PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON SEPTEMBER 10, 2025 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 - Commissioner Amanda Jorgensen

3. PLEDGE OF ALLEGIANCE

B. BUSINESS ITEMS

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

1. Public Hearing - Conditional Use Permit - Quik Trip - 1278 West Parrish Lane - Gasoline Service Station - Galloway Engineering - Administrative Decision
   Consideration of Conditional Use Permit for Quik Trip located at approximately 1278 West Parrish Lane for a Gasoline Service Station use with the Convenience Store proposal.
2. Landscaping Waiver of Strict Compliance - Quik Trip - 1278 West Parrish Lane - Galloway Engineering - Administrative Decision
   Consideration of Landscaping Waiver of Strict Compliance for variance and deviation from landscaping standards within the Parrish Lane Gateway District for Quik Trip as located at 1278 West Parrish Lane in association with the development of a convenience store and gasoline service station use.
3. Final Site Plan - Quik Trip - 1278 West Parrish Lane - Commercial Development - Galloway Engineering - Administrative Decision
   Consideration of Final Site Plan for Quik Trip located at approximately 1278 West Parrish Lane consisting of a proposed convenience store and gasoline service station development.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report

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 - August 27, 2025
   Consideration of Planning Commission meeting minutes for August 27, 2025.

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

PLANNING COMMISSION

Staff Report
9/10/2025

Item No. 1.
Title: Public Hearing - Conditional Use Permit - Quik Trip - 1278 West Parrish Lane - Gasoline Service Station - Galloway Engineering - Administrative Decision
Initiated By: Spencer Hymas, Galloway Engineering, Applicant
Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of Conditional Use Permit for Quik Trip located at approximately 1278 West Parrish Lane for a Gasoline Service Station use with the Convenience Store proposal.

RECOMMENDATION:

Consider approval of Conditional Use Permit request for Gasoline Service Station use.

BACKGROUND:

The applicant group, as noted above, has submitted a request for a Conditional Use Permit (CUP) for a gasoline service station use that is connected to a convenience store site plan proposal (see Item 3 on the agenda) to be located at approximately 1278 West Parrish Lane. There are two gas canopy locations proposed for this convenience and gasoline service station site. One gas canopy and service location is located along Parrish Lane on the south end of the property corner site (for traditional vehicle use). The other gas canopy and service location for larger vehicles is located in the northwest area of the property corner site and faces the east to 1250 West. This site is proposed to be utilized as a travel center site and will allow larger vehicles and smaller traditional vehicles to access gasoline services from this proposed location. There will be a total of approximately 15 gasoline dispensers located under the two canopy locations on the site. The gasoline service use would be expected to be constructed around the same time as the convenience store's commencement of construction.

This project is located within the Parrish Lane Gateway area and is, therefore, subject to Parrish Lane Gateway Design Standards, as applicable to the gasoline service station use, that is outlined in *CZC 12.63*. The applicant is aware of this expectation and has designed the site plan and service station use in an effort to be in compliance with *CZC 12.63* standards (and also *CZC 12.54* signage standards that apply to the Parrish Lane Gateway design requirements).

Please note that for the purposes of the Conditional Use Permit request, the only design/construction elements to be discussed and considered for the addition of conditions to this request would be any specified or noted impacts that would require conditions to reduce or ameliorate any potential health, safety, and/or public welfare impacts as part of this proposed gasoline service station portion of the Final Site Plan request for the Quik Trip project proposal (e.g. conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other

matters relating to the purposes and objectives of Title 12).

The applicant group has submitted all required documentation with the application, and a further analysis of the Conditional Use Permit request is provided below.
A public hearing was advertised for this proposed Conditional Use Permit for a gasoline service station request. Further, a public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

ATTACHMENTS:

1. Staff Findings & Report - Cond Use - Quik Trip Gas Sales - 9.10.2025(FINAL)
2. CZC 12.21.100 Conditional Use Permit
3. Quik Trip - CUP Application Submit 20250305
4. 89-7494 - CENTERVILLE
5. Affidavit signed
6. quiktrip_01_54691688144_o
7. quiktrip_02_54690618107_o
8. quiktrip_23_54691434306_o
9. quiktrip_25_54691768435_o
10. quiktrip_27_54691768105_o
11. quiktrip_29_54691433466_o
12. quiktrip_31_54691683909_o
13. quiktrip_35_54691657113_o
14. quiktrip_36_54691766565_o
15. quiktrip_42_54691430661_o

CENTERVILLE

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

STAFF REPORT
AGENDA: ITEM 1

APPLICANT/ BUSINESS OWNER:	QUIK TRIP/GALLOWAY ENGINEERING SPENCER HYMAS 172 EAST PROMONTORY, SUITE 274 FARMINGTON, UTAH 84025
PROPERTY OWNER(S):	WRIGHT DEVELOPMENT GROUP SPENCER WRIGHT 1178 LEGACY CROSSING BLVD, #100 CENTERVILLE, UTAH 84014
PROPERTY LOCATION:	1278 WEST PARRISH LANE CENTERVILLE, UTAH 84014
ZONING AND ACREAGE:	COMMERCIAL VERY HIGH (C-VH), APPROXIMATELY 3.0 ACRES
RECOMMENDATION:	CONSIDER APPROVAL OF CONDITIONAL USE PERMIT REQUEST FOR GASOLINE SERVICE STATION USE

BACKGROUND

The applicant group, as noted above, has submitted a request for a Conditional Use Permit (CUP) for a gasoline service station use that is connected to a convenience store site plan proposal (see Item 3 on the agenda) to be located at approximately 1278 West Parrish Lane. There are two gas canopy locations proposed for this convenience and gasoline service station site. One gas canopy and service location is located along Parrish Lane on the south end of the property corner site (for traditional vehicle use). The other gas canopy and service location for larger vehicles is located in the northwest area of the property corner site and faces the east to 1250 West. This site is proposed to be utilized as a travel center site and will allow larger vehicles and smaller traditional vehicles to access gasoline services from this proposed location. There will be a total of approximately 15 gasoline dispensers located under the two canopy locations on the site. The gasoline service use would be expected to be constructed around the same time as the convenience store's commencement of construction.

This project is located within the Parrish Lane Gateway area and is, therefore, subject to Parrish Lane Gateway Design Standards, as applicable to the gasoline service station use, that is outlined in *CZC 12.63*. The applicant is aware of this expectation and has designed the site plan and service station use in an effort to be in compliance with *CZC 12.63* standards (and also *CZC 12.54* signage standards that apply to the Parrish Lane Gateway design requirements).

Further, this area is located within the Legacy Crossing CDA area. As such, development projects within the Legacy Crossing CDA area should aesthetically reflect the design and landscaping features of other developed projects within the Legacy Crossing CDA area. This information has been shared with the applicant group, and the applicant group has worked to meet this expectation as well with their overall submittal package for their development proposal. Again, the application of this expectation on the gasoline service station is limited, but it does apply to the aesthetics of the gasoline canopy designs, surrounding landscape features, and other associated design impacts to the overall site plan for the Quik Trip development request.

Finally, in addition to criteria established for the review of a Conditional Use Permit, there are other generally applicable ordinances (such as landscaping and buffering, parking, lighting, signage, etc) that need to be complied with as part of this project development.

