



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 27, 2021, at 10:00 AM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below.

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at [https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw) or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Orchard Hills II Final Subdivision Review**

A final review of a 19-unit townhome development, which will include commercial spaces on the 5 units fronting Highland Drive. Located at approximately 120 E. and Highland Drive

**2. Stratton Acres Concept Review**

A concept review of a 36-unit subdivision located at approximately 200 E. and Royal Land Drive.

**3. Rute R. E. Commercial Subdivision Concept Review**

A concept plan review of a proposed 1 lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

**4. Summit Ridge Commercial Subdivision Concept Review**

The Planning Commission will review a concept plan for a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.


### MEETING MINUTES APPROVAL

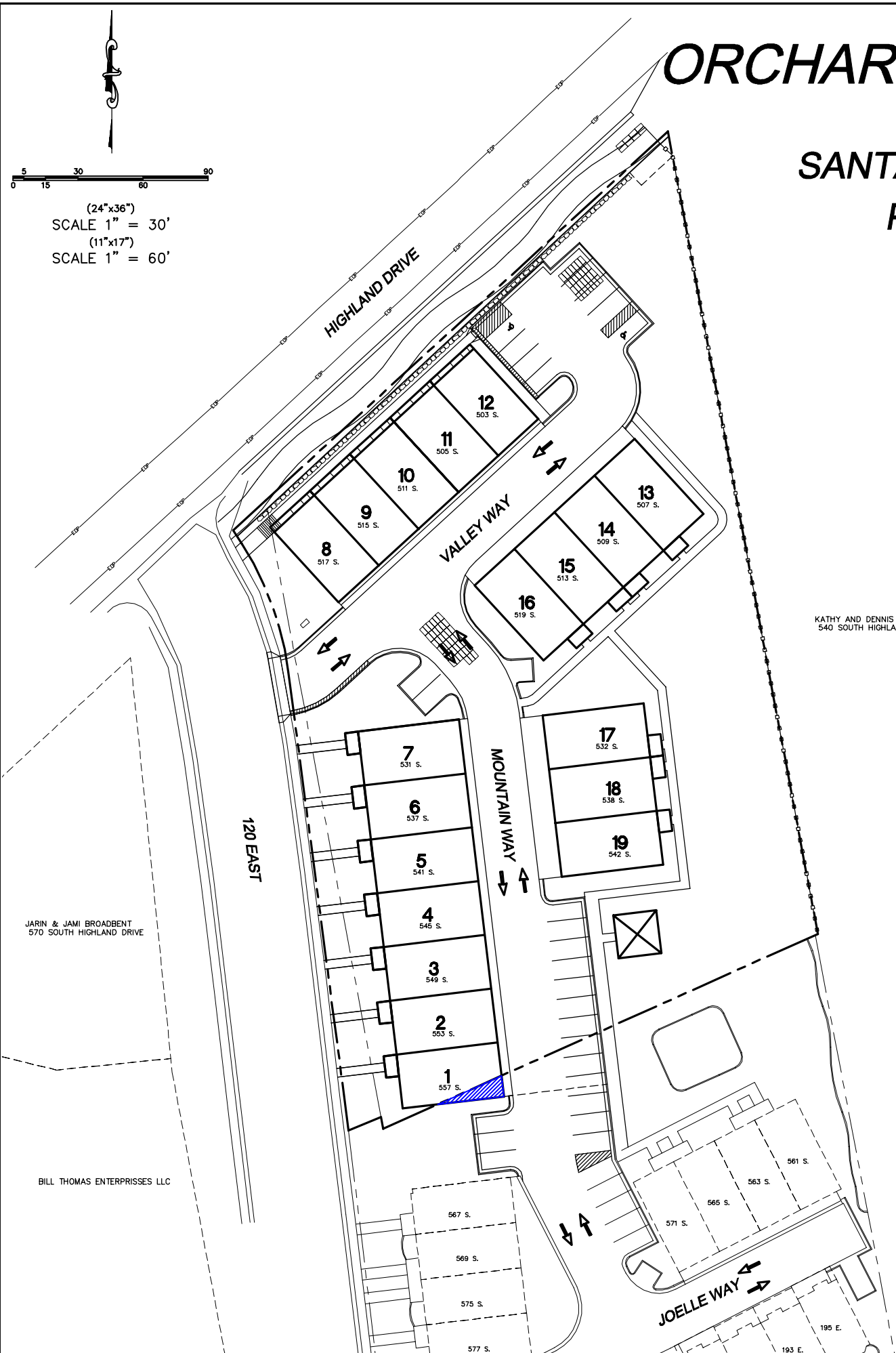
- 5. Approval of Meeting Minutes from  
April 13, 2021**

### AJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY:   
K. Aaron Shirley, City Recorder



# ORCHARD HILLS TOWNHOMES II

## SITEPLAN

### SANTAQUIN, UTAH COUNTY, UTAH

### PRELIMINARY PLAN SET

### MARCH 2021

#### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4A	DETAIL SHEET
4B	DETAIL SHEET
5	FIRE PLAN
6A	PRELIMINARY PLAT (1 OF 2)
6B	PRELIMINARY PLAT (2 OF 2)
S1	RECORD OF SURVEY (BY OTHERS)
L1	LANDSCAPING PLAN (BY OTHERS)

**BOUNDARY DESCRIPTION:**  
COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SE  
1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH  
10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS  
TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE;  
THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY  
BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING.  
CONTAINING 1.71 ACRES OF LAND.

#### OVERALL PARKING TABLE

TOTAL # UNITS=36  
PARKING REQ'D=88  
PARKING PROVIDED=91  
GARAGE PARKING=55 (19)2-CAR (17)1-CAR  
STALLS=34

#### DENSITY TABLE

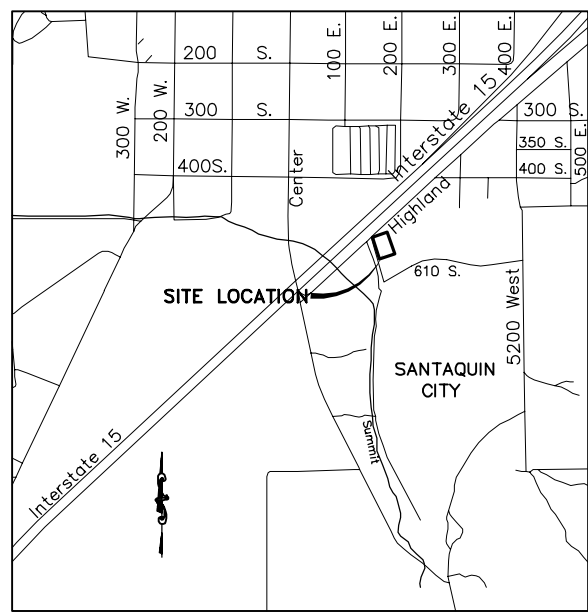
ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=19  
ACREAGE=1.71 ACRES  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264

#### GENERAL NOTES

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. GARAGES TO BE 24'X24' WITH A 20' GARAGE DOOR TO COUNT AS 2 PARKING STALLS FOR PHASE 2.

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. SUBDIVISION IS LOCATED NEXT TO ACTIVE AGRICULTURE OPERATIONS.

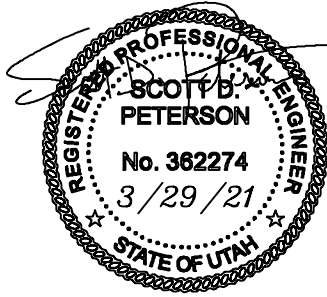


VICINITY MAP  
-NTS-

#### LEGEND

LEGEND APPLIES TO ALL SHEETS

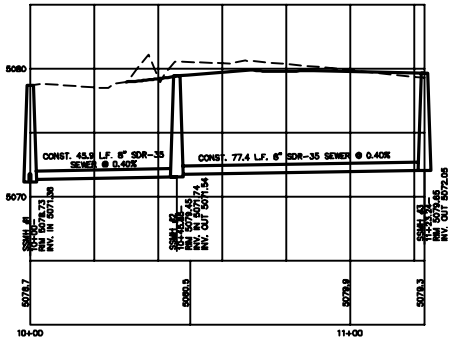
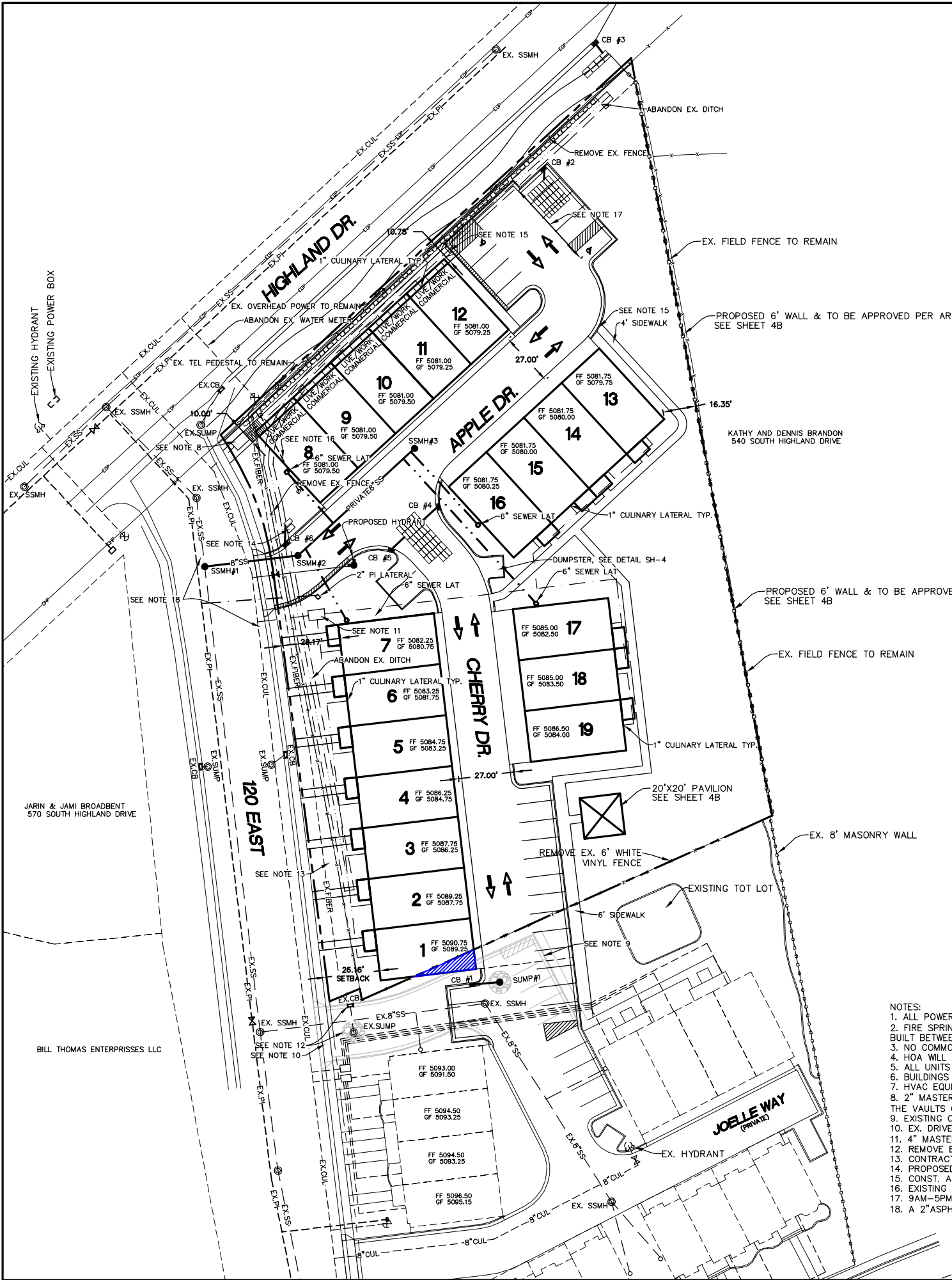
- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED IRRIGATION LINE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED SEWER LINE



OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660



PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE  
SPANISH FORK, UT 84660



SEWER PROFILE

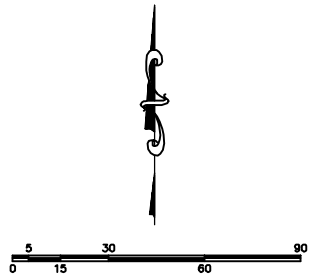
DENSITY TABLE

ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=19  
ACREAGE=1.71 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=706 SF (0.02 ACRES)  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264  
COMMERCIAL SF=3000 SF

OVERALL PARKING TABLE

TOTAL # UNITS=36  
PARKING REQ'D=88  
PARKING PROVIDED=91  
GARAGE PARKING=55 (19)2-CAR (17)1-CAR  
STALLS=34

- NOTES:
1. ALL POWER TO BE INSTALLED UNDERGROUND.
  2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPERATIONS (FOUNDATIONS TO ROOF) BUILT BETWEEN EACH UNIT.
  3. NO COMMON ATTIC SPACES.
  4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
  5. ALL UNITS TO HAVE EXTERIOR LIGHTING. ONE AT FRONT PORCH AND TWO ON GARAGE.
  6. BUILDINGS WILL REQUIRE APPROVAL BY SANTAQUIN CITY ARCHITECTURAL REVIEW COMMITTEE.
  7. HVAC EQUIPMENT TO SIT IN FRONT OF BUILDINGS AS SHOWN IN LANDSCAPE PLAN.
  8. 2" MASTER METER SERVICE LATERAL WILL NEED A CURB-STOP VALVE 1' BEHIND ROW PRIOR TO WATER METER MANIFOLD WITHIN THE VAULTS CONTAINING THE 1" CULINARY WATER METERS TYP.
  9. EXISTING CURB GUTTER, ASPHALT AND SIDEWALK TO BE REMOVED.
  10. EX. DRIVE APPROACH TO BE REMOVED AND CURB, GUTTER AND SIDEWALK TO BE INSTALLED.
  11. 4" MASTER METER SERVICE LATERAL PER SANTAQUIN CITY.
  12. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.
  13. CONTRACTOR TO LOCATE EXISTING UNDERGROUND POWER. IT MAY NEED TO BE RELOCATED.
  14. PROPOSED MAILBOX LOCATION.
  15. CONST. ADA ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  16. EXISTING BILLBOARD TO BE REMOVED.
  17. 9AM-5PM COMMERCIAL PARKING ONLY.
  18. A 2" ASPHALT OVERLAY MUST BE PLACED 15' TO EITHER DIRECTION FROM THE PROPOSED ASPHALT CUTS.



OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660

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

ORCHARD HILLS TOWNHOMES II

SITE PLAN

SHEET NO.

Item 1.  
2

SANTAQUIN, UTAH

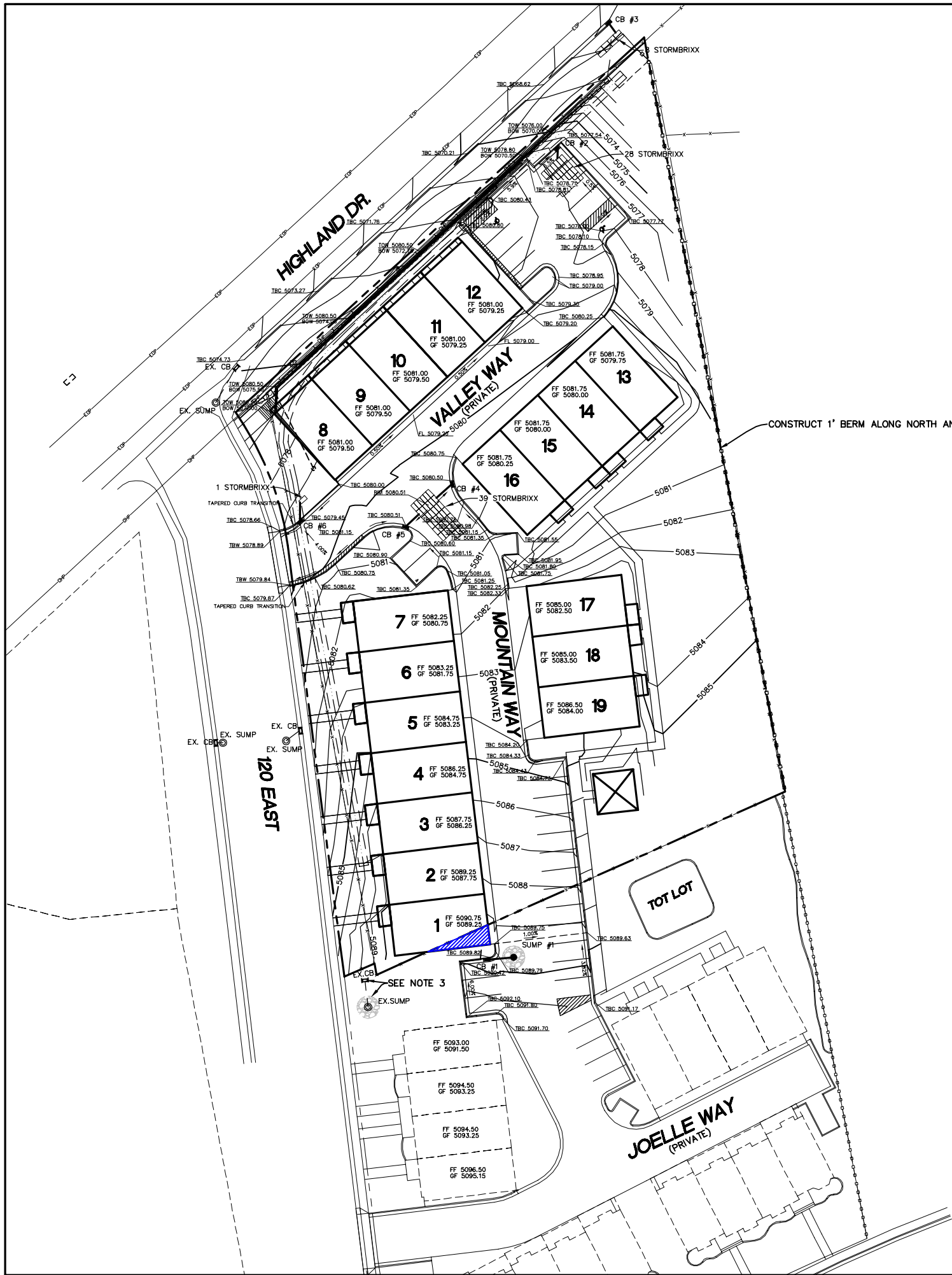
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

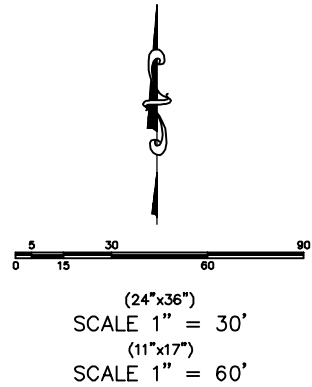
2/2020 20-006 Orchard Hills Ph2 CAD PRELIMINARY 02-UTILITY PLAN.dwg 11/5/2020 1:18 PM MST





CONSTRUCT 1' BERM ALONG NORTH AND EAST PROPERTY LINE

- NOTES:
1. GARAGES TO HAVE 2% SLOPE MINIMUM.
  2. DUMPSTER ENCLOSURE TO MEET SANTAQUIN CITY STANDARDS. (MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
  3. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.



ORCHARD HILLS TOWNHOMES II

ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

REVISIONS

NO.	DESCRIPTION	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

5

2/20/2020 2:00-006 Orchard Hills Ph2 CAD\DWG\PRELIMINARY\03-GRADING.dwg 11/5/2020 13:56:11 PH.MST

SHEET NO.

GRADING PLAN

SANTAQUIN, UTAH

Item 1.

3



FOR USE IN PRIVATE STREETS  
-NTS-

NOTE:  
PLACE CONTROL JOINTS  
AT 10 FOOT INTERVALS

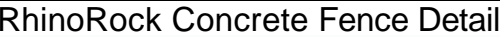


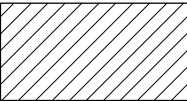
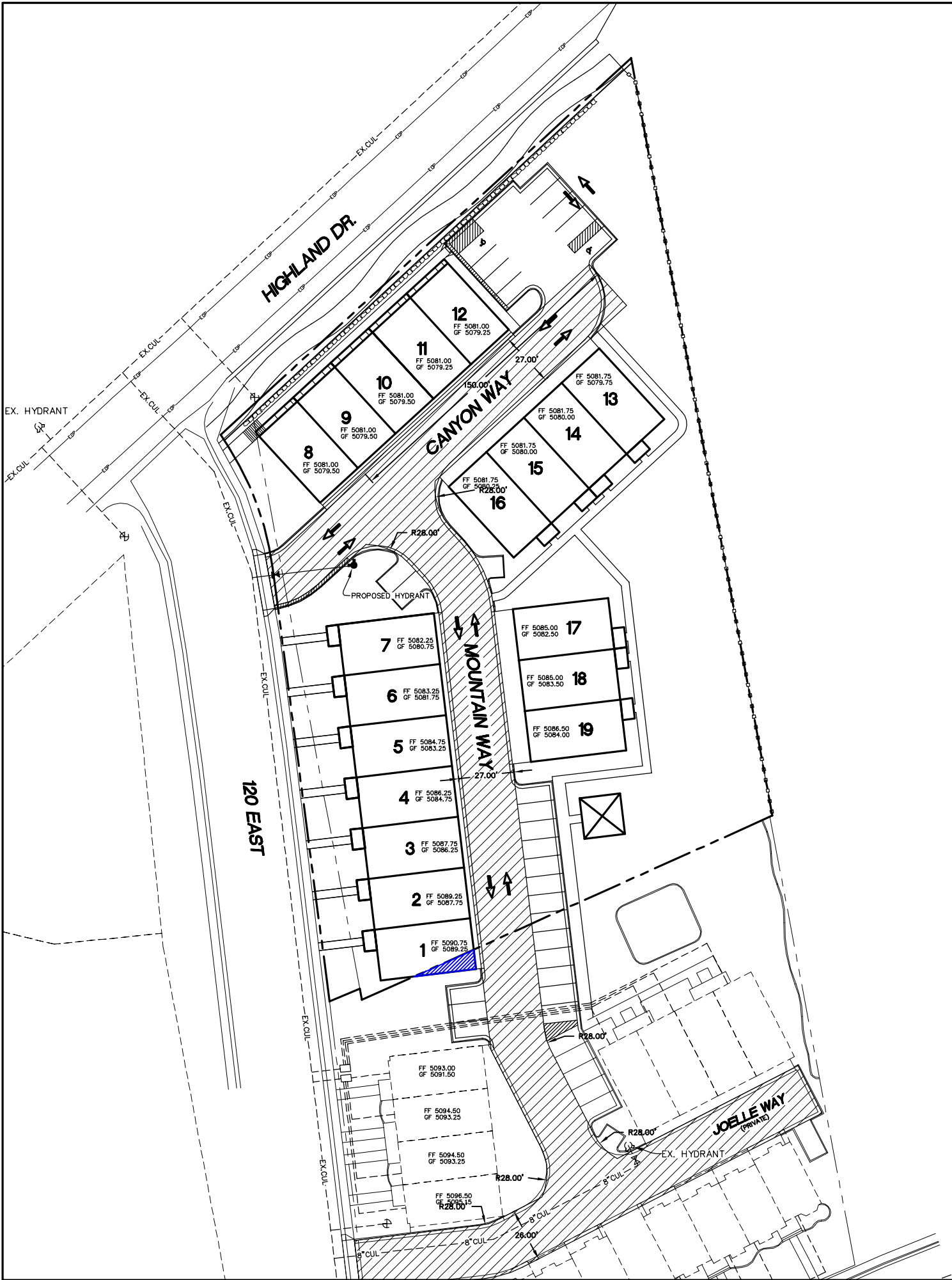
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

SANTAQUIN, UTAH

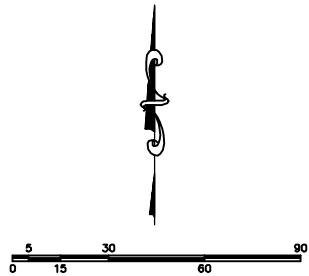
2020/20-20-006 Decbord Hills Ph2/CADD/PRE/ININARY/04-DETAIL S.dwg	3/29/2021 12:41:58 PM MDT								
									
<table border="1"> <tr> <th colspan="2">REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>		REVISIONS		BY	DATE				
REVISIONS		BY	DATE						







FIRE ACCESS PER IFC FIGURE D103. 1- DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660

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

ORCHARD HILLS TOWNHOMES II

ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

REVISIONS

NO.	DATE	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

8

2/20/2020-006 Orchard Hills Ph2 CAD\DWG\PRELIMINARY\05-FIRE PLAN.dwg 3/29/2021 10:50:02 PM NDT

