

DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 23, 2024, at 10:00 AM Council Chambers at City Hall Building and Online 110 S. Center Street, Santaguin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- In Person The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- YouTube Live Some public meetings will be shown live on the Santaquin City YouTube
 Channel, which can be found at https://bit.ly/2P7ICfQ
 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. Hollow Flats Final Plan Review (Phase 2)

A final review of Phase 2 of a 135-lot subdivision approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

MEETING MINUTES APPROVAL

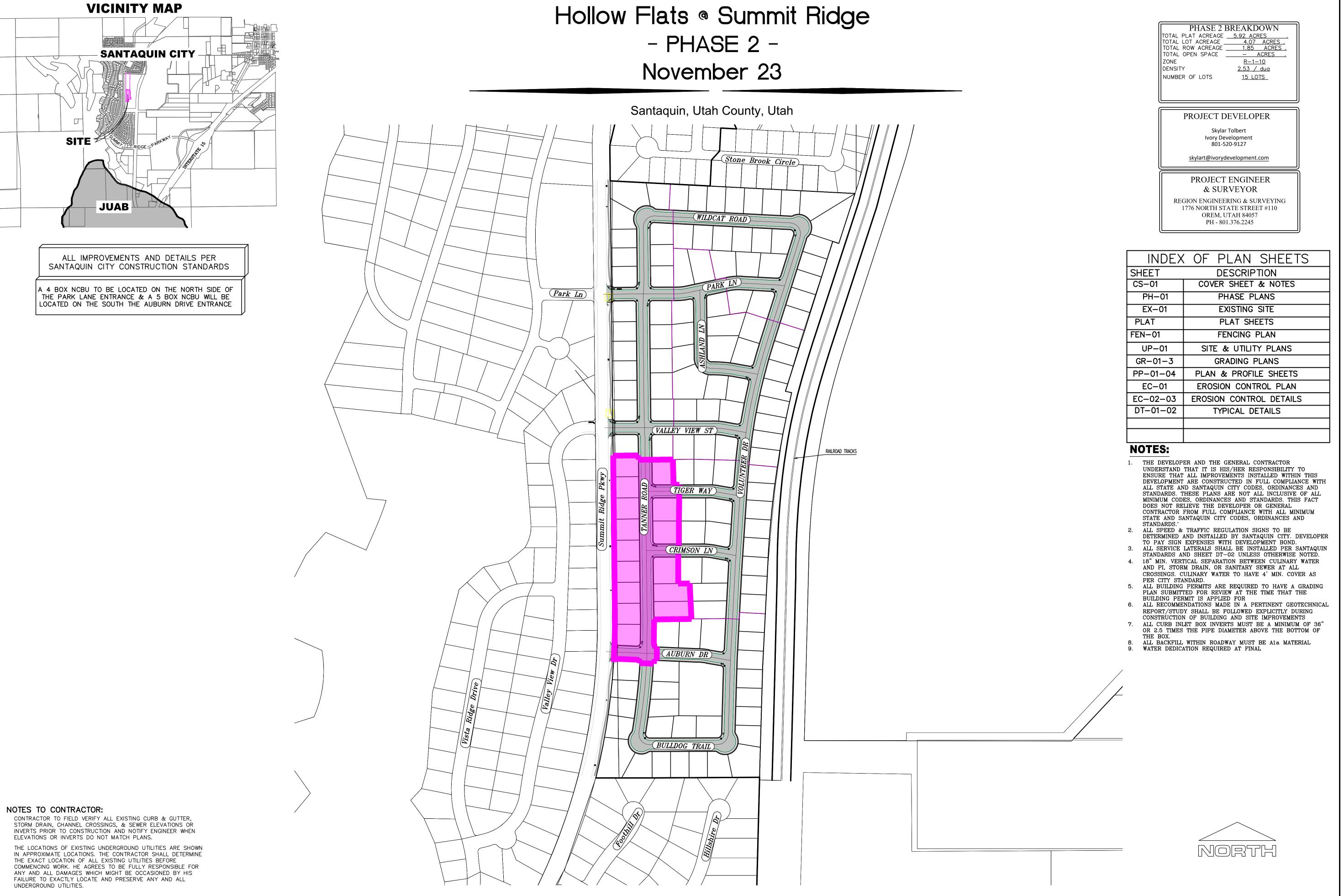
2. January 9, 2024

ADJOURNMENT

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 may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY: Amalie R. Ottley, City Recorder



D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES\PHASE 2\CS-01

Engineering & Surveyir State St. #110

region 1776 N. Sta Orem, U.





HOLLOW FLATS

t SUMMIT RIDGE - PHASE 2

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH

RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:11.19.2023
PROJECT #

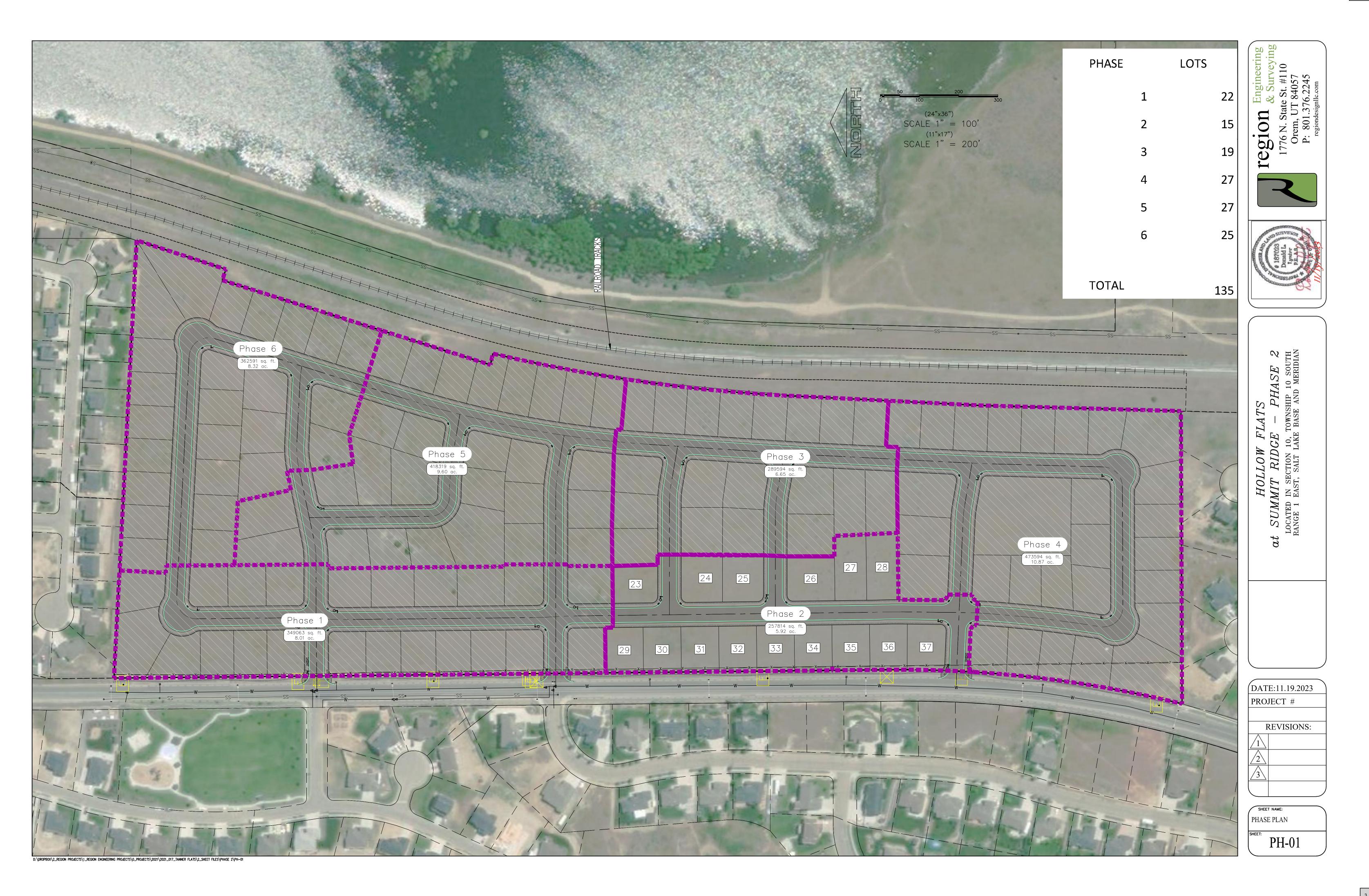
REVISIONS:

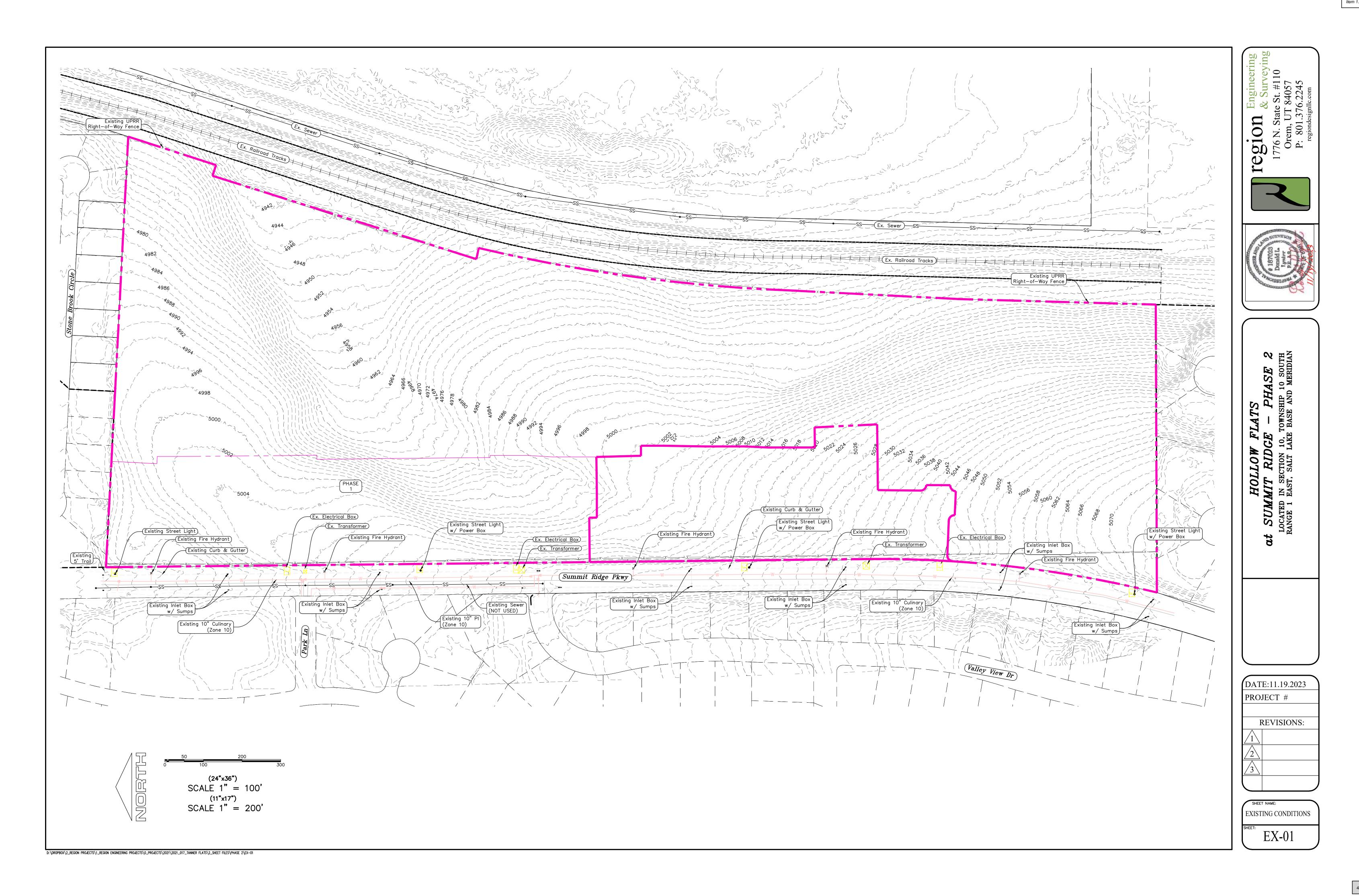
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COVER SHEET & NOTES

SHEET:

CS-01





PHASE 2 BREAKDOWN TOTAL LOT ACREAGE TOTAL ROW ACREAGE TOTAL OPEN SPACE ACRES R-1-10 DENSITY 2.53 / dua NUMBER OF LOTS <u>15 LOTS</u> PROJECT DEVELOPER Skylar Tolbert Ivory Development 801-520-9127 skylart@ivorydevelopment.com PROJECT ENGINEER & SURVEYOR **REGION ENGINEERING & SURVEYING** 1776 NORTH STATE STREET #110 **OREM, UTAH 84057** PH - 801.376.2245 883 S NW CORNER OF SECTION 10 T10S, R1E, S.L.B.&M. 1. • ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS

FOUND SECTION COR. AS NOTED SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS

PROPERTY BOUNDARY

FOUND CLASS | STREET MONUMENT SET STREET MONUMENT

CENTERLINE SECTION LINE ______ PUBLIC UTILITY EASEMENT CALCULATED POINT (NOT SET)

> NDCBU (4 BOX) (4'x8' POSTAL EASEMENT) AREA DEDICATED TO

> > `S0°00'00"E 60.00`

23

0.25 ac.

(3087 sf)

931 S

926 S

11127 sq. ft.

0.26 ac.

NO ACCESS

(4227 sf)

10996 sq. ft.

N90°00'00"E 25.79'

S1°35'43"E 115.53'

N90°00'00"E 62.00'

S0°42'11"E 19.69'-

SOUTH

2532.11

WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.

4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL

AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF

SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND

ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY.

PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY

NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS

MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY

EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH

3. (XXXX S.F.) AREA IN PARENTHESIS DENOTES BUILDABLE AREA

IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

BASIS OF BEARING

SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E,

SLB&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF

2. XXXX ... PROPOSED RESIDENTIAL ADDRESS

1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 29 thru 37). 2. ACCESS TO LOT37 SHALL BE LIMITED TO TANNER

HOLLOW FLATS @ SUMMIT RIDGE - PHASE 2 -

N89°17'49"E 52.17'

0.32 ac.

(5959 sf)

11127 sq. ft.

0.26 ac.

(4245 sf)

`S0°42'11"E 249.04'

S0°00'00"E 120.67'

S2°44'21"W 60.07'

11127 sq. ft.

0.26 ac.

25

0.28 ac.

(3800 sf)

977 S

11127 sq. ft.

0.26 ac.

(4238 sf)

NO ACCESS

12375 sq. ft. 😥

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD DIST.	DIST. CHORD BRG.			
C1	23.11'	15.00'	20.89'	S43°26'54"E	88°17'10"		
C2	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"		
C3	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"		
C4	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"		
C5	223.67	3019.90'	223.62'	N1°29'24"E	4°14'37"		
C6	30.75'	1000.00'	30.75'	S1°36'40"W	1°45'43"		
C7	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"		
C8	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"		
C9	47.50'	969.00'	47.50'	S0°40'27"E	2°48'31"		
C10	24.75'	1031.00'	24.75'	S1°23'27"E	1°22'32"		
C11	51.66'	3019.90'	51.66'	N0°08'30"W	0°58'49"		
C12	80.46	3019.90'	80.46	N1°06'42"E	1°31'36"		
C13	23.42'	15.00'	21.11'	N42°51'52"W	89°27'15"		
C14	24.00'	15.00'	21.52'	S46°34'10"W	91°40'43"		
					· · · · · · · · · · · · · · · · · · ·		

C15 | 23.26' | 969.00' | 23.26' | N1°23'27"W | 1°22'32"

S0°00'00"E 104.90'-

S0°54'12"W 105.11

12629 sq. ft.

0.29 ac.

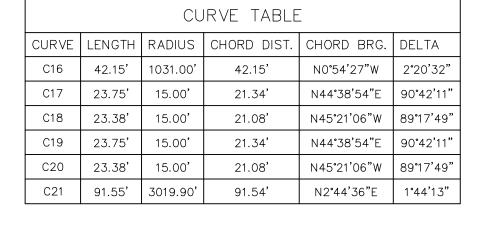
(3928 sf)

11127 sq. ft.

0.26 ac.

(4234 sf)

S0°42'11"E 270.02'



S2°50'36"E 162.11'

^l 13479 sq. ft.

35

11127 sq. ft.

0.26 ac.

(4248 sf)

13701 sq. ft

0.31 ac.

(6656 sf)

1037

11127 sq. ft.

0.26 ac.

SIDE SETBACK

CORNER CLEAR-

CITY CODE

*FRONT SETBACK ON CORNER LOT: THIRTY FEET

(30') FROM PROPERTY LINE ALONG PRIMARY

PROPERTY LINE ALONG SECONDARY FRONTAGE.