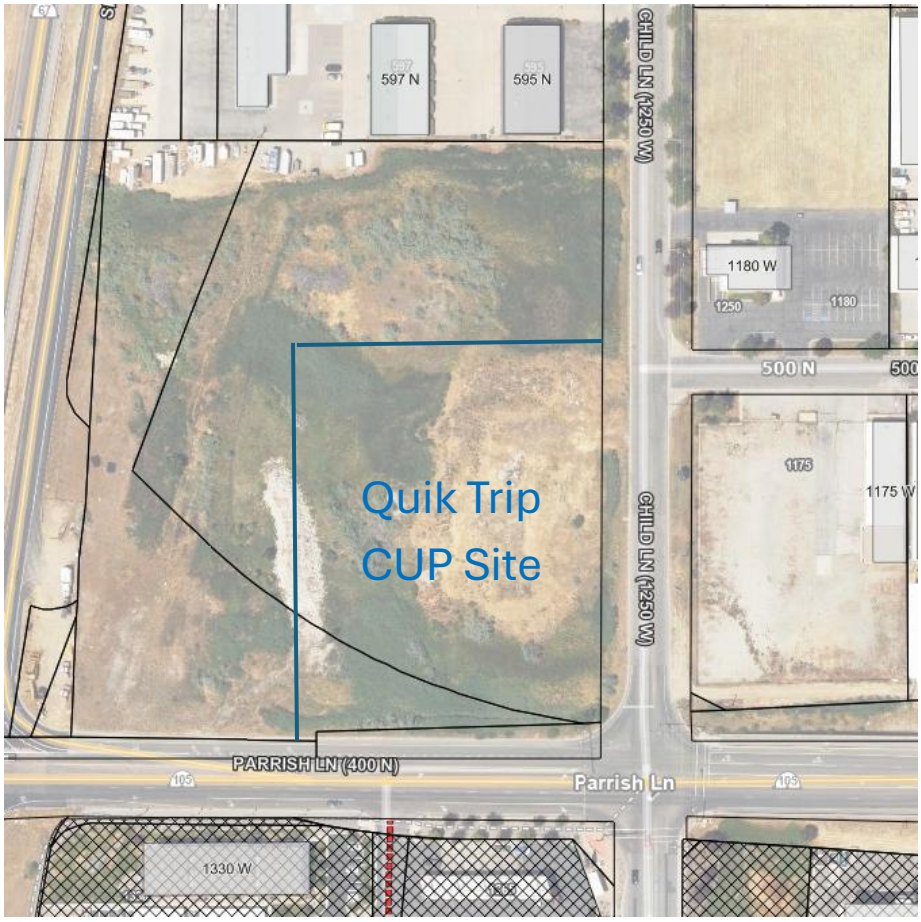
The review of these project location specific elements will be discussed and addressed in more detail during the Final Site Plan consideration discussion and review for this project.

Please note that for the purposes of the Conditional Use Permit request, the only design/construction elements to be discussed and considered for the addition of conditions to this request would be any specified or noted impacts that would require conditions to reduce or ameliorate any potential health, safety, and/or public welfare impacts as part of this proposed gasoline service station portion of the Final Site Plan request for the Quik Trip project proposal (e.g. conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of Title 12).

The applicant group has submitted all required documentation with the application, and a further analysis of the Conditional Use Permit request is provided below.

A public hearing was advertised for this proposed Conditional Use Permit for a gasoline service station request. Further, a public hearing notice was posted in accordance with State and City Code requirements. No commentary was provided prior to the date of completion of this packet.

605 N
597 N
595 N
CHILD LN (1250 W)
1180 W
500 N
Quik Trip
CUP Site
1175 W
CHILD LN (1250 W)
PARRISH LN (400 N)
Parrish Ln
1330 W



CODE REQUIREMENTS REVIEW & ANALYSIS – CONDITIONAL USE PEMIT

For a Conditional Use Application to be approved there are a list of requirements that need to be met per CZC 12.21.100 (e)(3):

1. *Will the proposed use be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;*

The proposed use does not appear to be detrimental or harmful to the health, safety, or general welfare of any people working in the vicinity of this area. Further, the only residential areas closer to the CUP location are across Parrish Lane to the southwest. The proposed use of a gasoline service station should not be detrimental or negatively impactful to these residences, given the residential area's existing closer proximity to another gasoline service station (Maverik). Additionally, this location does not seem to be injurious to surrounding property or other public improvements in the vicinity. In fact, this project is proposed to do just the contrary in that this development will establish new right-of-way access for a future roundabout development at the 500 North 1250 West intersection, and this development will establish and construct a new trail access along 1250 West from Parrish Lane to the northern edge of the proposed site plan. The only noted potential concern, if any, would be associated with the vehicular traffic and pedestrian/bicycle movements into and out of the proposed site project area and possibly internally within the site.

2. *Is the proposed use of the particular location necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;*

Yes. See the General Plan analysis below for more in response to this review element.

3. *Does the proposed use comply with regulations and conditions specified in this Title for such use?*

Yes, the code requires the Planning Commission to review specific factors when evaluating Conditional Use Permit (CUP) applications:

CZC 12.21.100(e)(5): The following factors must be considered when determining whether to approve, approve with conditions, or deny a CUP application:

a. *The suitability of the specific property for the proposed use;*
b. *The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;*
c. *Whether the proposed use may be injurious to potential or existing development in the vicinity;*
d. *The economic impact of the proposed use on the surrounding area;*
e. *The aesthetic impact of the proposed use on the surrounding area;*
f. *The present and future requirements for transportation, traffic, water, sewer, and other utilities for the site and surrounding area;*
g. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
h. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants, and odors;*
i. *The safeguards proposed or provided to minimize other adverse effects on persons or property in the area; and*
j. *The impact of the proposed use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the vicinity.*

Suitability and Harmony with the Proposed Site and Adjacent Property (A-C, F)

The proposed use is adjacent to a master planned development and is part of the Legacy Crossing CDA area and is compatible with similar uses in close proximity to this location (Maverik) and other uses adjacent to this location (Hoskins Trucks). There are also adequate access drives, common integrated lanes in and through the development that would connect to potential future development to the west and north, the addition of a roundabout right-of-way to link into a redevelopment of the 500 North 1250 West intersection, and the new 1250 West trail enhancement that will extend trail use along 1250 West (that has already been developed to the south across Parrish Lane). These features create a cohesive and functional development area that is suitable and in harmony with the proposed site and adjacent properties.