FIRE PLAN

SANTAQUIN, UTAH

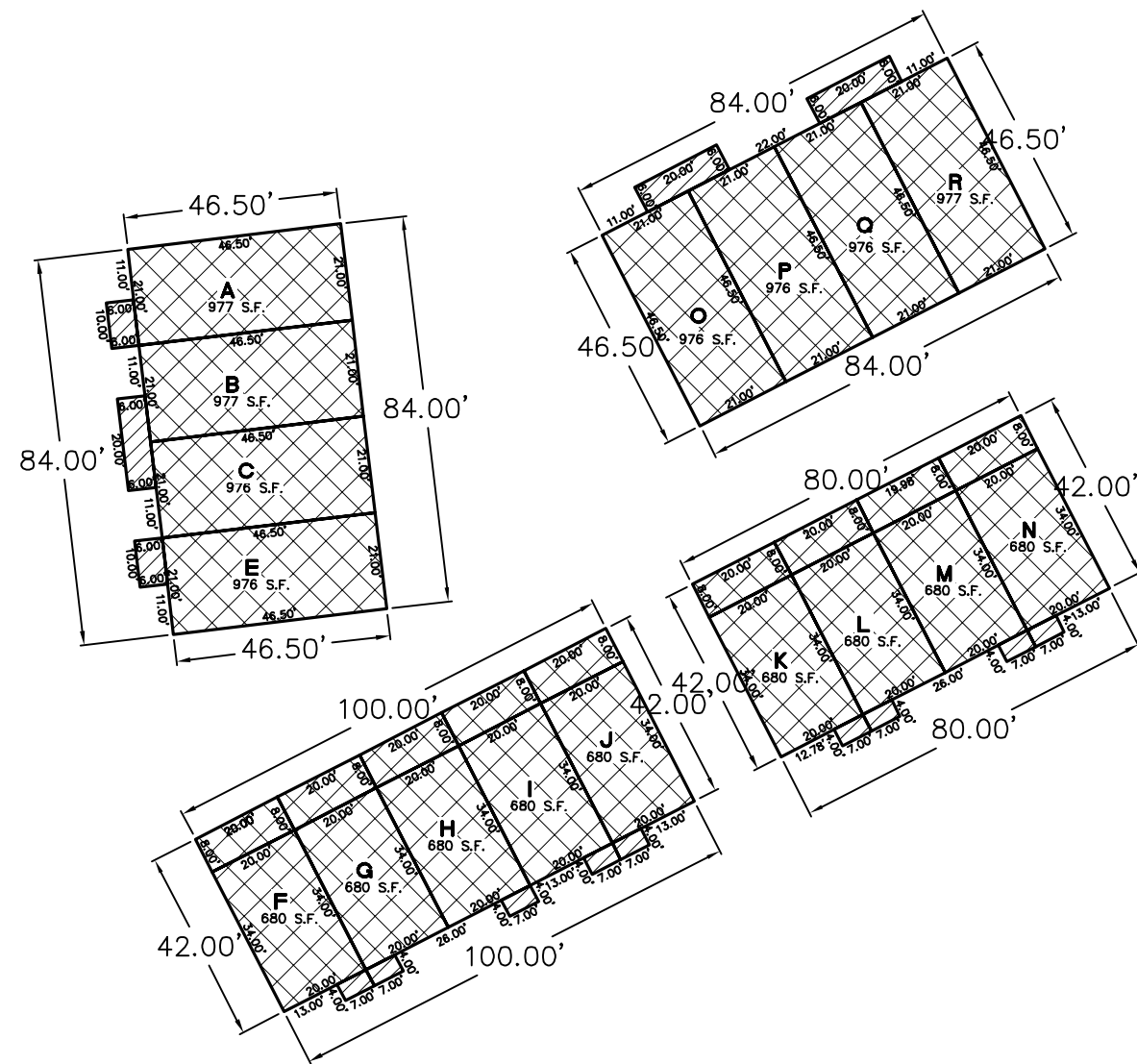
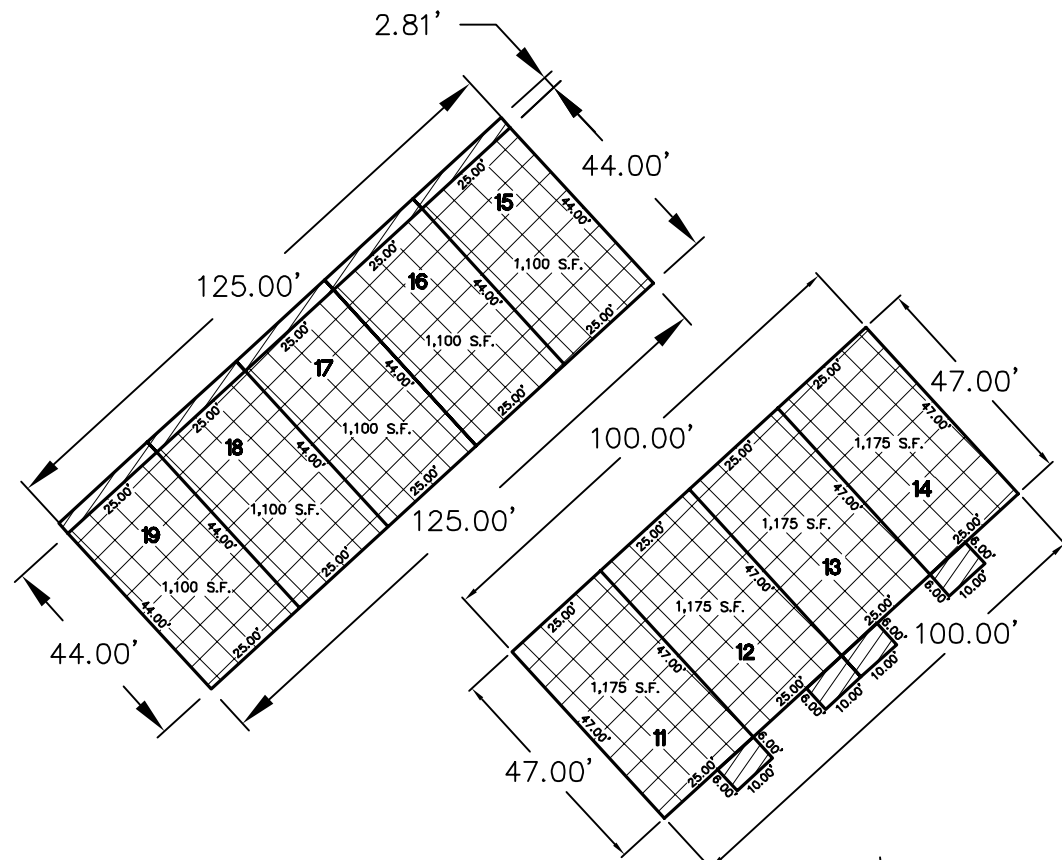
SHEET NO.

5

Item 1.







PRIVATE PROPERTY  
LIMITED COMMON AREAS  
COMMON AREA



24"x36"  
SCALE 1" = 20'  
11"x17"  
SCALE 1" = 40'

**RESERVATION OF COMMON AREAS**

THE OWNERS, IN RECORDING THIS PLAT ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS OF SAID P.U.D. FOR INGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF SAID P.U.D., SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

**UTILITY DEDICATION**

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN ON THIS PLAT OF ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO SANTAQUIN CITY, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREA MARKED "PUBLIC UTILITIES EASEMENT" (P.U.E.) AND "PRIVATE STREET" ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

**ORCHARD HILLS TOWNHOMES PLAT 'B'**

BEING AN AMENDMENT OF  
ORCHARD HILLS TOWNHOMES  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.







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. Soil Amendments

2. Fine Grading

3. Cultivation

4. Landscape Edging

5. Turf Planting

6. Furnish and Installing Plant

7. Maintenance

8. Mowing

9. Weeding

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 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: See Plans. All planter beds to receive a minimum 4" 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 50% native soil and 50% 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 Edging: Headers and 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.

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 three 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 coarser 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.

3.4 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 1/2 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: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay 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 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 above. 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 insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

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

G. 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.

H. 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.

I. 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. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

11-04-2020

UT20039

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

5

6

7

811

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

N

0'

15'

30'

60'

120'

GRAPHIC SCALE: 1" = 30'

ORCHARD HILLS TOWNHOMES

120 EAST AND HIGHLAND DR

SANTAQUIN, UTAH

STREET FRONTAGE

SIDE AND REAR LANDSCAPE YARDS ABUTTING A NONRESIDENTIAL DEVELOPMENT OR PROPERTY ZONED FOR SUCH SHALL INCLUDE A MINIMUM OF ONE TREE AND FOUR (4) SHRUBS FOR EACH FORTY (40) LINEAR FEET OR FRACTION THEREOF OF THE LANDSCAPE YARD AREA (AS MEASURED ALONG THE PROPERTY LINE).

FRONT AND STREET SIDE LANDSCAPE AREAS SHALL INCLUDE A MINIMUM OF ONE TREE FOR EACH FORTY (40) LINEAR FEET OR FRACTION THEREOF OF THE LANDSCAPE YARD AREA (AS MEASURED ALONG THE PROPERTY LINE).

IN ADDITION TO THE ABOVE, GROUND COVER SHALL BE PROVIDED OVER ALL LANDSCAPE AREAS

TRASH ENCLOSURES AND OTHER ACCESSORY STRUCTURES SHALL HAVE A MINIMUM FIVE FOOT (5') WIDE PLANTING AREA ALONG THREE (3) SIDES AND A MINIMUM OF FOUR (4) SHRUBS PER LANDSCAPED SIDE. THESE PLANTING AREAS MAY OVERLAP REQUIRED LANDSCAPE YARDS.

Design Speed 25 mph

Triangle Leg Dimensions 40' x 40'

STREET FRONTAGE

STREET TREES:  
120 EAST (1/40 LN. FT.) 280 FT.

HIGHLAND DR. (1/40 LN. FT.) 240 FT.

SIDE YARD PROPERTY LINES  
EAST : (1/30 LN. FT.) 365 FT

REQUIRED:

7

6

12 TREES

61 SHRUBS

PROVIDED:

7

6

12

68

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

11-04-2020

UT20039

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

Developer / Property Owner:

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

PM: JTA

DRAWN: KBA

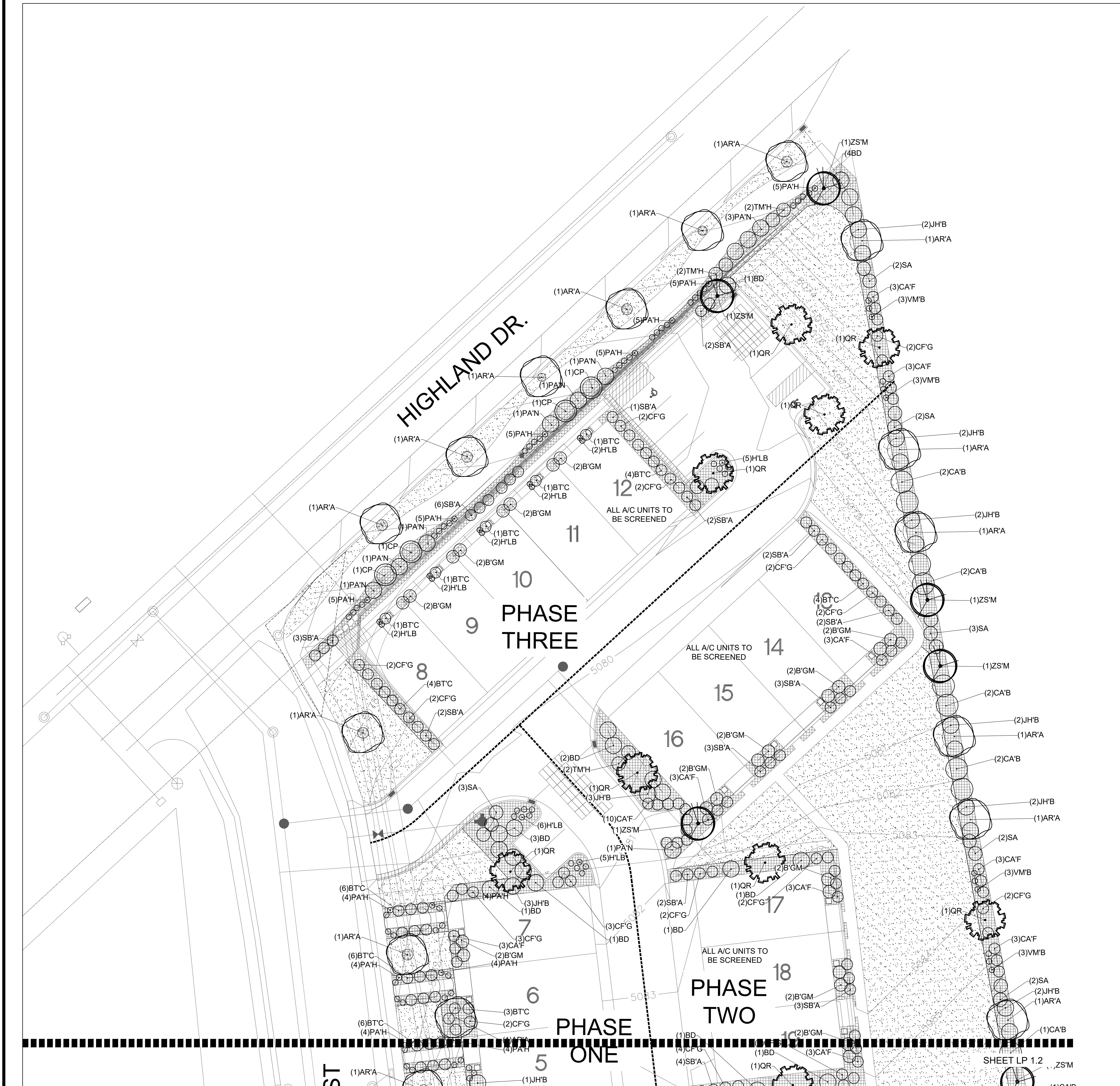
CHECKED: TM

PLOT DATE: 11/4/2020

LANDSCAPE PLAN

PRELIMINARY PL





TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	8	2" CAL.	LOW	
CP	PRUNUS X CERASIFERA	CHERRY PLUM	4	2" CAL.	MODERATE	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	21	2" CAL.	LOW	
QR	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	11	2" CAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	26	5 GAL.	MODERATE	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	68	1 GAL.	LOW	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	20	1 GAL.	LOW	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	5 GAL.	MODERATE	
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	17	5 GAL.	HIGH	
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	10	5 GAL.	HIGH	
SB'A	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36	1 GAL.	LOW	
TMH	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	8	5 GAL.	MODERATE	
SA	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	23	5 GAL.	HIGH	
CF'G	CARAGANA FRUTEX 'GLOBOSA'	GLOBE PEASHRUB	45	5 GAL.	MODERATE	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	43	1 GAL.	HIGH	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	30	1 GAL.	HIGH	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	45	1 GAL.	HIGH	
VMB	VINCA MINOR 'BOWLES'	COMMON PERIWINKLE	16	1 GAL.	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4\" QUIRHH GRAVEL 3\" DEPTH (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,511 SQ. FT. (97.3 CU. YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	25,711 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	BROWN BARK MULCH	142 SQ. FT.	LOCATED IN TREE RINGS

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
11-04-2020	UT20039	
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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'

N

ORCHARD HILLS TOWNHOMES  
120 EAST AND HIGHLAND DR  
SANTAQUIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT  
Developer / Property Owner:  
ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

Client / Engineer:  
ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

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

LICENSE STAMP  
PRELIMINARY PLANS NOT FOR CONSTRUCTION  
LP-101

PM: JTA  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 11/4/2020











# ORCHARD HILLS PH 2

## SPANISH FORK, UTAH

### IRRIGATION 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. Removal and disposal of any existing sprinkler system components are not to be saved, which are disturbed during the construction process. 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 pipe 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: firelines, 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, 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 been 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 of this section prior to acceptance by OAR of area to receive such work.
- 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 settles 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 evacuation system of all water pressure regulation device. 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 indicate.

###### 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 controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
  - b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.
  - a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
  - b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing connectors shall be 3M brand OBY 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.

- 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 wire shall be looped within each valve box of the grouping it is to service.

###### 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 Watrous 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 1/4" 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. Carson 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, replacement or the original installer of that work shall perform repairs. 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 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 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 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

###### 3.6 CONTROLLERS

- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wire 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 o ne remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 1/4" 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 and 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.

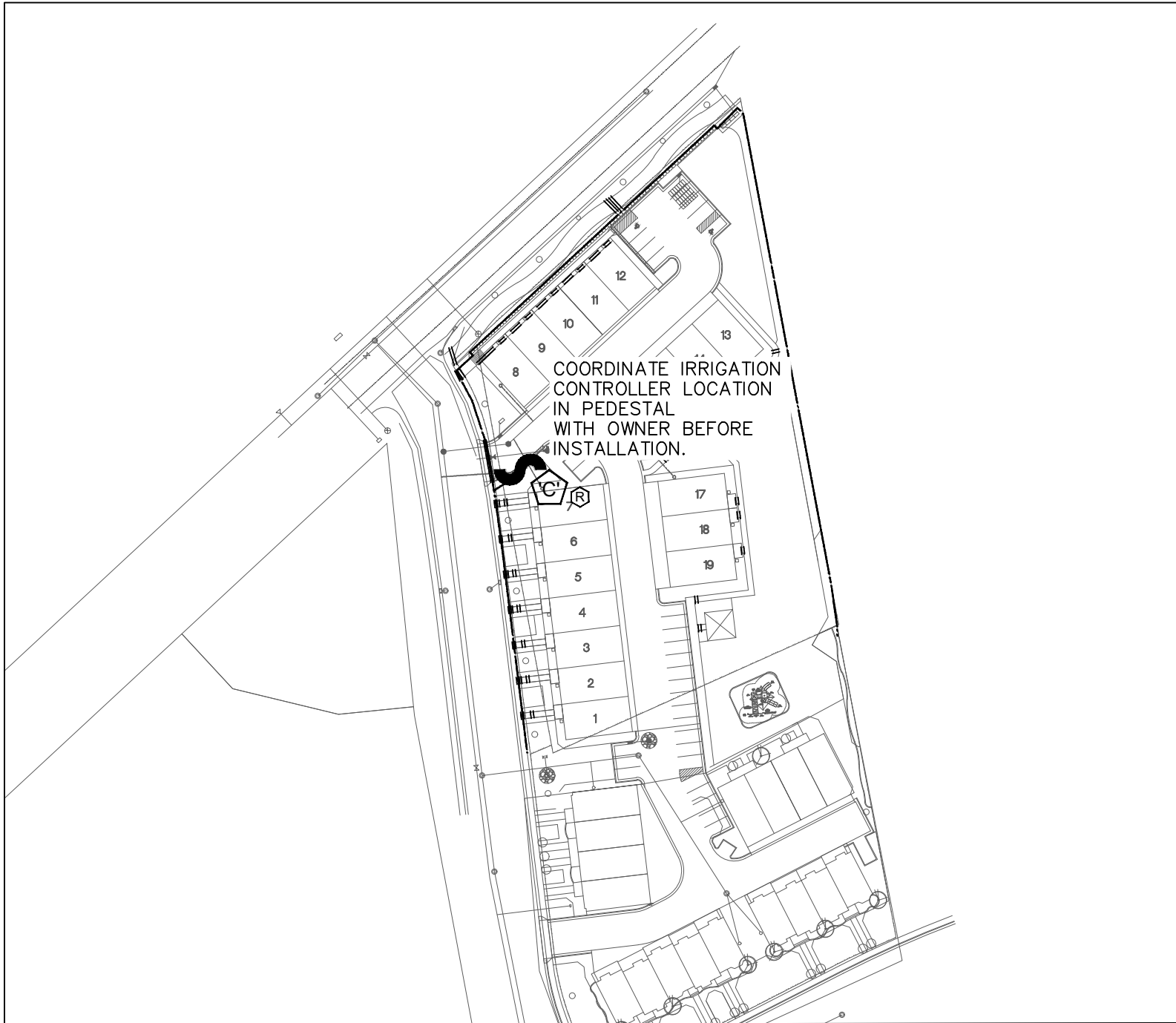
###### 3.10 ADJUSTMENT

- 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.




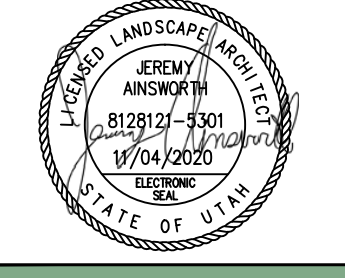

###### 3.11 CLEANING

- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of 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



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

ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	DRAWING INFO	
11/4/2020			UT20039	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				Developer / Property Owner:  ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660		 PKJ DESIGN GROUP Landscape Architecture Planning & Visualization			PM: KBA	
NO.	REVISION		DATE			120 EAST AND HIGHLAND DR SANTAQUIN, UTAH		Building Architect / Engineer:  ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566		3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			CHECKED: JTA	PLOT DATE: 11/4/2020
1														
2														
3														
4														
5														
6														
7														

PRELIMINARY PLANS NOT  
FOR CONSTRUCTION

IR 100





IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
Q	T	H	TT	TQ	F							
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	5'	30	.10	.15	20	na	na	.40		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8'	30	.28	.35	52	na	na	1.05		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10'	30	.39	.53	79	na	na	1.58		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.F	12'	30	.65	.87	1.30	1.74	1.95	2.60		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.F	15'	30	.92	1.23	1.85	2.48	2.78	3.70		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21							
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61							
◆	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies		
◆	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q.T.H.F	65'	30	6.6	12.6	24.3	na	na	varies		
Ⓢ	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.											
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
Ⓢ	MASTER VALVE											
Ⓢ	FLOW SENSOR											
Ⓢ	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE											
Ⓢ	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE											
Ⓢ	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)											
Ⓢ	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL											
Ⓢ	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											
Ⓢ	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)											
Ⓢ	JUMBO BOX-PURPLE LID											
Ⓢ	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)											
*	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS											
-----	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER											
-----	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
-----	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT											
-----	CLASS 200 SLEEVE PER PLAN											
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1/4" DIAMETER MINIMUM											
NOT SHOWN	14 GAU SO SO COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											
NOT SHOWN	PROVIDE 2 WIRE LOOP SYSTEM.											

