



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON MAY 24, 2023 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Public Meeting - Final Site Plan, Centerville Industrial Flex Development - ADMINISTRATIVE DECISION
The developer is under contract to purchase approximately 16.85 acres of land of an existing site used for Trinity. A portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The developer desires to develop a significant underutilized portion property as an industrial flex use project consisting of multiple buildings and related improvements.
2. Public Meeting - Amended Final Site Plan, Trinity Development - ADMINISTRATIVE DECISION
The developer is under contract to purchase approximately 16.85 acres of the existing facility and site, which has a portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The purchasing developer desires to develop a significant underutilized portion property as a warehouse use project consisting of multiple buildings and related improvements.
3. Public Meeting - Final Subdivision Plat, Canyon Point Development - ADMINISTRATIVE DECISION
The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.

The Applicant is now seeking a Final Subdivision Approval from the City. It is proposed that the dwellings in the development be platted as a “*planned unit development*” or PUD subdivision to allow for dwelling units to be individually owned.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - June 14, 2023
Potential Items:

- Centerville Industrial Flex Development, Preliminary Subdivision Application
- Pheasant Brook Additional Development
- Miles Bell (Dave's Auto) Amended Site Plan
- Aiden Bell (former Les Schwab) Amended Site Plan
- Chick-Fil- A Amended Site Plan

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
April 12, 2023 Planning Commission Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
5/24/2023

Item No. 1.

Title: Public Meeting - Final Site Plan, Centerville Industrial Flex Development - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The developer is under contract to purchase approximately 16.85 acres of land of an existing site used for Trinity. A portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The developer desires to develop a significant underutilized portion property as an industrial flex use project consisting of multiple buildings and related improvements.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 05-24-2023 PC Staff Report Final Site Plan Approval - Stokes Stephens Development Site
2. Centerville Flex Site Plan
3. Centerville Flex Landscape Plan
4. Centerville Flex Landscape Plan2
5. Centerville Flex Architectual Design
6. 20230228_Memorandum of Understanding

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM #1**

OWNER: STOKES STEVENSON PARTNERS
1215 WILMINGTON AVE STE 120
SALT LAKE CITY, UTAH 84106

AGENT CONTACT: (sam@stokesstevenson.com)

PROPERTY: PARCELS 06-008-0035, 06-012-0038, 06-012-0112
(1200 WEST 50 SOUTH)

ACREAGE: 16.35 ACRES

ZONING: INDUSTRIAL VERY- HIGH (I-VH) DISTRICT

APPLICATION: REQUEST FOR FINAL SITE PLAN APPROVAL

BACKGROUND

The developer is under contract to purchase approximately 16.85 acres of land of an existing site used for Trinity. A portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The developer desires to develop a significant underutilized portion property as an industrial flex use project consisting of multiple buildings and related improvements.



Because the additional development of the property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful, the developer has obtained a “*memorandum of understanding*” (MOU) between the cities and the developer. This MOU is not binding though it outlines the general parameters for potentially further developing the land. This MOU designates Centerville’s land use ordinances to be utilized for reviewing and approving a development of the property (*see attachments for this report*).

Furthermore, because the former industrial use and site contains both a “*use non-conformity*” and “*other non-conformities*” the remaining portion of the site involving the existing buildings of Trinity will also be reviewed in conjunction with the proposed new development area to ensure entire compliance with Centerville’s Zoning Ordinance and other applicable codes. Nonetheless, due to the entire area being owned/operated in separate with ownerships at this point (*recent realignment of lot lines*), the Site Plan Amendments will be reviewed and approved individually in accordance with city codes and ordinances. However, both sites, (*having been formerly operated one use site*) will be required to be entirely developed and will be treated as “*development phases*,” in accordance with CZC 12.110(f).

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

In February of 2023, the Planning Commission **ACCEPTED THE CONCEPTUAL SITE PLAN** for the proposed the **Stokes/Stevenson Industrial Flex Site**, as follows:

1. *A final site plan application may be prepared and submitted as outlined in CZC 12.21.110(e) of the City’s Zoning Ordinance.*
2. *The Final Site Plan submittal shall substantially conform to this associated conceptual site plan submittal and acceptance, unless otherwise amended/alterd to comply with the applicable I-VH Zone development standards, or other applicable city codes and standards.*
3. *The applicant shall review and incorporate the missing or needed changes to the final site plan design, as further outlined in the February 22, 2023 staff report for Conceptual Site Plan Acceptance.*
4. *The final site plan proposal shall remain subject to the City Engineer’s review to the Geotechnical and Traffic Studies submitted and shall incorporate any changes/alterations, as deemed essential by the City Engineer.*
5. *This conceptual site plan acceptance is not intended to permit actual development of property pursuant to such plan but was reviewed merely to represent how the property could be developed in manner consistent with City Ordinances.*
6. *A portion of this Conceptual Site Plan and proposed development is outside of the City limits (West Bountiful) has been deemed to be reviewed utilizing the I-VH standards in accordance with the MOU between the Cities and the developer. However, such a review is not a guarantee, sanction and/or an approval by West Bountiful.*

STOKES/STEVENSON DEVELOPMENT SITE STANDARDS REVIEW

A. West Centerville Neighborhood Plan Review (GP 12.480.6)

Objective 1.I. Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.

Staff Comments: The proposed development site is in the exact location of this objective. However, the proposed uses are NOT of the nature that this objective is trying to address. The purpose of this objective was attempting to redevelop the Trinity Site but put it into a CUP category to mitigate impacts, if and when the site is redeveloped. If this project is approved, this plan objective may no longer be relevant, as it reduces and begins to eliminate the need for reconfiguring the area for heavy industrial uses. Therefore, staff believes that the proposed development is still consistent with redeveloping the area and mitigating heavy industrial type uses if they were to occur.

B. I-VH District's Final Site Plan Standards Review (CZC 12.35.050)

1. I-VH Zone Uses Allowed - According to the City's Zoning Ordinance, office and warehouse are "permitted uses" within the Industrial-High (I-VH) Zone – see CZC 12.36.040 & CZC 12.36.050.
2. I-VH Zone Development Standards, CZC 12.35.060 and CZC 12.35.300

Development Standards for the Industrial-Very High Zone			
Standard	Requirement	Depicted	Conformity
Building Standards			
Distance Between Buildings	6 feet	Greater than required due to drive aisle & parking lot location	Yes
Building Height, max.	35 feet	36 Feet	Likely*
Site Setbacks			
Front	20 feet	69 feet	Yes
Sides	None		N/A

Rear	None		N/A
Max. Bldg. Floor Area	None	112,896 – largest	NA
Outside Storage	Permitted	None Proposed	NA

** Parapet walls to screen roof equipment would not be included in the building height measurement*

3. Applicable Industrial Development Standards

- **Exterior Building Standards – CZC 12.35.080** – The applicant has represented that the buildings will be constructed using “concrete tilt-up panels” in various color schemes. By precedence, the City has allowed the use this building material under the ordinance clause “or substantially similar and compatible materials.”
- **Parking, Chapter CZC 12-52** – The parking schedule indicates that general manufacturing use would require 447 parking stalls. The site plan proposes 463 parking stalls. The plan does call for a minimum drive aisle widths of 26 feet, except along the southern parking area drive aisle is a width of only 24-feet. FYI – Warehouse is being calculated as 1/1000 sq. ft. due to the fact a user has NOT been identified. If all the users employ a substantial number of actual employees, the parking count (*highest shift*) may change and/or not comply.
- **Landscaping, CZC 12.51** – The applicant has submitted a site plan showing the general location of landscaping and the total percentage, as follows:

Required Landscaping Summary - CZC 12.51		
Standard	Required	Provided
Total Area Landscaping	10% = 1.6 acres	14% = 2.4 acres
Street Frontage Landscaping	15-foot depth	Yes
Total Required Trees	1 Tree per 500 square feet of landscaping	Yes & Yes
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	Yes
Total Interior Parking Lot Landscaping	5%	Yes
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree/2 shrubs	Yes

- **Screening, Section 12-51-110** - According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building. The final site plan addresses all dumpsters, their location, and the screening materials that meets the requirements of CZC 12.51.110.
- **Signs, Chapter 12-54** - All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. However, as part of a final site plan submittal the type and location of signage needs to be submitted, as per CZC 12.21.110(d)(2)(A)(xiii).
- **Outdoor Lighting 12-54** – All Outdoor lighting fixtures is be arranged to direct light away from adjoining residential property. Lighting fixtures mounted on utility poles is to be fully shielded, cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Detached lighting of signs, buildings and displays are to be directed downward. Uplighting is prohibited except as allowed in landscaped areas as part of an approved site plan, conditional use permit, or other plan or permit. Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles. A site and building lighting plan has been submitted and appears to comply with CZC 12.55.140. Pole lighting shall not exceed 25 feet in height.

OTHER REALTED DEVELOPMENT MATTERS

Adequate Public Facilities & Services, CZC 12.55.050 – As the current MOU mentions, these services from either Centerville or West Bountiful. It appears from the Final Site Plan all utility services will be provided by and though property located in Centerville.

Easements, CZC 12.55.100 – Due to the long-ago development of the property, there is the possibly that easements for some of the existing services are missing. Additionally, where upgrades or new services are placed, such easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.

Fences and Walls, CZC 12.55.110 - The final site plan submittal does not address the screening of roof equipment and/or ground equipment, as per CZC 12.51.110, Screening Requirements.

Street Improvements, CZC 12.55.190 – Due to the long ago development of the property, there is the possibly that the current City Specifications for street improvements may

need to be repaired, upgraded, or provided where missing. This will need to be addressed further with the City Engineer for the entire project area.

PLANNING STAFF RECOMMENDATION

[Suggested Motion] “I hereby make a motion for the Planning Commission to **APPROVE THE FINAL SITE PLAN** for the proposed the **Centerville Industrial Flex Development**, located generally at 1200 West 50 South, as follows:

1. *This final site plan approval is restricted to the development of the property, as submitted to the City with the Final Site Plan Application, or as amended by this approval.*
2. *This Final Site Plan may be amended in the future in accordance with the City’s Administrative Approval processes.*
3. *The Final Site Plan shall be altered in a manner to address the following:*
 - a. *The maximum building height shall be limited to 35 feet, subject to the height exceptions allowed by the Zoning Ordinance of CZC 12.55.120.*
 - b. *All two-way parking lot drive aisles shall be corrected to have at least a minimum width of 25 feet.*
 - c. *The maximum height for parking lot pole lighting shall not exceed 25 feet.*
 - d. *The Final Site Plan shall further address the screening of roof equipment and/or ground equipment, as per CZC 12.51.110.*
 - e. *Utility service easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.*
 - f. *Provide the needed cross-access through an appropriate recordable agreement, as deemed acceptable by the City Engineer and Attorney.*
 - g. *All alterations listed in this section shall be reviewed and approved by the Zoning Administrator, as part of the issuance of any project construction permit.*
 - h. *Any dispute regarding compliance with these listed items shall be returned to the Centerville City Planning Commission for resolution.*
4. *The Final Site Plan is conditionally approved assuming the use of the property is industrial flex development consisting of unidentified general manufacturing uses which would require 447 parking stalls. If all the building users employ a substantial number of actual employees, the parking count (highest shift) may change and/or not comply, which may require additional parking subject to a Site Plan Amendment Approval process.*

5. *All site and wall signage are required to obtain a separate permit and must be reviewed by staff for approval at the time a sign permit application is submitted, which shall comply with CZC 12-54.*
6. *Where deemed applicable by the City Engineer, all public street improvements shall be repaired, upgraded, or provided where missing, as required by CZC 12.55.190.*
7. *The final site plan approval shall remain subject to the City Engineer's review and approval of the improvement construction drawings or applicable needed alterations, including the any applicable public improvements and public landscaping bonding, as deemed applicable by the City Engineer in accordance with City ordinances.*
8. *This Final Site Plan Approval is conditioned upon the required site remedies regarding the existing nonconformity status of the original Trinity operations and site (see CZC 12.21.080). Due to the past spatial extent of this existing use, the Centerville Flex property is also being considered as a "development phase," in accordance with CZC 12.110(f). Therefore, this approval is contingent on the parallel approval of the Trinity Site, which shall require both properties to be developed simultaneously, with regards to the jointly integrated construction of needed utilities and services.*
9. *A portion of this Final Site Plan and its proposed development is outside of the City limits of Centerville (i.e. West Bountiful) and has been reviewed utilizing the Centerville City I-VH standards in accordance with the MOU between the Cities and the developer. However, this final site plan approval is not a guarantee, sanction and/or to be deemed a Final approval by West Bountiful.*
10. *Due to the nature of this proposed development being located in multiple municipal jurisdictions, this Final Site Plan Approval shall NOT become effective or valid until both Centerville City and West Bountiful City have entered into an interlocal agreement between them regarding the provision of services and other applicable joint municipal issue regarding the project.*
11. *In accordance with CZC 12.21.110.(c)(3), when site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to obtaining the required Final Site Plan approvals from both Centerville City and West Bountiful City.*
12. *If an interlocal agreement is not obtained between these cities, then this Final Site Plan may be amended to remove and reconfigure the site to eliminate property outside of Centerville City, in accordance with submitted Amended Site Plan Application, which shall return to the Centerville City Planning Commission for review and approval or shall become null and void.*

13. This Final Site Plan Approval shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within one year or not substantially completed within two years from the date of final site plan approval.

Suggested Reasons for Action (findings):

- a. The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as also reviewed in the related staff reports, the Final Site Plan can be deemed consistent with the City's General Plan.*
- b. The Planning Commission finds after considering the applicable development standards of the I-VH Zone, the proposed Final Site Plan with the conditions imposed does comply with the expected Zoning and applicable municipal code standards, as also reviewed in the related Staff Reports of February 22, 2023 and May 24, 2023.*
- c. Therefore, the Planning Commission finds that Final Site Plan Approval, with the conditions imposed, is warranted for the proposed development of the properties.*

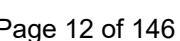


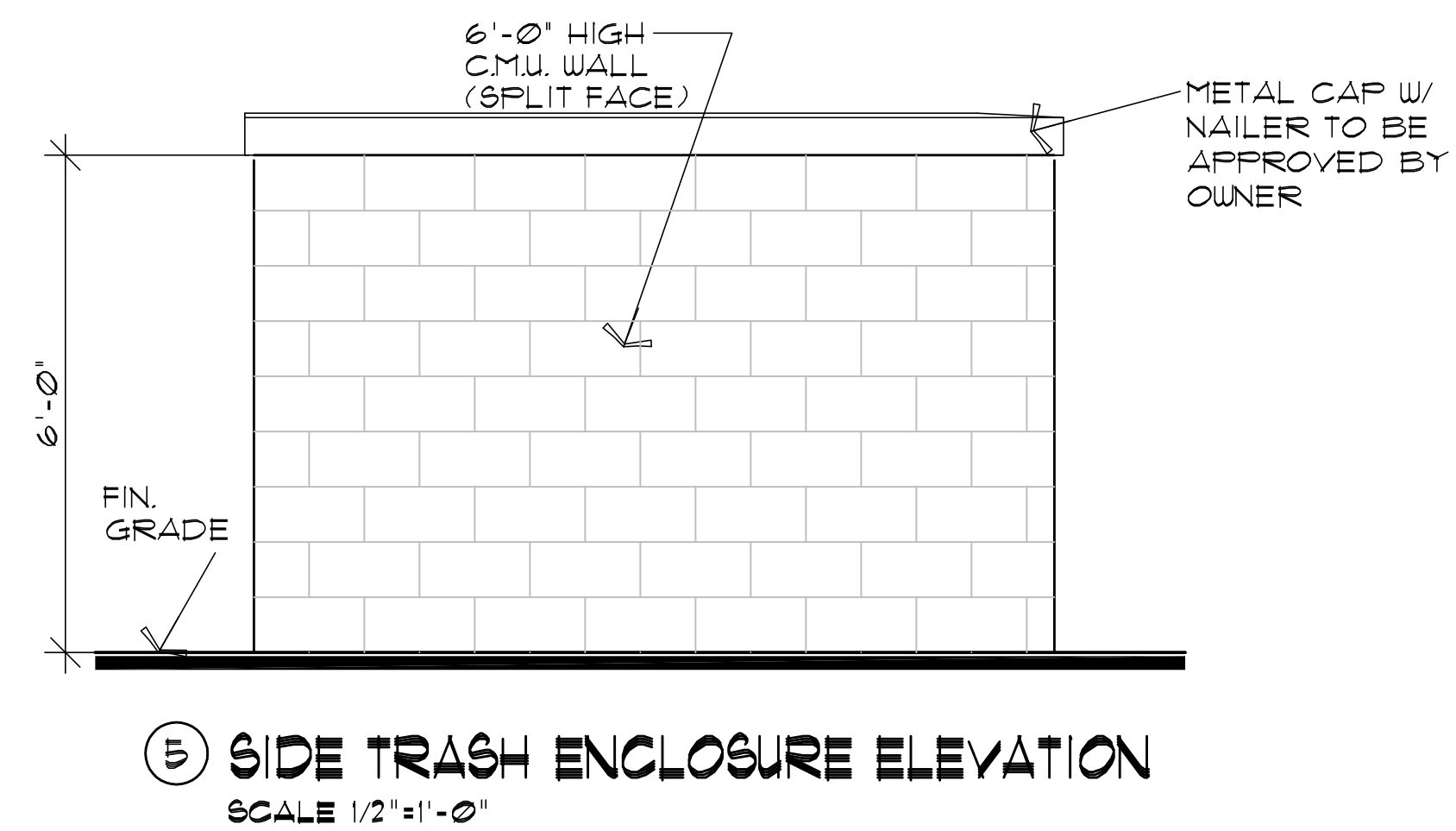
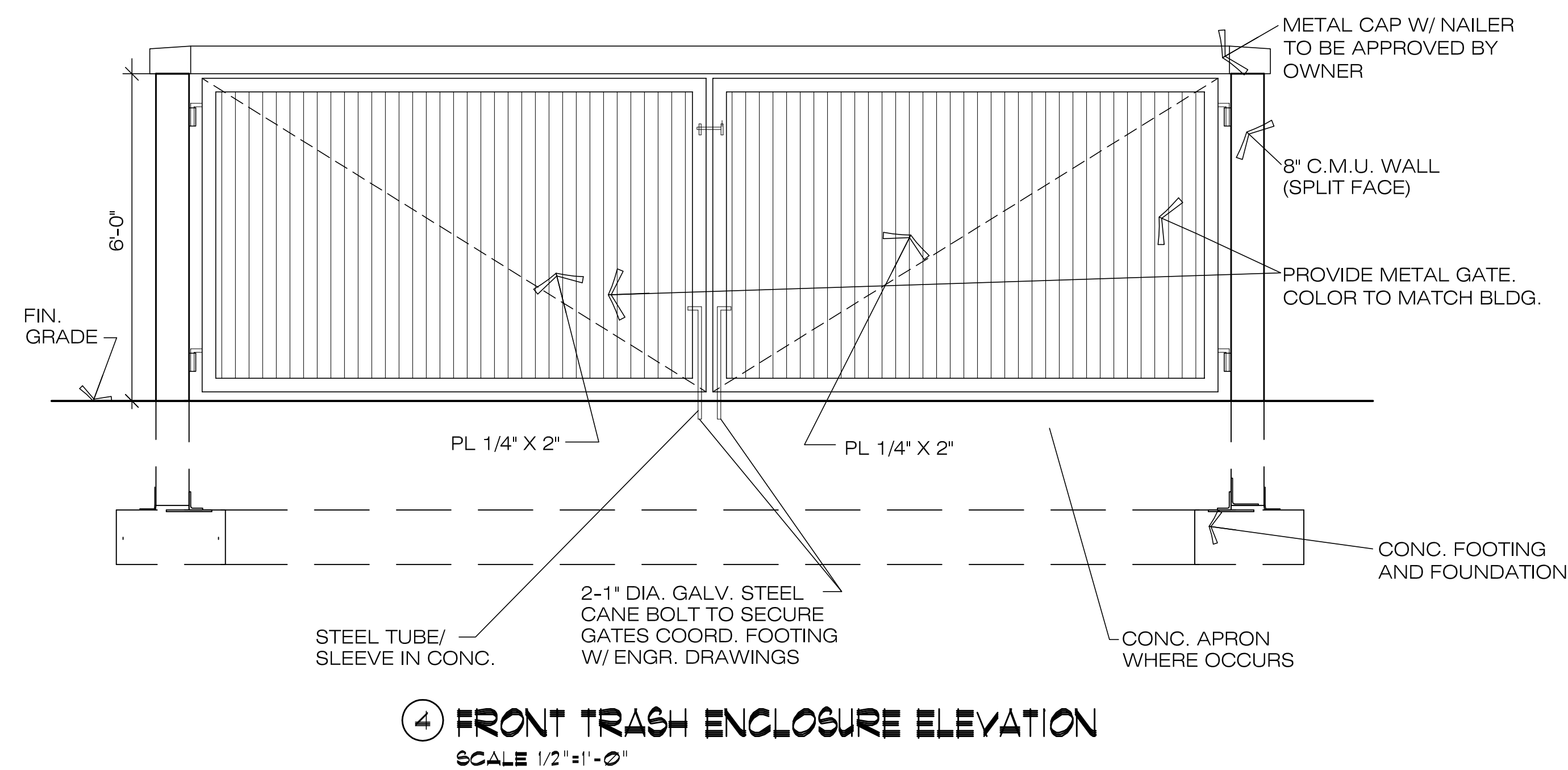
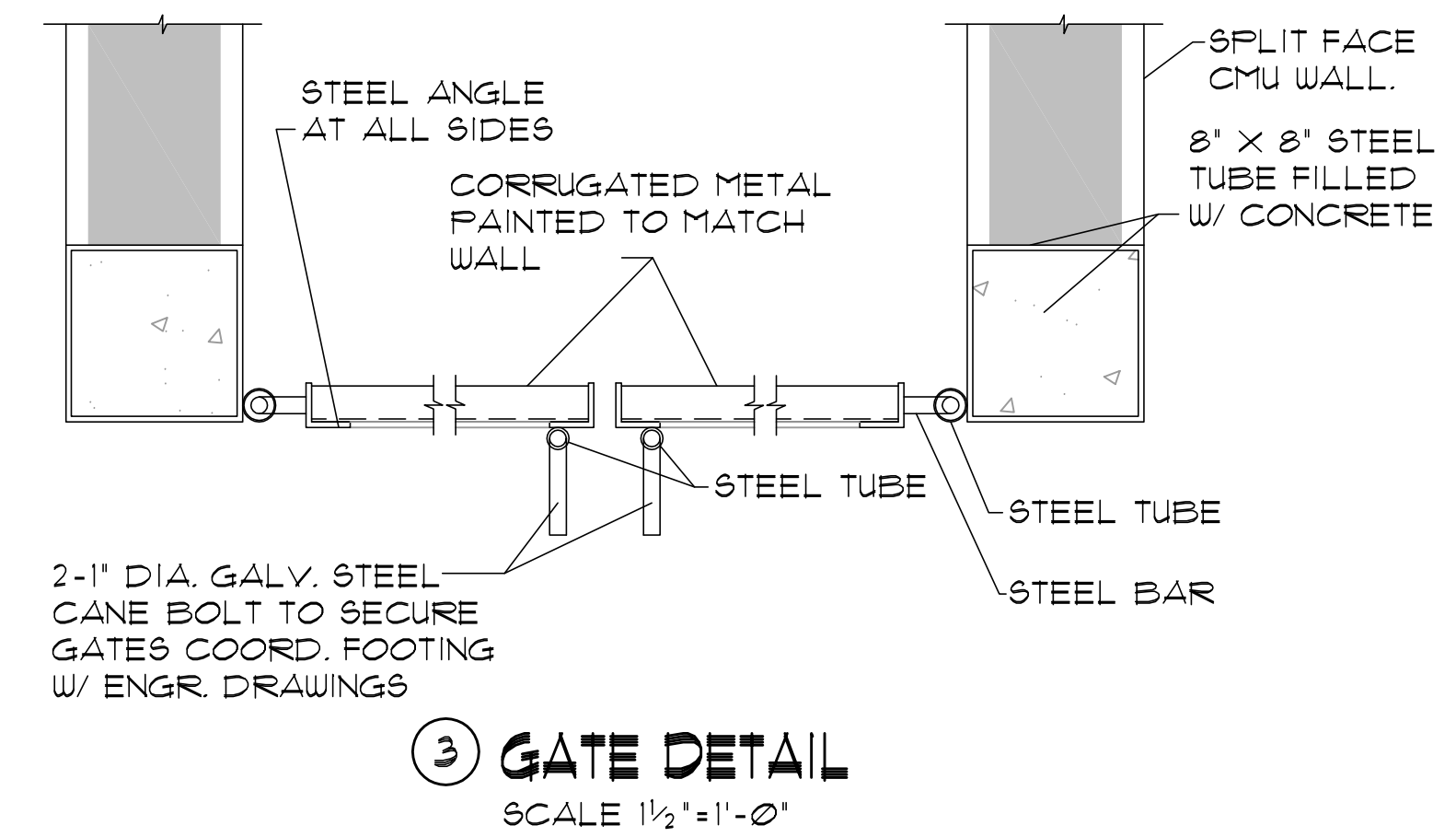
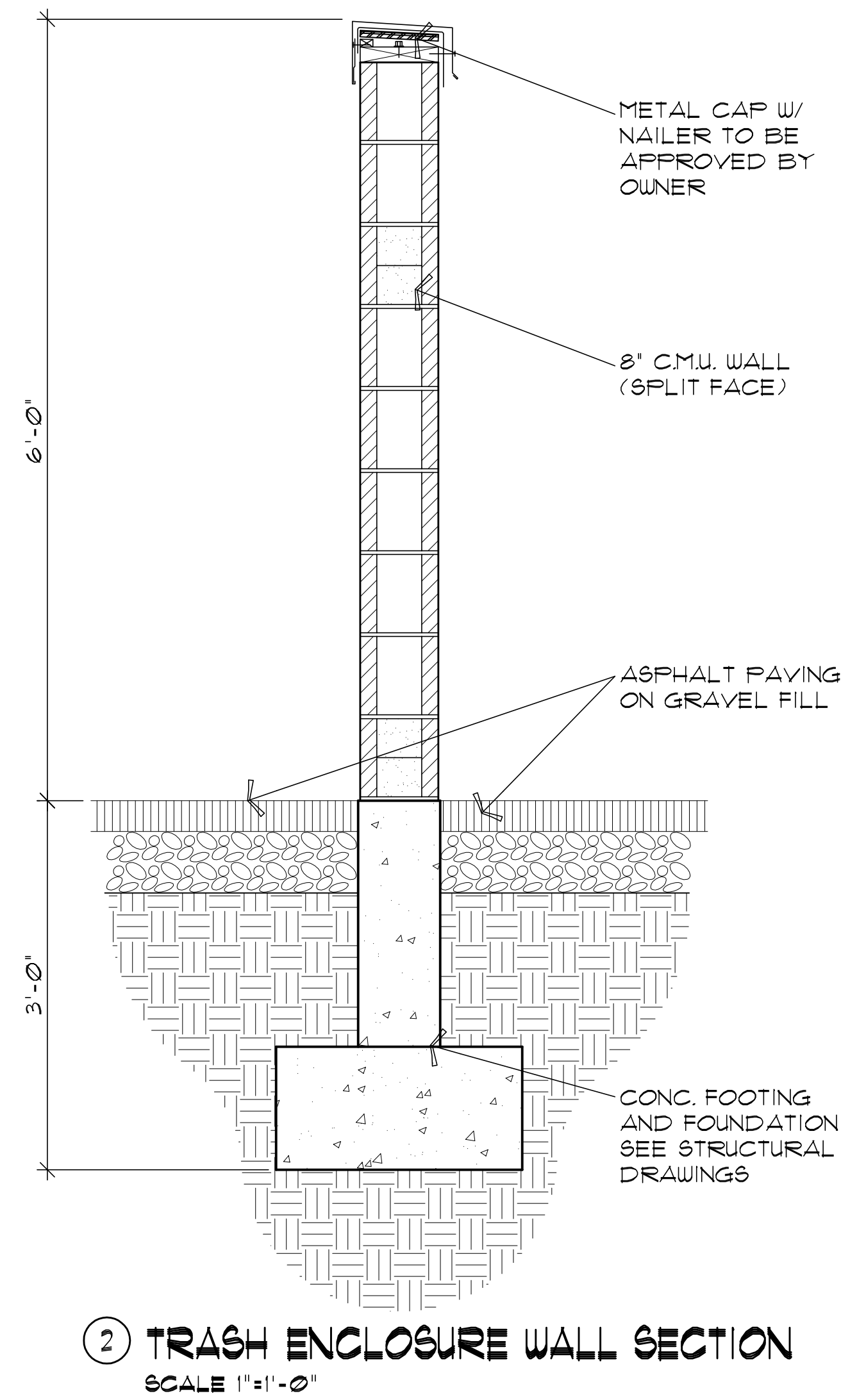
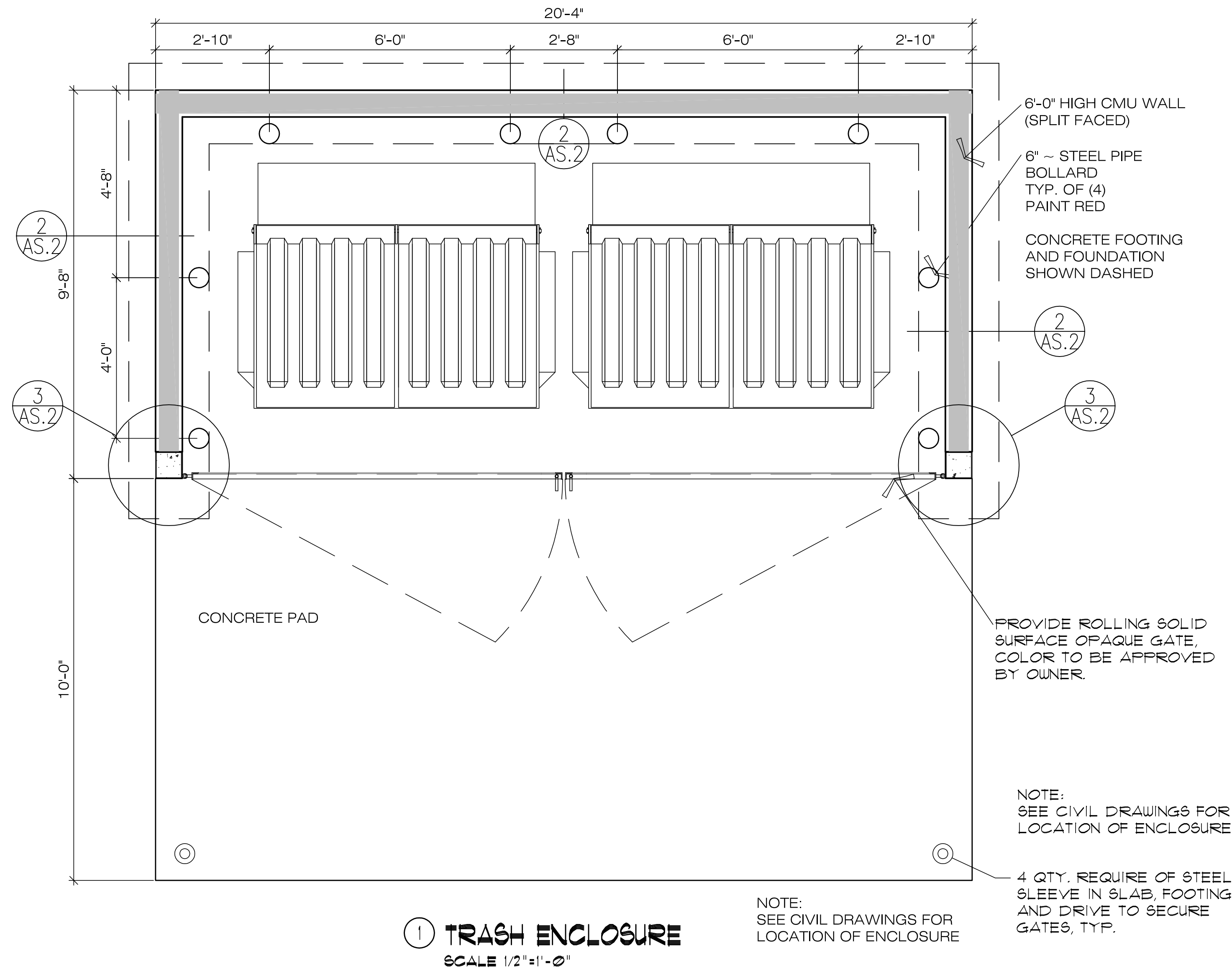
200 E. South Temple
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STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

SITE PLAN

MARCH 31, 2023
2282701SA8.dwg





SAMUEL J. BRADY

ARCHITECTS

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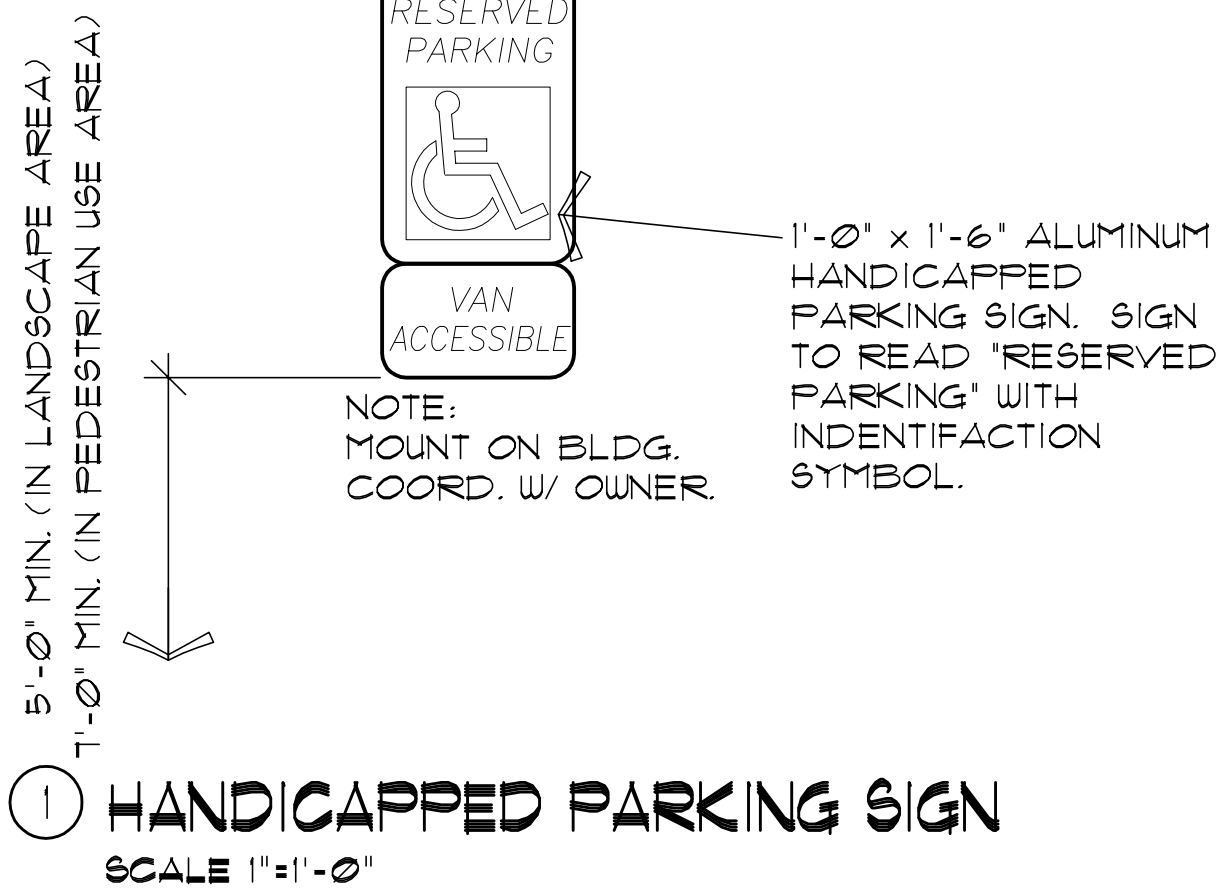
STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

PROPOSED BUILDINGS

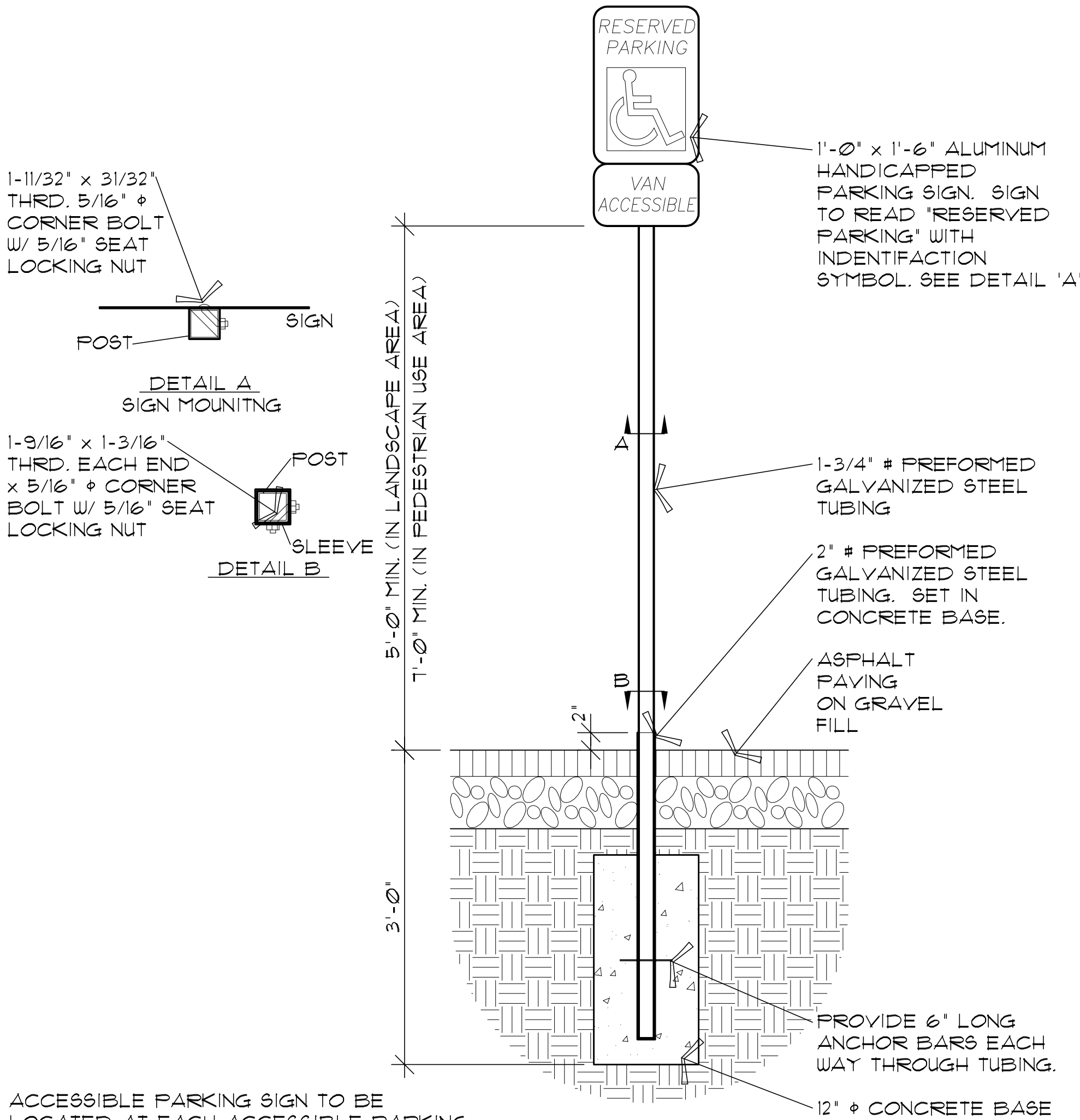
SITE DETAILS

SCALE: AS SHOWN
MARCH 22, 2023
2282701AS2.dwg

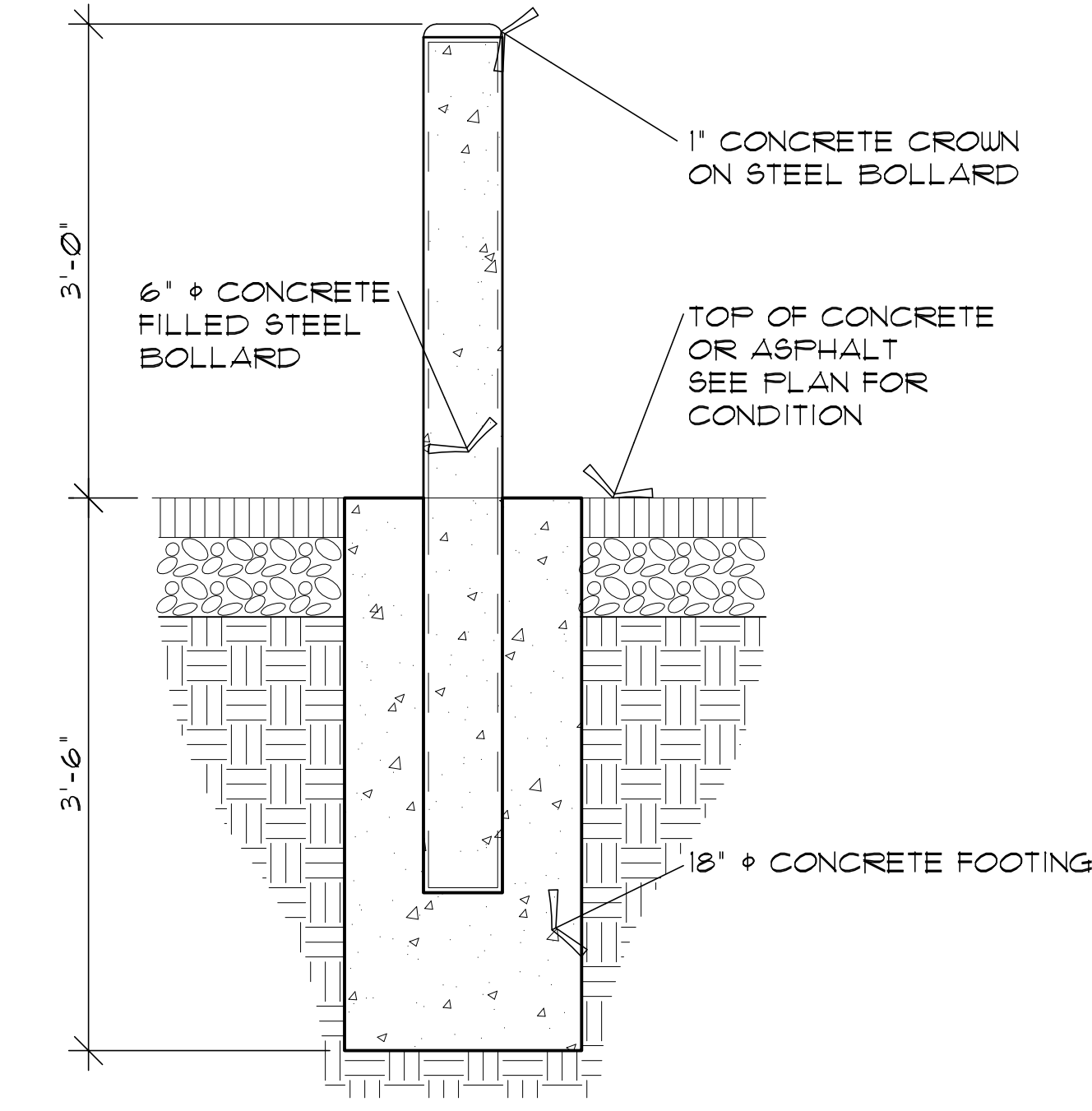
AS.2



① HANDICAPPED PARKING SIGN
SCALE 1"=1'-0"



② HANDICAPPED PARKING SIGN
SCALE 1"=1'-0"



③ BOLLARD DETAIL
SCALE 1"=1'-0"



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STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

PROPOSED BUILDINGS

SITE DETAILS

SCALE: AS SHOWN
MARCH 22, 2023
2282701AS2.dwg

AS.3



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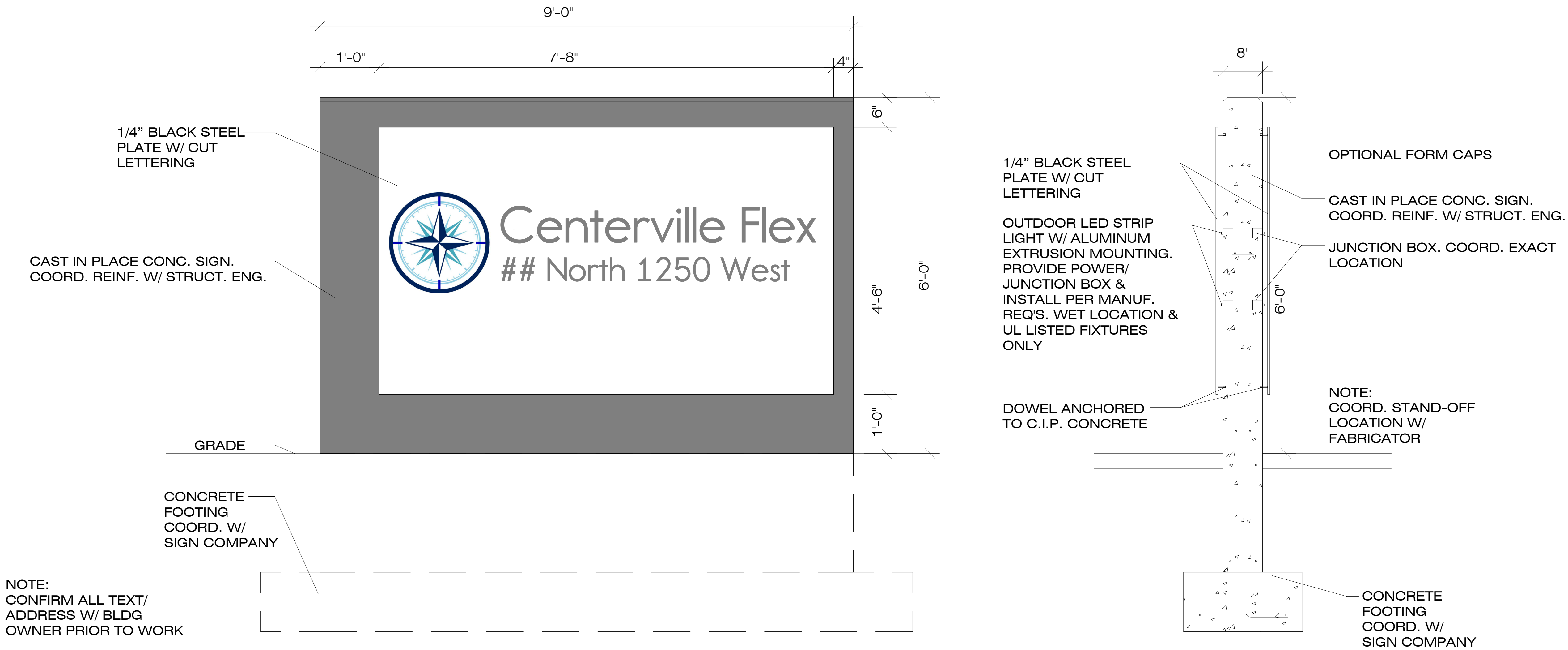
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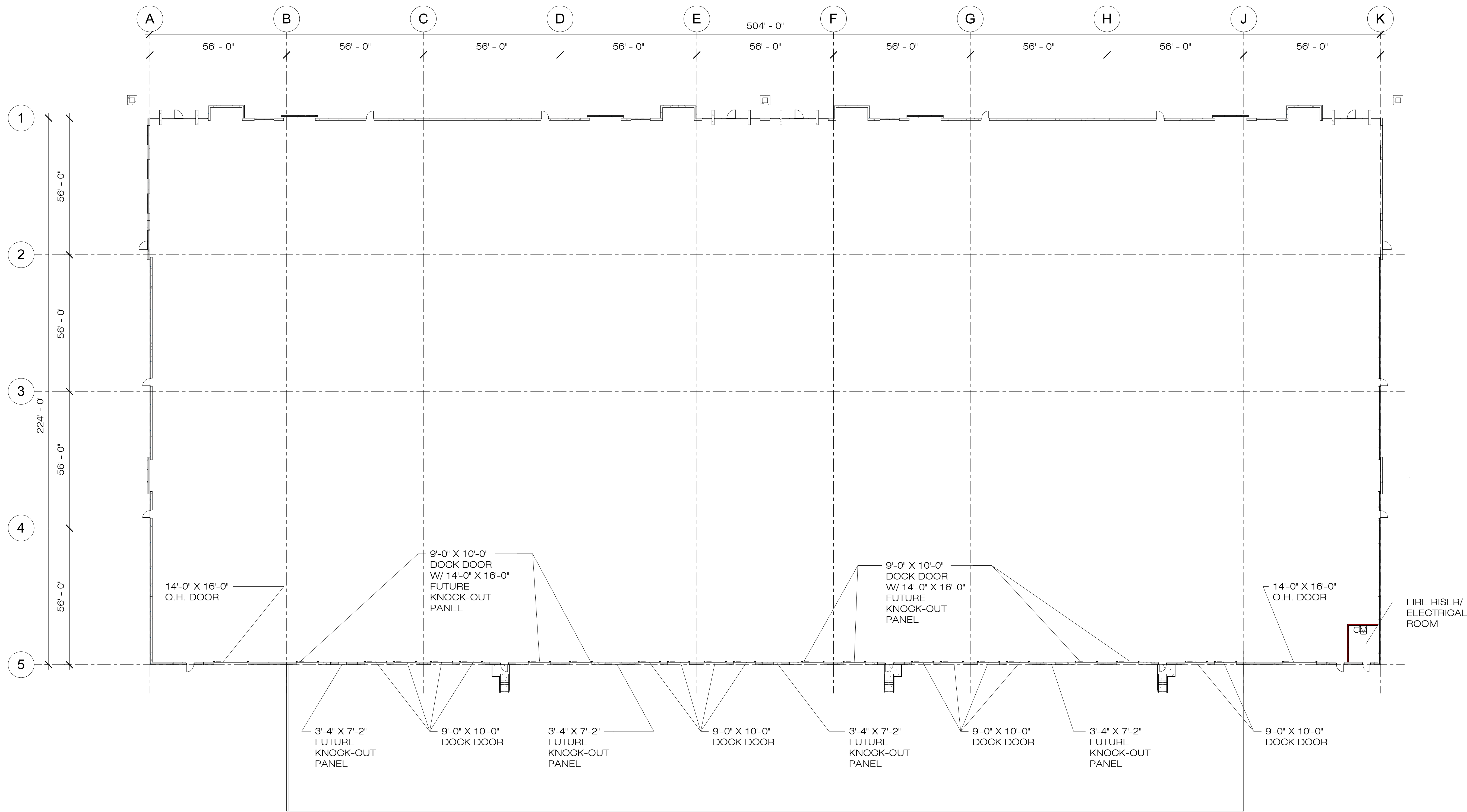
CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

SIGNAGE DETAILS

SCALE: 1" = 1'-0"
MARCH 31, 2023
2282701

AS.4





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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 1**

MAIN LEVEL

FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



A1.1



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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

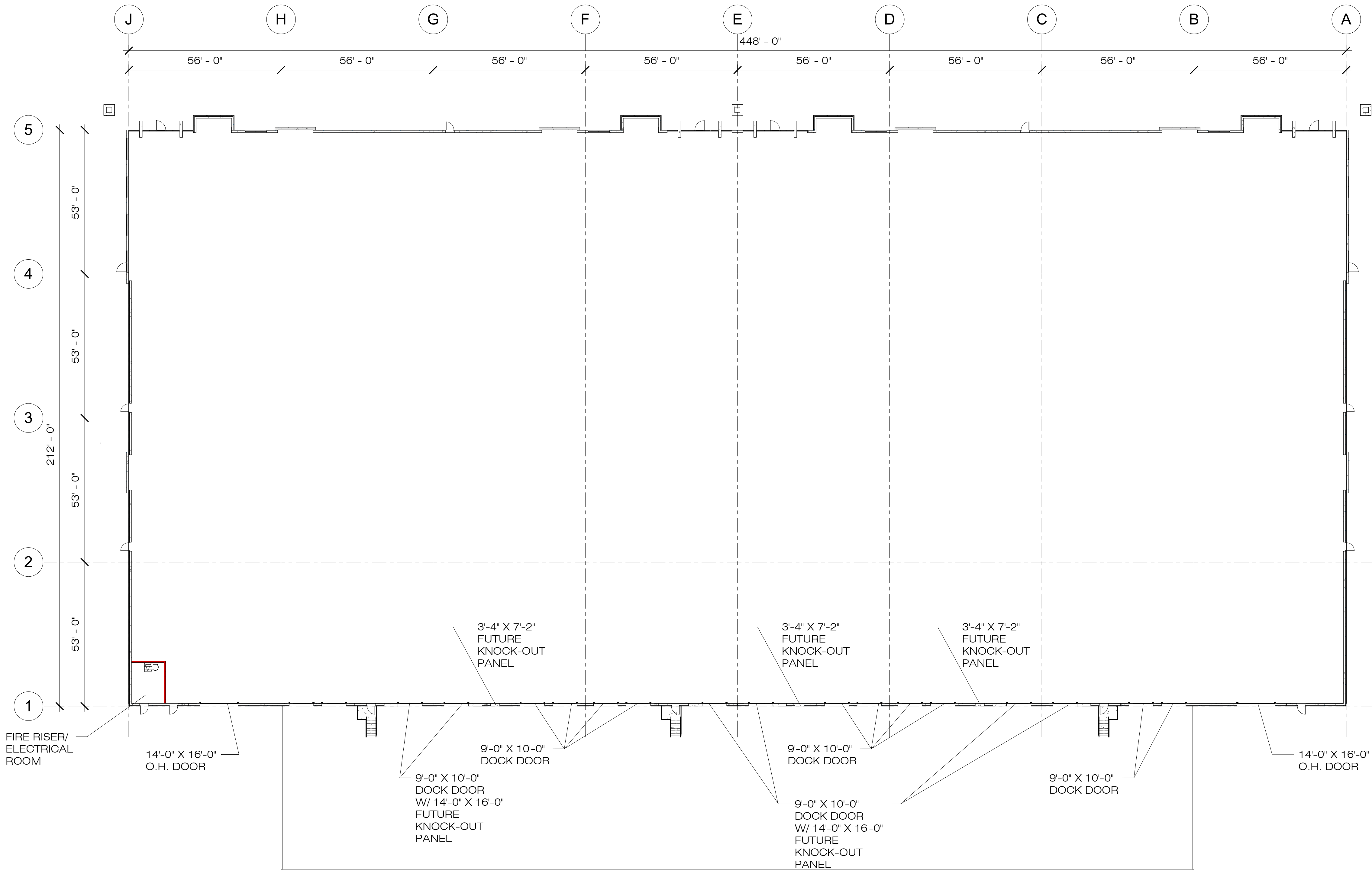
**PROPOSED
BUILDING 2**

**MAIN FLOOR
FLOOR PLAN**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



A1.1





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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 3**

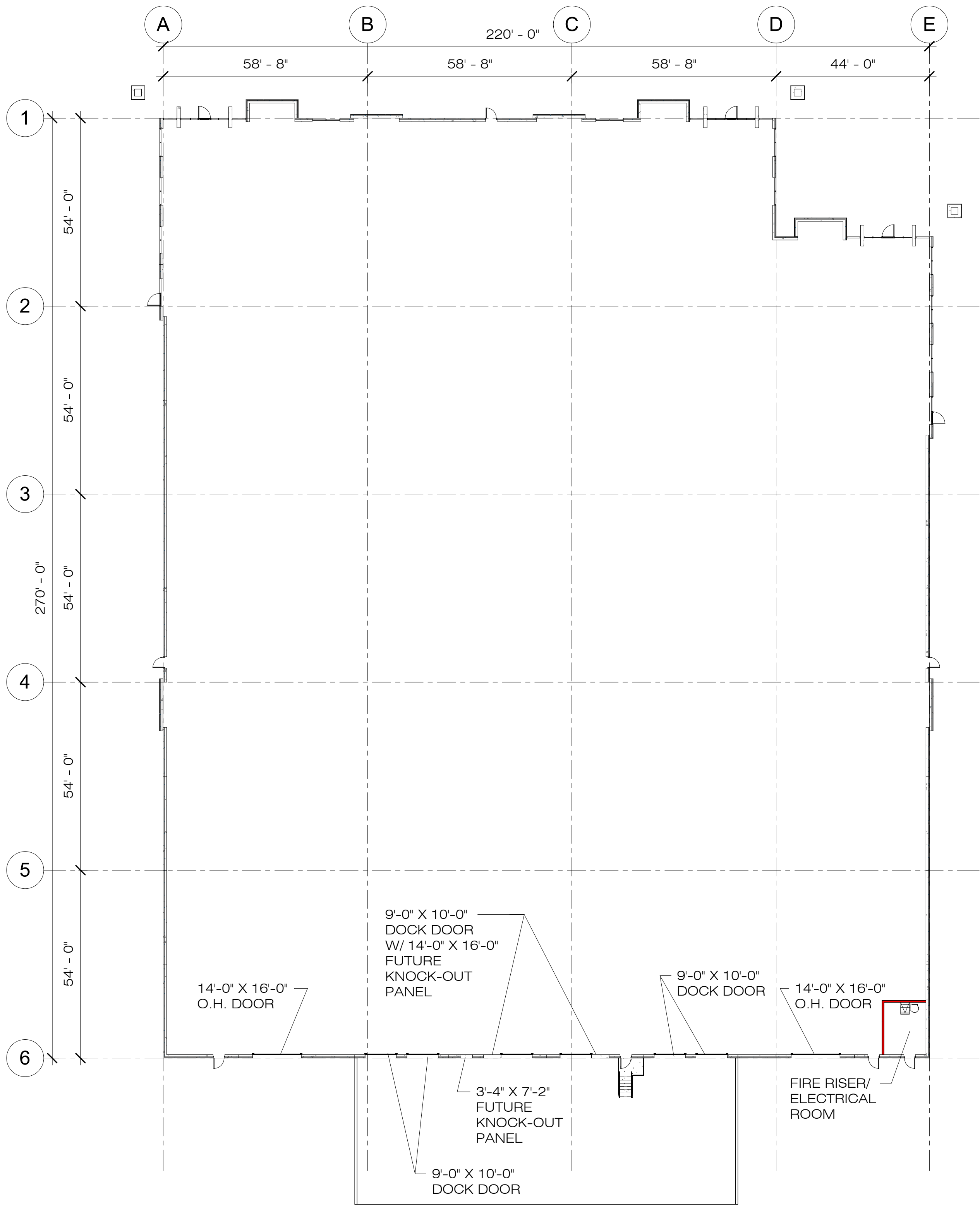
MAIN LEVEL

FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



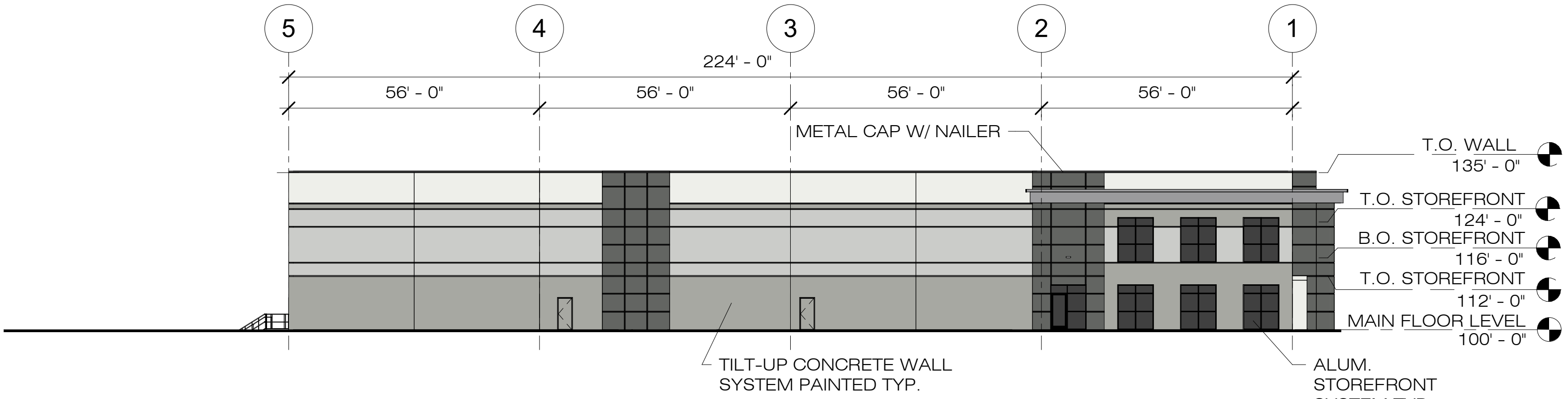
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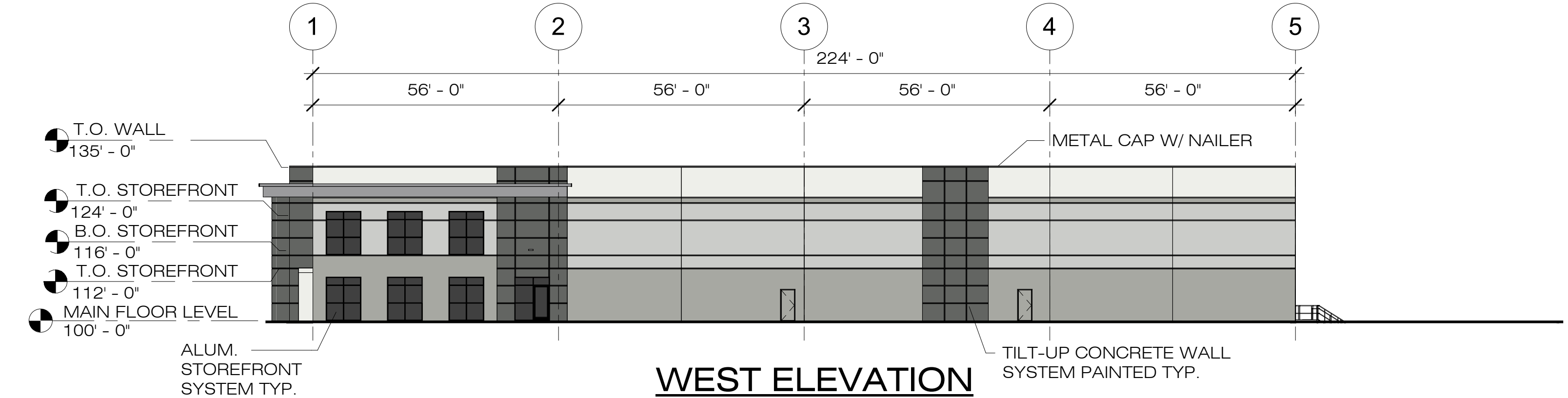
FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY

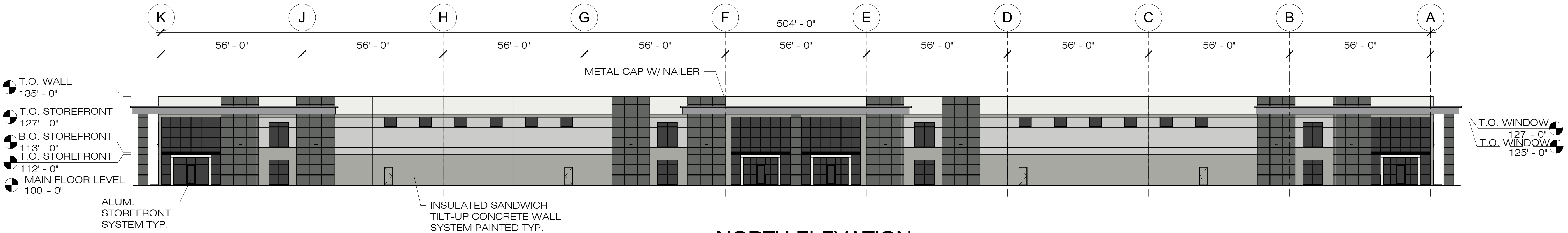
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1
REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE
ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.



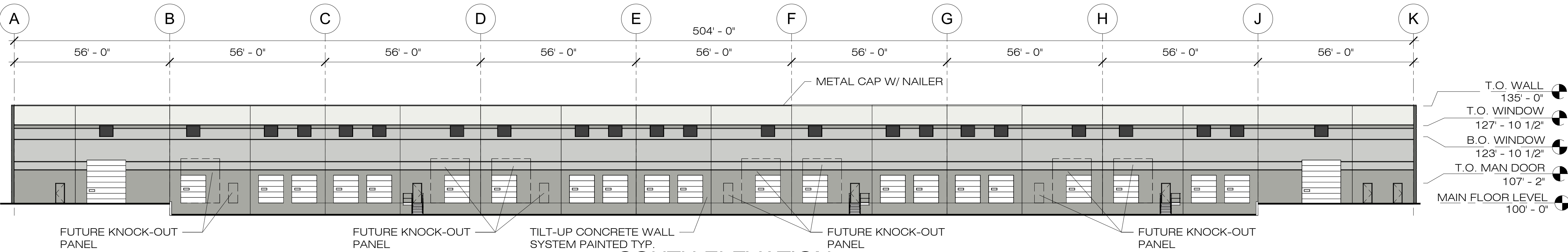
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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FOR OWNER/TENANT APPROVAL OF
THE SPACE NOTED AND IS NOT FOR
CONSTRUCTION. ACTUAL SITE
DIMENSIONS COULD VARY.

CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 1**

**EXTERIOR
ELEVATIONS**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701

A3.1



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
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(801) 595-1752
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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

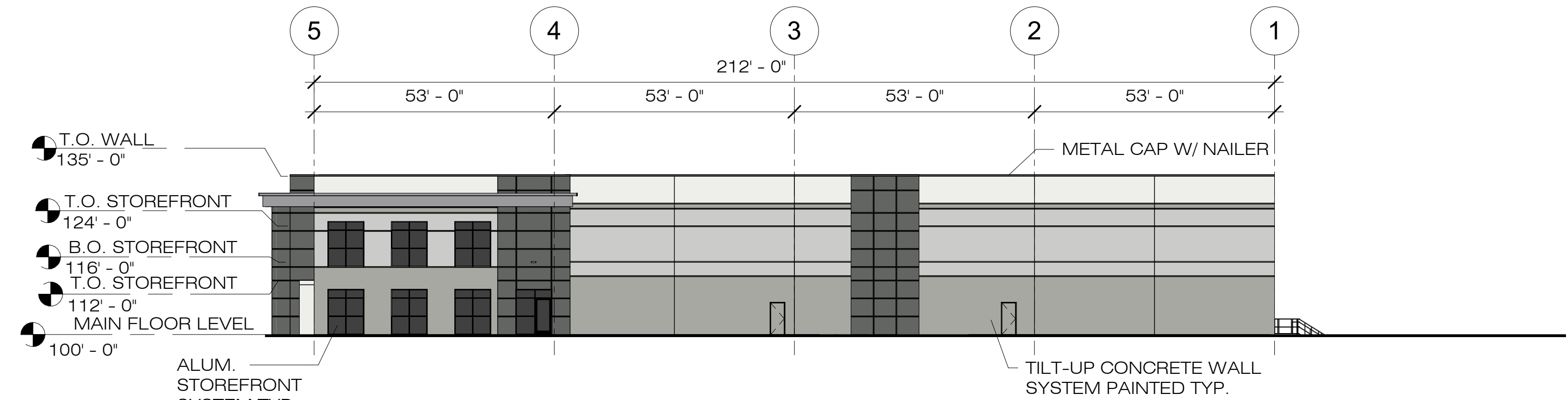
**PROPOSED
BUILDING 2**

**EXTERIOR
ELEVATIONS**

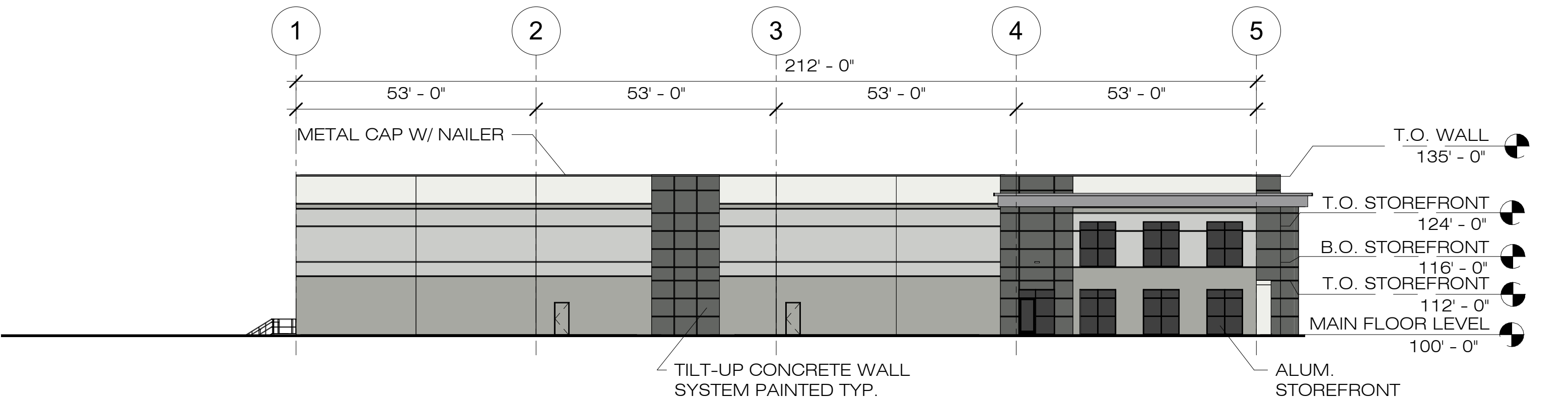
SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701

A3.1

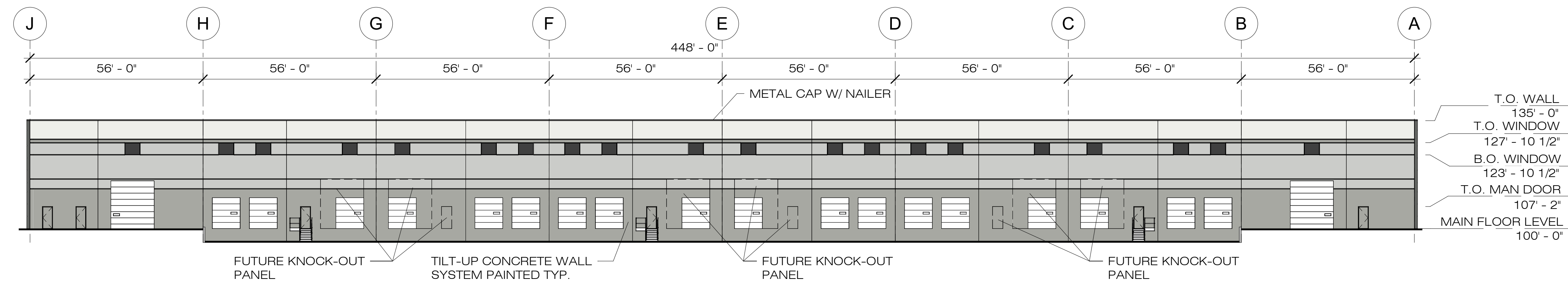
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1
REQ'S. OF MIN. 6" HIGH AND MIN. .5' WIDE AND SHALL BE
ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.



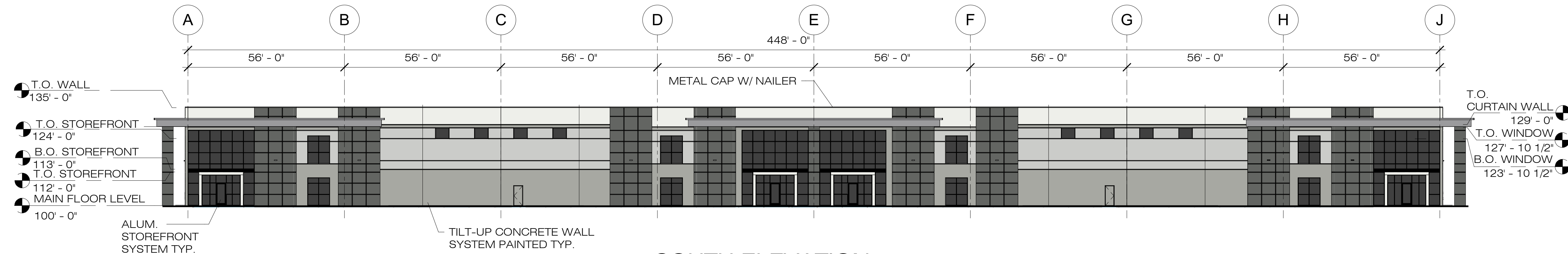
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY



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70 NORTH 1250 WEST
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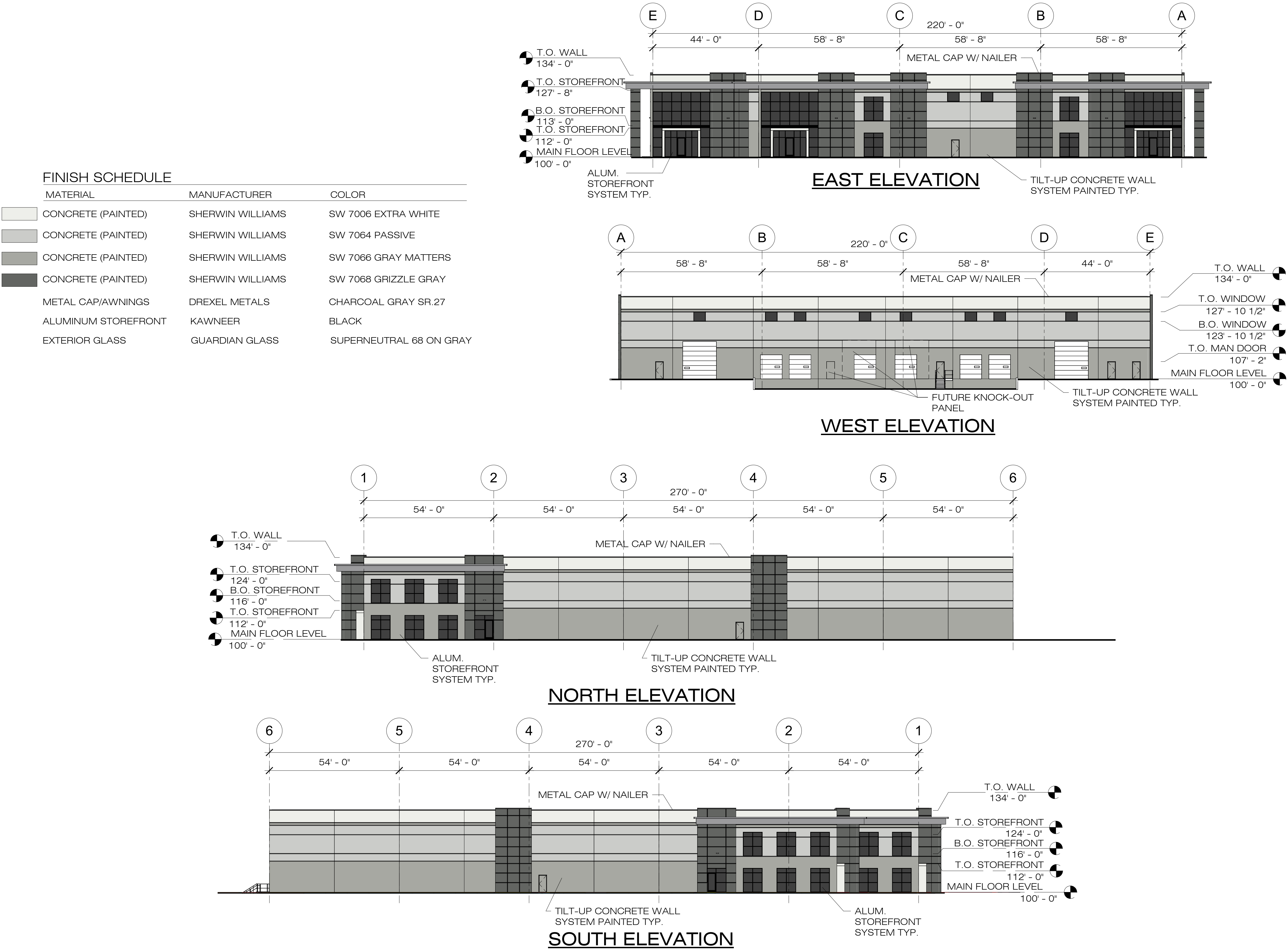
**PROPOSED
BUILDING 3**

**EXTERIOR
ELEVATIONS**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701

A3.1

NOTE:
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REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE
ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE
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sba

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:

MARCH 16, 2023
2282701

A3.2



**SAMUEL J.
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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:
MARCH 16, 2023
2282701

A3.3



PLANT LEGEND					
CONFIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PAC	27	Picea abies 'Capressina' Columnar Norway Spruce	B & B	5'-6'
	PPI	16	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B	5'-6'
DECIDUOUS TREES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGF	13	Acer griseum 'JFS KW8AGRI' TM Fireburst Paperbark Maple	B & B	2" Cal	
ATG	33	Acer tataricum 'Gar Ann' Hot Wings Tatarian Maple	B & B	Multi-trunked	
CXM	13	Celtis x 'Magnifica' Magnifica Hackberry	2" Cal	2" Cal	
CCT	8	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B	2" Cal	
FBO	12	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2" Cal	
GHP	30	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal	
GDE	10	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2" Cal	
MAM	15	Maackia amurensis 'JFS-Schietel' TM Maackian Maackia	B & B	2" Cal	
MRS	50	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2" Cal	
MAD	5	Malus x adstringens 'Durelo' Gladstone Crabapple	B & B	2" Cal	
QUP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2" Cal	
TCG	8	Tilia cordata 'Greenpipe' Greenpipe Linden	B & B	2" Cal	
ZSW	1	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2" Cal	
ZSC	28	Zelkova serrata 'JFS-KWI' TM City Sprite Zelkova	B & B	2" Cal	

SUGGESTED SHRUB LIST				
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PFP	123	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RPC	108	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal
	RGL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SPG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ACC	24	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal
	HPP	7	Hesperaloe parviflora 'Purpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHT	79	Juniperus horizontalis 'Mombert' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moonlight' Moonlight Juniper	10 gal
	PMS	82	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	MML	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MRU	198	Muhlenbergia reverchonii 'PUNDOIS' TM Undanted Ruby Muhly	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	EPM	264	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RPM	970	Rosa 'JFS-KWI' TM	1 gal

ISSUE DATE

4/3/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

811

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

PROJECT INFORMATION

TRINITY

950W. 400 S

CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR

ATT: SCOTT THORSEN

801-949-6296

SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 753-5644

www.pkjdesigngroup.com

LICENSE STAMP

LANDSCAPE ARCHITECT

JOHN ANSWORTH

8128-21-5301

04/03/2023

STATE OF UTAH

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 4/3/2023

GRAPHIC SCALE: 1" = 60'

0' 60' 120' 240'

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-graying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock/See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 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 soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

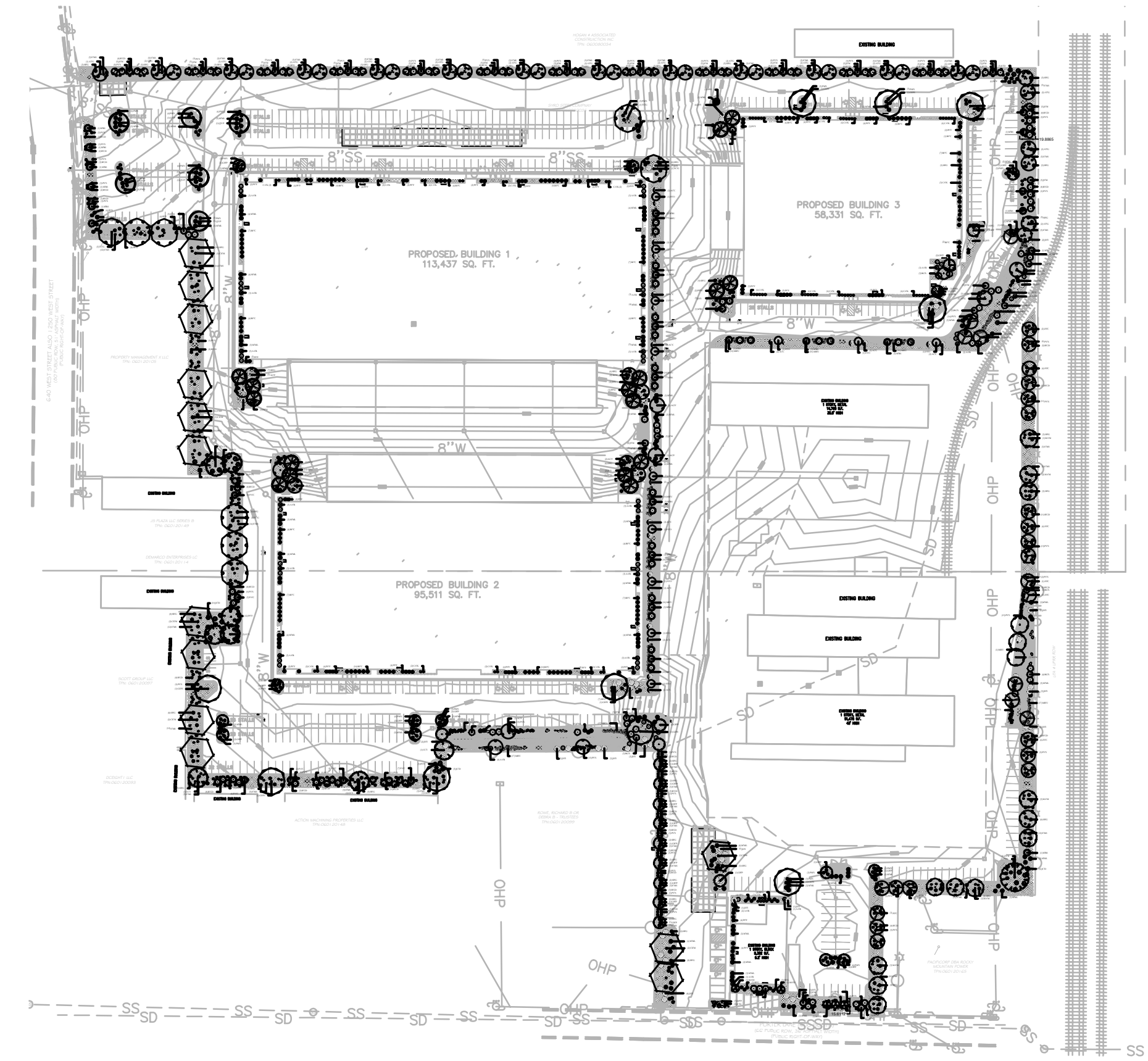
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a 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.
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.
- 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: 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 blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with stumps or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.
- END OF SECTION

LANDSCAPE NOTES

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

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



SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. 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 FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5 OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,713 sf
	2-4" GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5 OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,303 sf
	BOULDERS - DECORATIVE	148

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
115 1 TREE / 25 FT (976 LN FT)	39	39
PORTER LANE / 400 SOUTH 1 TREE / 25 FT (93 LN FT)	8	8
950 WEST STREET 1 TREE / 25 FT (140 LN FT)	6	6
TREE COUNT: 1 TREE / 500 SQ.FT. INTERNAL LANDSCAPING 110,777 SF LANDSCAPED AREA	222	222

PROVIDED FOR PERIMETER AND INTERNAL LANDSCAPING SHALL BE 50% --PROVIDED.
BUFFER LANDSCAPING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT SHALL BE 50% --PROVIDED.
LANDSCAPE AT BUILDING FRONTAGE/FOUNDATION 50% --PROVIDED.
INTERIOR PARKING LOT LANDSCAPING 5% --PROVIDED.
INTERIOR PARKING LOT TREES AND SHRUBS 1 TREE/2 SHRUBS FOR EVERY 6 STALLS --PROVIDED.