Impact on the Community and Safeguards to Minimize this Impact (D-E, H-J)

The overall site plan for the Quik Trip Convenience Store and Gasoline Service Station was developed with an understanding of the overall Legacy Gateway CDA aesthetic and also the Parrish Lane Gateway Design Standards. The project aesthetics, signage, landscaping, and site design were

developed with an awareness and application of these requirements. The engineering and design team made strides to develop a site that similarly reflects another convenience store location, while retaining their brand identity and also were aware of the need to match similar colors, materials, and other regional design interests. Additionally, the applicant group completed a Traffic Impact Study and has provided that report with their submittal. This Traffic Impact Study is required by UDOT, as Parrish Lane is a UDOT regulated highway, and this Traffic Impact Study has been provided to UDOT for review by the UDOT Region One Team for consideration of Quik Trip's proposed access management plan. The applicant group has not received final approval by UDOT at the time of this report completion and this UDOT approval will be a required condition during the Final Site Plan review discussion/consideration. Otherwise, traffic capacity and mitigation measures were identified and plans to mitigate such concerns have been established and reflected in the Final Site Plan submittal (Item 3 on this agenda). Any other concerns associated with gasoline service station development (i.e. odors, spills, noise, etc) appear to be contained correctly per State and Federal regulation requirements for gasoline service station and sales. However, the Planning Commission may discuss associated concerns related to these items, if further discussion is desirable.

Adequate Access, Parking, Lighting, Fire Protection and Vehicular Circulation (G)

Again, as previously noted, the proposed use is a part the development of the Final Site Plan for the Quik Trip Convenience Store and Gas Station (see Item 3). Access drives and common integrated lanes in and through the development create a cohesive and functional development area with proposed accessways to 1250 West and Parrish Lane, a newly established right-of-way for future development of a roundabout, and new trail access along 1250 West. There is also planned a road connector to the property located to the west to accommodate future development. The parking on the site meets all applicable code requirements for this site, and the lighting and fire protection expectations are also met with the Final Site Plan proposal. Again, internal vehicle circulation seems adequate, as shown on provided modeling for this site, and circulation in and out of the site are acceptable to the City as long as UDOT approves the access management request by the applicant for access and use onto 1250 West and Parrish Lane accordingly.

4. *The proposed use will comply with applicable provisions of the General Plan.*

The City's General Plan states that in order for the City to generate revenue for local services "…Centerville City should provide for the establishment and viability of commercial and industrial services in designated areas of the community" [Section 12-430-1]."

Furthermore, the West Centerville Neighborhood Plan states that "…conditional uses serving the South Davis Area" are acceptable (see Future Land Use, Goal 2, Objective 2.C. 12-480-6). Additionally, the overall Goal is to "create a positive visual experience or impression for arriving and leaving Centerville City" (see Goal 2 – explanation).

Staff believes that the proposed use provides a local "convenience service" for surrounding residential users, as well as another fuel sales service option for both the local community and those in the South Davis area. Further, the development of the property, as located on the corner of 1250 West and Parrish Lane, would reduce and eventually eliminate the less attractive nature of the current property area (by removing the concrete debris and other garbage, seasonal swampiness of the property, and cure the weed and trash issues currently associated with the property). Therefore, the proposed use could be deemed consistent with the goals and objectives of the General Plan. Also, the implementation of the trail system continuation along 1250 West and the roundabout area are strong additions to the

enhancement of the transportation systems in this region of the City. These features would link well into already established transportation systems established south of Parrish Lane along 1250 West and along Parrish Lane to the Legacy Trail system and Legacy Highway access.

SUMMARY

Based on the above findings, staff recommend approval of this conditional use permit application, as submitted, with the understanding that conditions outlined below (if any) will need to be followed and applied accordingly as part of any future site plan development for this Quik Trip proposed project area.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion by the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Galloway Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, for the business Quik Trip. The Conditional Use Permit shall be subject to the following conditions of approval:

1. *This Conditional Use Permit is for the Gasoline Service Station component of the Quik Trip Convenience Store Site Plan and is only approved as long as the Convenience Store business is in operation at this location.*
2. *The applicant is required to receive traffic access management approval from UDOT and thereafter install any required traffic mitigation measures as deemed necessary by UDOT as part of their access management approval decision.*
3. *The Conditional Use Permit approval is subject to the approval of the Quik Trip Final Site Plan and approval of the WDG Minor Subdivision Plat.*
4. *The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.*
5. *Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i).*

(Any additional conditions as requested by the Planning Commission)

Suggested Reasons for Action (Findings) include:

A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
B. The Planning Commission finds that the proposed use is consistent with the goals and objectives of the General Plan.

C. Therefore, the Planning Commission finds that through application of the provided conditions this application will have little to no impact on the health, safety, and general welfare of the community and should be approved."

(Add any additional findings for action discussed and agreed upon by the Planning Commission)

#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS

"I hereby make a motion for the Planning Commission to APPROVE the Conditional Use Permit request from Galloway Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, for the business Quik Trip. The Conditional Use Permit shall be subject to the following conditions of approval, with the additional amendments to the request (as provided by the Planning Commission) as follows: _____."

(Include conditions and suggested findings for action as outlined above)

#3 – TABLE

"I hereby make a motion for the Planning Commission to TABLE the Conditional Use Permit request from Galloway Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, for the business Quik Trip, until such a time as _____."

4 – DENY

"I hereby make a motion for the Planning Commission to DENY the Conditional Use Permit request from Galloway Engineering for a gasoline service station as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, for the business Quik Trip, with the following reasons for action (findings):_____."

(Add findings for denial as discussed and agreed upon by the Planning Commission)

12.21.100 Conditional Use Permit

(a) Purpose. This Section sets forth procedures for considering and approving conditional use permits.

(b) Authority. The Planning Commission is authorized to issue conditional use permits as provided in this Section.

(c) Initiation. A property owner may request a conditional use permit as provided in this Section. An agent of a property owner shall provide a notarized authorization.

(d) Procedure. An application for a conditional use permit shall be considered and processed as provided in this Section.

(1) A complete application shall be submitted to the office of the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule. The application shall include at least the following information:

(A) The name, address, email and telephone number of the applicant and the applicant's agent, if any;

(B) The address and parcel identification of the subject property;

(C) The zone, zone boundaries and present use of the subject property;

(D) A description of the proposed conditional use;

(E) A plot plan showing the following;

(i) Applicant's name;

(ii) Site address;

(iii) Property boundaries and dimensions;

(iv) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(v) Adjoining property lines and uses within 100 feet of the subject property.

(F) Traffic impact analysis, if required by the City Engineer, Zoning Administrator, or the Planning Commission;

(G) A statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection (e);

(H) Such other and further information or documentation as the Zoning Administrator or Planning Commission may reasonably deem necessary for proper consideration and determination of whether the application meets the requirements of this Section and applicable provisions of the Zoning Code.

(2) After the application is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report analyzing the application.

(3) The Planning Commission shall schedule and hold a public hearing on the proposed conditional use permit application. Public notice of the public hearing and the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration the Planning Commission shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (e).

(4) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Any conditions of approval shall be limited to conditions needed to conform the conditional use permit to approval standards.

(5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

(6) A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

(e) Approval Standards. The following standards shall apply to the issuance of a conditional use permit.

(1) A conditional use permit may be issued only when the proposed conditional use is allowed by the zone where the conditional use will be located, or by another provision of this Title.

(2) Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of a conditional use, upon the City as a whole, or upon public facilities and services. Such conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this Title. Such conditions shall be expressly set forth in the approval authorizing a conditional use permit.

(3) No conditional use permit shall be authorized unless the evidence presented establishes:

(A) The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

(B) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community;

(C) The proposed use will comply with regulations and conditions specified in this Title for such use; and

(D) The proposed use will comply with applicable provisions of the General Plan.