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFSP 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

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

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
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	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

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

Seasonal Differential

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

IRRIGATION NOTES

- ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.
- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1.1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1.1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2" SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3" OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 6 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- 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 PROVISION AND INSTALLATION OF A BACKFLOW PREVENTOR.
- 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 SIZE  
PSI AT LAST  
HEAD IN ZONE

A1	1.0	18	55
55			

VALVE ID TAG

CONTROLLER NUMBER  
VALVE NUMBER

GALLONS PER MINUTE

NOTE:

- VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE PROJECT NUMBER

11/4/2020 UT20039

NO. REVISION DATE

1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ORCHARD HILLS TOWNHOMES  
120 EAST AND HIGHLAND DR  
SANTAQUIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

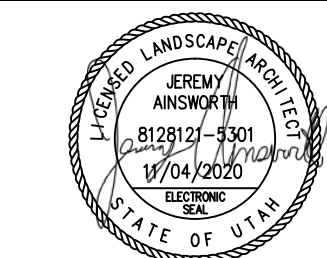
Building Architect / Engineer:

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
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



IRRIGATION PLAN

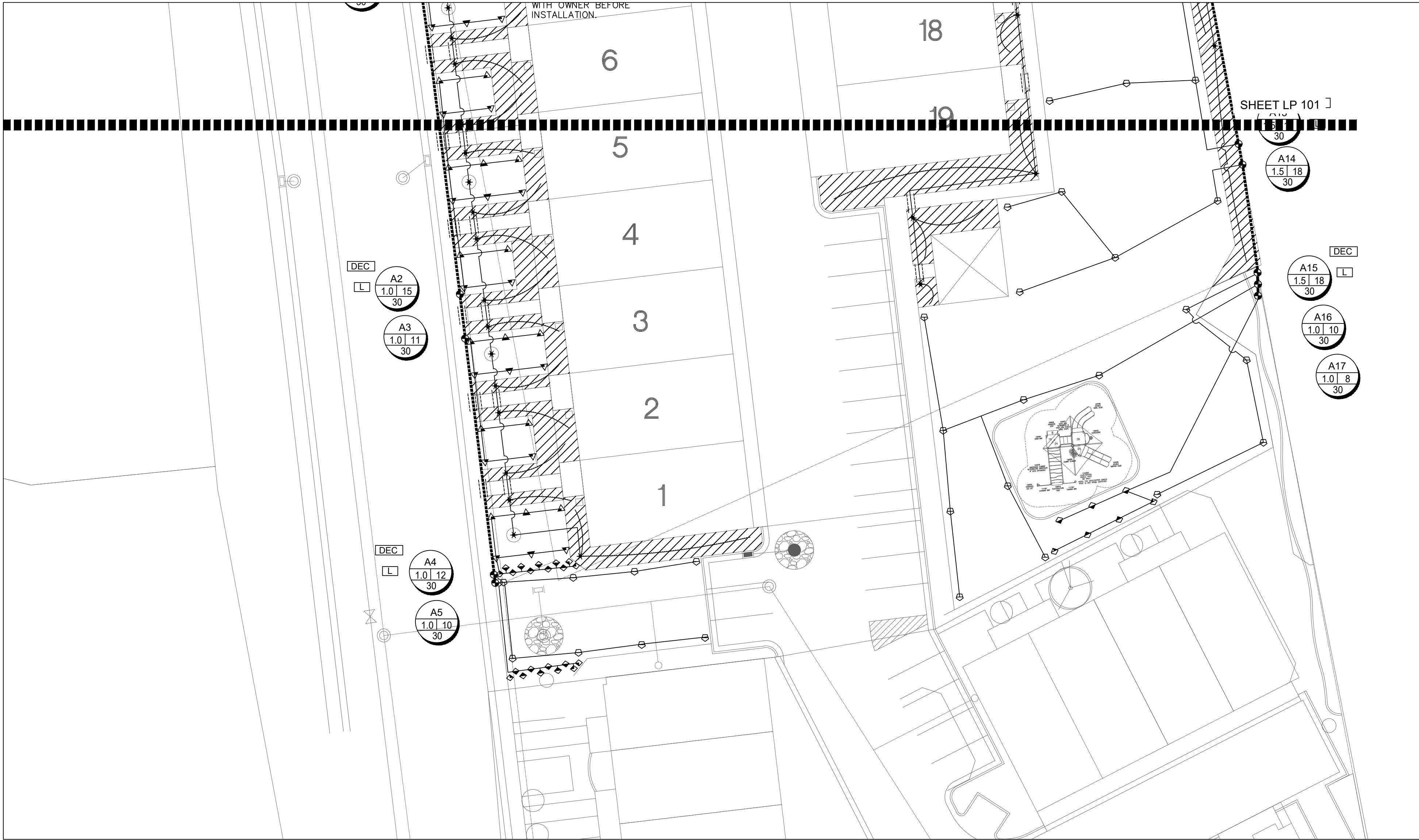
PRELIMINARY PLANS NOT  
FOR CONSTRUCTION

IR 101

DRAWING INFO

PM: KBA  
DRAWN: KBA  
CHECKED: JTA  
PLOT DATE: 11/4/2020





IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM						
Q	T	H	TT	TQ	F						
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	5'	30	.10	.15	20	na	na	.40	
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8'	30	.28	.35	52	na	na	1.05	
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10'	30	.39	.53	79	na	na	1.58	
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.F	12'	30	.65	.87	1.30	1.74	1.95	2.60	
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.F	15'	30	.92	1.23	1.85	2.48	2.78	3.70	
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21						
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61						
◆	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	
◆	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q.T.H.F	65'	30	6.6	12.6	24.3	na	na	varies	
◆	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.										
◆	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
◆	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
◆	MASTER VALVE										
◆	FLOW SENSOR										
◆	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE										
◆	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										
◆	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)										
◆	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL										
◆	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										
◆	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)										
◆	JUMBO BOX-PURPLE LID										
◆	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)										
◆	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										
◆	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER										
◆	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										
◆	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT										
◆	CLASS 200 SLEEVE PER PLAN										
◆	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1.1/4" DIAMETER MINIMUM										
◆	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.										
◆	PROVIDE 2 WIRE LOOP SYSTEM.										

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFSP 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

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

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
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	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

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

Seasonal Differential

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

IRRIGATION NOTES

- ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.
- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1.1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1.1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- 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 PROVISION AND INSTALLATION OF A BACKFLOW PREVENTOR.
- 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 SIZE  
PSI AT LAST  
HEAD IN ZONE

A1	1.0	18	55
----	-----	----	----

VALVE ID TAG

CONTROLLER NUMBER  
VALVE NUMBER

GALLONS PER MINUTE

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

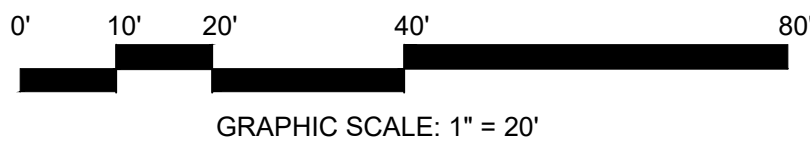
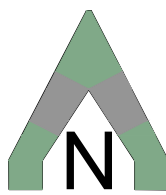
# ORCHARD HILLS TOWNHOMES

## 120 EAST AND HIGHLAND DR SANTAQUIN, UTAH

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/4/2020	UT20039			Developer / Property Owner:			PM: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/4/2020
NO.	REVISION	DATE					
1							
2							
3							
4							
5							
6							
7							



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



DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER
Orchard Hills Townhomes 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com
BUILDING ARCHITECT / ENGINEER	
ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566	

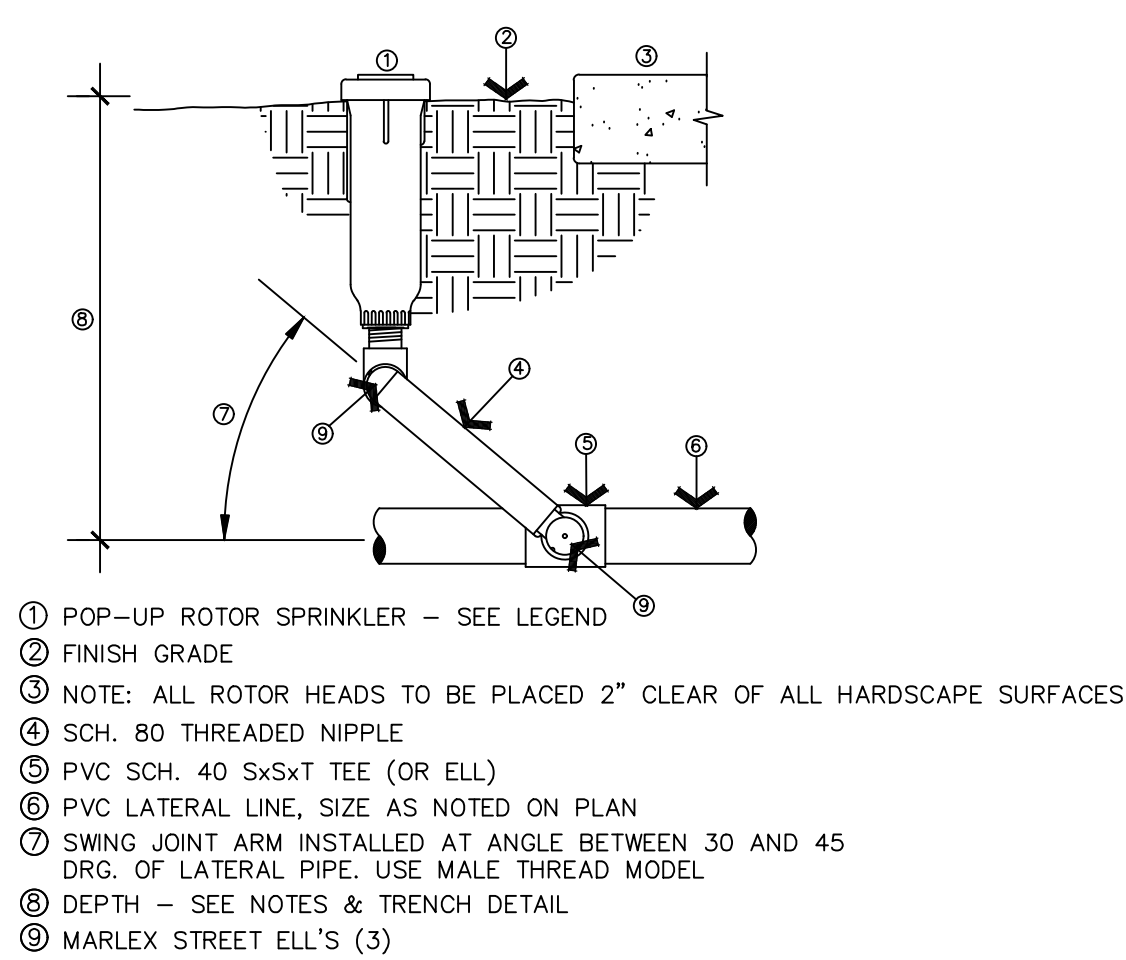
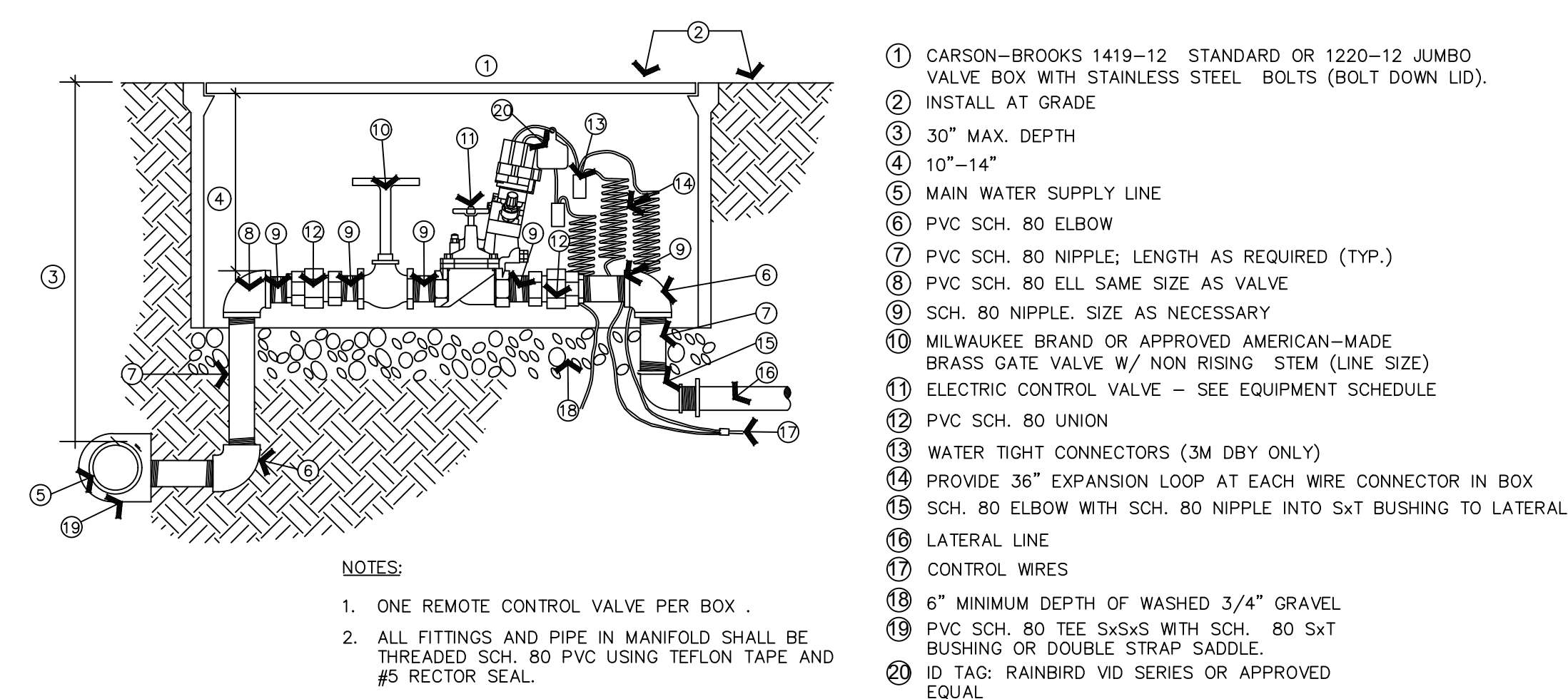
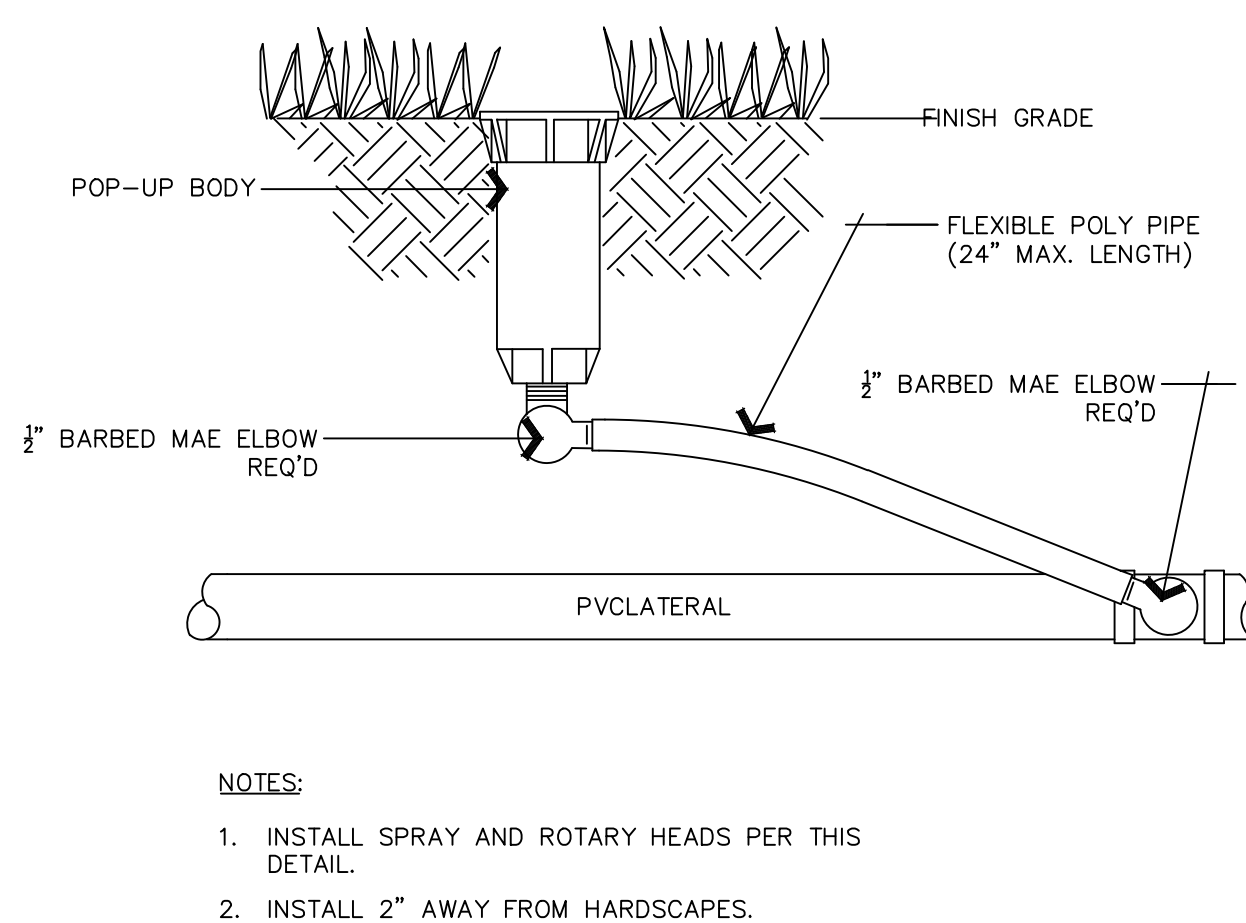
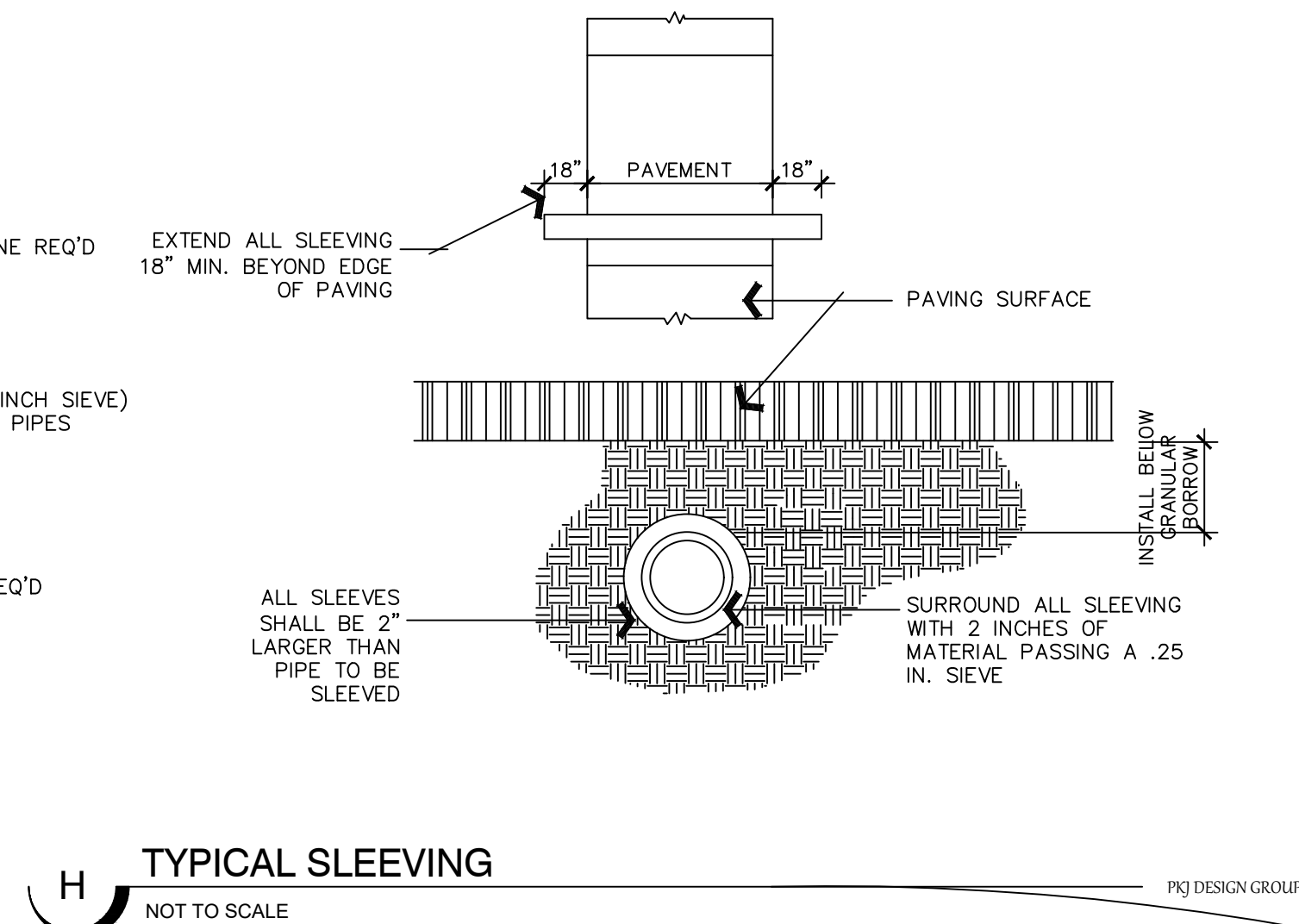
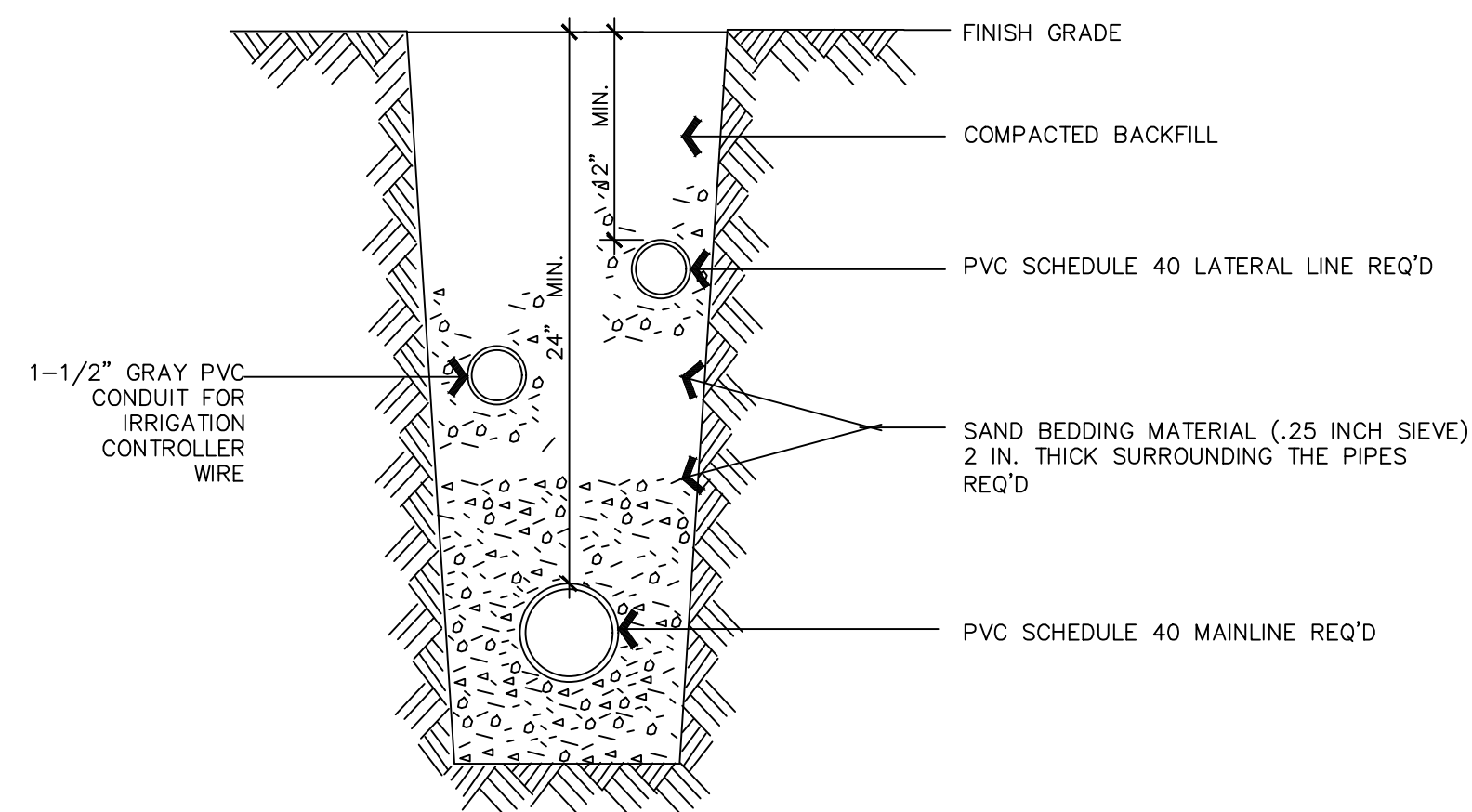
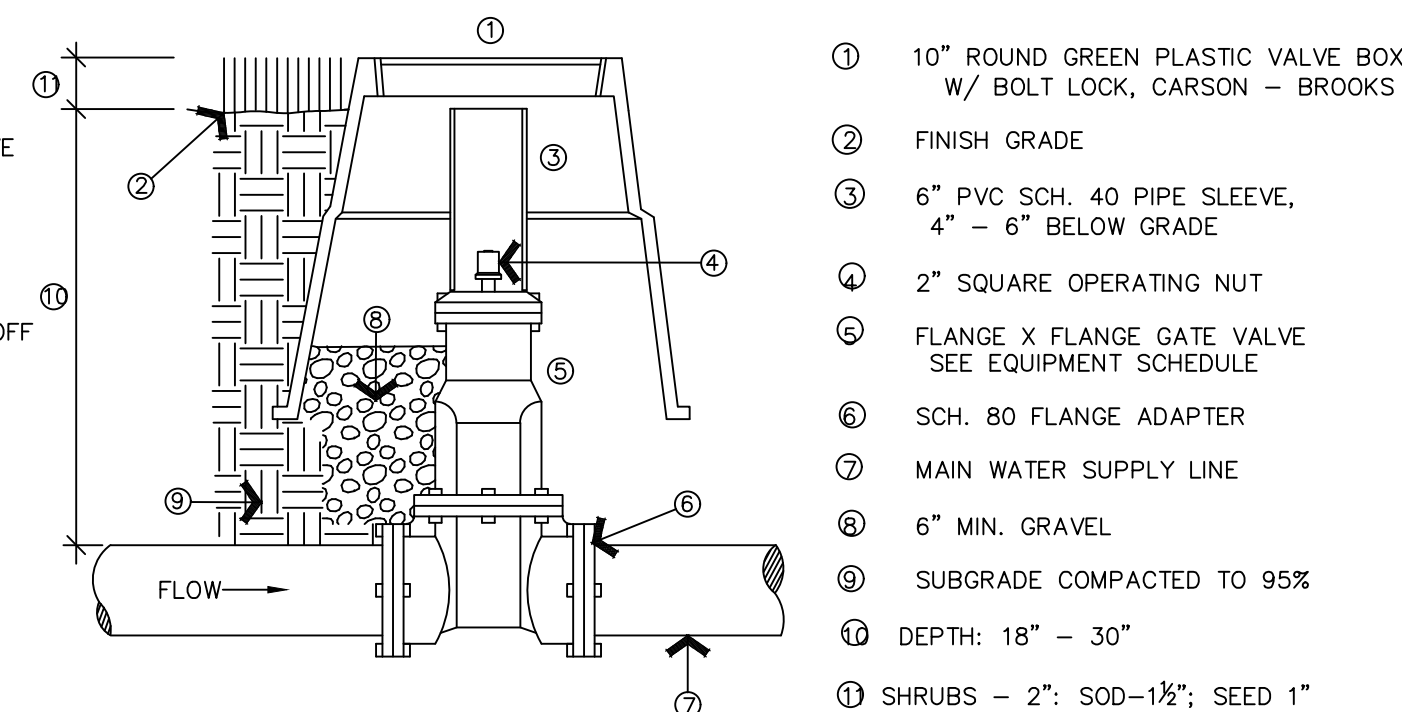
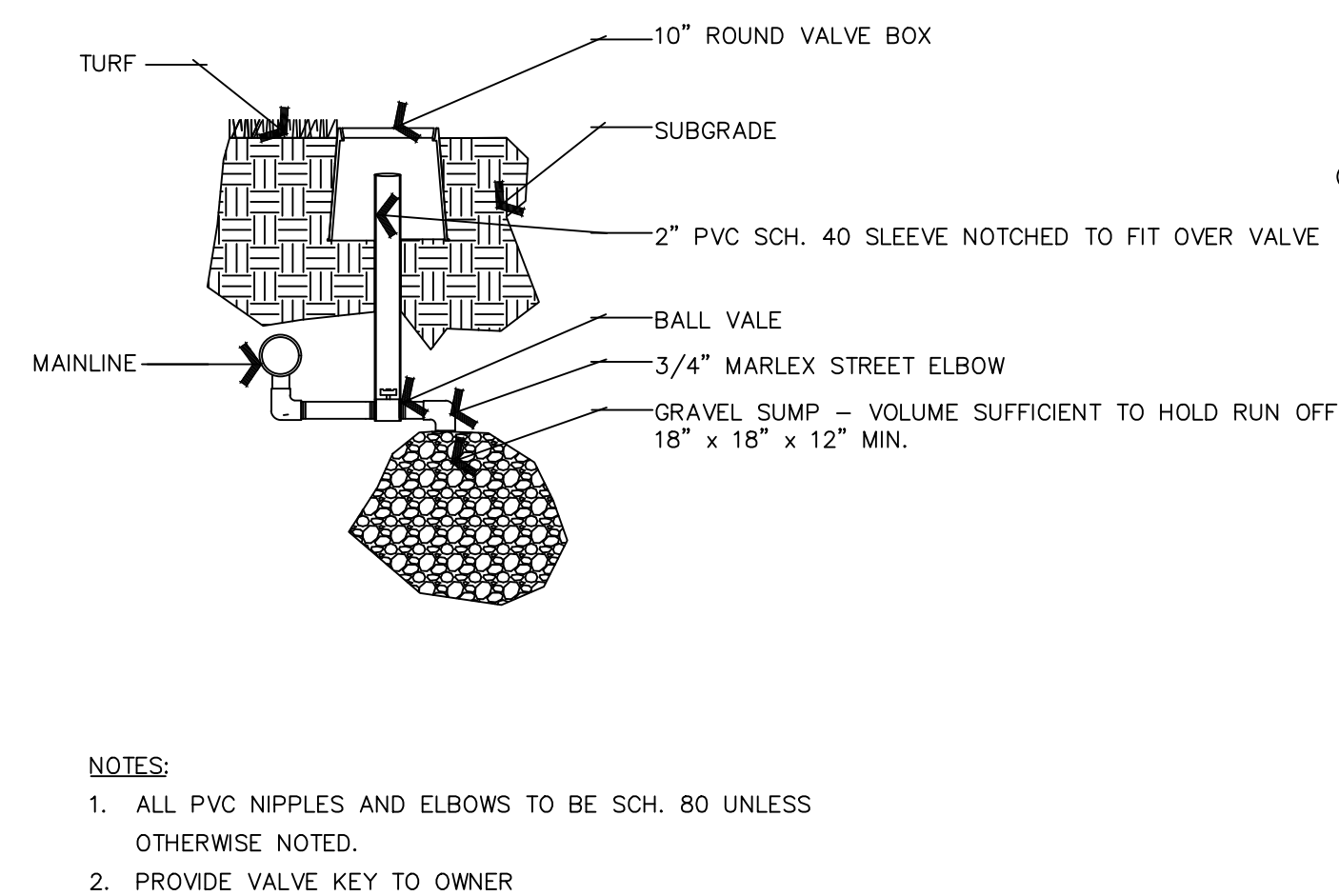
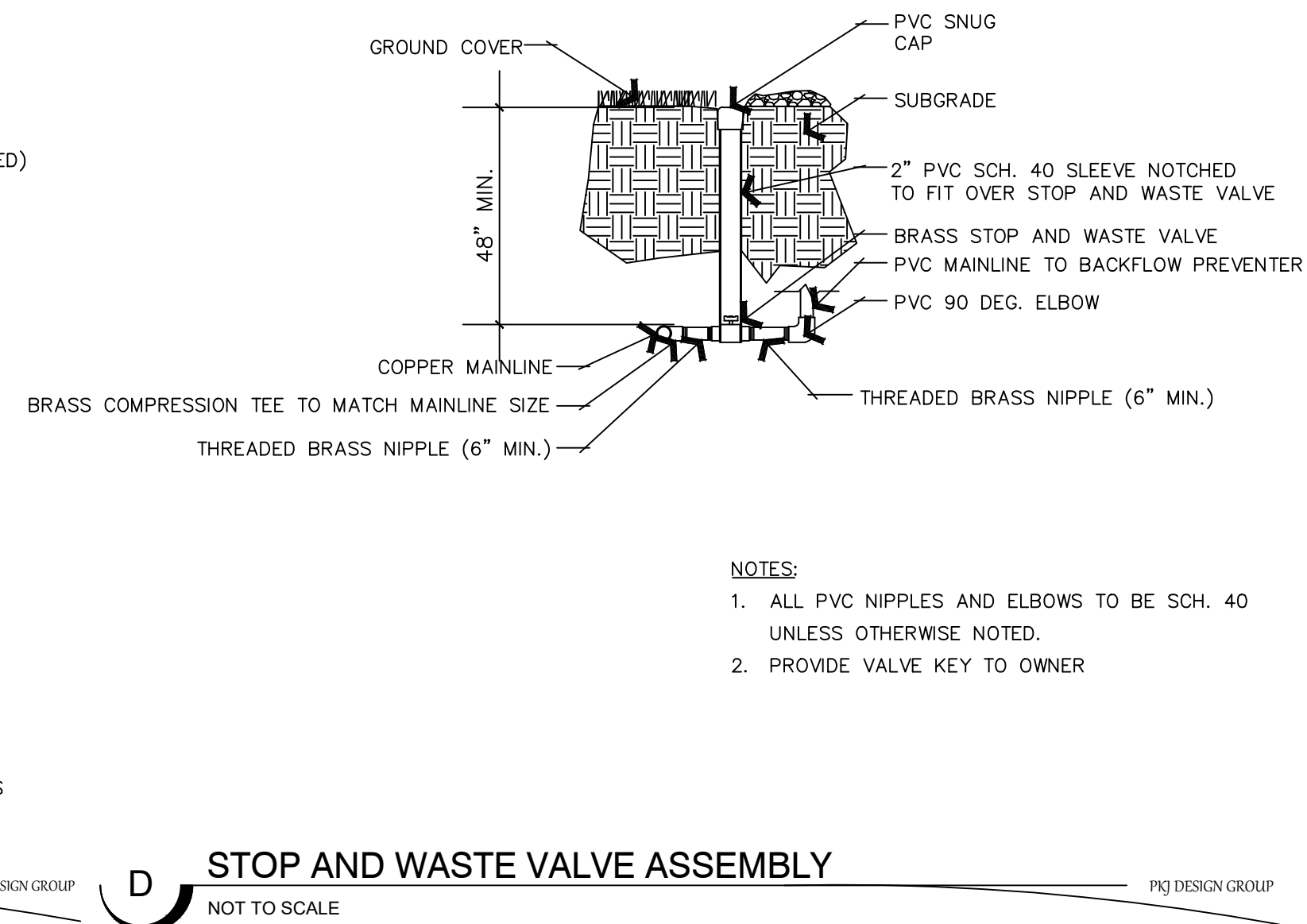
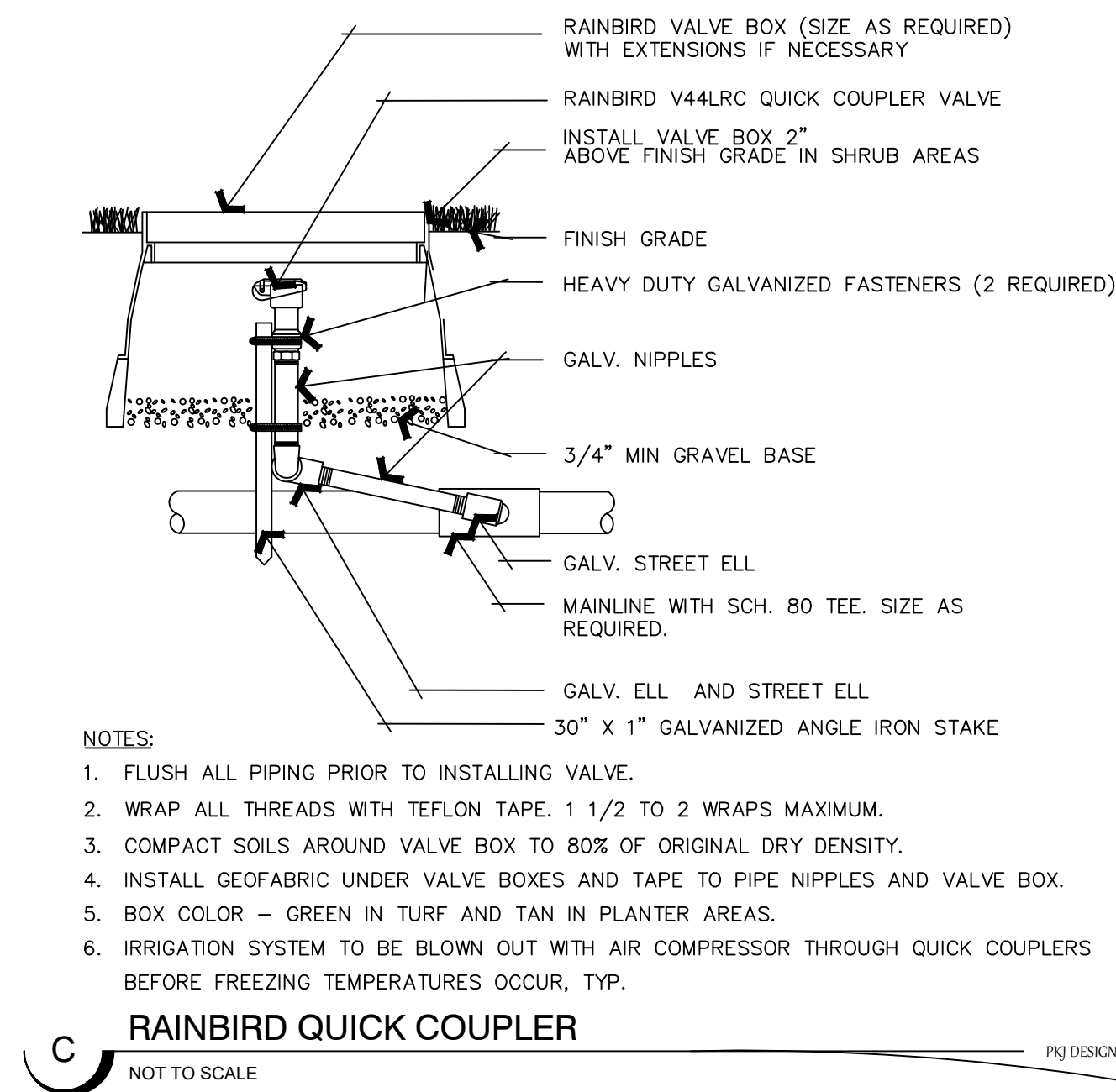
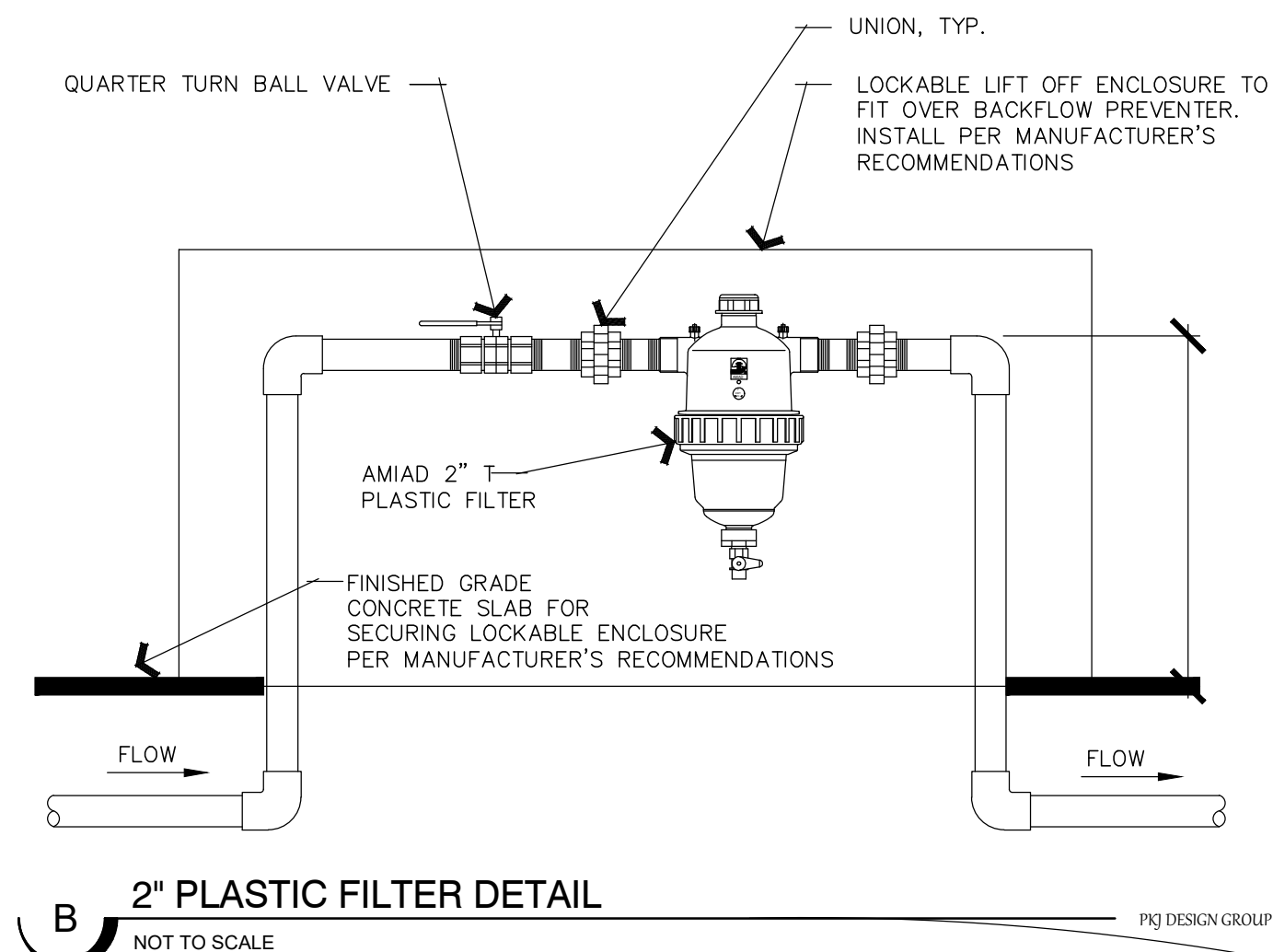
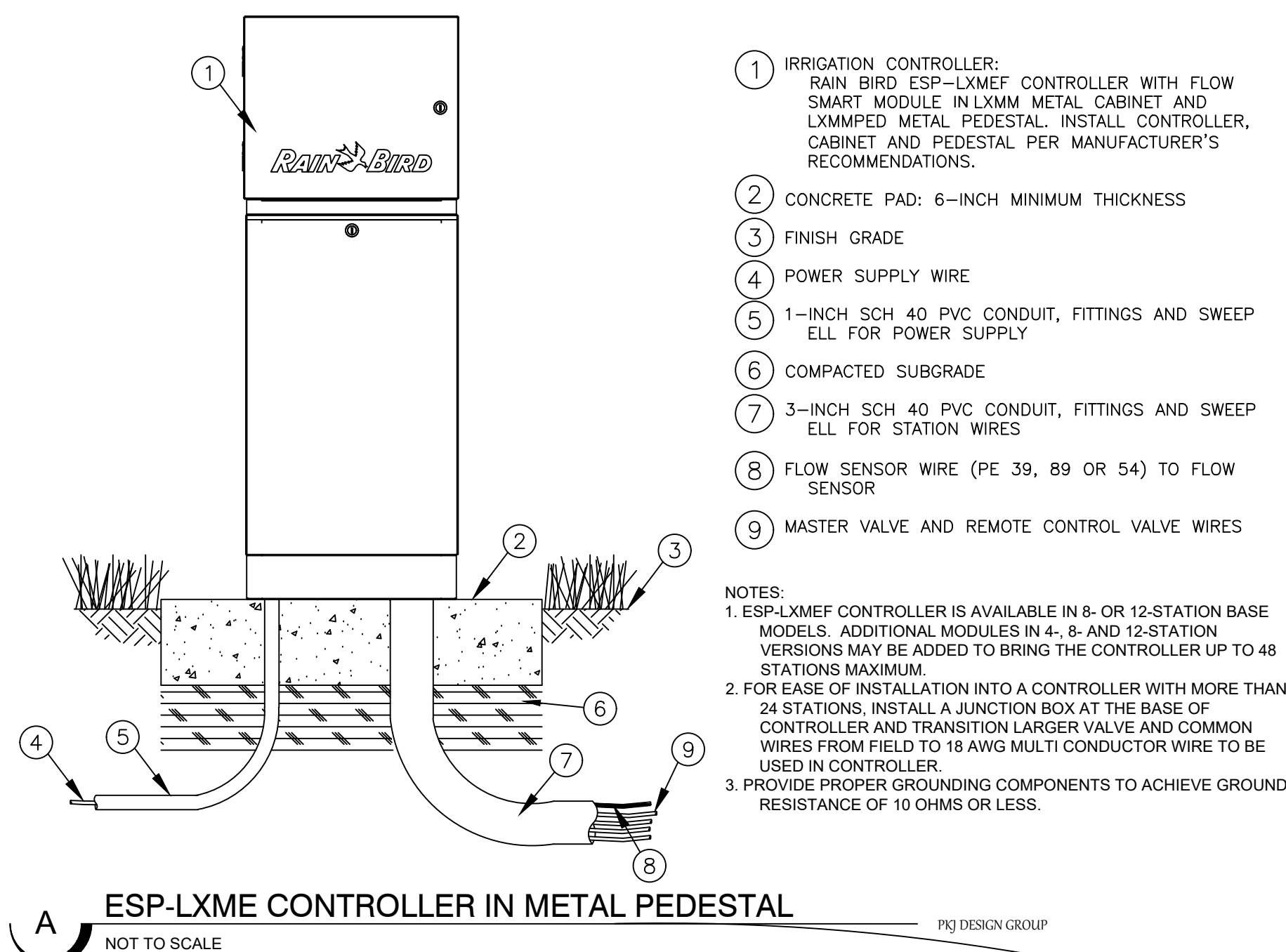