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PAC	27	Picea abies 'Cupressina' TM Columnar Norway Spruce	B & B		5'-6'
	PPH	16	Picea pungens 'Hoopsii' Hoopsi Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AGF	13	Acer griseum 'Griseum' TM Fireburst Paperbark Maple	B & B	2" Cal	
	ATG	33	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B		Multi-trunked
	CXM	13	Celtis x 'Magnifica' Magnifica Hackberry		2" Cal	2" Cal
	CGC	8	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B	2" Cal	
	FSS	12	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2" Cal	
	GBF	30	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal	
	GDE	10	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2" Cal	
	MAM	15	Maackia amurensis 'JFS-Schieertel' TM MacNificent Maackia	B & B	2" Cal	
	MRS	50	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2" Cal	
	MAD	5	Malus x adstringens 'Dunrolo' Gladstone™ Crabapple	B & B	2" Cal	
	QUP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2" Cal	
	TCG	8	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2" Cal	
	ZSW	1	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2" Cal	
	ZSC	28	Zelkova serrata 'JFS-KWI' TM City Sprite Zelkova	B & B	2" Cal	

SUGGESTED SHRUB LIST

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PEF	123	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquifol	5 gal
	RFC	108	Rhamnus frangula 'Columnaris' Tall Hedge Backhorn	5 gal
	RGTL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SBG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ACC	24	Acrostaphylos x coloradensis 'Chieftain' Chieftain Manzanita	5 gal
	HPP	7	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHT	79	Juniperus horizontalis 'Mombor' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moonglow' Moonglow Juniper	10 gal
	PMS	82	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	MMI	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MIRU	198	Muhlenbergia reverei 'PUND01S' TM Undaunted Ruby Malt	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	FMS	264	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RCD	279	Rosa x 'Meidiflora' TM Coral Drift Groundcover Rose	5 gal

ISSUE DATE

4/03/2023

PROJECT NUMBER

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PLAN INFORMATION

NO. REVISION DATE

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PROJECT INFORMATION

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950W. 400 S

CENTERVILLE, UTAH

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CIR
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801-949-6296
SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

LICENSE STAMP

STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

GRAPHIC SCALE: 1" = 150'

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

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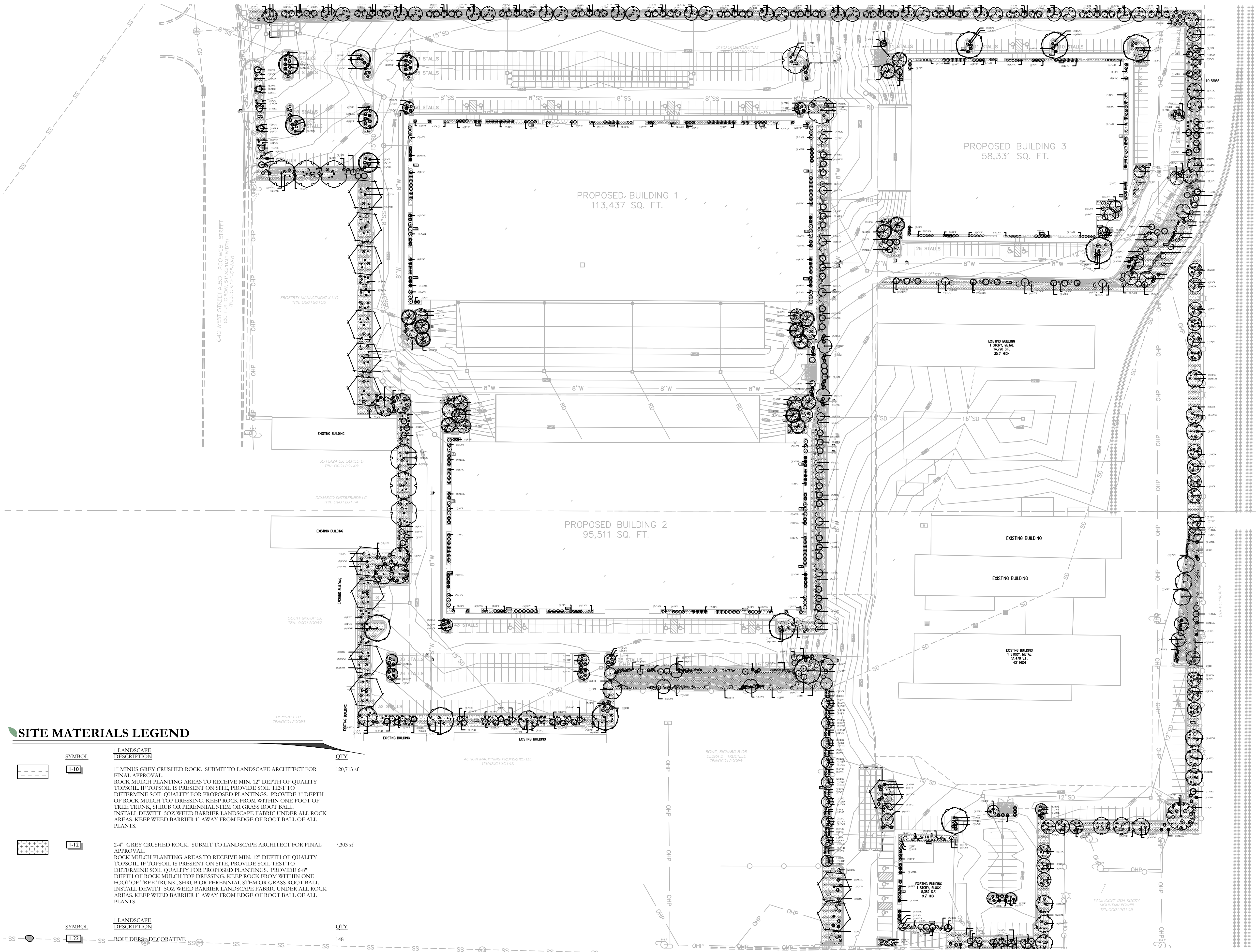
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Page 25 of 146



SITE MATERIALS LEGEND		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1\" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12\" DEPTH OF QUALITY TOPSOIL. 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 FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,713 sf
	2-4\" GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12\" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8\" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,305 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-22\" Boulders Decorative	148

PLANT LEGEND						
CONIFERS		CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	PAV	27		Picea abies 'Cupressina' Columnar Norway Spruce	B & B	5'-6'
	PPH	16		Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B	5'-6'
DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AGF	13		Acer griseum 'JFS KWRAGRI' TM Fireburn Paperbark Maple	B & B	2\" Cal
	ATG	33		Acer tataricum 'Gaz-Ann' Hot Wings Tatarian Maple	B & B	Multi-trunked
	CXM	13		Celtis x 'Magnifica' Magnifica Hackberry		2\" Cal 2\" Cal
	CCT	8		Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2\" Cal
	FSO	12		Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2\" Cal
	GBP	30		Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2\" Cal
	GDPE	10		Gymnocladus dioica 'Espresso' Kentucky Coffee tree	B & B	2\" Cal
	MAM	15		Maackia amurensis 'JFS-Schictell' TM Maackia	B & B	2\" Cal
	MRS	50		Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2\" Cal
	MAD	5		Malus x adstringens 'Dorles' Gladiator™ Crabapple	B & B	2\" Cal
	QUP	6		Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2\" Cal
	TCG	8		Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2\" Cal
	ZSW	1		Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2\" Cal
	ZSC	28		Zelkova serrata 'JFS-KW1' TM City Scape Zelkova	B & B	2\" Cal

SUGGESTED SHRUB LIST				
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PFF	123	Potentilla fruticosa 'Fargo' Fargo Yellow Shrubby Cinquefoil	5 gal
	RFC	108	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal
	RGL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SPG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ACC	24	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal
	HPP	7	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHF	79	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moon Glow' Moon Glow Juniper	10 gal
	PMS	82	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	MML	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MRU	198	Muhlenbergia reverchonii 'PUND01S' TM Undaunted Ruby Muhly	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	EMS	264	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RCD	279	Rosa x 'Madison' TM Coral Drift Groundcover Rose	5 gal

ISSUE DATE

3/22/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

CIR
ATT: SCOTT THORSEN
801-949-6296
SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

NO.

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811

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0' 30' 60' 120' 240'

GRAPHIC SCALE: 1" = 60'

TRINITY

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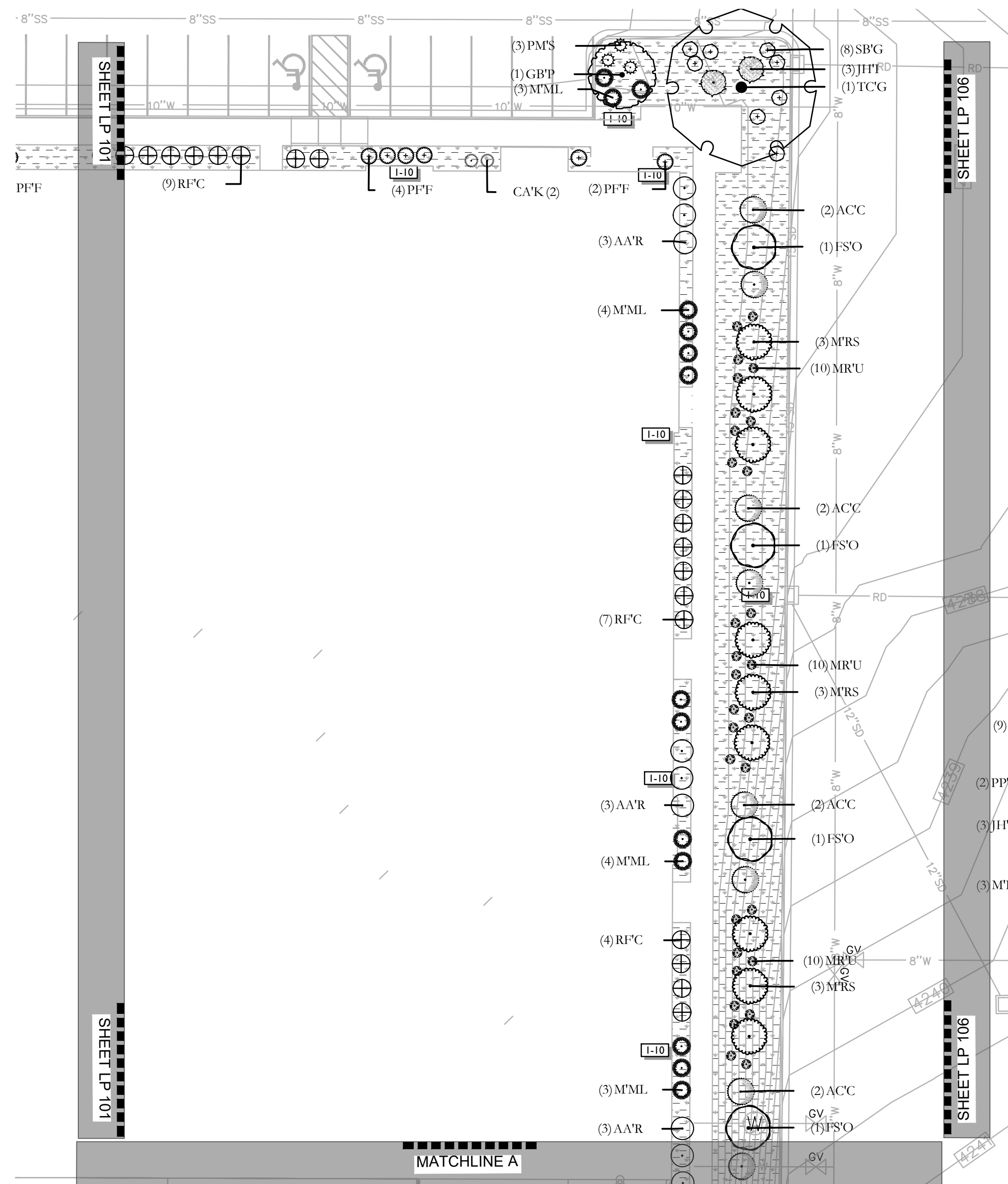
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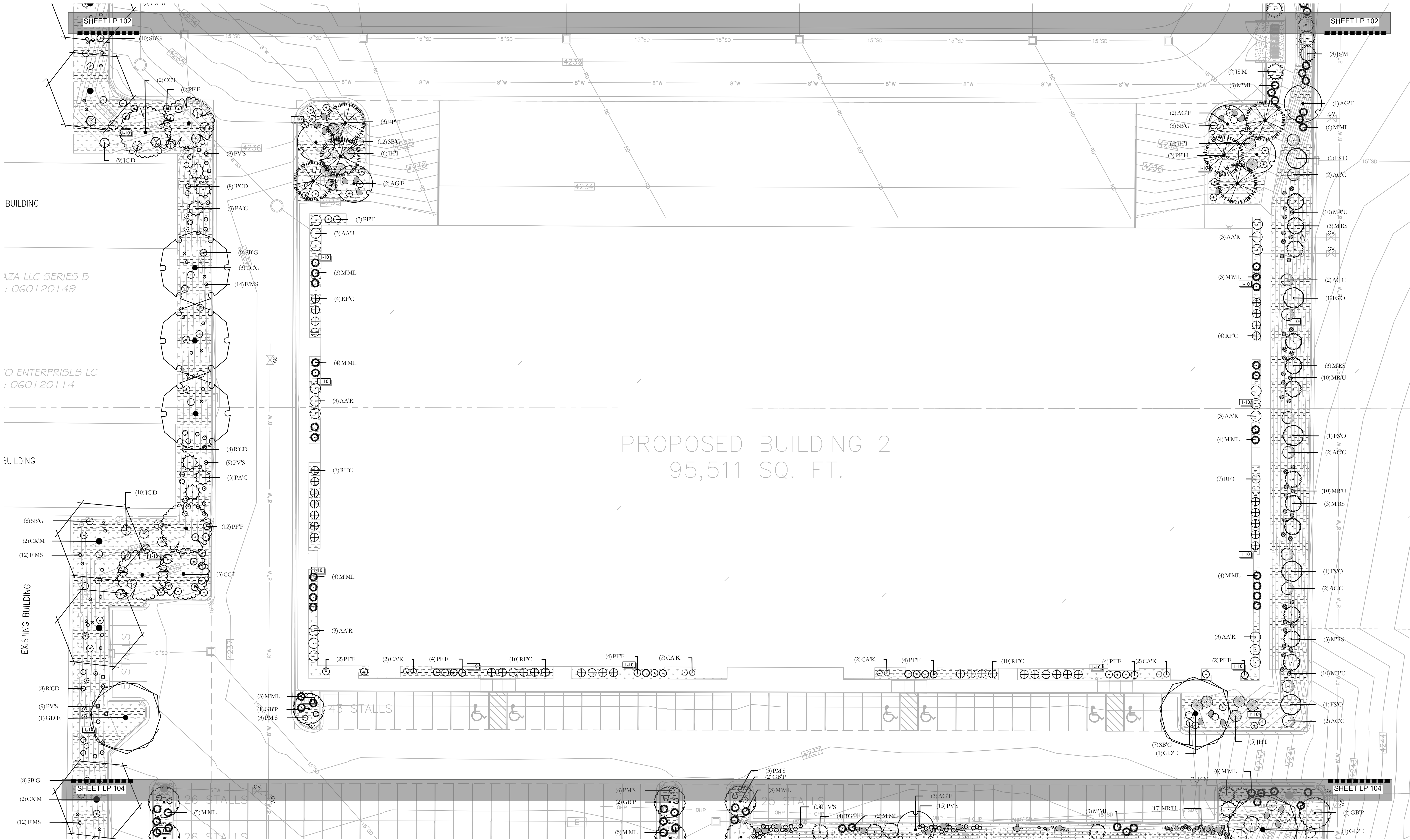
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PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-O

The image displays a comprehensive landscape architectural site plan, divided into three sections labeled SHEET LP 101, SHEET LP 102, and SHEET LP 103. The plan illustrates a proposed development area, likely a residential or commercial site, featuring a large rectangular building footprint in the center. Surrounding the building are various landscaping elements, including numerous trees (represented by circles with internal patterns), shrubs, and ground cover plants. Hardscape features such as walkways, driveways, and retaining walls are also shown. The plan includes extensive annotations, including elevations (e.g., 8' W, 6' SS, 10' SD, 15' SD), dimensions, and material callouts (e.g., (2) PWS, (3) RCD, (3) MML, (2) AC/C, (7) PS/O, (2) JSM). A legend at the top left identifies symbols for different types of vegetation and structures. The plan is oriented with North indicated by a north arrow symbol.

Page 28 of 146



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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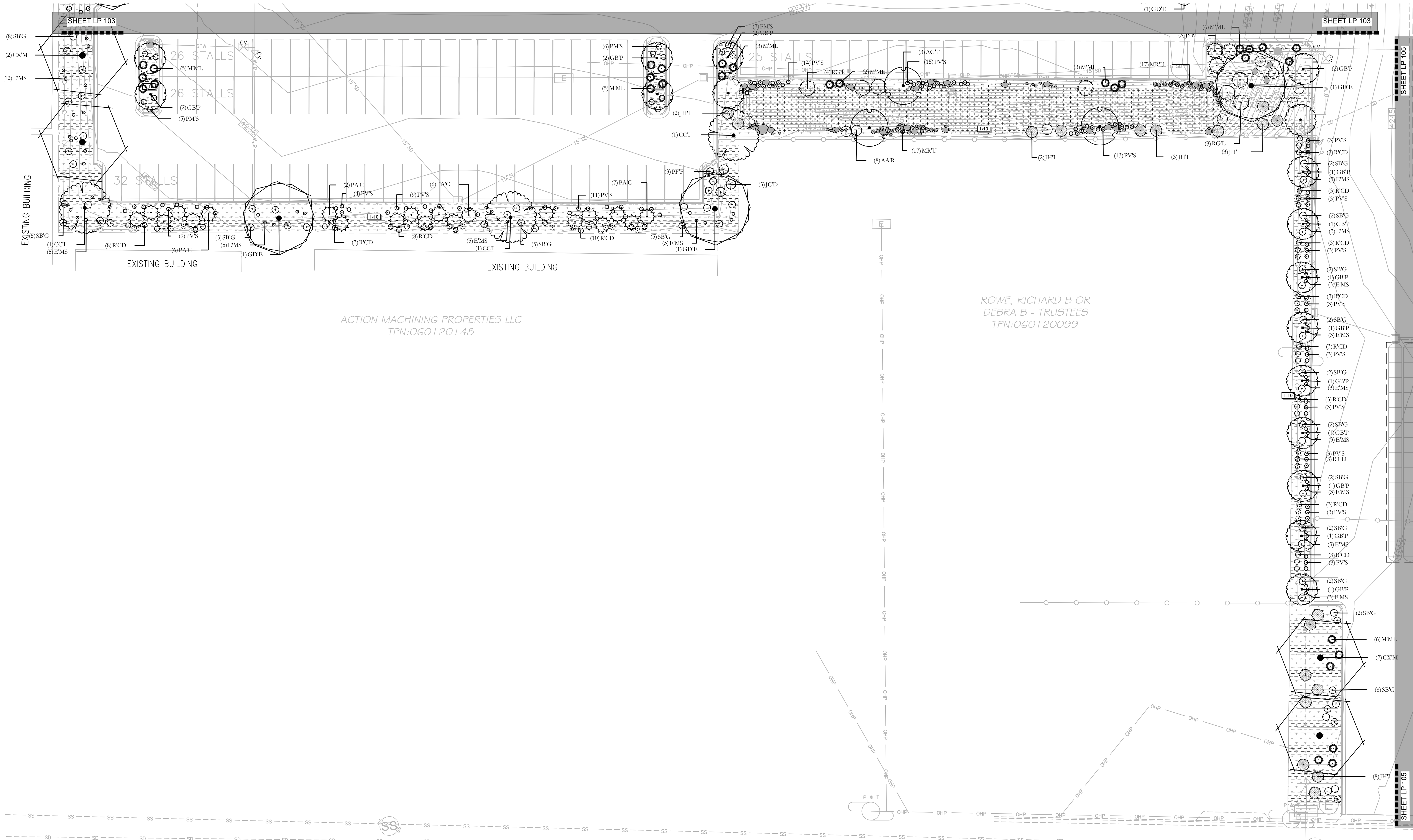
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LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103



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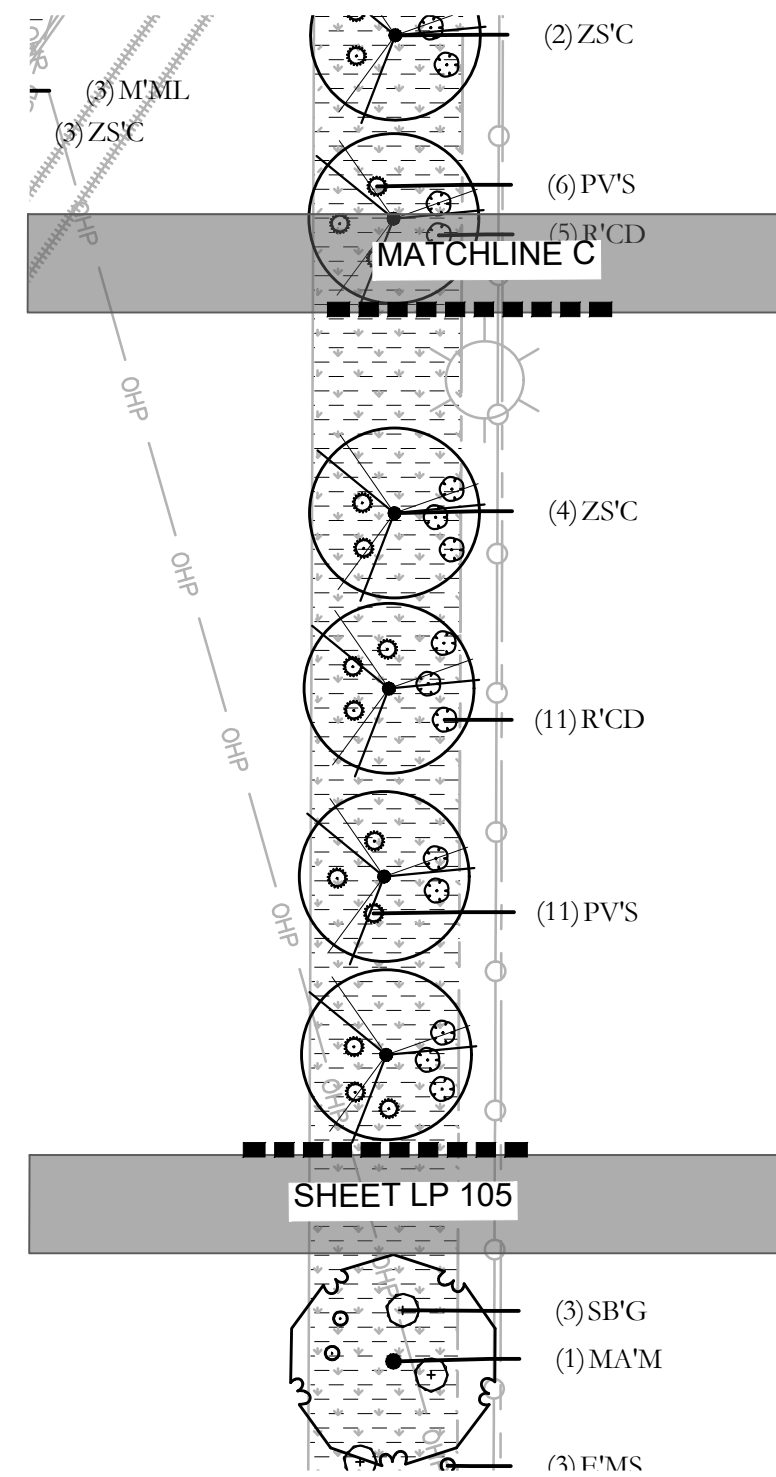
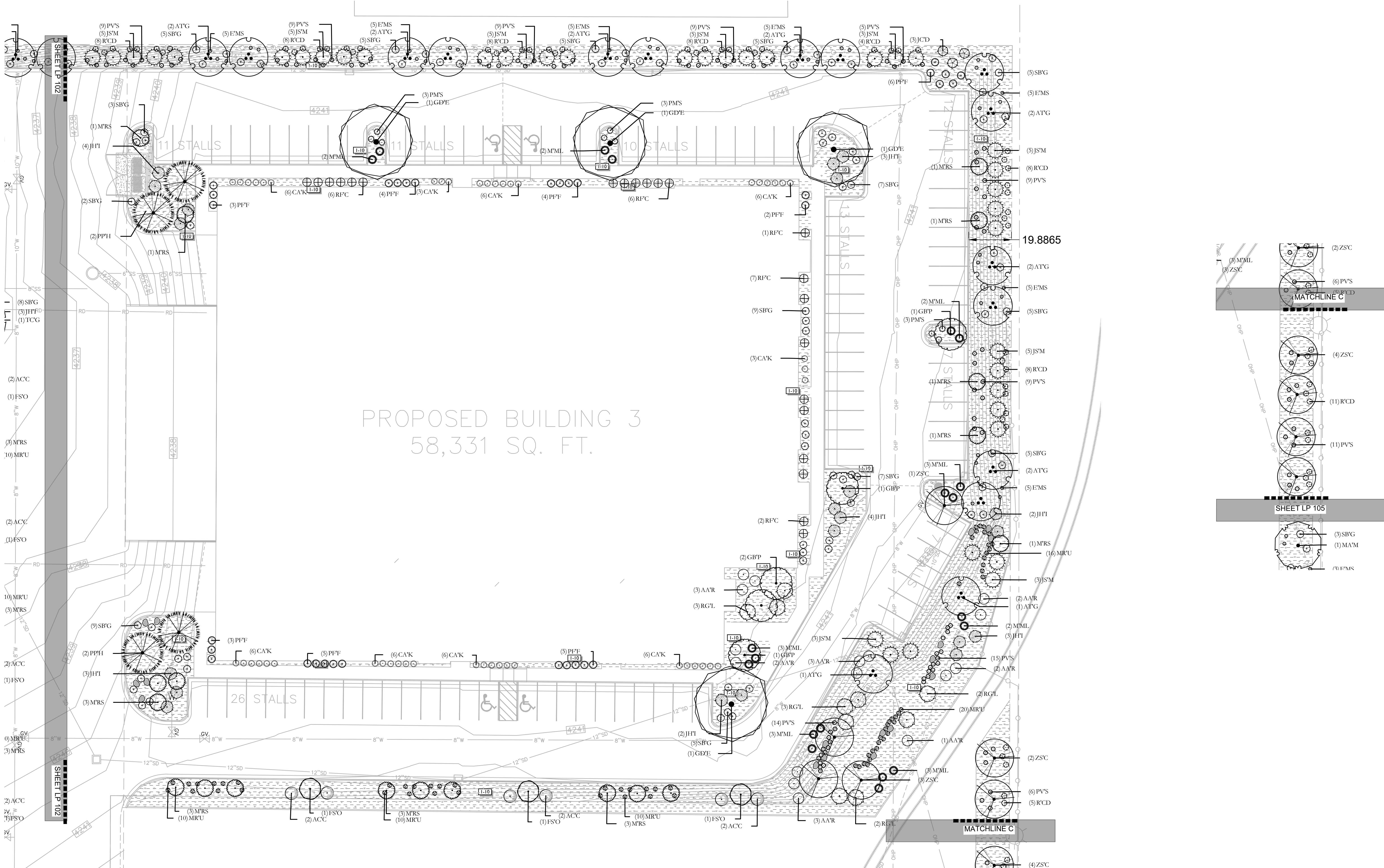
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LANDSCAPE PLAN
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LP-104



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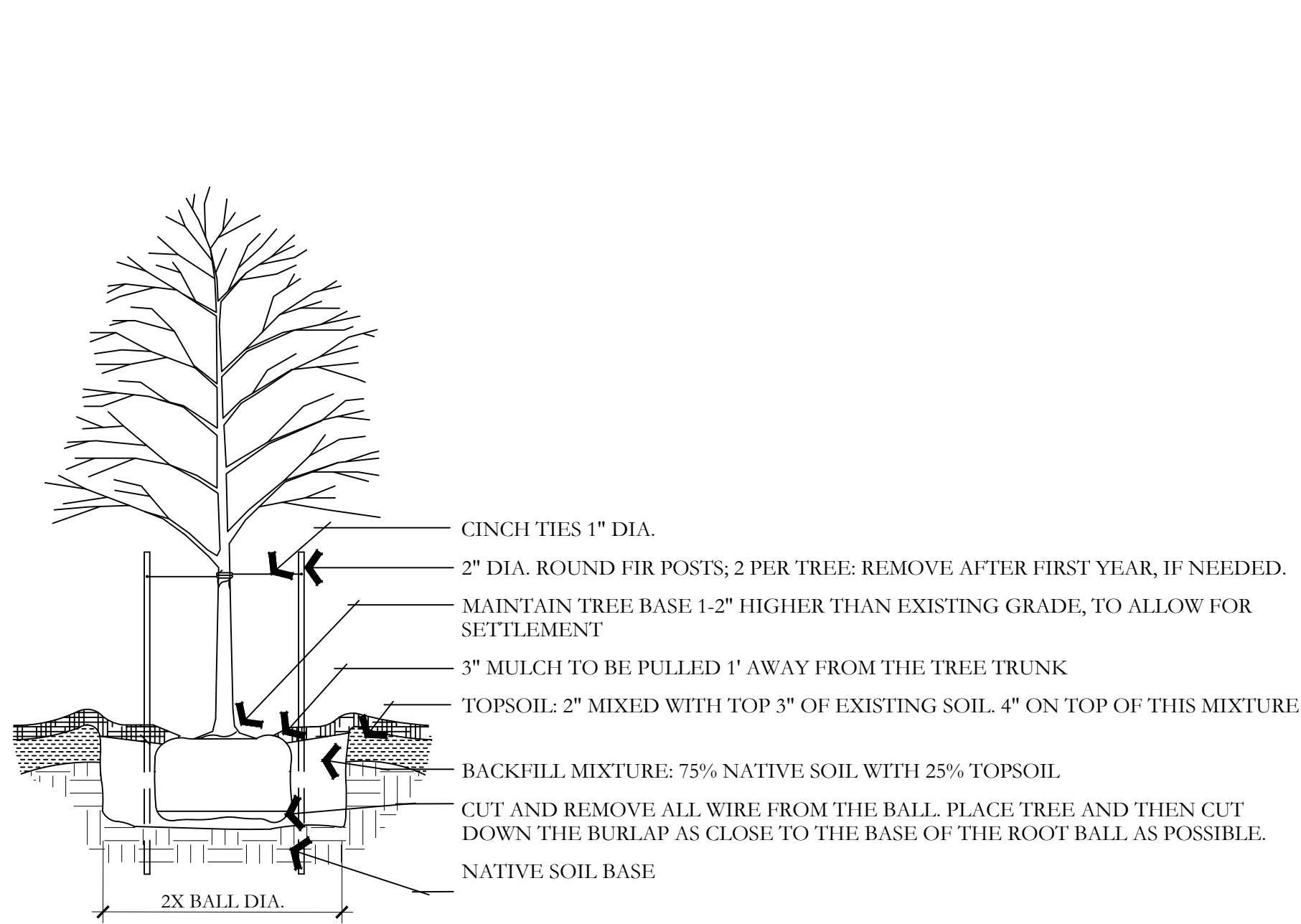
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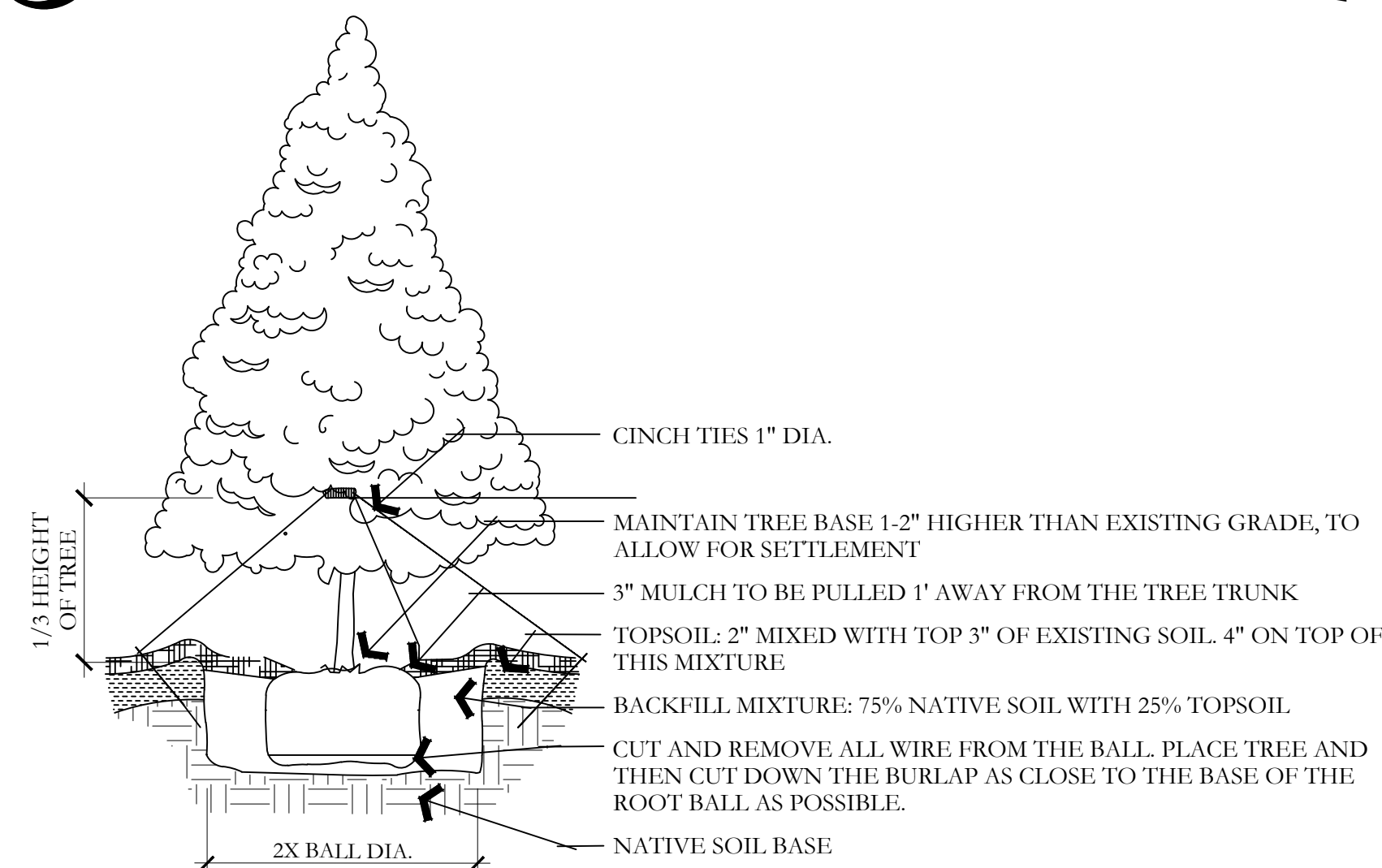
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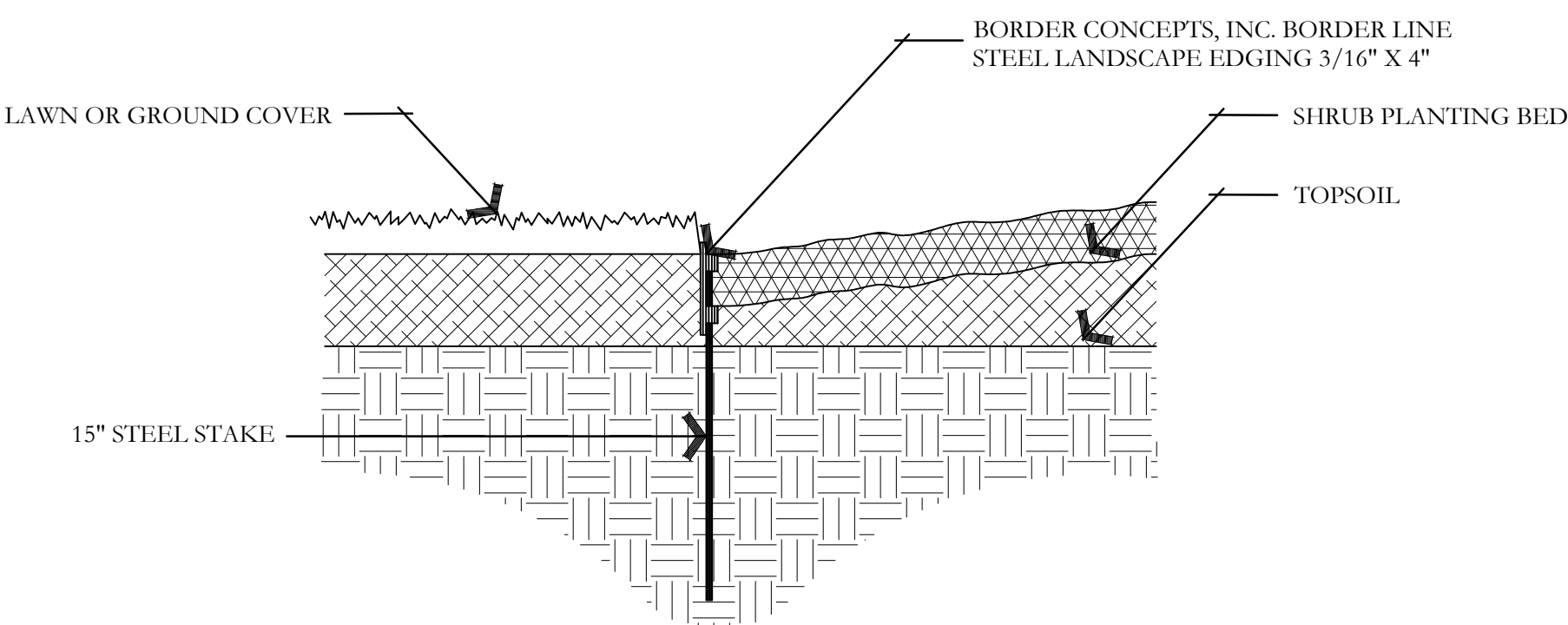
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-106



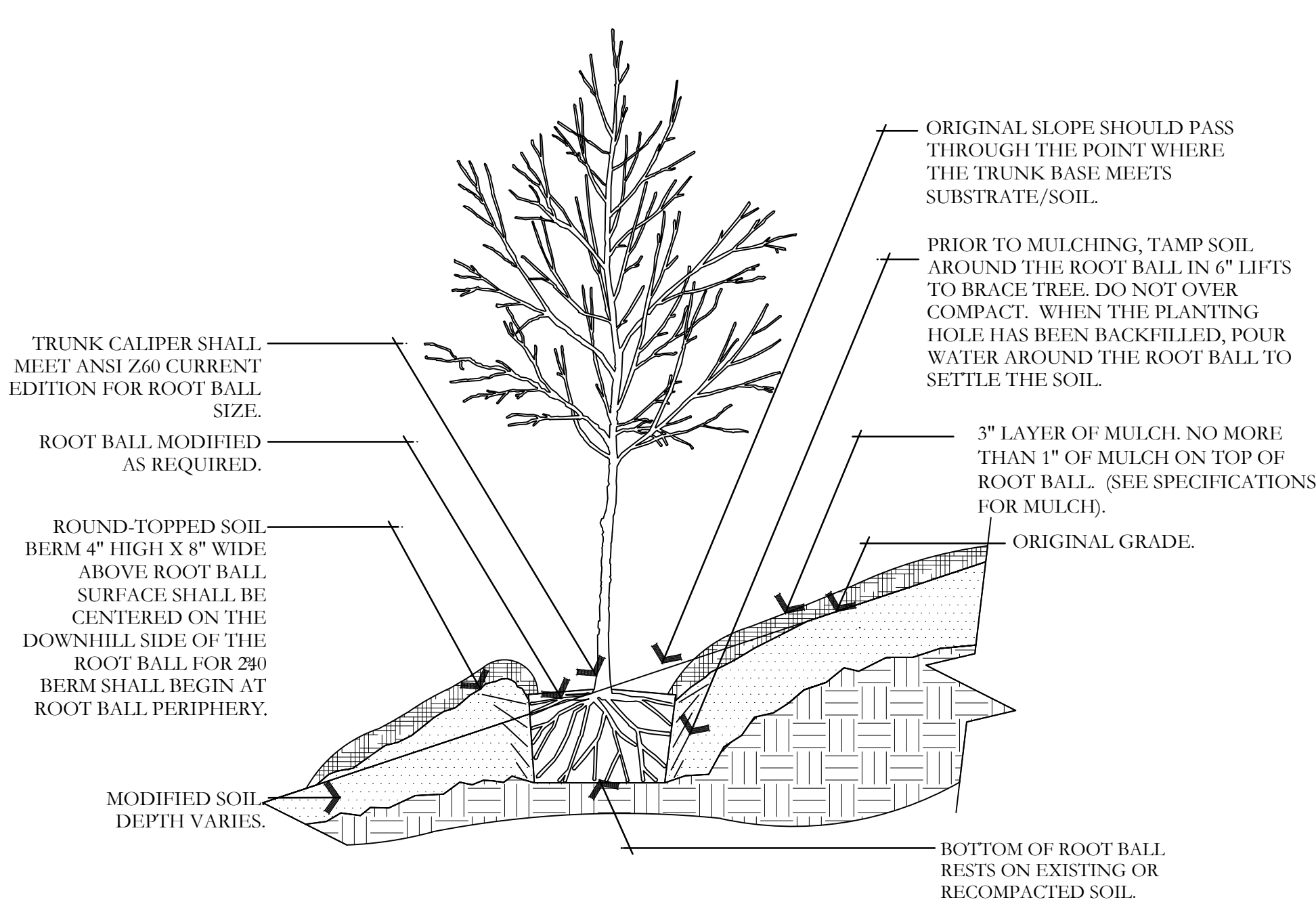
A DECIDUOUS TREE PLANTING
NOT TO SCALE



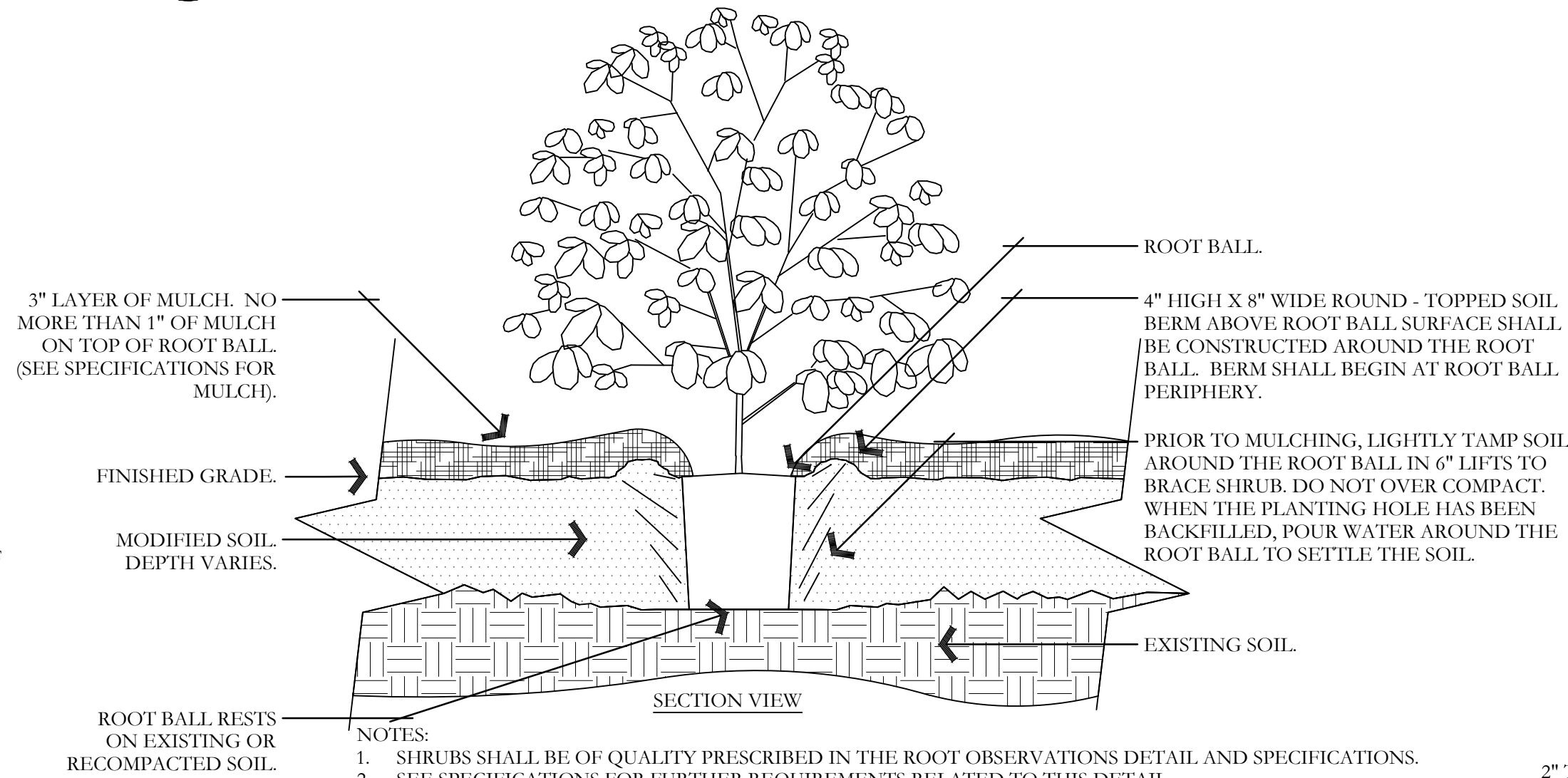
D EVERGREEN TREE PLANTING
NOT TO SCALE



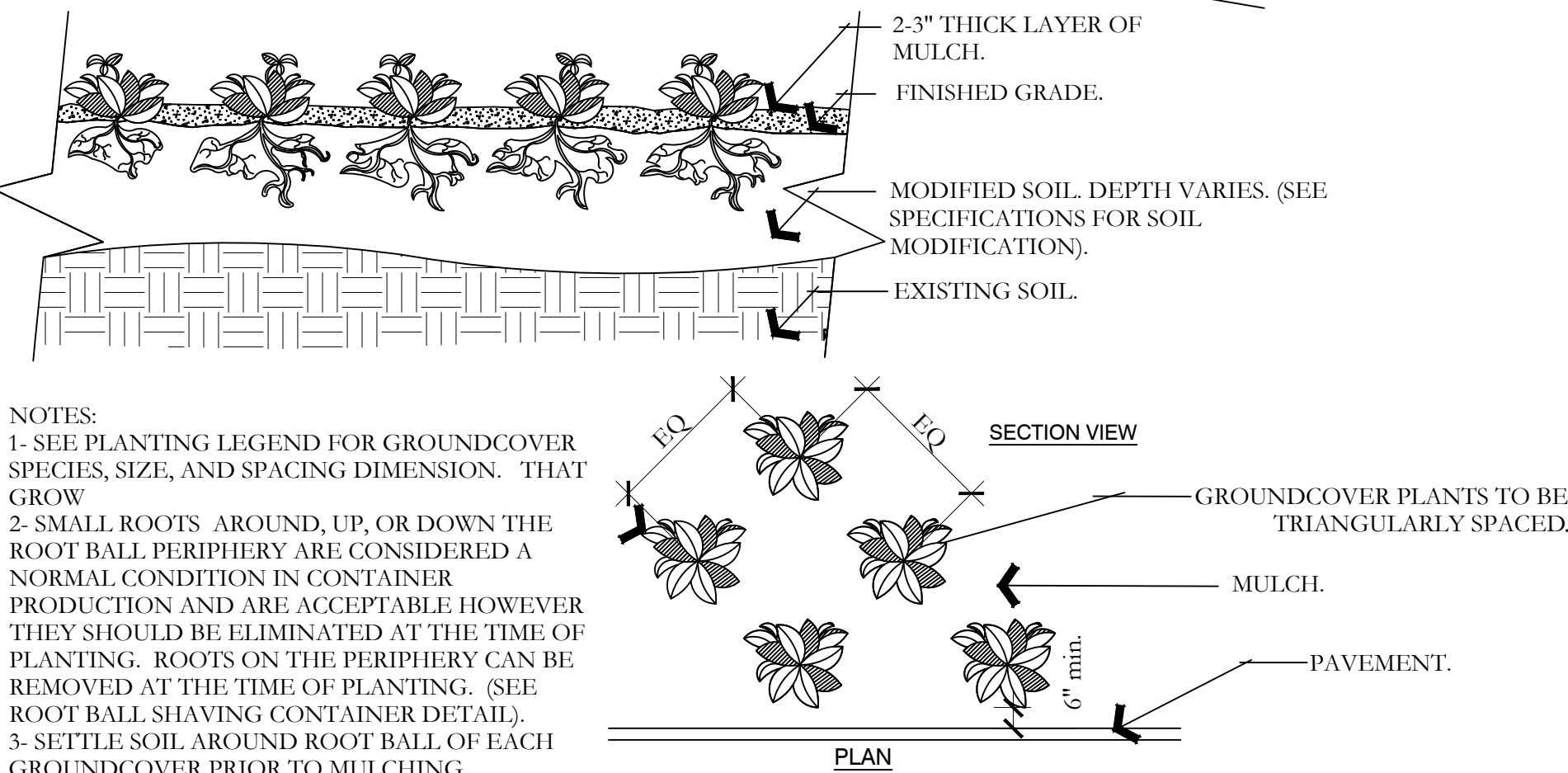
G METAL EDGING DETAIL
NOT TO SCALE



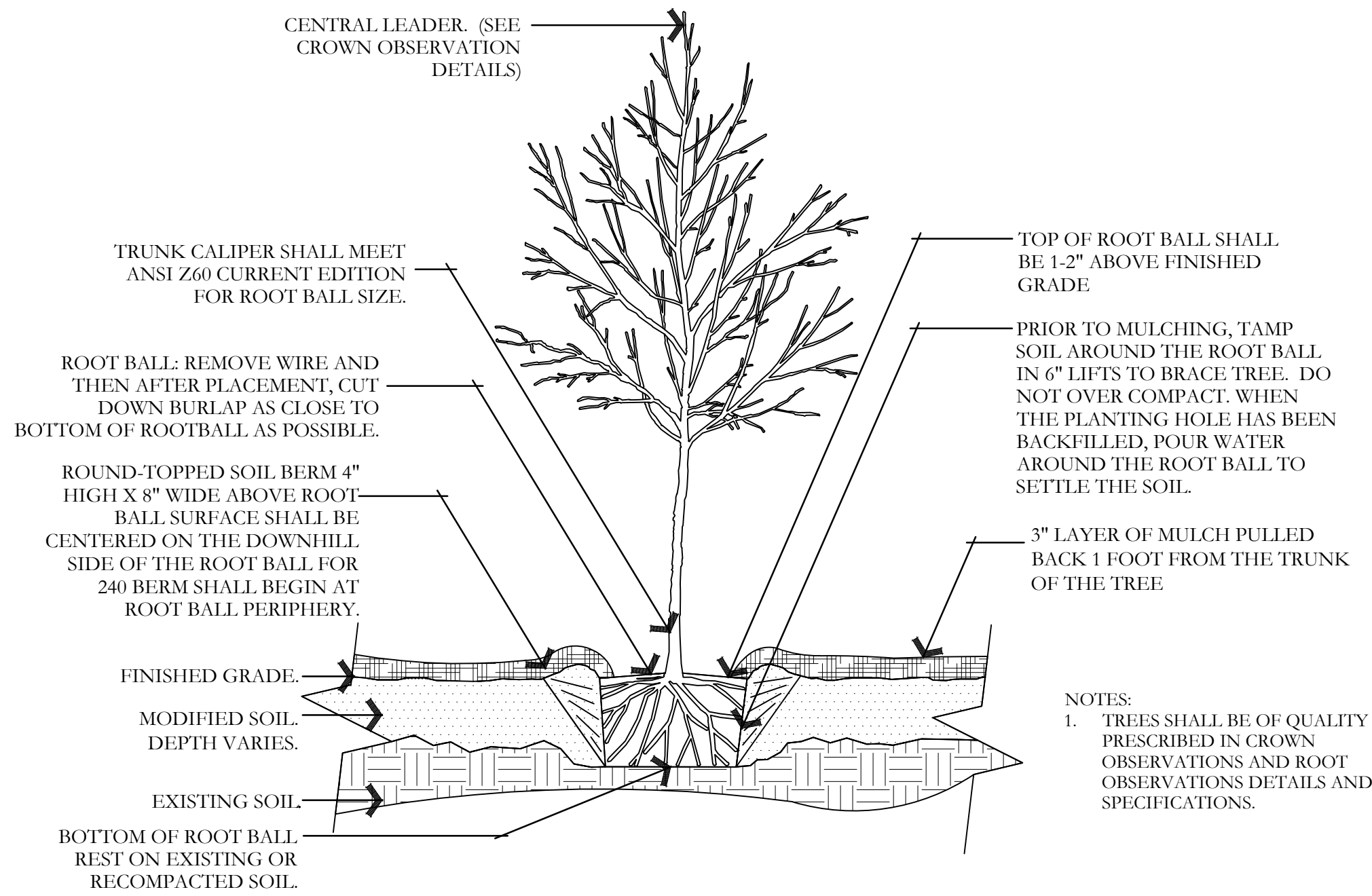
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



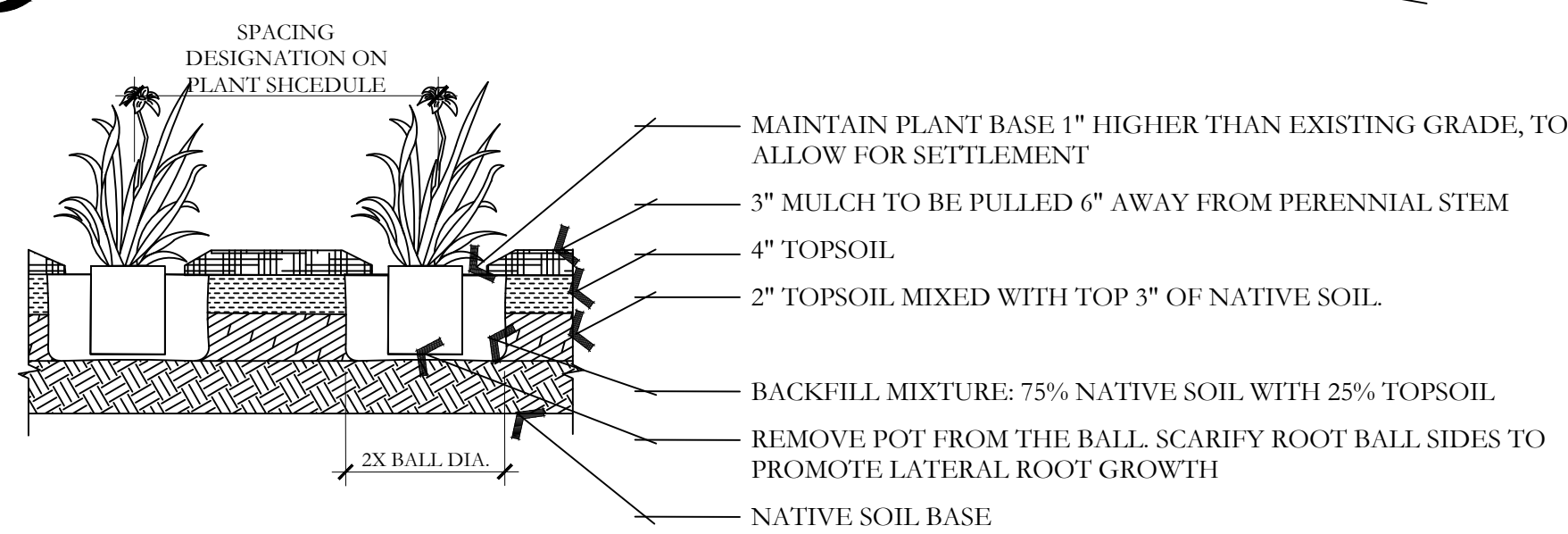
E SHRUB - MODIFIED SOIL
NOT TO SCALE



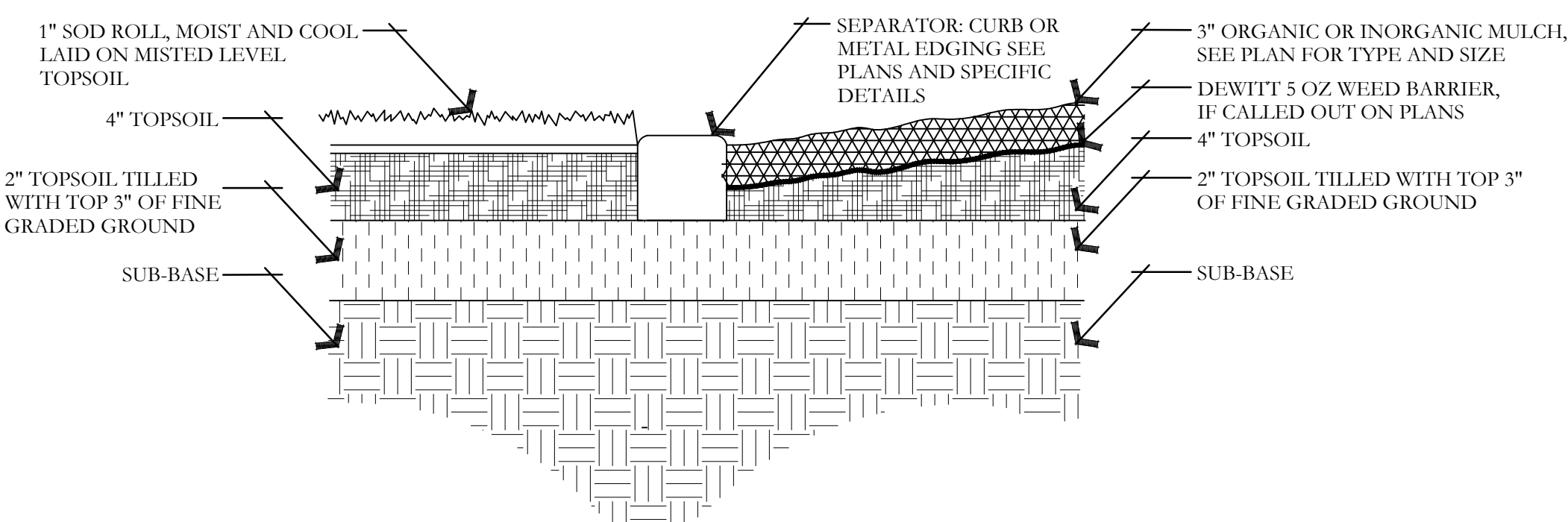
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



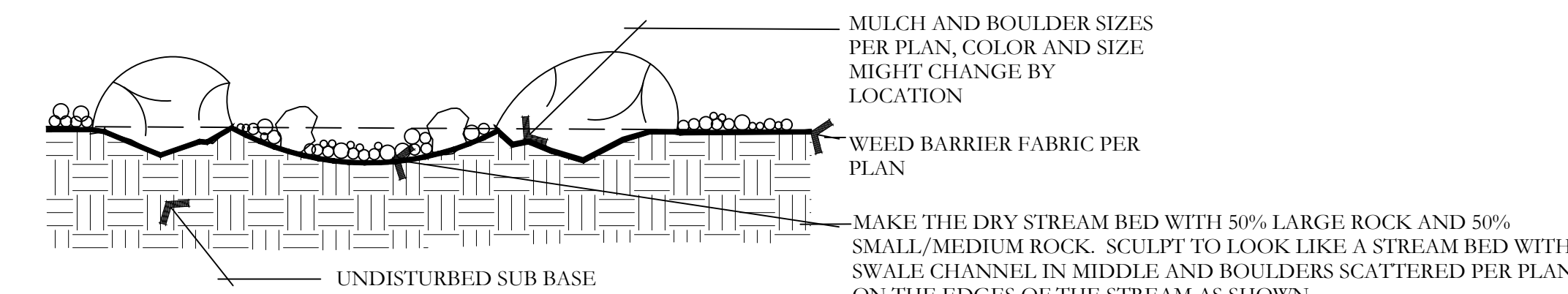
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171			CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
NO.	REVISION	DATE						
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LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

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CENTERVILLE, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under landscapes. 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 landscape, buildings or other features.

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded 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 constructioned surfaces, features, or finished edges located at or above finished grade.
- 5. Controller May: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contract Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
 - i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - iii.Contractor is bondable for the work to be performed.
 - iv.References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - v. Listing of suppliers where materials will be obtained for use on this Project.
 - vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE:

- A.Furnish the following items to Owner's Representative:
 - a. Two quick coupler keys with hose swives.
 - b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
 - a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

2.5 SLEEVING

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

2.6 MAIN LINE PIPE

- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
 - a. Maximum flows allowed through main line pipe shall be:
 - 3/4" 8 GPM
 - 1" 12 GPM
 - 1-1/2" 30 GPM
 - 2" 53 GPM
 - 2-1/2" 75 GPM
 - 3" 110 GPM
 - 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of

direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 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 harked 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 sealed to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVING

A.Sleeve all piping and wiring that pass under paving or landscape 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 landscape 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. Wiring under landscape 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 VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

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

3.7 VALVES

- A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a 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 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

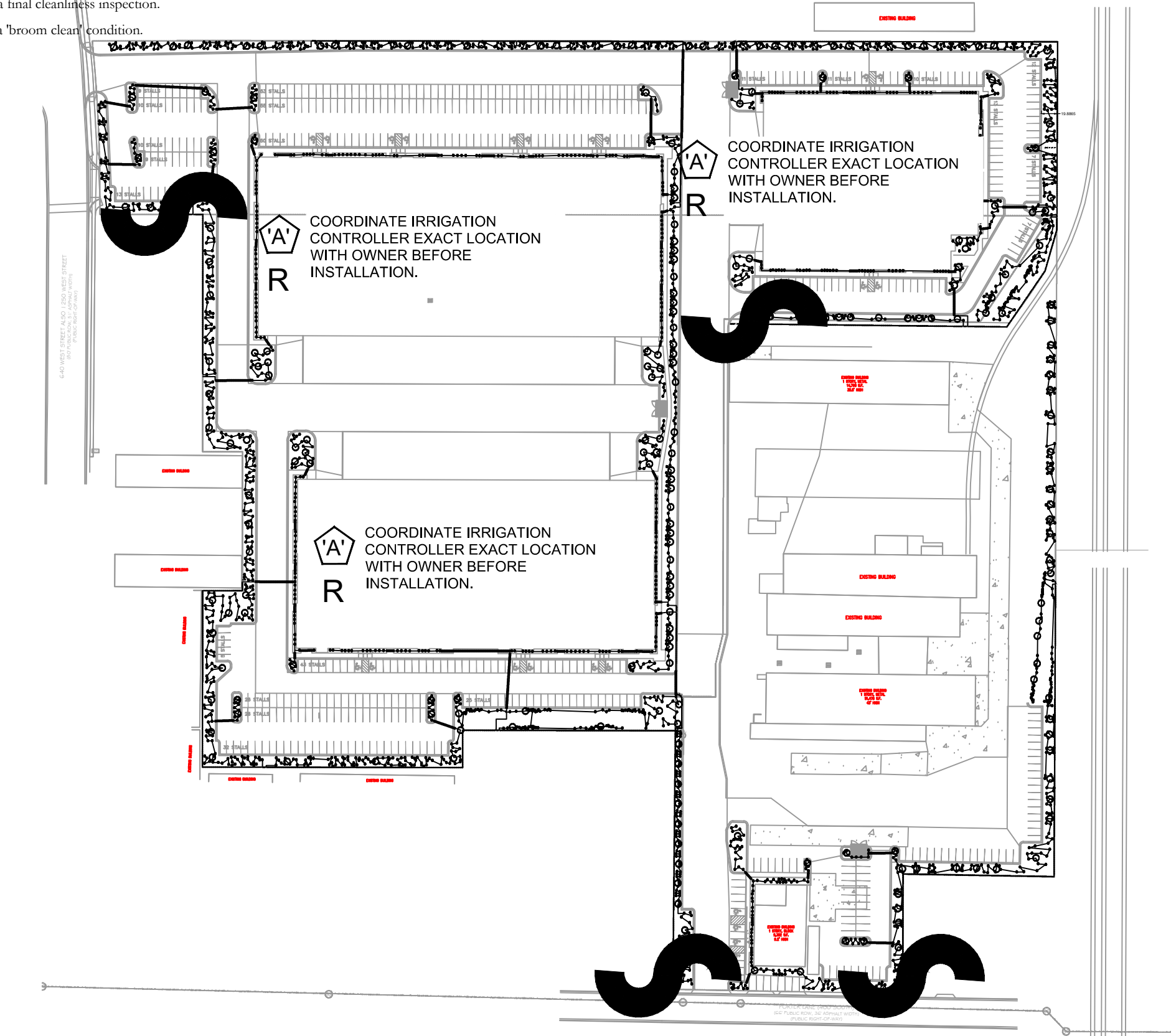
3.10 ADJUSTMENT

- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION



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

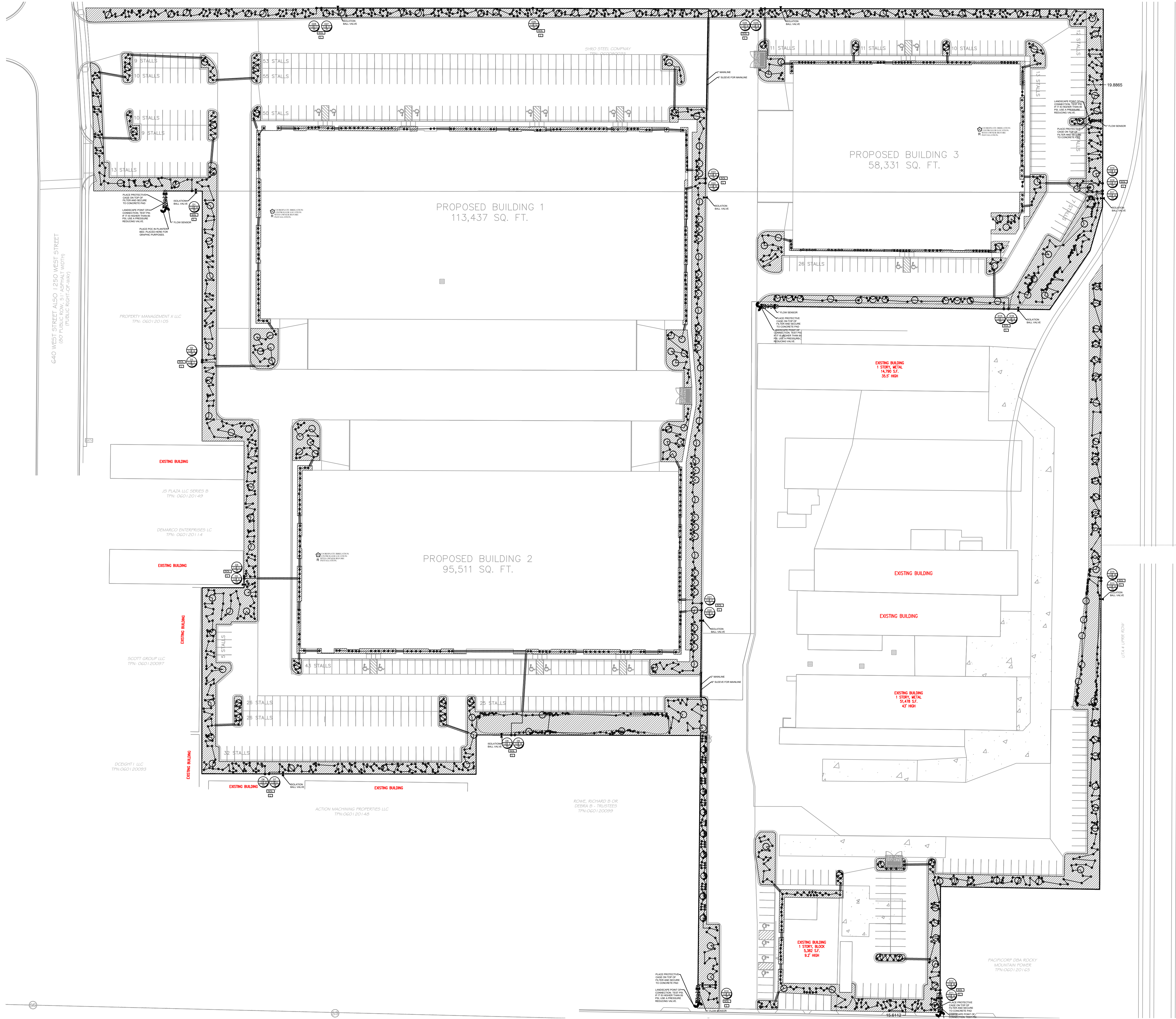
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023	UT22171	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 TRINITY 950W. 400 S CENTERVILLE, UTAH	CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM	 PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization	 SCOTT THORSEN 8128121-5301 04/03/2025 ELECTRIC STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
NO.	REVISION	DATE					
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8-U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10-U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12-U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15-U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
◆	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
◆	RAINBIRD 8005 SERIES Q#8-6.6 GPM, I#14-12.6 GPM, I#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
X	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
M	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)
F	MASTER VALVE
Q	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
SOL	QUICK COUPLER- RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
L	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
+	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE: KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
-----	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 2" MIN. COVER
-----	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=2", II=1", III=1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
-----	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE)
-----	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
-----	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1-1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIP LINE	XFS-CV-09-18	9 GPH
SHRUBS-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY DO NOT WATER ROCK AREA WITH NO PLANTS SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

IRRIGATION NOTES

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

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST

HEAD IN ZONE

NOTE:

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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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3/22/2023

UT22171

NO. REVISION DATE

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GRAPHIC SCALE: 1" = 60'

0' 30' 60' 120' 240'

TRINITY
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CIR
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801-949-6296
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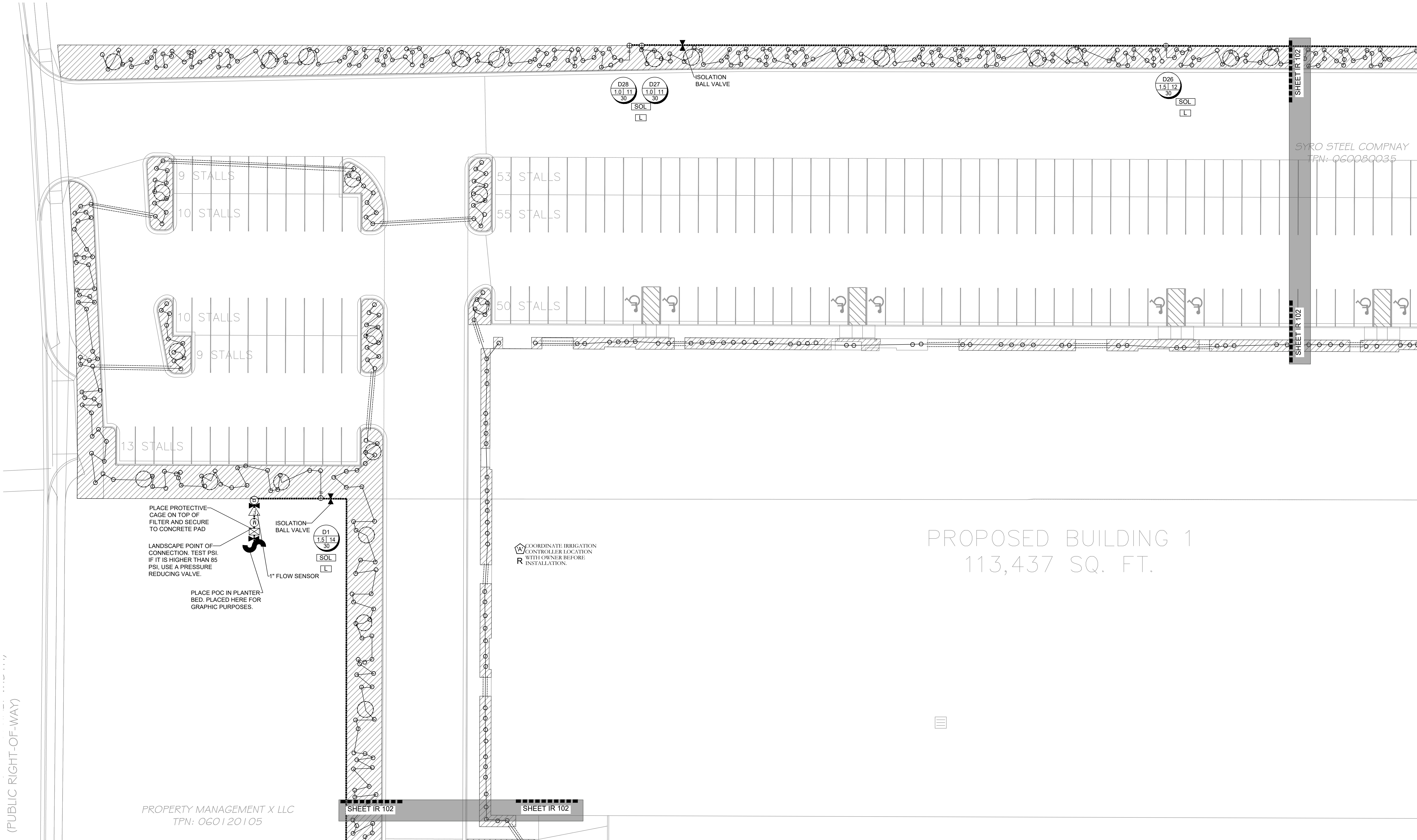
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CHECKED: JMA

