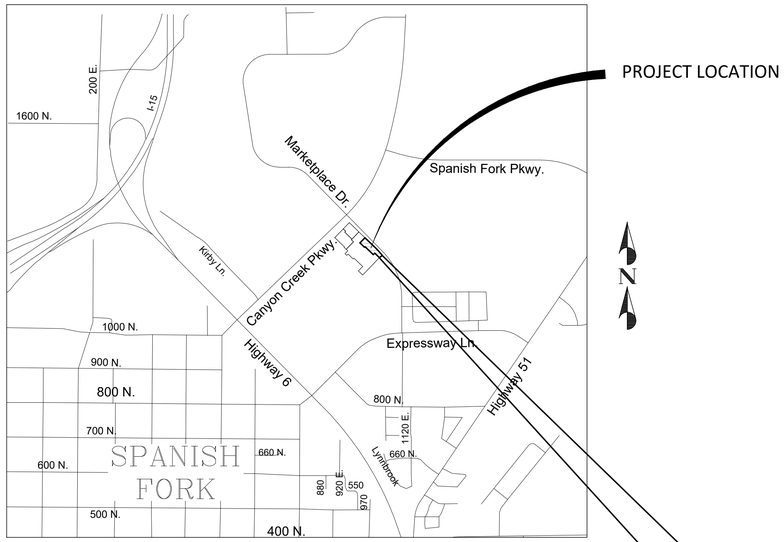

A FILTER ASSEMBLY – PLAN VIEW
SCALE: NTS
B FILTER ASSEMBLY – SECTION VIEW
C WEATHERTRAK ET PRO3 2-WIRE PEDESTAL MOUNT
NTS
D WALLMOUNT CONTROLLER
SCALE: 1" = 1'-0" IRRIGATION DETAIL
E EMITTER CONNECTION
SCALE: NTS
F PVC TO PE CONNECTION
SCALE: NTS
WOODBURY CORPORATION
IRRIGATION DETAILS - LOT 606
CANYON CREEK COMMERCIAL CENTER
LI-502


GENERAL NOTES - ELEVATIONS
WEST ELEVATION
SOUTH ELEVATION
NORTH ELEVATION
WOODBURY CORPORATION
BOOT BARN
ADDRESS
City, State 88888
ELEVATIONS
BID SET
A201

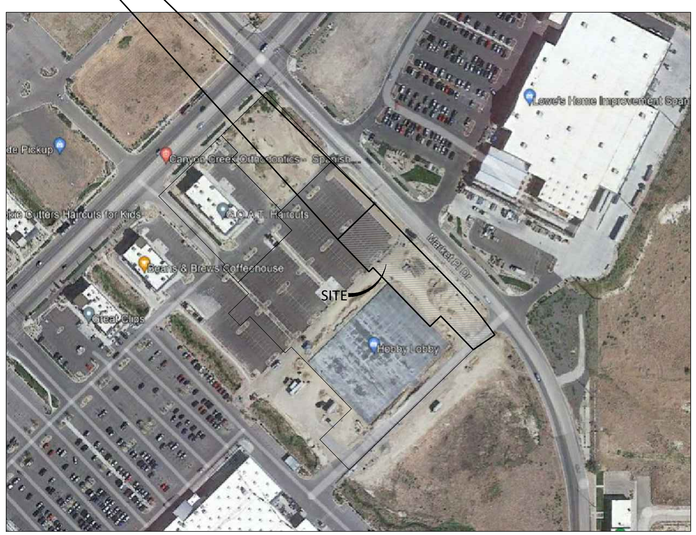
Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PHASE 6 - BOOT BARN
CANYON CREEK COMMERCIAL CENTER

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN;
CITY OF SPANISH FORK, COUNTY OF UTAH
STATE OF UTAH



VICINITY MAP
NOT TO SCALE



SHEET INDEX	
CIVIL ENGINEERING SHEETS	
C001	COVER SHEET
C100	DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN
C300	UTILITY PLAN
C400	GRADING & DRAINAGE PLAN
C500	EROSION CONTROL PLAN
C501	EROSION CONTROL DETAILS
C600	DETAILS
LANDSCAPE PLANS	
L001	LANDSCAPE NOTES & SCHEDULES
L100~L101	GROUNDCOVER PLAN
L102~L103	PLANTING PLAN
L501	LANDSCAPE DETAILS
IRRIGATION PLANS	
LI-001	IRRIGATION NOTES & SCHEDULES
LI-100~L101	IRRIGATION PLANS
LI-501~L502	IRRIGATION DETAILS

DEVELOPER/OWNER
WOODBURY CORPORATION
CANYON CREEK COMMERCIAL CENTER
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LYNN WOODBURY
OFFICE: (801) 485-7770

CIVIL ENGINEER
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: LEEANN MILLER, P.E.
OFFICE: (801) 562-2521
CELL: (385) 299-6262

LANDSCAPE ARCHITECT
WOODBURY CORPORATION
2733 EAST PARLEYS WAY, STE. 300
SALT LAKE CITY, UTAH 84109
CONTACT: CODY BRAZELL, LA
OFFICE: (801) 485-7770
CELL: (801) 653-1344

LICENSED PROFESSIONAL ENGINEER
11/09/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

COVER SHEET
CANYON CREEK - PHASE 6 - BOOT BARN
1306 N MARKEP PLACE DR.
SPANISH FORK, UT

COVER SHEET

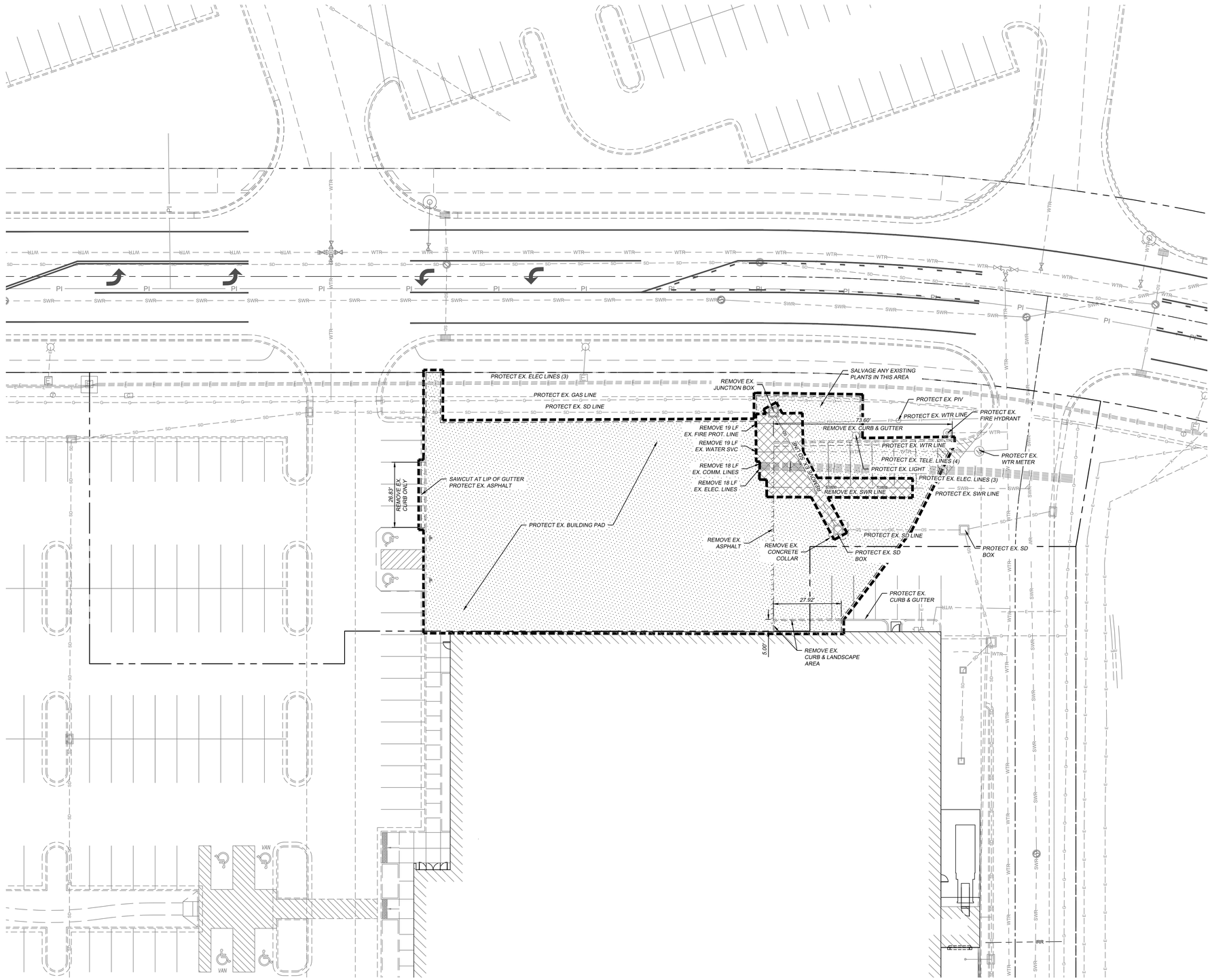
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SCALE:	NONE

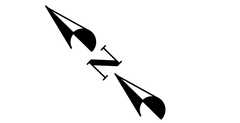
C001

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2846\3500 - BOOT BARN\3500 - CIVIL\C001 COVER SHEET 2846-3500.DWG

11/9/2021 9:05 AM

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2846\3500 - BOOT BARN\3500 - CIVIL\C100 DEMOLITION PLAN 2846-3500.DWG





LEGEND

LEGEND
(TO REMAIN)

- EXIST. PARCEL LINES
- EX. CURB & GUTTER
- SWR — EX. SEWER LINE
- WTR — EX. WATER LINE
- SD — SD — EX. STORM DRAIN LINE
- E — E — EX. ELECTRICAL LINE
- T — T — EX. TELEPHONE LINE
- G — G — EX. GAS LINE

LEGEND
(TO BE REMOVED)

- DEMOLITION LIMIT LINE
- EX. CURB & GUTTER
- SD — SD — EX. STORM DRAIN LINE
- EXIST. EDGE OF ASPHALT
- EX. UTILITIES TO BE REMOVED OR ABANDONED
- EX. ASPHALT TO BE REMOVED

DEMOLITION NOTES:

1. ALL EX. IMPROVEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL BUILDINGS, CONCRETE, ASPHALT, FENCES, WALLS, CURB AND GUTTER WITHIN THE DEMOLITION BOUNDARY LIMIT LINE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
3. ALL DRY UTILITIES ARE TO BE REMOVED, ABANDONED AND/OR RELOCATED UNDER THE DIRECTION OF THE INDIVIDUAL UTILITY COMPANIES.
4. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND AND ALONG ENTIRE CONSTRUCTION LIMIT LINE AND SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. CONTRACTOR TO PROVIDE ADDITIONAL BARRIERS AND CONES TO ENSURE SAFETY NEAR AND AROUND ALL CUTS, TRENCHES, HOLES, AND PITS.
5. CONTRACTOR TO ENSURE PROPER SIGNS INFORM VEHICULAR AND PEDESTRIAN TRAFFIC OF DETOURS AND HAZARDS.
6. ALL UNUSED WATER METERS ARE TO BE DISCONNECTED AT THE MAIN LINE.
7. ALL SEWER LATERALS SHALL BE CAPPED AT THE RIGHT-OF-WAY.

LICENSED PROFESSIONAL ENGINEER
11/09/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

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2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DEMOLITION PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

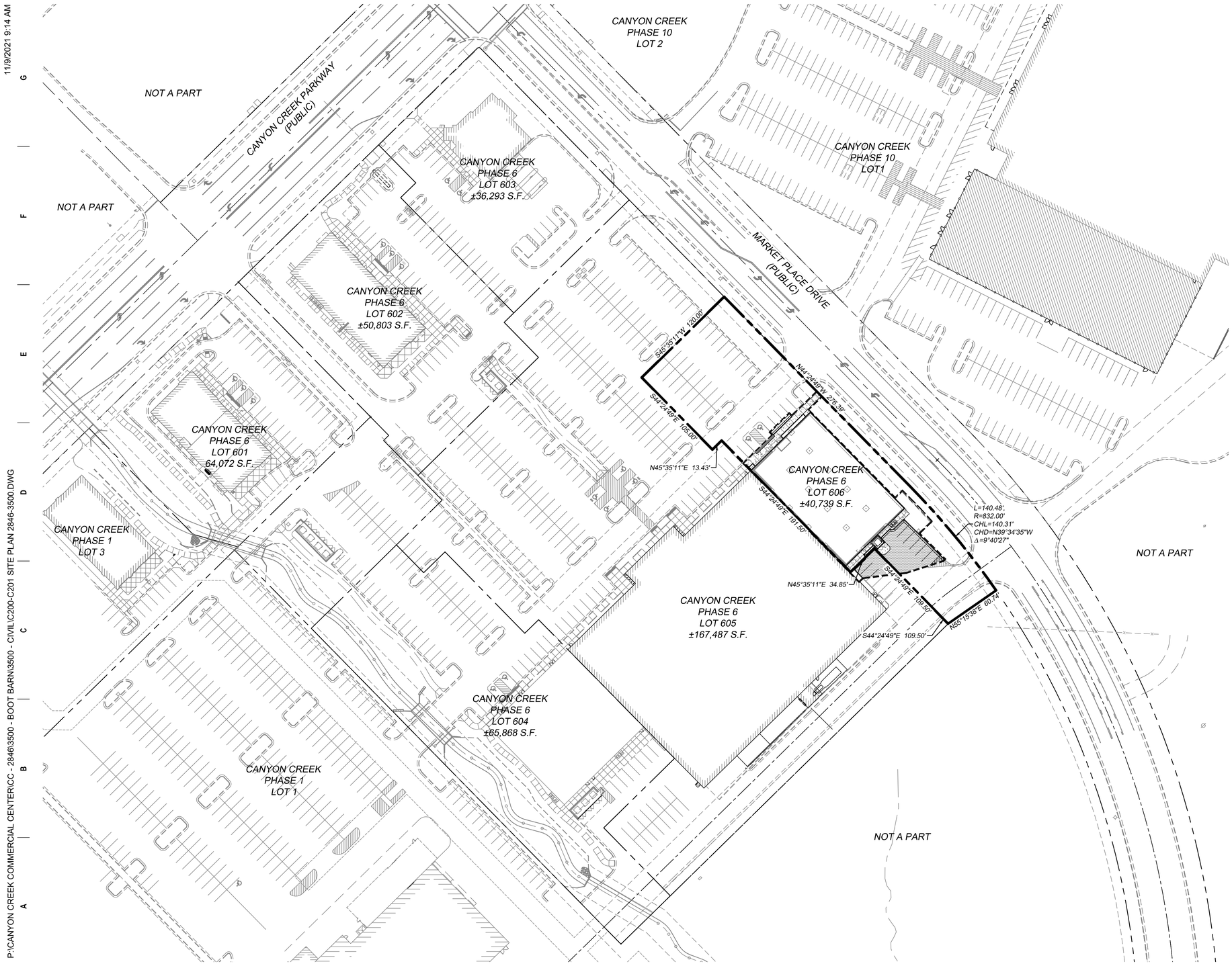
1306 N MARKET PLACE DR.
SPANISH FORK

DEMOLITION PLAN

PROJECT #: 2846-3500
DATE: 10/27/2021
DRAWN BY: RC
SCALE: 1"=20'

C100

11/9/2021 9:14 AM
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N

50 0 50 100

SCALE IN FEET

SCALE: 1"=50' (24"x36" ONLY)

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXIST. FENCE LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. EASEMENT
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. EASEMENT
- PROP. EDGE OF PAVEMENT
- PROP. SAWCUT LINE
- PROP. PARKING ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK

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#	REVISION DESCRIPTION	DATE

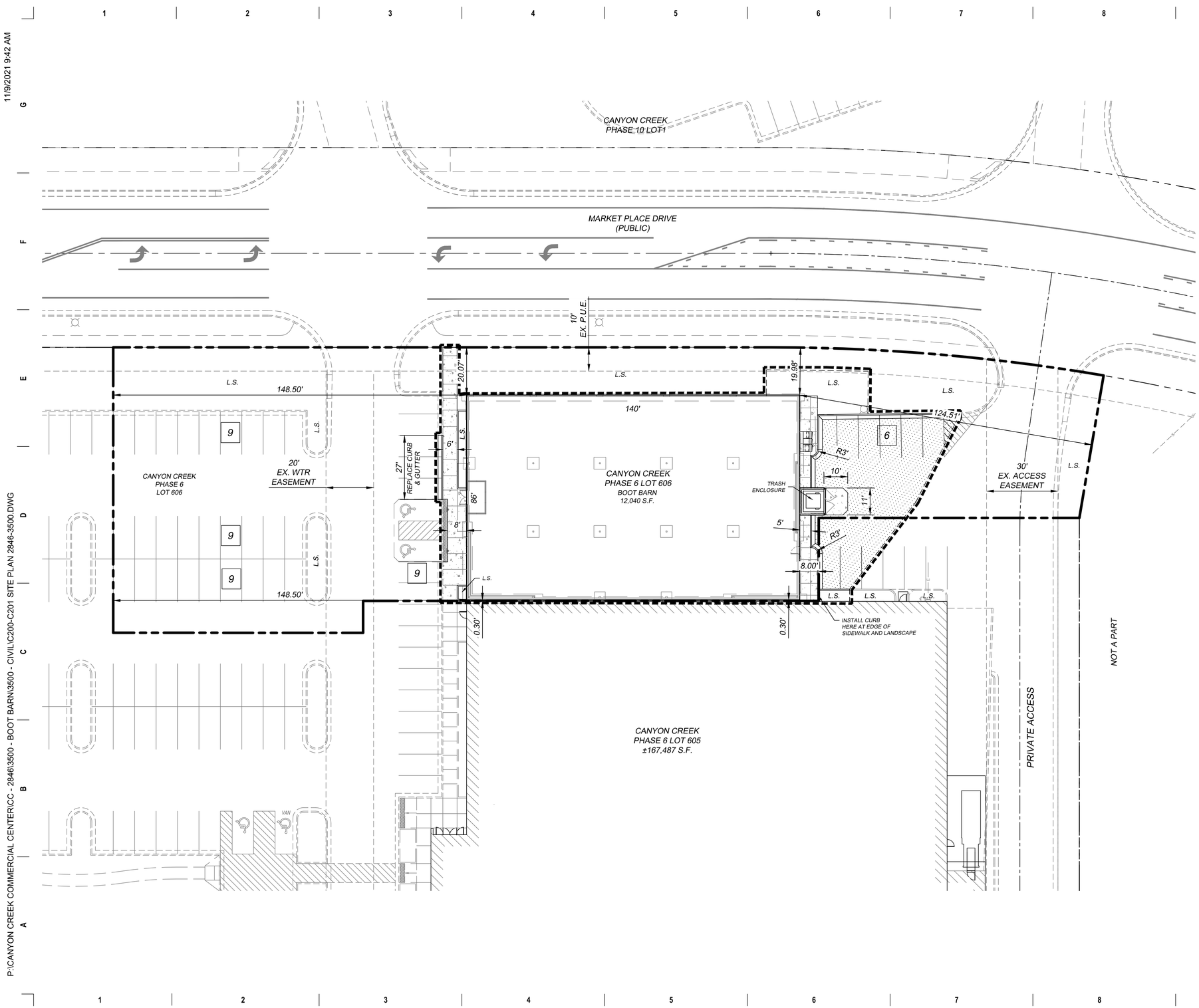
OVERALL SITE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

1306 N MARKET PLACE DR.
SPANISH FORK, UT

OVERALL SITE PLAN

PROJECT #:	2846-3500
DATE:	10/27/2021
DRAWN BY:	RC
SCALE:	1"=20'

C200



20 0 20 40

SCALE IN FEET

SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXIST. EDGE OF PAVEMENT
- EXIST. EASEMENT
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. EASEMENT
- PROP. SAWCUT LINE
- PROP. PARKING ASPHALT PAVEMENT
- PROP. HEAVY DUTY ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- 1 PROP. PARKING STALL COUNT

PARKING SUMMARY

LOT 606 - BOOT BARN	
BUILDING SIZE:	12,040 SF
PARKING REQUIRED:	48 STALLS
PARKING PROVIDED:	42 STALLS
TOTAL PARKING RATIO*	3/1000 S.F.

LOTS 604, 605, AND 606 COMBINED	
TOTAL BUILDING AREA:	79,849 SF
PARKING REQUIRED:	319 STALLS
PARKING PROVIDED:	319 STALLS
OVERALL PARKING RATIO*	4.00/1000 S.F.

*REQUIRED PARKING BASED ON OVERALL PARKING RATIO FOR LOTS 604, 605 AND 606

ON SITE - LAND USE SUMMARY

LOT 606 - BOOT BARN	SQ.FT	ACREAGE	PERCENT
BUILDING AREA	12,040	0.276	29.6%
ON SITE LANDSCAPE AREA	8,740	0.201	21.5%
ON SITE IMPERVIOUS AREA	19,959	0.458	49.0%
TOTAL LOT AREA	40,739	**0.935**	**100.0%**

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLANS FOR LOCATIONS OF NEW SITE LIGHTING AND CONDUITS

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SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

SITE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

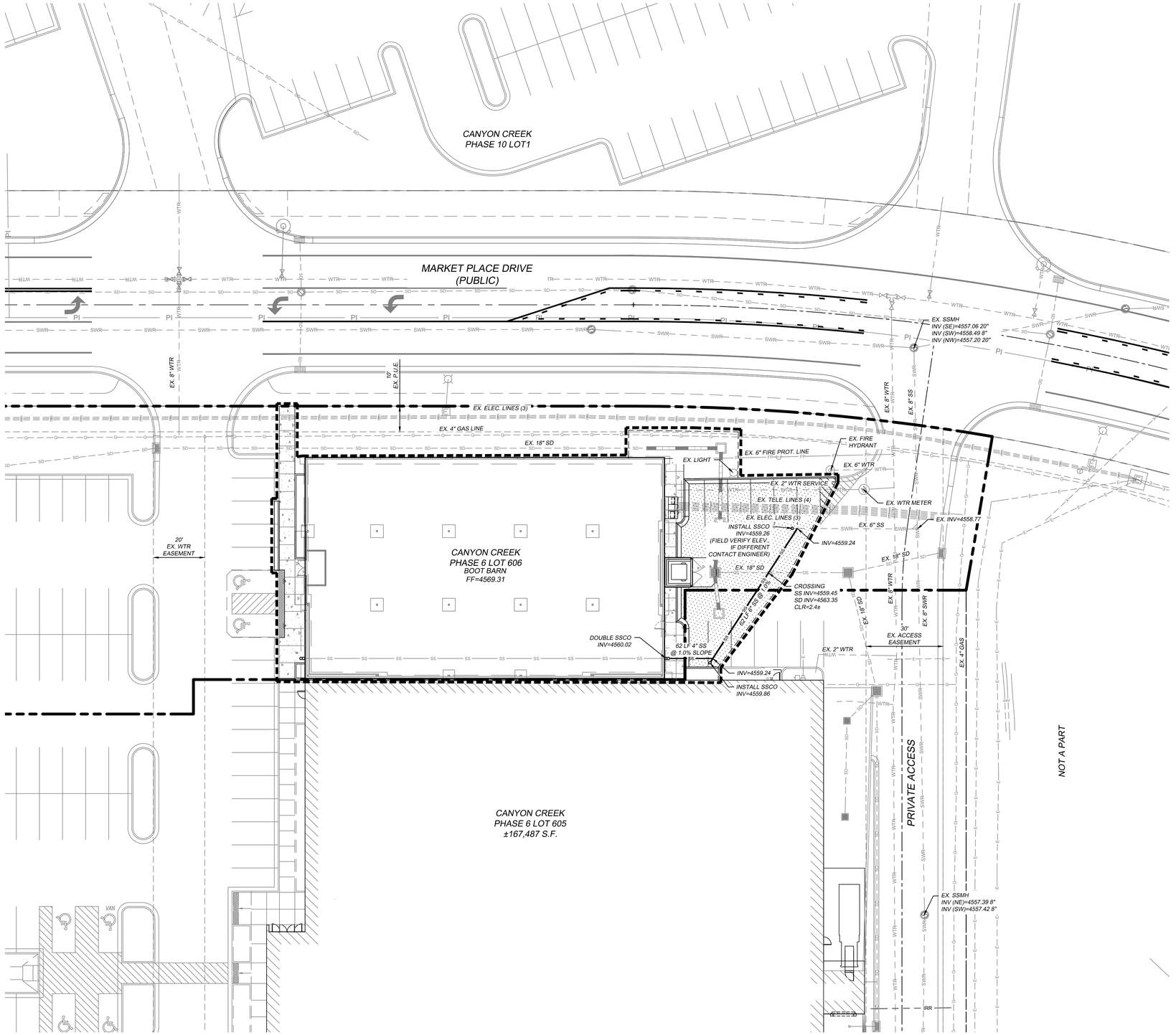
1306 N MARKET PLACE DR.
SPANISH FORK, UT

SITE PLAN

PROJECT #:	2846-3500
DATE:	10/27/2021
DRAWN BY:	RC
SCALE:	1"=20'

C201

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SCALE IN FEET

SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- EX. PARCEL LINES
- EX. EDGE OF OIL
- EX. GAS LINE
- EX. ELEC. LINE
- EX. CURB & GUTTER
- EX. STORM DRAIN
- EX. WATER LINE
- EX. SEWER LINE
- NEW CURB & GUTTER
- NEW SEWER LINE
- NEW WATER LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER CLEANOUT
- NEW FIRE DEPT. CONNECTION
- NEW ELECTRICAL LINE
- NEW TELECOMMUNICATION LINE
- NEW GAS LINE
- NEW TRANSFORMER

UTILITY NOTES:

1. *IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.*
2. *THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.*
3. *EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.*
4. *IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.*
6. *DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR CLARIFICATION.*
7. *PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED UTILITIES.*
8. *ALL SANITARY SEWERS AND GREASE WASTE LINES SHALL BE PVC SDR-35.*
9. *ALL WATER SERVICES SHALL BE POLYPIPE.*
10. *ALL FIRE PROTECTION LINES SHALL BE DUCTILE IRON.*
11. *SEE SHEET LI-100 FOR NEW PRESSURIZED IRRIGATION LINES.*
12. *ALL VALVE COVERS FOR FIRE PROTECTION WATER LINES SHALL BE LABELED "FIRE".*
13. *REFER TO SITE ELECTRICAL PLANS FOR LOCATIONS OF NEW SITE LIGHTING AND CONDUITS*

CITY OF SPANISH FORK UTILITY NOTES:

1. *ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.*
2. *ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.*
3. *ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.*
4. *IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING THE STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.*
5. *ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, & CITY STANDARDS AT DEVELOPERS EXPENSE, INCLUDING BUT NOT LIMITED TO UPGRADING METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.*

LICENSED PROFESSIONAL ENGINEER
11/09/2021
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SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

UTILITY PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

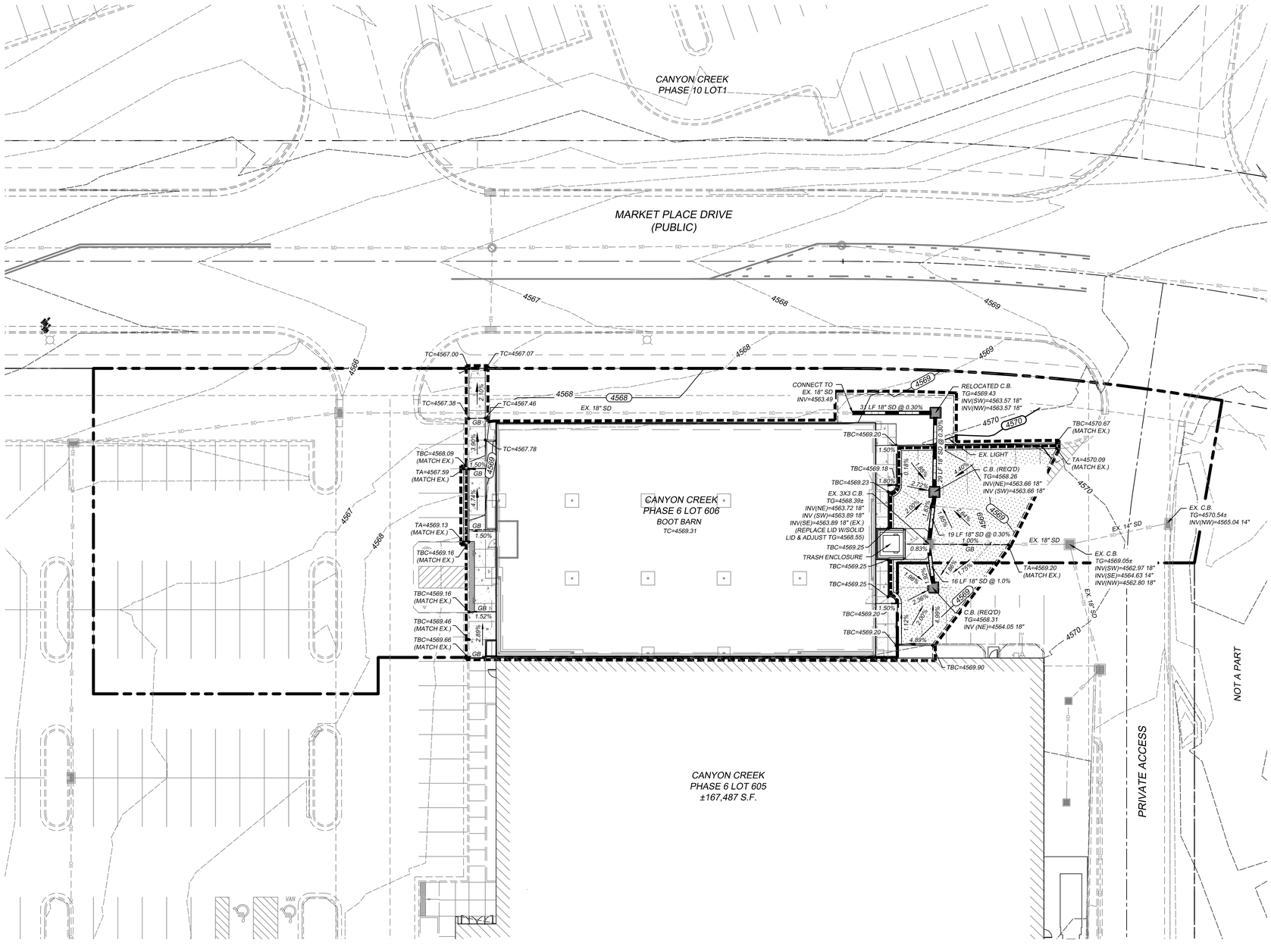
1306 N MARKET PLACE DR.
SPANISH FORK, UT

UTILITY PLAN

PROJECT #: 2846-3500
DATE: 10/27/2021
DRAWN BY: RC
SCALE: 1"=20'

C300

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SCALE IN FEET

SCALE: 1"=20' (24"x36" ONLY)

LEGEND

- *LIMITS OF GRADING*
- *EXIST. PARCEL LINES*
- *EXIST. EDGE OF OIL*
- *EXIST. FENCE LINE*
- *EXIST. CURB & GUTTER*
- *PROP. CURB & GUTTER*
- *SPILL CURB & GUTTER*
- *PROP. EDGE OF OIL*
- *EXIST. STORM DRAIN*
- *PROPOSED STORM DRAIN*
- *PROP. PARKING ASPHALT*
- *PROP. CONCRETE PAVEMENT OR SIDEWALK*

NOTE:

FIELD VERIFY ALL CATCH BASIN INVERTS, IF DIFFERENT CONTACT CIVIL ENGINEER.

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SALT LAKE CITY, UTAH 84109 (801) 485-7770

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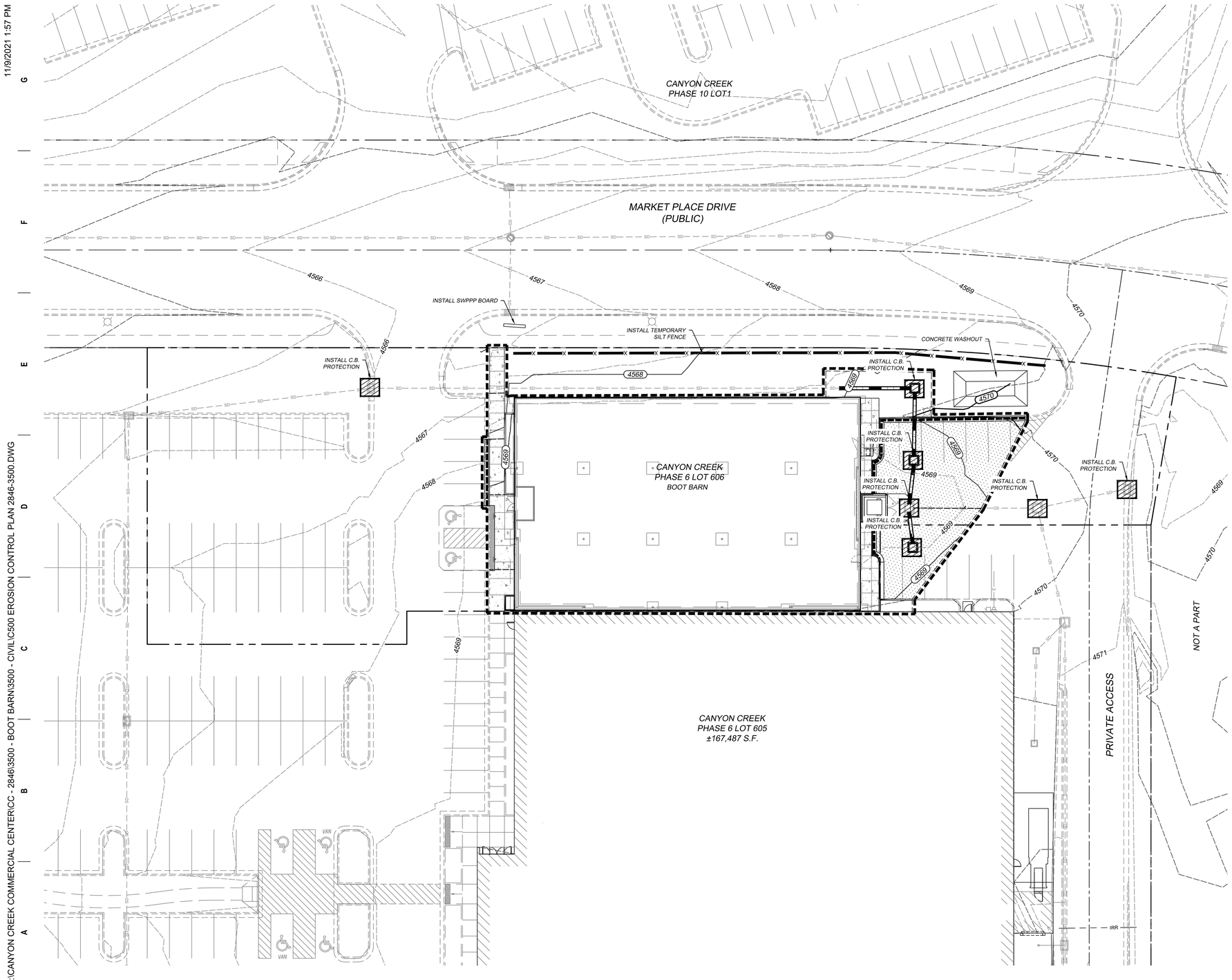
GRADING AND DRAINAGE PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

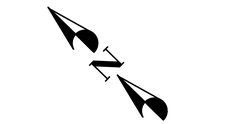
1306 N MARKET PLACE DR
SPANISH FORK, UT

GRAD & DRAIN PLAN

PROJECT #:	2846-3500
DATE:	10/27/2021
DRAWN BY:	RC
SCALE:	1"=20'

C400





LEGEND

- OVERALL BOUNDARY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- *EXISTING CONTOUR*
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- *PROPOSED SILT FENCE*
- *PROPOSED CATCH BASIN PROTECTION (SEE DETAIL SHEET C501)*
- *PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL SHEET C504)*

EROSION CONTROL NOTES

1. *THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES AND CONSTRUCTION ACTIVITIES.*
2. *CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), FILL OUT AND SUBMIT THE NOTICE OF INTENT (NOI), PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED.*
3. *TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS. APPLY, PAY FOR AND OBTAIN FUGITIVE DUST PERMIT.*
4. *CONTRACTOR TO PROTECT ALL EX. AND NEW SUMPS AND CURB INLETS FROM SEDIMENT DURING CONSTRUCTION BY USING WATTLES, SILT SACK, OR ANY OTHER APPROVED EROSION CONTROL DEVICES.*
5. *CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.*
6. *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.*
7. *CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.*
8. *EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, & LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.*
9. *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 NEW FACILITIES.*
10. *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.*
11. *CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPPP SYSTEMS AT TIMES DESIGNATED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.*
12. *ALL SOLID WASTE (CONCRETE WASHOUT, TRASH, ETC.) IS TO BE CONTAINED ON SITE AND HAULED OFF BY CONTRACTOR.*

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#	REVISION DESCRIPTION	DATE

EROSION CONTROL PLAN
CANYON CREEK - PHASE 6 - BOOT BARN

1306 N MARKET PLACE DR.
SPANISH FORK, UT

EROSION CONTROL

PROJECT #:	2846-3500
DATE:	10/27/2021
DRAWN BY:	RC
SCALE:	1"=20"

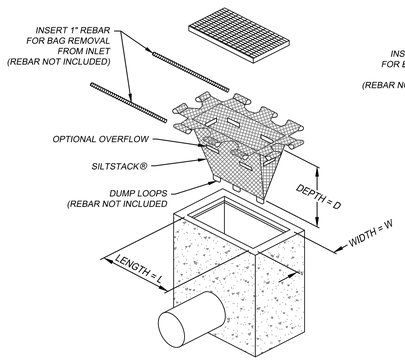
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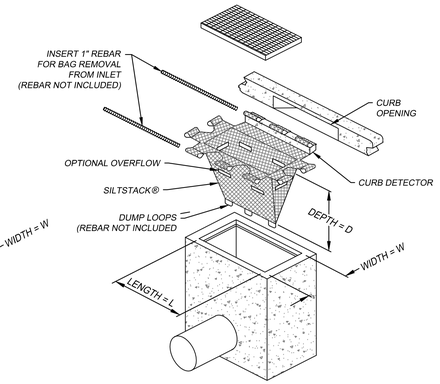
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P:\CANYON CREEK COMMERCIAL CENTER\CC - 2846\3500 - BOOT BARN\3500 - CIVIL\C501 EROSION CONTROL DETAILS 2846-3500.DWG

TYPE A



TYPE B



CATCH BASIN PROTECTION DETAIL

NOT TO SCALE

SILT FENCE

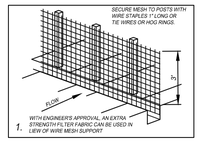
1. DESCRIPTION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED.

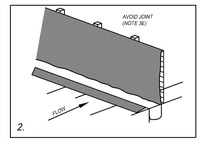
2. APPLICATION: TO INTERCEPT SEDIMENT FROM DISTURBED AREAS OF LIMITED EXTENT.
   A. PERIMETER CONTROL: PLACE BARRIER AT DOWN GRADIENT LIMITS OF DISTURBANCE.
   B. SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
   C. PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
   D. INLET PROTECTION.

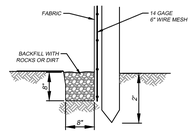
3. INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 00.
   A. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER POLYETHYLENE YARN. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEG. F. TO 120 DEG. F.
   B. BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
   C. POSTS FOR SILT FENCES SHALL BE EITHER 2"X4" DIAMETER WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
   D. THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TOE IS SECURED WITH ROCKS OR DIRT. THE FABRIC IS SECURED TO THE MESH WITH TWIN, STAPLES OR SIMILAR DEVICES.
   E. WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
   F. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

4. MAINTENANCE:
   A. INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
   B. SHOULD THE FABRIC ON A SILT FENCE OR FIBER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
   D. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
   E. INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIER.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



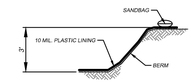




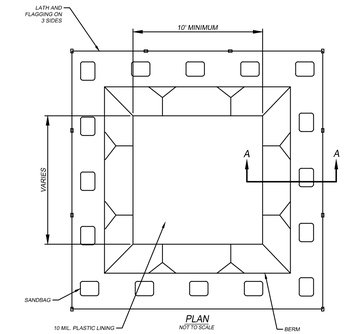
TOE DETAIL

SILT FENCE DETAIL

NOT TO SCALE
APWA PLAN 122



SECTION A-A
NOT TO SCALE



PLAN
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:
1. *ACTUAL LAYOUT DETERMINED IN THE FIELD.*
2. *THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.*

CONCRETE WASHOUT DETAIL

NOT TO SCALE

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. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
3. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
4. 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.
5. 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 SITE IS PAVED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPP SYSTEMS AT TIMES DESIGNATED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
7. 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.

LICENSED PROFESSIONAL ENGINEER
11/09/2021
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

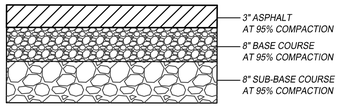
EROSION CONTROL DETAILS
CANYON CREEK PH 6 - BOOT BARN
SPANISH FORK, UTAH

EROSION CNTL DETAILS

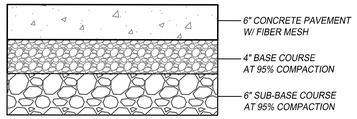
PROJECT #: 2846-3500
DATE: 10/27/2021
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PARKING ASPHALT PAVEMENT

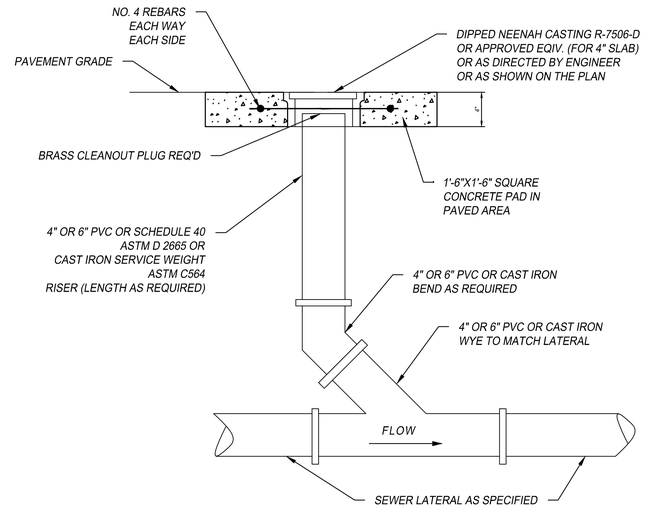


CONCRETE PAVEMENT SECTION

CONSTRUCTION NOTES

1. PROVIDE CONCRETE CONTRACTION JOINTS AT 8' O.C. MAX. PROVIDE SHOP DRAWINGS OF PROPOSED CONTRACTION AND EXPANSION JOINTS FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. PAVEMENT RECOMMENDATIONS ARE BASED ON THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES, PROJECT NO. 8409-DATED APRIL 14, 2016.

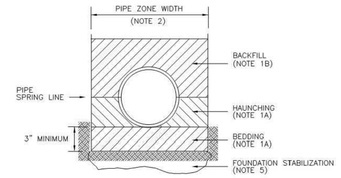
DETAIL-A
PAVEMENT SECTIONS
(NOT TO SCALE)



DETAIL-A
SANITARY SEWER CLEANOUT
NOT TO SCALE

PIPE ZONE BACKFILL

1. BACKFILL: DO NOT USE SEWER ROCK OR RECYCLED RAP AGGREGATE IN THE PIPE ZONE WITHOUT ENGINEER'S WRITTEN APPROVAL.
   a. GRANULAR FILL BELOW PIPE SPRING LINE.
      1) FURNISH 3/4 INCH CRUSHED AGGREGATE BASE MATERIAL, UNLESS SPECIFIED OTHERWISE BY PIPE MANUFACTURER. WHEN USING CONCRETE, PROVIDE AT LEAST CLASS 2,000 PER APWA SECTION 03 30 04.
      2) INSTALL AND COMPACT BACKFILL MATERIAL PER PIPE MANUFACTURER'S RECOMMENDATION.
      3) WATER JETTING IS NOT ALLOWED IN BACKFILL OPERATION.
      4) SUBMISSION OF QUALITY CONTROL COMPACTION TEST RESULT DATA DEVELOPED FOR LAUNCHING AREAS MAY BE REQUESTED BY ENGINEER AT ANY TIME. CONTRACTOR IS TO PROVIDE RESULTS OF TESTS IMMEDIATELY UPON REQUEST.
   b. GRANULAR FILL ABOVE PIPE SPRING LINE.
      1) FURNISH 3/4 INCH CRUSHED AGGREGATE BASE MATERIAL, UNLESS SPECIFIED OTHERWISE BY PIPE MANUFACTURER. PLACE IN LIFTS NOT EXCEEDING 8 INCHES BEFORE COMPACTION.
      2) WATER JETTING IS NOT ALLOWED IN BACKFILL OPERATION.
      3) COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER UNLESS PIPE MANUFACTURER REQUIRES MORE STRINGENT INSTALLATION.
   c. FLOWABLE FILL.
      1) PROVIDE AND PLACE CONTROLLED LOW STRENGTH MATERIAL PER APWA SECTION 31 05 15 IF ALLOWED BY PIPE MANUFACTURER.
      2) PREVENT PIPE FLOTATION BY INSTALLING IN LIFTS AND PROVIDING PIPE RESTRAINTS AS REQUIRED BY PIPE MANUFACTURER.
      3) RESET PIPE TO LINE AND GRADE IF PIPE "FLOATS" OUT OF POSITION.
2. PIPE ZONE WIDTH: PROVIDE WIDTH RECOMMENDED BY PIPE MANUFACTURER. WIDTH OF PIPE ZONE IS MEASURED AT THE PIPE SPRING LINE AND INCLUDES ANY NECESSARY SHEATHING. IN TRENCH BOX APPLICATIONS, FOLLOW MANUFACTURER'S RECOMMENDATIONS.
3. PIPE LOCATION: INSTALL PIPE IN CENTER OF TRENCH OR NO CLOSER THAN 6 INCHES FROM WALL OF PIPE TO WALL OF TRENCH.
4. PEA GRAVEL: PEAS GRAVEL IS NOT ALLOWED IN ANY PART OF THE PIPE ZONE.
5. FOUNDATION STABILIZATION; USE SEWER ROCK OF APWA SECTION 31 05 13. INSTALLATION OF STABILIZATION GEOTEXTILE PER APWA SECTION 31 05 19 WILL BE REQUIRED TO SEPARATE BACKFILL MATERIAL AND NATIVE SUBGRADE MATERIALS IF SEWER ROCK CANNOT PROVIDE A WORKING SURFACE OR TO PREVENT SOILS MIGRATION.



INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PVC AND HDPE PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

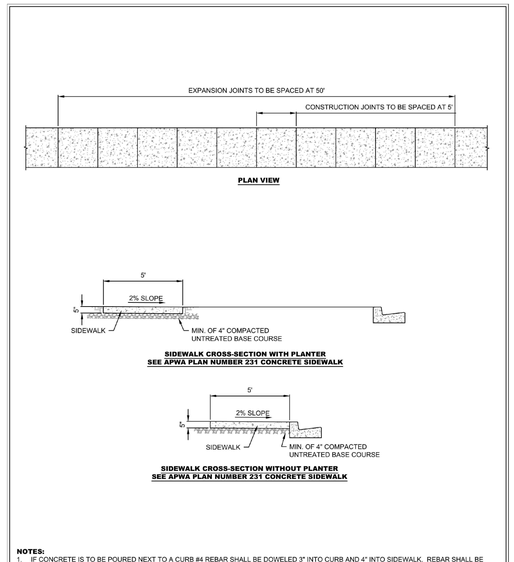
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Aug 2006

Pipe zone backfill
181

Plan No.
382

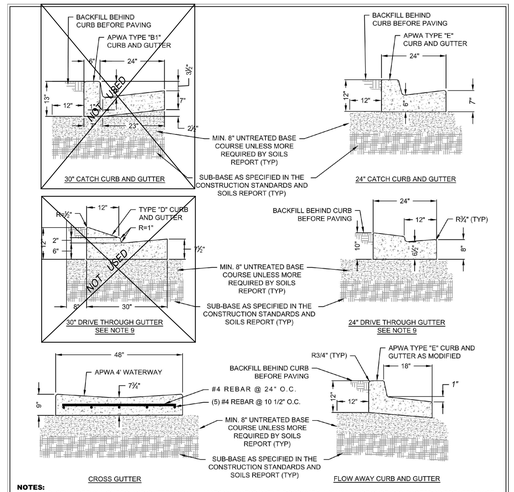


NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4330

STANDARD DRAWING
SIDEWALK

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SCALE: NONE
STANDARD 47

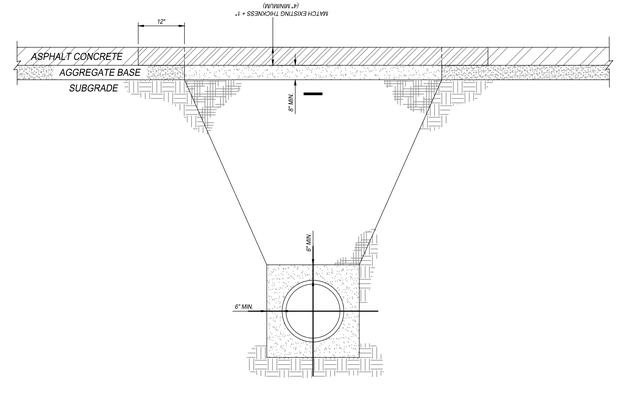


NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4330

STANDARD DRAWING
CURB & GUTTERS

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SCALE: NONE
STANDARD 45



ASPHALT REPAIR AND POT HOLE REPAIR
SPANISH FORK DETAIL G-101

NOTES:
1. *PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.*
2. *BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.*
3. *ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.*

LICENSED PROFESSIONAL ENGINEER
11/09/2021
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STATE OF UTAH

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2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

DETAIL SHEET
CAYON CREEK - PHASE 6 - BOOT BARN
1306 N MARKET PLACE DR
SPANISH FORK, UT

DETAIL SHEET
PROJECT #: 2846-3500
DATE: 110/27/2021
DRAWN BY: RC
SCALE: NONE

C600

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
2. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATION OF UNDERGROUND SERVICES AND IMPROVEMENTS.
4. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
5. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
6. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL PROVIDE OWNER/LANDSCAPE ARCHITECT ACTUAL AMOUNTS REQUIRED FOR FINISHED INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
9. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
11. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
12. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
13. OWNER / LANDSCAPE ARCHITECT INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OF CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
14. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES.
15. OWNER / LANDSCAPE ARCHITECT SHALL REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. OWNER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
16. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OR THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.
17. WALKS AND PLANTERS SHOWN ON LANDSCAPE PLANS ARE FOR LAYOUT REFERENCE ONLY. REFER TO CIVIL PLANS FOR HORIZONTAL AND VERTICAL CONTROL
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB- CONTRACTORS AS APPLICABLE.

PLAN SET NOTES:

1. SHEET L001 PLANT SCHEDULE, LEGEND GENERAL AND SITE NOTES. ALL PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION.
2. SHEET L100-103 GROUNDCOVER PLAN
3. SHEET L104-107 PLANTING PLAN
4. SHEET L501 LANDSCAPE DETAILS
5. SHEET LI-001 IRRIGATION NOTES AND SCHEDULE
6. SHEET LI-100 IRRIGATION SLEEVING PLAN
7. SHEET LI-101 IRRIGATION PLAN
8. SHEET LI-501 IRRIGATION DETAILS
9. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR FURTHER SITE DESIGN, LAYOUT, GRADING AND UTILITY LOCATIONS.
10. SEE ARCHITECTURAL PLAN SET AND CONSTRUCTION DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUTS, ELEVATIONS AND ARCHITECTURAL DETAILS AND STRUCTURAL ELEMENTS AND EXACT BUILDING FOOTPRINTS.
11. SEE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE CHANGE ORDERS ADDENDUMS DIRECTIVES REVISIONS ETC ARE OBTAINED AND ADHERED TO.
12. NO IMPROVEMENTS OVER 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB ARE ALLOWED WITHIN SIGHT TRIANGLE AS SHOWN ON PLAN
13. 2: 1 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ADHERED TO.

SITE NOTES:

1. MATERIALS TESTING AND COMPACTION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH APWA SPECIFICATIONS AND REQUIREMENTS. SUBMIT TEST REPORTS OR CERTIFICATES TO OWNER.
2. MATERIALS AND INSTALLED WORK SHALL REQUIRE TESTING. PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF TESTS TO BE MADE ON PRODUCTS PRIOR TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS, NORMAL CYLINDER TESTS, ETC. IF ANY TEST RESULT FAILS TO MEET SPECIFICATIONS, RE-TESTING OR SUPPLEMENTAL TESTS WILL BE REQUIRED. SUCH TESTS, INCLUDING RE-TESTING OF REJECTED MATERIALS FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE.
3. SEE SOILS REPORT FOR RECOMMENDED FLOOR SLAB REQUIREMENTS REFER TO LOCAL CODES AND IBC FOR MIN. REQUIREMENTS.
4. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PORTIONS OF SHOP DRAWINGS OR CONSTRUCTION AND PLACEMENT OF ELEMENTS NOT IN COMPLIANCE WITH DESIGN INTENT OR STANDARDS OUTLINED IN DESIGN DRAWINGS WITHOUT PRIOR APPROVAL AT CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL PROVIDE ALL GUARANTEES IN WRITING AND WORDED AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
6. PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF SITE INSPECTIONS TO BE MADE ON WORKMANSHIP, PERFORMANCE AND QUALITY OF WORK, PRODUCTS AND MATERIALS PRIOR, DURING AND AFTER TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS. IF ANY INSPECTION IDENTIFIES FAILURES OR DEFICIENCIES TO MEET SPECIFICATIONS. RE-INSPECTIONS OR SUPPLEMENTAL TESTS OR REJECTIONS SHALL BE REQUIRED. SUCH INSPECTIONS, INCLUDING RE-TESTING OF REJECTED MATERIALS OR REPLACEMENT OF PRODUCTS MATERIALS OR WORKMANSHIP FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE.

PLANT SCHEDULE HOBBY LOBBY

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
	Acer ginnala `Flame` / Flame Amur Maple Multi-trunk	B & B		6 FT - 8 FT		4
	Celtis occidentalis / Common Hackberry	B & B	2"Cal			2
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2.5"Cal			12
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B & B	2"Cal			4
	Quercus robur `Fastigiata` / Pyramidal English Oak	B & B	2"Cal			9
	Tilia americana / American Linden	B & B	2"Cal			11
	Zelkova serrata `Musashino` / Sawleaf Zelkova	B & B	2"Cal			8
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper	B & B		6 FT - 8 FT		4
	Picea pungens 'Baby Blueeyes' / Baby Blue Eyes Spruce	B & B		6 FT - 8 FT		3
	Pinus nigra / Austrian Black Pine	B & B		6 FT - 8 FT		3
FLOWERING TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
	Cercis canadensis texensis / Texas Redbud	B & B	2"Cal			2
	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	2"Cal			12
	Prunus virginiana `Canada Red` / Canada Red Chokecherry	B & B	2"Cal			11

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT & MATERIAL QUANTITIES. THE SCHEDULE IS INTENDED AS A REFERENCE ONLY. SEE ENLARGED PLANTING PLANS FOR SHRUB AND PLANT LOCATIONS. QUANTITIES IN SCHEDULE ARE ESTIMATES ONLY.
2. OWNER AND/OR LANDSCAPE ARCHITECT IS TO APPROVE ALL LANDSCAPE MATERIALS PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS. OWNER AND OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIALS INCLUDING PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.
3. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
4. APPLY TOPSOIL IN ALL PLANTING AREAS. A SOIL TEST SHALL BE DONE TO VERIFY QUALITY. CONTRACTOR TO AMEND TOP SOIL AS NECESSARY FROM SOIL REPORT TO COMPLY WITH ACCEPTABLE SOIL STANDARDS AND SPECIFICATIONS. SEE SPECIFICATIONS FOR DEPTH OF TOP SOIL.
5. THE LANDSCAPE & IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THEY OBTAIN ANY & ALL DRAWINGS, SPECIFICATIONS, CHANGE ORDERS & AS-BUILDS APPLICABLE TO CONTRACTORS SCOPE OF WORK PRIOR TO & DURING CONSTRUCTION ON SITE. CONFLICTING OR VAGUE INFORMATION SHALL BE NOTED AND SUBMITTED TO OWNER AND LANDSCAPE ARCHITECT FOR CLARIFICATION.
6. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED NEW & EXISTING LANDSCAPE, INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
7. CONTRACTOR SHALL TIE ALL PROPOSED LANDSCAPE MATERIALS WITH EXISTING INCLUDING BUT NOT LIMITED TO ALL PLANTS, TOPSOIL, WEED BARRIER, CURBING, WALKS, ETC.
8. ALL LANDSCAPE BERMS ARE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. ALL BERMS SHALL PERMIT PROPER DRAINAGE OF ALL WALKS AND BUILDINGS.
9. CONTRACTOR SHALL CAREFULLY STUDY AND INSPECT CIVIL AND ARCHITECTURAL PLANS AS-BUILTS DRAWING AND VISUALLY INSPECT. MAKE ON-SITE ADJUSTMENTS TO LANDSCAPE BASED OF FINAL DIMENSIONS AND LAYOUTS OF SITE AND BUILDINGS. PROVIDE A UNIT PRICE CREDIT FOR ANY PLANTS, AREA, OR PORTIONS OF THE LANDSCAPE OMITTED.
10. ANY PORTIONS OF THE LANDSCAPE NOT SHOWN OR CLEARLY IDENTIFIED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS SHALL BE IDENTIFIED, AND A REQUEST FOR INFORMATION AND OR CHANGE ORDER SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE TO ADDRESS.