FRONTAGE, TWENTY FIVE FEET (25') FROM

ZONE, AS PER

(4265 sf)



THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE. THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A

Surveyor's Certificate

ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

TANNER FLATS @ SUMMIT RIDGE - PHASE 2

BEGINNING AT A POINT ON A LINE THAT IS S.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT

POINT ON A LINE. THENCE, N 89° 17' 49" E FOR A DISTANCE OF 95.20 FEET TO A POINT ON A LINE. THENCE, S 01' 35' 43" E FOR A DISTANCE OF 115.53 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 25.79 FEET TO A POINT ON A LINE. THENCE, S 00°00'00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A FOR A DISTANCE OF 104.90 FEET TO A POINT ON A LINE. THENCE, S 02°44′21″W FOR A DISTANCE OF 60.07 FEET O A POINT ON A LINE. THENCE, S 00°00'00" W FOR A DISTANCE OF 120.67 FEET TO A POINT ON A LINE. THENCE I 89°17'49"E FOR A DISTANCE OF 52.17 FEET TO A POINT ON A LINE. THENCE, S 02°50'36"E FOR A DISTANCE OF 162.11 FEET TO A POINT ON A LINE. THENCE, S 89°17'49"W FOR A DISTANCE OF 170.52 FEET TO A POINT ON A LINE. THENCE, S 00° 42' 44" W FOR A DISTANCE OF 110.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88' 17' 10", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 43' 26' 54" E FOR A DISTANCE OF 20.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 22' 24" W FOR A DISTANCE OF 62.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 55' 13", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 26' 54" W FOR A DISTANCE OF 21.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 87° 37' 55" W FOR A DISTANCE OF 62.00 FEET TO THE EGINNING OF A NON—TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 05′ 15″. HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 32' 52" W FOR A DISTANCE OF 21.23 FEET THENCE, N 87° 35' 29" W FOR A DISTANCE OF 89.77 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO HE LEFT THROUGH 88°47′48″, HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 48°00′37″ W FOR A DISTANCE OF 20.99 FEET TO THE BEGINNING OF A NON—TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04°14' 37", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01°29' 24" E FOR A DISTANCE OF 223.62 FEET. THENCE N 00° 37' 55" W A DISTANCE OF 717.17 FEET TO THE POINT OF

CONTAINING 5.92 ACRES OF LAND AND 15 LOTS

November 19, 2023



ROBBIN J MULLEN

OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS.

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

A.D. 20____ PERSONALLY APPEARED BEFORE THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND

THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY. MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS.

APPROVED MAYOR OF SANTAQUIN

HOLLOW FLATS @ SUMMIT RIDGE PHASE 2

UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET							
NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL					
This form approved by Utah County and the municipalities therein.							

UTILITIES APPROVAL

96.52 - - 7 - 7 - - 7

11127 sq. ft.

0.26 ac.

(4230 sf)

NO ACCESS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY

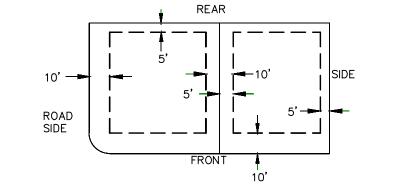
- OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY
- PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWE	R
CENTRACOM	
PENTURY LINK	

DOMINION ENERGY ACCEPTANCE DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF

CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

PPROVED THIS DAY OF , 20	_
DMINION ENERGY COMPANY	
/	
TLE-	



PUBLIC UTILITY EASEMENTS

-*30' FRONT SETBACK

-*S0°42'44"W 110.30*'

S87°35'29"E 44.94'—

S0°24'11"W 146.60'

37

11261 sq. ft.

0.26 ac.

(3241 sf) |

BUILDING SETBACKS (MINIMUM)

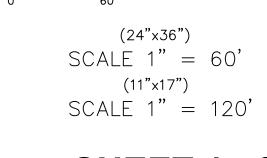
10' SIDE─►

-S**0°**22'24"W 62.04°

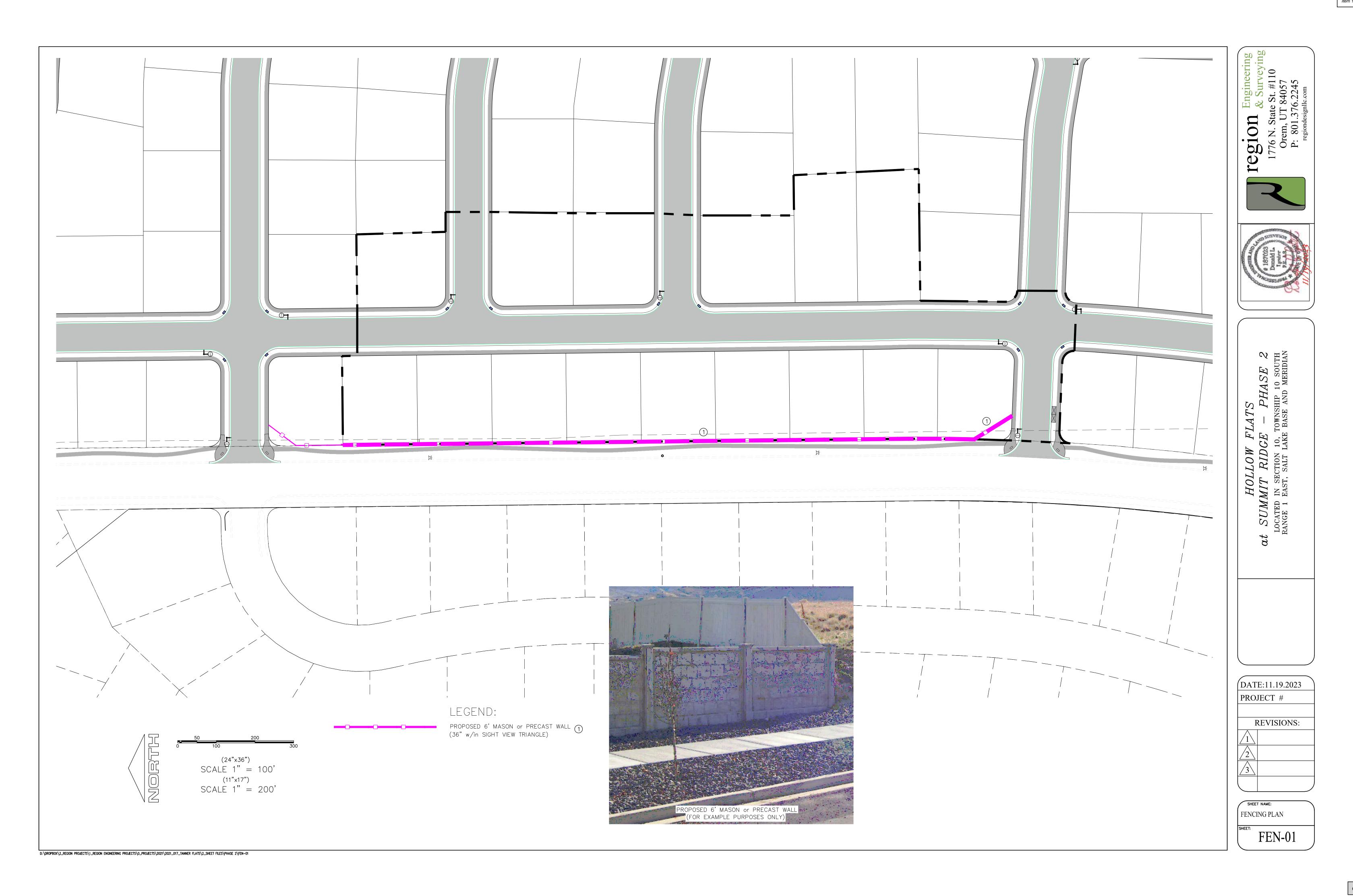
S3'52'28"W 15.26'

-N87°37'55"W 62.00'

-*N87°35'29"W 89.7*7'



SHEET 1 of 1





<u>LEGEND</u>

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---- EXISTING CONTOUR MAJOR

---- EXISTING CONTOUR MINOR

IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL 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

(PER SANTAQUIN CITY STANDARDS)

3 SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

2 STOP/STREET SIGN

PROPOSED VALVE (WAT/PI)

PROPOSED SEWER MANHOLE

COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES,

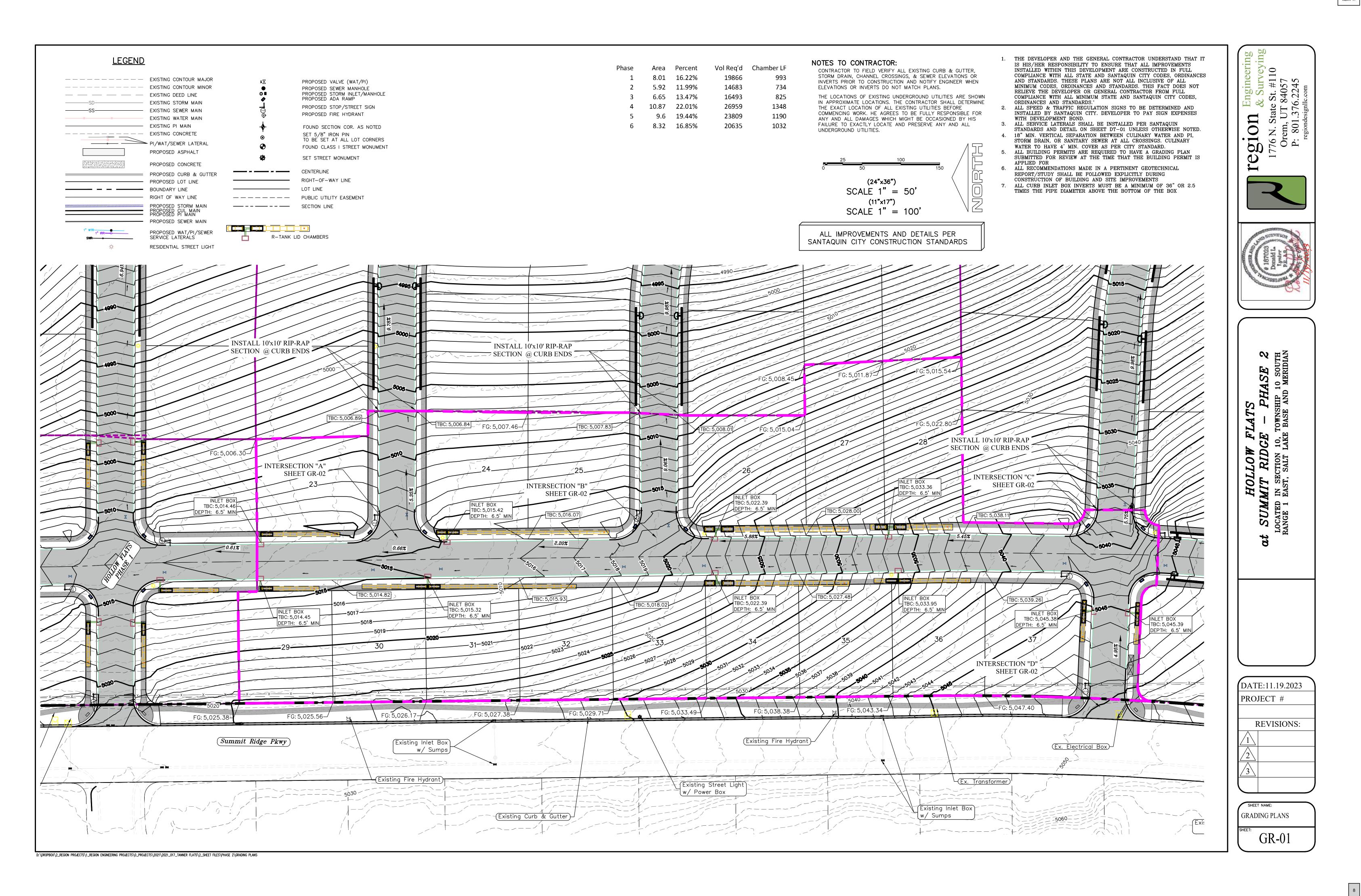
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES

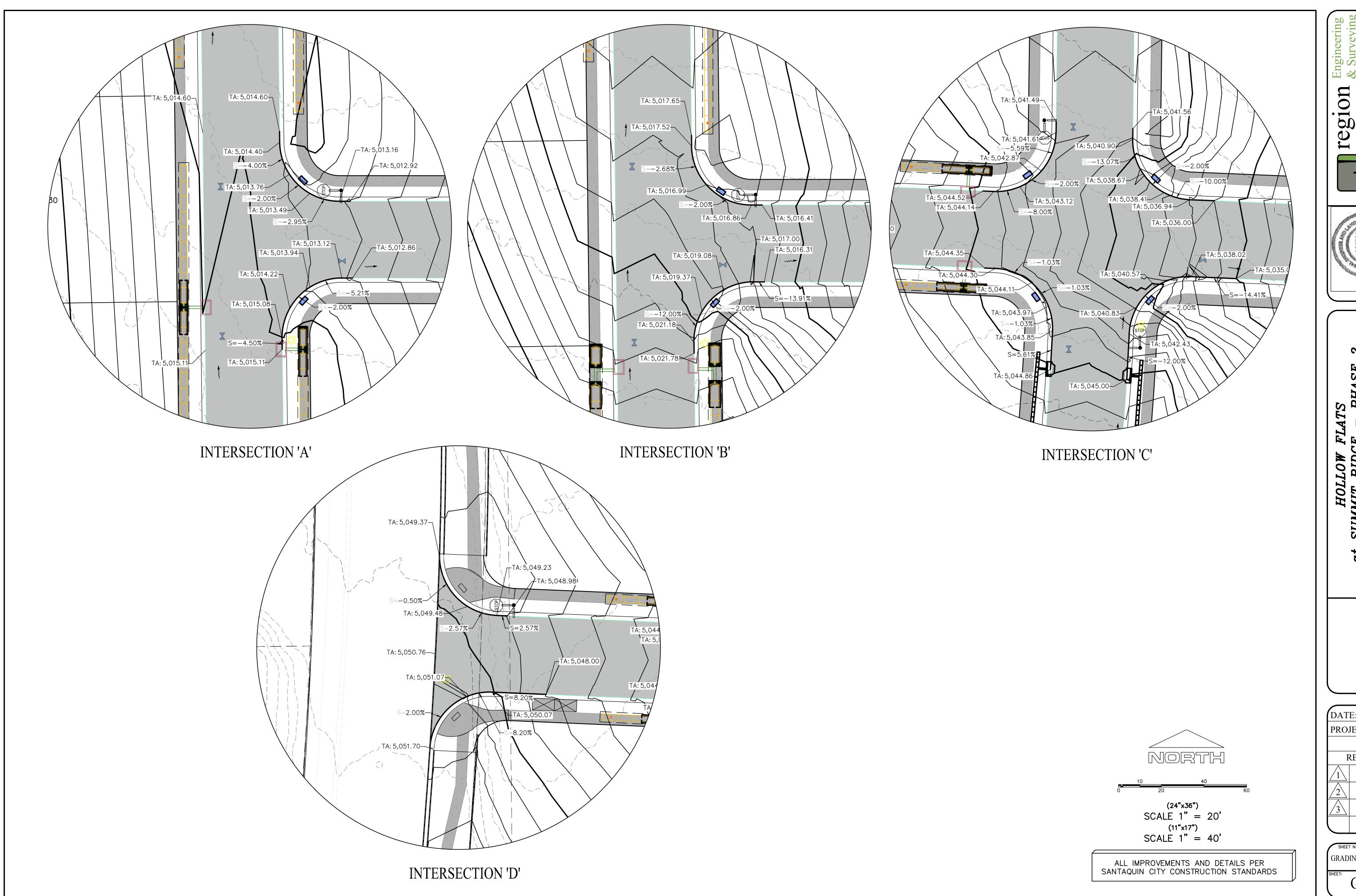
> TOWNSHIP 10 SOUTH E BASE AND MERIDIAN 0

101 Engineerin & Surveyi S N. State St. #110 rem, UT 84057 : 801.376.2245

DATE:11.19.2023 PROJECT # **REVISIONS:**

UTILITY PLANS





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regiondesignle.com

regioneering
& Surveyin,
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignle.com