PLOT DATE: 4/3/2023

IRRIGATION PLAN OVERALL

PERMIT SET



3/22/2023

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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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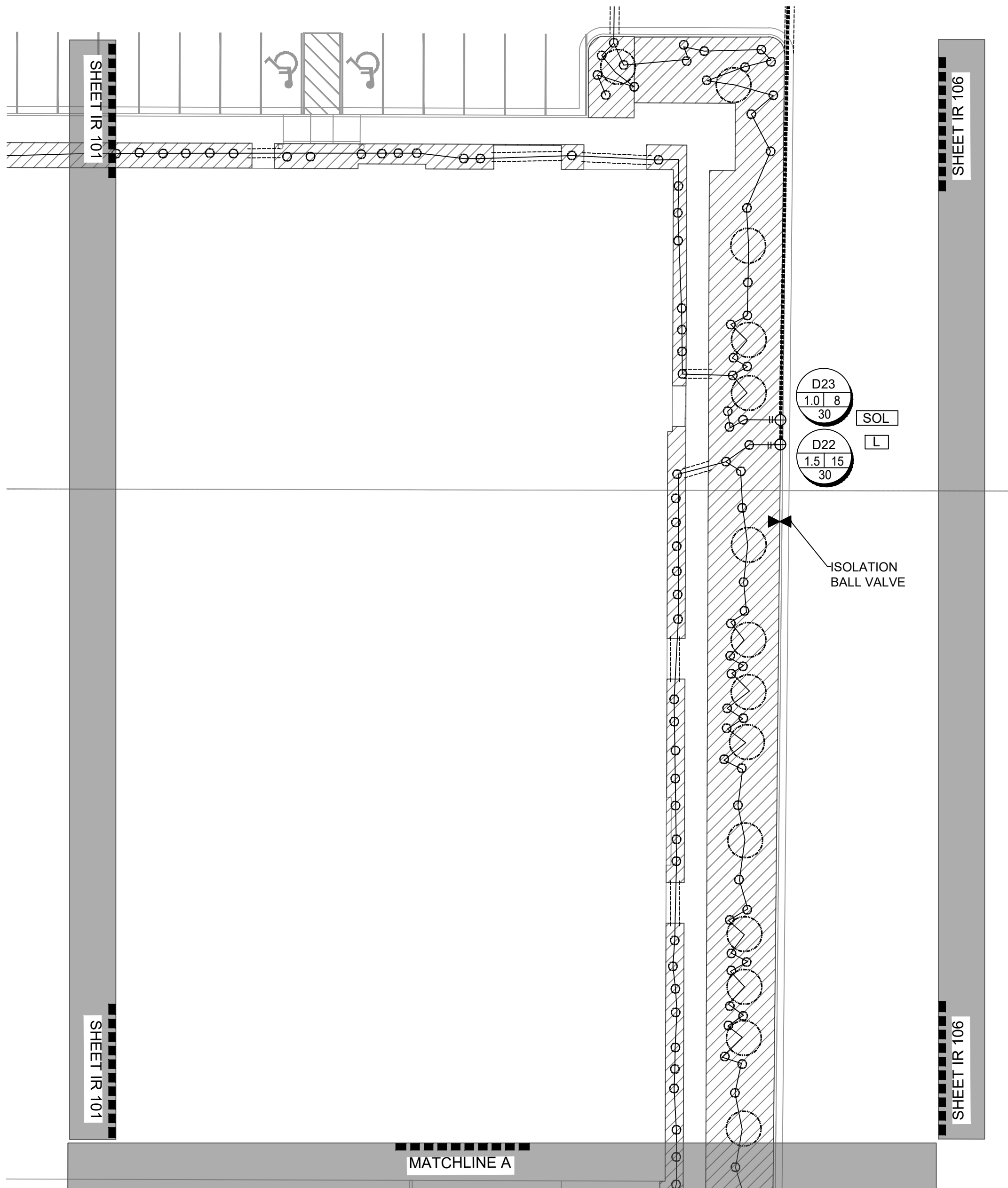
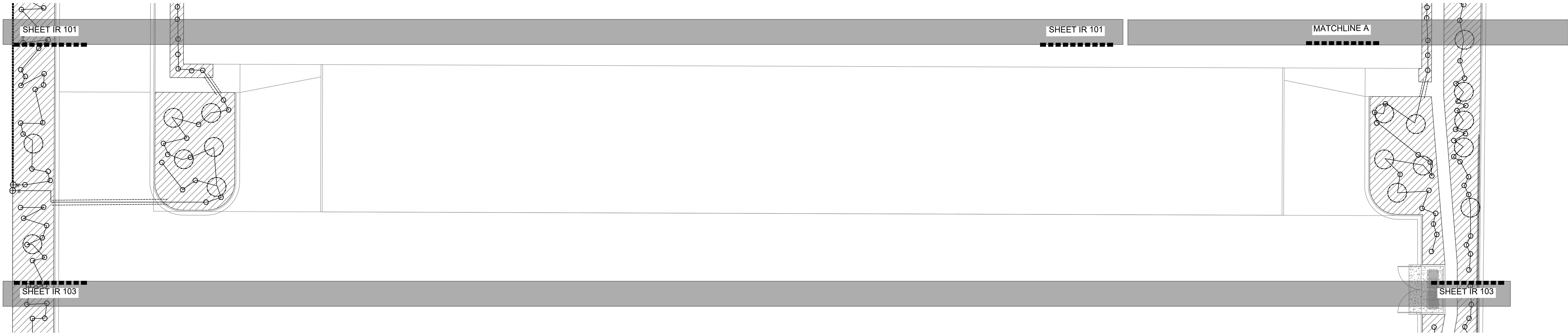
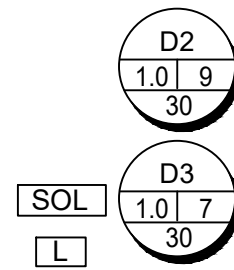
IRRIGATION PLAN
PERMIT SET

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

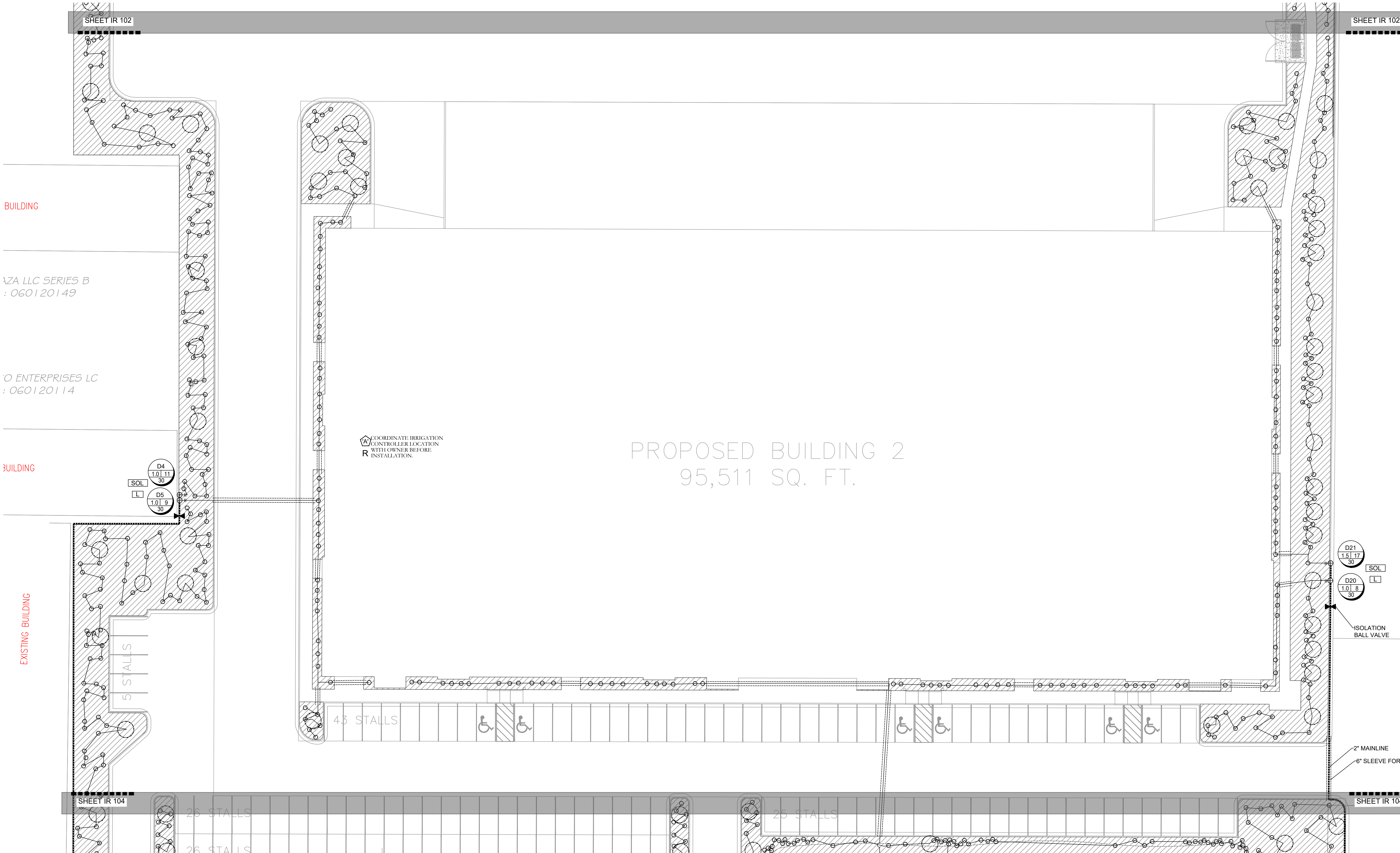
IR-101

Page 36 of 146

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ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
3/22/2023		UT22171						CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM		PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023	
NO. REVISION		DATE		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		TRINITY 950W. 400 S CENTERVILLE, UTAH		THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		IR-102		IRRIGATION PLAN PERMIT SET			
1 XXXX		XX-XX-XX		GRAPHIC SCALE: 1" = 20'											
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ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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3/22/2023

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0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

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8/28/21 - 5/30/22
JMA
4/4/2023

IRRIGATION PLAN
PERMIT SET

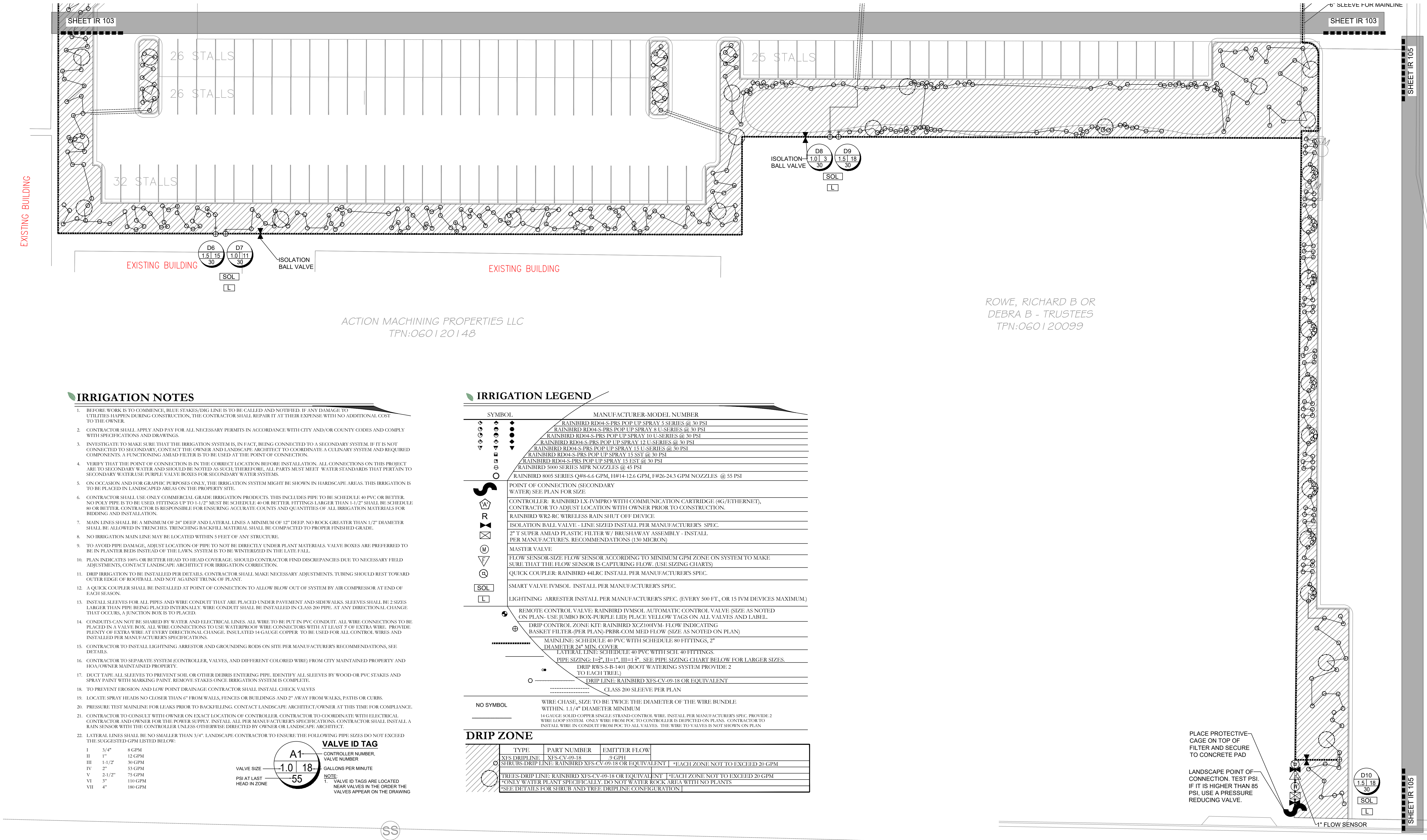
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PLOT DATE: 4/3/2023

IR-103



ISSUE DATE
3/22/2023

PROJECT NUMBER
UT22171

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LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization

LICENSE STAMP
DESIGNED LANDSCAPE ARCHITECT
KIMBERLY ANGELO
8/28/21-5/31/24
04/03/2023
STATE OF UTAH
ELECTRONIC

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

NO. REVISION DATE
1 XXXX XX-XX-XX
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GRAPHIC SCALE: 1" = 20'

IR-104

EXISTING BUILDING
1 STORY, METAL
51,478 S.F.
43' HIGH

EXISTING BUILDING
1 STORY, BLOCK
5,382 S.F.
9.2' HIGH

PACIFICORP DBA ROCKY
MOUNTAIN POWER
TPN:060120165

D12
1.5 18
30

D11
1.5 14
30

PLACE PROTECTIVE
CAGE ON TOP OF
FILTER AND SECURE
TO CONCRETE PAD
LANDSCAPE POINT OF
CONNECTION- TEST PSI:
IF IT IS HIGHER THAN 85
PSI, USE A PRESSURE
REDUCING VALVE

D14
1.5 18
30

D13
1.5 14
30

ISOLATION
BALL VALVE

UTA & UPRR ROW

D10
1.5 18
30

SOL

L

OR

MATCHLINE B

SHEET IR 106

SHEET IR 106

MATCHLINE B

MATCHLINE B

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
04/03/2023
ELECTRONIC SEAL

IRRIGATION PLAN
PERMIT SET

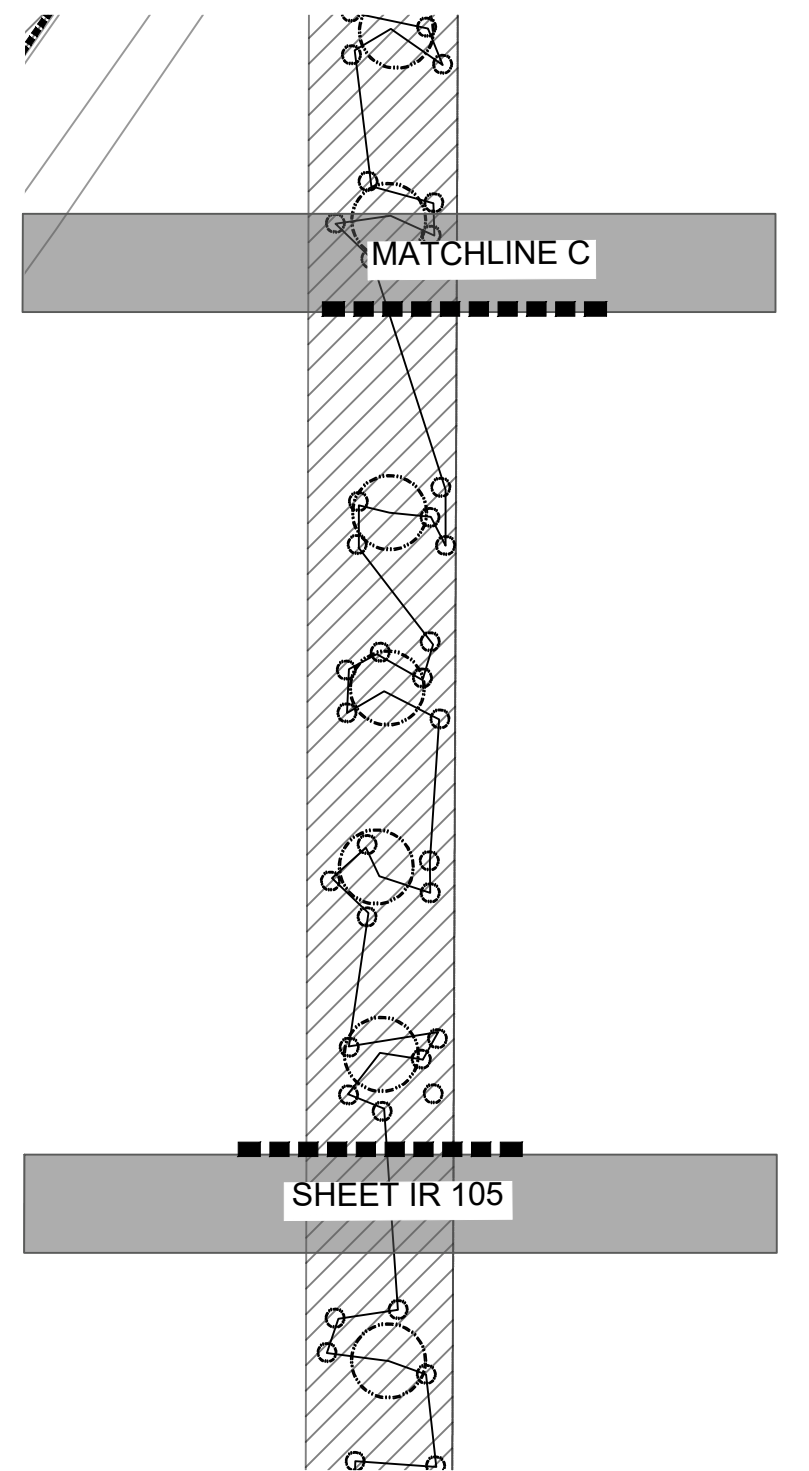
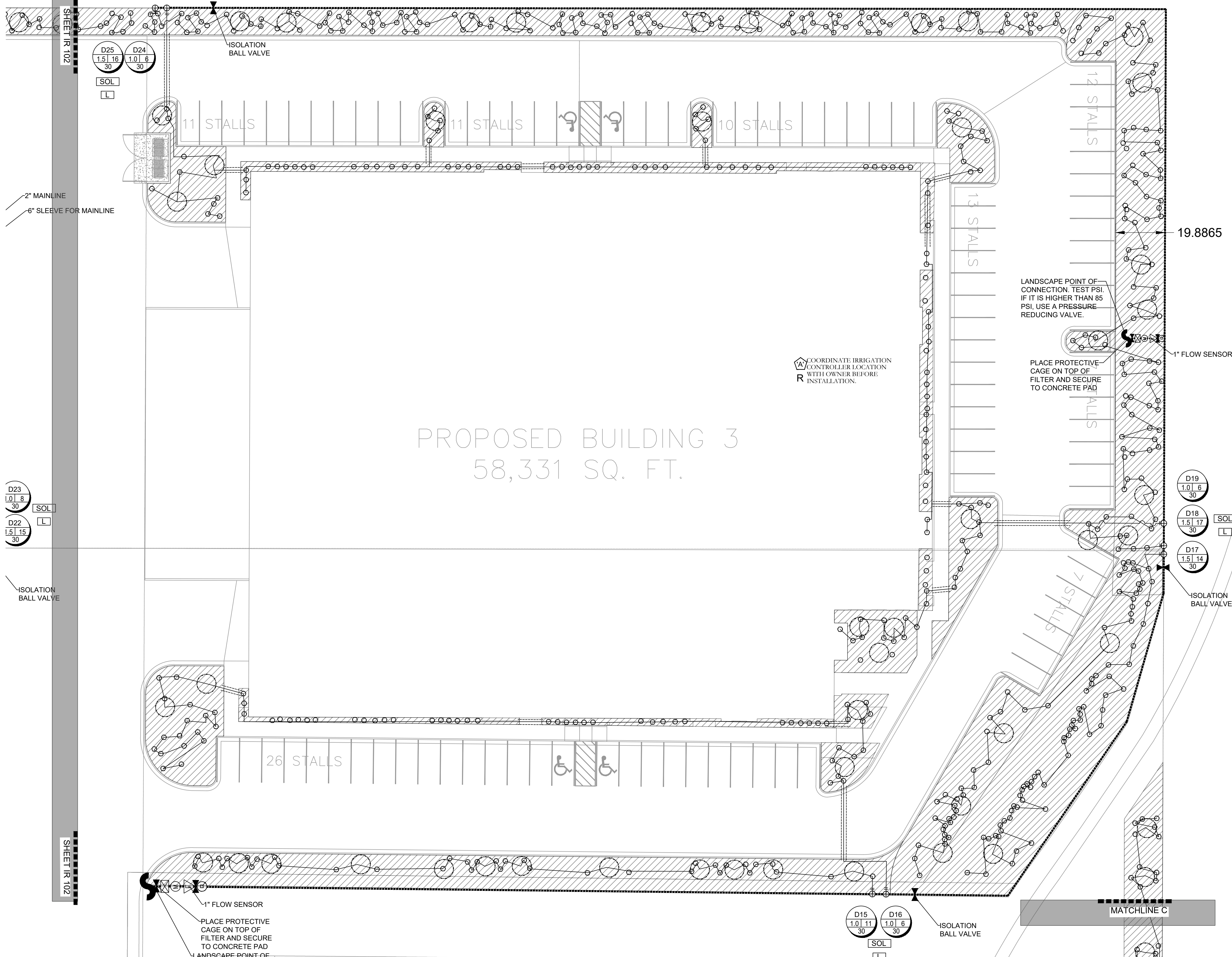
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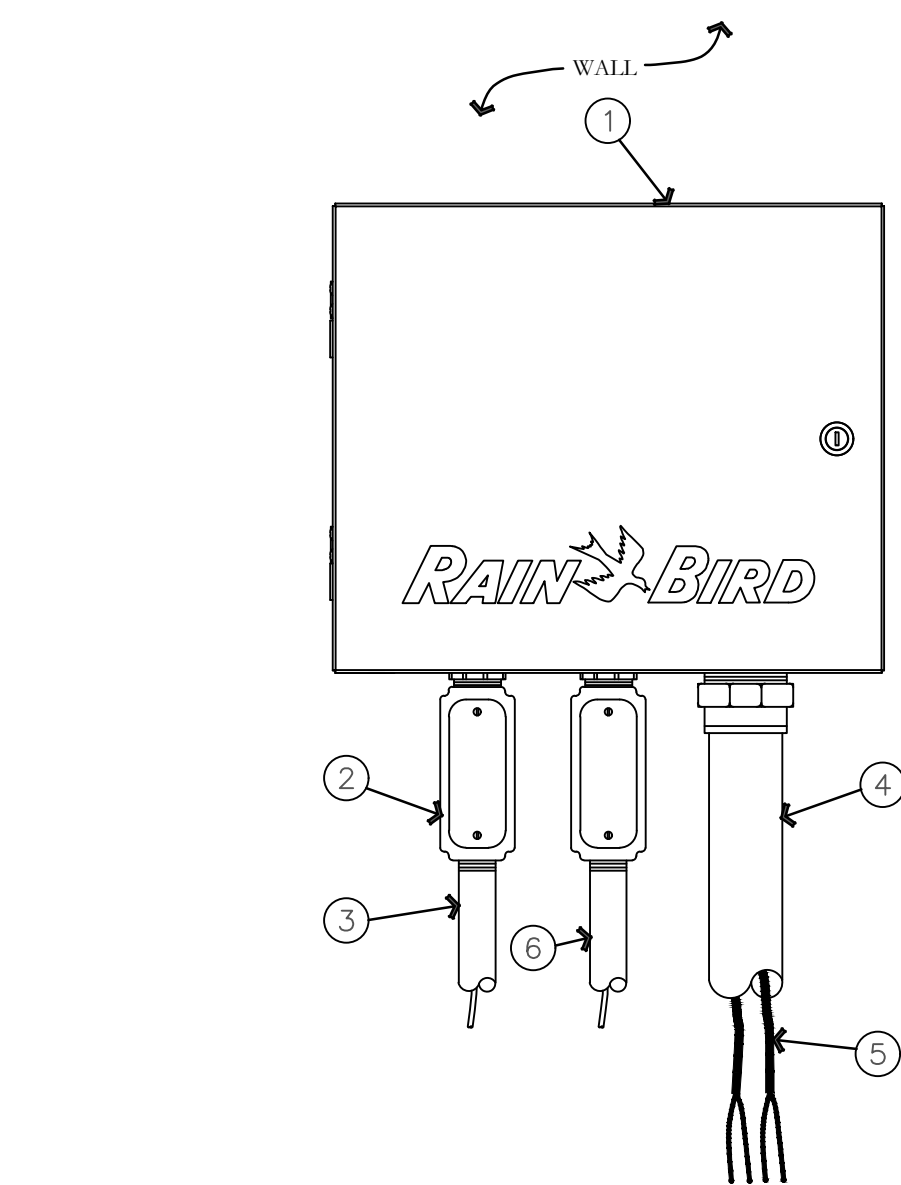
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IR-105



ISSUE DATE 3/22/2023		PROJECT NUMBER UT22171		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP		LICENSE STAMP JTA ANGWORTH 8/28/21-5301 04/03/2023 STATE OF UTAH		DRAWING INFO PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023	
NO. REVISION 1 XXXX 2 3 4 5 6 7		DATE XX-XX-XX		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		GRAPHIC SCALE: 1" = 20'		TRINITY 950W. 400 S CENTERVILLE, UTAH		COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		IRRIGATION PLAN PERMIT SET IR-106	

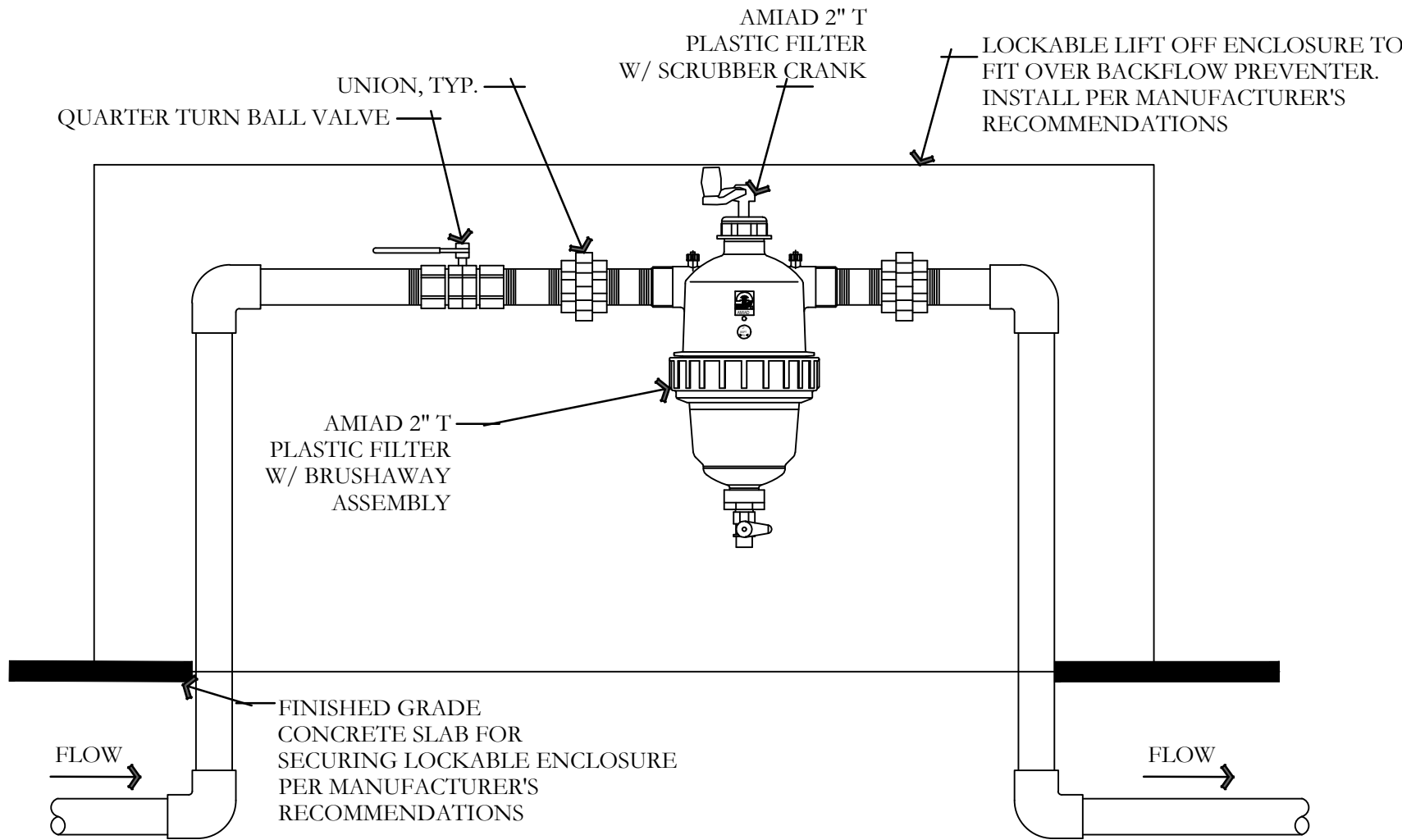


1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE.
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE.
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

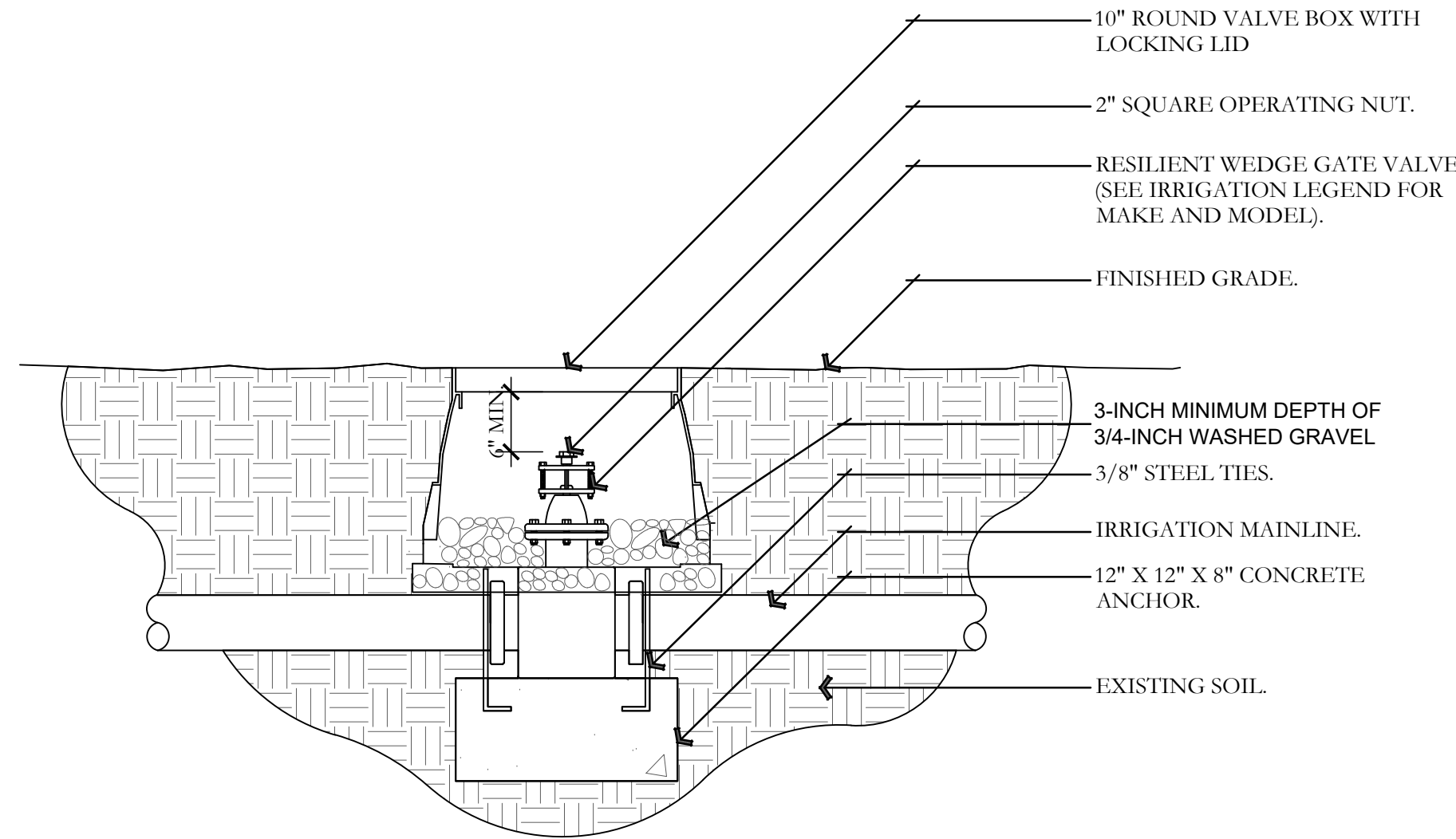
KEY SPECIFICATIONS

FEATURE	MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4	
LX-IVM PRO	40	240	16	10	10	8	



2\"/>

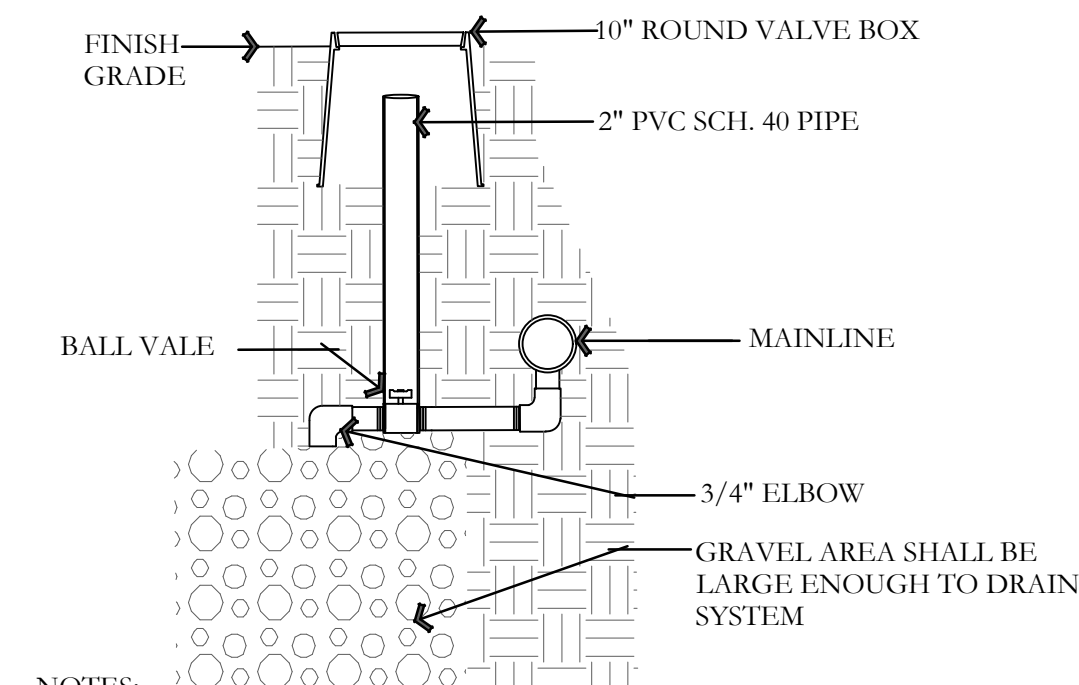
NOT TO SCALE



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

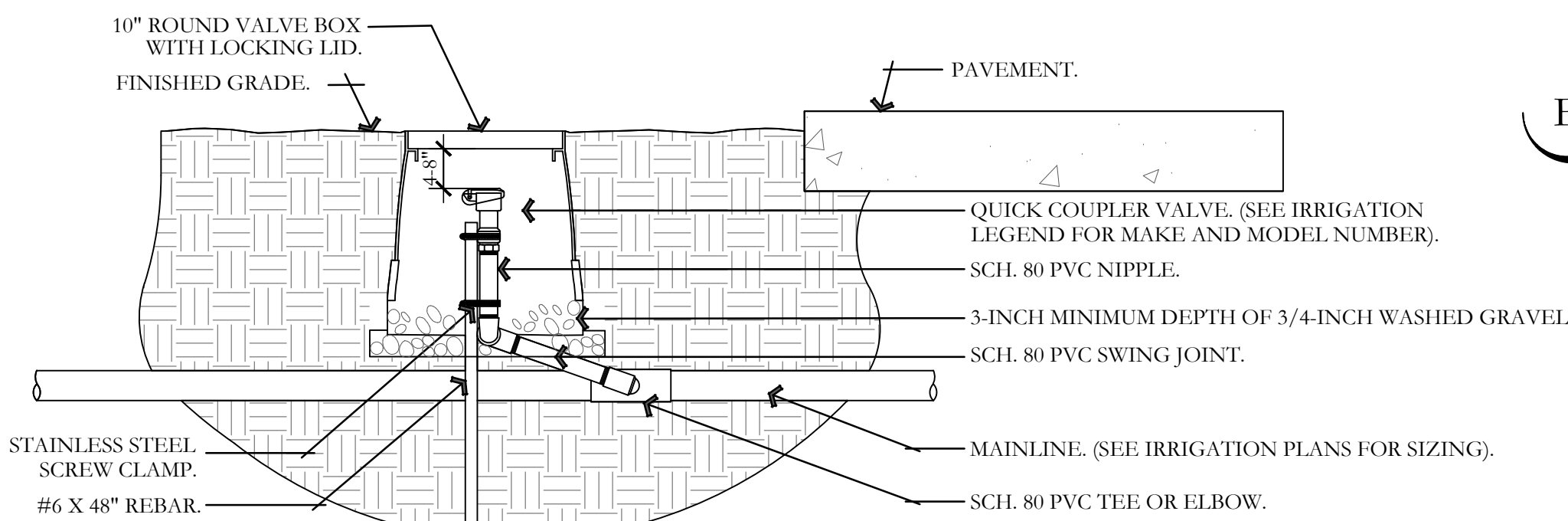
GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE



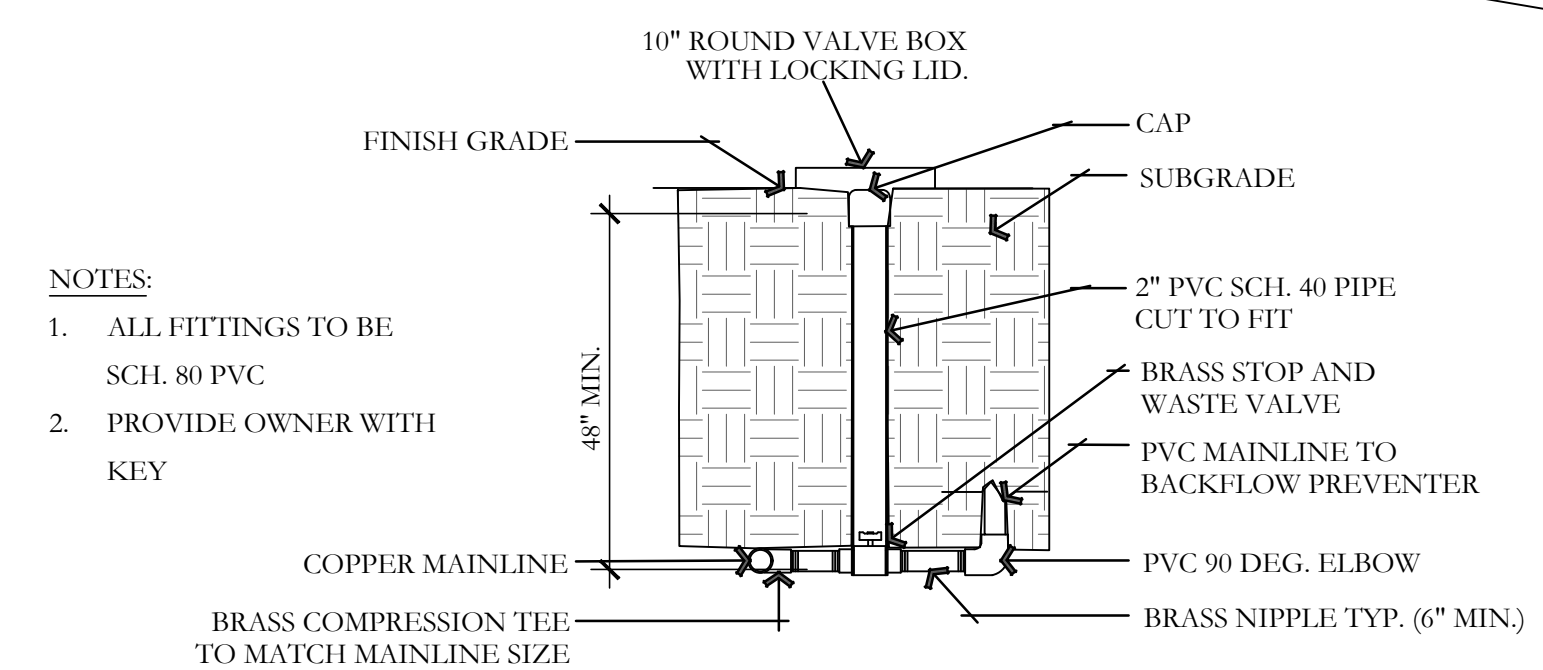
TYPICAL SLEEVING DETAIL

NOT TO SCALE



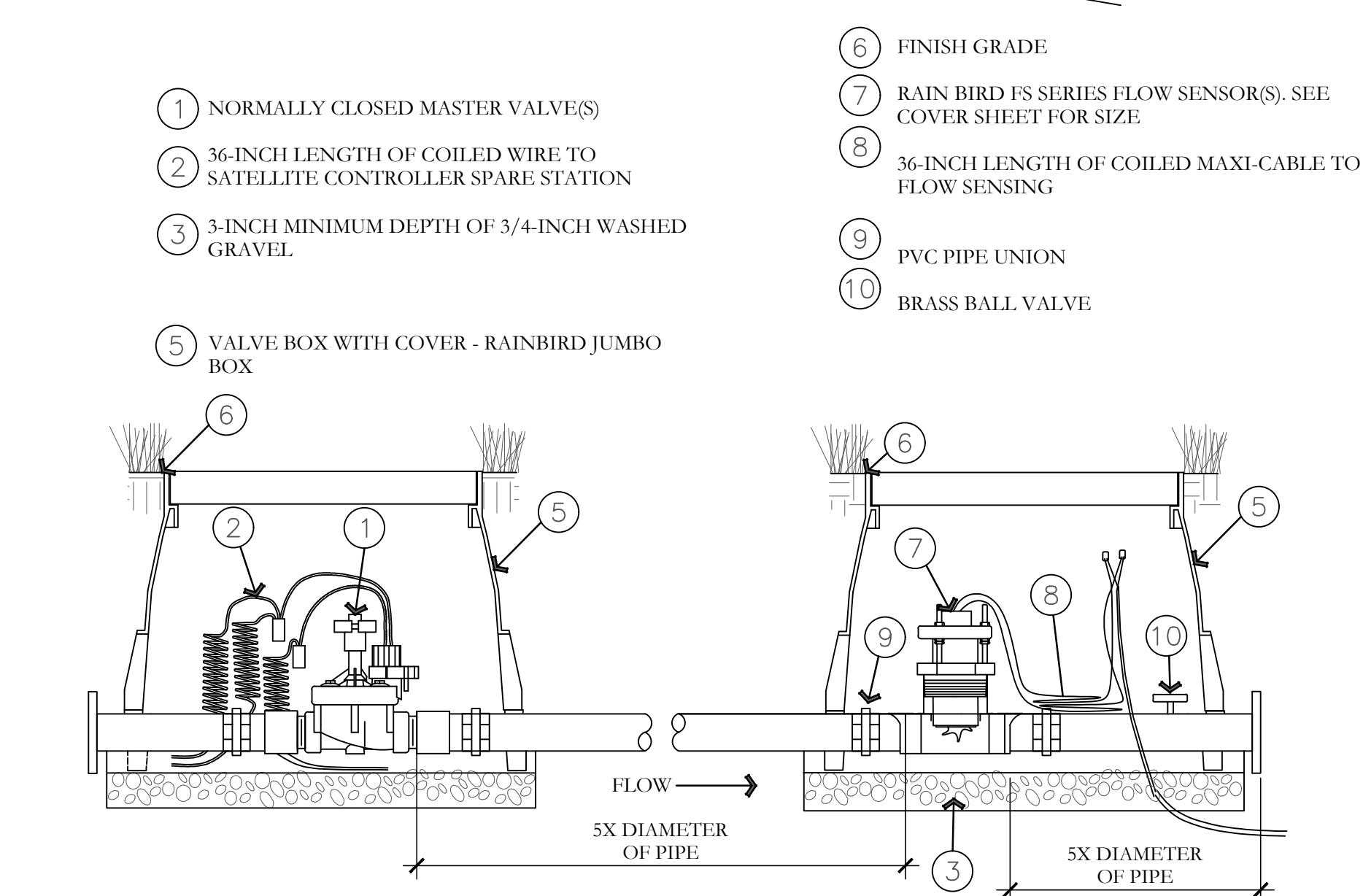
IRRIGATION TRENCHING DETAIL

NOT TO SCALE



MANUAL DRAIN DETAIL

NOT TO SCALE



QUICK COUPLER DETAIL

NOT TO SCALE

STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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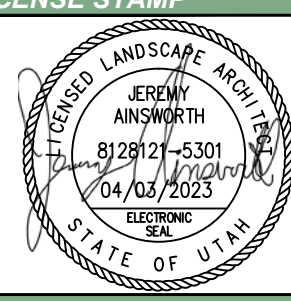
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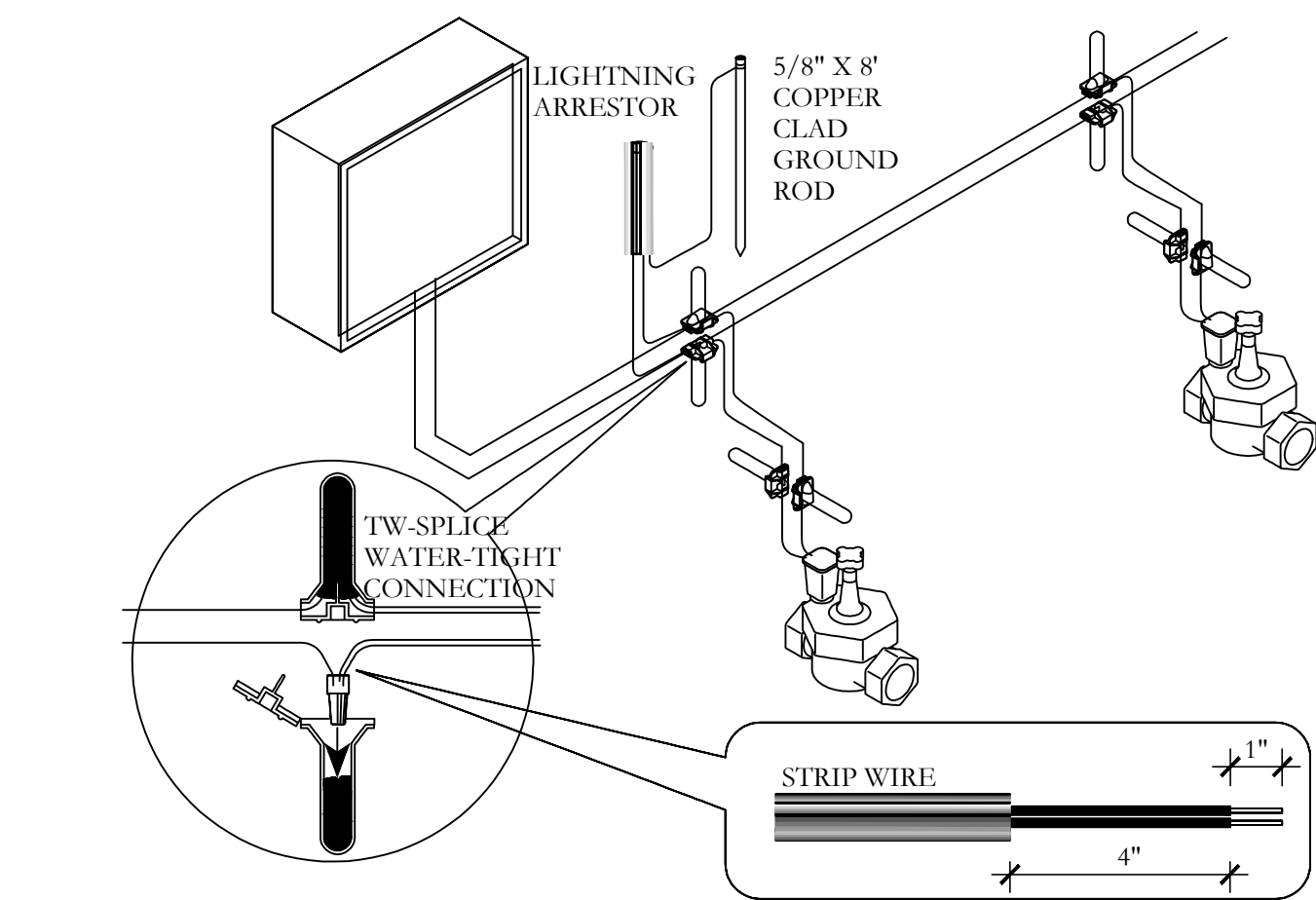
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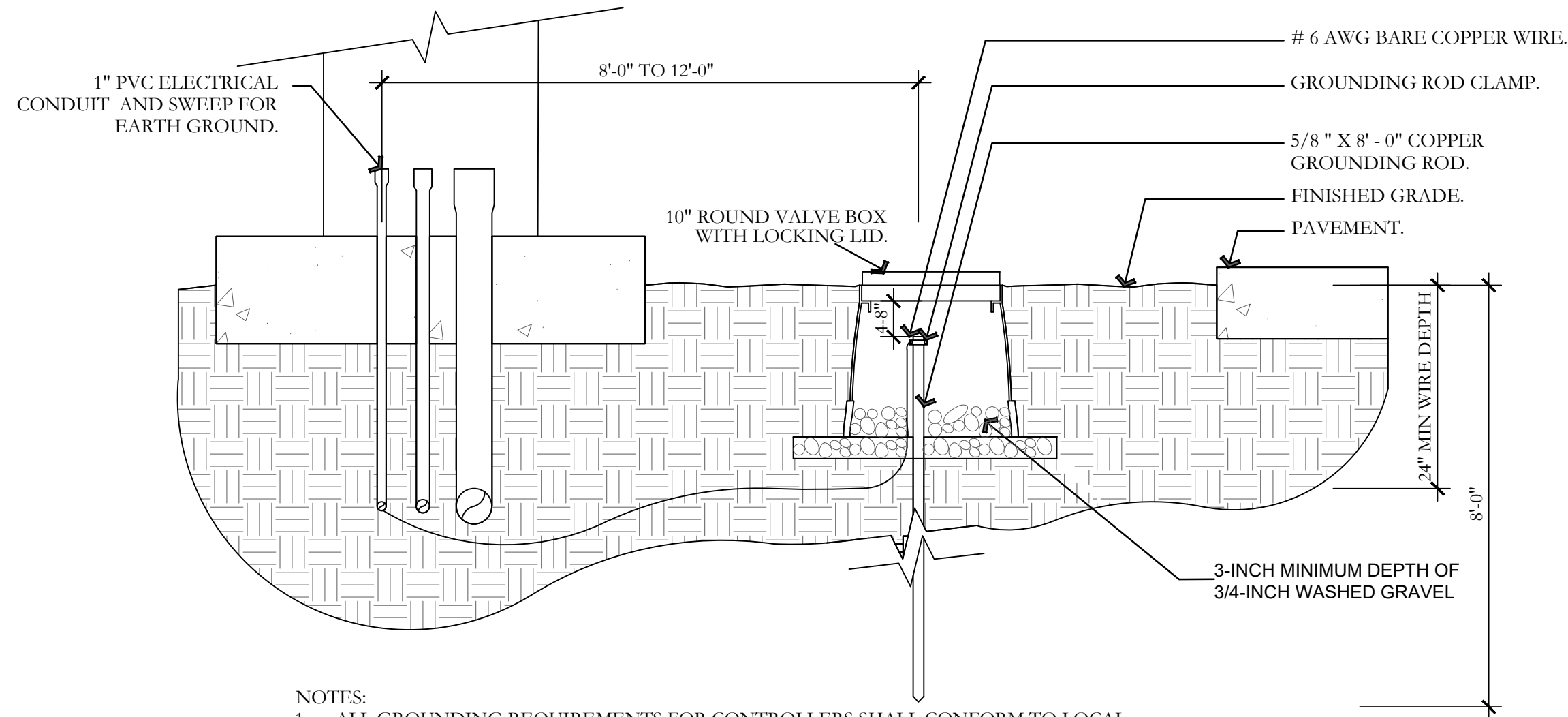
IRRIGATION DETAILS

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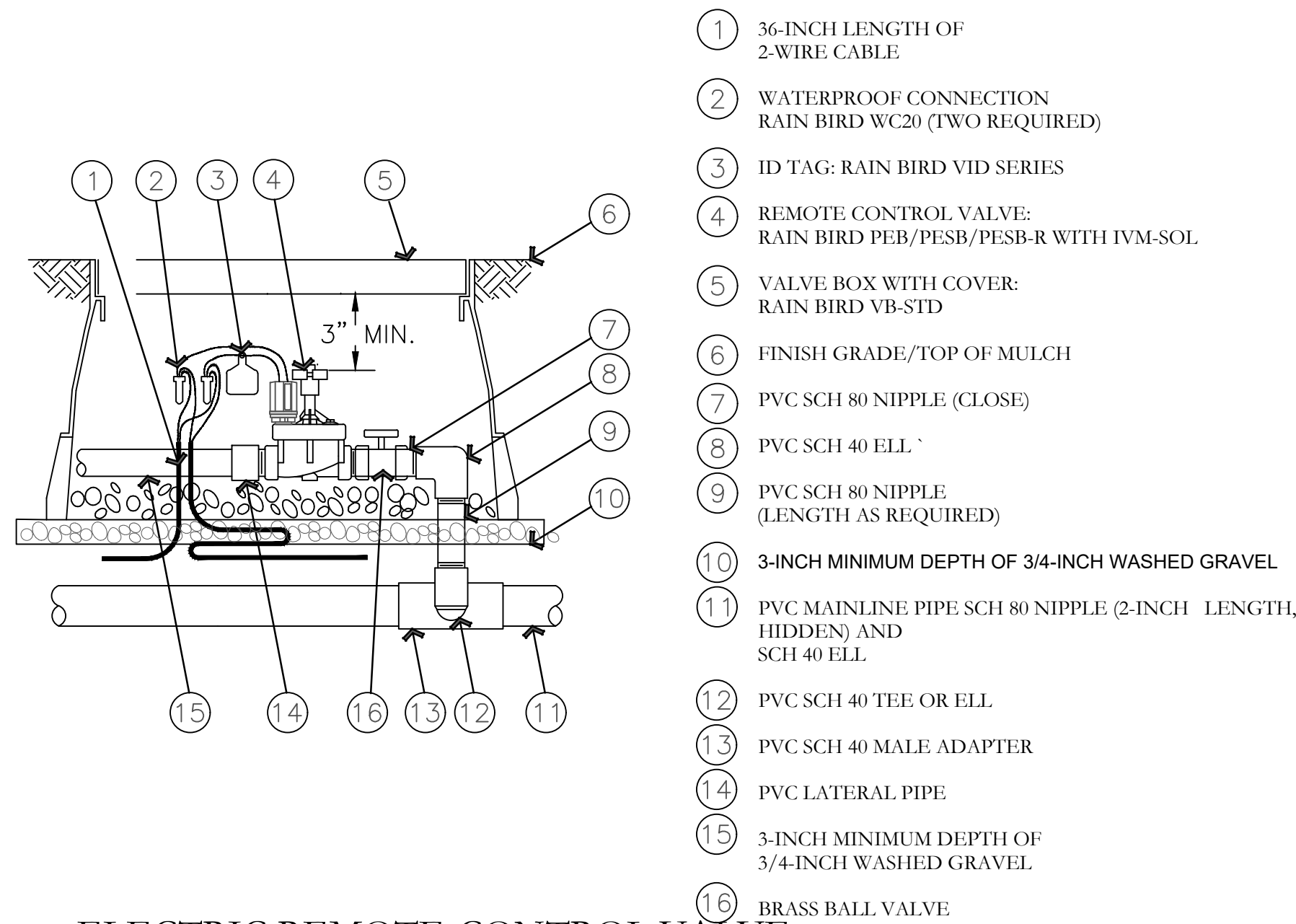
IR-501



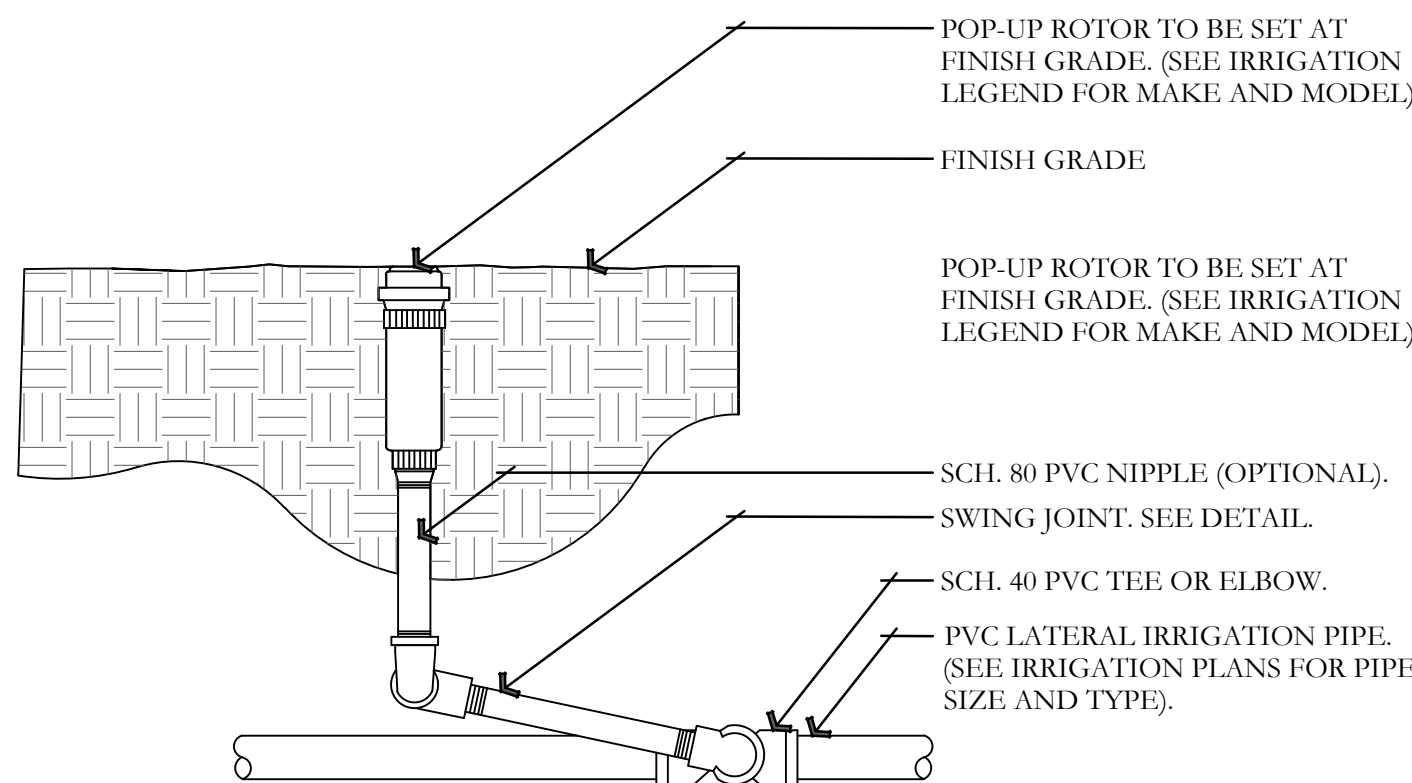
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



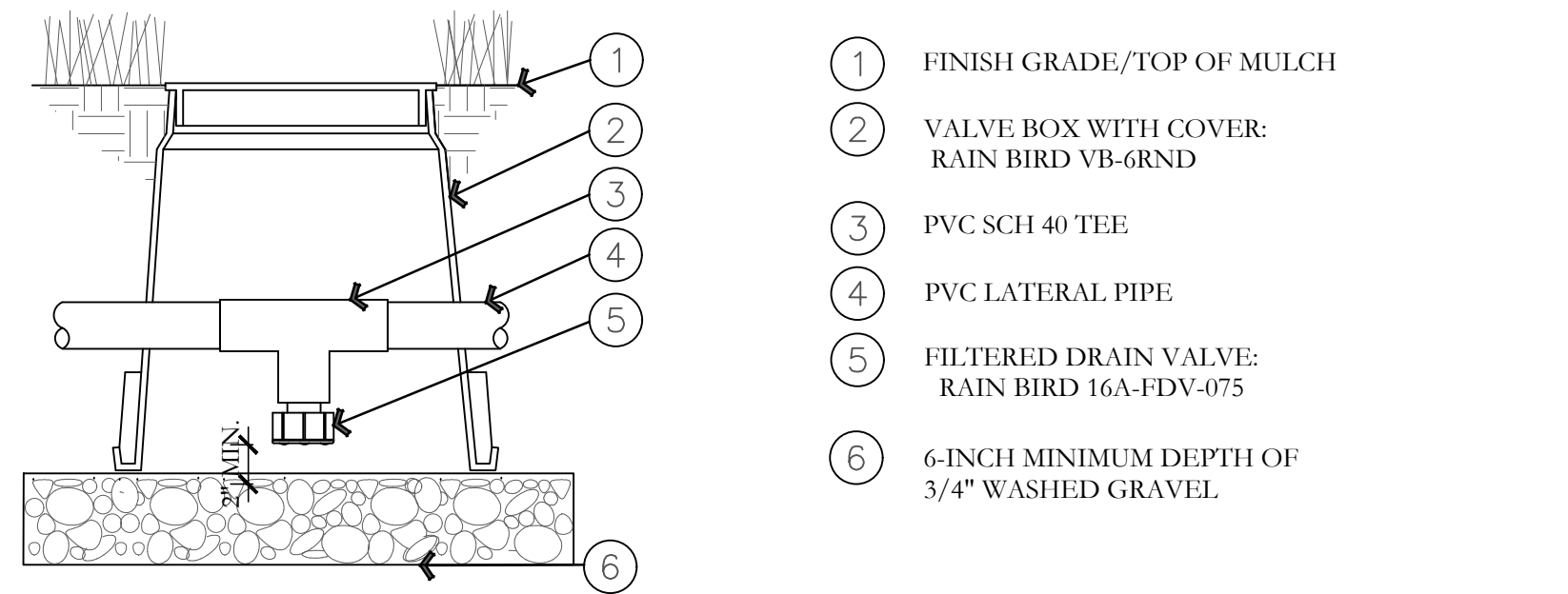
K GROUNDING ROD DETAIL
NOT TO SCALE



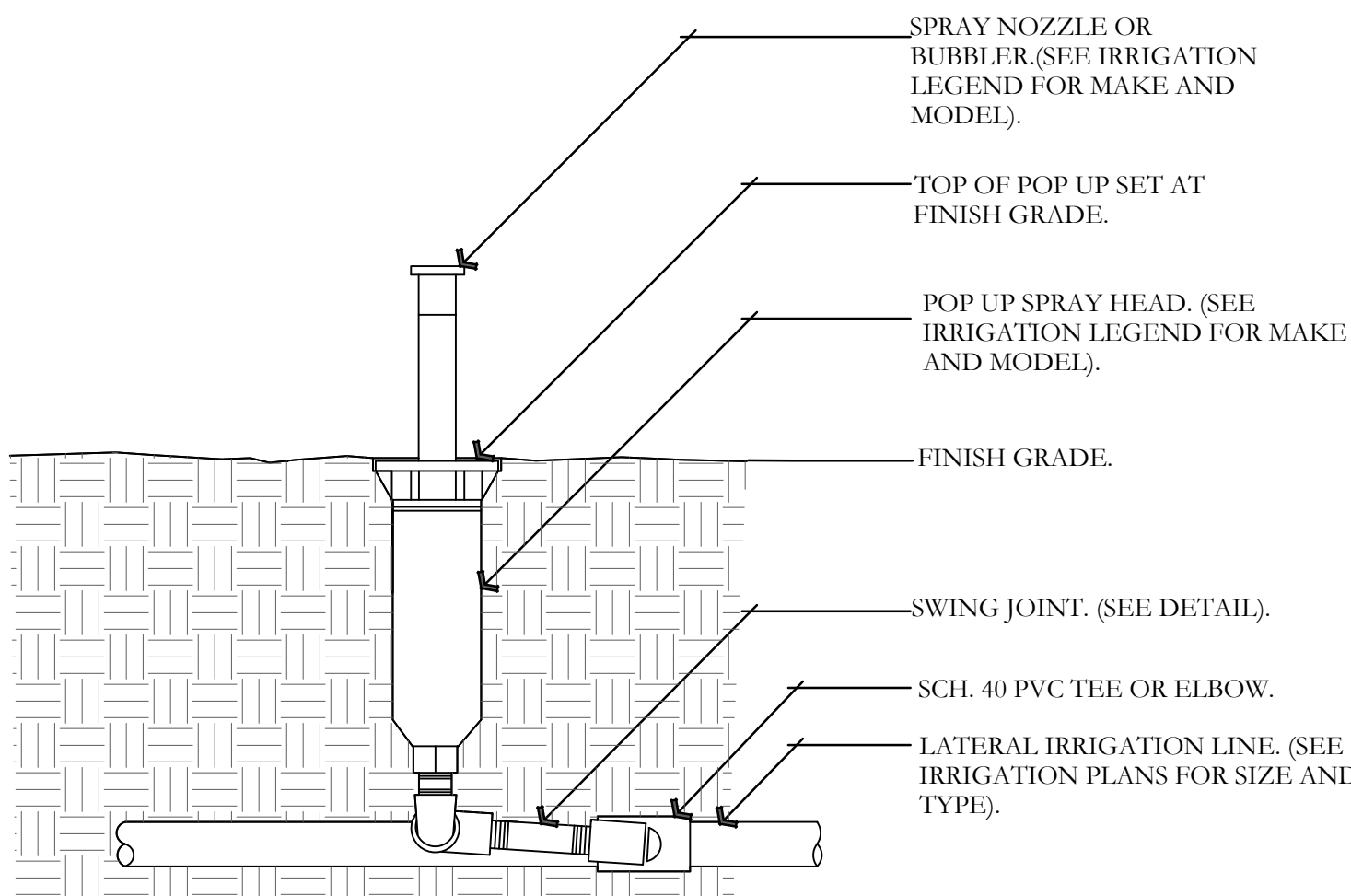
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171						
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PERMITTED LANDSCAPE ARCHITECT

KEVIN ANSWORTH

8/28/21-5301

04/03/2023

ELECTRIC SEAL

STATE OF UTAH

PM: JTA

DRAWN: ACP

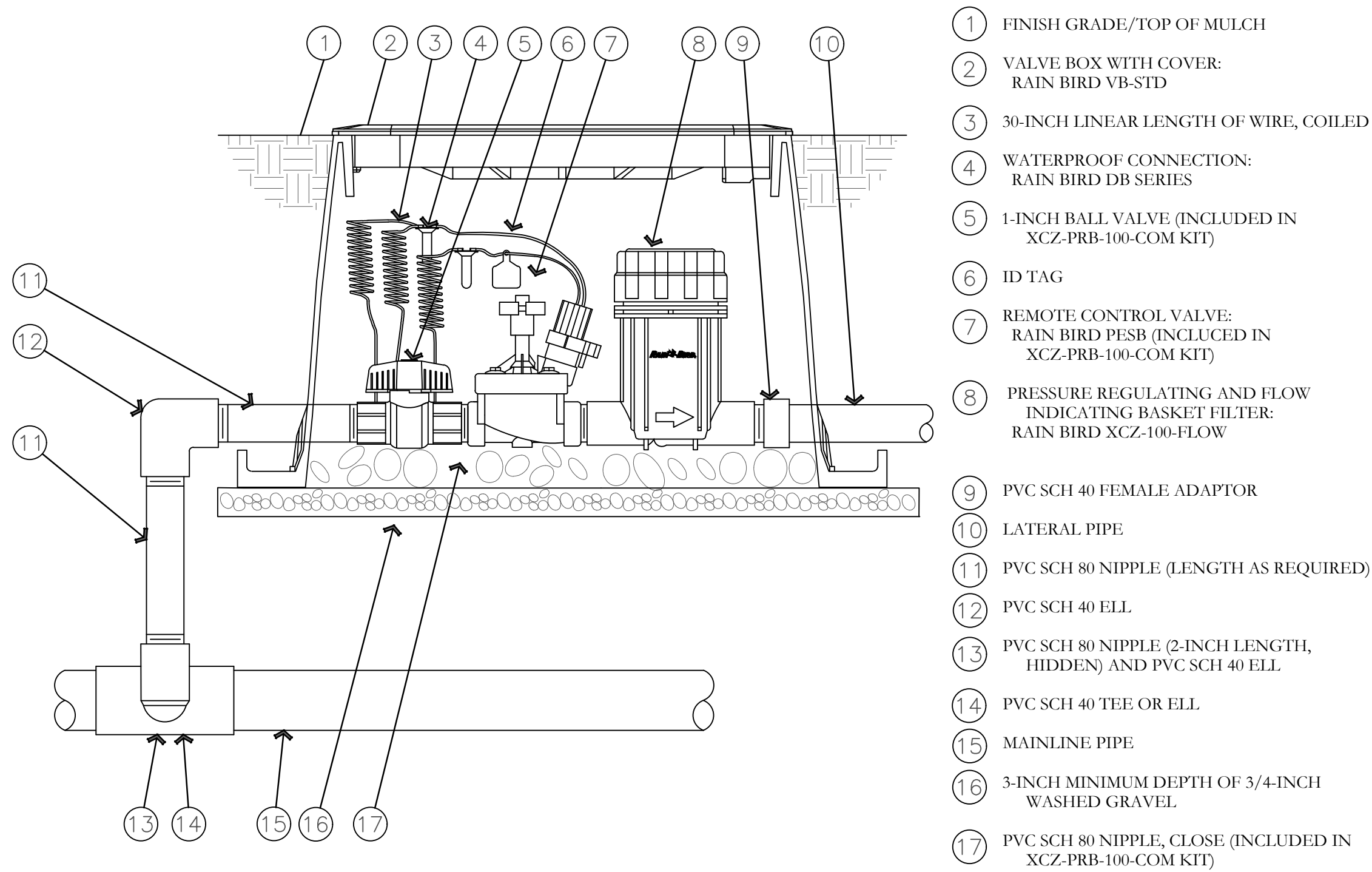
CHECKED: JMA

PLOT DATE: 4/3/2023

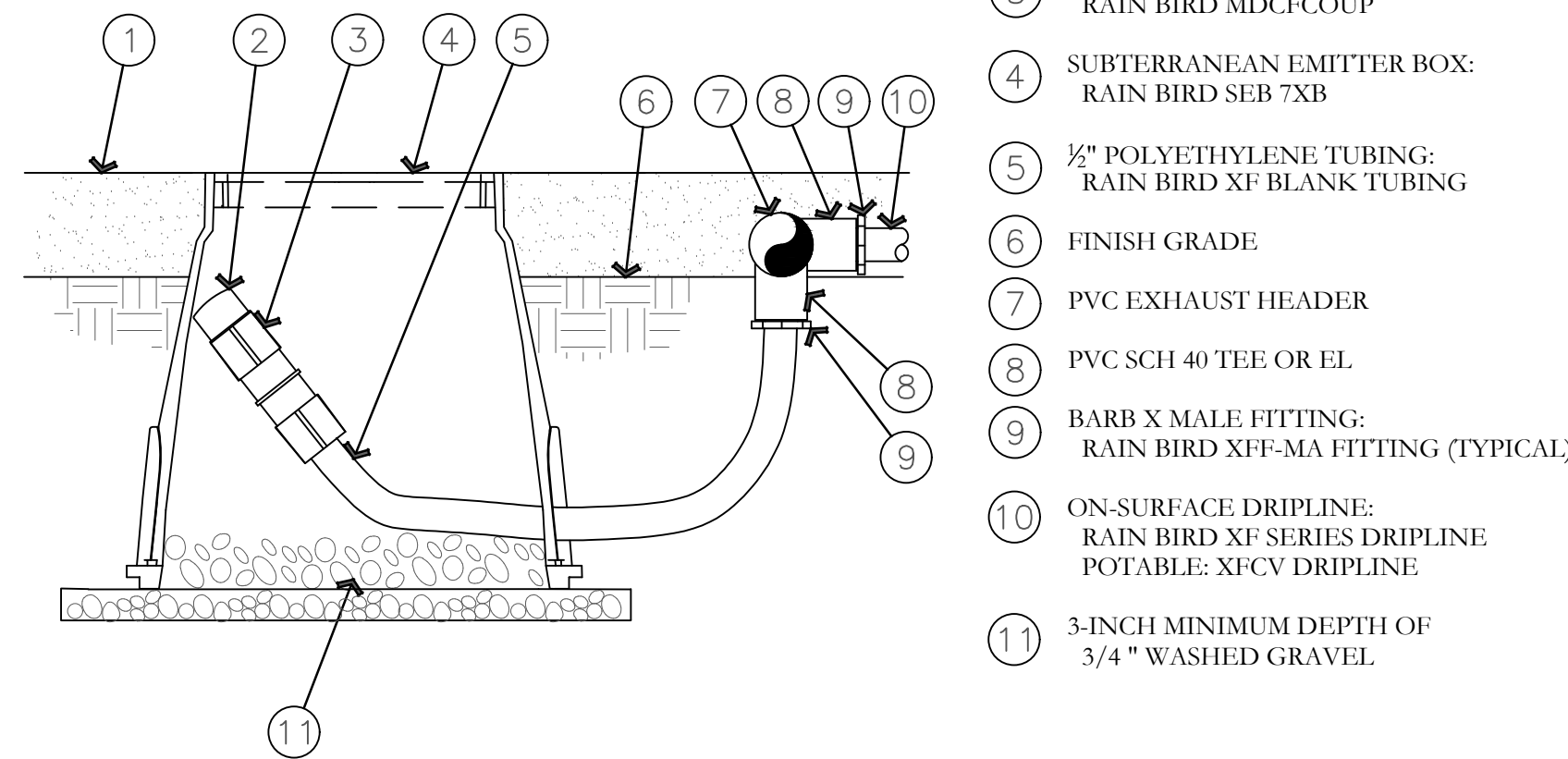
IRRIGATION DETAILS

PERMIT SET

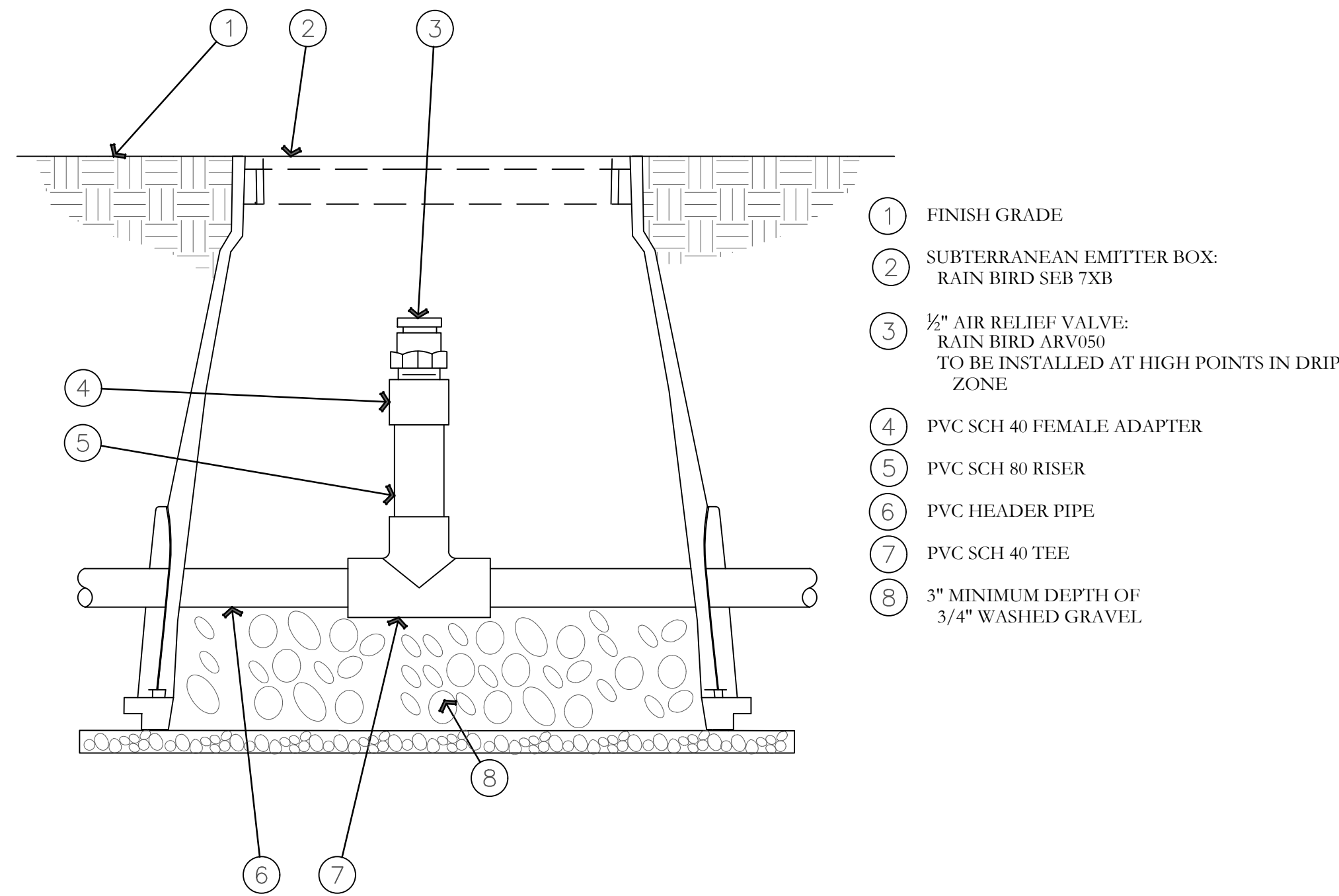
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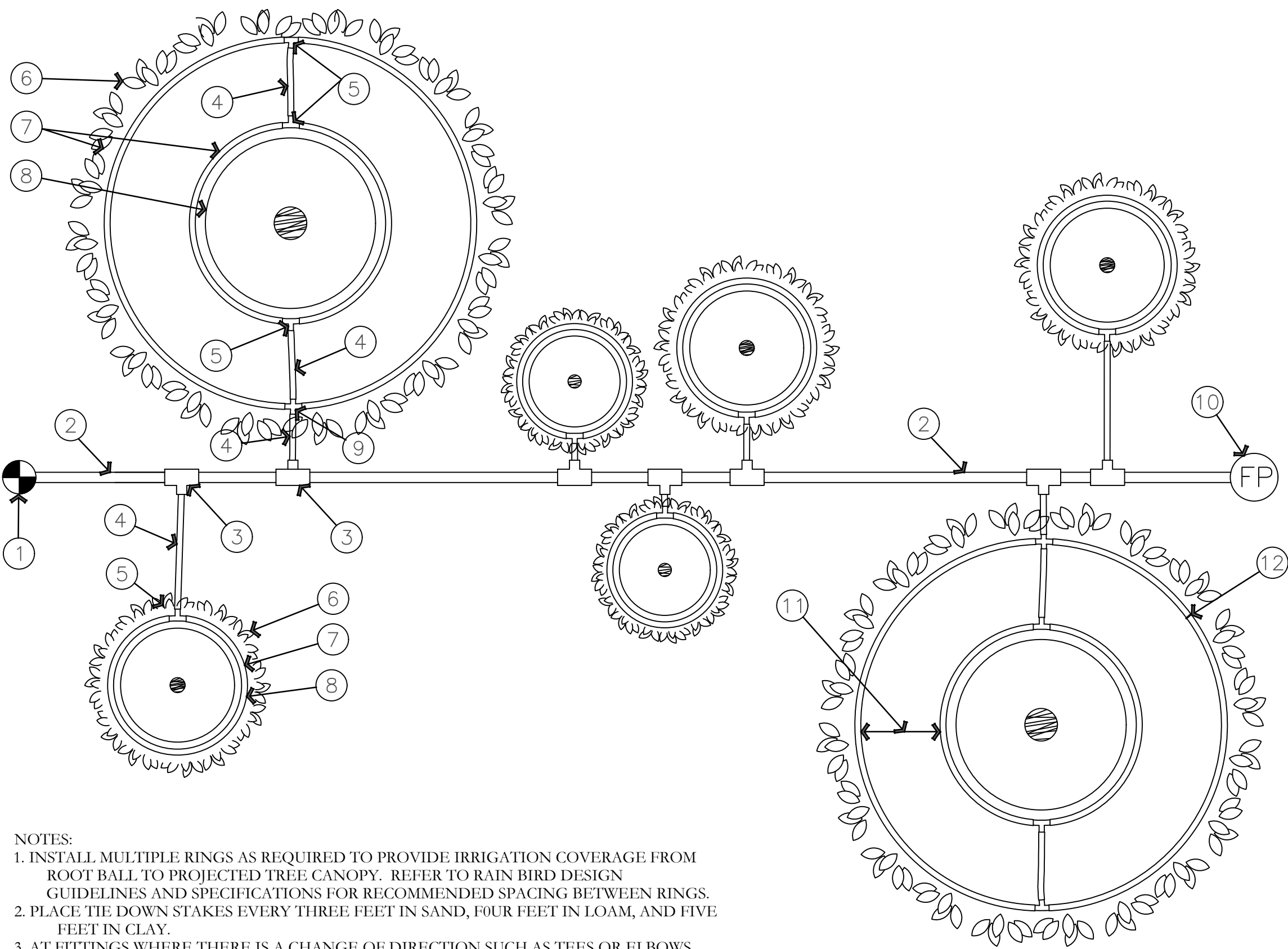
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171			CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