CANYON PARK- OVERALL LANDSCAPE DATA TABLE	
LANDSCAPE AREA REQ.= 41,100 S.F.	PROVIDED: 44,837 S.F.
TREES REQ. (1 TREE/500 S.F.) = 82	PROVIDED: 85
SHRUBS REQ. (1 SHRUB/100 S.F.) = 411	PROVIDED: 570
STREET TREES REQUIRED FOR MARKET PLACE DRIVE (1 TREE/30 L.F.) = 19	PROVIDED: 20

SHRUBS	BOTANICAL / COMMON NAME	CONT				QTY
	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry	5 gal				14
	Cornus sericea `Flaviramea` / Yellow Twig Dogwood	5 gal				62
	Cornus sericea `Kelseyi` / Kelseyi Dogwood	5 gal				39
	Euonymus alatus `Compactus` / Compact Burning Bush	5 gal				16
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	5 gal				52
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal				15
	Juniperus sabina `Broadmoor` / Broadmoor Juniper	5 gal				32
	Juniperus sabina `Buffalo` / Buffalo Juniper	5 gal				10
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper	B&B 5ft-6ft Tall				22
	Ligustrum vulgare `Lodense` / Lodense Privet	5 gal				65
	Mahonia aquifolium `Compacta` / Compact Oregon Grape	5 gal				8
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark	5 gal				68
	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine	5 gal				6
	Rhamnus frangula `Columnaris` / Alder Buckthorn	5 gal				41
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal				74
	Ribes alpinum `Green Mound` / Green Mound Alpine Currant	5 gal				7
	Spiraea x bumalda `Limemound` TM / Limeound Spirea	5 gal				20
	Symphoricarpos albus / Common White Snowberry	5 gal				17
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT				QTY
	Hemerocallis x `Happy Returns` / Happy Returns Daylily Bloom: Everbloom Color: Canary Yellow	1 gal				34
	Monarda x `Petite Delight` / Bee Balm Bloom: Summer to Fall; Color: Pink	1 gal				39
	Rudbeckia fulgida sullivantii `Goldstrum` / Black-eyed Susan	1 gal				42
GRASSES	BOTANICAL / COMMON NAME	CONT				QTY
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal				125
	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal				188

REFERENCE NOTES SCHEDULE HOBBY LOBBY

	CURB		
CODE	DESCRIPTION	QTY	REMARKS
C-101	4" x 6" EXTRUDED MOW CURBING	328 lf	SEE DETAIL; TANGENT CURBS, UNIFORM RADIUS REQ`D
	ROCK		
SYMBOL	DESCRIPTION	QTY	
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	73	
	02 EXISTING CONDITIONS		
SYMBOL	DESCRIPTION	QTY	
	STREAM AREA Existing landscape to remain and be protected. Protect irrigation lines for stream channel during construction.	8,385 sf	
	Existing Landscape and Irrigation to Remain and be Protected.	2,001 sf	
	31 EARTHWORK		
SYMBOL	DESCRIPTION	QTY	
	TURF AREA	9,959 sf	
	ROCK		
SYMBOL	DESCRIPTION	QTY	
	1"- 2" ROCK MULCH (SEE DETAIL) 3" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL	14,258 sf	
	3"- 6" ROCK MULCH (SEE DETAIL) 6" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL	9,081 sf	
	PREMIUM DARK BROWN MULCH 3" MIN.	1,153 sf	

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

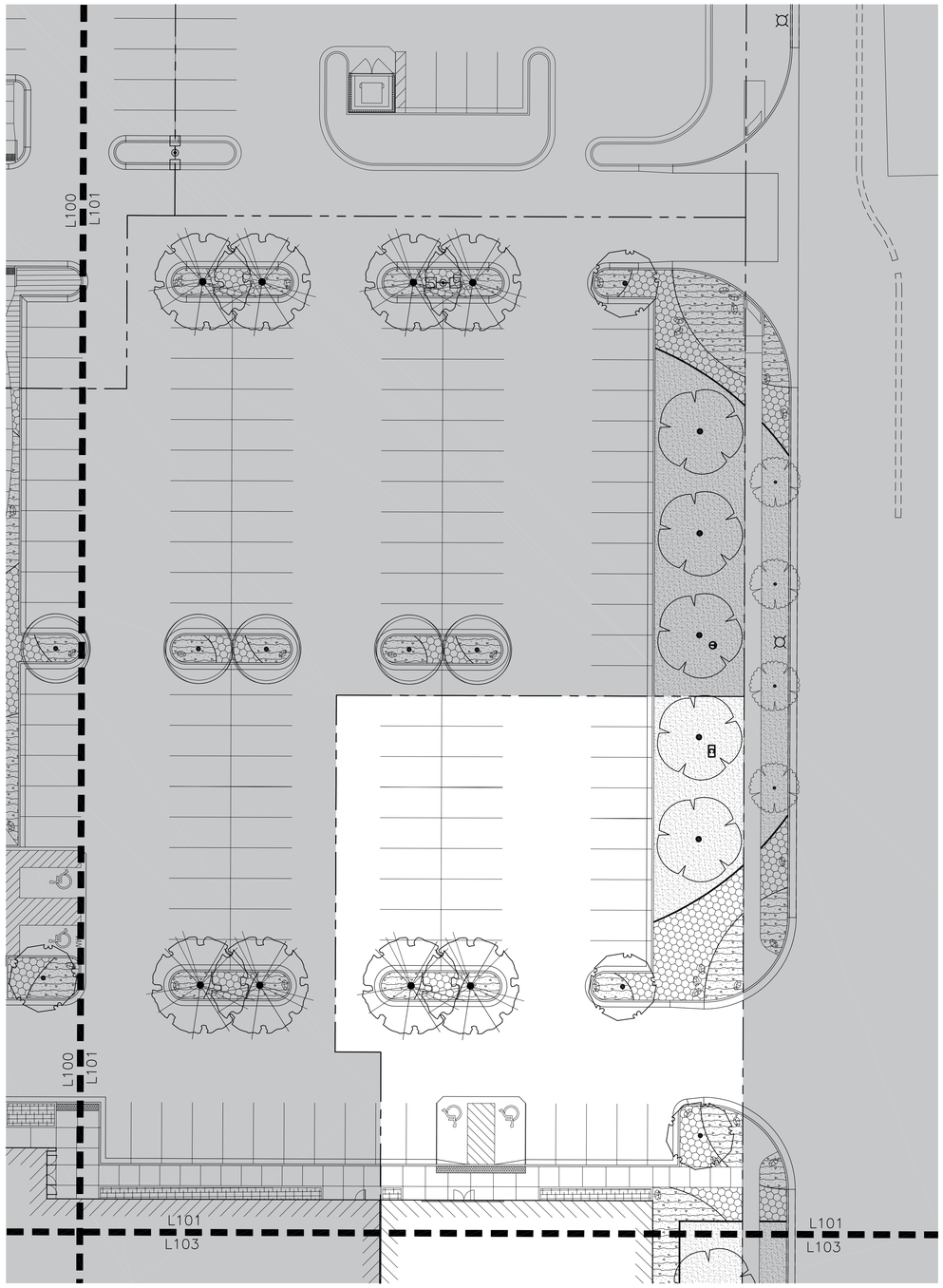
LANDSCAPE NOTES AND SCHEDULES OVERALL PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 13/13/2021
DRAWN BY: TS
SCALE: AS NOTED

L001



REFERENCE NOTES SCHEDULE

	CURB
CODE	DESCRIPTION
C-101	4" x 6" EXTRUDED MOW CURBING
	ROCK
SYMBOL	DESCRIPTION
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER
	02 EXISTING CONDITIONS
SYMBOL	DESCRIPTION
	STREAM AREA Existing landscape to remain and be protected. Protect irrigation lines for stream channel during construction.
	Existing Landscape and Irrigation to Remain and be Protected.
	31 EARTHWORK
SYMBOL	DESCRIPTION
	TURF AREA
	ROCK
SYMBOL	DESCRIPTION
	1"- 2" ROCK MULCH (SEE DETAIL) 3" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL
	3"- 6" ROCK MULCH (SEE DETAIL) 6" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL
	PREMIUM DARK BROWN MULCH 3" MIN.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

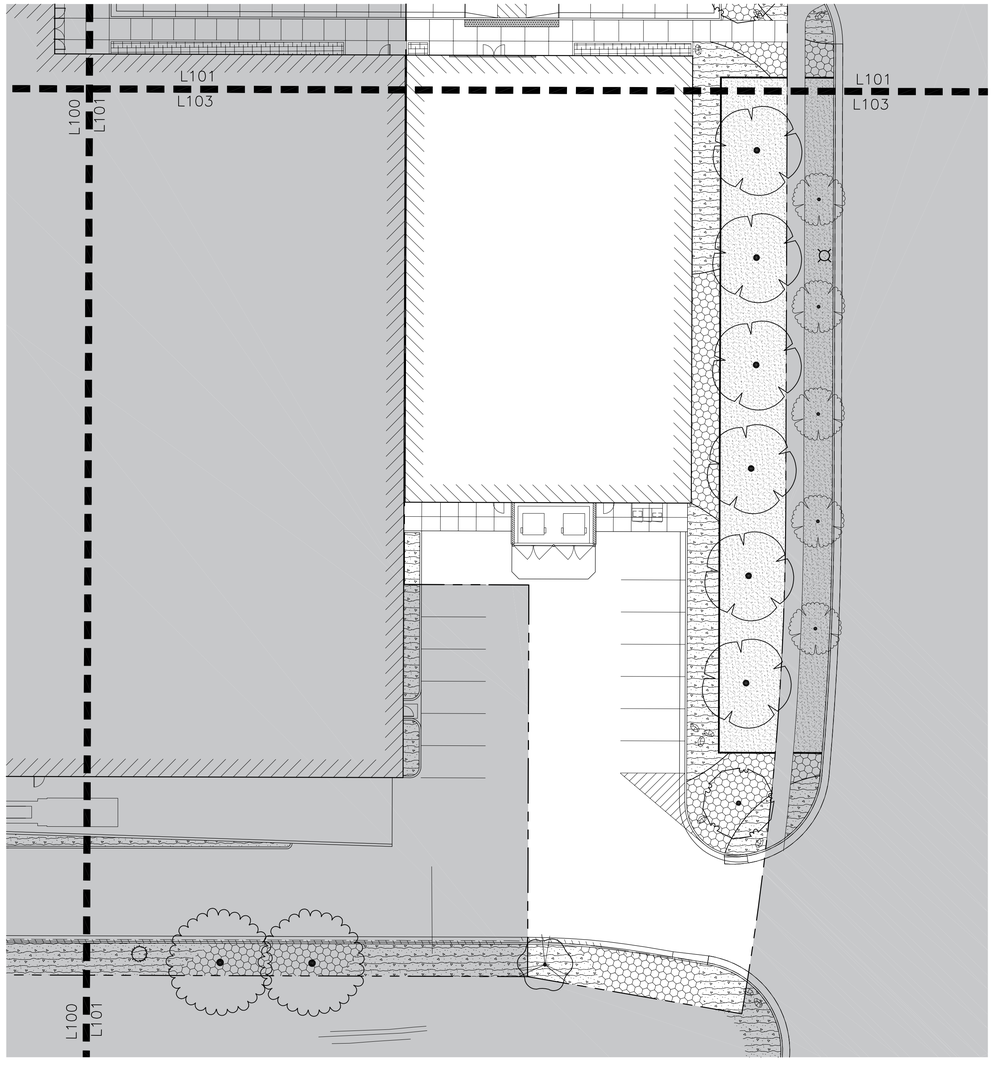
GROUNDCOVER PLAN
LOT 606 - PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	1"=20'

L101



REFERENCE NOTES SCHEDULE

	CURB
CODE	DESCRIPTION
C-101	4" x 6" EXTRUDED MOW CURBING
	ROCK
SYMBOL	DESCRIPTION
	BLONDE "BROWNS CANYON" BOULDERS 3' - 5' DIAMETER; 1/3 @ 3' DIAMETER, 1/3 @ 4' DIAMETER AND 1/3 @ 5' DIAMETER
	02 EXISTING CONDITIONS
SYMBOL	DESCRIPTION
	STREAM AREA Existing landscape to remain and be protected. Protect irrigation lines for stream channel during construction.
	Existing Landscape and Irrigation to Remain and be Protected.
	31 EARTHWORK
SYMBOL	DESCRIPTION
	TURF AREA
	ROCK
SYMBOL	DESCRIPTION
	1"- 2" ROCK MULCH (SEE DETAIL) 3" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL
	3"- 6" ROCK MULCH (SEE DETAIL) 6" MIN. DEPTH NEPHI SANDSTONE OR APPROVED EQUAL
	PREMIUM DARK BROWN MULCH 3" MIN.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION DATE

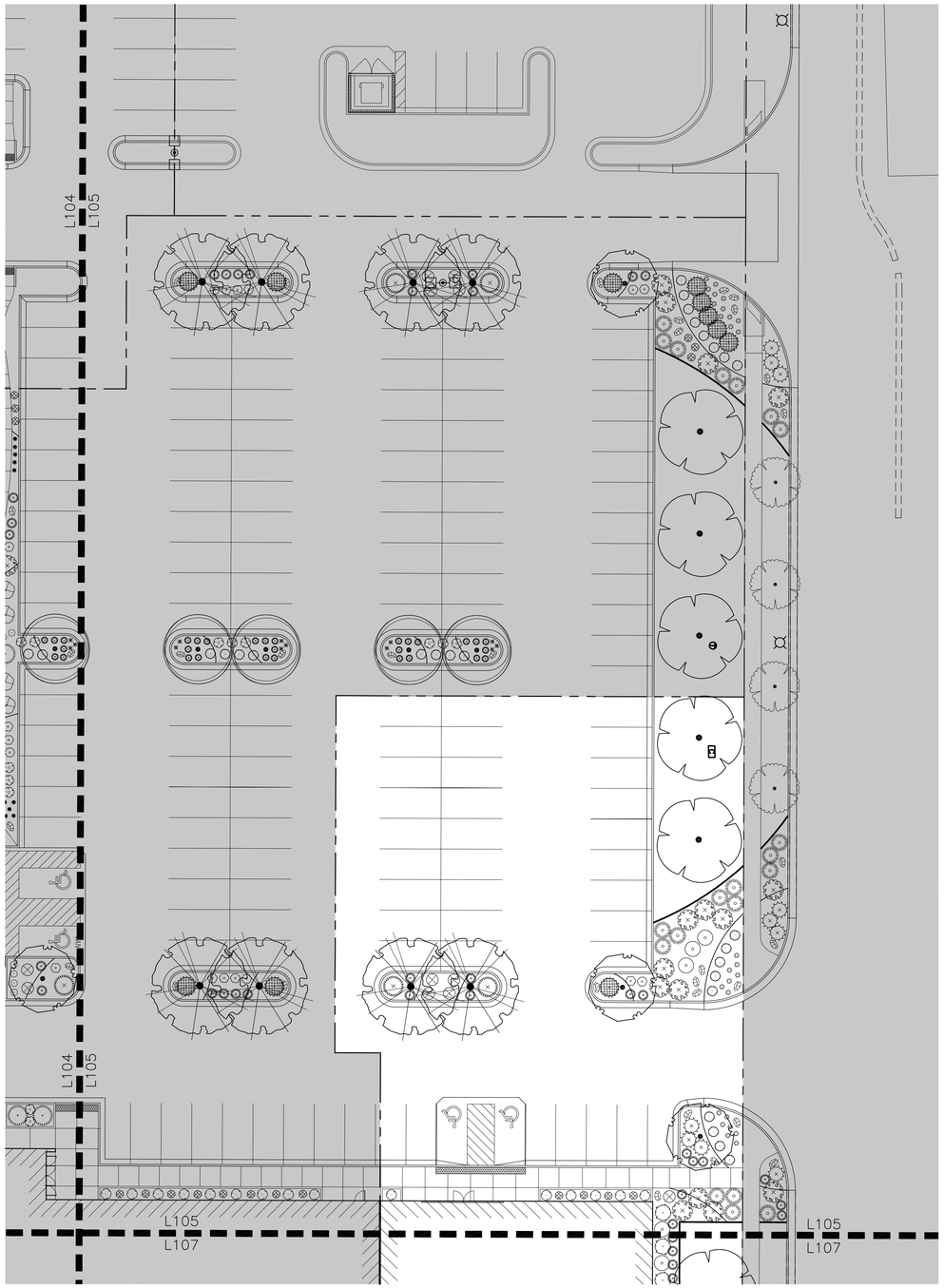
GROUNDCOVER PLAN
LOT 606 - PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	1"=20'

L103



PLANT SCHEDULE HOBBY LOBBY

TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` / Flame Amur Maple Multi-trunk
	Celtis occidentalis / Common Hackberry
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	Pyrus calleryana `Chanticleer` / Chanticleer Pear
	Quercus robur `Fastigiata` / Pyramidal English Oak
	Tilia americana / American Linden
	Zelkova serrata `Musashino` / Sawleaf Zelkova
EVERGREEN TREES	**BOTANICAL / COMMON NAME**
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
	Picea pungens 'Baby Blueeyes' / Baby Blue Eyes Spruce
	Pinus nigra / Austrian Black Pine
FLOWERING TREES	**BOTANICAL / COMMON NAME**
	Cercis canadensis texensis / Texas Redbud
	Malus x `Spring Snow` / Spring Snow Crab Apple
	Prunus virginiana `Canada Red` / Canada Red Chokecherry

SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry
	Cornus sericea `Flaviramea` / Yellow Twig Dogwood
	Cornus sericea `Kelseyi` / Kelseyi Dogwood
	Euonymus alatus `Compactus` / Compact Burning Bush
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper
	Juniperus sabina `Broadmoor` / Broadmoor Juniper
	Juniperus sabina `Buffalo` / Buffalo Juniper
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
	Ligustrum vulgare `Lodense` / Lodense Privet
	Mahonia aquifolium `Compacta` / Compact Oregon Grape
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark
	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine
	Rhamnus frangula `Columnaris` / Alder Buckthorn
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
	Ribes alpinum `Green Mound` / Green Mound Alpine Currant
	Spiraea x bumalda `Limemound` TM / Limeound Spirea
	Symphoricarpos albus / Common White Snowberry
ANNUALS/PERENNIALS	**BOTANICAL / COMMON NAME**
	Hemerocallis x `Happy Returns` / Happy Returns Daylily Bloom: Everbloom Color: Canary Yellow
	Monarda x `Petite Delight` / Bee Balm Bloom: Summer to Fall; Color: Pink
	Rudbeckia fulgida sullivantii `Goldstrum` / Black-eyed Susan
GRASSES	**BOTANICAL / COMMON NAME**
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

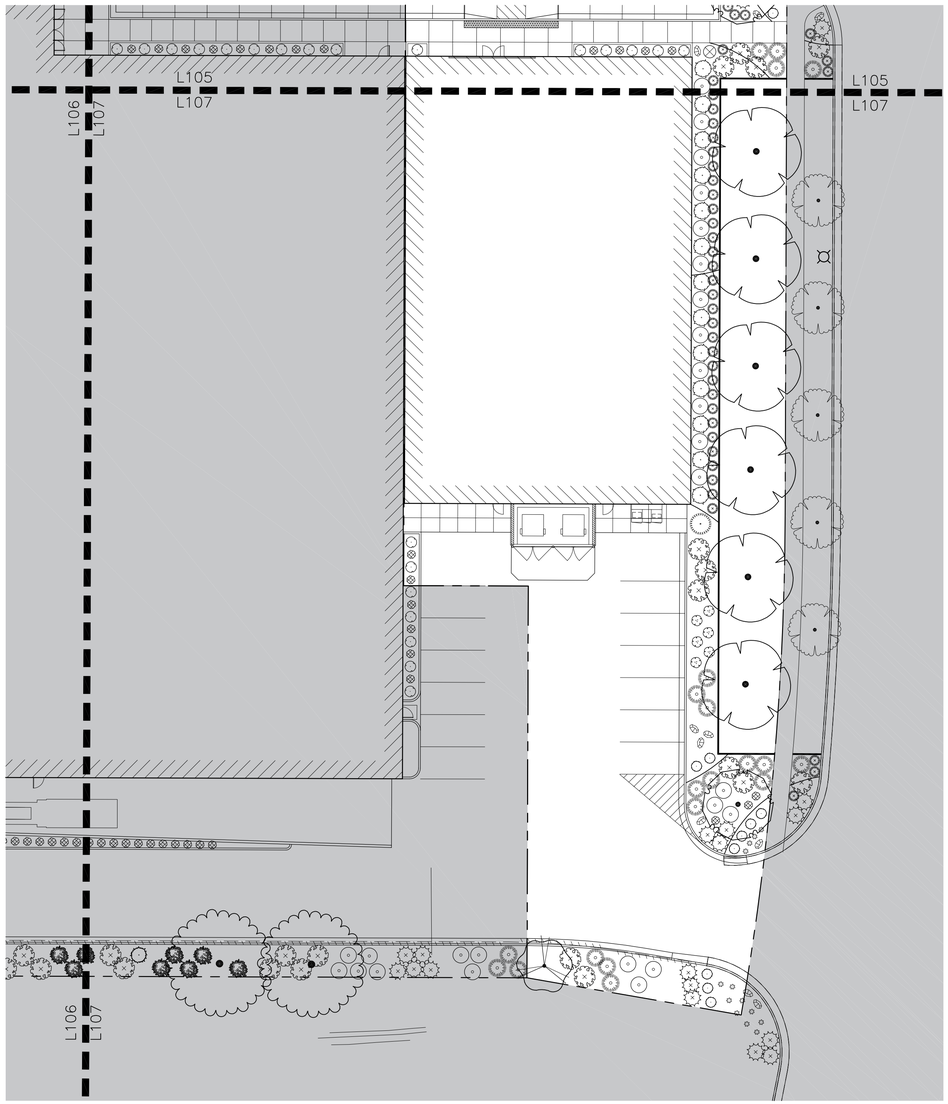
PLANTING PLAN
LOT 606 - PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 10/13/2021
DRAWN BY: TS
SCALE: 1"=20'

L105



PLANT SCHEDULE HOBBY LOBBY

TREES	BOTANICAL / COMMON NAME
	Acer ginnala `Flame` / Flame Amur Maple Multi-trunk
	Celtis occidentalis / Common Hackberry
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust
	Pyrus calleryana `Chanticleer` / Chanticleer Pear
	Quercus robur `Fastigiata` / Pyramidal English Oak
	Tilia americana / American Linden
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EVERGREEN TREES	**BOTANICAL / COMMON NAME**
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
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	Cercis canadensis texensis / Texas Redbud
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SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii `Crimson Pygmy` / Crimson Pygmy Barberry
	Cornus sericea `Flaviramea` / Yellow Twig Dogwood
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	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper
	Juniperus sabina `Broadmoor` / Broadmoor Juniper
	Juniperus sabina `Buffalo` / Buffalo Juniper
	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper
	Ligustrum vulgare `Lodense` / Lodense Privet
	Mahonia aquifolium `Compacta` / Compact Oregon Grape
	Physocarpus opulifolius `Little Devil` TM / Dwarf Ninebark
	Pinus sylvestris `Hillside Creeper` / Hillside Creeper Scotch Pine
	Rhamnus frangula `Columnaris` / Alder Buckthorn
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
	Ribes alpinum `Green Mound` / Green Mound Alpine Currant
	Spiraea x bumalda `Limemound` TM / Limeound Spirea
	Symphoricarpos albus / Common White Snowberry
ANNUALS/PERENNIALS	**BOTANICAL / COMMON NAME**
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	Monarda x `Petite Delight` / Bee Balm Bloom: Summer to Fall; Color: Pink
	Rudbeckia fulgida sullivantii `Goldstrum` / Black-eyed Susan
GRASSES	**BOTANICAL / COMMON NAME**
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION DATE

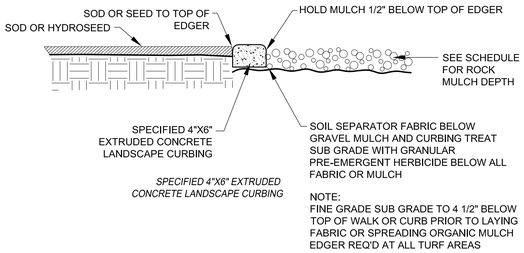
PLANTING PLAN
LOT 606 - PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

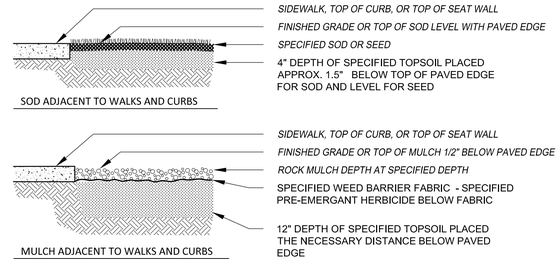
BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 10/13/2021
DRAWN BY: TS
SCALE: 1"=20'

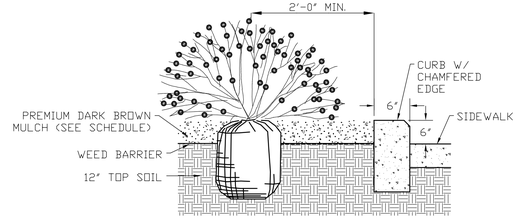
L107



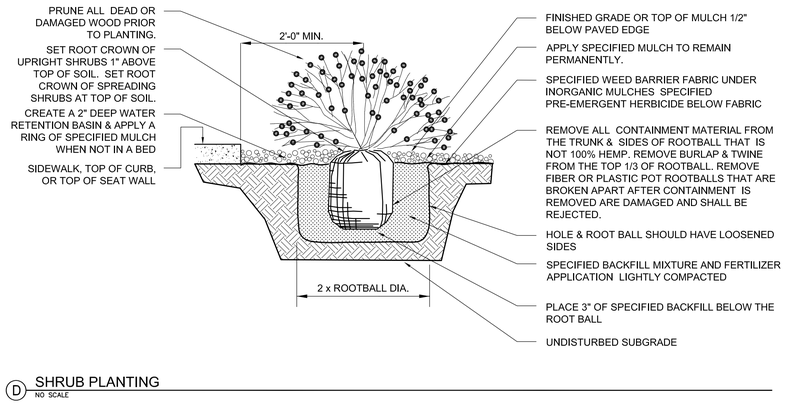
A CONCRETE EDGING
NO SCALE



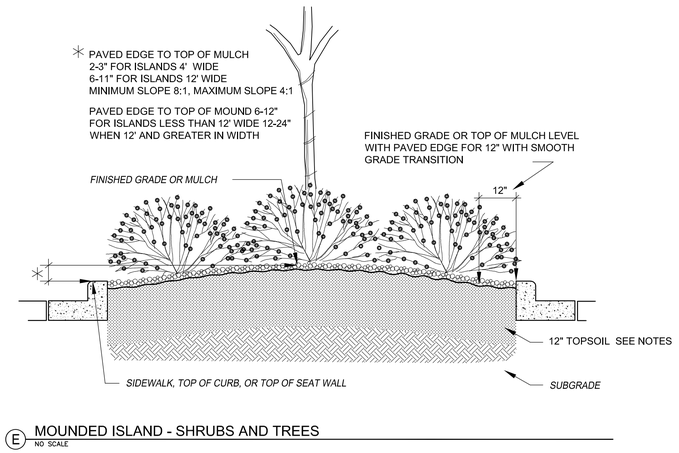
B INSTALLATION OF ROCK MULCH AND SOD AREAS
NO SCALE



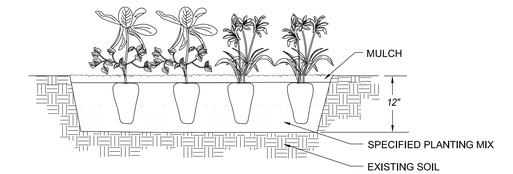
C PLANTER CURB DETAIL
NO SCALE



D SHRUB PLANTING
NO SCALE



E MOUNDED ISLAND - SHRUBS AND TREES
NO SCALE

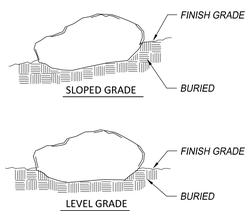


F PERENNIAL PLANTNIG
NO SCALE

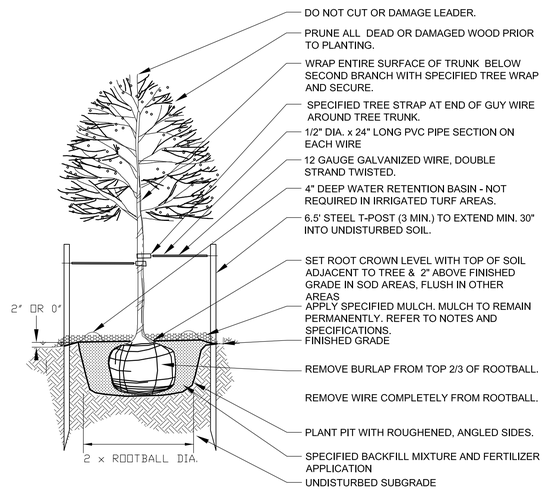
NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS TO BE 2 FEET WIDER THAN DIAMETER OF CANOPY.

BOULDER NOTES:

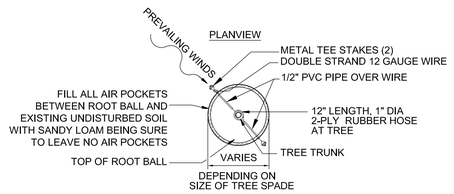
1. INSTALLER RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.
5. BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS



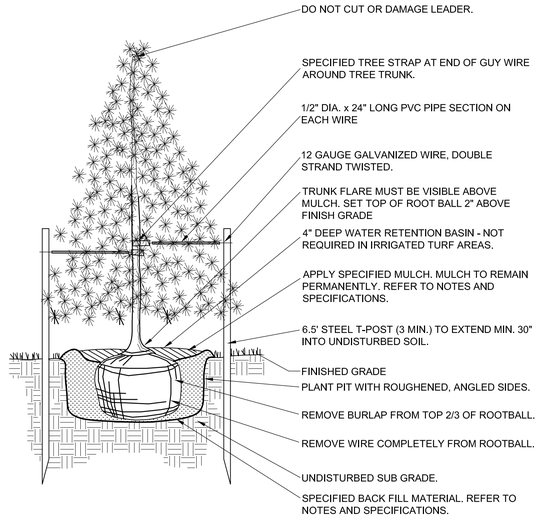
G BOULDER DETAIL
NO SCALE



H TREE PLANTING
NO SCALE



NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
5. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
6. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.



J EVERGREEN TREE PLANTING
NO SCALE

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

LANDSCAPE DETAILS
LOT 606 - PHASE 6
1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 10/13/2021
DRAWN BY: TS
SCALE: AS NOTED

L501

IRRIGATION NOTES

1. LAYOUT OF IRRIGATION COMPONENTS IS SCHEMATIC FOR GRAPHIC CLARITY. ALL COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, EXCEPT PIPE AND WIRE IN SLEEVING UNDER HARDSCAPES.
2. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER LOCAL CODE REQUIREMENTS.
3. THE IRRIGATION DESIGN IS BASED ON A MINIMUM POC SIZE, A MINIMUM STATIC PRESSURE AT THE POC, AND A MINIMUM WATER VOLUME AT THE POC. THIS DESIGN ASSUMES A MINIMUM OF A 2" POC, @ 85 PSI, AND 50 GPM EACH. ACTUAL SITE CONDITIONS MAY VARY FROM THESE PARAMETERS. SITE CONDITIONS WHICH VARY FROM THE POC SIZE, PRESSURE OR VOLUME MAY RENDER THE INSTALLATION NON-OPERABLE AND OR MAY REQUIRE RE-DESIGN.
4. IRRIGATION DESIGN INTENT ASSUMES A PEAK ET OF 1.75" PER WEEK, THAT ALL OF THE IRRIGATED AREA SHALL BE WATERED IN AN 8 HOUR WATERING WINDOW, PLACING 1/2" OF WATER PER APPLICATION, WITH A 4 DAY PER WEEK WATERING SCHEDULE.
5. UTILITY LOCATIONS & DEPTHS, FINAL GRADES, HARDSCAPE FEATURES AND OR PLANTINGS MAY NOT BE INDICATED WITHIN THE IRRIGATION CD'S. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF OTHER PLANS, AND/OR SITE VERIFICATION OF THESE ITEMS. IRRIGATION CONTRACTOR SHALL VERIFY LOCATION OF EXISTING FEATURES OR OTHER SITE IMPROVEMENTS THAT WILL AFFECT OR BE AFFECTED BY IRRIGATION SYSTEM INSTALLATION. IF ANY PART OF THE CD'S CANNOT BE FOLLOWED DUE TO EXISTING OR PROPOSED CONDITIONS CONTACT THE OWNER APPROVED REPRESENTATIVE (OAR) FOR INSTRUCTIONS PRIOR TO COMMENCING OR PROCEEDING WITH THAT WORK.
6. CONTRACTOR SHALL SELF-VERIFY MATERIAL COUNTS AND SQUARE FOOTAGES. ANY QUANTITIES SHOWN IN IRRIGATION LEGEND ARE PROVIDED AS COURTESY OWNER INFORMATION ONLY. SHOWN PLAN QUANTITIES SHALL TAKE PRECEDENCE OVER ANY LISTED LEGEND QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE LARGER QUANTITY INDICATED.
7. CONTRACTOR SHALL CONTACT THE LOCAL UNDERGROUND UTILITY PROVIDER OR LOCATOR SERVICES FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION ON PROJECT SITE.
8. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES AND EXISTING BUILDINGS, FEATURES OR HARDSCAPES WITH CARE; AND IF NECESSARY, BY HAND. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
9. EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS AND ROUTING OF MAIN LINE AND WIRING TO BE APPROVED BY THE OAR IN THE FIELD PRIOR TO INSTALLATION. IRRIGATION MAIN LINE AND/OR OTHER COMPONENTS ARE SHOWN SCHEMATICALLY ON PLAN FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPED AREAS.
10. IRRIGATION PLANS MAY SHOW ISOLATION VALVES AND OR REMOTE CONTROL VALVES (RCV'S) IN GROUPS AND LOCATIONS. CONTRACTOR SHALL PLACE RCV'S IN LOGICAL GROUPINGS AND LOCATIONS AS FIELD CONDITIONS PERMIT. ALL REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAIN LINE VIA A MANIFOLD ISOLATION VALVE AS SHOWN IN DETAILS.
11. QUICK COUPLER VALVES IN LANDSCAPED AREAS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO PLAN LOCATIONS. IRRIGATION CONTRACTOR MAY LOCATE QUICK COUPLER VALVES AT HIS DISCRETION, FOLLOWING DESIGN INTENT TO PLACE QUICK COUPLER VALVES SO THAT SPACING SHALL NOT EXCEED 200 FEET APART TO ALLOW FOR MANUAL HAND WATERING OF PLANT MATERIAL WITH 100 FEET OF HOSE.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL SLEEVES NECESSARY FOR MAIN LINE, WIRE AND LATERAL LINE ARE INSTALLED AS NEEDED, PRIOR TO HARDSCAPE FEATURES. NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT MAY BE SHOWN ON PLAN. PORTIONS OF IRRIGATION SLEEVES MAY HAVE OR MAY NOT HAVE BEEN PREVIOUSLY INSTALLED BY OTHERS. COORDINATE LOCATION, INSTALLATION AND USAGE WITH GENERAL CONTRACTOR AND OR OAR.
13. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EXISTING LANDSCAPE PLANT MATERIAL SERVICED BY EXISTING IRRIGATION SYSTEM IN A HEALTHY MANNER. CONTRACTOR SHALL NOT HAVE EXISTING IRRIGATION SYSTEM DISABLED FOR MORE THAN 48 HOURS AT ANY TIME. UPON DISABLING OR DEMOLISHING EXISTING IRRIGATION, CONTRACTOR SHALL INSTALL NEW MAIN AND WIRES TO RESTORE OPERATION IN NO MORE THAN 48 HOURS. CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT DEBRIS FROM ENTERING EXISTING PIPING.
14. FINAL LOCATION AND ROUTING OF IRRIGATION MAIN LINE AND MAJOR COMPONENTS SHALL BE APPROVED BY OWNER'S APPROVED REPRESENTATIVE. CONTRACTOR SHALL PERFORM LAYOUT OF IRRIGATION MAIN LINE ROUTING AND MAJOR COMPONENT LOCATIONS, AND MAKE APPOINTMENT AT LEAST 24 HOURS IN ADVANCE OF INSTALLATION FOR APPROVAL. WORK INSTALLED WITHOUT APPROVAL IS SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR EXPENSE.
15. CONTRACTOR SHALL SUBMIT TO OWNER AN IRRIGATION SCHEDULE REQUIRED FOR ESTABLISHMENT OF NEW LANDSCAPE, AND ONE FOR WORST-CASE OPERATION AFTER GROW-IN.
16. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER COVERAGE AND OVERLAP FROM NEW IRRIGATION SYSTEM TO EXISTING IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

MAINTENANCE, GUARANTEE, SUBMITTALS

1. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER DURING CONSTRUCTION SO SUBSTANTIAL COMPLETION, FOR SIXTY (60) DAY PLANT ESTABLISHMENT PERIOD, AND FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED THE CONTRACTOR SHALL IMMEDIATELY PLACE IT IN SATISFACTORY CONDITION.
2. FILL AND REPAIR DEPRESSIONS AND REPLACE PLANTING'S DUE TO SETTLEMENT OF IRRIGATION TRENCHES.
3. AT END OF THE FIRST SEASON, SHUT OFF AND WINTERIZE SYSTEM. AT THE BEGINNING OF THE NEXT SEASON. RE-COMMISION SYSTEM. MAKE ADJUSTMENTS AND REPAIRS REQUIRED TO MAKE SYSTEM FULLY OPERATIONAL.
4. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS, FOR ONE (1) YEAR FROM DATE ON COMPLETION OF THE ESTABLISHMENT PERIOD. IF UNSATISFACTORY CONDITIONS OR DAMAGE DEVELOPS IN THE PERIOD STIPULATED BY THIS GUARANTY THAT IS NOT CAUSED BY OWNERS ABUSE OR NEGLECT, OBVIOUS VANDALISM, THEFT, OR CASUALTY TO THE PROPERTY, IT SHALL BE DEEMED TO BE A RESULT OF FAULTY MATERIALS OR WORKMANSHIP. THE CONTRACTOR SHALL PROVIDE AT NO ADDITIONAL COST TO THE OWNER, ALL LABOR AND MATERIAL NECESSARY TO REPLACE MATERIALS OR PLACE THE DEFECTIVE INSTALLATION IN A CORRECT OPERATING AND SATISFACTORY CONDITION. ALL GUARANTEES SHALL BE IN WRITING AND WORDED AS APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL SUBMIT THE FOLLOWING PRIOR TO &/OR DURING CONSTRUCTION. DURATION AND TIMES TO WATER INCLUDE ADJUSTMENT RECOMMENDATIONS:

A. PRODUCT DATA: SUBMIT MANUFACTURE'S TECHNICAL PRODUCT DATA & INSTALLATION INSTRUCTIONS FOR IRRIGATION SYSTEM MATERIALS & PRODUCTS.

B. MAINTENANCE DATA: SUBMIT MAINTENANCE DATA AND PARTS LISTS FOR IRRIGATION SPRINKLER SYSTEM MATERIALS.

C. THE CONTRACTOR SHALL FURNISH UPDATED AND ACCURATE AS-BUILT DRAWINGS BEFORE FINAL INSPECTION. THESE DRAWINGS SHOULD BE UPDATED DAILY TO ASSURE ACCURACY. AS-BUILT DRAWINGS SHALL SHOW THE LOCATION OF ALL SYSTEM COMPONENTS LINES SLEEVES AND BOXES USED ON THIS JOB. THESE DRAWINGS AND MAINTENANCE MANUALS MUST BE SUBMITTED AT THE TIME OF FINAL INSPECTION OR IN ACCORDANCE TO THE GENERAL CONDITIONS.

D. CONTRACTOR SHALL ALSO PROVIDE TWO 11X17 LAMINATED SPRINKLER ZONE (CIRCUIT) MAPS INCLUDING GENERAL GUIDELINES FOR WINTERIZING AND SPRING START UP PROCEDURES ALL MANUAL VALVE LOCATIONS SHALL BE IDENTIFIED INCLUDING GENERAL GUIDELINES FOR ZONE ISOLATION PROCEDURES.

NOTES

1. LOCATION OF MAINLINE AND VALVES ARE DIAGRAMMATIC. CONTRACTOR TO LOCATE IN LANDSCAPE AREAS WHEREVER FEASIBLE.
2. CONTRACTOR TO INSTALL 2-WIRE SYSTEM FROM EXISTING WIRE BUNDLE TO EACH VALVE FROM EXISTING CONTROLLER LOCATED IN FIRE RISER ROOM OF 9.7 BUILDING.
3. SLEEVING IS EXISTING. SLEEVING INSTALLED BY UTILITY CONTRACTOR. COORDINATE LOCATION WITH SITE UTILITY CONTRACTOR AND LANDSCAPE ARCHITECT.
4. INSTALL ALL CONDUIT WITH MAINLINE OR WITH MIN. 18 INCHES COVERAGE. INSTALL SWEEPS TO EACH VALVE BOX.
5. INSTALL ALL DECODERS AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
6. IRRIGATION CONTROLLER TO HAVE SITE CONSULT FROM SUPPLIER. *(ONLY IF WEATHERTRAK CONTROLLER)*
7. ALL MAINLINE FITTINGS TO BE SCH 80 PVC AND TO BE GLUED USING HEAVY BOND GRAY GLUE WITH PURPLE PRIMER

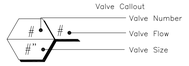
IRRIGATION SCHEDULE HOBBY LOBBY IRR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q T H F	Rain Bird RD-04-S-P30 8 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	83
Q T H F	Rain Bird RD-04-S-P30 10 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	60
Q T H TQ F	Rain Bird RD-04-S-P30 15 Series MPR Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	35
08 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	Rain Bird RD-04-S-P30 ADJ Turf Spray, 4.0" Pop-Up, with 30 psi in-stem pressure regulation, and Seal-A-Matic check valve. 1/2" NPT female threaded inlet.	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-PRB-100-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB - See valve call-out for size 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	6
	Rain Bird 33-DRC (2) 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	4
	Matco-Norca 200RTD 2" to 12" Ductile Iron Epoxy Coated & Resilient Wedge Isolation Shut Off Valve. Same size as mainline pipe. Ring-Tite option.	4
	Stop and Waste Mueller Mark II 2" Mueller Mark II Onseal Curb Valve FIP thread both ends, Quarter turn check and drain	2
MV	Netafim Press. Red. Reed Switch - LHM2TG-1-MEL-NO 2" 2" Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Minimum Working Pressure 14 psi. Female Pipe Thread, Pressure Reducing, Reed Switch Register.	2
D	Apollo Manual Drain Valve 78-130 Series FNPT, 2-piece, Std. Port, Bronze Ball Valve with Square Head Operator. Sizes: 1/4" - 2"	4
C	Hunter HCC-2400-PL 24 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & two ICM-800 Module. Commercial Use. Plastic Cabinet. Wall Mount	1
C2	HydroPoint WTPRO3-C-2W48-SPH 14-gauge stainless steel, NEMA 3R rated front entry enclosure w/ key lock entry. VIT Strongbox enclosure model no. SB-1855.	1
G	Grounding Rod or Plate Grounding Rod - 10 FT X 5/8 Inch Grounding Plate - 4 Inch X 36 Inch	2
SP	WeatherTRAK WT2W-L5P Line Surge Protector Line Surge Protector	2
1	WeatherTRAK WT2W-SVD-11 Valve Decoder WeatherTRAK 2-Wire Decoder	10
F	Amiad - Scanaway Filter 2" - 1-2221-2151-5200 Semi-Automatic filter with scanway suction scanner.	2
POC1	Point of Connection 2" NEW POC	1
POC2	Point of Connection 2" Hobby Lobby Connection	1
	Irrigation Lateral Line: PVC Schedule 40	4,999 l.f.
	Irrigation Mainline: PVC Schedule 40	1,086 l.f.
	Irrigation Mainline: Existing Mainline	567.5 l.f.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	1,493 l.f.
	Rain Bird XT700 Drip Tubing See irrigation detail for layout of drip emitters, quantity, and individual flows for different plants.	

Valve Callout



WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

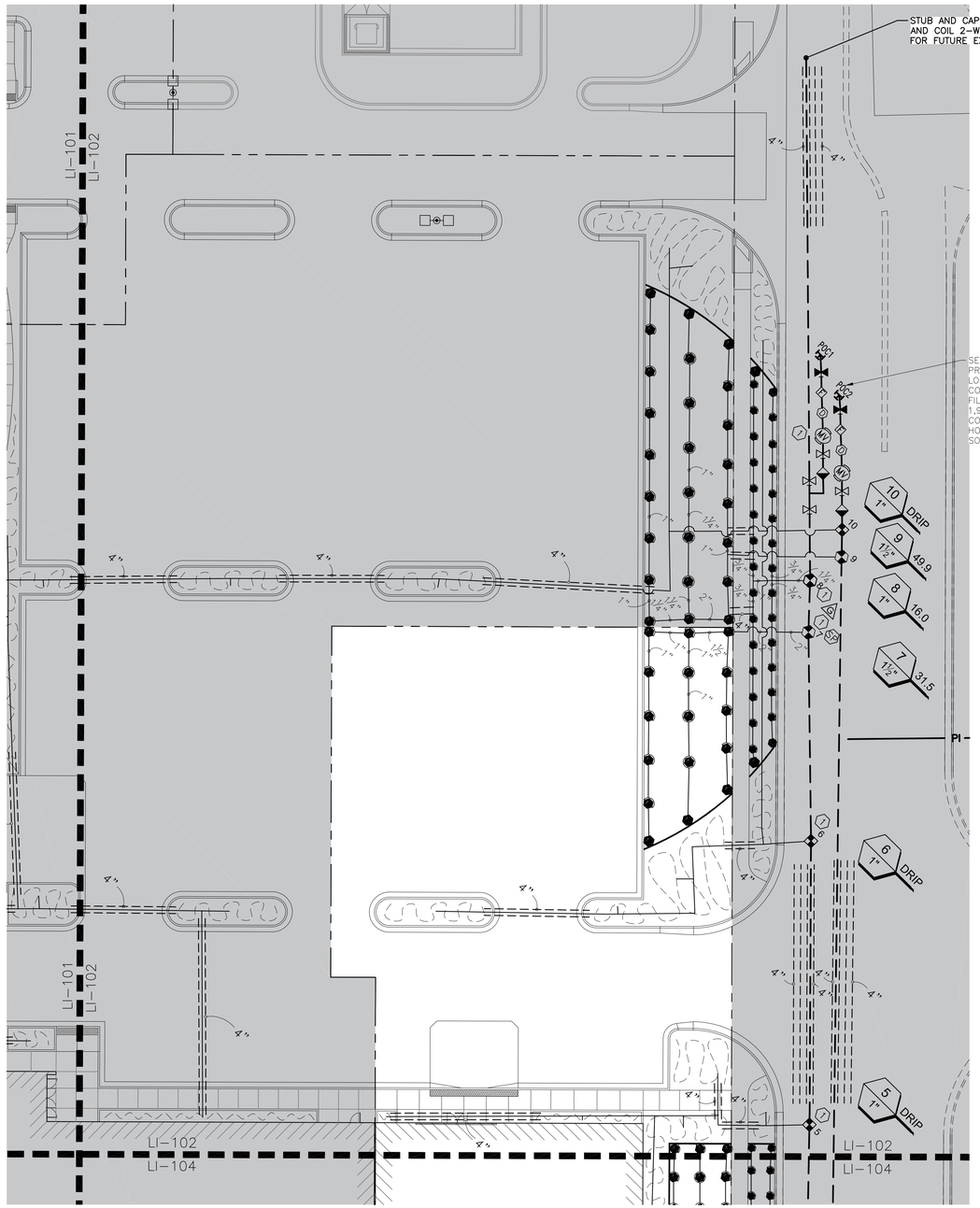
IRRIGATION NOTES AND SCHEDULES
OVERALL PHASE 6

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	AS NOTED

LI-001



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

IRRIGATION SCHEDULE HOBBY LOBBY IRR

SYMBOL	MANUFACTURER/MODEL
Q T H F	Rain Bird RD-04-S-P30 8 Series MPR
Q T H F	Rain Bird RD-04-S-P30 10 Series MPR
Q T H F	Rain Bird RD-04-S-P30 15 Series MPR
Q T H F 08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird RD-04-S-P30 ADJ

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-PRB-100-COM

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PESB - See valve call-out for size
	Rain Bird 33-DRC (2)
	Matco-Norca 200RTD
	Stop and Waste Mueller Mark II 2"
MV	Netafim Press. Red. Reed Switch - LHM2TG-1-MEL-NO 2"
D	Apollo Manual Drain Valve 78-130 Series
C	Hunter HCC-2400-PL
C2	HydroPoint WTPRO3-C-2W48-SPH
G	Grounding Rod or Plate
SP	WeatherTRAK WT2W-LSP Line Surge Protector
1	WeatherTRAK WT2W-SVD-11 Valve Decoder
F	Amiad - Scanaway Filter 2" - 1-2221-2151-5200
POC1	Point of Connection 2"
POC2	Point of Connection 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Irrigation Mainline: Existing Mainline
	Pipe Sleeve: PVC Schedule 40
	Rain Bird XT700 Drip Tubing

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES

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5. INSTALL ALL DECODERS AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
6. IRRIGATION CONTROLLER TO HAVE SITE CONSULT FROM SUPPLIER. *(ONLY IF WEATHERTRAK CONTROLLER)*
7. ALL MAINLINE FITTINGS TO BE SCH 80 PVC AND TO BE GLUED USING HEAVY BOND GRAY GLUE WITH PURPLE PRIMER

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

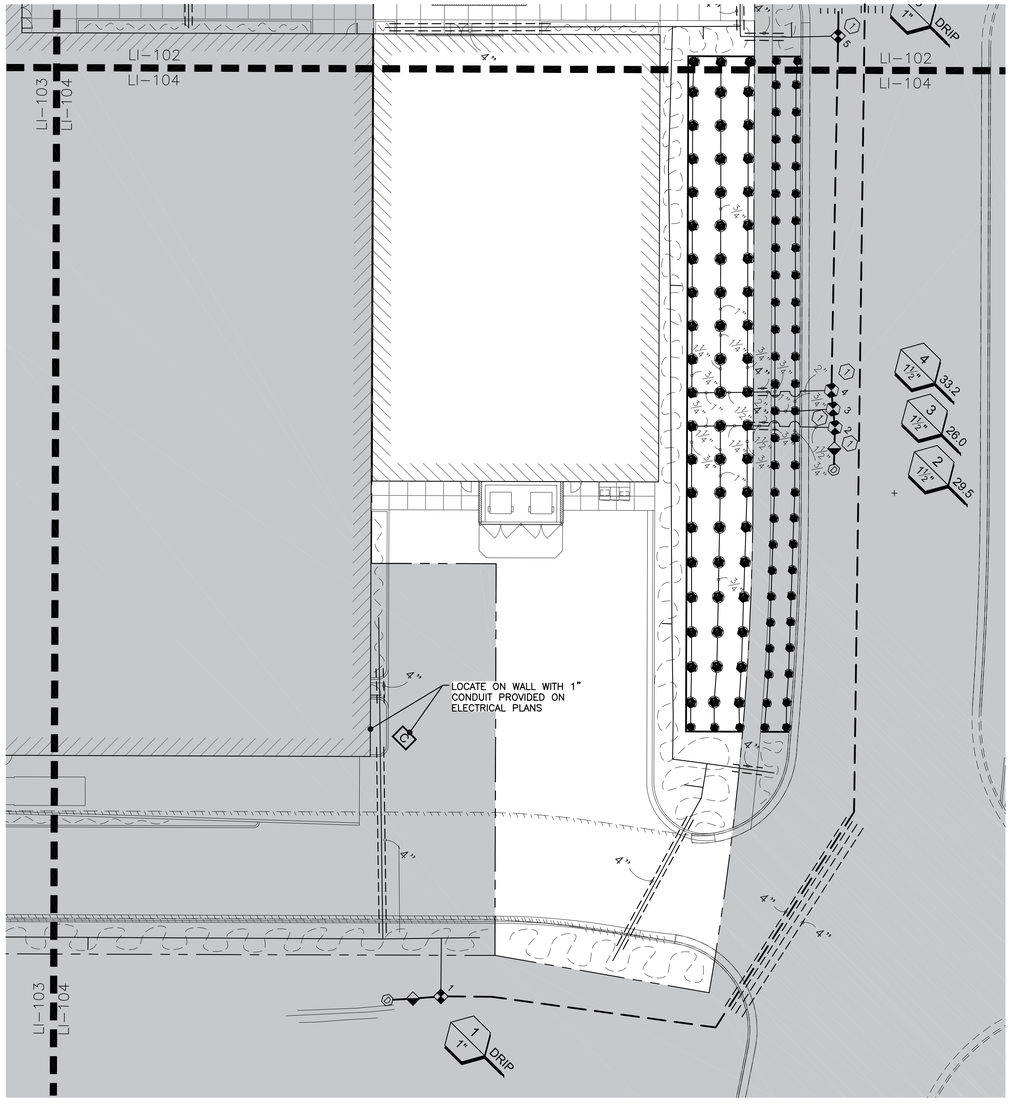
IRRIGATION PLAN - LOT 606
CANYON CREEK COMMERCIAL CENTER

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #: 2846
DATE: 10/13/2021
DRAWN BY: TS
SCALE: 1"=20'

LI-102



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

IRRIGATION SCHEDULE HOBBY LOBBY IRR

SYMBOL	MANUFACTURER/MODEL
Q T H F	Rain Bird RD-04-S-P30 8 Senes MPR
Q T H F	Rain Bird RD-04-S-P30 10 Senes MPR
Q T H F	Rain Bird RD-04-S-P30 15 Senes MPR
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird RD-04-S-P30 ADJ

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-PRB-100-COM

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PESB - See valve call-out for size
	Rain Bird 33-DRC (2)
	Matco-Norca 200RTD
	Stop and Waste Mueller Mark II 2"
MV	Netafim Press. Red. Reed Switch - LHM2TG-1-MEL-NO 2"
D	Apollo Manual Drain Valve 78-130 Senes
C	Hunter HCC-2400-PL
C2	HydroPoint WTPRO3-C-2W48-SPH
G	Grounding Rod or Plate
SP	WeatherTRAK WT2W-L5P Line Surge Protector
1	WeatherTRAK WT2W-5VD-11 Valve Decoder
F	Amiad - Scanaway Filter 2" - 1-2221-2151-5200
POC1	Point of Connection 2"
POC2	Point of Connection 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Irrigation Mainline: Existing Mainline
	Pipe Sleeve: PVC Schedule 40
	Rain Bird XT700 Drip Tubing

Valve Callout

Valve Number
Valve Flow
Valve Size

NOTES

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7. ALL MAINLINE FITTINGS TO BE SCH 80 PVC AND TO BE GLUED USING HEAVY BOND GRAY GLUE WITH PURPLE PRIMER

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

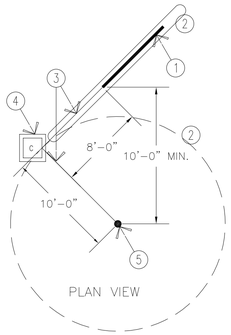
IRRIGATION PLAN - LOT 606
CANYON CREEK COMMERCIAL CENTER

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

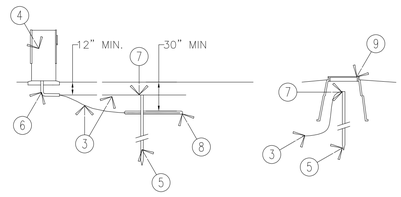
BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	1"=20'

LI-104



PLAN VIEW



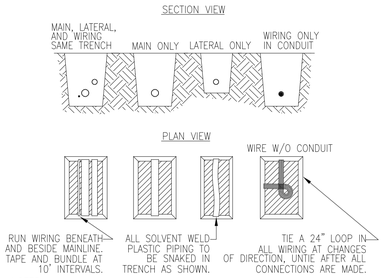
ELEVATION VIEW

NOTES:
DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA. PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER, SEE OTHER DETAILS
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

A GROUNDING GRID INSTALLATION

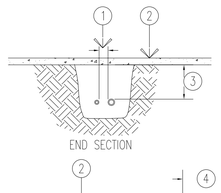
SCALE: NTS



NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 12" MIN. COVER.

B PIPE/WIRE IN TRENCH

SCALE: NTS SECTION DETAIL

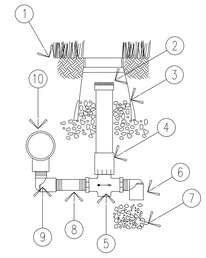


1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.

C SLEEVING

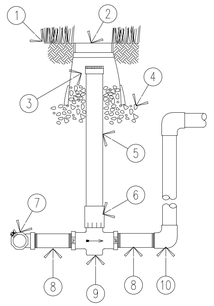
SCALE: NTS SECTION DETAIL



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" S/40 PIPE WITH 2" S/40 FEMALE ADAPTER
5. MUELLER ORISEAL 3/4" STOP & WASTE VALVE MODEL H-10288
6. BRASS STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" BRASS NIPPLE
9. 3/4" BRASS STREET ELL
10. MAIN LINE PIPE

D MANUAL DRAIN VALVE

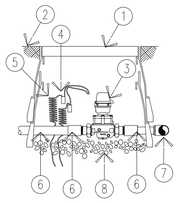
SCALE: NTS



1. FINISH GRADE
2. CARSON 10" ROUND BOX
3. 2" IRRICAP
4. 3/4" WASHED GRAVEL MIN. 8" DEEP
5. S/40 PVC PIPE
6. S/40 FEMALE ADAPTOR
7. PAC JOINT FITTING
8. 6" BRASS NIPPLE
9. STOP AND WASTE VALVE
10. S/80 SLIP X THREAD ELBOW

E STOP & WASTE VALVE

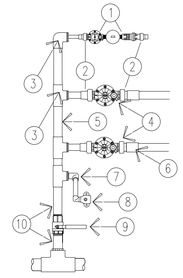
SCALE: NTS SECTION VIEW DETAIL



1. STANDARD VALVE BOX
2. FINISH GRADE
3. NETAFIM HYDROMETER
4. WATERPROOF CONNECTORS (2)
5. 14 AWG PE WIRE
6. S/40 PIPE & S/80 FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL

F HYDROMETER

SCALE: NTS SECTION DETAIL

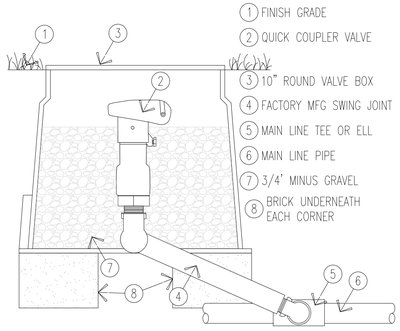


1. DRIP ZONE KIT, JUMBO BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. LASCO UNITIZED SWING JOINT
8. QUICK COUPLER IN 10" BOX
9. **APOLLO BALL VALVE
10. **S/80 TOE NIPPLE

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40

G CONTROL VALVE MANIFOLD

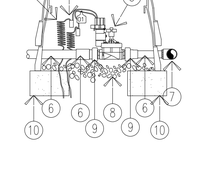
SCALE: NTS SECTION DETAIL



1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4' MINUS GRAVEL
8. BRICK UNDERNEATH EACH CORNER

H QUICK COUPLER VALVE

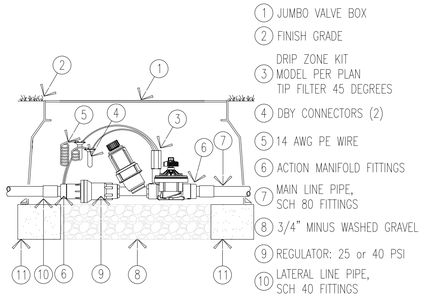
SCALE: 3" = 1'-0" SECTION DETAIL



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X
10. BRICK UNDERNEATH EACH CORNER

J REMOTE CONTROL VALVE

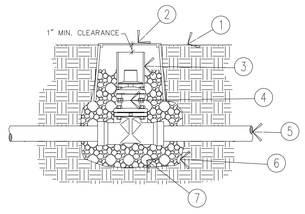
SCALE: NTS SECTION DETAIL



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. DBY CONNECTORS (2)
5. 14 AWG PE WIRE
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 or 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS
11. BRICK UNDERNEATH EACH CORNER

K DRIP CONTROL ZONE

SCALE: 1.5" = 1'-0" SECTION DETAIL

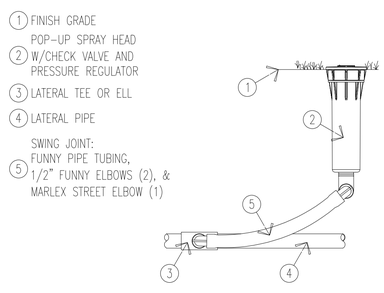


1. FINISH GRADE
2. CARSON 10" ROUND BOX
3. 6" DIA. PVC PIPE
4. ISOLATION VALVE
5. S/40 PVC MAINLINE
6. FILTER FABRIC
7. 3" DEPTH PEA GRAVEL COMPACTED

NOTE:
1. WHERE ISOLATION VALVE IS IN CLOSE PROXIMITY TO TEE OR OTHER FITTING, CONTRACTOR TO USE SPIGOT X BELL VALVE TO MECHANICALLY ATTACH THE VALVE TO THE FITTING.

L ISOLATION VALVE

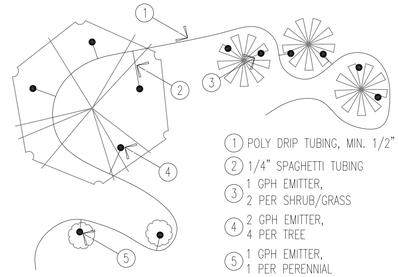
SCALE: NTS SECTION VIEW DETAIL



1. FINISH GRADE
   POP-UP SPRAY HEAD
2. W/CHECK VALVE AND PRESSURE REGULATOR
3. LATERAL TEE OR ELL
4. LATERAL PIPE
   SWING JOINT:
5. FUNNY PIPE TUBING, 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

M SPRAY HEAD

SCALE: 3" = 1'-0" SECTION DETAIL



1. POLY DRIP TUBING, MIN. 1/2"
2. 1/4" SPAGHETTI TUBING
3. 1 GPH EMITTER, 2 PER SHRUB/GRASS
4. 2 GPH EMITTER, 4 PER TREE
5. 1 GPH EMITTER, 1 PER PERENNIAL

LOCATE EMITTER ON UPHILL SIDE OF PLANT ON SLOPES. BERM SOIL FOR WATER BASIN ON EACH PLANT.

N DRIP TUBING/EMITTERS

SCALE: NTS SECTION DETAIL

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

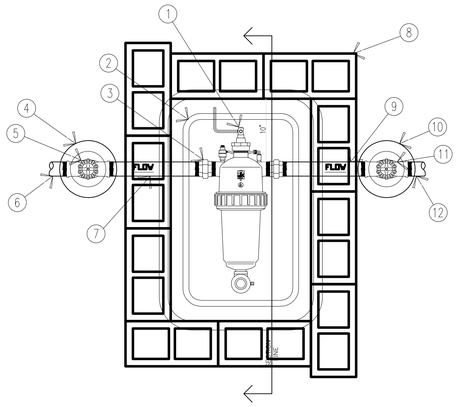
IRRIGATION DETAILS - LOT606
CANYON CREEK COMMERCIAL CENTER

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	1"=20'

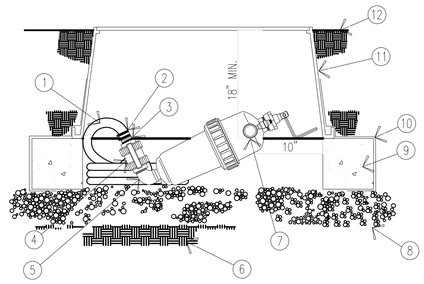
LI-501



1. AMIAD FILTER
2. CARSON INDUSTRIES MODEL 1730 VALVE BOX
3. GALV. UNIONS (2 TYP.)
4. 10" ROUND VALVE BOX – SEE GATE VALVE DETAIL
5. NON–RISING GATE VALVE
6. GALV. STEEL PIPE (EXTEND 1' BEYOND GATE VALVE)
7. GALVANIZED PIPE – LENGTH AS REQUIRED
8. CMU – FILL CELLS WITH PEA GRAVEL
9. GALVANIZED PIPE – LENGTH AS REQUIRED
10. 10" ROUND VALVE BOX – SEE GATE VALVE DETAIL
11. NON–RISING GATE VALVE
12. GALV. STEEL PIPE (EXTEND 1' BEYOND GATE VALVE)

A FILTER ASSEMBLY – PLAN VIEW

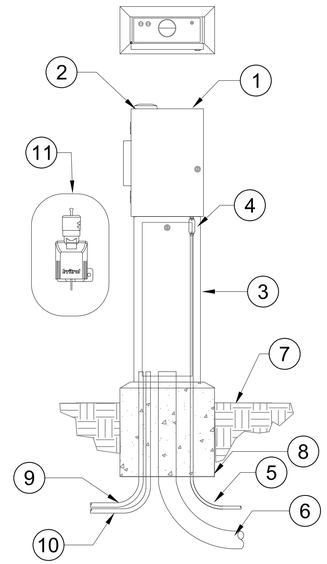
SCALE: NTS PLAN VIEW DETAIL



1. 1 ½" LAY FLAT DISCHARGE HOSE 10' LENGTH
2. 1 ½" ADJUSTABLE HOSE CLAMP (2)
3. 1 ½" MALE INSERT FITTING
4. 1 ½" BALL VALVE
5. 1 ½" STREET EL
6. COMPACTED SUB–BASE
7. MAINLINE PIPE TO REST ON CMU BLOCK (BOTH SIDES)
8. 6" DEEP COMPACTED PEA GRAVEL EXTEND BEYOND BLOCK
9. CMU CONCRETE BLOCK
10. WEED FABRIC
11. CARSON INDUSTRIES MODEL 1730 VALVE BOX
12. FINISH GRADE

B FILTER ASSEMBLY – SECTION VIEW

SCALE: NTS

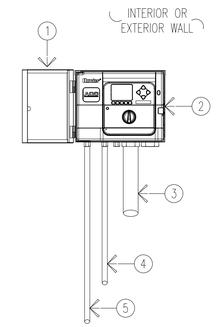


NOTE:
MINIMUM CONCRETE BASE REQUIREMENTS: CONTRACTOR SHALL VERIFY NUMBER & SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE. USE MOUNTING TEMPLATE TO LOCATE "J" BOLT FASTENERS.

1. WEATHERTRAK ET PRO3 2–WIRE CONTROLLER
2. LOW PROFILE ANTENNA
3. WEATHERTRAK ENCLOSURE PEDESTAL
4. APPROVED ELECTRICAL JUNCTION BOX OR CONDULET
5. 1" PVC OR RIGID CONDUIT & CONDUIT SWEEP FOR 120VAC WIRING
6. 2" PVC SWEEP ELL AND CONDUIT FOR 2–WIRE COMMUNICATION CABLE/S
7. FINISH GRADE
8. POURED IN PLACE CONCRETE BASE WITH SLOPED EDGES FOR DRAINAGE AWAY FROM PEDESTAL
9. 1" PVC SWEEP ELL AND CONDUIT FOR OPTIONAL CONVENTIONALLY WIRED FLOW SENSOR AND MASTER VALVE WIRES
10. 1" PVC CONDUIT & CONDUIT SWEEP FOR #6 BARE COPPER GROUND WIRE
11. RAIN SENSOR PER SPECS (WIRELESS SHOWN)

C WEATHERTRAK ET PRO3 2-WIRE PEDESTAL MOUNT

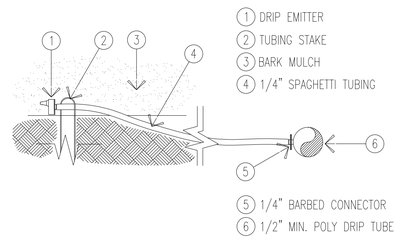
NTS DETAIL–FILE



1. MINIMUM CLEARANCE FOR DOOR OPENING: 15–1/2", LEFT SIDE
2. WALL MOUNT CONTROLLER
3. CONTROL WIRE CONDUIT, UP TO 2–1/2" SIZE.
4. SUPPLEMENTAL GROUND WIRE (NECESSARY WHEN BUILDING GROUND NOT AVAILABLE)
5. 3/4" POWER SUPPLY CONDUIT J–BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

D WALLMOUNT CONTROLLER

SCALE: 1" = 1'–0" IRRIGATION DETAIL

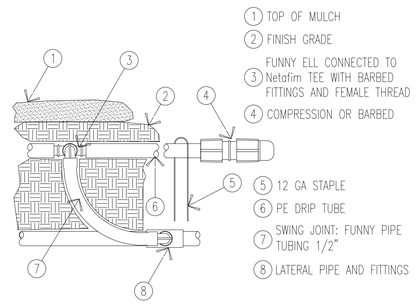


1. DRIP EMITTER
2. TUBING STAKE
3. BARK MULCH
4. 1/4" SPAGHETTI TUBING
5. 1/4" BARBED CONNECTOR
6. 1/2" MIN. POLY DRIP TUBE

PLACE DRIP TUBING IN SHALLOW TRENCH BELOW GRADE. EXTEND 1//4 TUBING INTO PLANT WATERING BASIN AS NEEDED. PLACE TUBING STAKES AS NEEDED TO COMPLETELY RETAIN ALL TUBING BELOW GRADE.

