Wednesday, April 6, 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. March 2, 2022**
Meeting	Apr 6, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

Subject	**B. March 9, 2022**
Meeting	Apr 6, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

Subject	**C. March 16, 2022**
Meeting	Apr 6, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Annexation

Subject	**A. GWC ANNEXATION.**
Meeting	Apr 6, 2022 - Development Review Committee
Category	2. Annexation

Access Public

Type Action, Discussion

File Attachments
report.drc.gwc.4-6-2022.pdf (1,049 KB)
plat.gwcannexation.3-17-2022.pdf (1,412 KB)

3. Final Plat

Subject **A. VISTA VIEW PHASE 5.**

Meeting Apr 6, 2022 - Development Review Committee

Category 3. Final Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.vistaviewphase5.4-6-2022.pdf (11,641 KB)
plans.landscape.vistaviewphase5.3-29-2022.pdf (18,706 KB)

4. Concept Review

Subject **A. SHELLY SUBDIVISION.**

Meeting Apr 6, 2022 - Development Review Committee

Category 4. Concept Review

Access Public

Type Discussion

File Attachments
plan.shellysubdivision.3-21-2022.pdf (778 KB)

Subject **B. BRADSHAW CONCEPT.**

Meeting Apr 6, 2022 - Development Review Committee

Category 4. Concept Review

Access Public

Type Discussion

File Attachments
plan.concept.spanishforksubdivisionplanf.3-21-2022.pdf (362 KB)
memo.bradshawplane.3-21-2022.pdf (3,100 KB)

Subject **C. SHOPS AT SWENSON BALL FIELD.**

Meeting	Apr 6, 2022 - Development Review Committee
Category	4. Concept Review
Access	Public
Type	Discussion

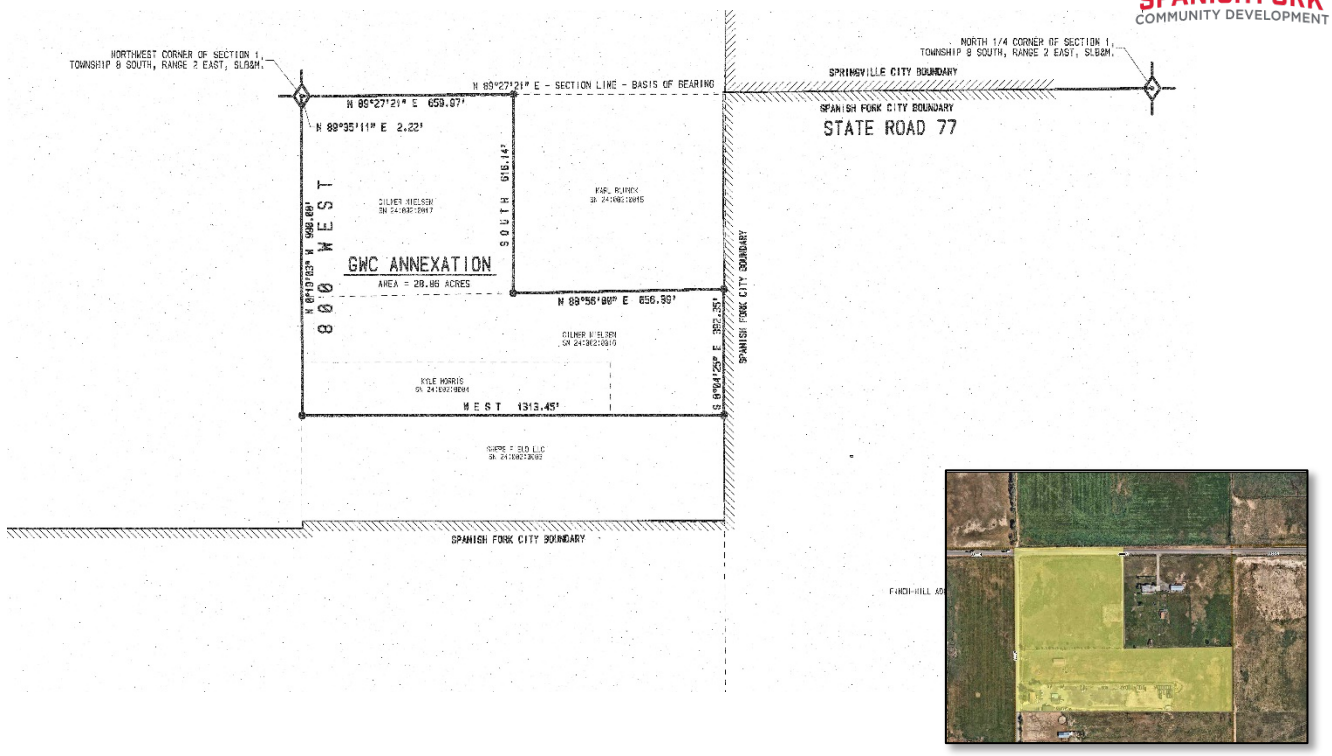
File Attachments
plans.elevations.shopsatswensonballfield.3-29-2022.pdf (334 KB)
plan.site.shopsatswensonballfield.3-29-2022.pdf (883 KB)

5. Discussion

Subject	**A. JUNIPER RIDGE.**
Meeting	Apr 6, 2022 - Development Review Committee
Category	5. Discussion
Access	Public
Type	

Subject	**B. LELAND MILL.**
Meeting	Apr 6, 2022 - Development Review Committee
Category	5. Discussion
Access	Public
Type	

6. Adjourn



GWC Annexation Acceptance Request

April 6, 2022, Development Review Committee Meeting.

Located at approximately 3800 North 1200 West, including approximately 20 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary. Accepting this proposal for further study initiates the formal annexation review process without obligating the Council to ultimately approve the proposed Annexation.

The applicant has requested that the property be annexed into the City with I-1 Zoning.

Recommendation

That the proposed Annexation be accepted for further study:

Findings

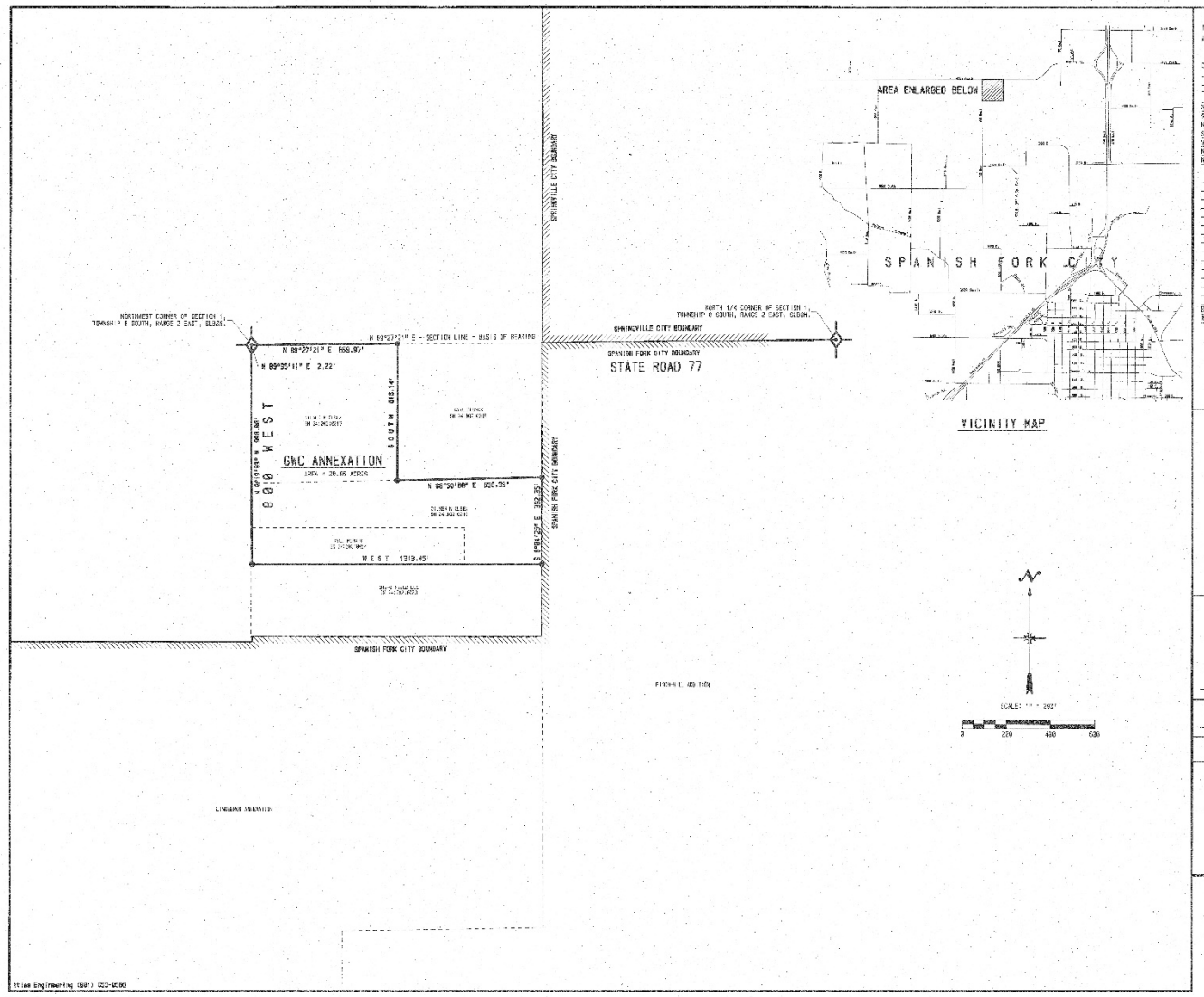
1. That the subject property is located within the City's Annexation Policy Boundary.

Key Issues

1. Zoning.
2. Utilities.
3. Access.
4. Annexation configuration.

Exhibits

1. Annexation Plat.



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°27'21" E	658.95'	ALONG THE SECTION LINE
SOUTH	615.14'	
N 89°59'08" E	656.75'	TO THE EXISTING CITY BOUNDARY LINE
S 89°25'25" E	982.35'	ALONG THE EXISTING CITY BOUNDARY LINE
WEST	1313.45'	
N 89°19'48" W	656.86'	TO THE SECTION LINE
N 89°25'11" E	2.22'	ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AREA = 20.68 ACRES

BASIS OF BEARING = UTAH COORD NAD 83(2011)(0), CENTRAL ZONE, N 89°27'21" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 1, T. 8 S., R. 2 E., S.L.B.& M.

SURVEYOR

March 17, 2022
DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT , MAYOR OF SPANISH FORK CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT NAMED HEREIN REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR PUBLICATION ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNEXATION (1953) 10-2-401 TO 10-2-425 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE GWC ANNEXATION.

DATED THIS DAY OF , 20

MAYOR

ATTEST:
RECORDER

SECONDER'S SEAL

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS FOUND TO COMPLY AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO 17-23-20 UCA AMENDED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR
DATE

APPROVED AS TO FORM

COUNTY ATTORNEY
DATE

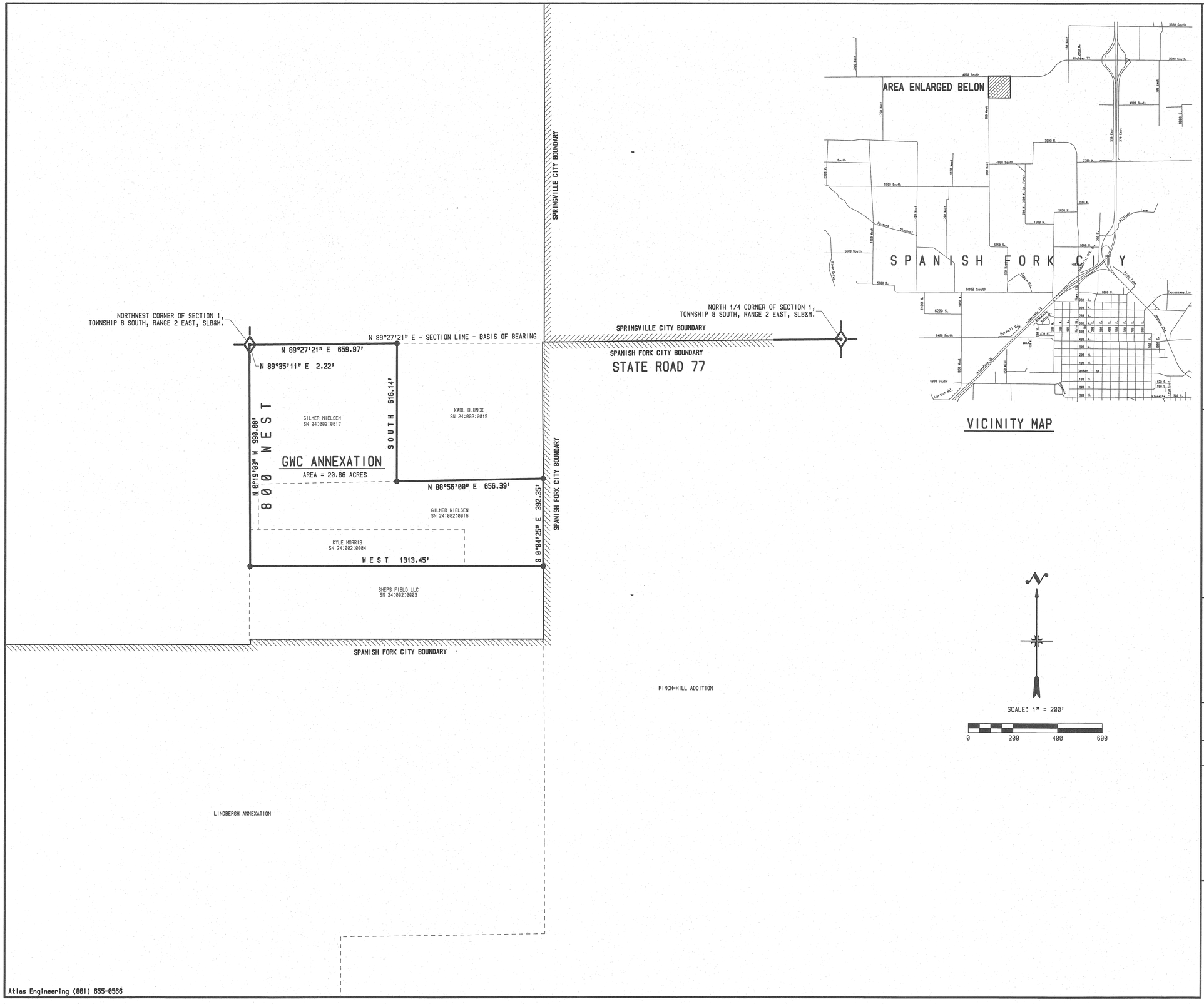
ANNEXATION PLAT

GWC ANNEXATION

SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

FOR RECORDERS OFFICE USE



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO S P A N I S H F O R K CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°27'21" E	659.97'	ALONG THE SECTION LINE
S O U T H	616.14'	
N 88°56'00" E	656.39'	TO THE EXISTING CITY BOUNDARY LINE
S 0°04'25" E	392.35'	ALONG THE EXISTING CITY BOUNDARY LINE
W E S T	1313.45'	
N 0°19'03" W	990.00'	TO THE SECTION LINE
N 89°35'11" E	2.22'	ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
		AREA = 20.86 ACRES

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 89°27'21" E BETWEEN THE NORTH WEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 1, T 8 S, R 2 E, S.L.B.& M.

SURVEYOR

March 17, 2022
DATE

BARRY L PRETTYMAN #166406 REGISTERED LAND SURVEYOR STATE OF UTAH
ENGINEER/SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT I, MAYOR OF SPANISH FORK CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE GWC ANNEXATION.

DATED THIS_____ DAY OF _____, 20__.

MAYOR

ATTEST:_____
RECORDER

RECORDER'S SEAL

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR _____ DATE _____

UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

COUNTY ATTORNEY _____ DATE _____

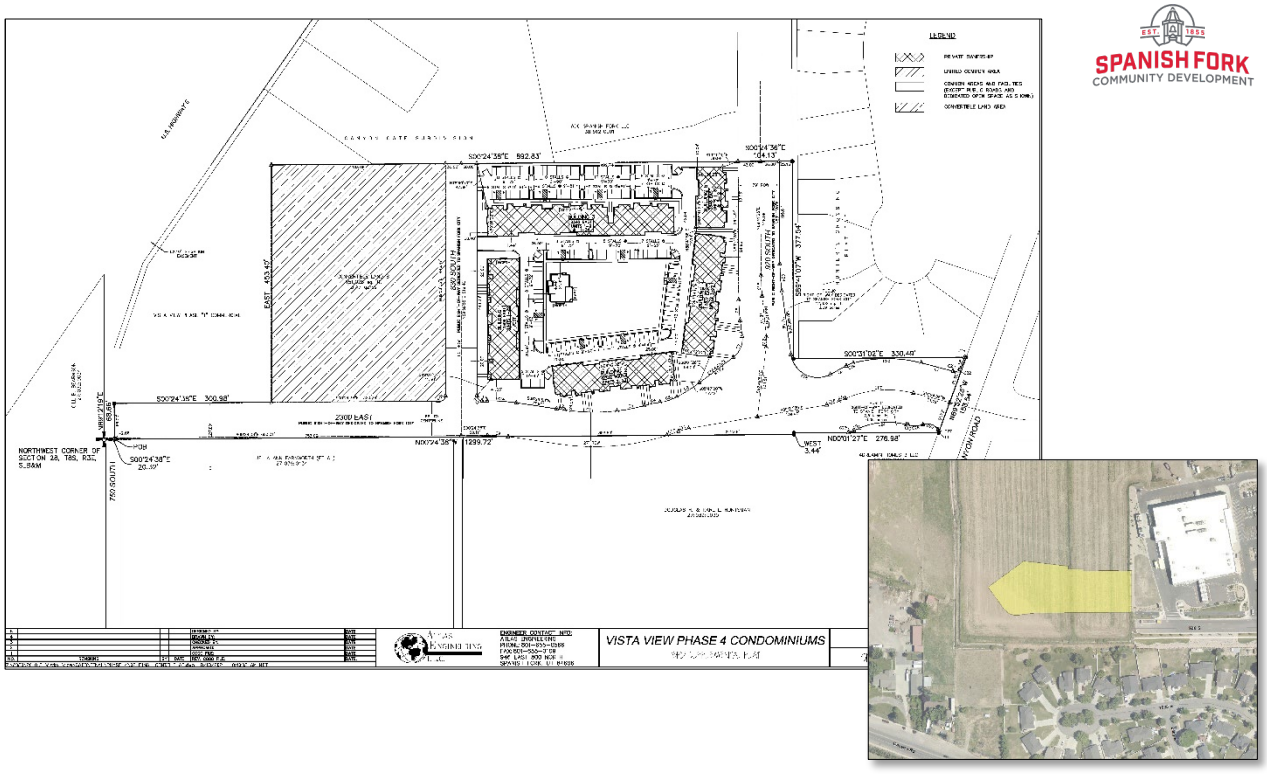
ANNEXATION PLAT

GWC ANNEXATION

S P A N I S H F O R K C I T Y, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

FOR RECORDERS OFFICE USE.



Vista View Phase 5 Final Plat Approval Request

April 6, 2022, Development Review Committee Meeting.

Located at 2350 East 750 South.

The subject property is zoned R-4.

The applicant has requested Final Plat approval for twenty-two multi-family residential units.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Landscaping.

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

Exhibits

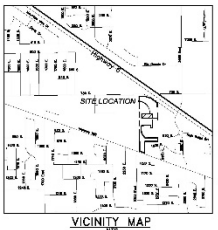
1. Final Plat.
2. Landscaping Plan.

VISTA VIEW PHASE 5

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT
2B	FINAL PLAT
2C	FINAL PLAT
2D	FINAL PLAT
2E	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	ELECTRICAL PLAN
7	TBC PLAN
8	WET/DRY UTILITY OVERLAY
9	ACCESSIBLE ROUTE PLAN
DT-01	DETAILS



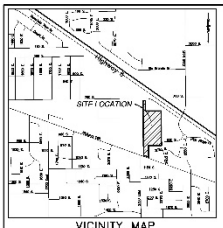
VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING 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 STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.



VISTA VIEW PHASE 5

ATLAS ENGINEERING L.L.C.
PHONE:801-836-0566
FAX:801-855-0109
848 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND

FOUND BRASS CAP
5/8" REBAR MARKED RLS 186408 ON CURVED PIPING, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
REFERENCE BEARING

ENGINEER/SURVEYOR CONTACT INFO
AT AS ENGINEERING
PHONE:801-836-0566
CAM:801-855-0109
848 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRAD MORGAN
801-836-3637
brad@jordanportercm.com

GENERAL NOTES
1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

DATA TABLE
TOTAL AREA: 13.43 ACRES
NUMBER OF UNITS:178
DENSITY:
COMMON AREA:0.46 ACRES
OPEN SPACE:0.38 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L1	1.69	S 46°05'28" E
L2	3.64	S 38°26'53" A
L3	30.01	N 52°07'06" E
L4	7.38	S 09°04'48" E
L5	13.51	S 23°03'15" E
L6	34.69	S 76°20'02" E
L7	62.58	S 11°21'39" W
L8	23.00	S 29°04'48" E
L9	19.97	S 23°28'15" E
L10	5.76	S 14°04'02" W
L11	2.98	S 02°31'02" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BRG	DELTA
C1	10.00	15.64	14.08	S 43°27'02" E	89°36'27"
C2	585.00	100.11	99.99	S 37°31'29" A	9°48'09"
C3	33.83	52.26	47.24	S 71°14'37" E	88°30'01"
C4	265.00	40.85	40.81	S 11°25'45" E	8°49'58"
C5	58.00	37.26	36.62	S 11°30'29" E	36°47'50"
C6	471.50	50.04	50.00	S 87°31'48" E	6°04'42"
C7	43.50	46.22	44.08	S 87°31'32" E	60°52'14"
C8	370.00	39.33	39.31	N 86°09'16" E	6°05'18"
C9	297.50	39.81	39.78	N 07°23'21" E	7°39'56"
C10	422.50	63.78	63.78	S 16°16'47" E	8°39'48"
C11	102.50	19.83	19.82	N 15°31'18" E	11°05'29"
C12	80.00	30.41	30.23	S 80°03'55" E	21°46'45"
C13	15.00	23.56	21.21	S 44°27'28" A	90°00'00"
C14	367.50	59.20	59.15	N 06°01'07" E	9°13'51"
C15	740.00	39.85	39.84	S 09°35'30" A	3°05'26"
C16	61.50	54.32	54.26	S 16°51'23" E	13°47'48"
C17	740.00	123.28	123.13	N 04°20'06" W	9°32'32"
C18	31.50	53.00	46.44	S 26°52'08" A	11°08'22"
C19	50.00	14.33	14.27	N 31°23'57" W	16°25'54"
C20	291.50	37.52	132.23	N 00°30'31" W	29°50'19"
C21	17.50	10.23	10.08	S 04°05'54" E	33°30'01"
C22	5.50	5.76	5.50	S 43°58'15" E	60°00'00"
C23	210.00	11.00	11.00	S 21°05'14" E	3°00'04"
C24	190.50	52.77	51.69	N 07°29'00" W	15°52'24"
C25	50.00	58.48	55.26	S 09°11'37" E	33°28'08"
C26	43.00	30.76	30.12	N 19°47'02" E	40°59'26"
C27	16.00	4.35	4.34	N 43°12'02" E	15°34'57"
C28	340.50	52.66	52.62	S 69°23'38" A	7°56'05"

RESERVATION OF COMMON AREA

THE OWNERS IN RECORDING THIS PLAT OF VISTA VIEW CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS AND THE GENERAL PUBLIC. THE OWNERS HEREBY RESERVE FOR THE BENEFIT OF THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS AND THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS, AS MORE FULLY SET FORTH IN THE DECLARATION OF THE CONVERSION, DEVELOPMENT OF VISTA VIEW CONDOS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON IT ELSE AS VISTA VIEW CONDOS AN CONDOMINIUM PROJECT, DO HEREBY GRANT AND DEDICATE TO THE PUBLIC A PERPETUAL RIGHT AND EASEMENT OVER THE AREAS MARKED "COMMON AREAS" AS SHOWN ON THIS PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBSTANTIAL ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN AN EXISTING FENCE LINE ON THE SOUTH SIDE OF 700 SOUTH STREET, WHICH POINT IS SOUTH 00°29'38" EAST 25.00 FEET ALONG THE SECTION LINE FROM THE MONUMENT DENOTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 89°07'04" EAST 330.00 FEET ALONG SAID SOUTH LINE OF 700 SOUTH STREET; THENCE SOUTH 00°29'38" EAST 330.00 FEET; THENCE EAST 453.60 FEET; THENCE ALONG THE WEST LINE OF THAT CERTAIN COMMERCIAL SUBDIVISION PLAT KNOWN AS VISTA VIEW CONDOS PHASE 1 AMENDMENT NO. 1 SOUTH 00°29'38" EAST 362.00 FEET; THENCE SOUTH 89°07'04" WEST 783.60 FEET TO THE NORTH LINE OF MURPHY'S CROSSING SUBDIVISION PLAT; THENCE NORTH 00°29'38" WEST 692.00 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID MURPHY'S CROSSING SUBDIVISION PLAT; THENCE EAST 330.00 FEET ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 10111:2006 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 00°29'38" WEST 330.00 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST 330.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE SECTION LINE; THENCE NORTH 00°29'38" WEST 1299.76 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 13.43 ACRES

SURVEYOR'S CERTIFICATE

I, GARRY L. PORTOUR (D) HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186408 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A VIEW PHASE 5 CONDOMINIUMS A CONDOMINIUM PROJECT, THAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2021

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D. 202_ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY ACKNOWLEDGED TO ME THAT THEY ARE THE PRESIDENT OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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 PUBLIC USE AS SHOWN HEREON THIS _____ DAY OF _____, A.D. 202_.