IRRIGATION PLAN

PRELIMINARY PLANS NOT  
FOR CONSTRUCTION

IR 102

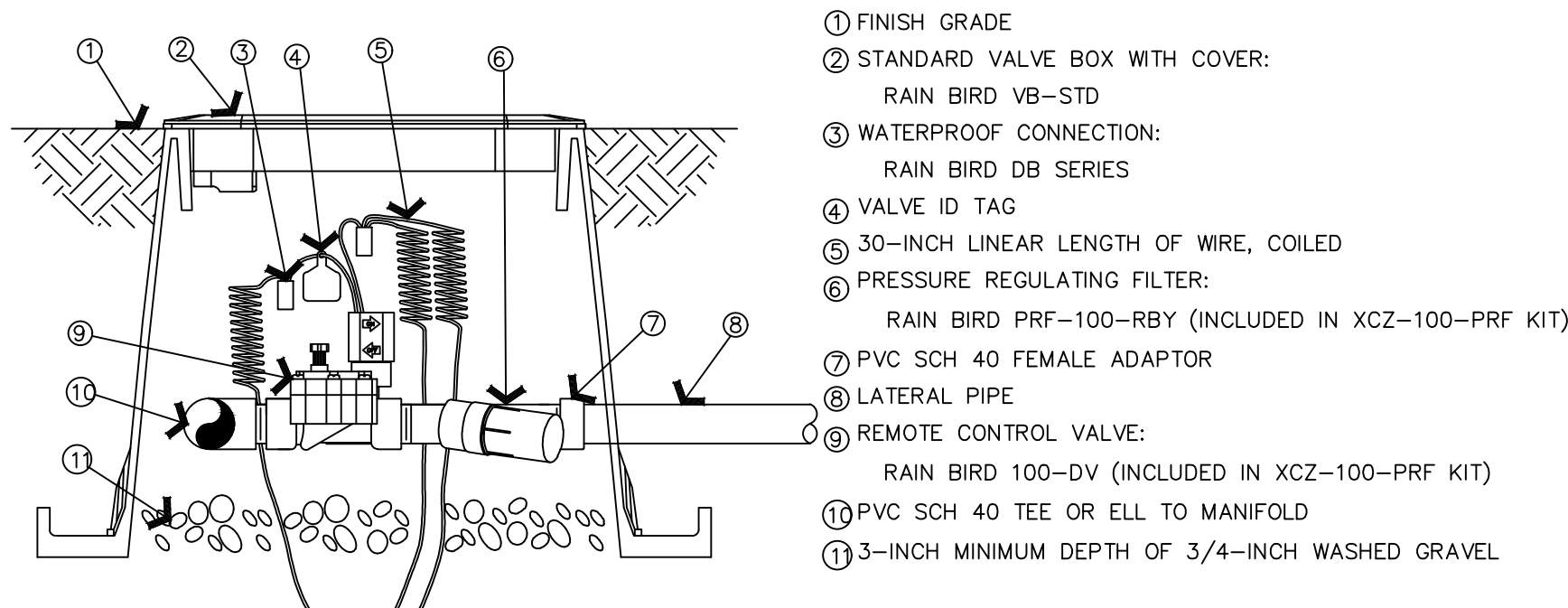




ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO					
11/4/2020			UT20039			<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</div></div>			<div>ORCHARD HILLS TOWNHOMES</div> <div>120 EAST AND HIGHLAND DR</div> <div>SANTAQUIN, UTAH</div>			Developer / Property Owner:			ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660			<div><div><div></div><div>PKJ</div><div>DESIGN GROUP</div><div>Landscape Architecture • Planning &amp; Visualization</div></div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>			<div><div><div><div></div><div>812812-JEREMY AINSWORTH</div><div>1/04/2026</div><div>STATE OF UTAH</div></div></div></div>			P.M. KBA		
NO.	REVISION	DATE	Building Architect / Engineer:									ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566			DRAWN: KBA											
1																					CHECKED: JTA					
2																					PLOT DATE: 11/4/2020					
3																					<div>IRRIGATION DETAILS</div> <div>PRELIMINARY PLANS NOT FOR CONSTRUCTION</div> <div>IR 501</div>					
4																										
5																										
6																										
7																										