E EMITTER CONNECTION

SCALE: NTS SECTION DETAIL



1. TOP OF MULCH
2. FINISH GRADE
3. FUNNY ELL CONNECTED TO Netafim TEE WITH BARBED FITTINGS AND FEMALE THREAD
4. COMPRESSION OR BARBED
5. 12 GA STAPLE
6. PE DRIP TUBE
7. SWING JOINT: FUNNY PIPE TUBING 1/2"
8. LATERAL PIPE AND FITTINGS

F PVC TO PE CONNECTION

SCALE: NTS SECTION DETAIL

WOODBURY CORPORATION
2733 EAST PARLEY'S WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485–7770

#	REVISION DESCRIPTION	DATE

IRRIGATION DETAILS - LOT 606
CANYON CREEK COMMERCIAL CENTER

1306 NORTH CANYON CREEK PARKWAY
SPANISH FORK, UTAH

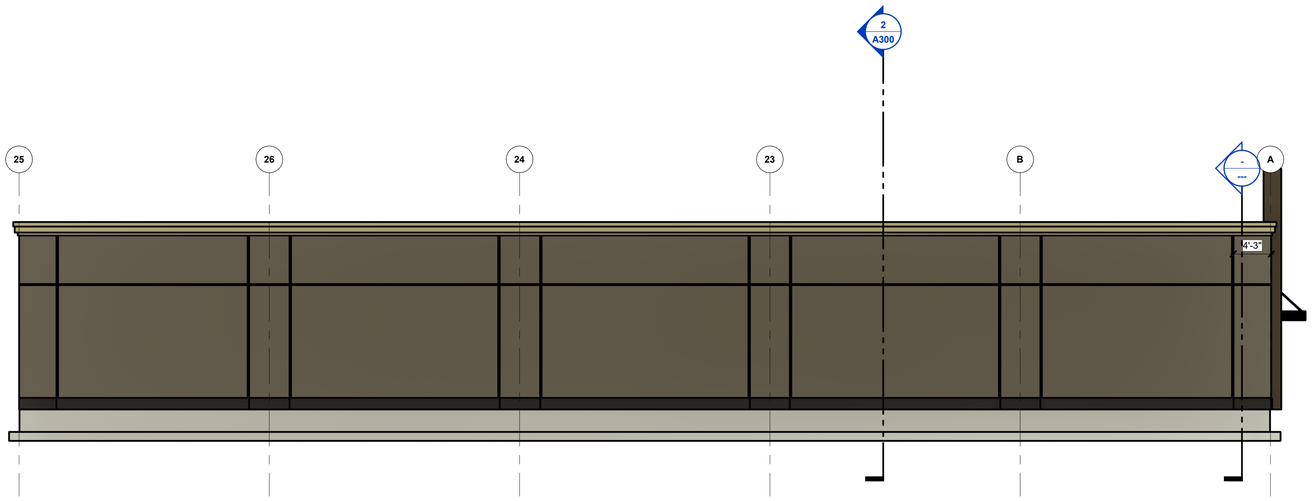
BID/PERMIT SET
LANDSCAPE SET

PROJECT #:	2846
DATE:	10/13/2021
DRAWN BY:	TS
SCALE:	1"=20'

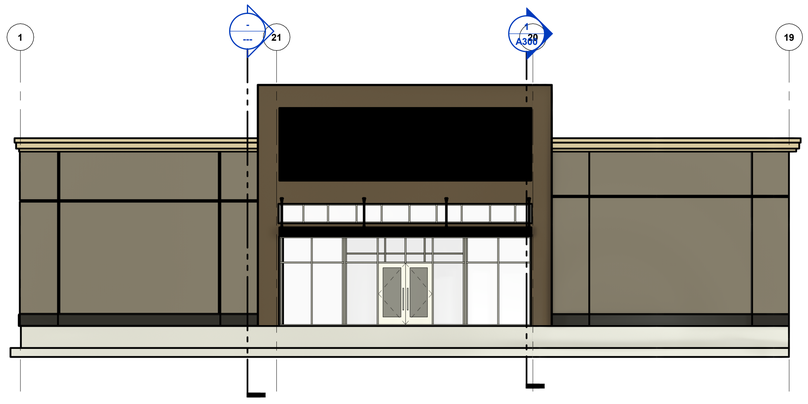
LI-502

GENERAL NOTES - ELEVATIONS

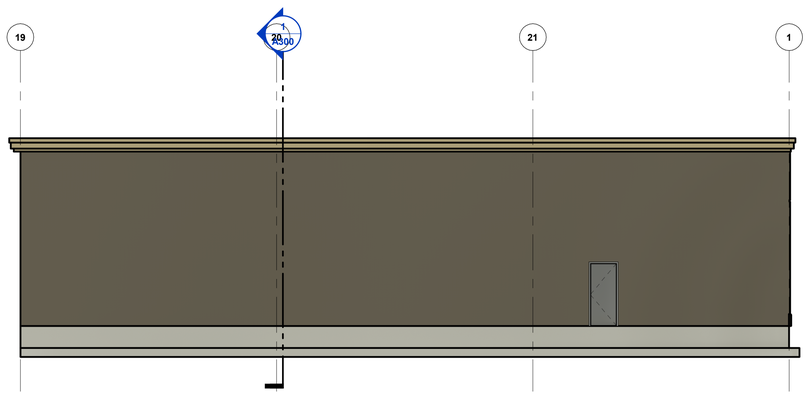
1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 10'-0" TO FIXTURE CENTER, U.N.O.
3. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
4. PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.



1 WEST ELEVATION
A201 1/8" = 1'-0"



2 SOUTH ELEVATION
A201 1/8" = 1'-0"



3 NORTH ELEVATION
A201 1/8" = 1'-0"

WOODBURY CORPORATION
LYNN S. WOODBURY AND ASSOCIATES, ARCHITECTS
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

#	REVISION DESCRIPTION	DATE

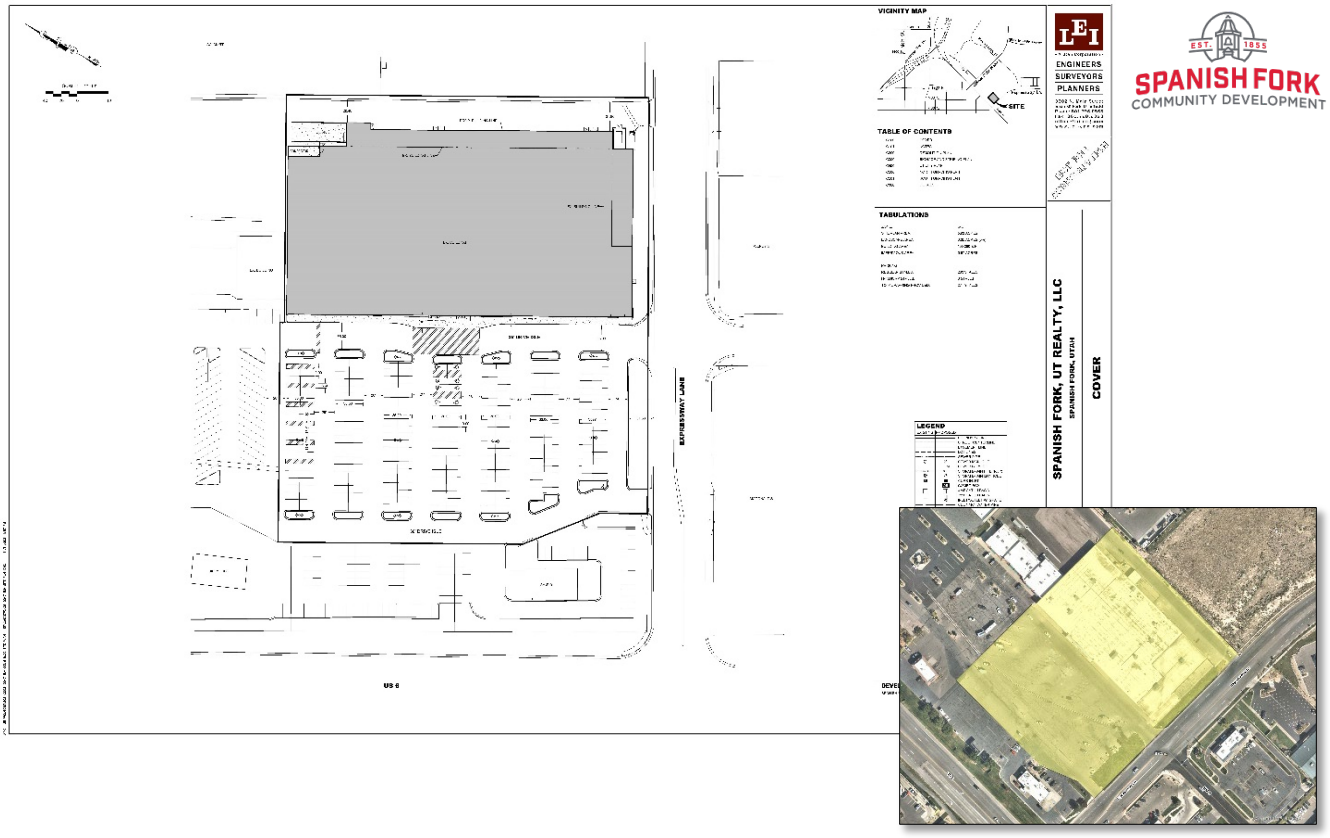
BOOT BARN
ADDRESS
City, State 88888
CC - PHASE SIX

ELEVATIONS

PROJ. #: 2846.3500
DATE: 01/08/2021
DRAWN BY: Author
SCALE: As indicated

BID SET

A201



TLM Spanish Fork Site Plan Approval Request

January 5, 2022, Development Review Committee Meeting.

Located at 900 East Expressway Lane, including 5.92 acres.

The subject property is zoned S-C with the Development Enhancement Overlay.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

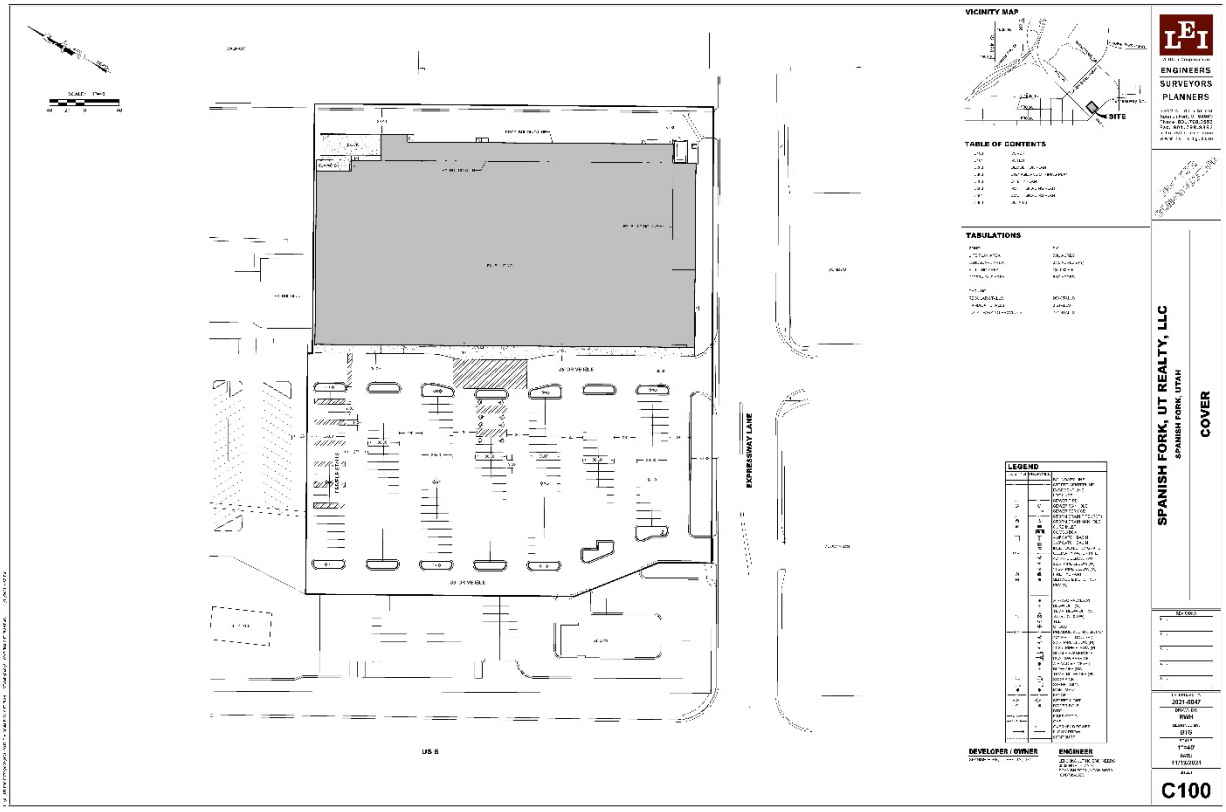
Key Issues

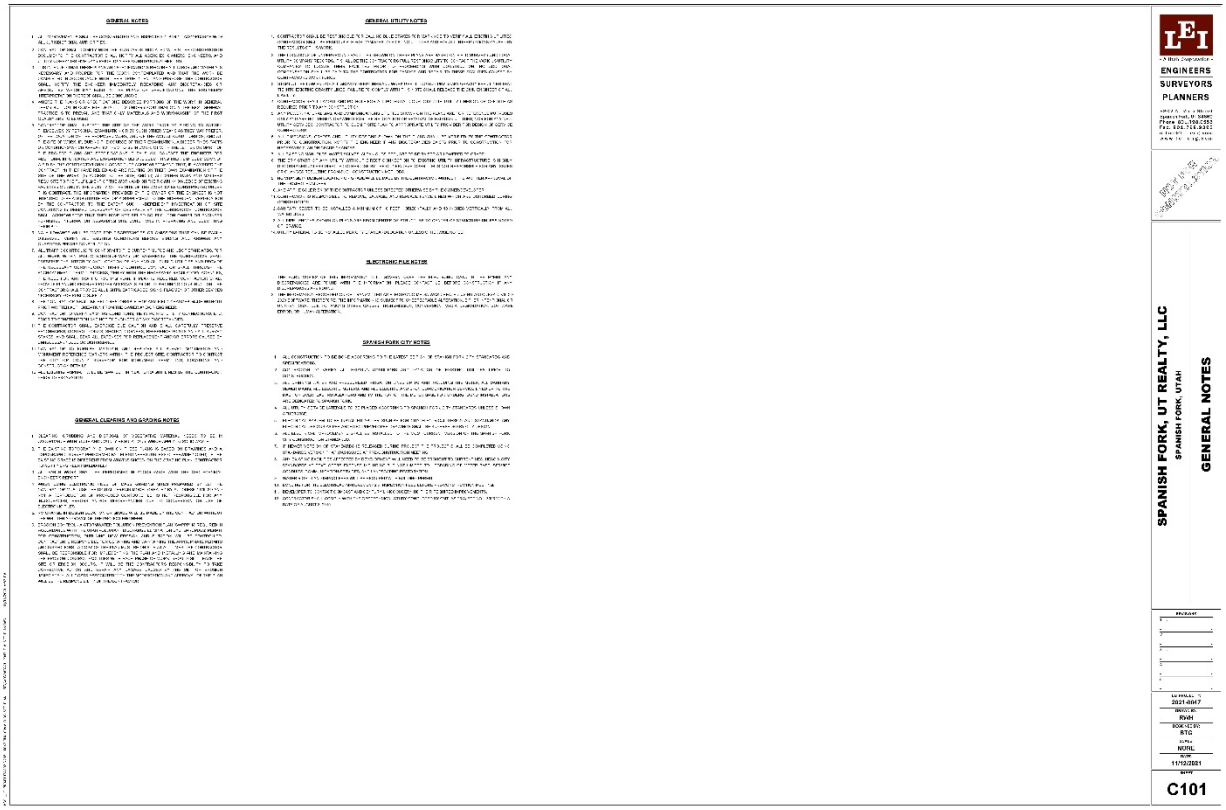
1. Public Improvements.
2. Elevations.
3. Landscaping.
4. Parking.
5. Access.

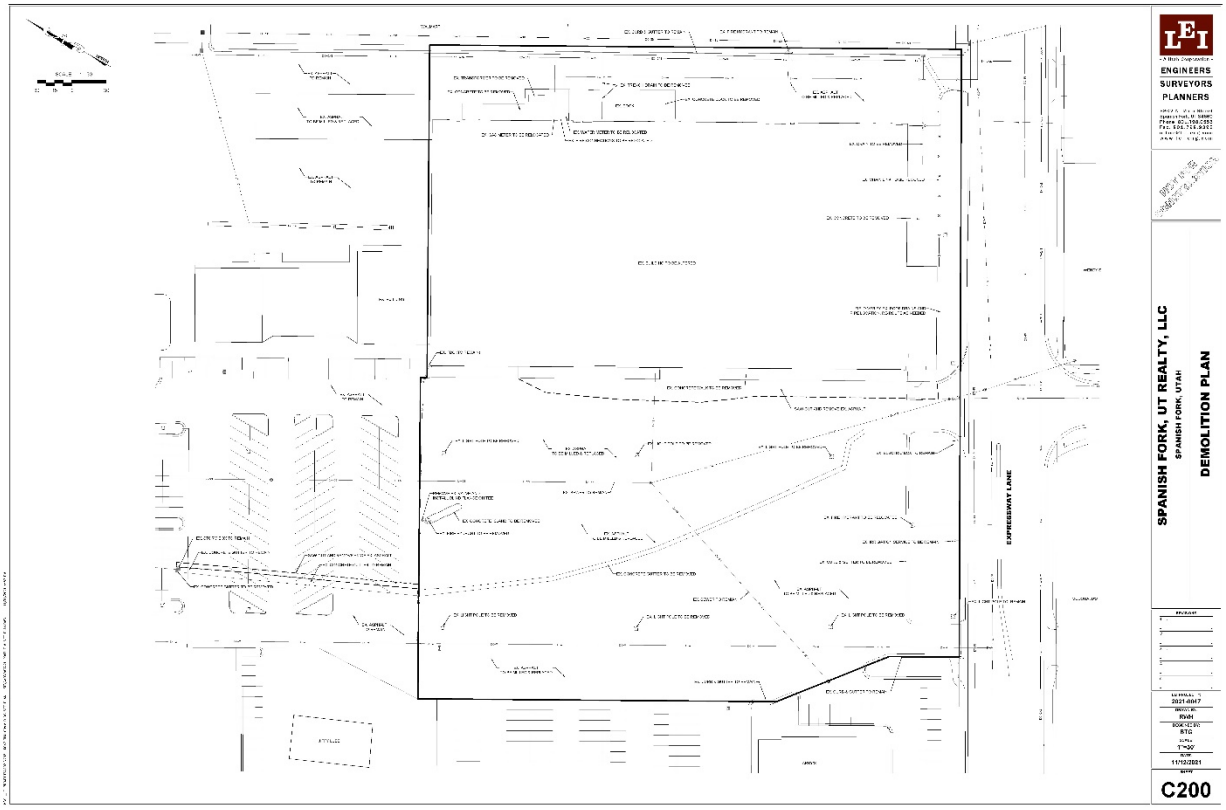
Exhibits

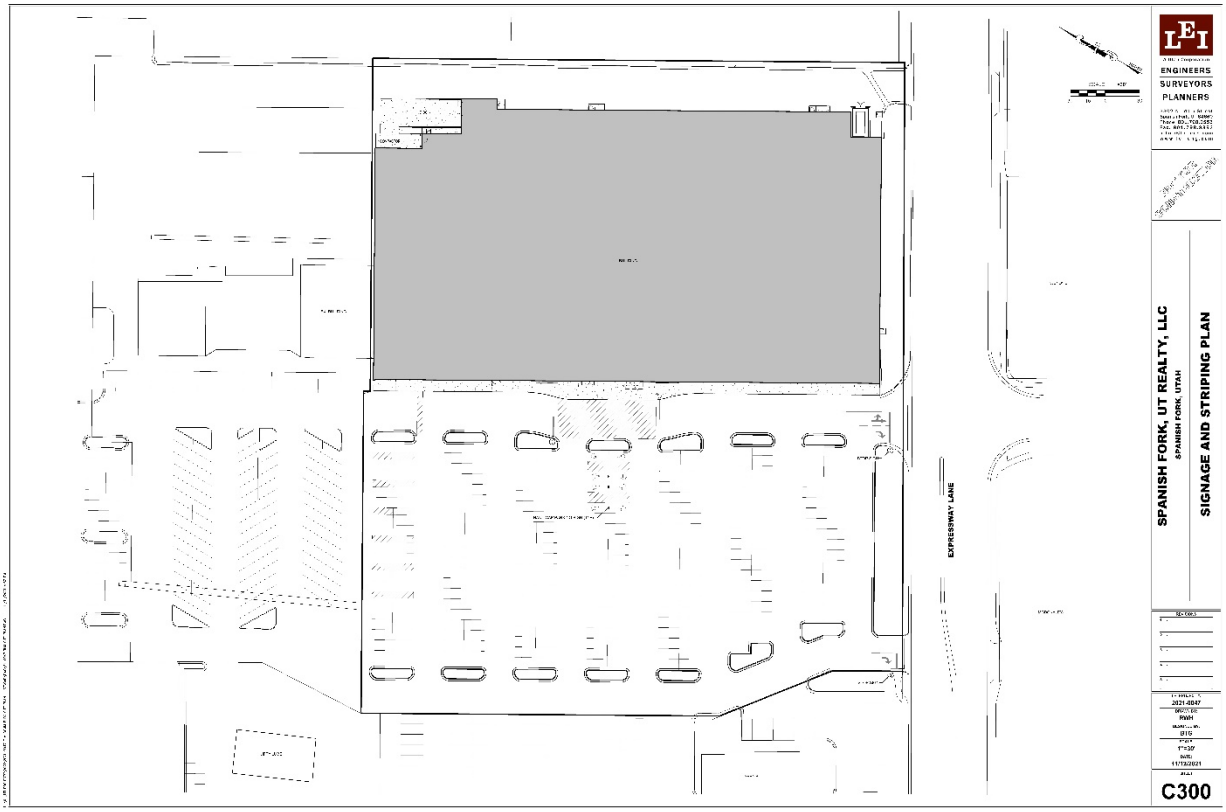
1. Site Plan.
2. Landscaping Plan.
3. Concept.

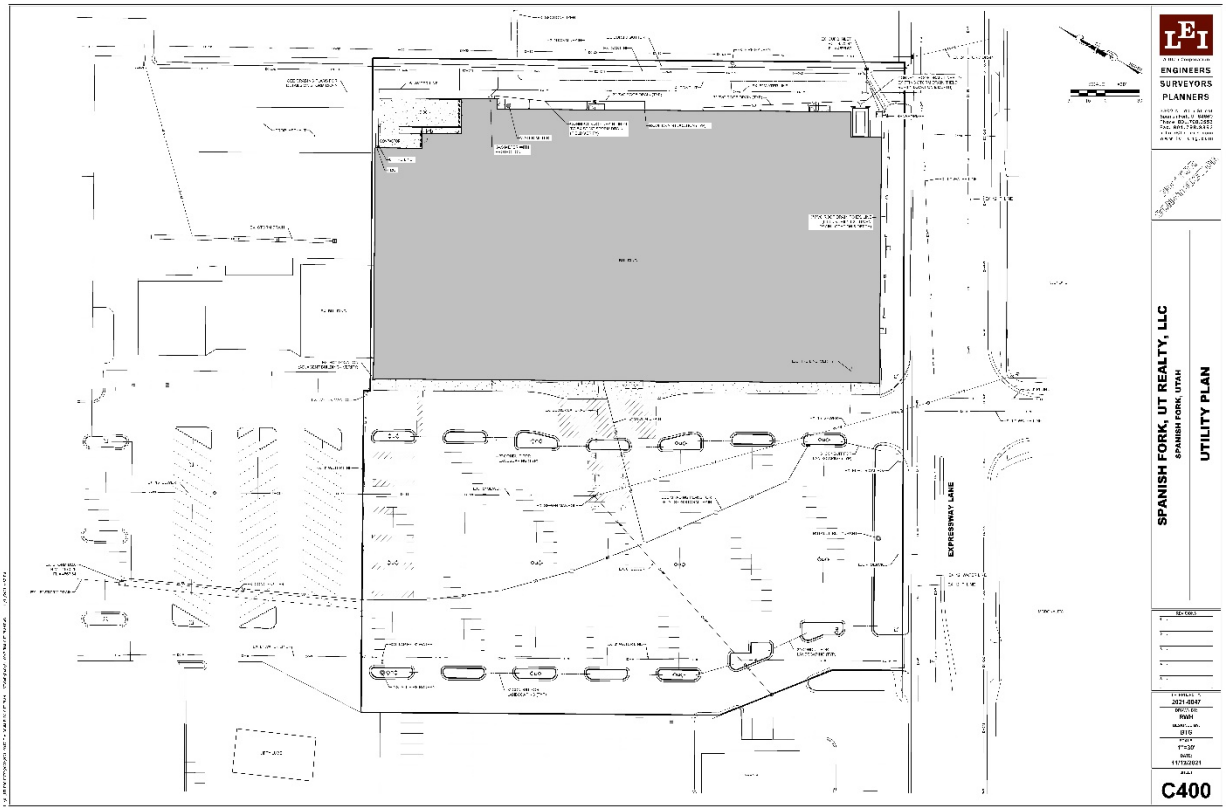
Exhibit 1

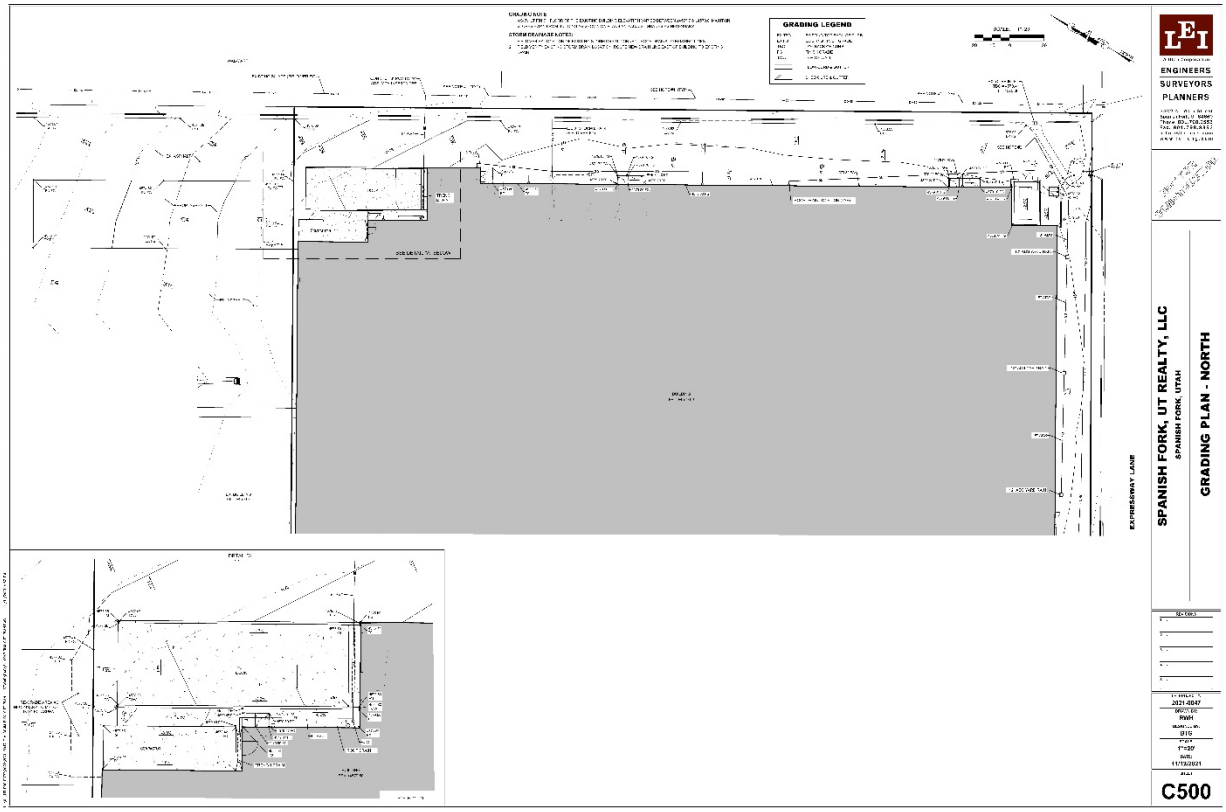

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SPANISH FORK, UTAH
COVER
2021-0047
RWH
BTG
11/12/2021
C100

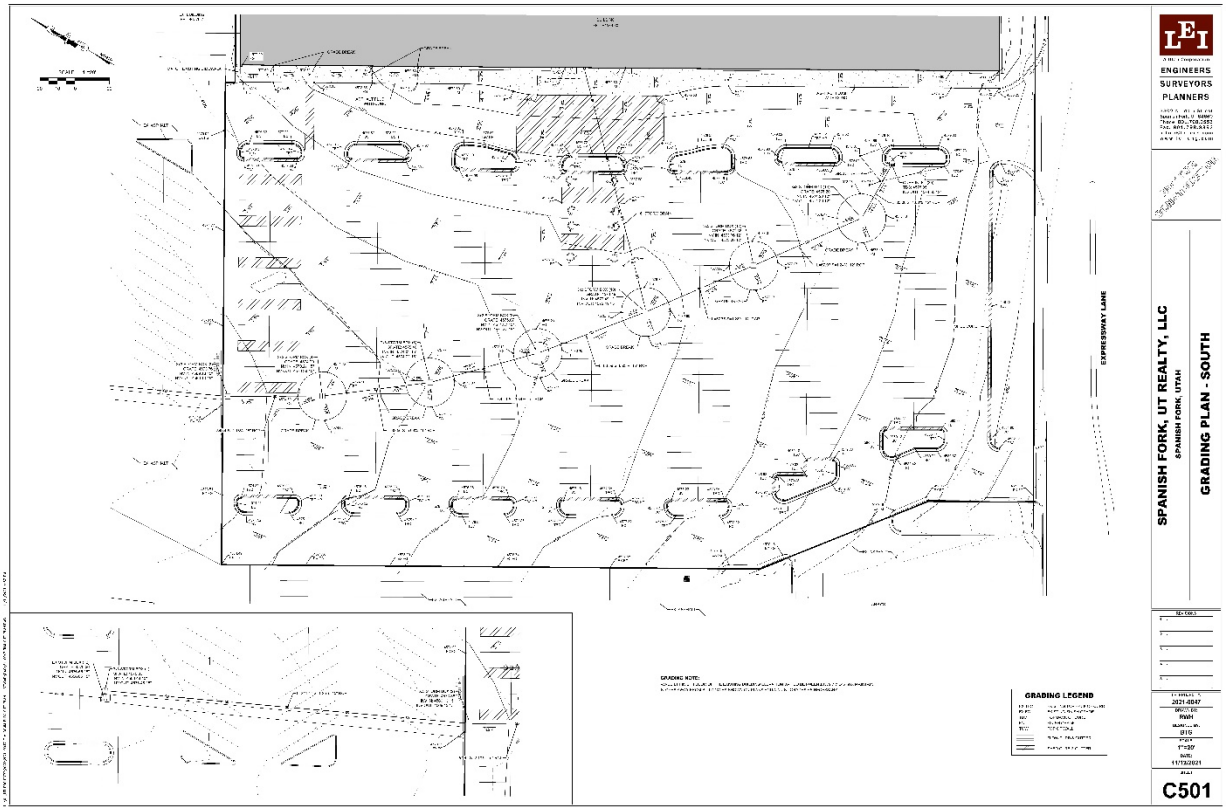

GENERAL NOTES
GENERAL UTILITY NOTES
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SPANISH FORK CITY NOTES
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ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GENERAL NOTES
2021-0047
RWH
BTG
11/12/2021
C101

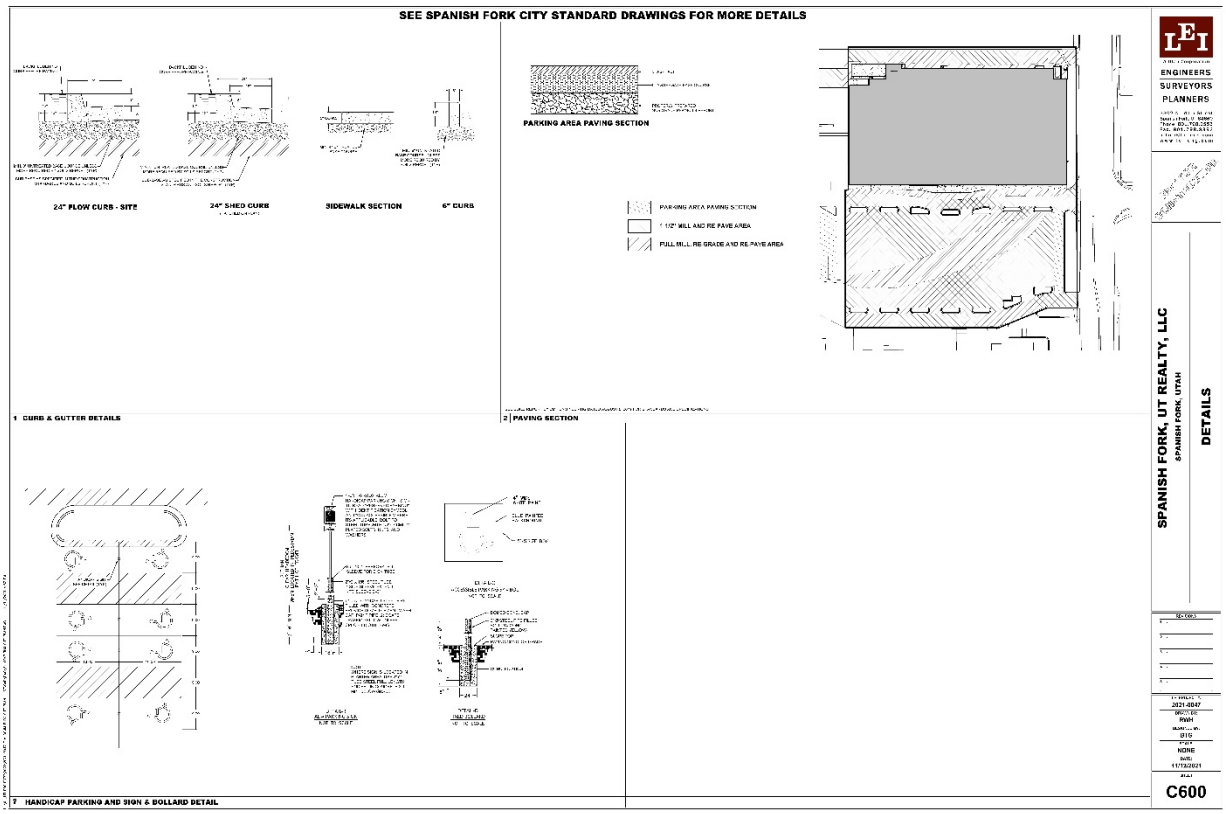

LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
DEMOLITION PLAN
EXPRESSWAY LANE
2021-0047
RWH
BTG
1"=30'
11/10/2021
C200


LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
SIGNAGE AND STRIPING PLAN
EXPRESSWAY LANE
2021-0047
RWH
BTG
1"=30'
11/10/2021
C300


LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
UTILITY PLAN
EXPRESSWAY LANE
C400

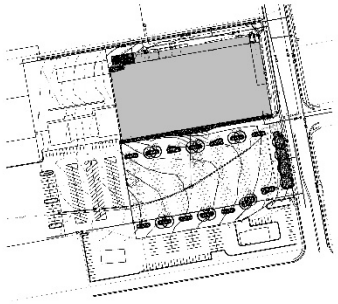

GRADING LEGEND
LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GRADING PLAN - NORTH
EXPRESSWAY LANE
C500


GRADING LEGEND
GRADING NOTE:
EXPRESSWAY LANE
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
GRADING PLAN - SOUTH
2021-0047
RWH
DTG
NONE
11/19/2021
C501


SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS
24" FLOW CURB - SITE
24" SHED CURB
SIDEWALK SECTION
6" CURB
1 CURB & GUTTER DETAILS
PARKING AREA PAVING SECTION
PARKING AREA PAVING SECTION
1 1/2" MILL AND RE PAVE AREA
FULL MILL, RE GRADE AND RE PAVE AREA
2 PAVING SECTION
7 HANDICAP PARKING AND SIGN & BOLLARD DETAIL
ENGINEERS
SURVEYORS
PLANNERS
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
DETAILS
2021-0047
RWH
DTG
NONE
11/19/2021
C600

LANDSCAPE PLAN SPECIFICATIONS

LANDSCAPE NOTES



PLANT LEGEND

SITE MATERIALS LEGEND

VICINITY MAP



11/10/2021 UT21125

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

PKJ DESIGN GROUP

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



PLANT LEGEND

SITE MATERIALS LEGEND

11/10/2021 UT21125

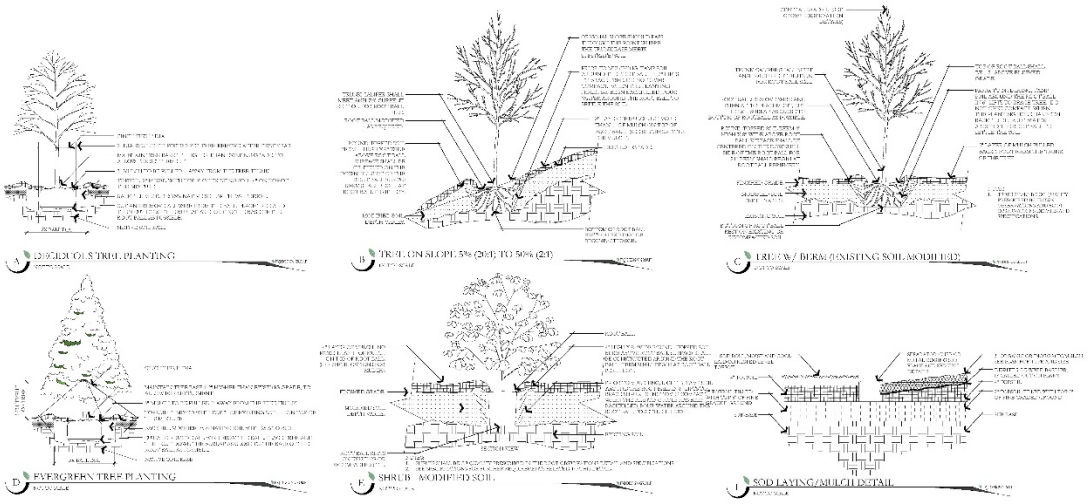
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

PKJ DESIGN GROUP

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



11/10/2021 UT21125

811 BLUE STAKES OF UTAH 1-800-662-4111

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

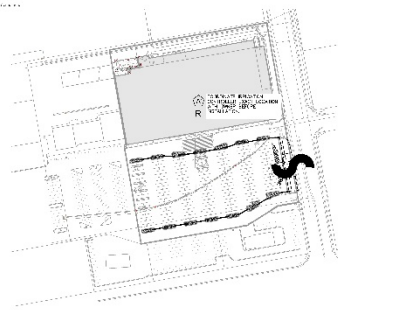
LEI ENGINEERING
Spanish Fork, Ut 84660
801-798-0555 ext. 226
www.lei-eng.com

PKJ DESIGN GROUP
3462 S. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 692-2686
www.pkjdesigngroup.com

LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS



1.5" MAINLINE, ROHLING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

11/10/2021 UT21125

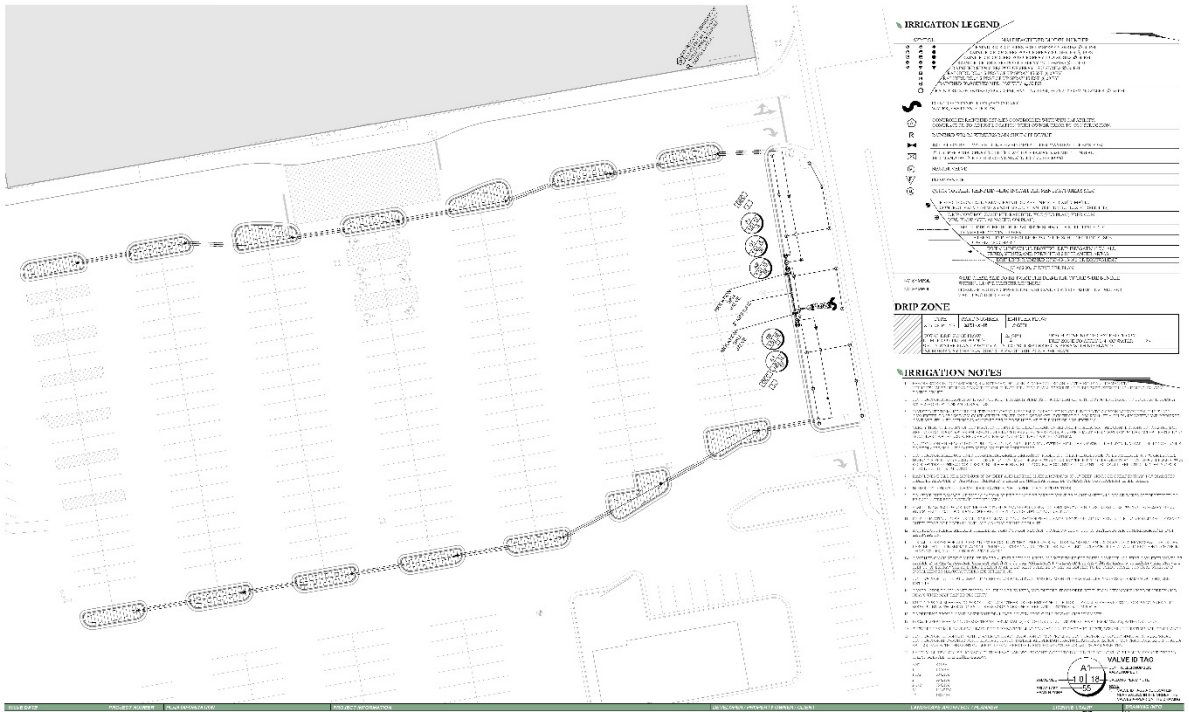
811 BLUE STAKES OF UTAH 1-800-662-4111

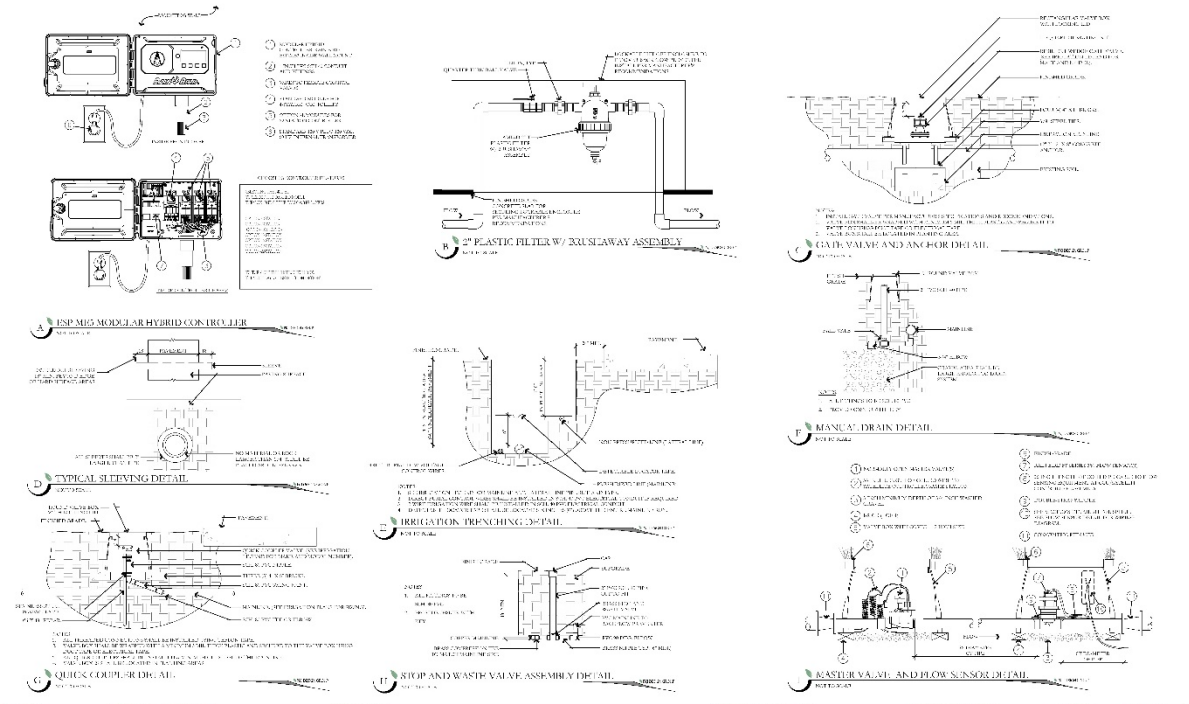
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

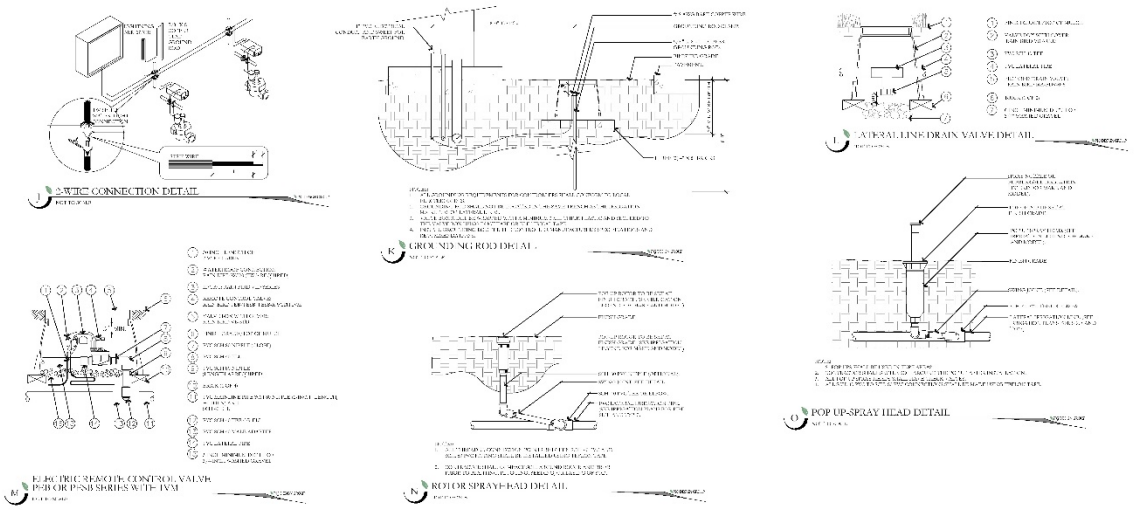
LEI ENGINEERING
2302 N. Main Street
Spanish Fork, Ut 84660
801-798-0555 ext. 226
www.lei-eng.com

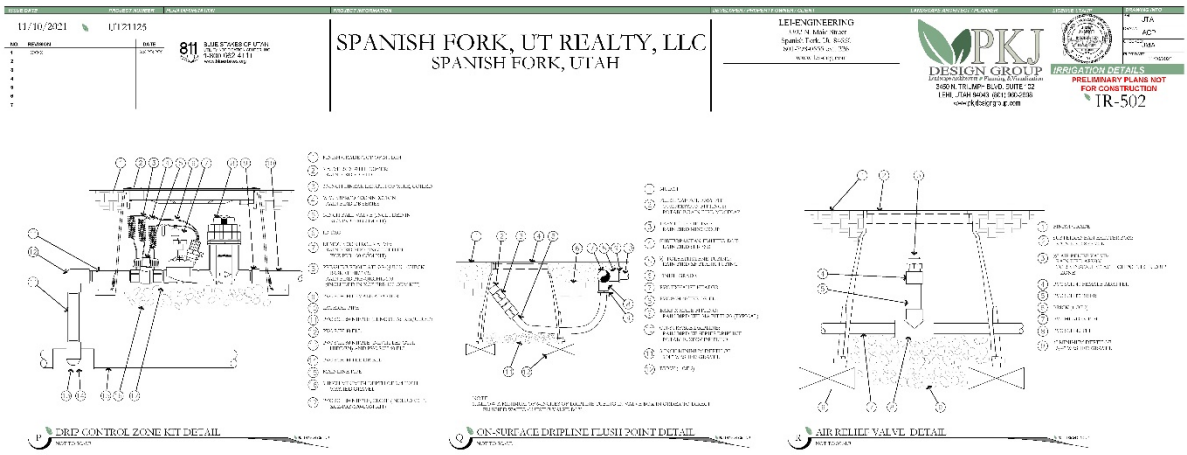
PKJ DESIGN GROUP
3462 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 692-2686
www.pkjdesigngroup.com

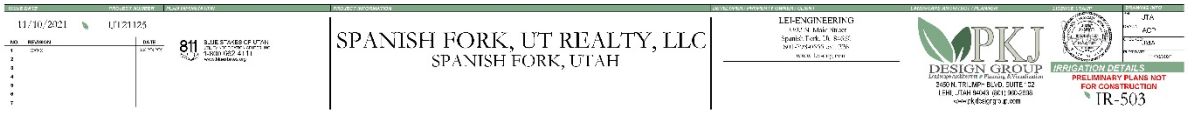
IRRIGATION PLAN CONCEPT
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100

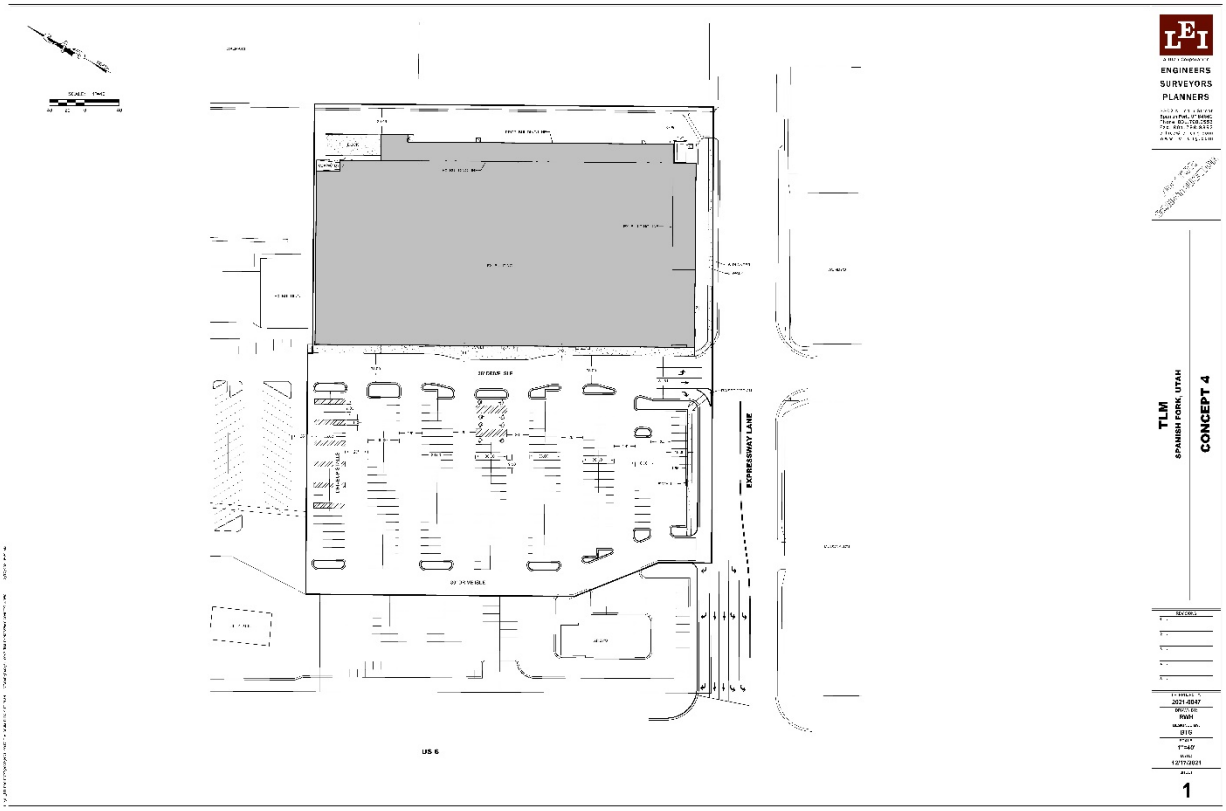

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
11/10/2021
LI121125
811
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
LEI-ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

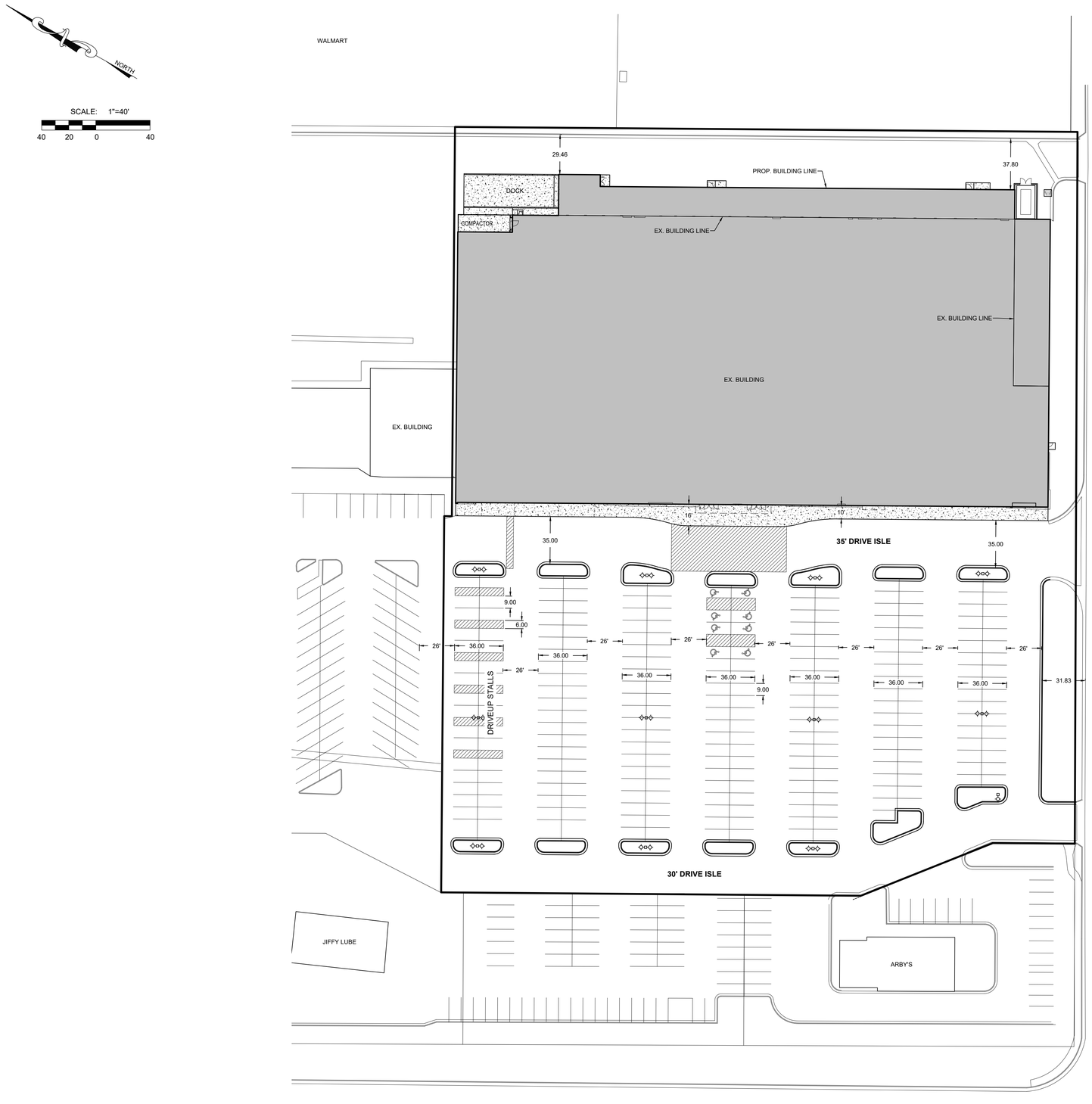

ESP-MC MODULAR HYBRID CONTROLLER
TYPICAL SLEEVING DETAIL
QUICK COUPLER DETAIL
2" PLASTIC FILTER W/ BYPASS AWAY ASSEMBLY
IRRIGATION TRENCHING DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
GATE VALVE AND ANCHOR DETAIL
MANUAL DRAIN DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
11/10/2021
LI121125
811
SPANISH FORK, UT REALTY, LLC
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IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


J 3-WIRE CONNECTION DETAIL
K GROUNDING ROD DETAIL
L LATERAL LINE DRAIN VALVE DETAIL
M ELECTRIC REACTOR CONTROL VALVE PRV OR PSRS SERIES WITH IVM
N ROTOR SPRAY HEAD DETAIL
O POP UP SPRAY HEAD DETAIL


11/10/2021
LI121125
811 BLUE STAKES OF UTAH
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
LEI-ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502
P DRIP CONTROL ZONE KIT DETAIL
Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
R AIR RELIEF VALVE DETAIL
S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL


11/10/2021
LI121125
811 BLUE STAKES OF UTAH
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
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PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503


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TLM
SPANISH FORK, UTAH
CONCEPT 4
EXPRESSWAY LANE
US 6
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VICINITY MAP

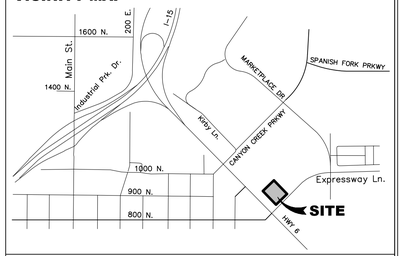


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C500	NORTH GRADING PLAN
C501	SOUTH GRADING PLAN
C600	DETAILS

TABULATIONS

ZONE:	S-C
SITE PLAN AREA:	5.92 ACRES
LANDSCAPE AREA:	0.35 ACRES (6%)
BUILDING AREA:	100,080 S.F.
IMPERVIOUS AREA:	5.57 ACRES
PARKING	
REGULAR STALLS:	263 STALLS
HANDICAP STALLS:	8 STALLS
TOTAL PARKING PROVIDED:	271 STALLS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER
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NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
COVER

REVISIONS	
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LEI PROJECT #: 2021-0047
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 11/12/2021
SHEET: C100

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

SPANISH FORK CITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FOR CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
7. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
8. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
9. WATER RIGHTS AND IMPACT FEES WILL BE REQUIRED WITH BUILDING PERMIT.
10. BONDING FOR THE ELECTRICAL IMPROVEMENTS & INSPECTION FEES BEFORE PRE-CONSTRUCTION MEETING.
11. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
12. CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL STUDY CONDUCTED BY CMT AS PROJECT NO. 13096 WITH A DATE OF AUGUST 8, 2019.

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NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

GENERAL NOTES

REVISIONS
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LEI PROJECT #: 2021-0047
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: NONE
DATE: 11/12/2021

SHEET
C101

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NORTH

SCALE: 1"=30'

30 15 0 30

WALMART

EX. CURB & GUTTER TO REMAIN

EX. FIRE HYDRANT TO REMAIN

EX. ASPHALT TO REMAIN

EX. TRANSFORMER TO BE REMOVED

EX. TRENCH DRAIN TO BE REMOVED

EX. CONCRETE TO BE REMOVED

EX. DOCK

EX. CONCRETE DOCK TO BE REMOVED

EX. ASPHALT TO BE MILLED & REPLACED

EX. ASPHALT TO BE MILLED & REPLACED

EX. GAS METER TO BE RELOCATED

EX. WATER METER TO BE RELOCATED

EX. FIRE CONNECTIONS TO BE RELOCATED

EX. DRAIN TO BE REMOVED

EX. ASPHALT TO REMAIN

EX. CHAIN LINK TO BE REMOVED

EX. CONCRETE TO BE REMOVED

EX. BUILDING TO BE ALTERED

WENDY'S

EX. BUILDING

FIELD VERIFY EX. ROOF DRAINS AND PIPE LOCATION. RE-ROUTE AS NEEDED

EX. FDC (TO REMAIN)

EX. ASPHALT TO REMAIN

EX. CONCRETE WALK TO BE REMOVED

SAW-CUT AND REMOVE EX. ASPHALT

EX. LIGHT POLE TO BE REMOVED

EX. ASPHALT TO BE MILLED & REPLACED

EX. LIGHT POLE TO BE REMOVED

EX. LIGHT POLE TO BE REMOVED

EX. ELECTRIC BOX TO REMAIN

REMOVE EX. VALVE AND INSTALL BLIND FLANGE ON TEE

EX. SEWER TO REMIAN

EX. CONCRETE ISLAND TO BE REMOVED

EX. FIRE HYDRANT TO BE REMOVED

EX. FIRE HYDRANT TO BE RELOCATED

EX. ASPHALT TO BE MILLED & REPLACED

EX. IRRIGATION SERVICE TO BE REMAIN

EXPRESSWAY LANE

EX. STORM BOX TO REMAIN

EX. CONCRETE GUTTER TO REMAIN

SAW-CUT AND REMOVE ±4" OF EX. ASPHALT

EX. CONCRETE GUTTER TO REMAIN

EX. CONCRETE GUTTER TO BE REMOVED

EX. CONCRETE GUTTER TO BE REMOVED

EX. CURB & GUTTER TO BE REMOVED

EX. ASPHALT TO BE MILLED & REPLACED

EX. SEWER TO REMIAN

EX. LIGHT POLE TO BE REMOVED

EX. LIGHT POLE TO BE REMOVED

EX. LIGHT POLE TO BE REMOVED

EX. LIGHT POLE TO REMAIN

MCDONALD'S

EX. ASPHALT TO REMAIN

EX. ASPHALT TO BE MILLED & REPLACED

EX. CURB & GUTTER TO REMAIN

EX. CURB & GUTTER TO REMAIN

JIFFY LUBE

ARBY'S

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NOT FOR CONSTRUCTION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

DEMOLITION PLAN

REVISIONS
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4 -
5 -

LEI PROJECT #: 2021-0047

DRAWN BY: RWH

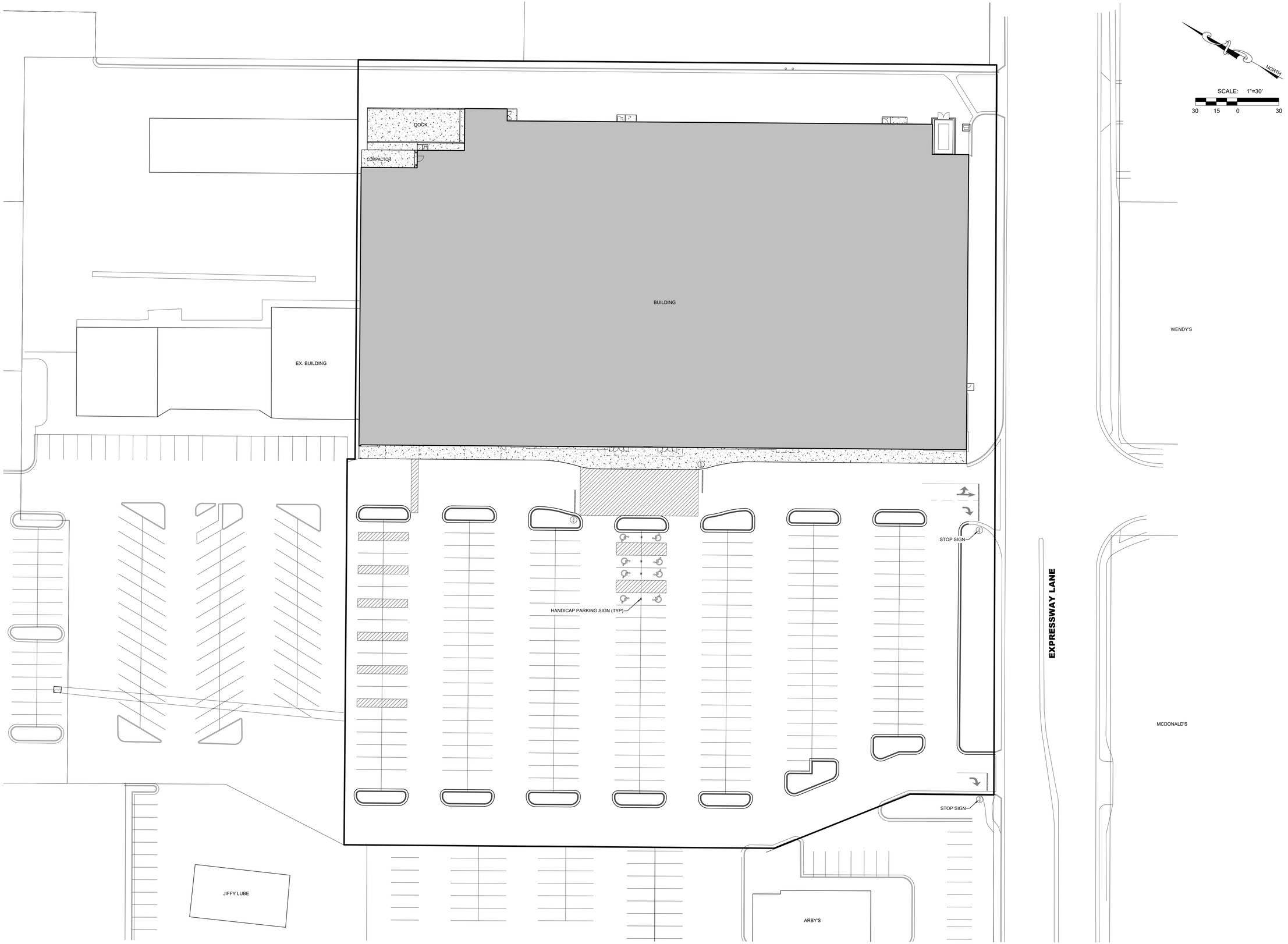
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SCALE: 1"=30'

DATE: 11/12/2021

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SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

SIGNAGE AND STRIPING PLAN

REVISIONS
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4 -
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LEI PROJECT #:	2021-0047
DRAWN BY:	RWH
DESIGNED BY:	BTG
SCALE:	1"=30'
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SHEET

C300

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EX. SECTIONALIZER
EX. STORM DRAIN
EX. CURB & GUTTER
EX. GAS LINE
EX. FIRE HYDRANT
EX. CURB INLET
TBC = 4578.41
FL = 4575.60
EX. 24" STORM DRAIN
SEE GRADING PLANS FOR DETAILS ON STORM DRAIN
6" WATER LINE
4" CONDUIT
EX. 8" WATER LINE
CONNECT ROOF DRAIN LINES TO EXISTING STORM DRAIN (FIELD VERIFY LOCATION & DEPTH)
6" PVC ROOF DRAIN (TYP)
6" PVC ROOF DRAIN (TYP)
TRANSFORMER
PROP. ASPHALT
DOCK
CONNECT ROOF DRAIN LINES TO EXISTING STORM DRAIN (FIELD VERIFY)
ROOF DRAIN LOCATION (TYP)
WATER METER
COMPACTOR
GAS METER WITH PROTECTION
6" FIRE LINE
FDC
EX. 12" WATER LINE
EX. 12" PI LINE
EX. STORM DRAIN
6" PVC ROOF DRAIN TO EX. LINE (FIELD VERIFY EX. STORM DRAIN LOCATION & DEPTH)
BUILDING
WENDY'S
EX. BUILDING
EX. FDC LOCATION (ADJACENT BUILDING - VERIFY)
EX. FIRE LINE. VERIFY.
EX. 6" PI LINE
EX. WATER MANHOLE
EX. SEWER LATERAL
6" STORM DRAIN
EX. 15" SEWER
EX. 12" WATER LINE
3" CONDUIT FOR LANDSCAPING (TYP)
3" CONDUIT FOR LANDSCAPING (TYP)
EX. 6" WATER LINE
EX. ELECTRICAL BOX
EX. 15" SEWER
EX. 15" SEWER
EX. SEWER MANHOLE
SEE GRADING PLANS FOR DETAILS ON STORM DRAIN
EXPRESSWAY LANE
INSTALL FIRE HYDRANT
EX. PI SERVICE
EX. 12" WATER LINE
EX. 12" PI LINE
EX. STORM BOX
RIM = 4570.29
FL = 4566.64
EX. 15" STORM DRAIN
EX. CONC. GUTTER
EX. 8" SEWER
MCDONALD'S
EX. 8" WATER LINE
HOT TAP EX. 8" WATER
EX. 8" WATER LINE
3" CONDUIT FOR LANDSCAPING (TYP)
INSTALL FIRE HYDRANT
JIFFY LUBE
ARBY'S

SCALE: 1"=30'
30 15 0 30

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SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH
UTILITY PLAN

REVISIONS	
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LEI PROJECT #: 2021-0047
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 11/12/2021

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GRADING NOTE:

1. AS-BUILT FINISH FLOOR OF THE EXISTING BUILDING ELEVATION VARIED BETWEEN ±4579.7 & ±4579.8. MAINTAIN SLOPES AWAY FROM BUILDING AS SHOWN ON PLANS AND ADJUST GRADES AS NECESSARY.