APPROVED BY: _____ ATTEST: _____
CITY MANAGER CITY ATTORNEY

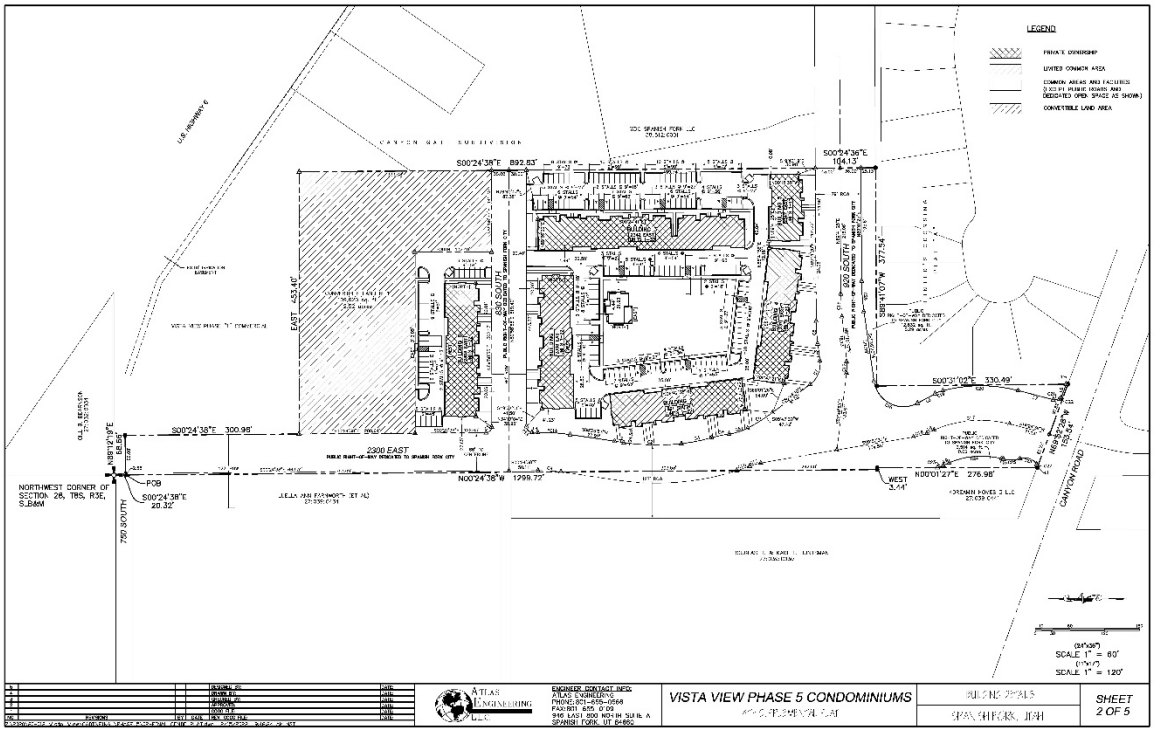
APPROVED: _____ ATTEST: _____
UNDERSIGN SEAL SEAL COUNTY RECORDER

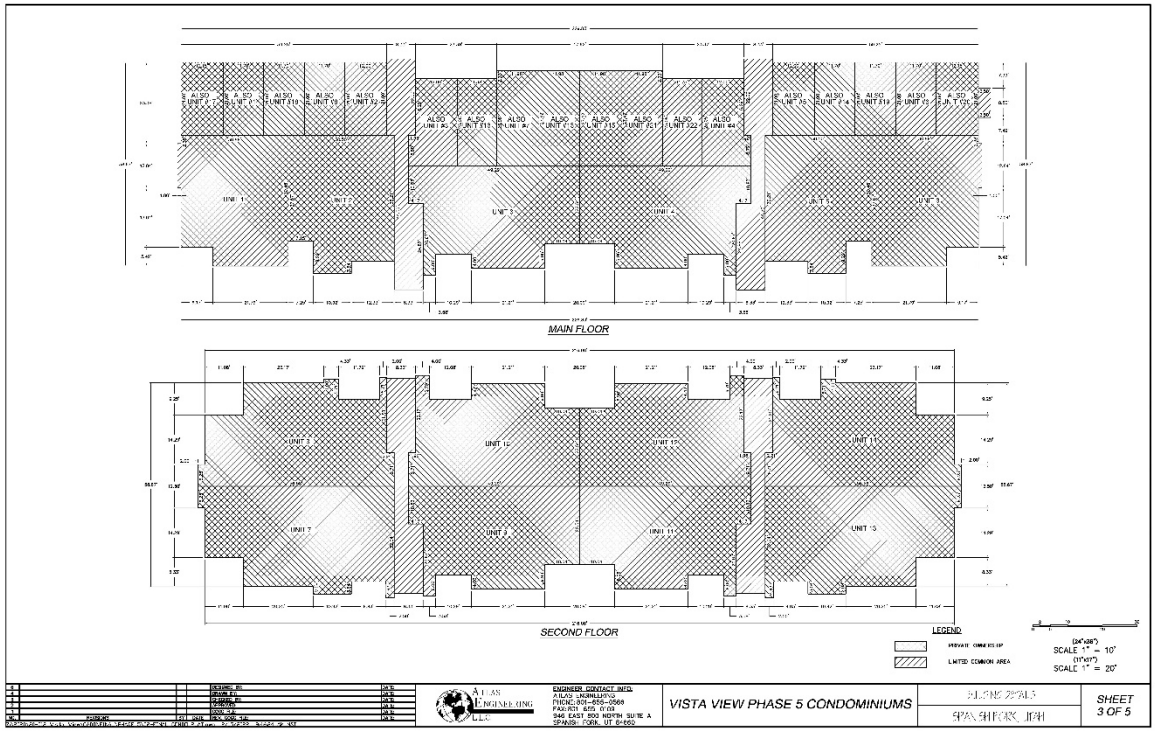
APPROVED: _____
COMMUNITY DEVELOPMENT DIRECTOR

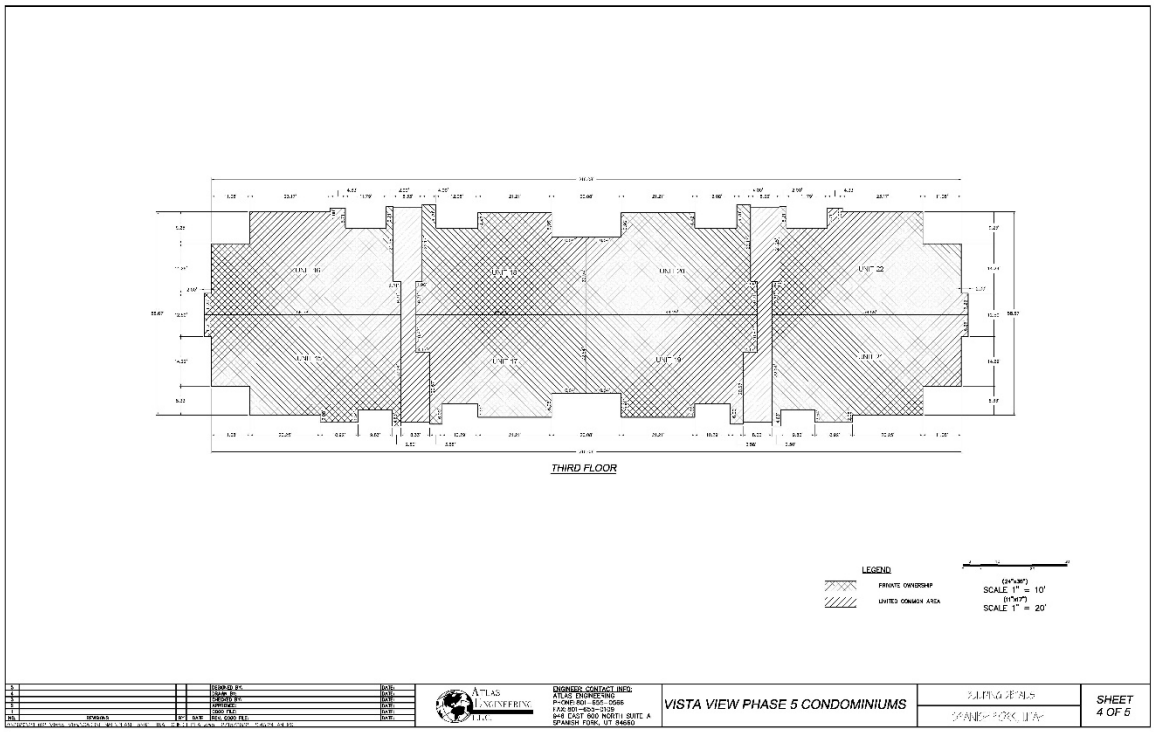
VISTA VIEW PHASE 5 CONDOMINIUMS
AN EXPANDABLE PLAT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 13.43 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

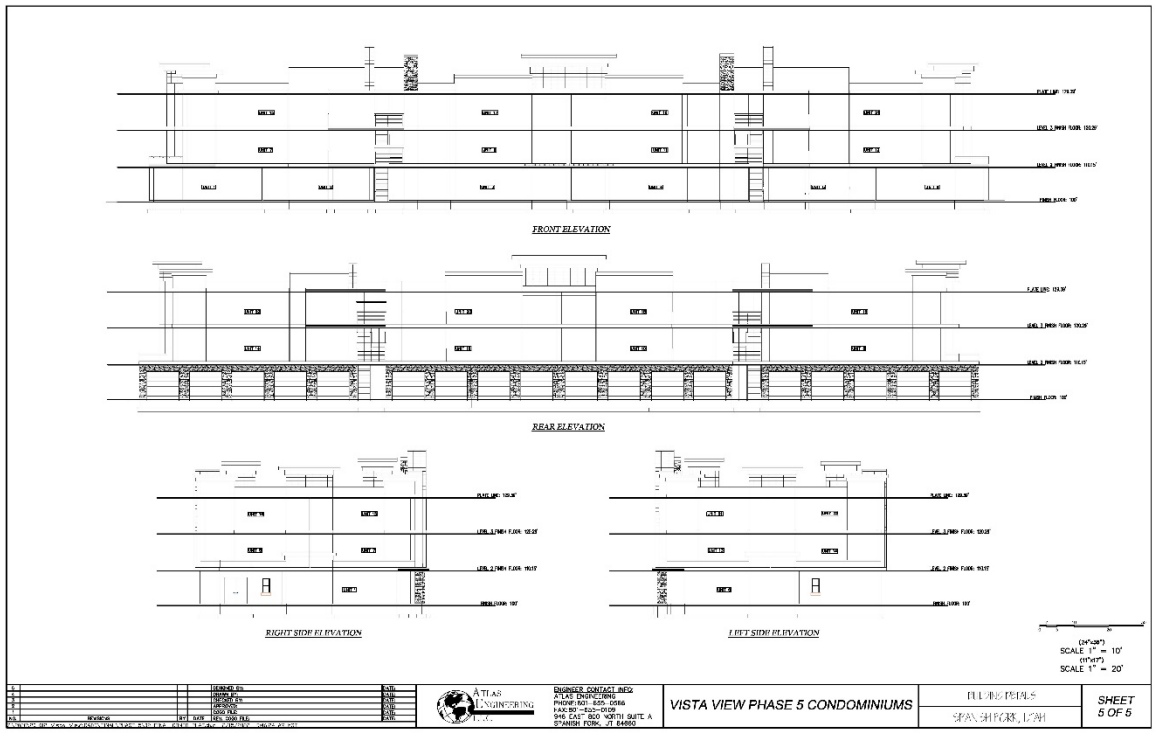
SHEET 1 OF 5

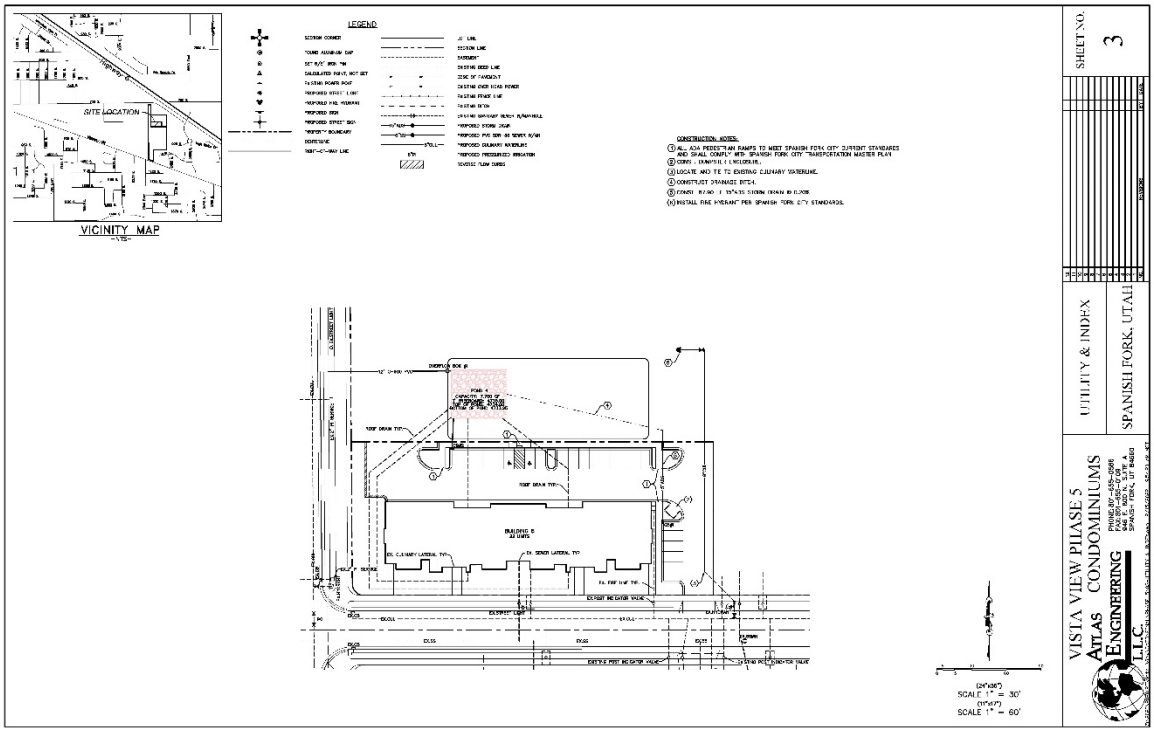
SURVEYOR'S SEAL	NO AND PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-AUDITOR SEAL

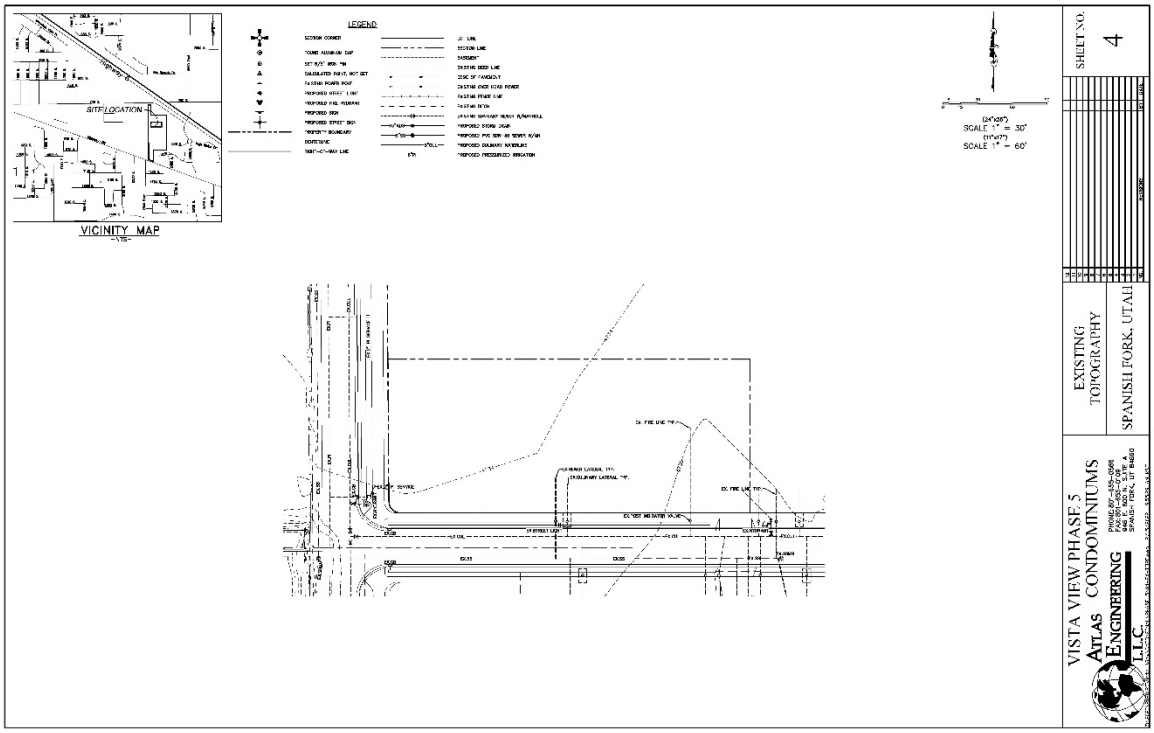

LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES
DEDICATED OPEN SPACE AS SHOWN
CONVERTIBLE LAND AREA
CANYON GAT SUBDIV SION
S00°24'38"E 892.83'
S00°24'38"E 104.13'
EAST 457.46'
630 SOUTH
800 SOUTH
N89°41'07"W 377.54'
S00°31'02"E 330.49'
S00°24'38"E 300.98'
2300 EAST
N00°24'38"W 1799.72'
WEST 3.44'
N00°01'27"E 276.98'
N89°37'29"W 150.34'
CANYON ROAD
700 SOUTH
NORTHWEST CORNER OF SECTION 28, T8S, R3E, S.L.B&M
POB
S00°24'38"E 20.32'
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
ATLAS ENGINEERING LLC
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE:801-655-0566
FAX:801 655 0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
VISTA VIEW PHASE 5 CONDOMINIUMS
SUBDIVISION PLAT
BUILDING 29 & 30
SPANISH FORK, UTAH
SHEET
2 OF 5

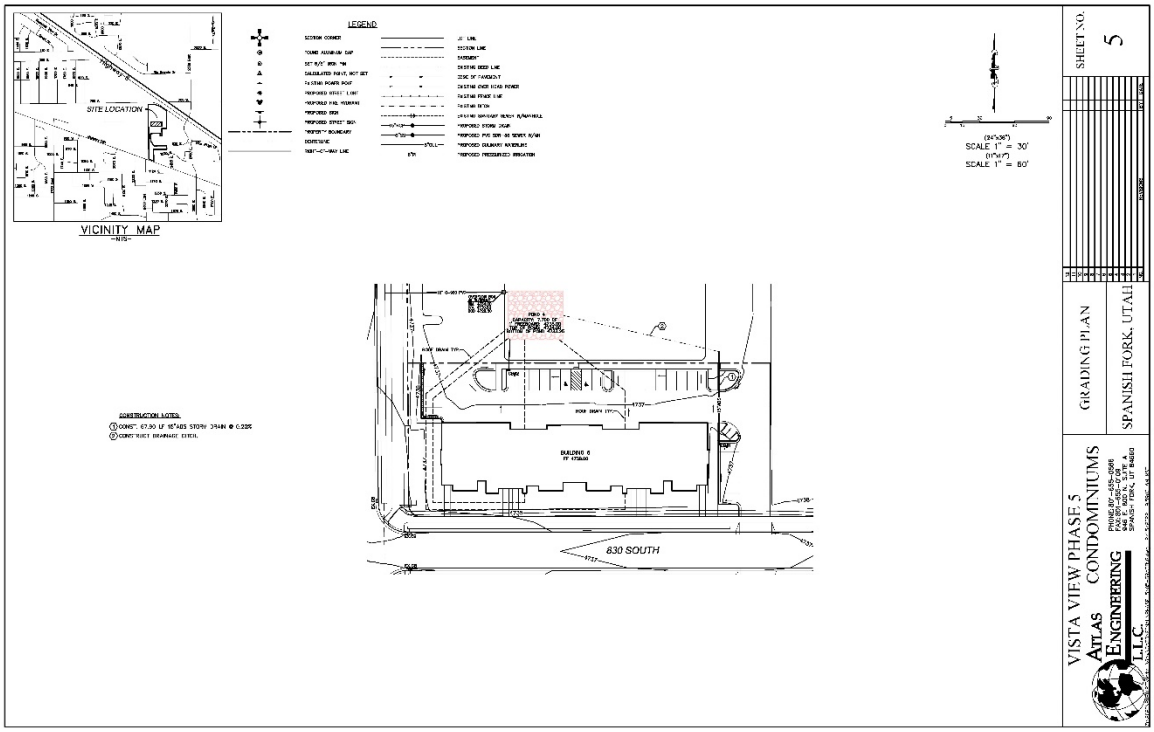

MAIN FLOOR
SECOND FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'
ATLAS ENGINEERING LLC
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE:801-655-0566
FAX:801 655 0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
VISTA VIEW PHASE 5 CONDOMINIUMS
BUILDING 29 & 30
SPANISH FORK, UTAH
SHEET
3 OF 5

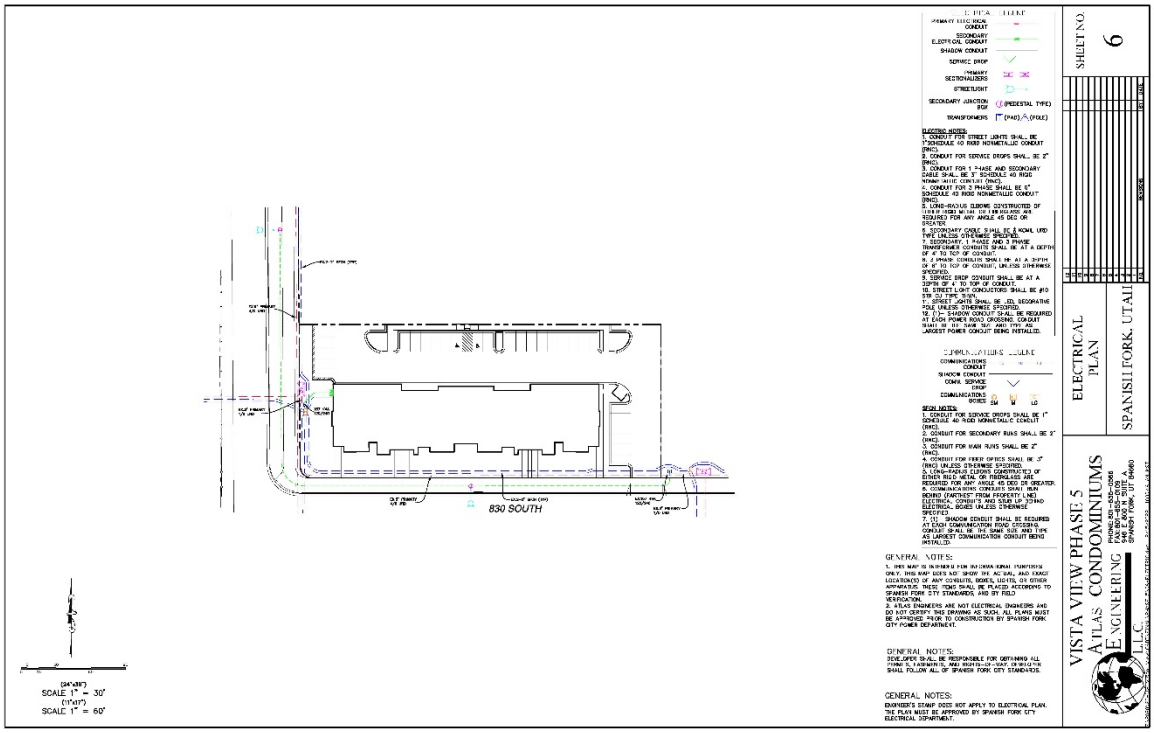

UNIT 10
UNIT 11
UNIT 12
UNIT 20
UNIT 21
UNIT 22
THIRD FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'
ATLAS ENGINEERING P.L.L.C.
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801. 655. 0566
FAX: 801-655-0529
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
VISTA VIEW PHASE 5 CONDOMINIUMS
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
4 OF 5

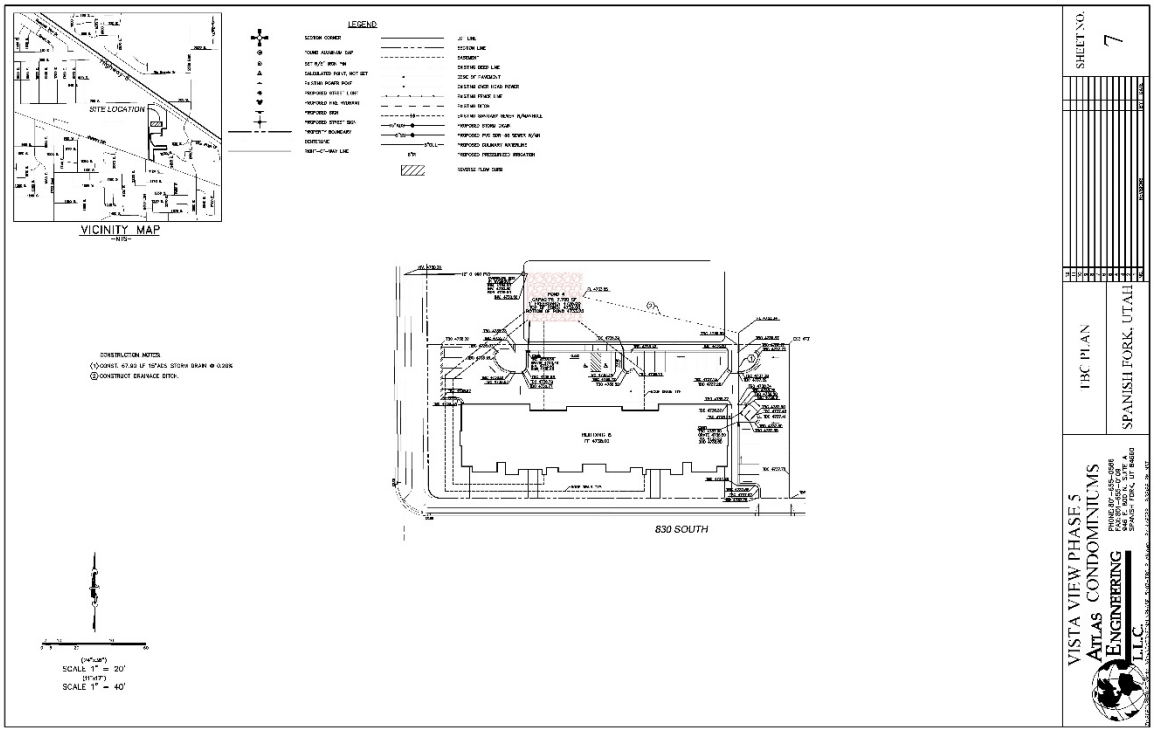

FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'
ATLAS ENGINEERING P.L.L.C.
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801. 655. 0566
FAX: 801-655-0529
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
VISTA VIEW PHASE 5 CONDOMINIUMS
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
5 OF 5

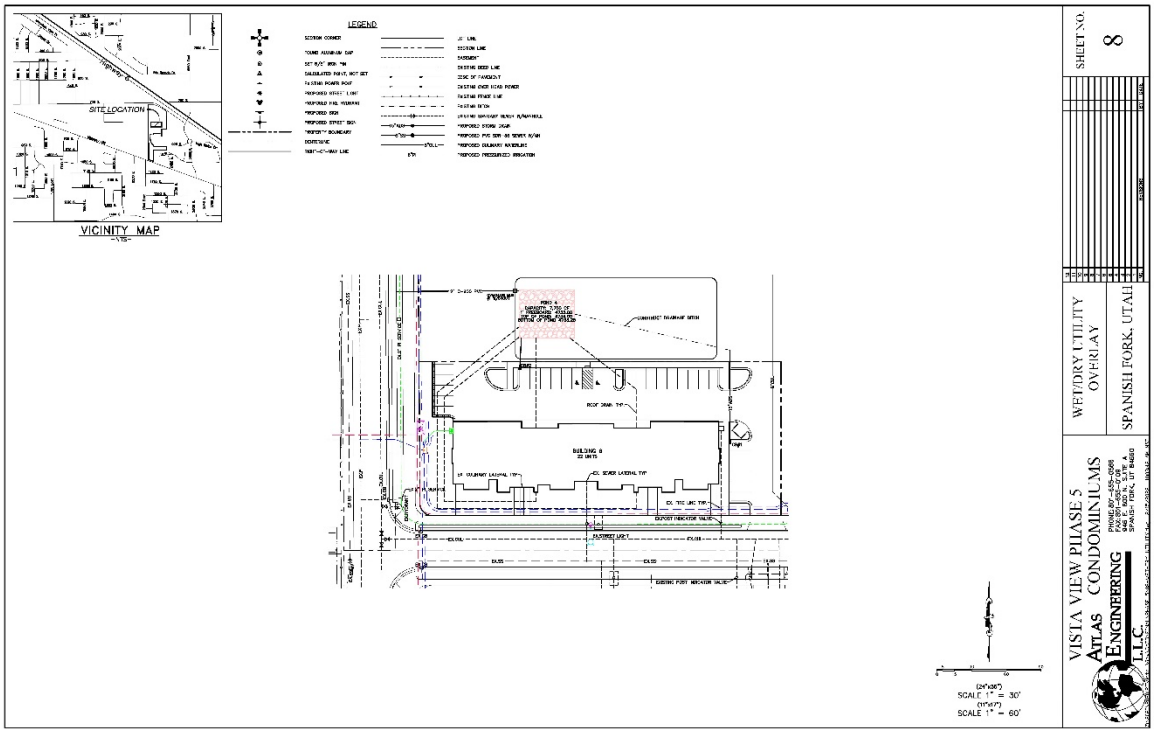

LEGEND
CONSTRUCTION NOTES:
SITE LOCATION
VICINITY MAP
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS ENGINEERING L.L.C.