19

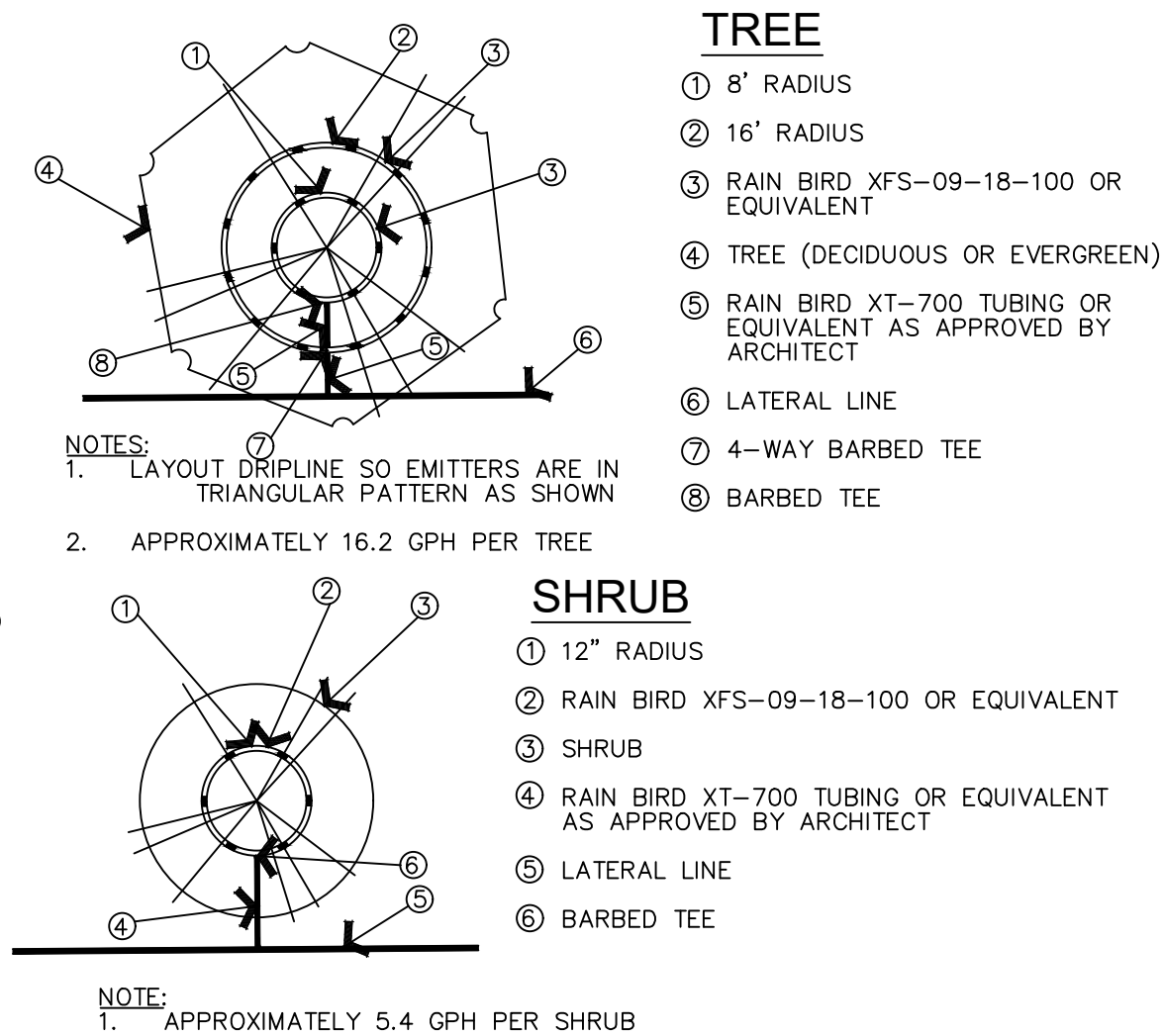




**DRIP CONTROL VALVE ASSEMBLY**

NOT TO SCALE

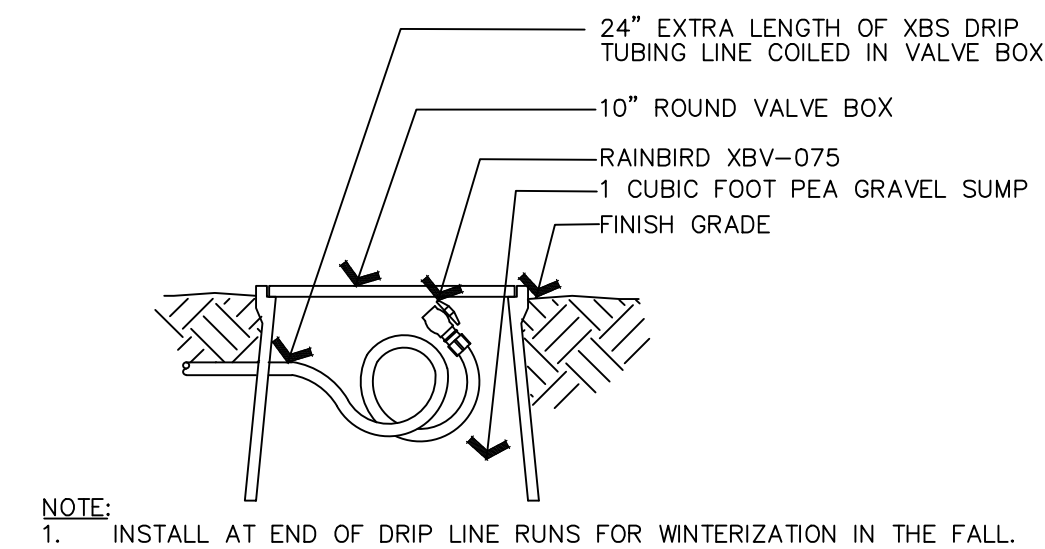
PI3 DESIGN GROUP



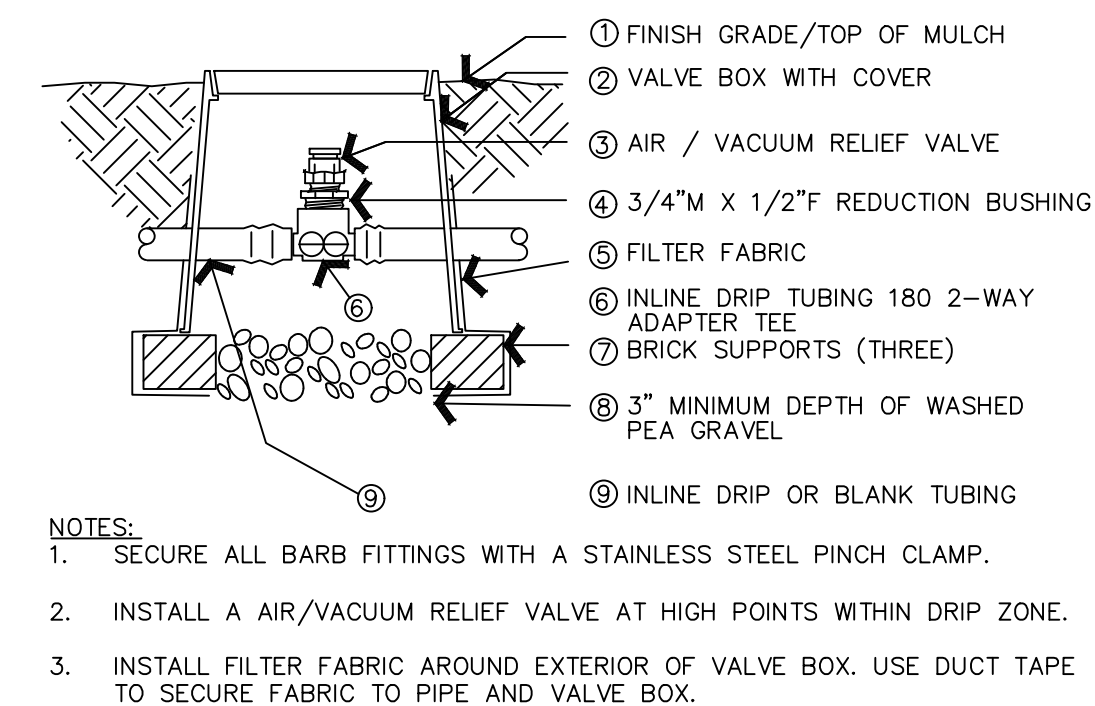
**M** DRIP IRRIGATION - IN LINE EMITTERS

NOT TO SCALE

PKJ DESIGN GROUP

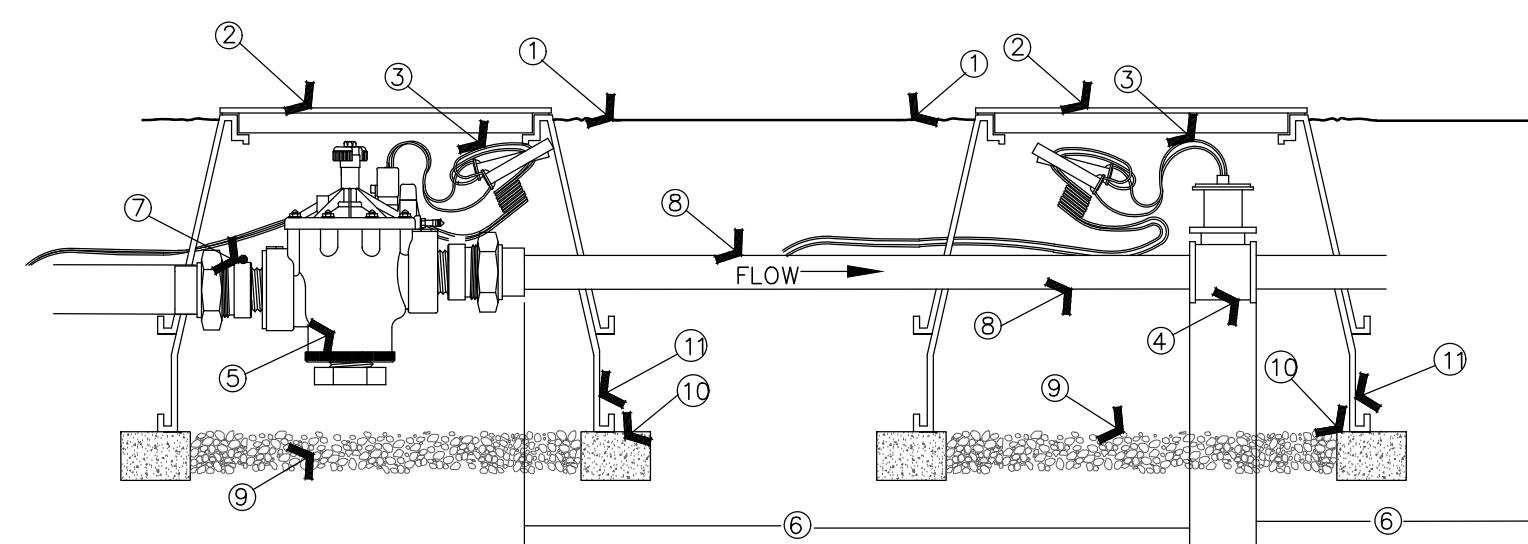


**N FLUSH CAP BOX**  
NOT TO SCALE



DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY

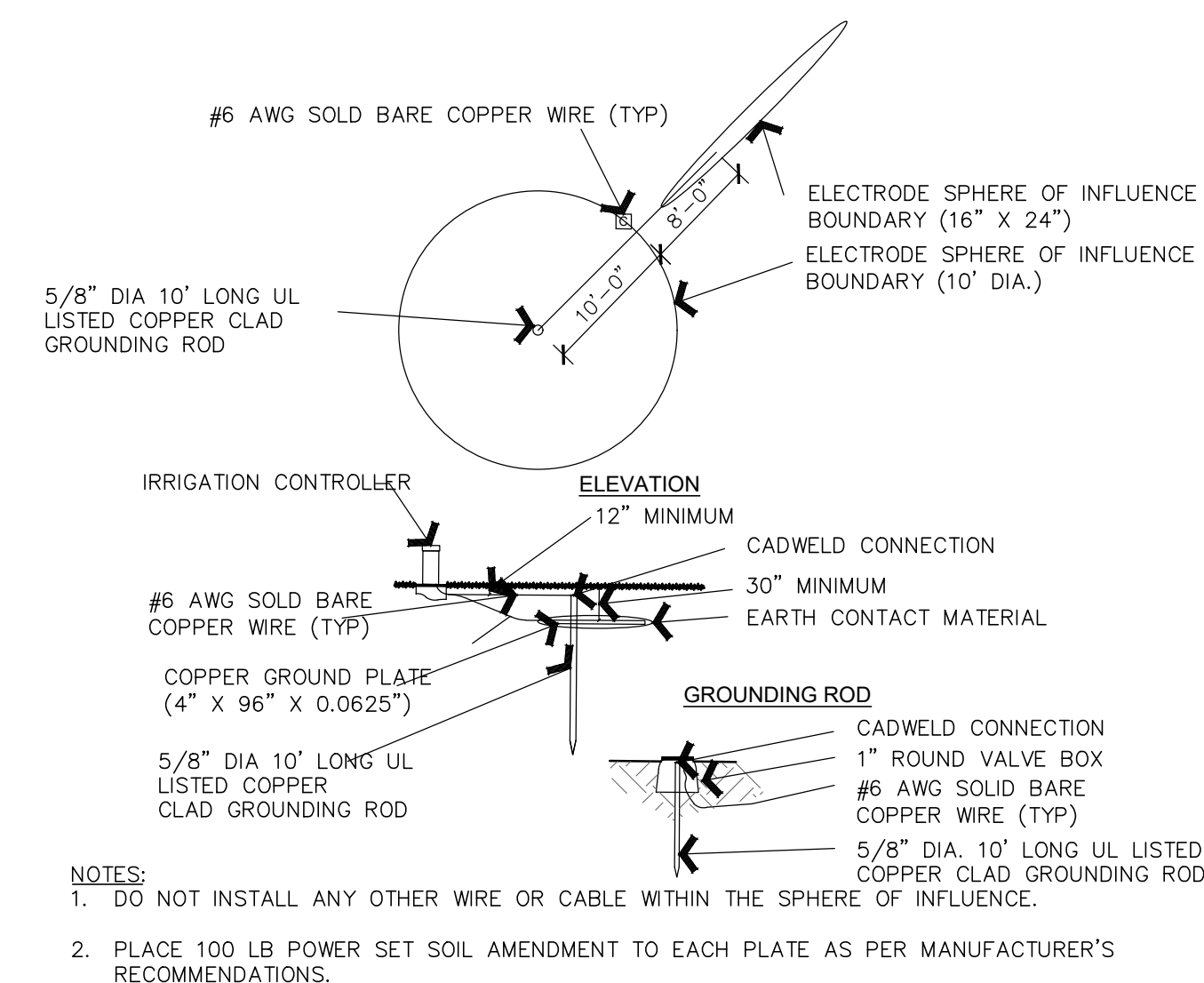
- ① FINISH GRADE
- ② GREEN VALVE BOX AND COVER
- ③ CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS –
- ④ FLOW SENSOR PER IRRIGATION LEGEND
- ⑤ RAIN BIRD PESB SERIES MASTER VALVE
- ⑥ STRAIGHT PIPE REQUIRED: MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM
- ⑦ UNIONS
- ⑧ PVC MAINLINE – LENGTH AS REQUIRED
- ⑨ 6" DEPTH OF WASHED ¾" GRAVEL
- ⑩ CONTINUOUS BRICK SUPPORTS
- ⑪ VALVE BOX EXTENSIONS REQUIRED



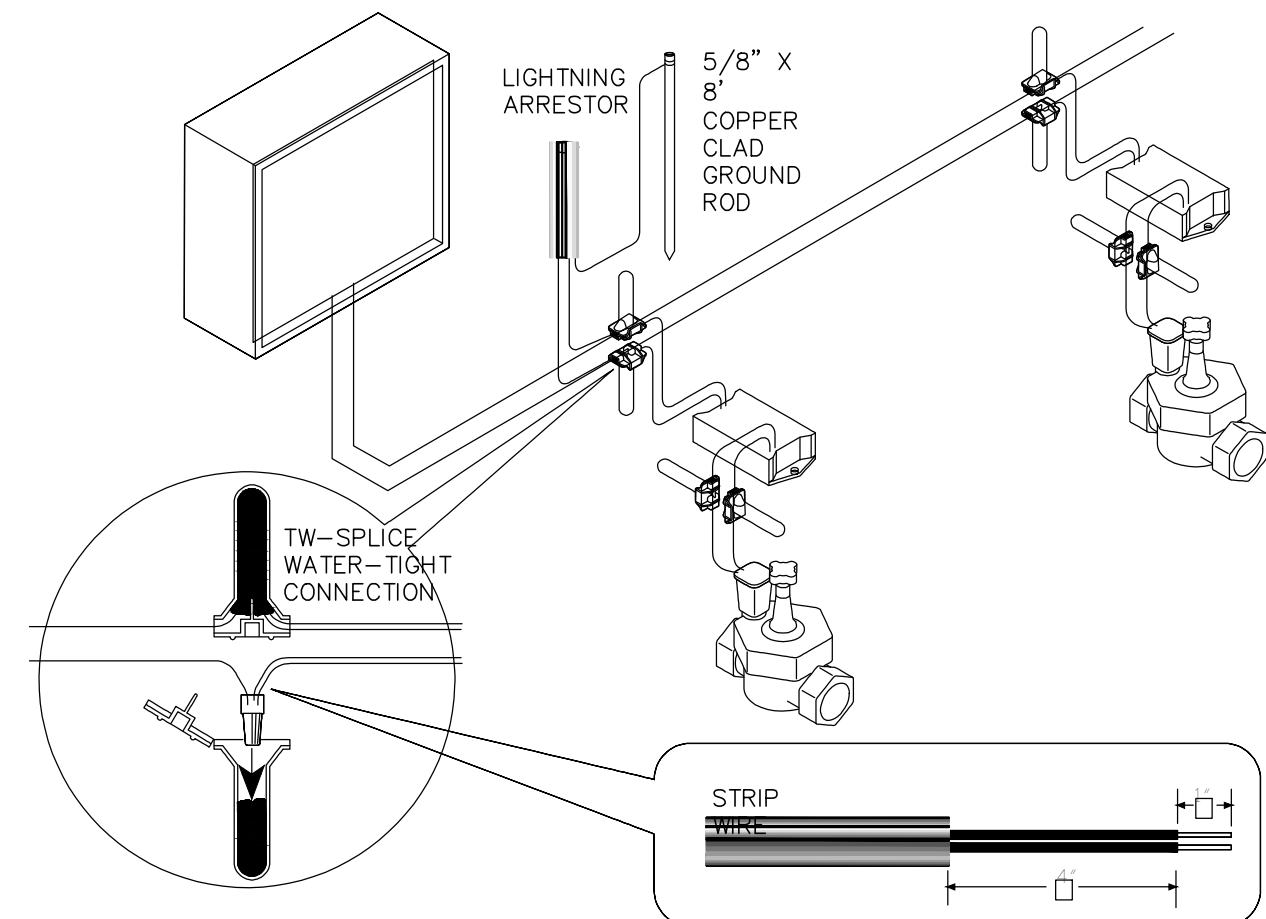
**P MASTER VALVE & FLOW SENSOR**

NOT TO SCALE

PK3 DESIGN GROUP



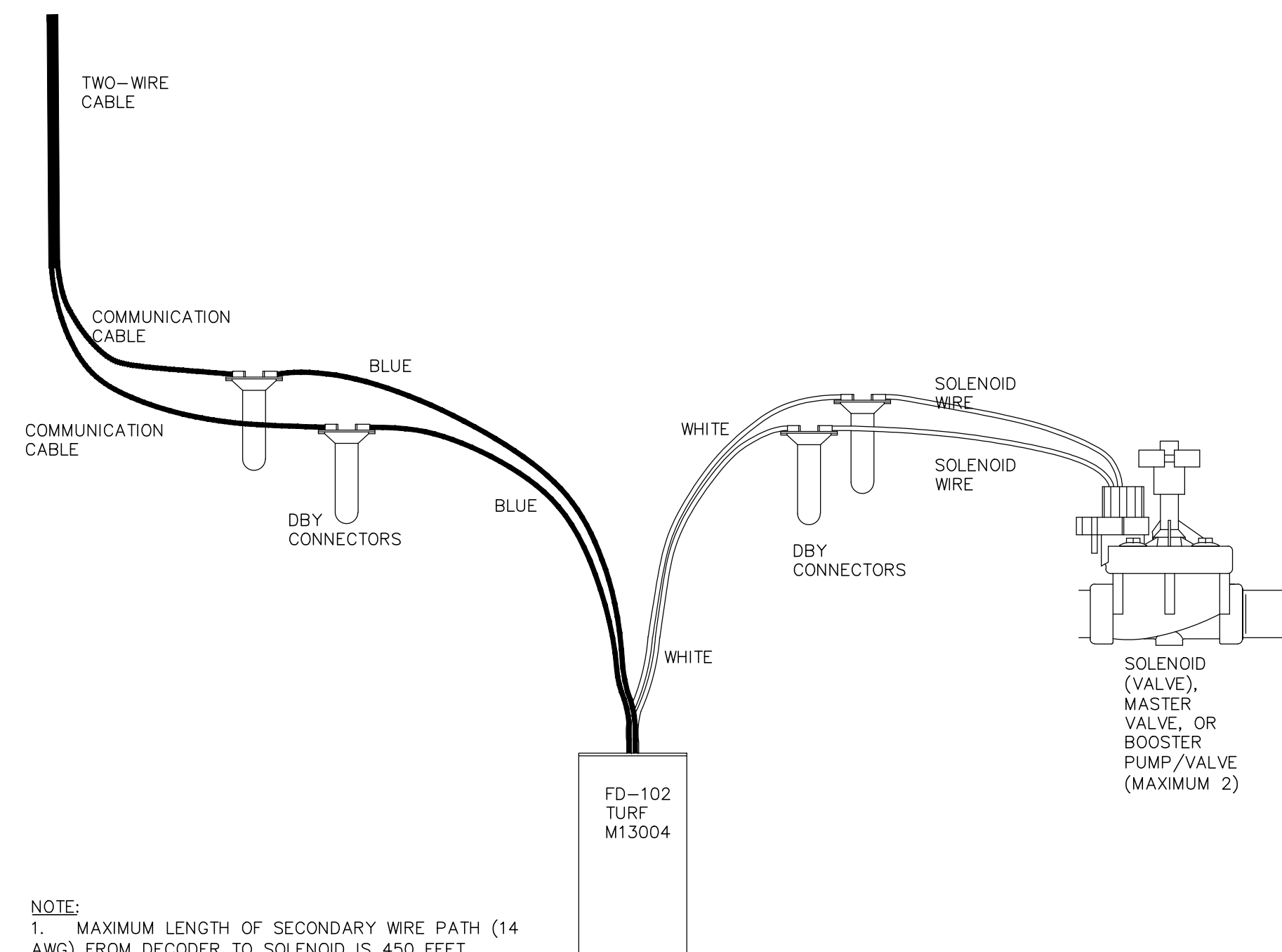
RECOMMENDATIONS:  
**GROUNDING DETAIL**  
Q NOT TO SCALE PKJ DESIGN GROUP



**2-WIRE CONNECTION**



NOT TO SCALE

PI3 DESIGN GROUP

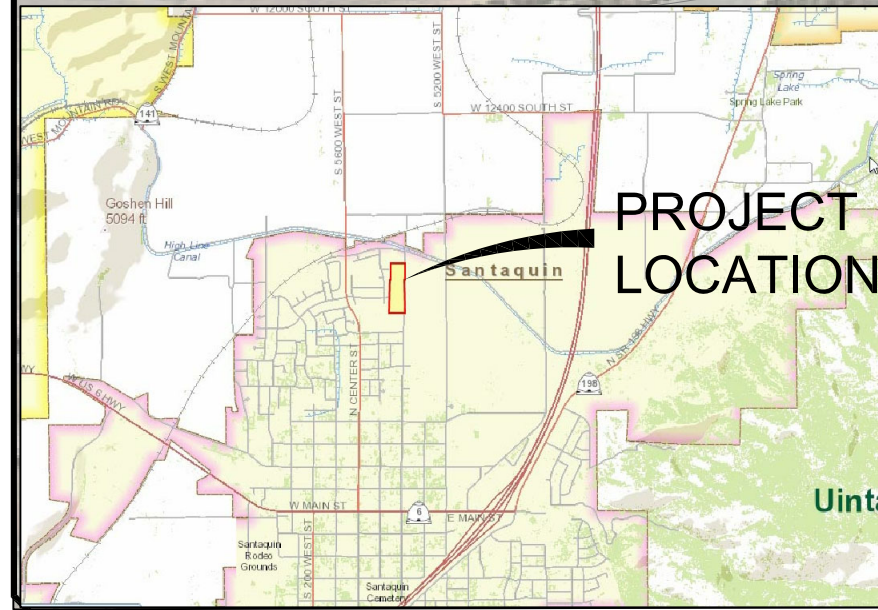
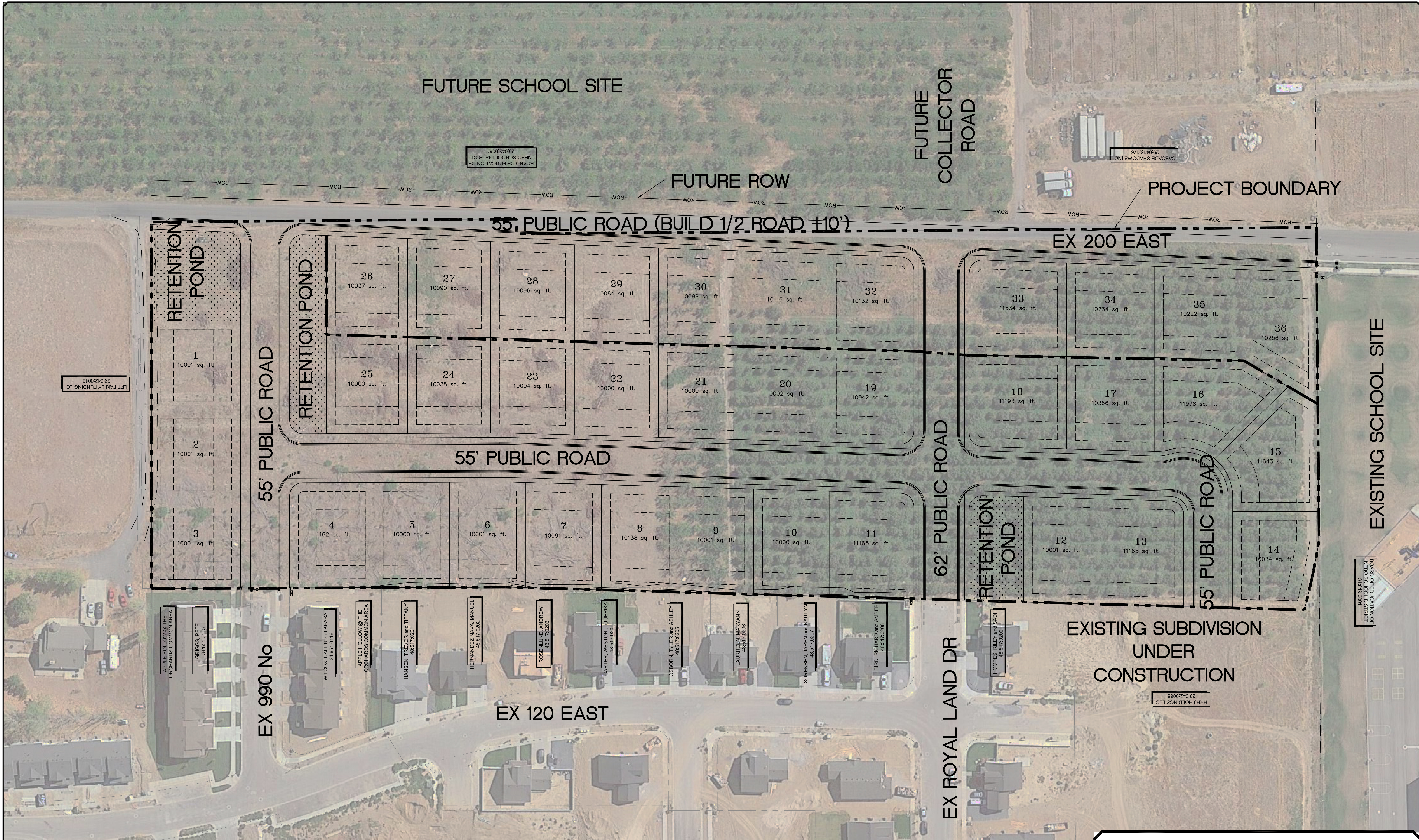