STORM DRAINAGE NOTES:

1. FIELD VERIFY LOCATION OF EXISTING STORM DRAIN. CONNECT ROOF DRAINS TO EXISTING LINES.
2. FIELD VERIFY EXISTING STORM DRAIN LOCATION. ROUTE NEW DRAIN LINE EAST OF BUILDING TO EXISTING DRAIN.

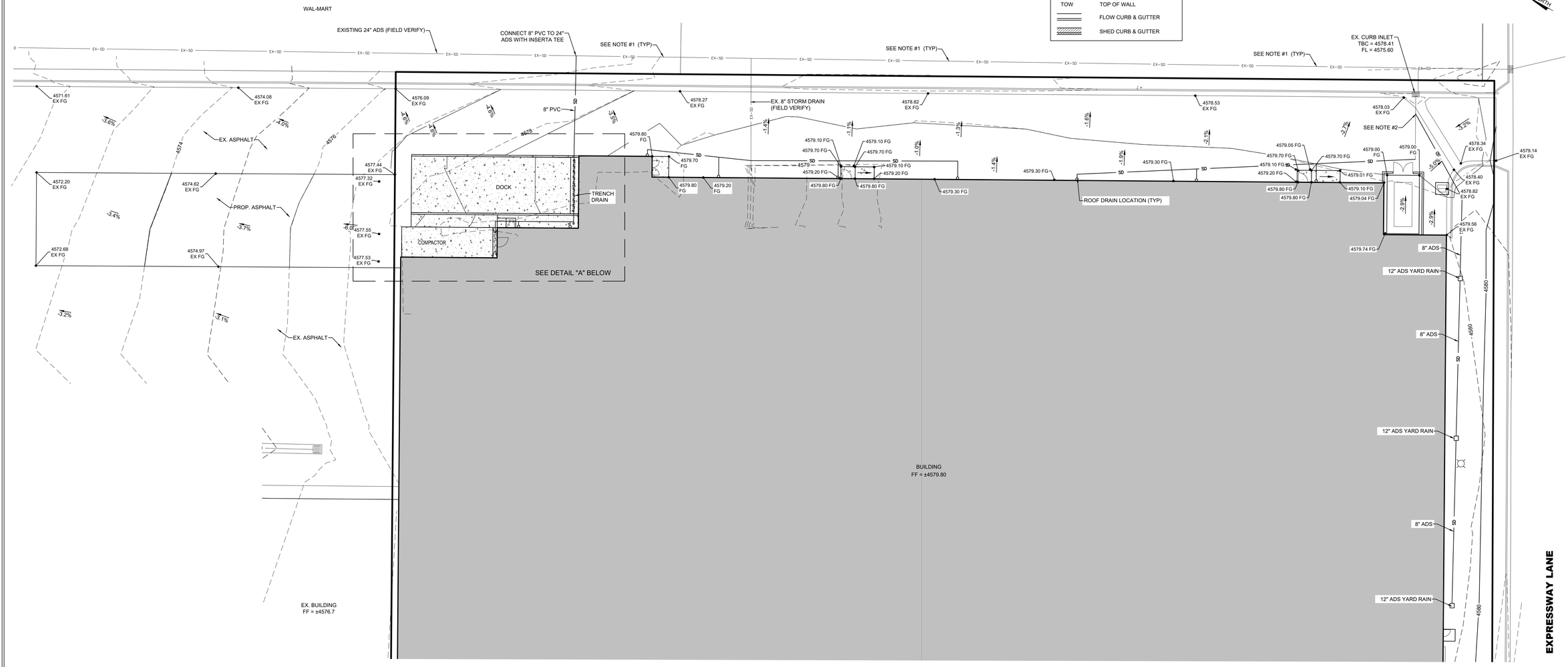
GRADING LEGEND

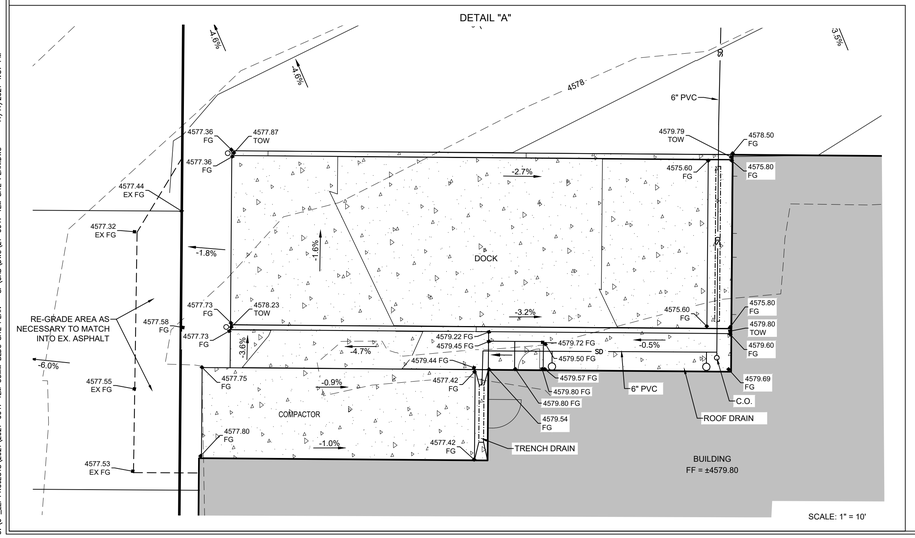
EX TBC	EXISTING TOP BACK OF CURB
EX FG	EXISTING FINISH GRADE
TBC	TOP BACK OF CURB
FG	FINISH GRADE
TOW	TOP OF WALL
	FLOW CURB & GUTTER
	SHED CURB & GUTTER

SCALE: 1"=20'

20 10 0 20

NORTH





SCALE: 1" = 10'

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GRADING PLAN - NORTH

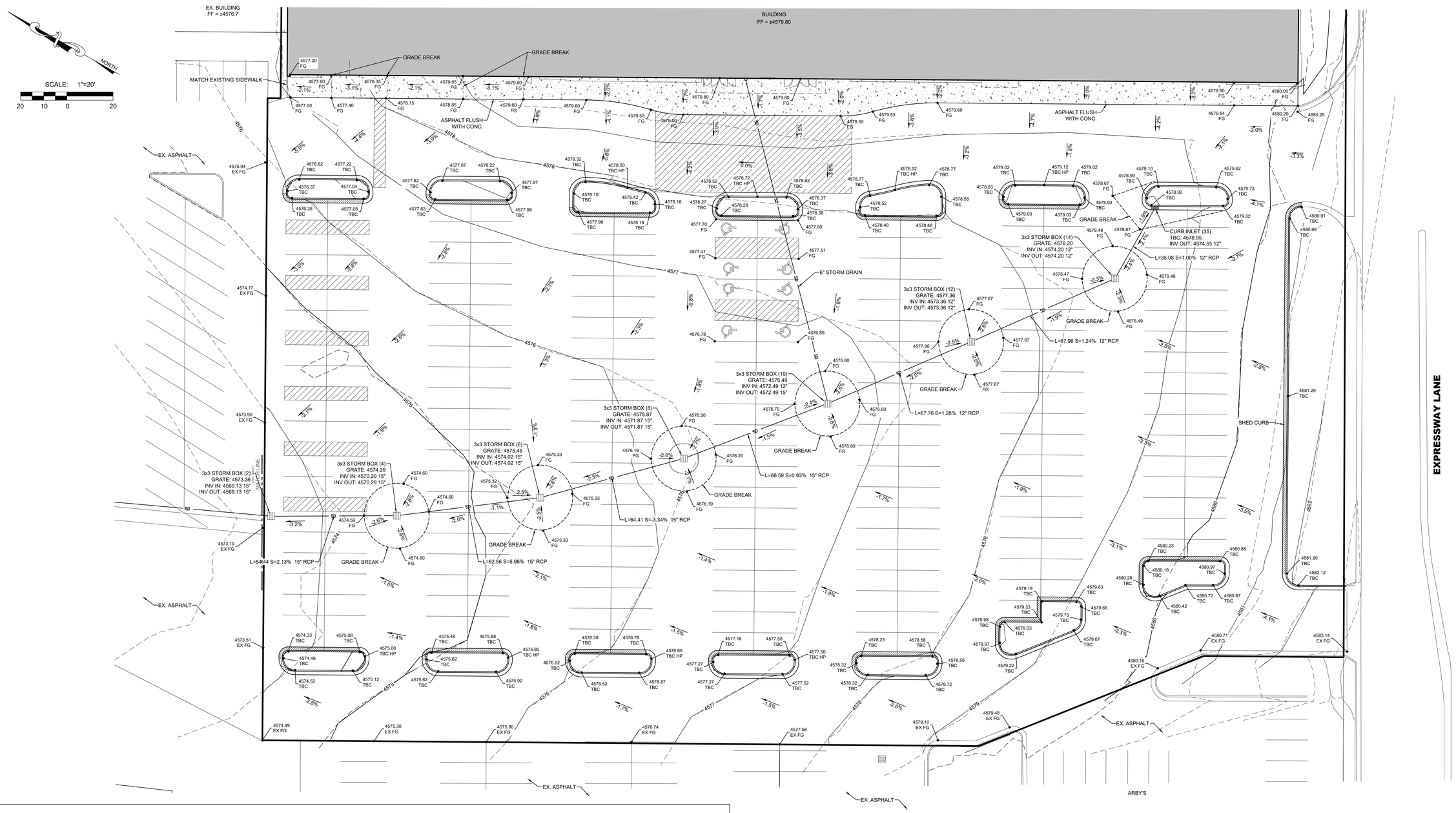
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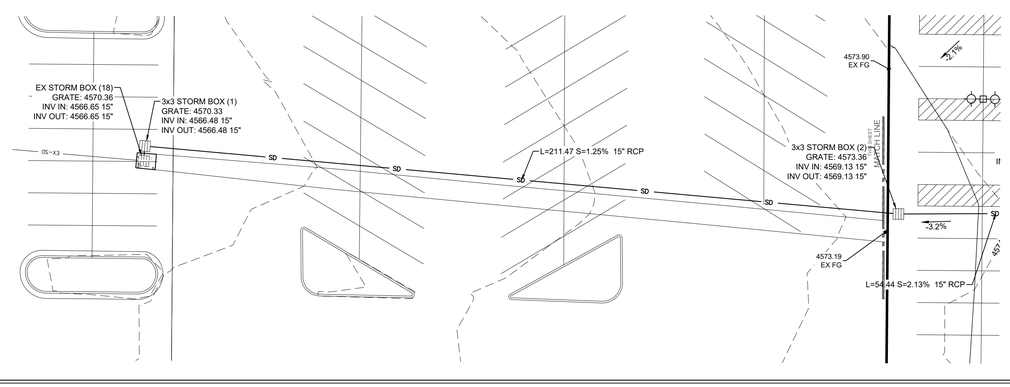
LEI PROJECT #: 2021-0047
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=20'
DATE: 11/12/2021

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GRADING NOTE:
AS-BUILT FINISH FLOOR OF THE EXISTING BUILDING ELEVATION VARIED BETWEEN ±4579.7 & ±4579.8. MAINTAIN SLOPES AWAY FROM BUILDING AS SHOWN ON PLANS AND ADJUST GRADES AS NECESSARY.

GRADING LEGEND

EX TBC	EXISTING TOP BACK OF CURB
EX FG	EXISTING FINISH GRADE
TBC	TOP BACK OF CURB
FG	FINISH GRADE
TOW	TOP OF WALL
	FLOW CURB & GUTTER
	SHED CURB & GUTTER

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GRADING PLAN - SOUTH

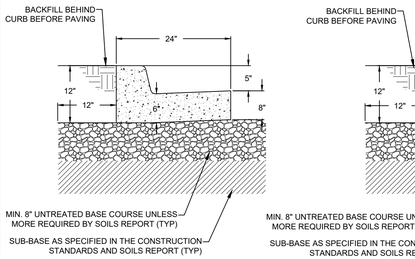
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DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=20'
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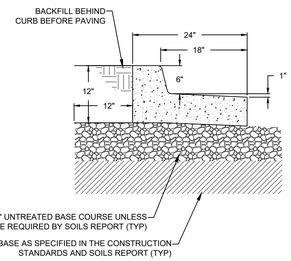
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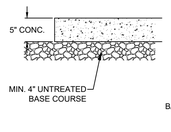
SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



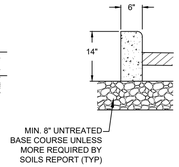
24" FLOW CURB - SITE



24" SHED CURB
(HATCHED ON PLAN)

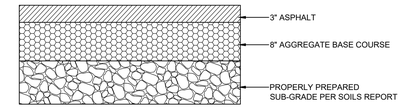


SIDEWALK SECTION



6" CURB

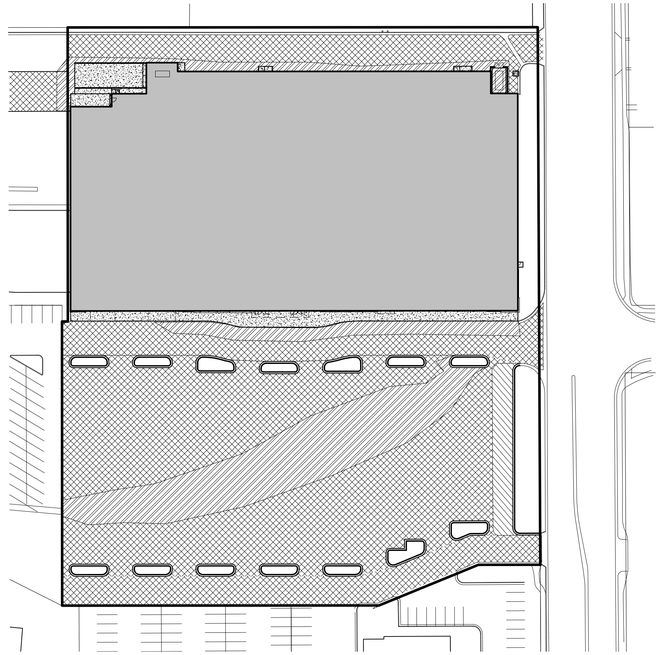
1 CURB & GUTTER DETAILS



PARKING AREA PAVING SECTION

SEE SOILS REPORT BY CMT ENGINEERING DATED AUGUST 8, 2019 FOR STANDARDS AND SPECIFICATIONS

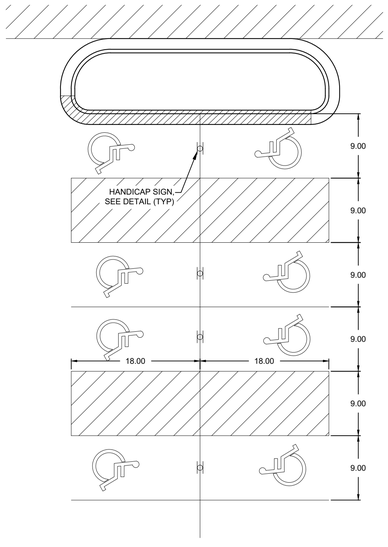
2 PAVING SECTION

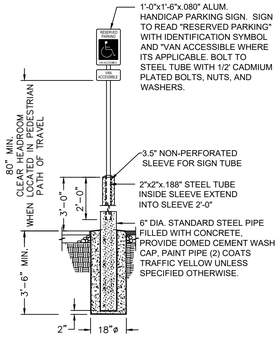


PARKING AREA PAVING SECTION

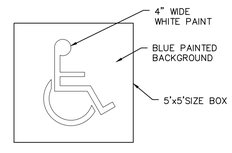
1-1/2" MILL AND RE-PAVE AREA

FULL MILL, RE-GRADE AND RE-PAVE AREA

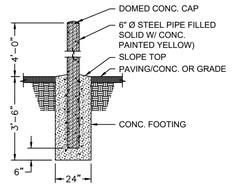




DETAIL-B
ADA PARKING SIGN
NOT TO SCALE



DETAIL-C
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



DETAIL-D
FIXED BOLLARD
NOT TO SCALE

? HANDICAP PARKING AND SIGN & BOLLARD DETAIL

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SPANISH FORK, UTAH
DETAILS

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LEI PROJECT #: 2021-0047
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: NONE
DATE: 11/12/2021

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

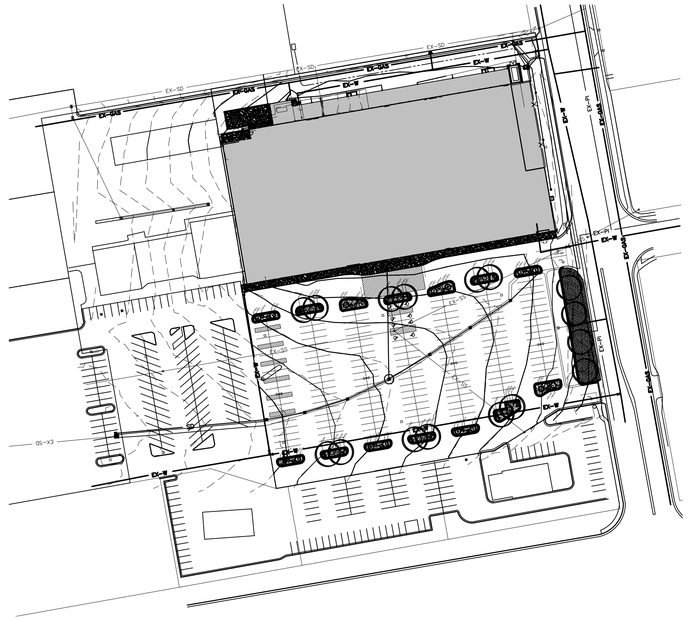
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL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

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

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



PLANT LEGEND

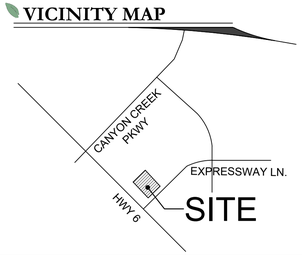
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	Gt's	16	Gleditsia triacanthos 'Skycole' Skyline Honey Locust	B & B	2"Cal
	M'RS	14	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'C	27	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	CA'B	13	Cornus alba 'Bailhalo' TM Ivory Halo Dogwood	5 gal
	PO'D	18	Physocarpus opulifolius First Editions 'Donna May' Little Devil Ninebark	5 gal
	Rt'a	19	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	4,688 sf
L-03	1.5" STONE MULCH TO MATCH EXISTING ROCK IN PARKING ISLANDS. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,304 sf

VICINITY MAP



ISSUE DATE	PROJECT NUMBER
11/10/2021	UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8278121-5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/10/2021

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	Gl's	16	Gleditsia triacanthos `Skycole` Skyline Honey Locust	B & B	2"Cal
	M'RS	14	Malus x `JFS KW213MX` TM Raspberry Spear Crabapple	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Bl'C	27	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal
	CA'B	13	Cornus alba `Bailhalo` TM Ivory Halo Dogwood	5 gal
	PO'D	18	Physocarpus opulifolius First Editions `Donna May` Little Devil Ninebark	5 gal
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L-03	1.5" STONE MULCH TO MATCH EXISTING ROCK IN PARKING ISLANDS. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,304 sf

ISSUE DATE: 11/10/2021

PROJECT NUMBER: UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
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PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

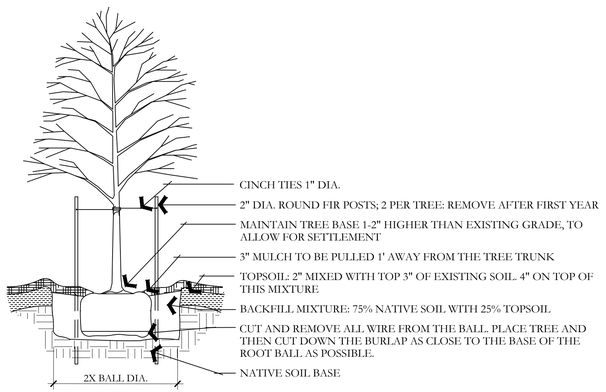
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128125-5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

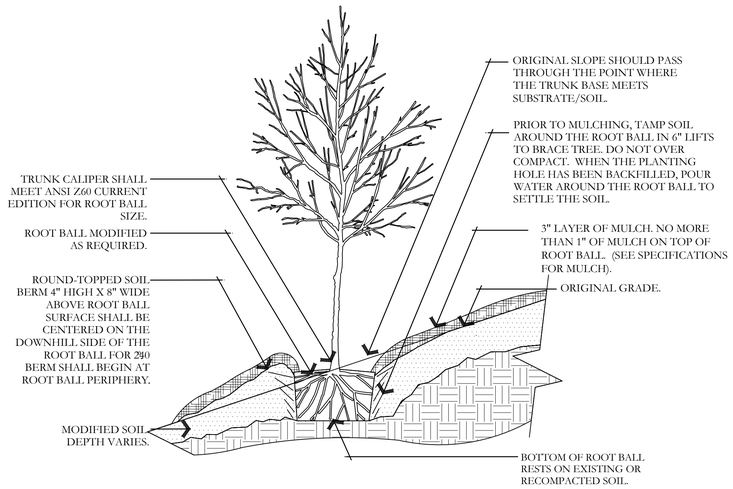
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

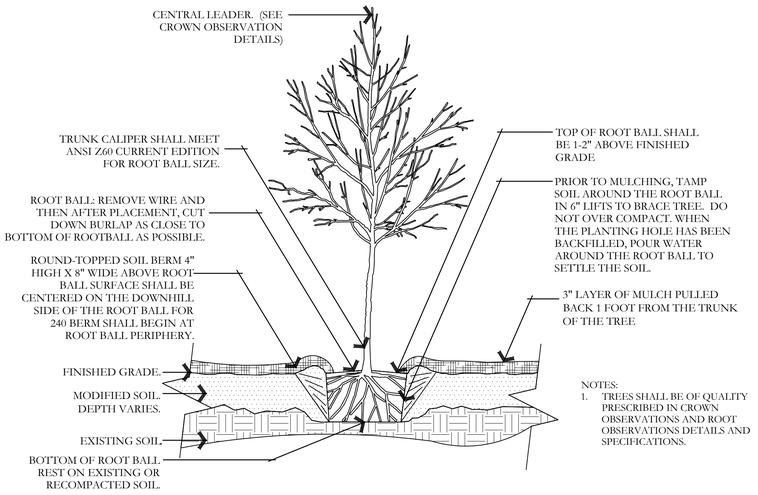
LP-101



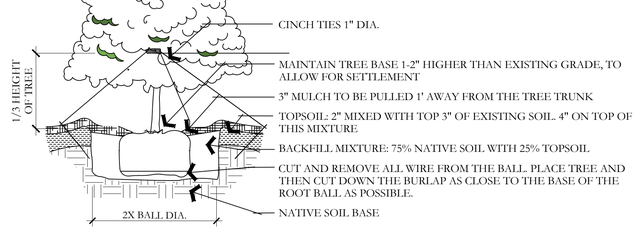
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



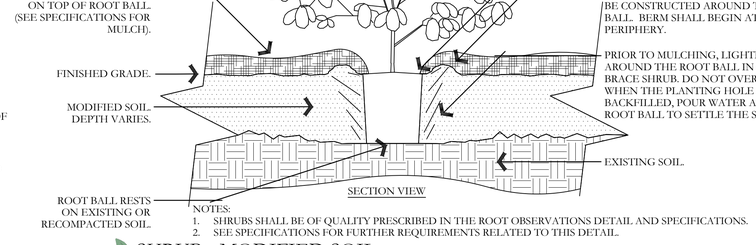
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



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

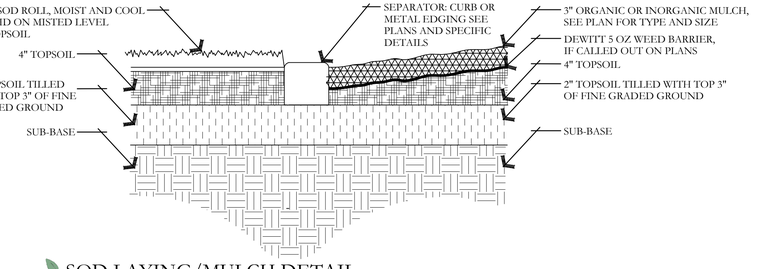


D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE: 11/10/2021
PROJECT NUMBER: UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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PROJECT INFORMATION
SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
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3302 N. Main Street
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LANDSCAPE ARCHITECT / PLANNER
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LICENSE STAMP
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8723121-5301
11/10/2021
ELECTRONIC SIG
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of popc and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

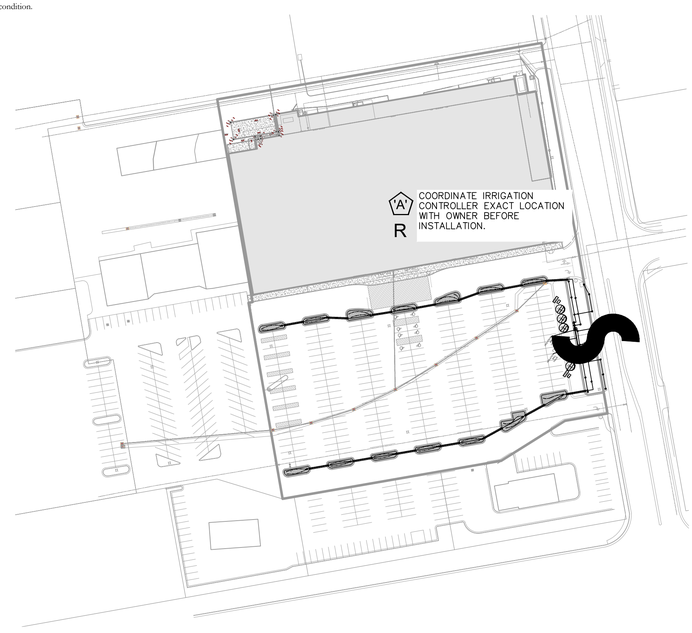
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



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

ISSUE DATE	PROJECT NUMBER
11/10/2021	UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

PLAN INFORMATION

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC

SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
812812 - 5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/10/2021

IRRIGATION PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-ME3 CONTROLLER WITH WIFI CAPABILITY, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURERS SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURES. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID)
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW		
XFS DRIPLINE	XFSP-09-18	.9 GPH		
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM		
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER	23	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

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

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE — 1.0 | 18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

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

ISSUE DATE	PROJECT NUMBER
11/10/2021	UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

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SPANISH FORK, UTAH

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

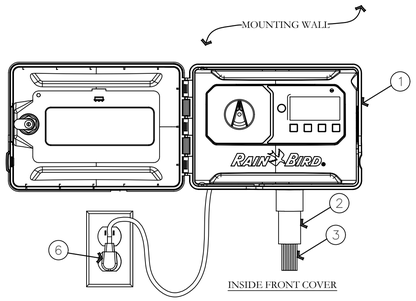
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 8128121-5301 — 11/10/2021 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/10/2021

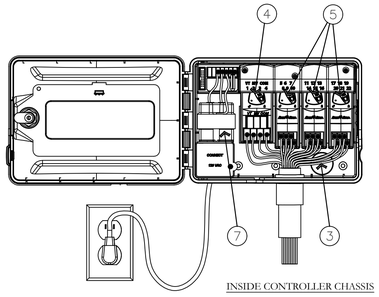
IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER



CHOOSING CONTROLLER FEATURES

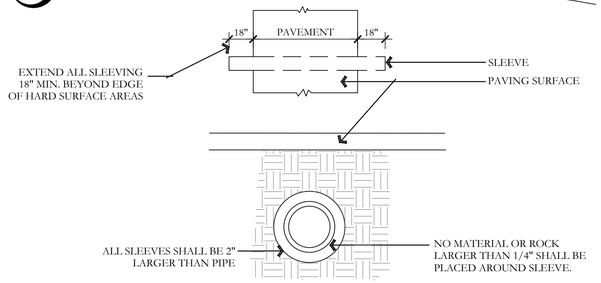
SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCTION BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

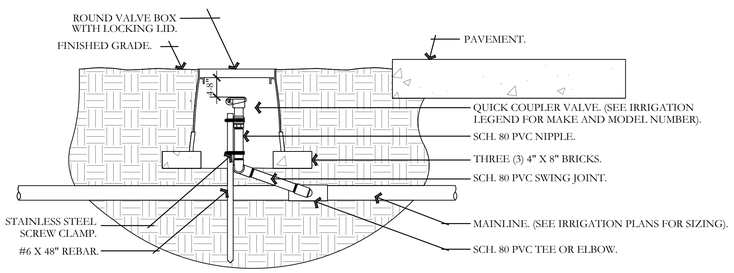
A ESP-ME3 MODULAR HYBRID CONTROLLER

NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

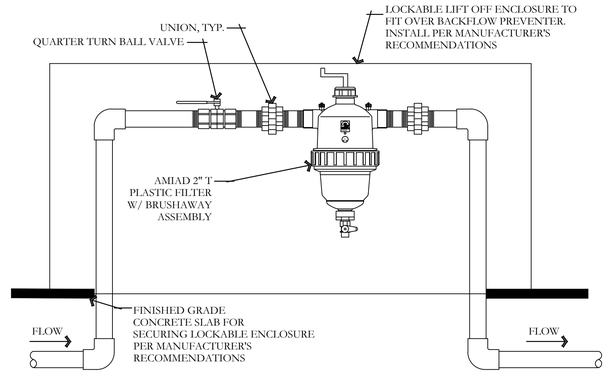
NOT TO SCALE — PKJ DESIGN GROUP



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

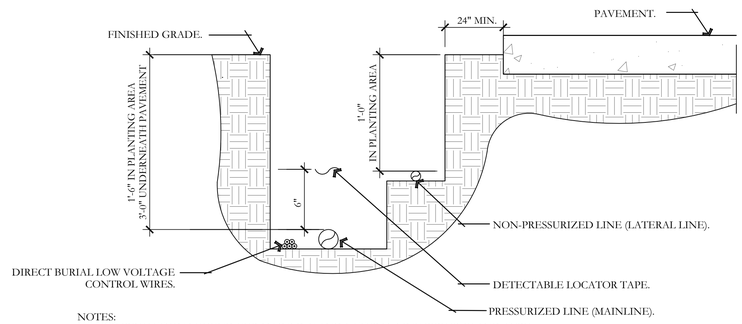
G QUICK COUPLER DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY

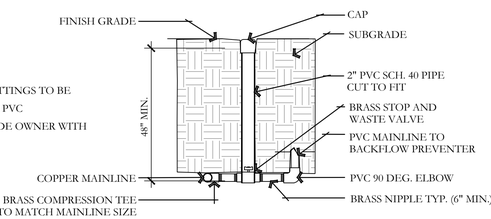
NOT TO SCALE — PKJ DESIGN GROUP



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

E IRRIGATION TRENCHING DETAIL

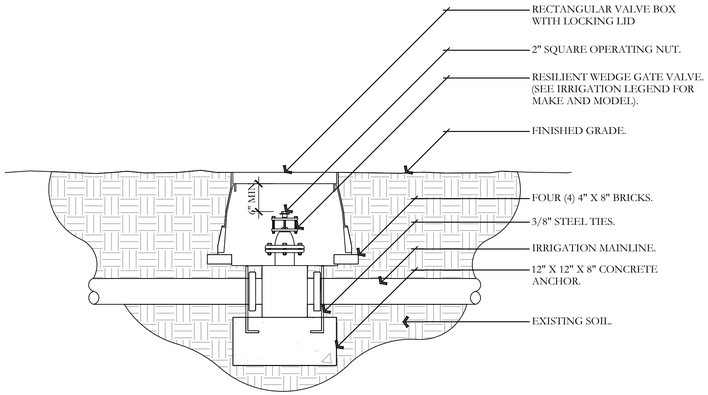
NOT TO SCALE — PKJ DESIGN GROUP



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

H STOP AND WASTE VALVE ASSEMBLY DETAIL

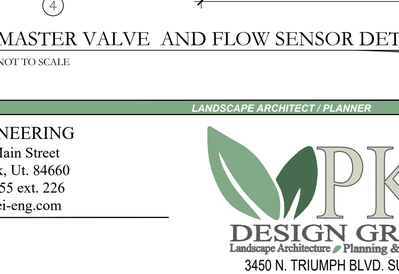
NOT TO SCALE — PKJ DESIGN GROUP



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

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

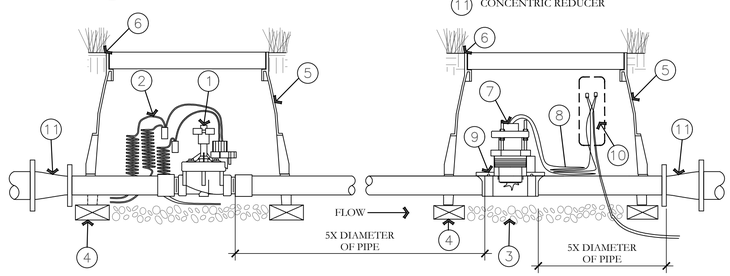


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/10/2021	UT21125		SPANISH FORK, UT REALTY, LLC SPANISH FORK, UTAH	LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129124-5301 11/10/2021 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 11/10/2021

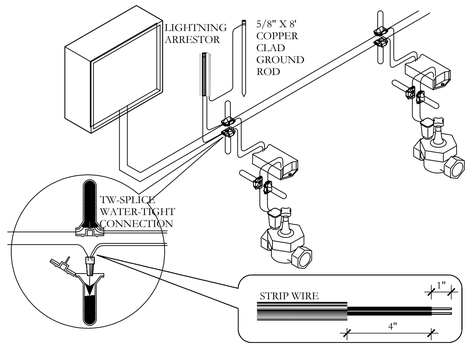
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

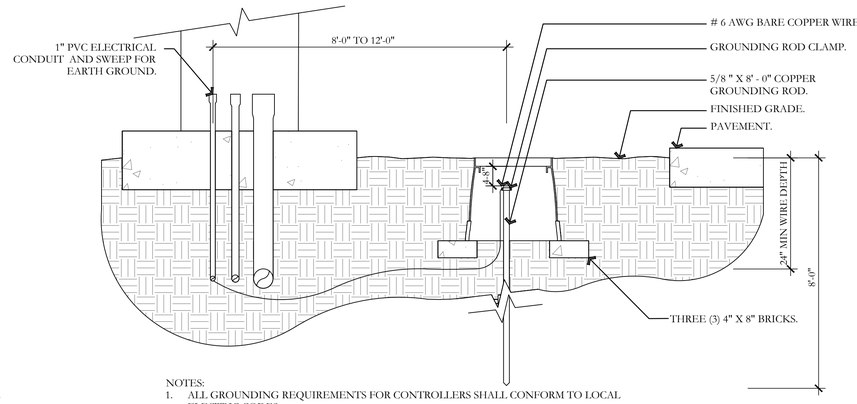
IR-501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

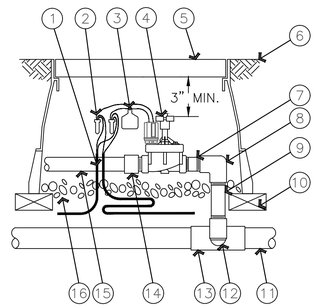


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

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

PKJ DESIGN GROUP

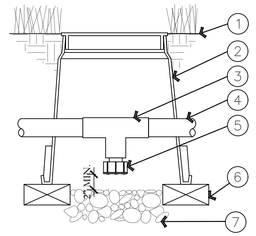
NOT TO SCALE

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

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

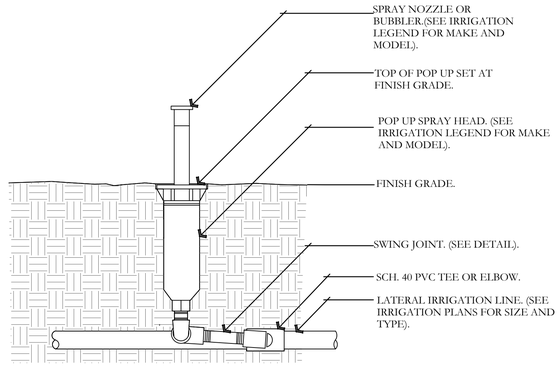


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE: 11/10/2021

PROJECT NUMBER: UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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

PROJECT INFORMATION

SPANISH FORK, UT REALTY, LLC
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEROME AINSWORTH
812812-5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

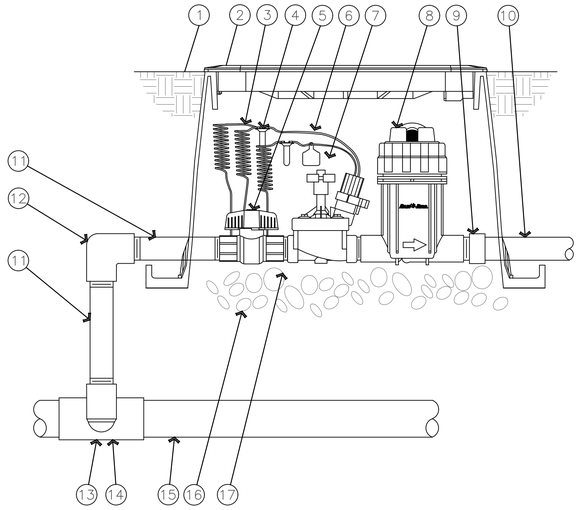
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/10/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502

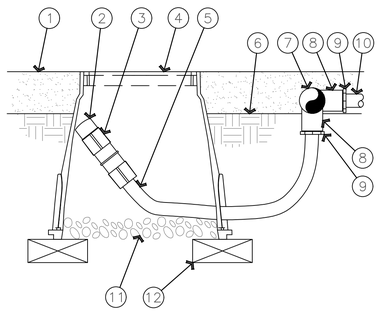


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE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

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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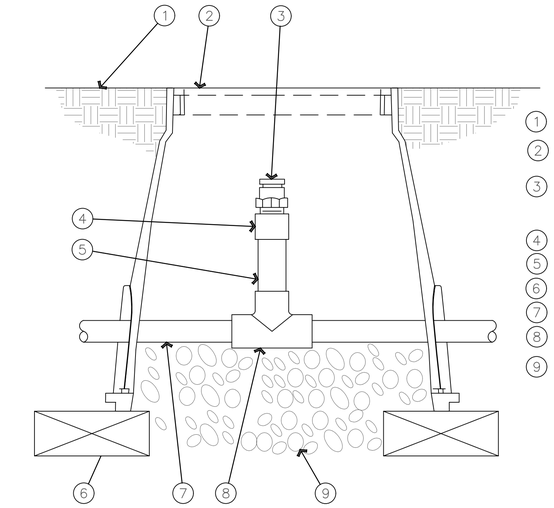
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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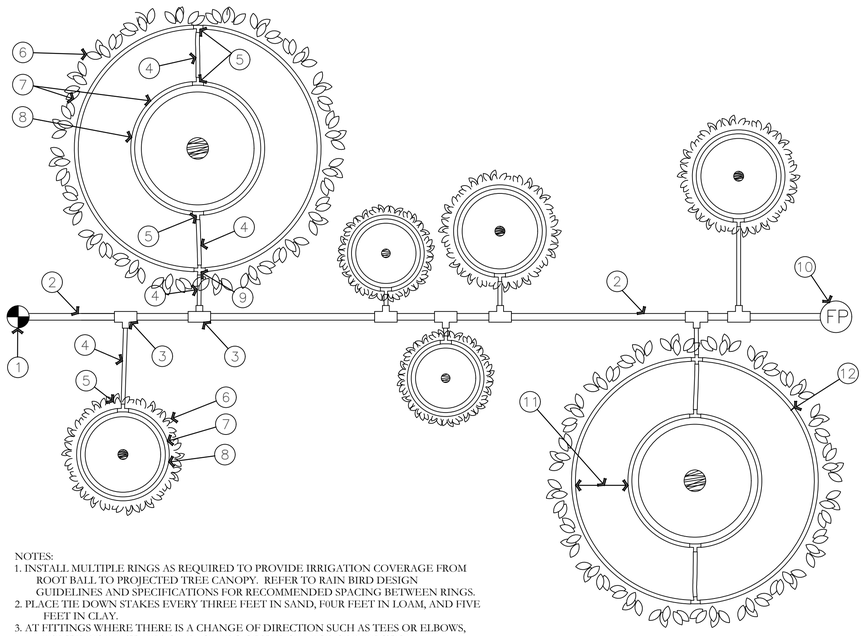


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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

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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
11/10/2021	UT21125

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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Landscape Architecture / Planning &Visualization
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LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW AINSWORTH
8728121-5301
11/10/2021
ELECTRONIC SEAL
STATE OF UTAH

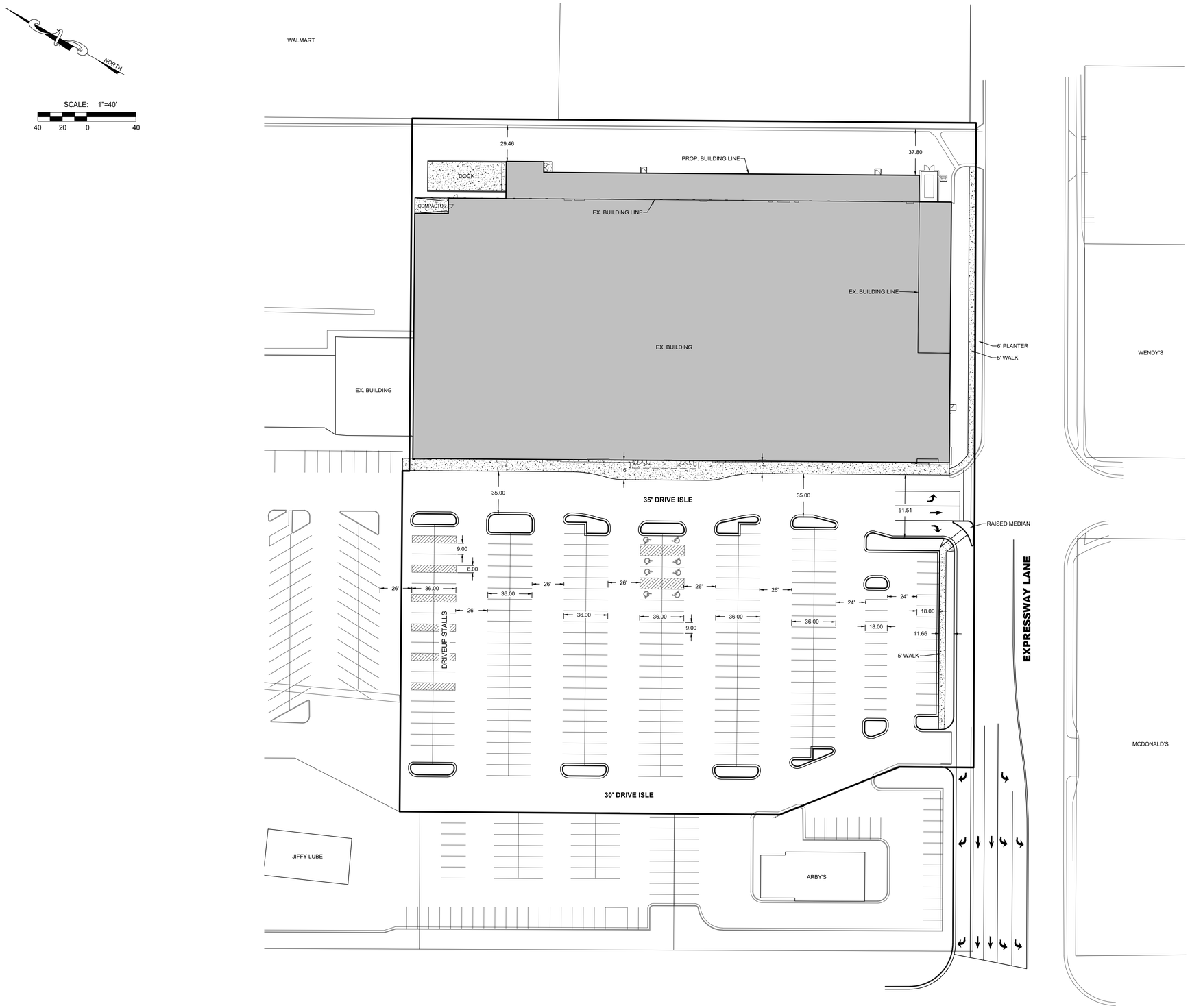
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PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/10/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



- A Utah Corporation -

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SURVEYORS
PLANNERS

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Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
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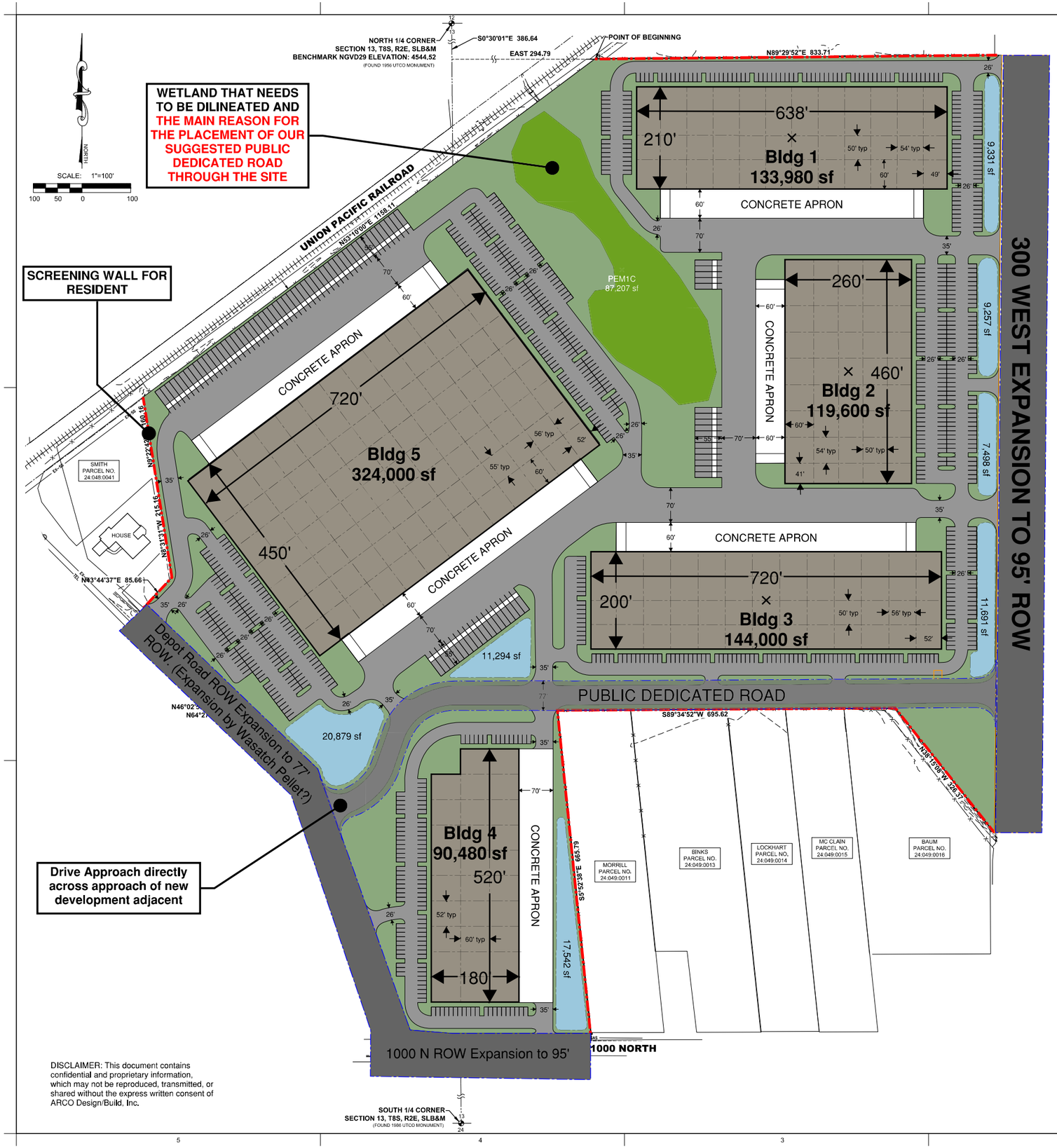
TLM
SPANISH FORK, UTAH
CONCEPT 4

REVISIONS
1 -
2 -
3 -
4 -
5 -

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DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 12/17/2021

SHEET 1

\\LO...LEI PROJECTS\2021\2021-0047 TLM COMM BLDG SITE PLAN - 5\CAD\[HWV21-0047 TLM EXPRESSWAY CONCEPT 4.DWG 12/17/2021 8:29 AM



Description	Length	Perimeter	Unit
BUILDING AREA	8,716.00	812,060	sf
CONCRETE AREA	9,502.08	212,718	sf
Landscape Area	14,231.15	258,527	sf
Landscape Area	23,149.52	323,664	sf
RETENTION AREA	4,393.48	87,491	sf
SCREENING WALL	2,978.80		ft
WETLAND	1,642.22	87,207	sf

PHASE I

Bldg 1 - 133,980 SF - 32 Dock High Doors

Employee Parking - 161 - 1.2/1000 SF

Bldg 2 - 119,600 SF - 22 Dock High Doors

Employee Parking - 172 - 1.4/1000 SF

Bldg 3 - 144,000 SF - 35 Dock High Doors

Employee Parking - 145 - 1.0/1000 SF

Bldg 4 - 90,480 SF - 34 Overhead Doors

Employee Parking - 118 - 1.3/1000 SF

PHASE II

Bldg 5 - 324,000 SF - 70 Dock High Doors

Employee Parking - 342 - 1.05/1000 SF

TOTALS

Employee Parking - 938 - 1.15/1000 SF
Truck Parking - 88 - 0.55/1 Dock High Door

Qty 159 Dock High Doors
Qty 10 Drive-in Ramps
Qty 44 Overhead Doors

Building - 812,060 SF - 35.0% Coverage
Landscape - 582,518 SF - 25.1% Coverage
(includes Wetland)

Approximately 1,536 LF of Public Road with a 77' diameter.

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DESIGNER / BUILDER:
ARCO DESIGN/BUILD

WADSWORTH DEVELOPMENT GROUP

PROJECT TITLE:

Conceptual Master Site Plan - Spanish Fork,

SEAL:

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	2021.12.01	Initial

PROJECT NO.: SLCE146
DRAWN BY: DGH

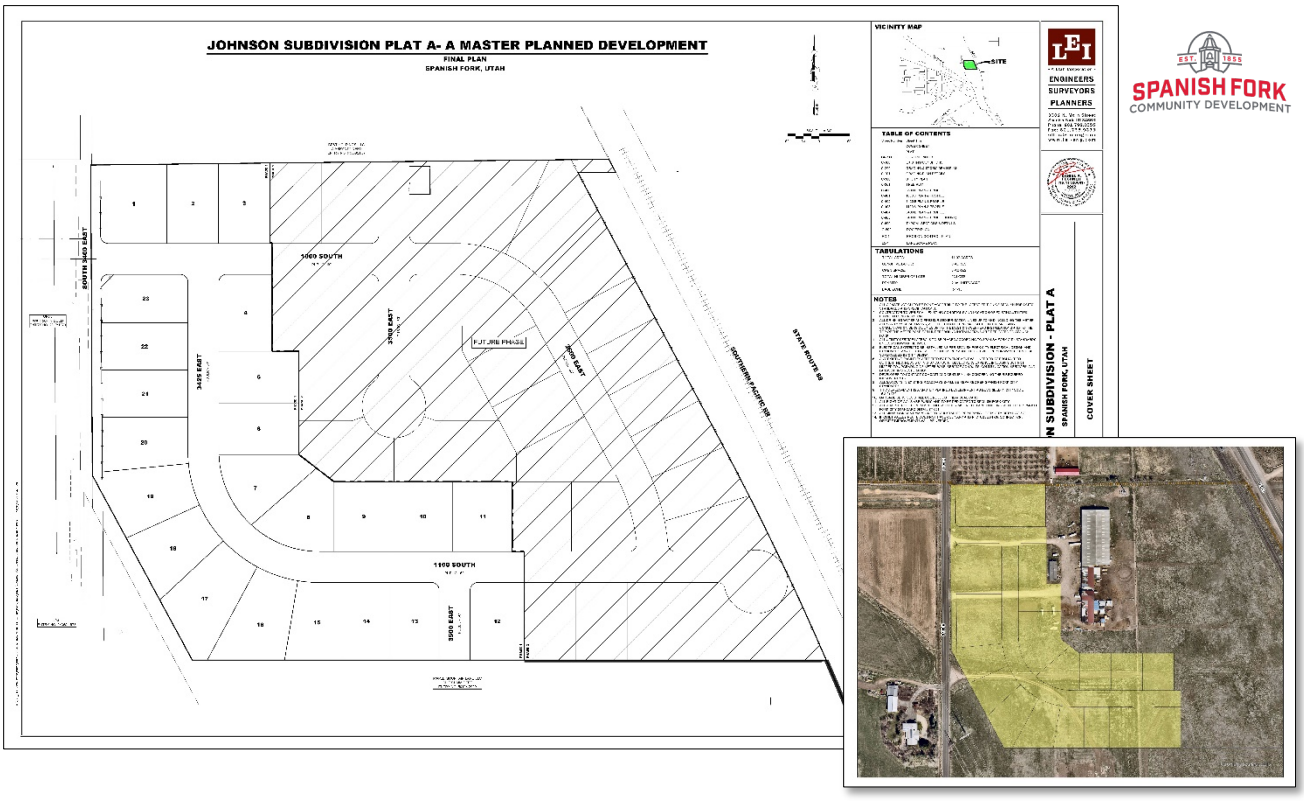
SHEET TITLE:

Conceptual Site Plan

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SHEET NO.:

A101



Johnson Subdivision Plat A Final Plat Approval Request

January 5, 2022, Development Review Committee.

Located at 3400 East 1000 South, including 11.02 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of twenty-three (23) residential lots be approved as part of a Master Planned Development.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Power.
3. Utilities.
4. Setbacks.
5. Street Trees.
6. Walls.

Recommendation

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

Findings

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

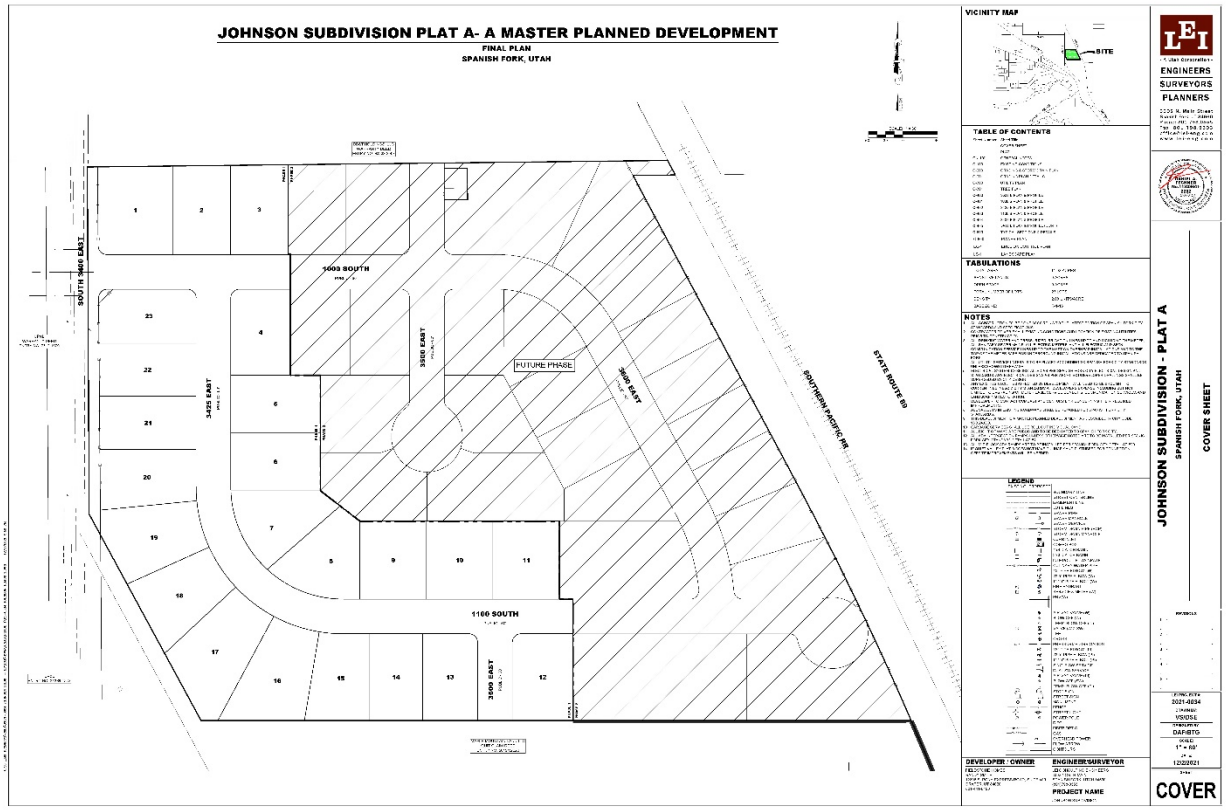
Conditions

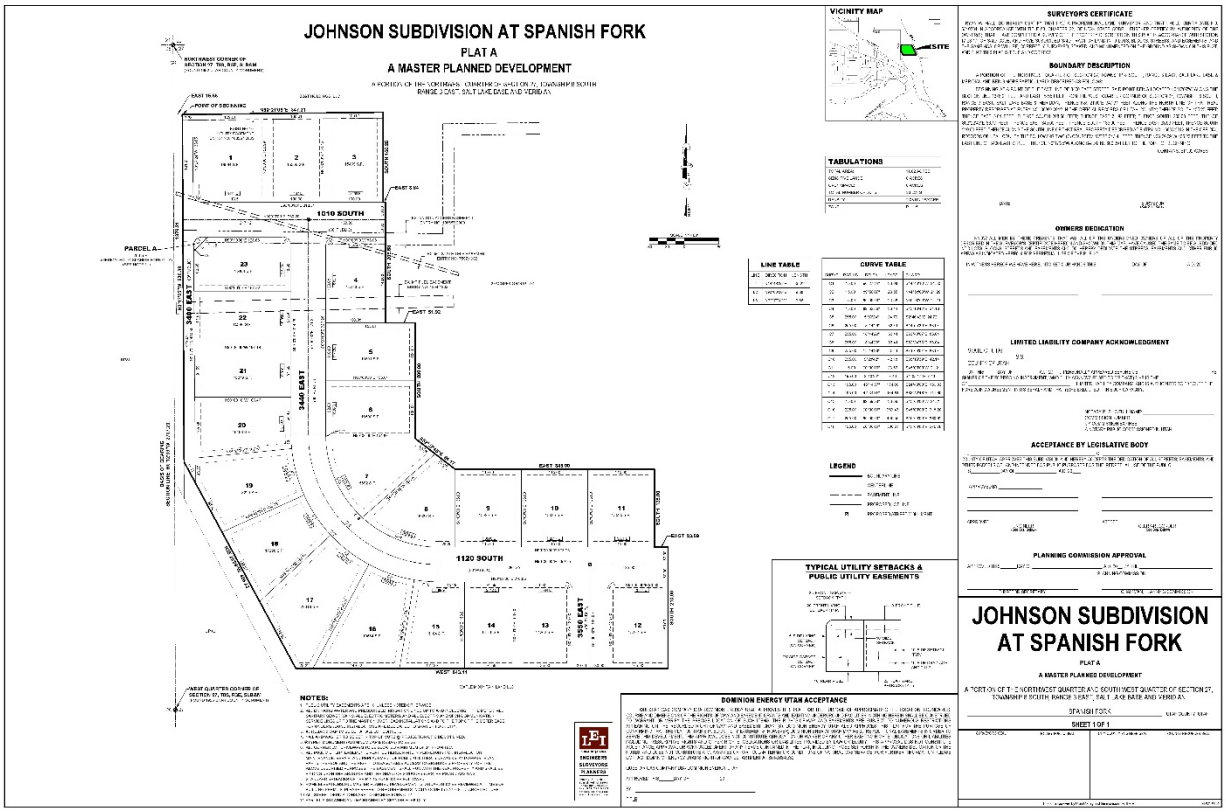
1. That the applicant addresses red-lines.