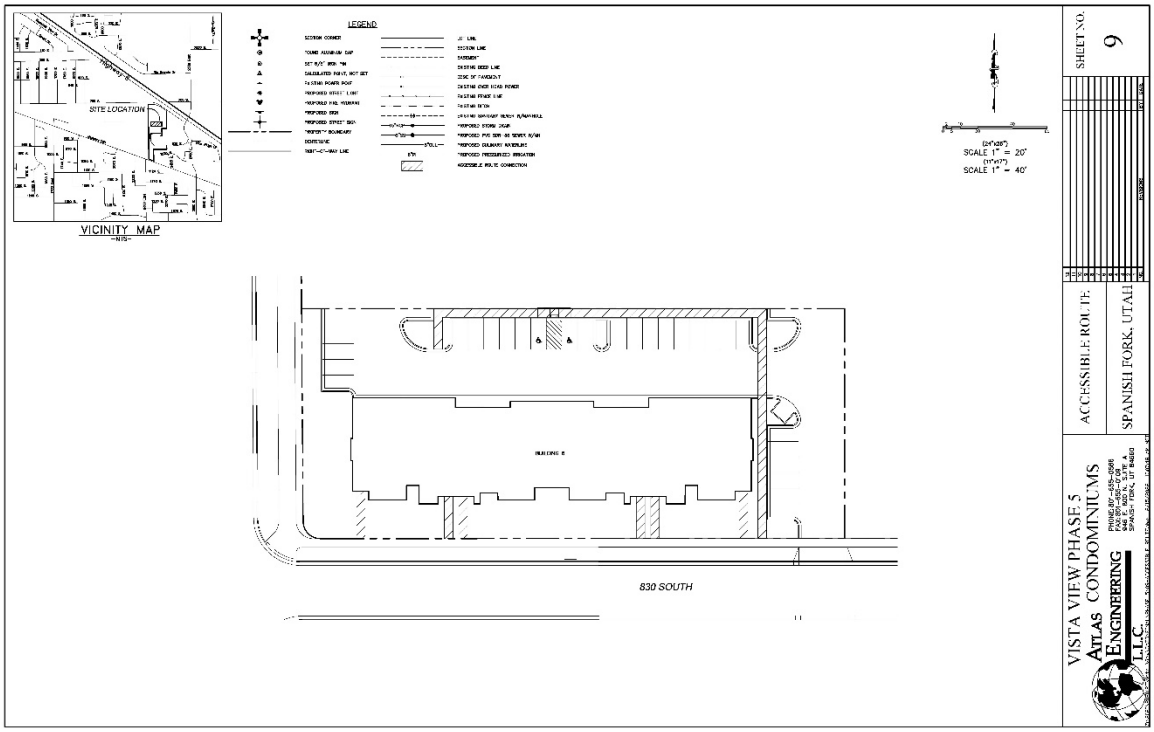

LEGEND
SITE LOCATION
VICINITY MAP
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS ENGINEERING L.L.C.

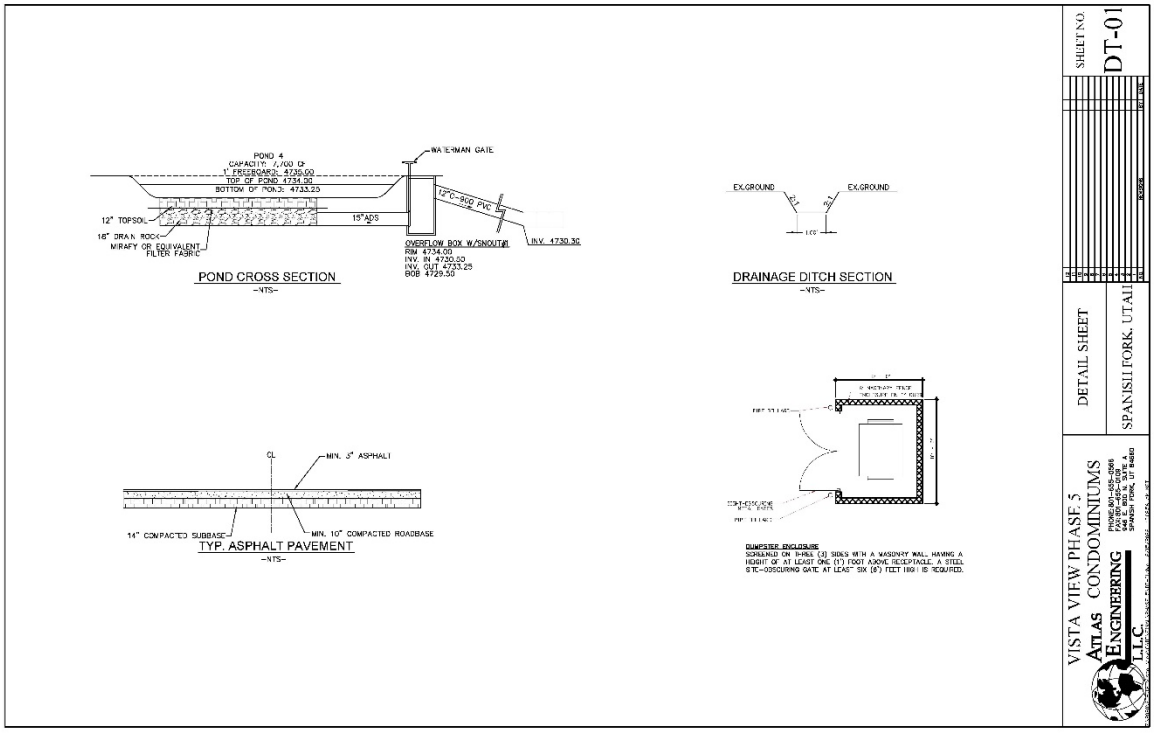

LEGEND
SITE LOCATION
VICINITY MAP
SCALE 1" = 30'
SCALE 1" = 60'
CONSTRUCTION NOTES:
BUILDING 5
830 SOUTH
SHEET NO. 5
GRADING PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

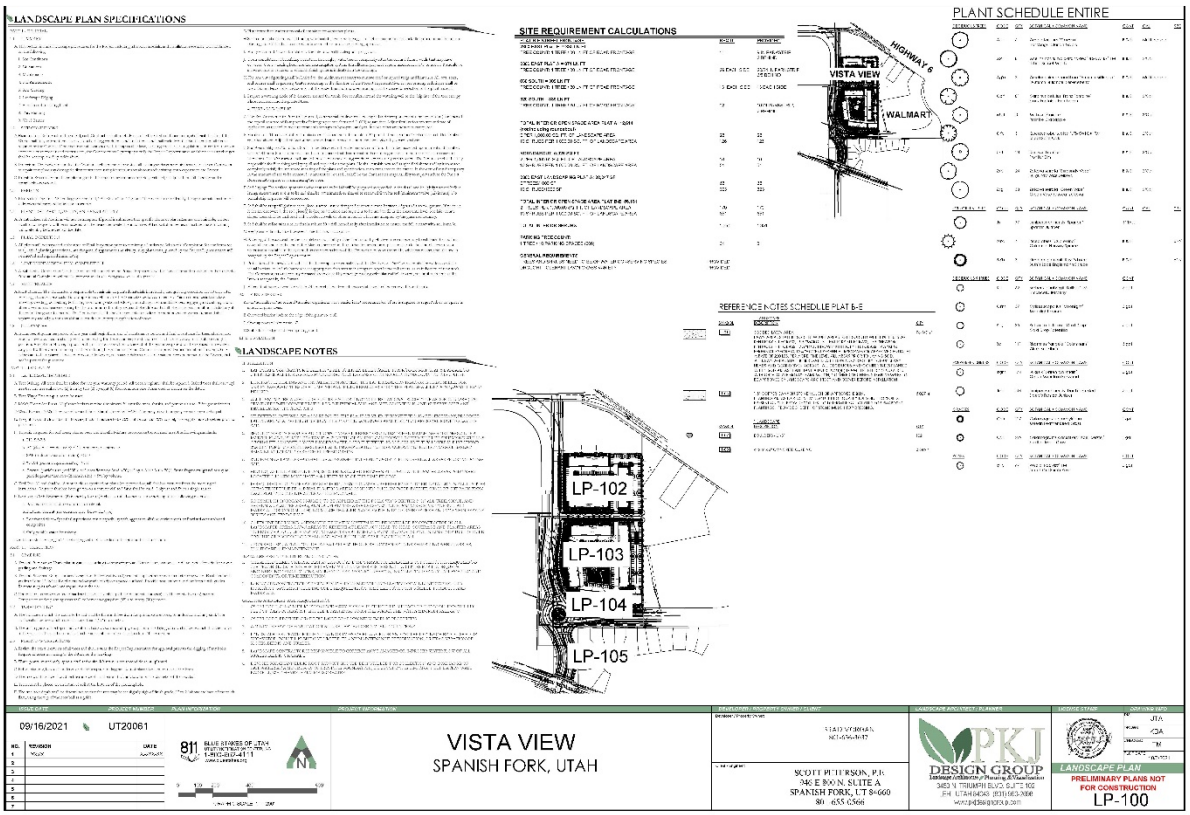

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
ELECTRICAL NOTES:
COMMUNICATIONS NOTES:
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
830 SOUTH
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS ENGINEERING L.L.C.

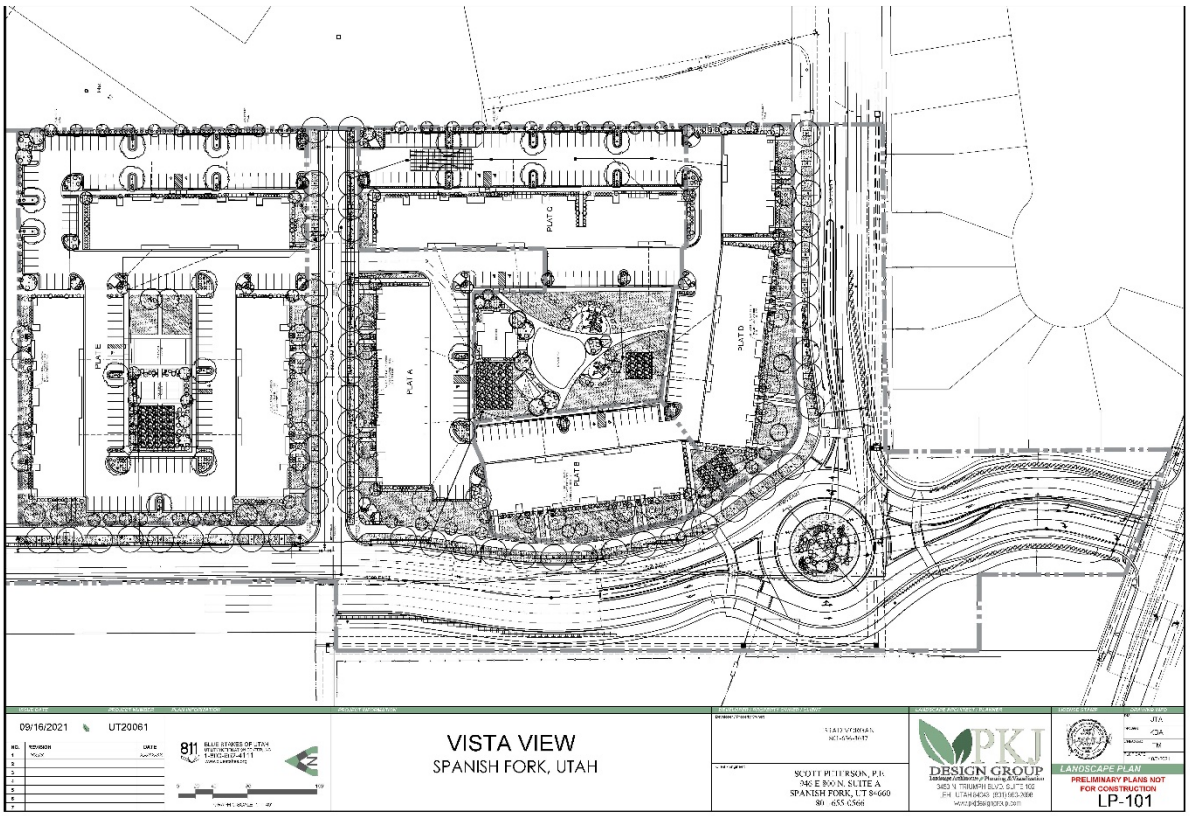

LEGEND
SITE LOCATION
VICINITY MAP
CONSTRUCTION NOTES:
1. CONST. 67.93 LF 15"ADS STORM DRAIN @ 0.20%
2. CONSTRUCT DRAINAGE DITCH.
830 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 7
IBC PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

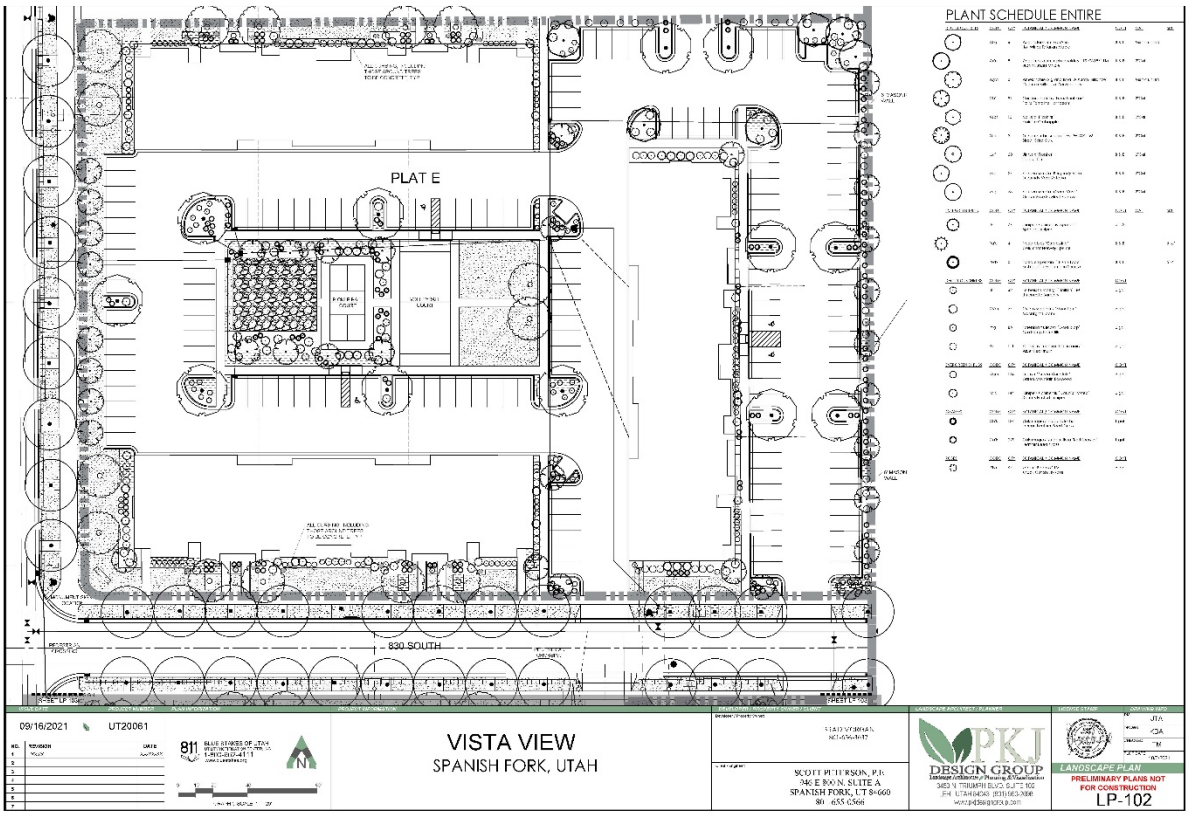

LEGEND
SITE LOCATION
VICINITY MAP
BUILDING 8
22 UNITS
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 8
WET/DRY UTILITY OVERLAY
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

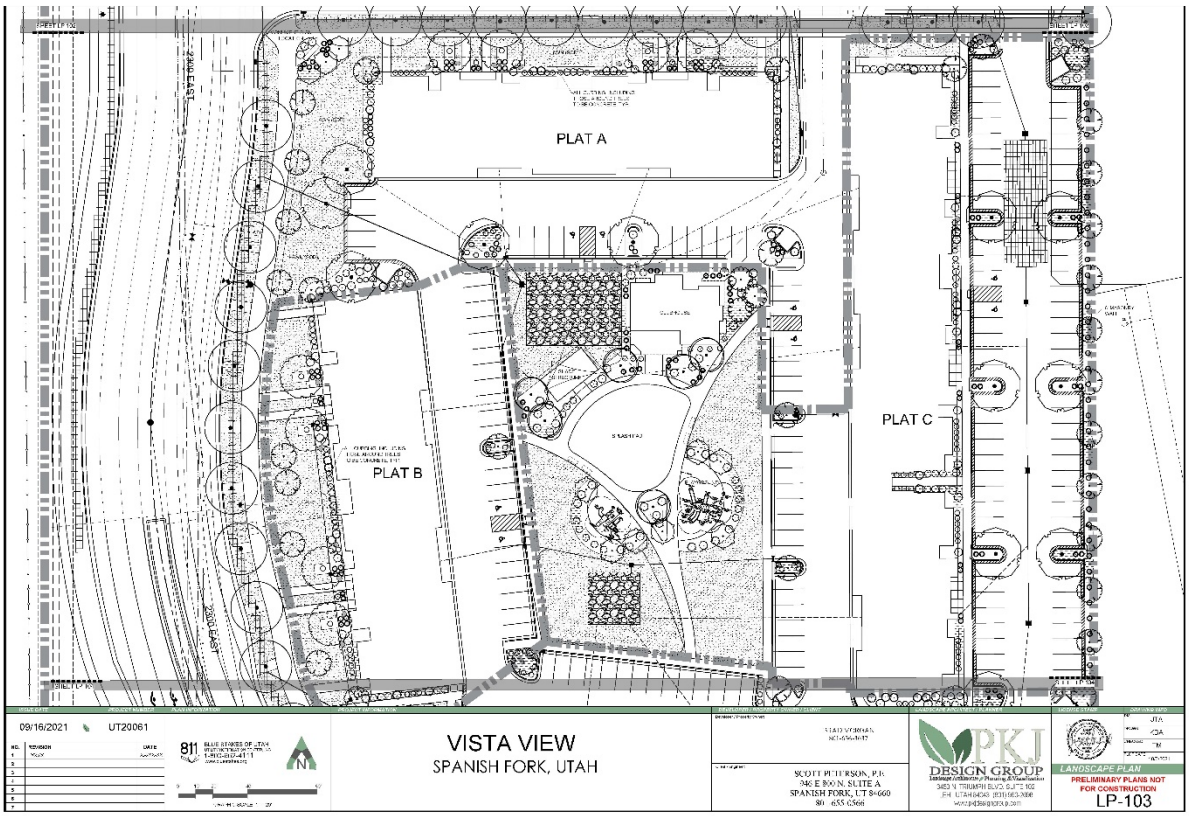

LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
830 SOUTH
SHEET NO.
9
ACCESSIBLE ROUTE
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS ENGINEERING L.L.C.

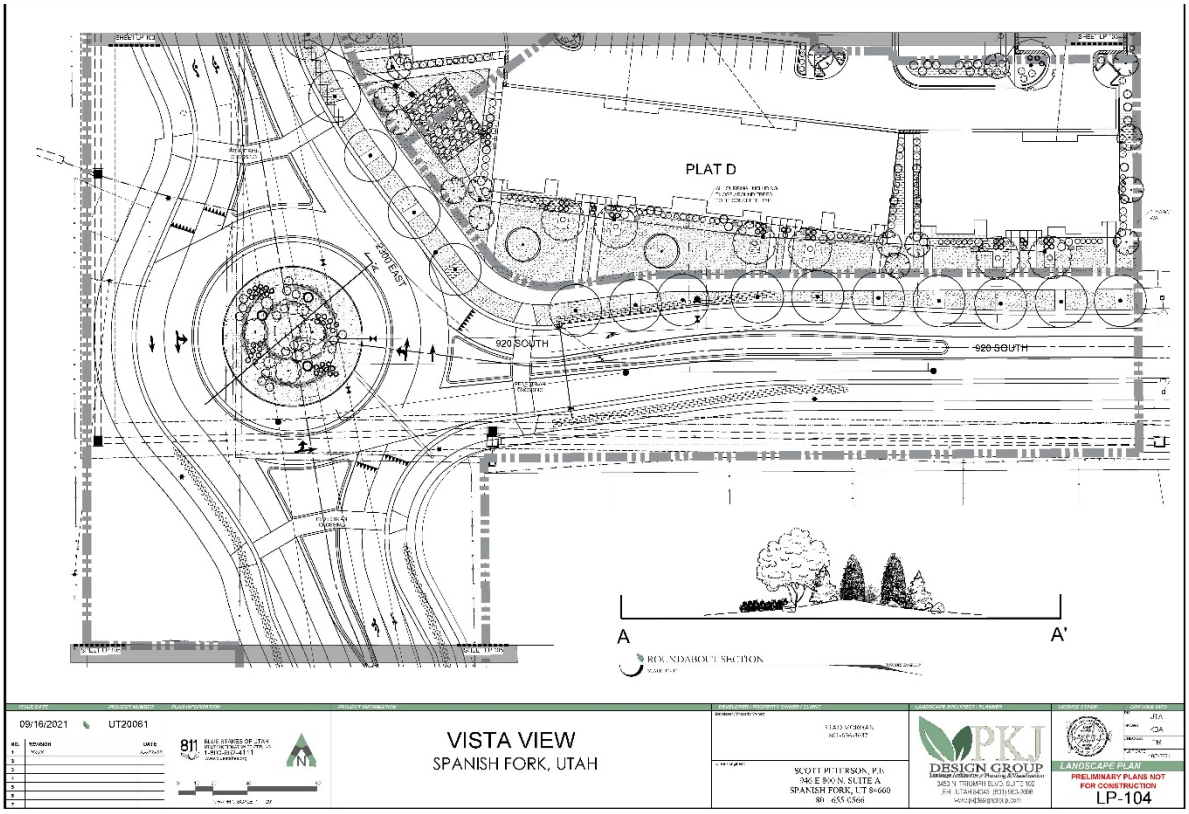

POND 4
CAPACITY: 7,700 CF
1' FREEBOARD: 4735.00
TOP OF POND: 4734.00
BOTTOM OF POND: 4733.25
WATERMAN GATE
12" TOPSOIL
18" DRAIN ROCK
MIRAFY OR EQUIVALENT
FILTER FABRIC
15"ADS
12"C-900 PVC
OVERFLOW BOX W/SNOUT@
RIM: 4734.00
INV. IN: 4730.50
INV. OUT: 4733.25
BOB: 4729.50
INV. 4730.30
POND CROSS SECTION
-NTS-
EX.GROUND
EX.GROUND
DRAINAGE DITCH SECTION
-NTS-
CL
MIN. 3" ASPHALT
14" COMPACTED SUBBASE
MIN. 10" COMPACTED ROADBASE
TYP. ASPHALT PAVEMENT
-NTS-
DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
VISTA VIEW PHASE 5
ATLAS ENGINEERING L.L.C.