**S** **DECODER WIRING** PI3 DESIGN GROUP

NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
11/4/2020		UT20039	<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</div></div>	<div>ORCHARD HILLS TOWNHOMES</div> <div>120 EAST AND HIGHLAND DR</div> <div>SANTAQUIN, UTAH</div>	<div>Developer / Property Owner:</div> <div>ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660</div>	<div><div></div><div>DESIGN GROUP</div><div>Landscape Architecture / Planning &amp; Visualization</div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>	<div></div> <div>PM: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/4/2020</div>
NO.	REVISION	DATE			<div>Building Architect / Engineer:</div> <div>ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566</div>		<div>PRELIMINARY PLANS NOT FOR CONSTRUCTION</div> <div>IR 502</div>
1							
2							
3							
4							
5							
6							
7							





ZONING: -----R-10

TOTAL ACREAGE: ----- 12.39 ACRES

AVERAGE PARCEL SIZE: -10,000 SF

OPEN SPACE/ LANDSCAPED-26361 SF

STREET ACREAGE: ----- 3.25 ACRES (26%)

TOTAL LOTS: ----- 36

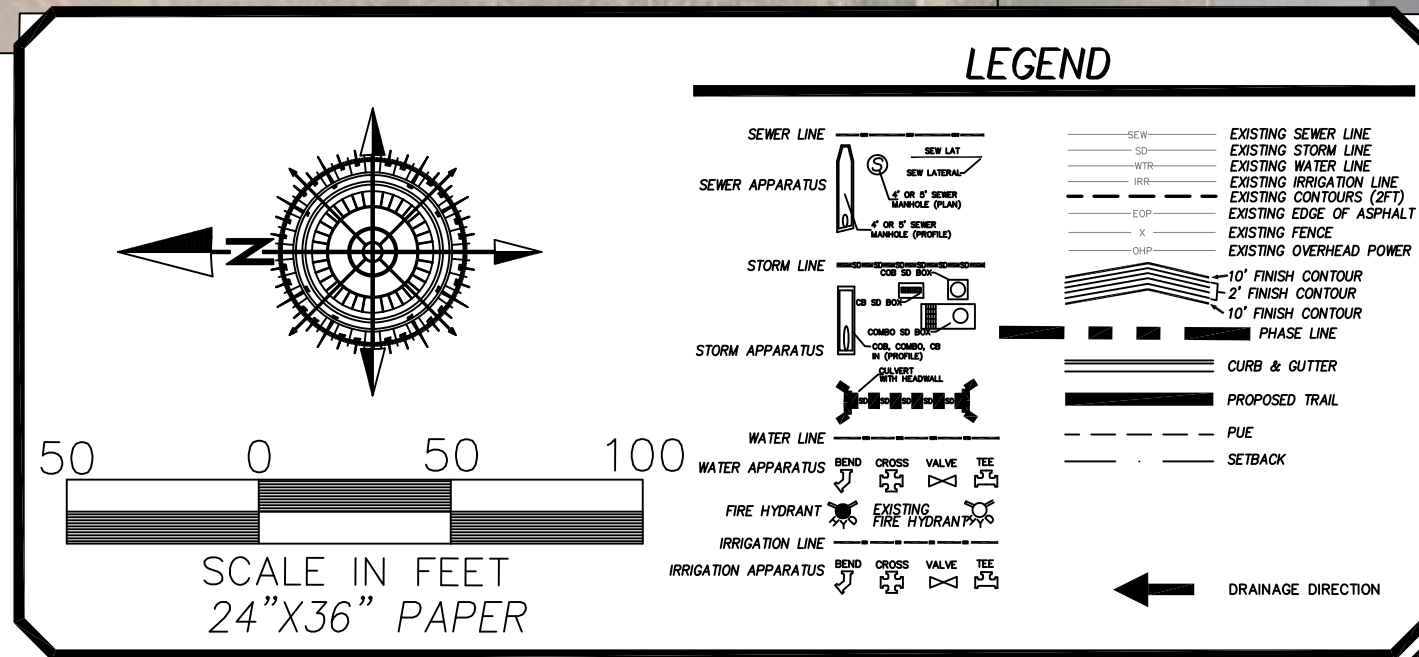
DENSITY: ----- 2.9 UNITS PER ACRE

**LEGAL DESCRIPTION**

BASE LAND

BEGINNING AT THE SOUTHEAST CORNER OF LOT 209 OF THE ORCHARDS PLAT G-1, ENTRY NUMBER 102759-2019, MAP NUMBER 16746; SAID POINT BEING NORTH 89°32'33" EAST, ALONG THE SECTION LINE, 1146.15 FEET AND NORTH 317.94 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID WEST QUARTER CORNER OF SECTION 36 BEING SOUTH 89°32'33" WEST, ALONG THE SECTION LINE, 5292.30 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 36; AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID THE ORCHARDS PLAT G-1 THE FOLLOWING TWO (2) CALLS: THENCE NORTH 01°38'55" E, 595.10 FEET; THENCE NORTH 00°13'11" WEST, 139.06 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE APPLE HOLLOW AT THE ORCHARDS PLAT A-11, ENTRY NUMBER 12754-2019, MAP NUMBER 16860; THENCE NORTH 00°13'11" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID APPLE HOLLOW AT THE ORCHARDS PLAT A-11, 258.32 FEET; THENCE EAST, 411.19 FEET; THENCE SOUTH 00°27'27" EAST, 409.77 FEET; THENCE SOUTH 89°32'33" WEST, 16.49 FEET; THENCE SOUTH 00°27'27" EAST, 896.96 FEET TO A POINT THE QUARTER SECTION LINE; THENCE SOUTH 89°32'33" WEST, ALONG SAID QUARTER SECTION LINE, 351.58 FEET TO A POINT ON A NON-TANGENT 790.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 79.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'50" (CHORD BEARS NORTH 78°07'37" WEST, 79.44 FEET); THENCE NORTH 01°38'55" EAST, 301.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 12.39 ACRES



STRATTON ACRES  
CONCEPT PLAN  
SATELLITE OVERLAY MAP  
PRINT DATE: 4-12-2021

SANTAQUIN CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NO. 1/4

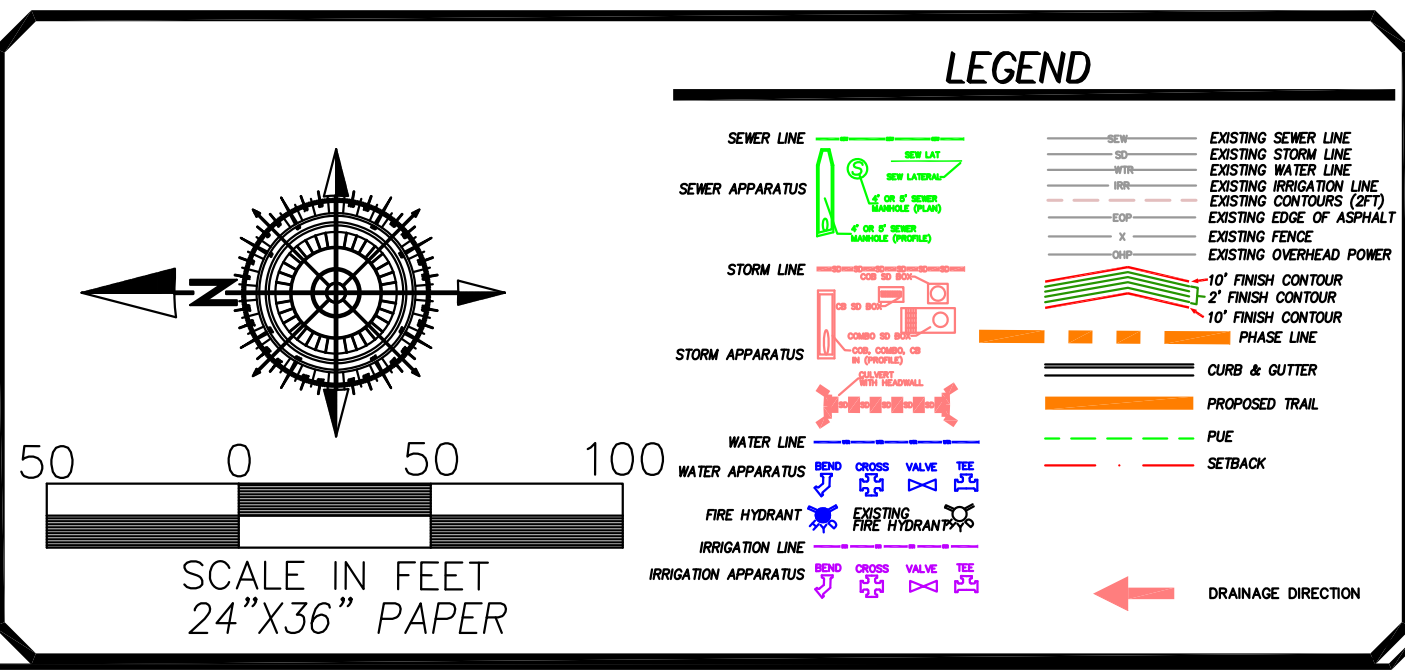
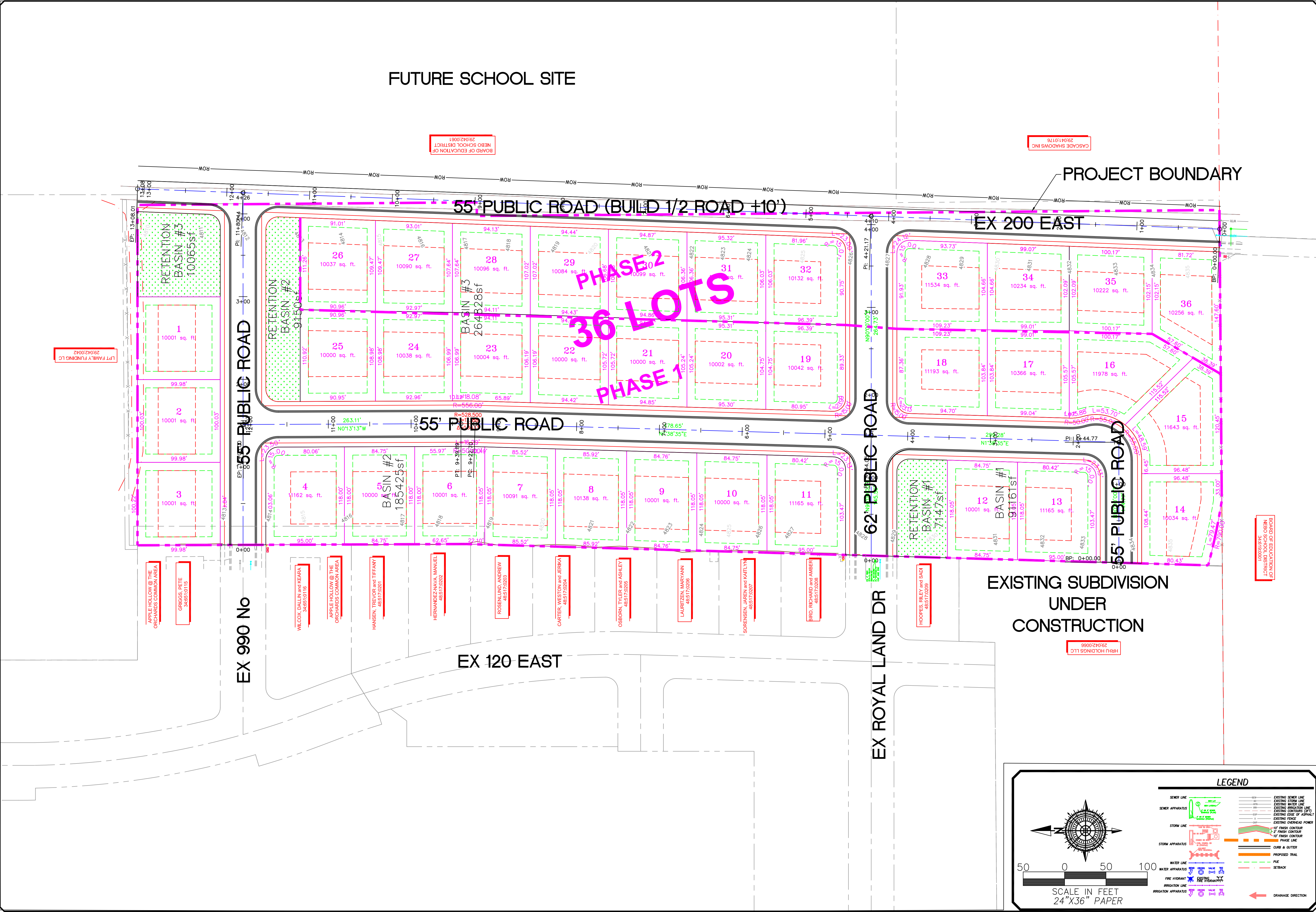
GATEWAY CONSULTING, Inc.  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

ORIG. DATE: 2-1-21  
SURVEY BY: GFW  
DRAWN BY: GFW  
DESIGNED BY: GFW  
CHECKED BY: GFW  
SCALE: 1"=50'

NO. DESCRIPTION DATE APP'D





STRATTON ACRES  
CONCEPT PLAN  
SITE PLAN OVERLAY MAP

SANTAQUIN CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NO. 2/4

PRINT DATE: 4-12-2021

DATE

GATEWAY CONSULTING, Inc.  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

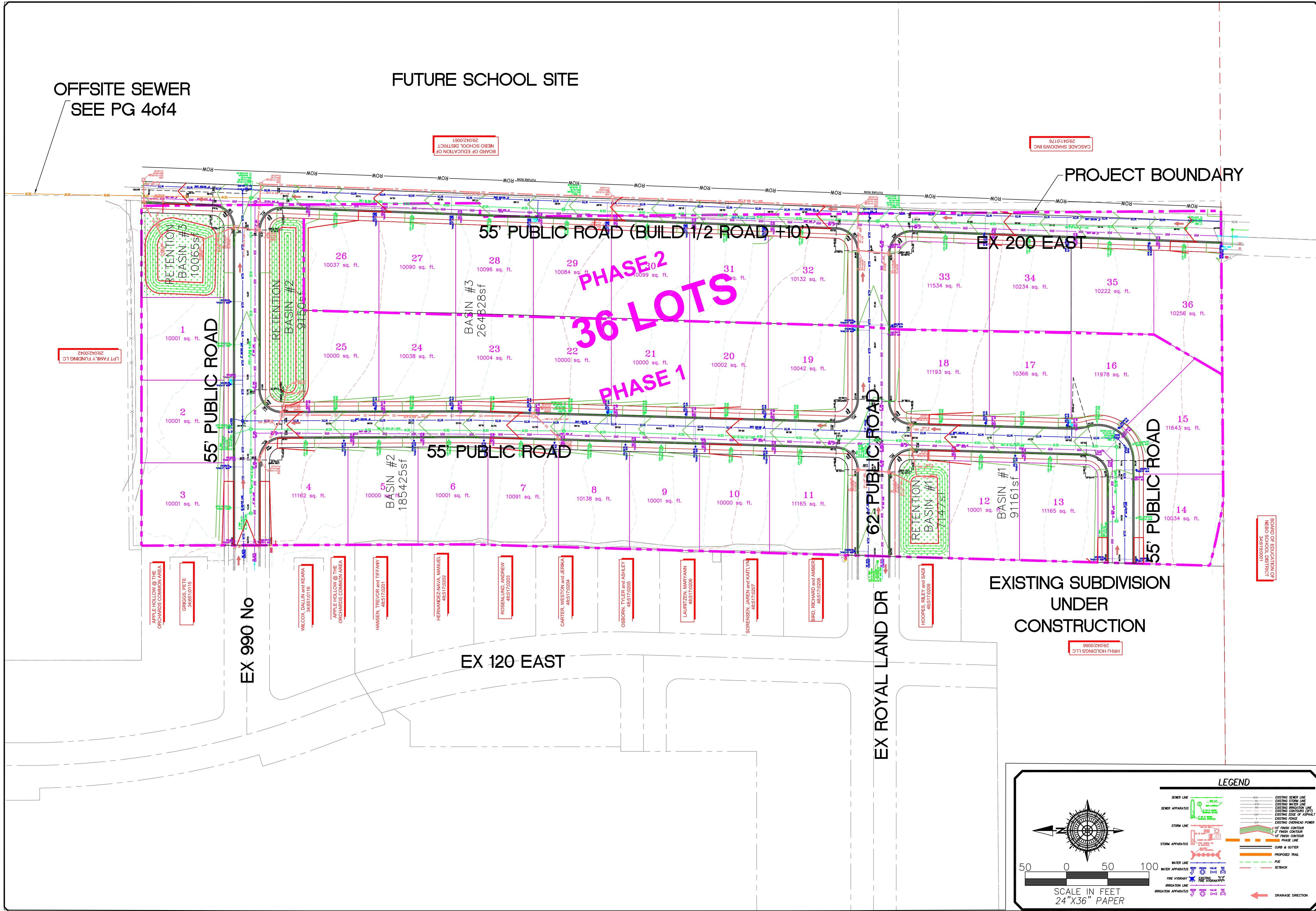
ORIG. DATE: 2-1-21  
SURVEY BY: GPW  
DRAWN BY: GPW  
DESIGNED BY: GPW  
CHECKED BY: GPW  
SCALE: 1"=50'

NO. DESCRIPTION

DATE

APP'D





OFFSITE SEWER  
SEE PG 4of4

FUTURE SCHOOL SITE

PROJECT BOUNDARY

55' PUBLIC ROAD (BUILD 1/2 ROAD #10)

EX 200 EAST

55' PUBLIC ROAD

55' PUBLIC ROAD

62' PUBLIC ROAD

55' PUBLIC ROAD

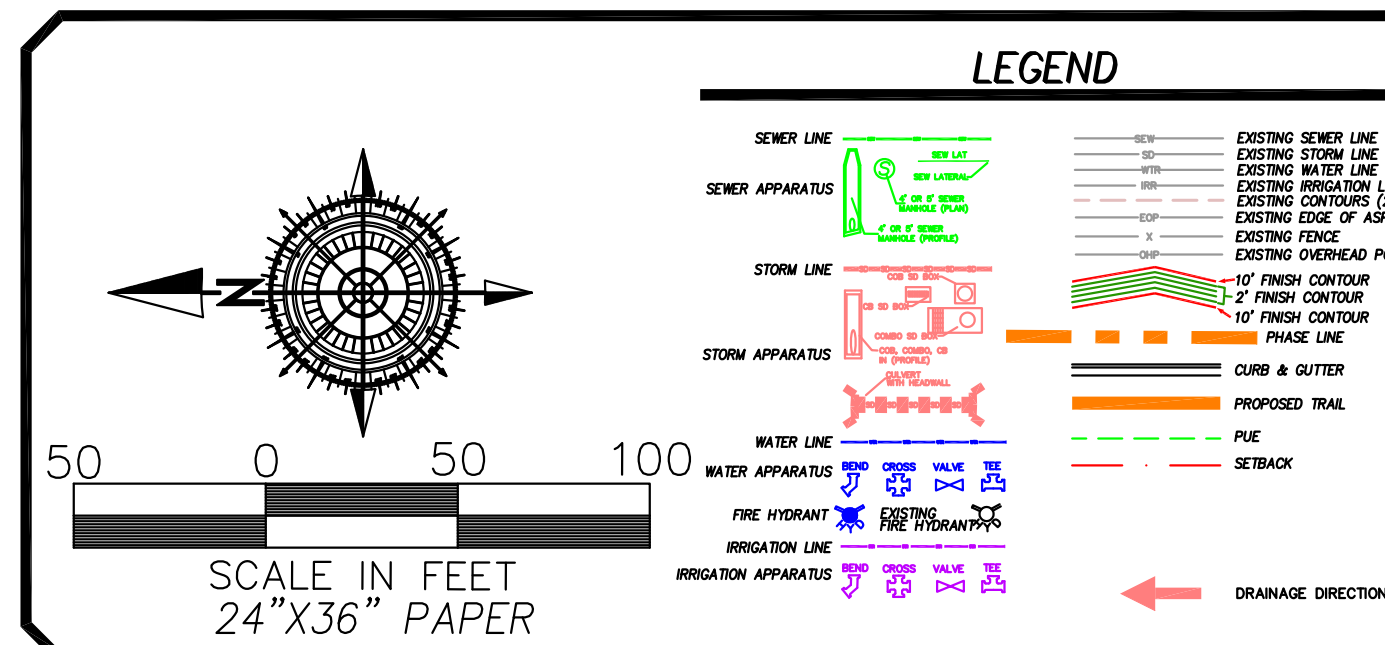
EXISTING SUBDIVISION  
UNDER  
CONSTRUCTION

EX 120 EAST

EX 990 No

EX ROYAL LAND DR

PHASE 2  
36 LOTS  
PHASE 1



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 2-1-21	GPW
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE: 1"=50'	