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

TRINITY
950W. 400 S
CENTERVILLE, UTAH

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION DETAILS
PRELIMINARY! DO NOT FOR CONSTRUCTION
IR-503



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CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

SITE PLAN

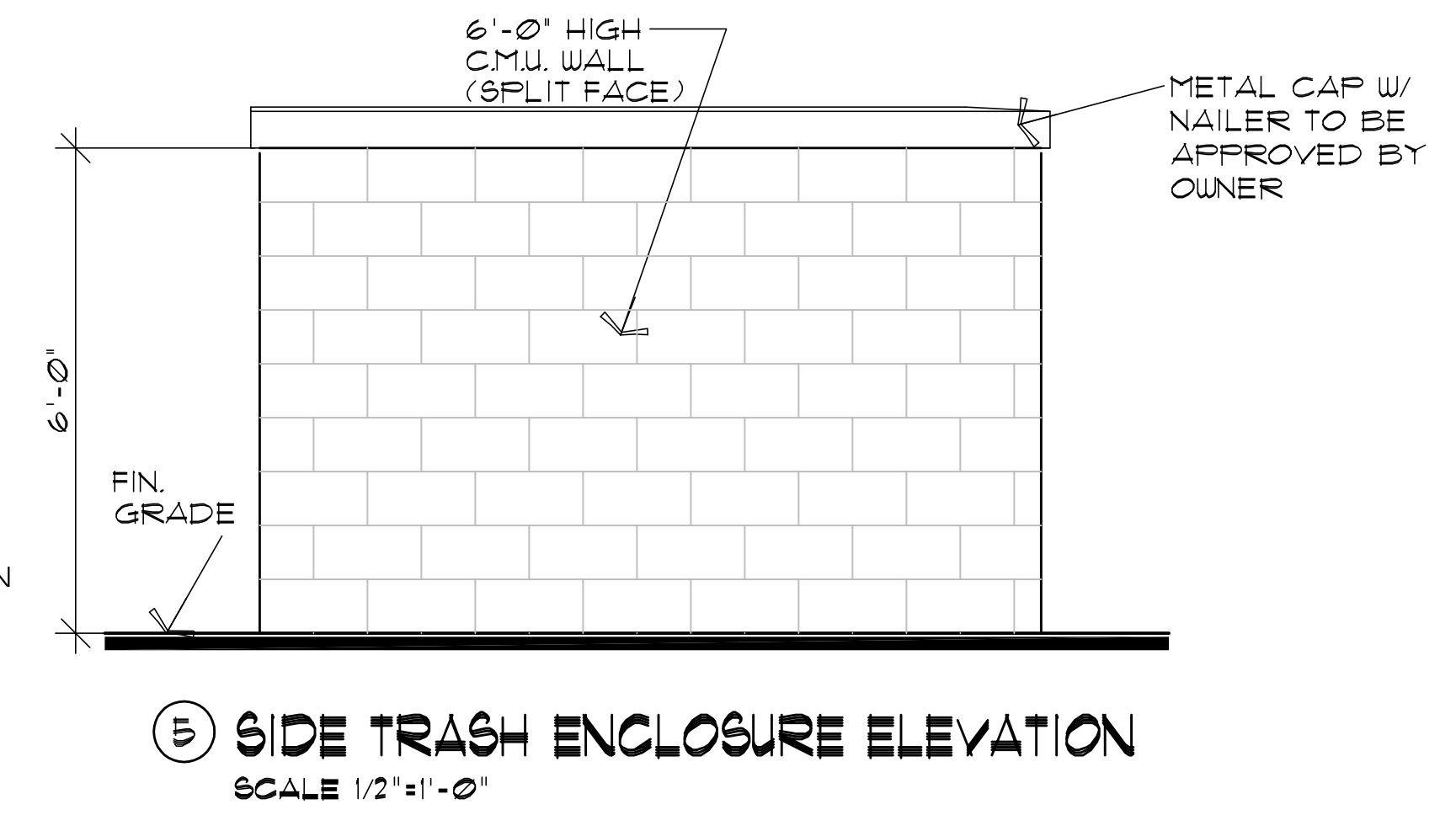
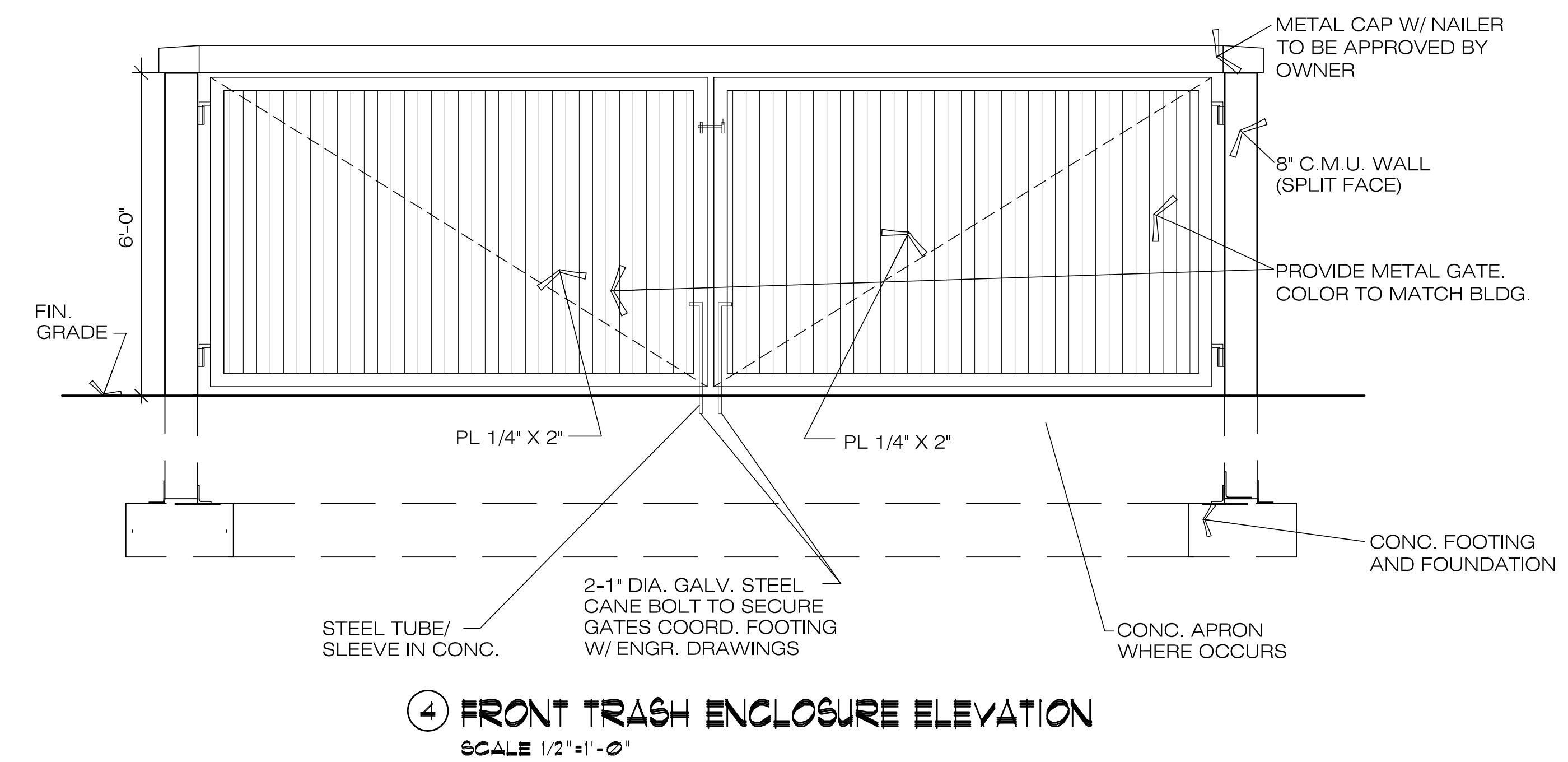
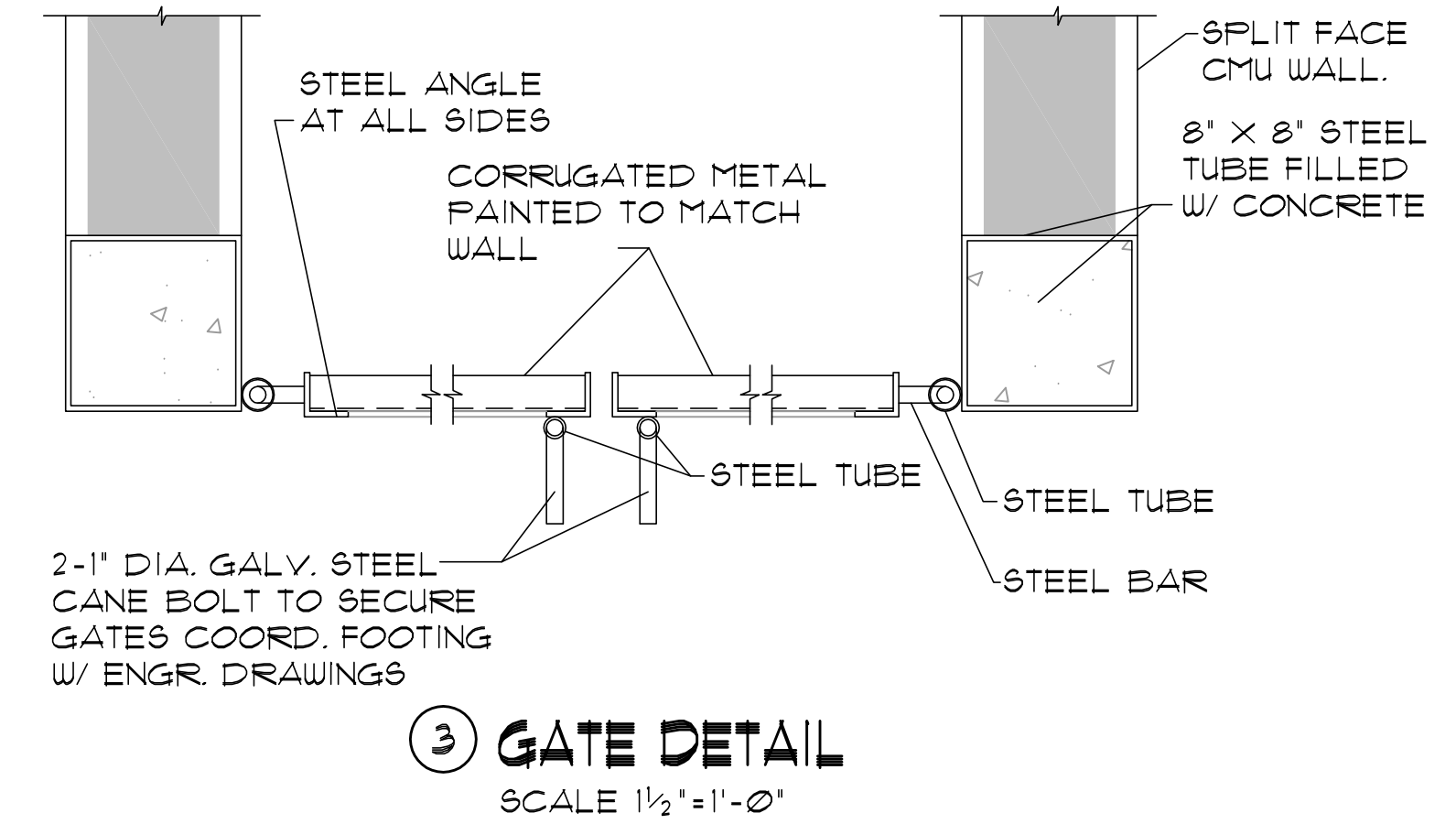
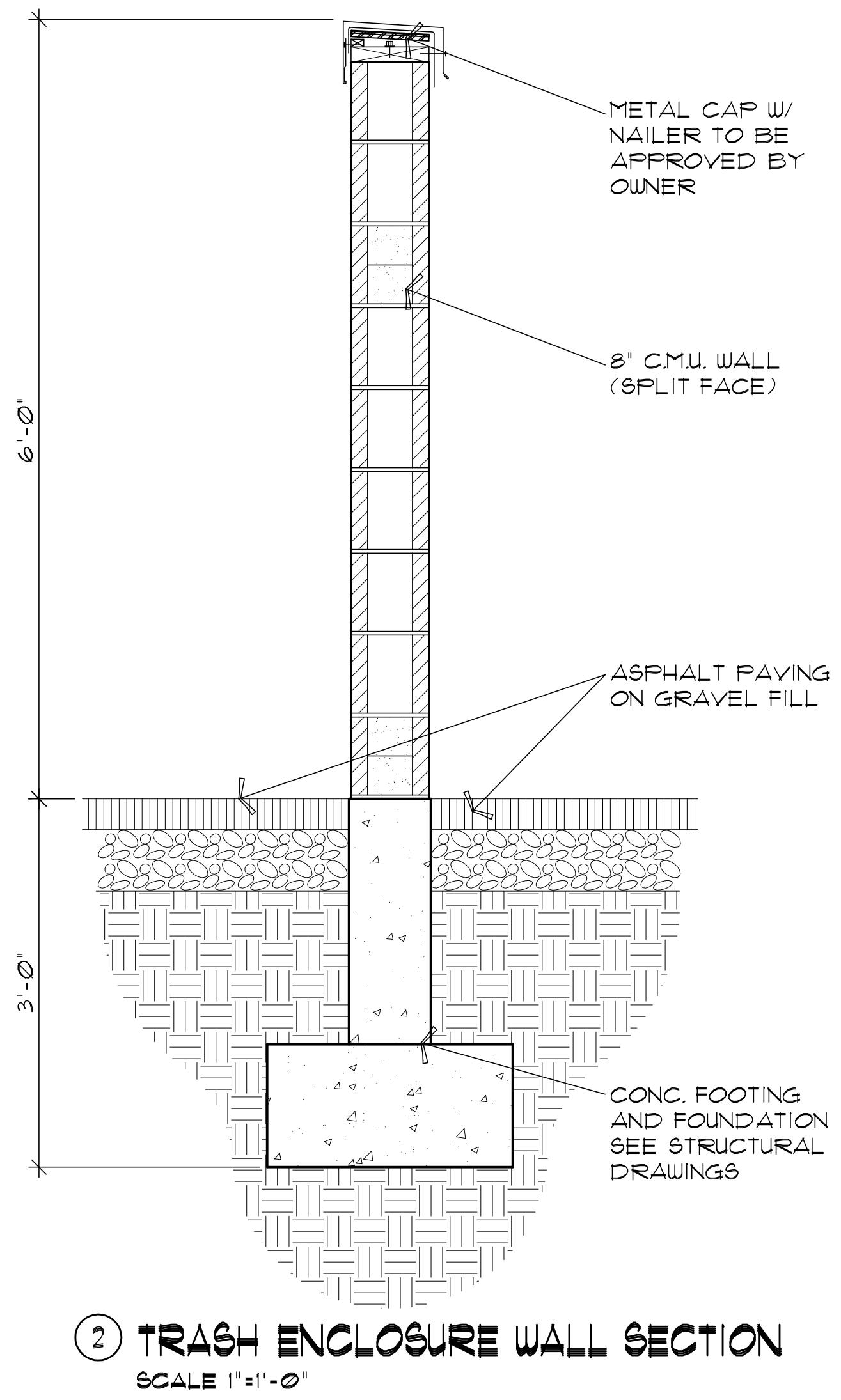
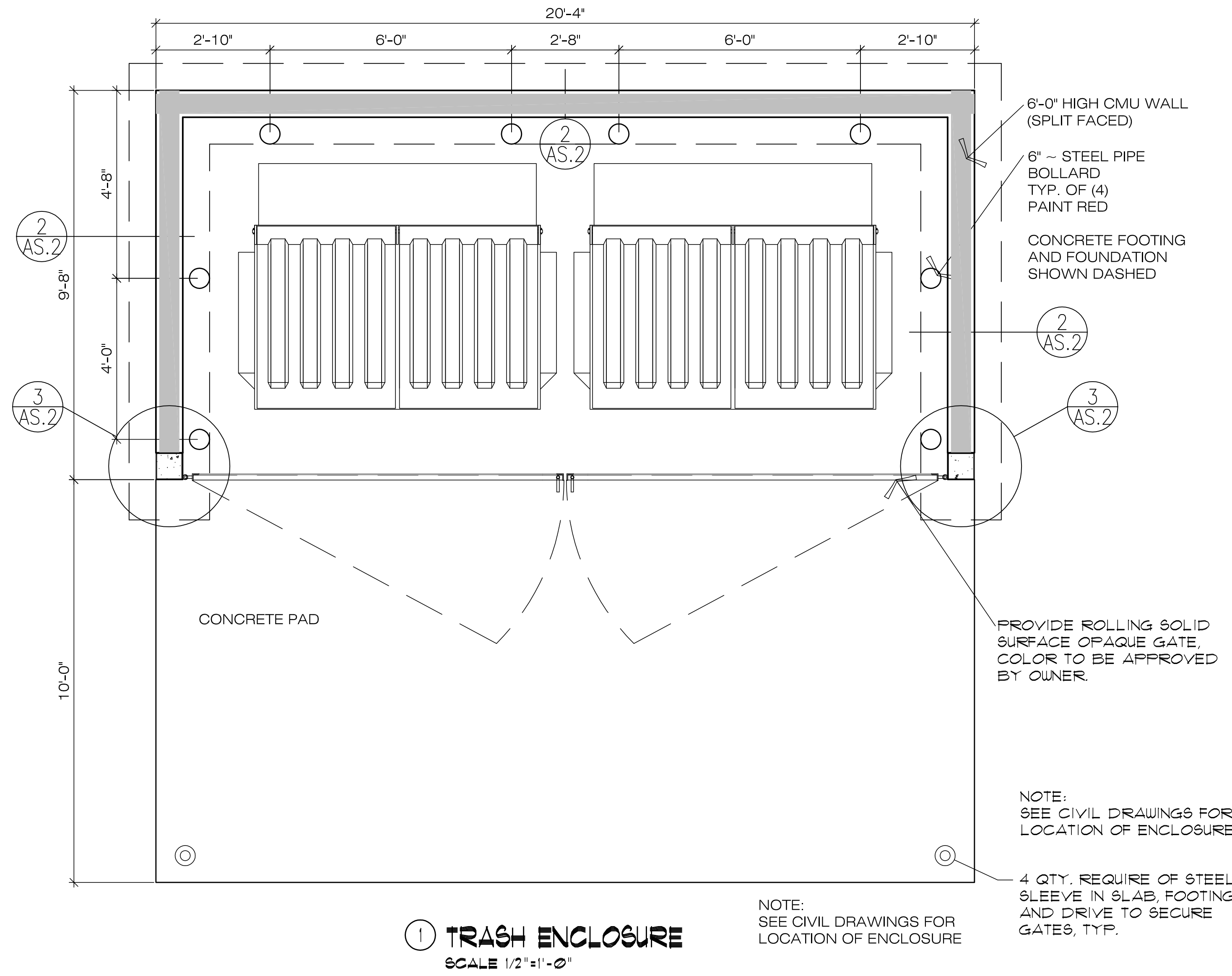
MARCH 22, 2023
2282701SA7.dwg



ZONE OCCUPANCY GROUP	I-VH B, S-1, F-1
GROSS LAND AREA	654,257 SF± 15.02 ACRES
BUILDING 1 FOOTPRINT	113,380 SF
BUILDING 2 FOOTPRINT	95,343 SF
BUILDING 3 FOOTPRINT	58,171 SF
TOTAL ON-SITE LANDSCAPED AREA	90,593 SF 13.85% (10% MIN.)

ZONE OCCUPANCY GROUP	I-VH B, S-1, F-1
-------------------------	---------------------

GROSS LAND AREA	352,887 SF ± 8.10 ACRES
EXIST. BUILDINGS FOOTPRINT	72,498 SF
TOTAL ON-SITE LANDSCAPED AREA	35,302 SF 10.00% (10% MIN.)
PARKING AREA	36,524 SF
TOTAL PARKING LANDSCAPED AREA	5,156 SF 14.12% (5% MIN.)
PROFESSIONAL OFFICE 5,382 SF	27 SPACES 1/200 SF
WAREHOUSE 67,116 SF	68 1/1,000
PARKING STALLS REQ'D	95
PARKING STALLS PROVIDED	95



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ARCHITECTS

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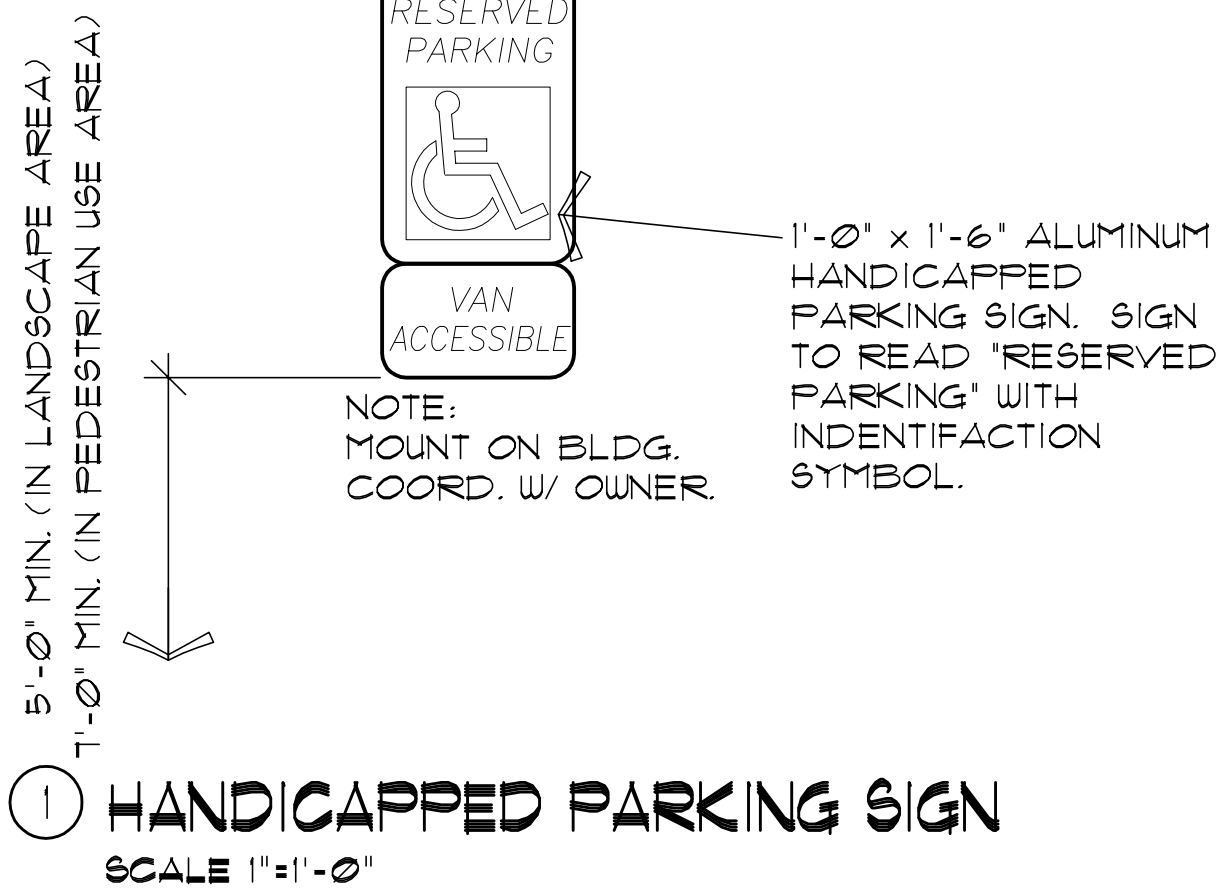
STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

PROPOSED BUILDINGS

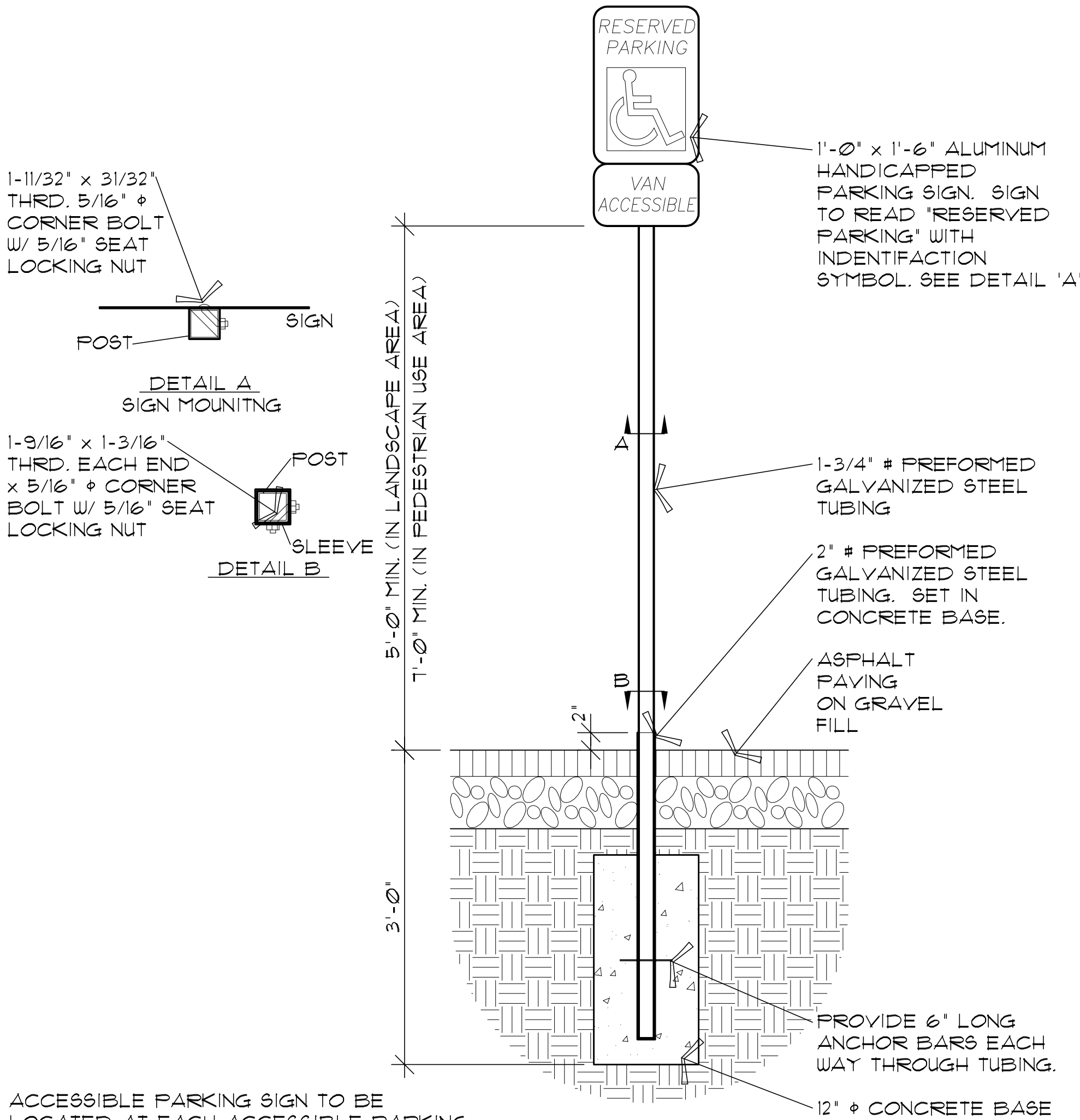
SITE DETAILS

SCALE: AS SHOWN
MARCH 22, 2023
2282701AS2.dwg

AS.2

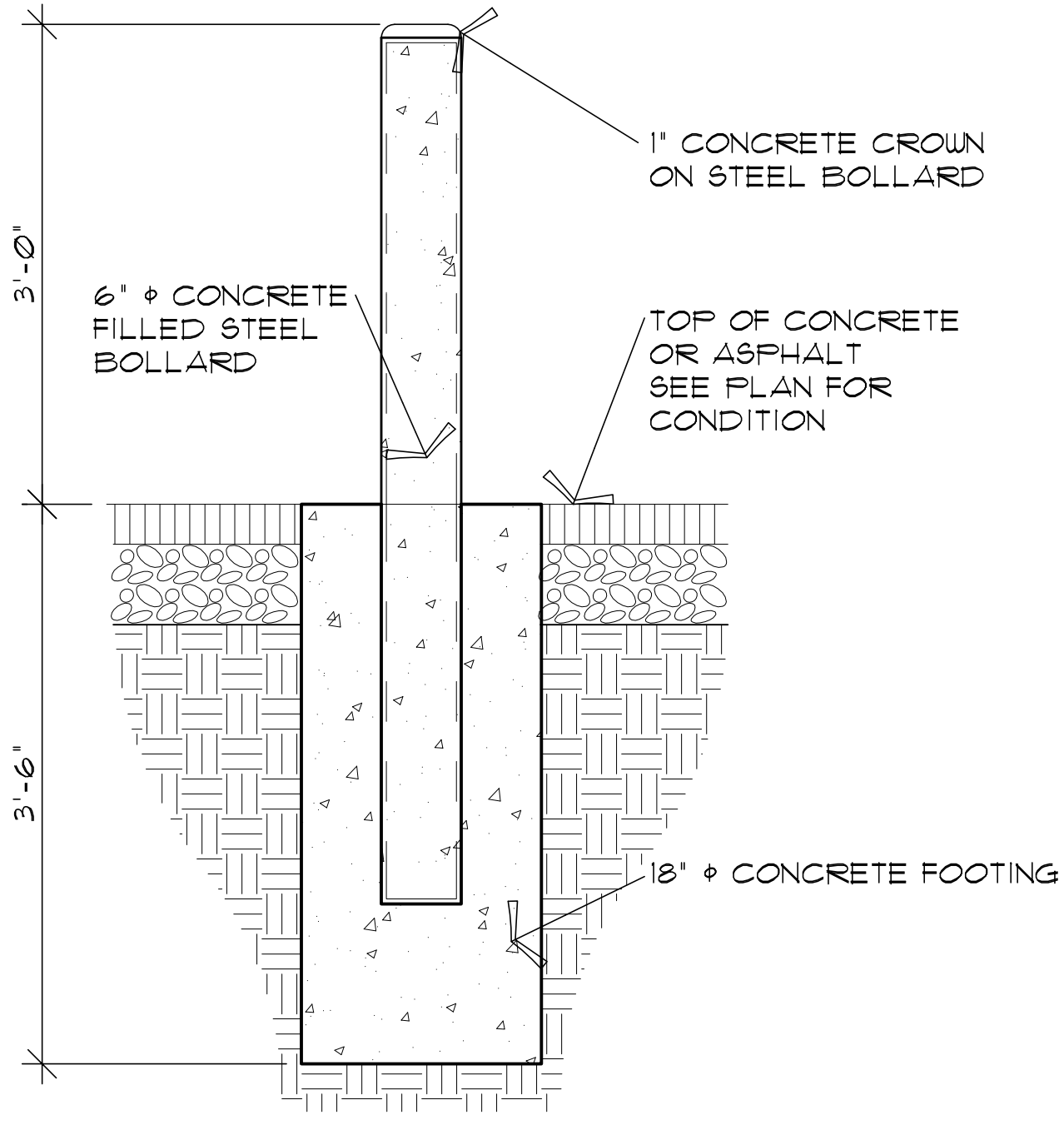


① HANDICAPPED PARKING SIGN
SCALE 1"=1'-0"



ACCESSIBLE PARKING SIGN TO BE LOCATED AT EACH ACCESSIBLE PARKING LOCATION.

② HANDICAPPED PARKING SIGN
SCALE 1"=1'-0"



③ BOLLARD DETAIL
SCALE 1"=1'-0"



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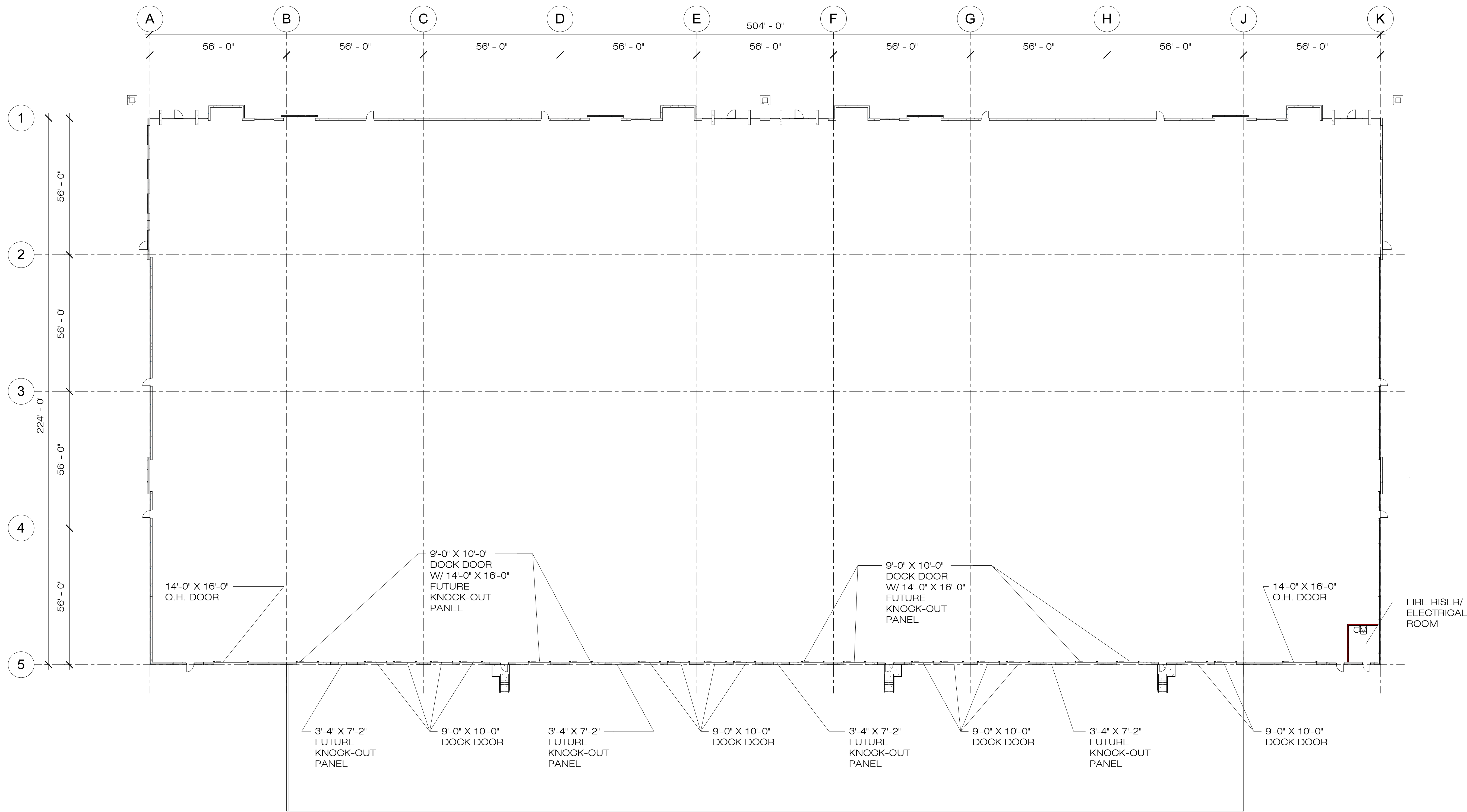
STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

PROPOSED BUILDINGS

SITE DETAILS

SCALE: AS SHOWN
MARCH 22, 2023
2282701AS2.dwg

AS.3



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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 1**

MAIN LEVEL

FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 16, 2023
2282701



A1.1



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70 NORTH 1250 WEST
CENTERVILLE, UTAH

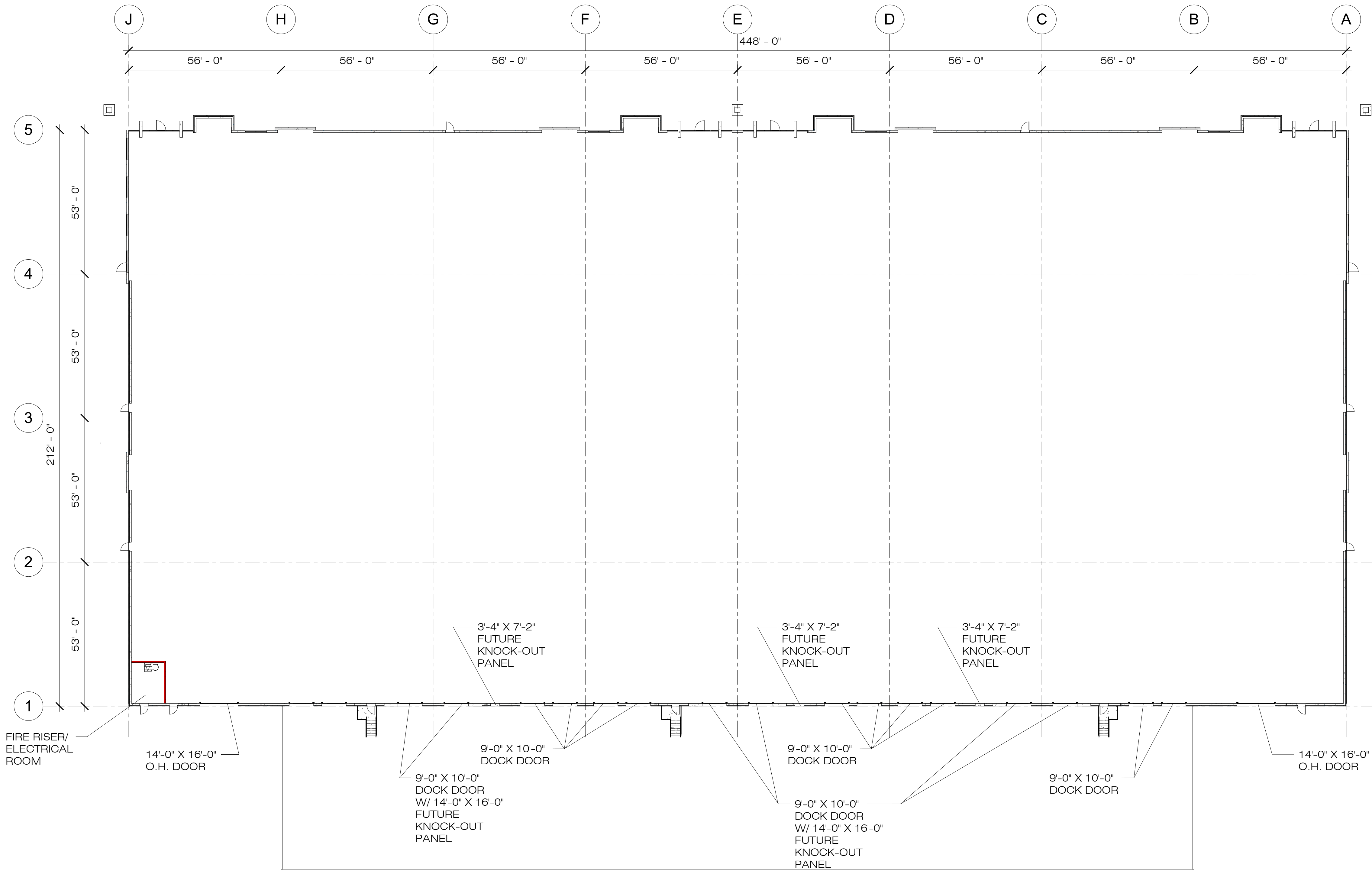
**PROPOSED
BUILDING 2**

**MAIN FLOOR
FLOOR PLAN**

SCALE: 3/64" = 1'-0"
MARCH 16, 2023
2282701



A1.1





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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 3**

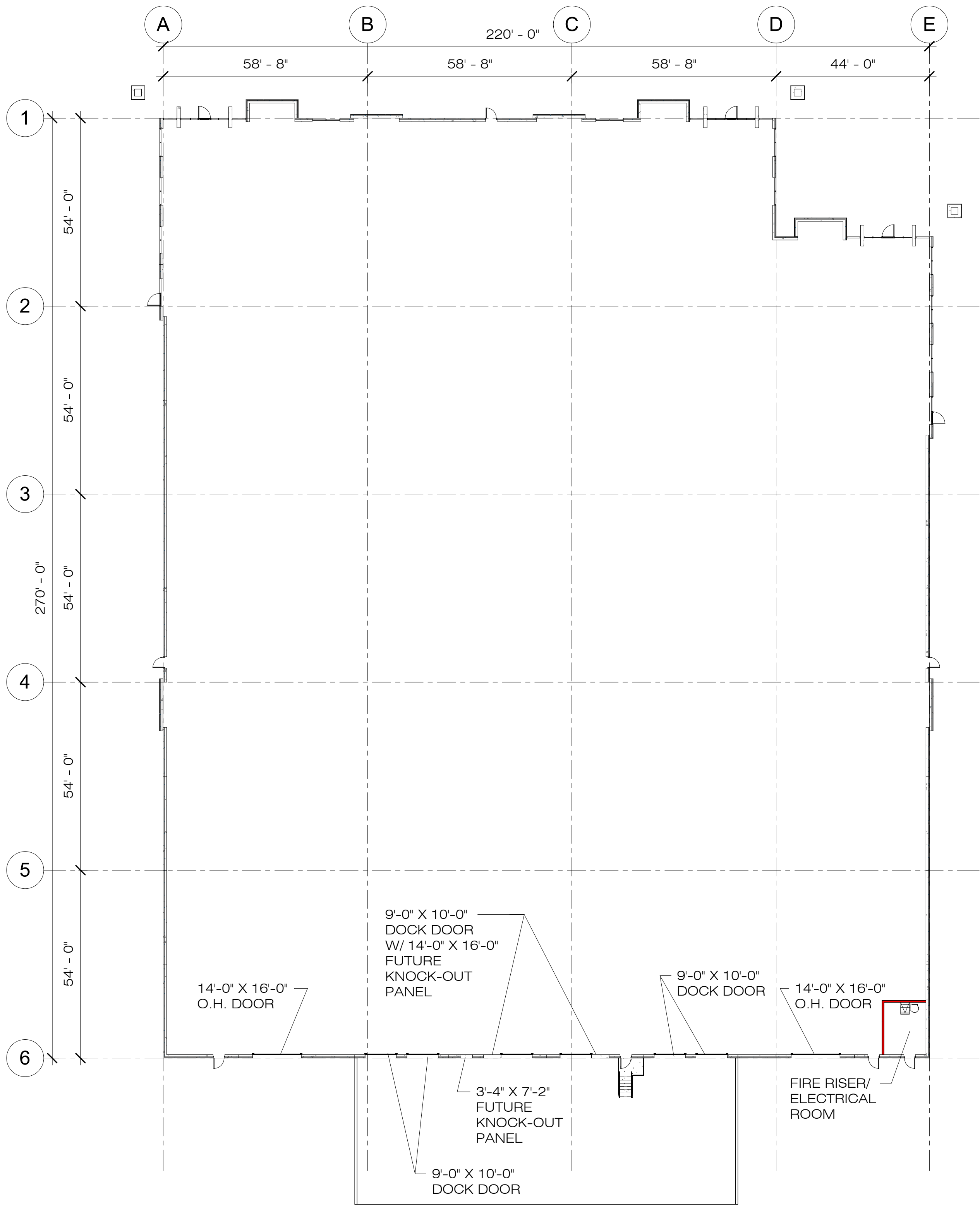
MAIN LEVEL

FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 16, 2023
2282701



A1.1





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CENTERVILLE, UTAH

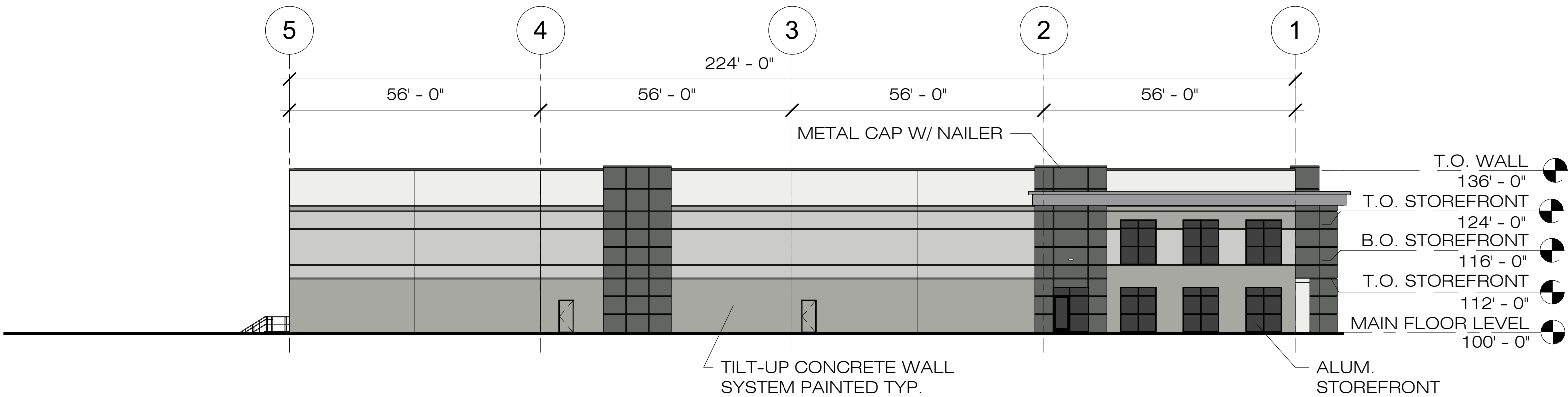
**PROPOSED
BUILDING 1**

**EXTERIOR
ELEVATIONS**

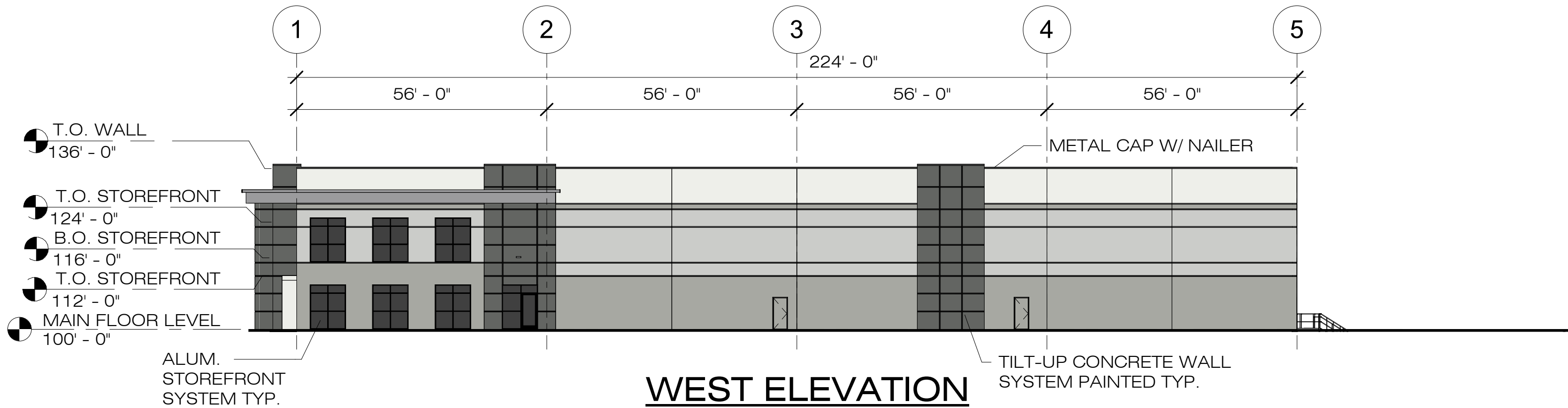
SCALE: 3/64" = 1'-0"
MARCH 16, 2023
2282701

A3.1

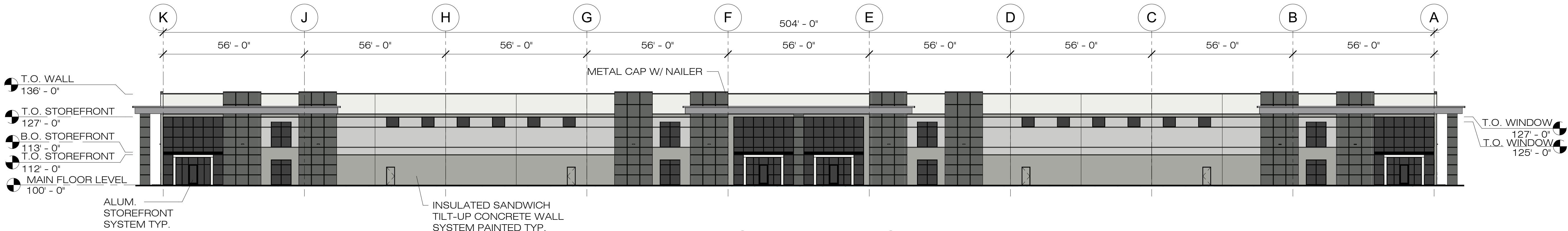
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PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1
REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE
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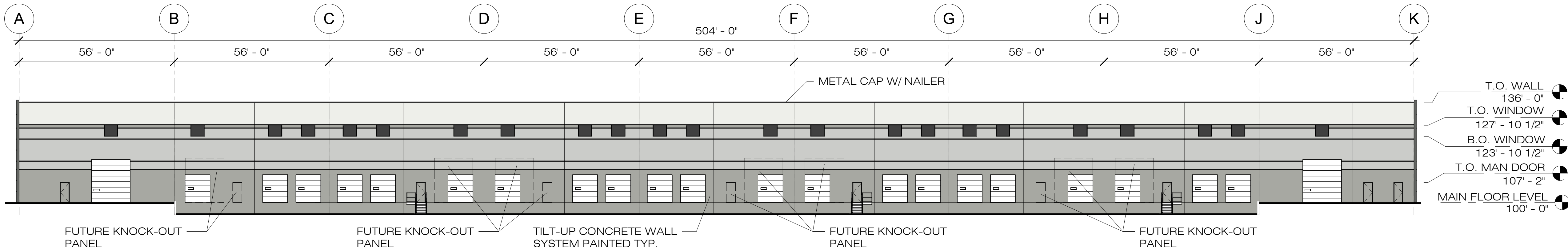
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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CENTERVILLE, UTAH

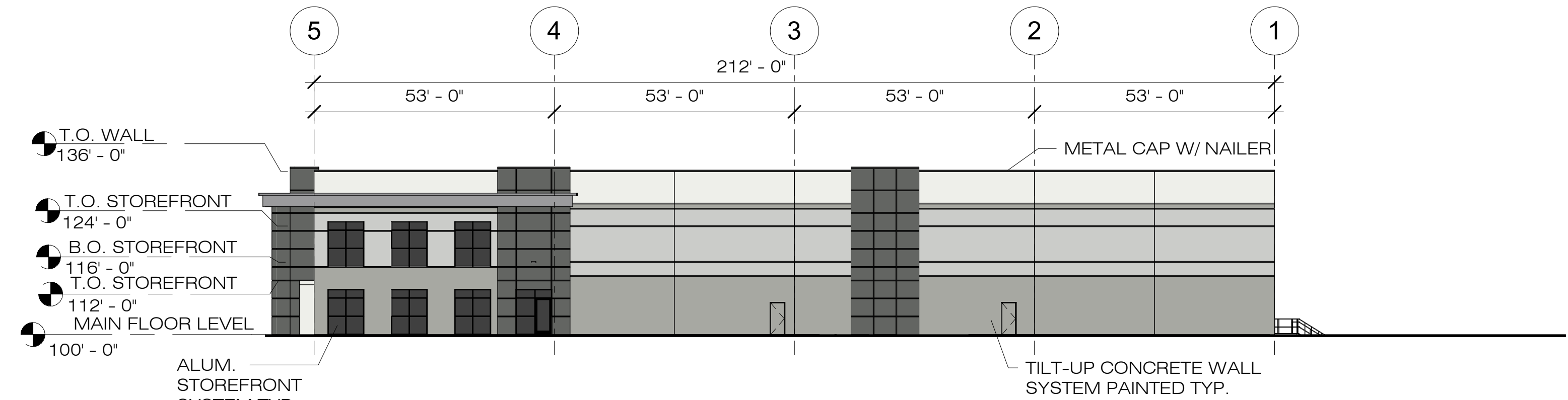
**PROPOSED
BUILDING 2**

**EXTERIOR
ELEVATIONS**

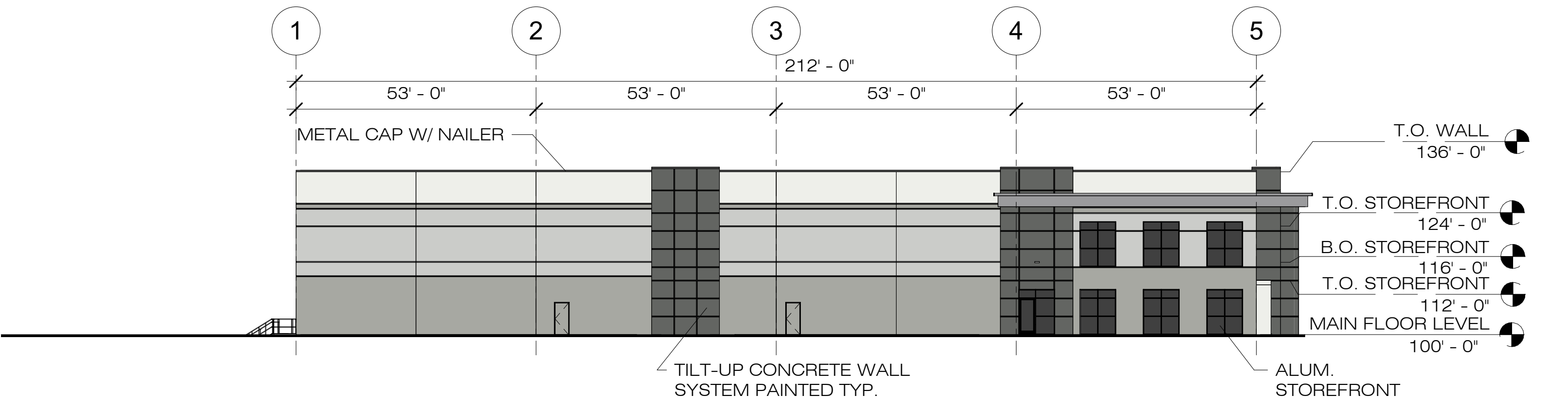
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MARCH 16, 2023
2282701

A3.1

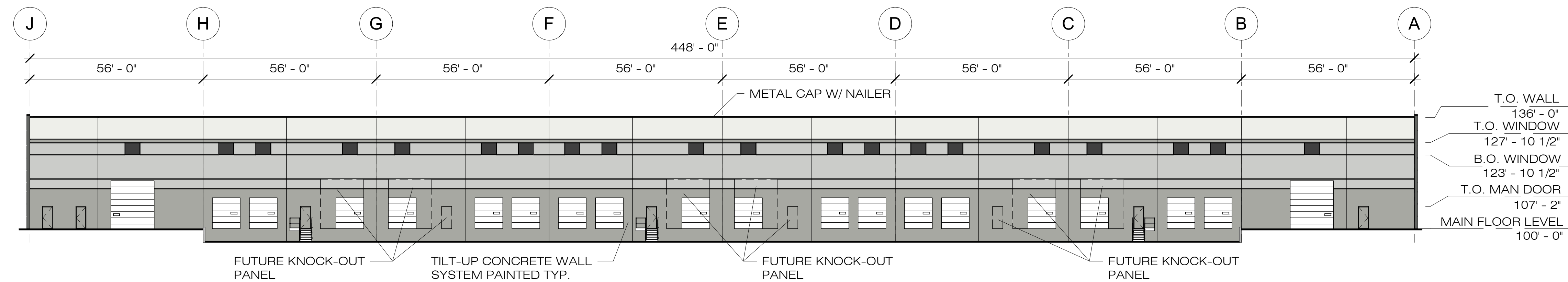
NOTE:
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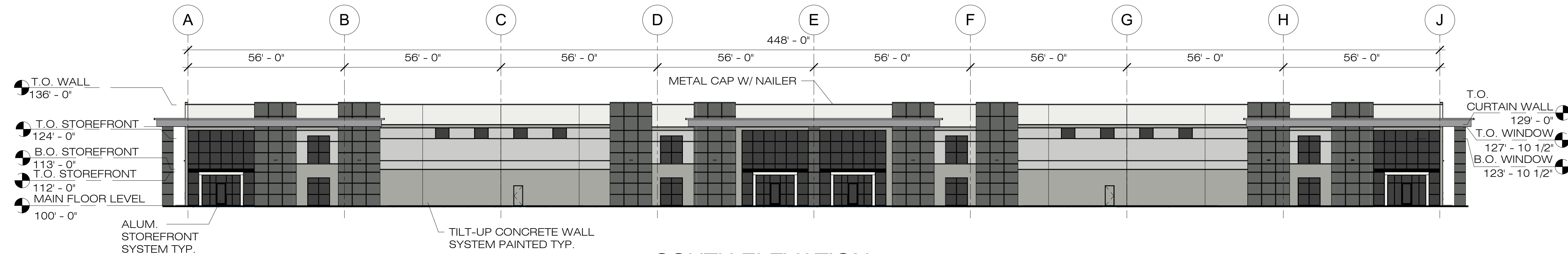
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY



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CENTERVILLE FLEX
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CENTERVILLE, UTAH

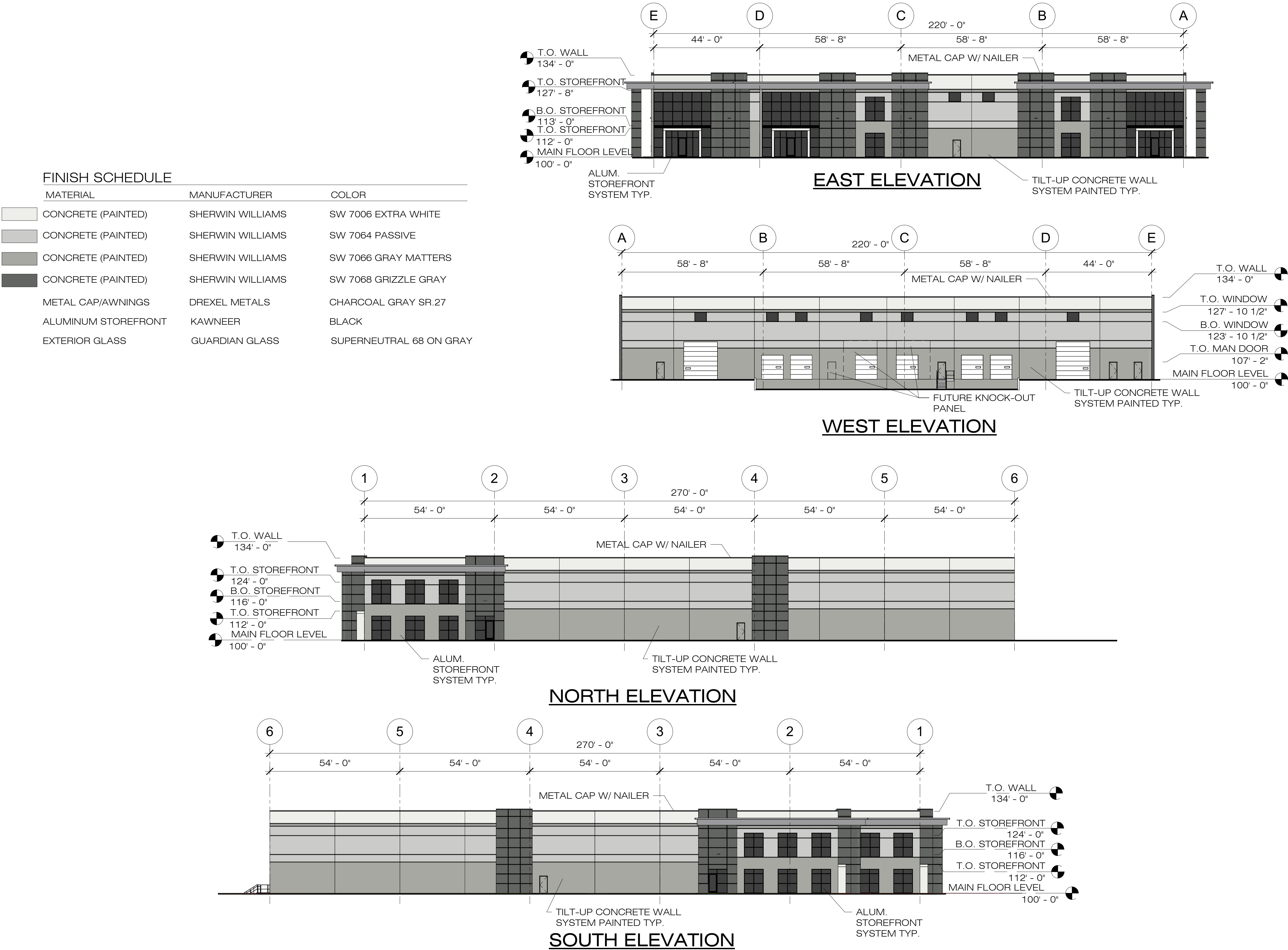
**PROPOSED
BUILDING 3**

**EXTERIOR
ELEVATIONS**

SCALE: 3/64" = 1'-0"
MARCH 16, 2023
2282701

A3.1

NOTE:
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**SAMUEL J.
BRADY**

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:

MARCH 16, 2023
2282701

A3.2



sba

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:

MARCH 16, 2023
2282701

A3.3

Memorandum of Understanding

This **MEMORANDUM OF UNDERSTANDING** (this "Document") is made this 6th day of January, 2023 (the "Execution Date"),

Among:

Stokes Stevenson Centerville Flex, LLC (hereafter referred to as "Developer") of 1215 Wilmington Ave Ste 120, Salt Lake City, UT 84106;

Centerville City (hereafter referred to as "Centerville") of 250 N Main St, Centerville, UT 84014; and
West Bountiful City (hereafter referred to as "West Bountiful") of 550 North 800 West, West Bountiful, UT 84087 (collectively, the "Parties").

Recitals

Whereas, Developer is under contract to purchase approximately 16.85 acres of real property as more particularly described in Exhibit A (the "Property"); and

Whereas, a portion of the Property is located within Centerville at approximately 1250 West (Child Lane) 200 South, Centerville, Utah 84014, which property is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code; and

Whereas, a portion of the Property is located within West Bountiful at approximately 640 West 2300 North, West Bountiful, Utah 84087, which property is zoned Light Industrial (L-I) under the West Bountiful Zoning Code; and Whereas, Developer desires to develop the Property as a warehouse use project consisting of multiple buildings and related improvements as more particularly set forth in Exhibit B (the "Project"); and

Whereas, the development of the Property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful; and

Whereas, the parties desire to enter into this Document to provide an outline and understanding of the development issues created by the multi-jurisdictional status of the Project.

Background

This Document is intended to set forth the basic understanding of the Parties regarding the development review process for the Property and the basic terms of a possible future interlocal agreement (the "Interlocal Agreement") between Centerville and West Bountiful regarding municipal services to be provided to the multi-jurisdictional Project, as well as taxes, fees, and revenue sharing. The terms contained in this Document are not comprehensive and it is expected that additional terms may be added and existing terms may be changed or deleted.

Terms of Understanding

The basic terms of understanding for pursuing development approval for the Project and for a possible future Interlocal Agreement between Centerville and West Bountiful (the "Cities") are as follows:

1. Non-Blinding

THIS DOCUMENT IS A COURTESY MEMORANDUM INTENDED TO PROVIDE THE PARTIES WITH DIRECTION AND UNDERSTANDING REGARDING THE POSSIBLE PROCESS FOR DEVELOPMENT PLAN APPROVAL FOR THE PROJECT AND FOR FUTURE SERVICES TO BE PROVIDED TO THE PROJECT BY THE CITIES. THIS DOCUMENT DOES NOT CREATE A BINDING AGREEMENT AMONG THE PARTIES AND IS NOT LEGALLY ENFORCEABLE. NOTHING HEREIN SHALL OBLIGATE THE CITIES TO GRANT ANY APPROVALS FOR THE PROJECT OR TO ENTER INTO AN INTERLOCAL AGREEMENT REGARDING COOPERATIVE PROVISION OF SERVICES TO THE PROPERTY AND NOTHING HEREIN SHALL OBLIGATE DEVELOPER TO DEVELOP THE PROJECT OR THE PROPERTY. DEVELOPER PROCEEDS AT ITS OWN RISK IN SEEKING DEVELOPMENT APPROVAL UNDER THE TERMS AND REPRESENTATIONS OF THIS DOCUMENT. NO PARTY MAY RELY ON OR ENFORCE ANY STATEMENT OR EXPRESSION OF INTENT IN THIS DOCUMENT, IRRESPECTIVE OF WHETHER THE CITIES ENTER INTO THE INTERLOCAL AGREEMENT.

2. Development Approval Process

The Parties agree Developer should pursue development plan approval for the entire Project from Centerville. The proposed development plan shall comply with all applicable Centerville ordinances, rules, and regulations. All drawings and plans for public improvements shall comply with the Centerville Standards and Specifications. Uses within the Project shall be limited to permitted and conditional uses within the Centerville Industrial Very-High (I-VH) as set forth in the Centerville Zoning Code (or uses allowed in any other applicable zone if the Property is rezoned), subject to any stricter permitted and conditional uses and restrictions in the West Bountiful Light Industrial (L-I) zone as set forth in the West Bountiful Zoning Code. Any such zoning and land use review, approval, and enforcement authority should be addressed by the Cities in the proposed Interlocal Agreement. ANY APPROVALS OR ENTITLEMENTS ISSUED BY CENTERVILLE FOR PORTIONS OF THE PROJECT WITHIN WEST BOUNTIFUL SHALL NOT BE BINDING OR EFFECTIVE UNTIL AND UNLESS THE CITIES ENTER INTO AN INTERLOCAL AGREEMENT AUTHORIZING CENTERVILLE TO APPROVE AND REGULATE THE PORTION OF THE PROJECT IN WEST BOUNTIFUL.

3. Interlocal Agreement

ANY PROPOSED DEVELOPMENT PLAN FOR THE PROJECT SHALL BE SUBJECT TO CENTERVILLE AND WEST BOUNTIFUL ENTERING INTO AN INTERLOCAL AGREEMENT ADDRESSING, AMONG OTHER MATTERS, THE PROVISION OF MUNICIPAL SERVICES FOR THE PROJECT, CURRENT AND FUTURE ENTITLEMENT AND ENFORCEMENT AUTHORITY, AND TAXES, FEES, AND REVENUE SHARING. The Interlocal Agreement should address and authorize Centerville to approve the development plan under applicable Centerville ordinances, rules, and regulations, including portions of the Project located in West Bountiful. Nothing herein requires the Cities to enter into the Interlocal Agreement, but the Cities acknowledge they intend to negotiate in good faith the

terms and conditions of such an agreement to address the issues created by the multi-Jurisdictional Project and to facilitate development of the Property.

4. Addressing Remainder Property

The Parties acknowledge that the Property is part of a larger tract of land, known as the Trinity Steel site, which has different historical and current uses. Any proposed development plan for the Project will need to address the remainder property's noncompliance with zoning. Such remainder property is more particularly described in Exhibit C. Issues of the remainder property to be addressed include, but are not limited to, nonconformities existing on the remainder property or created by the sale of the Property to Developer or due to prior boundary line adjustments, compliance with original site plan or any required site plan amendments needed for the remainder property, and any required code improvements due to the amended site plan, expired nonconforming use or development rights, or any illegalities existing or created on the remainder property.

5. Building Permit Review

The Parties anticipate the building permit review and approval process for the entire Project will be through Centerville in accordance with applicable Centerville building codes, ordinances, rules, and regulations. The Cities should address any such building permit review, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for building permit review and enforcement shall be entitled to the fees associated with such regulation.

6. Business Licensing Review

The Parties anticipate the business licensing review and approval process for all businesses and uses within the entire Project will be through Centerville in accordance with applicable Centerville business license codes, ordinances, rules, and regulations. The Cities should address any business license review, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for business licensing review and enforcement shall be entitled to the fees associated with such regulation.

7. Utility Services

The following is a proposed distribution of services to be provided to the Project and the anticipated responsible party. The Parties acknowledge this is a preliminary estimate and is subject to change based on further engineering and development planning of the Project. It is intended the utility services for the Project should be provided by the most feasibly accessible means and responsible party based on circumstances, site location, ability to provide such services, and recommended engineering of such services. The Cities should address any utility services, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for providing utility services and enforcement shall be entitled to the utility fees and taxes associated with such regulation.

Service	Responsible Party
Culinary Water	To Be Determined
Irrigation Water	To Be Determined
Storm Drain	To Be Determined
Sewer	South Davis Sewer
Gas	Dominion Energy
Electric	Rocky Mountain Power

8. Other Services

The following is a proposed distribution of other services to be provided to the Project and the anticipated responsible party. The Parties acknowledge this is a preliminary estimate and is subject to change based on further development planning of the Project. It is intended other services for the Project should be provided by the most feasibly accessible means and responsible party based on circumstances, site location, and ability to provide services. The Cities should address any additional services, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for providing other services and enforcement shall be entitled to the services fees and taxes associated with such regulation.

Service	Responsible Party
Addressing	To Be Determined
Police	To Be Determined
Fire & Emergency	South Davis Metro Fire

9. Taxes, Fees, and Revenue Sharing

The Cities anticipate taxes, fees, and any other municipal revenue sharing for the Project shall be based on a pro-rata proportionate share calculation for such funds as may be agreed upon by the Cities in the proposed Interlocal Agreement, subject to applicable County and State law. Absent an Interlocal Agreement between the Cities, Developer should pay any applicable development fees, application fees, impact fees, licensing fees, or other development approval, review, or enforcement fees to Centerville. Centerville will hold all such fees applicable to West Bountiful in trust pending execution of the Interlocal Agreement. All fees shall be paid at the time of application or applicable trigger in accordance with Centerville ordinances, rules, and regulations. Such fees shall be paid in the applicable amount set forth in the Centerville Fee Schedule at the time the fees are paid. Absent an Interlocal Agreement, Developer or property owner of record shall pay applicable property taxes, sales taxes, and other governmental taxes in accordance with current local, County, and State tax policies and regulations. The Cities should address any taxes, fees, and municipal revenue sharing in the proposed Interlocal Agreement.

10. Future Changes to Development Plans or Project

In the event there are future changes to approved development plans as prepared in accordance with this Document, such amendments to the approved development plans shall

follow the same approval process set forth herein. The Cities should address any future changes to development plans for the Project or Property in the proposed Interlocal Agreement.

11. Boundary Line Adjustment Option

The Parties may pursue a municipal boundary line adjustment at any point in the development review process in accordance with applicable provisions of State law. It is anticipated, however, that such a boundary line adjustment or the necessity of a boundary line adjustment will be determined in the future once the Project development plan is more formalized and engineering details are provided. Depending on how the Project is developed, a municipal boundary line adjustment may not be necessary.

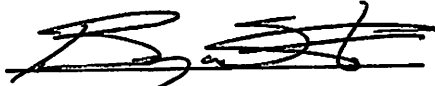
12. Timeframe

This Document will commence on the Execution Date and will terminate on the execution date of the Interlocal Agreement or notice from any Party that it is terminating this Document or terminating negotiations of the Interlocal Agreement.

[Signatures on following page.]

Developer

Authorized Official:


Signature

Bryan Stevenson, Managing Partner

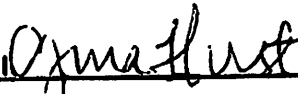
Printed Name and Title

Address: 1215 Wilmington Ave Ste 120, Salt Lake City, UT 8406

Phone: 435 881 0200 Email: Bryan@StokesStevenson.com

Centerville

Authorized Official:


Signature

Mayor Pro Tem

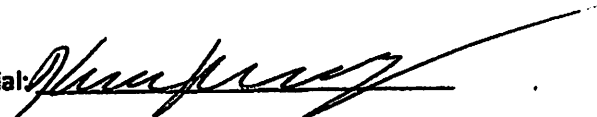
Printed Name and Title

Address: 250 N. Main, Centerville UT 84014

Phone: 801-295-3477 Email: recorder@centervilleut.com

West Bountiful

Authorized Official:


Kenneth Romney, Mayor

Address: 550 N 800 West, West Bountiful, UT 84081

Phone: 801-292-4486 Email: Ken.Romney@gramoll.com

Exhibit "A"

Legal Description of Property

PARCEL 1:

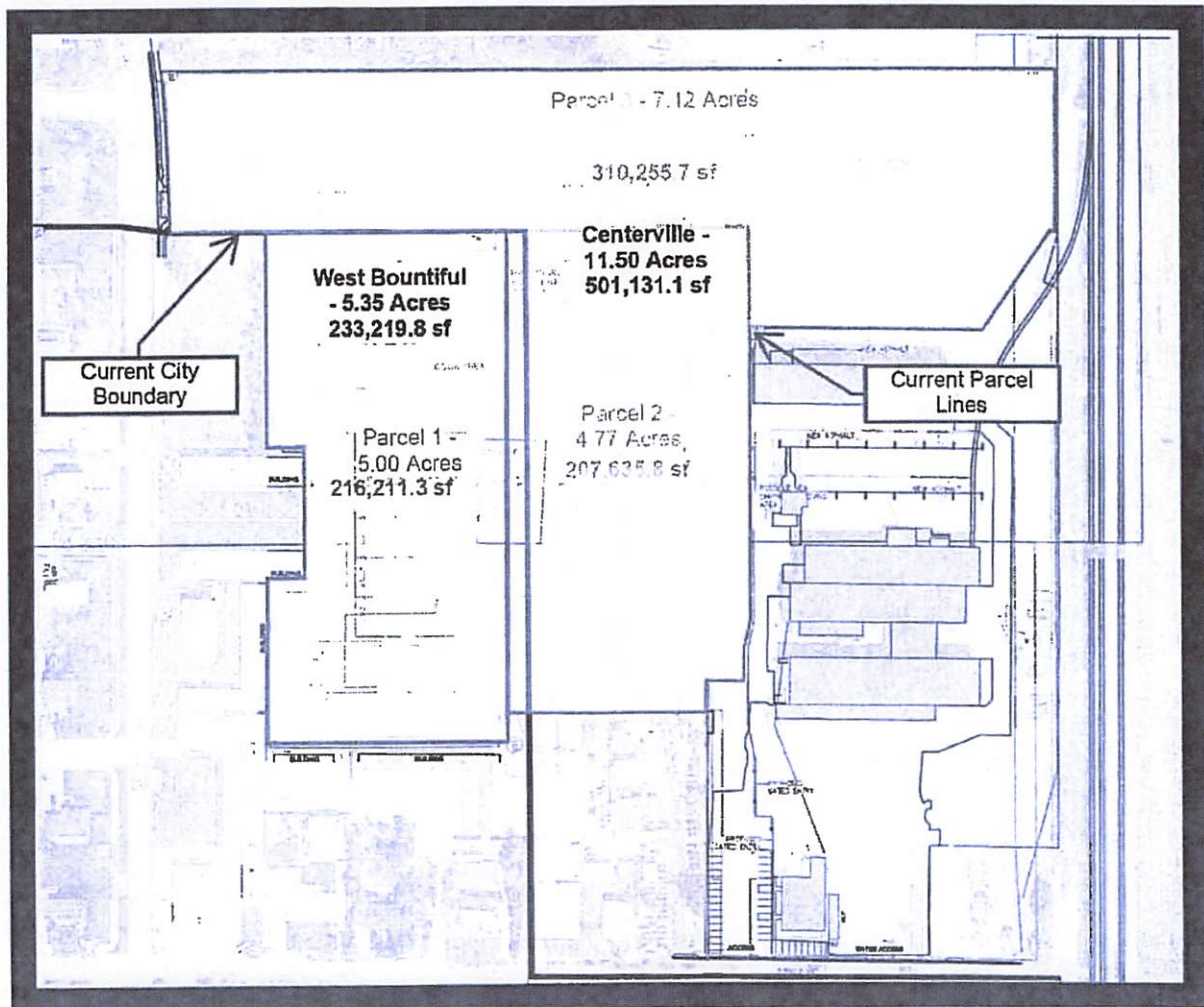
BEGINNING AT A POINT WHICH IS NORTH 89°56'12" WEST ALONG THE SECTION LINE 859.98 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH; AND RUNNING THENCE SOUTH 0°03'48" WEST 273.77 FEET; THENCE NORTH 89°56'12" WEST 326.64 FEET; THENCE NORTH 0°03'48" EAST 221.33 FEET; THENCE SOUTH 89°56'12" EAST 50.00 FEET; THENCE NORTH 0°03'48" EAST 174.70 FEET; THENCE NORTH 89°56'12" WEST 50.00 FEET; THENCE NORTH 0°03'48" EAST 297.50 FEET; THENCE SOUTH 89°56'12" EAST 326.64 FEET; THENCE SOUTH 0°03'48" WEST 419.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 143.14 FEET WEST AND 8.48 CHAINS SOUTH AND 453.68 FEET NORTH 88°54'30" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE AND 324.36 FEET NORTH 00°34'44" EAST ALONG A FENCE LINE FROM THE NORTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°51'46" WEST 269.28 FEET; THENCE NORTH 00°34'44" EAST 647.06 FEET; THENCE SOUTH 89°51'46" EAST 734.73 FEET; THENCE SOUTH 33°58'38" WEST 161.16 FEET; THENCE NORTH 89°16'52" WEST 320.74 FEET; THENCE SOUTH 00°12'44" WEST 395.27 FEET; THENCE SOUTH 13°47'20" WEST 37.99 FEET; THENCE SOUTH 00°12'44" WEST 41.85 FEET; THENCE NORTH 89°25'16" WEST 50.10 FEET TO A FENCE LINE; THENCE SOUTH 00°34'44" WEST 42.78 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTOR'S LAND AT A POINT 38.060 CHAINS, MORE OR LESS, EAST AND 6.36 CHAINS, MORE OR LESS, NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF GRANTOR'S LAND NORTH 217.78 FEET; THENCE WEST 1205 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 1949.86 FOOT RADIUS CURVE 216.78 FEET, MORE OR LESS, TO A POINT NORTH 0°23'30" EAST 1.0 FEET FROM THE SOUTH LINE OF GRANTOR'S LAND; THENCE SOUTH 0°23'30" WEST 1.0 FEET TO THE SOUTH LINE OF GRANTOR'S LAND; THENCE ALONG SAID SOUTH LINE EAST 1199.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



*Actual land acreage and square footage that lies within each city is to be determined by an agreed upon third party surveyor.