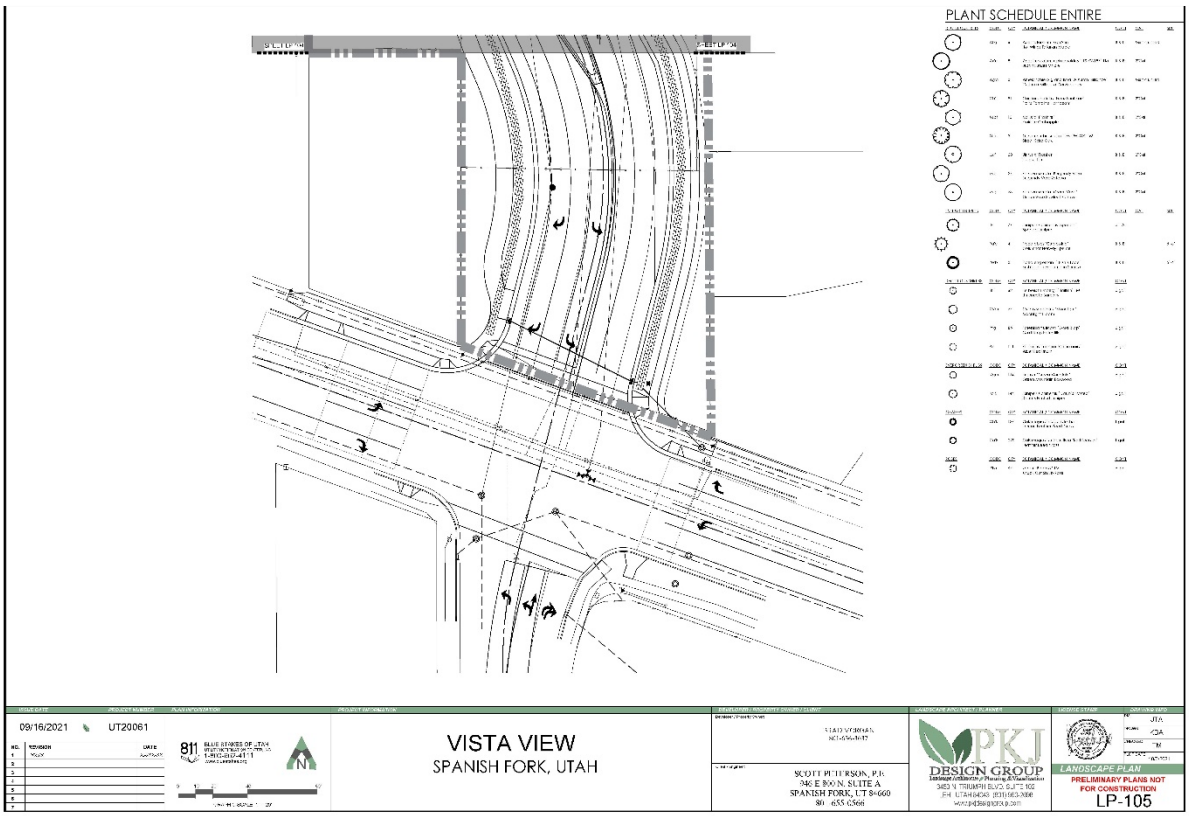

LANDSCAPE PLAN SPECIFICATIONS
SITE REQUIREMENT CALCULATIONS
PLANT SCHEDULE ENTIRE
LANDSCAPE NOTES
REFERENCE NOTES SCHEDULE PLAT B-E
HIGHWAY 6
VISTA VIEW
WALMART
LP-102
LP-103
LP-104
LP-105
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

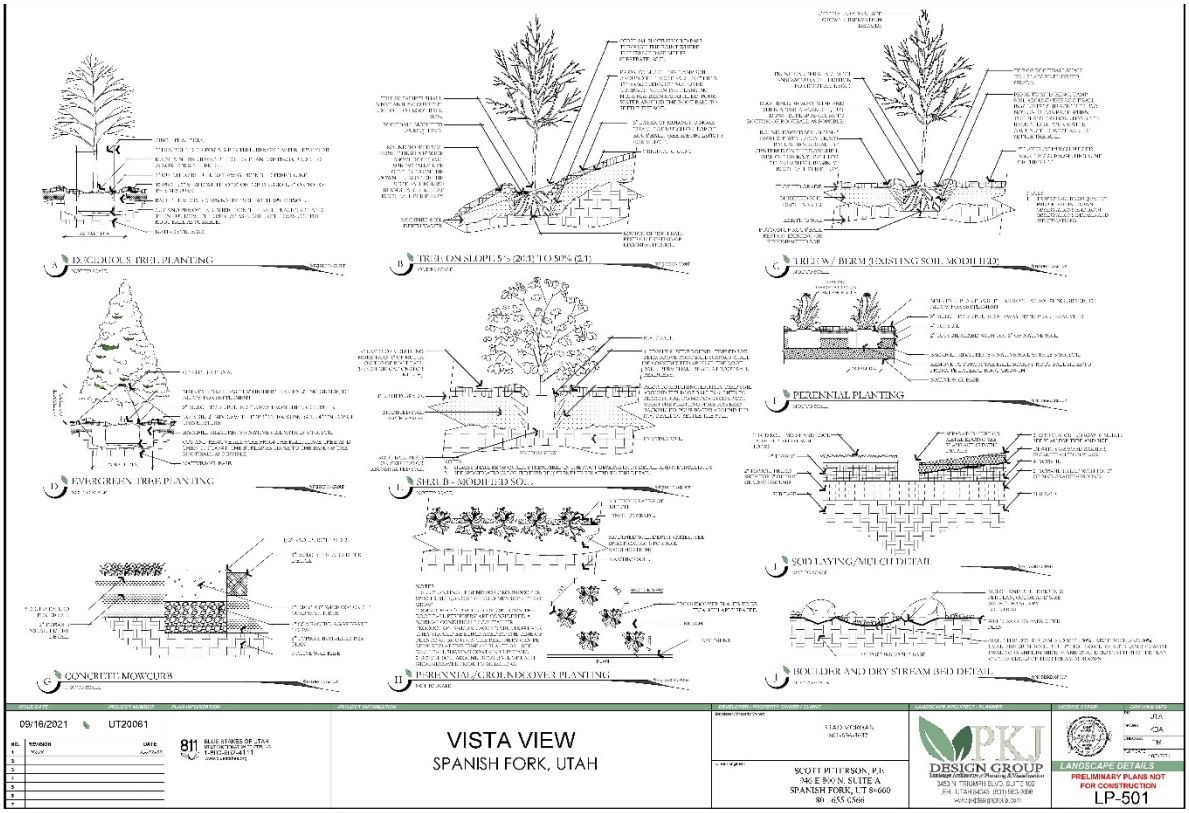

PLAT C
PLAT E
PLAT A
PLAT D
PLAT B
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

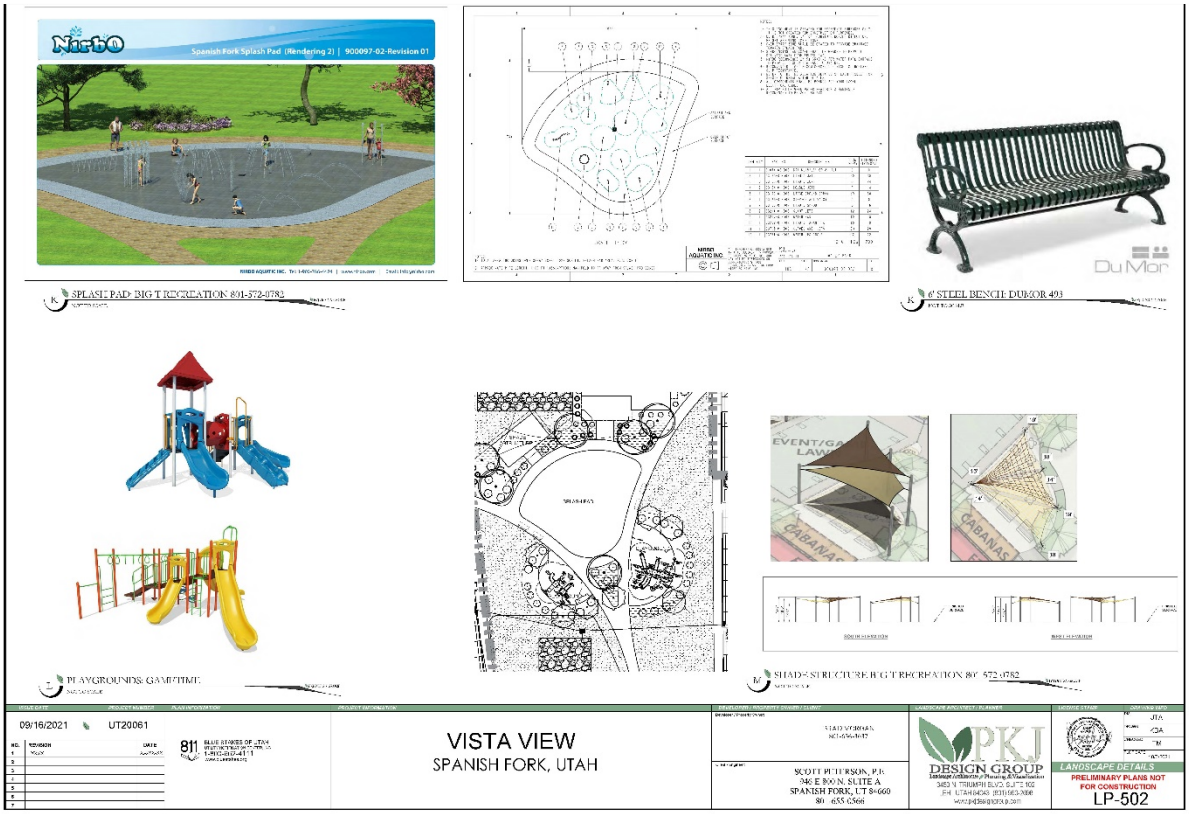

PLANT SCHEDULE ENTIRE
PLAT E
830 SOUTH
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

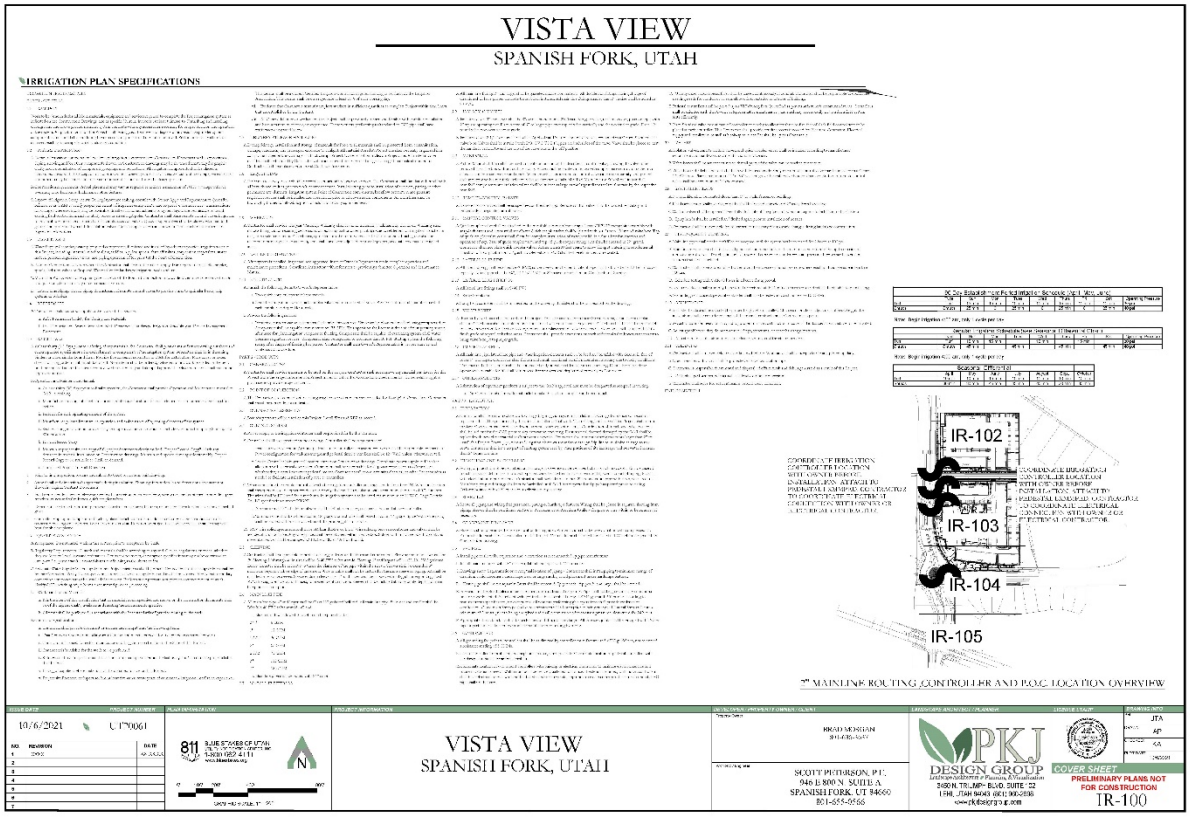

PLAT A
PLAT B
PLAT C
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

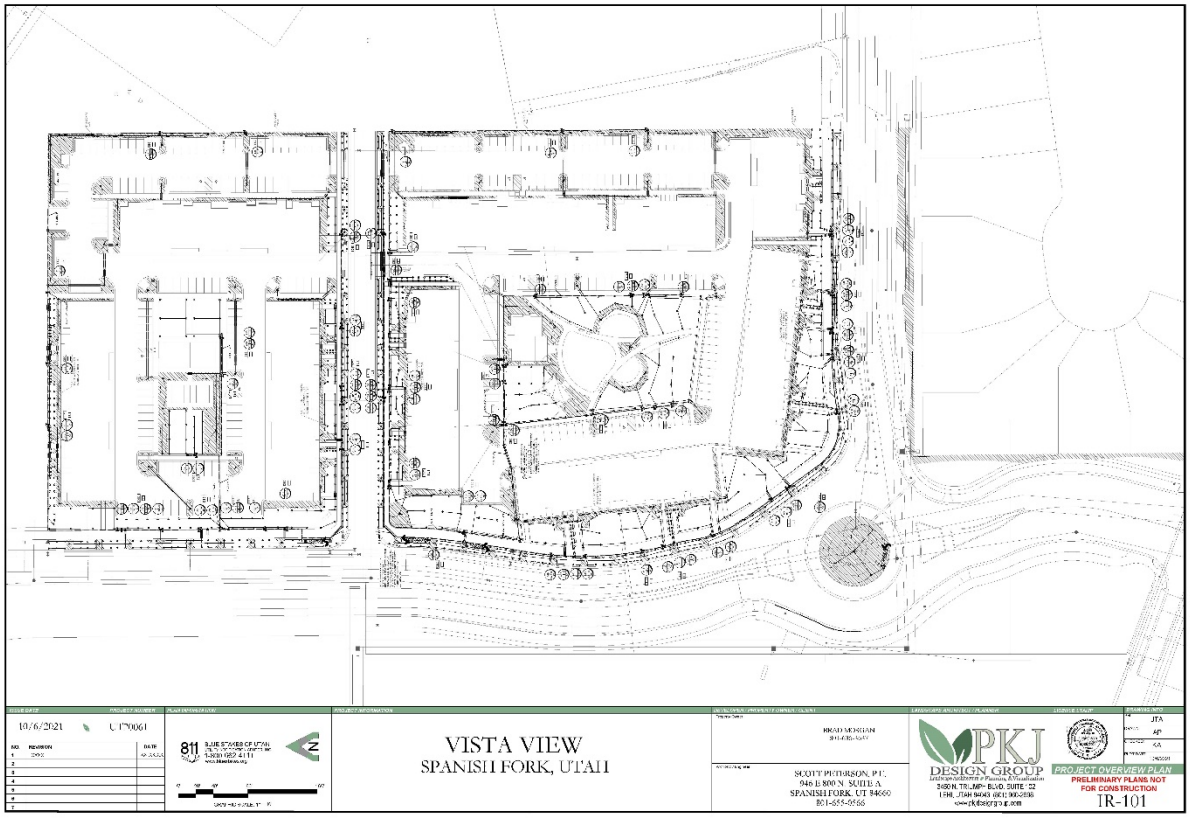

PLAT D
1200 EAST
920 SOUTH
920 SOUTH
A
A'
ROUNDABOUT SECTION
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

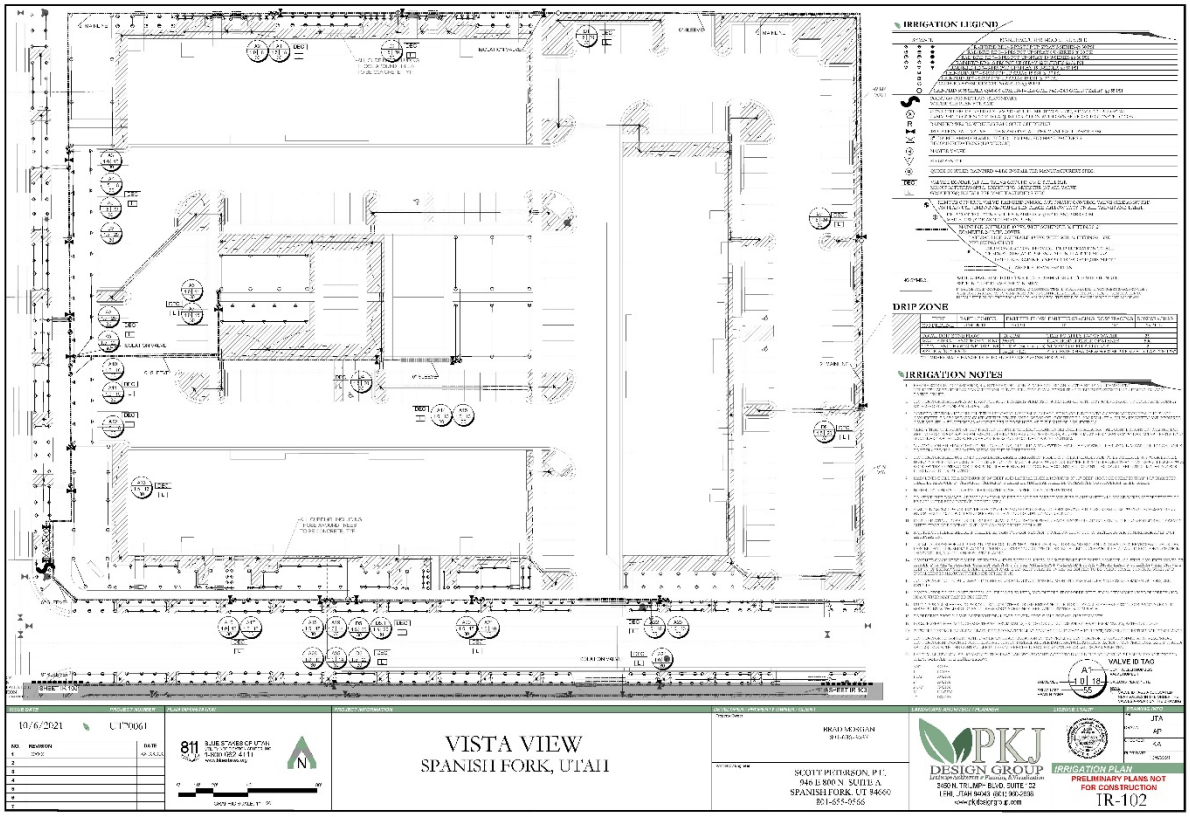

PLANT SCHEDULE ENTIRE
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-105

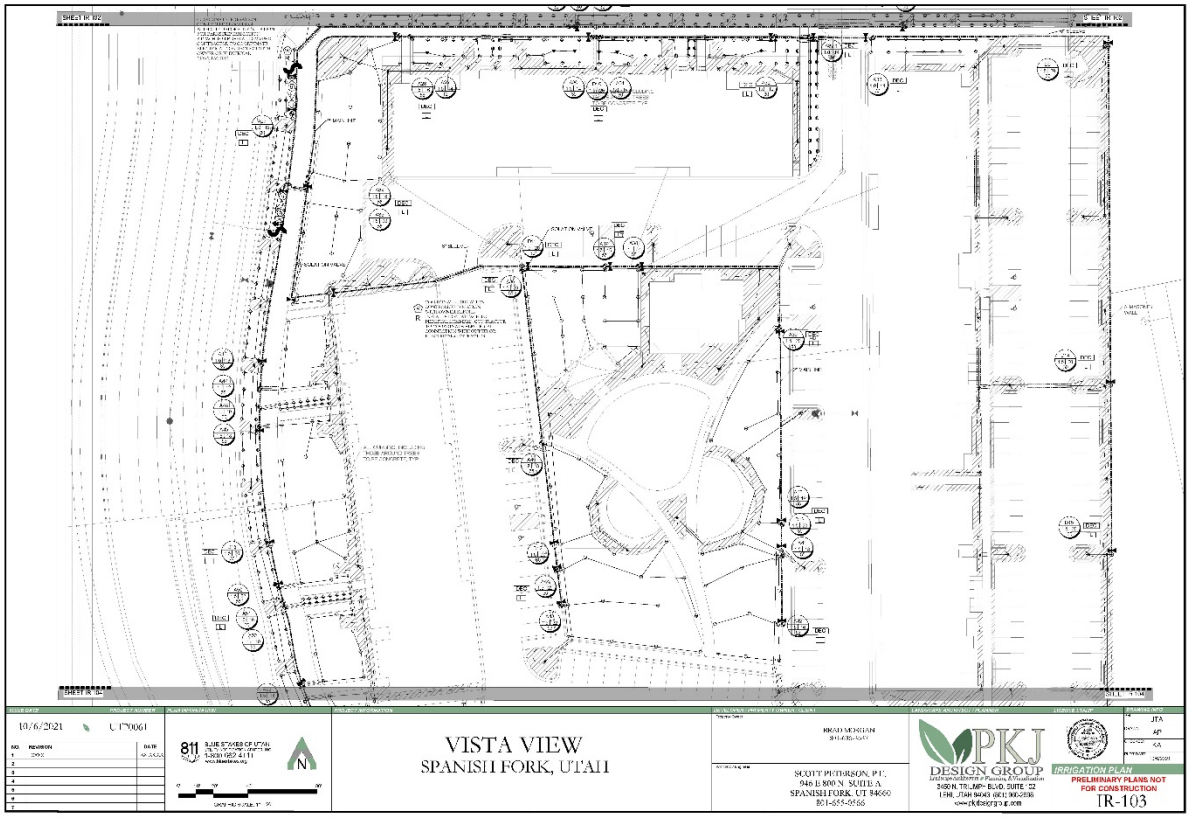

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5's (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
I SHRUB MODIFIED SOIL
J PERENNIAL PLANTING
J SOD LAYING/MULCH DETAIL
G CONCRETE MOWCURB
H PERENNIAL/GROUNDCOVER PLANTING
J BOULDER AND DRY STREAM BED DETAIL
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

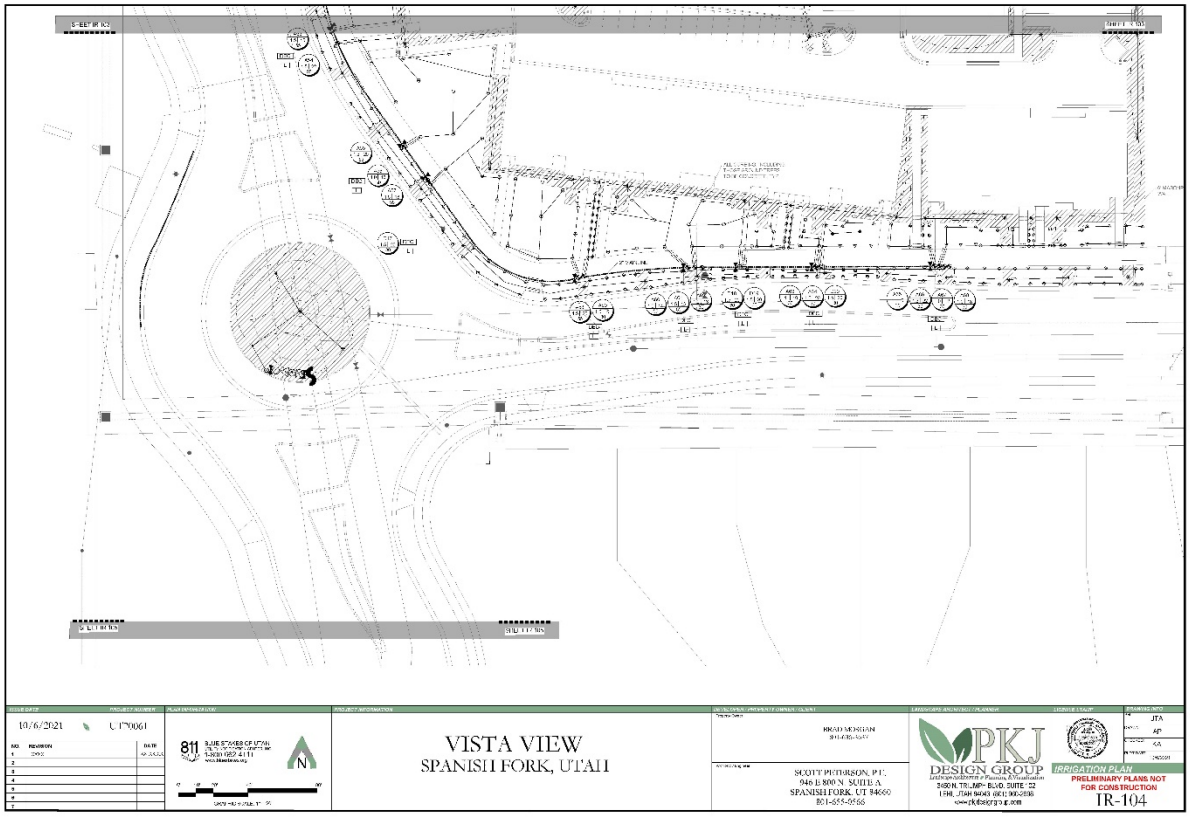

Spanish Fork Splash Pad (Rendering 2) | 900097-02-Revision 01
K SPLASH PAD BIG T RECREATION 801-572-0782
K 6' STEEL BENCH DUMOR 493
L PLAYGROUNDS GAMETIME
M SHADE STRUCTURE BIG T RECREATION 801-572-0782
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801.655.0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-502

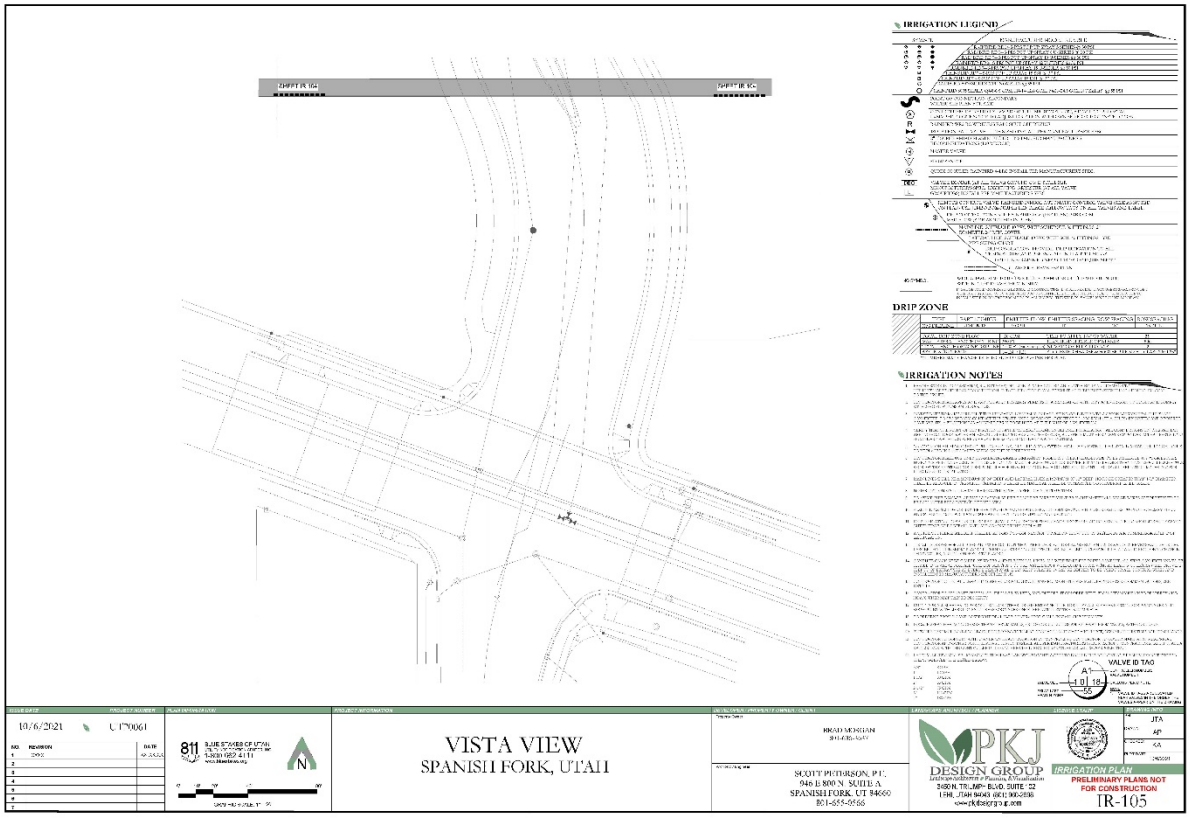

VISTA VIEW
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-102
IR-103
IR-104
IR-105
MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100