**GATEWAY CONSULTING, Inc.**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848  
paul@gatewayconsultingllc.com

**CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING**  
CONSTRUCTION MANAGEMENT

**STRATTON ACRES**  
**CONCEPT PLAN**  
UTILITY/GRADING PLAN

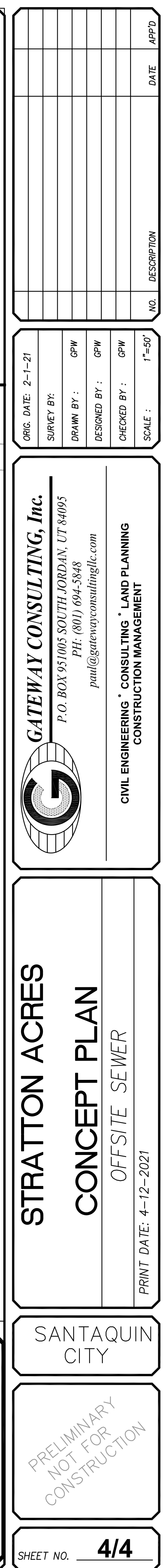
PRINT DATE: 4-12-2021

SANTAQUIN CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

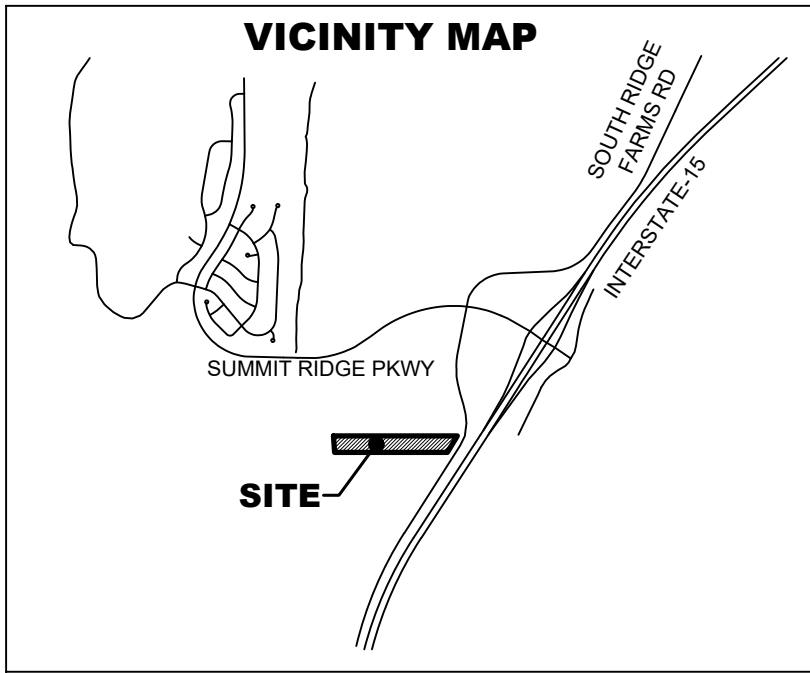
SHEET NO. **3/4**





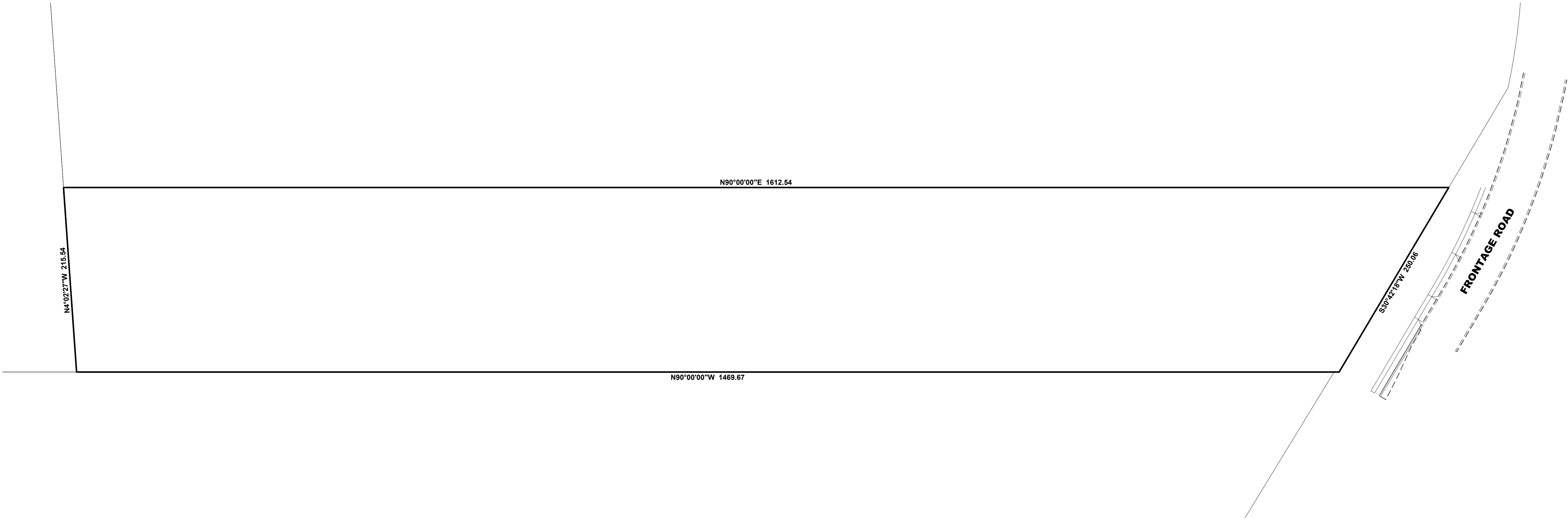
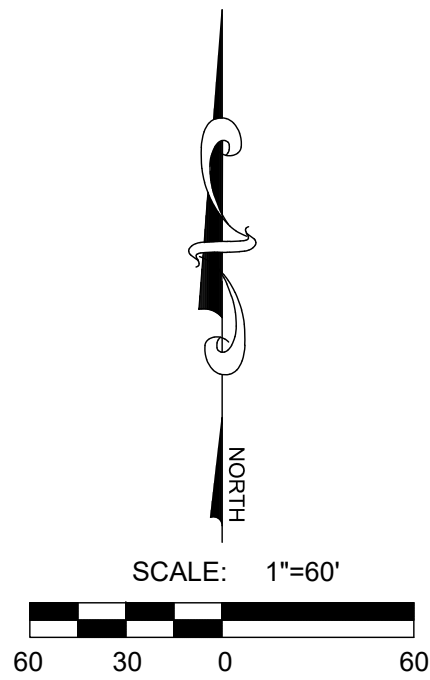


U:\0\_LEI PROJECTS\2020\2020-0064 STORAGE UNITS SUBDIVISION PLANNING 4/13/2021 11:55 AM



# RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH



**TABLE OF CONTENTS**

	COVER
	NOTES
	PLAT
SHEET 1	EXISTING CONDITIONS
SHEET 2	UTILITY PLAN
SHEET 3	GRADING PLAN
SHEET 4	FRONTAGE ROAD PLAN & PROFILE
SHEET 5	DETAILS

**TABULATIONS**

TOTAL ACERAGE:	7.61 ACRES
TOTAL NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATION:	C-1

**DEVELOPER / OWNER**

RUTE REAL ESTATE & RUTE DEVELOPMENT  
BRANDEN KIRK  
801-836-3111

**ENGINEER**

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

**PROJECT NAME**

RUTE R.E. STORAGE UNITS SUBDIVISION



- 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

**RUTE R.E. SUBDIVISION**  
SANTAQUIN, UTAH

**COVER**

**REVISIONS**

1	-	
2	-	
3	-	
4	-	
5	-	
6	-	

**LEI PROJECT #:**

**2020-0064**

**DRAWN BY:**

**BJP**

**DESIGNED BY:**

**BCT**

**SCALE:**

**1"=60'**

**DATE:**

**4/15/2021**

**SHEET**

**COVER**

U:\0\_LEI PROJECTS\2020\2020-0064 STORAGE UN & SITE PLAN - STON\CAD\DWG\20-0064 STORAGE UNIT SUBDIVISION PLANNING 4/13/2021 11:05 AM

GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

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

Item 3.

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

RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH

GENERAL NOTES

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2020-0064

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

NONE

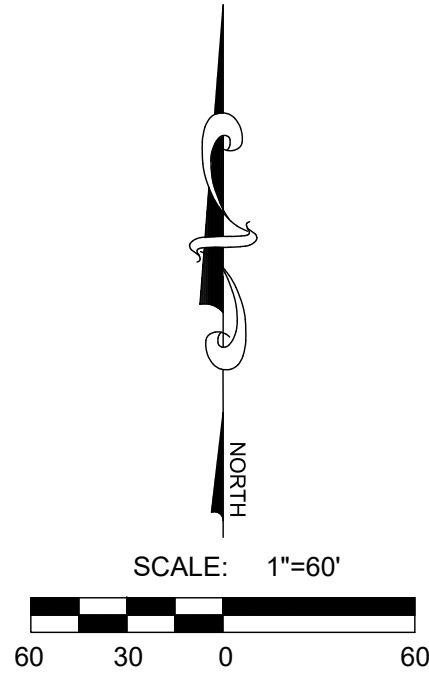
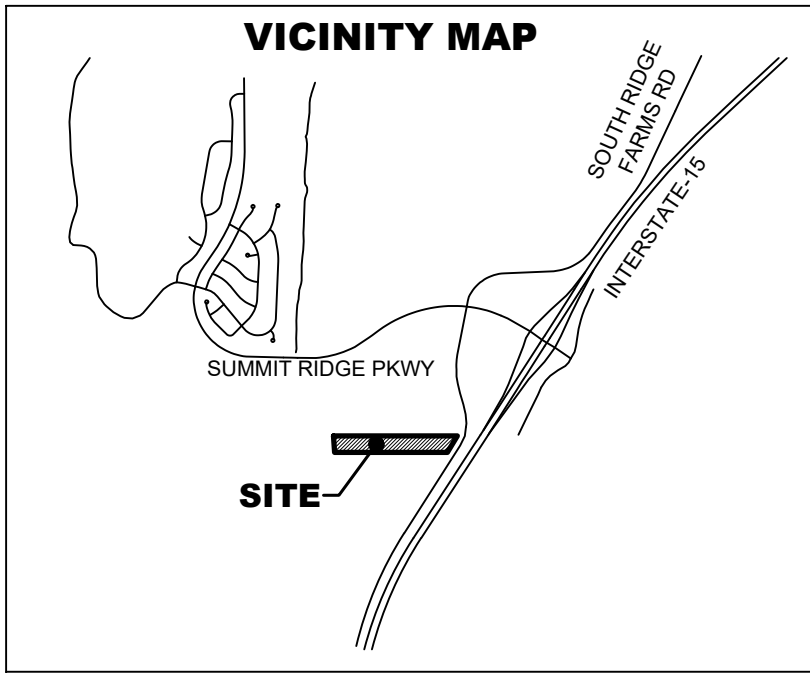
DATE:

4/15/2021

SHEET

NOTES

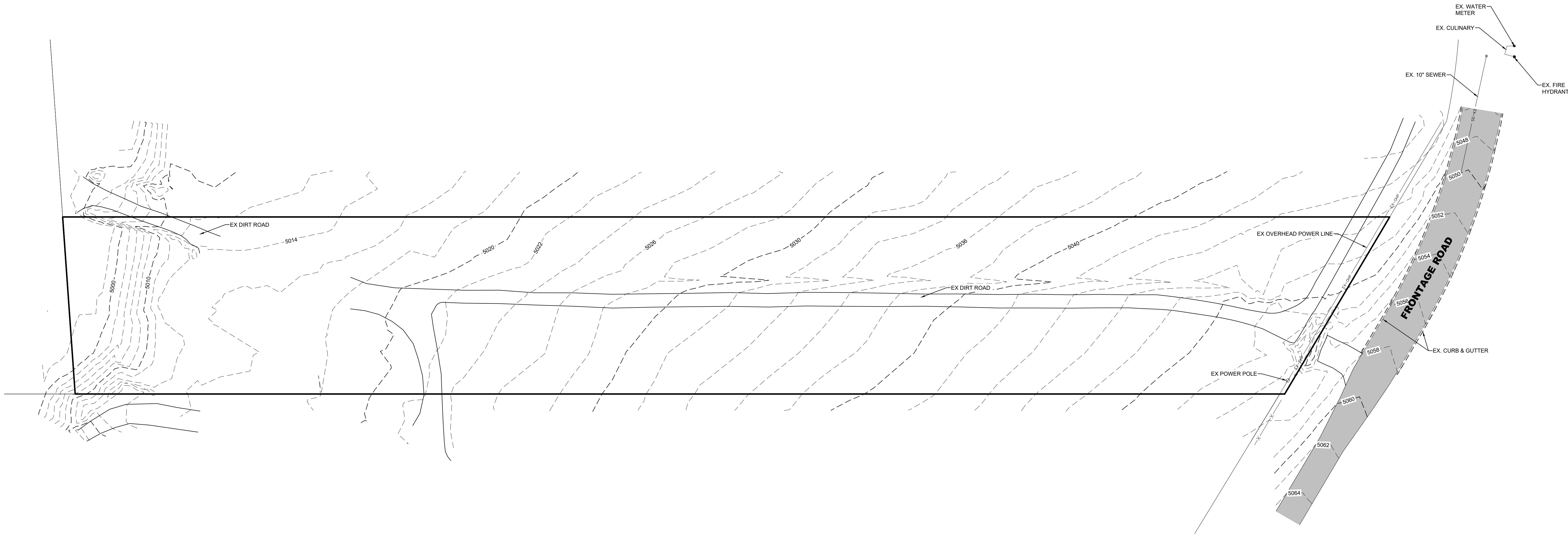
26



**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



**ROUTE R.E. SUBDIVISION**  
**SANTAQUIN, UTAH**  
**EXISTING CONDITIONS**

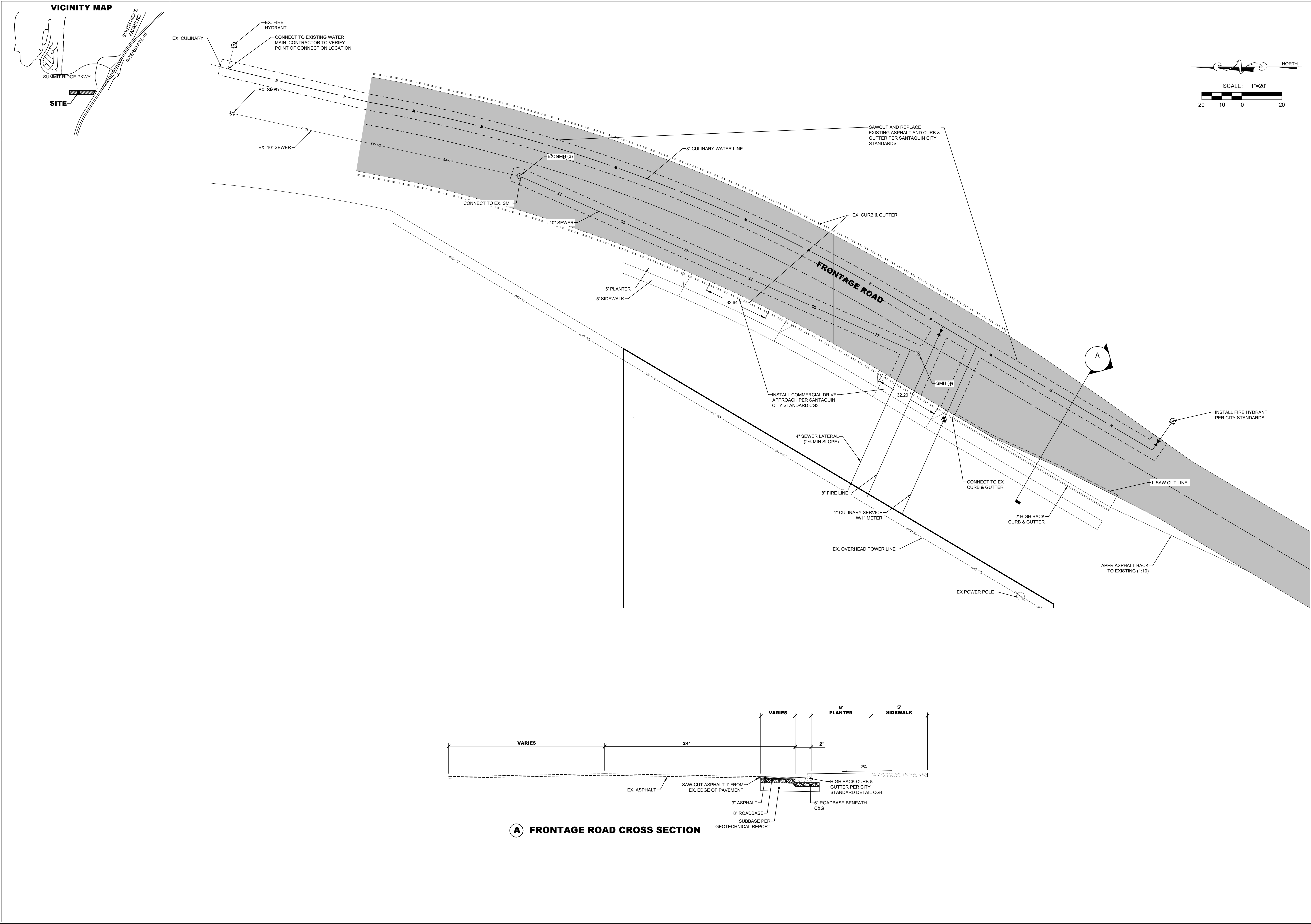
REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

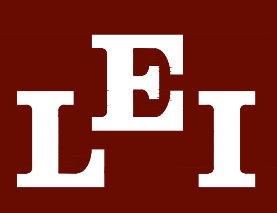
LEI PROJECT #:  
**2020-0064**  
DRAWN BY:  
**BJP**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1"=60'**  
DATE:  
**4/15/2021**

SHEET  
**1**



U:\0 -LED PROJECTS\2020\2020-0064 STORAGE UN & SITE PLAN - STON CAD\DWG\00-0064 STORAGE UNIT SUBDIVISION PLANDWG 4/13/2021 11:55 AM





- 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**

**ROUTE R.E. SUBDIVISION**

**SANTAQUIN, UTAH**

**UTILITY PLAN**

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:  
**2020-0064**

DRAWN BY:  
**BJP**

DESIGNED BY:  
**BCT**

SCALE:  
**1"=20'**

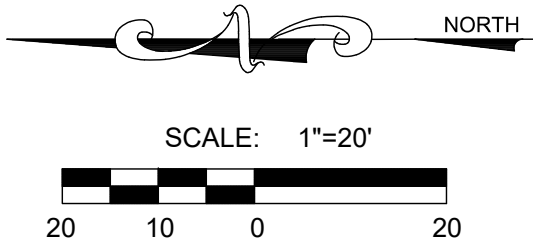
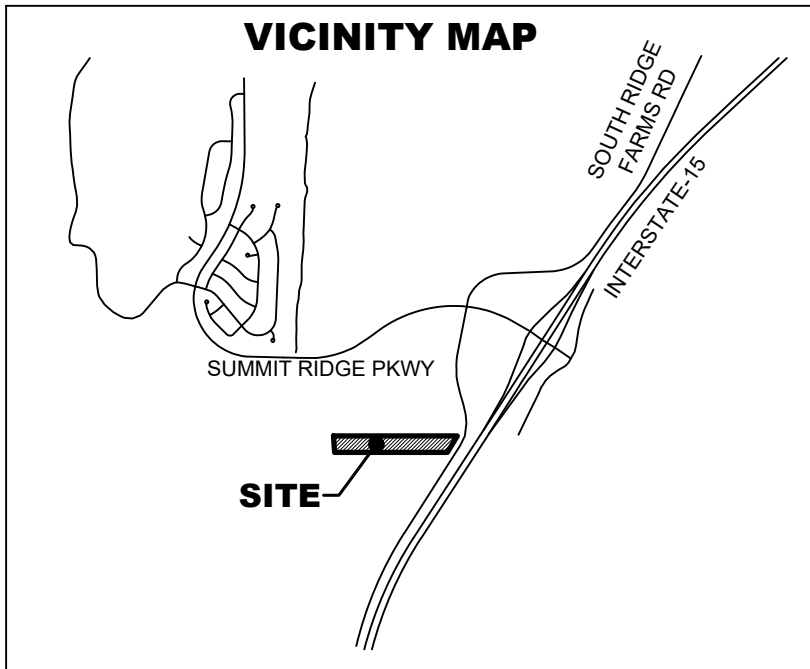
DATE:  
**4/15/2021**

SHEET

**2**



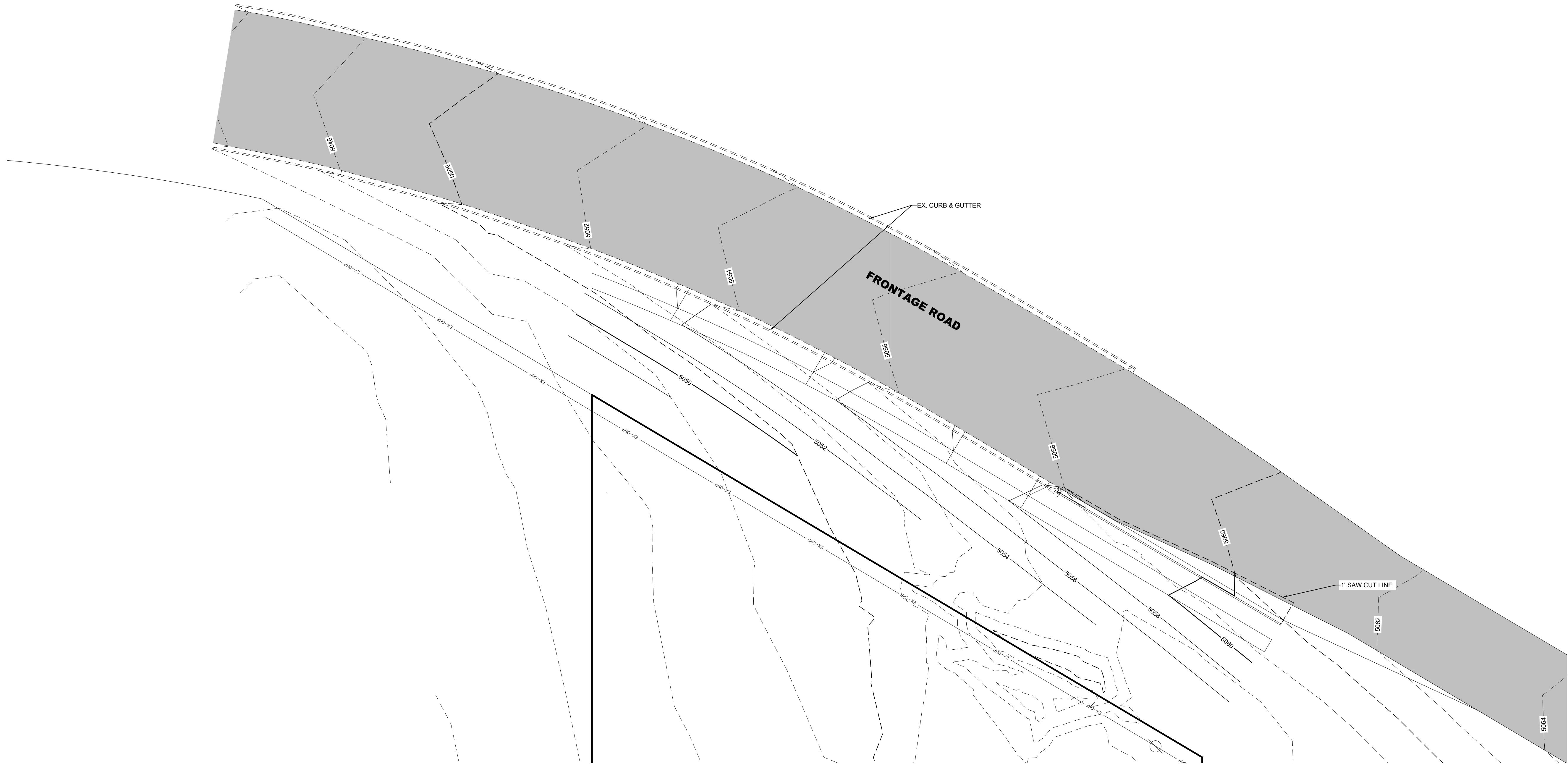
U:\0 \_LEI PROJECTS\2020\2020-0064 STORAGE UN & SITE PLAN - STON CAD\DWG\00-0064 STORAGE UNIT SUBDIVISION PLANNING 4/13/2021 11:55 AM