ASE 2

10 SOUTH

MERIDIAN

HOLLOW FLATS

at SUMMIT RIDGE - PHASE 2

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH

RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:11.19.2023
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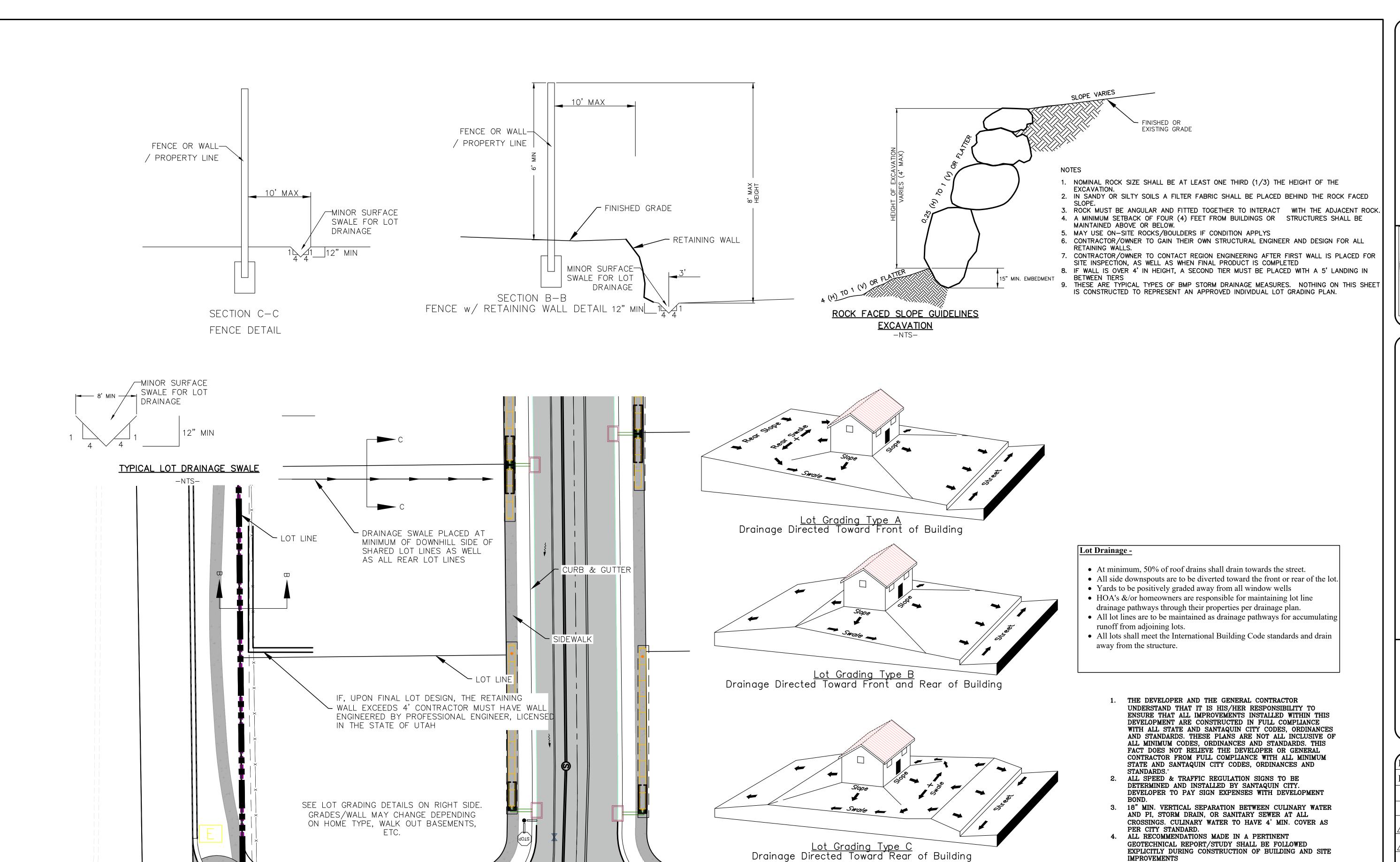
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GRADING PLANS

SHEET:

GR-02

9



TYPICAL LOT GRADING
-NTS-

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Lngmeering & Surveying State St. #110, UT 84057

region 1776 N. Stat Orem, UT





t SUMMIT RIDGE - PHASE 2

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH

RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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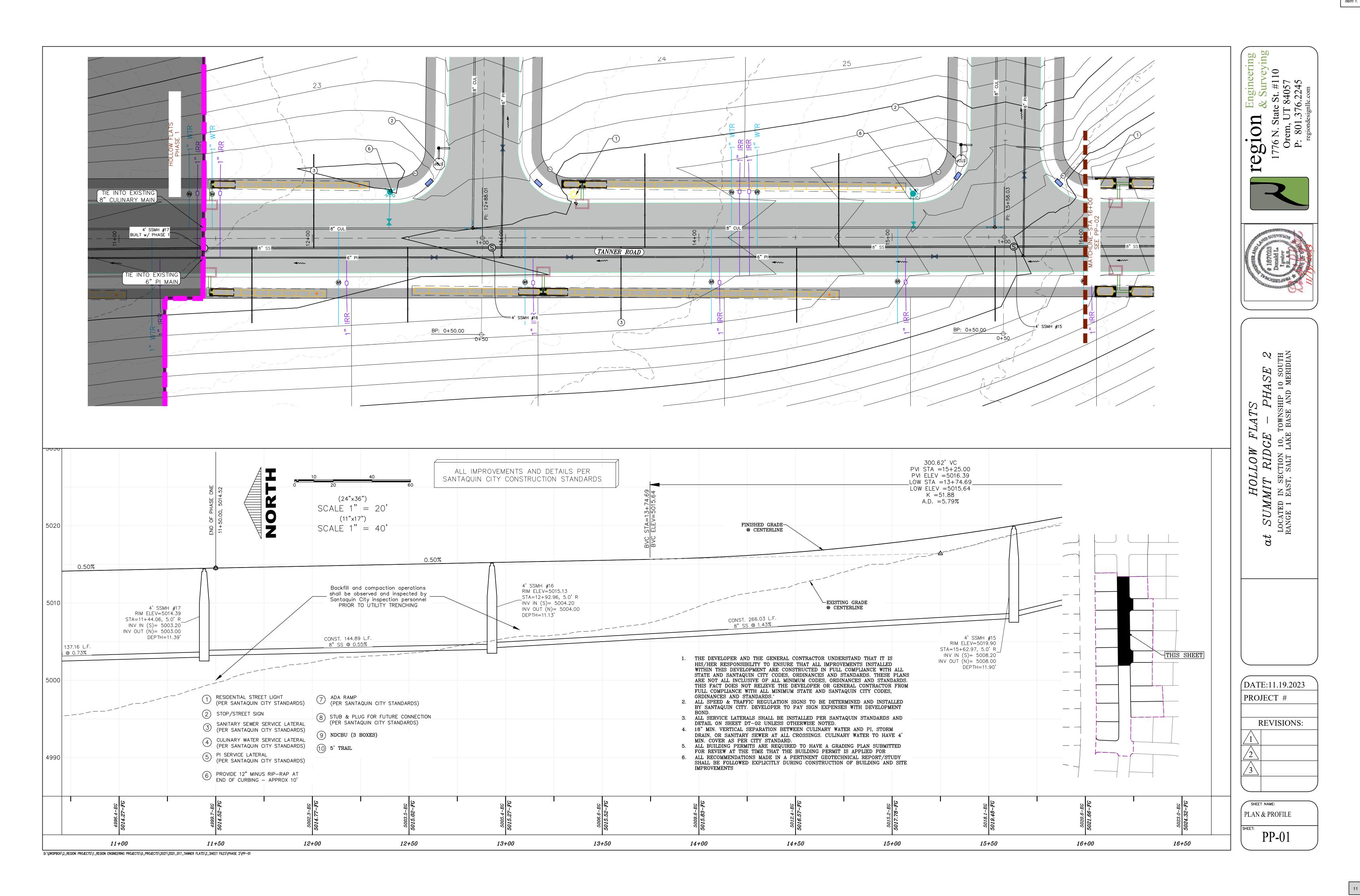
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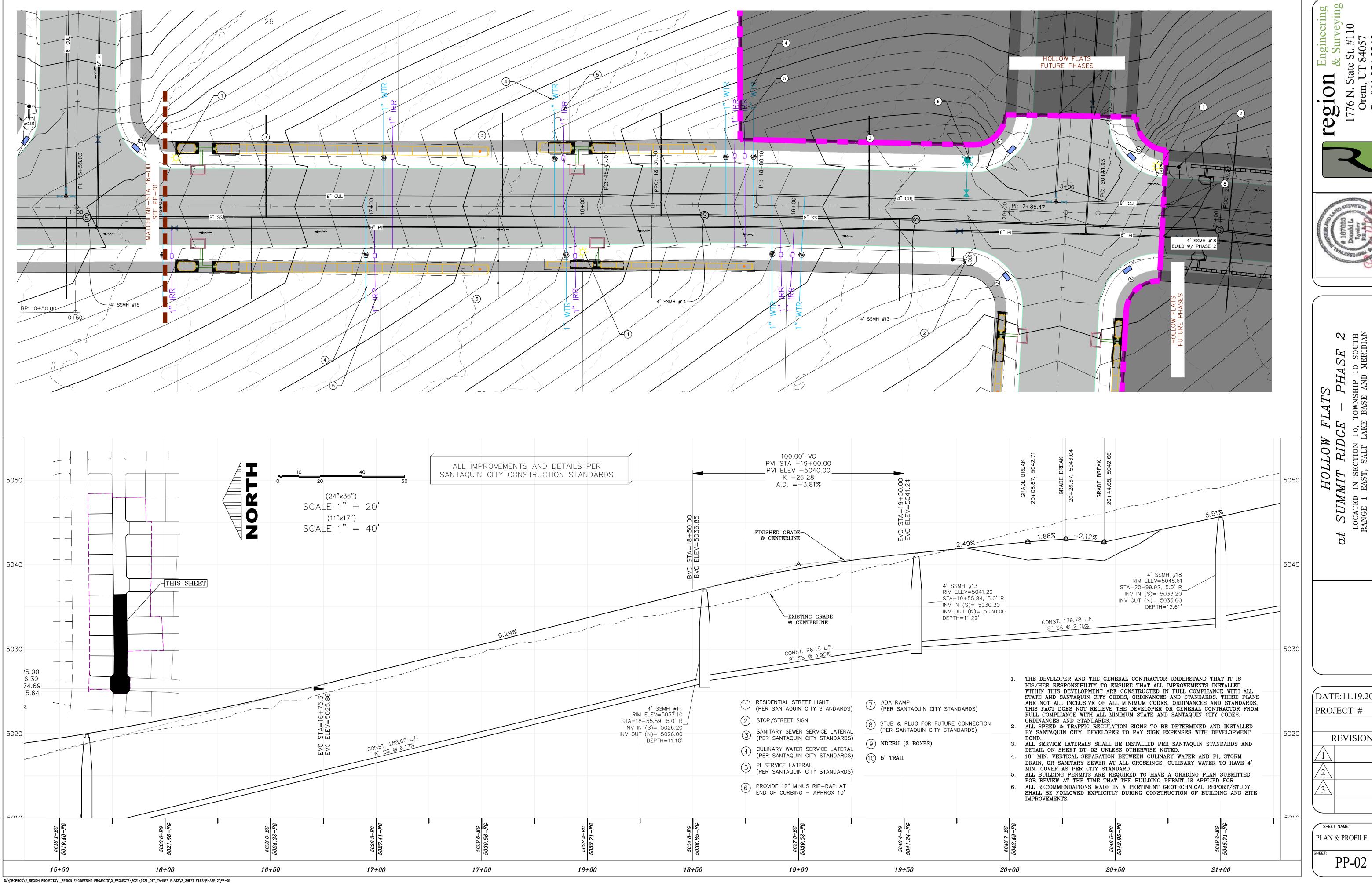
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GRADING PLANS

GR-03

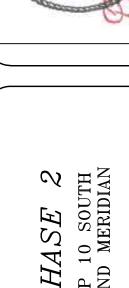






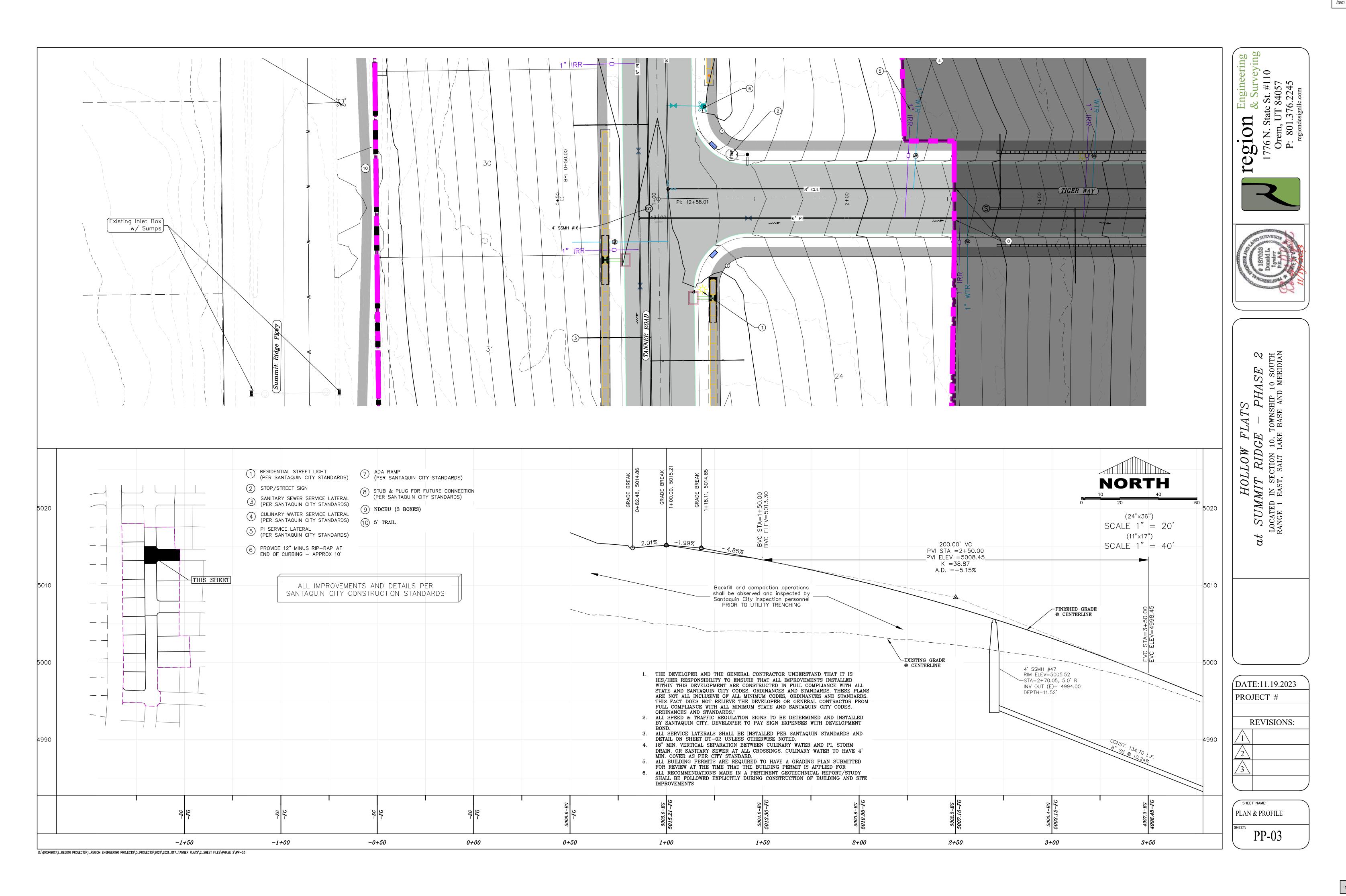


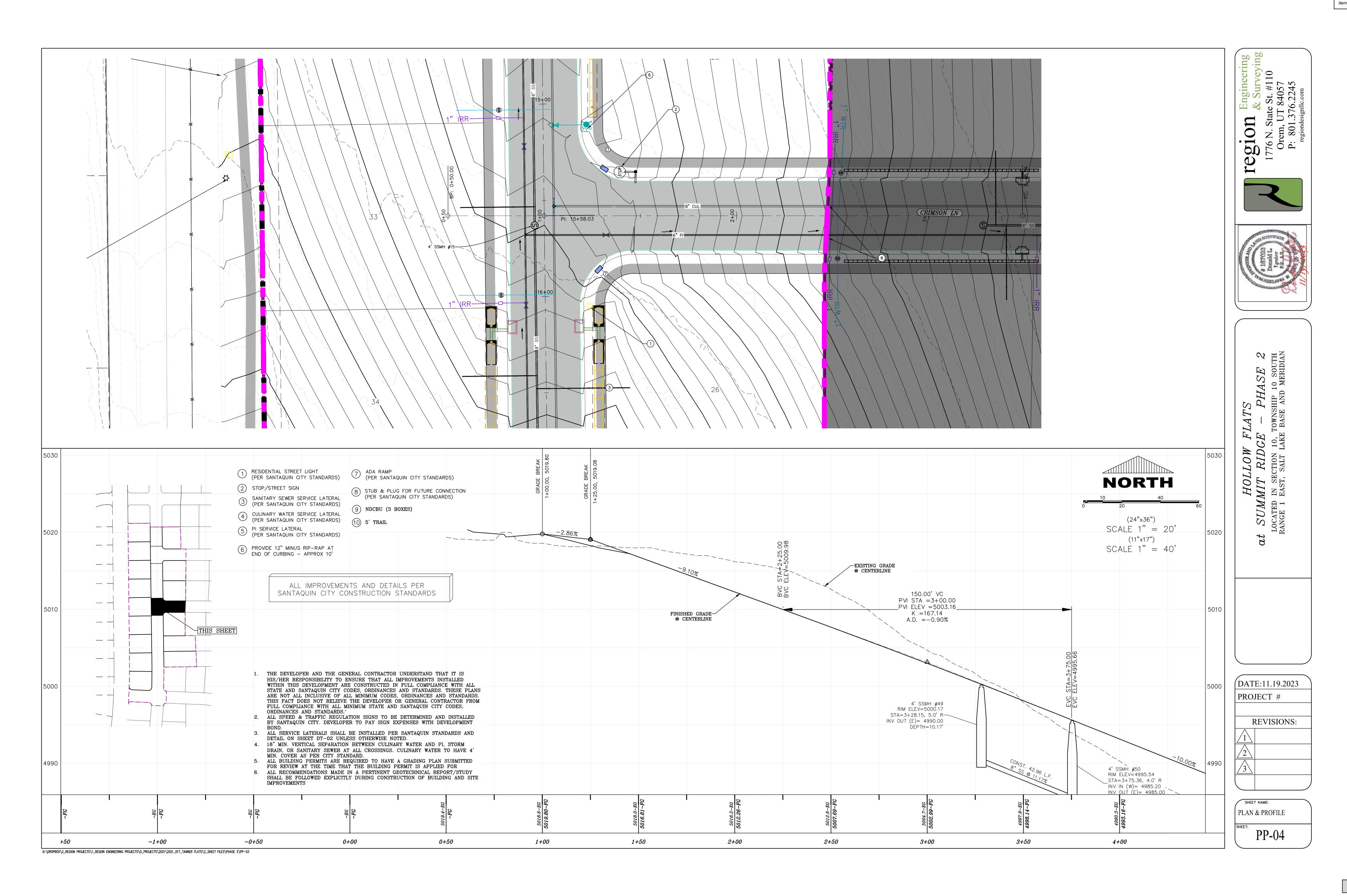




(DATE:11.19.2023 **REVISIONS:**

PLAN & PROFILE PP-02





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1. ~ ~

& Sur e St. #] 84057 76.2245

IASE 2
10 SOUTH
MERIDIAN

0

DATE:11.19.2023

REVISIONS:

EROSION CONTROL PL

EC-01

PROJECT #

NOTES:

- 1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
- 3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
- 4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT
- 6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
- 8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- 9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- 1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH—MOVING OPERATIONS.
- 2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
- 3. 3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
- 4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

 DEVELOPERS NAME
 DAVID SIMPSON

PROJECT NAME
THE VISTA © SUMMIT RIDGE – PHASE 1
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT

Office Phone Contact ###-###-####

(4" Bold Numbers)

Cell Phone Contact ###-######

(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT

XXX-XXX-XXXX

(3" Uppercase Bold Letters and 3" Bold Numbers)

- 5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
- 6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..
 - 1. 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."

 2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY.

 DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT
 - 3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL 2, SHEET 5 UNLESS
 - 4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
 - 5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR

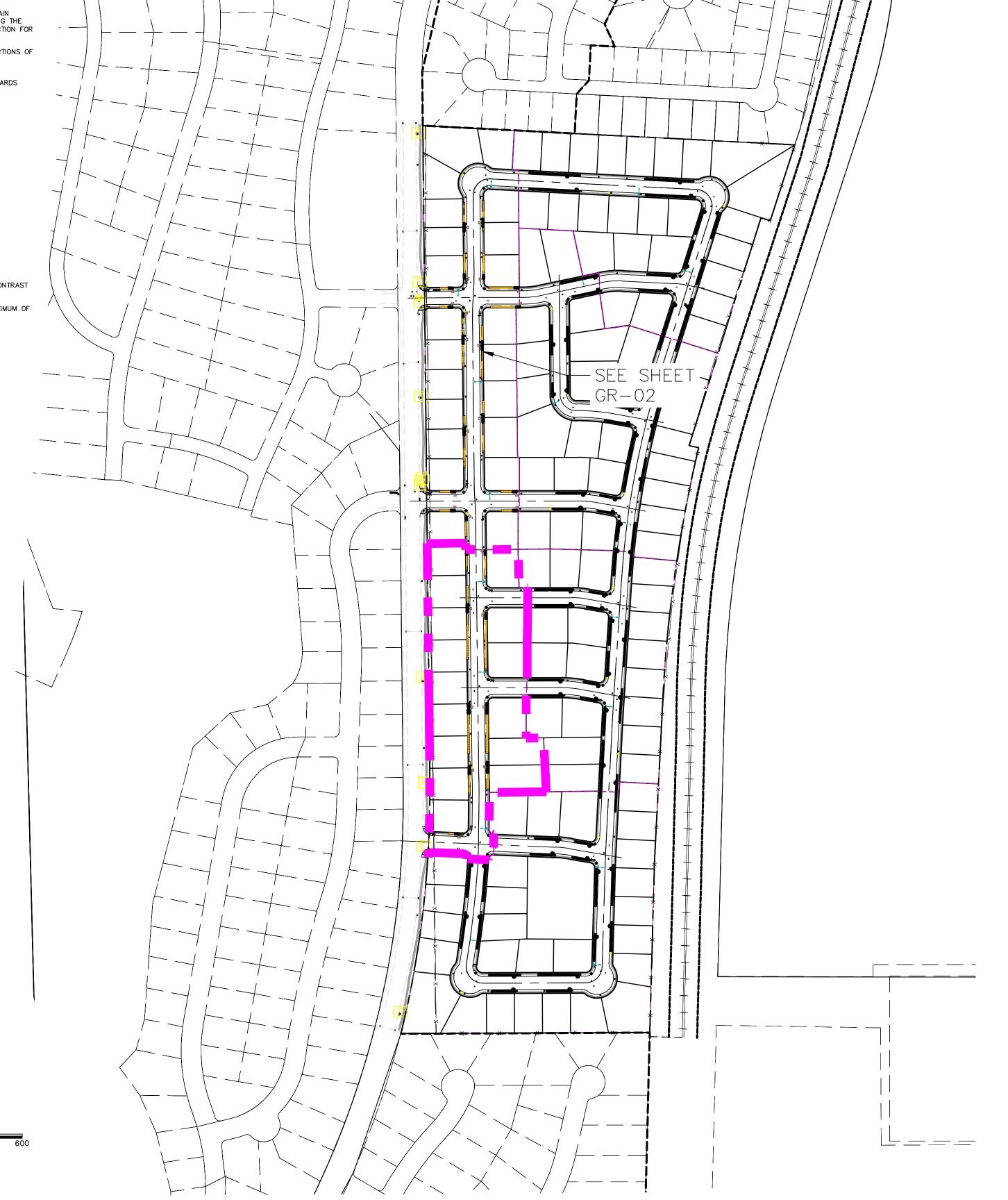
(24"x36") SCALE 1" = 200'

(11"x17")SCALE 1" = 400'

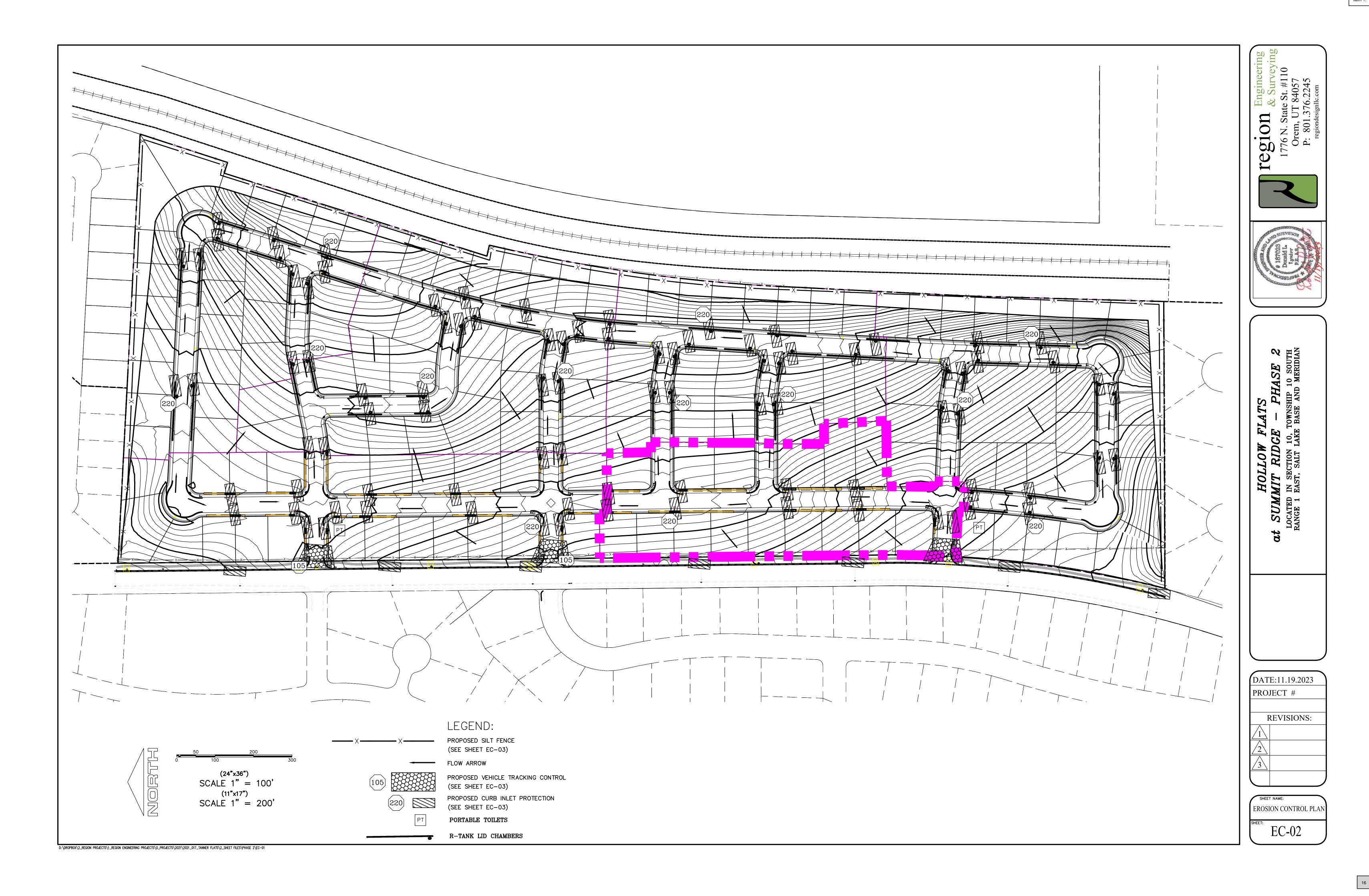
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

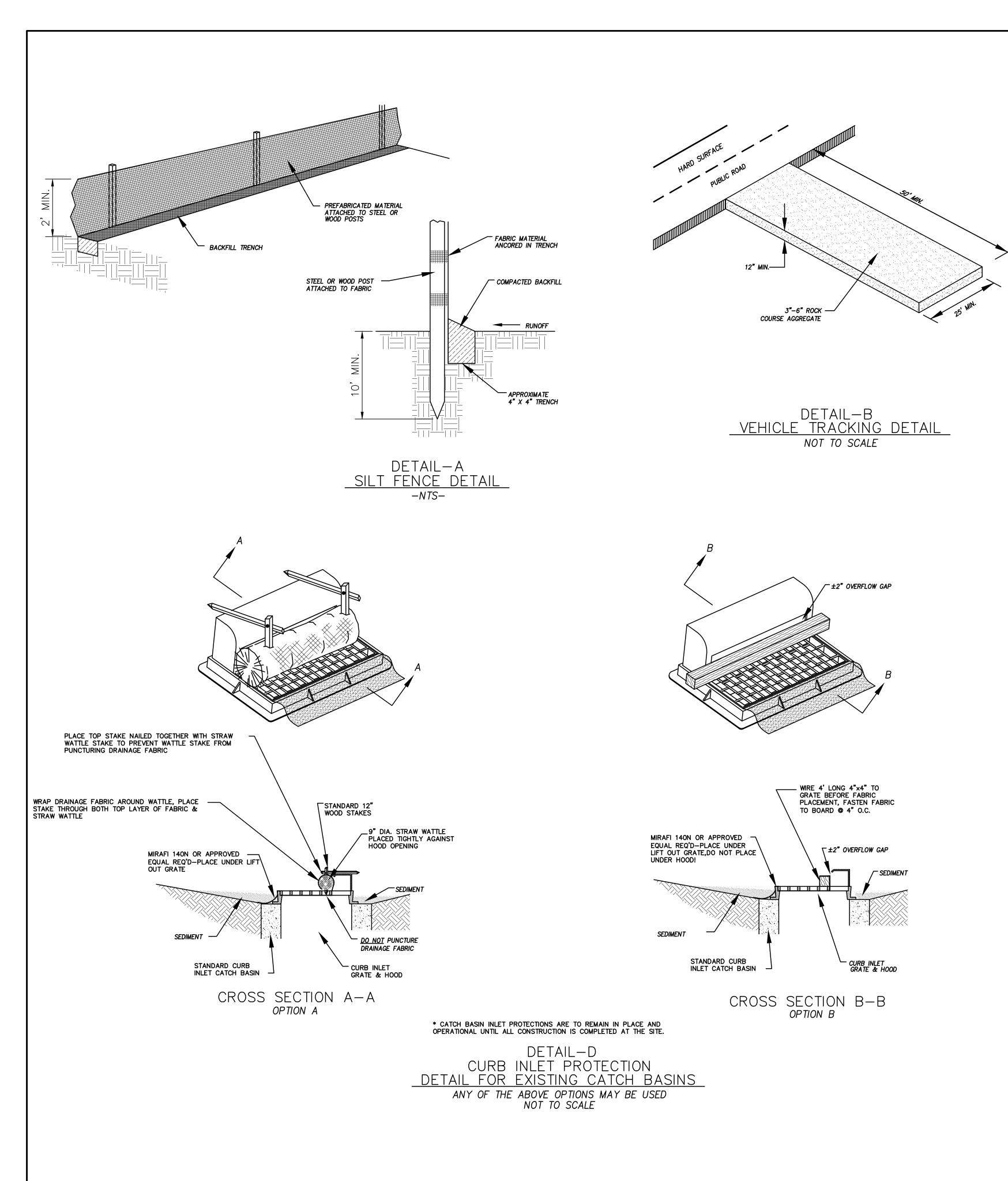
CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

ВМР#	BMP SYMBOL	TITLE	LOCATION	N DURATION		
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS		
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS		
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY		
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS		
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS		
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS		
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS		
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT		

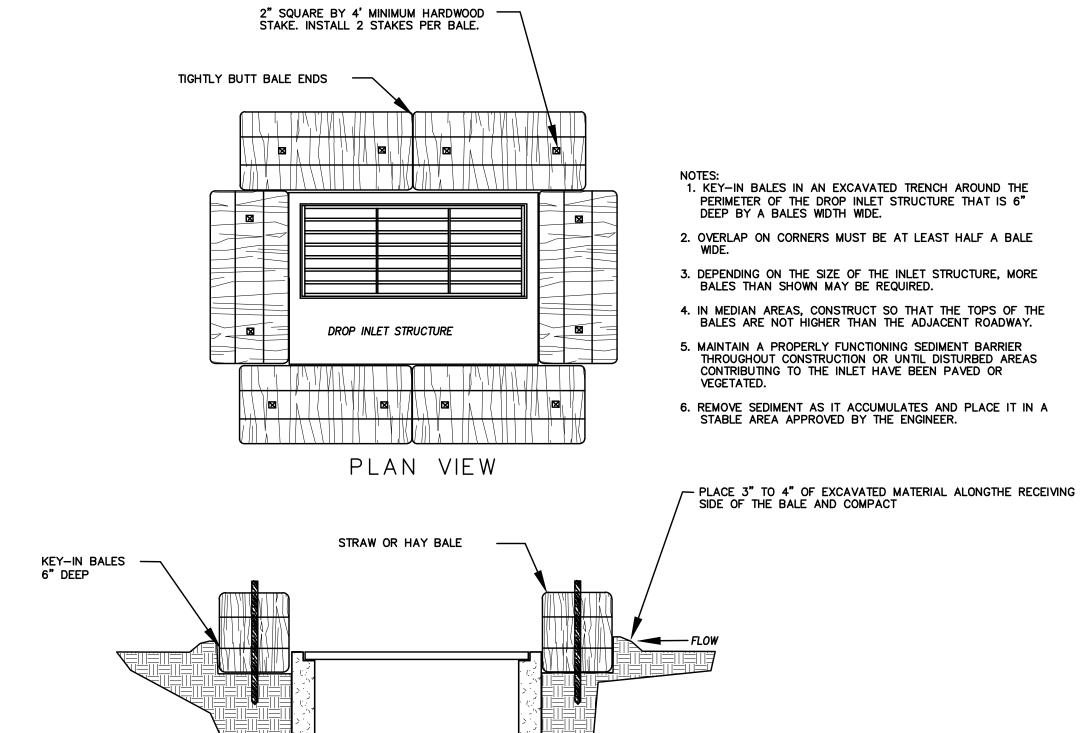


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DETAIL-C STRAW BALE DROP INLET PROTECTION DETAIL

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

Literature Charles Charles Charles Char

- 2. EROSION CONTROL A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE
- 4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
- 5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
- 6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION,
- SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
- 8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
- TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
- 10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
- 11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
- 12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
- 13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE
- 14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.