Exhibits

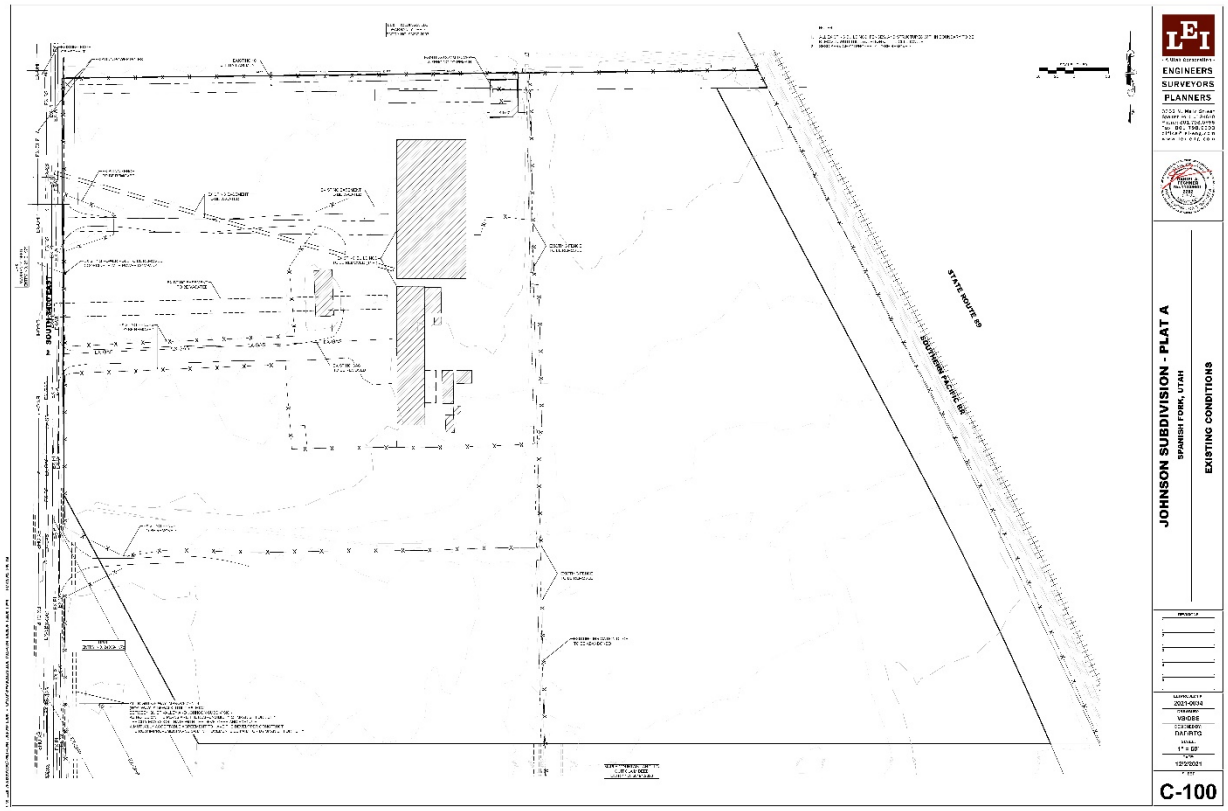
1. Final Plat.
2. Landscaping Plans.

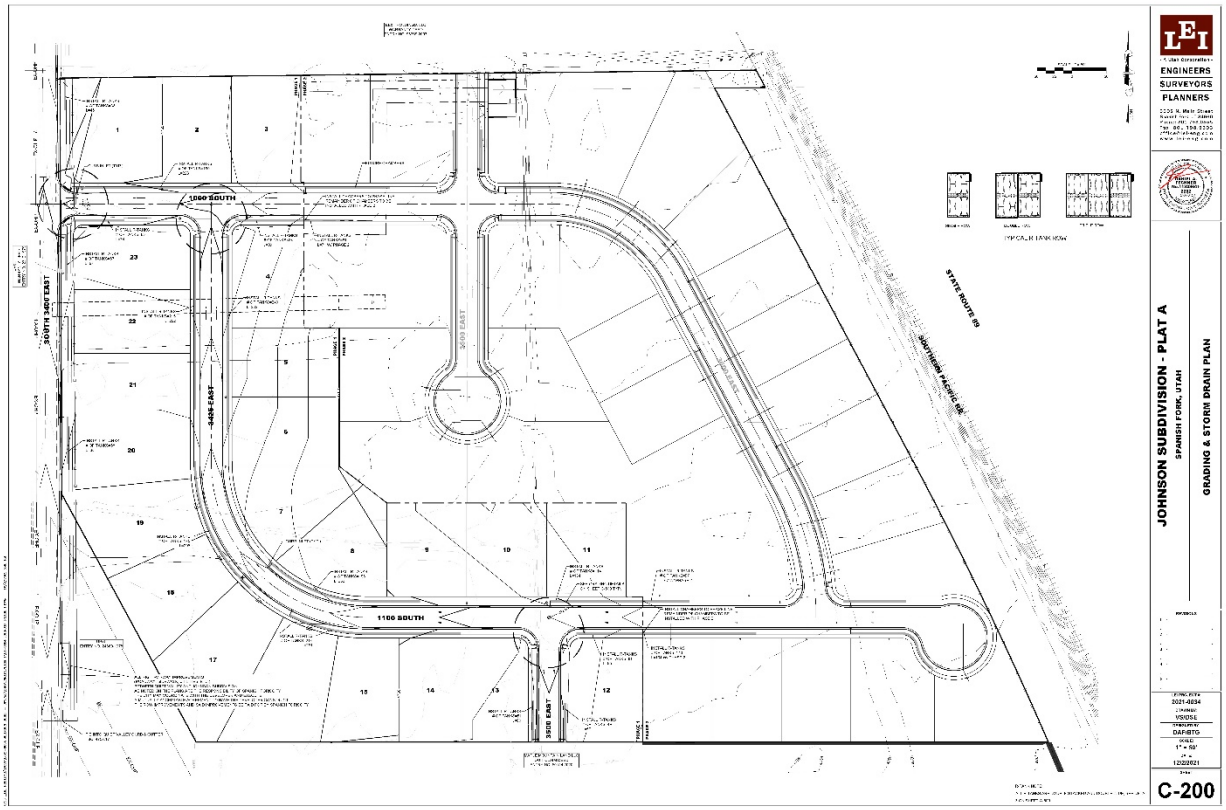
Exhibit 1

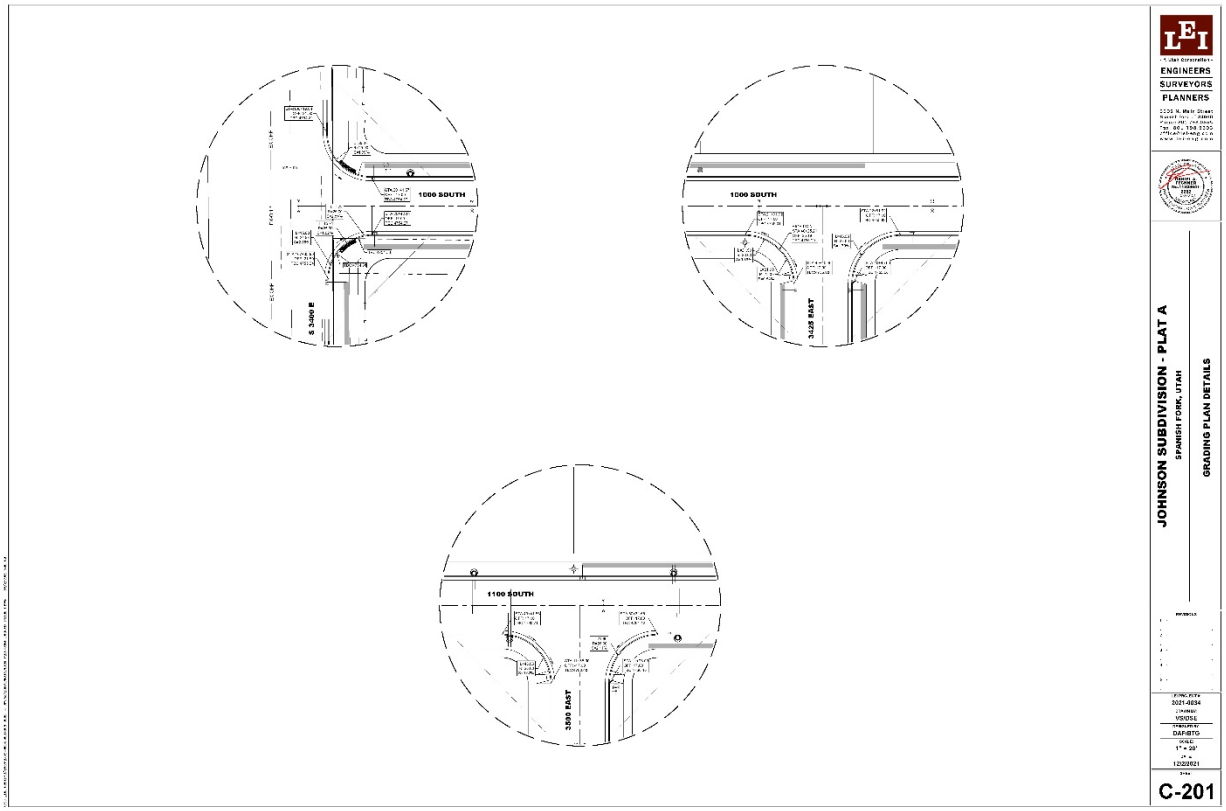

JOHNSON SUBDIVISION PLAT A- A MASTER PLANNED DEVELOPMENT
FINAL PLAN
SPANISH FORK, UTAH
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER/SURVEYOR
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
COVER SHEET
1220021
COVER
1003 SOUTH
1160 SOUTH
3425 EAST
3350 EAST
3500 EAST
SOUTH 3600 EAST
FUTURE PHASE
SOUTHERN PACIFIC RR
STATE ROUTE 89

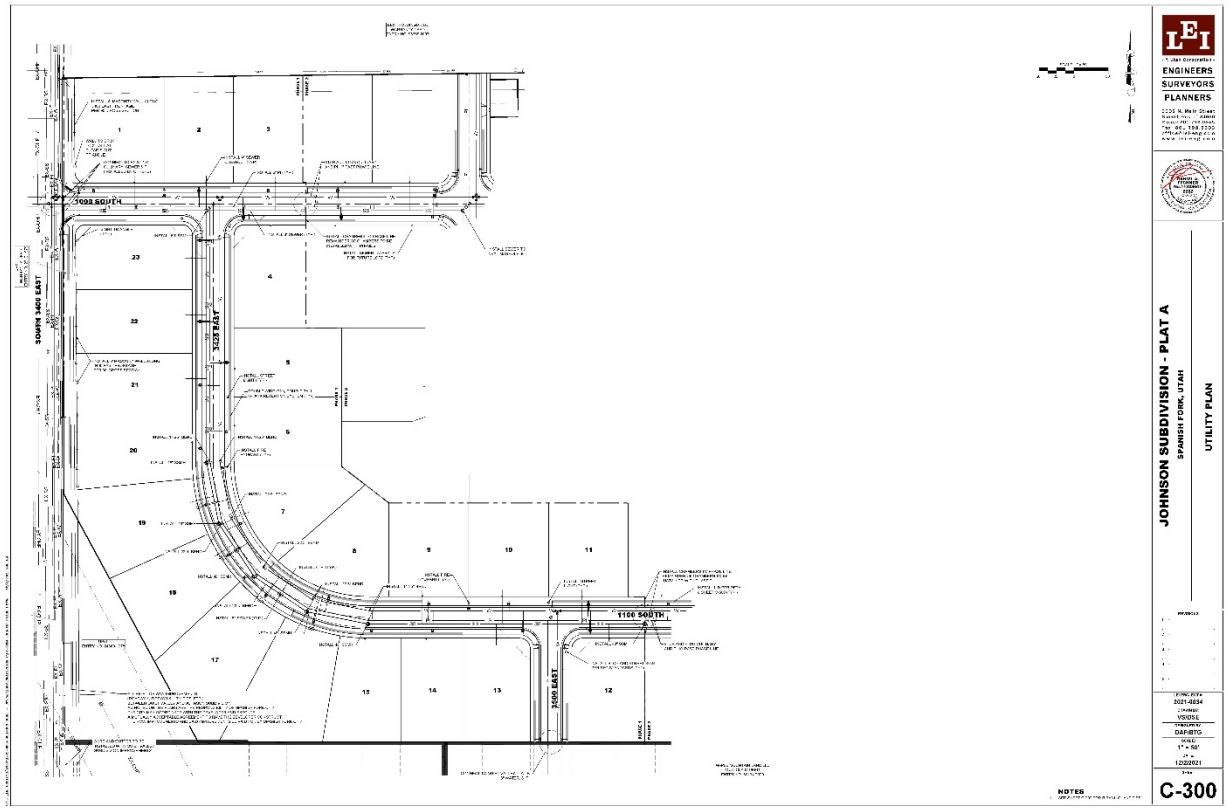

JOHNSON SUBDIVISION AT SPANISH FORK
PLAT A
A MASTER PLANNED DEVELOPMENT
VICINITY MAP
SITE
TABULATIONS
LINE TABLE
CURVE TABLE
LEGEND
TYPICAL UTILITY SETBACKS & PUBLIC UTILITY EASEMENTS
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
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DOMINION ENERGY UTAH ACCEPTANCE
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JOHNSON SUBDIVISION AT SPANISH FORK
PLAT A
A MASTER PLANNED DEVELOPMENT
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1010 SOUTH
1120 SOUTH
3340 EAST
3500 EAST
PARCEL A


GENERAL NOTES
GENERAL UTILITY NOTES
ELECTRICAL NOTES
CITY STANDARDS NOTES
GENERAL CLEARING AND GRADING NOTES
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GENERAL NOTES
GN-100

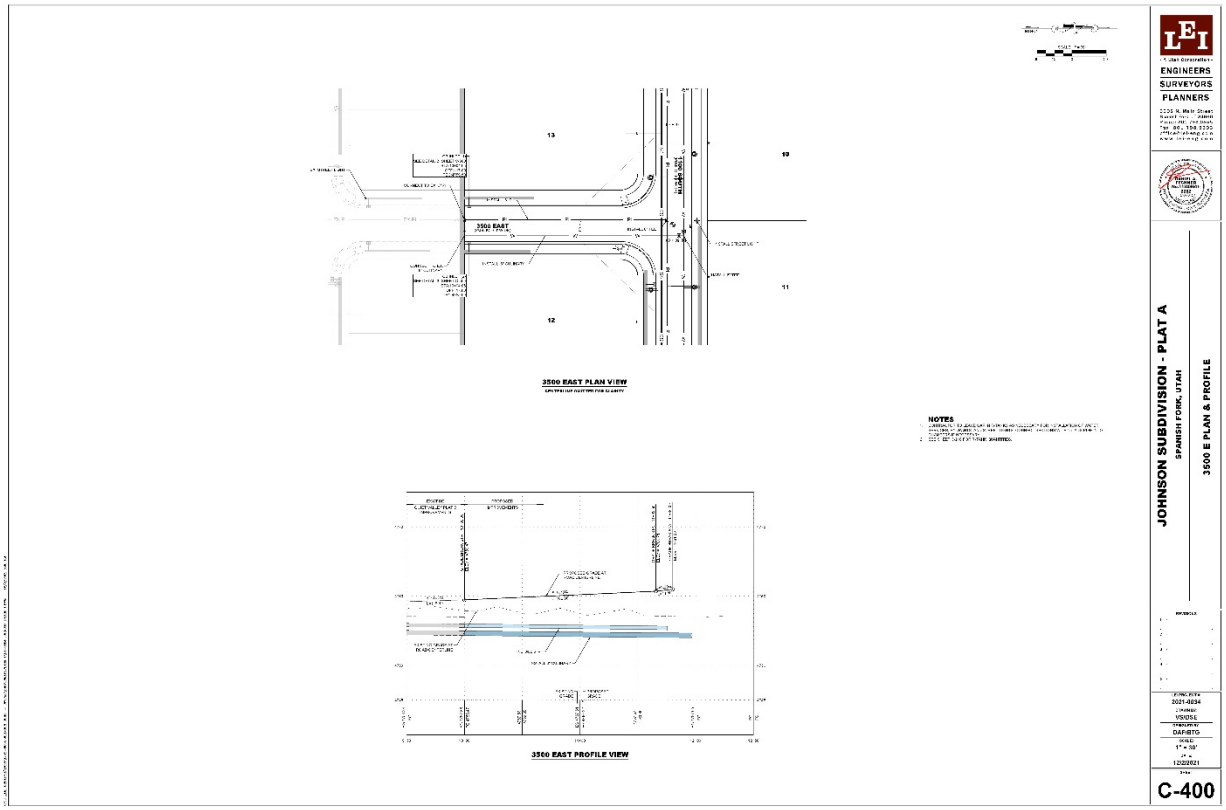

SOUTH FRONTAGE
STATE ROUTE 89
SOUTHERN PACIFIC RR
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
EXISTING CONDITIONS
C-100

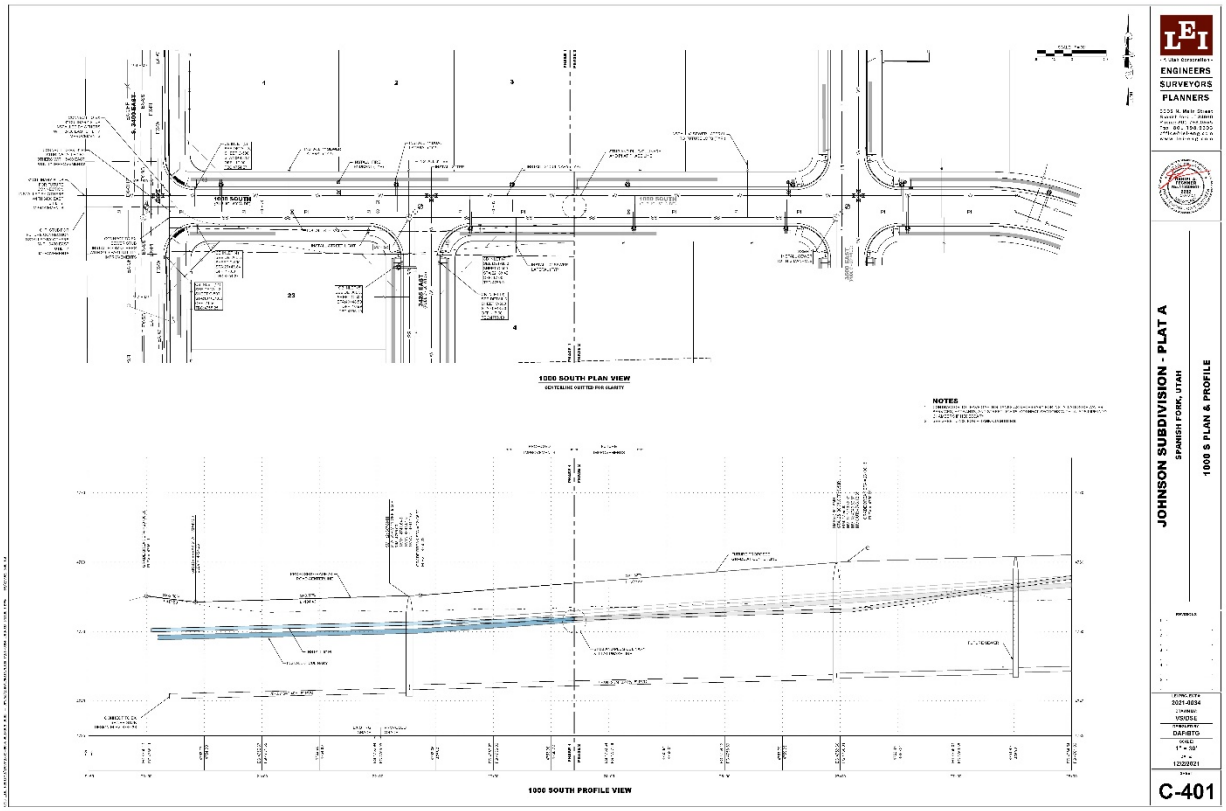

1000 SOUTH
1100 SOUTH
3400 EAST
3425 EAST
3500 EAST
STATE ROUTE 89
SOUTHERN PACIFIC R.R.
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GRADING & STORM DRAIN PLAN
C-200

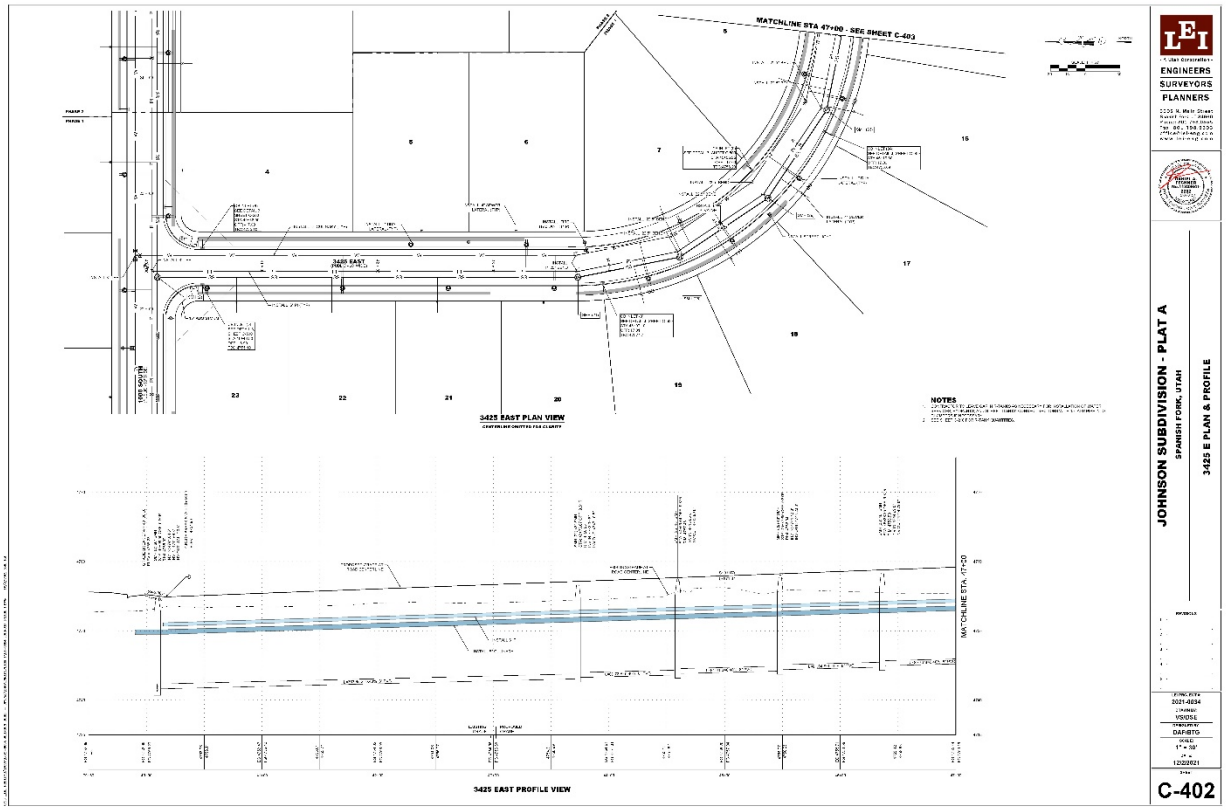

1000 SOUTH
1100 SOUTH
S 3400 E
3425 EAST
3500 EAST
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GRADING PLAN DETAILS
C-201

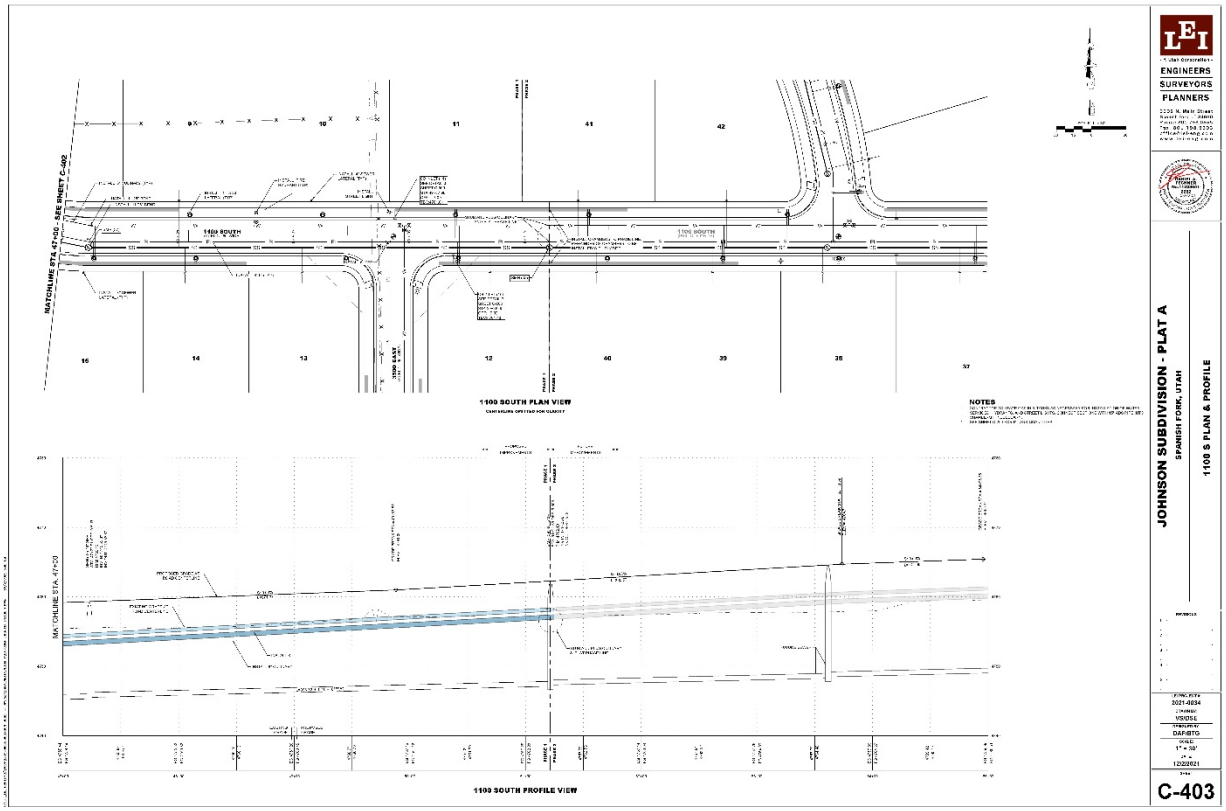

1090 SOUTH
SOUTH 3400 EAST
3425 EAST
1100 SOUTH
3500 EAST
NOTES
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
UTILITY PLAN
C-300

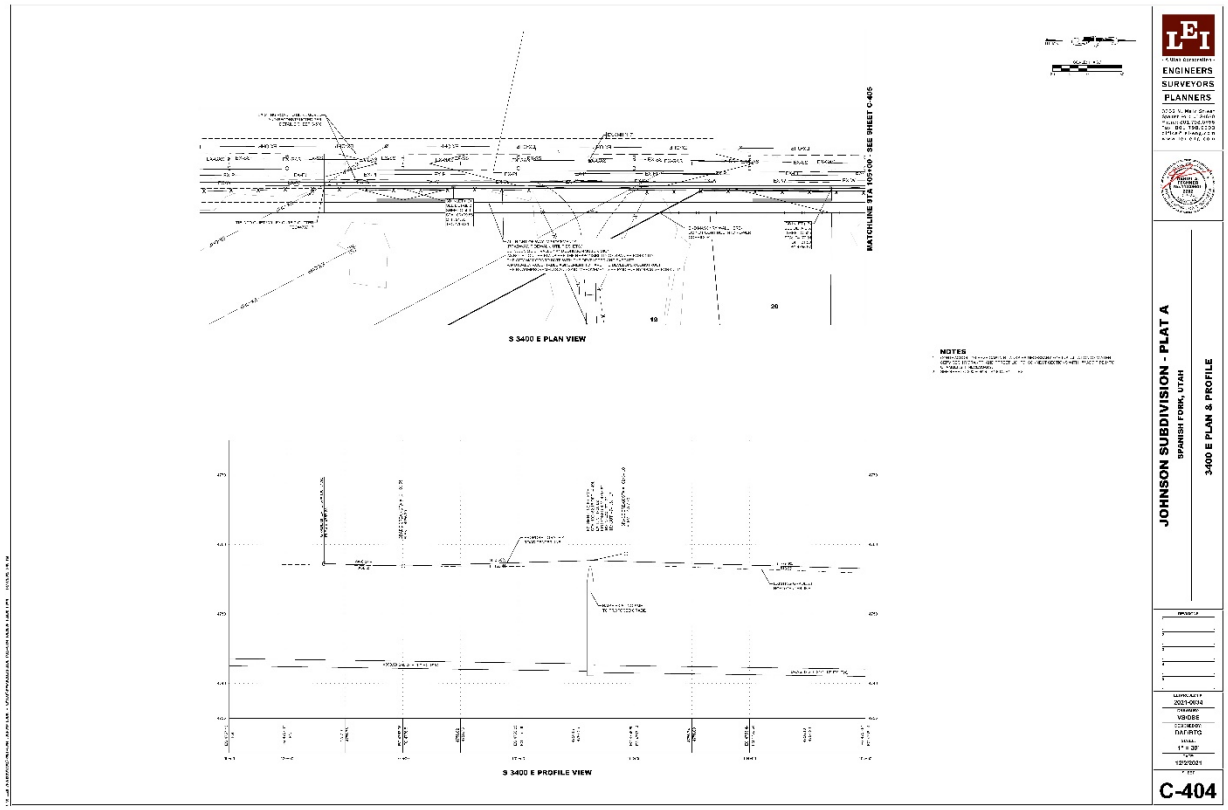

1090 SOUTH
SOUTH 3400 EAST
3425 EAST
1100 SOUTH
3500 EAST
STREET TREES:
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
TREE PLAN
C-301

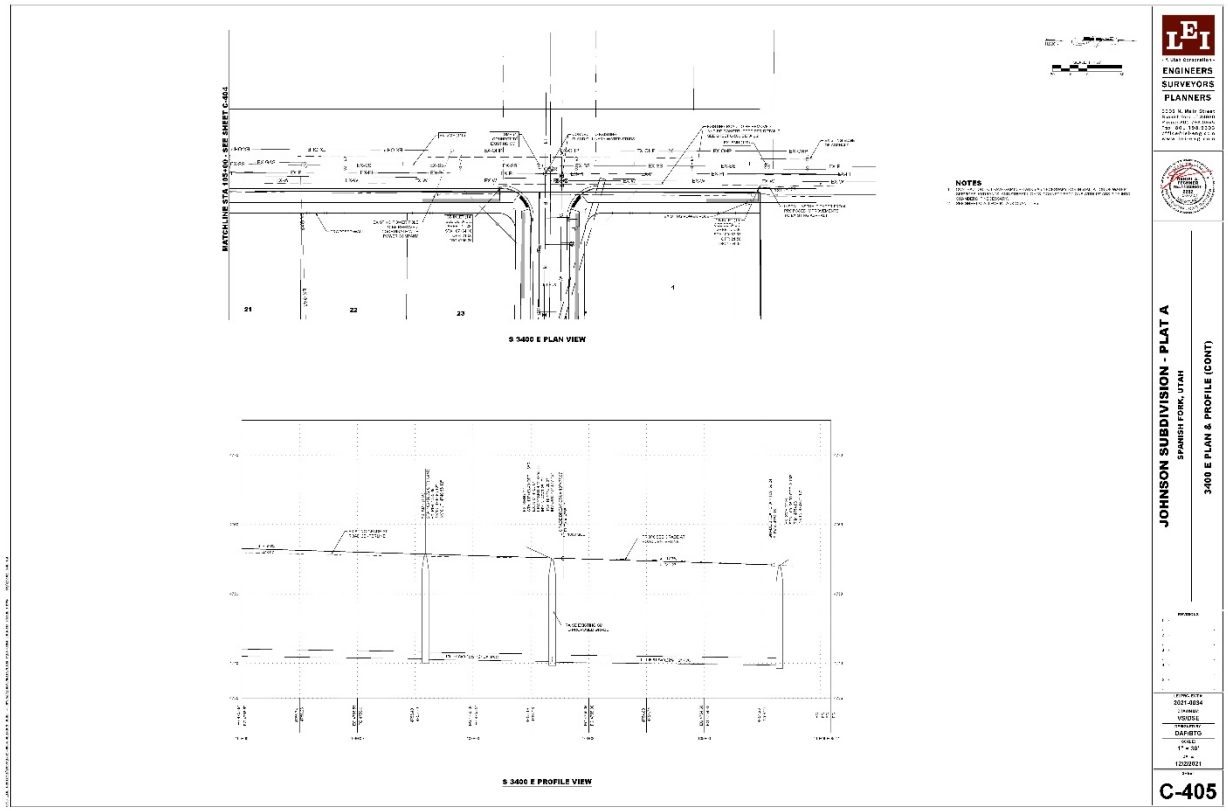

3500 EAST PLAN VIEW
NOTES
3500 EAST PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
3500 E PLAN & PROFILE
C-400

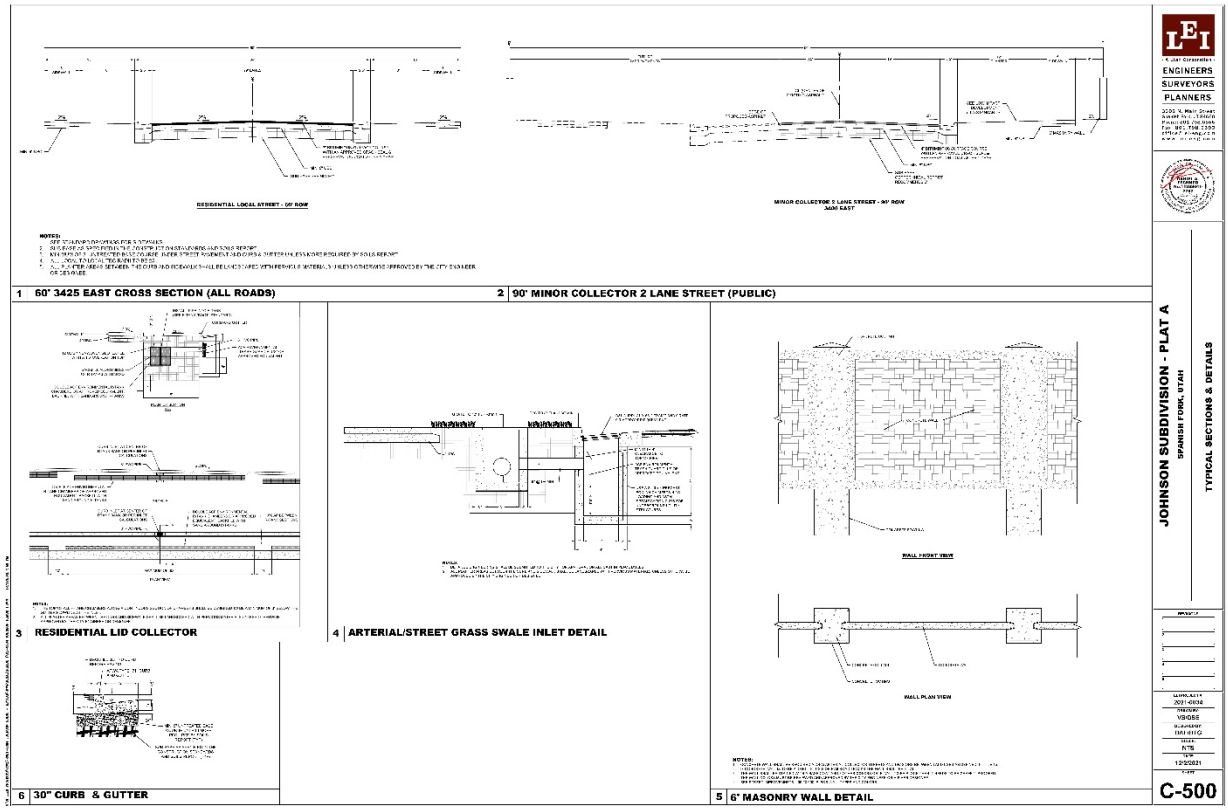

1000 SOUTH PLAN VIEW
NOTES
1000 SOUTH PROFILE VIEW
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
1000 S PLAN & PROFILE
C-401

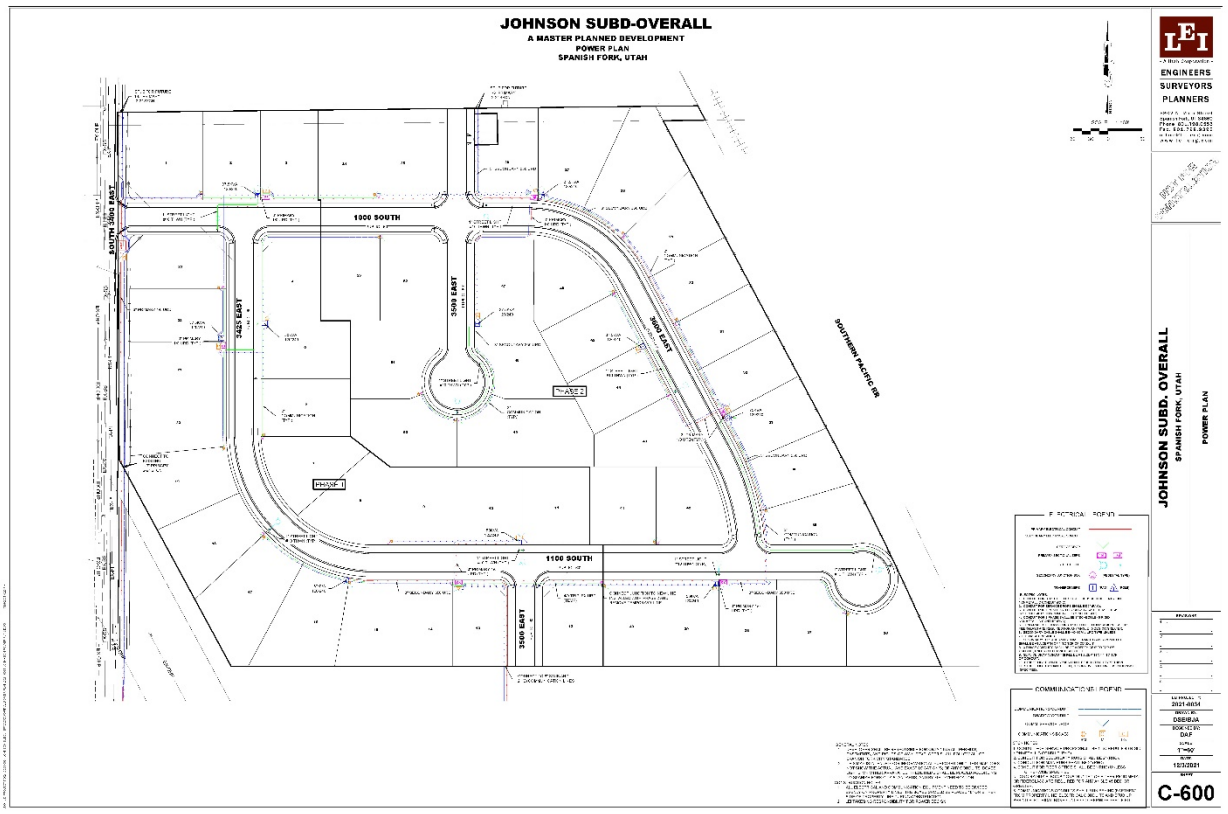

MATCHLINE STA 47+00 - SEE SHEET C-403
3425 EAST PLAN VIEW
NOTES
3425 EAST PROFILE VIEW
MATCHLINE STA. 47+00
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
3425 E PLAN & PROFILE
C-402

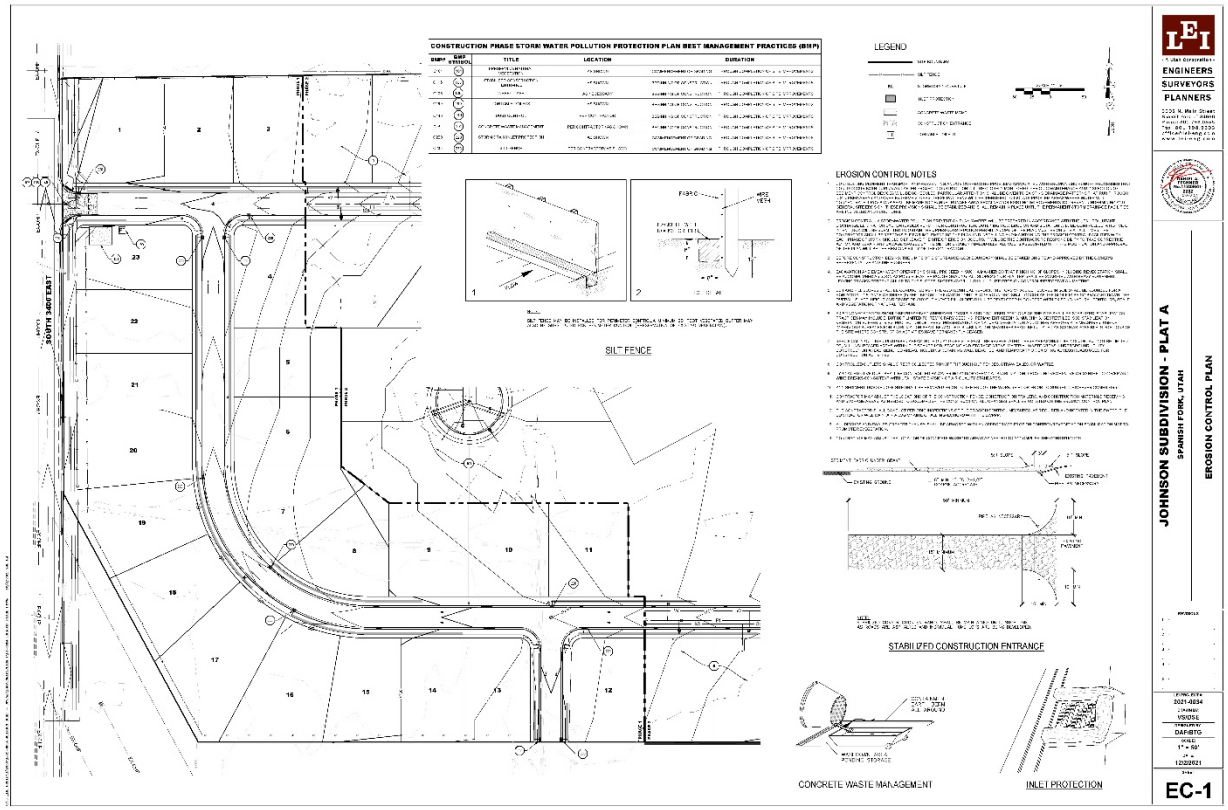

MATCHLINE STA 47+00 - SEE SHEET C-402
1100 SOUTH PLAN VIEW
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1100 SOUTH PROFILE VIEW
MATCHLINE STA. 47+00
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
1100 S PLAN & PROFILE
C-403

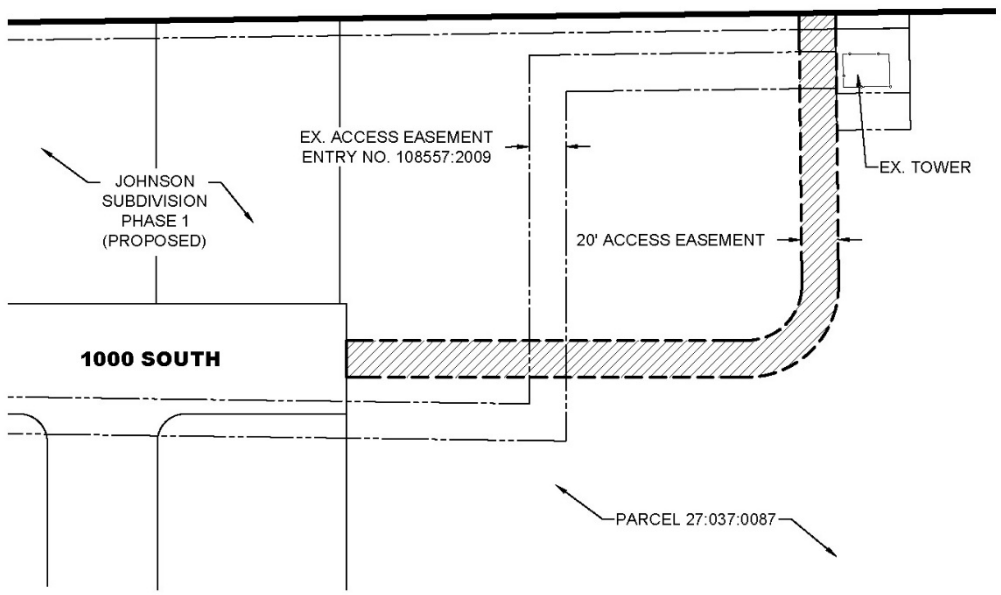

S 3400 E PLAN VIEW
S 3400 E PROFILE VIEW
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ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
3400 E PLAN & PROFILE
C-404


S 3400 E PLAN VIEW
S 3400 E PROFILE VIEW
NOTES
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
3400 E PLAN & PROFILE (CONT)
C-405

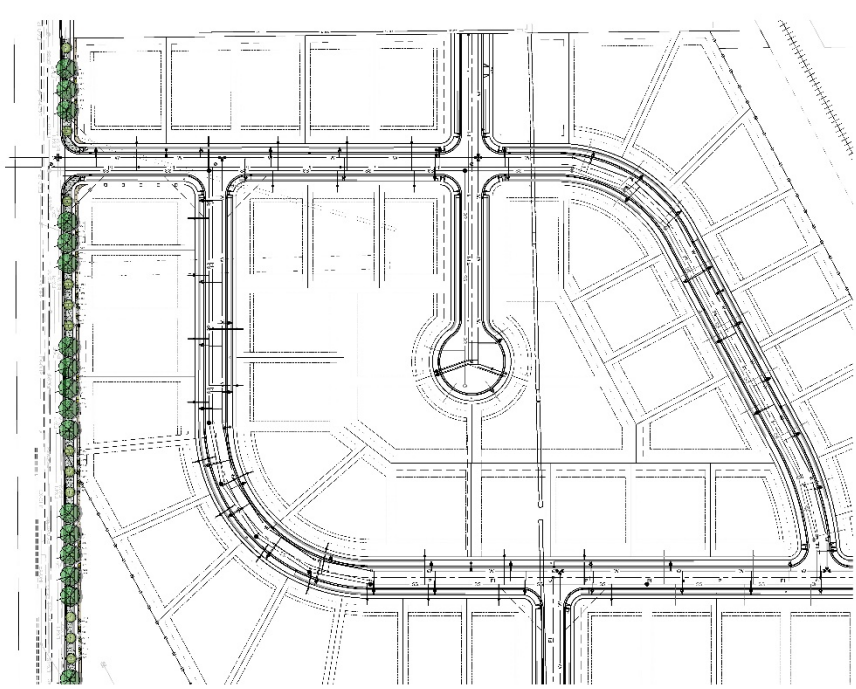

RESIDENTIAL LOCAL STREET - 60' ROW
MINOR COLLECTOR 2 LANE STREET - 90' ROW
3425 EAST
1 60' 3425 EAST CROSS SECTION (ALL ROADS)
2 90' MINOR COLLECTOR 2 LANE STREET (PUBLIC)
3 RESIDENTIAL LID COLLECTOR
4 ARTERIAL/STREET GRASS SWALE INLET DETAIL
WALL FRONT VIEW
WALL PLAN VIEW
5 6' MASONRY WALL DETAIL
6 30" CURB & GUTTER
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
TYPICAL SECTIONS & DETAILS
C-500


JOHNSON SUBD-OVERALL
A MASTER PLANNED DEVELOPMENT
POWER PLAN
SPANISH FORK, UTAH
1000 SOUTH
3500 EAST
3425 EAST
3600 EAST
SOUTHERN PACIFIC RR
1100 SOUTH
PHASE 1
PHASE 2
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBD. OVERALL
SPANISH FORK, UTAH
POWER PLAN
C-600


CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)
LEGEND
EROSION CONTROL NOTES
SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
CONCRETE WASTE MANAGEMENT
INLET PROTECTION
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
EROSION CONTROL PLAN
EC-1



20' ACCESS EASEMENT EXHIBIT



PLANT LEGEND

SITE MATERIALS LEGEND

11/22/2021 UT21150

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

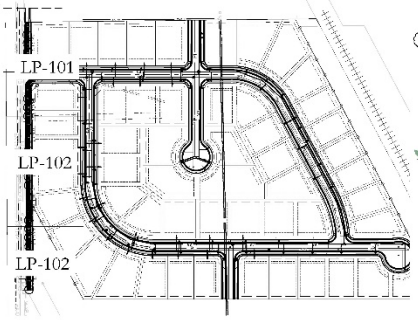
FIELDSTONE HOMES
ATT: ROBERT LUSK

LEI ENGINEERING
3302 N. Main Street
Spanish Fork, UT 84660
801-798-0555 ext. 226
www.lei-eng.com

PKJ DESIGN GROUP
3402 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9644

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR

LANDSCAPE PLAN SPECIFICATIONS



PLANT LEGEND

SITE MATERIALS LEGEND

LANDSCAPE NOTES

SHEET INDEX

11/22/2021 UT21150

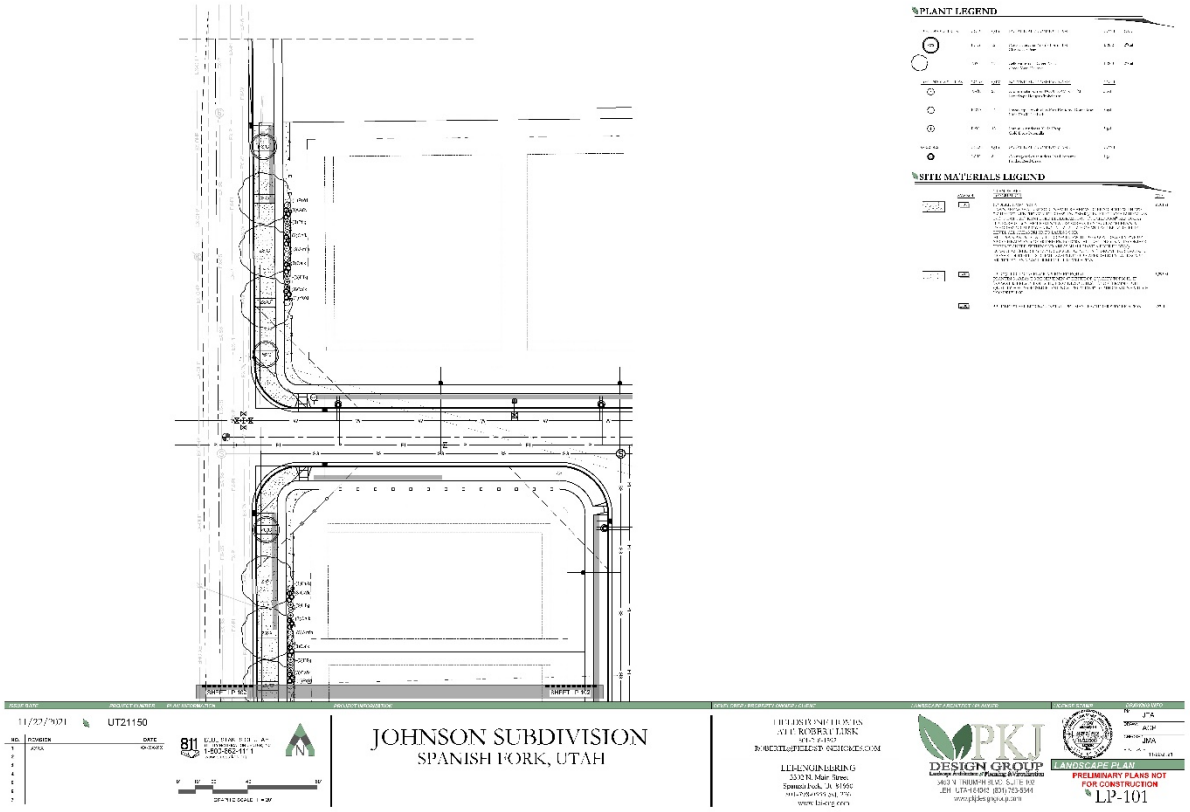
JOHNSON SUBDIVISION
SPANISH FORK, UTAH

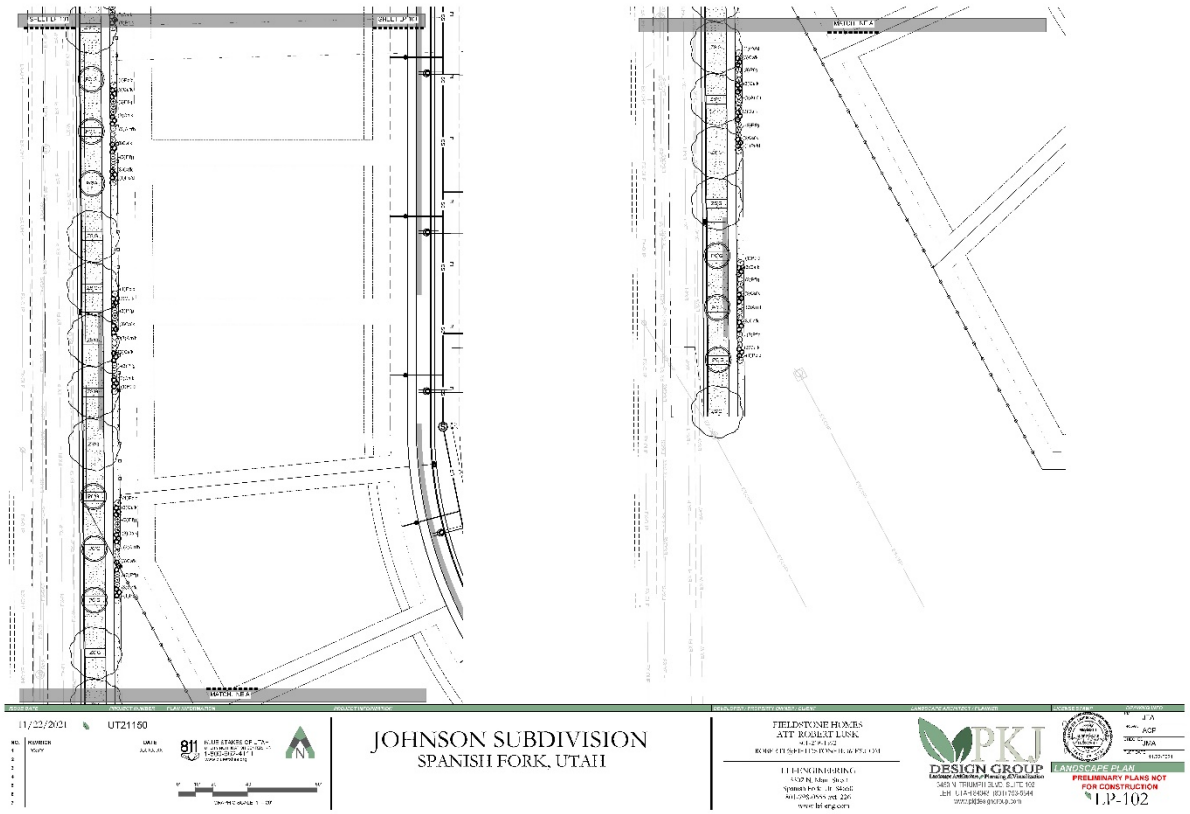
FIELDSTONE HOMES
ATT: ROBERT LUSK

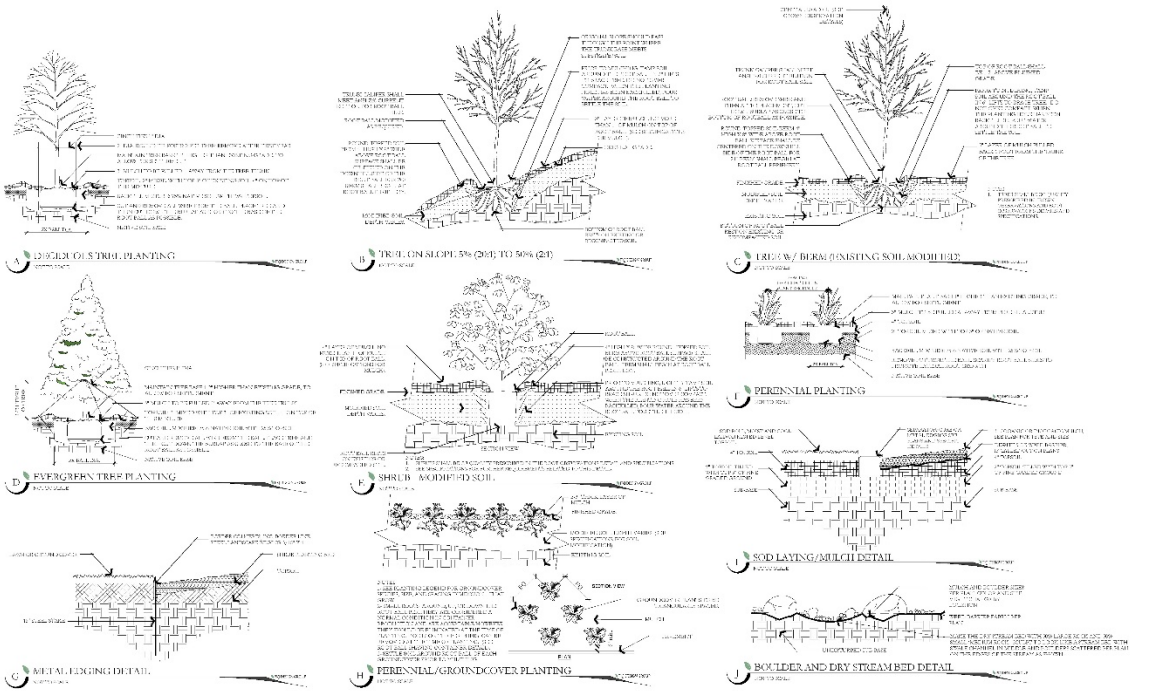
LEI ENGINEERING
3302 N. Main Street
Spanish Fork, UT 84660
801-798-0555 ext. 226
www.lei-eng.com

PKJ DESIGN GROUP
3402 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9644

LANDSCAPE PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100


PLANT LEGEND
SITE MATERIALS LEGEND
11/22/2021
UT21150
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
FIELDSTONE HOMES
ATT: ROBERT LUNK
LEHENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101


11/22/2021
UT21150
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
FIELDSTONE HOMES
ATT: ROBERT LUNK
LEHENGINEERING
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102



11/22/2021 UT21150

811 BLUE STAKES OF UTAH 1-800-662-4111

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

FIELDSTONE HOMES
ATT: ROBERT LUSK

LEI ENGINEERING
3302 N. Main Street
Spanish Fork, UT 84660
801-798-0555 ext. 226
www.leiutah.com

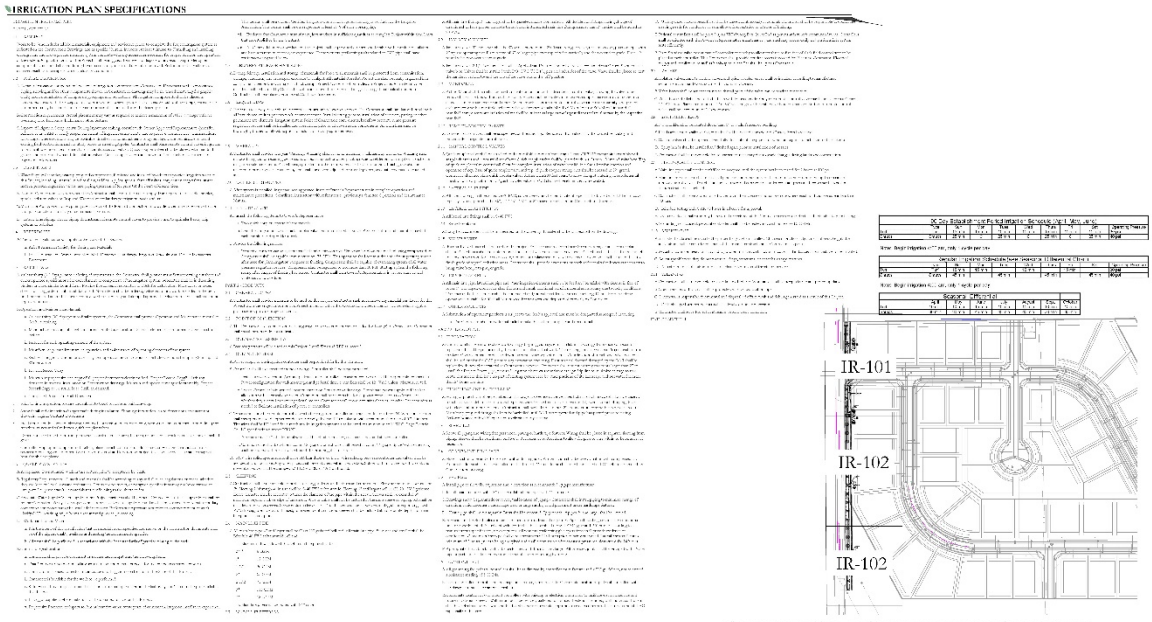
PKJ DESIGN GROUP
Landscape Architecture & Planning, & Consultation Inc.
3460 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9644
www.pkjdesigngroup.com