(4) The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this Subsection can be met.

(5) The following factors should be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied:

(A) The suitability of the specific property for the proposed use;

(B) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;

(C) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

(D) The economic impact of the proposed facility or use on the surrounding area;

(E) The aesthetic impact of the proposed facility or use on the surrounding area;

(F) The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;

(G) The safeguards proposed or provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

(H) The safeguards provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use;

(I) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and

(J) The impact of the proposed facility or use on the health, safety, and welfare of the City, the area, and persons owning or leasing property in the area.

(f) Appeal. Any person adversely affected by a final decision of the Planning Commission regarding the transfer, issuance, revocation or denial of a conditional use permit may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

(g) Effect of Approval. A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this Title or any other applicable provisions of the Centerville Municipal Code.

(1) A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

(2) Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

(h) Amendment. The procedure for amending a conditional use permit shall be the same as the original procedure set forth in this Section.

(i) Revocation. A conditional use permit may be revoked as provided in CZC 12.23.070.

(1) In addition to the grounds set forth in CZC 12.23.070, any of the following shall be grounds for revocation of a conditional use permit:

(A) The use for which a permit was granted has ceased for one year or more;

(B) The holder or user of a permit has failed to comply with the conditions of approval or any city, state, or federal law governing the conduct of the use;

(C) The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan or map; or

(D) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(2) No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(j) Expiration. A conditional use permit shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the permit is not commenced within 180 days after approval, is not substantially completed within two years, or is abandoned.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

Centerville City, UT - Community Development

Printed: 03/14/2025

QuikTrip 7494

03/05/2025 - 03/04/2026

3252550

Conditional Use Permit

General

529bbfd0-f955-11ef-88b9-d38c2c88c5ec

New

Active

Application Review Status

Pre-Review	Not Reviewed
Final-Review	Not Reviewed

03/04/2025

Fees

Standard or Temporary Fee	$300.00
Subtotal	**$300.00**
Amount Paid	**$300.00**
Total Due	**$0.00**

Payments

03/05/2025	Card Visa	$300.00
Total Paid		**$300.00**

Application Form Data

(Empty fields are not included)

Applicant/Agent First Name
Spencer

Applicant/Agent Last Name
Hymas

Company Name
Galloway

Contact Email
Spencerhymas@gallowayus.com

Phone
(801) 512-1673

Mailing Address (Street)
172 N. East Promontory, Suite 274

City
Farmington

State

UT

Zip Code
84025

Are you the owner of the property in the request for a conditional use permit?
NO

Project Name
QuikTrip 7494

Is this conditional use permit for a home occupation?
No

Parcel ID of Subject Property(s)
060060082 & 060060118

Acreage
5

Select your zone below
Commercial-Very High

Proposed use of property
Retail Gas Station

Project Address (Street)
1250 W Parrish Lane

City
Centerville

State
UT

Zip
84014

Please describe how the conditional use permit request meets the approval standards of subsection 12.21.100(e)
The proposed use will not be detrimental to health safety welfare. The proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community. The use will comply with regulations. The proposed use will comply with the general plan.

Upload a Site Plan
89-7494 - Civil-Site (Prelim).pdf

If applicable, please upload Traffic Impact analysis
QT 7494 TIS.pdf

What safeguards are being provided to insure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation?
We will work with Centerville staff to ensure that our proposed development meets all city requirements.

What safeguards are provided or proposed to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor from the proposed facility or use?
The proposed development will be professionally landscaped and maintained to limit any potential omissions to a minimum.

What safeguards are provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area?

The proposed development will meet all city codes and requirements. The building will be constructed using the latest adopted building codes of Centerville city.

Owner First Name

Spencer

Owner Last Name

Wright

Owner Email

Spencer@wrightdevelopment.com

Owner Address (Street)

1178 Legacy Crossing Blvd #100

Owner City

Centerville

Owner State

UT

Owner Zip Code

84014

Please upload a notarized signature of the primary property owner.

Affidavit signed.pdf

Are there other property owners?

NO

I have read and agree to comply with the information above

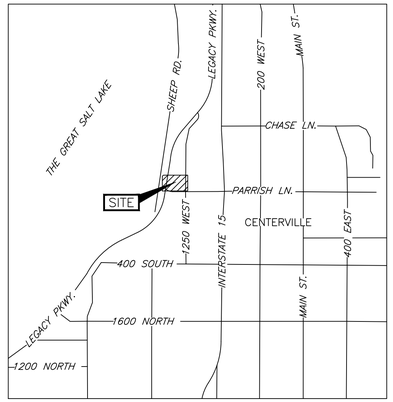
✔

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Spencer Hymas - 03/04/2025 5:03 pm

SITE DEVELOPMENT PLANS FOR
QUIKTRIP STORE #7494
1250 WEST PARRISH LANE
CENTERVILLE, UT



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF CENTERVILLE, UT, COMMUNITY PANEL NUMBER 49011C0392F EFFECTIVE DATE AUGUST 15, 2022.

BENCHMARKS:

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.

ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL".
ELEVATION = 4217.96 (NAVD88).

MUNICIPAL CONTACT LIST:

PHONE & CABLE:
LUMEN/CENTURYLINK
JAMES CHIDESTER
JAMES.CHIDESTER@LUMEN.COM
(385)479-7345
250 EAST 200 SOUTH
SALT LAKE CITY, UT 84111

ELECTRIC:
ROCKY MOUNTAIN POWER
KEVIN HILL
RMPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM
(801) 886-7007
1407 W. NORTH TEMPLE ST. SALT
LAKE CITY, UT 84116

GAS:
ENBRIDGE GAS UTAH
TONY STEPHENS
TONY.STEPHENS@DOMINIONENERGY.COM
(801) 324-3967
1140 WEST 200 SOUTH,
SALT LAKE CITY, UT 84104

STORM & WATER:
CENTERVILLE CITY P.W.
MIKE CARLSON
MCARLSON@CENTERVILLEUT.GOV
(801) 292-8232
655 NORTH 1250 WEST
CENTERVILLE, UT 84014

SANITARY:
SOUTH DAVIS SEWER DISTRICT
LANESE HENDRICKSON OR JAKE SCOTT
(801) 295-3469
GIS@SDSD.US OR
JSCOTT@SDSD.US
1800 WEST 1200 NORTH
WEST BOUNTIFUL, UT 84047

Sheet List Table

Sheet Number	Sheet Title
C002	COVER SHEET (CITY)
C030	DEMOLITION PLAN
C100	SITE PLAN
C110	GRADING PLAN
C111	BUILDING & DETAIL GRADING PLAN
C112	GAS CANOPY GRADING PLAN
C113	DIESEL CANOPY GRADING PLAN
C120	STORM SEWER PLAN
C140	EROSION CONTROL - PHASE 1
C141	EROSION CONTROL - PHASE 2
C150	UTILITY PLAN
C160	PHOTOMETRIC PLAN
C161	PHOTOMETRIC DETAILS
C320	STORM ALIGN 'A' PLAN & PROFILE
C321	STORM ALIGN 'B' PLAN & PROFILE
C322	STORM ALIGN 'C' & 'D' PLAN & PROFILE
C323	STROM ALIGN '1250 W' PLAN & PROFILE
C503	EROSION CONTROL DETAILS
C504	EROSION CONTROL DETAILS
C570	CITY DETAILS
C571	UDOT DETAILS
L100	LANDSCAPE PLAN
L101	IRRIGATION PLAN
L500	LANDSCAPE DETAILS
L501	LANDSCAPE DETAILS
L502	LANDSCAPE DETAILS
L510	IRRIGATION DETAILS
L511	IRRIGATION DETAILS

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
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DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C001

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MISCELLANEOUS DEMOLITION NOTES

1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.