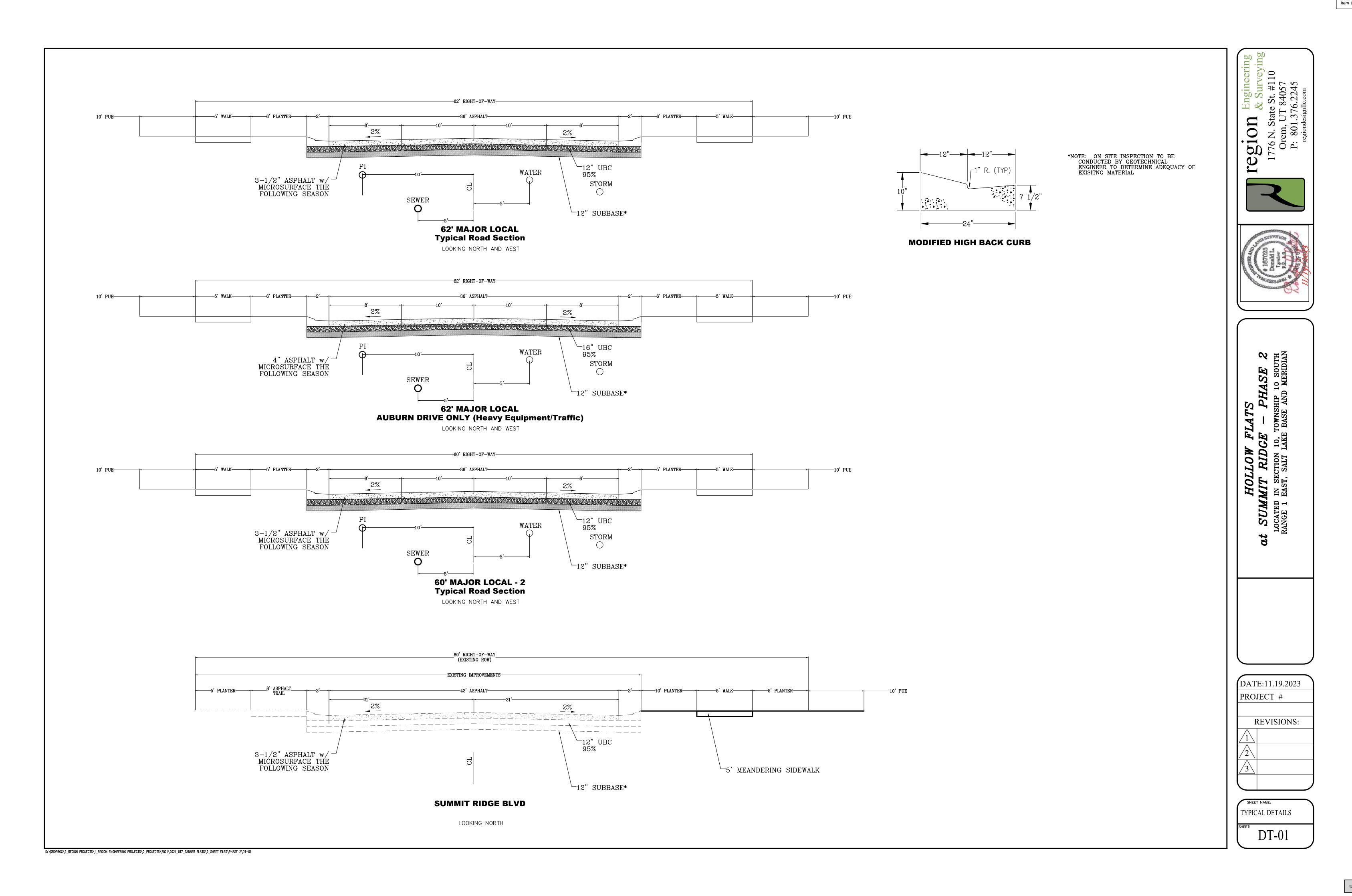
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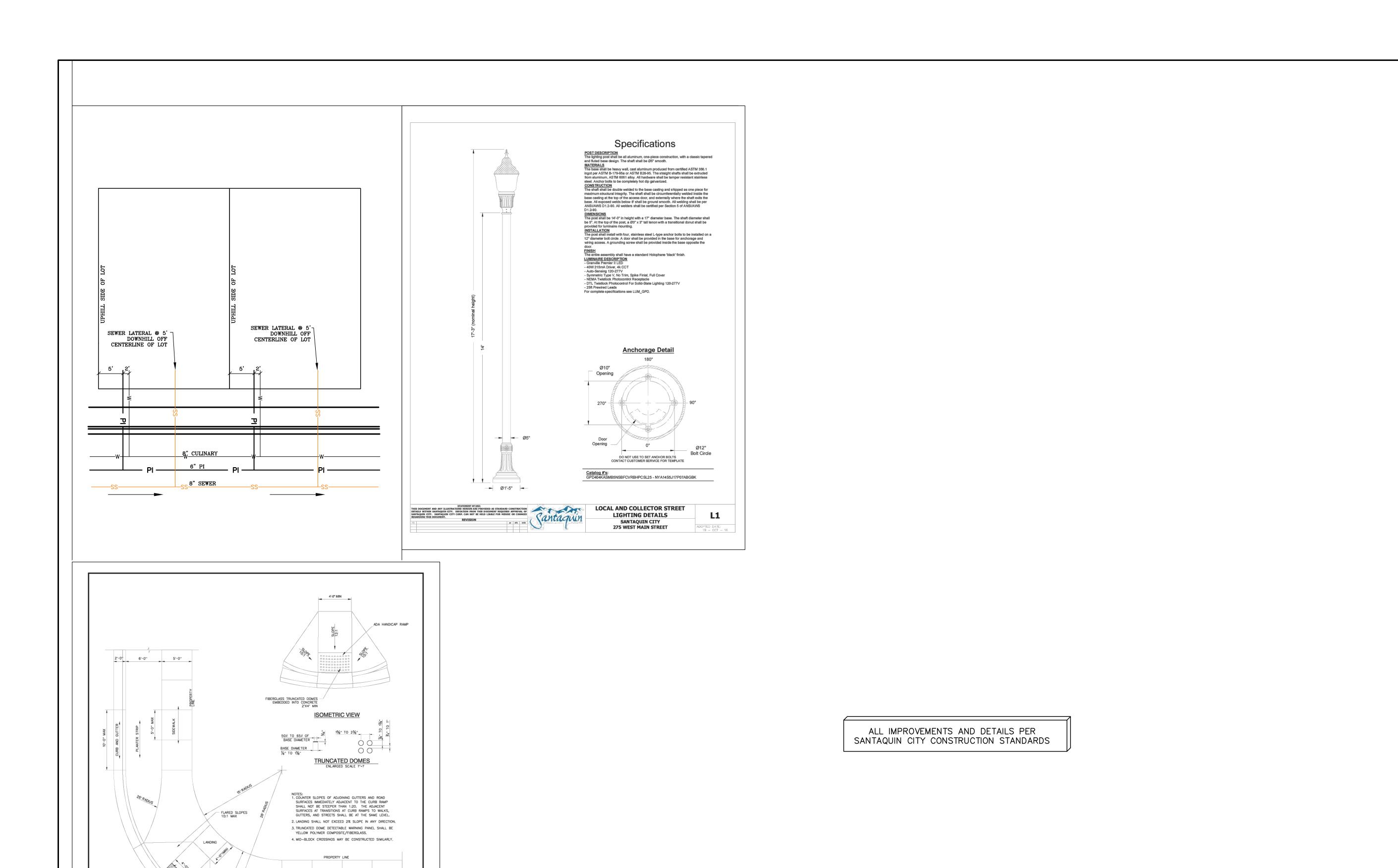
HOLL (

SUI LOCATE RANGE

DATE:11.19.2023 PROJECT # **REVISIONS:**

EROSION CONTROL DETAIL





HOLLOW FLATS

at SUMMIT RIDGE - PHASE 2

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH

RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:11.19.2023
PROJECT #

REVISIONS:

1
2
3

TYPICAL DETAILS

SHEET:

DT-02

ELEVATION VIEW

Cantaquin

PLANTER STRIP

RESIDENTIAL CURB RAMP AT INTERSECTION

SANTAQUIN CITY 275 WEST MAIN STREET

FIBERGLASS TRUNCATED DOMES — EMBEDDED INTO CONCRETE 2"X4" MIN

JOCUMBENT AND ANY LILUSTRATIONS HEREDON ARE PROVIDED AS STANDARD CONSTRUCTION DETAIL WUN DITY, DEVEATION FROM THIS DEDUMENT RECUMES APPROVAL OF SANTACUM DITY. MOUN DITY CORP. CAN NOT BE HELD LIMBLE FOR MISUSE OR CHANCES RECARDING THAS DOCUMES

(JUB)

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:

 Site Conditions Guarantees

3. Maintenance

4. Soil Amendments

Fine Grading 6. Landscape Edging

7. Furnish and Installing Plant

8. Turf Planting

9. Weed Barrier 1.2 SITE CONDITIONS

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

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

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

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.

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.

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

D.Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal. E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to

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

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

c. SAR (sodium absorption ration): < 3.0 d. % OM (percent organic matter): >1%

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

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

H.Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials: a. Washed mortar sand free of organic material.

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

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

d. Only potable water for mixing.

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

PART III - EXECUTION 3.1 GRADING

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

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish

grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site. C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent.

Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter. B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown

of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

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

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

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines. D.The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

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

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

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

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

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

a courser mix as required to establish finish grade as indicated on the drawings. K.The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be

used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material. L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. Overlap rows of fabric min. 6"

D.Stable fabric edges and overlaps to ground.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO

ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS

SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING

5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING

7. EDGING, AS INDICATED ON PLAN. IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.

9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF

10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER. PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND

GRADING AND DRAINAGE REQUIREMENTS 1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"

2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES

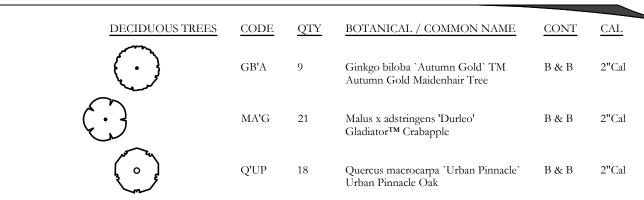
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF

5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL

6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL: WHICHEVER DISTANCE IS GREATER

PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONL).

IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE

DESCRIPTION

SYMBOL

1 1/2" GREY CRUSHED ROCK TO MATCH ROCK AT NORTH PARKSTRIP. SUBMIT 21,418 sf SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REOUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT, APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH, THIS AREA WILL ALSO NEED AN

ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.

ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.

4-6" GREY COBBLE ROCK TO MATCH ROCK AT NORTH PARKSTRIP. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REOUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN

UT23042

XX-XX-XX XXXX

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

BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org GRAPHIC SCALE: 1" = 150' HOLLOW FLATS SANTAQUIN, UTAH

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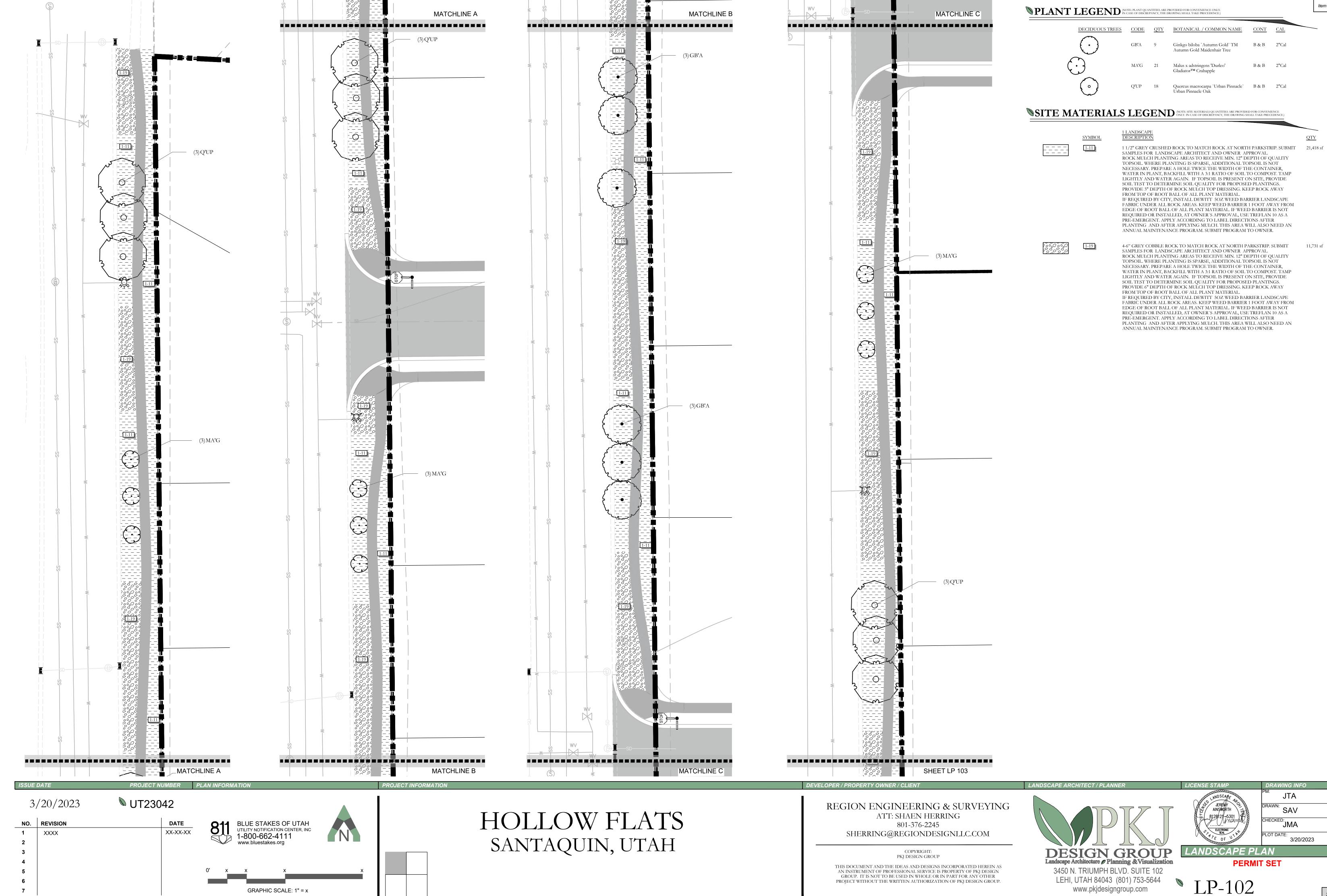
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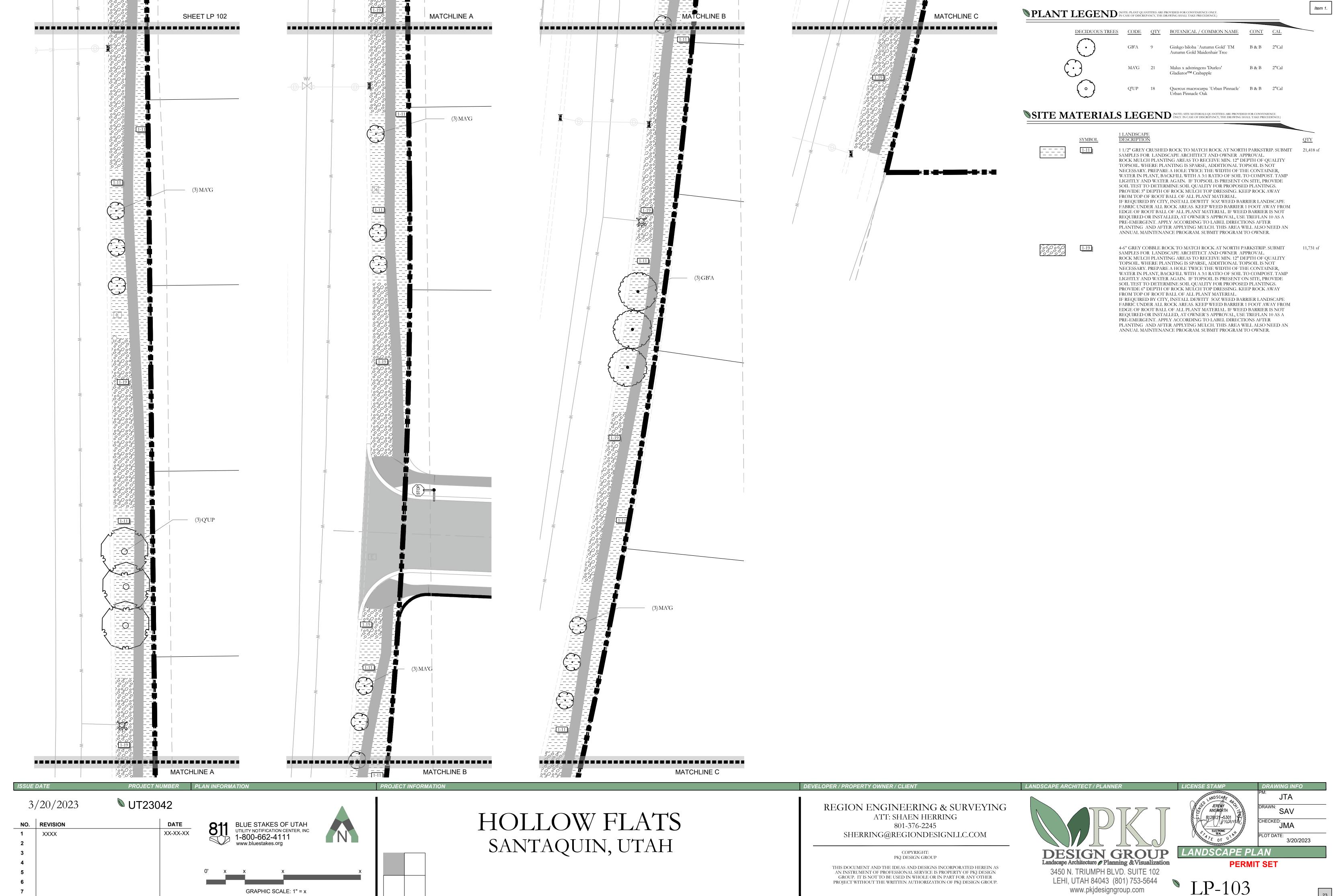
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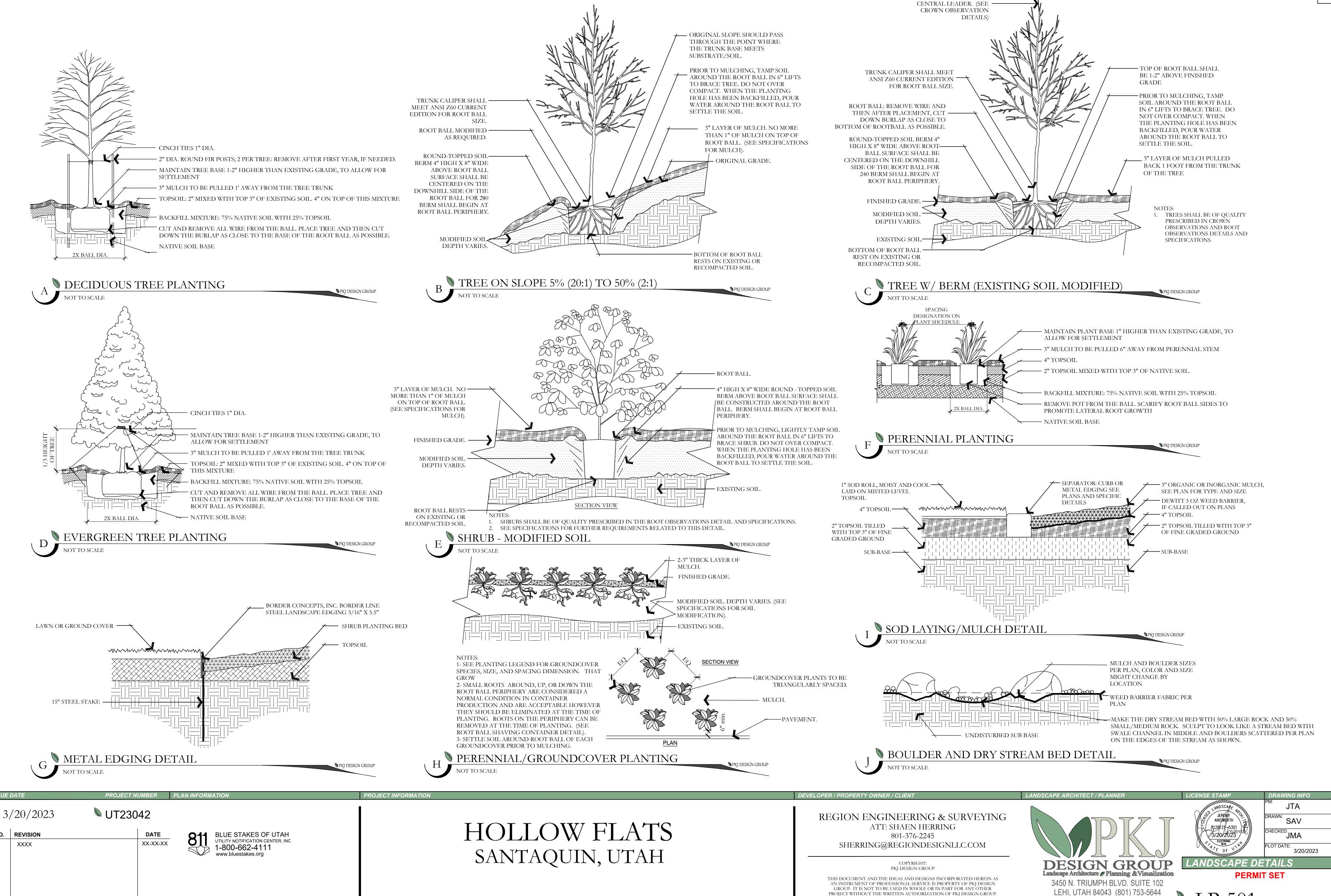
LANDSCAPE COVER