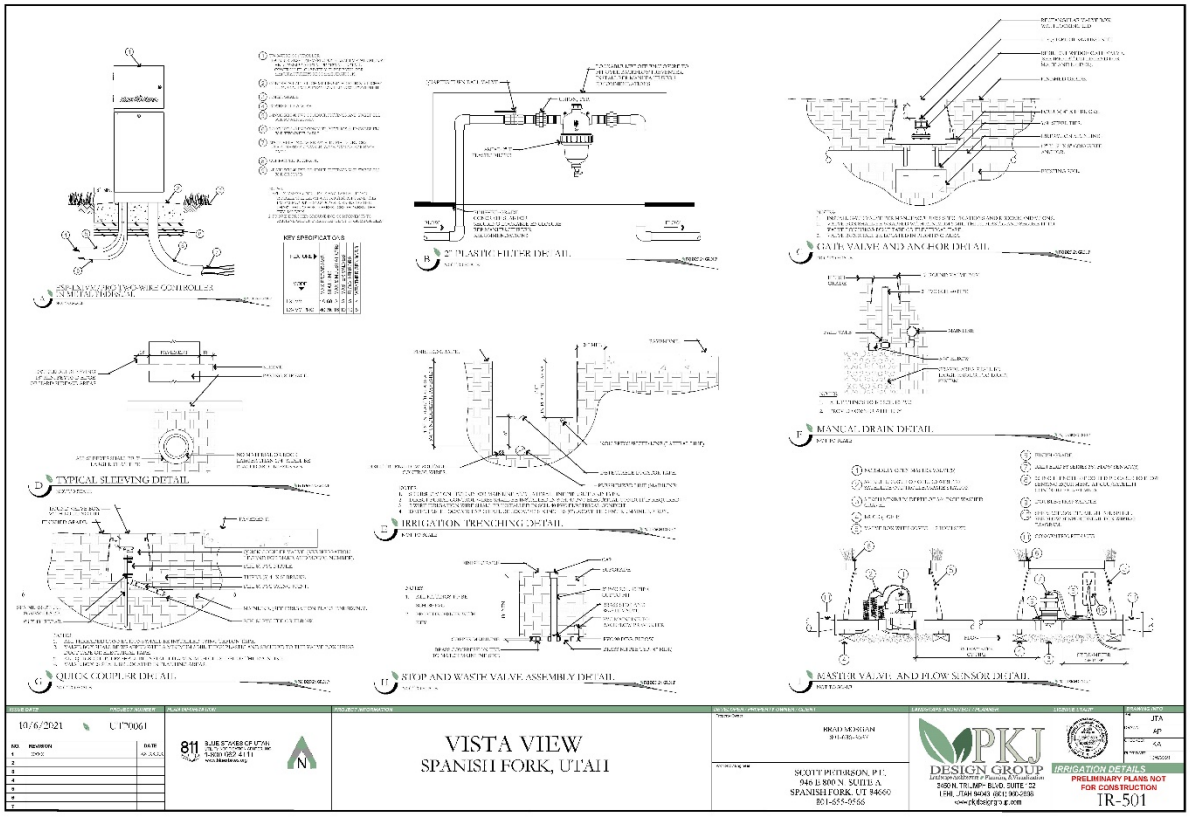

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

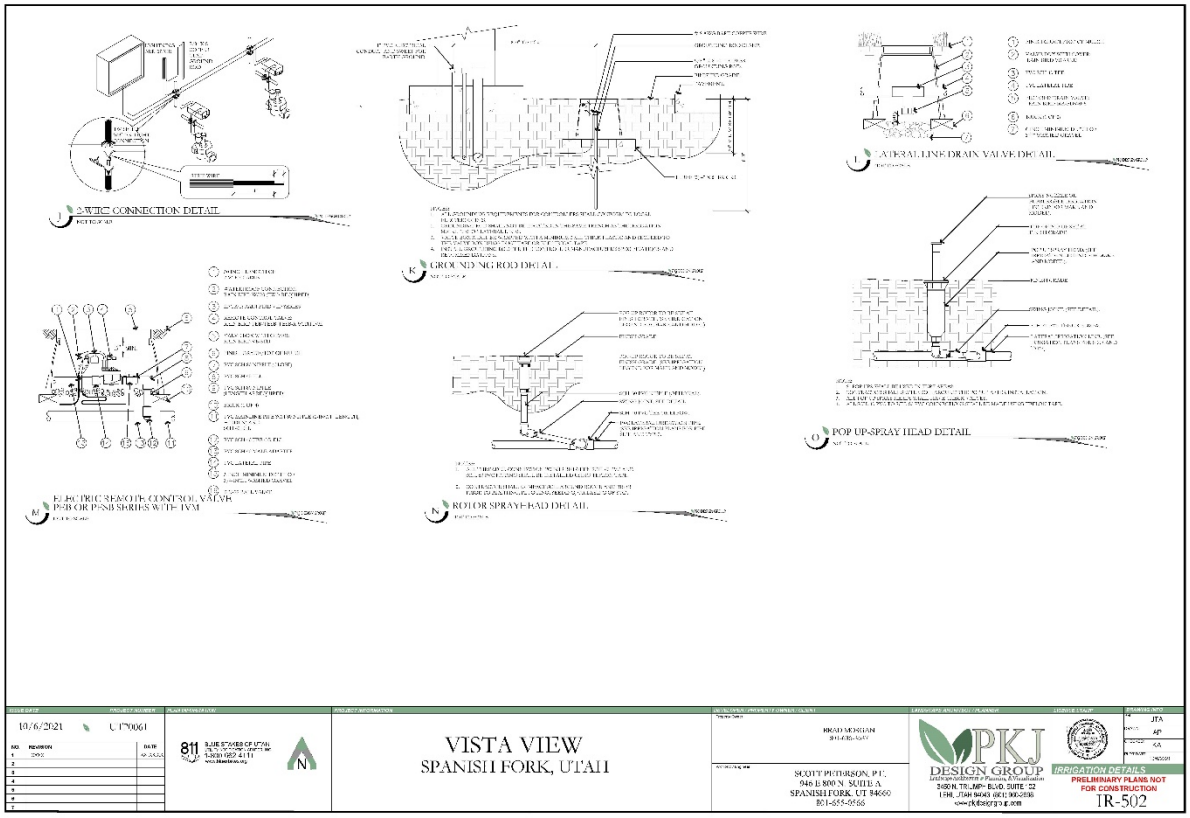

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102

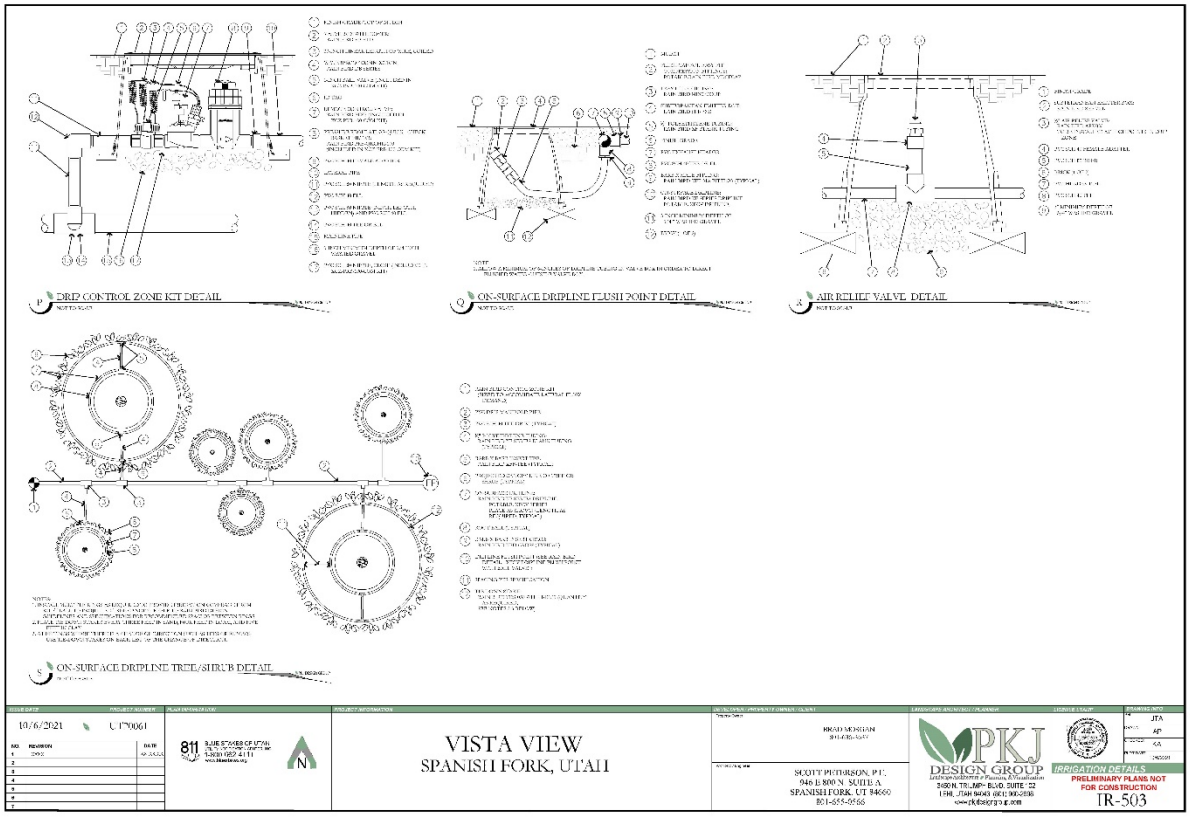

VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103


10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-105


10/6/2021
U 170061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


10/6/2021
U 170061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
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
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

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

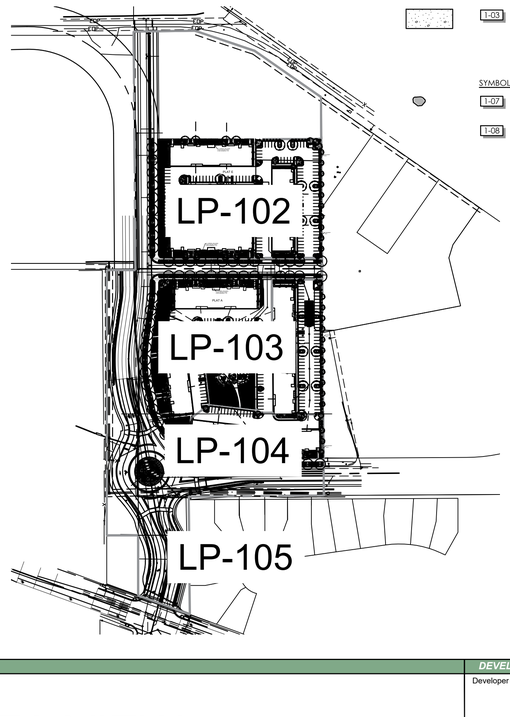
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL 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

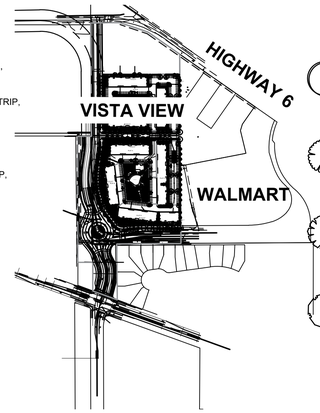


SITE REQUIREMENT CALCULATIONS

PLAT B-E STREET FRONTAGE	REQ'D:	PROVIDED:
2300 EAST PLAT E = 335 LN FT		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	11	9 IN PARKSTRIP, 2 BEHIND
2300 EAST PLAT A = 871 LN FT		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	29 EACH SIDE	23/24 IN PARKSTRIP, 6/5 BEHIND
830 SOUTH = 389 LN FT		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	13 EACH SIDE	13 EACH SIDE
920 SOUTH = 339 LN FT		
TREE COUNT: 1 TREE / 30 LN FT OF ROAD FRONTAGE	12	10 IN PARKSTRIP, 2 BEHIND
TOTAL INTERIOR OPEN SPACE AREA PLAT A: 12,614 (not including roundabout)		
2 PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	25	25
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	126	126
ROUNDABOUT: 5,026 SQ FT		
2 PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	10	10
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	51	51
2300 EAST LANDSCAPING PLAT A: 32,247 SF		
2 TREES/1000 SF	65	65
10 SHRUBS/1000 SF	323	323
TOTAL INTERIOR OPEN SPACE AREA PLAT B-E: 85,131		
2 TREES PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	170	170
10 SHRUBS PER 1,000.00 SQ. FT. OF LANDSCAPE AREA	851	851
TOTAL INTERIOR SHRUBS	1,351	1,351
PARKING TREE COUNT: 1 TREE / 10 PARKING SPACES (306)	31	31

GENERAL REQUIREMENTS:

TREES AND SHRUBS NEED TO BE OF WATER CONSERVING SPECIES	PROVIDED
DROUGHT TOLERANT LAWN GRASS VARIETY	PROVIDED



REFERENCE NOTES SCHEDULE PLAT B-E

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% "A-PM. 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.	76,640 sf
1-03	1.5" COPPER CANYON STONE MULCH 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.	5,027 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-07	BOULDERS - 2'-3'	102
1-08	6" x 6" x 6" CONCRETE CURBING	3,846 lf

PLANT SCHEDULE ENTIRE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Af'g	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	8	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	Ag'a	3	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked	
	Cb'f	81	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
	M'pf	10	Malus x `Prairifire` Prairifire Crabapple	B & B	2"Cal	
	Qr'a	3	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Ux'f	28	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'b	24	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
	Zs'g	58	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Js	77	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
	Pe'b	3	Picea englemanii `Bush`s Lace` Bush's Lace Englemann Spruce	B & B		5`-6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Bf'l	62	Berberis thunbergii `BailFrin` TM Limoncello Barberry	5 gal
	Cs'm	57	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal
	Pf'g	85	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
	Rc	111	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'gm	174	Buxus x `Green Mountain` Green Mountain Boxwood	5 gal
	Jc'd	144	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cb'k	127	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
	Ca'k	279	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	67	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

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

PLAN INFORMATION

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

0' 100' 200' 400' 800'
GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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
BRENT ANDERSEN
8728121 - 5501
10/6/2021
STATE OF UTAH

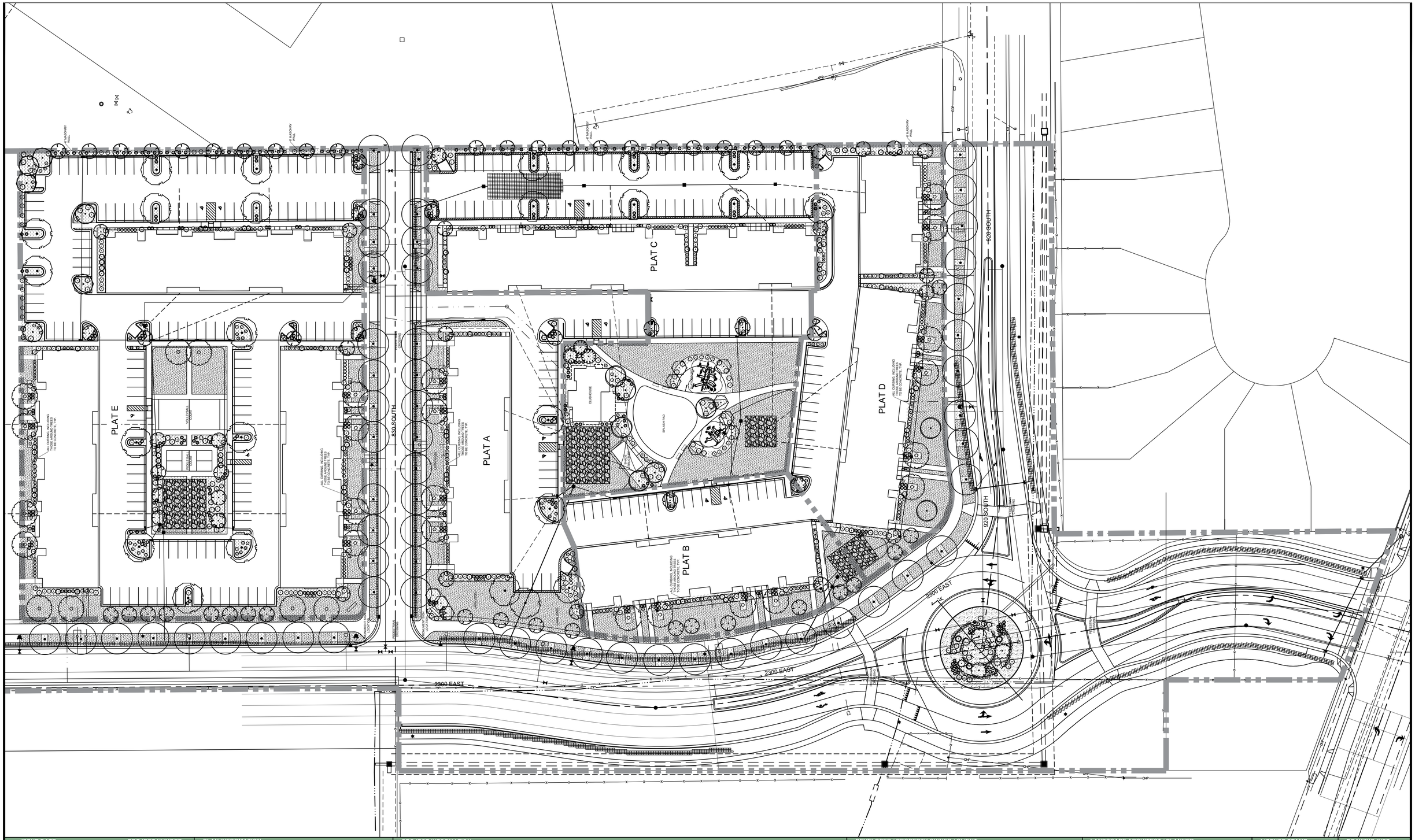
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

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

PLAN INFORMATION

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

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

BRAD MORGAN
801-636-3637

Client / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 ANDREW KNOWLTON
812812 - 5501
10/6/2021
STATE OF UTAH

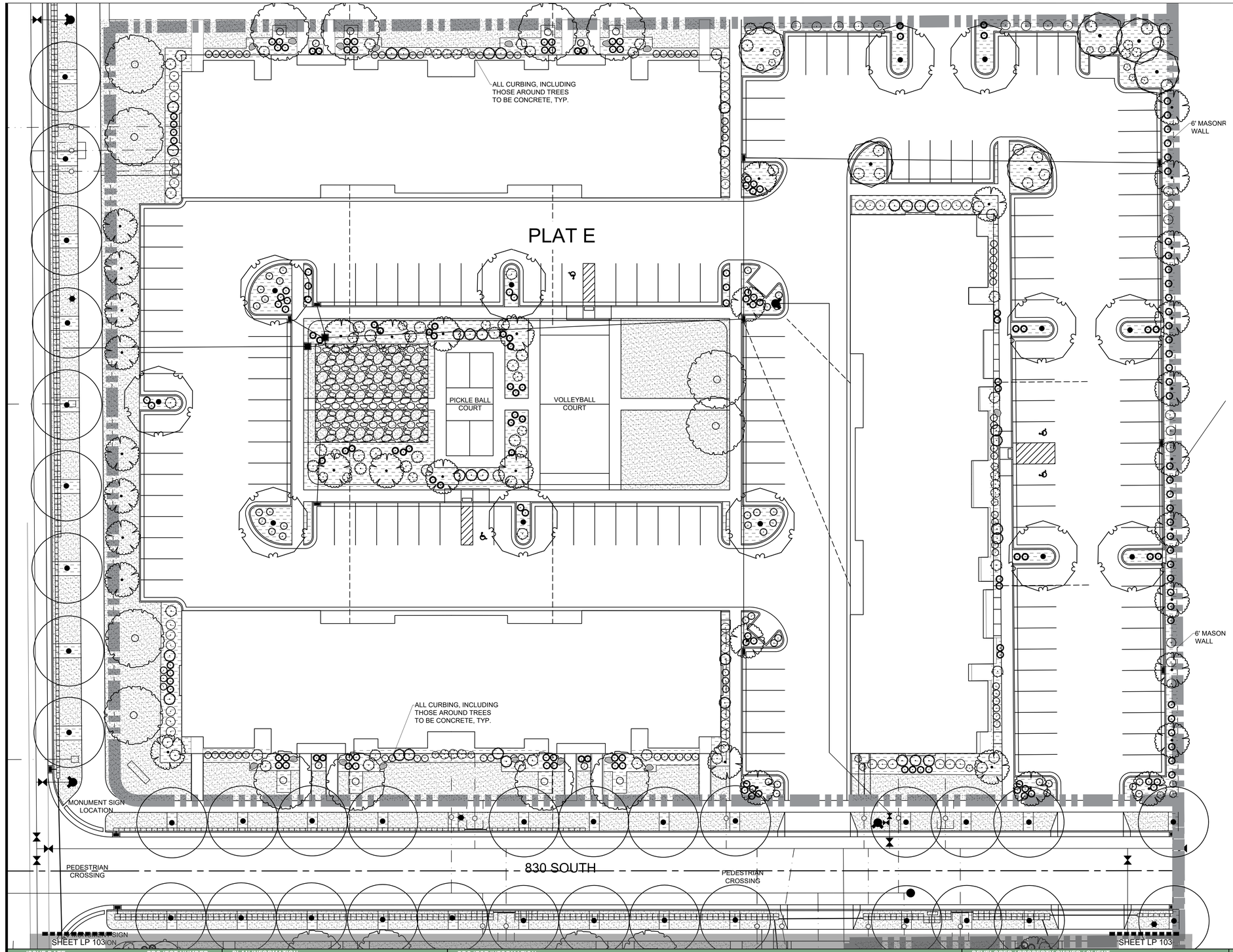
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PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



PLANT SCHEDULE ENTIRE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	At'g	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	8	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	Ag'a	3	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked	
	Cb'f	81	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
	M'pf	10	Malus x `Prairifire` Prairifire Crabapple	B & B	2"Cal	
	Qr'a	3	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Ux'f	28	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'b	24	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
	Zs'g	58	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Js	77	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
	Pe'b	3	Picea englemanii `Bush`s Lace` Bush`s Lace Englemann Spruce	B & B		5`-6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Bt'l	62	Berberis thunbergii `BailErin` TM Limoncello Barberry	5 gal
	Cs'm	57	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal
	Pf'g	85	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
	Rc	111	Rhamnus frangula `Columnaris` Alder Buckthorn	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'gm	174	Buxus x `Green Mountain` Green Mountain Boxwood	5 gal
	Jc'd	144	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cb'k	127	Calamagrostis brachytricha Korean Feather Reed Grass	1 gal
	Ca'k	279	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	67	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 ANDREW AINSWORTH
8728127 - 5501
10/6/2021
RENEWAL
STATE OF UTAH

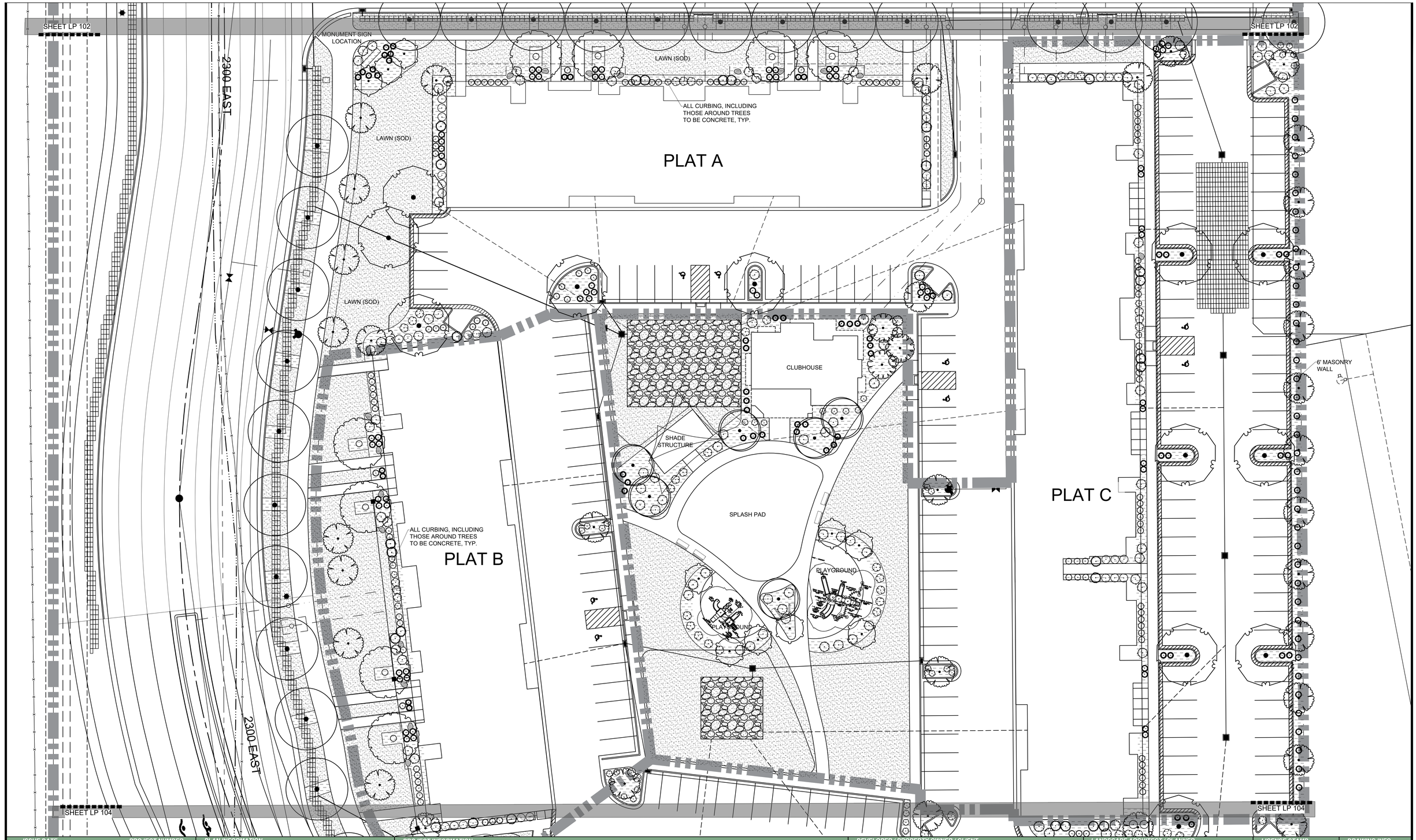
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

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

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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

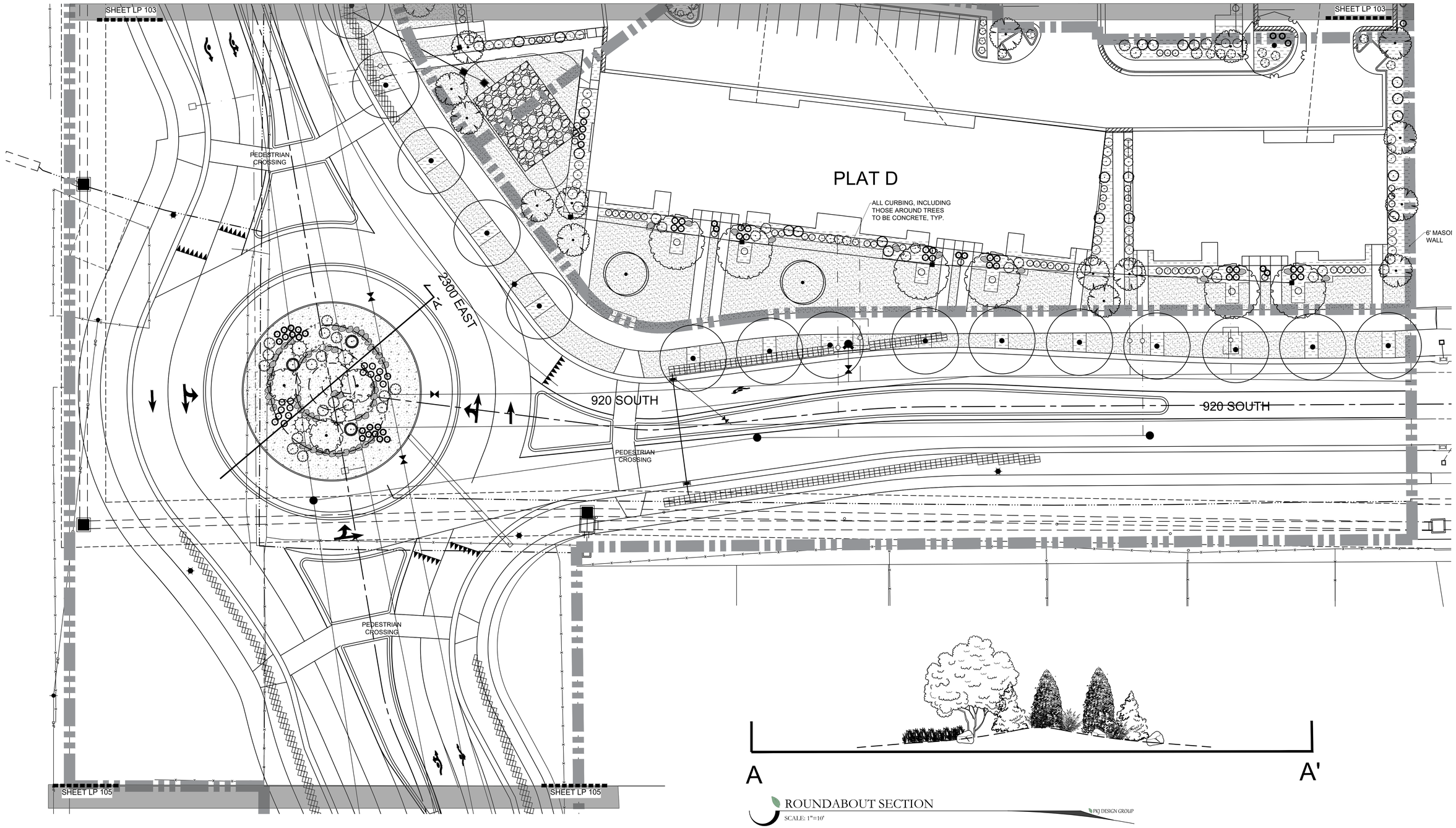
LICENSED LANDSCAPE ARCHITECT JEREMY ARSWORTH 8139137-5301 10/6/2021 REGISTERED STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103