EXISTING LEGEND (TO REMAIN)

- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE (<12")
- STORM SEWER LINE (≥12")
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- UTILITY PEDESTAL/RISER
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- UTILITY MANHOLE
- UTILITY METER
- UTILITY VALVE
- FIRE HYDRANT
- SINGLE POST SIGN
- DECIDUOUS TREE
- PROPERTY R/W LINE (QT NET)
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- WOOD FENCE

Storm Basin / Dog park

Pickle Ball Courts

500 NORTH
(PUBLIC R.O.W.)

Ex. Sanitary Sewer Manhole
T = 4220.15
FL in (S) = 4211.59
FL in (E) = 4211.48
FL in (SW) = 4211.57
FL out (N) = 4211.41

Ex. Sanitary Sewer Manhole
T = 4219.43
FL in (S) = 4211.89
FL out (NE) = 4211.78

TREE CANOPY
(TO BE REMOVED)

±18 SF CURB & GUTTER
(TO BE REMOVED)

±1,953 SF
ASPHALT WITHIN
1250 WEST R.O.W.
(TO BE REMOVED)

1250 WEST
(100' WIDE
PUBLIC R.O.W.)

±1,163 SF CURB &
GUTTER WITHIN
1250 WEST R.O.W.
(TO BE REMOVED)

±18 SF CURB & GUTTER
(TO BE REMOVED)

DIRT STOCK PILE
(TYP – TO BE REMOVED)

STORM DRAIN WING WALL
(TO BE REMOVED AND
REPLACED WITH STORM DRAIN
JUNCTION BOX. CONTRACTOR
TO COORDINATE WITH UDOT.)

ACCESS & UTILITY ESMT.
REC. NO. E-325909

STORM DRAIN PIPE
CONNECTION TO
STORM DRAIN DITCH
(TO BE REPLACED
WITH JUNCTION
BOX. CONTRACTOR
TO COORDINATE
WITH UDOT)

36" SD FL=4217.67

36" SD FL=4214.42

36" SD FL=4214.47

EX. Catch Basin
TG = 4218.63
36" CPP INV IN (E) = 4214.18
36" CPP INV OUT (W) = 4213.92

STORM DRAIN DITCH
(TO BE REPLACED WITH
2–36" PIPES. CONTRACTOR
TO COORDINATE WITH UDOT.)

±873 SF ASPHALT
WITHIN PARRISH
LANE R.O.W.
(TO BE REMOVED)

±722 SF CURB &
GUTTER WITHIN
PARRISH LANE R.O.W.
(TO BE REMOVED)

Ex. Sanitary Sewer Manhole
T = 4224.29
FL in (S) = 4213.56
FL out (N) = 4213.41

PARRISH LANE / SR-105
(WIDTH VARIES, PUBLIC R.O.W.)

Ex. Storm Drain Inlet
T = 4218.96
FL in (S) = 4214.51
FL in (NE) = 4214.00
FL out (W) = 4213.82

Ex. Catch Basin
TG = 4219.34
12" CONC. INV OUT (S) = 4216.03

30 15 0 30 60

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

PROJECT NO.: QKT7494.21

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

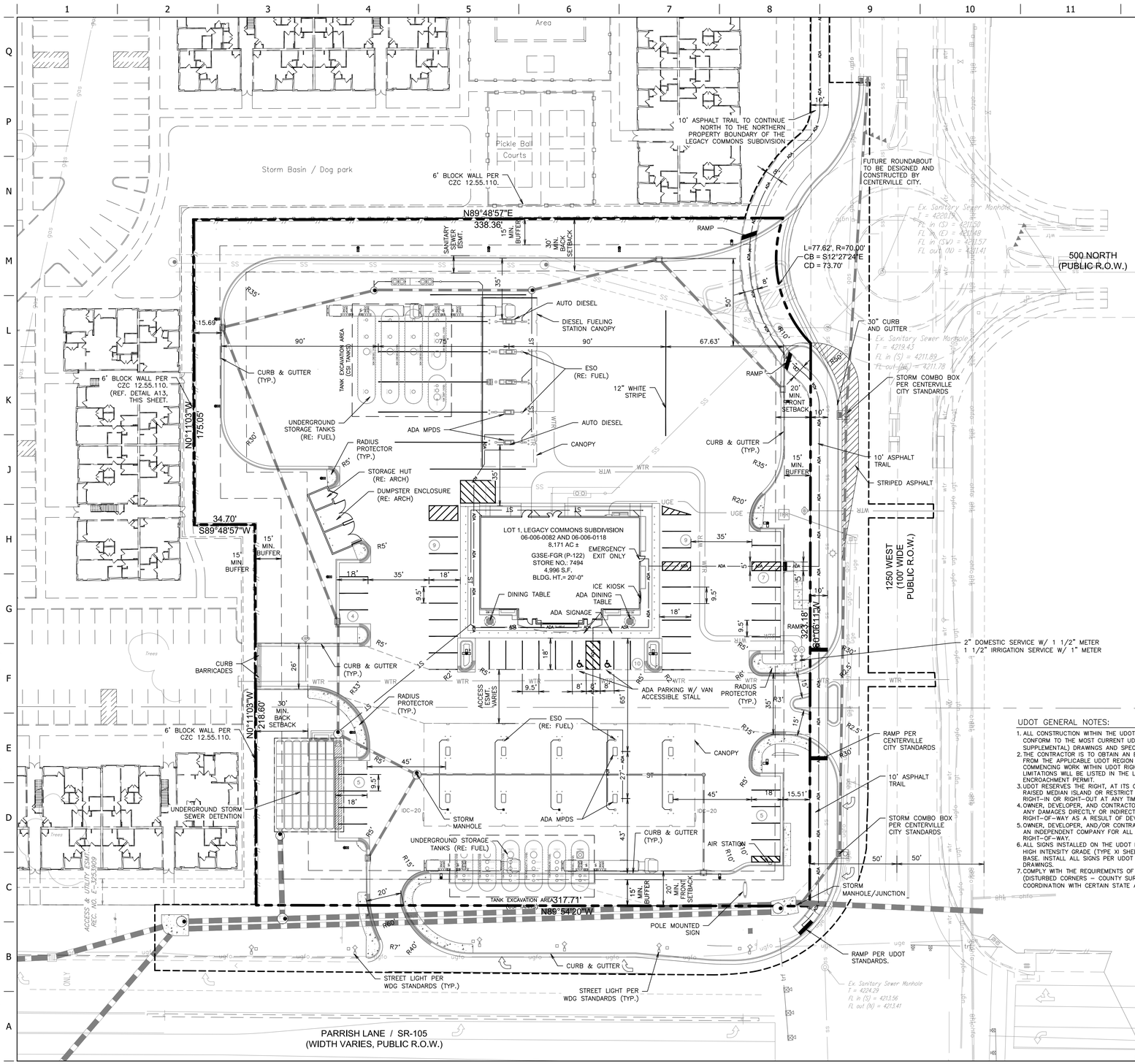
ORIGINAL ISSUE DATE:

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C030



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA
LOT 1, LEGACY COMMONS SUBDIVISION

GROSS FLOOR AREA	4,996 S.F.
GROSS CANOPY AREA	12,283 S.F.
GROSS LOT AREA	± 130,677 S.F. ± 3.00 ACRES
BUILDING COVERAGE	± 17,279 S.F. (13%)
LANDSCAPE COVERAGE	± 39,296 S.F. (30%)
HARDSCAPE COVERAGE ("ALL WEATHER SURFACING" ASPHALT AND CONCRETE)	± 74,102 S.F. (57%)

PARKING

REQUIRED PARKING	STANDARD	18
	ADA	2
	TOTAL	20
	PARKING RATIO = 1 CAR / 250 S.F.	
PROPOSED PARKING	STANDARD	47
	ADA	2
	TOTAL	49
	PARKING RATIO = 2.45 CARS / 250 S.F.	

PROPERTY DESCRIPTION OF LEGACY COMMONS SUBDIVISION (PER TITLE COMMITMENT):

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS: A PORTION OF THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CENTERVILLE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 67, PER THE LEGACY HIGHWAY RIGHT-OF-WAY PLAN, LOCATED S89°54'28"E ALONG THE 1/4 SECTION LINE 620.47 FEET FROM THE CENTER 1/4 CORNER OF SECTION 12, T2N, R1W, SLB&M; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: N02°49'07"E 52.63 FEET; THENCE N05°42'23"E 61.39 FEET; THENCE N03°03'52"E 399.69 FEET; THENCE N89°49'16"E 549.94 FEET TO THE WESTERLY LINE OF 1250 WEST STREET; THENCE S00°06'30"W ALONG SAID STREET 629.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 105; THENCE N89°54'01"W ALONG SAID RIGHT-OF-WAY 584.41 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE N02°49'07"E ALONG SAID RIGHT-OF-WAY 113.91 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 06-006-0082 AND 06-006-0118 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)
CONTAINS: 355,963 SF. OR 8.171 AC.±

BENCHMARK INFORMATION:

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL".
ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

UDOT GENERAL NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

30 15 0 30 60

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

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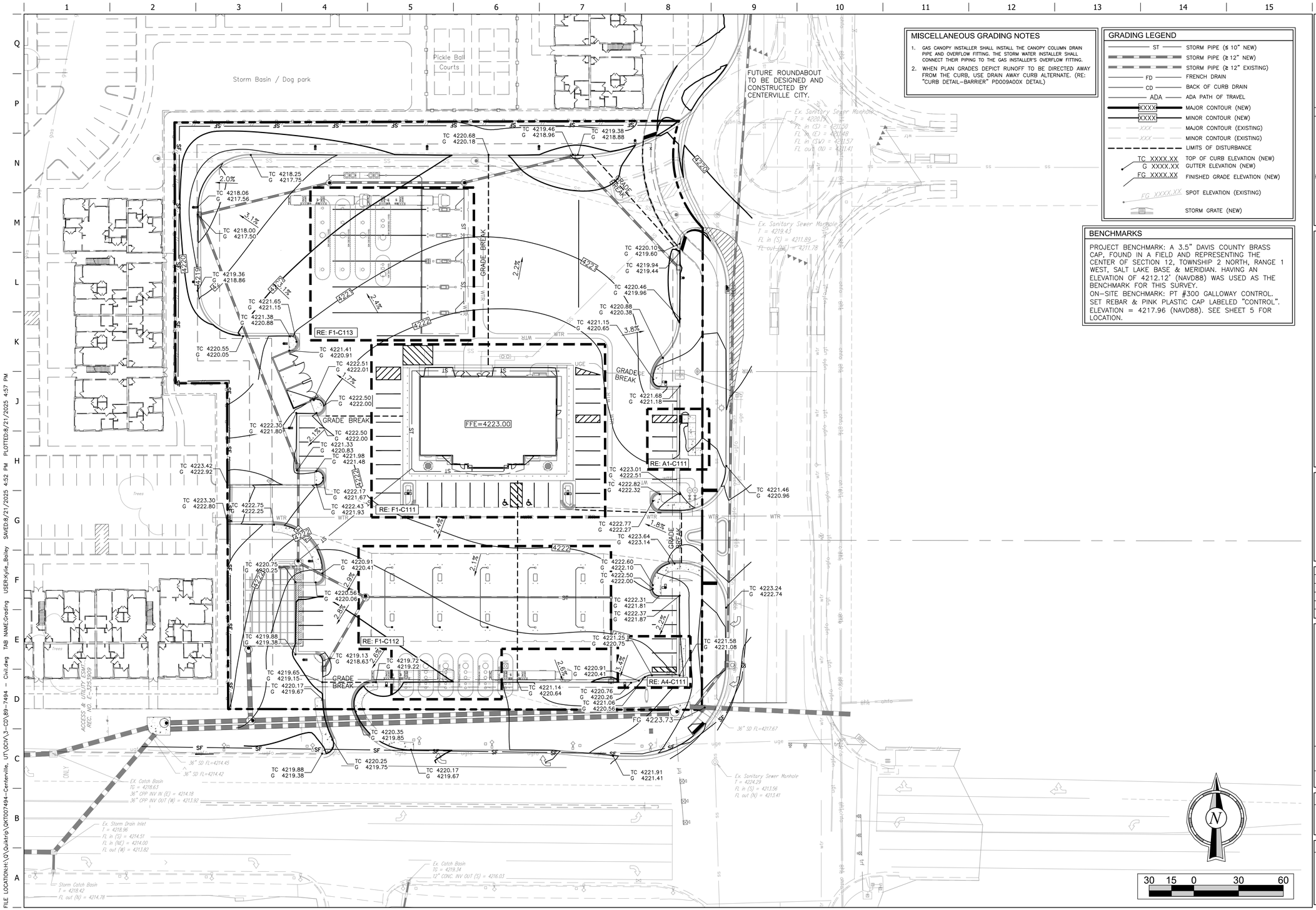

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL–BARRIER" PD009A00X DETAIL)

GRADING LEGEND

- ST — STORM PIPE (≤ 10" NEW)
- STORM PIPE (≥ 12" NEW)
- STORM PIPE (≥ 12" EXISTING)
- FD — FRENCH DRAIN
- CD — BACK OF CURB DRAIN
- ADA — ADA PATH OF TRAVEL
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX — TOP OF CURB ELEVATION (NEW)
- G XXXX.XX — GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