Exhibit "B"

Project Description

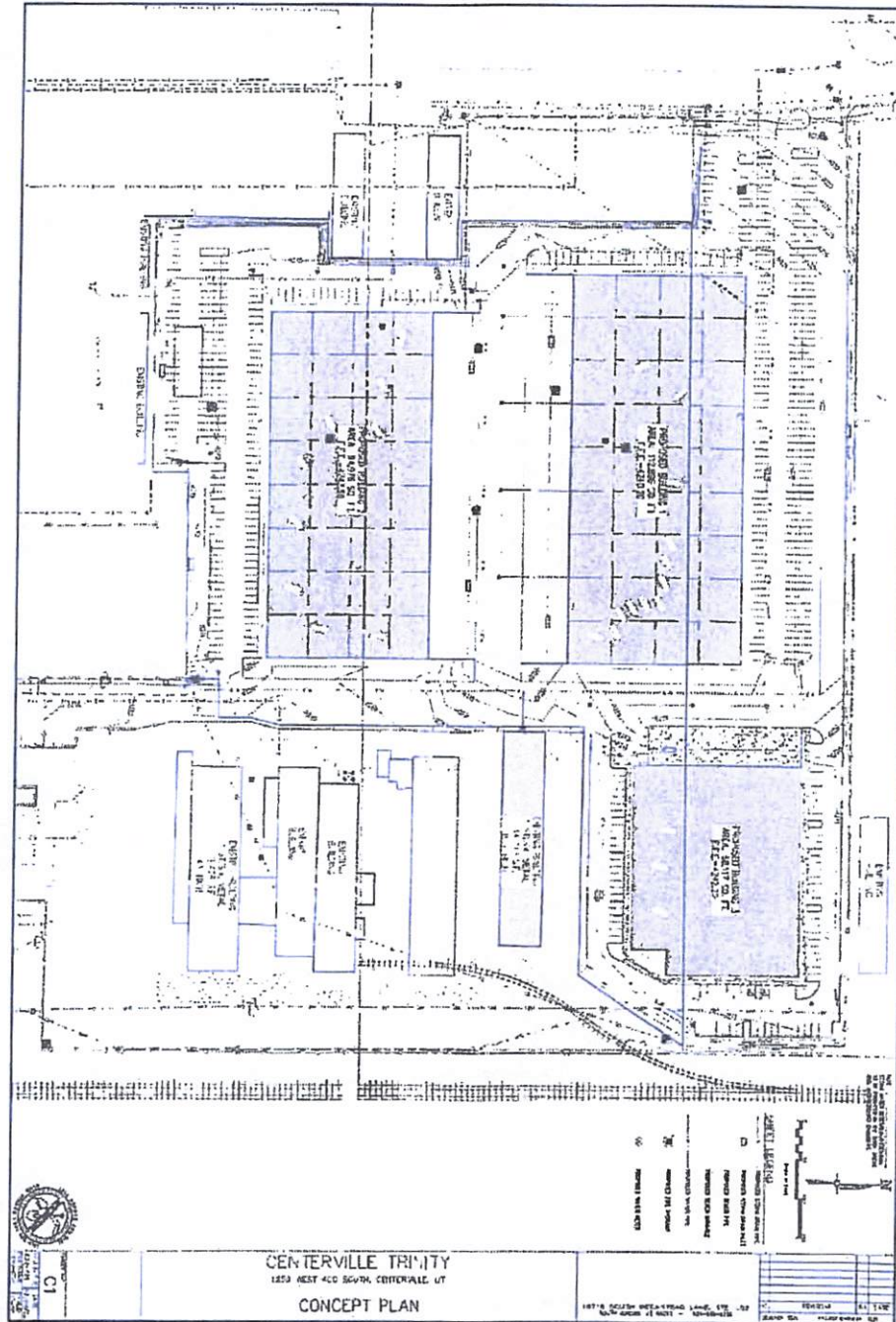


Exhibit "C"

Legal Description of Remainder Property

Located at Approximately 950 West 400 North, Centerville, Utah

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE (400 SOUTH), WHICH IS 143.1 FEET WEST AND 8.48 CHAINS SOUTH AND 170.00 FEET NORTH 88°54'30" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE NORTH 88°54'30" WEST 283.68 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE (400 SOUTH);

THENCE NORTH 00°34'44" EAST 367.14 FEET ALONG AN ESTABLISHED FENCE LINE;

THENCE SOUTH 89°25'16" EAST 50.10 FEET;

THENCE NORTH 00°12'44" EAST 41.85 FEET;

THENCE NORTH 13°47'20" EAST 37.99 FEET;

THENCE NORTH 00°12'44" EAST 395.27 FEET;

THENCE SOUTH 89°16'52" EAST 320.74 FEET;

THENCE NORTH 33°58'38" EAST 161.16 FEET TO AN IRREGULAR FENCE LINE;

THENCE SOUTH 89°51'46" EAST 2.31 FEET ALONG SAID IRREGULAR FENCE LINE TO THE WEST LINE OF THE OLD O.S.L.R.R. RIGHT-OF-WAY;

THENCE SOUTH 00°12'44" WEST 829.28 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE UTAH POWER & LIGHT CO.;

THENCE NORTH 88°54'30" WEST 190.00 FEET ALONG THE NORTH LINE OF SAID PROPERTY;

THENCE SOUTH 00°20'34" WEST 150.00 FEET TO THE POINT OF BEGINNING.

**PLANNING
COMMISSION**

Staff Report
5/24/2023

Item No. 2.

Title: Public Meeting - Amended Final Site Plan, Trinity Development - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The developer is under contract to purchase approximately 16.85 acres of the existing facility and site, which has a portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The purchasing developer desires to develop a significant underutilized portion property as a warehouse use project consisting of multiple buildings and related improvements.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 05-24-2023 PC Staff Report Final Site Plan Approval -Trinity Development Site
2. Centerville Flex Site Plan
3. Centerville Flex Landscape Plan
4. Centerville Flex Landscape Plan2
5. 20230228_Memorandum of Understanding

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM #2**

OWNER: MDV TRINITY 4, LLC
c/o MODIV ADVISORS, LLC
120 NEWPORT BEACH, CA 92660
(kwildey@mcdonaldhopkins.com)

AGENT CONTACT: (sam@stokesstevenson.com)

PROPERTY: PARCELS 06-012-0040
(50 SOUTH 1200 West)

ACREAGE: 9.8 ACRES

ZONING: INDUSTRIAL VERY- HIGH (I-VH) DISTRICT

APPLICATION: REQUEST FOR FINAL SITE PLAN AMENDED
APPROVAL

BACKGROUND

The developer is under contract to purchase approximately 16.85 acres of the existing facility and site, which has a portion of the property is located within Centerville at approximately 1200 West 50 South, which is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code. However, a portion of the property is also located within West Bountiful at approximately 640 West 2300 North and is zoned Light Industrial (L-I) under the West Bountiful Zoning Code. The purchasing developer desires to develop a significant underutilized portion property as a warehouse use project consisting of multiple buildings and related improvements.



Because the additional development of the property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful, the purchasing developer has obtained a “*memorandum of understanding*” (MOU) between the cities and the developer. This MOU is not binding though it outlines the general parameters for potentially further developing the land. This MOU designates Centerville’s land use ordinances to be utilized for reviewing and approving a development of the property (*see attachments for this report*).

Furthermore, because the former industrial use and site contains both a “*use non-conformity*” and “*other non-conformities*” the remaining portion of the site involving the existing buildings of Trinity will also be reviewed in conjunction with the proposed new development area to ensure entire compliance with Centerville’s Zoning Ordinance and other applicable codes. Nonetheless, the due the entire area being owned/operated in separate with ownerships at this point (*recent realignment of lot lines*), the Site Plan Amendments will be reviewed and approved individually in accordance with city codes and ordinances. However, both sites, (*having been formerly operated one use site*) will be required to be entirely developed and will be treated as “*development phases*,” in accordance with CZC 12.110(f).

APPLICABLE NON-CONFORMITIES REGULATORY REVIEW

It should be again noted that the Trinity Site is currently in a non-conforming status with regards to the allowable and with other site development standards. These non-conformities are subject to the following regulations and/or restrictions.

CZC 12.12. Definitions - Heavy Industry: An establishment engaged in basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in manufacturing processes utilizing flammable or explosive materials; or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions.

CZC 12.36. Table of Uses – Heavy Industry is a “prohibited use” in the I-VH Zone.

CZC 12.22.050 Nonconforming Use:

Continuation. *A nonconforming use of a conforming structure, or nonconforming structure legally existing when such use became prohibited, may be continued. A vacant structure may be occupied by a use for which the structure was designed or intended if so occupied within a period of six months after the use becomes nonconforming.*

Nonconforming Use of Open Land. *A nonconforming use of open land may be continued provided such nonconforming use shall not be expanded or modified in any manner, except in conformity with the requirements of this Title or as may be required by law.*

Expansion of Outdoor Nonconforming Use. *A nonconforming use of a lot where the principal use is not enclosed within a building, such as a salvage yard or a motor vehicle sales lot, shall not be expanded or modified except in conformity with the requirements of*

this Title or as may be required by law.

Staff Comments: According to the regulations, *the current use, in its existing form may continue.* However, since there will be an expansion of the overall use site for other uses, *such expansion must comply with the current ordinances of today.* Also, it should be noted, that Trinity had an active license and was operating in 2022. *To date, there has not been a license renewal, either for Trinity or its new identity known as Valtir. If such license and/or operation ceases of 12 consecutive months (i.e. December of 2023), the allowed use non-conformity expires and is deemed “abandoned” – see CZC 12.22.100.*

CZC 12.22.080 Other Nonconformity:

Applicability. *This Section shall apply to any other nonconformity except nonconforming signs, including, but not limited to, improper fence height or location, lack of buffers or screening, lack of or inadequate landscaping, lack of or inadequate off-street parking, and any other nonconformity not addressed by CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070.*

Nonconforming Development with Approved Plan. *Nonconforming development that is consistent with an approved site plan or other approval granted before the effective date of this Title shall be deemed in conformance with this Title to the extent it is consistent with the approved plan and to the extent such plan or conditions imposed thereon directly address the specific issue involved in a determination of conformity. Such nonconforming development, other than circumstances enumerated in CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070, shall be brought into conformance upon the occurrence of any one of the following:*

1. *Any increase of more than 30% in floor area or 50% of the value of the building or premises;*
2. *For a lot located in a commercial zone that requires the issuance of a new certificate of occupancy; or*
3. *For a lot located in an industrial zone that requires the issuance of a new certificate of occupancy for a change in the occupancy use type.*

Time for Compliance. *Because nonconformities addressed in this Section involve less investment and are more easily corrected than those addressed in CZC 12.22.050, CZC 12.22.060, and CZC 12.22.070, the intent of the City is to eliminate such nonconformities as quickly as practicable. The extent of such nonconformities shall not be increased.*

Staff Comments: According to the regulations, staff has taken the position that the expansion or re-development of the original site will increase both the floor area and the premises, greater than the allowable limits. Therefore, the remaining area of the Trinity site is required to come into compliance with the listed “other nonconformities.” The remaining portion of this report will review the applicable development standards for amending the Trinity Site.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

In February of 2023, the Planning Commission **ACCEPTED THE CONCEPTUAL SITE**

PLAN for the proposed the **Trinity Facility Site**, as follows:

1. *A final site plan application may be prepared and submitted as outlined in CZC 12.21.110(e) of the City's Zoning Ordinance.*
2. *The Final Site Plan submittal shall substantially conform to this associated conceptual site plan submittal and acceptance, unless otherwise amended/alterd to comply with the applicable I-VH Zone development standards, or other applicable city codes and standards.*
3. *The applicant shall review and incorporate the missing or needed changes to the final site plan design, as further outlined in the February 22, 2023 staff report for Conceptual Site Plan Acceptance.*
4. *The final site plan proposal shall remain subject to the City Engineer's review to the Geotechnical and Traffic Studies submitted and shall incorporate any changes/alterations, as deemed essential by the City Engineer.*
5. *This conceptual site plan acceptance is not intended to permit actual development of property pursuant to such plan but was reviewed merely to represent how the property could be developed in manner consistent with City Ordinances.*
6. *A portion of this Conceptual Site Plan and proposed development is outside of the City limits (West Bountiful) has been deemed to be reviewed utilizing the I-VH standards in accordance with the MOU between the Cities and the developer. However, such review is not a guarantee, sanction and/or an approval by West Bountiful.*

TRINITY AMENDED FINAL SITE STANDARDS REVIEW

A. West Centerville Neighborhood Plan Review (GP 12.480.6)

Objective 1.I. *Reconfigure the Industrial Very High Zoning District in extreme southeast area and amend Section 12-36 Table of Land Uses (Zoning Ordinance) to allow the existing heavy industry uses, subject to a conditional use permit review.*

Staff Comments: The proposed development site is in the exact location of this objective. However, the proposed uses are NOT of the nature that this objective is trying to address. The purpose of this objective was attempting to redevelop the Trinity Site but put it into a CUP category to mitigate impacts, if and when the site is redeveloped. If this project is approved, this plan objective may no longer be relevant, as it reduces and begins to eliminate the need for reconfiguring the area for heavy industrial uses. **Therefore, staff believes that the proposed development is still consistent with redeveloping the area and mitigating heavy industrial type uses if they were to occur.**

B. I-VH District's Final Site Plan Standards Review (CZC 12.35.050)

1. I-VH Zone Development Standards, CZC 12.35.060 and CZC 12.35.300

Applicable Development Standards for the Industrial-Very High Zone			
Standard	Requirement	Depicted	Conformity
Building Standards			
Distance Between Buildings	6 feet	Greater than required due to drive aisle & parking lot location	Yes
Outside Storage	Permitted	Undefined	TBD

2. Applicable Industrial Development Standards

- **Parking, Chapter CZC 12-52** – The parking schedule indicates that general manufacturing use would require 95 parking stalls. The site plan proposes 95 parking stalls.
- **Landscaping, CZC 12.51** – The applicant has submitted a site plan showing the general location of landscaping and the total percentage, as follows:

Required Landscaping Summary - CZC 12.51		
Standard	Required	Provided
Total Area Landscaping	10%	10.11%
Street Frontage Landscaping	15-foot depth	YES
Total Required Trees	1 Tree per 500 square feet of landscaping	YES
Trees for Street Frontage	1 per 25 linear feet	
Building Frontage/Foundation	50%	YES
Total Interior Parking Lot Landscaping	5%	YES
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree/2 shrubs	YES

- **Screening, Section 12-51-110** - According to Section 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least 6 feet in height, provides complete visual screening and be compatible in material and color with the main building. The final site plan indicates the site will have a dumpster, the location, and the screening materials meets the

requirements of CZC 12.51.110. However, it appears to maintain an outdoor storage area around the existing building, if used for storage, it will also need the required screening elements.

➤ **Signs, Chapter 12-54** - All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Chapter 12-54 of the Zoning Ordinance. However, as part of a final site plan submittal the type and location of signage needs to be submitted, as per CZC 12.21.110(d)(2)(A)(xiii).

➤ **Outdoor Lighting 12-54** – All Outdoor lighting fixtures is be arranged to direct light away from adjoining residential property. Lighting fixtures mounted on utility poles is to be fully shielded, cut-off type fixtures that will not allow light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Detached lighting of signs, buildings and displays are to be directed downward. Uplighting is prohibited except as allowed in landscaped areas as part of an approved site plan, conditional use permit, or other plan or permit. Electrical service to outdoor lighting fixtures shall be underground unless fixtures are mounted directly on utility poles. A site and building lighting plan will be required at the Final Site Plan submittal that complies with CZC 12.55.140.

OTHER REALTED DEVELOPMENT MATTERS

Adequate Public Facilities & Services, CZC 12.55.050 – As the current MOU mentions, these services from either Centerville or West Bountiful. It appears from the Final Site Plan all utility services will be provided by and though property located in Centerville.

Easements, CZC 12.55.100 – Due to the long-ago development of the property, there is the possibly that easements for some of the existing services are missing. Additionally, where upgrades or new services are placed, such easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.

Fences and Walls, CZC 12.55.110 - The final site plan submittal will need to address the use of fences or walls for site security. Additionally, it appears that there may be the use of outside storage which will need to be screened from view, as per CZC 12.51.110, Screening Requirements.

Street Improvements, CZC 12.55.190 – Due to the long ago development of the property, there is the possibly that the current City Specifications for street improvements and may need to be repaired, upgraded, or provided where missing. This will need to be addressed with the Final Site Plan submittal for the entire project area.

PLANNING STAFF RECOMMENDATION

[Suggested Motion] “I hereby make a motion for the Planning Commission to **APPROVE**

THE AMENDED FINAL SITE PLAN for the proposed Trinity Facility Site, located generally at 1200 West 50 South, as follows:

1. *This Amended Final Site Plan approval is restricted to the development of the property, as submitted to the City with the Final Site Plan Application, or as amended by this approval.*
2. *This Amended Final Site Plan may be amended in the future in accordance with the City's Administrative Approval processes.*
3. *The Amended Final Site Plan shall be altered in a manner to address the following:*
 - a. *All two-way parking lot drive aisles shall be corrected to have at least a minimum width of 25 feet and one-way drive aisles to a minimum of 17 feet.*
 - b. *The Amended Final Site Plan shall further address the screening of outdoor storage and/or ground equipment, as per CZC 12.51.110.*
 - c. *Utility service easements will need to be identified and accepted by the prevailing city or agency providing needed utility services.*
 - d. *Provide the needed cross-access through an appropriate recordable agreement, as deemed acceptable by the City Engineer and Attorney.*
 - e. *All alterations listed in this section shall be reviewed and approved by the Zoning Administrator, as part of the issuance of any project construction permit.*
 - f. *Any dispute regarding compliance with these listed items shall be returned to the Centerville City Planning Commission for resolution.*
4. *The Amended Final Site Plan is conditionally approved assuming the use of the property is for general manufacturing, which requires 95 parking stalls.*
5. *All site and wall signage are required to obtain a separate permit and must be reviewed by staff for approval at the time a sign permit application is submitted, which shall comply with CZC 12-54.*
6. *Where deemed applicable by the City Engineer, all public street improvements shall be repaired, upgraded, or provided where missing, as required by CZC 12.55.190.*
7. *The Amended Final Site Plan approval shall remain subject to the City Engineer's review and approval of the improvement construction drawings or applicable needed alterations, including the any applicable public improvements and public landscaping bonding, as deemed applicable by the City Engineer in accordance with City ordinances.*
8. *This Amended Final Site Plan Approval is conditioned upon the required site remedies regarding the existing nonconformity status of the original Trinity operations and site (see CZC 12.21.080). Due to the past spatial extent of this*

- existing use, the Centerville Flex property is also being considered as a “development phase,” in accordance with CZC 12.110(f). Therefore, this approval is contingent on the parallel approval of the Centerville Flex Development, which shall require both properties to be developed simultaneously, with regards to the jointly integrated construction of needed utilities and services.*
- 9. A portion of this Amended Final Site Plan and its proposed development is outside of the City limits of Centerville (i.e. West Bountiful) and has been reviewed utilizing the Centerville City I-VH standards in accordance with the MOU between the Cities and the developer. However, this final site plan approval is not a guarantee, sanction and/or to be deemed a Final approval by West Bountiful.*
 - 10. Due to the nature of this proposed development being located in multiple municipal jurisdictions, this Amended Final Site Plan Approval shall NOT become effective or valid until both Centerville City and West Bountiful City have entered into an interlocal agreement between them regarding the provision of services and other applicable joint municipal issues regarding the project.*
 - 11. In accordance with CZC 12.21.110.(c)(3), when site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to obtaining the required Amended Final Site Plan approvals from both Centerville City and West Bountiful City.*
 - 12. If an interlocal agreement is not obtained between these cities, then Amended Final Site Plan may be amended to remove and reconfigure the site to eliminate property outside of Centerville City, in accordance with submitted Amended Site Plan Application, which shall return to the Centerville City Planning Commission for review and approval or shall become null and void.*
 - 13. This Amended Final Site Plan Approval shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within one year or not substantially completed within two years from the date of final site plan approval.*

Suggested Reasons for Action (findings):

- a. The Planning Commission finds that after considering the goals and objectives of the West Centerville Neighborhood Plan, as also reviewed in the related staff reports, the Final Site Plan can be deemed consistent with the City’s General Plan.*
- b. The Planning Commission finds after considering the applicable development standards of the I-VH Zone, the proposed Amended Final Site Plan with the conditions imposed does comply with the expected Zoning and applicable municipal code standards, as also reviewed in the related Staff Reports of February 22, 2023 and May 24, 2023.*

- c. *Therefore, the Planning Commission finds that Amended Final Site Plan Approval, with the conditions imposed, is warranted for the proposed development of the properties.*



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED
FOR TENANT APPROVAL OF THE
SPACE NOTED AND IS NOT FOR
CONSTRUCTION. ACTUAL SITE
DIMENSIONS COULD VARY.

STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

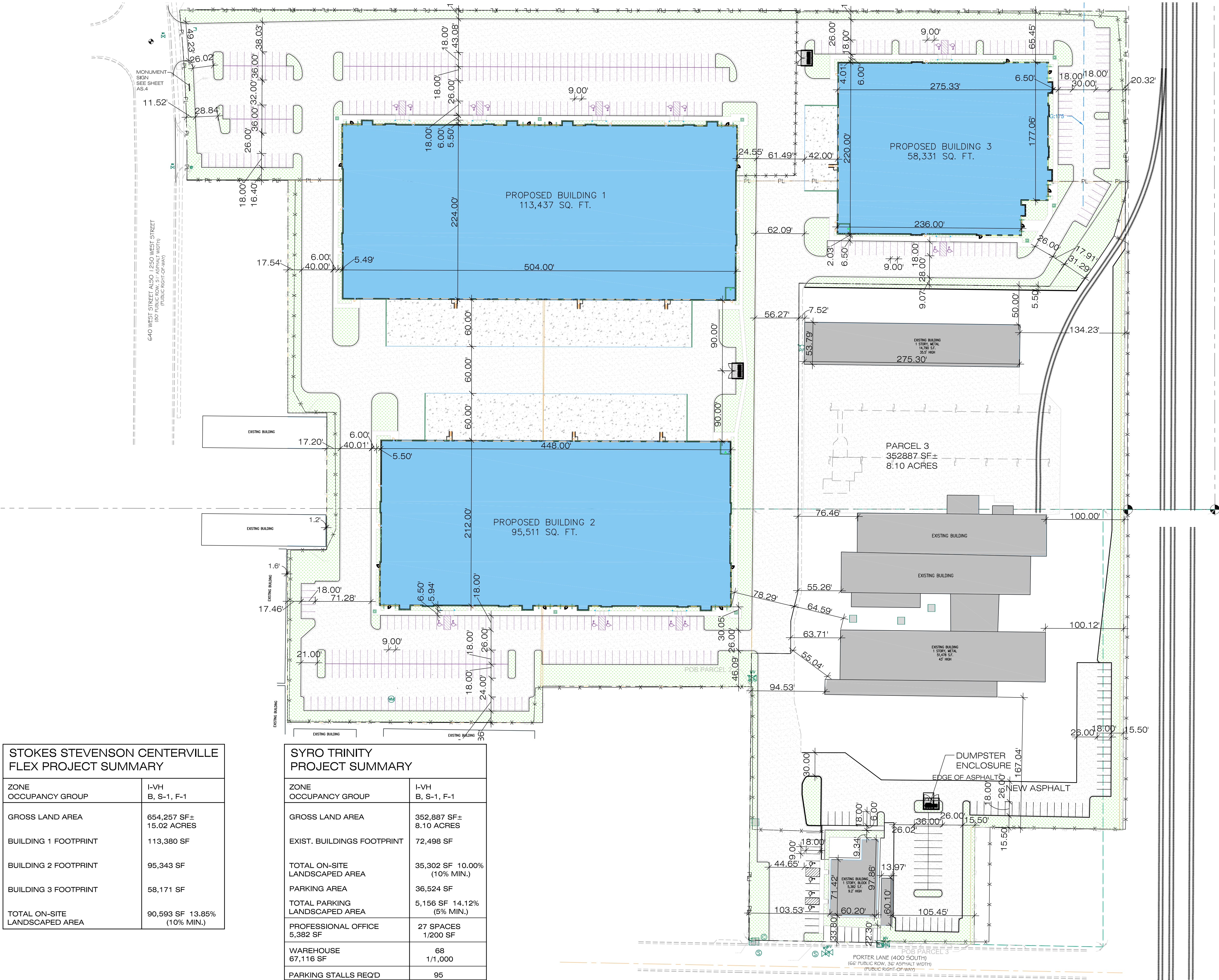
**PROPOSED
BUILDINGS**

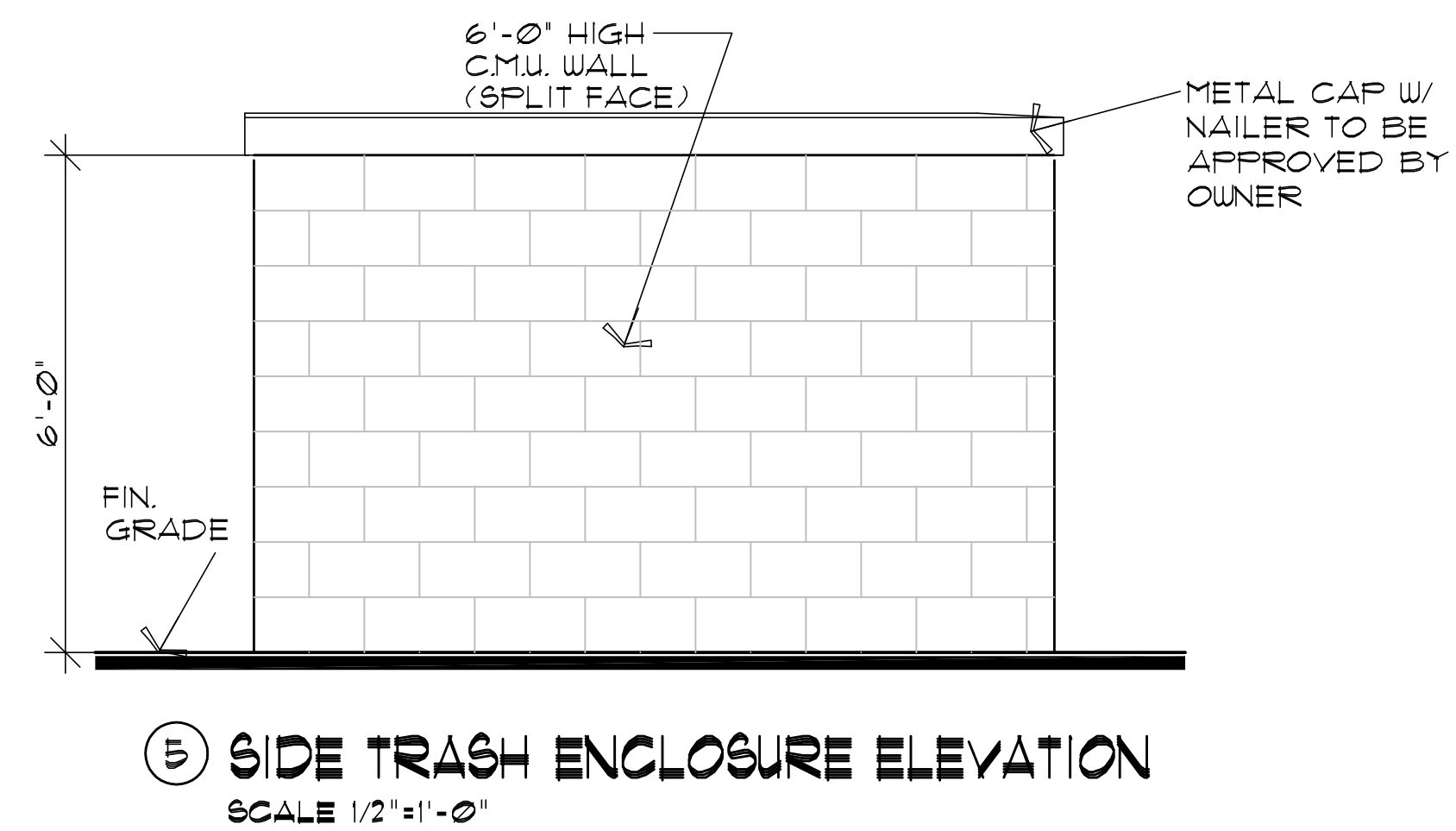
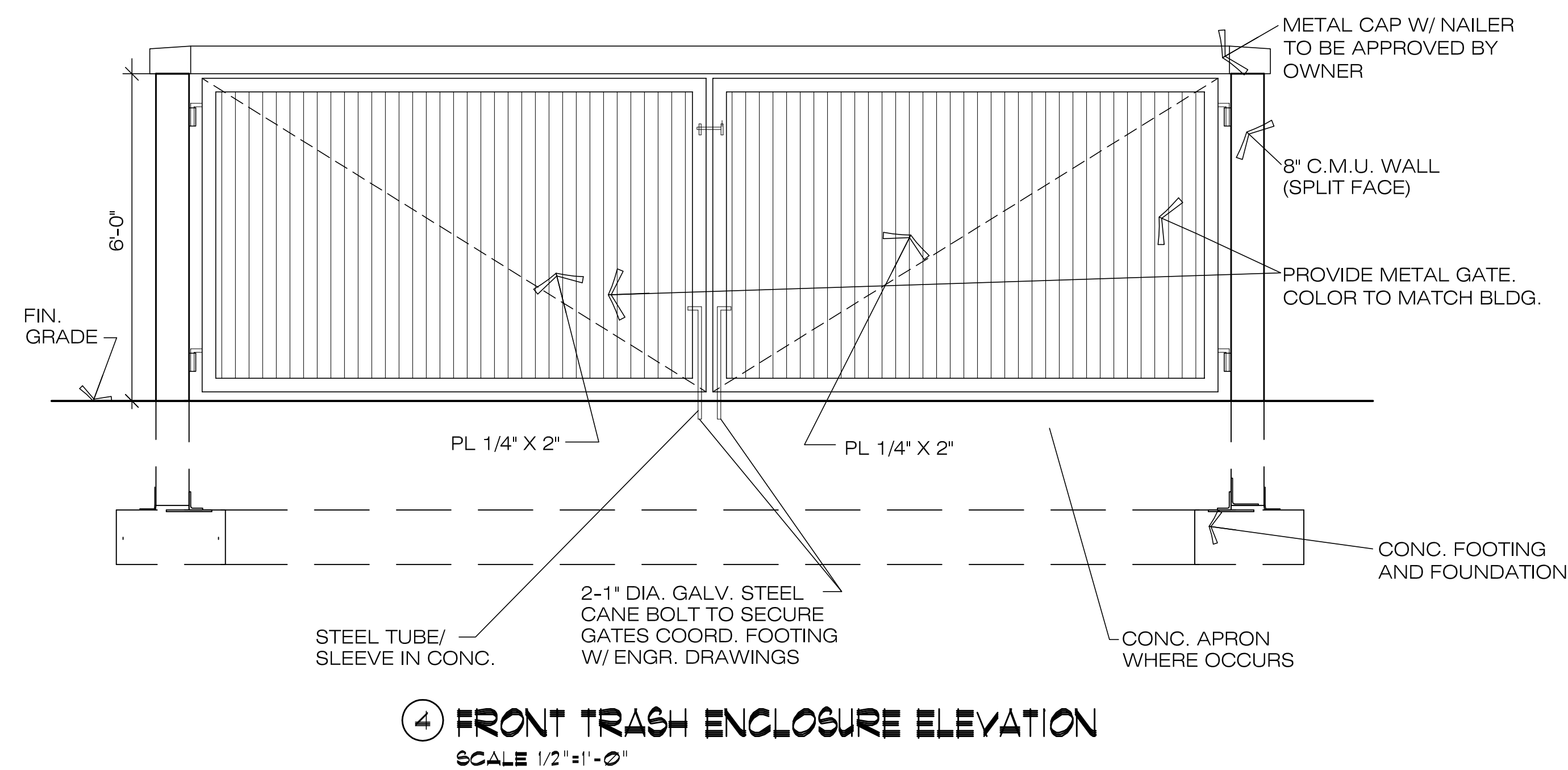
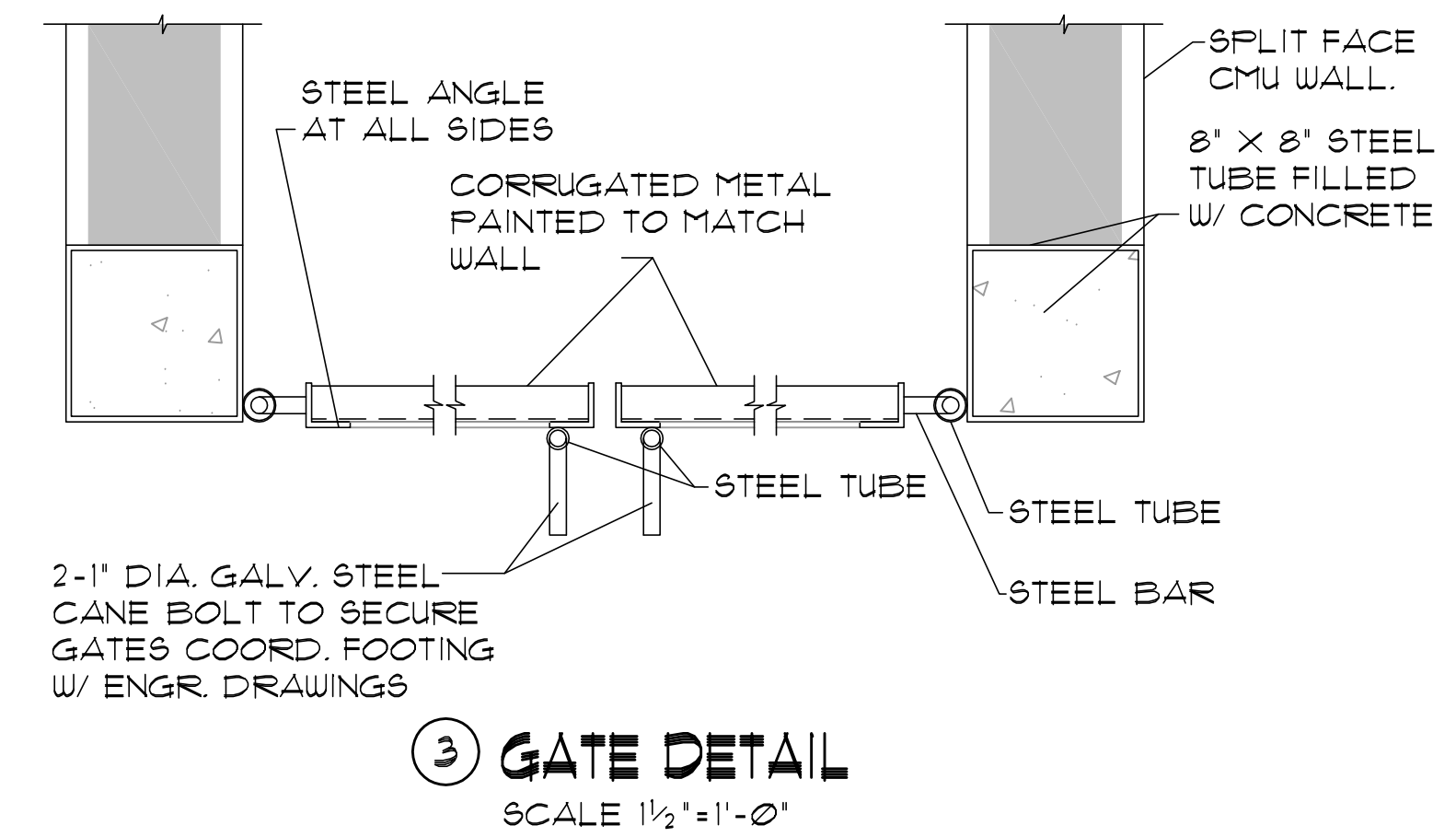
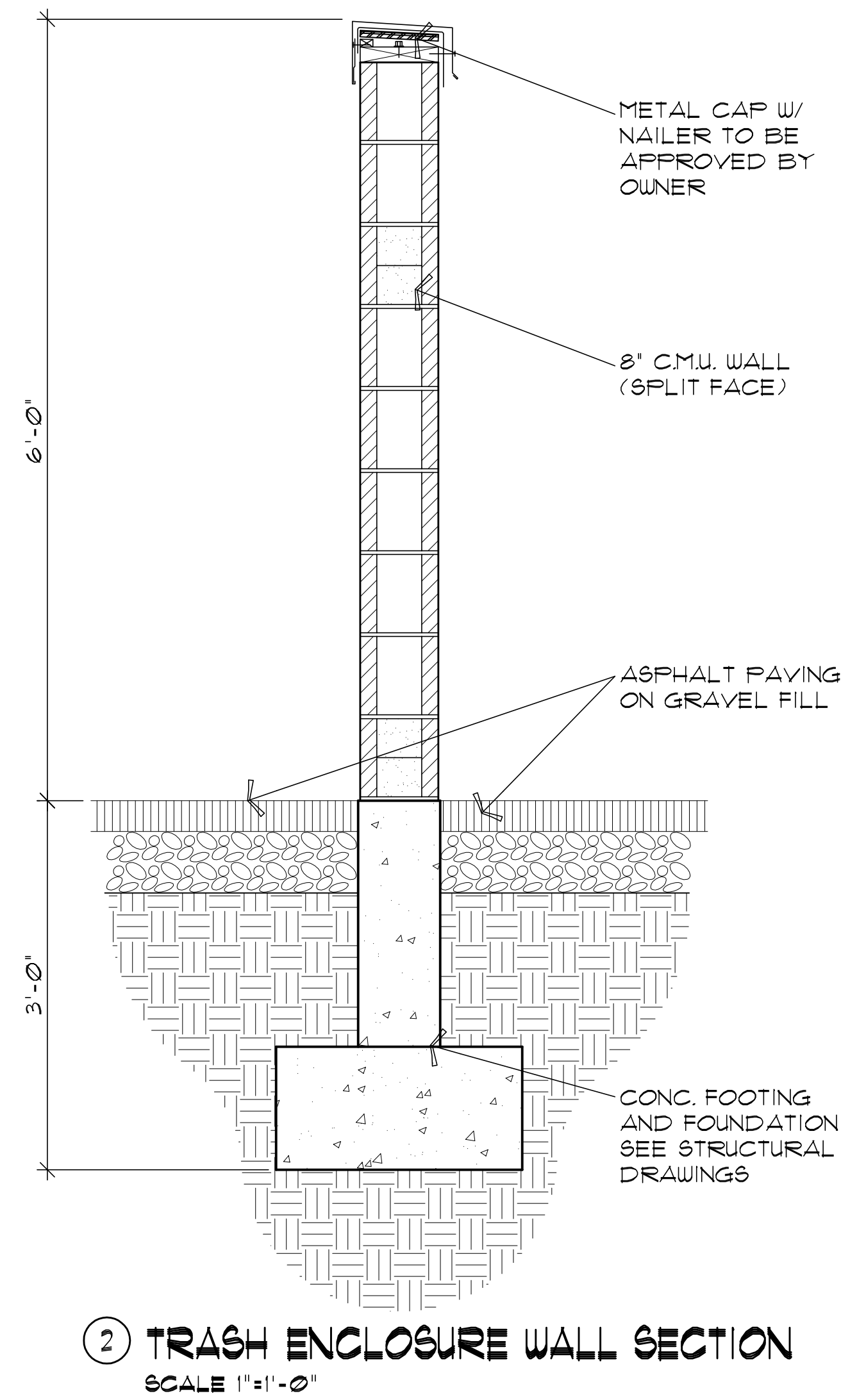
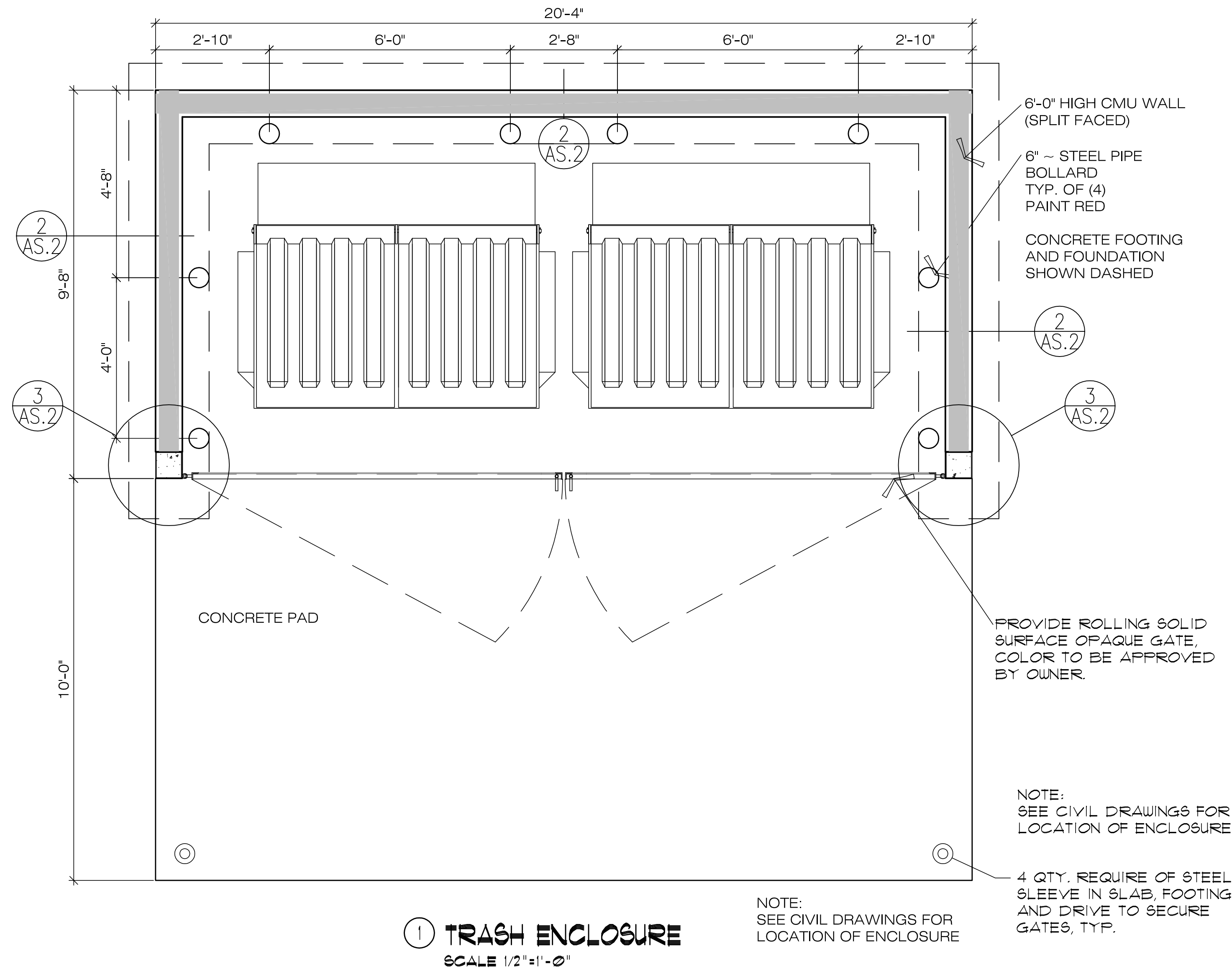
SITE PLAN

SCALE: 1" = 60'-0"
MARCH 31, 2023
2282701SA8.dwg



AS.1





SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

PROPOSED BUILDINGS

SITE DETAILS

SCALE: AS SHOWN
MARCH 22, 2023
2282701AS2.dwg

AS.2



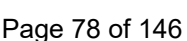
200 E. South Temple
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Salt Lake City, Utah 84111
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www.sambrady.com

STOKES STEVENSON
CENTERVILLE FLEX
70 NORTH 1250 WEST,
CENTERVILLE, UTAH

SITE DETAILS

MARCH 22, 2023
2282701AS2.dwg

AS.3





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(801) 595-1752
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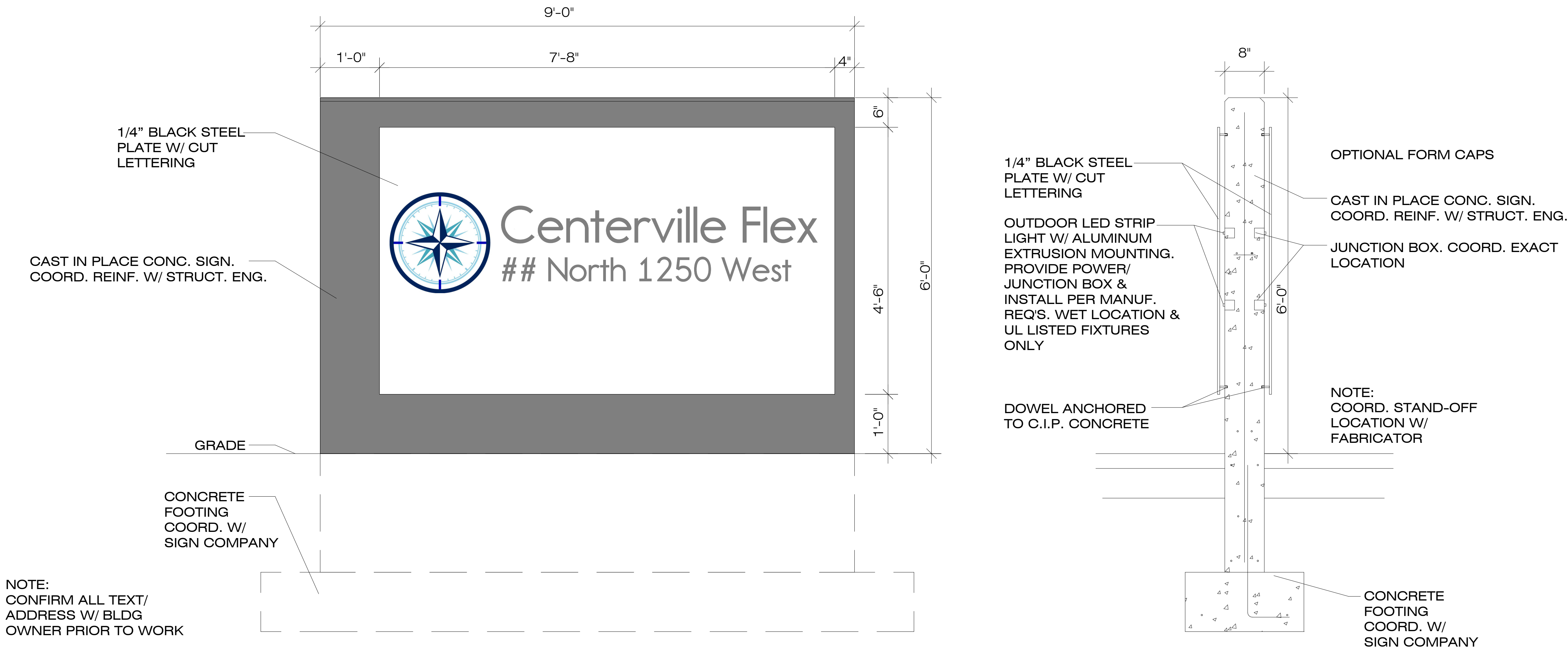
NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

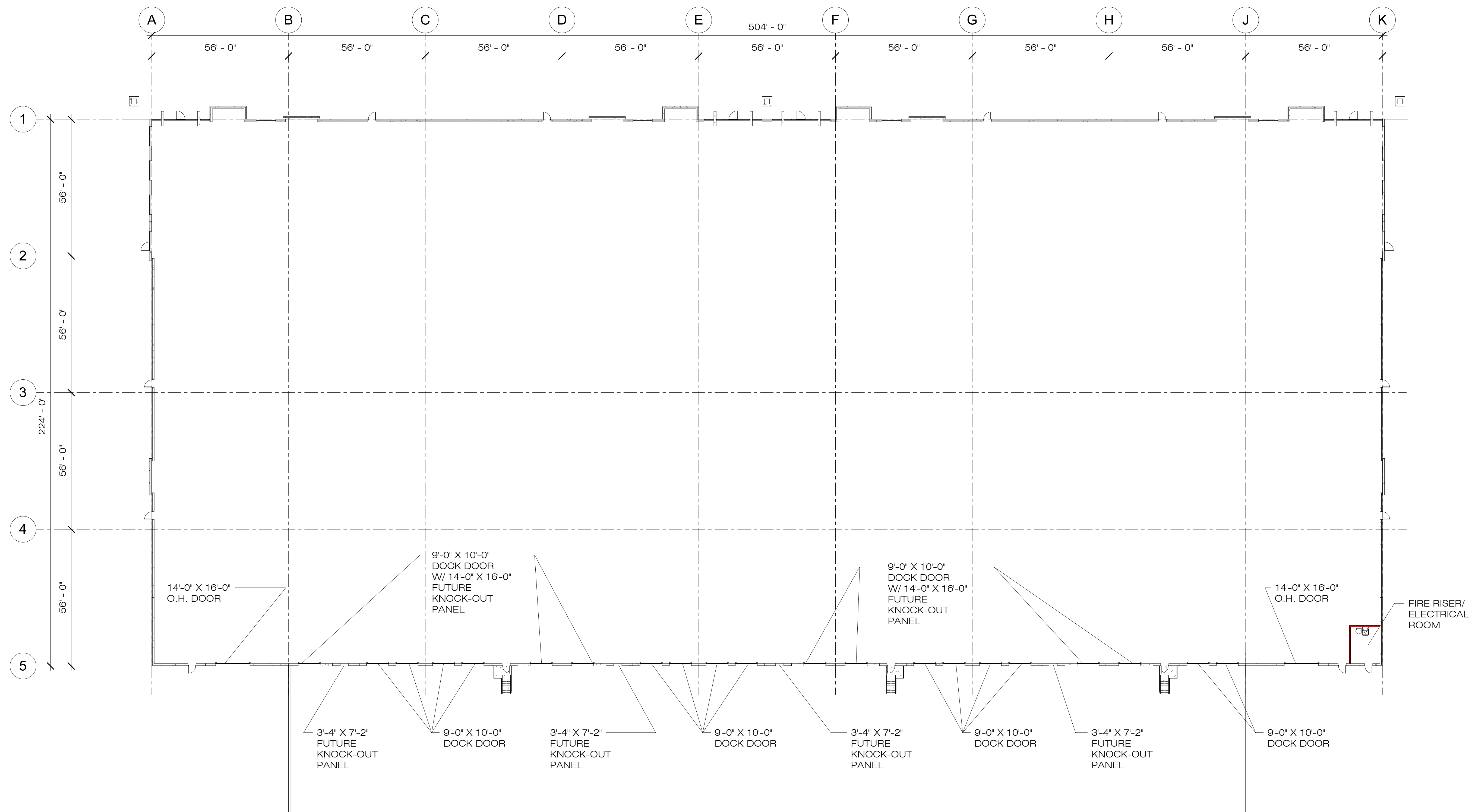
CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

SIGNAGE DETAILS

SCALE: 1" = 1'-0"
MARCH 31, 2023
2282701

AS.4





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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 1**

**MAIN LEVEL
FLOOR PLAN**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



A1.1



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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

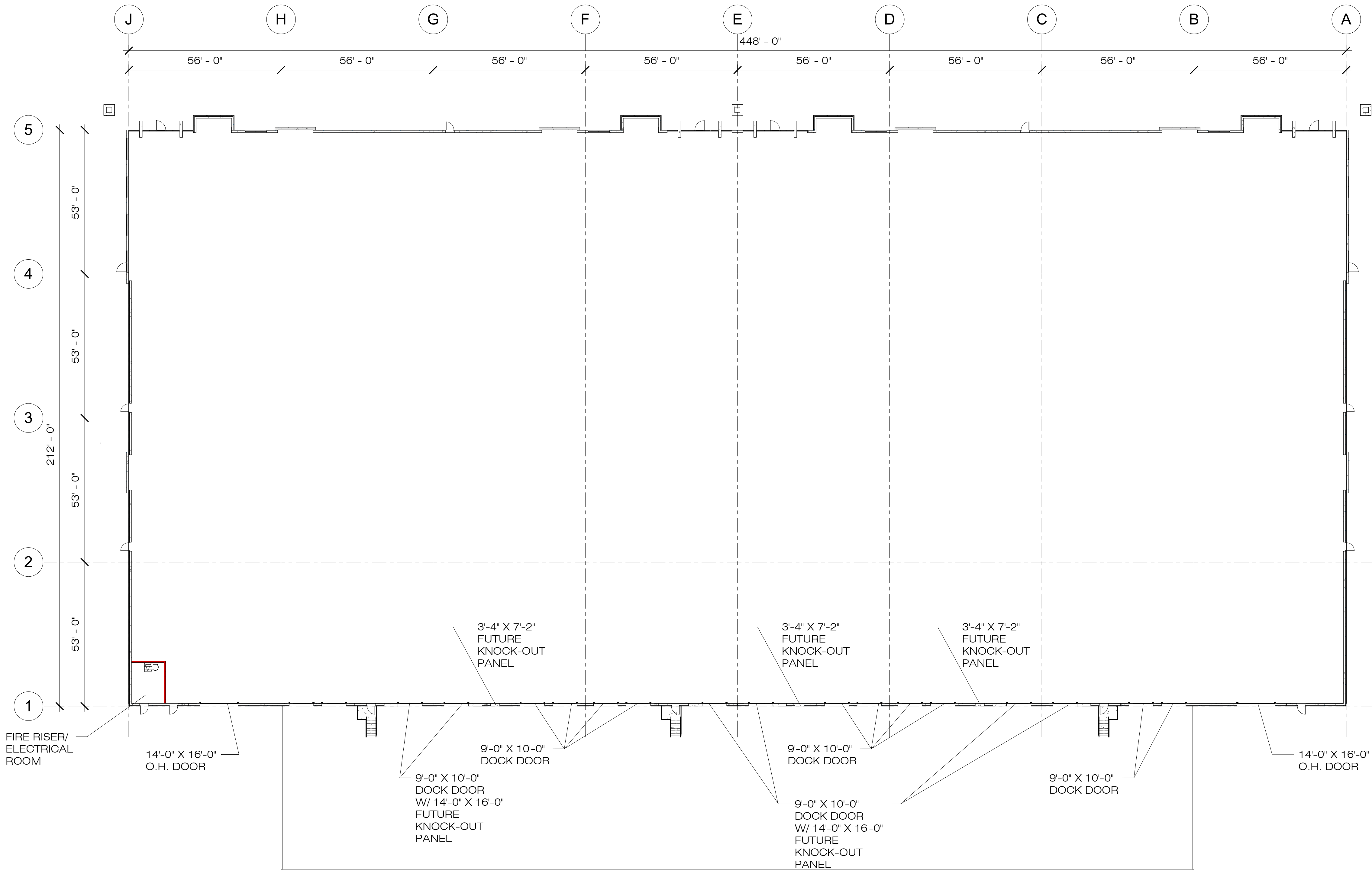
**PROPOSED
BUILDING 2**

**MAIN FLOOR
FLOOR PLAN**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



A1.1





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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 3**

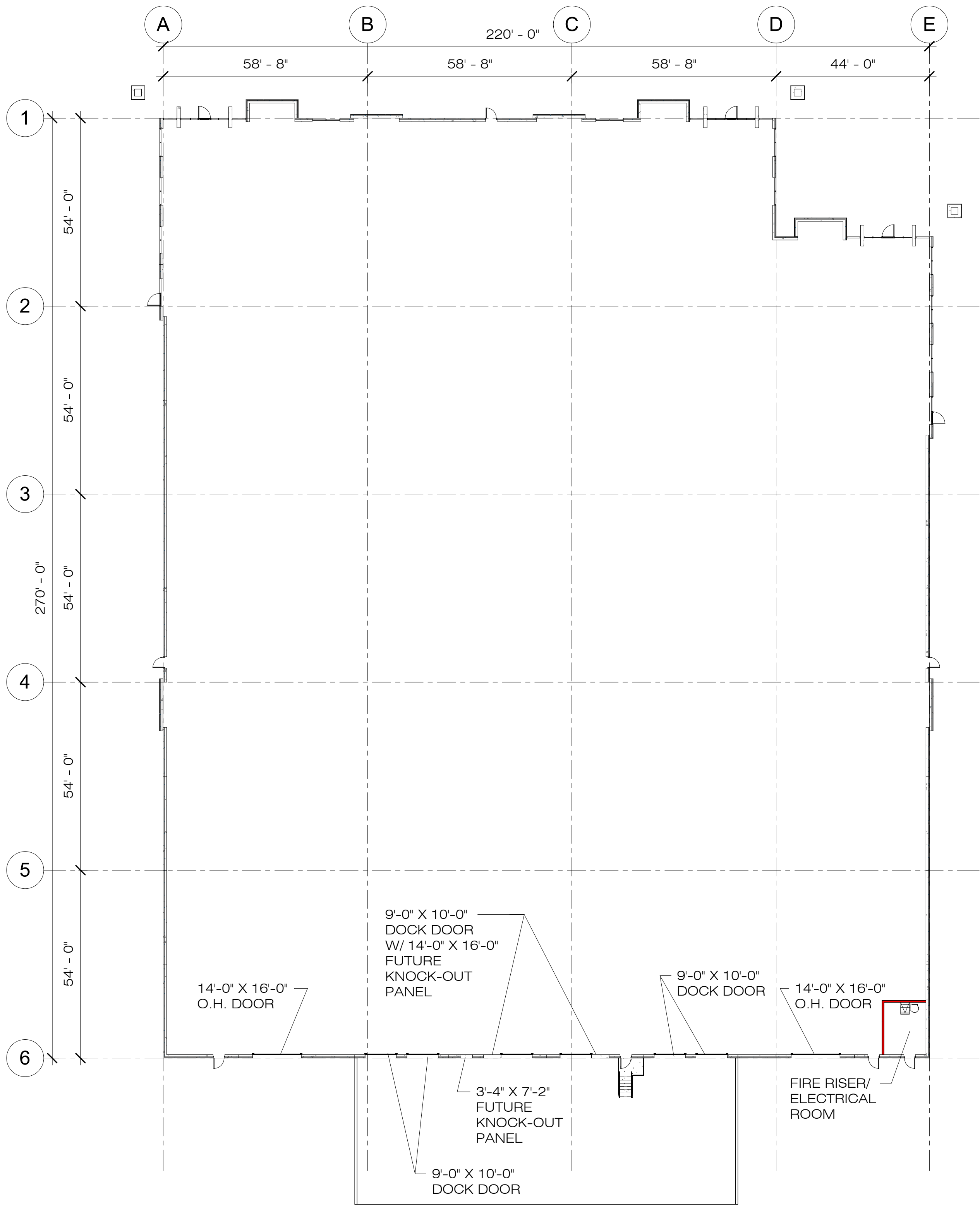
MAIN LEVEL

FLOOR PLAN

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701



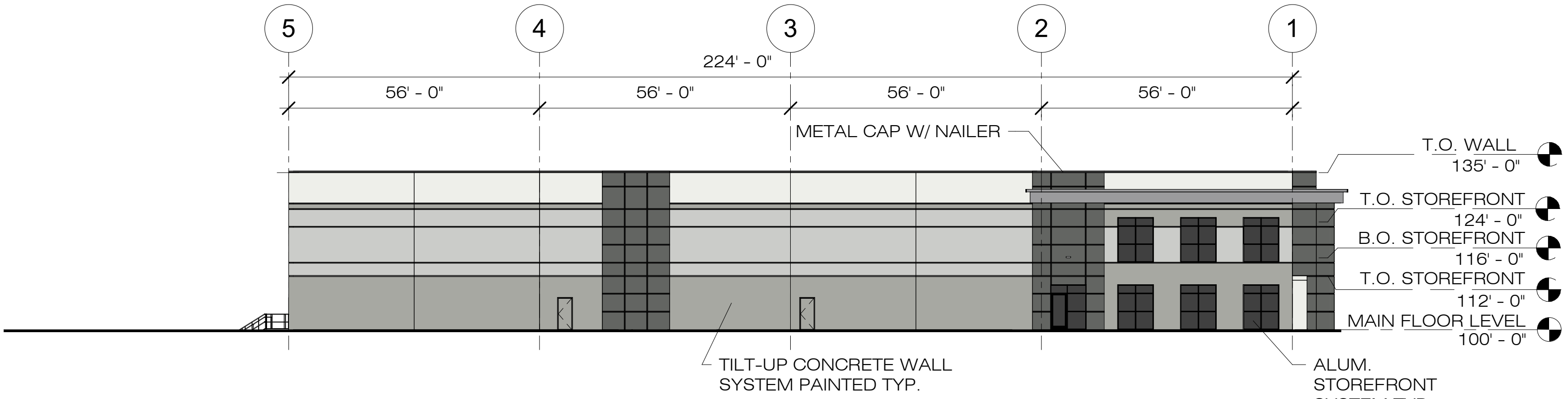
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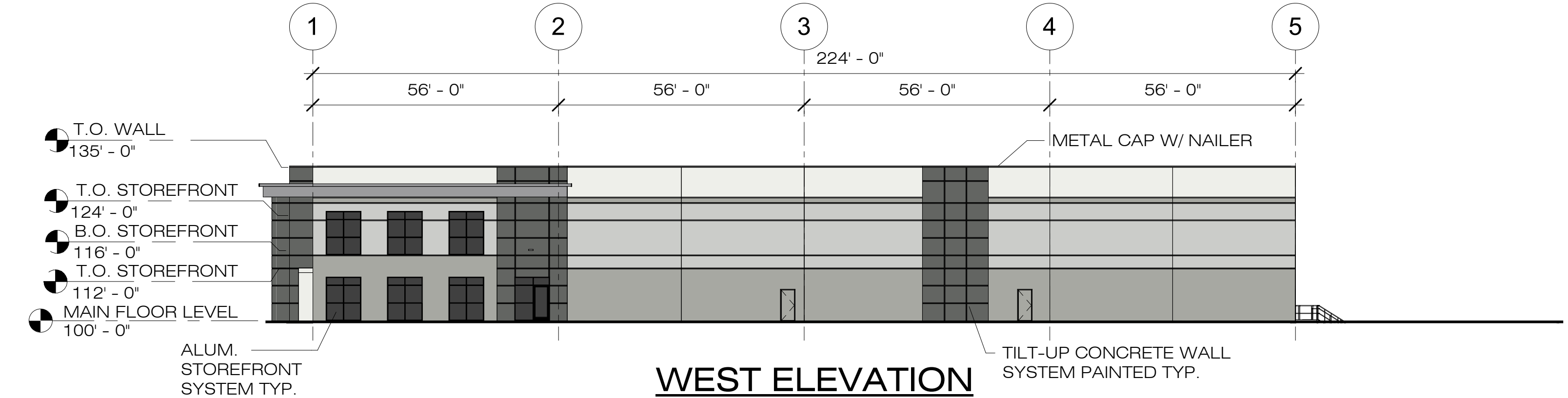
FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7064 PASSIVE
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7066 GRAY MATTERS
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY

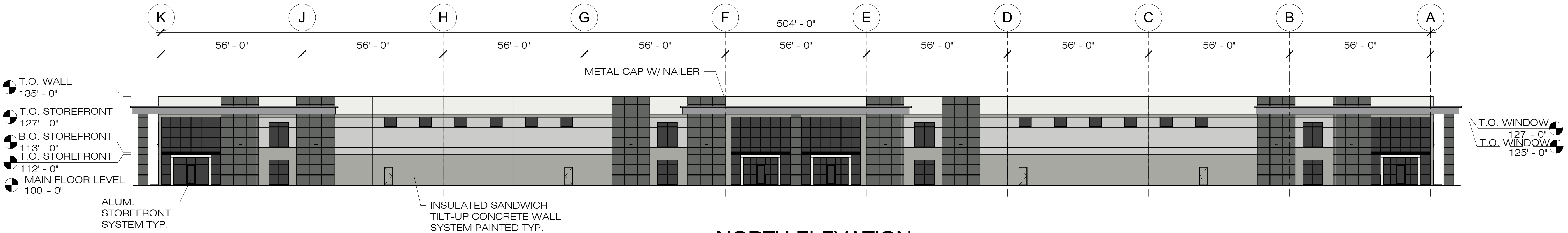
NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 502.1
REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE
ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE
CONTRASTING COLOR OF THE BACKGROUND.



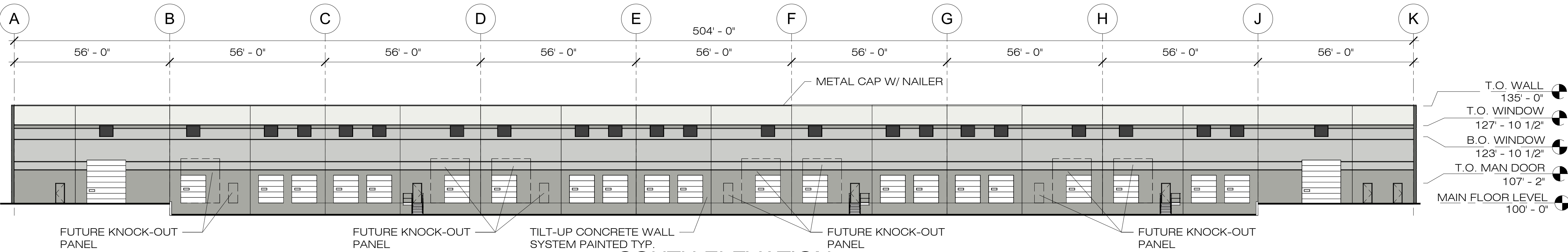
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

**PROPOSED
BUILDING 1**

**EXTERIOR
ELEVATIONS**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701

A3.1



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70 NORTH 1250 WEST
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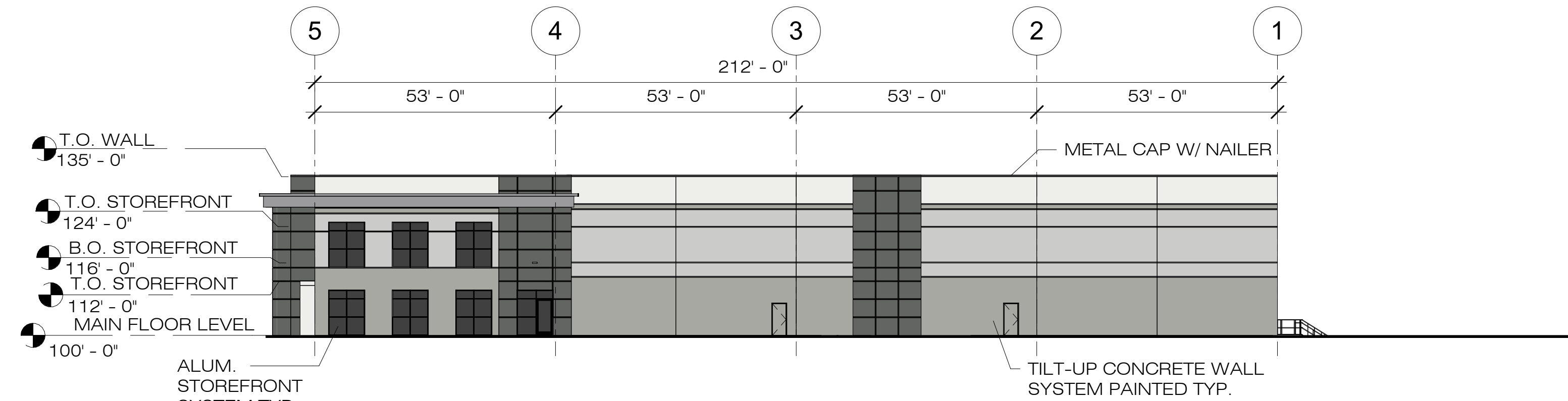
**PROPOSED
BUILDING 2**

**EXTERIOR
ELEVATIONS**

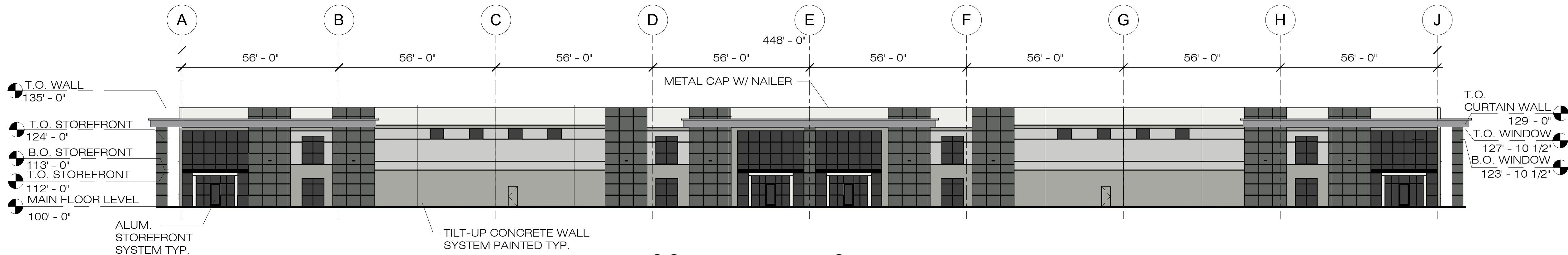
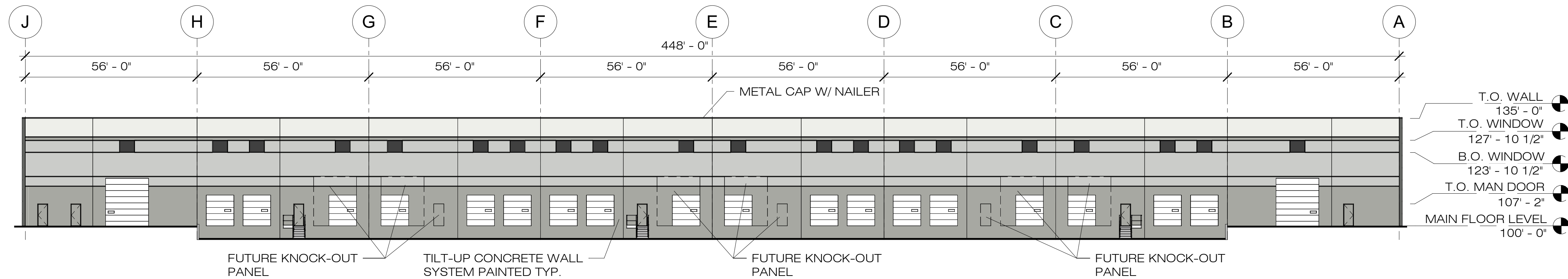
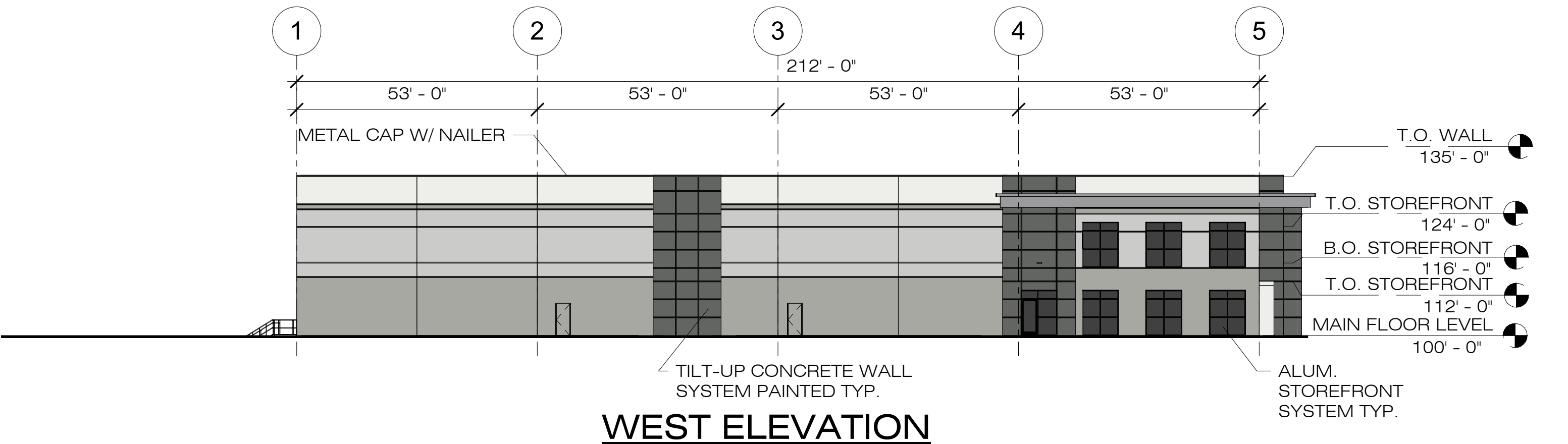
SCALE: 3/64" = 1'-0"
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A3.1

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CENTERVILLE, UTAH

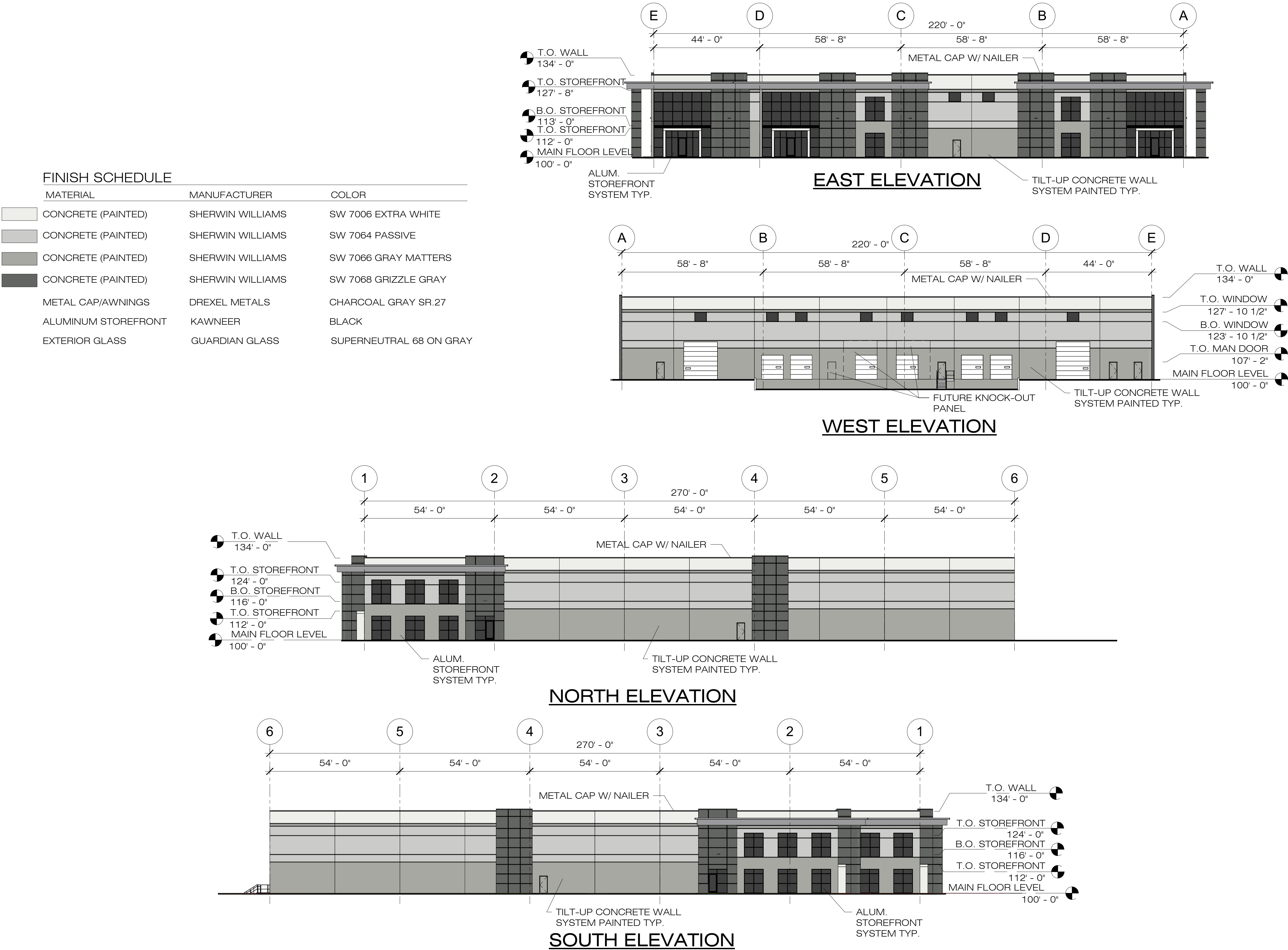
**PROPOSED
BUILDING 3**

**EXTERIOR
ELEVATIONS**

SCALE: 3/64" = 1'-0"
MARCH 30, 2023
2282701

A3.1

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sba

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:

MARCH 16, 2023
2282701

A3.2



sba

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CENTERVILLE FLEX
70 NORTH 1250 WEST
CENTERVILLE, UTAH

RENDERINGS

SCALE:
MARCH 16, 2023
2282701

A3.3



PLANT LEGEND					
CONFIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PAC	27	Picea abies 'Capressina' Columnar Norway Spruce	B & B	5'-6'
	PPH	16	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B	5'-6'
DECIDUOUS TREES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGF	13	Acer griseum 'JFS KW8AGRI' TM Fireburst Paperbark Maple	B & B	2" Cal	
ATG	33	Acer tataricum 'Gar Ann' Hot Wings Tatarian Maple	B & B	Multi-trunked	
CXM	13	Celtis x 'Magnifica' Magnifica Hackberry	2" Cal	2" Cal	
CCT	8	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B	2" Cal	
FBO	12	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2" Cal	
GHP	30	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal	
GDE	10	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2" Cal	
MAM	15	Maackia amurensis 'JFS-Schietel' TM Maackian Maackia	B & B	2" Cal	
MRS	50	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2" Cal	
MAD	5	Malus x adstringens 'Dunlop' Gladstone Crabapple	B & B	2" Cal	
QUP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2" Cal	
TCG	8	Tilia cordata 'Greenpipe' Greenpipe Littleleaf Linden	B & B	2" Cal	
ZSW	1	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2" Cal	
ZSC	28	Zelkova serrata 'JFS-KWI' TM City Sprite Zelkova	B & B	2" Cal	

SUGGESTED SHRUB LIST				
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PPF	123	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RPC	108	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal
	RGL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SPG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal
EVERGREEN SHRUBS				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	
ACC	24	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal	
	HPP	7	Hesperaloe parviflora 'Purpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHT	79	Juniperus horizontalis 'Mombert' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moonlight' Moonlight Juniper	10 gal
	PMS	82	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal
GRASSES				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	
CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	MML	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MRU	198	Muhlenbergia reverchonii 'PUNDOIS' TM Undanted Ruby Muhly	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	
EHS	264	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal	
ROSES				
CODE	QTY	BOTANICAL / COMMON NAME	CONT	
DRY	270	Rosa x 'Dr. Henry Shreve' Dr. Henry Shreve Rose	1 gal	

SITE MATERIALS LEGEND		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. 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 FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1" AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,713 sf
	2" GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1" AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,303 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	148

ISSUE DATE

4/3/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

811

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

PROJECT INFORMATION

TRINITY

950W. 400 S

CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR

ATT: SCOTT THORSEN

801-949-6296

SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LANDSCAPE ARCHITECT

JOHN ANSWORTH

8128-21-5301

04/03/2023

STATE OF UTAH

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 4/3/2023

GRAPHIC SCALE: 1" = 60'

0'

60'

60'

120'

240'

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock/See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. PH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 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 soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

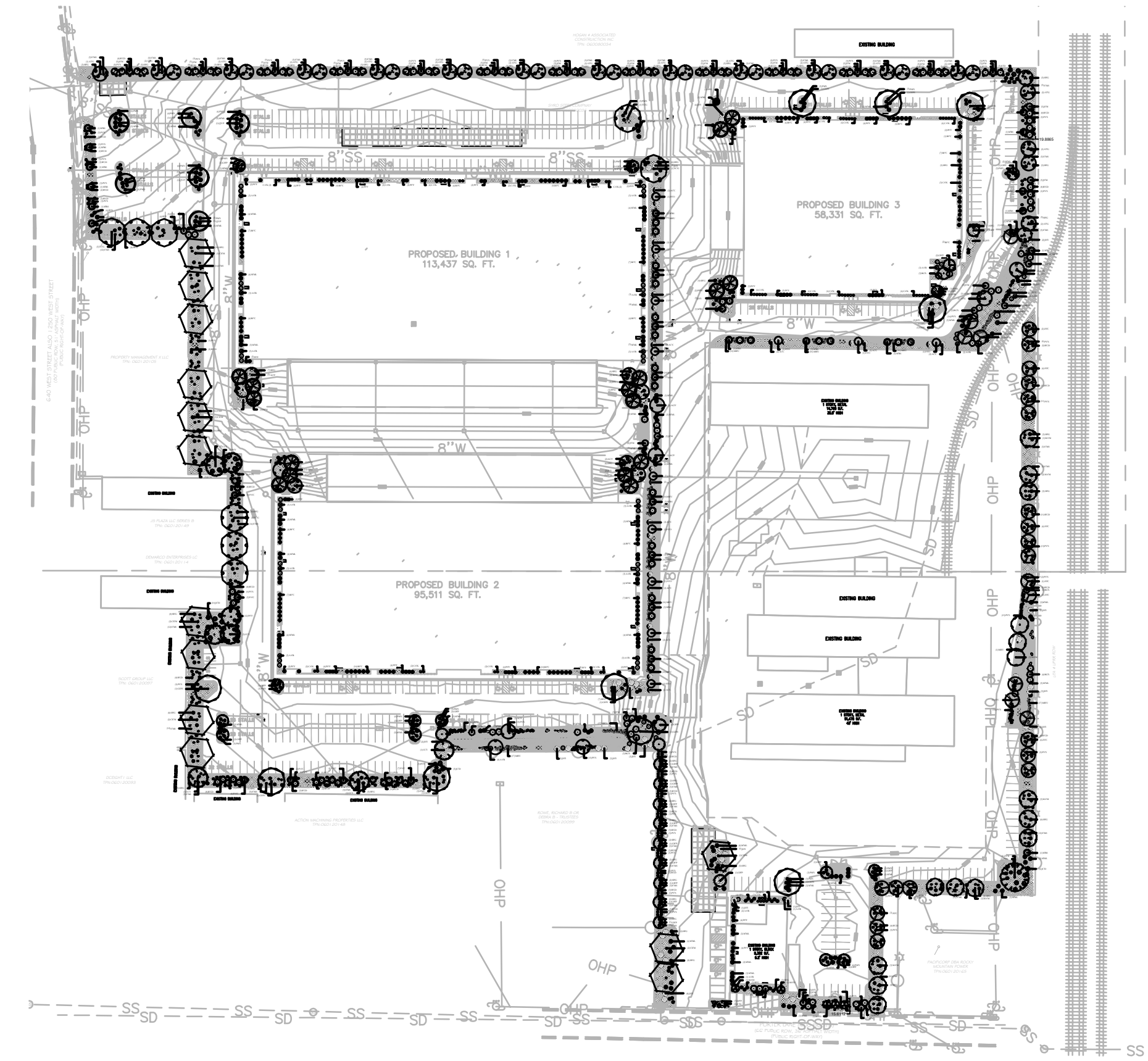
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a 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.
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.
- 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: 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 blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with stumps or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.
- END OF SECTION

LANDSCAPE NOTES

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

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



SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. 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 FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5 OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,713 sf
	2-4" GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5 OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,303 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	148

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
115 1 TREE / 25 FT (976 LN FT)	39	39
PORTER LANE / 400 SOUTH	REQUIRED:	PROVIDED:
1 TREE / 25 FT (93 LN FT)	8	8
950 WEST STREET	REQUIRED	PROVIDED
1 TREE / 25 FT (140 LN FT)	6	6
TREE COUNT:	REQUIRED:	PROVIDED:
1 TREE / 500 SQ.FT. INTERNAL LANDSCAPING 110,777 SF LANDSCAPED AREA	222	222

PROVIDED FOR PERIMETER AND INTERNAL LANDSCAPING SHALL BE 50% --PROVIDED.
BUFFER LANDSCAPING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT SHALL BE 50%. --PROVIDED.
LANDSCAPE AT BUILDING FRONTAGE/FOUNDATION 50% --PROVIDED.
INTERIOR PARKING LOT LANDSCAPING 5% --PROVIDED.
INTERIOR PARKING LOT TREES AND SHRUBS 1 TREE/2 SHRUBS FOR EVERY 6 STALLS --PROVIDED.