ROUNDABOUT SECTION
SCALE: 1"=10'

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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

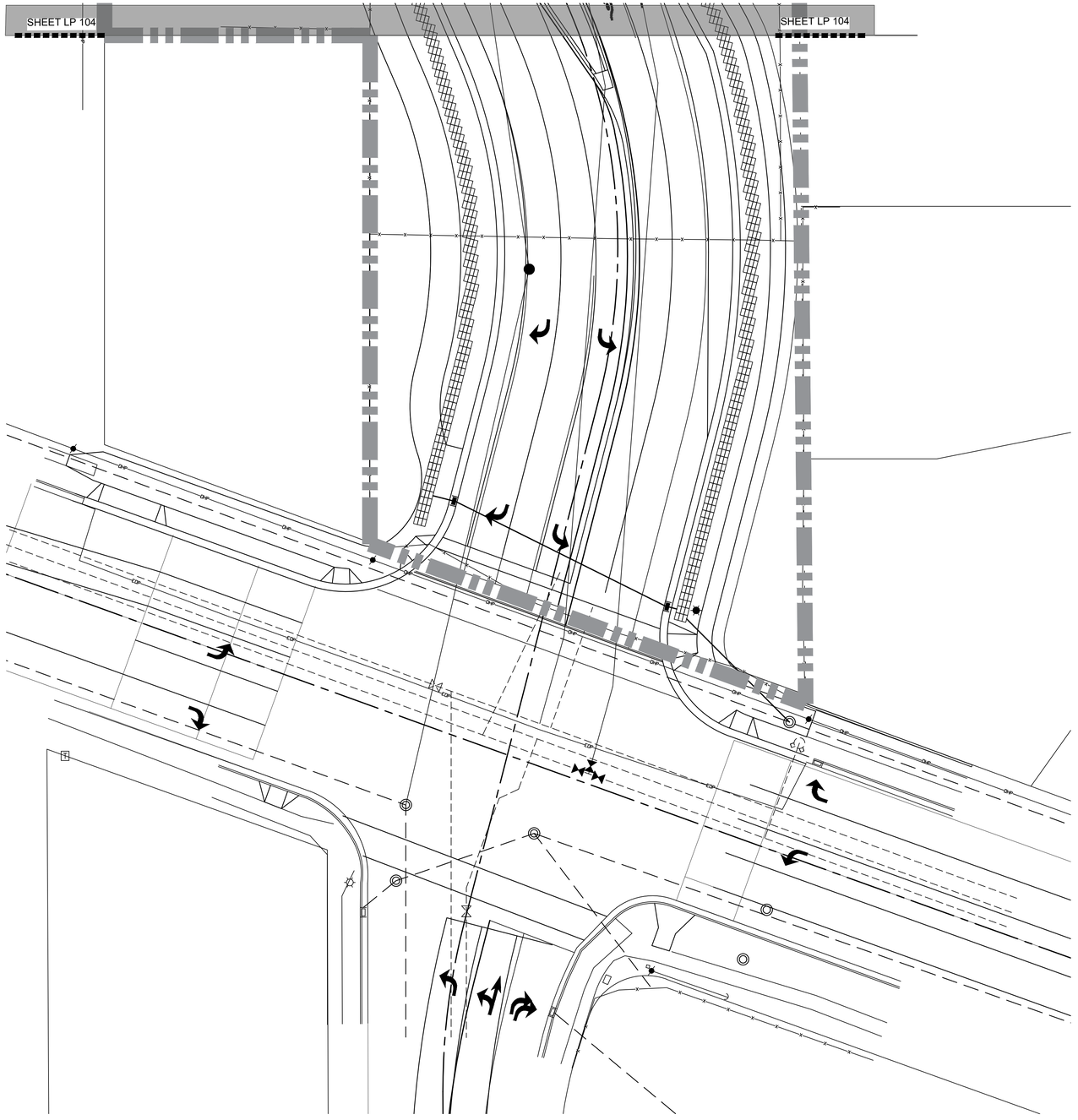
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
813912 - 5501
10/6/2021
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-104



PLANT SCHEDULE ENTIRE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	At'g	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	Multi-trunked	
	Ax'u	8	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	Ag'a	3	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked	
	Cb'f	81	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
	M'pf	10	Malus x `Prairifire` Prairifire Crabapple	B & B	2"Cal	
	Qr'a	3	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	B & B	2"Cal	
	Ux'f	28	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	Zs'b	24	Zelkova serrata `Burgundy Vase` Burgundy Vase Zelkova	B & B	2"Cal	
	Zs'g	58	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Js	77	Juniperus chinensis `Spartan` Spartan Juniper	5` TALL		
	Pa'c	4	Picea abies `Cupressina` Columnar Norway Spruce	B & B		5`-6`
	Pe'b	3	Picea englemanii `Bush`s Lace` Bush`s Lace Englemann Spruce	B & B		5`-6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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	Pf'g	85	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
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EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	67	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

ISSUE DATE 09/16/2021 **PROJECT NUMBER** UT20061

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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

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 ARDWORTH 813912 PRO 05/31/2022 REGISTERED STATE OF UTAH

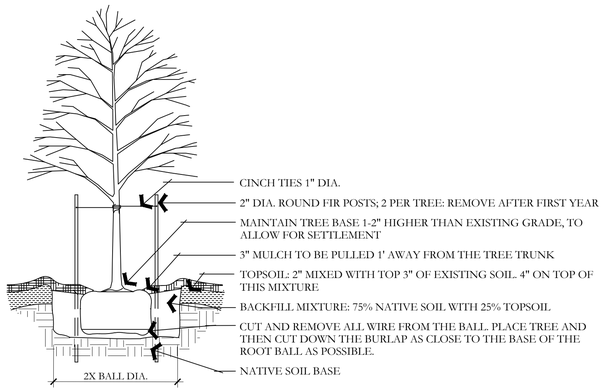
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

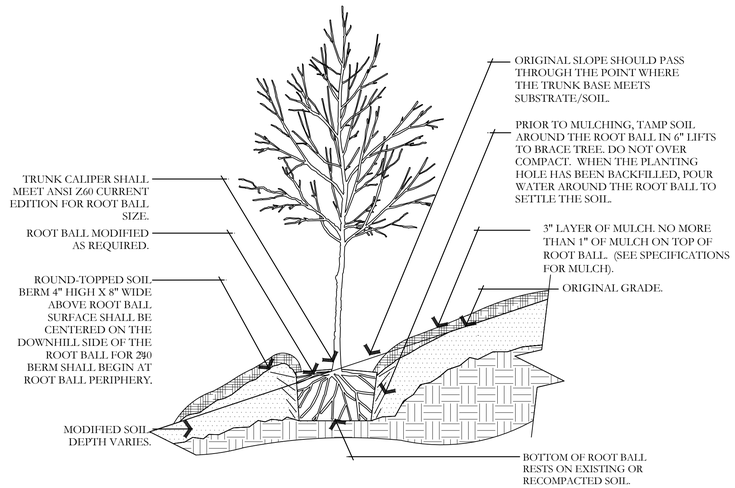
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

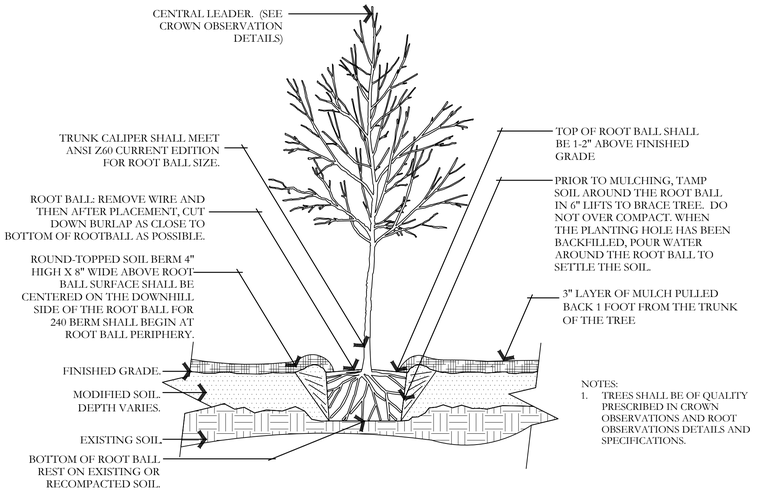
LP-105



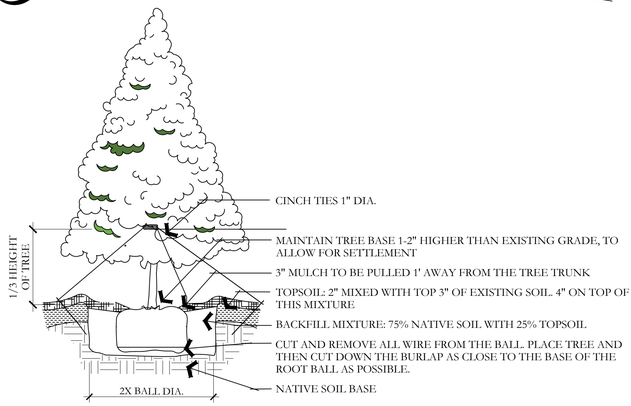
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



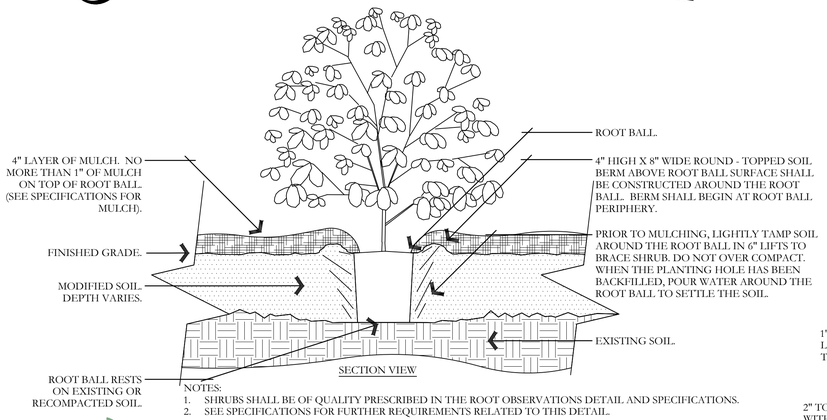
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



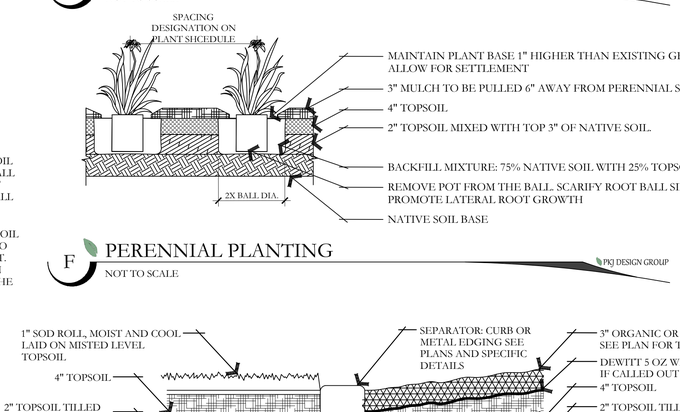
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP



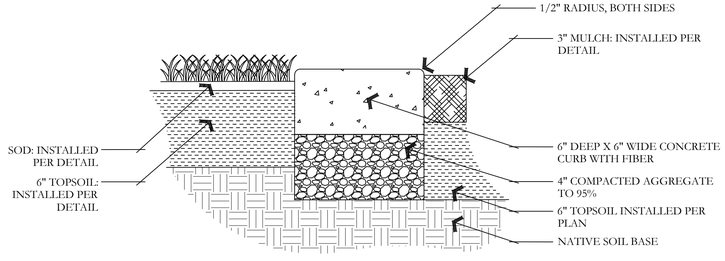
D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



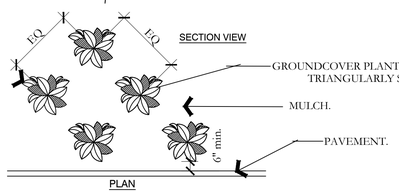
E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP

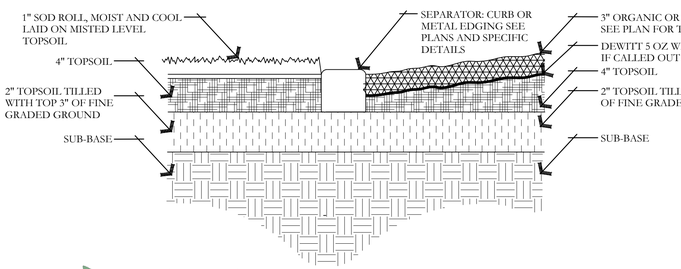


G CONCRETE MOWCURB
NOT TO SCALE
PKJ DESIGN GROUP

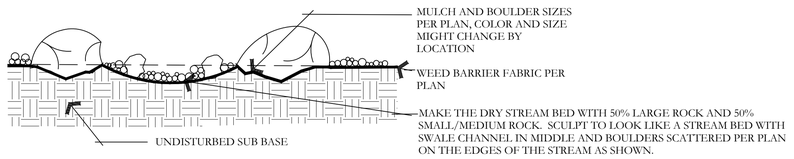


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE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

H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



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



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
09/16/2021	UT20061

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 J. ANDREWS 8128123 - 5501 10/6/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

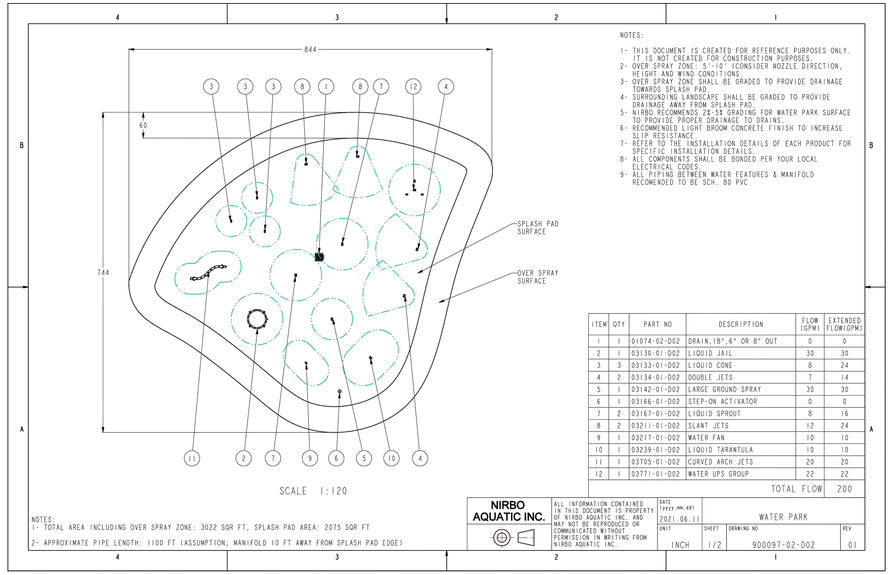
LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501



K SPLASH PAD: BIG T RECREATION 801-572-0782
NOT TO SCALE



NOTES:
1- THIS DOCUMENT IS CREATED FOR REFERENCE PURPOSES ONLY. IT IS NOT CREATED FOR CONSTRUCTION PURPOSES.
2- OVER SPRAY ZONE: 5'-10" (CONSIDER NOZZLE DIRECTION, HEIGHT AND WIND CONDITIONS.
3- OVER SPRAY ZONE SHALL BE GRADED TO PROVIDE DRAINAGE TOWARDS SPLASH PAD.
4- SURROUNDING LANDSCAPE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM SPLASH PAD.
5- NIRBO RECOMMENDS 2%-5% GRADING FOR WATER PARK SURFACE TO PROVIDE PROPER DRAINAGE TO DRAINS.
6- RECOMMENDED LIGHT BROOM CONCRETE FINISH TO INCREASE SLIP RESISTANCE.
7- REFER TO THE INSTALLATION DETAILS OF EACH PRODUCT FOR SPECIFIC INSTALLATION DETAILS.
8- ALL COMPONENTS SHALL BE BONDED PER YOUR LOCAL ELECTRICAL CODES.
9- ALL PIPING BETWEEN WATER FEATURES & MANIFOLD RECOMENDED TO BE SCH. 80 PVC

ITEM	QTY	PART NO	DESCRIPTION	FLOW (GPM)	EXTENDED FLOW(GPM)
1	1	01074-02-D02	DRAIN,18",6" OR 8" OUT	0	0
2	1	03130-01-D02	LIQUID JAIL	30	30
3	3	03133-01-D02	LIQUID CONE	8	24
4	2	03134-01-D02	DOUBLE JETS	7	14
5	1	03142-01-D02	LARGE GROUND SPRAY	30	30
6	1	03146-01-D02	STEP-ON ACTIVATOR	0	0
7	2	03167-01-D02	LIQUID SPROUT	8	16
8	2	03211-01-D02	SLANT JETS	12	24
9	1	03217-01-D02	WATER FAN	10	10
10	1	03239-01-D02	LIQUID TARANTULA	10	10
11	1	03705-01-D02	CURVED ARCH JETS	20	20
12	1	03771-01-D02	WATER UPS GROUP	22	22
			TOTAL FLOW		200

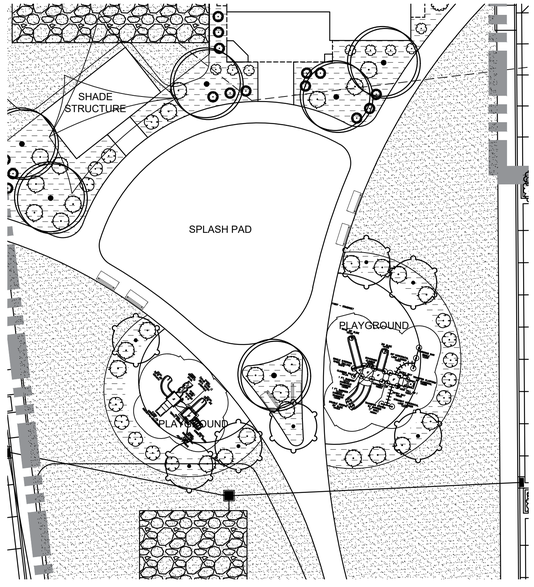
NOTES:
1- TOTAL AREA INCLUDING OVER SPRAY ZONE: 3022 SQR FT, SPLASH PAD AREA: 2075 SQR FT
2- APPROXIMATE PIPE LENGTH: 1100 FT (ASSUMPTION; MANIFOLD 10 FT AWAY FROM SPLASH PAD EDGE)

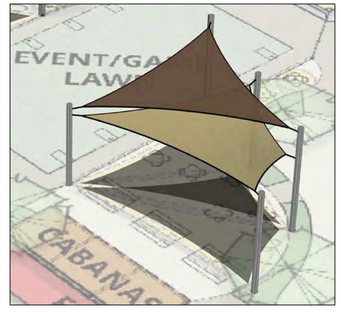
NIRBO AQUATIC INC.	ALL INFORMATION CONTAINED IN THIS DOCUMENT IS PROPERTY OF NIRBO AQUATIC INC. AND MAY NOT BE REPRODUCED OR COMMUNICATED WITHOUT PERMISSION IN WRITING FROM NIRBO AQUATIC INC.	DATE (YYYY.MM.DD) 2021.06.11	WATER PARK
		UNIT: INCH	SHEET: 1/2
		DRAWING NO: 900097-02-D02	REV: 01

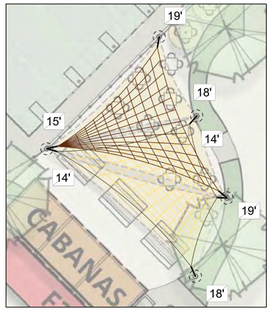


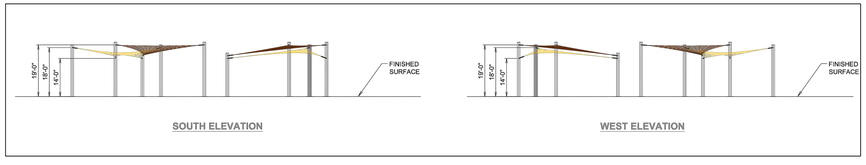
K 6' STEEL BENCH: DUMOR 493
NOT TO SCALE

L PLAYGROUNDS: GAMETIME
NOT TO SCALE









M SHADE STRUCTURE BIG T RECREATION 801-572-0782
NOT TO SCALE

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PLAN INFORMATION

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
BRAD MORGAN
801-636-3637

Client / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 K. ANDREWS — 8172812-5301 — 10/6/2021 — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	10/6/2021

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-502

VISTA VIEW

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 remoite 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 3/4" 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 3/4", 1", 1 1/4", 1 1/2" 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.

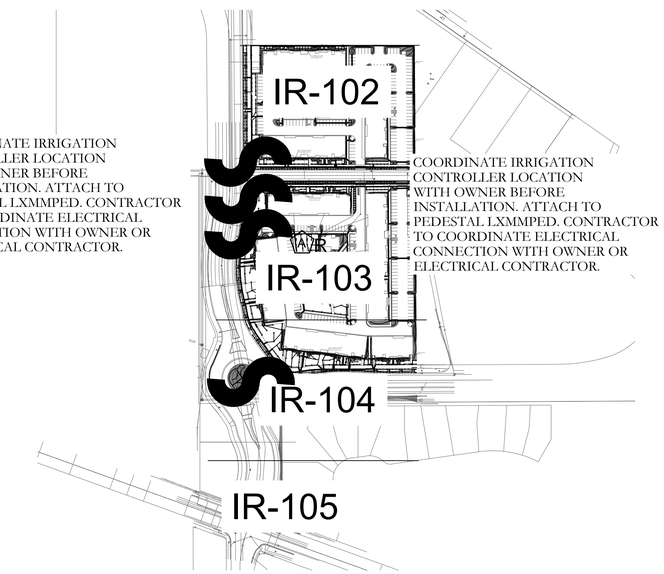
Regular Irrigation Schedule (see Seasonal Differential Chart)

	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 10/6/2021 **PROJECT NUMBER** UT20061

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

PLAN INFORMATION

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

N

0' 100' 200' 400' 800'
GRAPHIC SCALE: 1" = 200'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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
JOSEPH ANDREW SMITH
812812-5301
10/06/2021
RENEW DATE
STATE OF UTAH

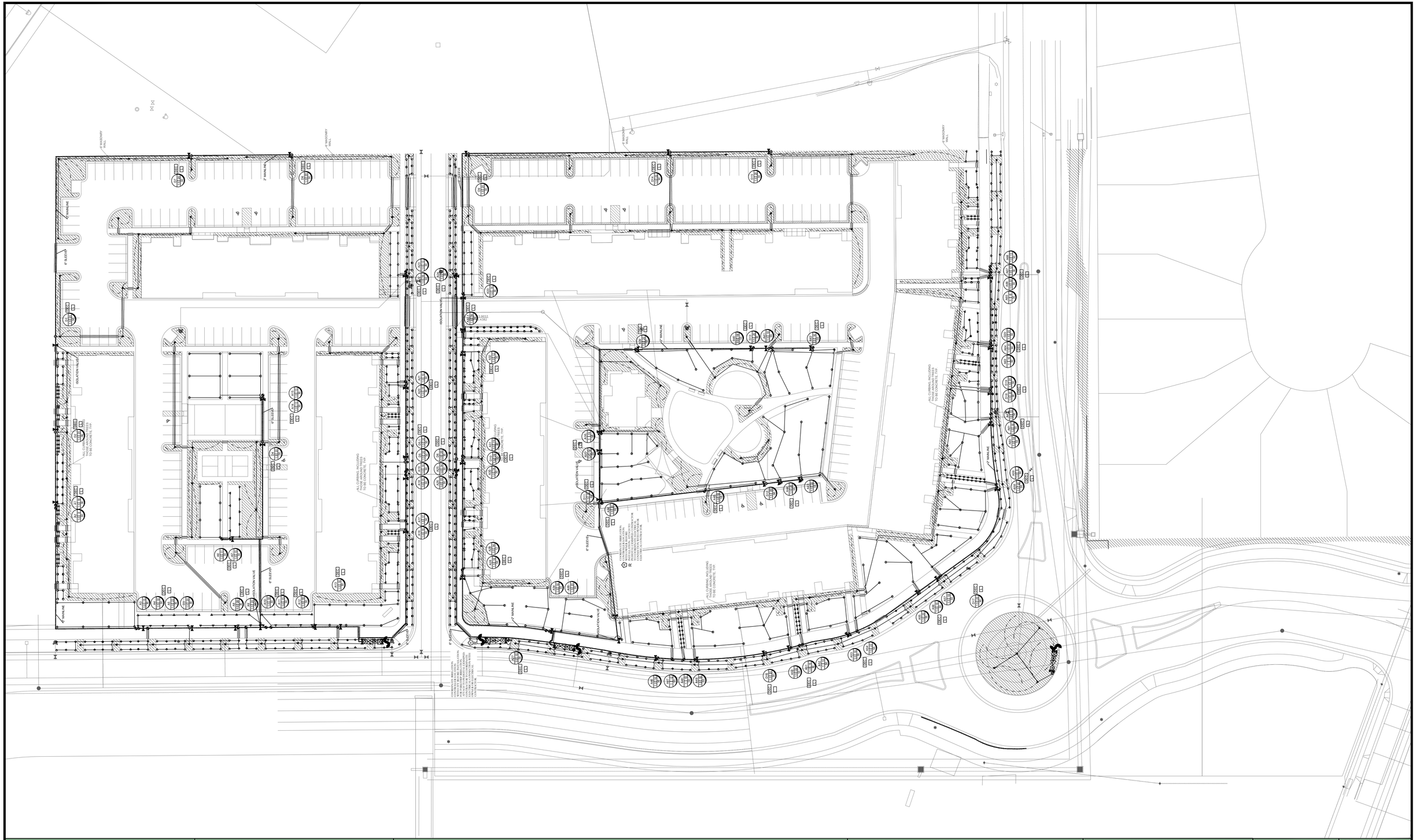
DRAWING INFO

PM: JTA
DRAWN: AP
CHECKED: KA
PLOT DATE: 10/6/2021

COVER SHEET

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



ISSUE DATE	PROJECT NUMBER
10/6/2021	UT20061

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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7		

PLAN INFORMATION

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

N

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5301
10/06/2021
RENEWAL
STATE OF UTAH