JTA
ACP
JMA

LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS



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

11/22/2021 UT21150

811 BLUE STAKES OF UTAH 1-800-662-4111

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

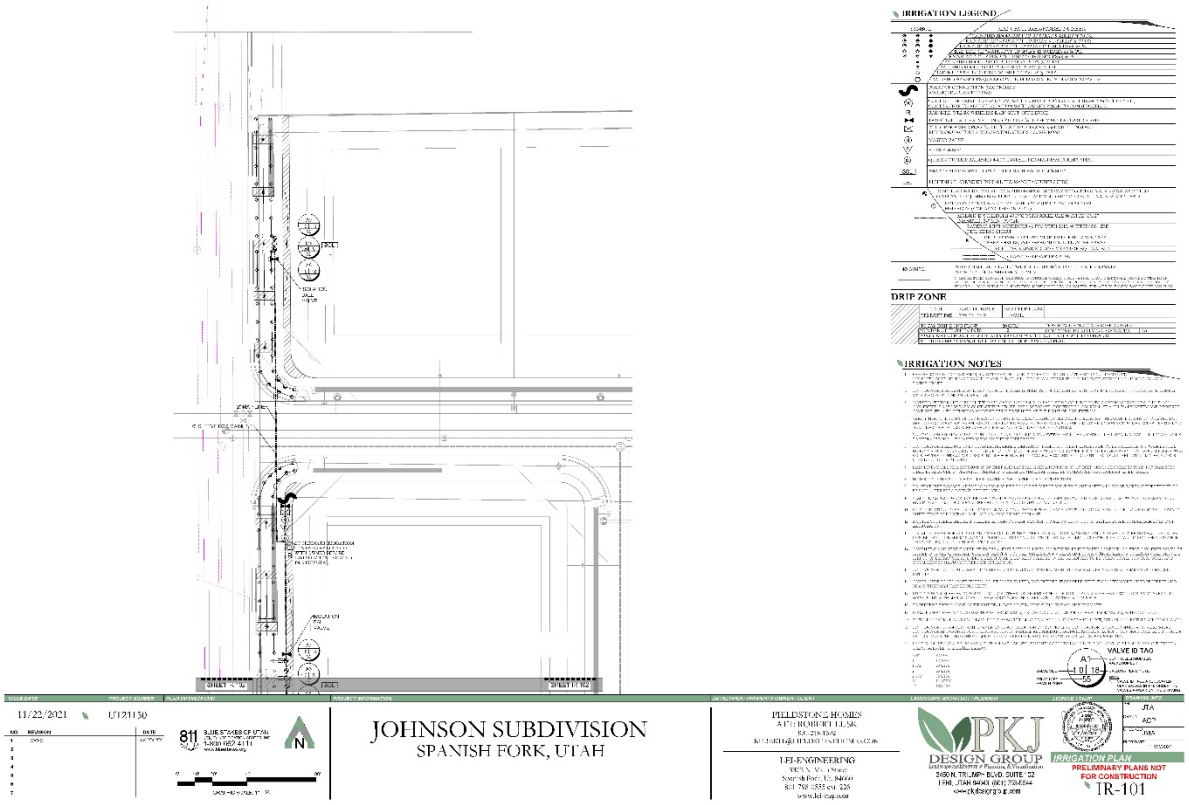
FIELDSTONE HOMES
ATT: ROBERT LUSK

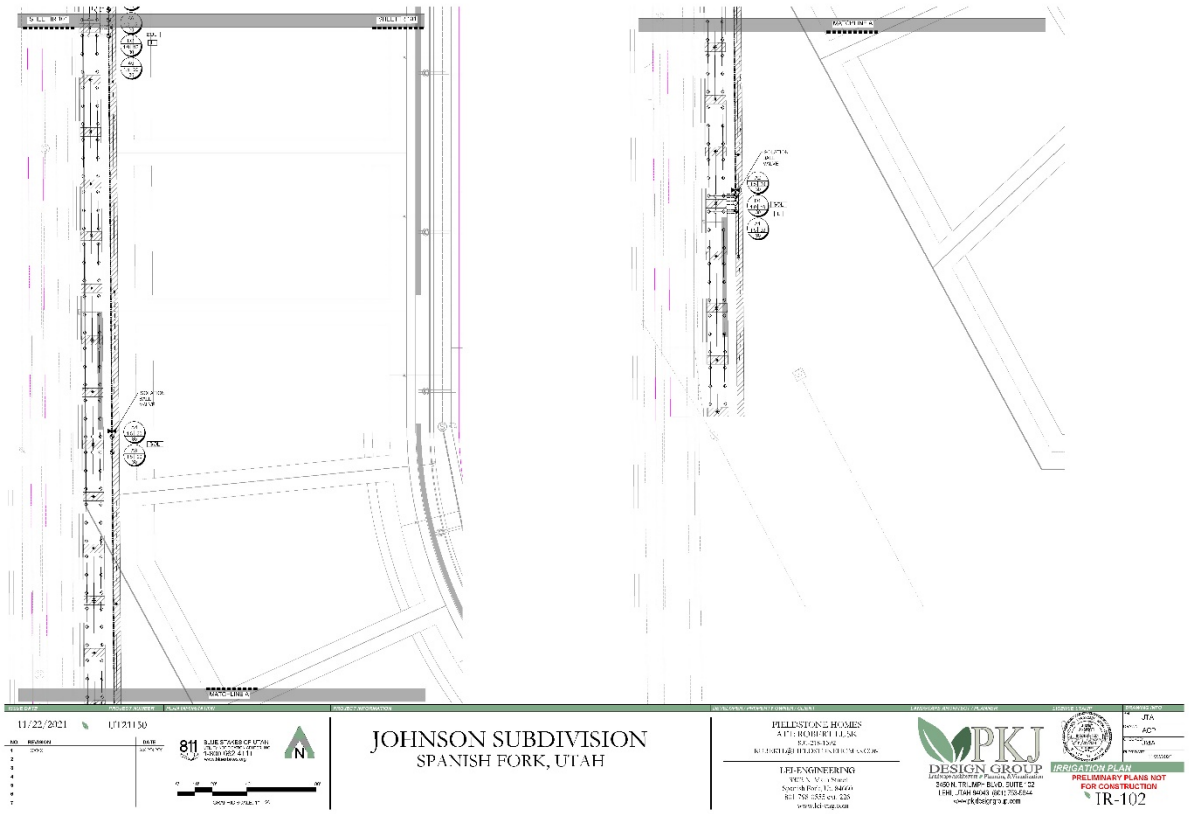
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Spanish Fork, UT 84660
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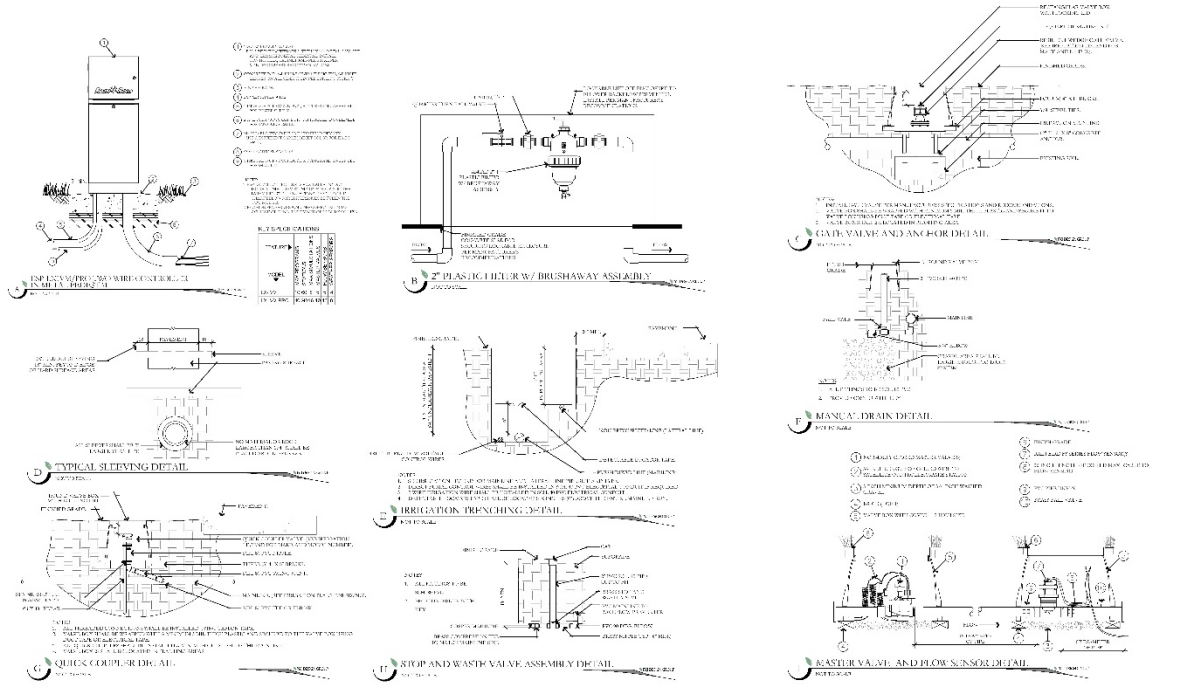
PKJ DESIGN GROUP
Landscape Architecture & Planning, & Consultation Inc.
3460 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9644
www.pkjdesigngroup.com

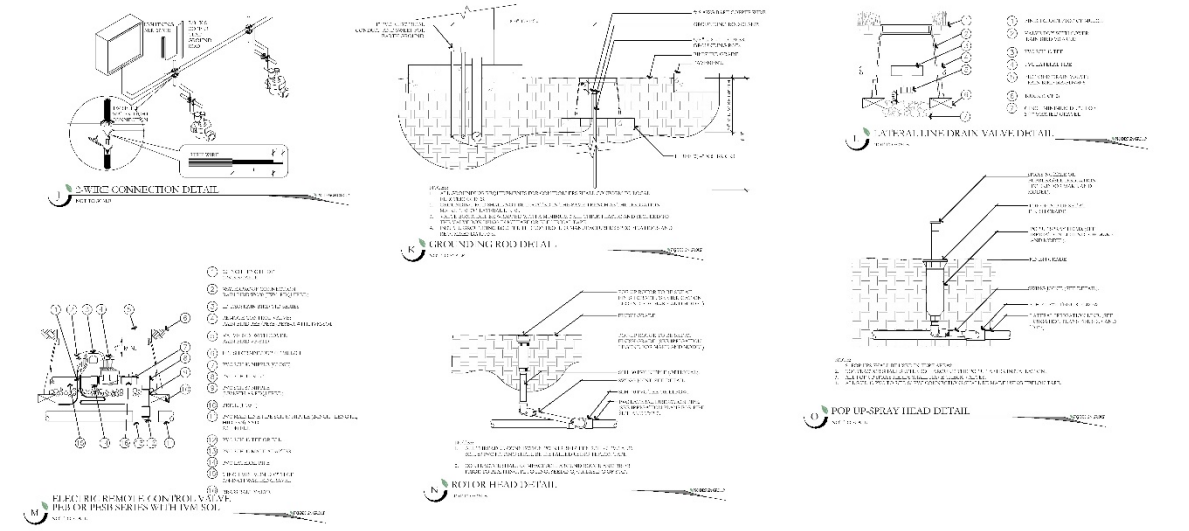
JTA
ACP
JMA

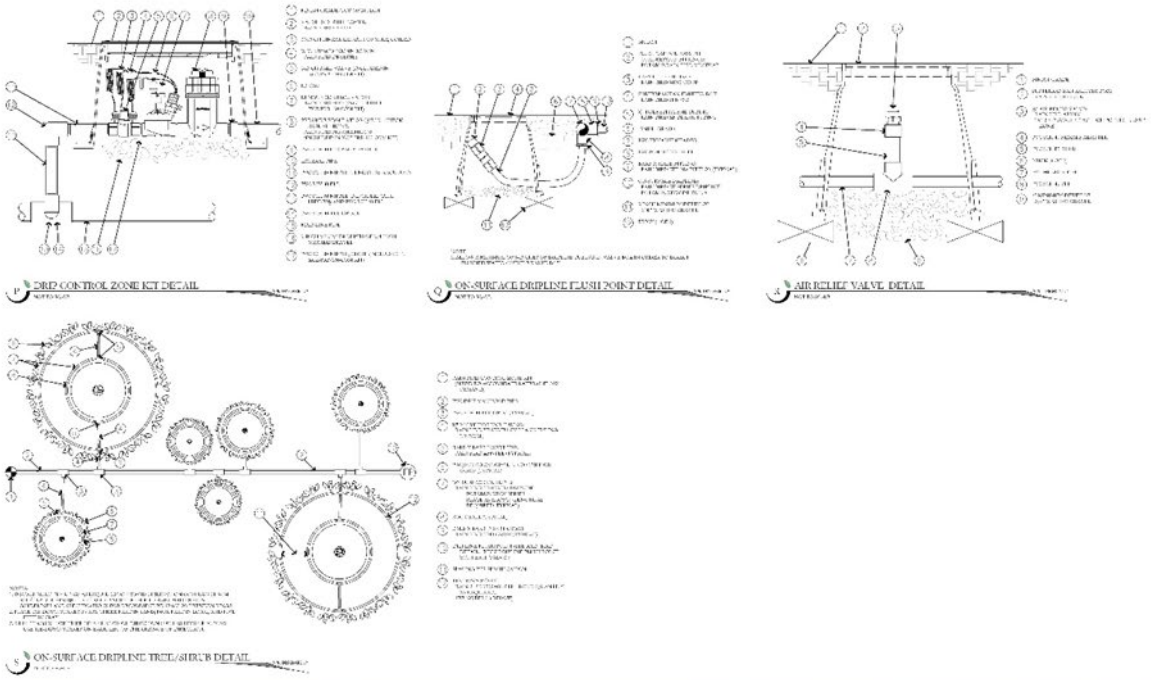
IRRIGATION PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
11/22/2021
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101


11/22/2021
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102


TYPICAL SLEEVING DETAIL
2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
IRRIGATION TRENCHING DETAIL
GATE VALVE AND ANCHOR DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
11/22/2021
U121150
811
BLUE STAKES OF UTAH
1-800-662-4111
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
PELLESTONE HOMES
ATTN: ROBERT LISK
LEI-ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501

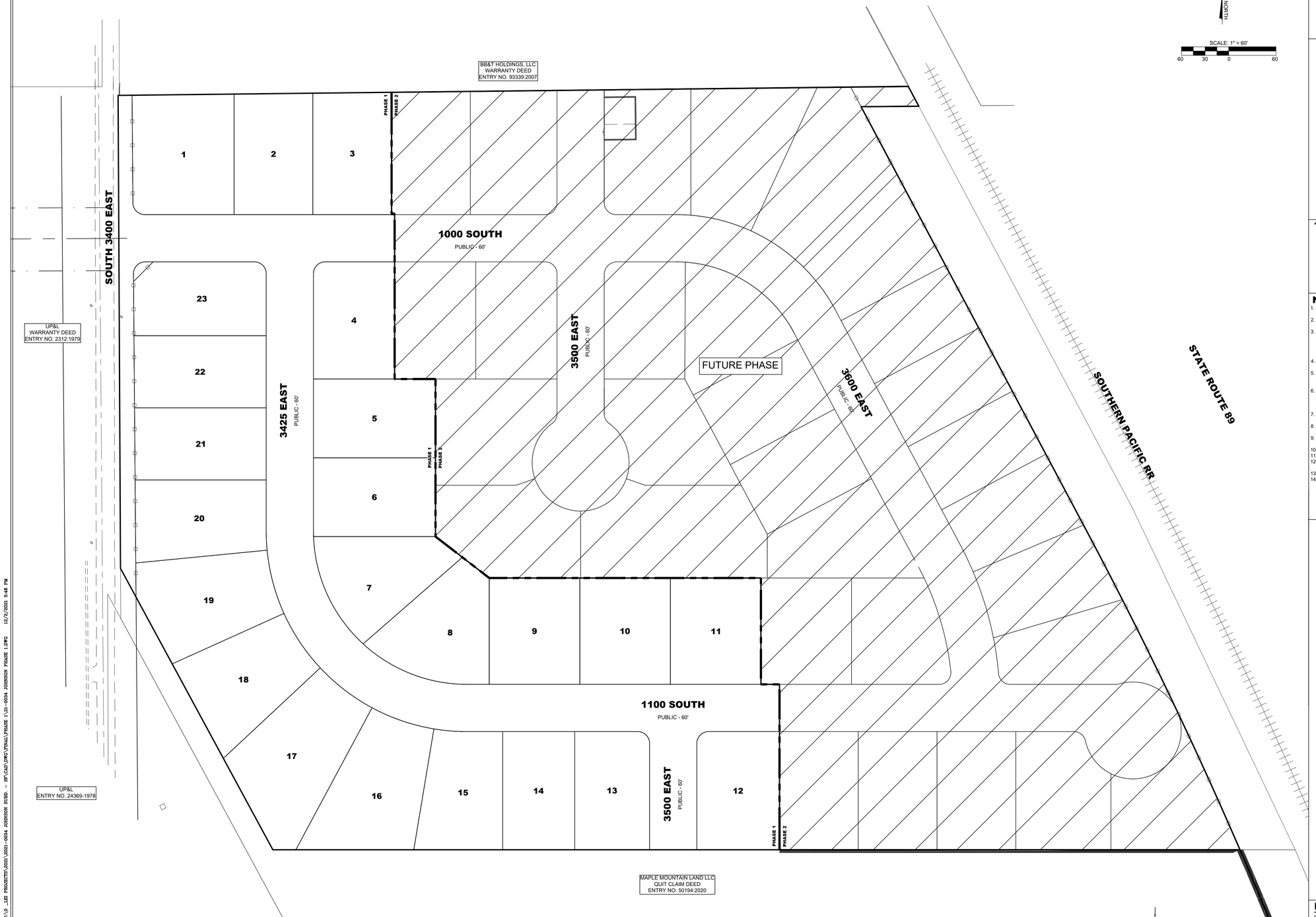

2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
LATERAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE
POP UP SPRAY HEAD DETAIL
ROTOR HEAD DETAIL
11/22/2021
U121150
811
BLUE STAKES OF UTAH
1-800-662-4111
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
PELLESTONE HOMES
ATTN: ROBERT LISK
LEI-ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502

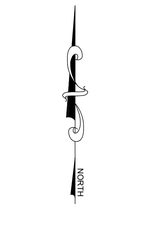

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
11/22/2021
U1211150
811
JOHNSON SUBDIVISION
SPANISH FORK, UTAH
PKJ
DESIGN GROUP
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-503

JOHNSON SUBDIVISION PLAT A- A MASTER PLANNED DEVELOPMENT

FINAL PLAN

SPANISH FORK, UTAH





SCALE: 1" = 60'

60 30 0 60

VICINITY MAP

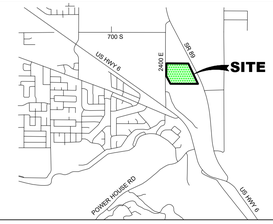


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C-100	EXISTING CONDITIONS
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C-201	GRADING PLAN DETAILS
C-300	UTILITY PLAN
C-301	TREE PLAN
C-400	3500 E PLAN & PROFILE
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C-404	3400 E PLAN & PROFILE
C-405	3400 E PLAN & PROFILE (CONT)
C-500	TYPICAL SECTIONS & DETAILS
C-600	POWER PLAN
EC-1	EROSION CONTROL PLAN
LS-1	LANDSCAPE PLAN

TABULATIONS

TOTAL AREA:	11.02 ACRES
SENSITIVE LANDS:	0 ACRES
OPEN SPACE:	0 ACRES
TOTAL NUMBER OF LOTS:	23 LOTS
DENSITY:	2.08 UNITS/ACRE
BASE ZONE:	R-1-15

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
7. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
8. ALL SAWCUTS IN EXISTING ROADWAYS SHALL BE REPAIRED PER SPANISH FORK CITY STANDARDS.
9. THIS DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
10. GARBAGE SERVICES SHALL USE ROLL OUT INDIVIDUAL CANS.
11. ALL RIGHT OF WAYS ARE PUBLIC AND TO BE DEDICATED TO SPANISH FORK CITY.
12. ALL ADA INTERSECTION RAMPS UNLESS OTHERWISE NOTED ARE TO BE INSTALLED PER SPANISH FORK CITY STANDARD DETAIL ST-521.
13. ALL MID BLOCK ADA RAMPS ARE TO BE INSTALLED PER SPANISH FORK CITY DETAIL ST-520
14. IF QUIET VALLEY PLAT B DOES NOT HAVE CULINARY AND PI STUBBED FOR CONNECTION, OFFSITE IMPROVEMENTS WILL BE NEEDED.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FIELDSTONE HOMES
RANDY SMITH
12896 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UT 84020
801-441-8190

ENGINEER/SURVEYOR

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

JOHNSON SUBDIVISION

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
DANIEL A. FECHNER
No.11328641-2202
12/3/21
REGISTERED
PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

COVER SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 60'
DATE: 12/2/2021

SHEET
COVER

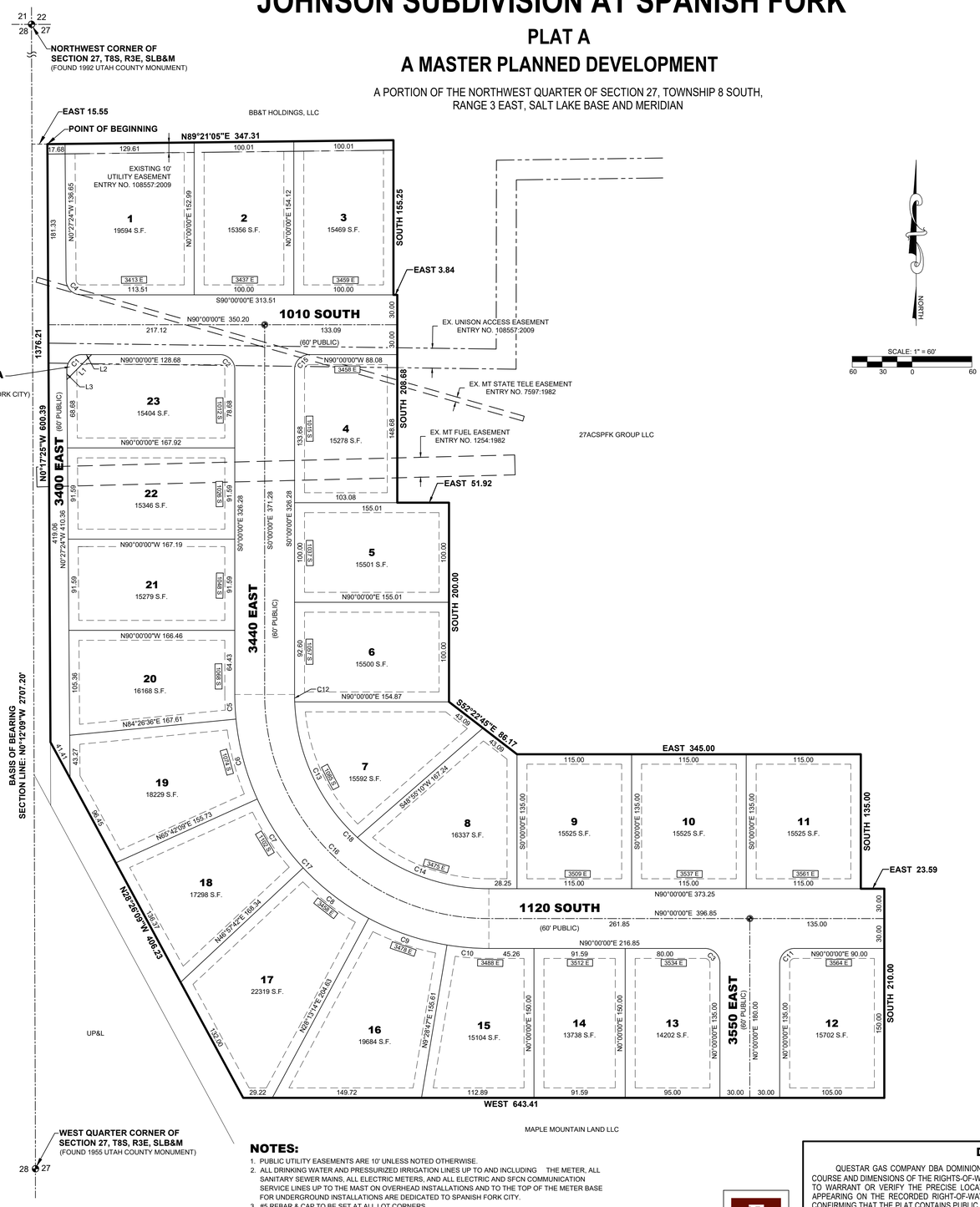
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JOHNSON SUBDIVISION AT SPANISH FORK

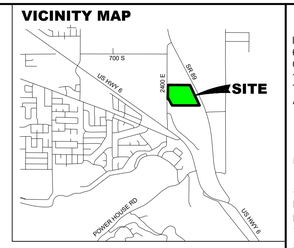
PLAT A

A MASTER PLANNED DEVELOPMENT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP



TABULATIONS

TOTAL AREA:	11.02 ACRES
SENSITIVE LANDS:	0 ACRES
OPEN SPACE:	0 ACRES
TOTAL NUMBER OF LOTS:	23 LOTS
DENSITY:	2.08 UNITS/ACRE
ZONE:	R-1-15

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N44°46'25"E	35.22
L2	N90°00'00"E	9.88
L3	N0°27'24"W	9.88

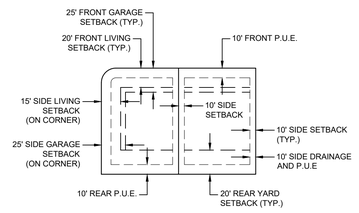
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°27'24"	23.68	S44°46'18"W 21.30
C2	15.00	89°56'07"	23.55	N44°58'03"W 21.20
C3	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C4	15.00	89°32'36"	23.44	S45°13'42"E 21.13
C5	255.00	5°33'24"	24.73	S2°46'42"E 24.72
C6	255.00	18°44'29"	83.41	S14°55'39"E 83.04
C7	255.00	18°44'29"	83.41	S33°40'07"E 83.04
C8	255.00	18°44'28"	83.41	S52°24'36"E 83.04
C9	255.00	18°44'28"	83.41	S71°09'04"E 83.04
C10	255.00	9°28'42"	42.18	S85°15'39"E 42.14
C11	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C12	195.00	2°10'28"	7.40	S1°05'17"E 7.40
C13	195.00	45°14'57"	154.00	S24°48'00"E 150.03
C14	195.00	42°34'35"	144.91	S68°42'46"E 141.60
C15	15.00	89°59'53"	23.56	S45°00'00"W 21.21
C16	225.00	90°00'00"	353.43	S45°00'00"E 318.20
C17	255.00	90°00'00"	400.55	S45°00'00"E 360.62
C18	195.00	90°00'00"	306.31	S45°00'03"E 275.78

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED STREET MONUMENT

TYPICAL UTILITY SETBACKS & PUBLIC UTILITY EASEMENTS



NOTES:

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ⊗TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
6. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM TBC.
7. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
8. STANDARD SETBACKS OF THE R-1-15 ZONE TO BE FOLLOWED.
9. HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIMES OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030.-D. ARCHITECTURE.
10. ALL STREET DEDICATIONS ARE TO SPANISH FORK CITY.
11. PARCEL A IS OWNED AND MAINTAINED BY SPANISH FORK CITY.

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office@lei-eng.com
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DOMINION ENERGY UTAH ACCEPTANCE

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

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF _____, 20____

BY- _____

TITLE- _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF 3400 EAST STREET, SAID POINT BEING LOCATED N0°12'09"W ALONG THE SECTION LINE 1376.21 FEET AND EAST 15.55 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N89°21'05"E 347.31 FEET ALONG THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 36803:2012 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE SOUTH 155.25 FEET; THENCE EAST 3.84 FEET; THENCE SOUTH 208.68 FEET; THENCE EAST 51.92 FEET; THENCE SOUTH 200.00 FEET; THENCE S52°22'45"E 86.17 FEET; THENCE EAST 345.00 FEET; THENCE SOUTH 135.00 FEET; THENCE EAST 23.59 FEET; THENCE SOUTH 210.00 FEET; THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 36803:2012 IN THE OFFICIAL RECORDS OF UTAH COUNTY THE FOLLOWING TWO (2) COURSES: WEST 643.41 FEET; THENCE N28°26'09"W 406.23 FEET TO THE EAST LINE OF 3400 EAST STREET; THENCE N0°17'25"W ALONG SAID LINE 600.39 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.02 ACRES

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

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

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

_____ _____

_____ _____

_____ _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____

APPROVED BY _____

_____ _____

_____ _____

APPROVED _____ ATTEST _____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

JOHNSON SUBDIVISION AT SPANISH FORK

PLAT A

A MASTER PLANNED DEVELOPMENT

A PORTION OF THE NORTHWEST QUARTER AND SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #21-0034

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS WITH A MAXIMUM OF 2% SLOPE IN FRONT OF ADA RAMP.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY AS PER IBC 2015 J109.4
12. ALL DRINKING WATER & SECONDARY WATER PIPES 24" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES SMALLER THAN 24" TO BE DR-18 PVC.
13. ALL SEWER LINES TO BE SDR-35
14. ALL STORM DRAIN LINES TO BE RCP.
15. TEMPORARY TURN AROUND TO BE INSTALLED AS REQUIRED WITH FINAL CONSTRUCTION PHASING AT ALL STREET ENDS LONGER THAN 150' AS REQUIRED BY CITY STANDARDS.
16. DRINKING WATER & SECONDARY WATERLINES TO DEFLECT AS NECESSARY AS SHOWN AND AS PER MANUFACTURER SPECIFICATIONS UNLESS OTHERWISE NOTED.

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STATE OF UTAH
DANIEL A. FECHNER
No.11328641-2202
REGISTERED
PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

GENERAL NOTES

REVISIONS
1 -
2 -
3 -
4 -
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: N/A
DATE: 12/3/2021

SHEET
GN-100

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BB&T HOLDINGS, LLC
WARRANTY DEED
ENTRY NO. 93339:2007

NOTES:

1. ALL EXISTING BUILDINGS, FENCES, AND STRUCTURES WITHIN BOUNDARY TO BE REMOVED WITH THE EXCEPTION OF THE CELL TOWER.
2. SESD SERVICE ON PROPERTY TO BE REMOVED.

SCALE: 1" = 50'
50 25 0 50

NORTH

EXISTING EDGE OF ASPHALT
EXISTING POWER POLES
EXISTING 10' UTILITY EASEMENT
EX-IRR
EXISTING COMM TOWER & FENCING TO REMAIN
35.00'
40.00'
EXISTING FENCE TO BE REMOVED
EXISTING EASEMENT TO BE VACATED
EXISTING EASEMENT TO BE VACATED
EXISTING FENCE TO BE REMOVED
EXISTING BUILDINGS TO BE REMOVED (TYP.)
EXISTING POWER POLE TO BE REMOVED COORDINATE WITH POWER COMPANY
EXISTING EASEMENT TO BE VACATED
EXISTING FENCES TO BE REMOVED
EX-GAS
EXISTING GAS TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING IRRIGATION DITCH TO BE ABANDONED
UP&L
ENTRY NO. 24369-1978
ALL RIGHT-OF-WAY IMPROVEMENTS
(ROADWAY, SIDEWALK, UTILITIES, ETC.)
BETWEEN QUIET VALLEY AND JOHNSON SUBDIVISION
AS NOTED ON THE PLANS ARE THE RESPONSIBILITY OF SPANISH FORK CITY.
THE CITY MAY COORDINATE WITH THE DEVELOPER AND EXECUTE
A MUTUALLY ACCEPTABLE AGREEMENT TO HAVE THE DEVELOPER CONSTRUCT
THE ROW IMPROVEMENTS AND SAID IMPROVEMENTS BE PAID FOR BY SPANISH FORK CITY

UP&L
WARRANTY DEED
ENTRY NO. 23121979

SOUTH 3400 EAST

STATE ROUTE 89
SOUTHERN PACIFIC RR

MAPLE MOUNTAIN LAND LLC
QUIT CLAIM DEED
ENTRY NO. 50194:2020

EX-OHP EX-SS EX-PI EX-W EX-GAS EX-IRR

4755 4756 4757 4758 4759 4760 4761

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JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

EXISTING CONDITIONS

REVISIONS
1 -
2 -
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5 -

LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 50'
DATE: 12/2/2021

SHEET
C-100

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BB&T HOLDINGS, LLC
WARRANTY DEED
ENTRY NO. 93339:2007

UP&L
WARRANTY DEED
ENTRY NO. 23121979

UP&L
ENTRY NO. 24369-1978

MAPLE MOUNTAIN LAND LLC
QUIT CLAIM DEED
ENTRY NO. 50194:2020

SCALE: 1" = 50'
50 25 0 50
NORTH

SINGLE ROW | DOUBLE ROW | TRIPLE ROW

TYPICAL R-TANK ROW

1000 SOUTH
1100 SOUTH
SOUTH 3400 EAST
3425 EAST
3500 EAST
3600 EAST
STATE ROUTE 89
SOUTHERN PACIFIC RR

PHASE 1
PHASE 2

INSTALL R-TANKS # OF TANKS=38 L=45
INSTALL R-TANKS # OF TANKS=190 L=223
FUTURE CHAMBERS
CURB INLET (TYP.)
INSTALL CHAMBERS TO PHASE LINE. REMAINDER OF CHAMBERS TO BE INSTALLED WITH PHASE 2
INSTALL R-TANKS # OF TANKS=63 L=74
INSTALL R-TANKS # OF TANKS=84 L=99
INSTALL R-TANKS # OF TANKS=61 L=71 W/ PHASE 2
INSTALL R-TANKS # OF TANKS=57 L=67
INSTALL R-TANKS # OF TANKS=240 L=282
INSTALL R-TANKS # OF TANKS=215 L=252
INSTALL R-TANKS # OF TANKS=58 L=68
INSTALL R-TANKS # OF TANKS=175 L=205
INSTALL R-TANKS # OF TANKS=196 L=232
INSTALL R-TANKS # OF TANKS=214 L=251
INSTALL R-TANKS # OF TANKS=114 L=134
SEE GRADING DETAILS ON SHEET C-500 TYP.
INSTALL R-TANKS # OF TANKS=57 L=67 W/ PHASE 2
INSTALL CHAMBERS TO PHASE LINE. REMAINDER OF CHAMBERS TO BE INSTALLED WITH PHASE 2
INSTALL R-TANKS # OF TANKS=140 L=164 W/ PHASE 2
INSTALL R-TANKS # OF TANKS=81 L=95
INSTALL R-TANKS # OF TANKS=51 L=60
INSTALL R-TANKS # OF TANKS=49 L=57
ALL RIGHT-OF-WAY IMPROVEMENTS (ROADWAY, SIDEWALK, UTILITIES, ETC.) BETWEEN QUIET VALLEY AND JOHNSON SUBDIVISION AS NOTED ON THE PLANS ARE THE RESPONSIBILITY OF SPANISH FORK CITY. THE CITY MAY COORDINATE WITH THE DEVELOPER AND EXECUTE A MUTUALLY ACCEPTABLE AGREEMENT TO HAVE THE DEVELOPER CONSTRUCT THE ROW IMPROVEMENTS AND SAID IMPROVEMENTS BE PAID FOR BY SPANISH FORK CITY
TIE INTO QUIET VALLEY CURB & GUTTER TBC=4757.17

EX-OHP
SD
LOW POINT
4755
4760
4761

R-TANK NOTE:
ALL R-TANKS ARE DOUBLE STACKED AND DOUBLE WIDE, SEE DETAIL 3 ON SHEET C-500.

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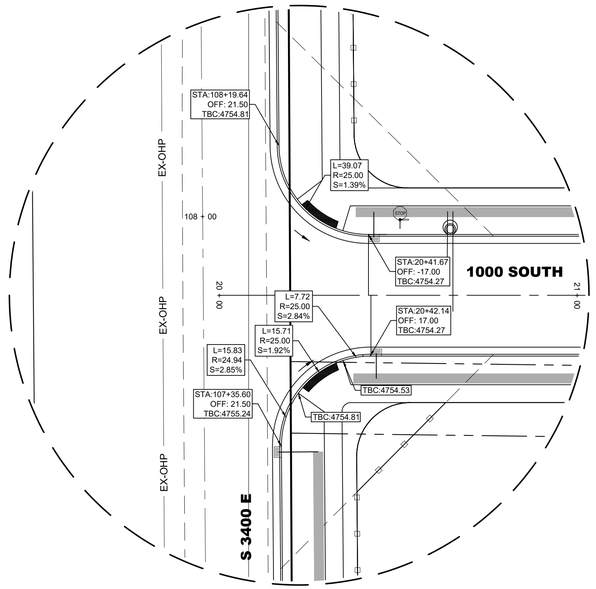
JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
GRADING & STORM DRAIN PLAN

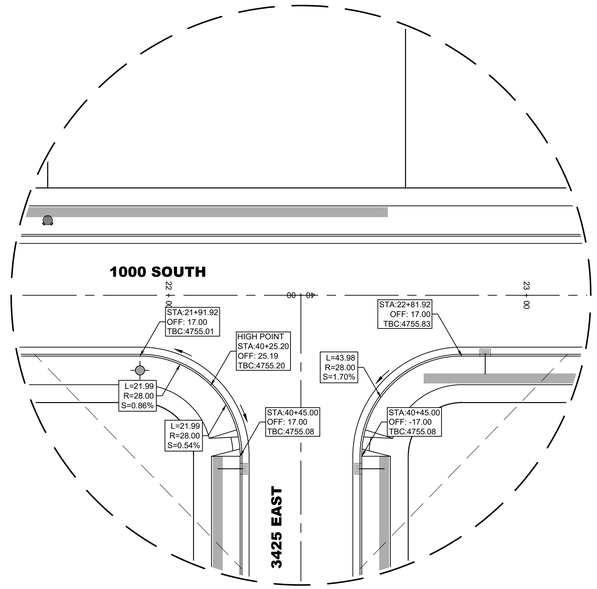
REVISIONS
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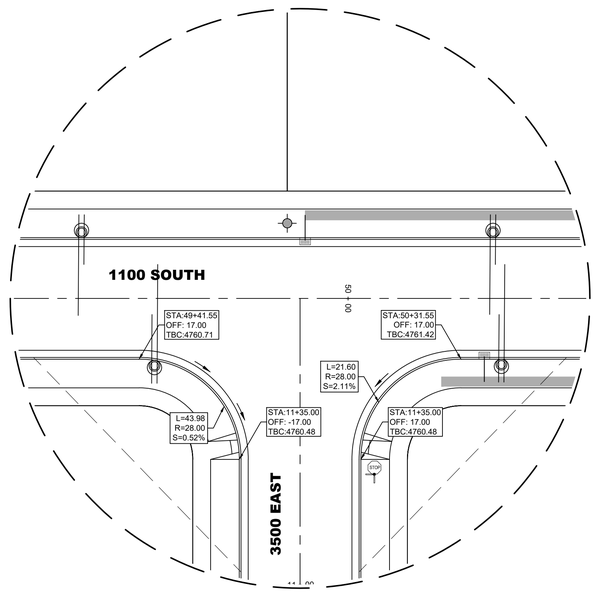
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DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 50'
DATE: 12/2/2021

SHEET
C-200

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JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

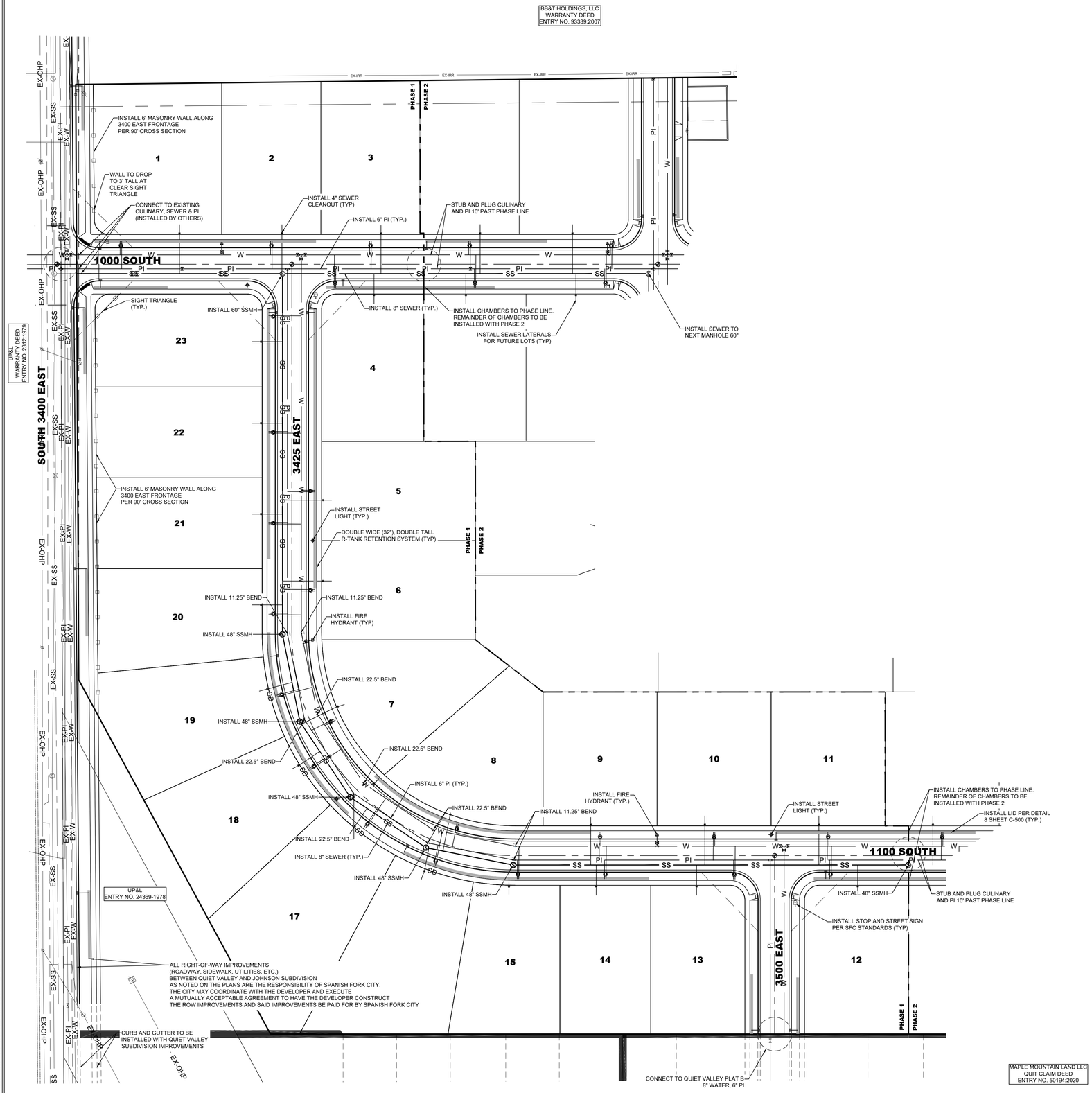
GRADING PLAN DETAILS

REVISIONS
1 -
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LEI PROJECT #: 2021-0034
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DESIGNED BY: DAF/BTG
SCALE: 1" = 20'
DATE: 12/2/2021

SHEET
C-201

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SCALE: 1" = 50'
50 25 0 50

NORTH

NOTES

1. SEE SHEET C-200 FOR R-TANK QUANTITIES.

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JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

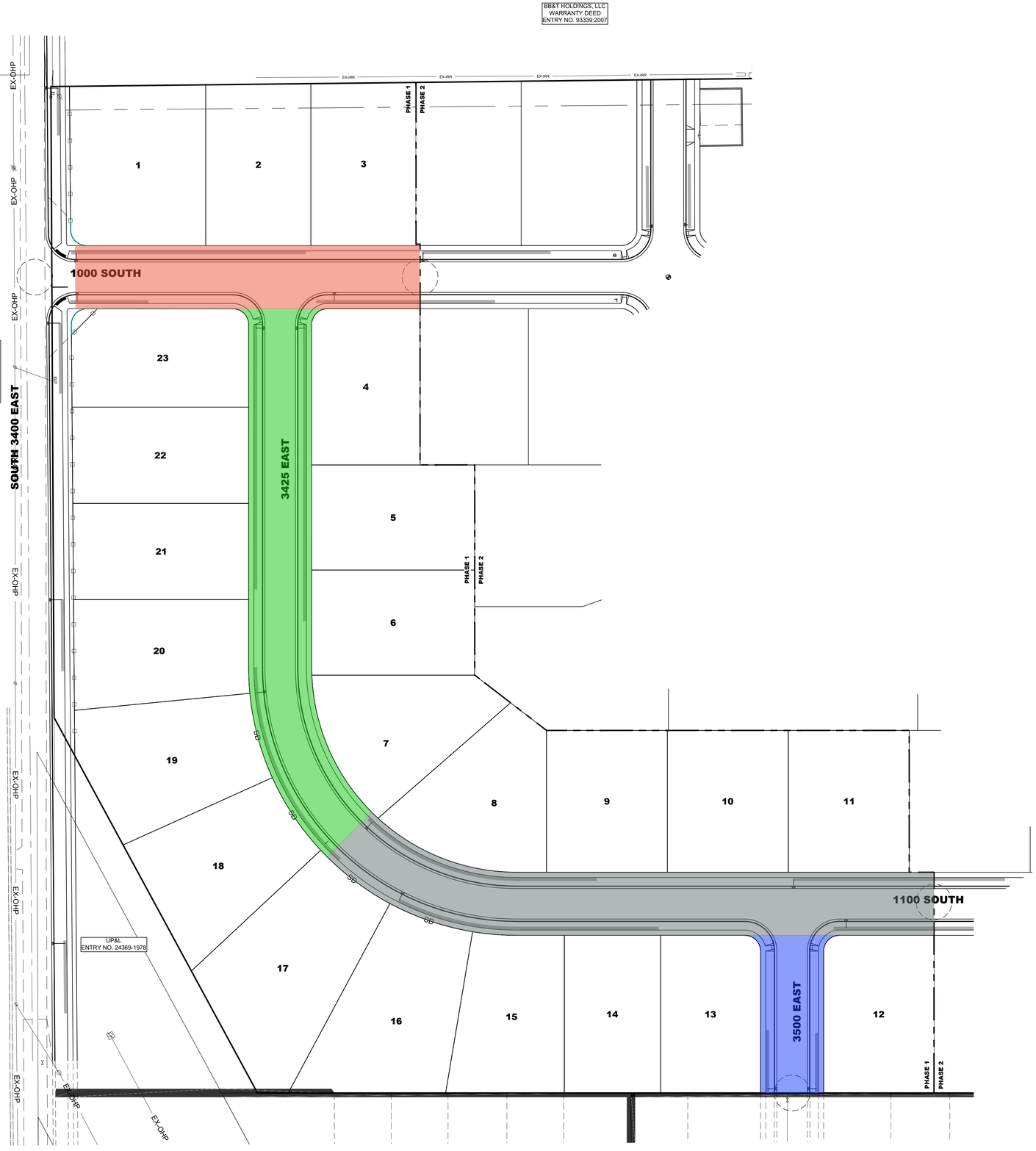
UTILITY PLAN

REVISIONS
1 -
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
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DATE: 12/2/2021

SHEET
C-300

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SCALE: 1" = 50'
50 25 0 50

NORTH

MAPLE MOUNTAIN LAND LLC
QUIT CLAIM DEED
ENTRY NO. 50194:2020

STREET TREES:

ALL LOTS ARE TO HAVE A MINIMUM OF 2 (2") CALIPER TREES PLANTED IN THE PARKSTRIP ALONG THEIR FRONTAGE. TREE SPECIES ARE TO BE PLANTED BASED ON THE TABLE BELOW.

ROAD NAME	TREE SPECIES
3425 E	LITTLE LEAF LINDEN (TILIA CORDATA)
3500 E	BECHTEL CRABAPPLE (MALUS IOENSIS >KLEHMS IMPROVED')
1000 S	BRADFORD PEAR (PYRUS CALLYERANA >BRADFORD')
1100 S	BRADFORD PEAR (PYRUS CALLYERANA >BRADFORD')

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JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH

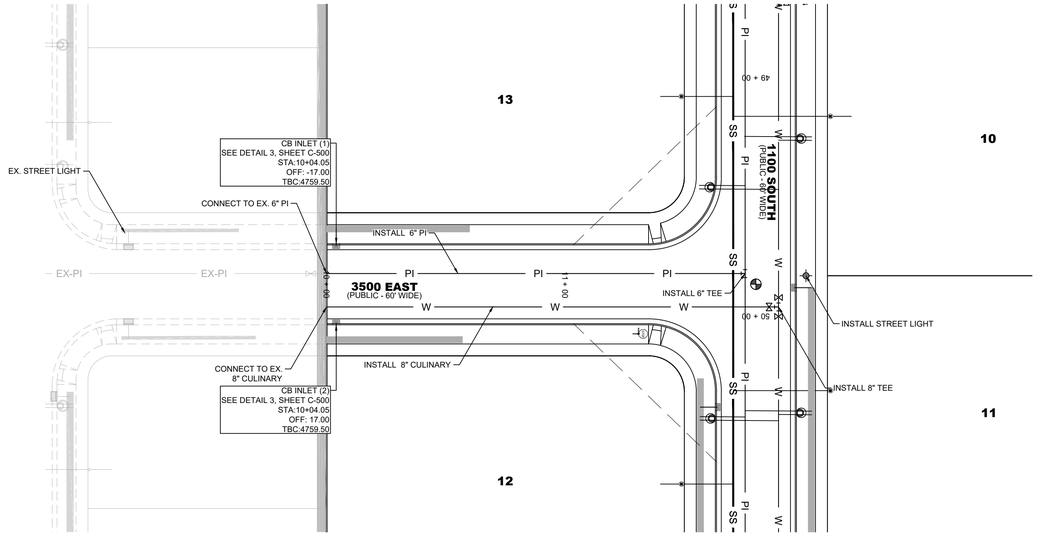
TREE PLAN

REVISIONS
1 -
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 50'
DATE: 12/2/2021

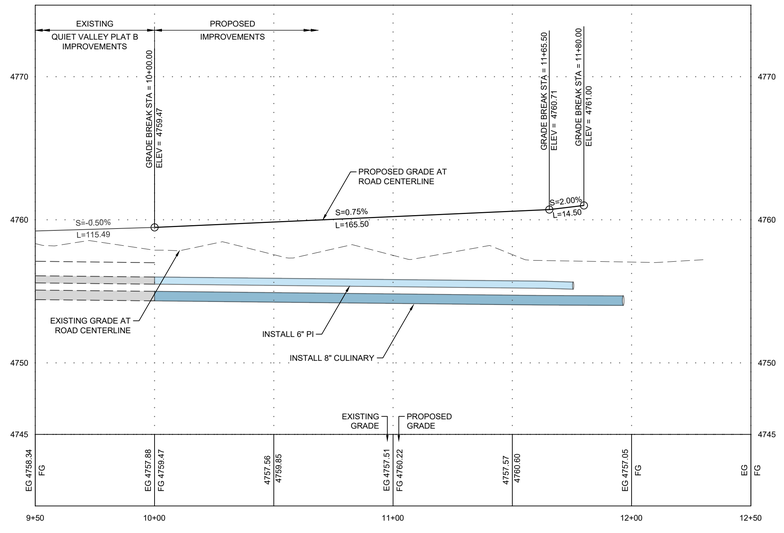
SHEET
C-301

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3500 EAST PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



3500 EAST PROFILE VIEW

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.

NORTH

SCALE: 1" = 30'

30 15 0 30

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JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

3500 E PLAN & PROFILE

REVISIONS

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2 -
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LEI PROJECT #: 2021-0034

DRAWN BY: VS/DSE

DESIGNED BY: DAF/BTG

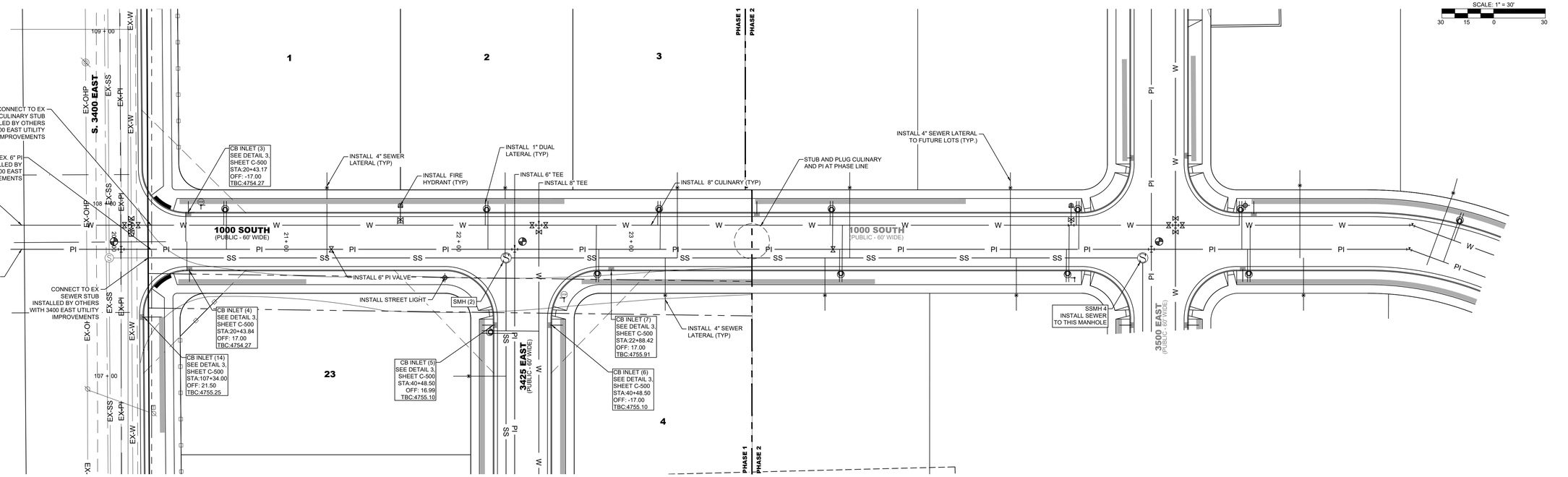
SCALE: 1" = 30'

DATE: 12/2/2021

SHEET

C-400

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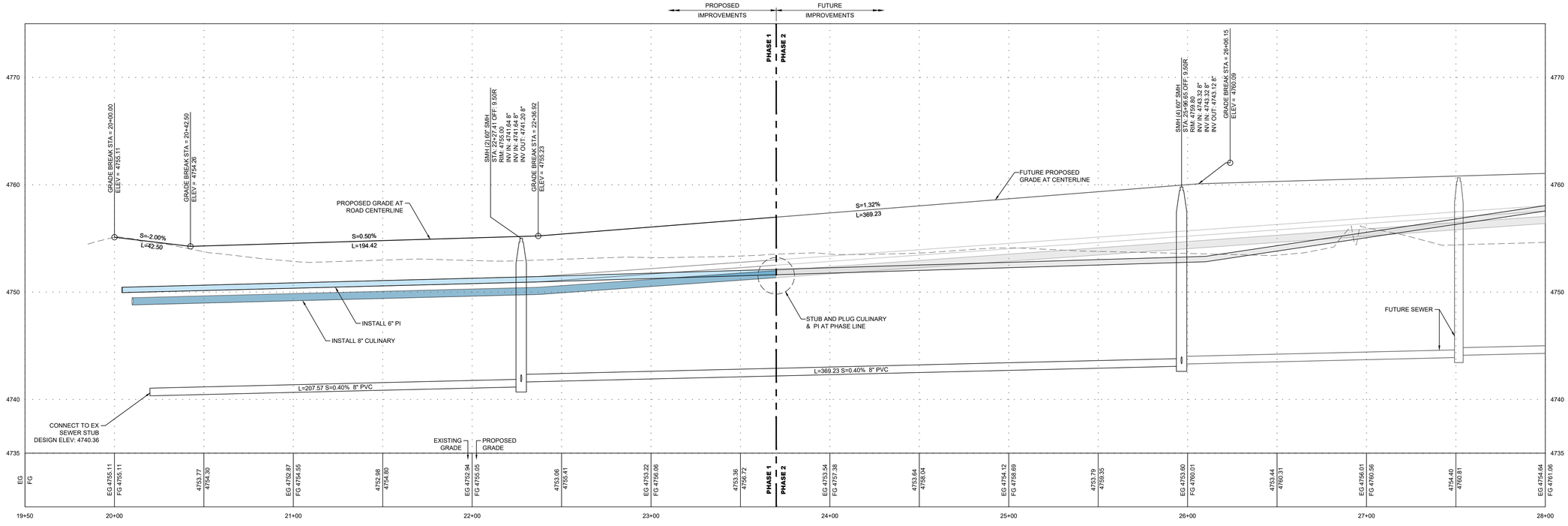


1000 SOUTH PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.



1000 SOUTH PROFILE VIEW

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12/2/2021
REGISTERED PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

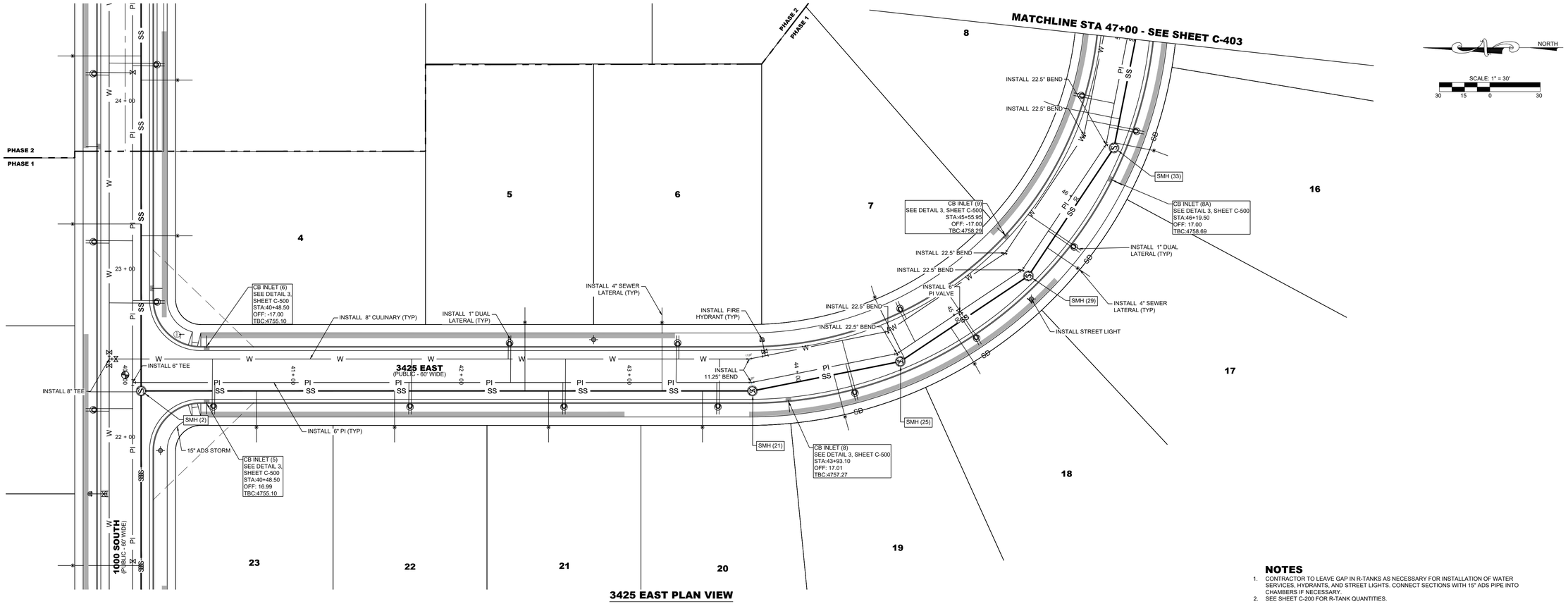
SPANISH FORK, UTAH

1000 S PLAN & PROFILE

REVISIONS	
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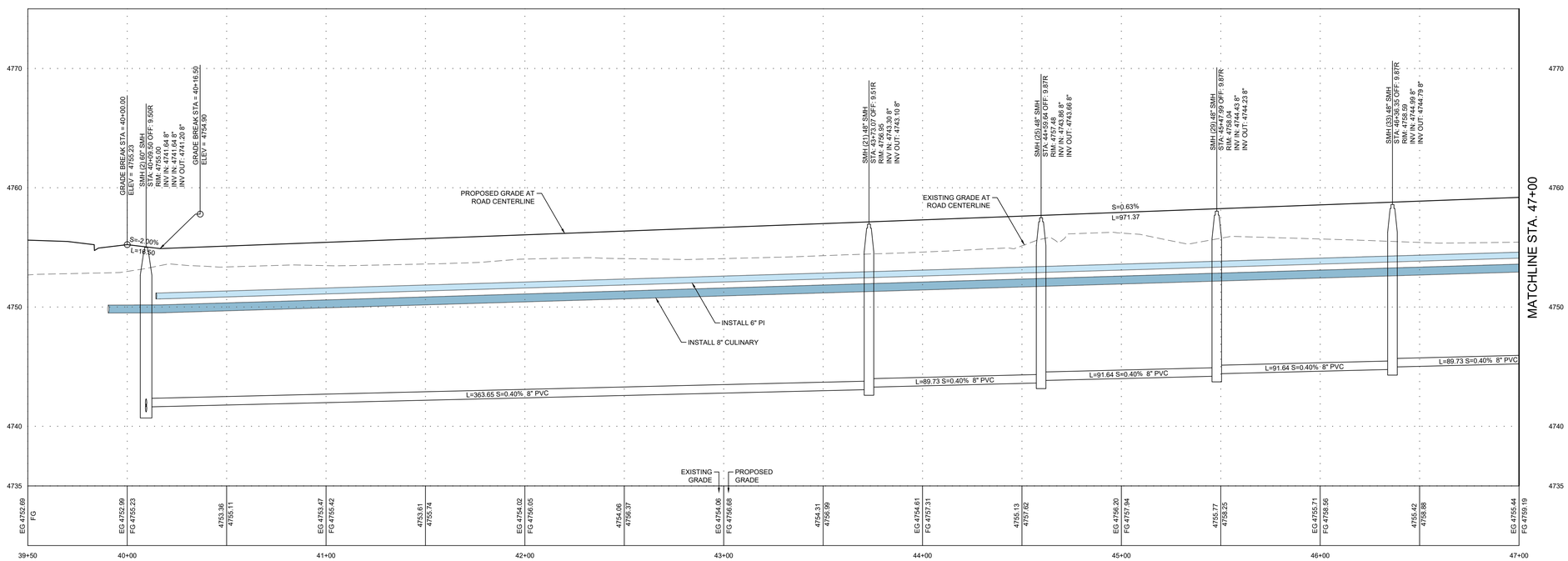
LEI PROJECT #:	2021-0034
DRAWN BY:	VS/DSE
DESIGNED BY:	DAF/BTG
SCALE:	1" = 30'
DATE:	12/2/2021
SHEET	C-401

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3425 EAST PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



3425 EAST PROFILE VIEW

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.

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12/2/2021
REGISTERED PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

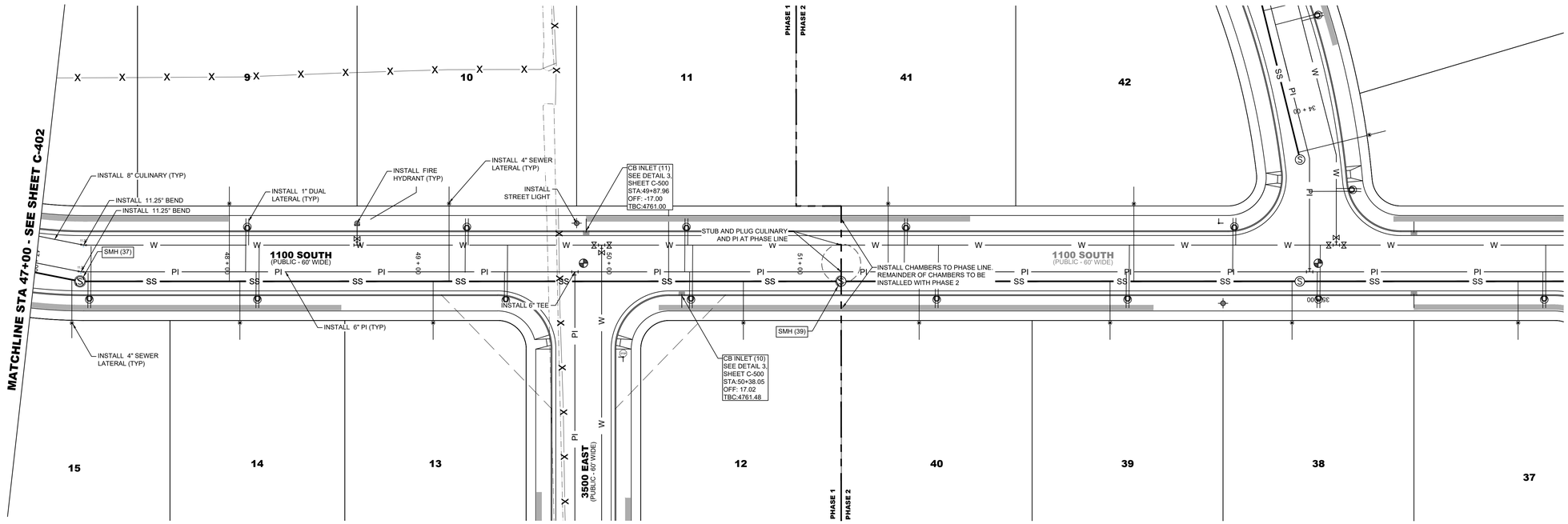
3425 E PLAN & PROFILE

REVISIONS
1 -
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 30'
DATE: 12/2/2021

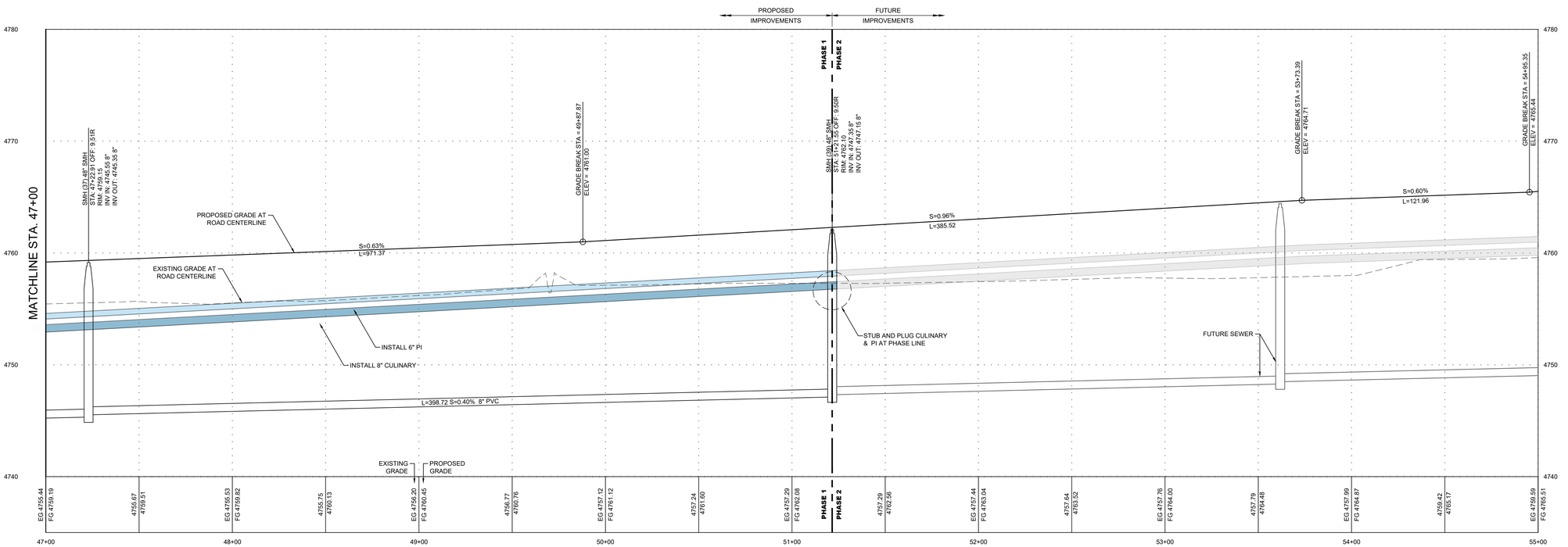
SHEET
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1100 SOUTH PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



1100 SOUTH PROFILE VIEW

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.