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PAC	27	Picea abies 'Cupressina' TM Columnar Norway Spruce	B & B		5'-6'
	PPH	16	Picea pungens 'Hoopsii' Hoopsi Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AGF	13	Acer griseum 'Griseum' TM Fireburst Paperbark Maple	B & B	2" Cal	
	ATG	33	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	B & B		Multi-trunked
	CXM	13	Celtis x 'Magnifica' Magnifica Hackberry		2" Cal	2" Cal
	CGT	8	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B	2" Cal	
	FSTO	12	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B	2" Cal	
	GBF	30	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal	
	GDFE	10	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2" Cal	
	MAM	15	Maackia amurensis 'JFS-Schieertel' TM MacNificent Maackia	B & B	2" Cal	
	MRS	50	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2" Cal	
	MAD	5	Malus x adriensis 'Dunrolo' Gladstone™ Crabapple	B & B	2" Cal	
	QUP	6	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2" Cal	
	TCG	8	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B	2" Cal	
	ZSW	1	Zelkova serrata 'Wireless' Wireless Zelkova	B & B	2" Cal	
	ZSC	28	Zelkova serrata 'JFS-KWI' TM City Sprite Zelkova	B & B	2" Cal	

SUGGESTED SHRUB LIST

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PEF	123	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquifol	5 gal
	RFC	108	Rhamnus frangula 'Columnaris' Tall Hedge Backhorn	5 gal
	RGTL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SBG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ACC	24	Acrostaphylos x coloradensis 'Chieftain' Chieftain Manzanita	5 gal
	HPP	7	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHT	79	Juniperus horizontalis 'Mombot' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moonglow' Moonglow Juniper	10 gal
	PMS	82	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	MMI	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MIRU	198	Muhlenbergia reverei 'PUND01S' TM Undaunted Ruby Maltie	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	FMS	264	Echinacea purpurea 'Magna Superior' Magna Superior Coneflower	1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RCD	279	Rosa x 'Meidiflora' TM Coral Drift Groundcover Rose	5 gal

ISSUE DATE

4/03/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

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

PROJECT INFORMATION

TRINITY
950W. 400 S
CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR
ATT: SCOTT THORSEN
801-949-6296
SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

LICENSE STAMP

DESIGNED LANDSCAPE ARCHITECT
EPHRAIM ANGELO
#128421-6301
04/03/2023
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

NO. REVISION DATE

1 XXXX XX-XX-XX

2

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GRAPHIC SCALE: 1" = 150'

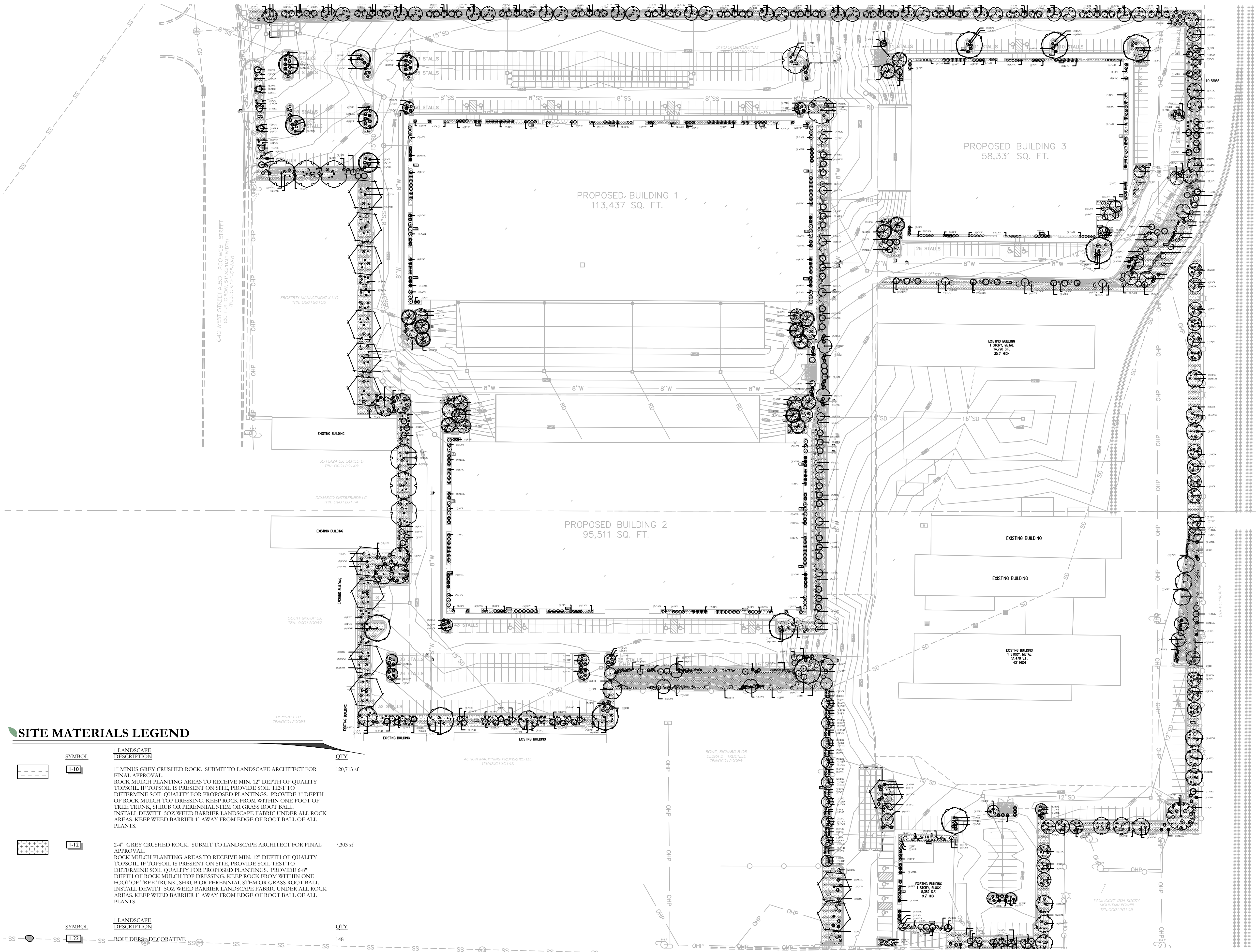
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DESIGN GROUP
Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



SITE MATERIALS LEGEND		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. 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 FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	120,713 sf
	2-4" GREY CRUSHED ROCK. SUBMIT TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,305 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS-DECORATIVE	148

PLANT LEGEND					
CONIFERS		CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PAC	27		Picea abies 'Cupressina' Columnar Norway Spruce	B & B
	PPH	16		Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B
DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AGF	13		Acer griseum 'JFS KWRAGRI' TM Fireburst Paperbark Maple	B & B
	ATG	33		Acer tataricum 'GazAnn' Hot Wings Tatarian Maple	B & B
	CXM	13		Celtis x 'Magnifica' Magnifica Hackberry	2" Cal
	CCT	8		Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B
	FSO	12		Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech	B & B
	GBP	30		Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B
	GDPE	10		Gymnocladus dioica 'Espresso' Kentucky Coffee tree	B & B
	MAM	15		Maackia amurensis 'JFS-Schictell' TM Maackia	B & B
	MRS	50		Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B
	MAD	5		Malus x adstringens 'Dorles' Gladiator™ Crabapple	B & B
	QUP	6		Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B
	TCG	8		Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B
	ZSW	1		Zelkova serrata 'Wireless' Wireless Zelkova	B & B
	ZSC	28		Zelkova serrata 'JFS-KW1' TM City Scape Zelkova	B & B

SUGGESTED SHRUB LIST				
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AAR	64	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	PFF	123	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RFC	108	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn	5 gal
	RGL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SPG	326	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ACC	24	Arctostaphylos x coloradoensis 'Chieftain' Chieftain Manzanita	5 gal
	HPP	7	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JCD	34	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	JHF	79	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal
	JSM	99	Juniperus scopulorum 'Moon glow' Moon glow Juniper	10 gal
	PMS	82	Pinus mugo 'Stovmound' Stovmound Mugo Pine	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	80	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	MML	200	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal
	MRU	198	Muhlenbergia reverchonii 'PUND01S' TM Undaunted Ruby Muhly	1 gal
	PVS	407	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	EMS	264	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RCD	279	Rosa x 'Madison' TM Coral Drift Groundcover Rose	5 gal

ISSUE DATE

3/22/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

CIR
ATT: SCOTT THORSEN
801-949-6296
SCOTT@CIRENGINEERING.COM

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/3/2023

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

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811

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

0'

30'

60'

120'

240'

GRAPHIC SCALE: 1" = 60'

TRINITY

950W. 400 S

CENTERVILLE, UTAH

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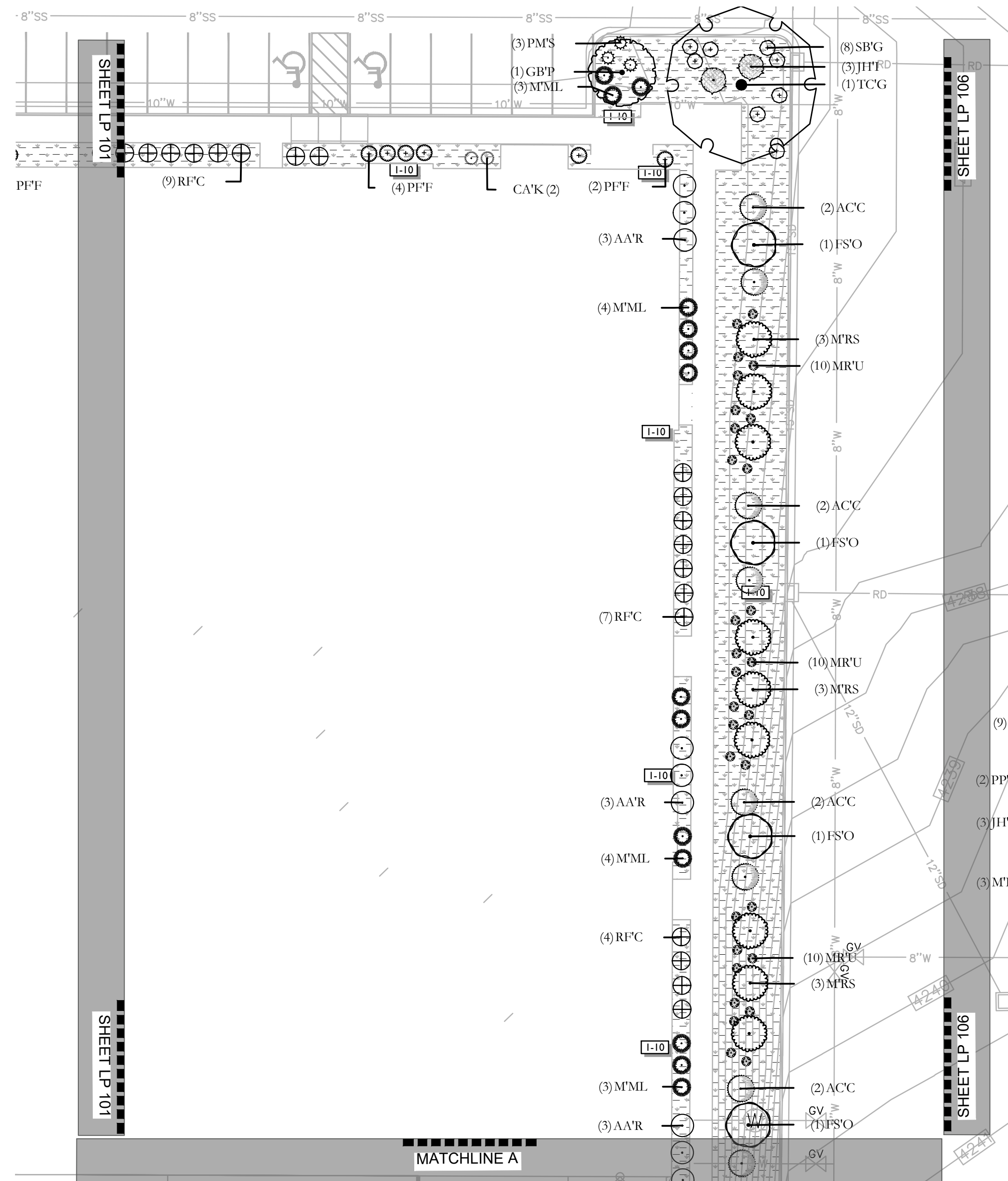
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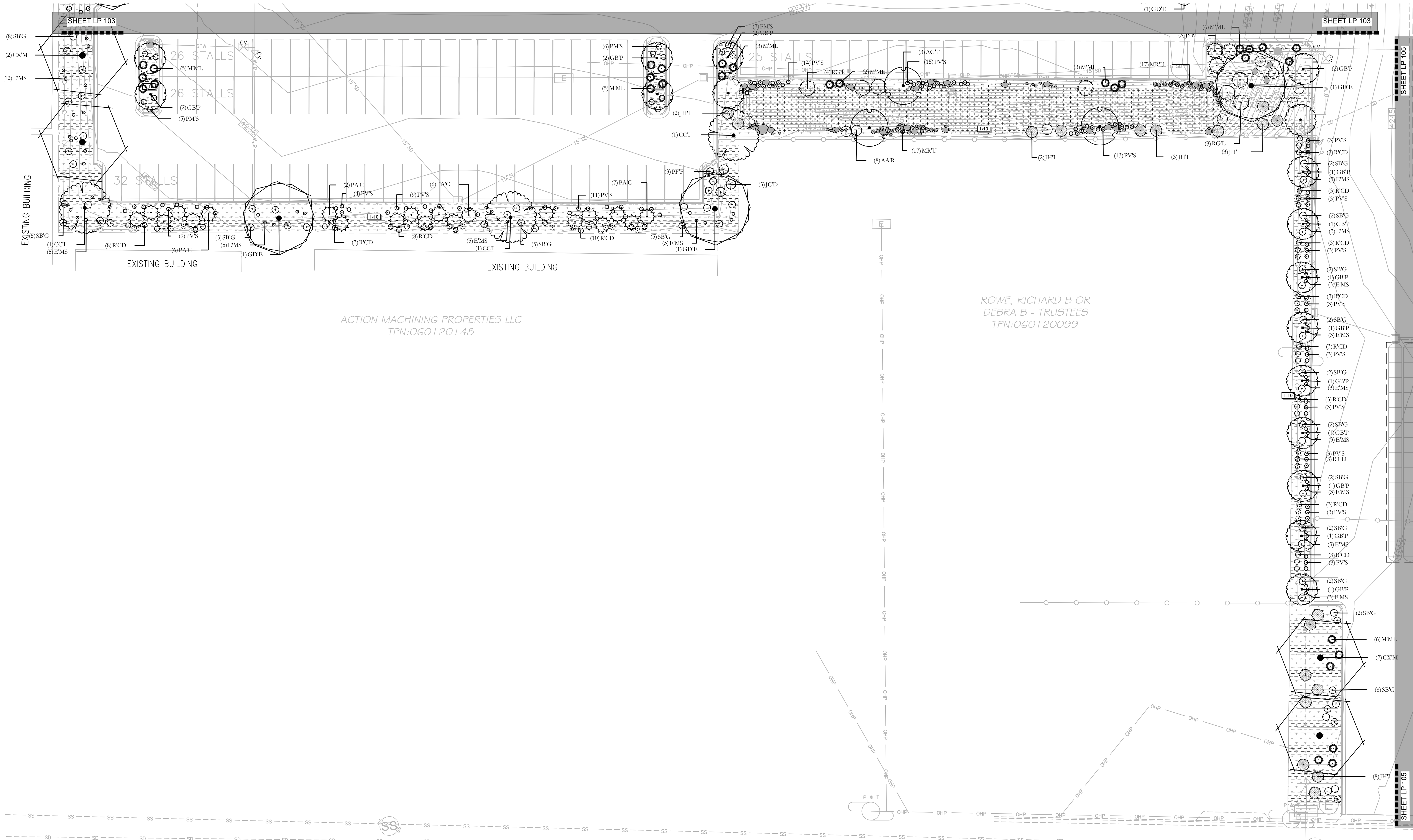
Landscape Architecture • Planning & Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-O

Page 92 of 146



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171						
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

GRAPHIC SCALE: 1" = 20'

TRINITY
950W. 400 S
CENTERVILLE, UTAH

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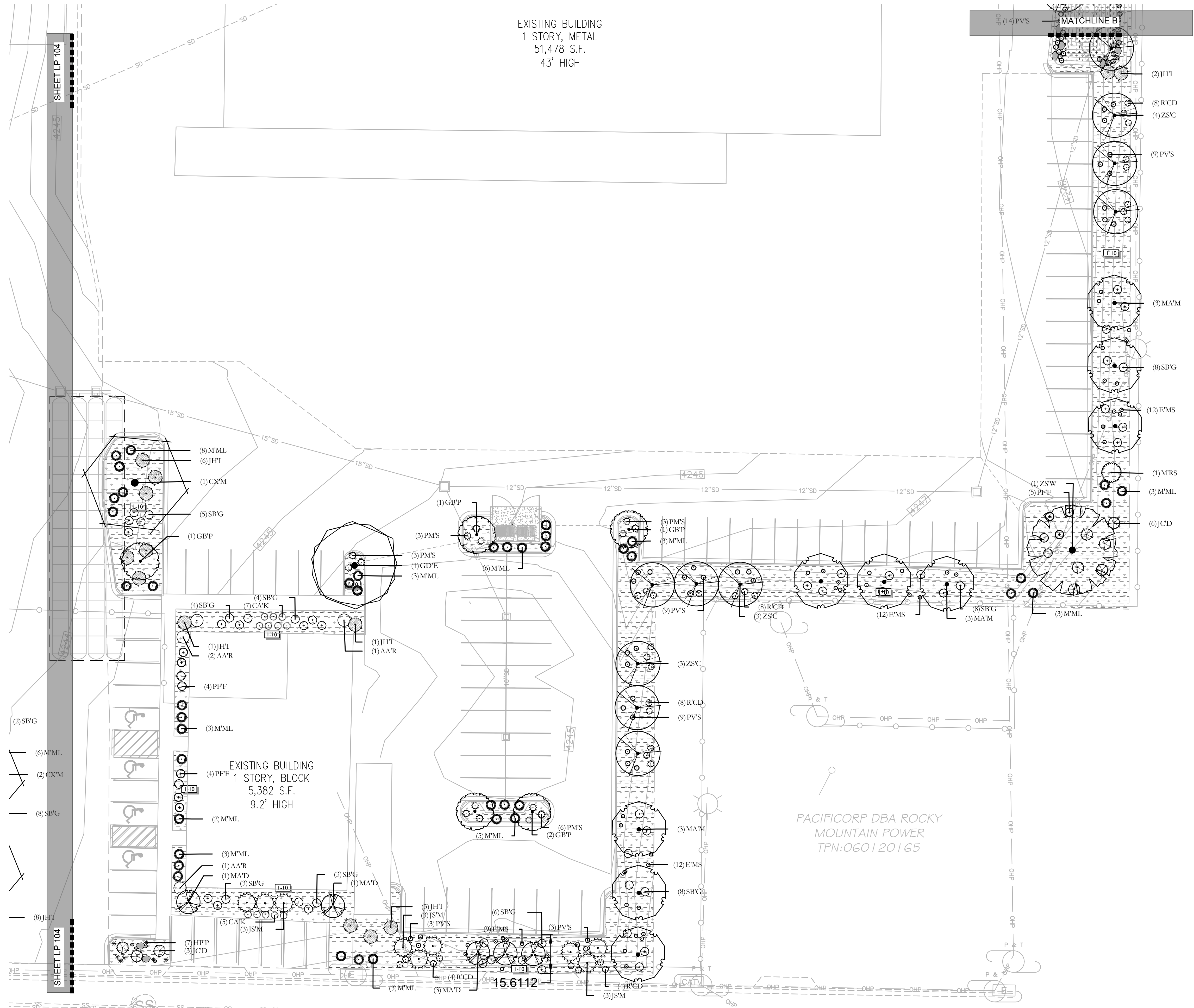
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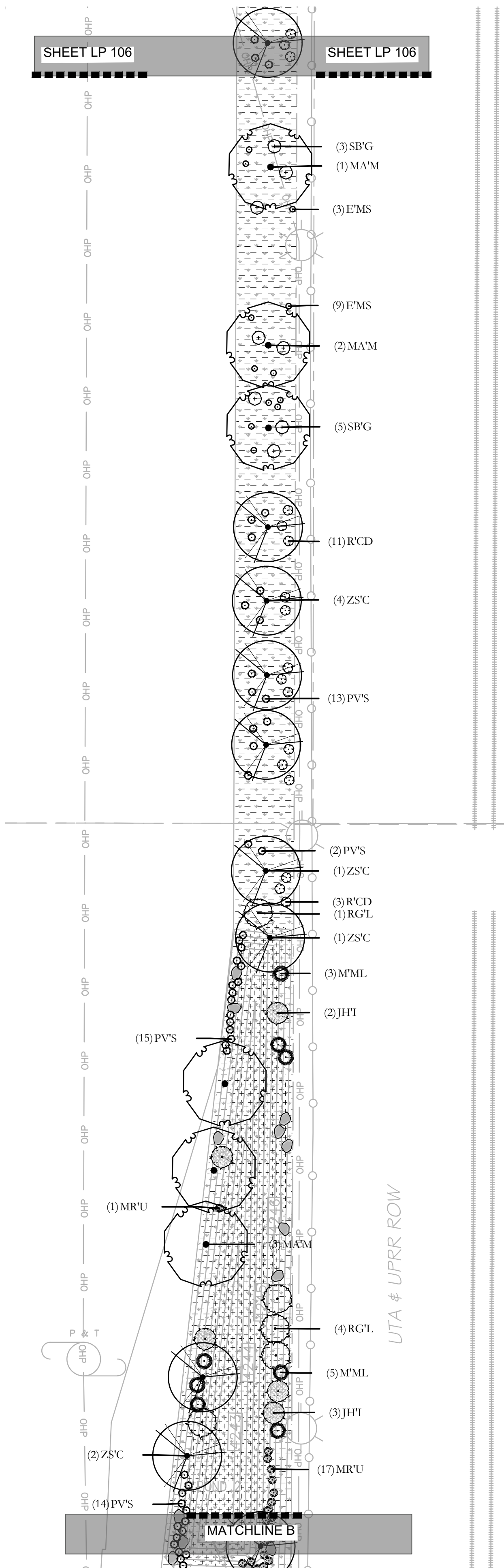
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-104

EXISTING BUILDING
1 STORY, METAL
51,478 S.F.
43' HIGH



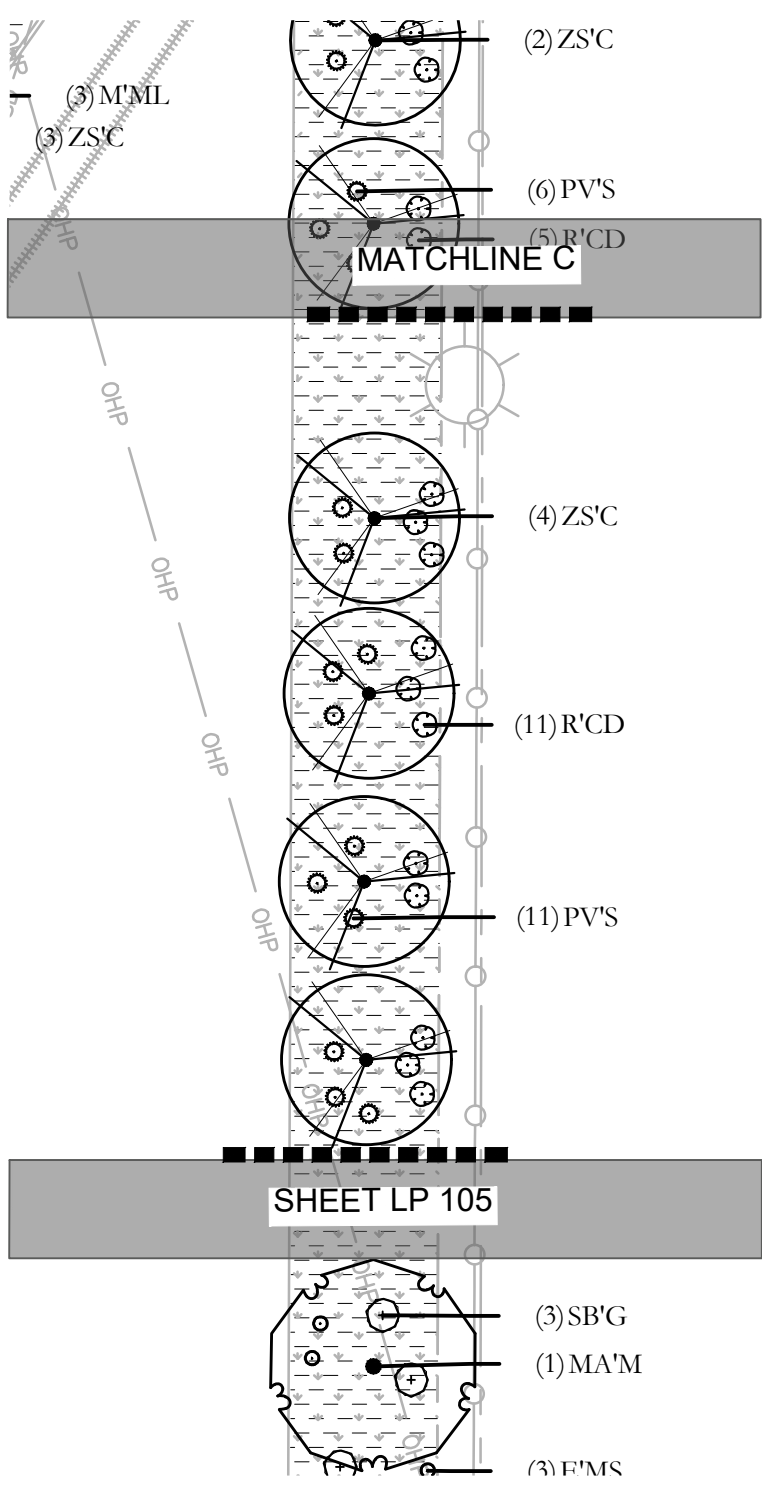
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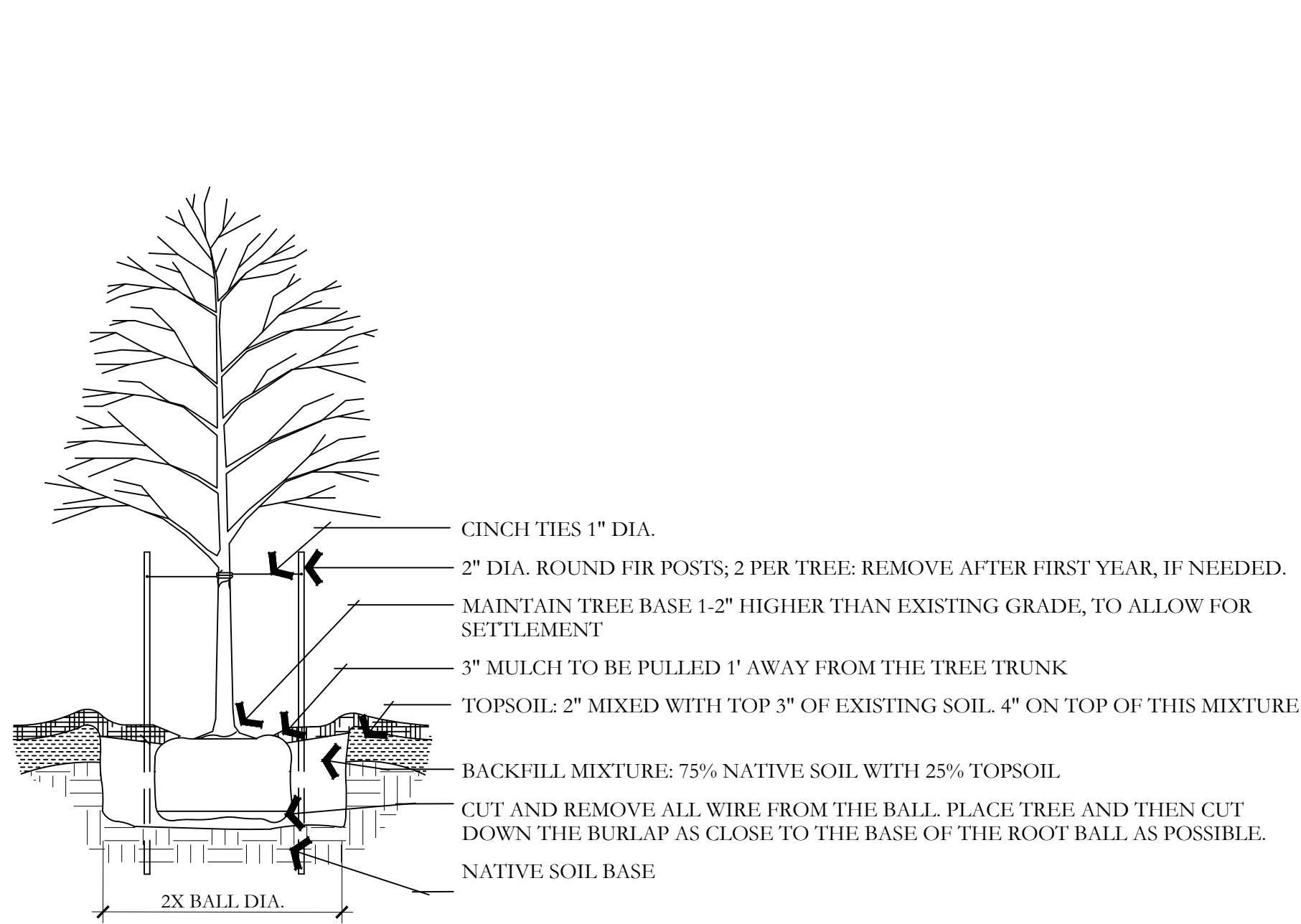


ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
3/22/2023		UT22171						CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM		PKJ DESIGN GROUP				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023	
NO. REVISION		DATE		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		TRINITY 950W. 400 S CENTERVILLE, UTAH				 Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-105			

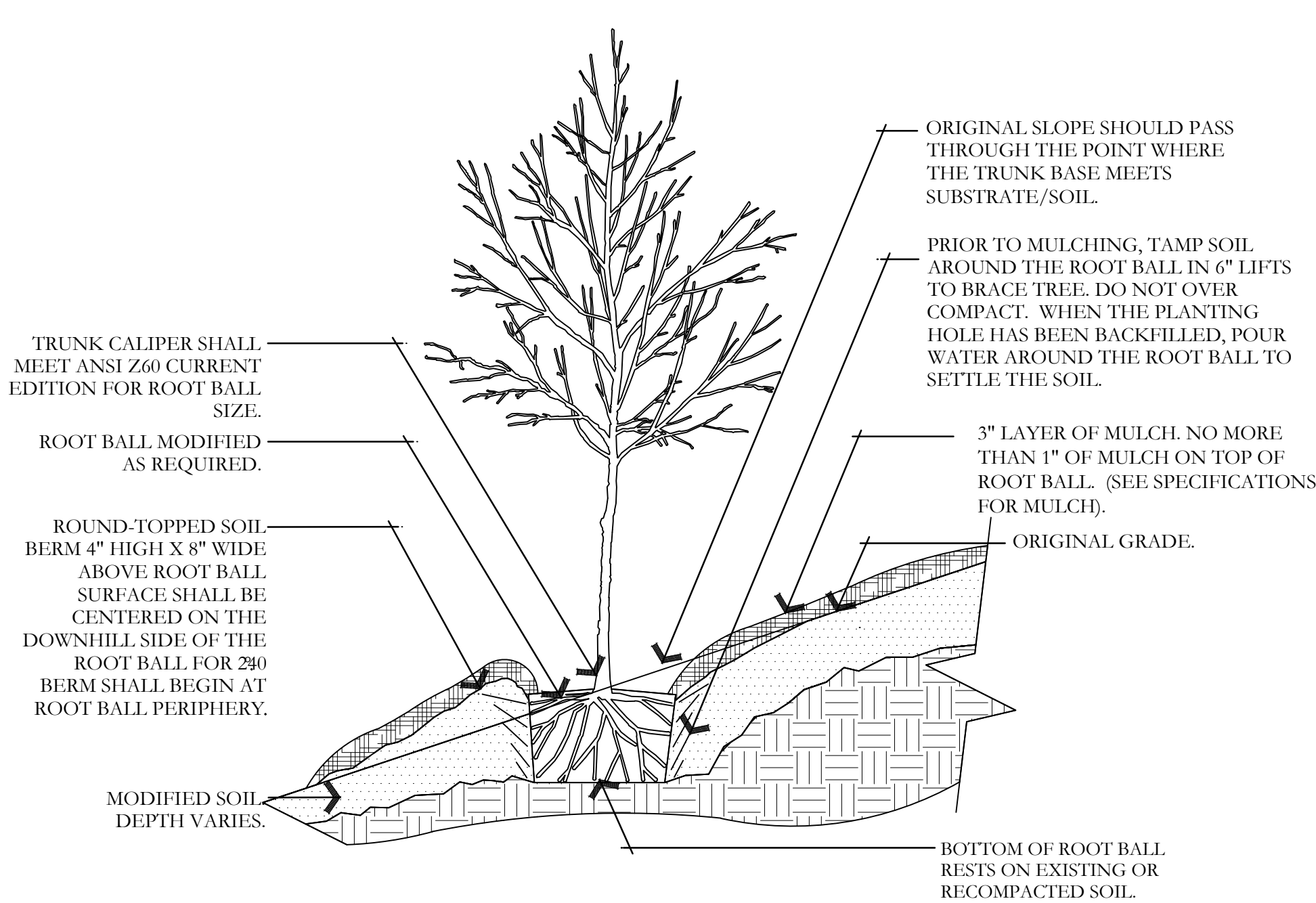
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GRAPHIC SCALE: 1" = 20'

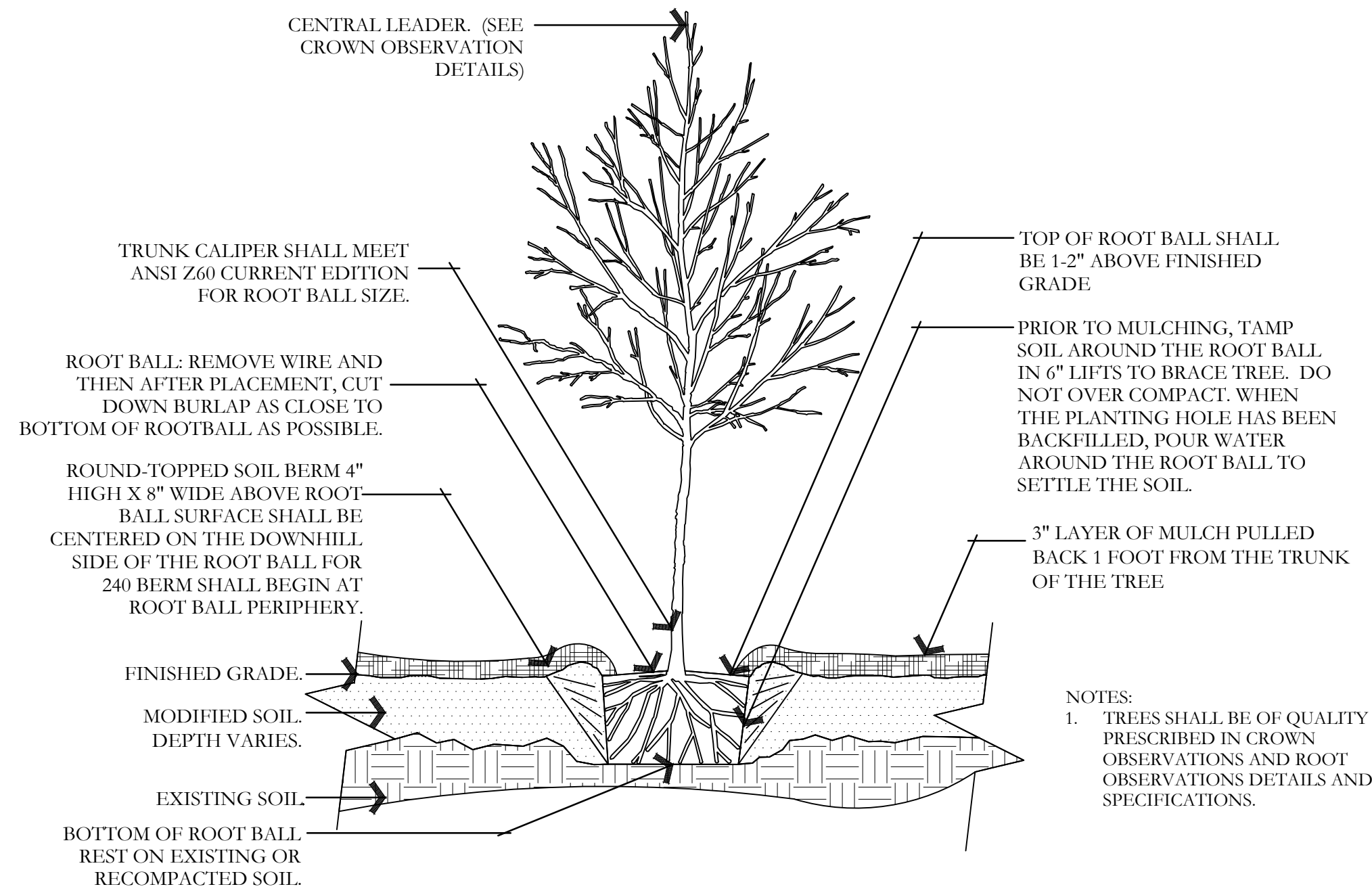
Page 96 of 146



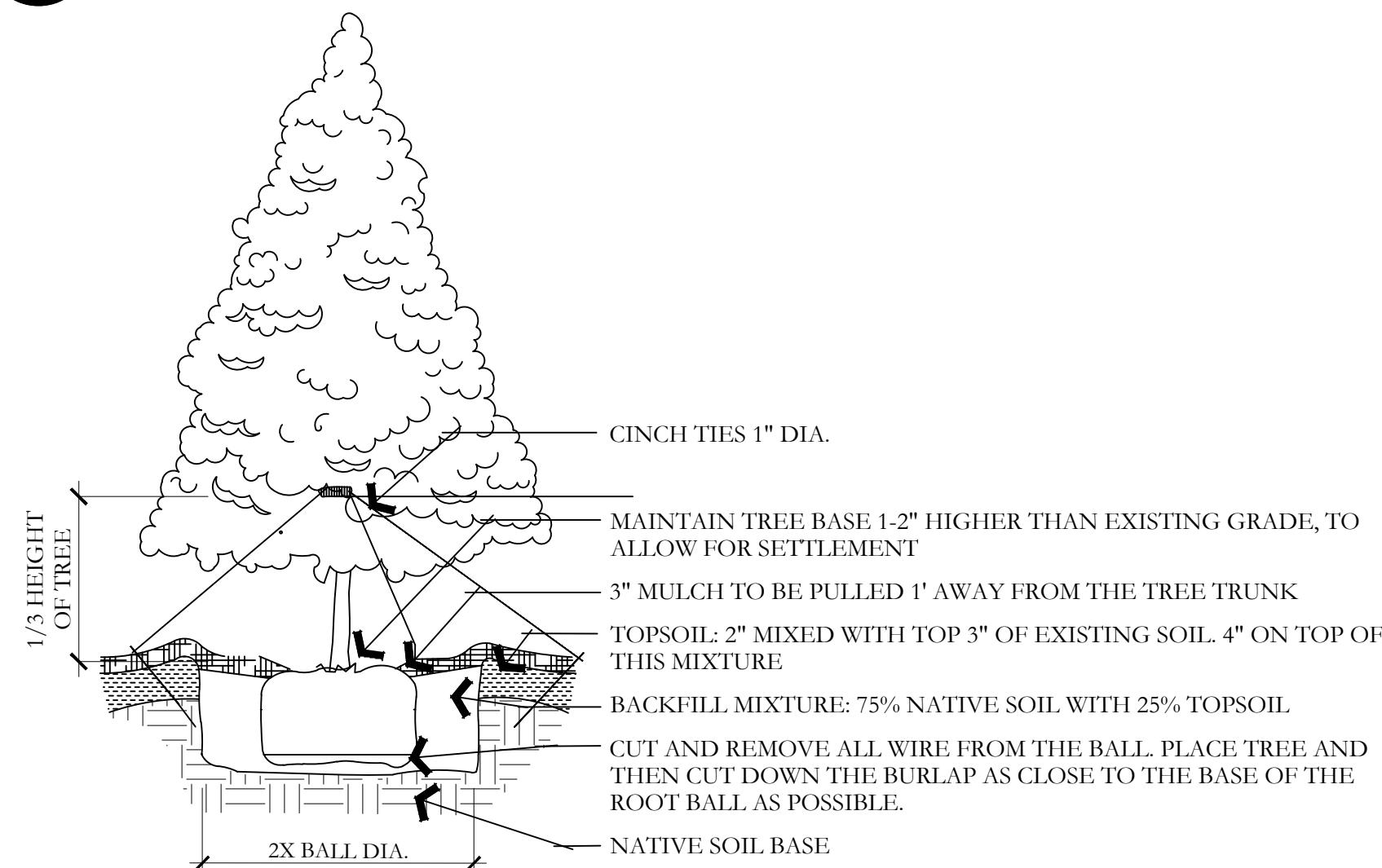
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NOT TO SCALE



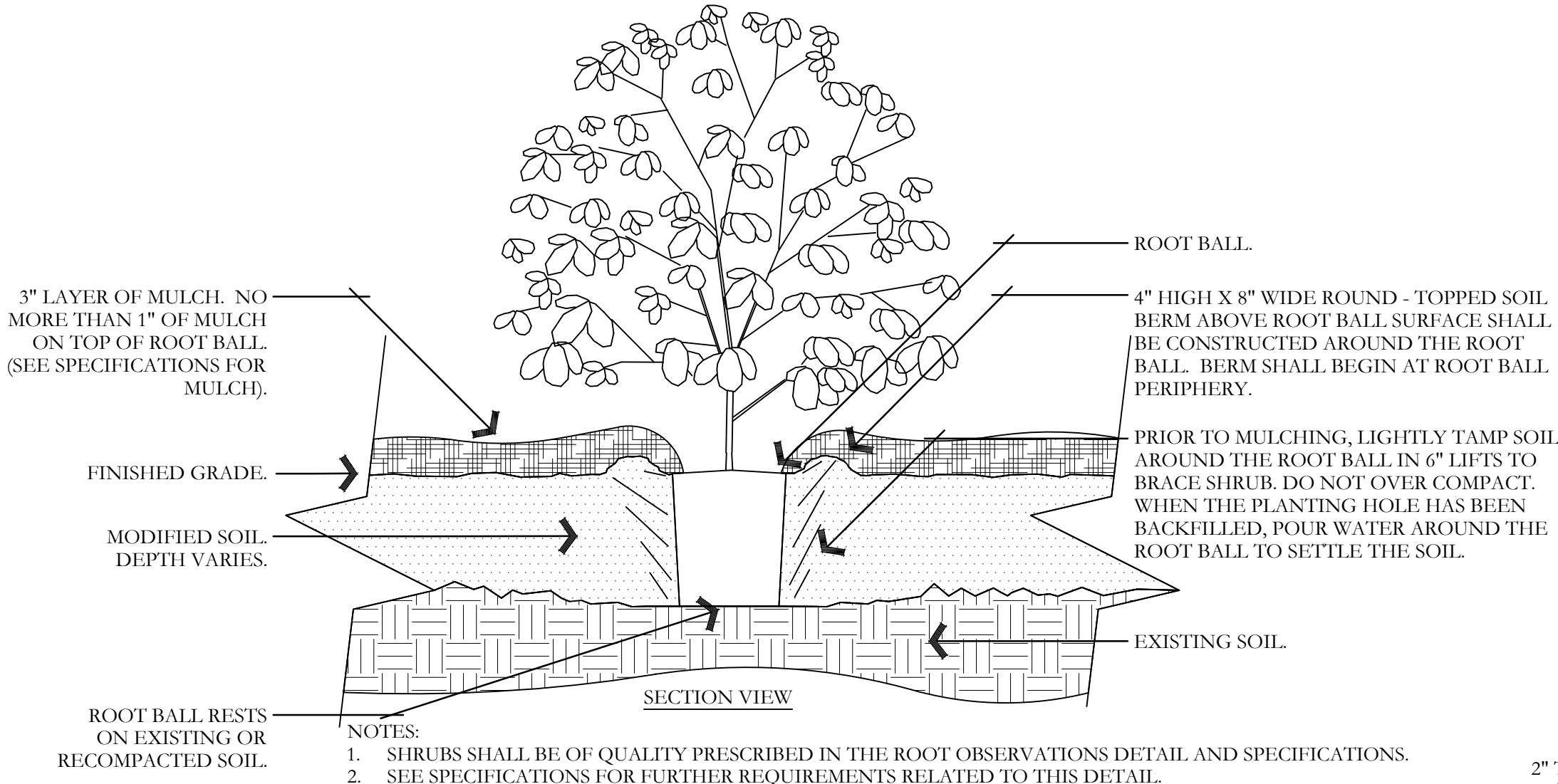
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NOT TO SCALE



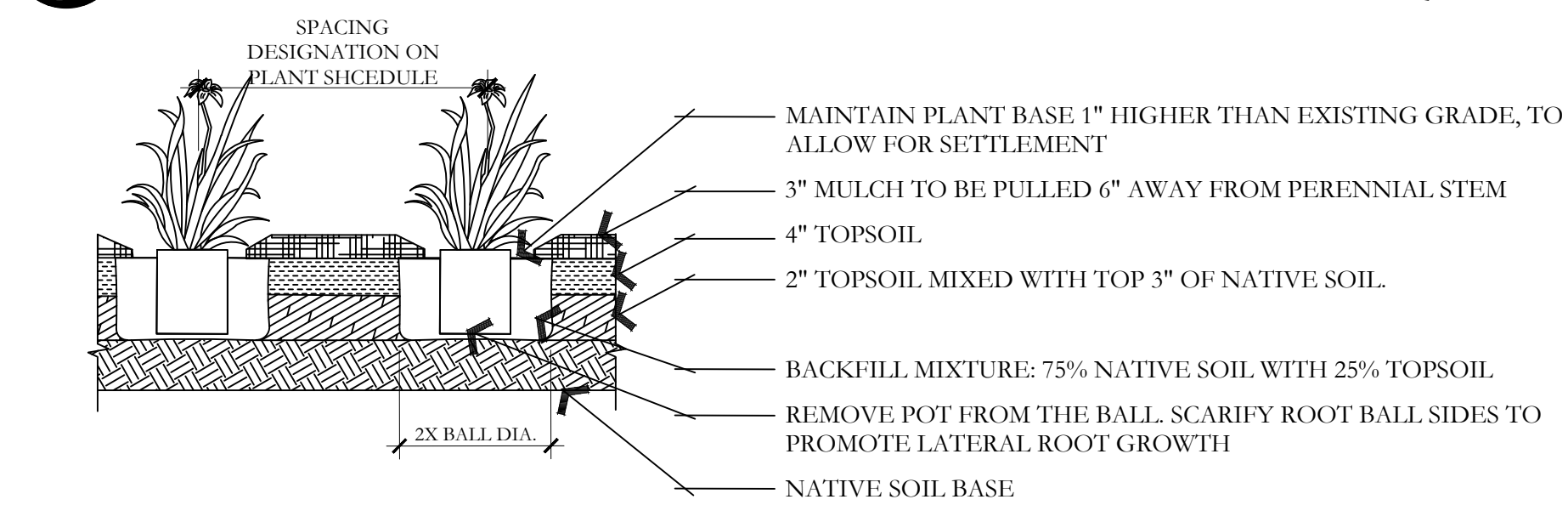
C TREE W/ BERM (EXISTING SOIL MODIFIED)
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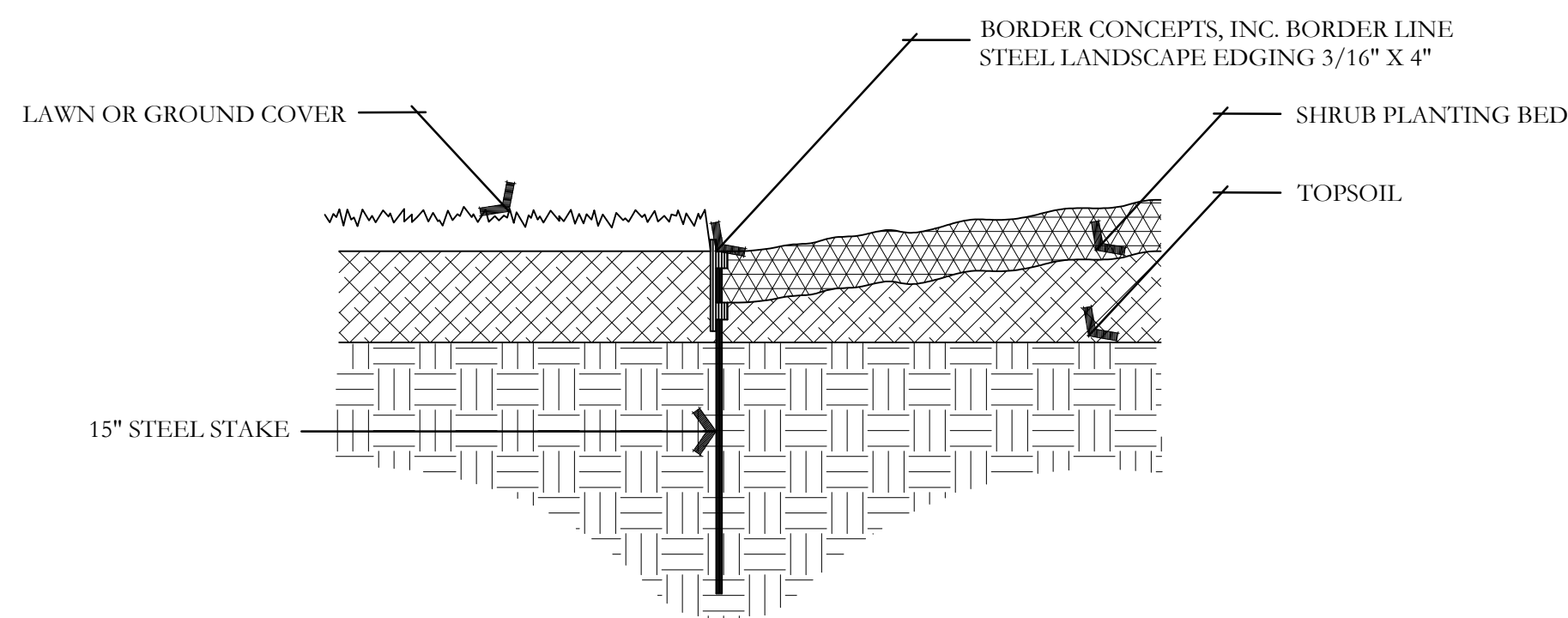
D EVERGREEN TREE PLANTING
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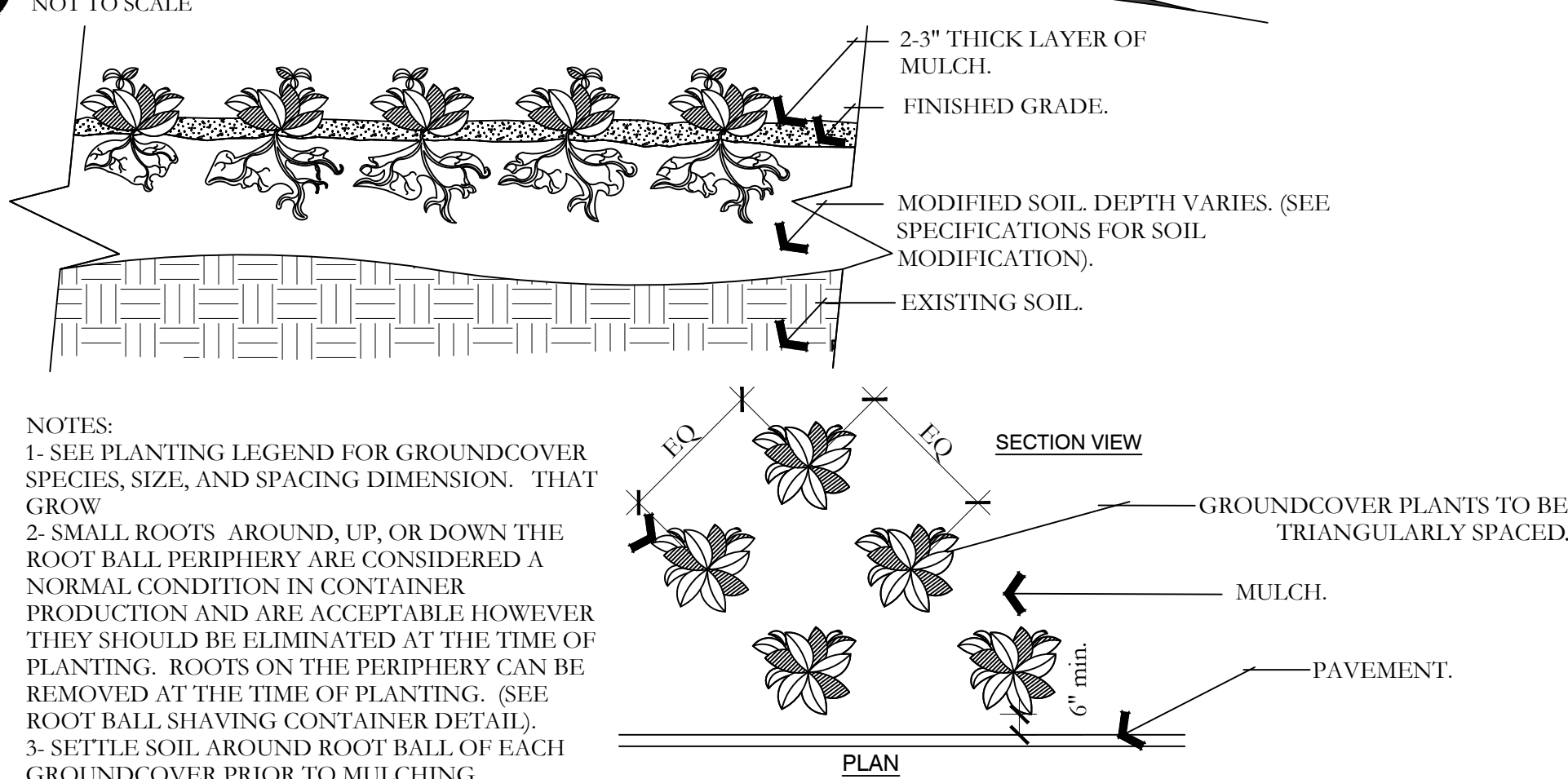
E SHRUB - MODIFIED SOIL
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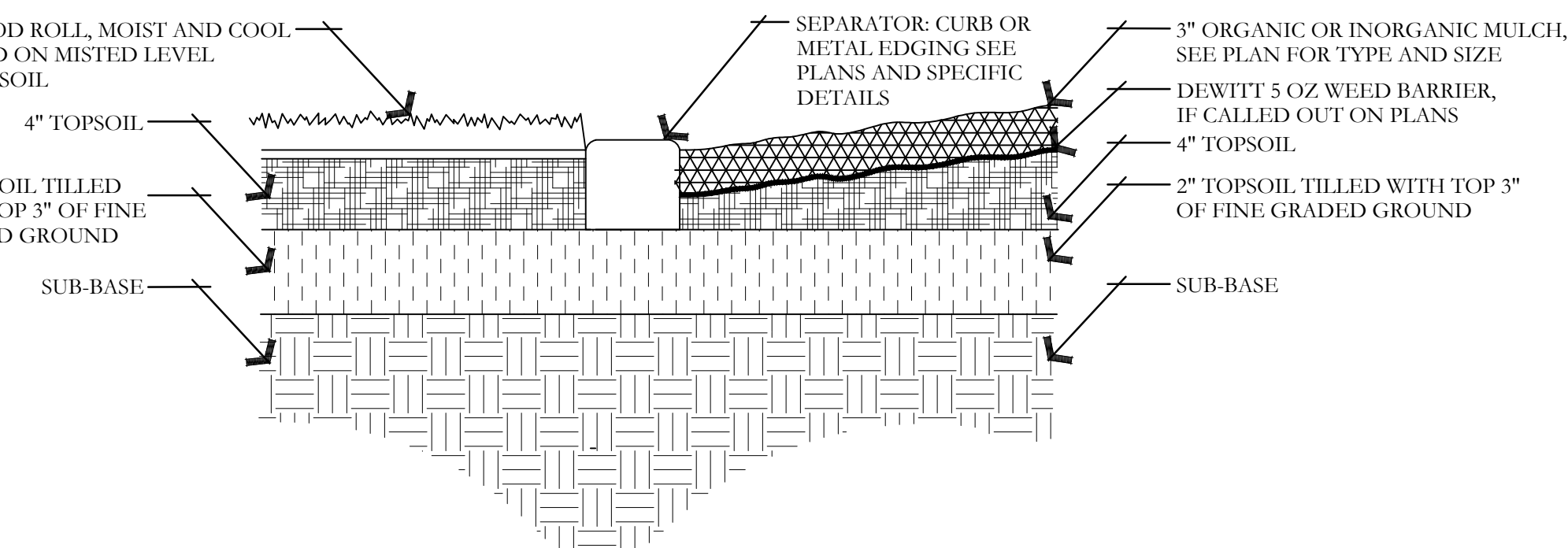
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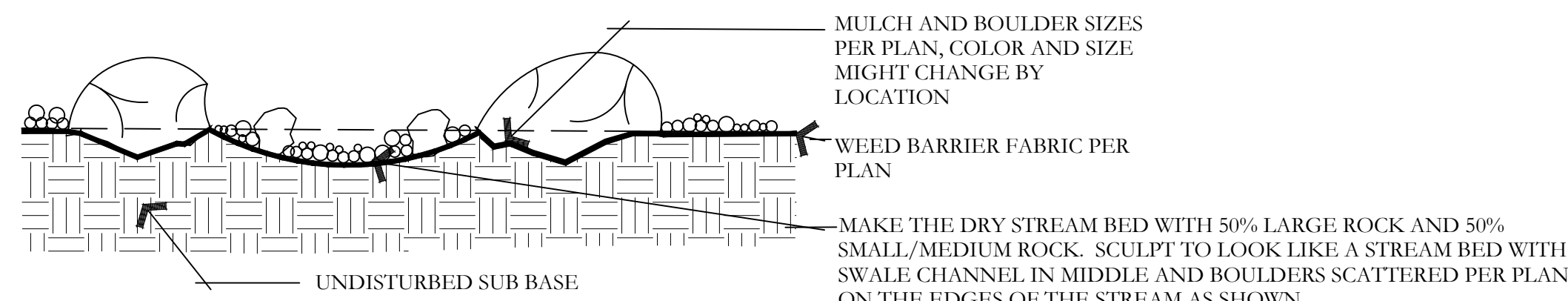
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171			CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

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CENTERVILLE, UTAH

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JESSE ANGELO
9128421-5301
04/03/2023
STATE OF UTAH

PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

TRINITY

CENTERVILLE, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under landscapes. 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 landscape, buildings or other features.

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded 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 constructioned surfaces, features, or finished edges located at or above finished grade.
- 5. Controller May: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contract Qualifications:
 - a. Contractor shall provide document or resume including at least the following items:
 - i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - iii.Contractor is bondable for the work to be performed.
 - iv.References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - v. Listing of suppliers where materials will be obtained for use on this Project.
 - vi.Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE:

- A.Furnish the following items to Owner's Representative:
 - a. Two quick coupler keys with hose swives.
 - b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B.Provide the following services:
 - a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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.

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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 CI 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 wall 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 Watertown 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 G178212 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 harked 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 unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVING

A.Sleeve all piping and wiring that pass under paving or landscape 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 landscape 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. Wiring under landscape 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 VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

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

3.7 VALVES

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

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

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a 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.Contractors shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

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

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

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

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

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

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

E.Contractors shall leave Project in at least a "broom clean" condition.

END OF SECTION

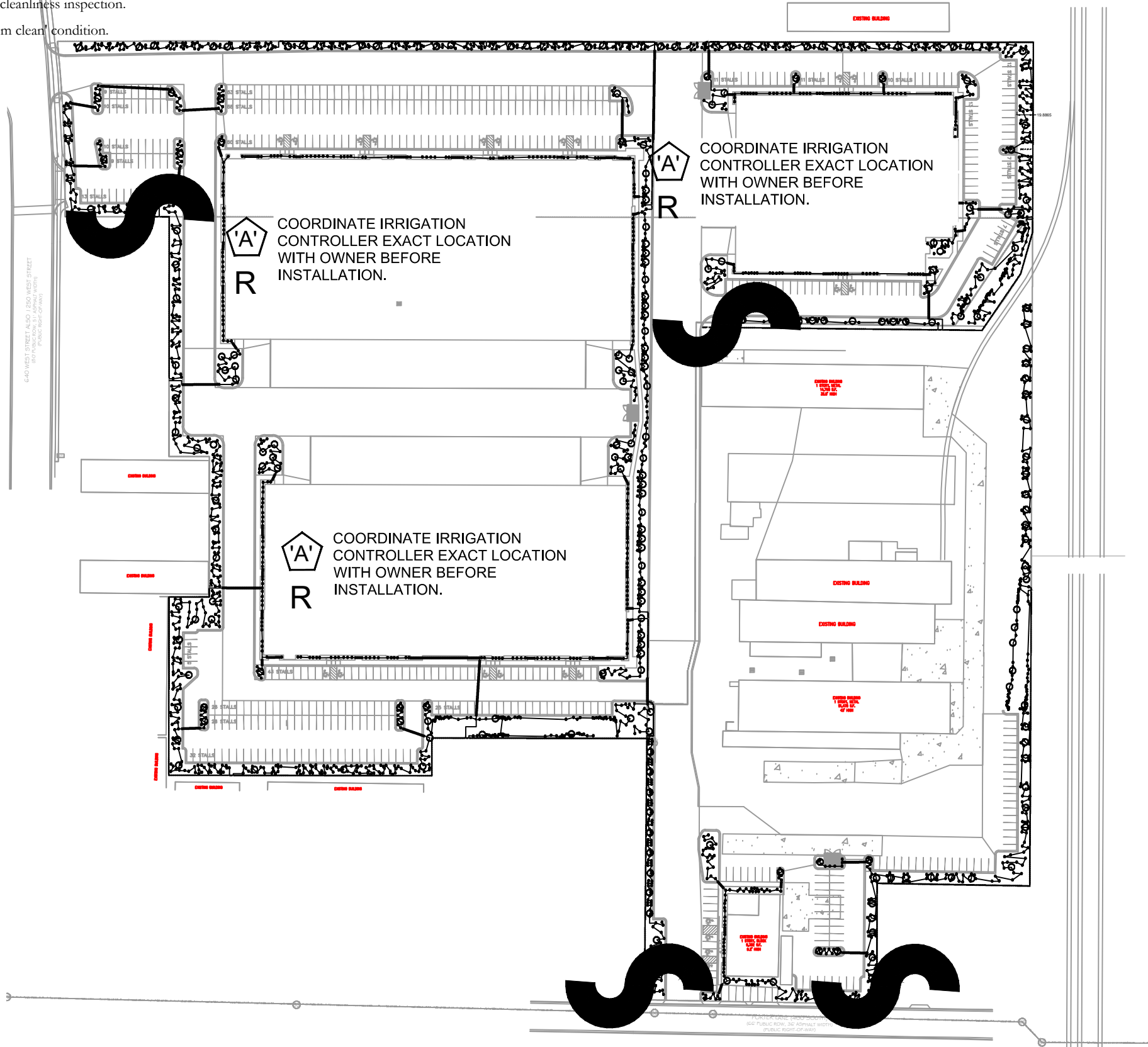
90 Day Establishment Period Irrigation Schedule (April, May, June)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi	

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

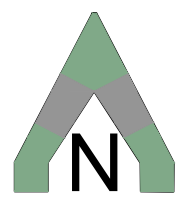
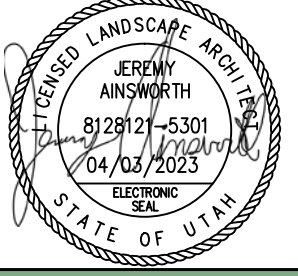
Regular Irrigation Schedule (see Seasonal Differential Chart)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	Shrubs	45 min	45 min	45 min	45 min	45 min	45 min	40 psi	

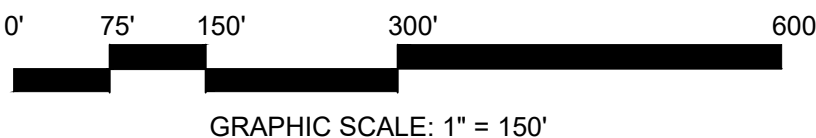
Note: Begin irrigation 4:00 am, only 1 cycle per day.

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



2" 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
3/22/2023	UT22171	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 TRINITY 950W. 400 S CENTERVILLE, UTAH	CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM	 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
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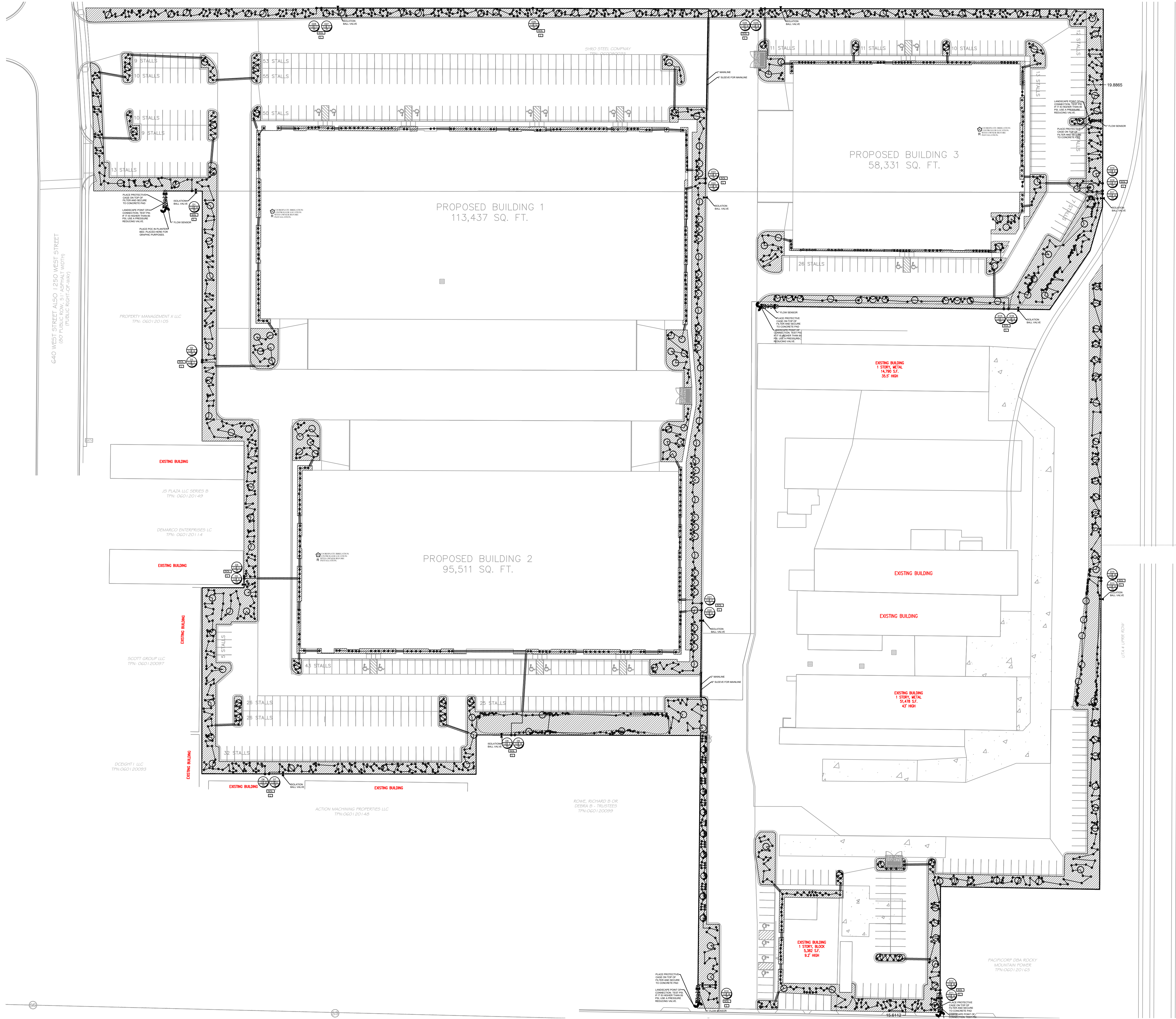


GRAPHIC SCALE: 1" = 150'

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8-U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10-U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12-U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15-U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, I#14-12.6 GPM, I#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
	CONTROLLER: RAINBIRD LX-IVMPO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)
	MASTER VALVE
	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
	QUICK COUPLER- RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE: KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 3\"/>
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=2", II=1", III=1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE)
	DRIP LINE: RAINBIRD XFS-CV-09-18 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. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XFS DRIP LINE	XFS-CV-09-18	9 GPH
SHRUBS-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY DO NOT WATER ROCK AREA WITH NO PLANTS		
SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

IRRIGATION NOTES

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

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

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

ISSUE DATE

3/22/2023

PROJECT NUMBER

UT22171

PLAN INFORMATION

NO.