GRAPHIC SCALE: 1" = x

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IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL 1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other 1.8 SEQUENCING components may be altered due to site conditions not accounted for in the design process.

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

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

1.3 DEFINITIONS

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

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves

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.

and quick couplers. Normally under constant pressure D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management 1.5 SUBMITTALS

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

B.Operation and Maintenance Manual:

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

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

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

b. Project Record Copy

Winterization.

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

5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller

services: indicating zone number, type of plant material and location on project that zone services. Laminate map with

heat shrink clear plastic. 1.6 QUALITY ASSURANCE

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

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

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

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:

D. Workmanship and Materials:

XXXX

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

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.

XX-XX-XX

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 2.8 ISOLATION VALVES 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.

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.

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.

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

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

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

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

2.2 POINT OF CONNECTION

A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. 2.3 CONNECTION ASSEMBLY

A.Secondary water shall be used on this Project. Install filter and RPZ as needed. 2.4 CONTROL SYSTEM

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

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted. b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as

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

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller. b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.)

shall be looped within each valve box of the grouping it is to service. D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be

avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

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

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:

8 GPM 12 GPM 30 GPM

line pipe or lateral pipe.

53 GPM 2-1/2" 75 GPM

110 GPM 180 GPM

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

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.

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

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

2.9 MANIFOLDS

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

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 G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top

of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated. 2.12 LATERAL LINE PIPE

A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ³/₄", 1", 1 ¹/₄", 1 ¹/₂" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A.All lateral line fittings shall be S/40 PVC 2.14 SPRAY SPRINKLERS

A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings. 2.15 VALVE BOXES

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

2.16 IMPORT BACKFILL

bring valve box pit to proper grade.

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

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing. a. The Contractor shall provide materials to make the system complete and operational. PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

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

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

3.6 CONTROLLERS

3.3 SLEEVING

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer. B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

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

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled. E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of

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.

certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a

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

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and

future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to co 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

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.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

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

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

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" 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. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers. D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E.Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction. 3.9 FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi. B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

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

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.

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.

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

B.Open trenches or hazards shall be protected with yellow caution tape. C.Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

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

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

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

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

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Туре	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
urf	Turf	15 min	15 min		15 min		15 min		30 psi
hrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

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

	S	easonal	Different	ial			
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



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

UT23042 3/21/2023 REVISION

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

GRAPHIC SCALE: 1" = 200'

HOLLOW FLATS SANTAQUIN, UTAH

REGION ENGINEERING & SURVEYING ATT: SHAEN HERRING 801-376-2245 SHERRING@REGIONDESIGNLLC.COM

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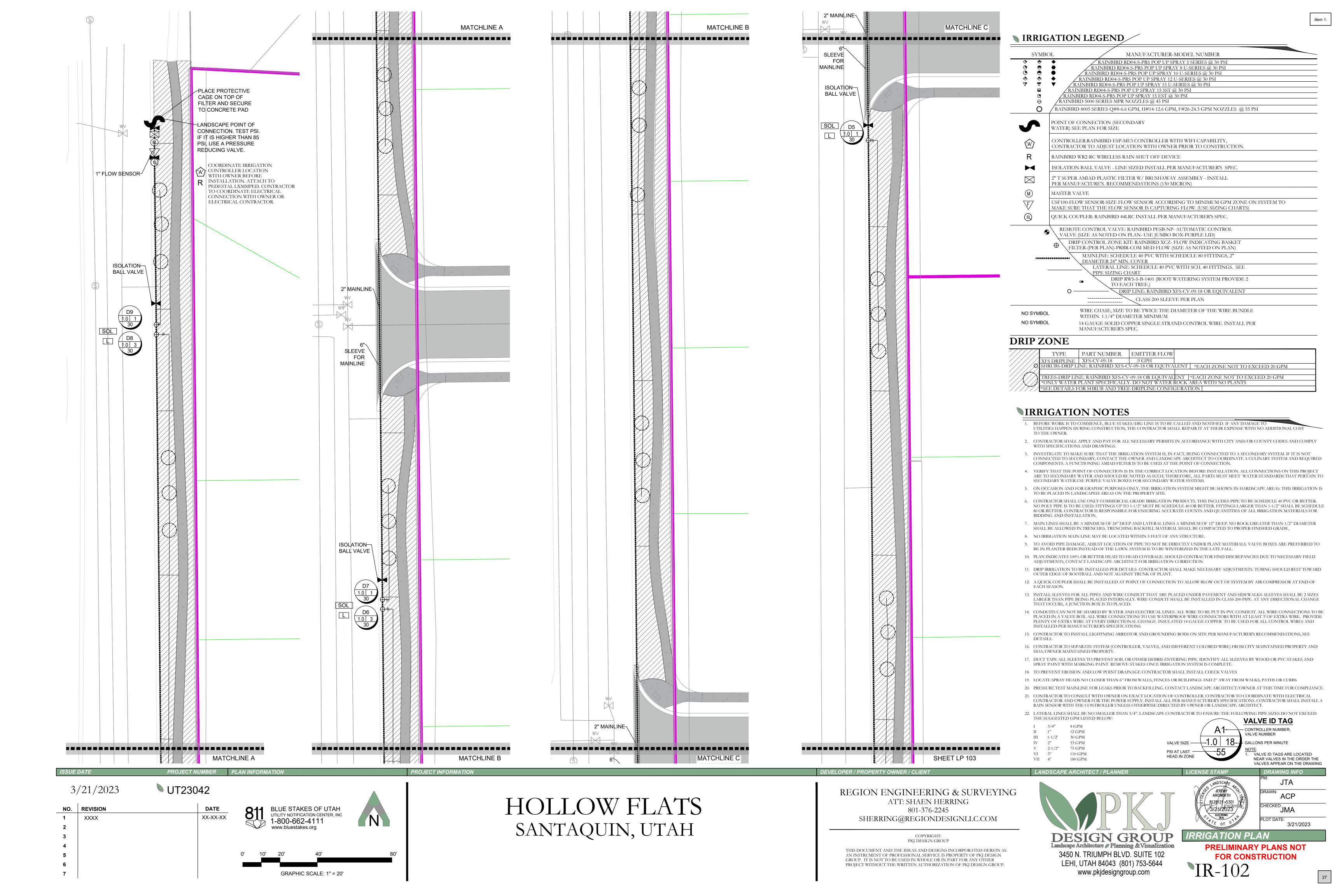