BENCHMARKS

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
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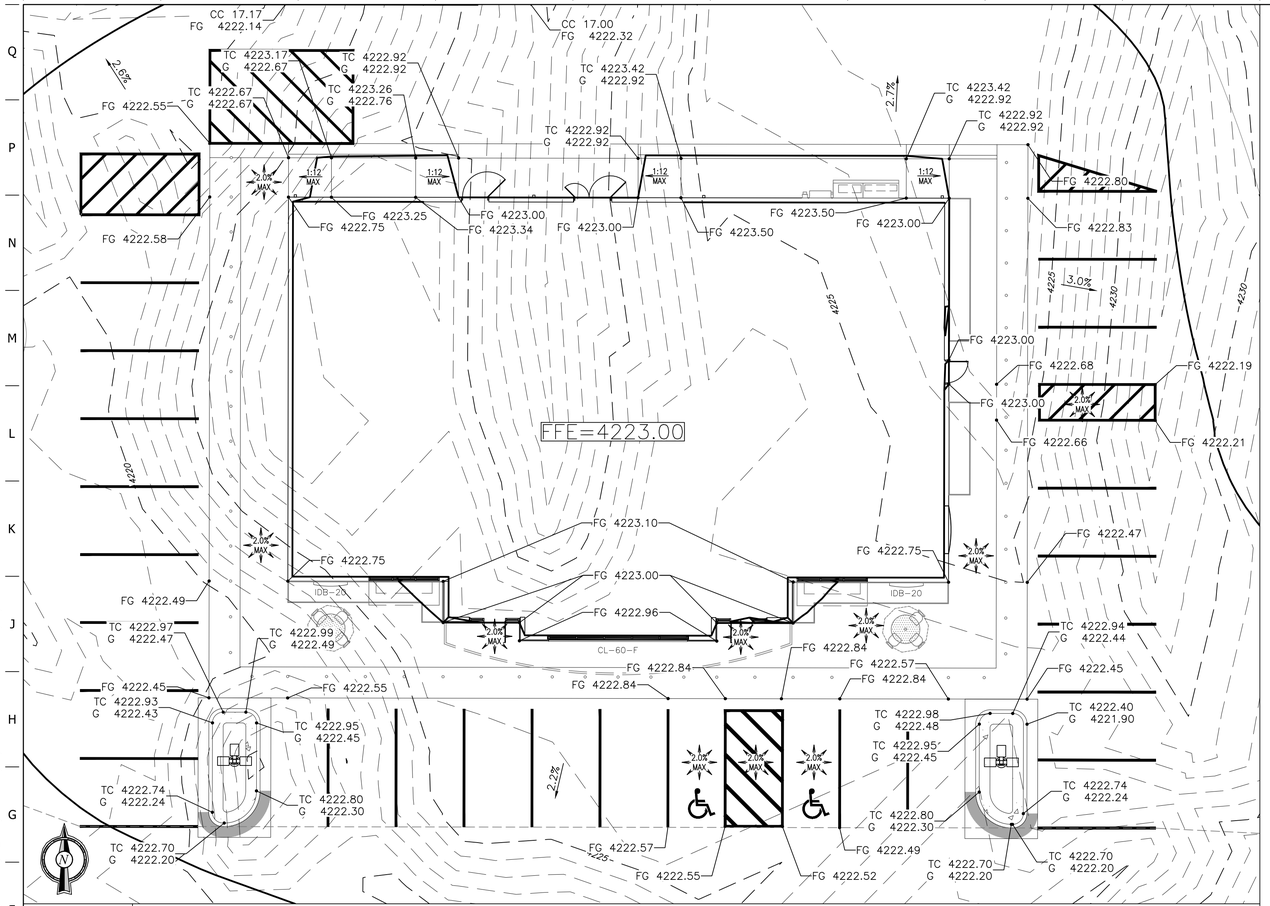
GRADING PLAN

SHEET NUMBER:

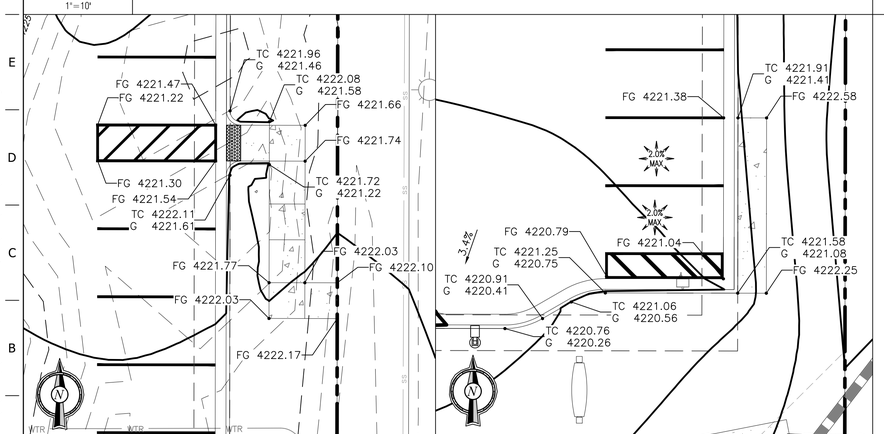
C110

FILE LOCATION:H:\G\Quiktrip\QKT007494–Centerville, UT\OCIV\3–CD\89–7494 – Civil.dwg TAB NAME:Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 BUILDING ISLAND GRADING DETAIL

1"=10'



A1 EAST CURB RAMP GRADING

1"=10'

A7 AIR STATION GRADING

1"=10'

BENCHMARKS

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL". ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

GRADING LEGEND

- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX / G XXXX.XX — TOP OF CURB ELEVATION (NEW) / GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