REVISION

DATE

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XX-XX-XX

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PROJECT INFORMATION

TRINITY

950W. 400 S

CENTERVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CIR

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801-949-6296

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JTA

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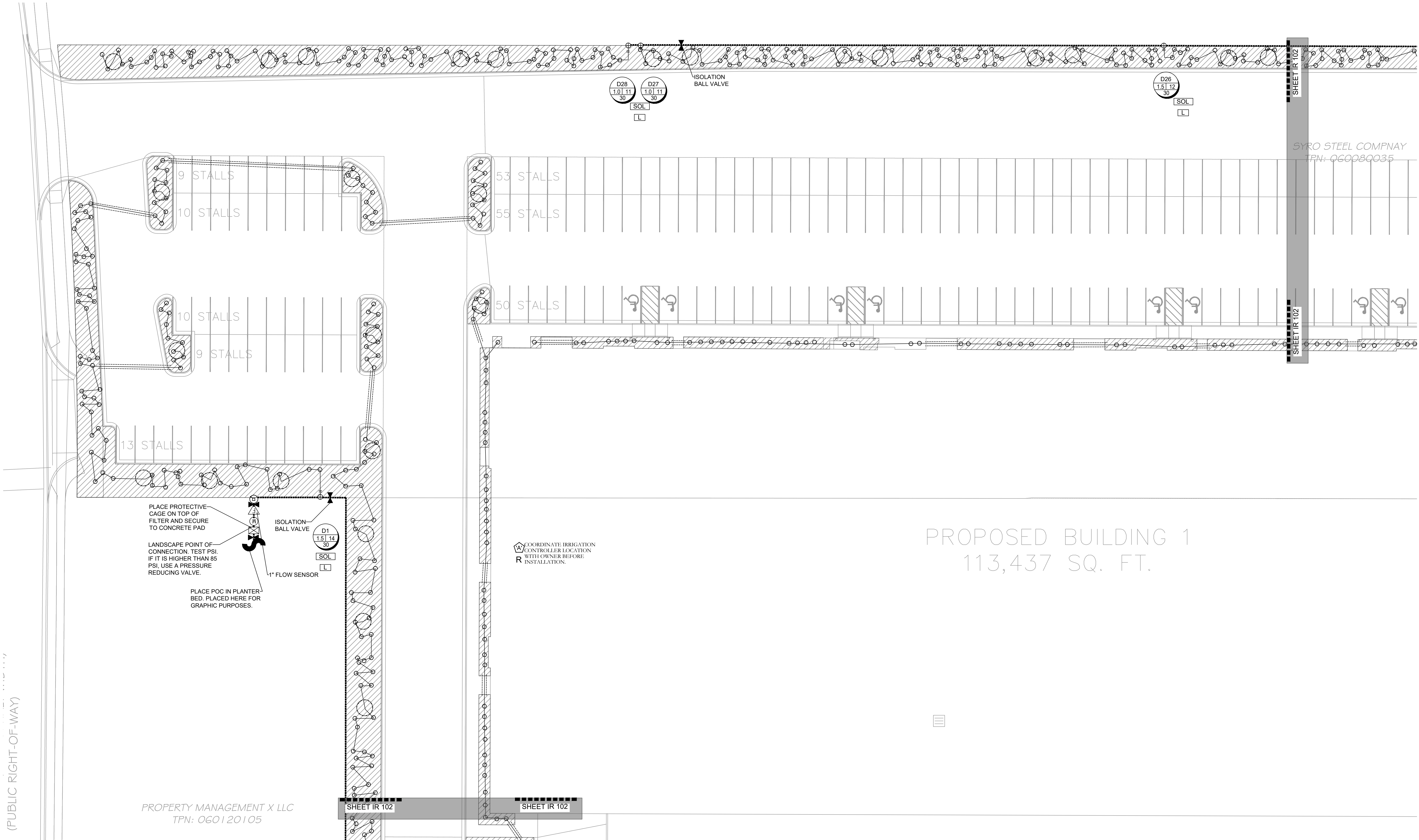
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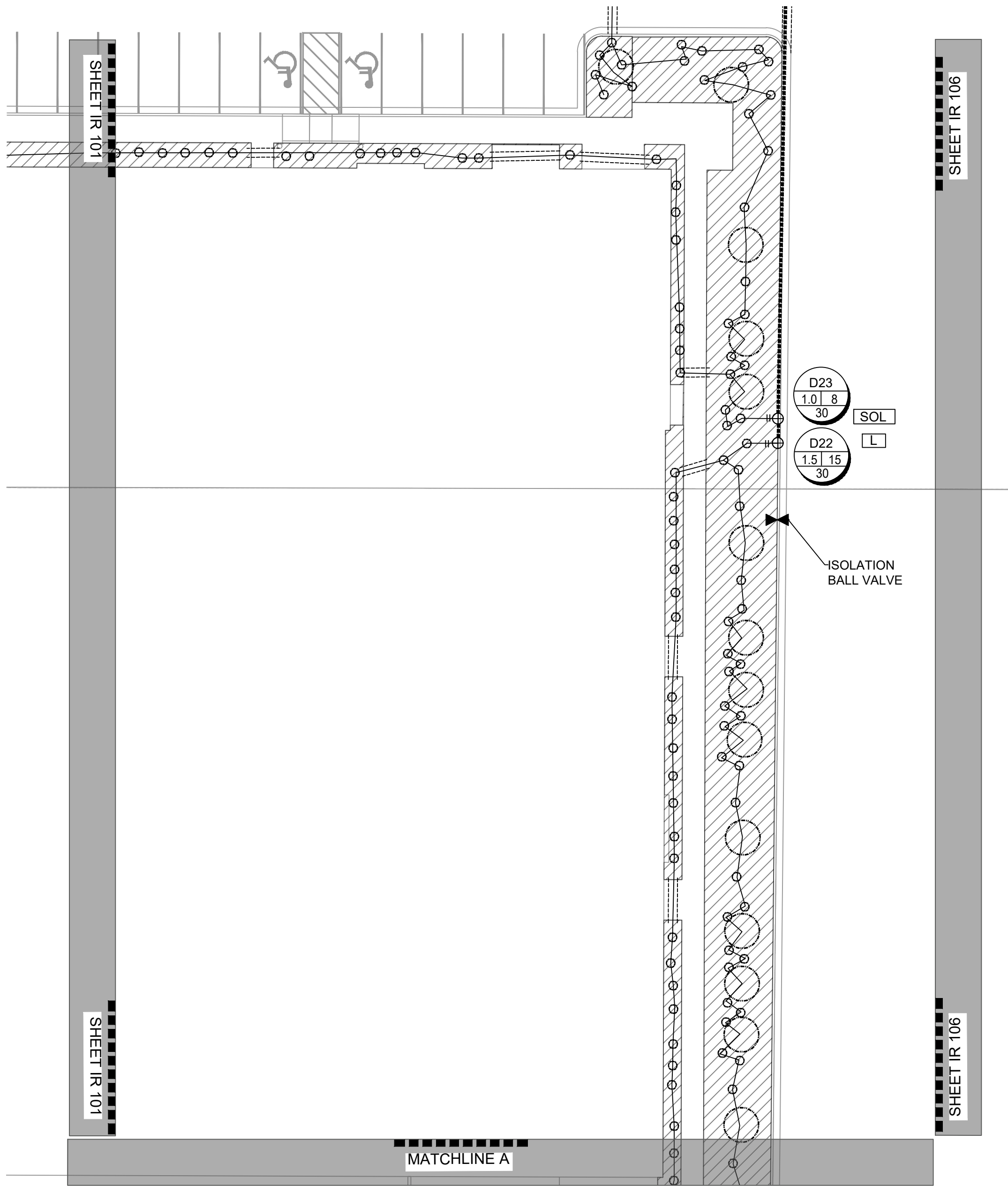
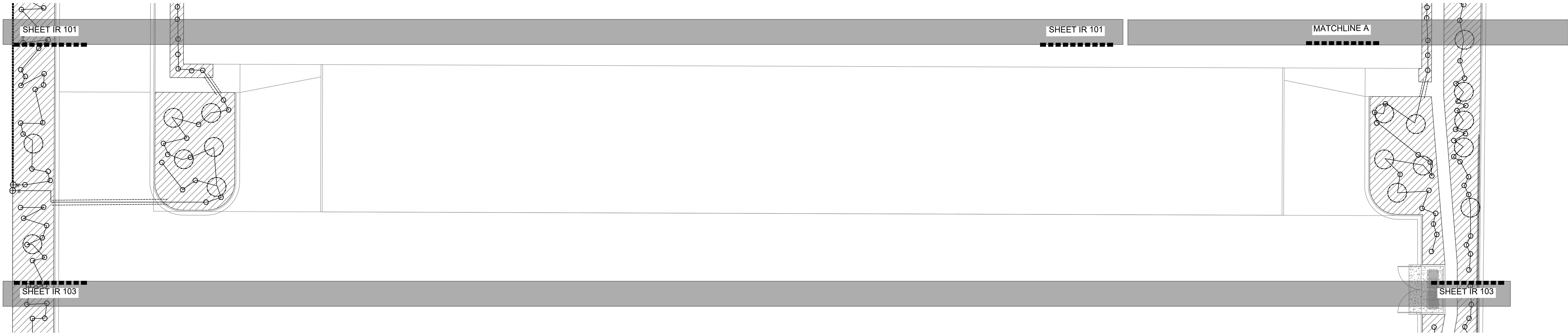
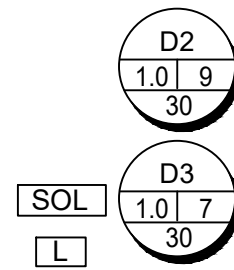
IRRIGATION PLAN OVERALL

PERMIT SET



ISSUE DATE		PROJECT NUMBER		PROJECT INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
3/22/2023		UT22171		PROJECT INFORMATION		PROJECT INFORMATION		ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM		PKJ DESIGN GROUP				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023	
NO. REVISION		DATE		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		TRINITY 950W. 400 S CENTERVILLE, UTAH		THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.		 Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		IRRIGATION PLAN PERMIT SET		IR-101	
1 XXXX		XX-XX-XX		GRAPHIC SCALE: 1" = 20'											

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GRAPHIC SCALE: 1" = 20'

0' 10' 20' 40' 80'

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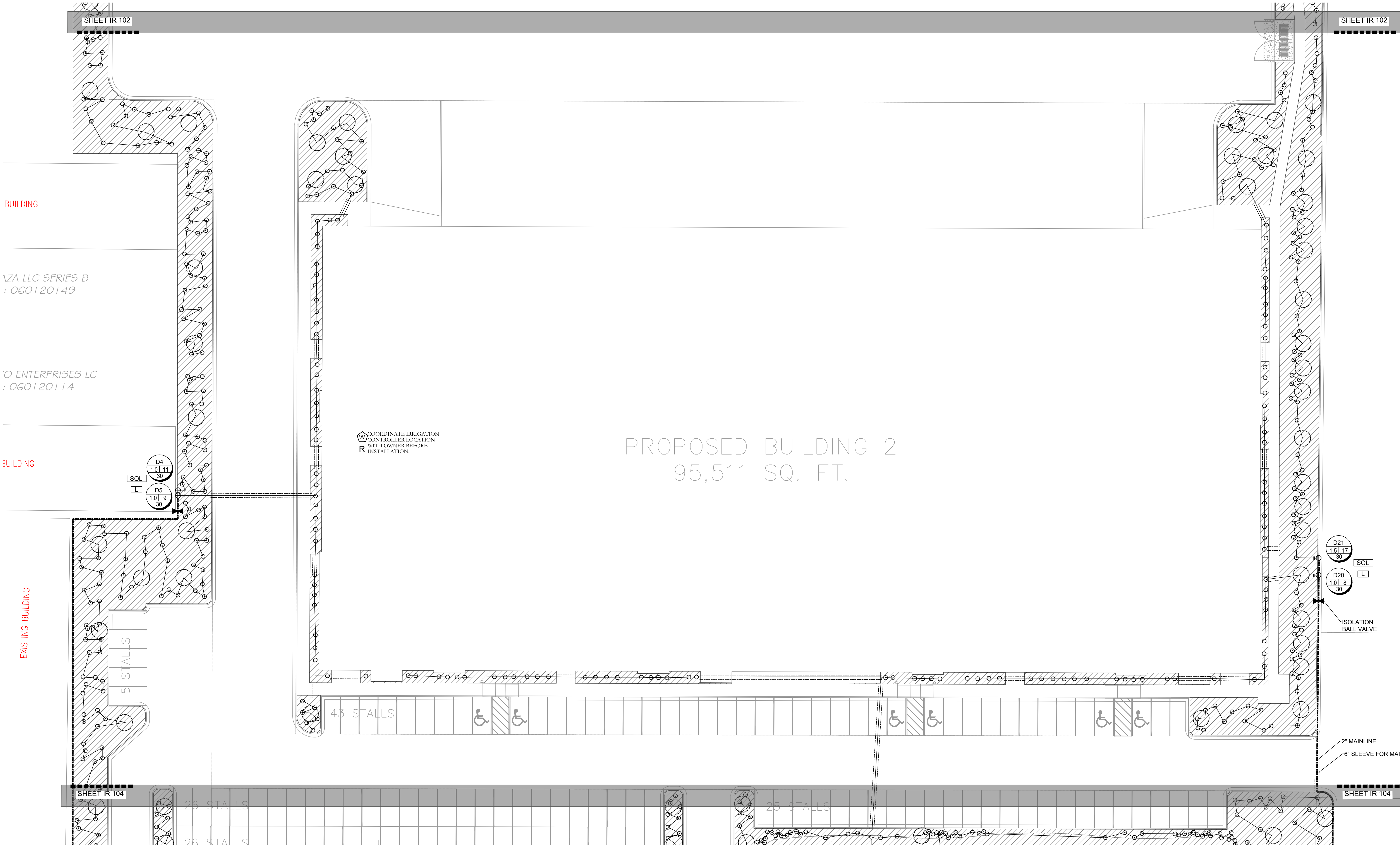
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GRAPHIC SCALE: 1" = 20'

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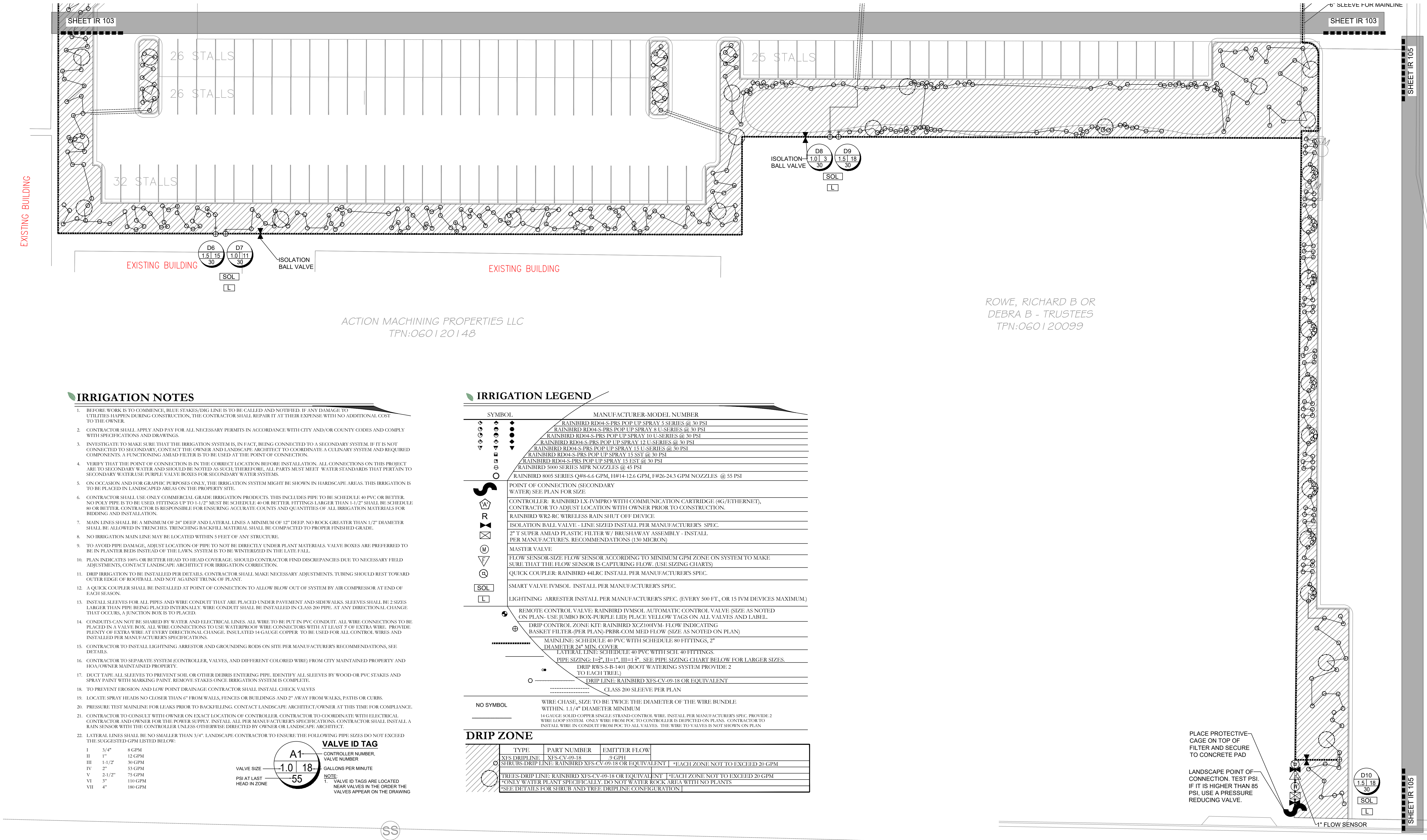
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IRRIGATION PLAN
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DESIGNED LANDSCAPE ARCHITECT
KIMBERLY ANGELO
8/28/21-5/31/24
04/03/2023
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ELECTRONIC

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GRAPHIC SCALE: 1" = 20'

IR-104

EXISTING BUILDING
1 STORY, METAL
51,478 S.F.
43' HIGH

EXISTING BUILDING
1 STORY, BLOCK
5,382 S.F.
9.2' HIGH

PACIFICORP DBA ROCKY
MOUNTAIN POWER
TPN:060120165

D12
1.5 18
30
SOL
D11
1.5 14
30
L

PLACE PROTECTIVE
CAGE ON TOP OF
FILTER AND SECURE
TO CONCRETE PAD
LANDSCAPE POINT OF
CONNECTION- TEST PSI:
IF IT IS HIGHER THAN 85
PSI, USE A PRESSURE
REDUCING VALVE

D14
1.5 18
30
SOL
D13
1.5 14
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ISOLATION
BALL VALVE

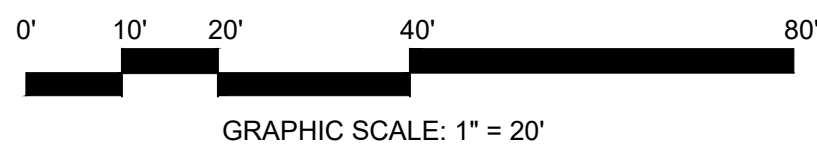
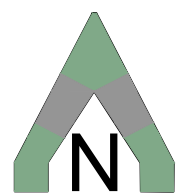
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1.5 18
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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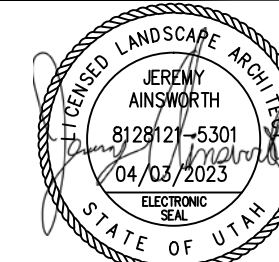
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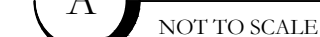
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IRRIGATION PLAN
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CHECKED: JMA
PLOT DATE: 4/3/2023

IR-105



- NOTES:

1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

	MODEL ▼		FEATURE ▶					
			MAX PROGRAMS	STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM			10	60	8	5	5	4
LX-IVM PRO			40	240	16	10	10	8



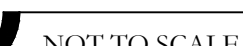
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

NOT TO SCALE



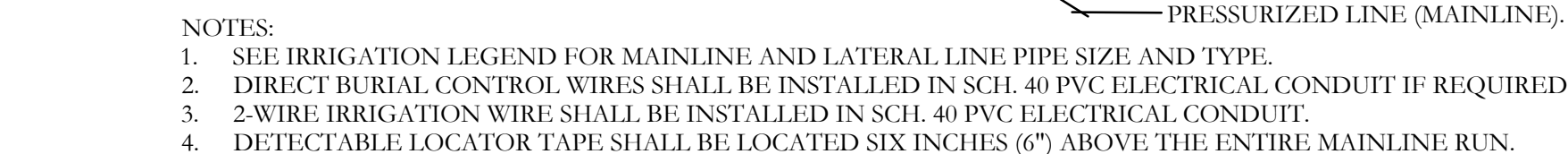
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

NOT TO SCALE



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

NOT TO SCALE



(E) NOT TO SCALE



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

NOTHING TO SAY



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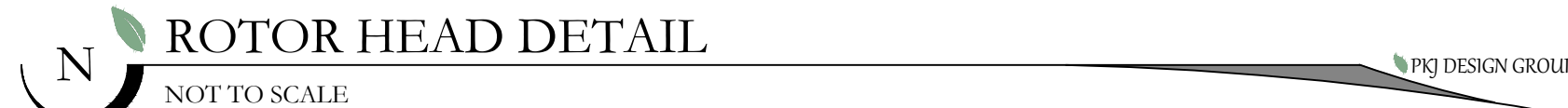
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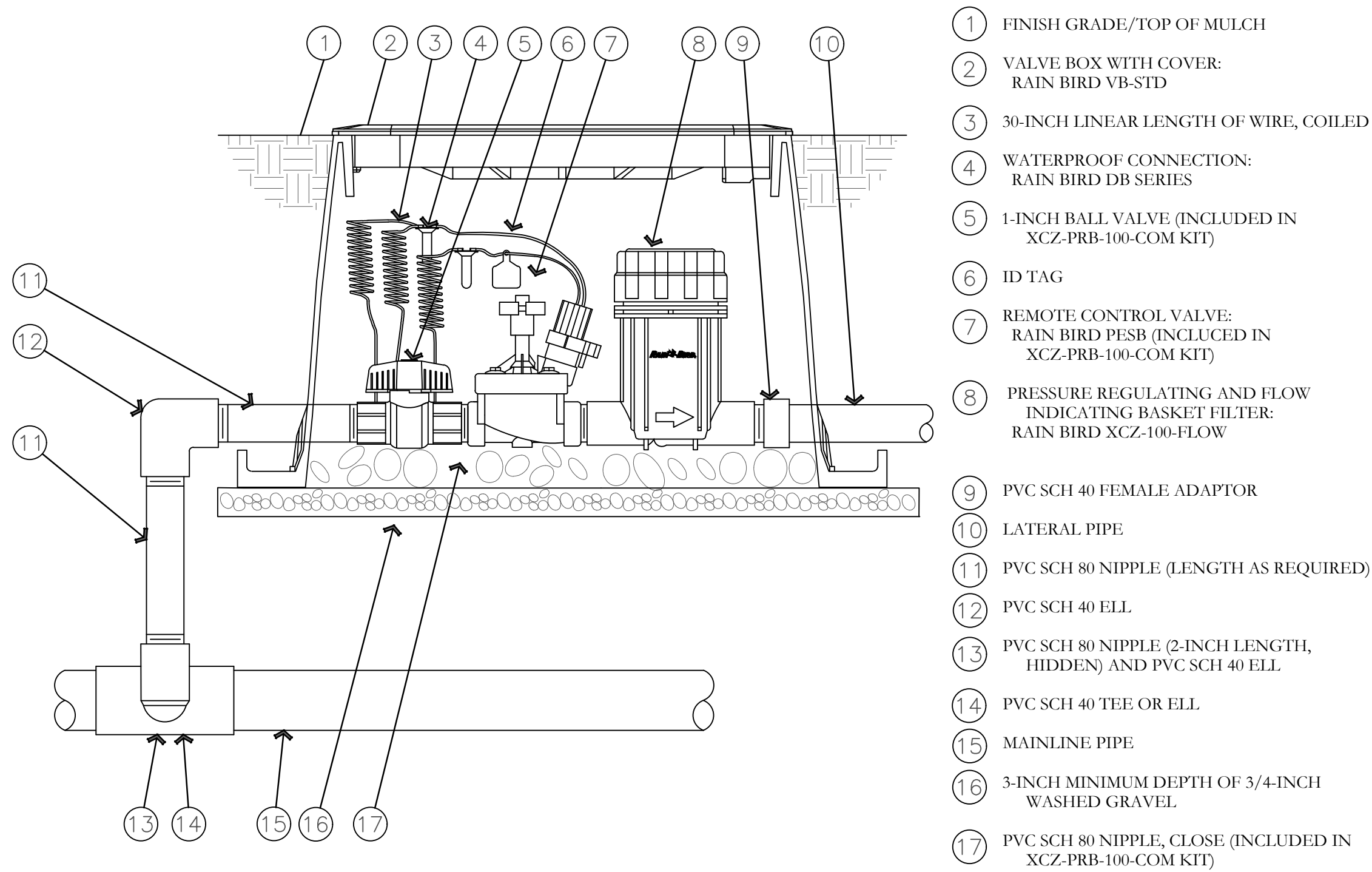
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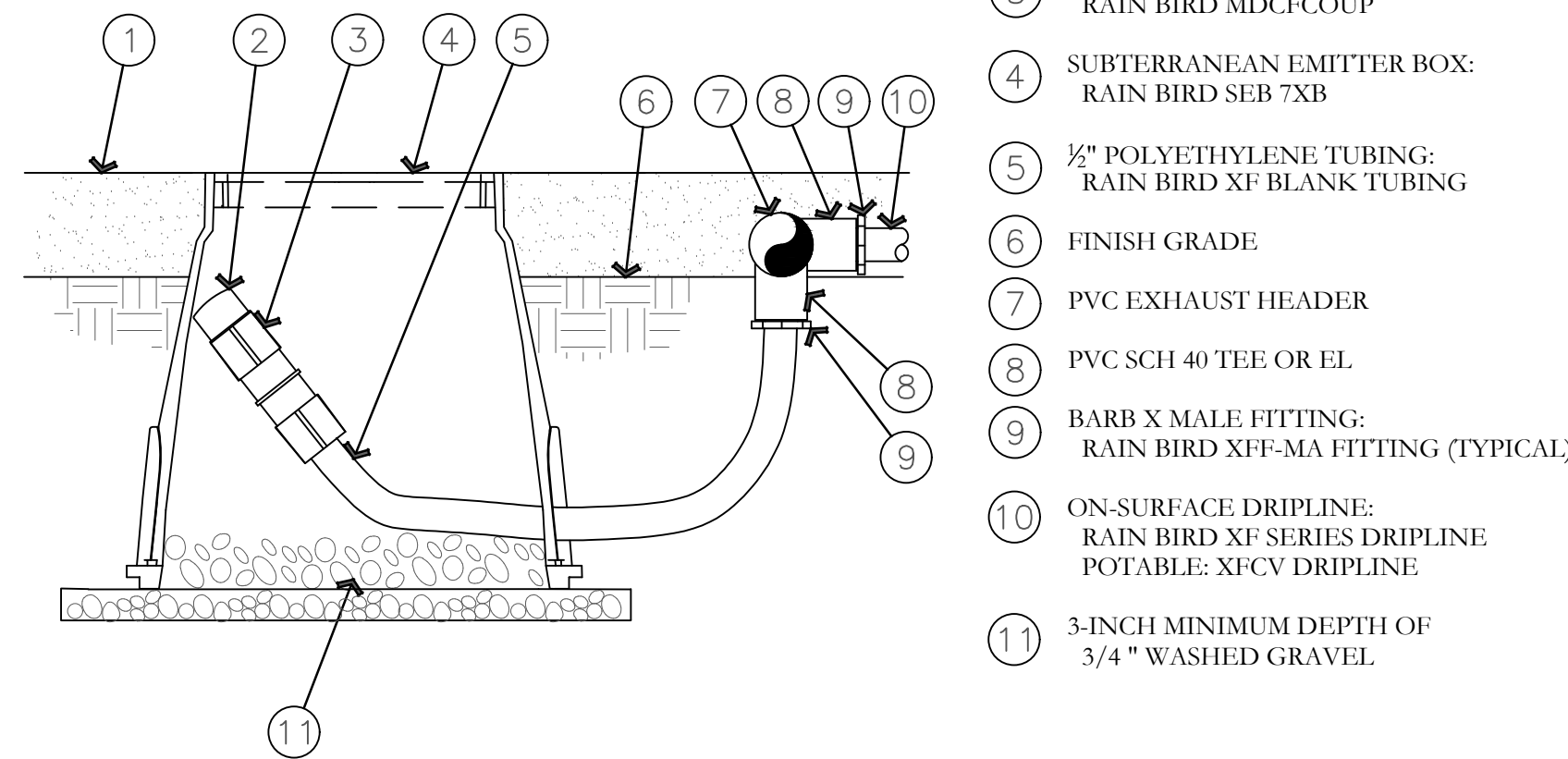
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PLOT DATE:	4/3/2023

IR-501



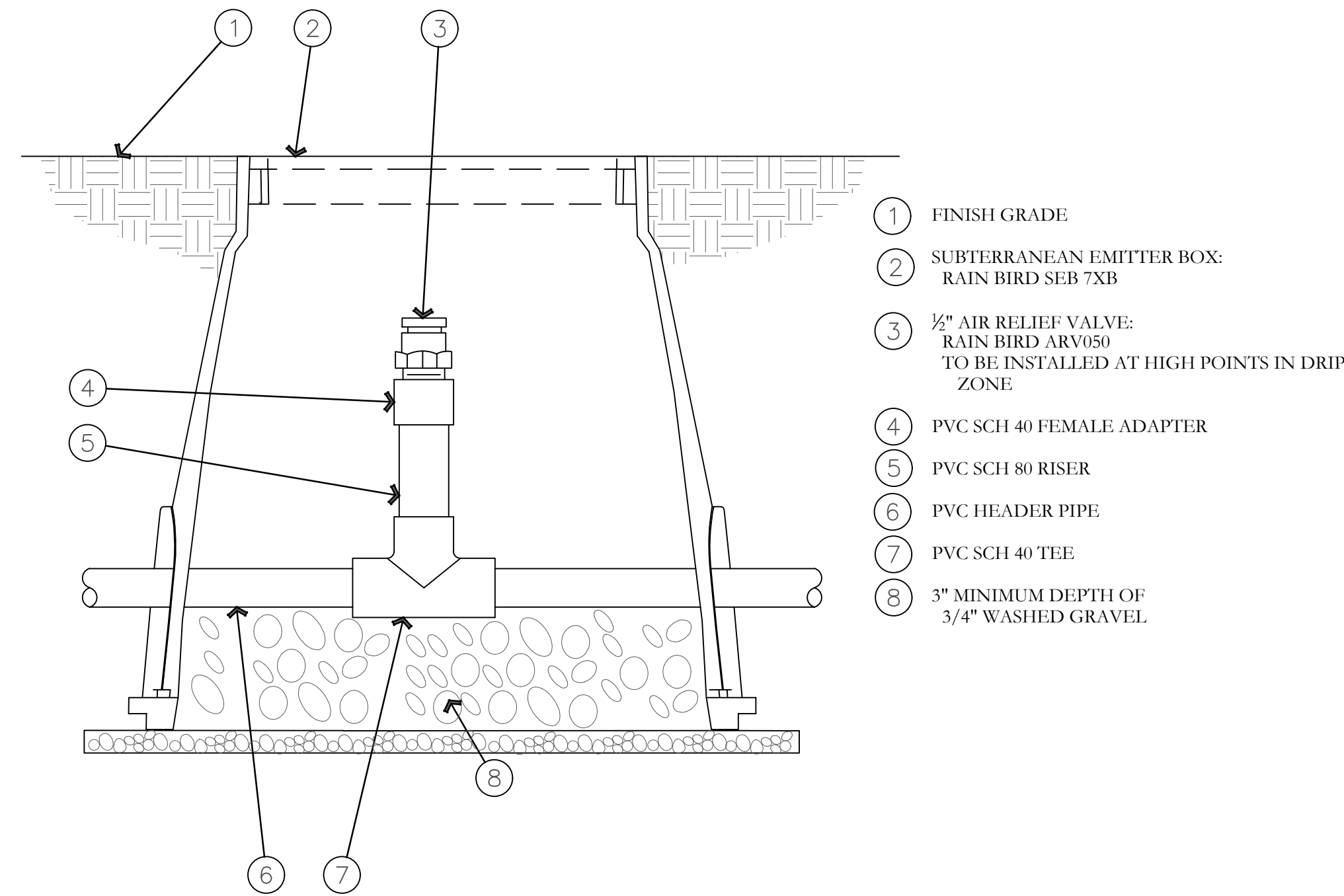


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

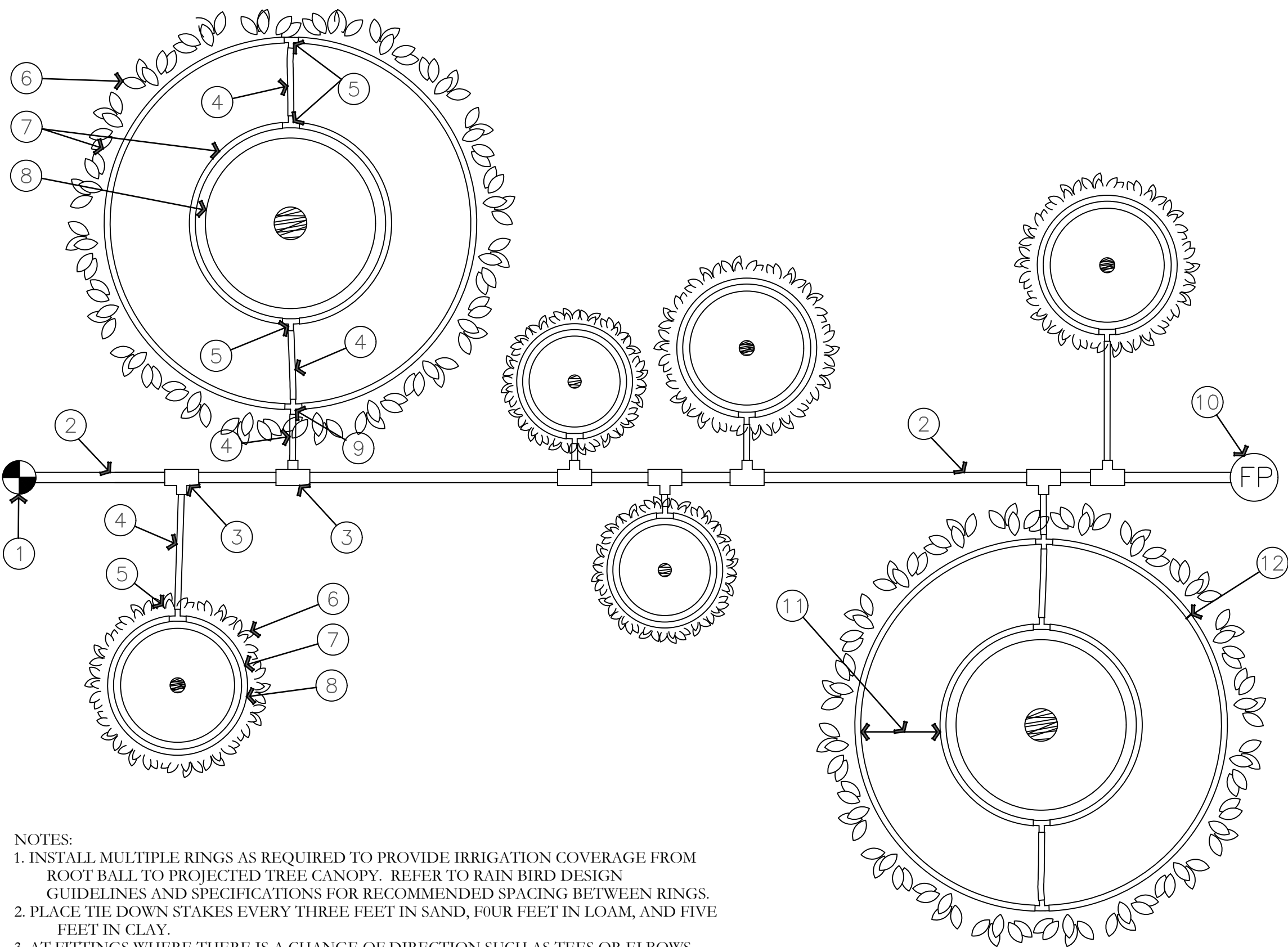


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



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

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHIELD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XF-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XF-CV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/22/2023		UT22171			CIR ATT: SCOTT THORSEN 801-949-6296 SCOTT@CIRENGINEERING.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/3/2023
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

TRINITY
950W. 400 S
CENTERVILLE, UTAH

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IR-503

Memorandum of Understanding

This **MEMORANDUM OF UNDERSTANDING** (this "Document") is made this 6th day of January, 2023 (the "Execution Date"),

Among:

Stokes Stevenson Centerville Flex, LLC (hereafter referred to as "Developer") of 1215 Wilmington Ave Ste 120, Salt Lake City, UT 84106;

Centerville City (hereafter referred to as "Centerville") of 250 N Main St, Centerville, UT 84014; and
West Bountiful City (hereafter referred to as "West Bountiful") of 550 North 800 West, West Bountiful, UT 84087 (collectively, the "Parties").

Recitals

Whereas, Developer is under contract to purchase approximately 16.85 acres of real property as more particularly described in Exhibit A (the "Property"); and

Whereas, a portion of the Property is located within Centerville at approximately 1250 West (Child Lane) 200 South, Centerville, Utah 84014, which property is zoned Industrial Very-High (I-VH) under the Centerville Zoning Code; and

Whereas, a portion of the Property is located within West Bountiful at approximately 640 West 2300 North, West Bountiful, Utah 84087, which property is zoned Light Industrial (L-I) under the West Bountiful Zoning Code; and Whereas, Developer desires to develop the Property as a warehouse use project consisting of multiple buildings and related improvements as more particularly set forth in Exhibit B (the "Project"); and

Whereas, the development of the Property is a multi-jurisdictional project since a portion of the Property is located in Centerville and a portion of the Property is located in West Bountiful; and

Whereas, the parties desire to enter into this Document to provide an outline and understanding of the development issues created by the multi-jurisdictional status of the Project.

Background

This Document is intended to set forth the basic understanding of the Parties regarding the development review process for the Property and the basic terms of a possible future interlocal agreement (the "Interlocal Agreement") between Centerville and West Bountiful regarding municipal services to be provided to the multi-jurisdictional Project, as well as taxes, fees, and revenue sharing. The terms contained in this Document are not comprehensive and it is expected that additional terms may be added and existing terms may be changed or deleted.

Terms of Understanding

The basic terms of understanding for pursuing development approval for the Project and for a possible future Interlocal Agreement between Centerville and West Bountiful (the "Cities") are as follows:

1. Non-Binding

THIS DOCUMENT IS A COURTESY MEMORANDUM INTENDED TO PROVIDE THE PARTIES WITH DIRECTION AND UNDERSTANDING REGARDING THE POSSIBLE PROCESS FOR DEVELOPMENT PLAN APPROVAL FOR THE PROJECT AND FOR FUTURE SERVICES TO BE PROVIDED TO THE PROJECT BY THE CITIES. THIS DOCUMENT DOES NOT CREATE A BINDING AGREEMENT AMONG THE PARTIES AND IS NOT LEGALLY ENFORCEABLE. NOTHING HEREIN SHALL OBLIGATE THE CITIES TO GRANT ANY APPROVALS FOR THE PROJECT OR TO ENTER INTO AN INTERLOCAL AGREEMENT REGARDING COOPERATIVE PROVISION OF SERVICES TO THE PROPERTY AND NOTHING HEREIN SHALL OBLIGATE DEVELOPER TO DEVELOP THE PROJECT OR THE PROPERTY. DEVELOPER PROCEEDS AT ITS OWN RISK IN SEEKING DEVELOPMENT APPROVAL UNDER THE TERMS AND REPRESENTATIONS OF THIS DOCUMENT. NO PARTY MAY RELY ON OR ENFORCE ANY STATEMENT OR EXPRESSION OF INTENT IN THIS DOCUMENT, IRRESPECTIVE OF WHETHER THE CITIES ENTER INTO THE INTERLOCAL AGREEMENT.

2. Development Approval Process

The Parties agree Developer should pursue development plan approval for the entire Project from Centerville. The proposed development plan shall comply with all applicable Centerville ordinances, rules, and regulations. All drawings and plans for public improvements shall comply with the Centerville Standards and Specifications. Uses within the Project shall be limited to permitted and conditional uses within the Centerville Industrial Very-High (I-VH) as set forth in the Centerville Zoning Code (or uses allowed in any other applicable zone if the Property is rezoned), subject to any stricter permitted and conditional uses and restrictions in the West Bountiful Light Industrial (L-I) zone as set forth in the West Bountiful Zoning Code. Any such zoning and land use review, approval, and enforcement authority should be addressed by the Cities in the proposed Interlocal Agreement. ANY APPROVALS OR ENTITLEMENTS ISSUED BY CENTERVILLE FOR PORTIONS OF THE PROJECT WITHIN WEST BOUNTIFUL SHALL NOT BE BINDING OR EFFECTIVE UNTIL AND UNLESS THE CITIES ENTER INTO AN INTERLOCAL AGREEMENT AUTHORIZING CENTERVILLE TO APPROVE AND REGULATE THE PORTION OF THE PROJECT IN WEST BOUNTIFUL.

3. Interlocal Agreement

ANY PROPOSED DEVELOPMENT PLAN FOR THE PROJECT SHALL BE SUBJECT TO CENTERVILLE AND WEST BOUNTIFUL ENTERING INTO AN INTERLOCAL AGREEMENT ADDRESSING, AMONG OTHER MATTERS, THE PROVISION OF MUNICIPAL SERVICES FOR THE PROJECT, CURRENT AND FUTURE ENTITLEMENT AND ENFORCEMENT AUTHORITY, AND TAXES, FEES, AND REVENUE SHARING. The Interlocal Agreement should address and authorize Centerville to approve the development plan under applicable Centerville ordinances, rules, and regulations, including portions of the Project located in West Bountiful. Nothing herein requires the Cities to enter into the Interlocal Agreement, but the Cities acknowledge they intend to negotiate in good faith the

terms and conditions of such an agreement to address the issues created by the multi-Jurisdictional Project and to facilitate development of the Property.

4. Addressing Remainder Property

The Parties acknowledge that the Property is part of a larger tract of land, known as the Trinity Steel site, which has different historical and current uses. Any proposed development plan for the Project will need to address the remainder property's noncompliance with zoning. Such remainder property is more particularly described in Exhibit C. Issues of the remainder property to be addressed include, but are not limited to, nonconformities existing on the remainder property or created by the sale of the Property to Developer or due to prior boundary line adjustments, compliance with original site plan or any required site plan amendments needed for the remainder property, and any required code improvements due to the amended site plan, expired nonconforming use or development rights, or any illegalities existing or created on the remainder property.

5. Building Permit Review

The Parties anticipate the building permit review and approval process for the entire Project will be through Centerville in accordance with applicable Centerville building codes, ordinances, rules, and regulations. The Cities should address any such building permit review, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for building permit review and enforcement shall be entitled to the fees associated with such regulation.

6. Business Licensing Review

The Parties anticipate the business licensing review and approval process for all businesses and uses within the entire Project will be through Centerville in accordance with applicable Centerville business license codes, ordinances, rules, and regulations. The Cities should address any business license review, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for business licensing review and enforcement shall be entitled to the fees associated with such regulation.

7. Utility Services

The following is a proposed distribution of services to be provided to the Project and the anticipated responsible party. The Parties acknowledge this is a preliminary estimate and is subject to change based on further engineering and development planning of the Project. It is intended the utility services for the Project should be provided by the most feasibly accessible means and responsible party based on circumstances, site location, ability to provide such services, and recommended engineering of such services. The Cities should address any utility services, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for providing utility services and enforcement shall be entitled to the utility fees and taxes associated with such regulation.

Service	Responsible Party
Culinary Water	To Be Determined
Irrigation Water	To Be Determined
Storm Drain	To Be Determined
Sewer	South Davis Sewer
Gas	Dominion Energy
Electric	Rocky Mountain Power

8. Other Services

The following is a proposed distribution of other services to be provided to the Project and the anticipated responsible party. The Parties acknowledge this is a preliminary estimate and is subject to change based on further development planning of the Project. It is intended other services for the Project should be provided by the most feasibly accessible means and responsible party based on circumstances, site location, and ability to provide services. The Cities should address any additional services, approval, and enforcement authority in the proposed Interlocal Agreement. It is anticipated the City responsible for providing other services and enforcement shall be entitled to the services fees and taxes associated with such regulation.

Service	Responsible Party
Addressing	To Be Determined
Police	To Be Determined
Fire & Emergency	South Davis Metro Fire

9. Taxes, Fees, and Revenue Sharing

The Cities anticipate taxes, fees, and any other municipal revenue sharing for the Project shall be based on a pro-rata proportionate share calculation for such funds as may be agreed upon by the Cities in the proposed Interlocal Agreement, subject to applicable County and State law. Absent an Interlocal Agreement between the Cities, Developer should pay any applicable development fees, application fees, impact fees, licensing fees, or other development approval, review, or enforcement fees to Centerville. Centerville will hold all such fees applicable to West Bountiful in trust pending execution of the Interlocal Agreement. All fees shall be paid at the time of application or applicable trigger in accordance with Centerville ordinances, rules, and regulations. Such fees shall be paid in the applicable amount set forth in the Centerville Fee Schedule at the time the fees are paid. Absent an Interlocal Agreement, Developer or property owner of record shall pay applicable property taxes, sales taxes, and other governmental taxes in accordance with current local, County, and State tax policies and regulations. The Cities should address any taxes, fees, and municipal revenue sharing in the proposed Interlocal Agreement.

10. Future Changes to Development Plans or Project

In the event there are future changes to approved development plans as prepared in accordance with this Document, such amendments to the approved development plans shall

follow the same approval process set forth herein. The Cities should address any future changes to development plans for the Project or Property in the proposed Interlocal Agreement.

11. Boundary Line Adjustment Option

The Parties may pursue a municipal boundary line adjustment at any point in the development review process in accordance with applicable provisions of State law. It is anticipated, however, that such a boundary line adjustment or the necessity of a boundary line adjustment will be determined in the future once the Project development plan is more formalized and engineering details are provided. Depending on how the Project is developed, a municipal boundary line adjustment may not be necessary.

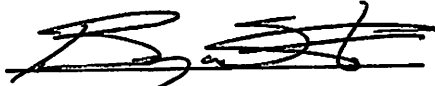
12. Timeframe

This Document will commence on the Execution Date and will terminate on the execution date of the Interlocal Agreement or notice from any Party that it is terminating this Document or terminating negotiations of the Interlocal Agreement.

[Signatures on following page.]

Developer

Authorized Official:


Signature

Bryan Stevenson, Managing Partner

Printed Name and Title

Address: 1215 Wilmington Ave Ste 120, Salt Lake City, UT 8406

Phone: 435 881 0200 Email: Bryan@StokesStevenson.com

Centerville

Authorized Official:


Signature

Mayor Pro Tem

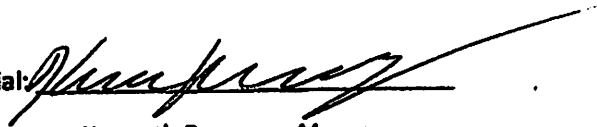
Printed Name and Title

Address: 250 N. Main, Centerville UT 84014

Phone: 801-295-3477 Email: recorder@centervilleut.com

West Bountiful

Authorized Official:


Kenneth Romney, Mayor

Address: 550 N 800 West, West Bountiful, UT 84081

Phone: 801-292-4486 Email: Ken.Romney@gramoll.com

Exhibit "A"

Legal Description of Property

PARCEL 1:

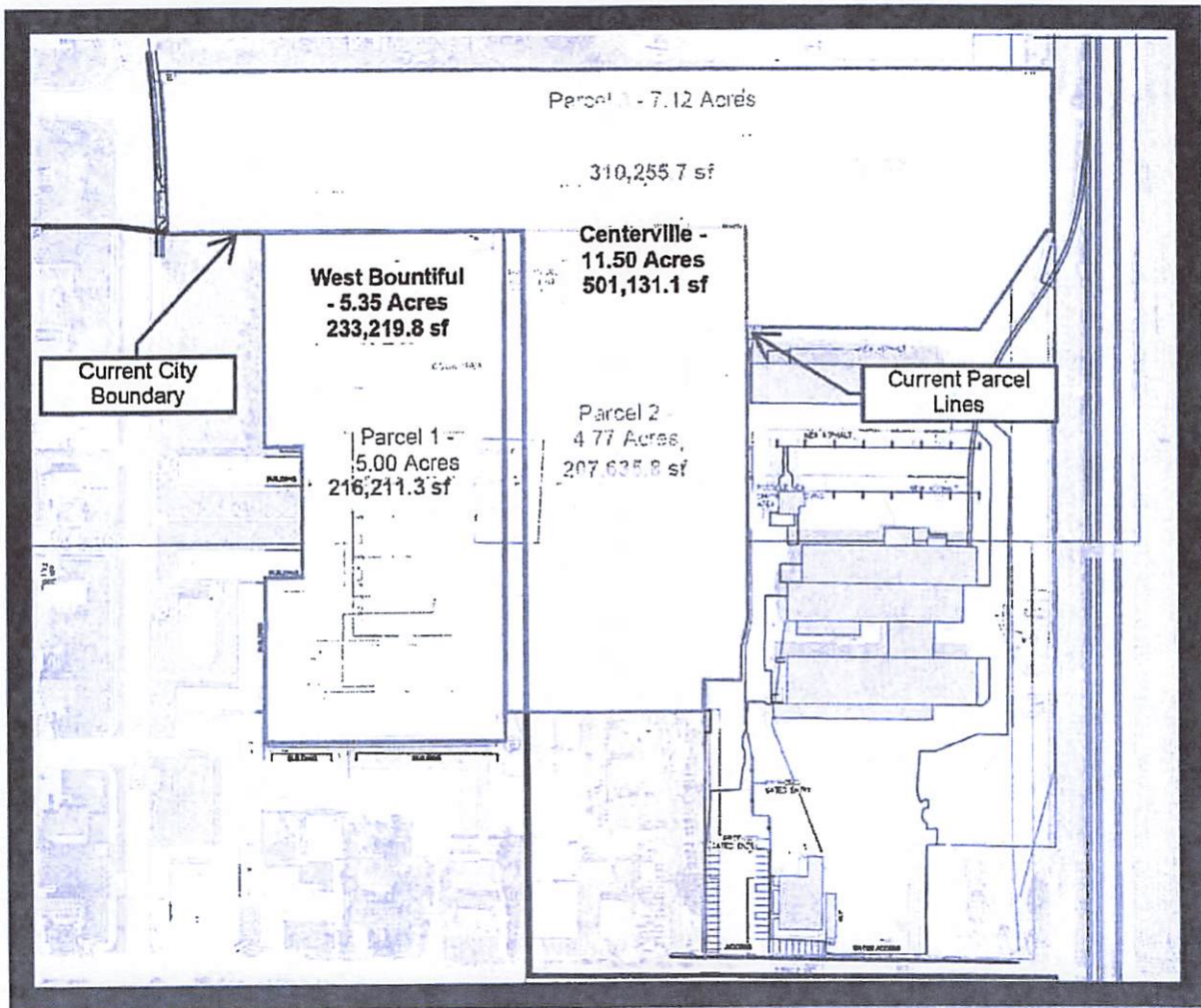
BEGINNING AT A POINT WHICH IS NORTH 89°56'12" WEST ALONG THE SECTION LINE 859.98 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH; AND RUNNING THENCE SOUTH 0°03'48" WEST 273.77 FEET; THENCE NORTH 89°56'12" WEST 326.64 FEET; THENCE NORTH 0°03'48" EAST 221.33 FEET; THENCE SOUTH 89°56'12" EAST 50.00 FEET; THENCE NORTH 0°03'48" EAST 174.70 FEET; THENCE NORTH 89°56'12" WEST 50.00 FEET; THENCE NORTH 0°03'48" EAST 297.50 FEET; THENCE SOUTH 89°56'12" EAST 326.64 FEET; THENCE SOUTH 0°03'48" WEST 419.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 143.14 FEET WEST AND 8.48 CHAINS SOUTH AND 453.68 FEET NORTH 88°54'30" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE AND 324.36 FEET NORTH 00°34'44" EAST ALONG A FENCE LINE FROM THE NORTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°51'46" WEST 269.28 FEET; THENCE NORTH 00°34'44" EAST 647.06 FEET; THENCE SOUTH 89°51'46" EAST 734.73 FEET; THENCE SOUTH 33°58'38" WEST 161.16 FEET; THENCE NORTH 89°16'52" WEST 320.74 FEET; THENCE SOUTH 00°12'44" WEST 395.27 FEET; THENCE SOUTH 13°47'20" WEST 37.99 FEET; THENCE SOUTH 00°12'44" WEST 41.85 FEET; THENCE NORTH 89°25'16" WEST 50.10 FEET TO A FENCE LINE; THENCE SOUTH 00°34'44" WEST 42.78 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTOR'S LAND AT A POINT 38.060 CHAINS, MORE OR LESS, EAST AND 6.36 CHAINS, MORE OR LESS, NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF GRANTOR'S LAND NORTH 217.78 FEET; THENCE WEST 1205 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A FRONTAGE ROAD; THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 1949.86 FOOT RADIUS CURVE 216.78 FEET, MORE OR LESS, TO A POINT NORTH 0°23'30" EAST 1.0 FEET FROM THE SOUTH LINE OF GRANTOR'S LAND; THENCE SOUTH 0°23'30" WEST 1.0 FEET TO THE SOUTH LINE OF GRANTOR'S LAND; THENCE ALONG SAID SOUTH LINE EAST 1199.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



*Actual land acreage and square footage that lies within each city is to be determined by an agreed upon third party surveyor.

Exhibit "B"
Project Description

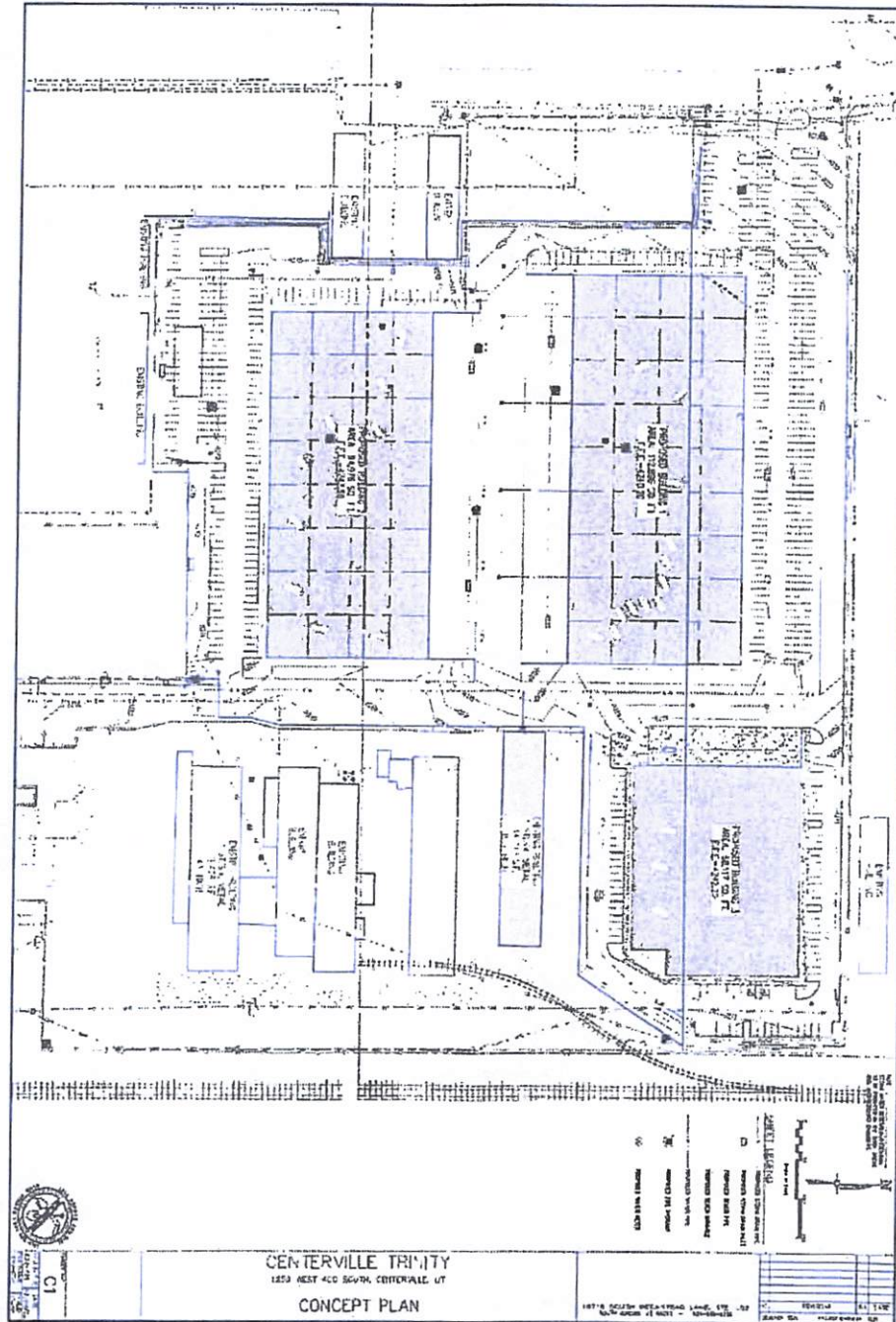


Exhibit "C"

Legal Description of Remainder Property

Located at Approximately 950 West 400 North, Centerville, Utah

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE (400 SOUTH), WHICH IS 143.1 FEET WEST AND 8.48 CHAINS SOUTH AND 170.00 FEET NORTH 88°54'30" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE NORTH 88°54'30" WEST 283.68 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE (400 SOUTH);

THENCE NORTH 00°34'44" EAST 367.14 FEET ALONG AN ESTABLISHED FENCE LINE;

THENCE SOUTH 89°25'16" EAST 50.10 FEET;

THENCE NORTH 00°12'44" EAST 41.85 FEET;

THENCE NORTH 13°47'20" EAST 37.99 FEET;

THENCE NORTH 00°12'44" EAST 395.27 FEET;

THENCE SOUTH 89°16'52" EAST 320.74 FEET;

THENCE NORTH 33°58'38" EAST 161.16 FEET TO AN IRREGULAR FENCE LINE;

THENCE SOUTH 89°51'46" EAST 2.31 FEET ALONG SAID IRREGULAR FENCE LINE TO THE WEST LINE OF THE OLD O.S.L.R.R. RIGHT-OF-WAY;

THENCE SOUTH 00°12'44" WEST 829.28 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE UTAH POWER & LIGHT CO.;

THENCE NORTH 88°54'30" WEST 190.00 FEET ALONG THE NORTH LINE OF SAID PROPERTY;

THENCE SOUTH 00°20'34" WEST 150.00 FEET TO THE POINT OF BEGINNING.

**PLANNING
COMMISSION**

Staff Report
5/24/2023

Item No. 3.

Title: Public Meeting - Final Subdivision Plat, Canyon Point Development - ADMINISTRATIVE DECISION

Initiated By: Applicant

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.

The Applicant is now seeking a Final Subdivision Approval from the City. It is proposed that the dwellings in the development be platted as a "*planned unit development*" or PUD subdivision to allow for dwelling units to be individually owned.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 05-24-2023 PC Staff Report Canyon Point Final Subdivision Plan Review
2. Canyon Point PUD PLAT
3. CANYON POINT IN CENTERVILLE - Final Site Plan

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**PLANNING STAFF REPORT
AGENDA ITEM: 2**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

APPLICANT: CHAD S MORRIS
SOUTH DAVIS HOME RENTALS, LLC
533 WEST VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 2.06 GROSS ACRES
1.80 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: FINAL SUBDIVISION PLAT

PROPOSED USE: MULTI-FAMILY – MIXED RESIDENTIAL (11 UNITS/ 2 DUPLEXES & 7 SF HOMES)

RECOMMENDATION: CONSIDER RECOMENDING APPROVAL OF THE FINAL SUBDIVISION PLAT WITH CONDITIONS

BACKGROUND

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.



An approximate visualization of the proposed development boundary

The Applicant is now seeking a Final Subdivision Approval from the City. It is

proposed that the dwellings in the development be platted as a “*planned unit development*” or PUD subdivision to allow for dwelling units to be individually owned.

PREVIOUS FINAL SITE PLAN APPROVAL SUMMARY

On July 13, 2022, the Commission reviewed and approved the Final Site Plan for Canyon Point, as follows:

1. *The Final Site Plan Approval consists of the following exhibit sheets:*
 - a. *Sheet C400 – Site Plan, dated 06-09-2022*
 - b. *L101- Landscaping Plan, Dated 5-24-2022*
 - c. *Duplex Elevations A-2 and A-4, as submitted to the City*
 - d. *Single Family Elevations A2 and A-4, as submitted to the City.*
2. *The Final Site Plan shall be corrected and submitted, as follows:*
 - a. *Front Yard Setback from 400 North shall be 25 feet unless it is modified by compliance with the Deuel Creek Design Incentive program.*
 - b. *All retaining walls located in the Front Yard Setback areas shall not exceed four (4) feet in height.*
3. *The Final Site Plan Improvement Construction Drawings shall be submitted for final review and acceptance by the City Engineer.*
4. *A Planned Unit Development (PUD) Subdivision Plat is required to be reviewed and approved by the City prior to the listing or selling any individual dwelling unit.*

PREVIOUS PRELIMINARY SUBDIVISION APPROVAL

In April of 2023, the Planning Commission accepted the Preliminary Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:

- 1) *The next step is for the subdivider shall submit a Final Subdivision Plat that conforms to the requirements of CMC 15.04.030.*
Staff Comments: **Completed** – needs final review by City Engineer and City Attorney.
- 2) *The Final Subdivision Plat shall be prepared in accordance with the City’s Subdivision Plat Format, as deemed acceptable by the City Engineer.*
Staff Comments: **Completed** – needs final review by City Engineer and City Attorney.
- 3) *The Final Subdivision Plat shall depict the subdivision layout that conforms to the City approved Final Site Plan of July 13, 2022.*
Staff Comments: **Complies** with Final Site Plan Approval
- 4) *The Final Subdivision Plat shall address the following:*
 - a. *Provide the required utility easements, as required by ordinance.* **Likely** – needs City Engineer verification for utility placement PUE in private lane.
 - b. *Note the required “open space” easement for the common areas.* **Missing** – needs notation on plat

- c. *Prepare and submit the final draft documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.* **Completed** – needs review by City Attorney.
 - d. *Provide an updated Preliminary Title Report for review by applicable city staff.* **Completed** – needs review by City Attorney.
- 5) *Final Construction Plans may consist of the Construction Drawings for the related Final Site Plan Approval, provided the plans are deemed acceptable by the City Engineer. If not, the applicant shall prepare any needed amendments that are deemed necessary.*
Staff Comments: **Completed** – City Engineer has accepted construction drawings related to final site plan approval.

PLANNING STAFF RECOMMENDATION

[PROPOSED MOTION] *“I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** of the Final Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:*

- 1) *The Final Subdivision Plat shall be corrected to include the required “open space” notation on the subdivision plat.*
- 2) *City Engineer verification for correct provision of public utility easements.*
- 3) *City Attorney review and acceptance of the documents establishing a Homeowners Association and the relevant Covenants, Conditions, and Restrictions.*
- 4) *City Attorney review and acceptance of the Preliminary Title Report and correctness of the related subdivision plat elements.*

[SUGGESTED REASONS FOR THE ACTION]:

- a) *The Planning Commission finds that a Final Subdivision Plat, with the conditions imposed, is consistent with the City Approved Final Site Plan of July 13, 2022.*
- b) *The Planning Commission finds that, with the conditions imposed, the final subdivision plat meets the requirements of CMC 15.06.010 Planned Unit Development.*
- c) *The Planning Commission finds that the Final Subdivision Plat is adequately prepared for review by the City Council, as per CMC 15.04.050.*

LEGEND

SUBDIVISION LINE
LOT LINE
ADJACENT PROPERTY
ROAD RIGHT-OF-WAY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
PRIVATE AREA
COMMON AREA
LIMITED COMMON AREA
RECORD CALLS ()
SET 5/8" X 24" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
FOUND LOT CORNER MARKER (AS NOTED)

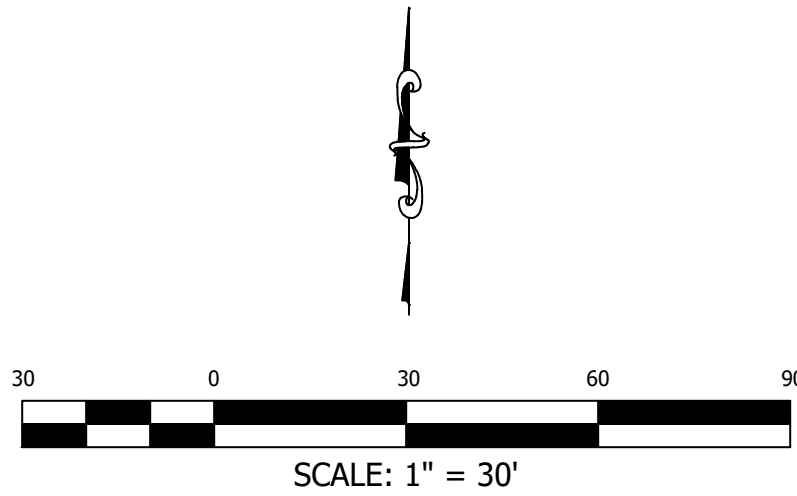
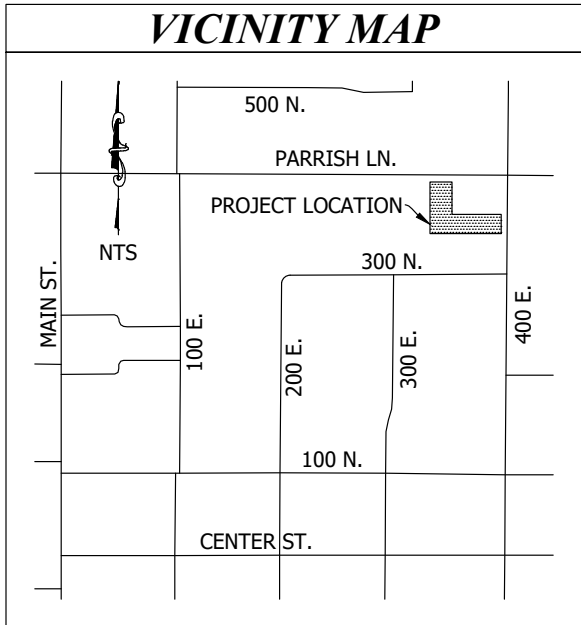
CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENY

PART OF THE NE 1/4 OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SEC. 7 & THE SW 1/4 SEC. 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH
FINAL PLAT, SEPTEMBER 2022

COPY FOR REVIEW

NOTES

- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEY SYSTEM DATUM.
- APPROVAL OF THIS DEVELOPMENT PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR TO THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- CANYON POINT LANE AND THE AREAS SHOWN HEREON PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.)
- SEE SHEET 2 FOR UNIT DETAILS.
- LIMITED COMMON AREA IS ASSOCIATED WITH ITS CONTIGUOUS LOT.
- ROTATE BASIS OF BEARING CLOCKWISE 0°19'50" FOR NAD83 STATE PLANE COORDINATE SYSTEM BEARING IN UTAH NORTH ZONE.



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREFTER TO BE KNOWN AS CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 400 EAST STREET, SAID POINT BEING SOUTH 00°19'54" WEST 112.00 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK "D", BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY, SAID POINT ALSO BEING NORTH 89°26'50" EAST 133.87 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF 400 EAST STREET AND SOUTH 00°19'54" WEST 202.57 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF PARRISH LANE AND 400 EAST STREET AND SOUTH 00°19'54" WEST 142.00 FEET ALONG SAID CENTER LINE AND NORTH 89°51'34" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°51'34" WEST 200.00 FEET; THENCE NORTH 00°19'54" EAST 112.00 FEET TO THE SOUTH LINE OF PARRISH LANE AT A POINT BEING DESCRIBED AS BEING 200.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89°51'34" WEST 280.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE GRANITE SQUARE TOWNHOMES SUBDIVISION; THENCE SOUTH 00°08'26" WEST 209.47 FEET (212.00 FEET, BY RECORD) ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF THE FLORENCE SUBDIVISION; THENCE SOUTH 89°40'06" EAST 479.31 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF 400 EAST STREET; THENCE NORTH 00°19'54" EAST 99.07 FEET (100.0 FEET, BY RECORD) ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.801 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS CANYON POINT IN CENTERVILLE PLANNED UNIT DEVELOPEMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20_____.

SOUTH DAVIS HOME RENTALS LLC JOHN MORRIS
ALLISON MORRIS

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20_____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF SOUTH DAVIS HOME RENTALS LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN MORRIS AND ALLISON MORRIS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

COPY FOR REVIEW

SHEET 1 OF 2

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1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT 08/23/2022 09/19/2022 #1208002 JJS

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20_____.

CENTERVILLE CITY ENGINEER

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20_____, BY THE PLANNING COMMISSION OF CENTERVILLE CITY.

CHAIRMAN

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20_____.

CENTERVILLE CITY ATTORNEY

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE CITY, UTAH, THIS _____ DAY OF _____, 20_____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

100 NORTH STREET

400 EAST STREET

CANYON POINT LANE

PARRISH LANE

GRANITE SQUARE TOWNHOMES

LOT 16 FLORENCE SUBDIVISION

LOT 14 FLORENCE SUBDIVISION

LOT 12 FLORENCE SUBDIVISION

LOT 10 FLORENCE SUBDIVISION

LOT 8 FLORENCE SUBDIVISION

LOT 6 FLORENCE SUBDIVISION

LOT 1 FLORENCE SUBDIVISION

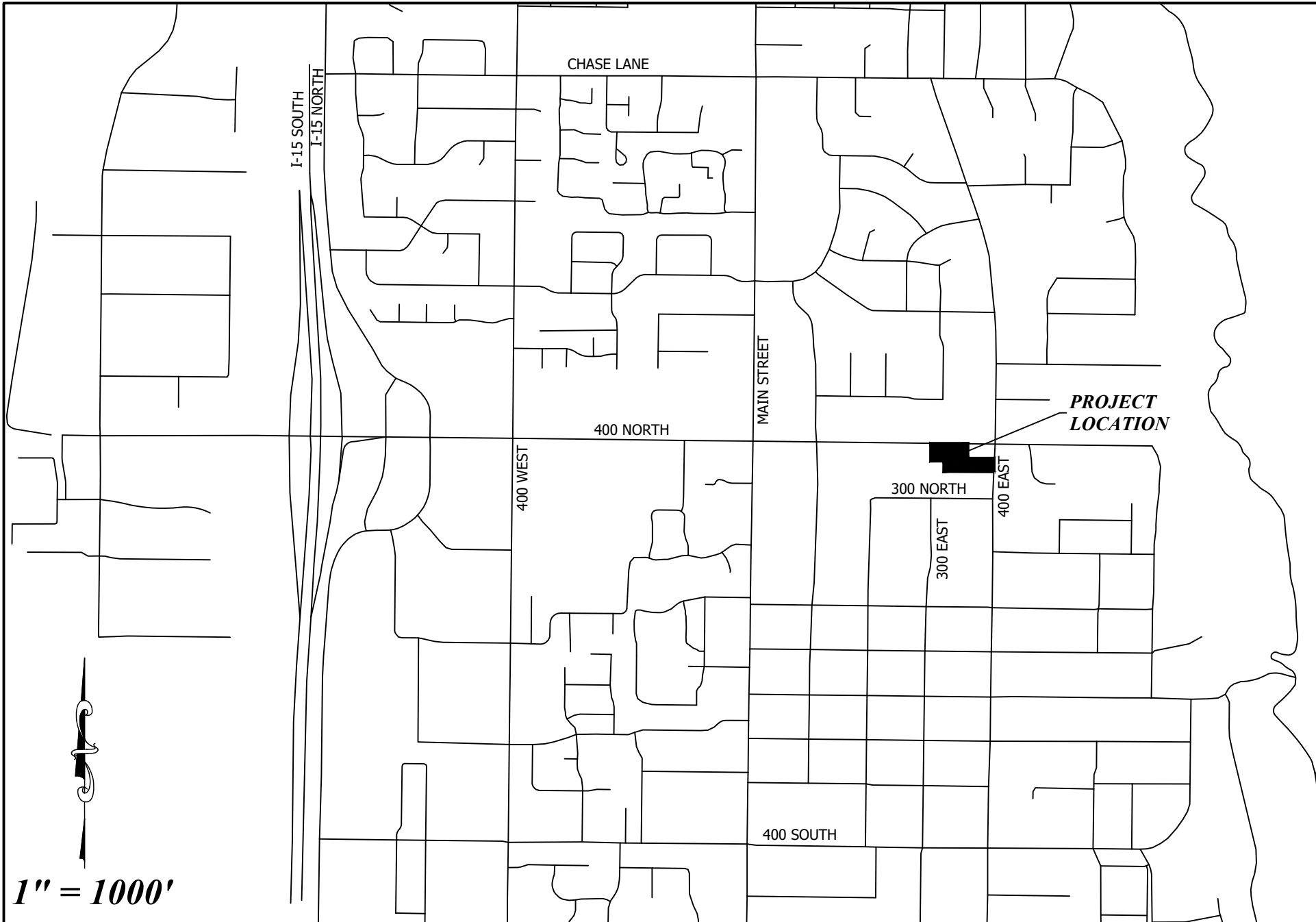
SHEET 1 OF 2

Page 124 of 146

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & # 02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEDD
V200	TOPOGRAPHIC SURVEY
V201	BOUNDARY SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE
C900	SITE DETAIL
C901	UTILITY DETAILS
C910	CITY UTILITY DETAILS
C911	CITY UTILITY DETAILS

BENCHMARK ELEVATION BENCH MARK = PLUG RIVET WITH WASHER ON TBC NW CORNER OF PROJECT
4346.77

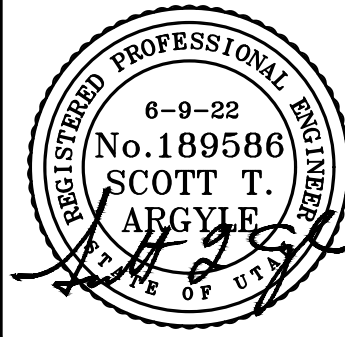
Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --

Email: chadmorris33@gmail.com

H:\1208002\d_production\Cadd\11_Plot



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



REV #	BY	DATE
1	JH	12/11/2020

CIVIL	JH 8/25/2021
SURVEY	JRC 2/19/2021
ENGINEER	STA 8/30/2021

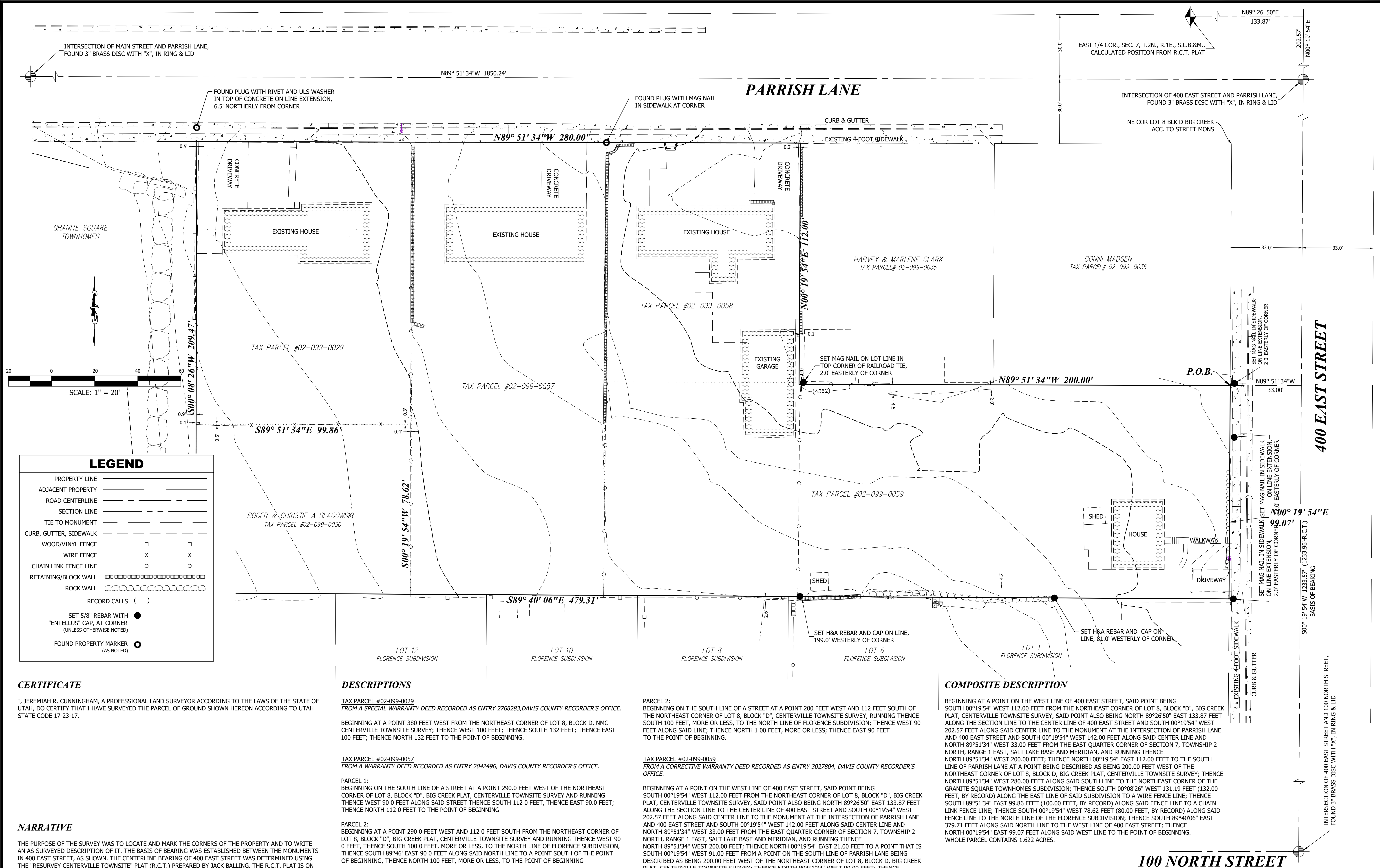
CANYON POINT IN CENTERVILLE

1208002

GENERAL NOTES	
1.	ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2.	CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3.	ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4.	PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5.	CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6.	UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7.	ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8.	COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9.	ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10.	STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS. - PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. - RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. - HIGH DENSITY CORRUGATED POLYETHYLENE JOINTS INTERIOR PIPE, ASTM D3350 WITH WATER TIGHT SMOOTS.
11.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12.	TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13.	ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14.	PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16.	ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17.	IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19.	THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20.	PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
SEQUENCE OF CONSTRUCTION	
1.	CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2.	CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3.	INSTALL SILT FENCES.
4.	COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5.	FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6.	DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7.	INSTALL REMAINDER OF STORM DRAIN.
8.	INSTALL UTILITY LINES, WATER, ETC.
9.	INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10.	INSTALL BASE COURSE.
11.	REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12.	PAVE SITE.
13.	OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES	
1.	ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2.	ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3.	LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4.	CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5.	CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6.	NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8.	ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9.	ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10.	SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11.	ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12.	WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13.	ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14.	WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15.	ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. AL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16.	CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17.	BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18.	ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19.	ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21.	ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22.	ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23.	ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24.	ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26.	CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27.	ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - CENTERVILLE CITY SEWER - CENTERVILLE CITY STORM DRAIN - CENTERVILLE CITY IRRIGATION - CENTERVILLE CITY ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - DOMINION ENERGY

GRADING NOTES	
1.	SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2.	THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.