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JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

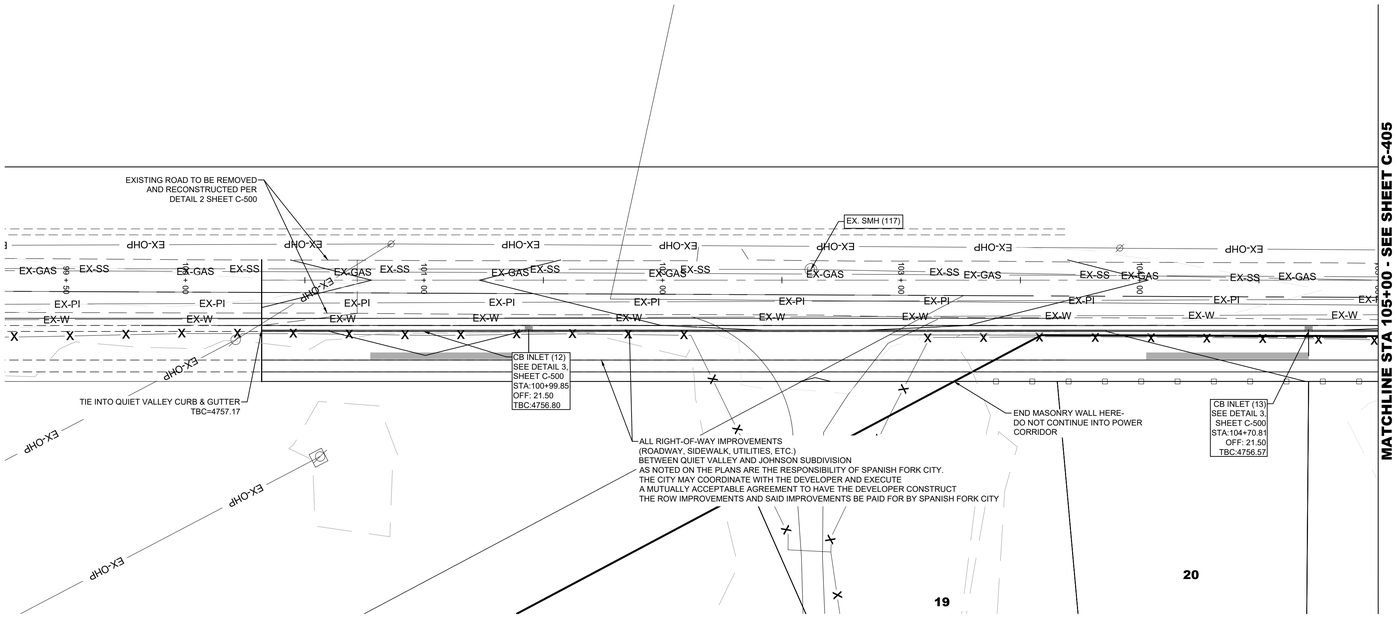
1100 S PLAN & PROFILE

REVISIONS
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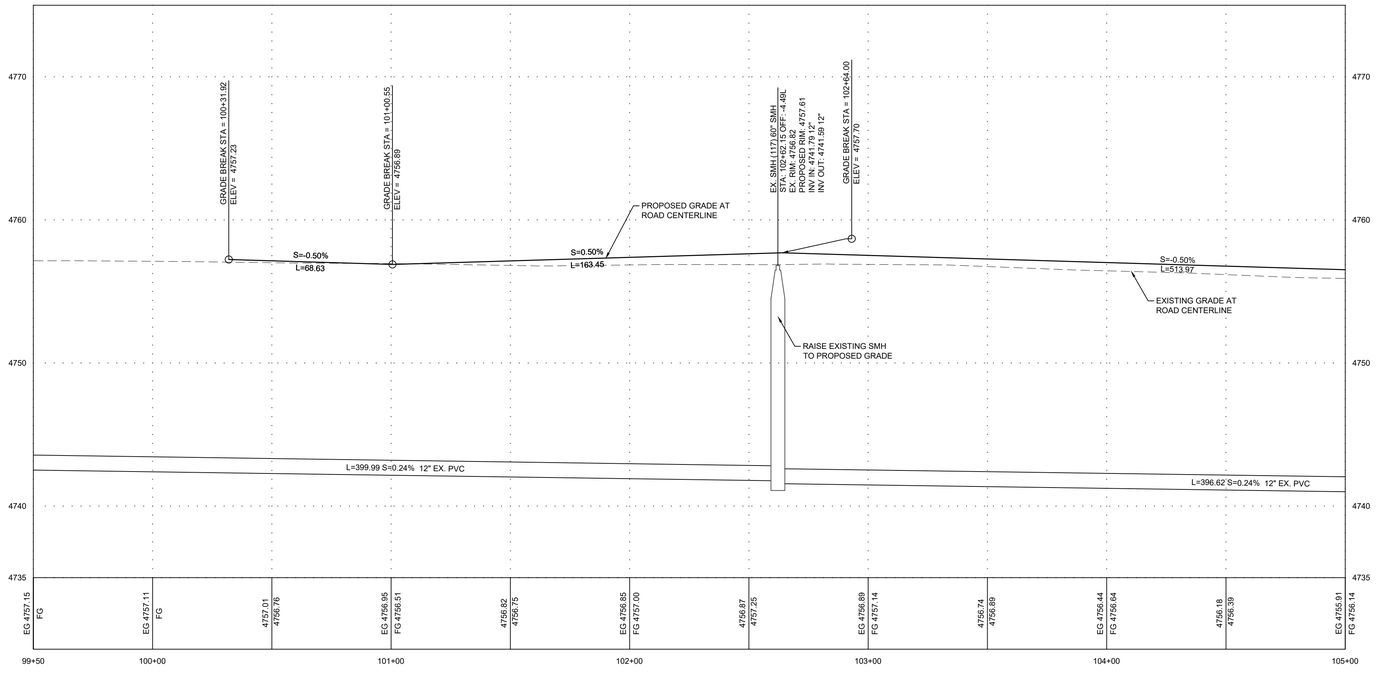
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DESIGNED BY: DAF/BTG
SCALE: 1" = 30'
DATE: 12/2/2021

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S 3400 E PLAN VIEW



S 3400 E PROFILE VIEW

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.

NORTH

SCALE: 1" = 30'

30 15 0 30

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PROFESSIONAL CIVIL ENGINEER
REGISTERED

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

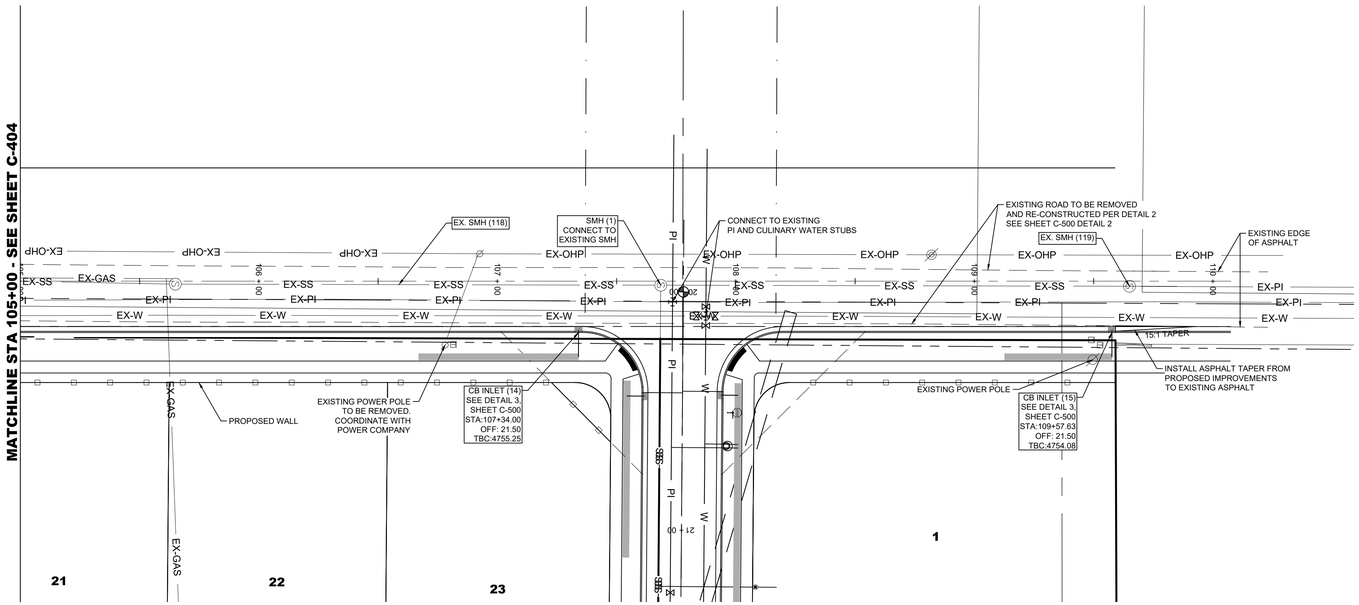
3400 E PLAN & PROFILE

REVISIONS
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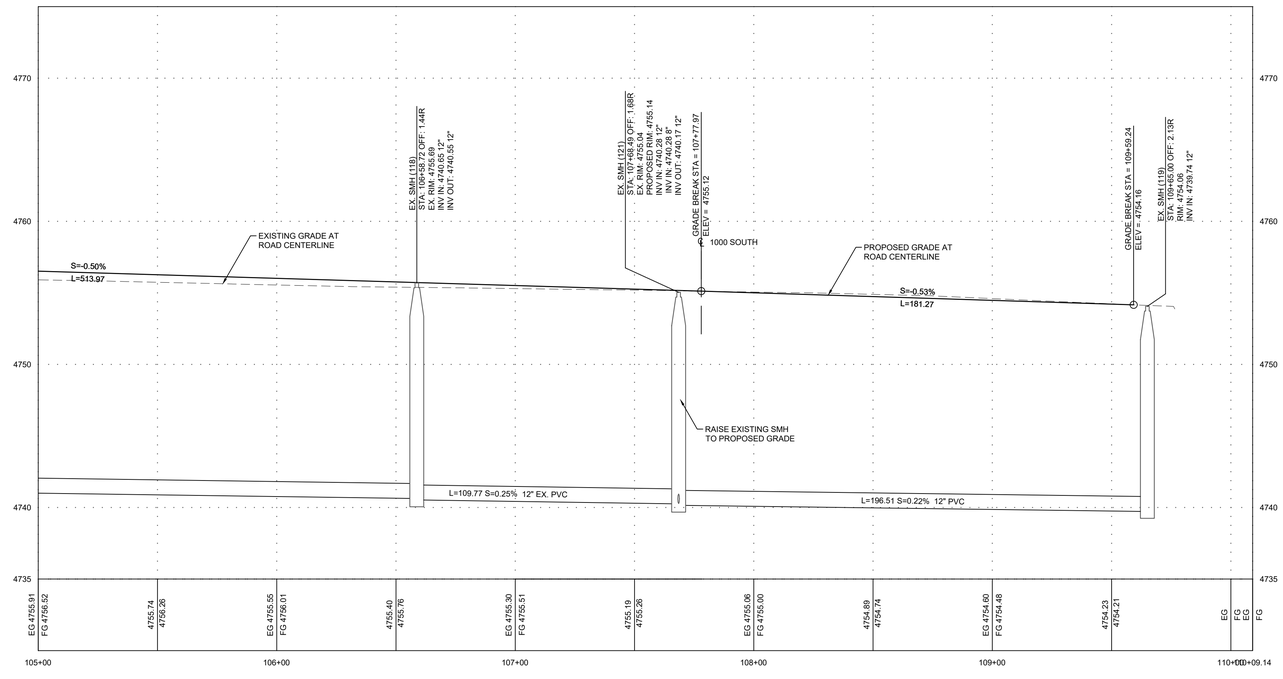
LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 30'
DATE: 12/2/2021

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C-404

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S 3400 E PLAN VIEW



S 3400 E PROFILE VIEW

NORTH

SCALE: 1" = 30'

30 15 0 30

NOTES

1. CONTRACTOR TO LEAVE GAP IN R-TANKS AS NECESSARY FOR INSTALLATION OF WATER SERVICES, HYDRANTS, AND STREET LIGHTS. CONNECT SECTIONS WITH 15" ADS PIPE INTO CHAMBERS IF NECESSARY.
2. SEE SHEET C-200 FOR R-TANK QUANTITIES.

- A Utah Corporation -
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STATE OF UTAH
DANIEL A. FECHNER
No.11328641-2202
12/2/2021
REGISTERED PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

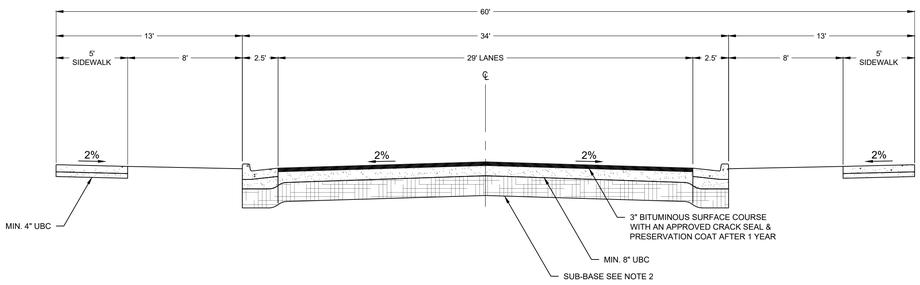
3400 E PLAN & PROFILE (CONT)

REVISIONS
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 30'
DATE: 12/2/2021

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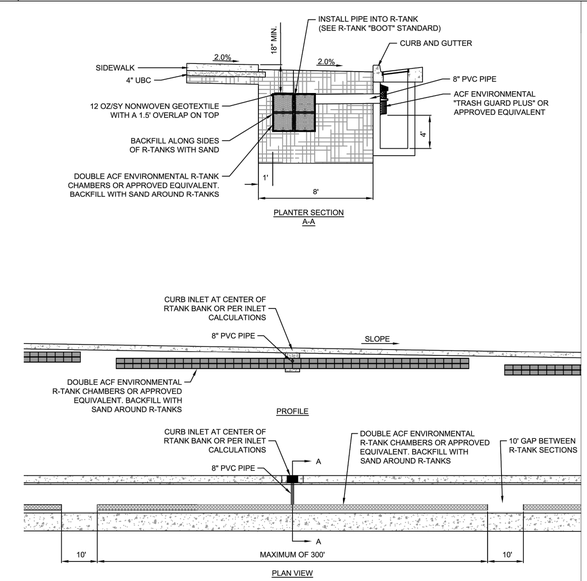
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RESIDENTIAL LOCAL STREET - 60' ROW

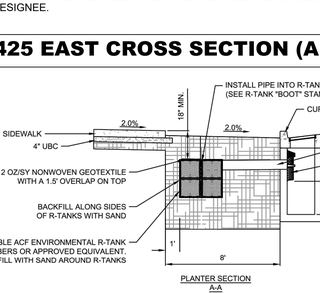
NOTES:
1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'.
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

1 60' 3425 EAST CROSS SECTION (ALL ROADS)

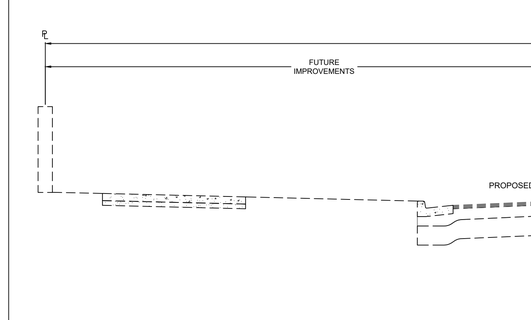


NOTES:
1. THE TOP OF ALL R-TANK CHAMBERS ALONG A CONTINUOUS SECTION OF CHAMBERS SHALL BE DESIGNED TO BE A MINIMUM OF 3" BELOW THE GUTTER FLOWLINE AT THE INLET.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

3 RESIDENTIAL LID COLLECTOR

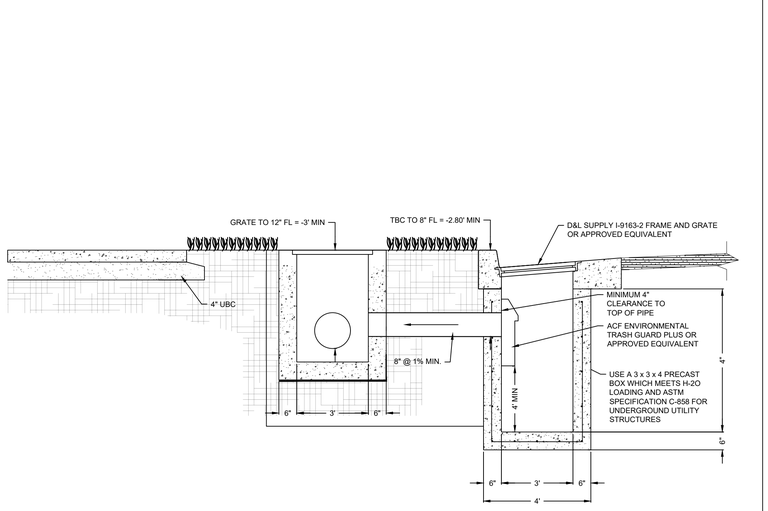


6 30" CURB & GUTTER



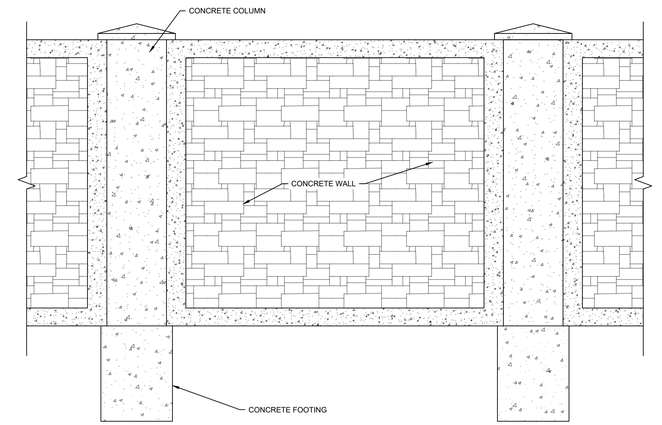
MINOR COLLECTOR 2 LANE STREET - 90' ROW
3400 EAST

2 90' MINOR COLLECTOR 2 LANE STREET (PUBLIC)

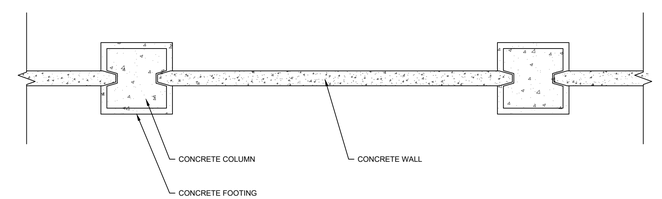


NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

4 ARTERIAL/STREET GRASS SWALE INLET DETAIL



WALL FRONT VIEW



WALL PLAN VIEW

NOTES:
1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

5 6' MASONRY WALL DETAIL

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STATE OF UTAH
DANIEL A. FECHNER
No.11328641-2202
REGISTERED
PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A

SPANISH FORK, UTAH

TYPICAL SECTIONS & DETAILS

REVISIONS
1 -
2 -
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: NTS
DATE: 12/2/2021

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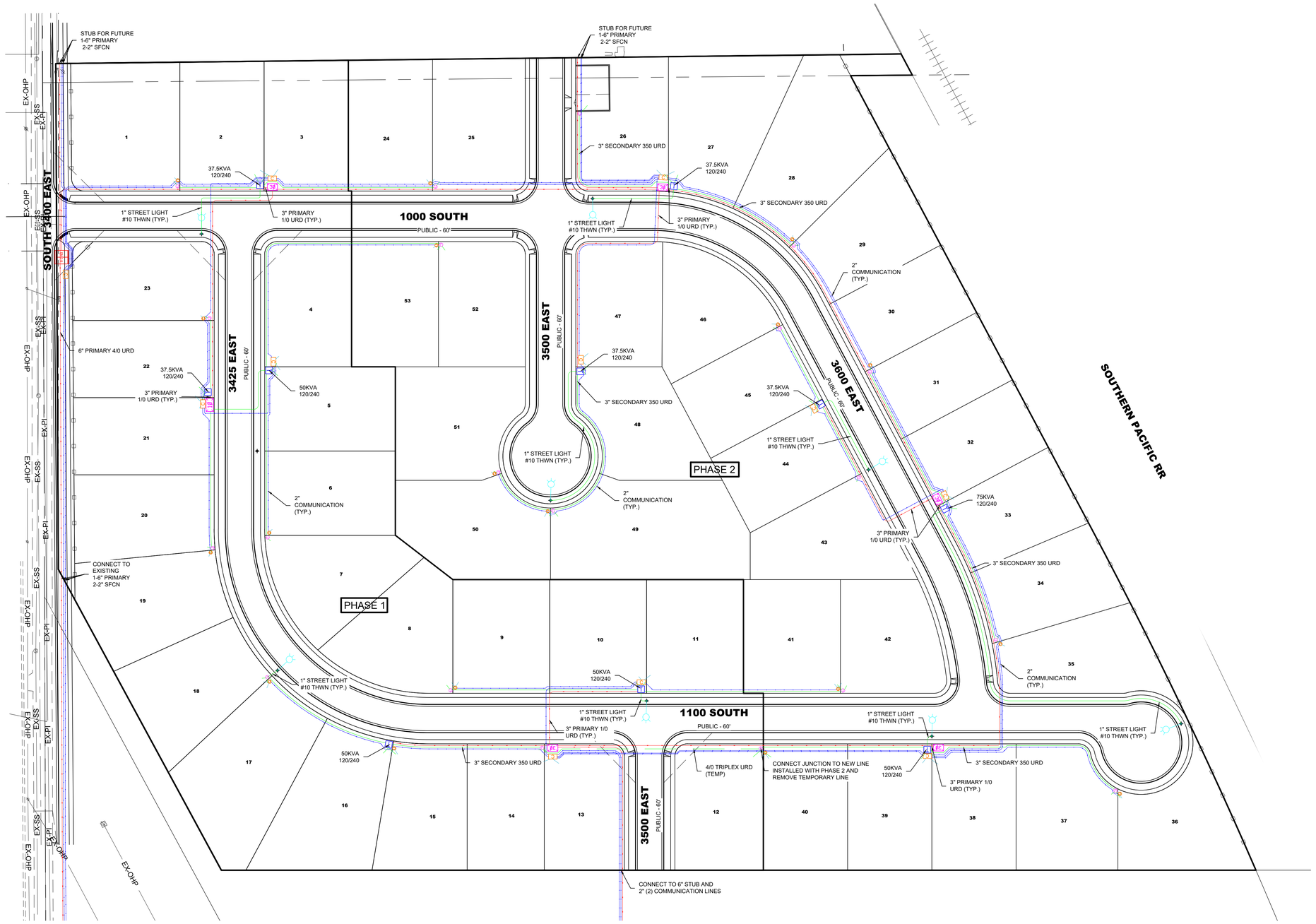
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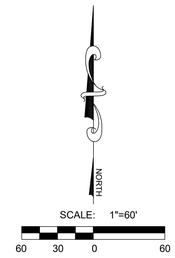
JOHNSON SUBD-OVERALL

A MASTER PLANNED DEVELOPMENT

POWER PLAN

SPANISH FORK, UTAH





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NOT FOR CONSTRUCTION

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT
- SECONDARY ELECTRICAL CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS (1Ø) (3Ø)
- STREETLIGHT
- SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)
- TRANSFORMERS (T) (PAD) (A) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT
- SHADOW CONDUIT
- COMM. SERVICE DROP
- COMMUNICATIONS BOXES (C) SM (C) M (C) LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 2" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.

GENERAL NOTES:
1. DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
2. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:
1. ALL ELECTRICAL AND COMMUNICATION EQUIPMENT NEED TO BE DIVIDED EVENLY ON PROPERTY LINES. THE BOXES SHOULD BE PLACED 18" ON EITHER SIDE OF PROPERTY LINE DURING CONSTRUCTION
2. LEI TAKES NO RESPONSIBILITY FOR POWER DESIGN

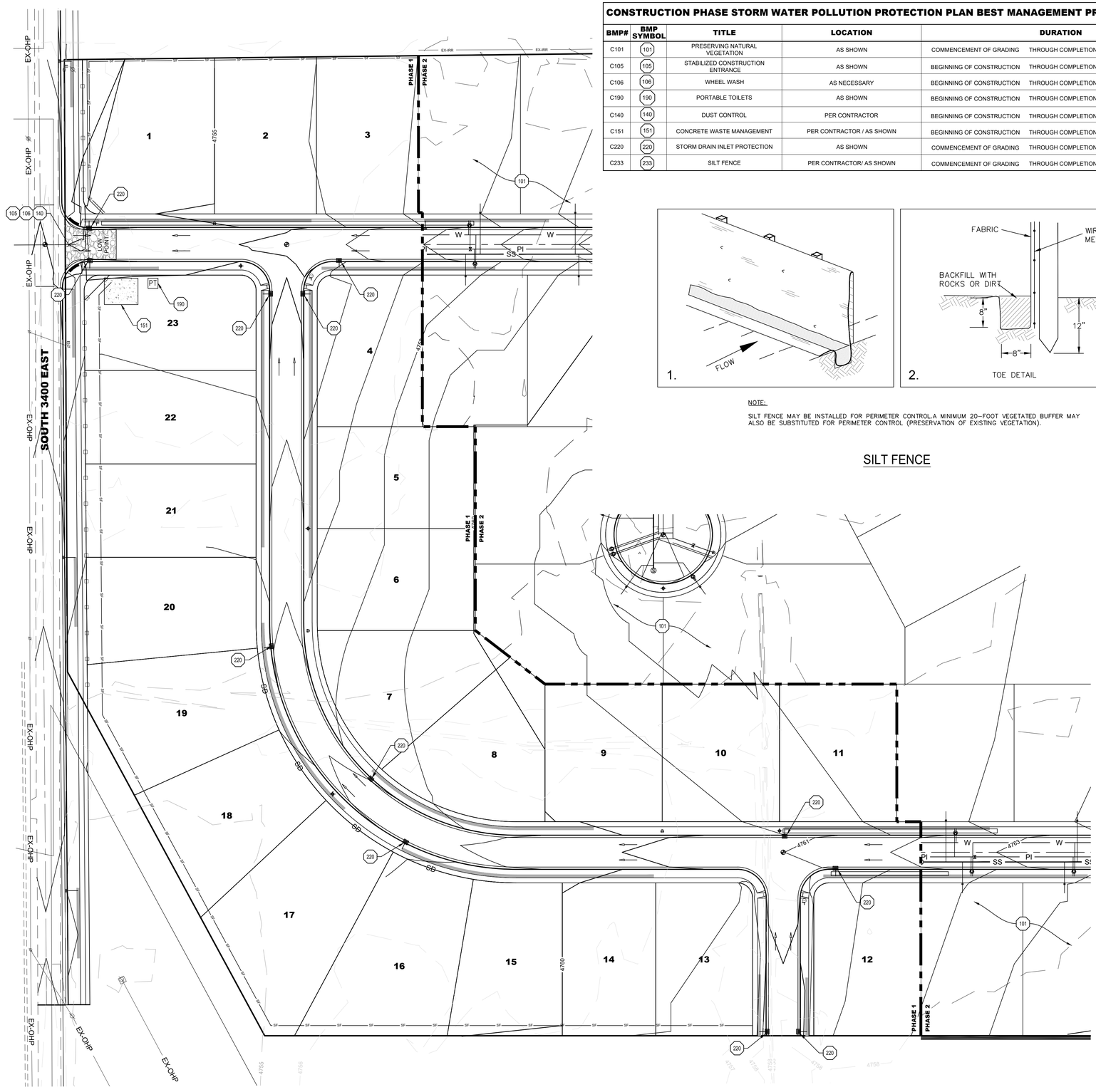
JOHNSON SUBD. OVERALL
SPANISH FORK, UTAH
POWER PLAN

REVISIONS
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LEI PROJECT #: 2021-0034
DRAWN BY: DSE/BJA
DESIGNED BY: DAF
SCALE: 1"=60'
DATE: 12/3/2021

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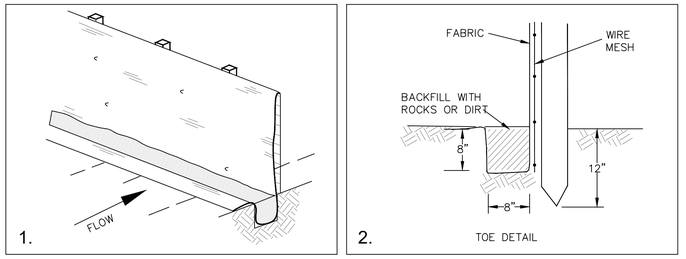
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS

LEGEND

- SITE BOUNDARY
- SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- CONSTRUCTION ENTRANCE
- PT — PORTABLE TOILETS

SCALE: 1" = 50'
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NORTH

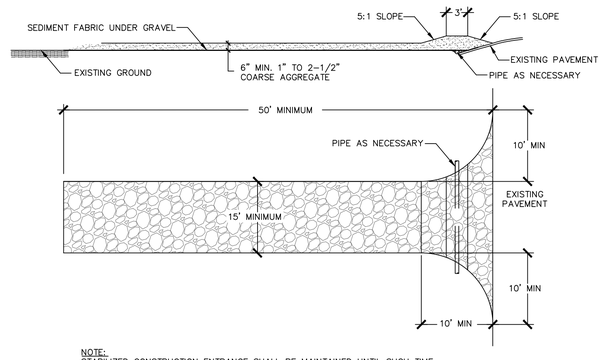


NOTE:
SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.A MINIMUM 20–FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

SILT FENCE

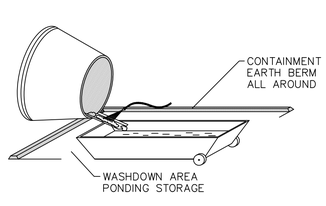
EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

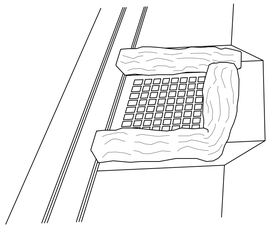


NOTE:
STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED.

STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASTE MANAGEMENT



INLET PROTECTION

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STATE OF UTAH
DANIEL A. FECHNER
No.11328641-2202
REGISTERED
PROFESSIONAL CIVIL ENGINEER

JOHNSON SUBDIVISION - PLAT A
SPANISH FORK, UTAH
EROSION CONTROL PLAN

REVISIONS
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LEI PROJECT #: 2021-0034
DRAWN BY: VS/DSE
DESIGNED BY: DAF/BTG
SCALE: 1" = 50'
DATE: 12/2/2021
SHEET: EC-1

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Memo

To: City Council

From: Chris Thompson, P.E., Public Works Director/City Engineer

Date: December 2021

Re: Septic Tank Regulations Revision (Title 13 and Title 15)

Staff Report

RECOMMENDED ACTION

Approve the revision to Title 13 and Title 15 regarding septic tank regulations.

BACKGROUND

- Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.
- The septic system shall be at least 25 ft from the property line on all sides.
- Parcel may be approved with a septic system sanitary sewer if it is no smaller than one (1) acre if created before January 1, 2000 or five (5) acres if created after January 1, 2000.
- Lot size was found to be discussed in two different ordinances. Removed from Title 13.
- A lien is required instead of a connection because we felt a connection was unenforceable
- If accessible sanitary sewer is within 1,000 ft of the parcel, a septic system will not be approved.

Attached: Summary text displaying changes

13.24.040 Septic Tanks And The Private Disposal Of Wastewater

Except as provided in this Chapter, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater. Where a public sanitary sewer is not available under the provisions of this Chapter, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this Chapter and Section 15.4.16.060 , if approved by the City Engineer.

A. **Permit.** Before commencement of construction of a septic tank or any other private wastewater disposal system, the owner(s) shall first obtain a building permit, which will be approved by the City Engineer.

B. **Inspection.** A permit for a septic tank or any other private wastewater disposal system shall not become effective until the installation is completed to the satisfaction of the City Engineer and the Utah County Health Department. The City shall be allowed to inspect the work at any stage of construction, and, in any event, the applicant for the permit shall notify the City when the work is ready for final inspection, and before any underground portions are covered.

C. **State Regulations.** The type, capacities, location, and layout of a septic tank or any other private wastewater disposal system shall comply with all recommendations of the Department of Public Health and the Department of Water Quality of the State of Utah. A permit from the Utah County Health Department is required prior to filing an application with the City. A permit from the Utah Department of Water Quality may need to be obtained if required.

~~D. **Lot Size.** No permit shall be issued for a septic tank or any other private wastewater disposal system employing subsurface soil absorption facilities where the area of the lot is less than five (5) acres.~~

D. **Outlets.** Septic tanks or any other private wastewater disposal systems shall not be permitted to discharge to any natural outlet.

E. **Maintenance.** The owner(s) of septic tanks or any other private wastewater disposal facilities shall operate and maintain the facilities in a sanitary manner at all times, at no expense to the City.

F. **Water Source Protection Zones.** Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.

G. **Base Rate.** Once an accessible city sanitary sewer system is within 300 feet of a lot, the owner(s) shall begin paying the sewer base rate.

15.4.16.060 ~~Sewage Facilities~~Septic System Sanitary Sewer

~~Five (5) acre p~~Parcels ~~or larger~~ may be approved with a septic system sanitary sewer~~, at the discretion of the Council,~~ when the provisions of section 13.24.040 and the following minimum requirements are met:

1. The owner signs a recordable instrument waiving the right to protest or otherwise object to the creation of a special improvement district to be created for the purpose of providing the City sanitary sewer system.

2. A lien is recorded against the parcel requiring the ~~Including a requirement that the City~~ sanitary sewer system be connected to ~~each~~ the residence at the owner's expense at such time that the City sanitary sewer system is within ~~500~~ 300 feet of the lot ~~line at the owner's expense~~.

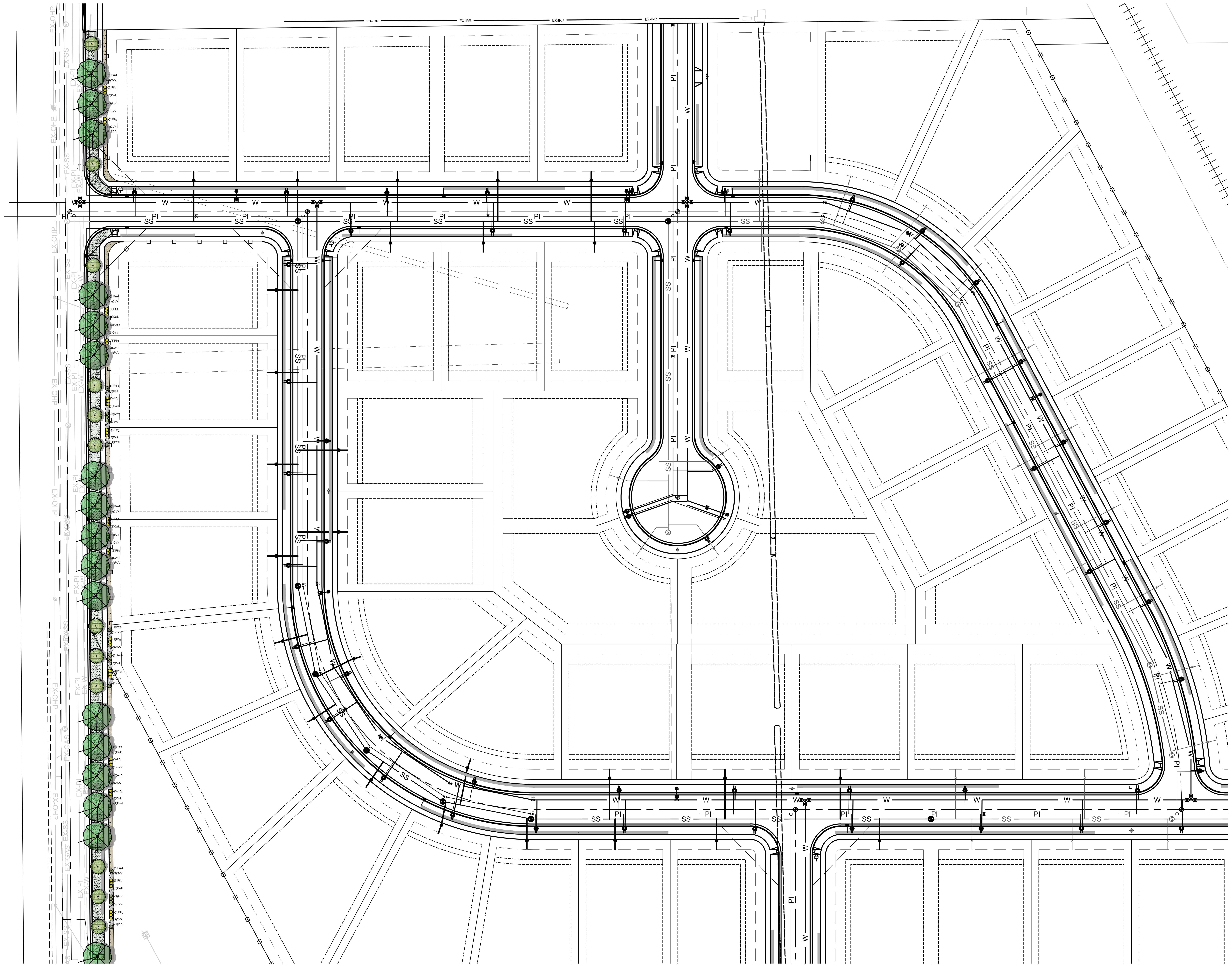
2. The septic system sanitary sewer meets all requirements of Federal, State, County or municipal law and regulations at the time of installation.

3. No more than one building containing a septic system sanitary sewer may be constructed on each lot.

4. The septic system shall be at least 25 ft from the property line on all sides.

5. Parcel is no smaller than one (1) acre if created on or before January 1, 2000 or five (5) acres if created after January 1, 2000.

6. Accessible city sanitary sewer is not within 1,000 feet of the lot.



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PC'G	12	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	B & B	2"Cal
	ZS'G	17	Zelkova serrata `Green Vase` Green Vase Zelkova	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'H	21	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	5 gal
	PO'D	14	Physocarpus opulifolius First Editions `Donna May` Little Devil Ninebark	5 gal
	PF'G	42	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	84	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal

SITE MATERIALS LEGEND

	SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4`) DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	9,001 sf
	1-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,295 sf
	1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	697 lf

ISSUE DATE: 11/22/2021

PROJECT NUMBER: UT21150

NO.	REVISION	DATE
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
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0' 30' 60' 120' 240'
GRAPHIC SCALE: 1" = 60'

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SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/22/2019
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

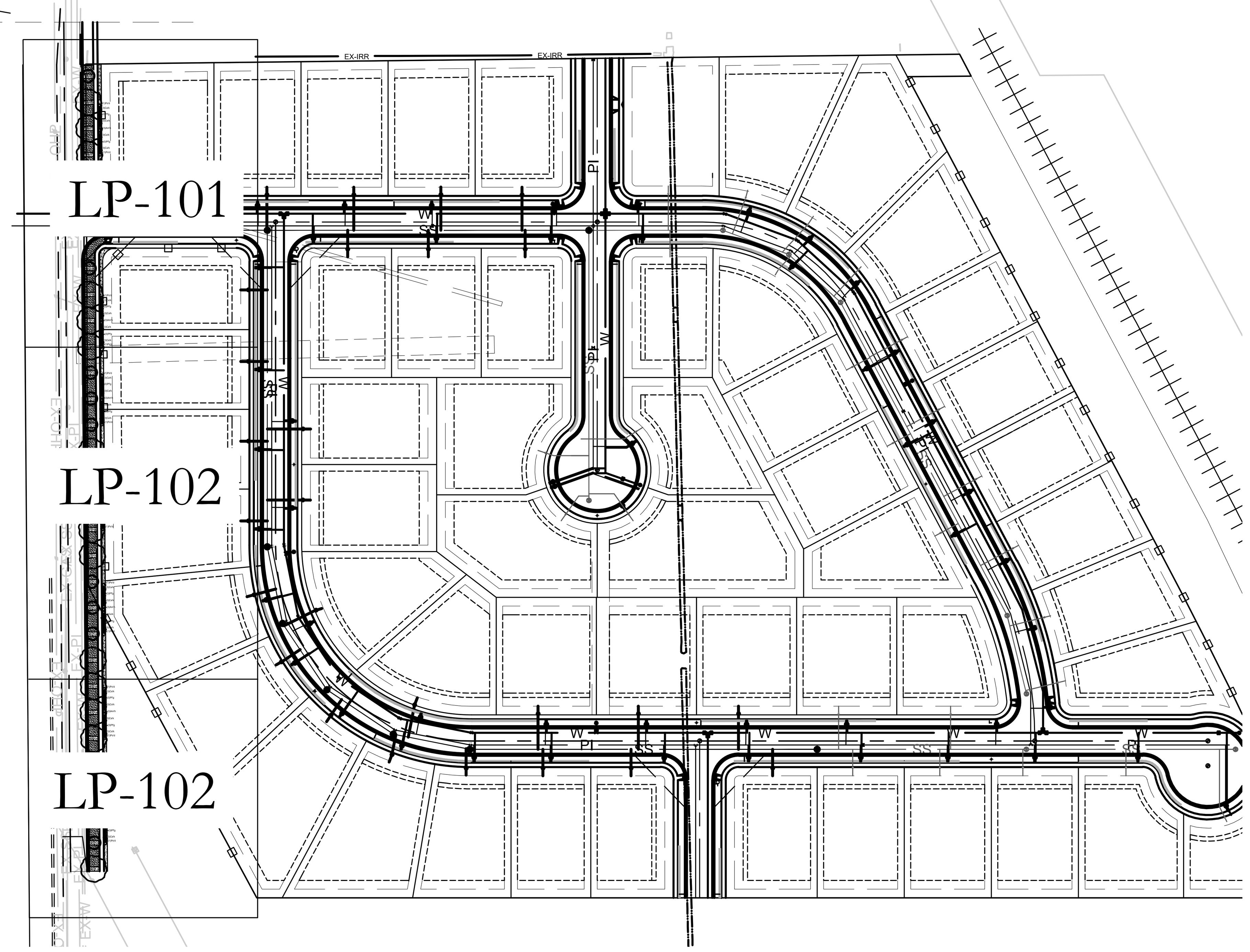
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL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

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

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



PLANT LEGEND

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SHEET INDEX

LP-101
LP-102
LP-102

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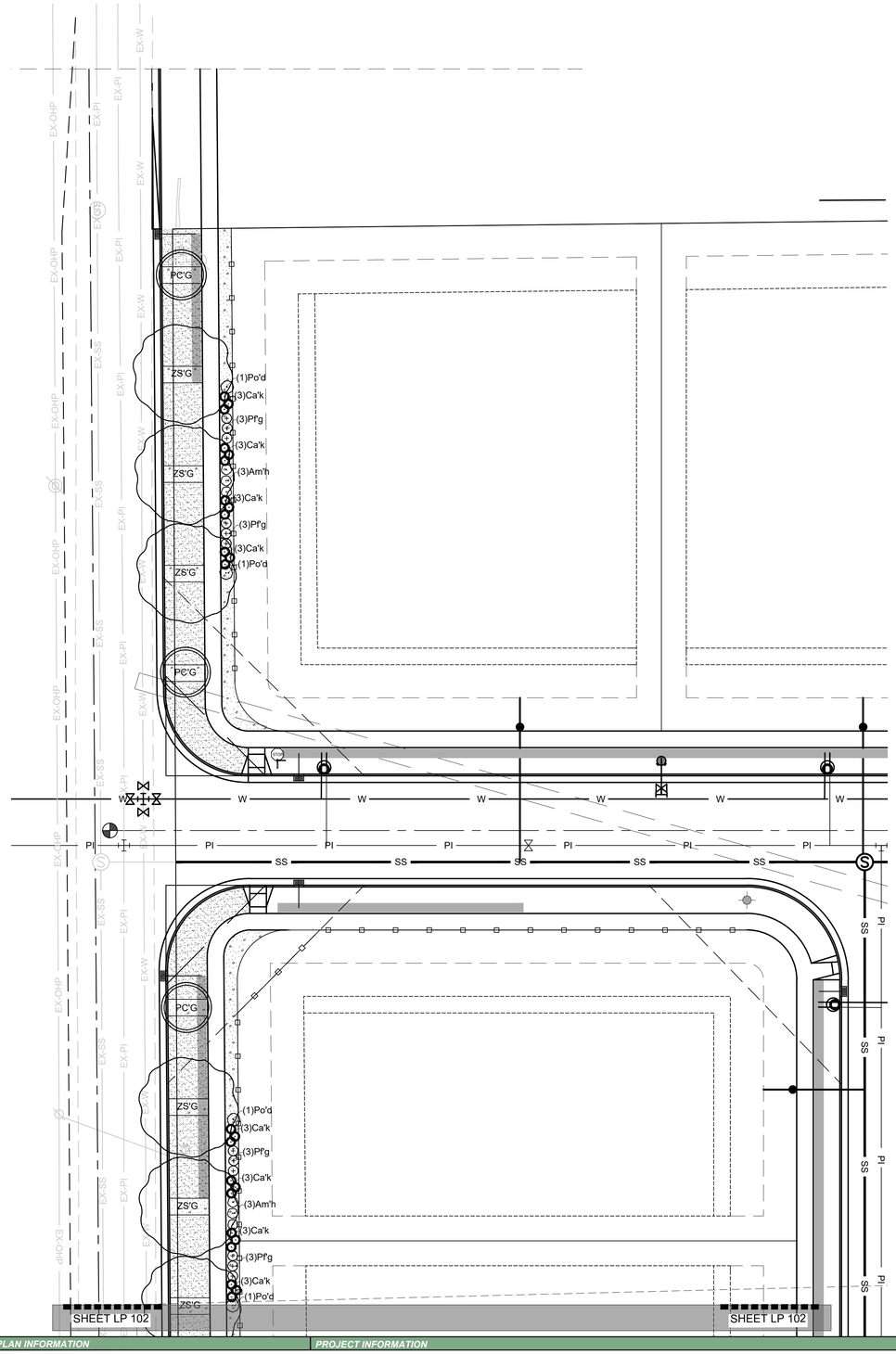
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/22/2019
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



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SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	9,001 sf
L-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	5,295 sf
L-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	697 lf

ISSUE DATE	PROJECT NUMBER
11/22/2021	UT21150

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

FIELDSTONE HOMES
ATT: ROBERT LUSK
801-218-1592
ROBERTL@FIELDSTONEHOMES.COM

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
www.lei-eng.com

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

LICENSED LANDSCAPE ARCHITECT
JESSE JAY ANDWORTH
8128121-5301
11/22/2019
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/22/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101

SHEET LP 101

SHEET LP 101

MATCHLINE A

MATCHLINE A

ZS'G

PC'G

(1)Po'd
(3)Ca'k
(3)Pf'g
(3)Ca'k
(3)Am'h
(3)Ca'k
(3)Pf'g
(3)Ca'k
(1)Po'd

SS

PI

EX-OHP

EX-PI

EX-W

EX-SS

EX-GAS

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
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N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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ROBERTL@FIELDSTONEHOMES.COM

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LICENSE STAMP

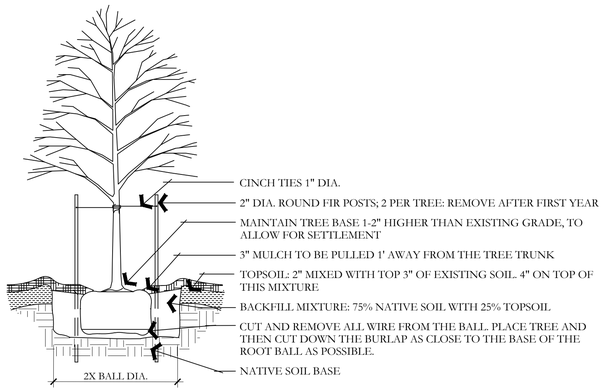
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
8172810-5301
11/22/2019
ELECTRONIC

DRAWING INFO	
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DRAWN:	ACP
CHECKED:	JMA
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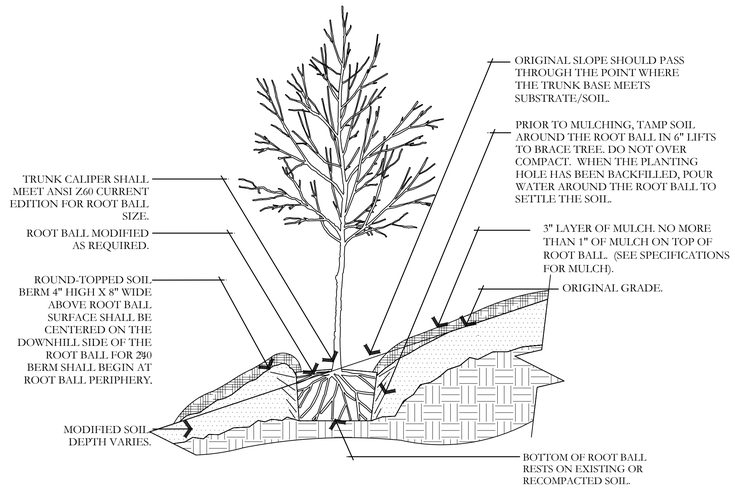
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

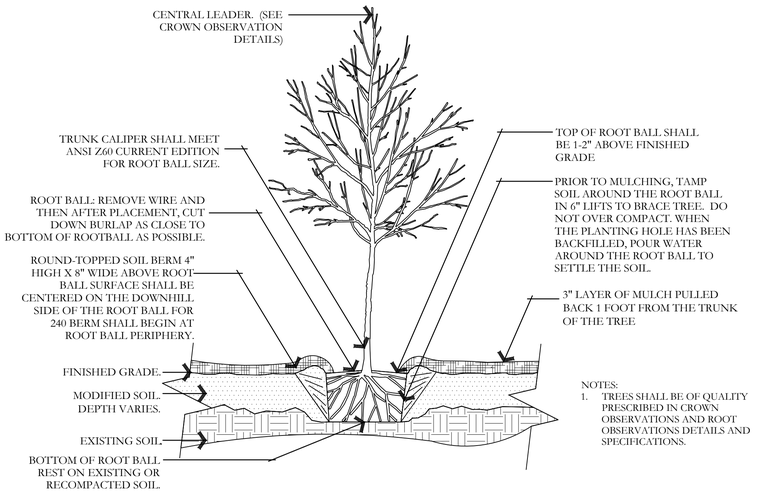
LP-102



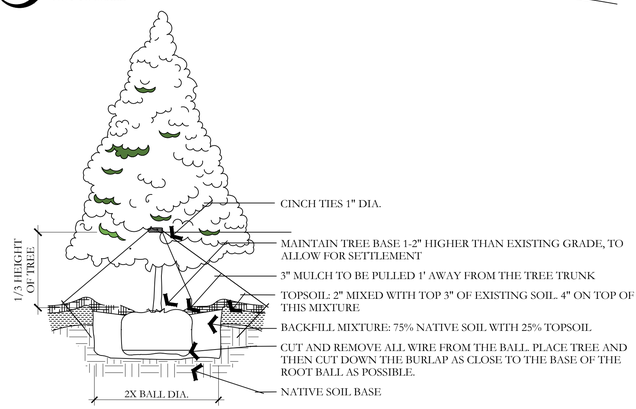
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



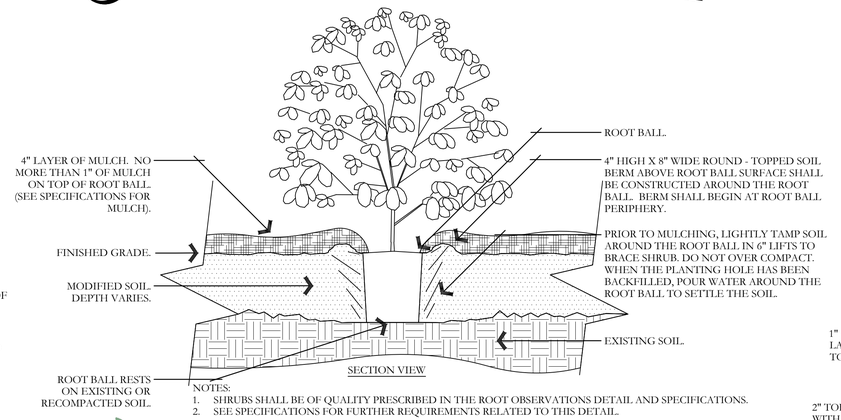
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



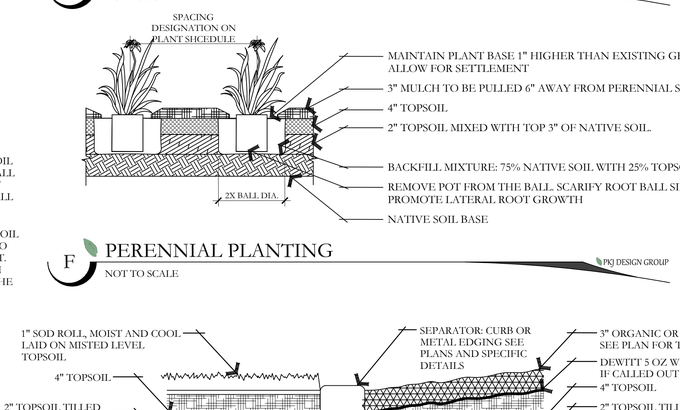
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP



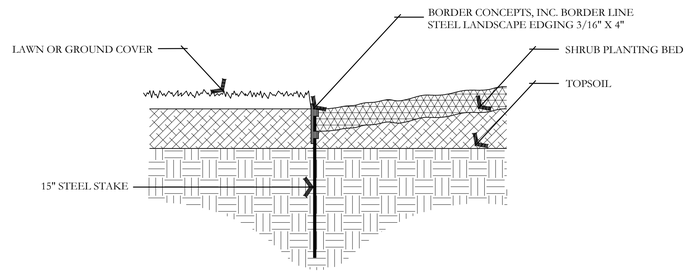
D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



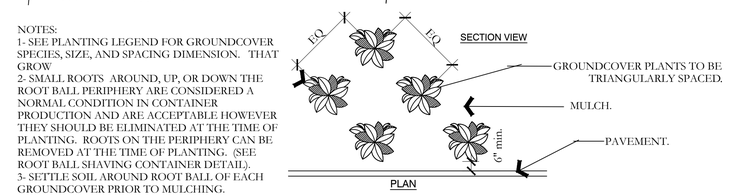
E SHRUB - MODIFIED SOIL
NOT TO SCALE
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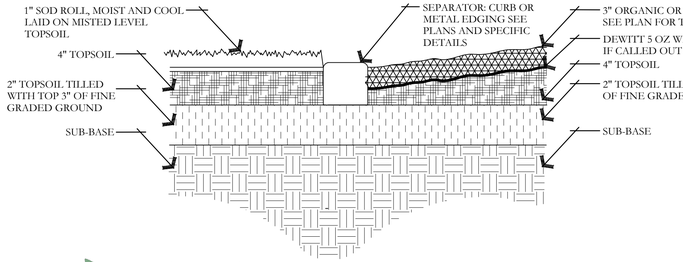
F PERENNIAL PLANTING
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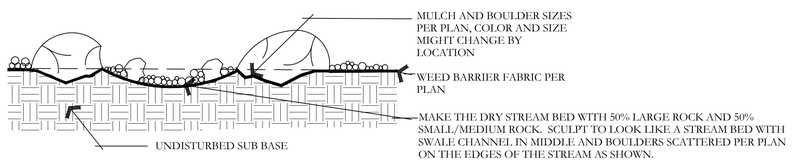
G METAL EDGING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE
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J BOULDER AND DRY STREAM BED DETAIL
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PLAN INFORMATION

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

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LICENSE STAMP

COMMONWEALTH OF UTAH LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/22/2019
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	11/22/2021

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501

JOHNSON SUBDIVISION

SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

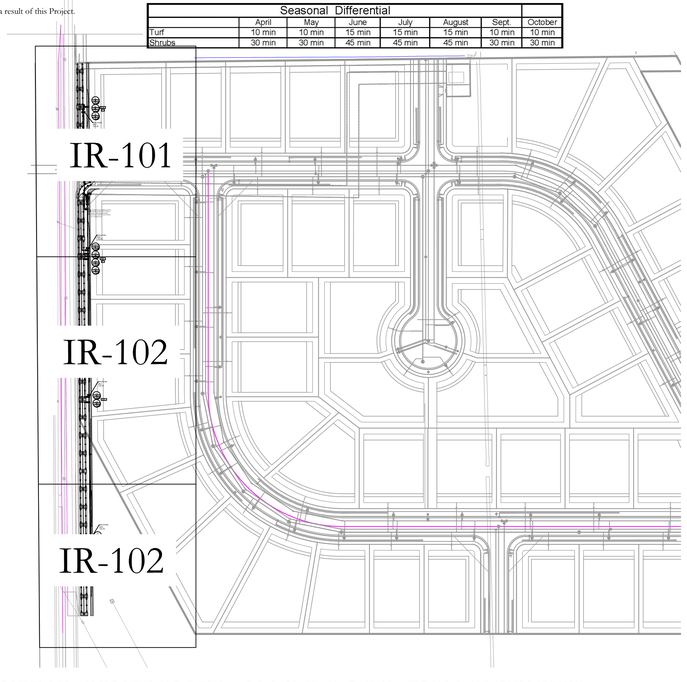
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



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

ISSUE DATE: 11/22/2021

PROJECT NUMBER: UT21150

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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

N

0' 60' 120' 240' 480'

GRAPHIC SCALE: 1" = 120'

PROJECT INFORMATION

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

FIELDSTONE HOMES
ATT: ROBERT LUSK
801-218-1592
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LEI-ENGINEERING
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8129727-5301
11/22/2021
ELECTRONIC SEAL
STATE OF UTAH

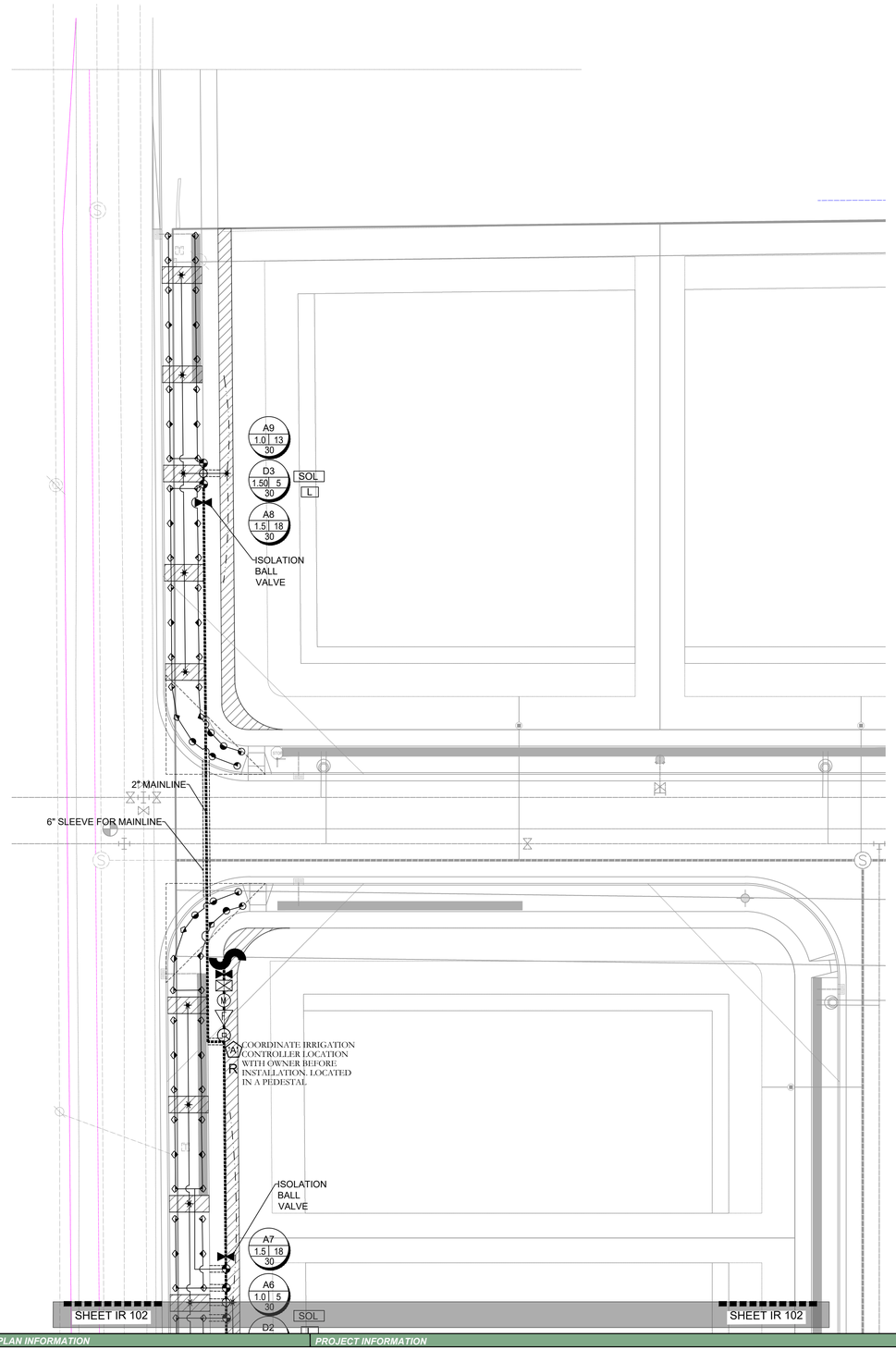
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

IRRIGATION PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5004+PCR SERIES W/ MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT (BLACK 3/4" POLY PIPE) IN MAINLINE TRECNCH FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