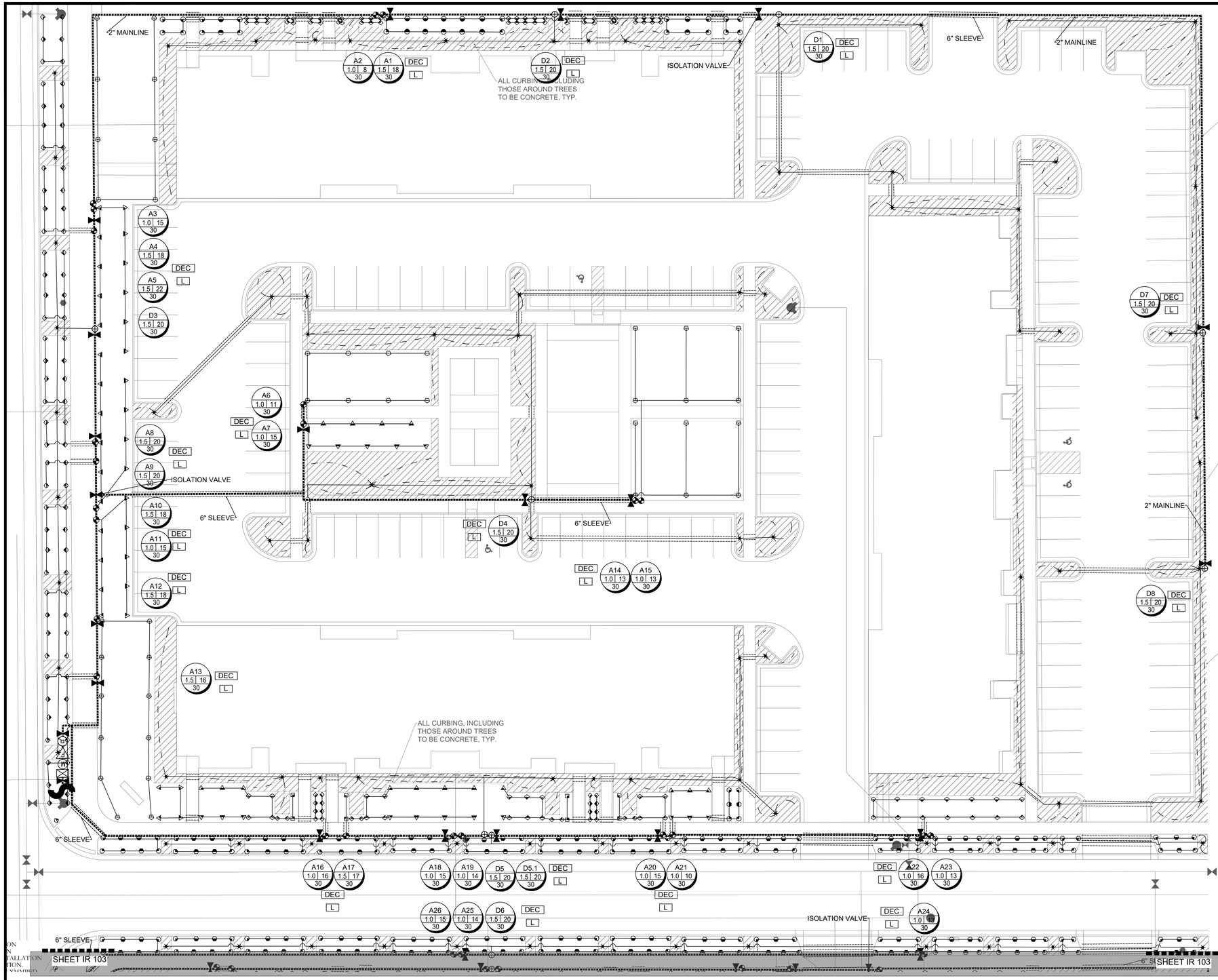
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	10/6/2021

PROJECT OVERVIEW PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101



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
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, 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 - INSTALL PER MANUFACTURES. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) 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 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 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURERS SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*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
1.0 | 18 — VALVE SIZE | GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

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

ISSUE DATE	PROJECT NUMBER
10/6/2021	UT20061

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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 — STEVE AINSWORTH — 8128127-5301 — 10/06/2021 — RENEWAL DATE — STATE OF UTAH

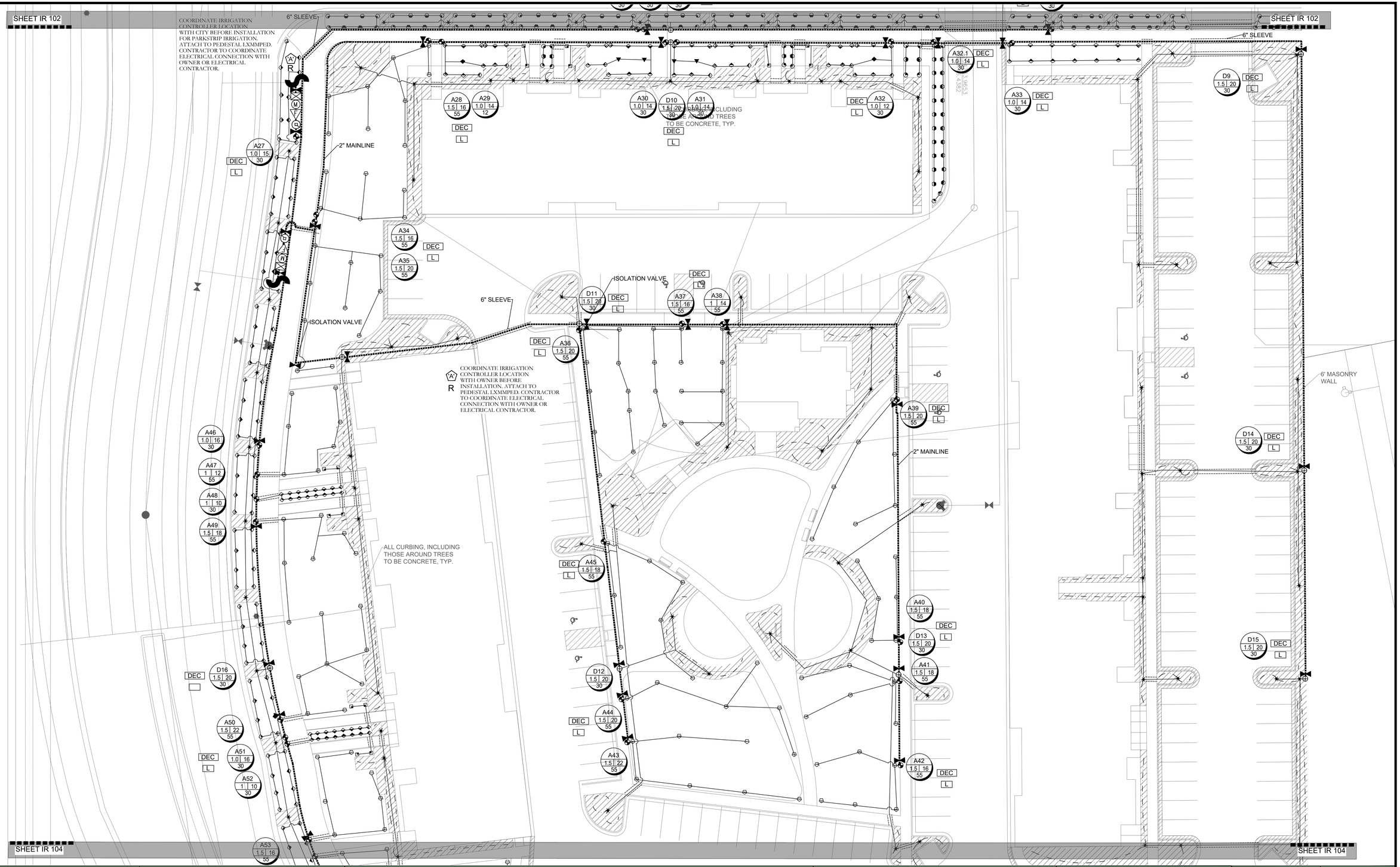
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	10/6/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-102



ISSUE DATE	PROJECT NUMBER
10/6/2021	UT20061

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

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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
JOSEPH ANDREW SMITH
812812-5301
10/06/2021
STATE OF UTAH

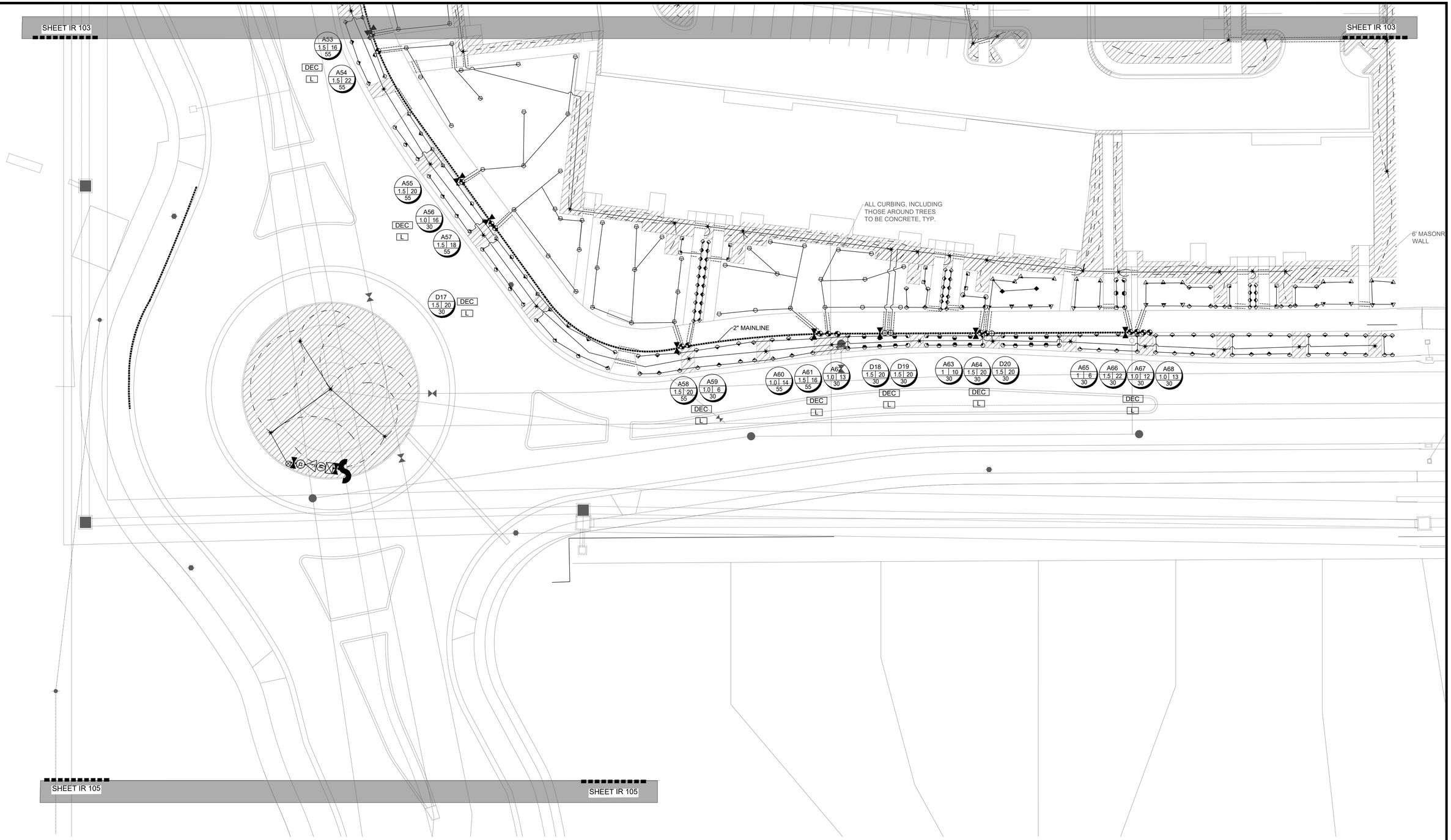
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PM:	JTA
DRAWN:	AP
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PLOT DATE:	10/6/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-103



ISSUE DATE	PROJECT NUMBER
10/6/2021	UT20061

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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N

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

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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

REGISTERED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
10/06/2021

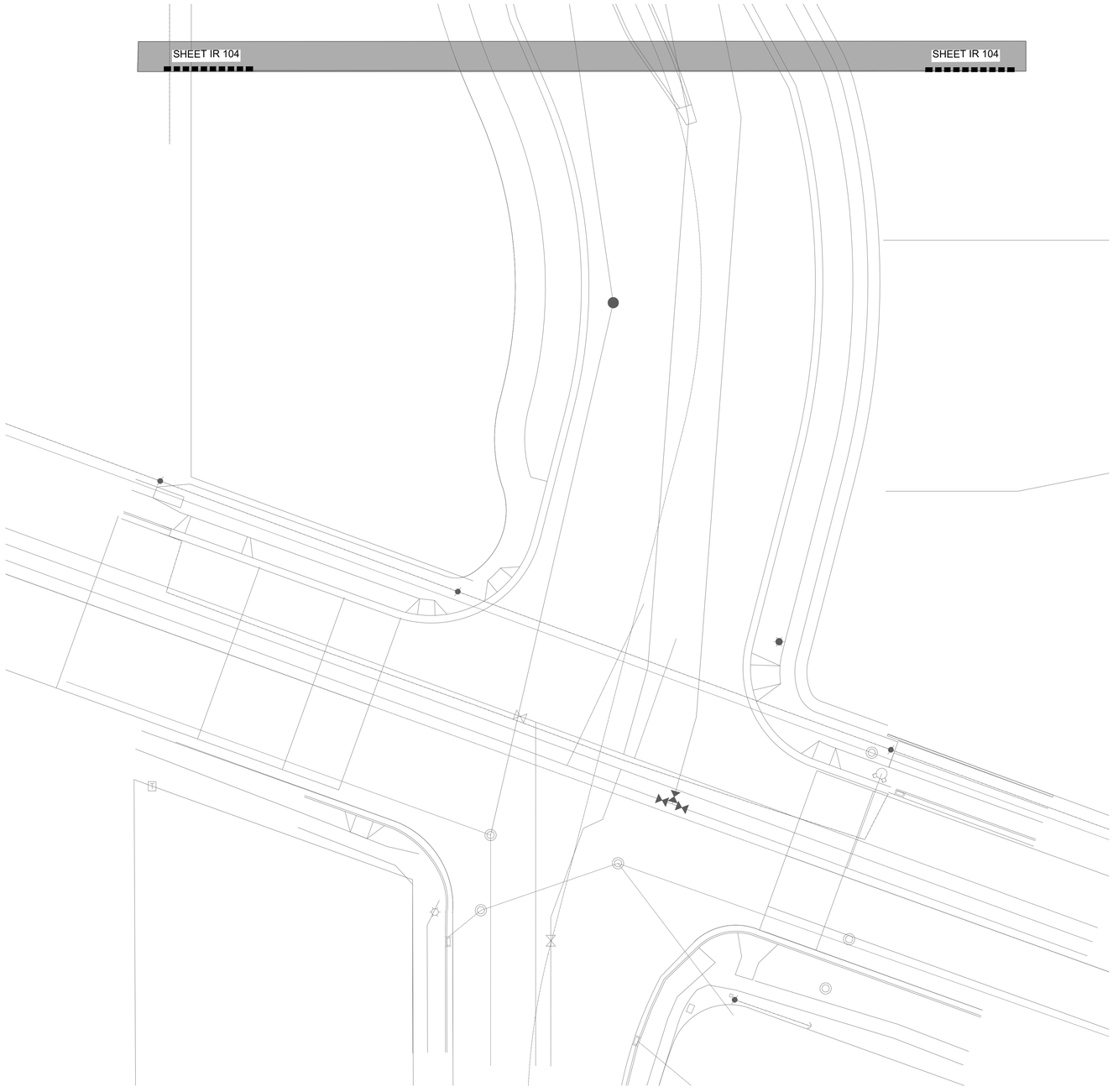
DRAWING INFO

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PLOT DATE:	10/6/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-104



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 FST @ 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
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, 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 - INSTALL PER MANUFACTURES. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	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 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 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURERS SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

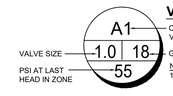
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

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.
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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.
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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.
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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.
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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	PROJECT NUMBER
10/6/2021	UT20061

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

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SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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



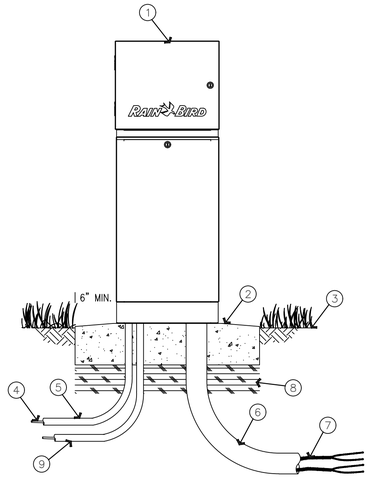
DRAWING INFO

PM:	JTA
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PLOT DATE:	10/6/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-105



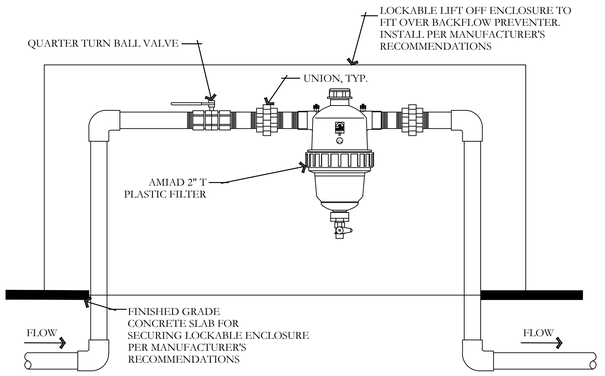
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY 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.

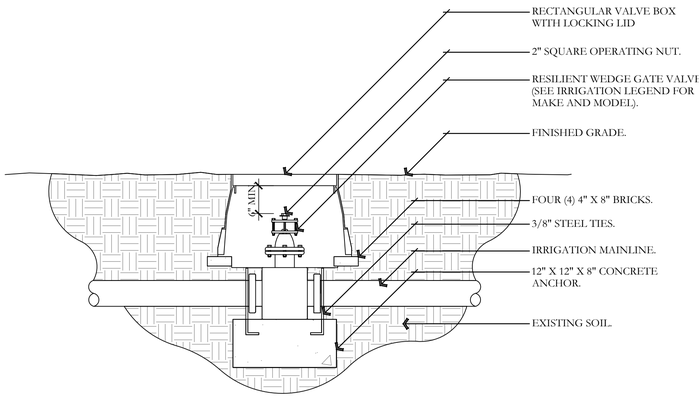
KEY SPECIFICATIONS

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

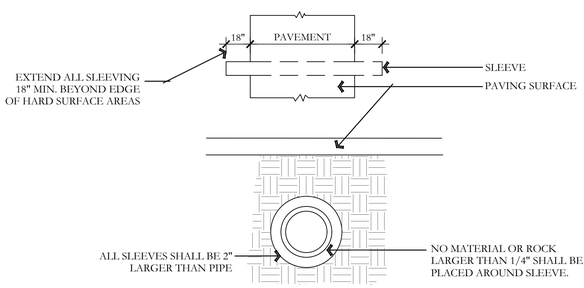


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

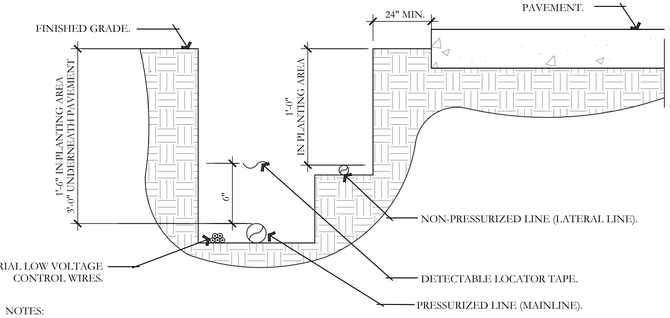


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

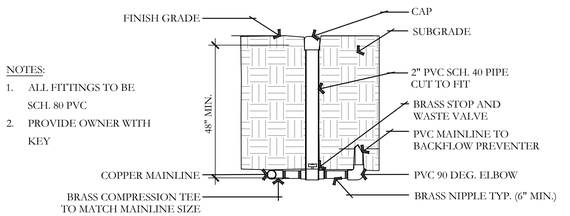


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

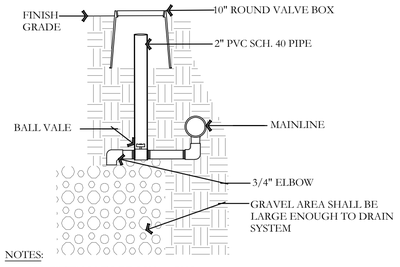
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

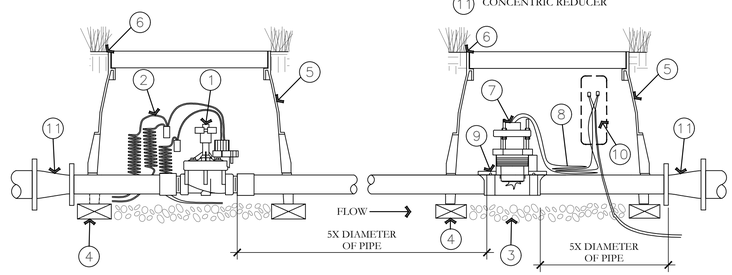
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. 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
10/6/2021	UT20061

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

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N

PROJECT INFORMATION

VISTA VIEW
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
BRAD MORGAN
801-636-3637

Architect / Engineer:
SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

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

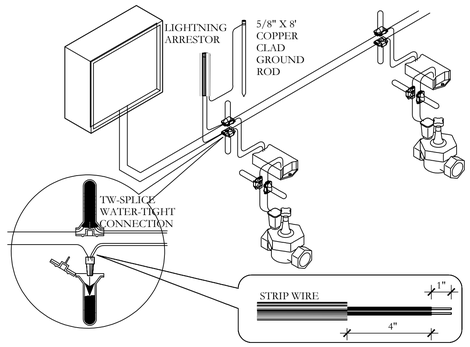
REGISTERED LANDSCAPE ARCHITECT — STEVE AINSWORTH — 5128127-5301 — 10/04/2021 — RENEWAL DATE — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	10/6/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

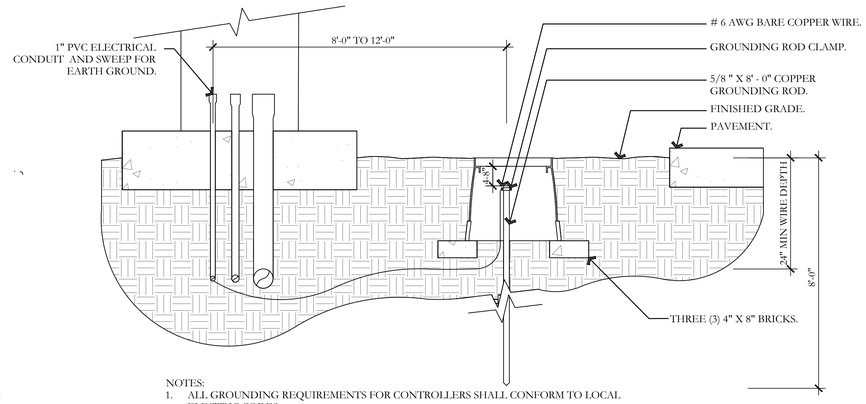
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

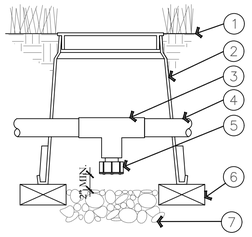


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

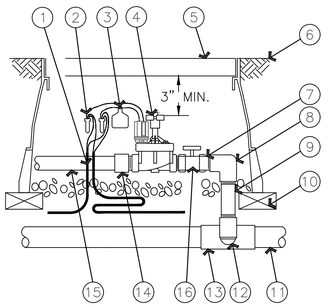


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

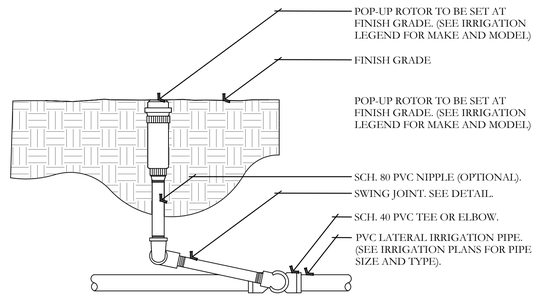


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. 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
16. BRASS BALL VALVE

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

NOT TO SCALE

PKJ DESIGN GROUP

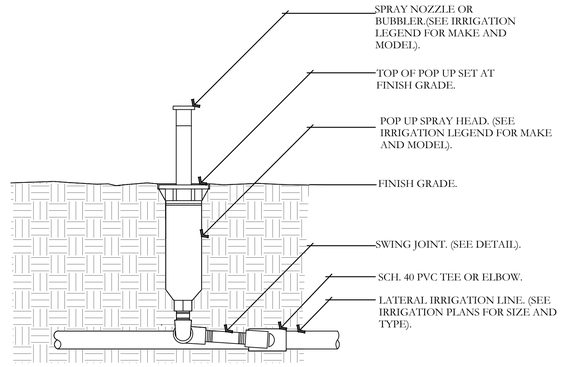


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD 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

ISSUE DATE	PROJECT NUMBER
10/6/2021	UT20061

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

811 BLUE STAKES OF UTAH
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SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
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3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JOSEPH ANDREW SMITH
812817-5301
10/06/2021
STATE OF UTAH

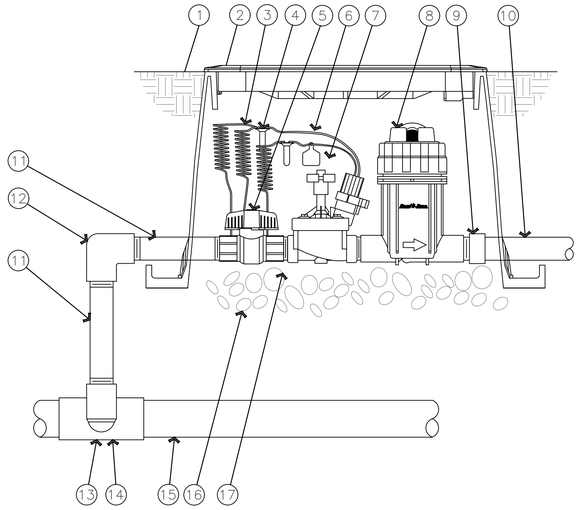
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	10/6/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502

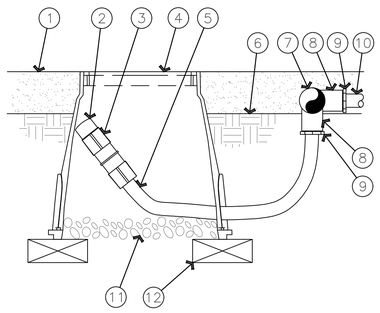


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE 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



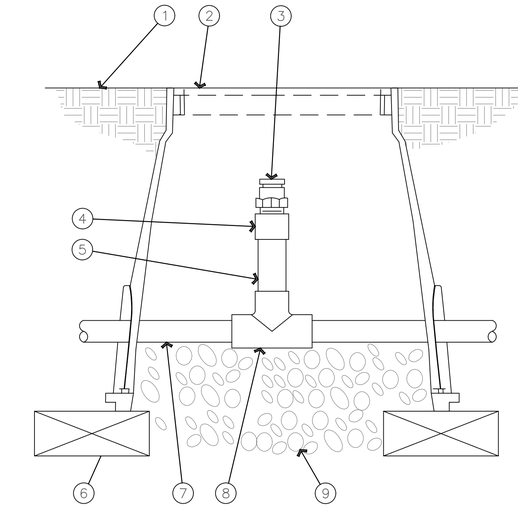
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE 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