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CHAD MORRIS

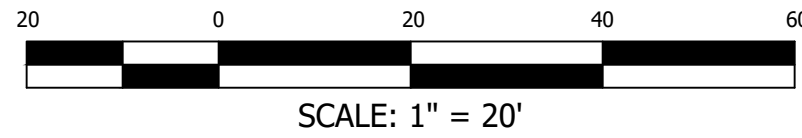
347 NORTH 400 EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSITE SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7, AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

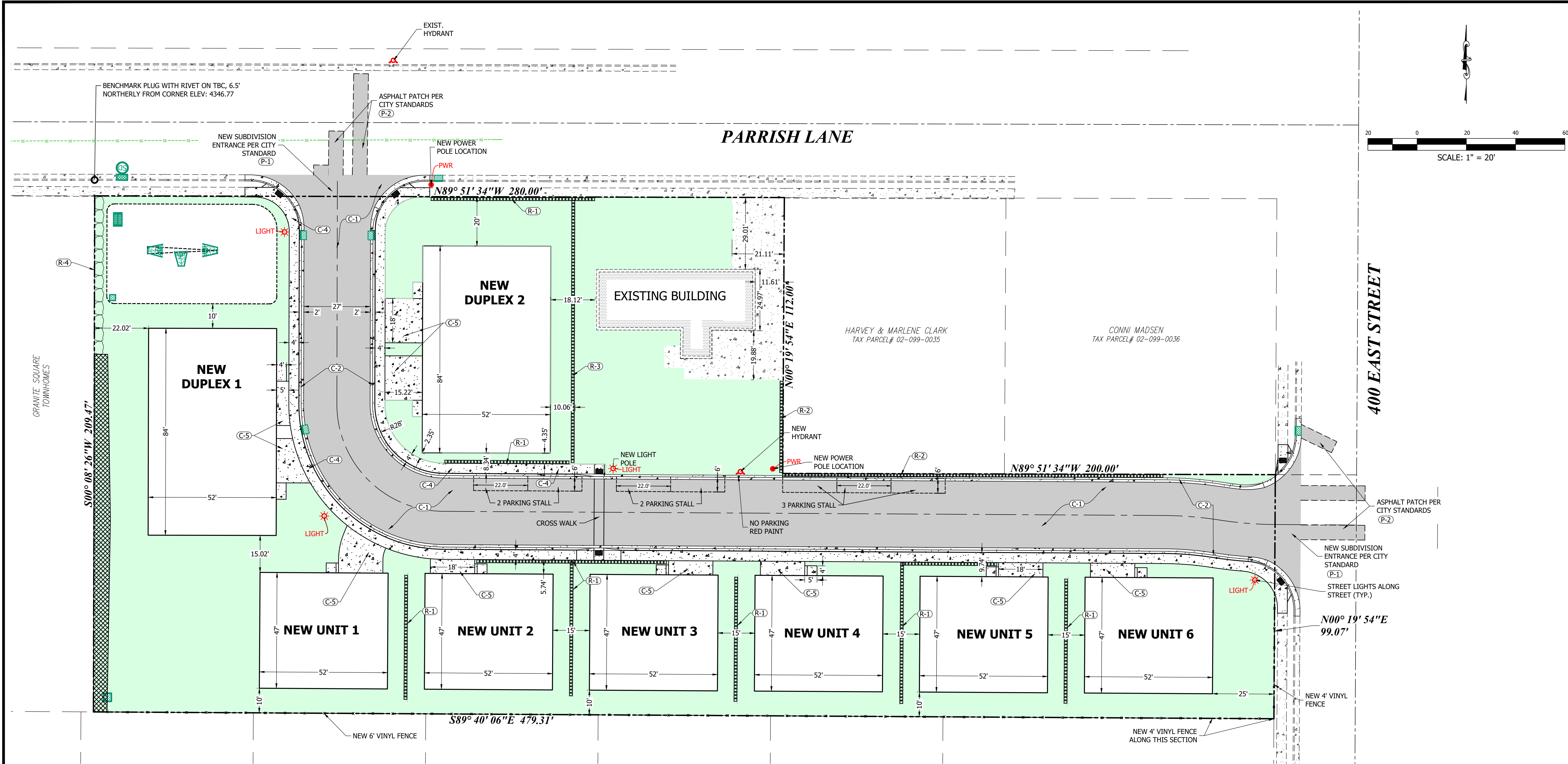
DRAWN:
JAF 02/22/2021

APPROVED:
JRC 02/24/2021

PROJECT #:
BDY TOPO 1208002.dwg

V201
BOUNDARY SURVEY





SYMBOL LEGEND

- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- (C-3) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) PRIVATE CONCRETE DRIVE
- (P-1) CONCRETE DRIVE APPROACH PER CENTERVILLE CITY STANDARDS
- (P-2) ASPHALT REPLACEMENT PER CENTERVILLE CITY STANDARDS
- (R-1) PRIVATE LANDSCAPING RETAINING WALLS
- (R-2) PRIVATE RETAINING WALL PER DETAIL, SHEET C900
- (R-3) RETAINING WALL OVER 4 FEET DESIGN BY OTHER
- (R-4) RETAINING ROCK WALL

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

AREA TABULATION

	sq.ft.	Acres	%
BUILDING	25,267	0.58	32.20%
IMPROVEMENTS	21,683	0.50	27.64%
LANDSCAPE	31,508	0.72	40.16%
TOTAL	78,458	1.80	100.00%

NOTES

- THE DEVELOPMENT SHALL HAVE PRIVATE TRASH COLLECTION, GARBAGE TO BE MANAGED PRIVATELY BY THE HOA.
- 7 STREET PARKING STALLS

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Contact: CHAD
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Email: chadmorris33@gmail.com

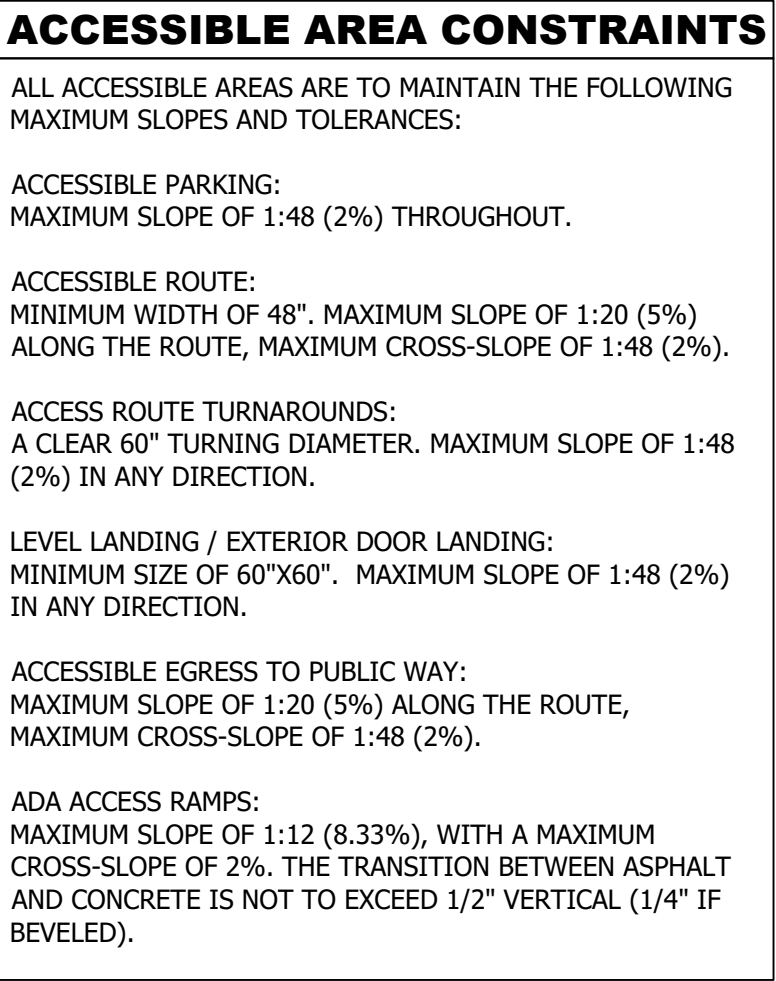
CANYON POINT IN CENTERVILLE

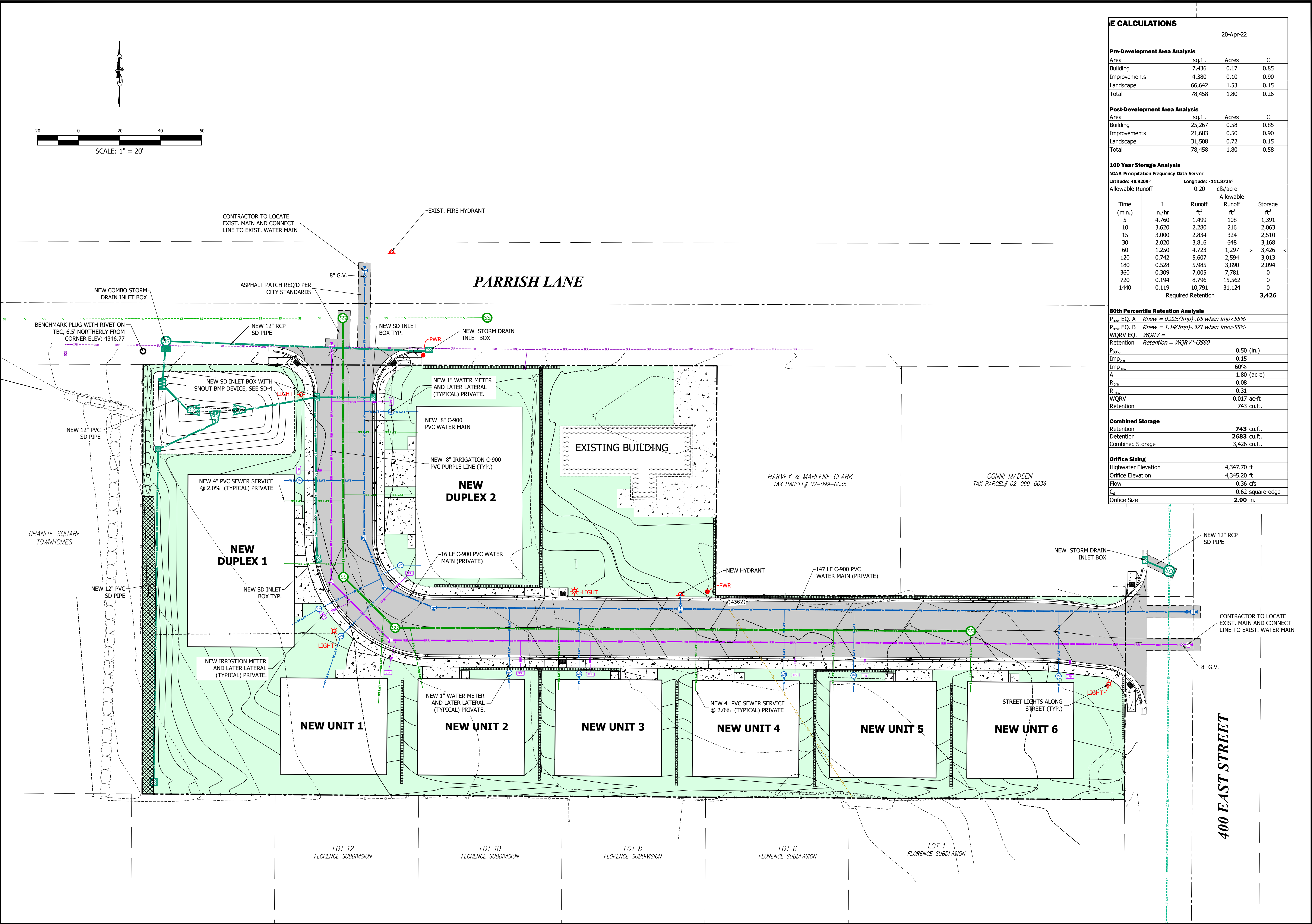
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C400
SITE PLAN





E CALCULATIONS

20-Apr-22

Pre-Development Area Analysis

Area	sq.ft.	Acres	C
Building	7,436	0.17	0.85
Improvements	4,380	0.10	0.90
Landscape	66,642	1.53	0.15
Total	78,458	1.80	0.26

Post-Development Area Analysis

Area	sq.ft.	Acres	C
Building	25,267	0.58	0.85
Improvements	21,683	0.50	0.90
Landscape	31,508	0.72	0.15
Total	78,458	1.80	0.58

100 Year Storage Analysis

NDA Precipitation Frequency Data Server

Latitude: 40.9209° Longitude: -111.8725°

Time (min.)	I in./hr	Runoff ft ²	Allowable Runoff ft ³	Storage ft ³
5	4.760	1,499	108	1,391
10	3.620	2,280	216	2,063
15	3.000	2,834	324	2,510
30	2.020	3,816	648	3,168
60	1.250	4,723	1,297	3,426
120	0.742	5,607	2,594	3,013
180	0.528	5,985	3,890	2,094
360	0.309	7,005	7,781	0
720	0.194	8,796	15,562	0
1440	0.119	10,791	31,124	0
Required Retention				3,426

80th Percentile Retention Analysis

P_{new} EQ. A $R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$

P_{new} EQ. B $R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$

WQRV EQ. $WQRV =$

Retention $Retention = WQRV^{*43560}$

P _{80th}	0.50 (in.)
Imp _{new}	0.15
Imp _{new}	60%
A	1.80 (acre)
R _{pre}	0.08
R _{new}	0.31
WQRV	0.017 ac-ft
Retention	743 cu.ft.

Combined Storage

Retention	743 cu.ft.
Detention	2683 cu.ft.
Combined Storage	3,426 cu.ft.

Orifice Sizing

Highwater Elevation	4,347.70 ft
Orifice Elevation	4,345.20 ft
Flow	0.36 cfs
C _d	0.62 square-edge
Orifice Size	2.90 in.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

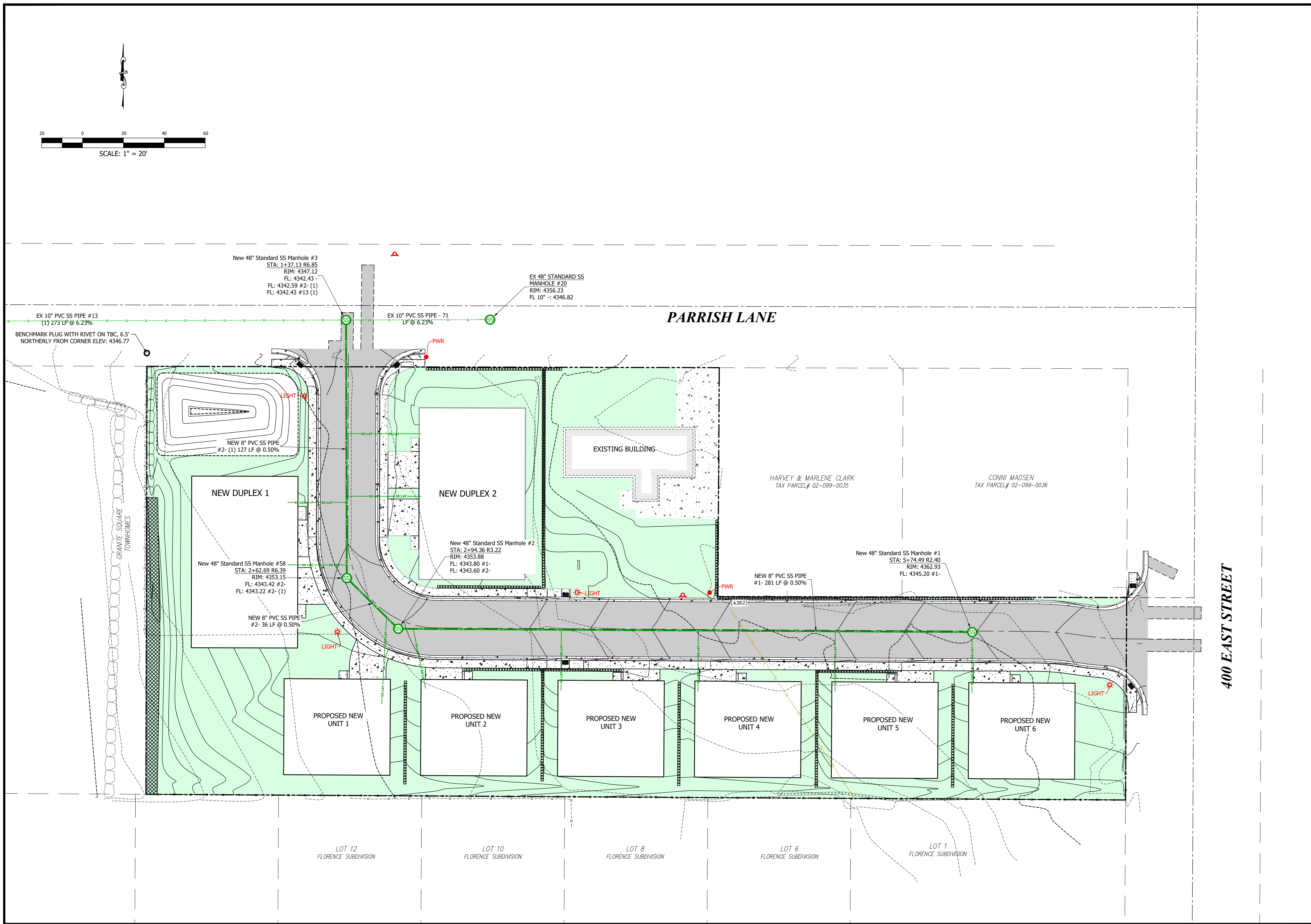
Entellus
REGISTERED PROFESSIONAL ENGINEER
6-9-22
No. 189586
SCOTT T. ARGYLE
Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0050, & #02-099-0057, & #02-099-0059
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

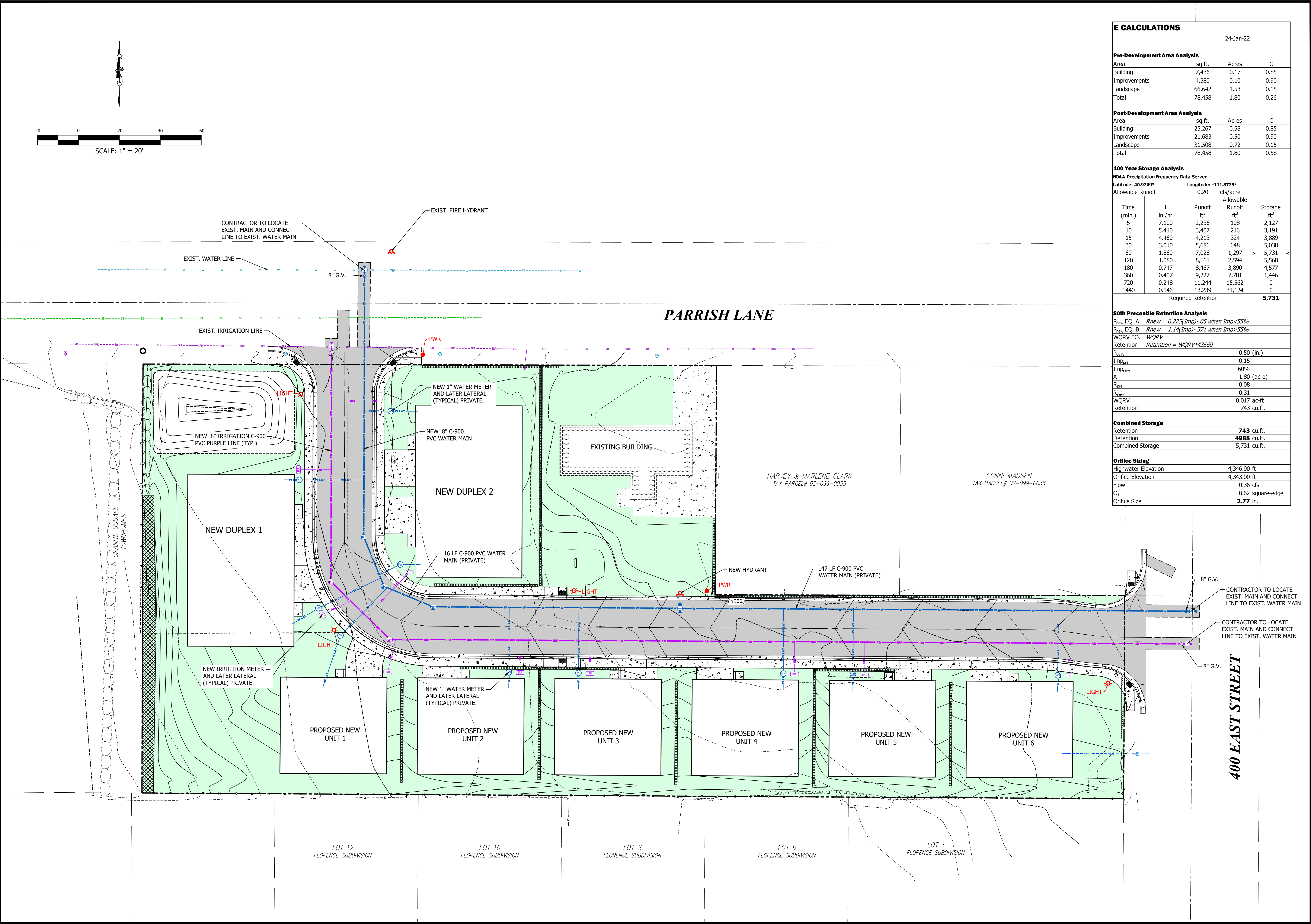
REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C600
UTILITY PLAN



Page 133 of 146



E CALCULATIONS				
24-Jan-22				
Pre-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	7,436	0.17	0.85	
Improvements	4,380	0.10	0.90	
Landscape	66,642	1.53	0.15	
Total	78,458	1.80	0.26	
Post-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	25,267	0.58	0.85	
Improvements	21,683	0.50	0.90	
Landscape	31,508	0.72	0.15	
Total	78,458	1.80	0.58	
100 Year Storage Analysis				
NOAA Precipitation Frequency Data Server				
Latitude: 40.9209°		Longitude: -111.8725°		
Allowable Runoff		0.20	cfs/acre	
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	7.100	2,236	108	2,127
10	5.410	3,407	216	3,191
15	4.460	4,213	324	3,889
30	3.010	5,686	648	5,038
60	1.860	7,028	1,297	5,731
120	1.080	8,161	2,594	5,568
180	0.747	8,467	3,890	4,577
360	0.407	9,227	7,781	1,446
720	0.248	11,244	15,562	0
1440	0.146	13,239	31,124	0
Required Retention				5,731
80th Percentile Retention Analysis				
$P_{80\%}$ EQ. A $R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$				
$P_{80\%}$ EQ. B $R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$				
WQVR EQ. $WQVR =$				
Retention	$Retention = WQVR \times 43560$			
$P_{80\%}$				0.50 (in.)
$Imp_{80\%}$				0.15
$Imp_{80\%}$				60%
A				1.80 (acre)
$R_{80\%}$				0.08
$R_{80\%}$				0.31
WQVR				0.017 ac-ft
Retention				743 cu.ft.
Combined Storage				
Retention				743 cu.ft.
Detention				4988 cu.ft.
Combined Storage				5,731 cu.ft.
Office Sizing				
Highwater Elevation				4,346.00 ft
Office Elevation				4,343.00 ft
Flow				0.36 cfs
C_u				0.62 square-edge
Office Size				2.77 in.

1470 South 600 West
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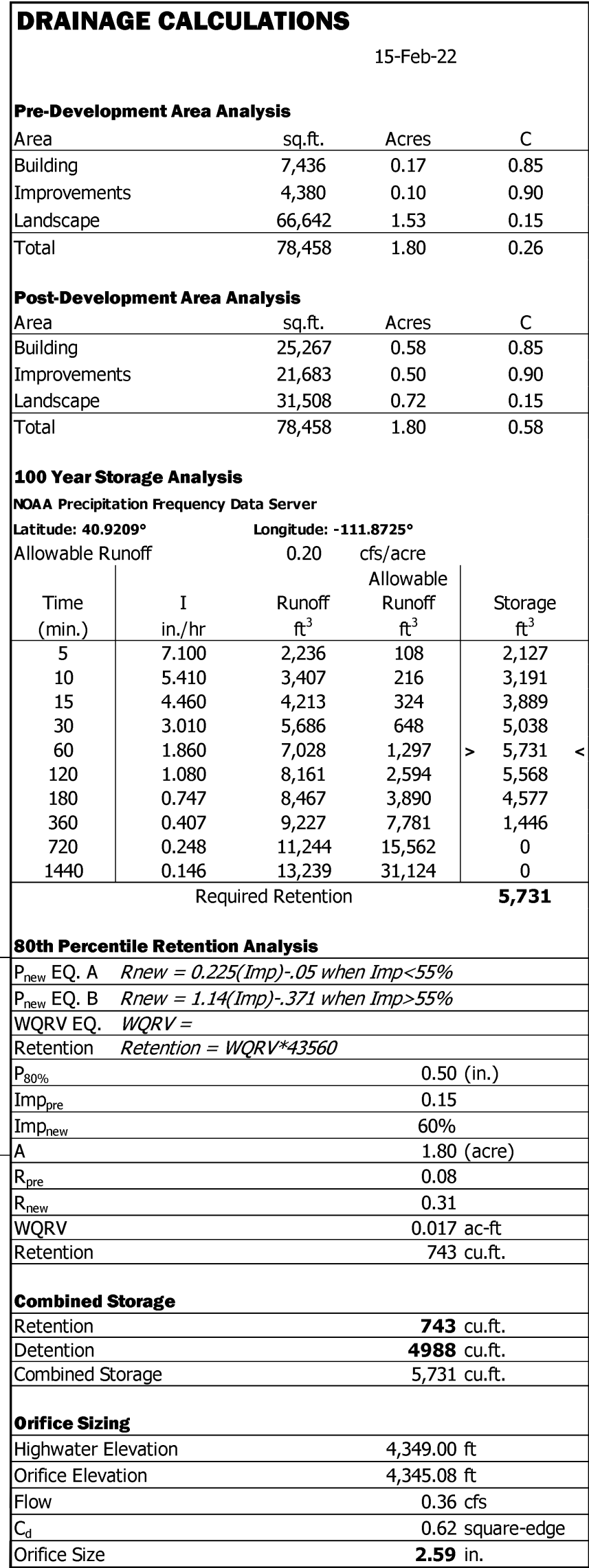
Client: CHAD MORRIS
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Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE

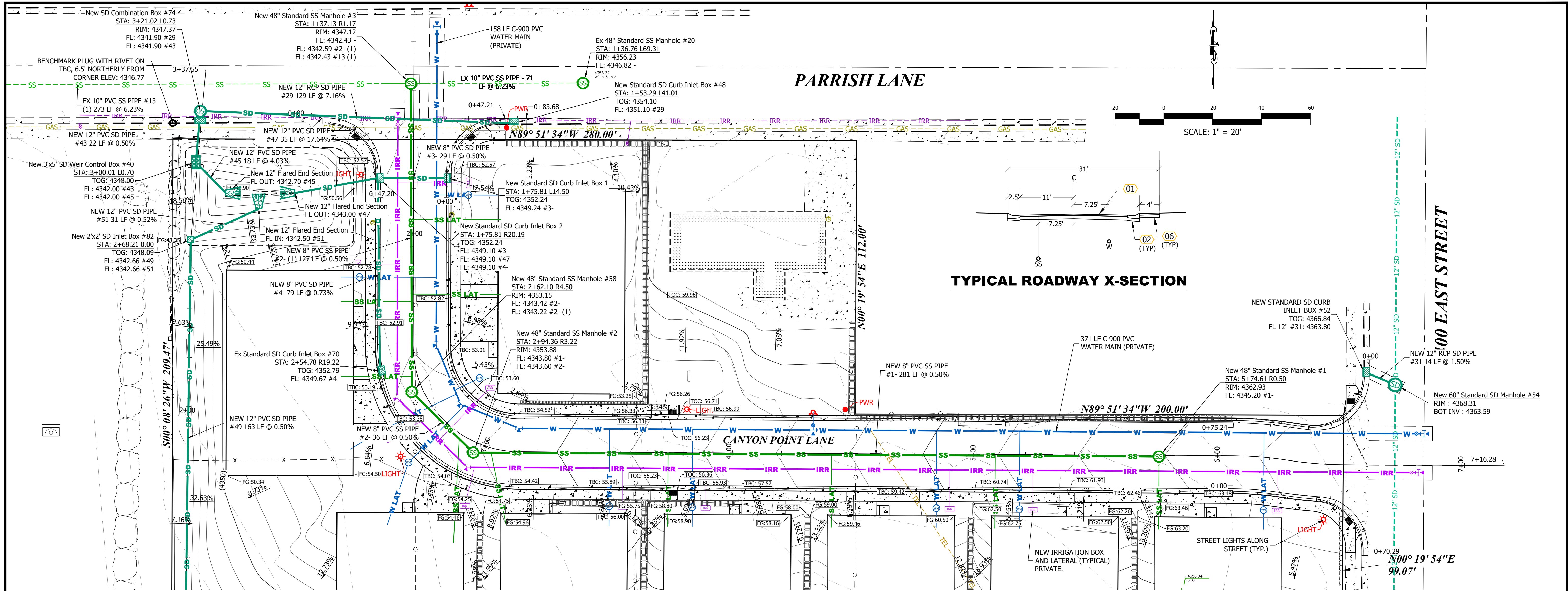
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

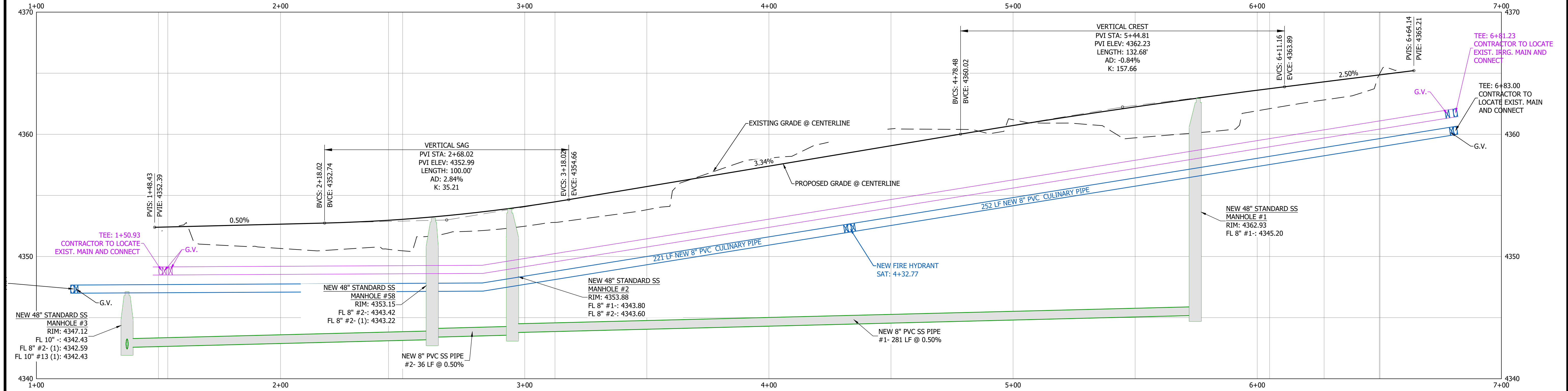
DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg
C620
WATER & IRRIGATION
PLAN



REV #	COMMENT	DATE
DRAWN:	JH	
PROVED:	STA	
PROJECT #:	1208002	
SETS-1208002.dwg		
C630		
STORM DRAIN PLAN		



CANYON POINT LANE
VERTICAL SCALE: 1"=2'



STA. 1+00 TO STA. 7+00

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Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus
REGISTERED PROFESSIONAL ENGINEER
6-9-22
No. 189586
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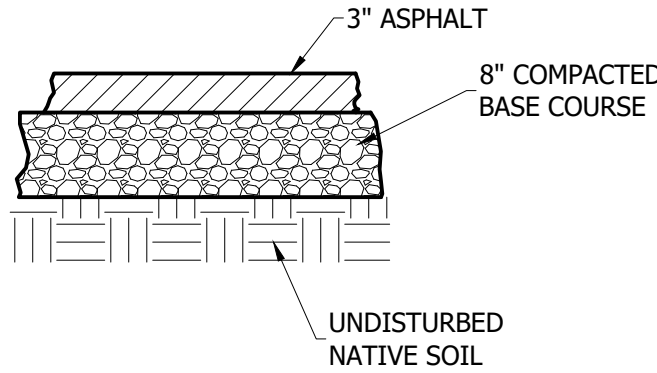
360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0059, & #02-009-0058, & #02-009-0057, & #02-009-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
CORR-1208002.dwg

C700
PLAN & PROFILE

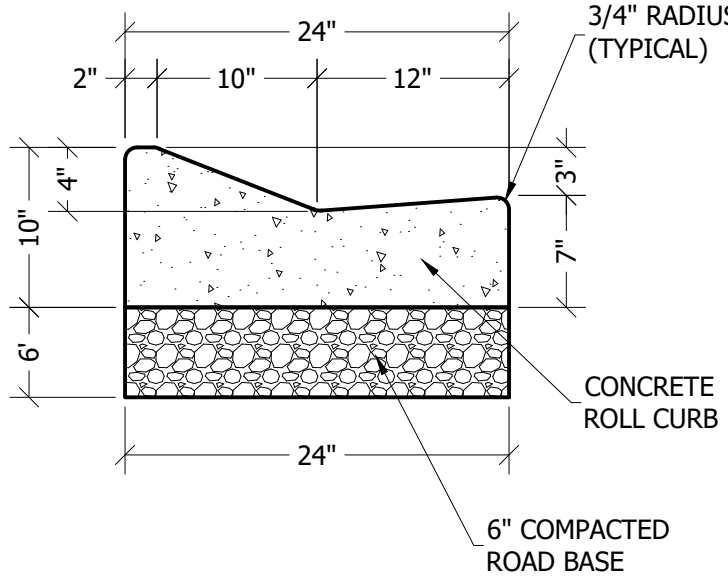
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. PLACE MATERIAL PER APWA SECTION 32 05 10.



**PRIVATE
ASPHALT SECTION**

C-1
C400 TYPICAL
N.T.S.

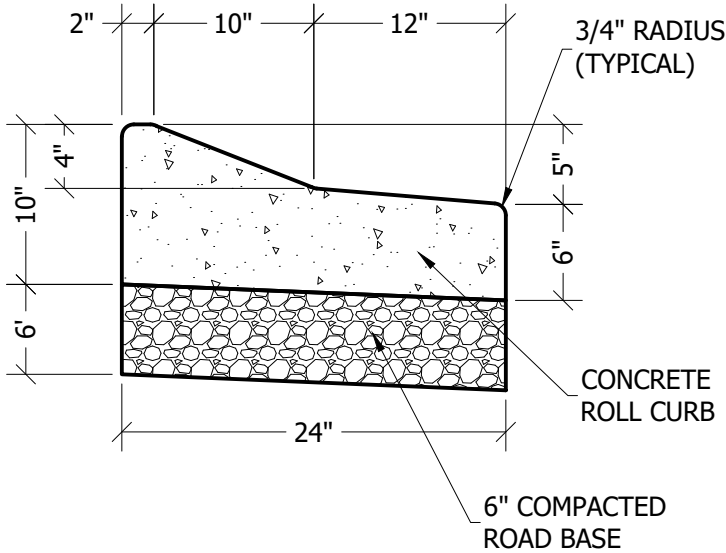
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" ROLL CURB**

C-2
C400 TYPICAL
N.T.S.

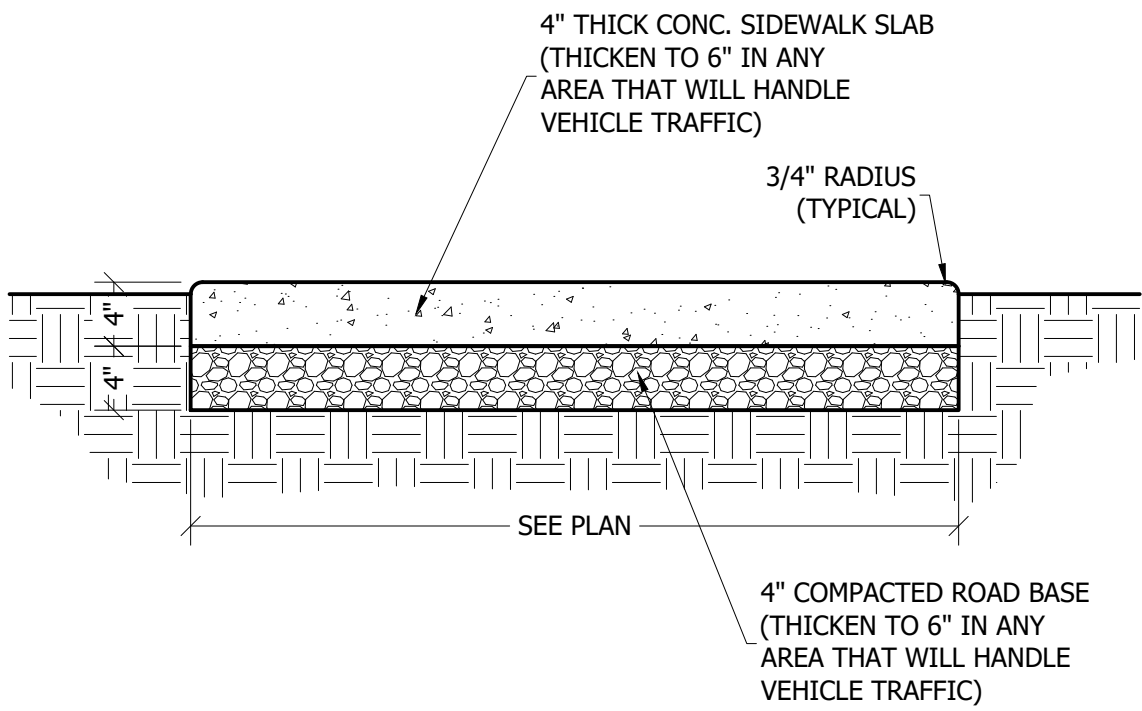
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" RELEASE ROLL CURB**

C-3
C400 TYPICAL
N.T.S.

- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 5' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
CONCRETE SIDEWALK**

C-4
C400 TYPICAL
N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

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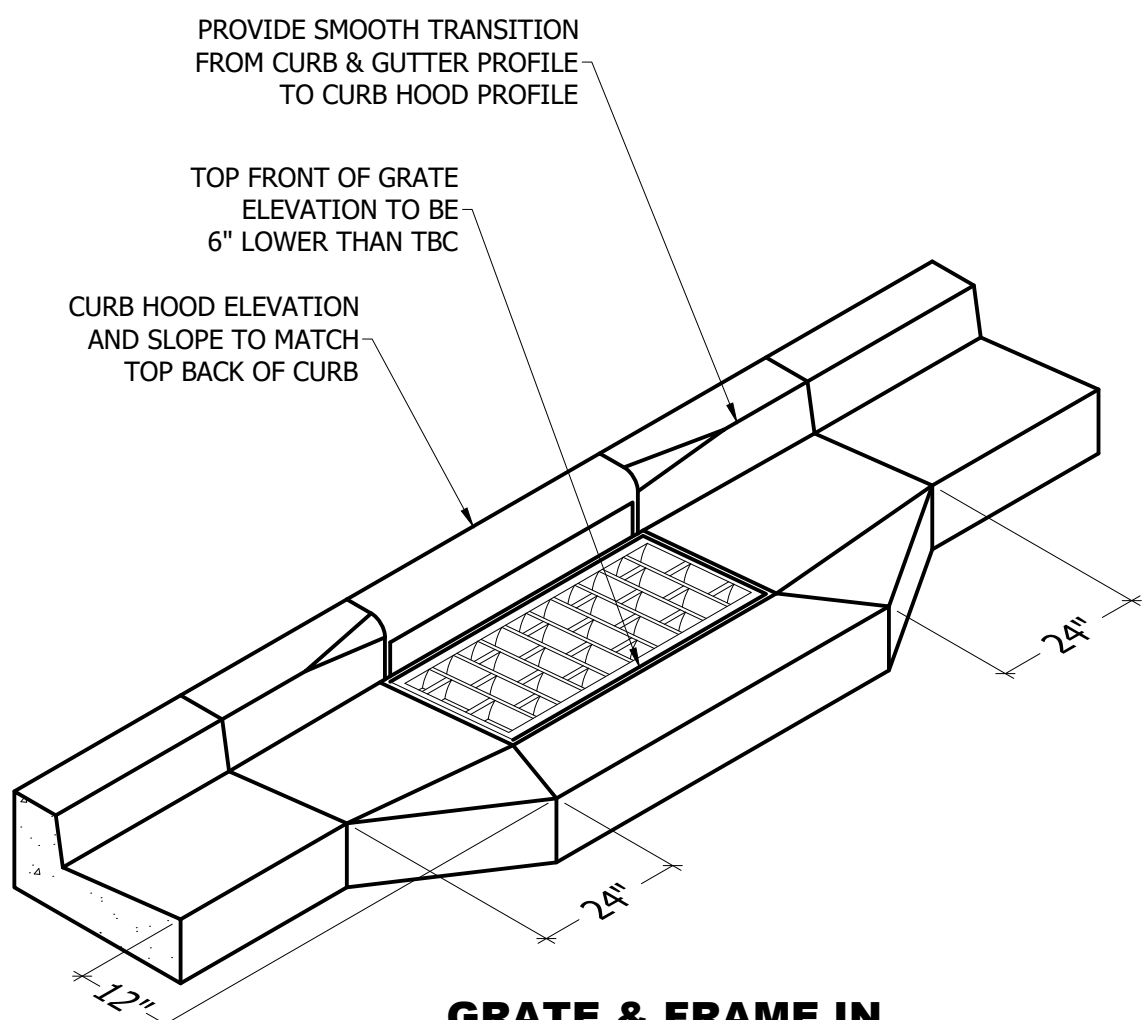
CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0050, & #02-009-0058, & #02-009-0057, & #02-009-0029
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S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

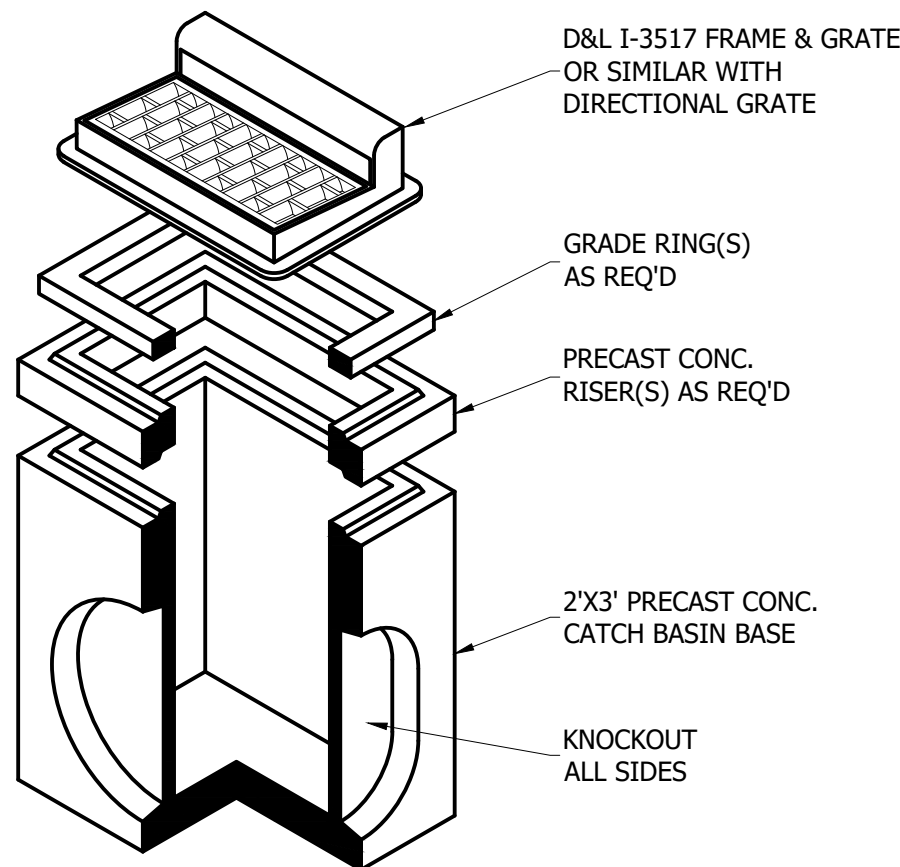
DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C900
SITE DETAILS

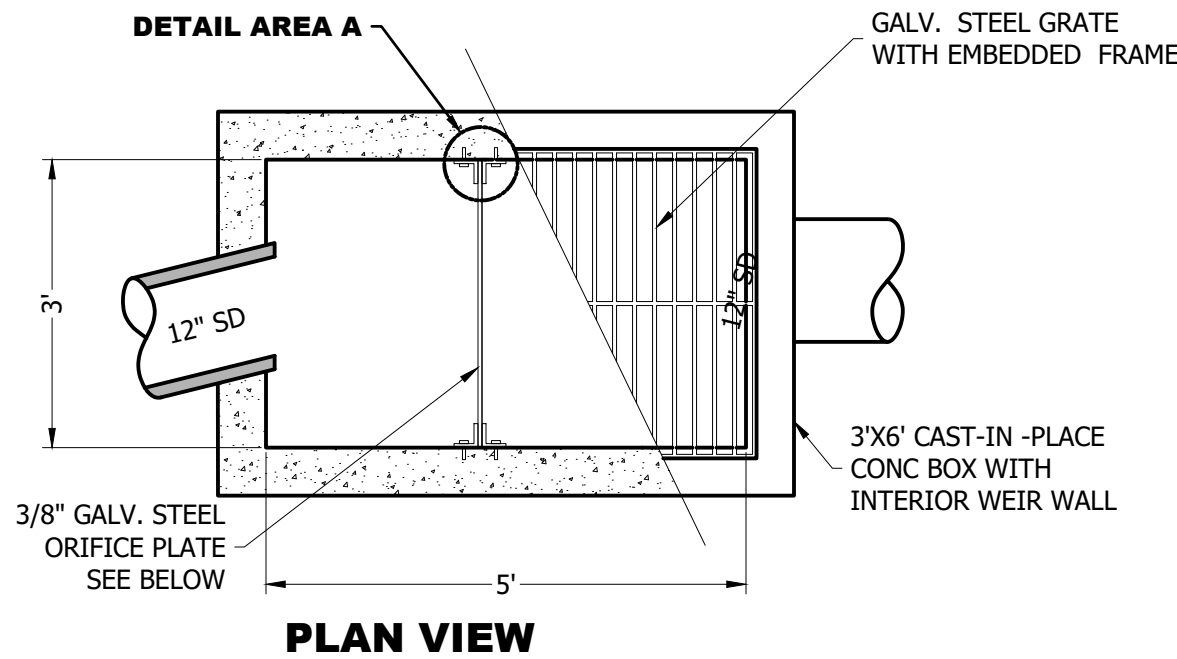


**GRATE & FRAME IN
CONCRETE CURB & GUTTER**

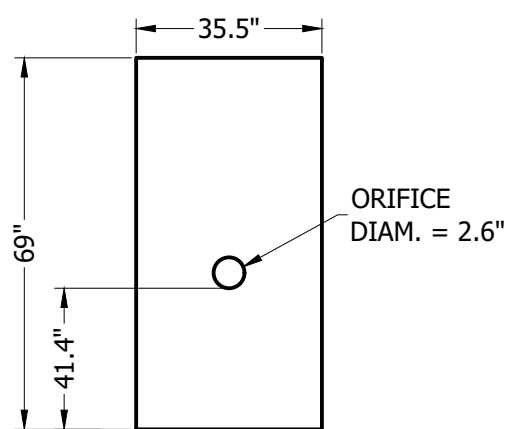
**PRIVATE
STORM DRAIN CURB INLET BOX**
SD-2
C600
TYPICAL
N.T.S.



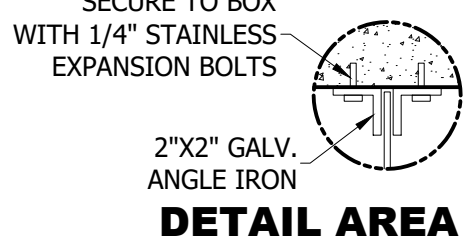
**GRATE & FRAME WITH
PRECAST CONCRETE BOX**



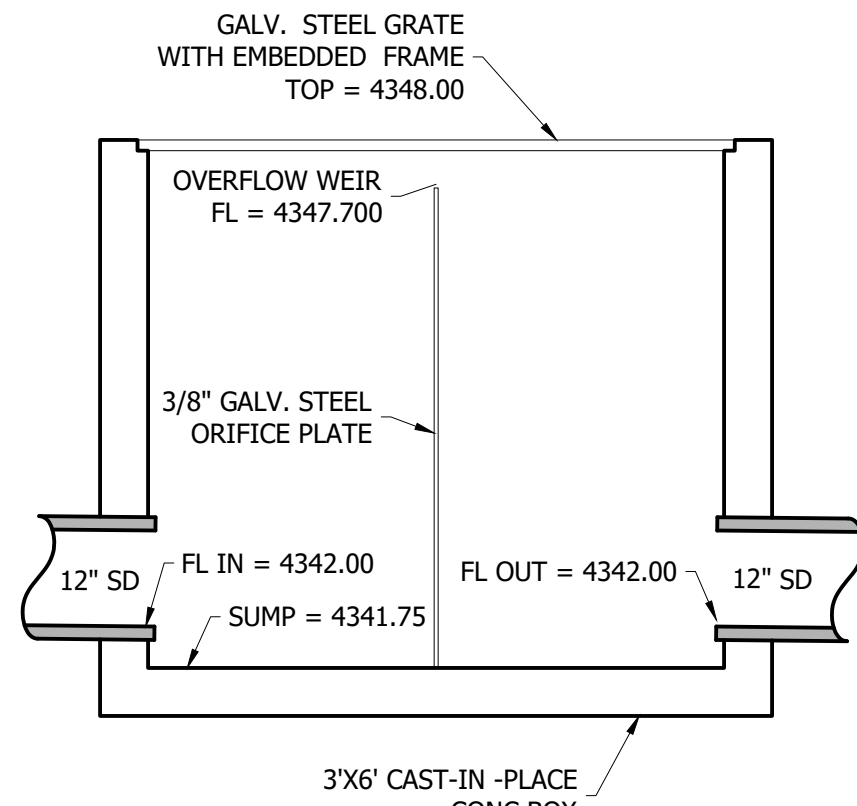
PLAN VIEW



ORIFICE PLATE

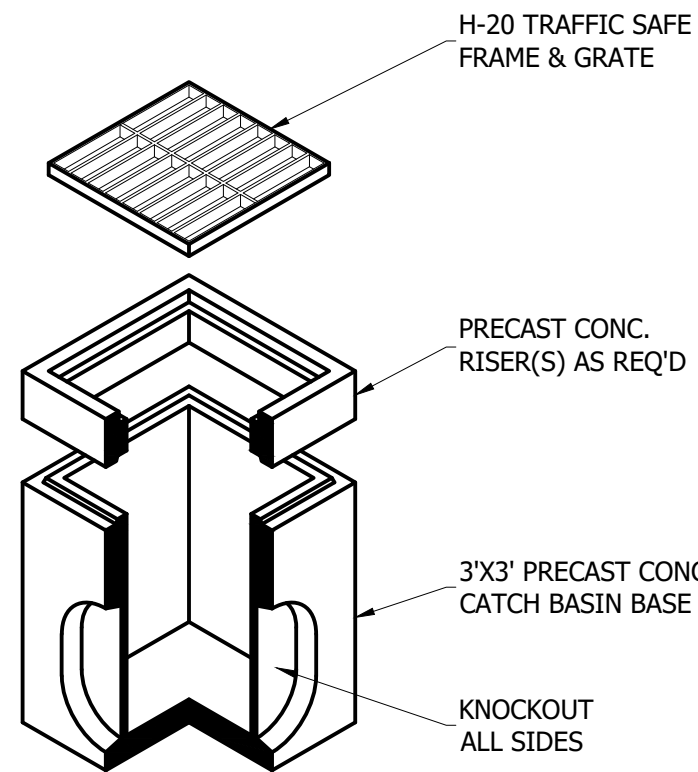


DETAIL AREA A



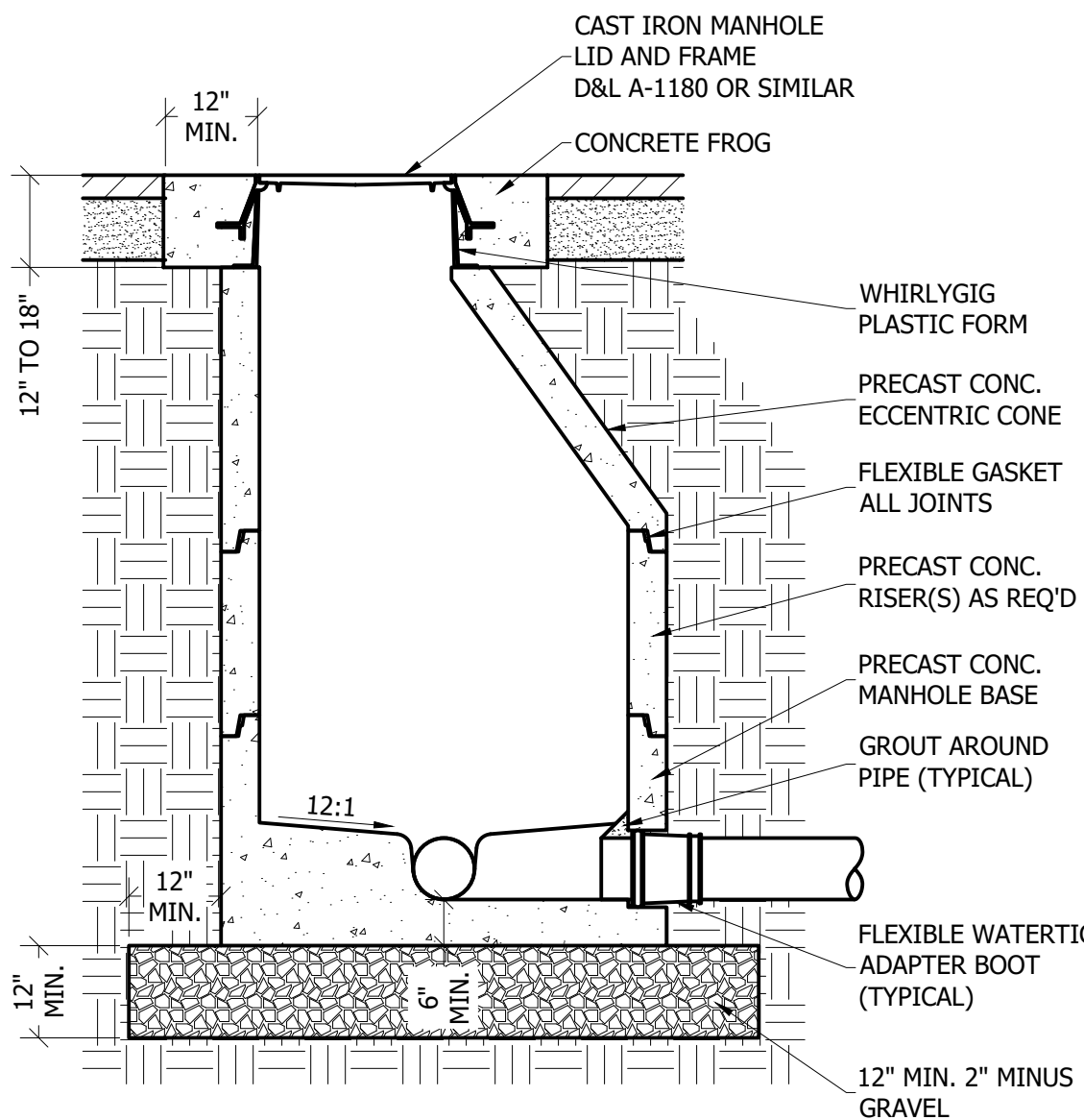
SECTION VIEW

**PRIVATE
STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**
SD-1
C600
TYPICAL
N.T.S.



**PRIVATE STORM DRAIN
3'X3' CATCH BASIN**

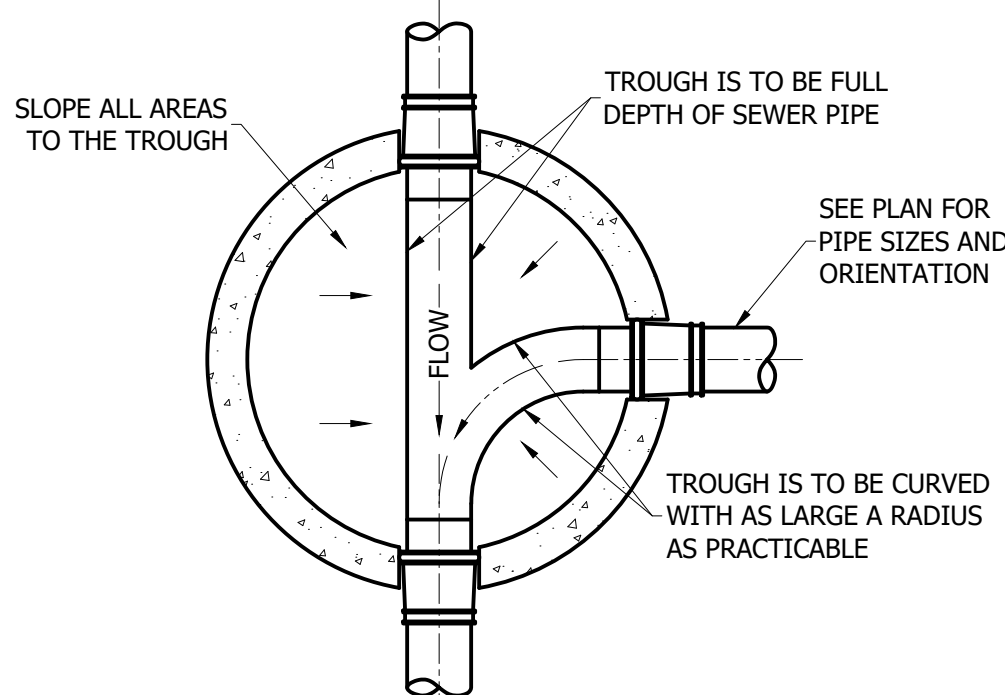
SD-3
C600
TYPICAL
N.T.S.



SECTION VIEW

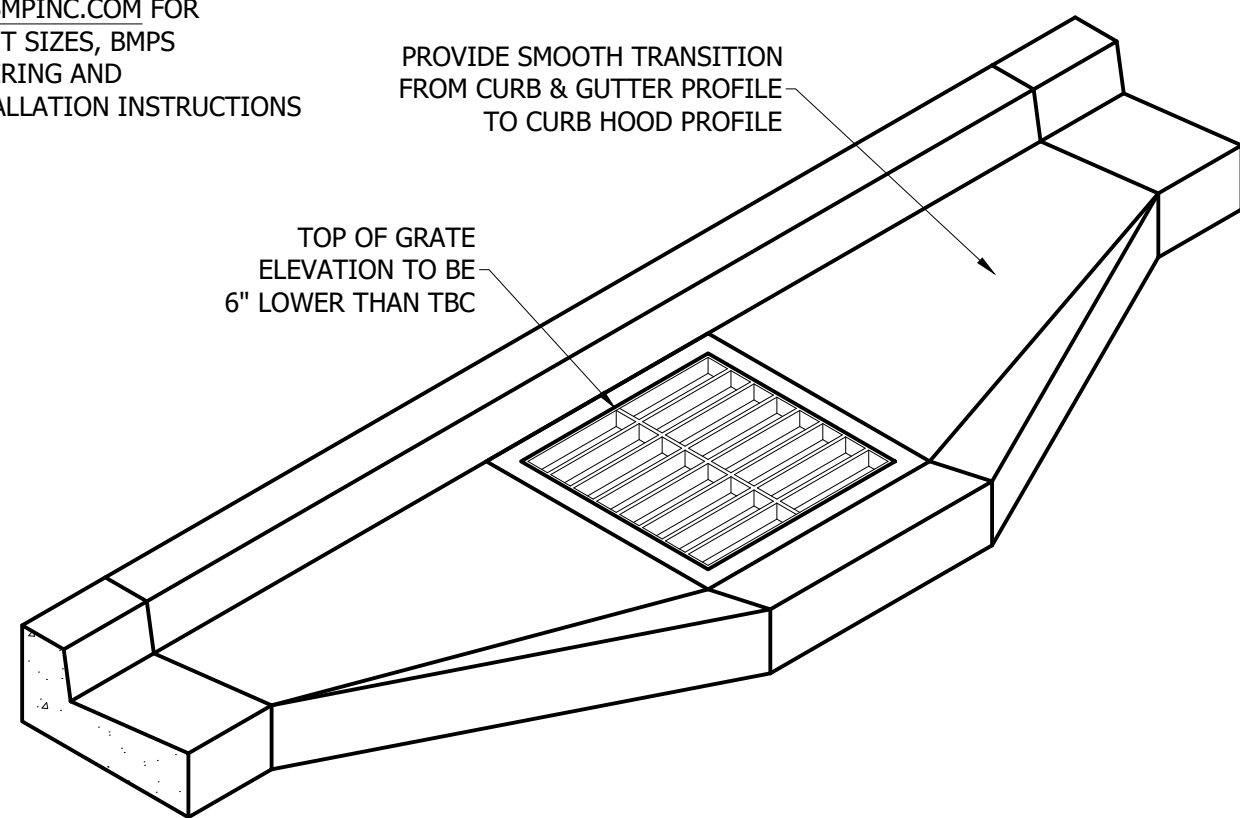
**PRIVATE ECCENTRIC CONE
SANITARY SEWER MANHOLE**
SS-1
C600
TYPICAL
N.T.S.

- NOTES
1. PRECAST CONCRETE MANHOLE IS TO MEET AASHTO HS-20 LOADING SPECIFICATION.
 2. MINIMUM MANHOLE SIZE IS 48 INCHES IN DIAMETER.
 3. MANHOLES WITH THREE OR MORE CONNECTIONS ARE TO BE 60 INCHES IN DIAMETER.
 4. CONCRETE IS TO BE 4,000 PSI TEST.
 5. ALL JOINTS BETWEEN PRECAST SECTIONS ARE TO BE SEALED WITH A FLEXIBLE GASKET.
 6. ALL PIPE CONNECTIONS ARE TO BE SEALED WITH A FLEXIBLE ADAPTER BOOT, AND GROUTED IN PLACE INSIDE THE MANHOLE BASE.



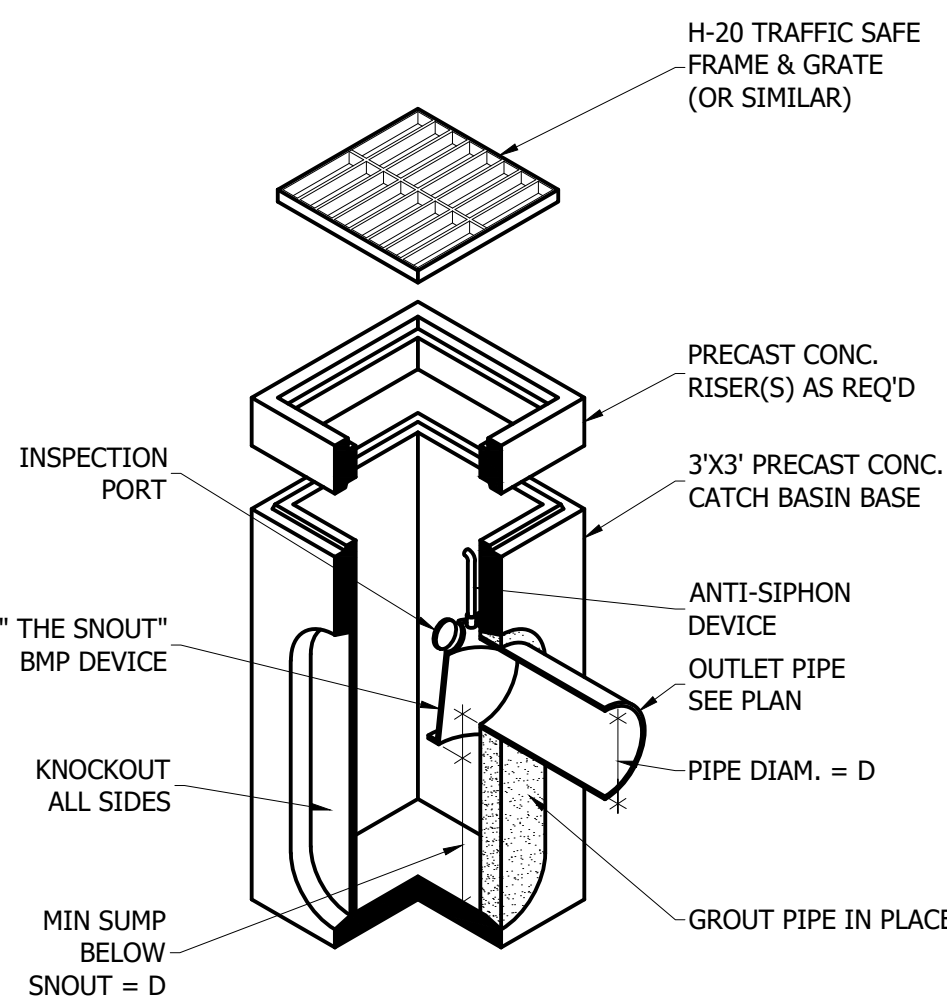
PLAN VIEW

SEE BMPINC.COM FOR
SNOOT SIZES, BMPS
ORDERING AND
INSTALLATION INSTRUCTIONS

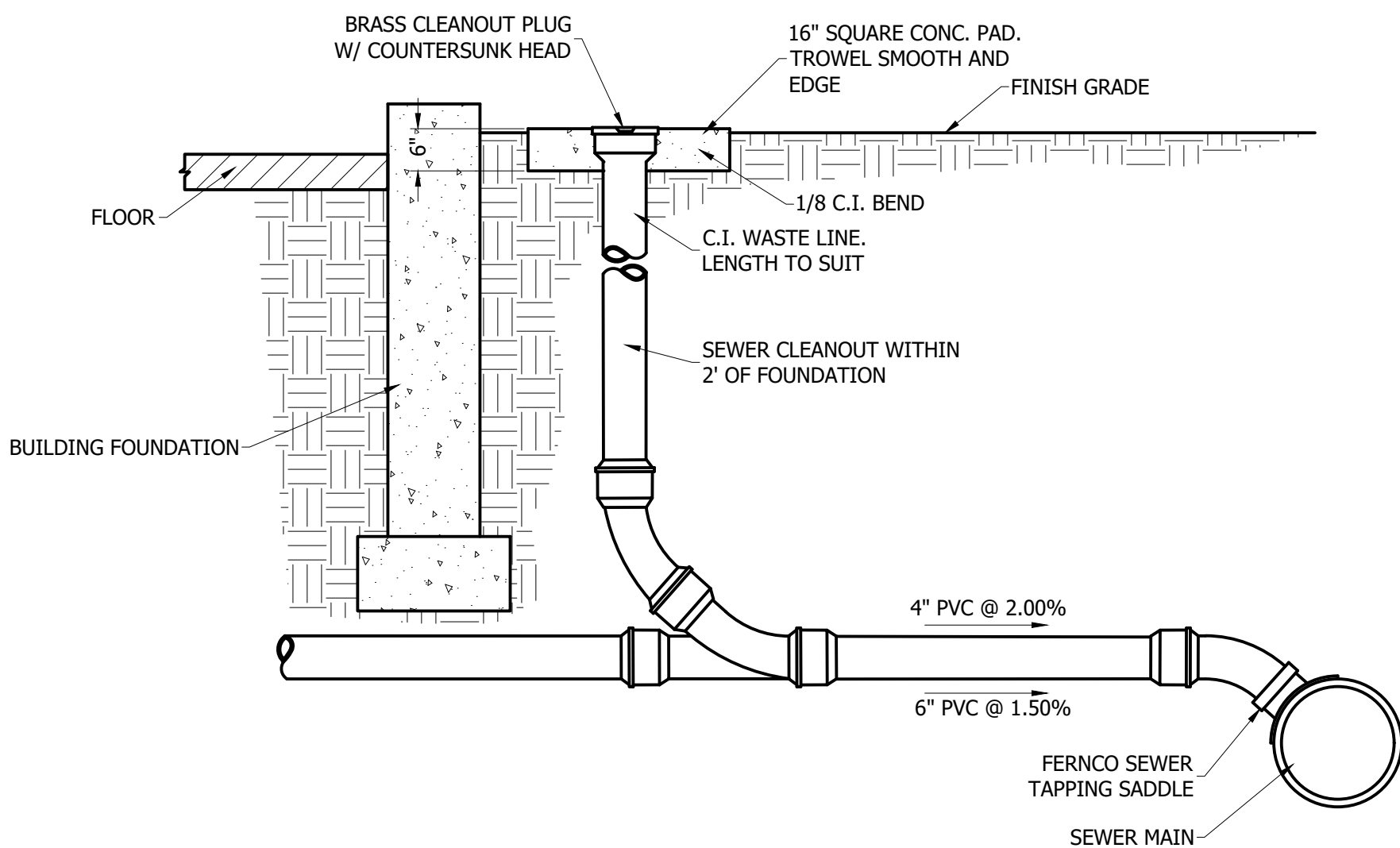


**GRATE & FRAME IN
CONCRETE CURB & GUTTER**

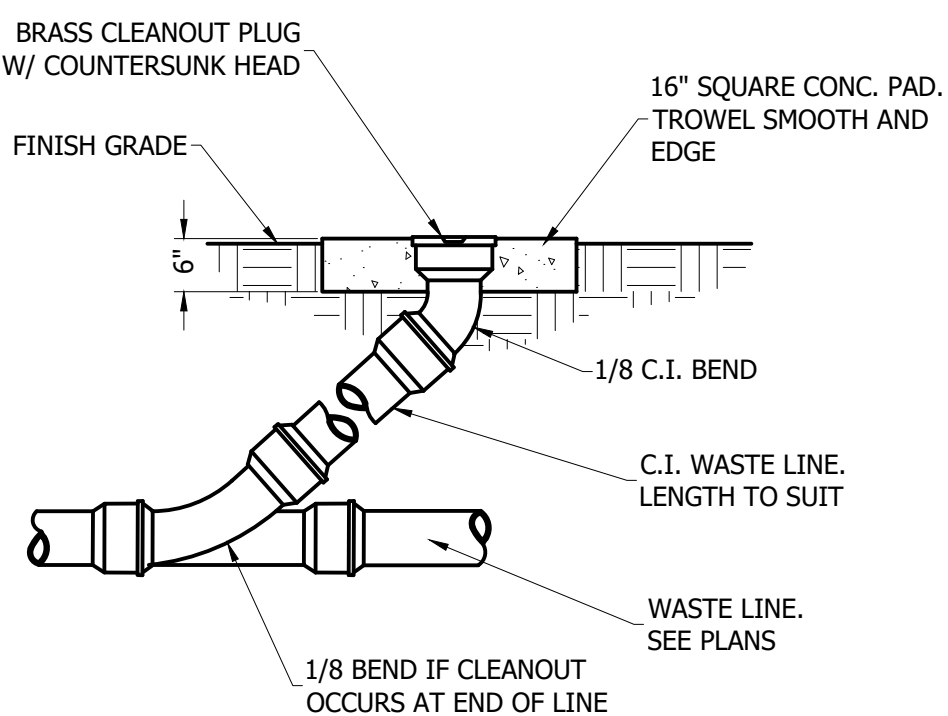
**PRIVATE
STORM DRAIN 3'X3' BMP INLET BOX IN CURB**
SD-4
C600
TYPICAL
N.T.S.



**GRATE & FRAME WITH
PRECAST CONCRETE BOX**

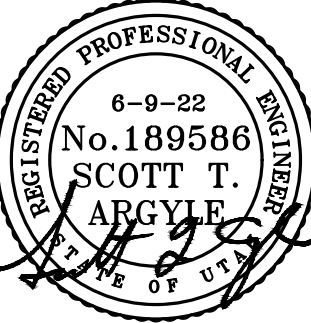
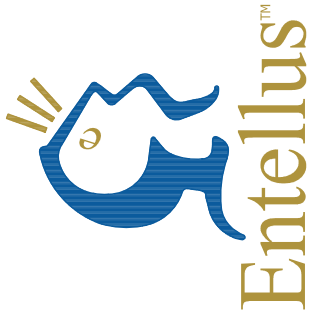


SEWER LATERAL SERVICE
SS-1
C600
TYPICAL
N.T.S.



SEWER CLEANOUT
SS-1
C600
TYPICAL
N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: CHAD MORRIS
Contact: CHAD
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CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0050, & #02-009-0058, & #02-009-0057, & #02-009-0029
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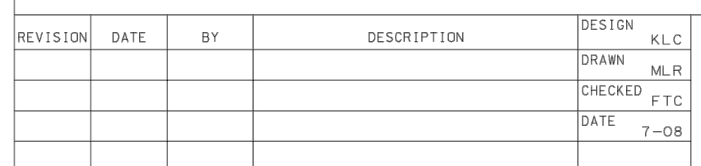
REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C901
UTILITY DETAILS



NEW COMMERCIAL ENTRANCES



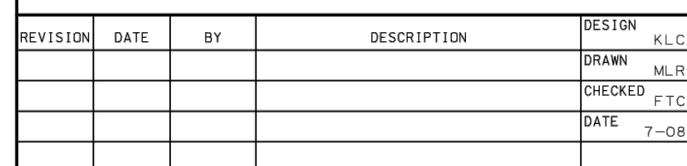
COMMERCIAL ENTRANCE DETAILS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 18
OF 18
PROJECT NO 05-312



STREET LIGHT DETAILS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 17 OF 18	PROJECT NO.
	05-312



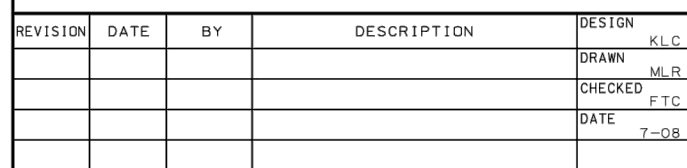
IRRIGATION SERVICES
WATER METER SAFETY ZONES
& AREA DRAINS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>13</u>
OF <u>18</u>
PROJECT NO <u>05-312</u>



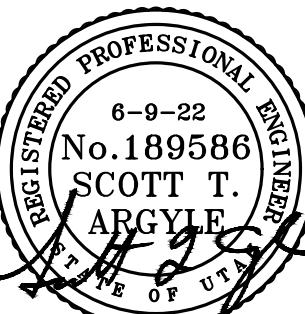
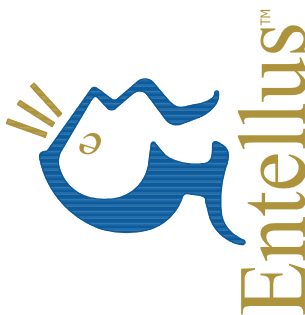
TYPICAL FIRE HYDRANT & CULINARY WATER DETAILS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 11
OF 18
PROJECT NO 05-312



Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: ---
Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE
360 E EAST 400 NORTH STREET
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S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

CANYON POINT IN CENTERVILLE

[illegible]

CENTERVILLE
city

**PLANNING
COMMISSION**

Staff Report
5/24/2023

Item No. 1.

Title: Community Development Director's Report

Initiated By:

Staff Representative:

SUBJECT:

Next Planning Commission Meeting - June 14, 2023

Potential Items:

- Centerville Industrial Flex Development, Preliminary Subdivision Application
- Pheasant Brook Additional Development
- Miles Bell (Dave's Auto) Amended Site Plan
- Aiden Bell (former Les Schwab) Amended Site Plan
- Chick-Fil- A Amended Site Plan

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
5/24/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

April 12, 2023 Planning Commission Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 4-12-23 PC

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, April 12, 2023**

3 **7:00 p.m.**

4
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7
8 **MEMBERS PRESENT**

9 Kevin Daly

10 Mason Kjar

11 Matt Larsen, Vice Chair

12 Tyler Moss

13 Heidi Shegrud, Chair

14
15 **MEMBER ABSENT**

16 Shawn Hoth

17
18 **STAFF PRESENT**

19 Cory Snyder, Community Development Director

20 Lisa Romney, City Attorney

21 Whitney Black, Assistant Planner

22
23 **VISITORS**

24 Sam Nelson, Stokes Stevenson

25 Chad Morris, South Davis Home Rentals, LLC

26 Phil Landerton

27 Elden Marshal

28 Connie Madsen

29
30 **LEGISLATIVE PRAYER OR THOUGHT** Chair Shegrud

31
32 **PLEDGE OF ALLEGIANCE**

33
34 **PUBLIC HEARING – CONCEPTUAL SUBDIVISION ACCEPTANCE – STOKES**
35 **STEVENSON INDUSTRIAL FLEX SITE (AKA TRINITY)**

36
37 Community Development Director Cory Snyder summarized that the developer desired
38 to develop a significant underutilized portion of property (16.35 acres) as an industrial flex use
39 project consisting of multiple buildings and related improvements. Mr. Snyder said staff
40 recommended approval of the requested conceptual subdivision, and answered questions from
41 the Planning Commission.

42
43 Sam Nelson with Stokes Stevenson explained the desire to develop the three parcels
44 purchased by Stokes Stevenson from Trinity, and the plan to help Trinity upgrade and bring up
45 to Code the remaining Trinity site. Mr. Nelson said Stokes Stevenson intended to be a long-time
46 owner of the three parcels to be developed. Responding to a question from the Commission, he
47 said landscape maintenance responsibility would be addressed with CC&Rs (Covenants,
48 Conditions, and Restrictions).

49
50 Chair Shegrud opened a public hearing at 7:14 p.m.

51
52 Phil Landerton, Centerville resident, asked if the planned units would be rental units or
53 individually sold, and asked if there were any environmental clean-up concerns on the property.

54
55 Chair Shegrud closed the public hearing at 7:15 p.m.

1 Mr. Nelson said Stokes Stevenson would sell an entire building at one time rather than
2 individual units. He said a lot of testing had been done to identify environmental issues, and
3 Stokes Stevenson planned to remediate the entire site with guidance from the Department of
4 Environmental Quality (DEQ).

5
6 Commissioner Larsen commented that the site was complicated, but the process
7 seemed fairly straightforward. The Planning Commission discussed the fact that a portion of the
8 development property in question was in West Bountiful City boundaries. Responding to a
9 question from the Commission, Mr. Snyder said Centerville would most likely provide a majority
10 of utility services. Commissioner Daly said he looked forward to seeing how the project
11 progressed.

12
13 Commissioner Daly made a **motion** for the Planning Commission to accept the
14 Conceptual Subdivision Plan for the Centerville Industrial Flex development (aka Trinity site),
15 subject to the following conditions, and for the following reasons for action. Commissioner Kjar
16 seconded the motion, which passed by unanimous vote (5-0).

17
18 Conditions:

- 19
20 1) The applicant shall prepare and submit a Preliminary Subdivision Plan that conforms
21 to the requirements of CMC 15.03.030.
22 2) The preliminary subdivision plans shall depict the required easements for overall
23 parcel frontage, side, and rear property lines of the subdivision.
24 3) The applicant shall prepare and submit draft versions of the required documents to
25 establish an Owners Association and related CC&Rs meeting the expectations of
26 CMC 15.06.010.
27 4) The preliminary subdivision plans and subdivision layout shall be subject to the
28 applicable Final Site Plan Approval for the proposed development.
29 5) This conceptual subdivision plan review is not intended to permit actual development
30 of the property pursuant to such plan but was reviewed merely to represent how the
31 property could be developed in manner consistent with the planned development
32 provisions.
33 6) A portion of this conceptual subdivision acceptance and proposed development is
34 outside of City limits (West Bountiful) and has been deemed to be reviewed utilizing
35 the subdivision standards in accordance with the MOU between the Cities and the
36 developer. However, such review is not a guarantee, sanction, and/or an approval by
37 West Bountiful.

38
39 Reasons for action:

- 40
41 a) The Planning Commission finds that a Conceptual Subdivision Plan is a planned
42 development request and is dependent upon approval of the related Final Site Plan,
43 thereby guaranteeing that any subsequent owner of the lots would not be in
44 possession of a non-conforming situation or dependent upon another lot owner for
45 compliance with the Zoning Ordinance.
46 b) The Planning Commission finds that, with the conditions imposed, the proposed
47 conceptual subdivision plan likely will meet the requirements of CMC 15.06.010
48 Planned Unit Development.

49
50 **PUBLIC HEARING – PRELIMINARY SUBDIVISION – CANYON POINT IN**
51 **CENTERVILLE DEVELOPMENT**

52
53 Mr. Snyder explained that the applicant joined several properties together in order to
54 build a multi-family and single-family mixed-residential development at approximately 347 North

400 East (Canyon Point in Centerville), and had already gone through the Conceptual Site Plan and Final Site Plan process. The property was currently zoned Residential-Medium (R-M), and the plan was to develop with a private lane. Construction on the Final Site Plan was underway with approval for rental units. It was proposed that the dwellings in the development be platted as a planned unit development (PUD) subdivision to allow for dwellings to be individually owned. Mr. Snyder answered questions about limited common area, and said staff recommended approval.

Chad Morris, applicant, said the reason for limited common area was to have some control over what was placed in individual yards. He said fences may be an option, and no accessory buildings would be allowed. Chair Shegrud expressed the opinion that the detention area at the northwest corner could turn into an "alley", and might be problematic. She asked if the area could be designed to be more functional. City Attorney Lisa Romney suggested following up with the City Engineer and Drainage Supervisor to fully understand the design. The Planning Commission discussed possibilities and made suggestions.

At 7:45 p.m., Chair Shegrud opened a public hearing.

Elden Marshal, Centerville resident, expressed concern with the proposed retaining pond considering his property was adjacent to the development and downhill of the pond. He expressed the opinion that the proposed development would be a benefit to the neighborhood and community, and said his only concern was with drainage.

Connie Madsen, Centerville resident, commented that the existing bus stop would need to be moved. She asked how many stories the proposed units would have, and asked about planned perimeter fencing.

Chair Shegrud closed the public hearing at 8:50 p.m. Mr. Snyder showed the designed drainage/detention plans on a map. He said the detention area was designed for a 25-year event.

Mr. Morris said his current plan was to install a vinyl perimeter fence. He said he had not yet reached out to UTA about the bus stop conflict. Mr. Morris said the residential units would be a rambler design with basements and no second stories.

City Attorney Lisa Romney commented that the development was already engineered, with Final Site Plan approval, and could be constructed as planned without the requested action that evening. Commissioner Daly said the requested subdivision did not vary from the site plans reviewed by the Planning Commission previously, and was in line with what he expected for the site.

Commissioner Daly made a **motion** for the Planning Commission to approve the Preliminary Subdivision Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions, and with the following reasons for action. Commissioner Moss seconded the motion, which passed by unanimous vote (5-0).

Conditions:

- 1) The next step is the subdivider shall submit a Final Subdivision Plat that conforms to the requirements of CMC 15.04.030.
- 2) The Final Subdivision Plat shall be prepared in accordance with the City's Subdivision Plat Format, as deemed acceptable by the City Engineer.

- 1 3) The Final Subdivision Plat shall depict the subdivision layout that conforms to the
2 City approved Final Site Plan of July 13, 2022.
3 4) The Final Subdivision Plat shall address the following:
4 a. Provide the required utility easements, as required by ordinance.
5 b. Note the required "open space" easement for the common areas.
6 c. Prepare and submit the final draft documents establishing a Homeowners
7 Association and the relevant Covenants, Conditions, and Restrictions.
8 d. Provide an updated Preliminary Title Report for review by applicable City
9 staff.
10 5) Final Construction Plans may consist of the Construction Drawings for the related
11 Final Site Plan Approval, provided the plans are deemed acceptable by the City
12 Engineer. If not, the applicant shall prepare any needed amendments that are
13 deemed necessary.
14

15 Reasons for action:
16

- 17 a) The Planning Commission finds that a Preliminary Subdivision Plan is consistent with
18 the City Approved Final Site Plan of July 13, 2022.
19 b) The Planning Commission finds that the Planned Unit Development (PUD)
20 implements the existing Final Site Plan Approval granted by the City in September of
21 2022.
22 c) Therefore, the Planning Commission finds that, with the conditions imposed, the
23 Preliminary Subdivision Plan likely will meet requirements of CMC 15.06.010
24 Planned Unit Development.
25

26 **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
27

28 The Planning Commission was scheduled to meet next on April 26, 2023. The Council
29 chose to cancel the April 26 meeting due to lack of agenda items.
30

31 **MINUTES REVIEW AND APPROVAL**
32

33 Minutes of the March 22, 2023 Planning Commission Meeting were reviewed.
34 Commissioner Kjar **moved** to approve the minutes. Chair Shegrud seconded the motion, which
35 passed by unanimous vote (5-0).
36

37 **ADJOURNMENT**
38

39 At 8:11 p.m., Chair Shegrud **moved** to adjourn the meeting. Commissioner Daly
40 seconded the motion, which passed by unanimous vote (5-0).
41
42
43
44

45 _____
Jennifer Robison, City Recorder

Date Approved