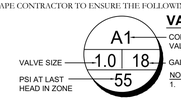
TYPE	PART NUMBER	EMITTER FLOW		
XFS DRIPLINE	XFS-CV-09-18	.9 GPH		
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM		
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER	23	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

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

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



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

ISSUE DATE: 11/22/2021

PROJECT NUMBER: UT21150

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

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

N

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

PROJECT INFORMATION

JOHNSON SUBDIVISION
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

FIELDSTONE HOMES
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801-218-1592
ROBERTL@FIELDSTONEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

LEI-ENGINEERING
3302 N. Main Street
Spanish Fork, Ut. 84660
801-798-0555 ext. 226
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PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
812917-5301
11/22/2021
ELECTRONIC SIGNATURE
STATE OF UTAH

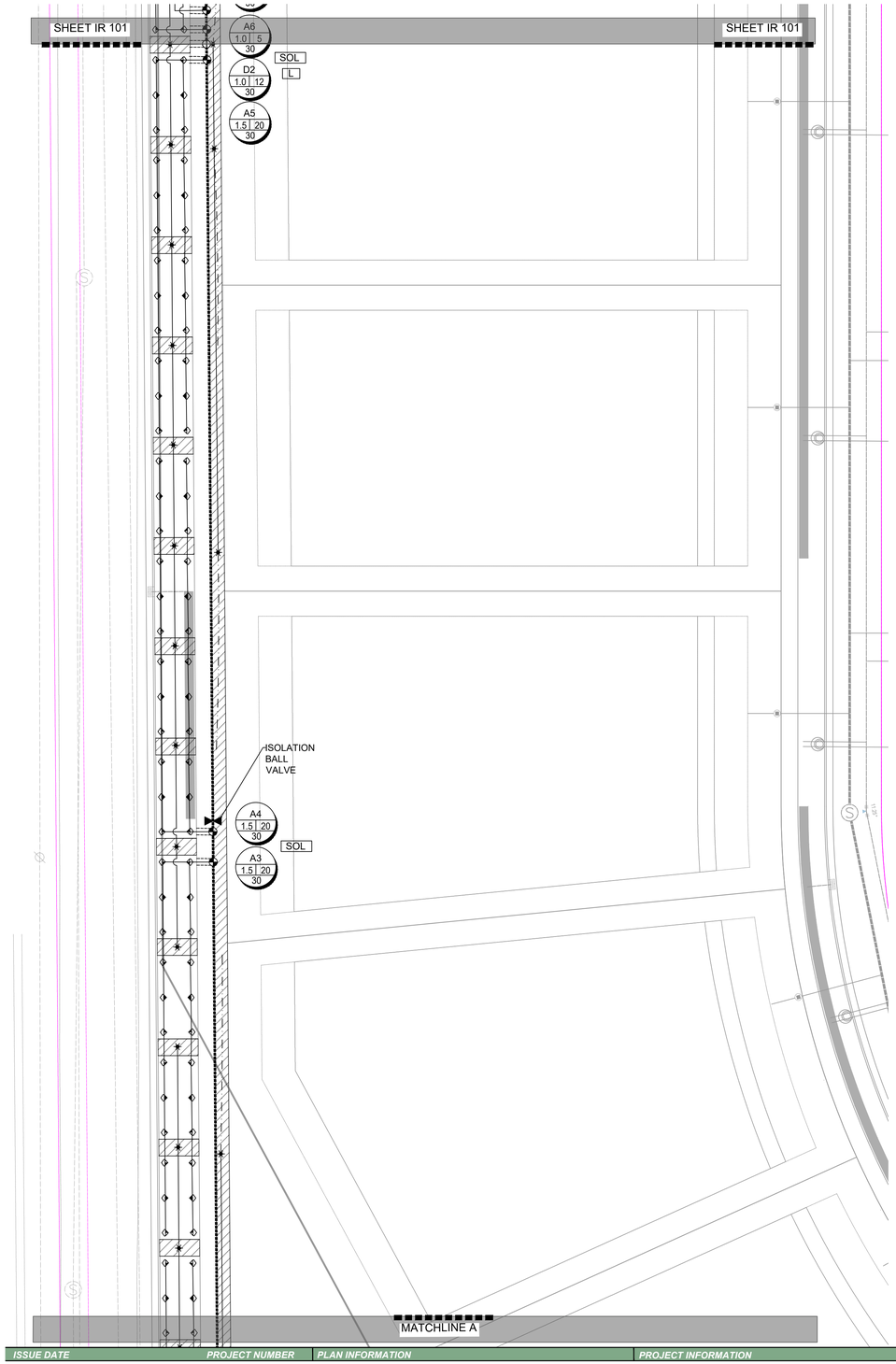
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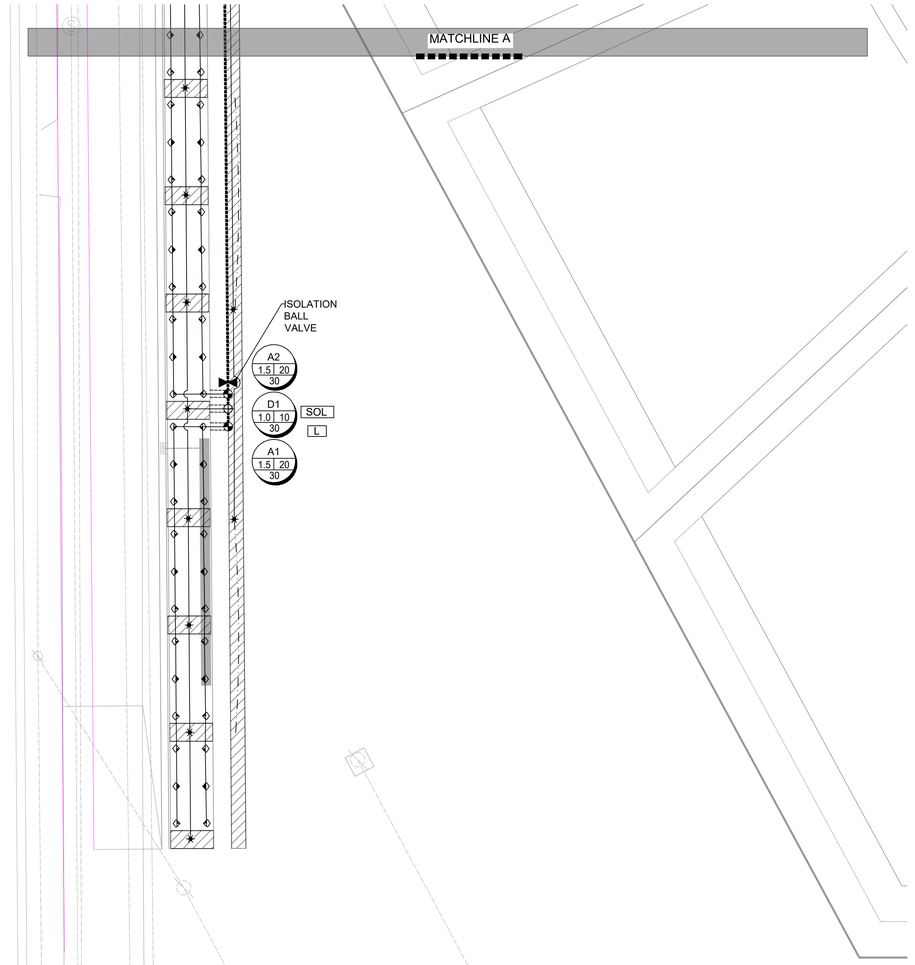
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101





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

11/22/2021 UT21150

NO.	REVISION	DATE
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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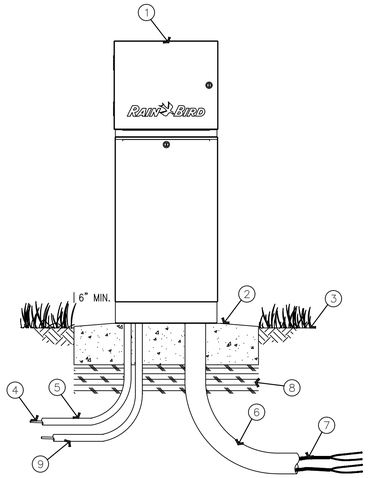
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW TH
812812-5301
11/22/2021
ELECTRONIC SIG.
STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-102



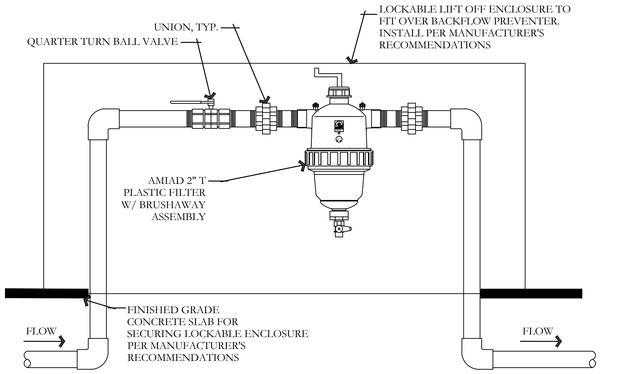
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDISTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD. 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

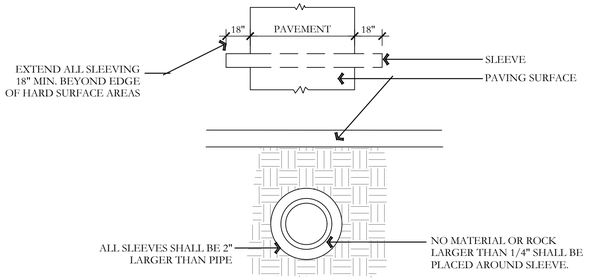
KEY SPECIFICATIONS

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

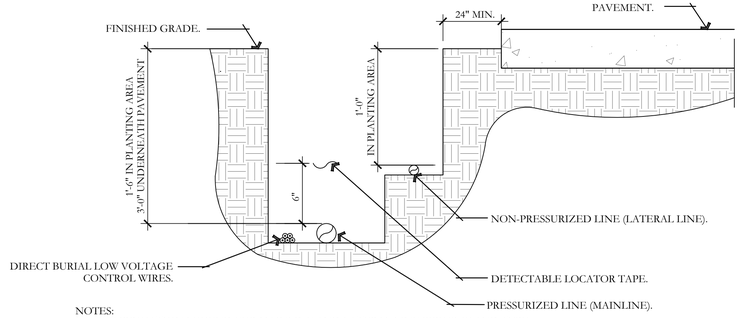
A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP



B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

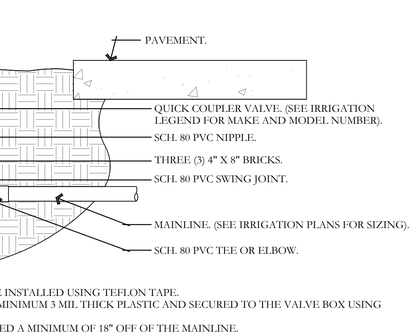


D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



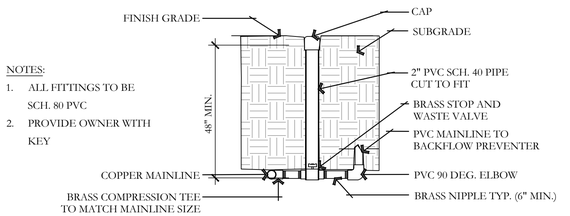
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



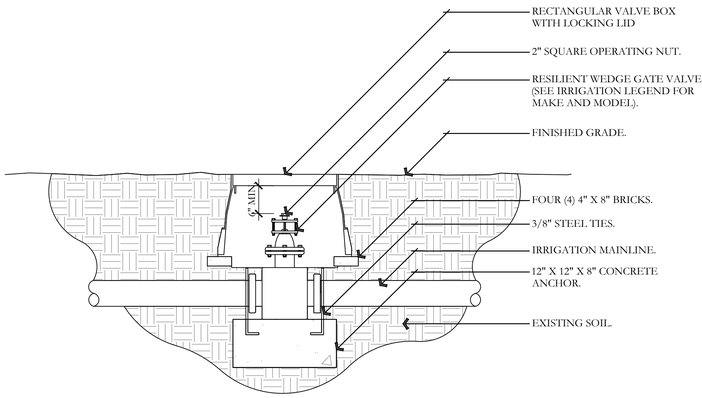
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



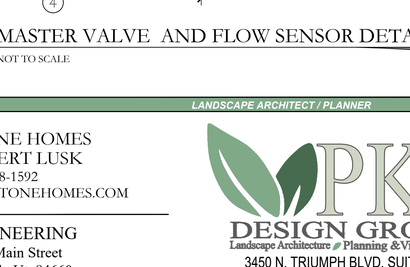
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

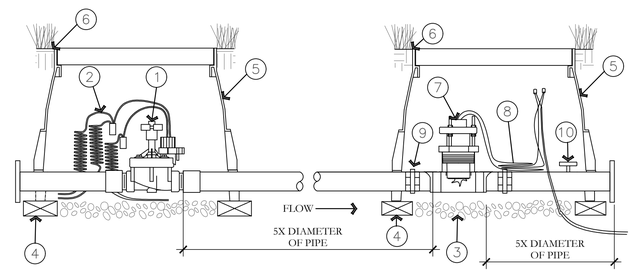
C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE: 11/22/2021
PROJECT NUMBER: UT21150

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1	XXXX	XX-XX-XX
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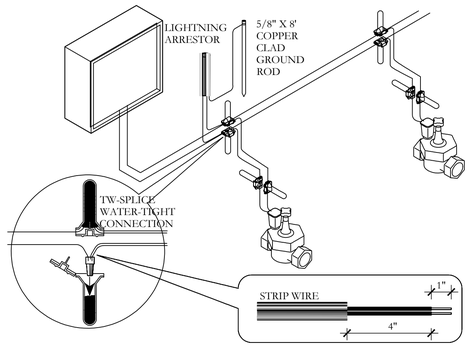
LICENSE STAMP: LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128124-5301 — 11/22/2021 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

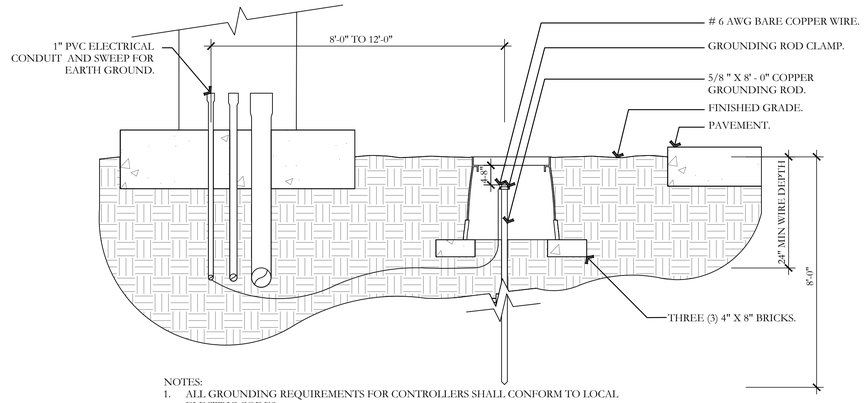
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

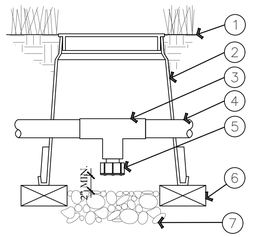


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

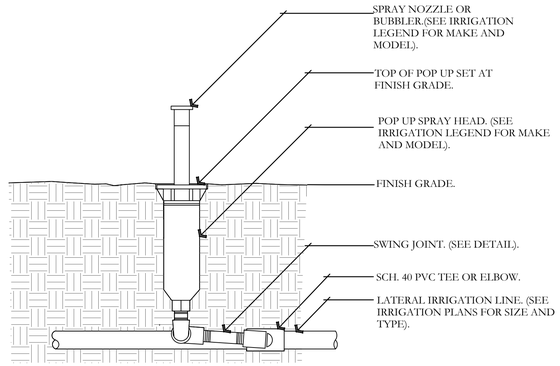


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

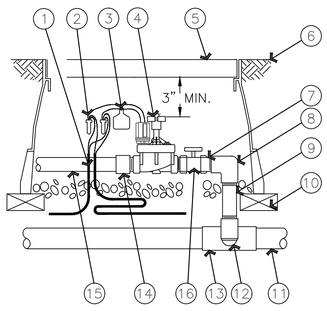


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

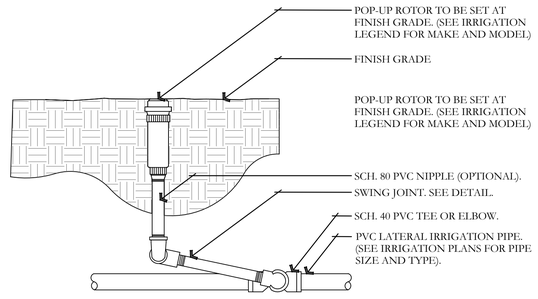


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL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

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

NOT TO SCALE

PKJ DESIGN GROUP



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

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE: 11/22/2021

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PLAN INFORMATION

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
11/22/2021
ELECTRONIC SEAL
STATE OF UTAH

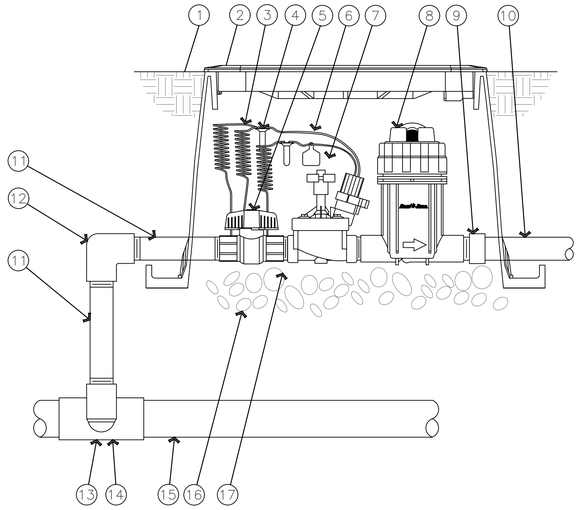
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 11/22/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502

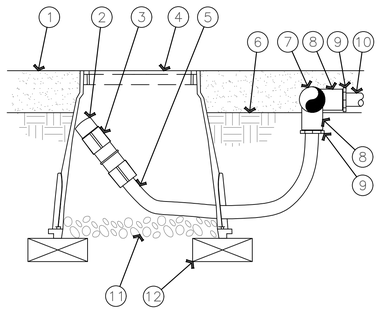


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE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

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



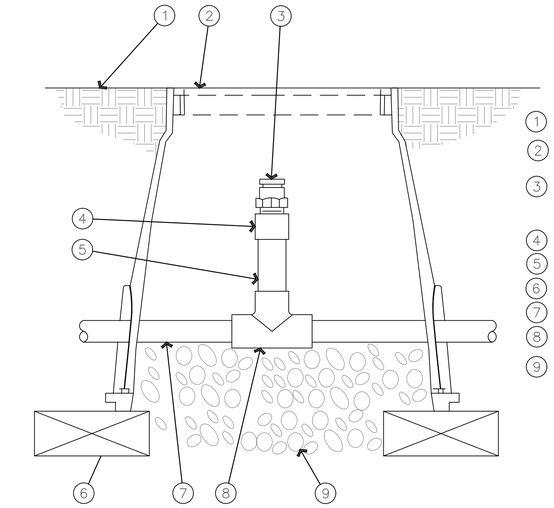
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

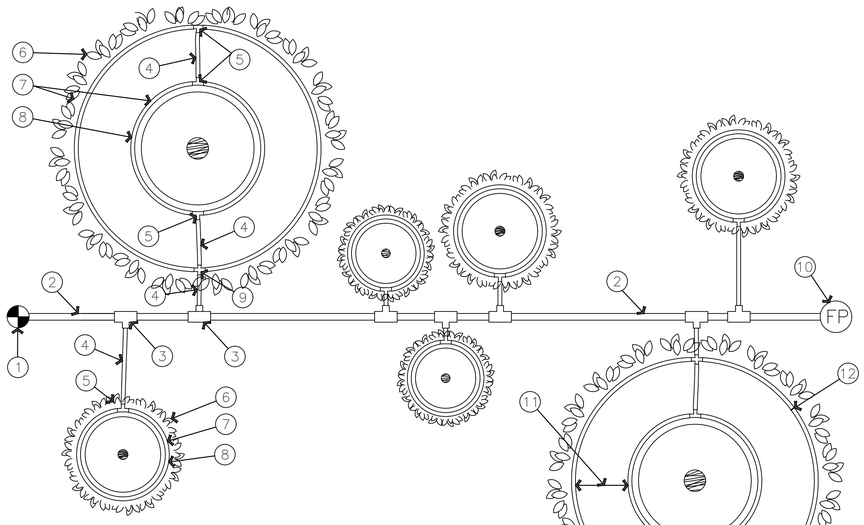


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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

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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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PROJECT NUMBER UT21150

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8728121-5301
11/22/2021
ELECTRONIC SEAL
STATE OF UTAH

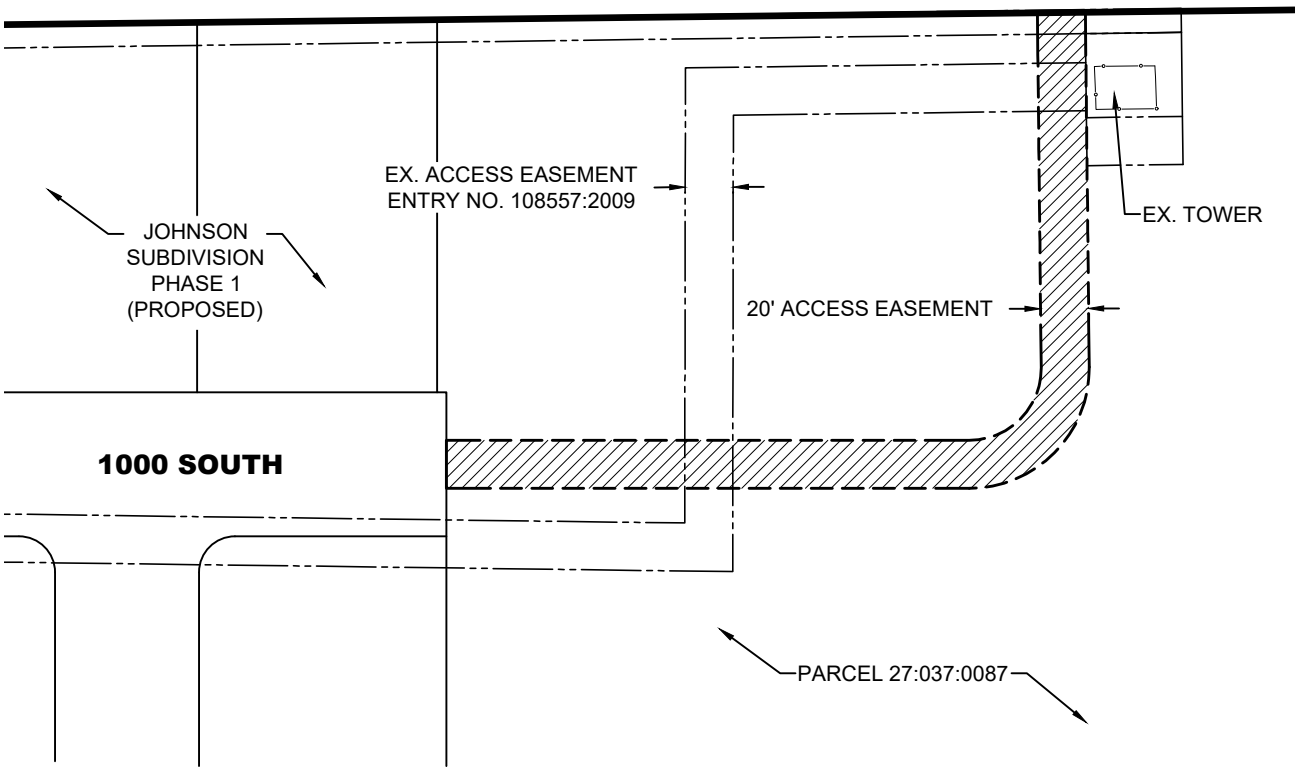
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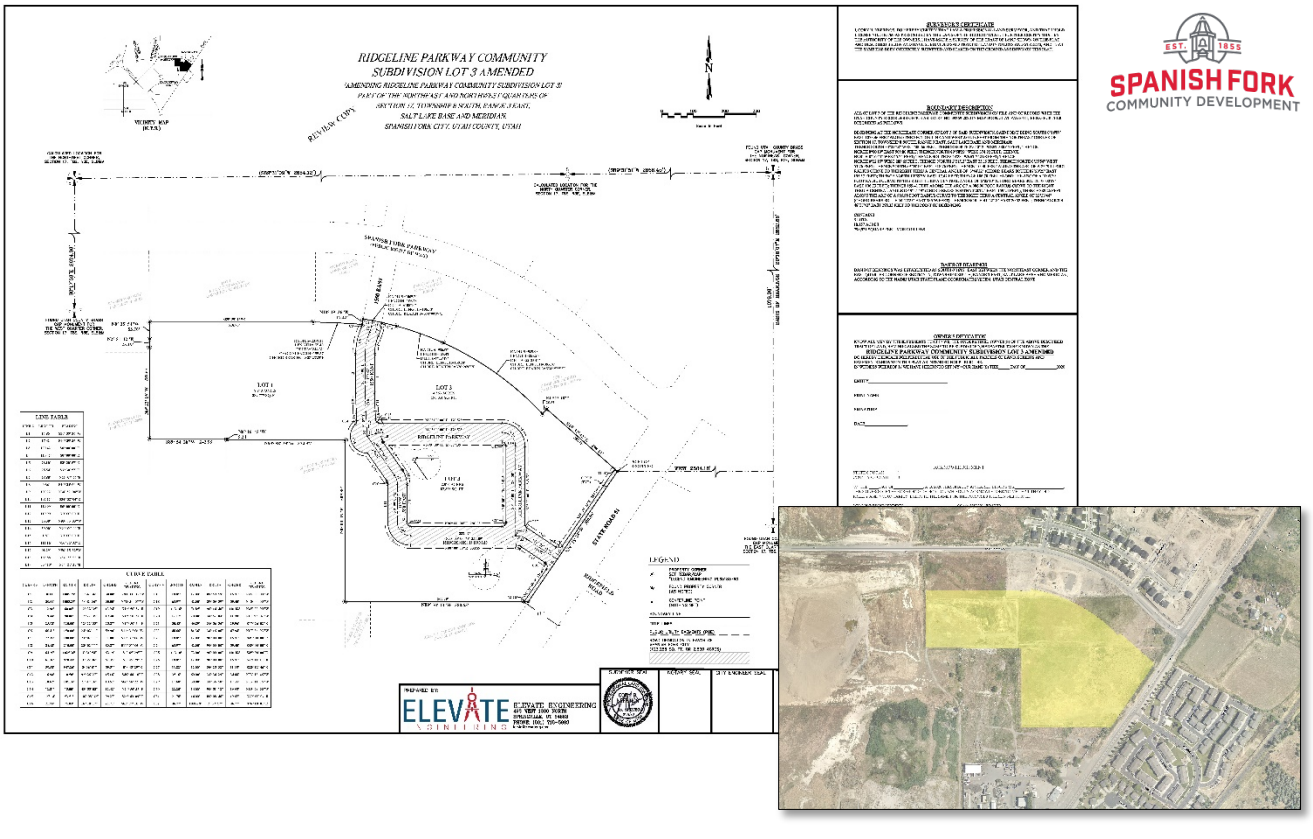
PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



20' ACCESS EASEMENT EXHIBIT

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Ridgeline Parkway Community Subdivision, Lot 3 Amended, Final Plat Approval Request

January 5, 2022, Development Review Committee Meeting.

Located at 1311 North SR-51, including 18.16 acres.

The subject property is zoned R-4.

The applicant has requested that a Final Plat of three (3) lots be approved.

Recommendation

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

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

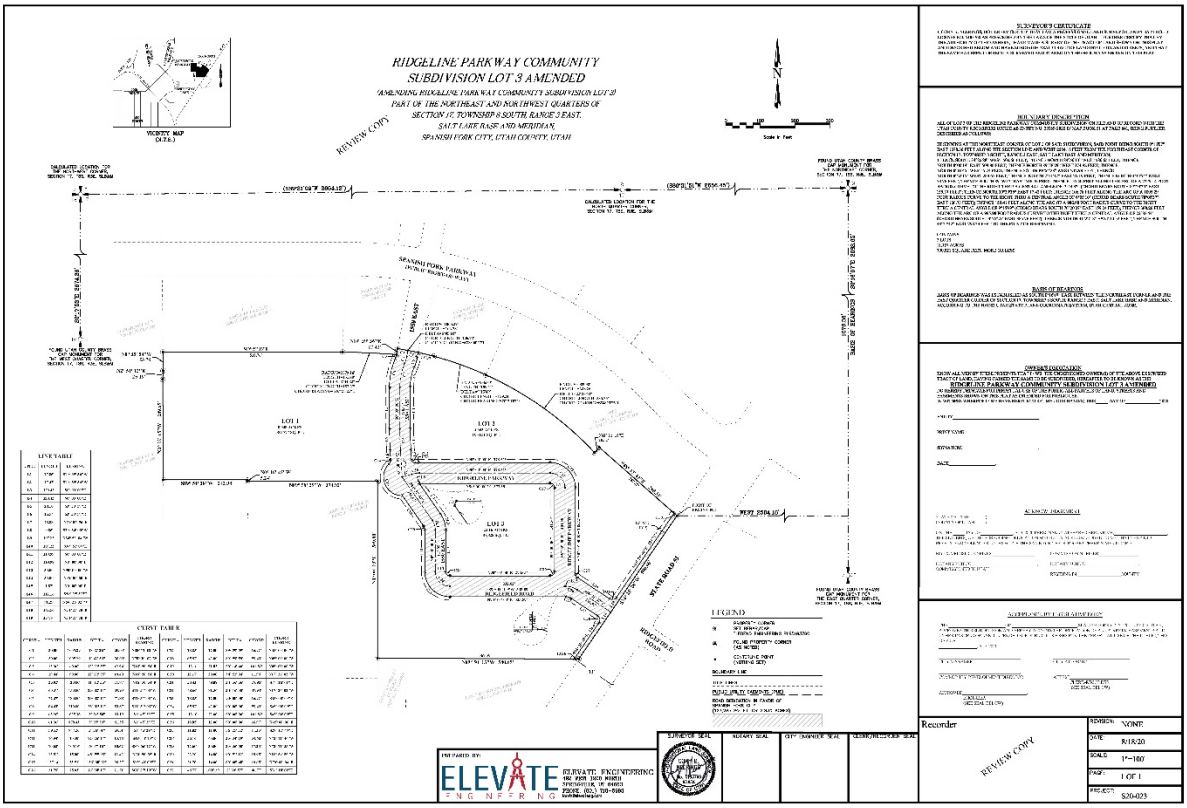
1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.

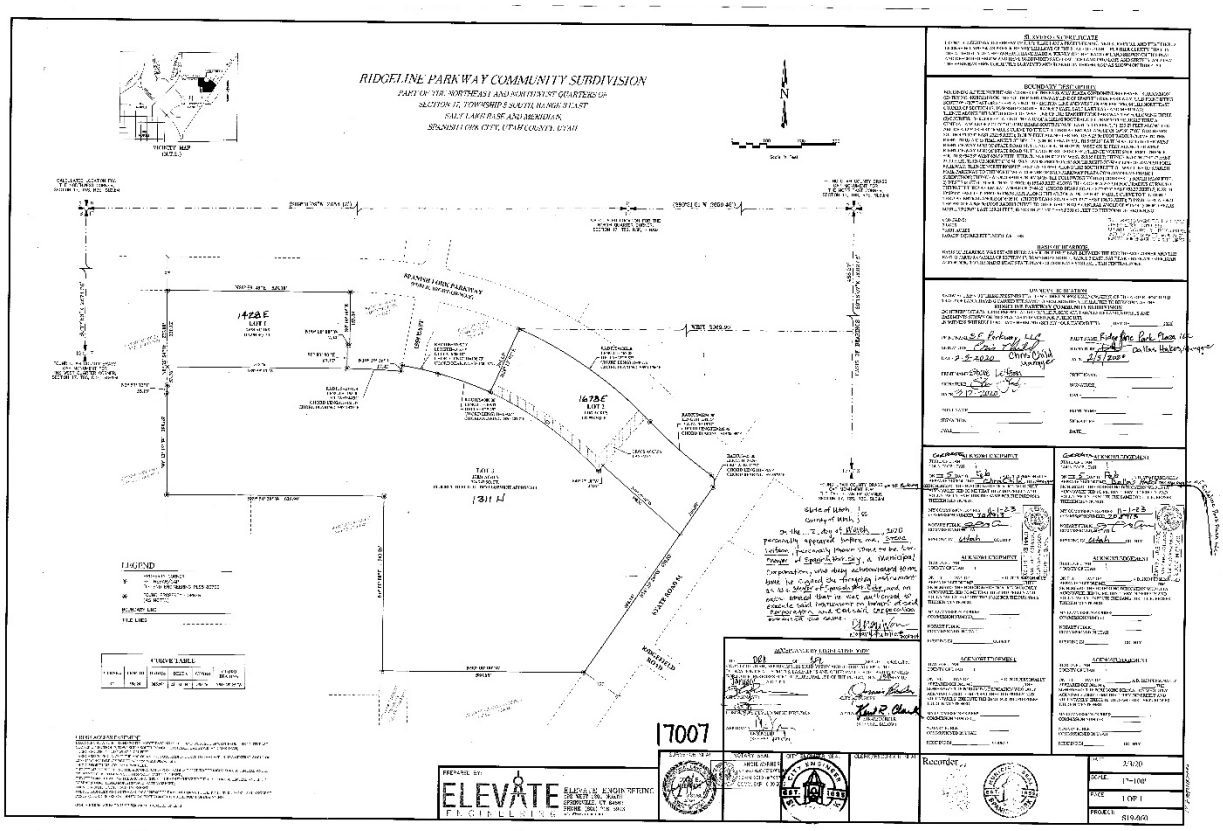
Key Issues

1. SWPPP.
2. Power.

Exhibits

1. Proposed Final Plat.
2. Existing Plat.

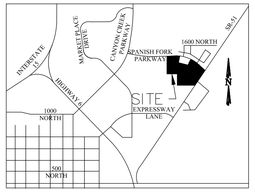

RIDGELINE PARKWAY COMMUNITY
SUBDIVISION LOT 3 AMENDED
AMENDING RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3
PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF
SECTION 17, TOWNSHIP 9 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY, UTAH
REVIEW COPY
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
BASIS OF BEARINGS
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACKNOWLEDGMENT
LEGEND
LOT 1
LOT 2
LOT 3
LINE TABLE
CURVE TABLE
PREPARED BY:
ELEVATE ENGINEERING
SURVEYOR SEAL
NOTARY SEAL
CITY ENGINEER SEAL
CLERK/RECORDER SEAL
Recorder
REVIEW COPY
REVISION: NONE
DATE: 8/18/20
SCALE: 1"=100'
PAGE: 1 OF 1
PROJECT: S20-023


RIDGELINE PARKWAY COMMUNITY SUBDIVISION
PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY, UTAH
VICINITY MAP
1428 E
LOT 1
1678 E
LOT 2
1311 N
LEGEND
CURVE TABLE
17007
PREPARED BY:
ELEVATE
ENGINEERING
Recorder
DATE 3/1/20
SCALE 1"=100'
PAGE 1 OF 1
PROJECT 519.600

RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3 AMENDED

(AMENDING RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3)
PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY, UTAH

REVIEW COPY



VICINITY MAP
(N.T.S.)

N

0 100 200 300
Scale in Feet

CALCULATED LOCATION FOR THE NORTHWEST CORNER, SECTION 17, T8S, R3E, SLB&M

(S89°31'09"W 2654.12')

CALCULATED LOCATION FOR THE NORTH QUARTER CORNER, SECTION 17, T8S, R3E, SLB&M

(S89°31'51"W 2656.45')

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE NORTHEAST CORNER, SECTION 17, T8S, R3E, SLB&M

S0°17'53"E 2674.36'

S0°16'07"E 2682.65'

1078.36' BASIS OF BEARINGS

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 17, T8S, R3E, SLB&M

SPANISH FORK PARKWAY
(PUBLIC RIGHT-OF-WAY)

PARKWAY PLAZA CONDOMINIUMS PHASE 1

LOT 1 RIDGELINE PARKWAY COMMUNITY SUBDIVISION

SPANISH FORK CITY PARCEL 27-010-0103

N0° 35' 54"W 53.76'

N2° 51' 12"E 25.19'

S89° 59' 13"E 518.76'

N10° 39' 36"E 17.42'

1550 EAST

RADIUS=1005.29'
LENGTH=106.78'
DELTA=6°05'10"
CHORD LENGTH=106.73'
CHORD BEARING=S78°00'37"E

RADIUS=2379.14'
LENGTH=155.40'
DELTA=3°44'32"
CHORD LENGTH=155.37'
CHORD BEARING=S87°23'25"E

RADIUS=986.00'
LENGTH=159.41'
DELTA=9°15'49"
CHORD LENGTH=159.24'
CHORD BEARING=S70°20'07"E

RADIUS=985.98'
LENGTH=388.26'
DELTA=22°33'44"
CHORD LENGTH=385.76'
CHORD BEARING=S54°25'25"E

N41° 22' 18"E 20.52'

S48° 37' 42"E 287.32'

298.33'

POINT OF BEGINNING

WEST 2504.18'

11.01'

10' PUE (TYP)

S34° 25' 28"W 394.79'

S34° 25' 28"W 500.66'

STATE ROAD 51

RIDGEFIELD ROAD

17 | 18

FOUND UTAH COUNTY BRASS CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 17, T8S, R3E, SLB&M

LOT 1
8.948 ACRES
389,777 SQ. FT.

LOT 2
4.363 ACRES
190,031 SQ. FT.

LOT 3
2.016 ACRES
87,828 SQ. FT.

RIDGELINE PARKWAY

N90° 00' 00"E 378.52'

N90° 00' 00"E 377.39'

EAST 377.39'

N0° 00' 00"E 242.50'

S0° 00' 00"E 284.50'

N0° 00' 00"E 248.72'

N0° 00' 00"E 509.80'

N0° 00' 19"E 289.65'

N0° 22' 15"W 289.65'

N0° 16' 45"W 5.24'

S89° 54' 28"W 242.98'

N89° 58' 29"W 374.92'

S34° 25' 28"W 107.22'

N90° 00' 00"E 117.99'

1550 EAST

N90° 00' 00"E 290.03'

332.02'
S90° 00' 00"W 333.89'

RIDGEFIELD ROAD

N90° 00' 00"E 333.89'

S56° 35' 32"E 116.52'

13.26'

567.39'
N89° 50' 13"W 580.65'

131'

SCOTT & TORI MILLER PARCEL 27-010-0001

SPANISH FORK CITY PARCEL 27-010-0099

ALDON & CAROLYN ANDERSON PARCEL 27-010-0016

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.86'	S10° 39' 36"W
L2	17.42'	S10° 39' 36"W
L3	120.42'	S0° 00' 00"E
L4	120.42'	S0° 00' 00"E
L5	28.10'	S3° 30' 57"E
L6	25.54'	S3° 30' 57"E
L7	28.88'	N73° 07' 56"E
L8	0.86'	S20° 34' 00"W
L9	107.22'	N34° 52' 04"W
L10	107.22'	S34° 52' 04"E
L11	119.99'	S0° 00' 00"E
L12	119.99'	N0° 00' 00"E
L13	30.00'	N90° 00' 00"W
L14	30.00'	N90° 00' 00"E
L15	1.87'	N0° 00' 00"E
L16	112.16'	S56° 25' 32"E
L17	91.29'	N56° 25' 32"W
L18	163.56'	N34° 25' 28"E
L19	337.10'	N34° 25' 28"E

CURVE TABLE											
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	30.00'	1005.29'	1° 42' 36"	30.00'	N80° 11' 03"W	C17	18.85'	12.00'	89° 59' 59"	16.97'	N45° 00' 00"W
C2	30.00'	1005.29'	1° 42' 36"	30.00'	N78° 30' 07"W	C18	65.97'	42.00'	89° 59' 59"	59.40'	N45° 00' 00"W
C3	12.96'	60.00'	12° 22' 35"	12.94'	N16° 50' 54"E	C19	113.16'	71.85'	90° 14' 40"	101.82'	N45° 00' 00"W
C4	19.44'	90.00'	12° 22' 35"	19.40'	N16° 50' 54"E	C20	12.17'	20.00'	34° 52' 04"	11.98'	N17° 26' 02"W
C5	25.92'	120.00'	12° 22' 35"	25.87'	N16° 50' 54"E	C21	30.43'	49.89'	34° 56' 56"	29.96'	S17° 26' 02"E
C6	60.31'	150.00'	23° 02' 11"	59.90'	S11° 31' 06"W	C22	48.66'	81.36'	34° 16' 08"	47.94'	N17° 26' 02"W
C7	72.37'	180.00'	23° 02' 11"	71.88'	S11° 31' 06"W	C23	18.85'	12.00'	90° 00' 00"	16.97'	S45° 00' 00"E
C8	84.43'	210.00'	23° 02' 11"	83.87'	S11° 31' 06"W	C24	65.97'	42.00'	90° 00' 00"	59.40'	S45° 00' 00"E
C9	63.20'	1025.38'	3° 31' 54"	63.19'	S1° 45' 29"E	C25	113.10'	72.00'	90° 00' 00"	101.82'	S45° 00' 00"E
C10	61.36'	978.43'	3° 35' 36"	61.35'	S1° 45' 29"E	C26	18.85'	12.00'	90° 00' 00"	16.97'	N45° 00' 00"E
C11	59.52'	947.26'	3° 36' 01"	59.51'	S1° 45' 29"E	C27	11.82'	12.00'	56° 25' 32"	11.35'	S28° 12' 46"E
C12	16.94'	10.50'	92° 26' 27"	15.16'	S49° 44' 10"E	C28	35.16'	60.00'	33° 34' 29"	34.66'	N73° 12' 46"W
C13	10.62'	105.16'	5° 47' 16"	10.62'	S86° 56' 22"W	C29	17.60'	30.00'	33° 36' 50"	17.35'	N73° 11' 35"W
C14	12.81'	15.00'	48° 55' 03"	12.42'	N20° 56' 35"E	C30	22.20'	14.00'	90° 51' 12"	19.95'	N10° 59' 56"W
C15	127.14'	53.51'	136° 08' 32"	99.27'	S22° 40' 09"E	C31	21.78'	14.00'	89° 08' 48"	19.65'	N79° 00' 04"E
C16	21.79'	75.03'	16° 38' 17"	21.71'	S81° 27' 10"W	C32	46.77'	1005.29'	2° 39' 57"	46.77'	S76° 18' 01"E

LEGEND

- PROPERTY CORNER SET REBAR/CAP "LEGEND ENGINEERING PLS5183760
- FOUND PROPERTY CORNER (AS NOTED)
- CENTERLINE POINT (NOTHING SET)

BOUNDARY LINE

TITLE LINES

PUBLIC UTILITY EAEMENTS (PUE)

ROAD DEDICATION IN FAVOR OF SPANISH FORK CITY (123,285 SQ. FT. OR 2.830 ACRES)

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 3 OF THE RIDGELINE PARKWAY COMMUNITY SUBDIVISION ON FILE AND OF RECORD WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY NO. 39269-2020 IN MAP BOOK 51 AT PAGE 641, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION, SAID POINT BEING SOUTH 0°16'07" EAST 1078.36 FEET ALONG THE SECTION LINE AND WEST 2504.18 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 34°25'28" WEST 500.66 FEET; THENCE NORTH 89°50'13" WEST 580.65 FEET; THENCE NORTH 0°00'19" EAST 509.80 FEET; THENCE NORTH 89°58'29" WEST 374.92 FEET; THENCE NORTH 0°16'45" WEST 5.24 FEET; THENCE SOUTH 89°54'28" WEST 242.98 FEET; THENCE NORTH 0°22'15" WEST 289.65 FEET; THENCE NORTH 2°51'12" EAST 25.19 FEET; THENCE NORTH 0°35'54" WEST 53.76 FEET; THENCE SOUTH 89°59'13" EAST 518.76 FEET; THENCE 155.40 FEET ALONG THE ARC OF A 2379.14 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 3°44'32" (CHORD BEARS SOUTH 87°23'25" EAST 155.37 FEET); THENCE NORTH 10°39'36" EAST 17.42 FEET; THENCE 106.78 FEET ALONG THE ARC OF A 1005.29 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 6°05'10" (CHORD BEARS SOUTH 78°00'37" EAST 106.73 FEET); THENCE 159.41 FEET ALONG THE ARC OF A 986.00 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 9°15'49" (CHORD BEARS SOUTH 70°20'07" EAST 159.24 FEET); THENCE 388.26 FEET ALONG THE ARC OF A 985.98 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 22°33'44" (CHORD BEARS SOUTH 54°25'25" EAST 385.76 FEET); THENCE NORTH 41°22'18" EAST 20.52 FEET; THENCE SOUTH 48°37'42" EAST 298.33 FEET TO THE POINT OF BEGINNING.

CONTAINS
3 LOTS
18.157 ACRES
790,921 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 0°16'07" EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, ACCORDING TO THE NAD83 UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3 AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS_____ DAY OF_____2020.

ENTITY_____.

PRINT NAME_____.

SIGNATURE_____.

DATE_____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE_____DAY OF_____A.D. 2020 PERSONALLY APPEARED BEFORE ME,_____,
THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____. COMMISSION NUMBER_____.

NOTARY PUBLIC_____. NOTARY PUBLIC _____.
COMMISSIONED IN UTAH

RESIDING IN _____COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE_____OF_____SPANISH FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS DAY OF_____, A.D. 2020.

_____. _____.
CITY MANAGER CITY ATTORNEY

_____. ATTEST_____.
COMMUNITY DEVELOPMENT DIRECTOR CLERK-RECORDER (SEAL BELOW)

APPROVED_____.
ENGINEER (SEAL BELOW)

PREPARED BY:

ELEVATE ENGINEERING

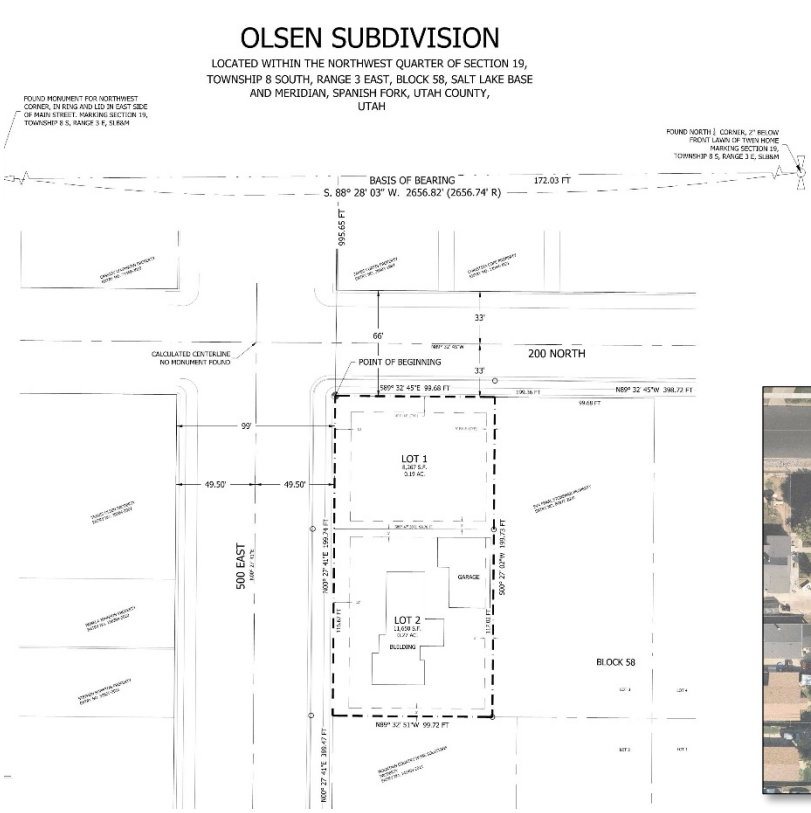
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

SURVEYOR SEAL	NOTARY SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
PROFESSIONAL LAND SURVEYOR CORY B. NEERINGS No. 5183760 8/18/20 STATE OF UTAH			

Recorder

REVIEW COPY

REVISION:	NONE
DATE:	8/18/20
SCALE:	1"=100'
PAGE:	1 OF 1
PROJECT:	S20-023





Travis Olsen Minor Subdivision Approval Request

January 5, 2022, Development Review Committee Meeting.

Located at 154 North 500 East, including .45 acres.

The subject property is zoned R-1-6.

The applicant has requested that a Minor Subdivision be approved.

Exhibits

1. Plat.

Recommendation

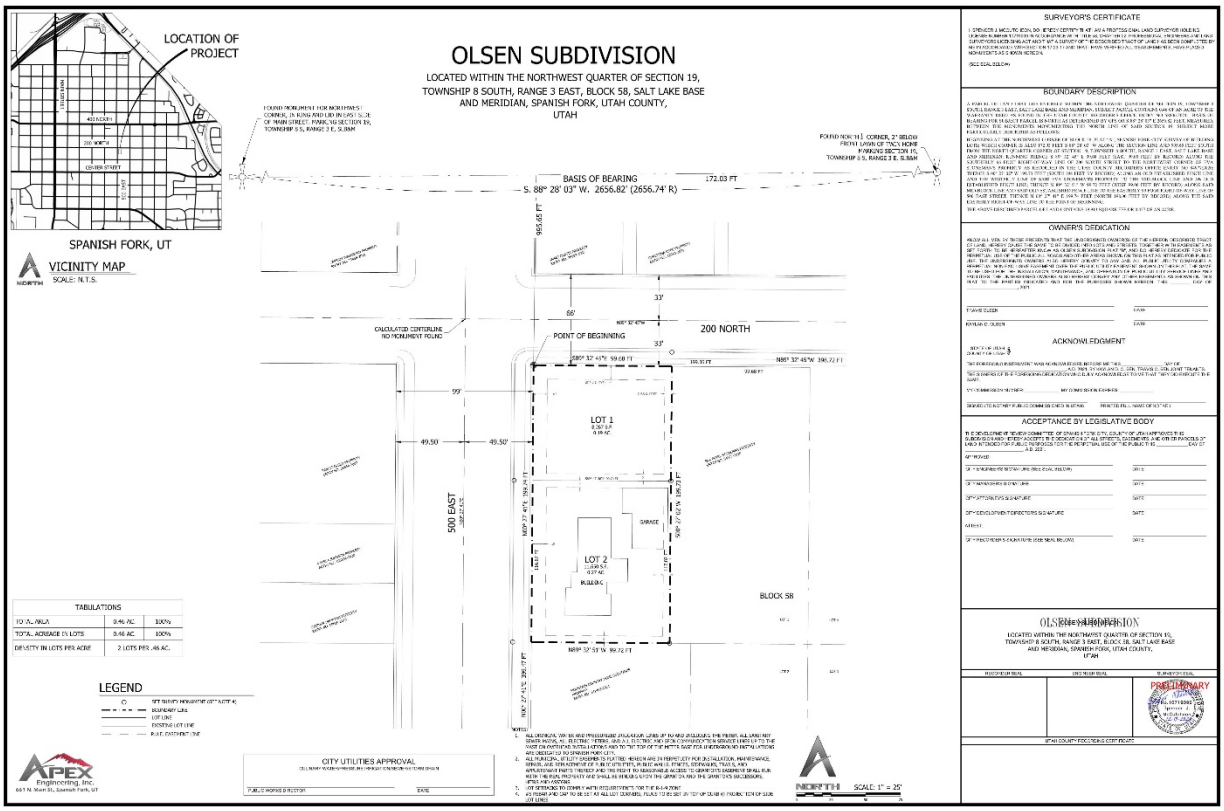
That the proposed Minor Subdivision be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant address any red-lines.


OLSEN SUBDIVISION
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BLOCK 58, SALT LAKE BASE AND MERIDIAN, SPANISH FORK, UTAH COUNTY, UTAH
LOCATION OF PROJECT
SPANISH FORK, UT
VICINITY MAP
SCALE: N.T.S.
BASIS OF BEARING
S. 88° 28' 03" W. 2656.82' (2656.74' R)
172.03 FT
965.65 FT
200 NORTH
POINT OF BEGINNING
LOT 1
LOT 2
GARAGE
BLOCK 58
500 EAST
49.50
99'
66'
33'
TABULATIONS
LEGEND
CITY UTILITIES APPROVAL
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PRELIMINARY
NORTH
SCALE: 1" = 25'

OLSEN SUBDIVISION

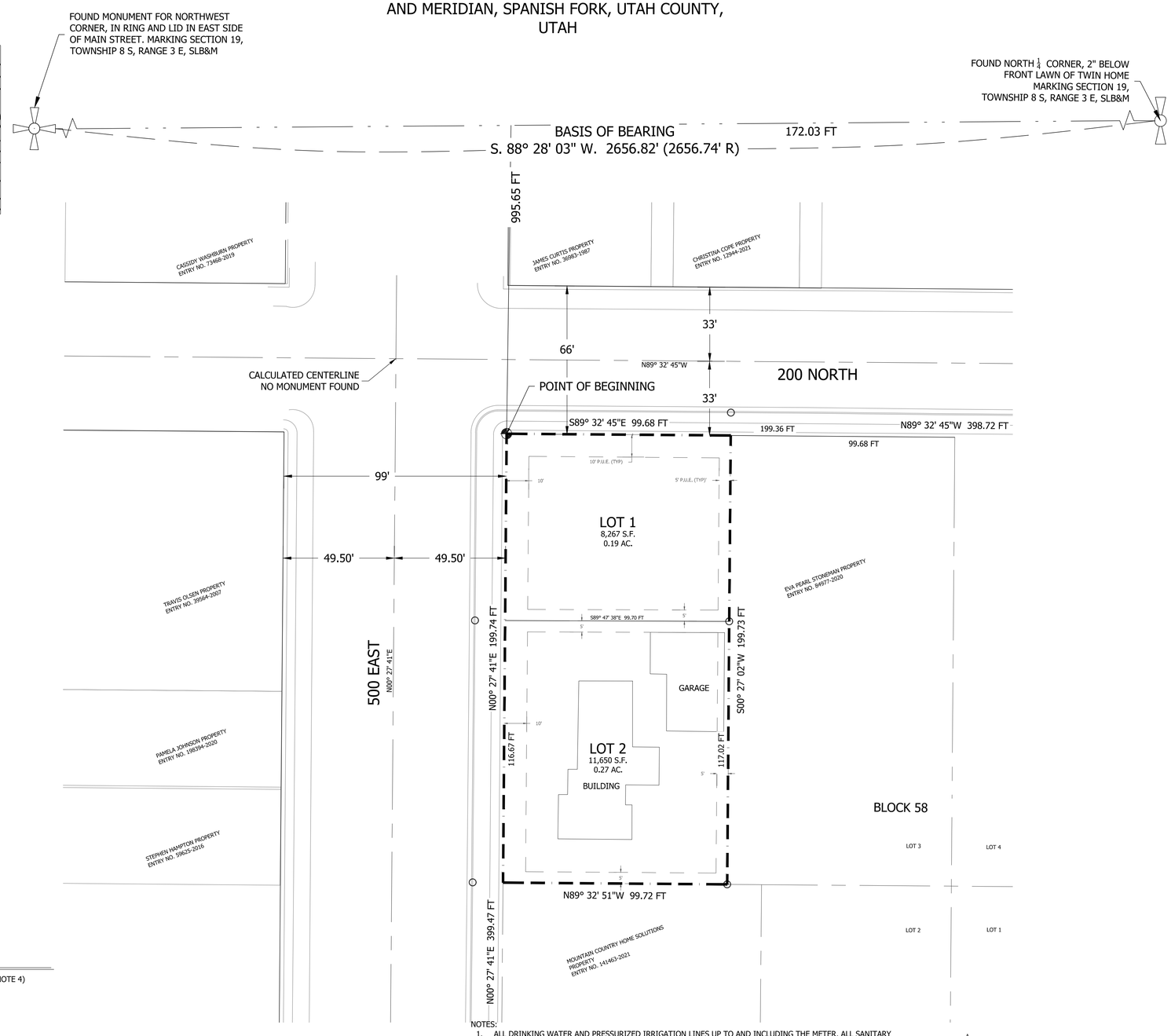
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BLOCK 58, SALT LAKE BASE AND MERIDIAN, SPANISH FORK, UTAH COUNTY, UTAH



SPANISH FORK, UT

VICINITY MAP

SCALE: N.T.S.



TABULATIONS		
TOTAL AREA	0.46 AC.	100%
TOTAL ACREAGE IN LOTS	0.46 AC.	100%
DENSITY IN LOTS PER ACRE	2 LOTS PER .46 AC.	

LEGEND

- SET SURVEY MONUMENT (SEE NOTE 4)
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- P.U.E. EASEMENT LINE

NOTES:

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
3. LOT SETBACKS TO COMPLY WITH REQUIREMENTS FOR THE R-1-9 ZONE
4. #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS, PLUGS TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES

NORTH SCALE: 1" = 25'

0 25 50 75

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

CITY UTILITIES APPROVAL

CULINARY WATER/PRESSURE IRRIGATION/SEWER/STORM DRAIN

PUBLIC WORKS DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES ENTIRELY WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. SUBJECT PARCEL CONTAINS 0.46 OF AN ACRE OF THE WARRANTY DEED AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 58806-2021. BASIS OF BEARING FOR SUBJECT PARCEL IS NORTH AS DETERMINED BY GPS OR S 88° 28' 03" E 2656.82 FEET, MEASURED, BETWEEN THE MONUMENTS MONUMENTING THE NORTH LINE OF SAID SECTION 19. SUBJECT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 58, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS; WHICH CORNER IS ALSO 172.03 FEET S 88° 28' 03" W ALONG THE SECTION LINE AND 995.65 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S 89° 32' 45" E 99.68 FEET (EAST 99.00 FEET BY RECORD) ALONG THE SOUTHERLY 66 FOOT RIGHT-OF-WAY LINE OF 200 NORTH STREET TO THE NORTHWEST CORNER OF EVA STONEMAN'S PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO 84977:2020; THENCE S 00° 27' 02" W 199.73 FEET (SOUTH 198 FEET BY RECORD) ALONG AN OLD ESTABLISHED FENCE LINE AND THE WESTERLY LINE OF SAID EVA STONEMAN'S PROPERTY TO THE MID-BLOCK LINE AND AN OLD ESTABLISHED FENCE LINE; THENCE N 89° 32' 51" W 99.72 FEET (WEST 99.00 FEET BY RECORD) ALONG SAID MID-BLOCK LINE AND SAID OLD ESTABLISHED FENCE LINE TO THE EASTERLY 99 FOOT RIGHT-OF-WAY LINE OF 500 EAST STREET; THENCE N 00° 27' 41" E 199.74 FEET (NORTH 198.00 FEET BY RECORD) ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 19,913 SQUARE FEE OR 0.457 OF AN ACRE.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS OLSEN SUBDIVISION PLAT "B", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THIS _____ DAY OF _____, 2021.

TRAVIS OLSEN _____ DATE _____

KAYLAN D. OLSEN _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, BY KAYLAN D. OLSEN, TRAVIS OLSEN JOINT TENANTS. THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEVELOPMENT REVIEW COMMITTEE OF SPANISH FORK CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2021.

APPROVED:

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

CITY MANAGER'S SIGNATURE _____ DATE _____

CITY ATTORNEY'S SIGNATURE _____ DATE _____

CITY DEVELOPMENT DIRECTOR'S SIGNATURE _____ DATE _____

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

OLSEN SUBDIVISION

OLSEN SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BLOCK 58, SALT LAKE BASE AND MERIDIAN, SPANISH FORK, UTAH COUNTY, UTAH

RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL
		PRELIMINARY — Licensed Professional Land Surveyor No.10719099 Spencer J. McCutcheon 12-13-2021 STATE OF UTAH

UTAH COUNTY RECORDING CERTIFICATE

2022 Growth Boundary Proposal

N

1" = 3,340 Ft

Legend

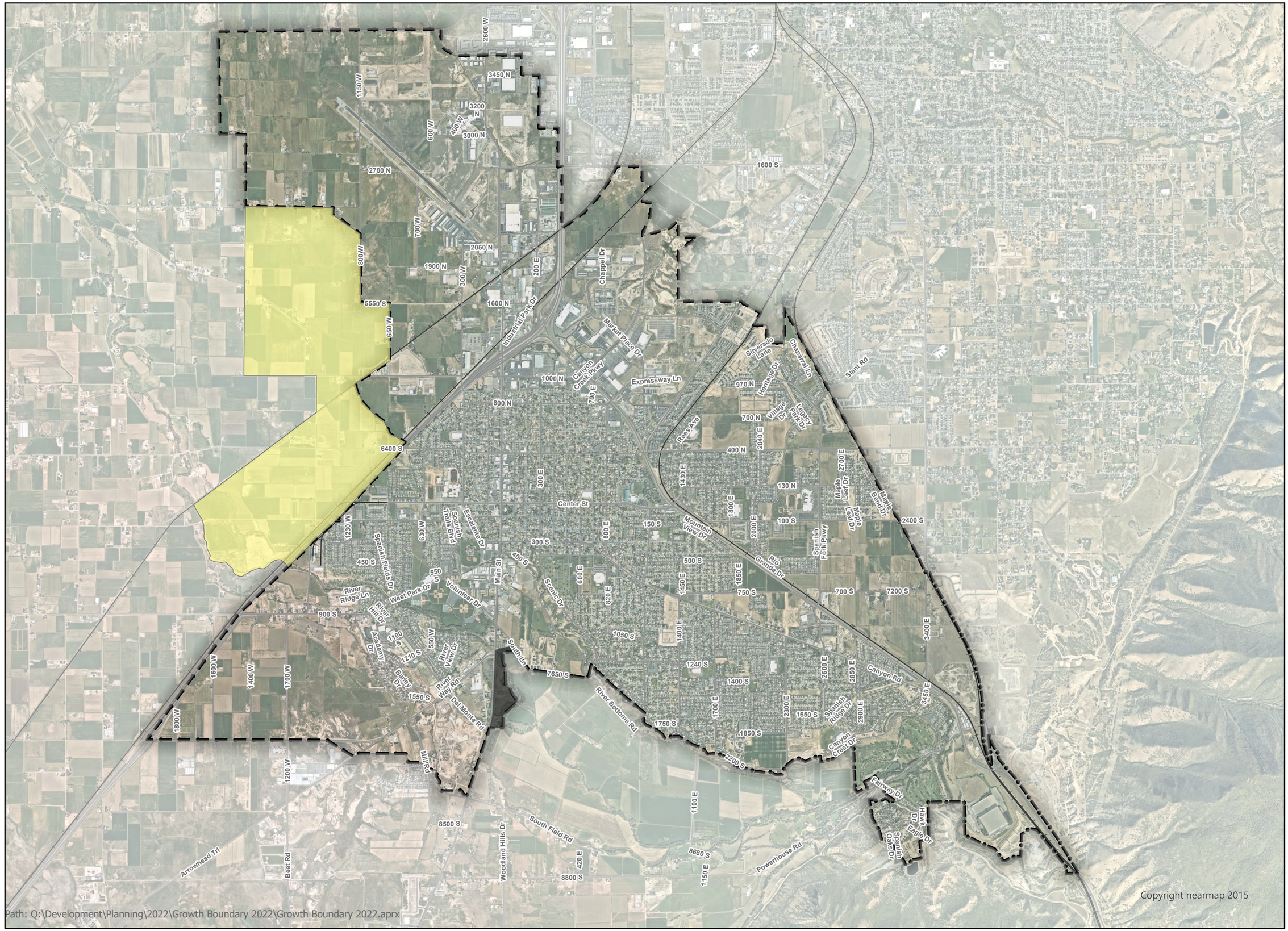
- Proposed Deletion
- Proposed Addition
- Current Growth Boundary

SPANISH FORK ENGINEERING

Pint Date: 12/29/2021

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

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Path: Q:\Development\Planning\2022\Growth Boundary 2022\Growth Boundary 2022.aprx