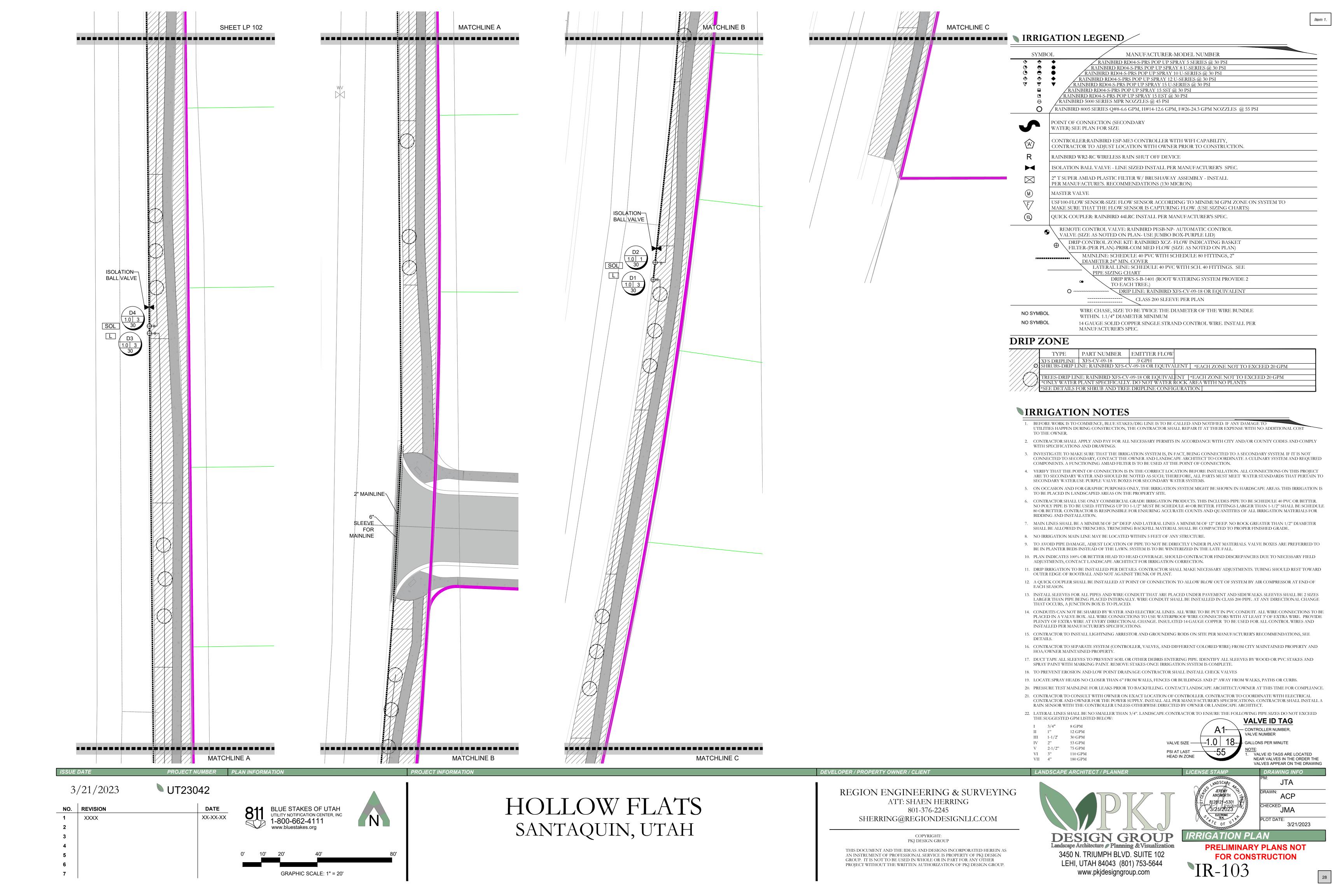
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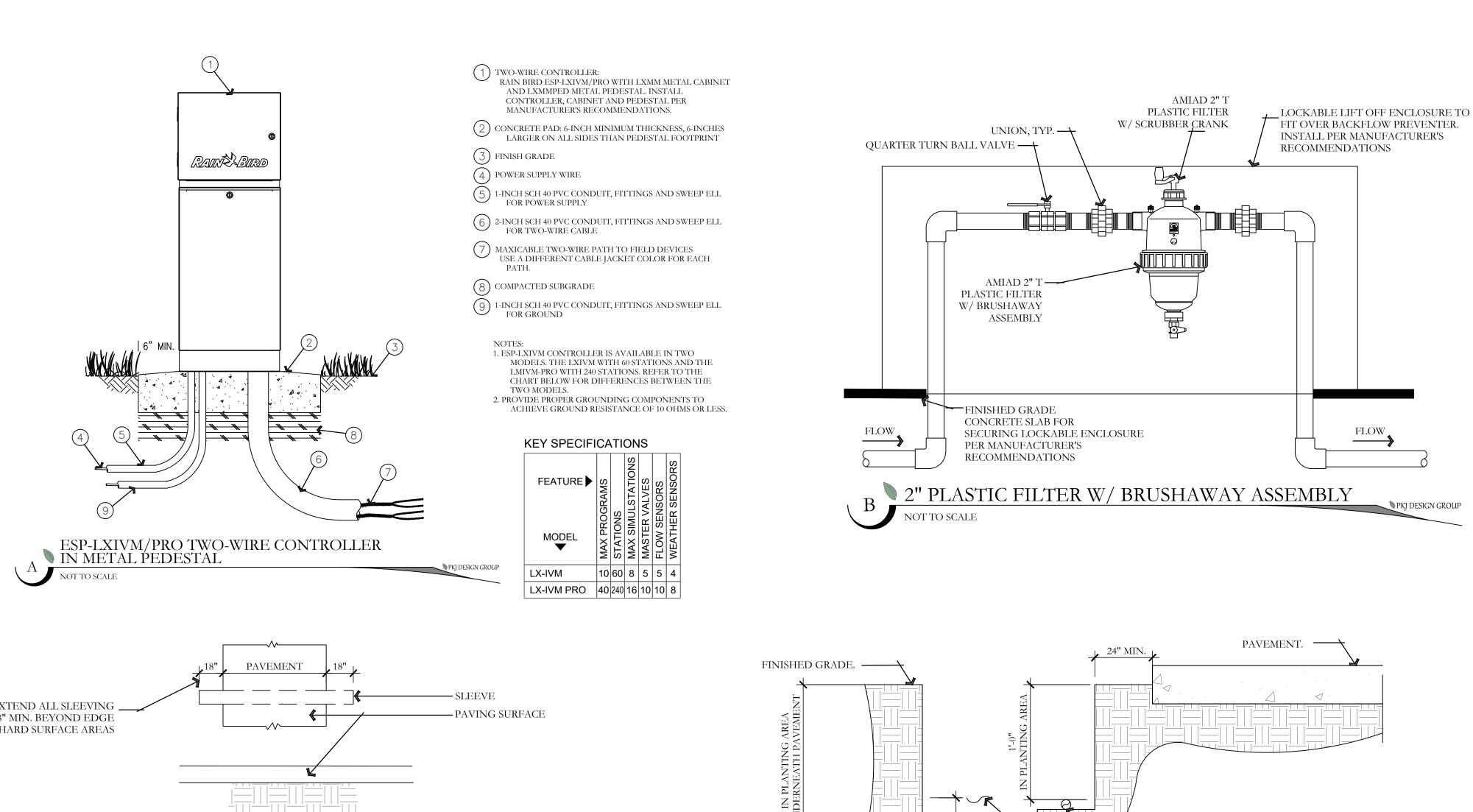
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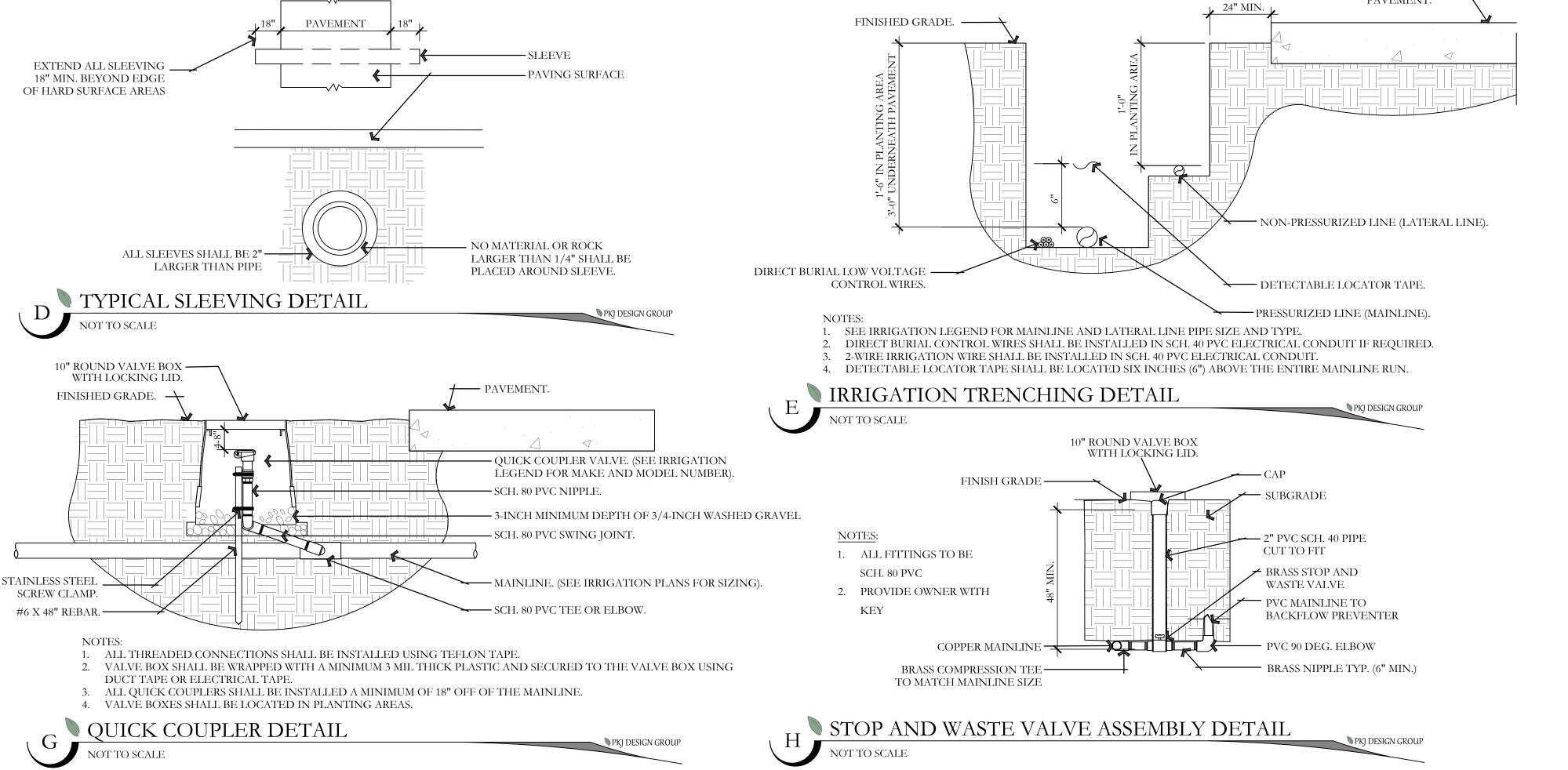
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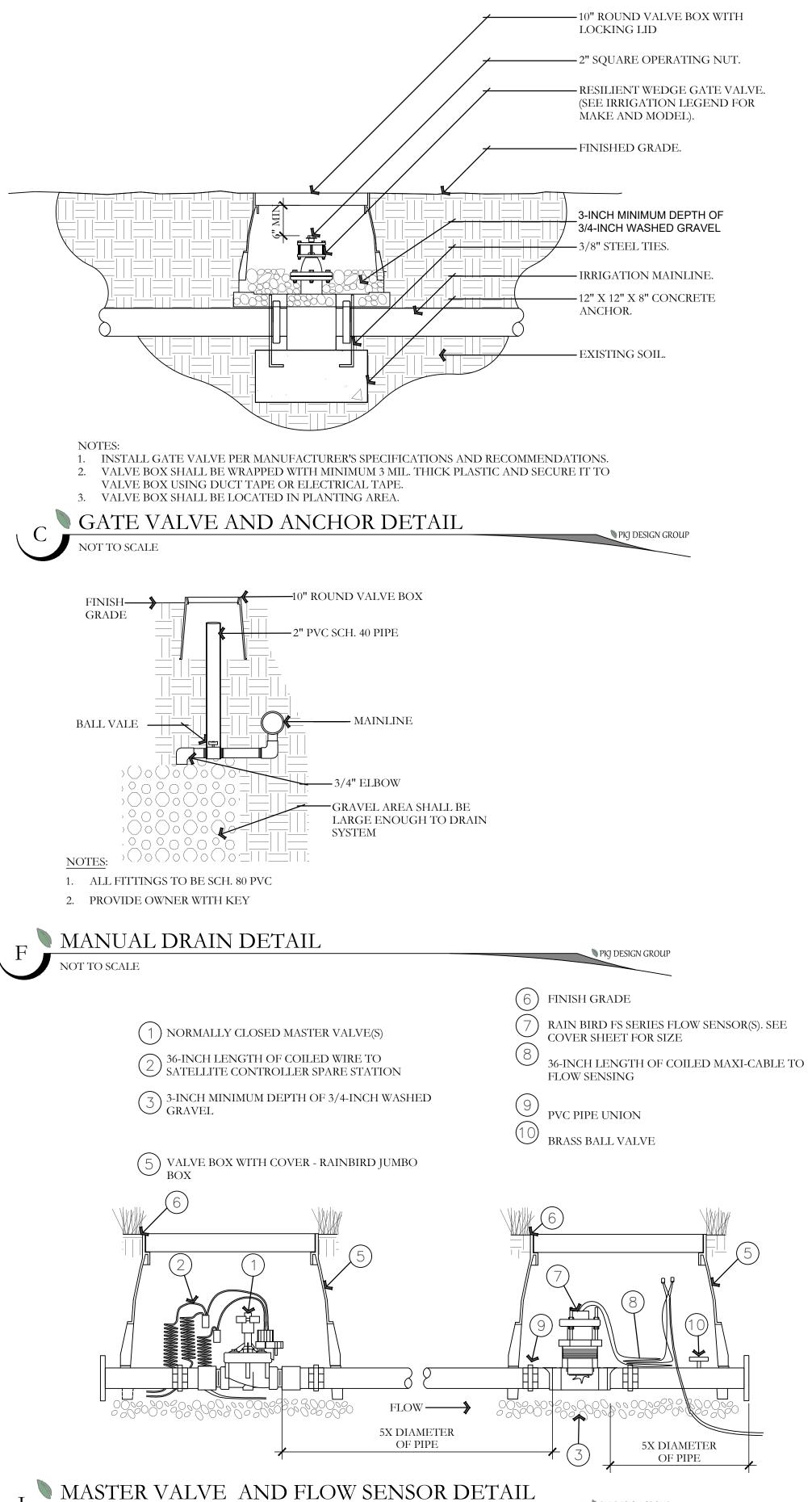


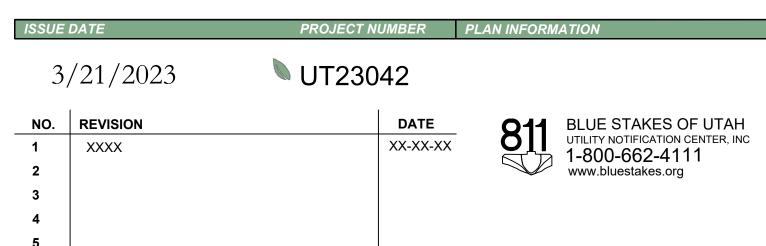






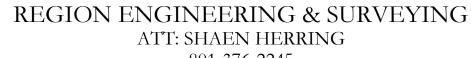








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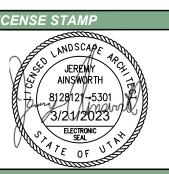
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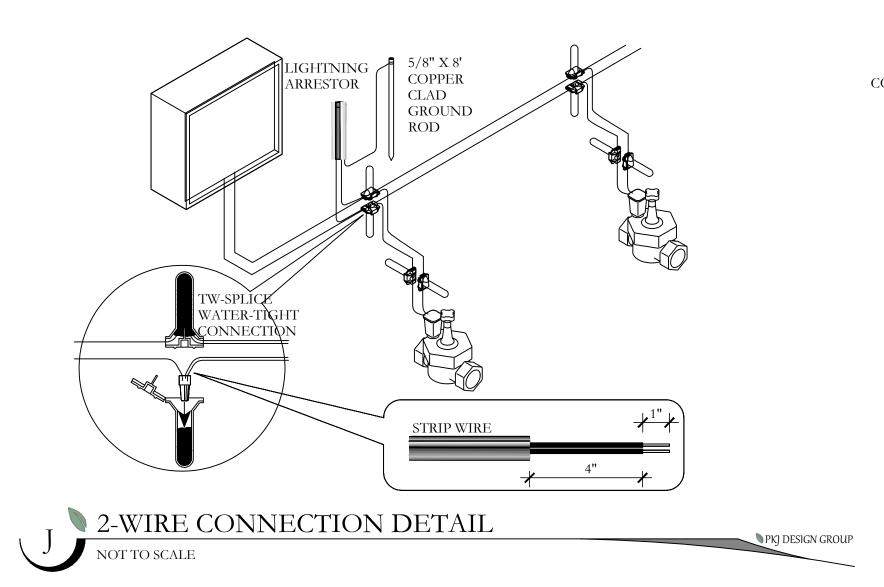
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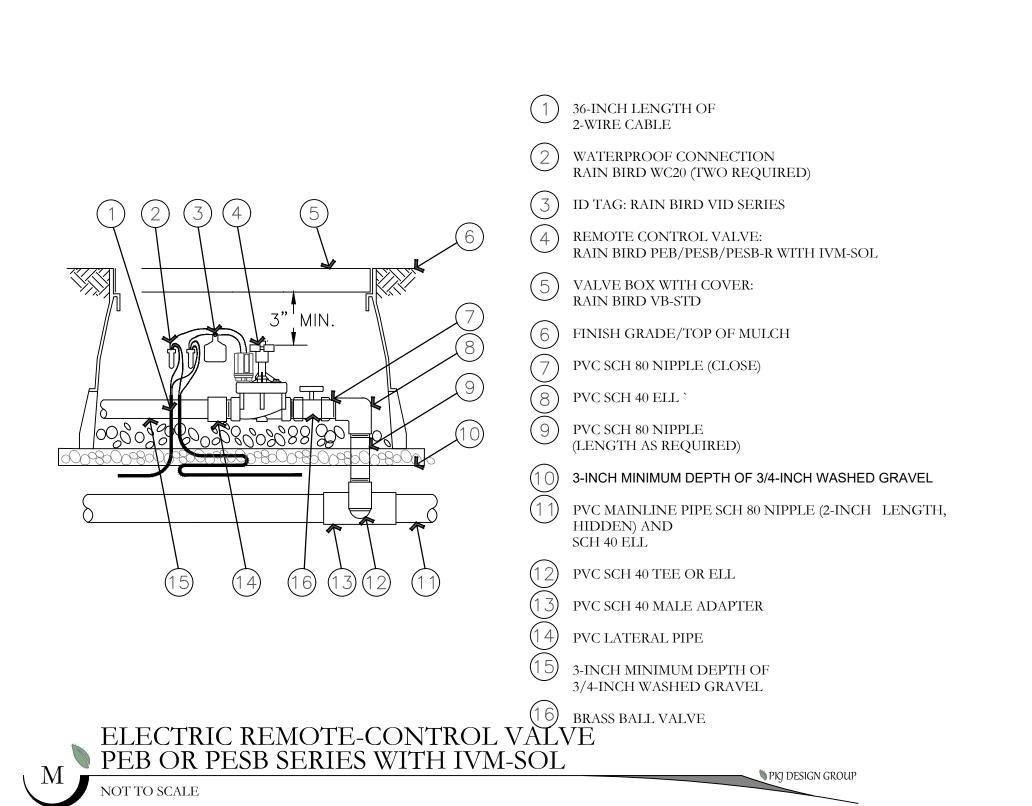


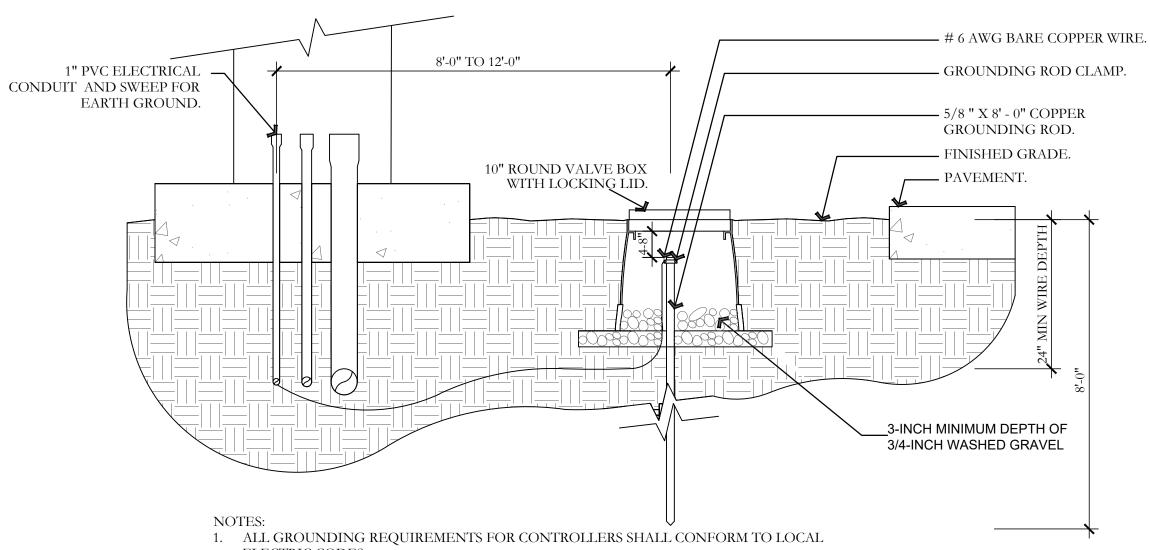


RRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-501





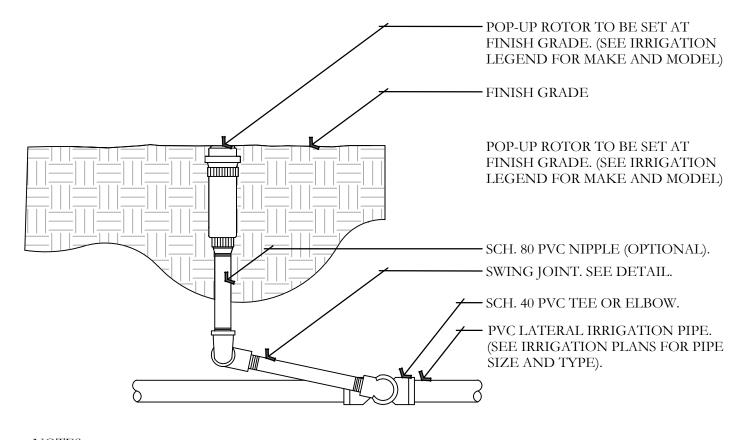


2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION

MAINLINES OR LATERAL LINES. 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO

THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND

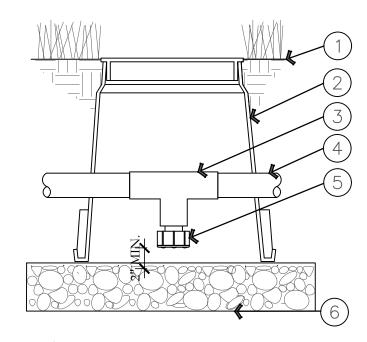
RECOMMENDATIONS. GROUNDING ROD DETAIL



1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

NOTOR HEAD DETAIL



1) FINISH GRADE/TOP OF MULCH

VALVE BOX WITH COVER: RAIN BIRD VB-6RND

3 PVC SCH 40 TEE

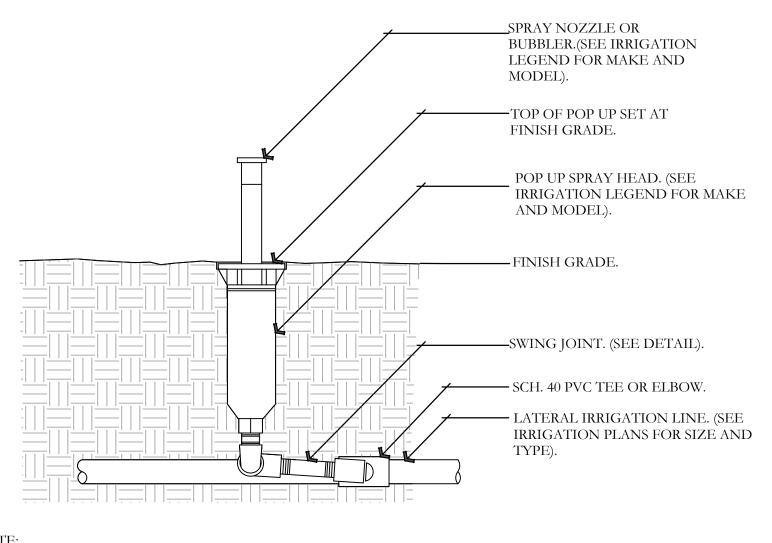
4 PVC LATERAL PIPE

5 FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075

6 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NPK) DESIGN GROUP

MANUAL LINE DRAIN VALVE DETAIL



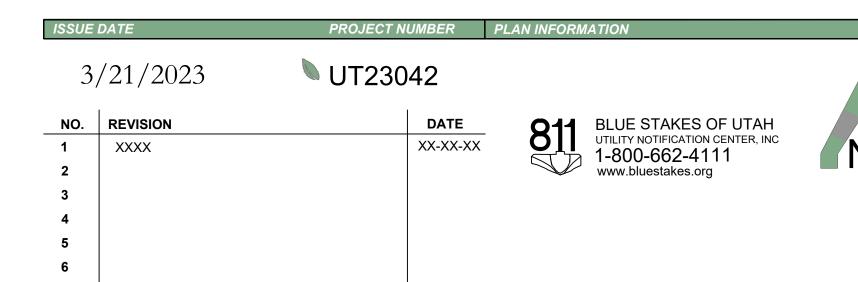
1. 4" POP UPS SHALL BE USED IN TURF AREAS.

CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.

3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.

4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

POP UP-SPRAY HEAD DETAIL NPKJ DESIGN GROUP



HOLLOW FLATS SANTAQUIN, UTAH



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PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-502

FINISH GRADE

(5) PVC SCH 80 RISER

(6) PVC HEADER PIPE

7) PVC SCH 40 TEE

NPKJ DESIGN GROUP

69n9850o0n9850o0n9850b0n98

RAIN BIRD SEB 7XB

½" AIR RELIEF VALVE:

RAIN BIRD ARV050

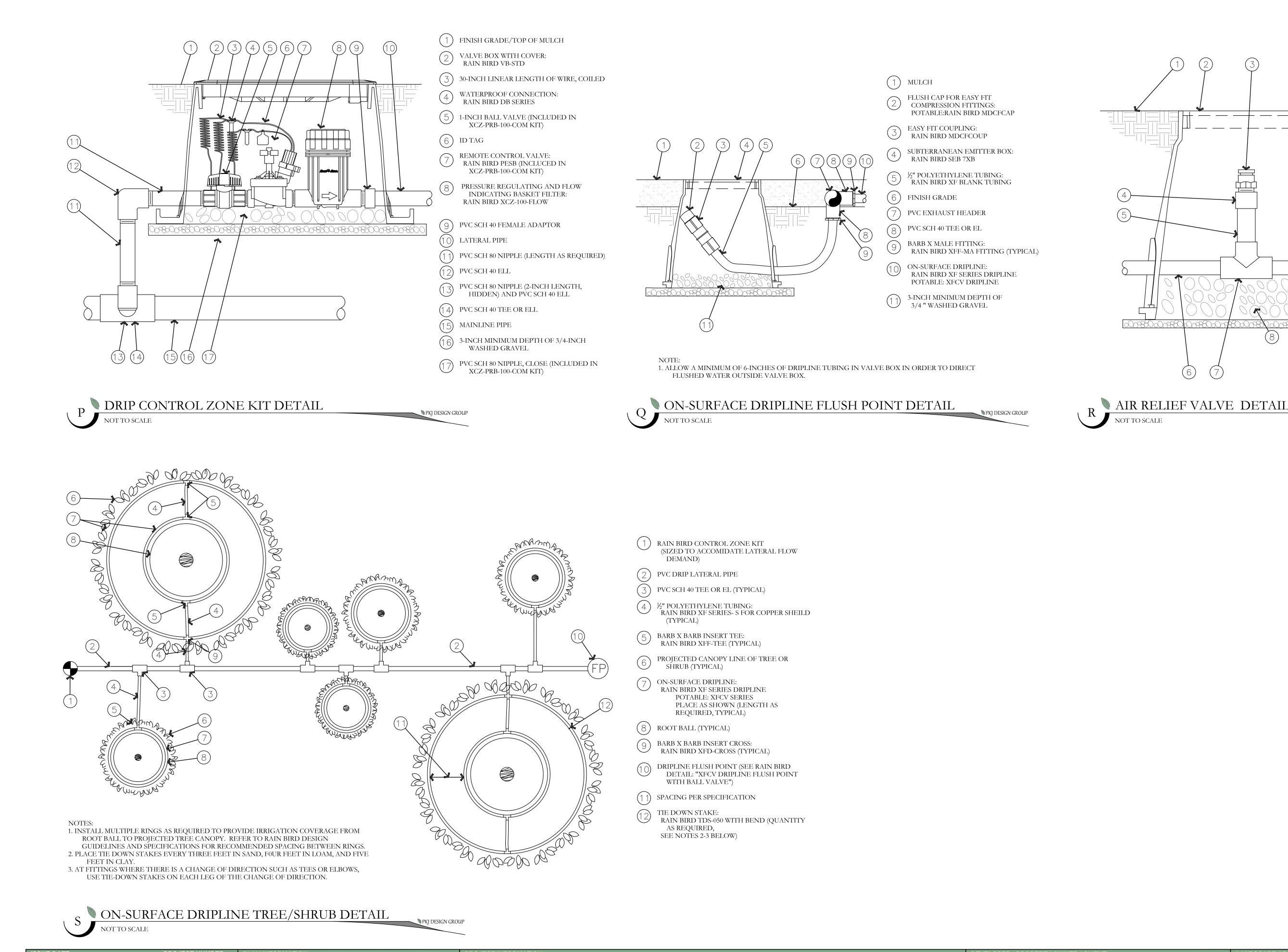
(4) PVC SCH 40 FEMALE ADAPTER

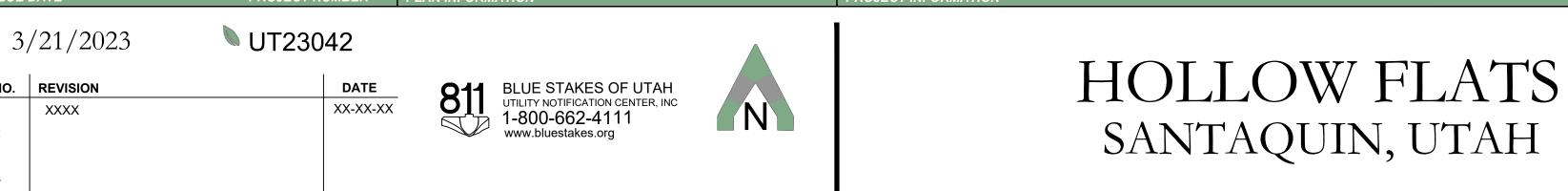
3" MINIMUM DEPTH OF

3/4" WASHED GRAVEL

SUBTERRANEAN EMITTER BOX:

TO BE INSTALLED AT HIGH POINTS IN DRIP





REGION ENGINEERING & SURVEYING ATT: SHAEN HERRING 801-376-2245

SHERRING@REGIONDESIGNLLC.COM

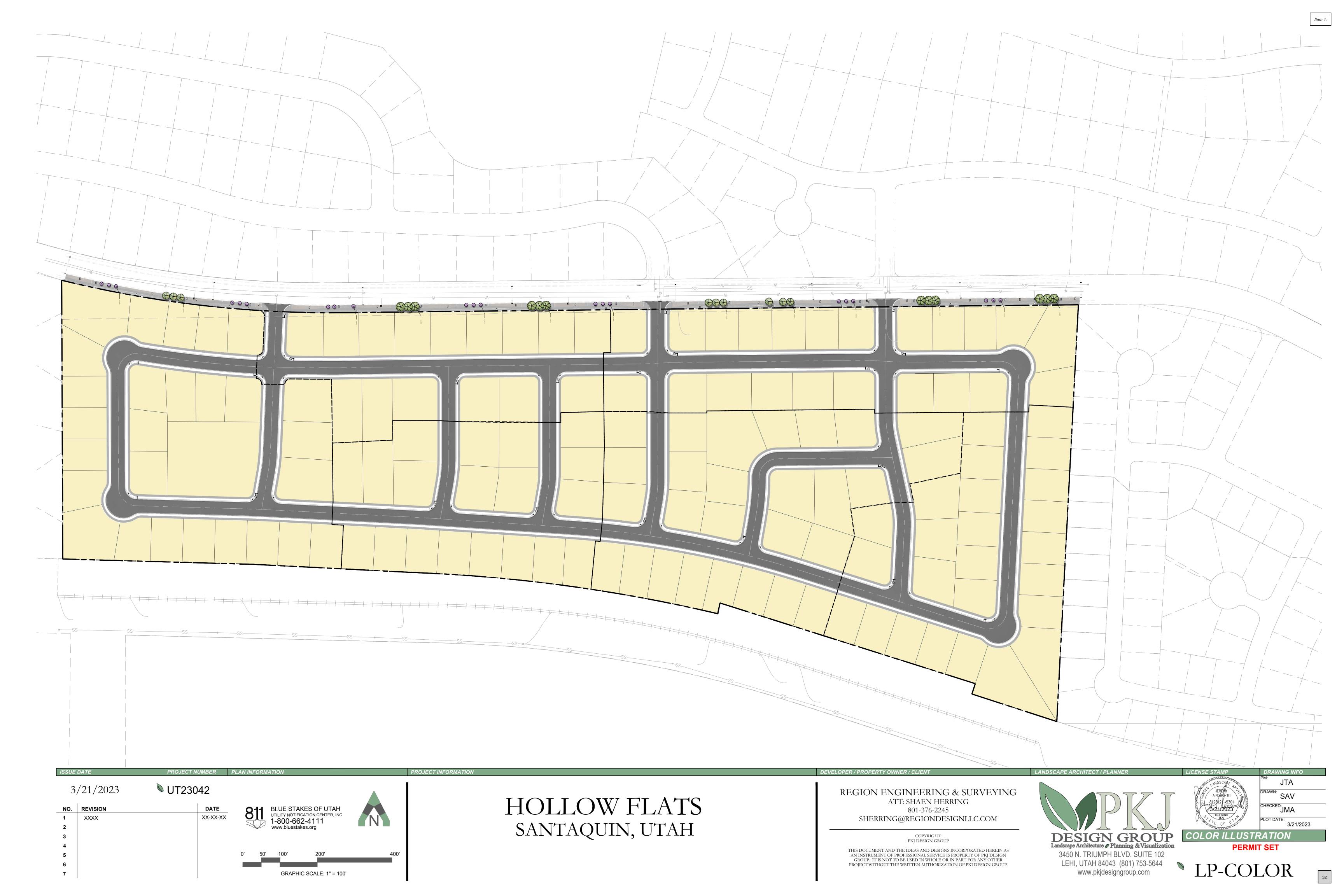
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IRRIGATION DETAILS **PRELIMINARY PLANS NOT** FOR CONSTRUCTION

IR-503







DRC Members in Attendance: City Manager Norm Beagley, Senior Planner Ryan Harris, City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, Police Officer Kayson Shepherd, Fire Chief Ryan Lind.

Others in Attendance: Recorder Amalie Ottley, Cameron Spencer, Andy Flamm

Engineer Lundell called the meeting to order at 10:00 a.m.

1. Stratton Meadows Plat A Preliminary Plan

A Preliminary Plan review of the Stratton Meadows Plat A subdivision located at approximately 840 N 200 E.

Applicants Cameron Spencer and Andy Flam attended the meeting.

Building Official Randy Spadafora indicated that the addressing has been completed for the subdivision and will be provided to the applicant.

Fire Chief Lind indicated that the fire hydrants are evenly spaced and look good.

Public Works Director Callaway pointed out that the plans show existing PI and water lines near the school property where no lines actually exist. He inquired if the applicant planned to install those lines during construction of the subdivision, adding that the current flush station and drain will have to be relocated. He also asked where the sewer line will tie into the development. Engineer Lundell pointed out that in order for the sewer and water lines to work in the Stratton Meadows development, the Stratton Acres development must be constructed first. Director Callaway asked what material will be used for the debris basin. Senior Planner Harris also discussed the landscaping on and around the retention pond/debris basin area indicating that materials must be specified by the final plan stage of the application process.

Officer Kayson Shepherd had no comments.

City Manager Beagley indicated that the current Stratton Meadows subdivision as presented is not viable due to water lines and road improvements that come from construction of the aforementioned Stratton Acres subdivision.

Engineer Lundell addressed the roadway width, stating that the City's current Standards Drawings and Speculations require 32 feet of roadway, and the application shows 29 feet of roadway. As such, the right-of-way width on the plans will need to be adjusted. The applicant, Cameron Spencer, inquired about the City's code regarding right-of-way and how recent code updates affect the application. Engineer Lundell and City Manager Beagley discussed the code updates at both the State and City levels. Engineer Lundell commented that notes on the plat indicate right-of-way dedication for areas outside of the subdivision adding that documentation must be submitted to the City from Nebo School District allowing for the transfer of ownership. Engineer Lundell addressed the storm drainage on Stratton Acres inlets showing that the sumps and single infiltration gallery could be problematic. He also added that streetlights need to be labeled correctly on the plans. Lastly, Engineer Lundell addressed grading and irrigation plans for water lines asking that the applicant not place the lines 8 feet deep as shown on the

Item 2.

DRC Meeting Minutes January 9, 2024

plans. Cameron asked if they could eliminate the retention basin with the use of underground retention tanks and/or infiltration galleries. Engineer Lundell indicated that as long as setback requirements are met, retention tanks and infiltration galleries can be used and encouraged the applicant to make sure all storm drainage is properly constructed.

Senior Planner Harris made a motion to table the Stratton Meadows Plat A Preliminary Plan. Public Works Director Callaway seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

6. Meeting Minutes Approval

Manager Beagley made a motion to approve the December 12, 2023 meeting minutes. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed unanimously.

Adjournment

Fire Chief Lind made a motion to adjourn.

The meeting was adjourned at 11:35 a.m.

Jon Lundell, City Engineer Amalie R. Ottley, City Recorder