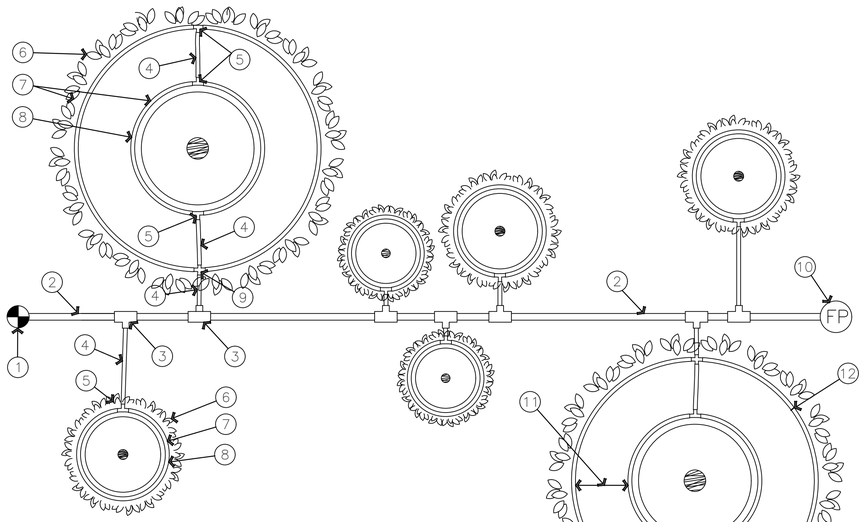


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



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

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10/6/2021	UT20061

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PLAN INFORMATION

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N

PROJECT INFORMATION

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SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

BRAD MORGAN
801-636-3637

Architect / Engineer:

SCOTT PETERSON, P.E.
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5501
10/06/2021
RENEWAL
STATE OF UTAH

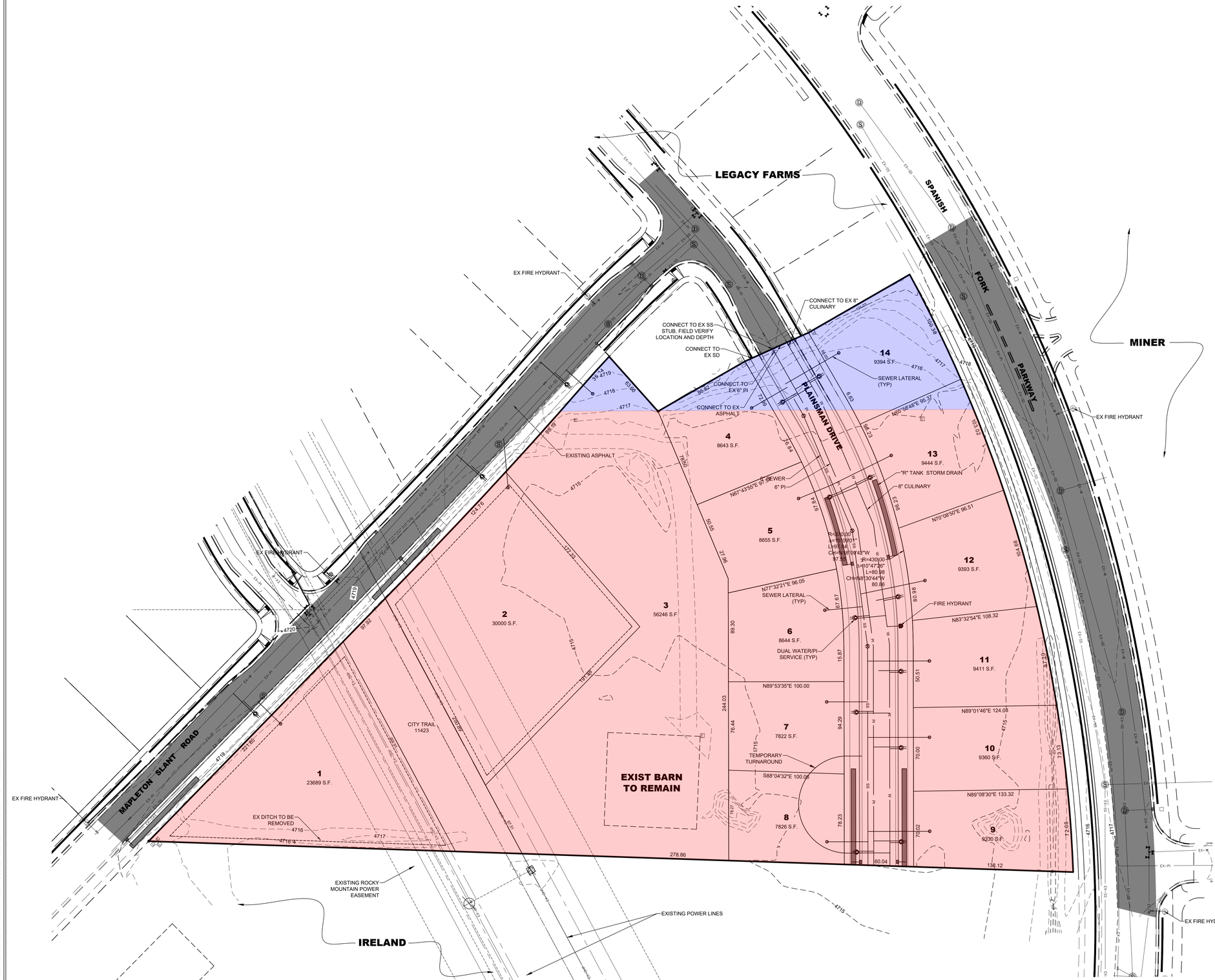
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	10/6/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



NORTH

SCALE: 1" = 40'

0 20 40 80

TABLE OF CONTENTS

SHEET 1 CONCEPT

AREAS

R-1-15

R3

TABULATIONS

GROSS AREA:..... 5.71 ACRES
AREA UNDER POWER -
LINE EASEMENT..... 0.26 ACRES
NET R3 AREA:..... 0.43 ACRES
NET R-1-15 AREA:.....4.34 ACRES
ALLOWABLE DENSITY:.....0.43 @ 12 U/A = 5.16 UNITS
.....4.34 @ 2.09 U/A = 9.07 UNITS

TOTAL ALLOWABLE:.....14.23 UNITS
TOTAL LOTS:.....14 UNITS
OVERALL DENSITY:.....2.9 U/A (NET W/O POWER EASEMENT)
*AVERAGE LOT SIZE.....12,972 SF
*AVERAGE LOT SIZE ASSUME A MAX OF 30,000 SF

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	5.71	248,727	100%
RIGHT-OF-WAY AREA	0.43	18,730	7.5%
LOT AREA	4.77	207,854	83.6%
OPEN SPACE AREA	0.26	11,423	61%
SENSITIVE LANDS	0.00	0	0%

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SHELLY SUBDIVISION 3
SPANISH FORK, UTAH

CONCEPT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0058
DRAWN BY: BR
CHECKED BY: BTG
SCALE: 1" = 40'
DATE: 02/23/2022

SHEET 1

U:\0_LEI PROJECTS\2021\2021-0058 ADAMS SUBD - SF\CAD\DWG\CONCEPTS\2021-0058 ADAMS CONCEPT.DWG 2/23/2022 4:04 PM



NORTH

CONCEPT PLAN F

SCALE: 1" = 60' 0 60 120

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

SPANISH FORK SUBDIVISION
CONCEPT PLAN F

DATE: 3-1-2022

LOCATION: SPANISH FORK, UT

FOR: RYAN BRADSHAW

DRAWING: CONCEPT

To: Spanish Fork DRC

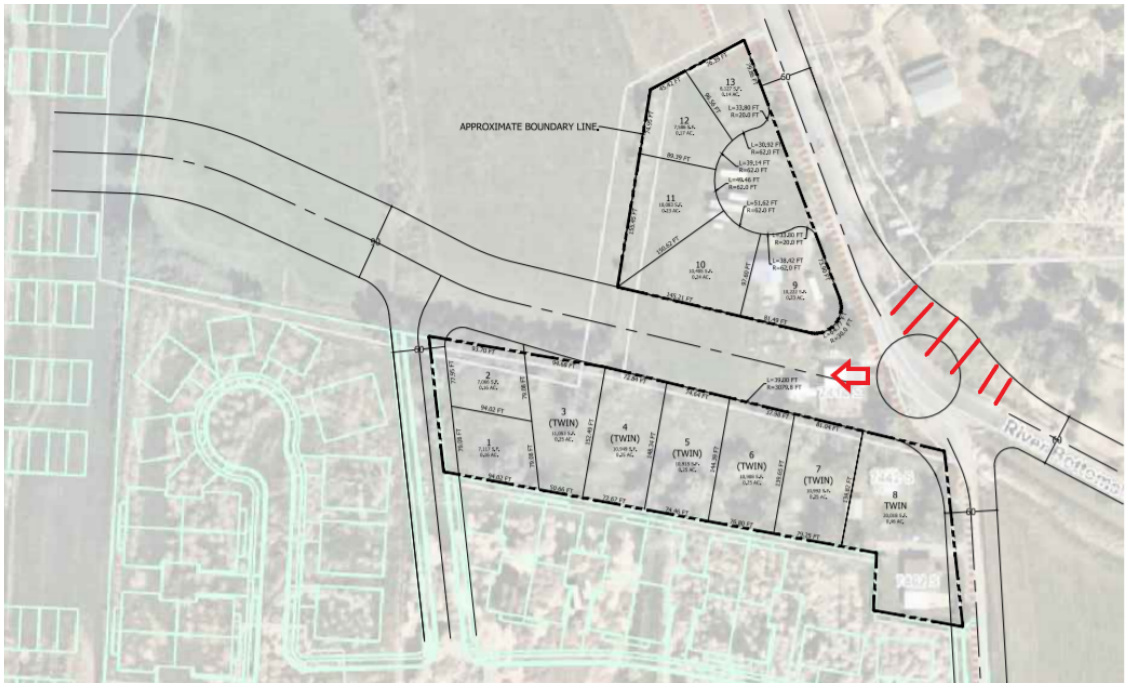
From: Ryan Bradshaw

Date: March 16, 2022

Subject: Bradshaw Concept Review

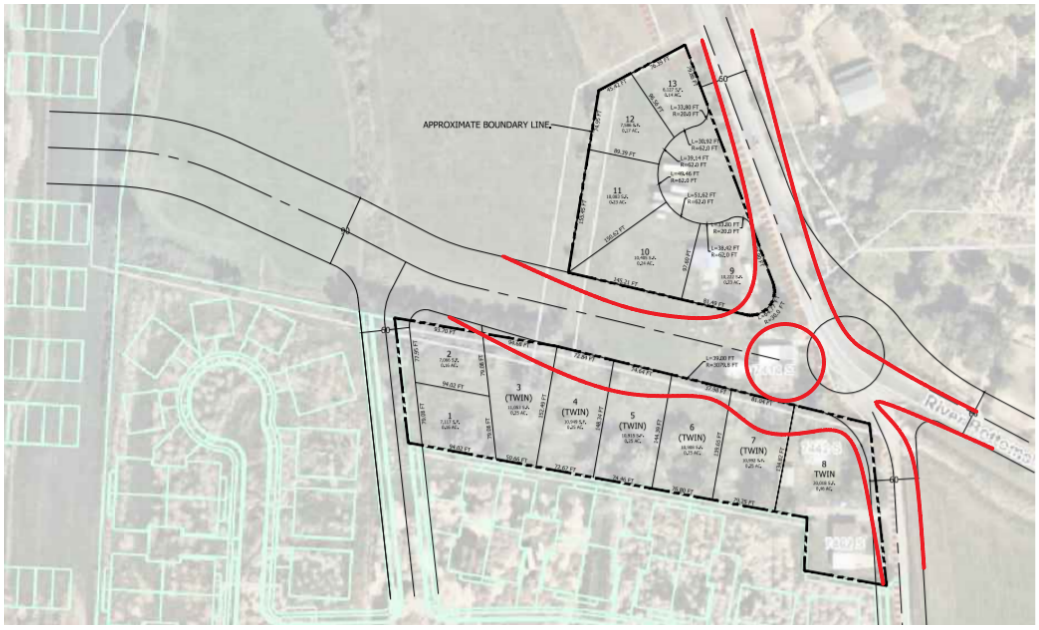
Project Outline: Two parcels (#270410035 and #270410017) bordering the Annie's Acres development on the North are being considered for development. The property is currently zoned as R-R. The Spanish Fork Master plan recommends that this parcel be considered for rezoning as "Medium Density Residential." The Annie's Acres subdivision to the south is zoned R-1-6 and the River Run development to the east is zoned R-3. In communicating with city planners, it is apparent that the vision for the remainder of River Bottoms is low density residential or open space. We have approached our concept as a buffer between the higher density developments and the envisioned lower density. We therefore have targeted this development as R-1-6 with lot sizes ranging from 6,000 sq. ft. up to 14,200 sq. ft. The developer would maintain several lots to build homes for family members and sell the remaining lots.

Since our last proposal to the DRC we have attempted a number of designs. The city suggested that they wished to have Volunteer Drive intersect River Bottoms Road and Bradford Lane with a roundabout. We have attempted a number of designs that would accommodate this request. One example is shown below:



This design would have required use of land owned by Diane Garcia to the East and our conversations with her indicate that she is very unwilling to sell. In attempting to shift the

roundabout onto property we own the intersection became very awkward and consumed a large portion of our buildable land as shown below:

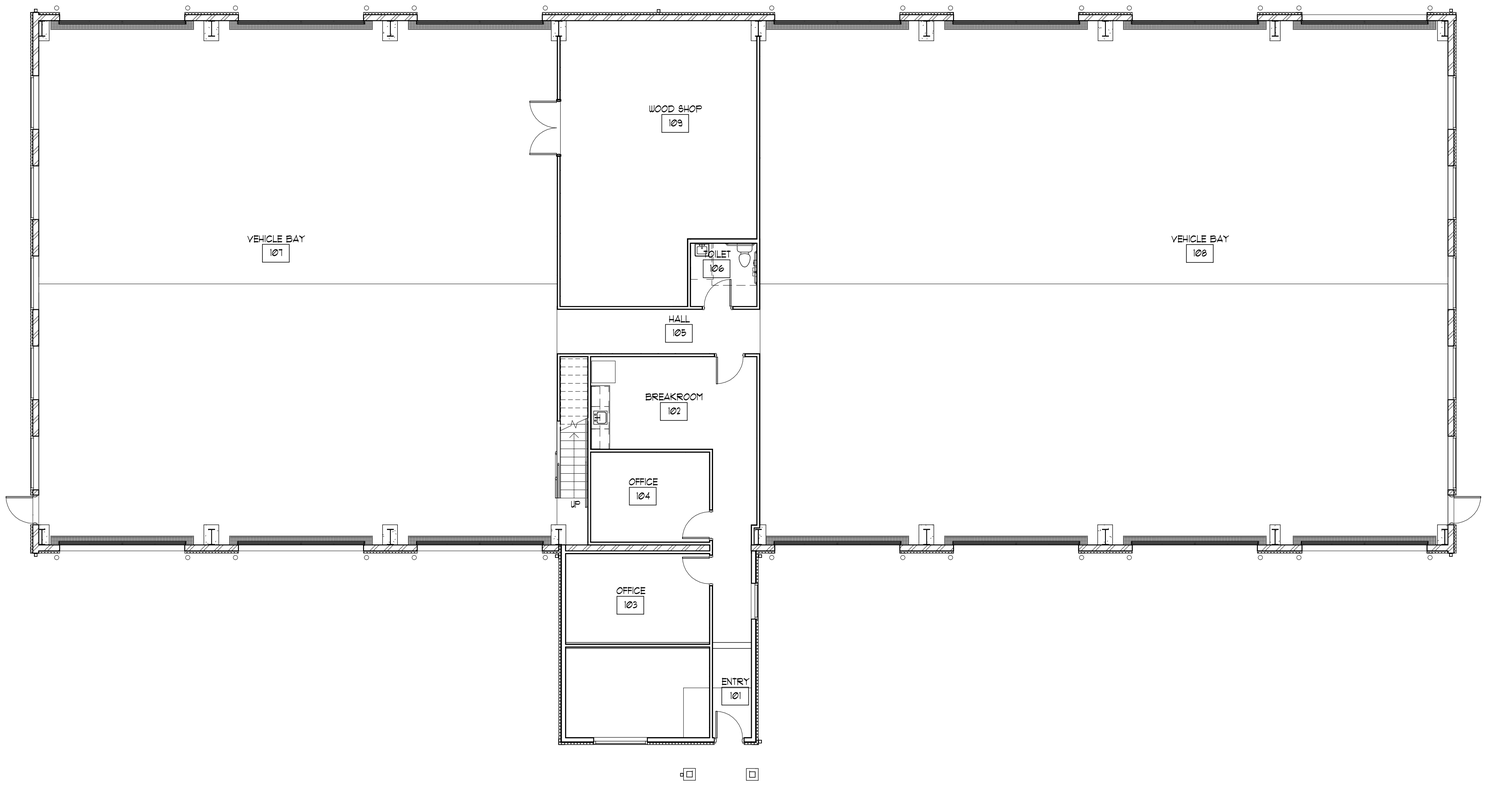


The angle of approach for each road makes a roundabout a difficult proposal. We are therefore proposing a design that we hope benefits both the city and our development. As shown below our proposal would be adjusted to create a continuous flow of traffic from River Bottoms road to the North following into Bradford Lane to the South. River Bottoms road to the East would intersect with a stop sign as well as the residential street opposite it.



SHEETNOTES:

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.2
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.3
- (1) CONCRETE SLAB, SEE STRUCTURAL DWG'S - SLOPE TO TRENCH DRAINS
- (2) TRENCH DRAINS - SEE PLUMBING DWG'S
- (3) STEEL COLUMN - SEE STRUCTURAL DWG'S
- (4) FLOOR RIDGE LINE
- (5) PIPE BOLLARD - PAINT
- (6) PRE-FINISHED METAL DOWNSPOUT
- (7) CONCRETE PIER - SEE STRUCTURAL DWG'S
- (8) PIPE GUARDRAIL - GALVANIZED
- (9) REMOVEABLE PIPE GUARDRAIL - GALVANIZED



1 MAIN FLOOR-BUILDING #1
1/8" = 1'-0"

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Date: 02.03.2021
Revision:

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

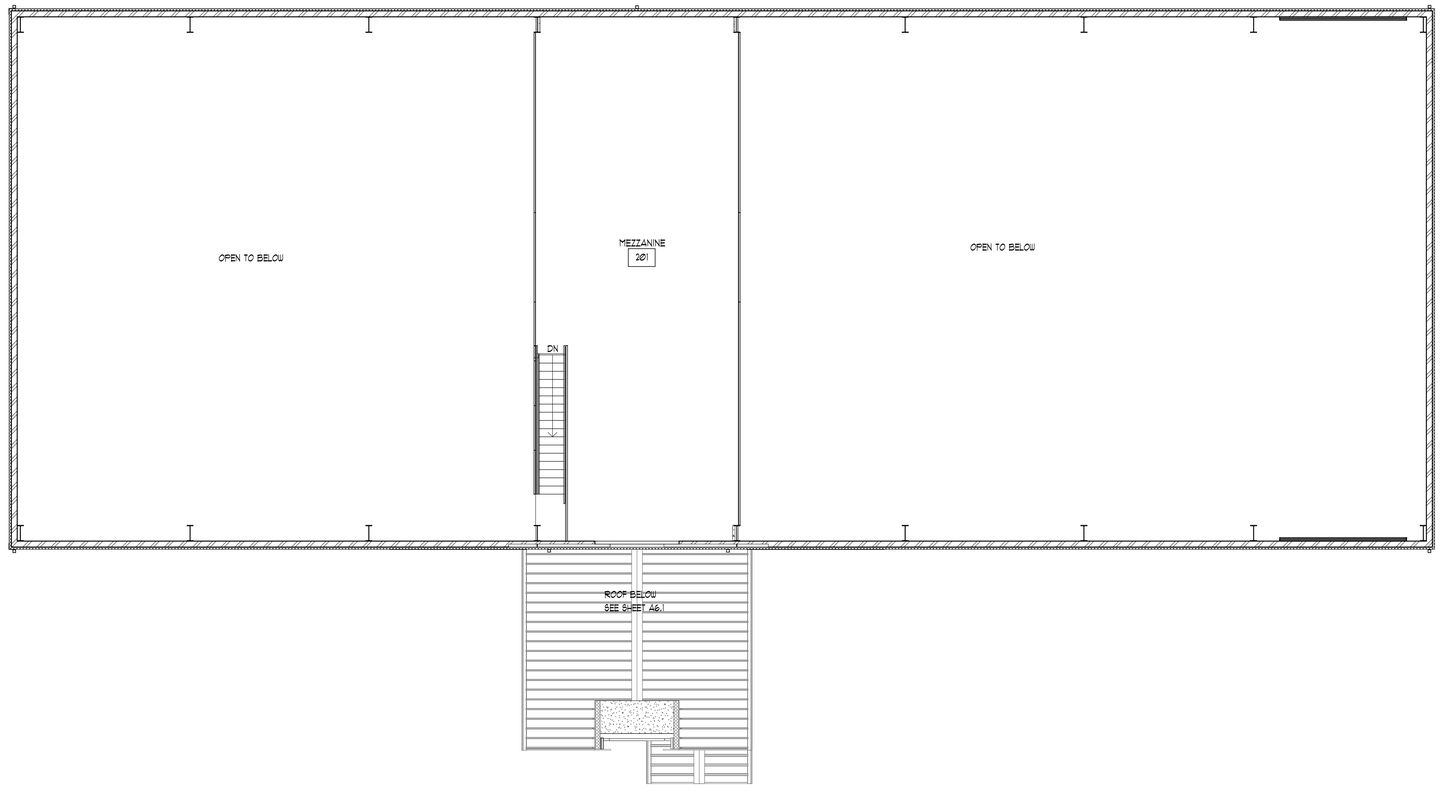
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SPANISH FORK CITY
SWENSON PARK BUILDINGS & GROUNDS
300 WEST 500 SOUTH

A2.1
BUILDING #1
FLOOR PLAN

SHEETNOTES:

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.2
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.3
- (1) CONCRETE SLAB, SEE STRUCTURAL DWG'S - SLOPE TO TRENCH DRAINS
- (2) TRENCH DRAINS - SEE PLUMBING DWG'S
- (3) STEEL COLUMN - SEE STRUCTURAL DWG'S
- (4) FLOOR RIDGE LINE
- (5) PIPE BOLLARD - PAINT
- (6) PRE-FINISHED METAL DOWNSPOUT
- (7) CONCRETE PIER - SEE STRUCTURAL DWG'S
- (8) PIPE GUARDRAIL - GALVANIZED
- (9) REMOVEABLE PIPE GUARDRAIL - GALVANIZED



1 MEZZANINE LEVEL
1/8" = 1'-0"

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Date: 02.03.2021
Revision:

Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

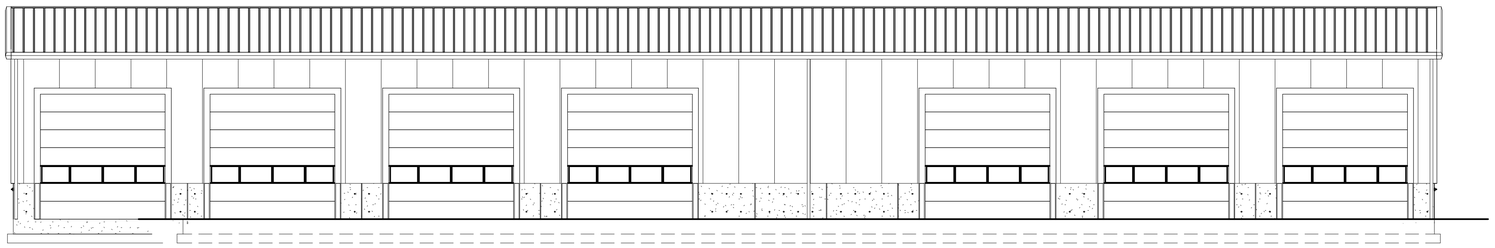
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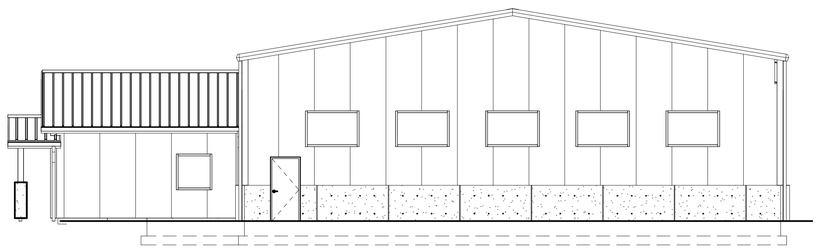
A2.2
BUILDING #1 MEZZ. PLAN

SHEETNOTES:

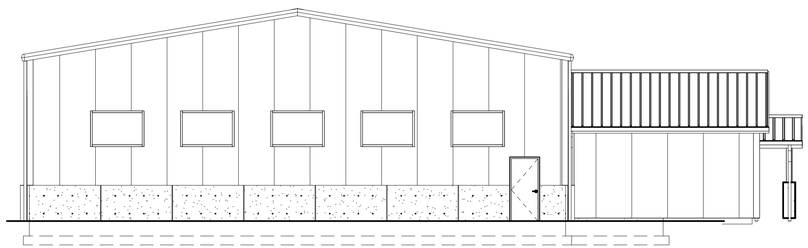
- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.2
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET A3.3
1. CONCRETE FOOTING & FOUNDATION - SEE STRUCTURAL DWG'S
2. CAST-IN-PLACE ARCHITECTURAL CONCRETE WALL w/ EXPOSED V-GROOVES & FORM TIE HOLES
3. PIPE BOLLARD - PAINT
4. INSULATED METAL PANELS
5. PRE-FINISHED METAL DOWNSPOUT
6. PRE-FINISHED METAL CORNER TRIM
7. PRE-FINISHED METAL GUTTER
8. INSULATED METAL ROOF PANELS
9. PRE-FINISHED METAL FASCIA
10. WOOD COLUMN, STAIN - SEE STRUCTURAL DWG'S
11. CONCRETE PIER - SEE STRUCTURAL DWG'S
12. APPROXIMATE FINISH GRADE - SEE CIVIL DWG'S



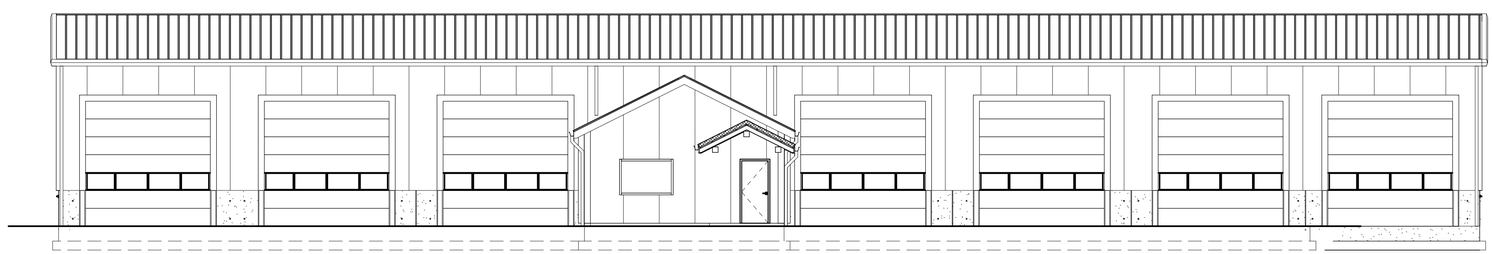
4 BUILDING #1 REAR ELEVATION
1/8" = 1'-0"



3 BUILDING #1 RIGHT ELEVATION
1/8" = 1'-0"



2 BUILDING #1 LEFT ELEVATION
1/8" = 1'-0"



1 BUILDING #1 FRONT ELEVATION
1/8" = 1'-0"

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A4.1
EXTERIOR ELEVATIONS



1 SITE PLAN
1" = 20'-0"

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SPANISH FORK CITY
SWENSON PARK BUILDINGS & GROUNDS
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A1.2
SITE PLAN
OPTION A