**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



**RUTE R.E. SUBDIVISION**  
**SANTAQUIN, UTAH**  
**GRADING PLAN**

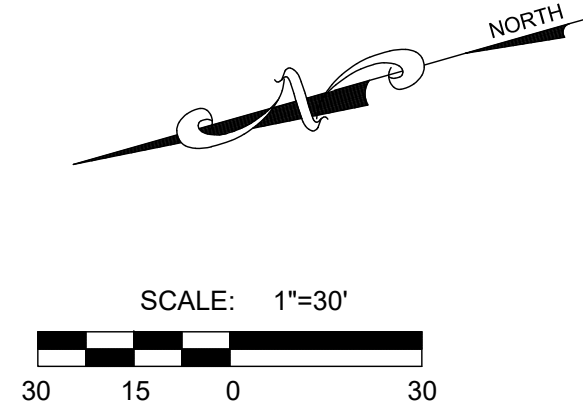
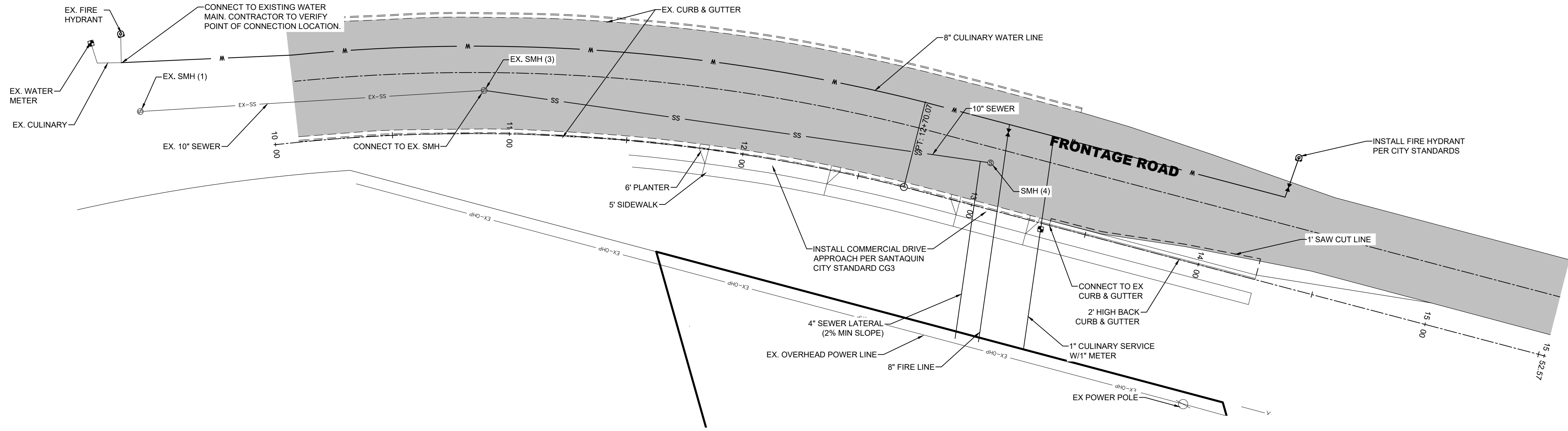
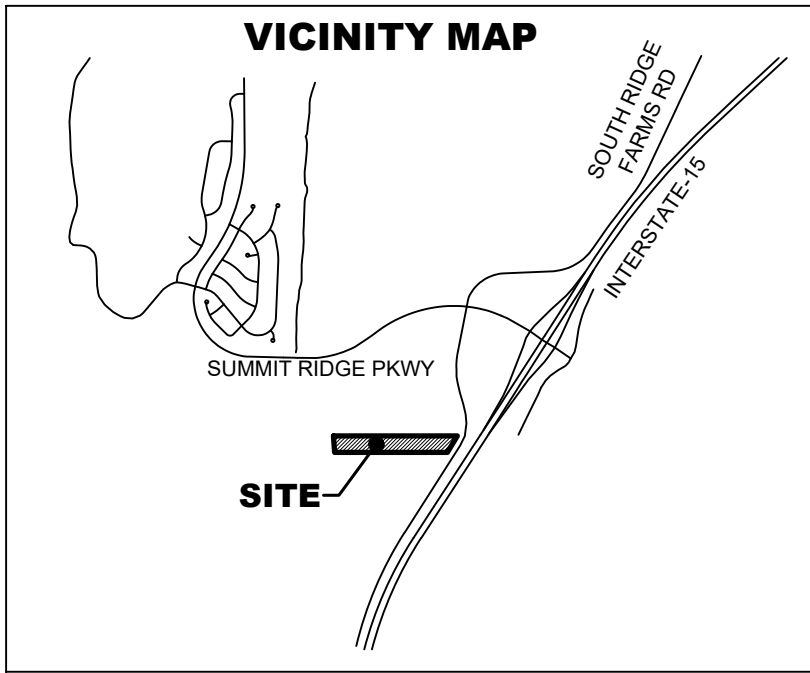
REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:  
**2020-0064**  
DRAWN BY:  
**BJP**  
DESIGNED BY:  
**BCT**  
SCALE:  
**1"=20'**  
DATE:  
**4/15/2021**

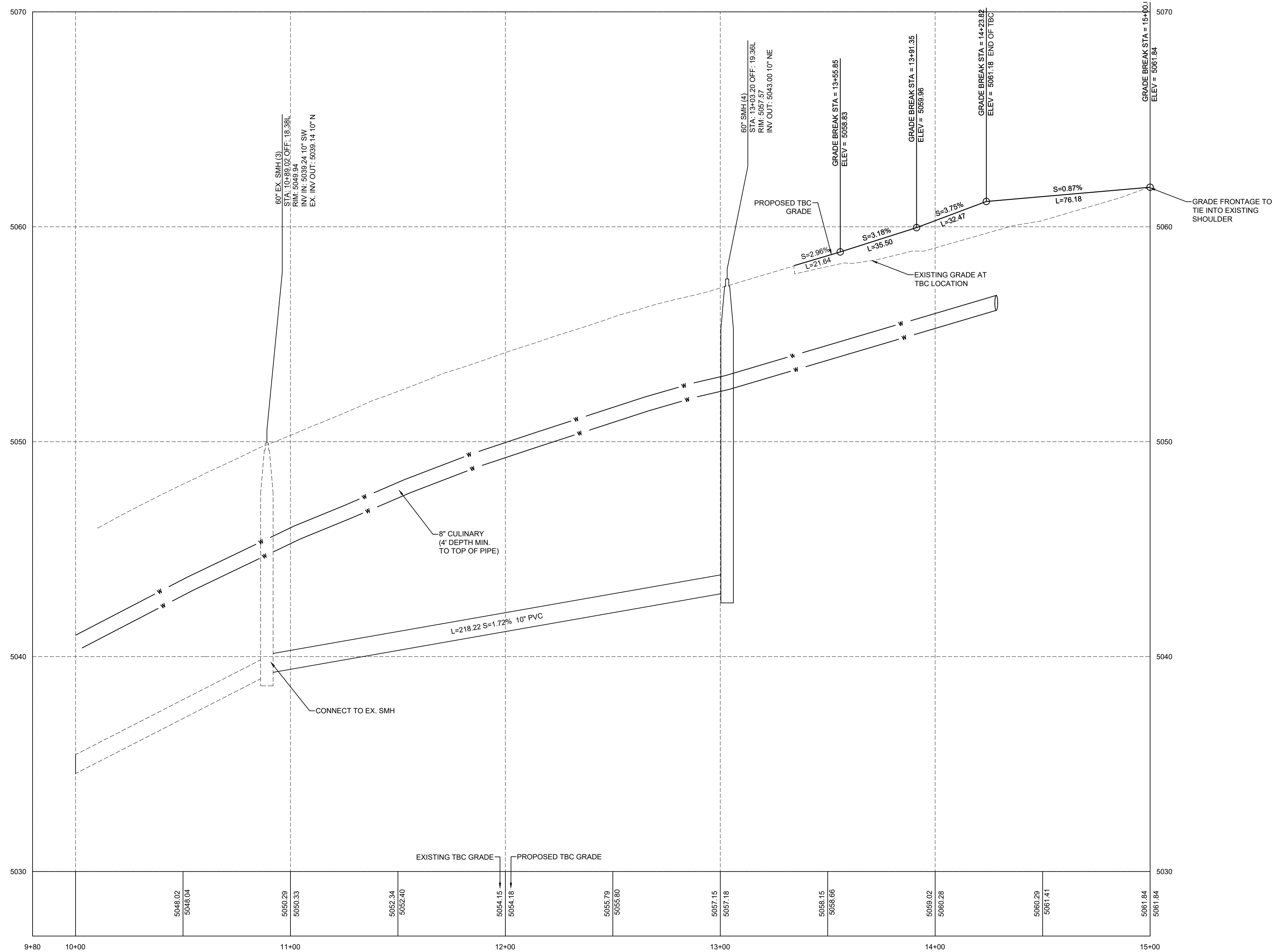
SHEET  
**3**



U:\0\_LEI PROJECTS\2020\2020-0064 STORAGE UN & SITE PLAN - STON CAD\DWG\01-0064 STORAGE UNIT SUBDIVISION PLANNING 4/13/2021 11:55 AM



**FRONTAGE ROAD PLAN VIEW**



**FRONTAGE ROAD PROFILE VIEW**

Item 3.

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

RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH

FRONTAGE ROAD PLAN & PROFILE

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:

2020-0064

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

1"=30'

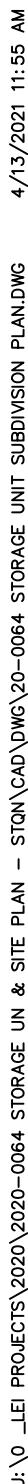
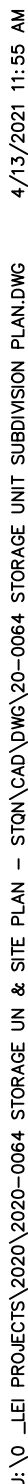
DATE:

4/15/2021

SHEET

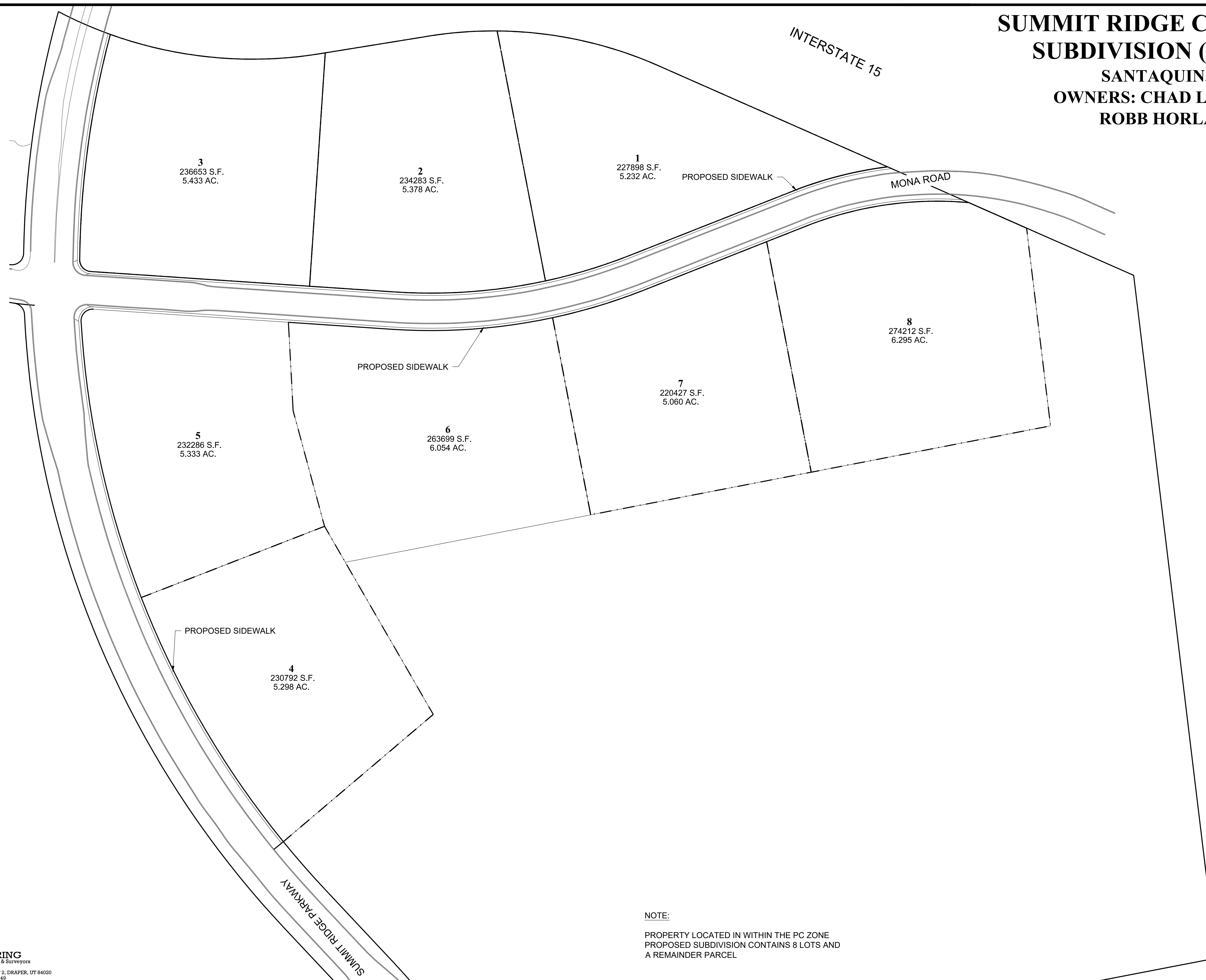
4





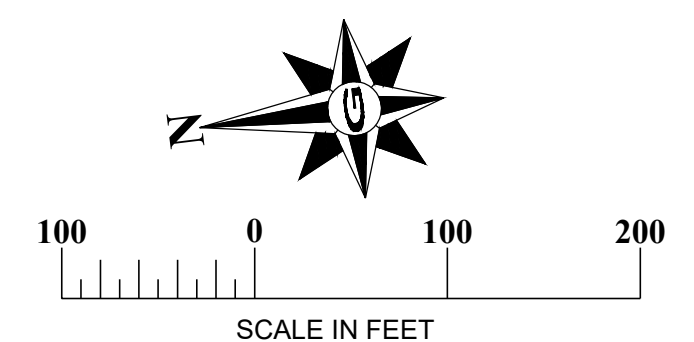


**SUMMIT RIDGE COMMERCIAL  
SUBDIVISION (CONCEPT)**  
SANTAQUIN, UTAH  
OWNERS: CHAD LILJENQUIST  
ROBB HORLACHER



NOTE:

PROPERTY LOCATED IN WITHIN THE PC ZONE  
PROPOSED SUBDIVISION CONTAINS 8 LOTS AND  
A REMAINDER PARCEL







**DRC Meeting Minutes**  
**Tuesday, April 13, 2021**

**DRC Members in Attendance:** City Engineer Jon Lundell, Assistant City Manager Norm Beagley, Police Chief Rod Hurst, Building Official Randy Spadafora, Public Works Director Jason Callaway, Community Development Director Jason Bond, Fire Marshall Taylor Sutherland (Attending Via Zoom).

**Others in Attendance:** Staff Planner Ryan Harris, and Code Enforcement Officer Russ Woodland.

Ben Tuckett and Curtis Leavitt DR Horton representing the Summit Ridge Towns Plat D (Attending Via Zoom).

Shawn Herring representing the Hills at Summit Ridge Phase E (Attending Via Zoom).

Curtis Leavitt DR Horton representing Foothill Village Plats M, N, Q, S and T (Attending Via Zoom).

Mr. Lundell called the meeting to order at 10:03 a.m.

**Summit Ridge Towns Plat D Final Subdivision Review**

*A final review of a 97-unit townhome development located at approximately Harvest View Drive and Patchwork Drive.*

**Building Official:** Mr. Spadafora explained that he has set all the addressing for this phase. The addresses will be included with the redline comments.

**Planning and Zoning:** Mr. Bond noted that there are a few landscaping details missing.

**Engineering:** Mr. Lundell explained that City Code 10-16-06 specifies that fencing is required along the property of multifamily projects. He asked that the developer discuss fencing along the North property line. He indicated that an updated letter will be needed from HG Utah, stating that the HOA and majority property owner approve of the project and that the CC&R's are taken care of. Mr. Leavitt asked if the fence needs to be 6 feet? Mr. Lundell clarified that a 6-foot masonry wall is required.

Mr. Lundell described that plans show a shared storm drain between private and public property. He clarified that those two storm waters must be separated. Mr. Beagley suggested that it would be best to carry waterline straight North. Mr. Lundell indicated that there is a well located in Hidden Springs Drive that City Staff is in the process of determining whether it will be fully capped or abandoned. He informed the developer that it is anticipated that the well will be used to help subsidize the P.I. system.

Mr. Lundell asked that the plat notes be updated to state that the Rip Rap wasn't installed with Plat A. He pointed out a missing streetlight at the intersection of Brookside Drive and Ute Drive. Mr. Lundell directed that they would like to maintain at least 4 feet of cover over the sewer pipes. Mr. Tuckett stated that the sewer line is existing. Mr. Beagley suggested that they could



**DRC Meeting Minutes**  
**April 13, 2021**  
**Page 2 of 5**

provide more cover while obtaining the proper channel of the road? He explained that they are not asking the developer to remove the existing sewer line.

Mr. Lundell directed that construction valves will be needed at the end of the pressure and irrigation lines. He pointed out a high point in the waterline that needs to be flattened or a blowoff needs to be installed. Mr. Lundell noted issues with the vertical clearances between the sewer line and the culinary water line in intersections of Hidden Springs Dr. and Ute Drive and Pumpkin Drive. He stated that the State Clearances of 18 inches of vertical separation between the waterline and sewer line are not being met. Mr. Lundell added that a cleanout is needed on the other side of the R tanks.

No comments from Administration, Public Works, Fire or Police.

**Motion:** Mr. Beagley motioned to table the Summit Ridge Towns Plat D until the Engineering redlines are addressed. Mr. Bond seconded. The vote was unanimous in the affirmative.

#### **The Hills at Summit Ridge Plat E Final Subdivision Review**

*A final review of a 38-lot subdivision located at approximately Marigold Way and Onyx Drive.*

**Engineering:** Mr. Lundell asked if there is enough buildable area for lots 238, 237, and 236 in the cul-de-sac. He noted that the grading is a 3 to 1 slope. Mr. Beagley recommended that the grading plan be adjusted for those lots in the cul-de-sac. Mr. Herring indicated that he would provide adjusted grading.

Mr. Lundell asked that the developer provide a note on open space indicating that it is dedicated to Santaquin City. He directed the developer to coordinate with USPS on mailbox units. Mr. Lundell discussed the need for delineation between the private property and open space. He suggested a split rail fence could be installed but noted that a specific type of fencing isn't required per code. Mr. Bond expressed his concern that if there is no delineation between residential lots and open space landscaping, etc. may encroach on public property. Mr. Herring indicated that he would discuss this with developers. Mr. Bond also outlined the proposed trail along the powerline corridor.

**Fire:** Mr. Lundell asked if this is a wildland interface area? Mr. Sutherland answered that it is not. He indicated that this was discussed earlier on, and it was determined that the trail systems are large enough to access with a brush truck if needed.

Mr. Lundell stated that the storm drain report is needed for the temporary retention basin. He noted that the proposed amenities need both HOA and City approval.

No Comments from Building Official, Public Works, Police, Planning and Zoning or Administration.

**Motion:** Mr. Beagley motioned to table The Hills at Summit Ridge Plat E Final Subdivision review until lots 238, 237 and 236 are shown as buildable. Mr. Callaway seconded. The vote was unanimous in the affirmative.

#### **Foothill Village Plat M Final Subdivision Review**



**DRC Meeting Minutes**  
**April 13, 2021**  
**Page 3 of 5**

*A final review of an 11-lot subdivision located at approximately Westwood Way and Sagehill Drive.*

**Building Official:** Mr. Spadafora reported that he has provided redlines to the addressing for all of the final Foothill plats and they will be provided with the redlines.

**Engineering:** Mr. Lundell indicated that a lot of the Foothill phases need to be constructed concurrently. Specifically plats M and N need to be constructed concurrently; under the assumption that plats J and P are constructed prior to these plats being developed. Mr. Lundell explained that a temporary turnaround or easement will be required for plat M to provide an appropriate turnaround area for fire engines. He added that the dead-end needs to meet current distance code.

No comments from Public Works, Police, Fire, Administration or Planning and Zoning.

**Motion:** Mr. Bond motioned to approve Foothill Village Plat M Final Subdivision Review with the condition that the phasing be addressed and developed concurrently so that code requirements are satisfied. Mr. Spadafora seconded. The vote was unanimously in the affirmative.

**Foothill Village Phase N Final Subdivision Review**

*A final review of a 14-lot subdivision located at approximately Westwood Way and Sagebrush Drive.*

No comments from Building Official, Public Works, Police, Fire, Planning and Zoning, and Administration.

**Engineering:** Mr. Lundell noted that the Engineering redlines are the same for Foothill Village Plat N, as they were for Plat M.

**Motion:** Mr. Beagley motioned to approve Foothill Village Phase N Final Subdivision with the condition that redline comments are addressed and meet code. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

**Foothill Village Plat Q Final Subdivision Review**

*A final review of an 18-lot subdivision located at approximately Red Cliff Drive and Bluff Street.*

**Engineering:** Mr. Lundell asked that the closures and distances and bearings on the South side of Bluff Street, and lot 388 be verified. He clarified that since the dead end does not extend more than 150 feet no turnaround is required. Mr. Sutherland verified that is correct.

No comments from Building Official, Public Works Police, Fire, Planning and Zoning, and Administration.

**Motion:** Mr. Bond motioned to approve Foothill Village Plat Q Final Subdivision with the condition that phasing be addressed as discussed in order to meet code requirements. Mr. Callaway seconded. The vote was unanimous in the affirmative.

**Foothill Village Plat S Final Subdivision Review**

*A final review of a 20-lot subdivision located at approximately Bluff Street and Salisbury Court.*



**DRC Meeting Minutes**  
**April 13, 2021**  
**Page 4 of 5**

**Building Official:** Mr. Spadafora noted that he addressed lots 577 and 576 off of the cul-de-sac. And noted that it can't be addressed off of two streets.

**Police:** Chief Hurst asked what the access point of those lots are? Mr. Lundell explained that lots 577 and 576 need to have the frontage access designated on the plat. He explained that code requires a single access for the lots. Mr. Lundell noted that it is anticipated that the lots will be accessed off the cul-de-sac.

**Administration:** Mr. Beagley asked if parcel S to be dedicated to the City is below the channel? Mr. Herring confirmed that this is correct. Mr. Beagley also asked if the lot line is at the toe of slope along the embankment? Mr. Herring answered that toe of slope runs along the back of the lots at the property line. Mr. Beagley explained that if/as residents encroach on the embankment with landscaping, etc. this can become a safety issue. Mr. Beagley clarified that there is no code requirement but encouraged DR Horton to look into a mechanism to delineate the back lot lines. Mr. Bond suggested that the City could also post signs indicating that it is a water channel, no dumping, etc. Mr. Leavitt explained that they would be happy to provide a disclosure to homeowners regarding the channel but explained that he would need to discuss a fence with management. Mr. Beagley noted that the Utah Division of Dam Safety has purview over the embankment.

**Motion:** Mr. Beagley motioned to approve Foothill Village Plat S Final Subdivision with the conditions that the redlines be addressed and further discussion be held regarding delineation between the lots to the South and the embankment. Mr. Spadafora seconded. The vote was unanimous in the affirmative.

#### **Foothill Village Plat T Final Subdivision Review**

*A final review of a 16-lot subdivision located at approximately Bluff Street and Saddlebrook Drive.*

**Police:** Chief Hurst asked what street lots 581 and 582 will be addressed off of? Mr. Spadafora explained that they have the option of being addressed off either street depending on what way the driveway will face. Chief Hurst expressed concern with having driveways too close to the intersections. And noted that the less people backing out onto the street near an intersection the better from a safety perspective. Mr. Beagley pointed out that this could be an issue for lots 585 and 579 as well.

**Planning and Zoning:** Mr. Bond pointed out that the trail along Foothill Village Boulevard crosses in between lot 588 and Phase D. He explained that the City will need to coordinate with DR Horton regarding the slope of the trail. Mr. Beagley clarified that there is a 20-25-foot elevation change from the road to the embankment. He asked that more details be provided. Mr. Beagley noted that it is not anticipated that the trail needs to be ADA compliant. Chief Hurst asked if a traffic control device is needed if there is pedestrian traffic accessing the trail off Foothill Village Boulevard. Mr. Callaway suggested that signage could be added. Mr. Beagley recommended that it may be easier to patrol vehicles rather than pedestrians and brought up a potential 3 way stop. Mr. Herring noted that a stop sign located in the middle of lot 588 may cause problems. Mr. Beagley suggested that it be moved farther to side setback of potential driveway. Mr. Leavitt stated that it will be investigated. Mr. Beagley directed that a plat note be added stating that the driveway for lot 588 needs to be located out of the intersection.



**DRC Meeting Minutes**  
**April 13, 2021**  
**Page 5 of 5**

**Engineering:** Mr. Lundell asked that the developer provide the trail exhibit cross section along Foothill Village. He pointed out a potential conflict between the storm line, sewer, etc. in the intersection of Bluff Street and Saddlebrook Dr. Mr. Lundell asked for verification that the curb inlet doesn't impact the ADA ramp. Mr. Beagley noted that they could provide a drop inlet instead. Mr. Lundell suggested that the ADA ramp be adjusted further north to be more in line with ADA ramps for the trail.

No comments from Building Official, Public Works, Fire, and Administration.

**Motion:** Mr. Bond motioned to approve Foothill Village Plat T Final Subdivision with the following conditions: That City Staff coordinate with DR Horton regarding the delineation of the parcel along the back side of lots 593-588. That the stop signs be installed by the developer on two sides of the intersection of Bluff Street and Foothill Village Boulevard; with the City installing an additional stop sign on the East side of lot 588. That the trail slope concerns be addressed. That lots 579, 581, 582 and 585 have driveways on the side streets, not facing Bluff Street. And that a plat note be added for lot 588 that the driveway be located as far South West as possible. Mr. Spadafora seconded. The motion passed unanimously in the affirmative.

**MEETING MINUTES APPROVAL**

March 9, 2021

**Motion:** Mr. Beagley motioned to approve the minutes from March 9, 2021. Chief Hurst seconded. The vote passed unanimously.

**AJOURNMENT**

Mr. Beagley motioned to adjourn at 11:21 a.m.

---

Jon Lundell, City Engineer

---

Kira Petersen, Deputy Recorder