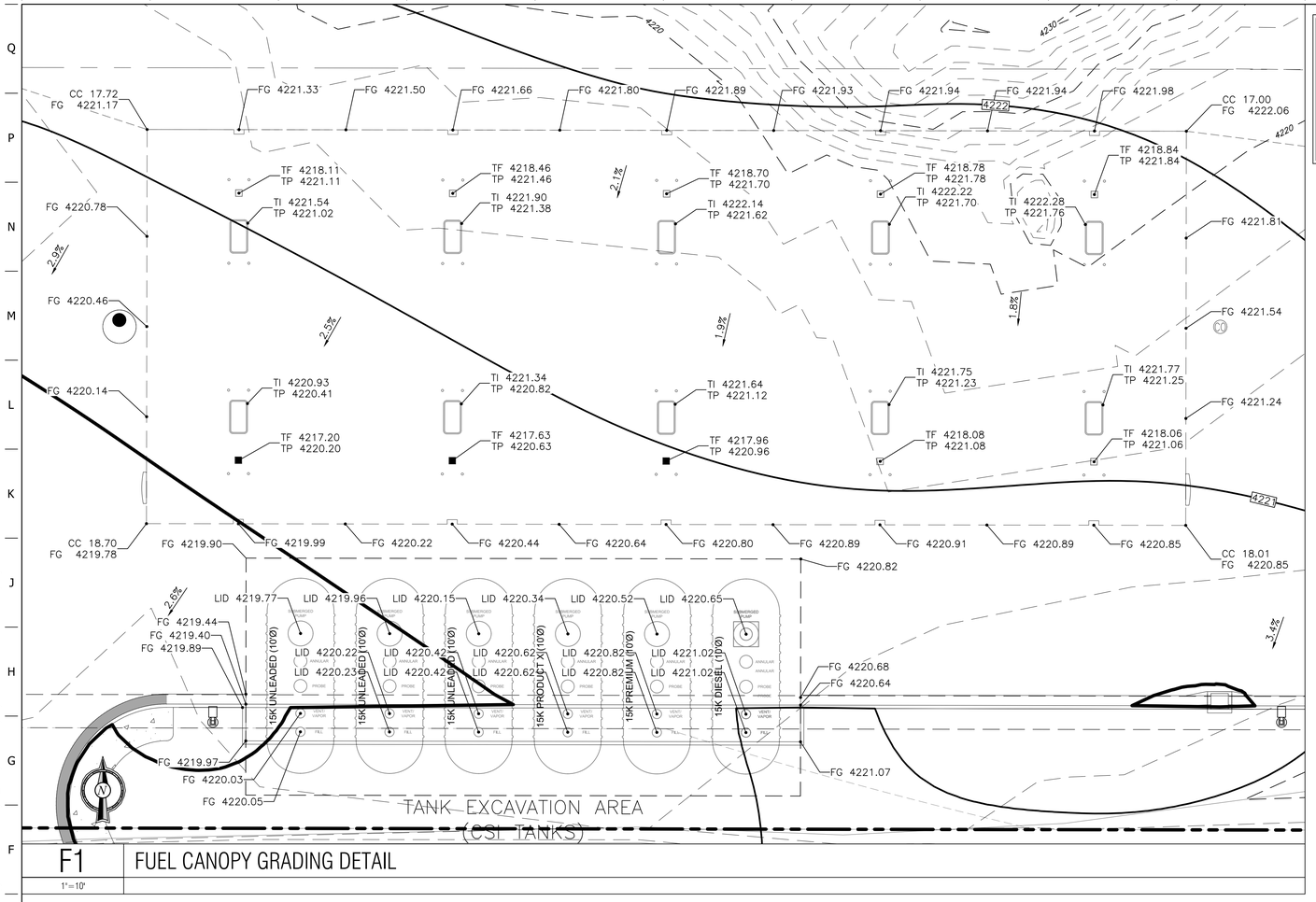
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
BUILDING & DETAIL GRADING PLAN

SHEET NUMBER:
C111

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Detailed Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 FUEL CANOPY GRADING DETAIL

1"=10'

BENCHMARKS

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GRADING GENERAL NOTES

1. REFER TO C110 FOR GRADING NOTES.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

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- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- CC XXXX.XX / FG XXXX.XX — CANOPY CLEARANCE ELEVATION (NEW) / FINISHED GRADE ELEVATION (NEW)
- TI XXXX.XX / TP XXXX.XX / TF XXXX.XX — TOP OF ISLAND ELEVATION (NEW) / TOP OF PAVEMENT ELEVATION (NEW) / TOP OF FOOTING ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)

CANOPY COLUMN: ▪ : STANDARD CANOPY COLUMN FOOTING
EXTENDED FOOTING: ▭

MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)
4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
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QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

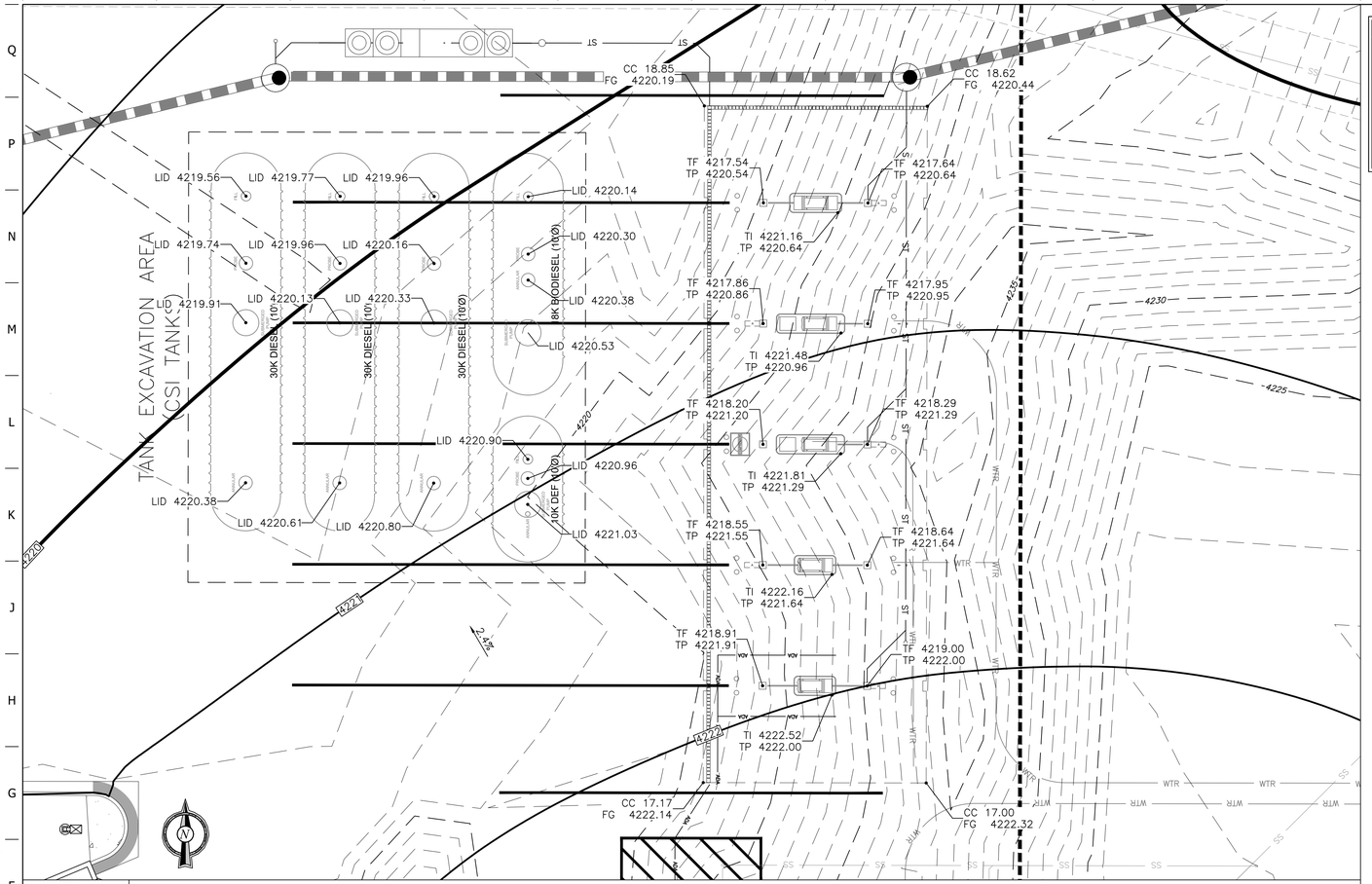
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
GAS CANOPY GRADING PLAN

SHEET NUMBER:
C112

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\Civil\3-CD\89-7494 - Civil.dwg TAB NAME:Canopy Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 FUEL CANOPY GRADING DETAIL

1"=10'

BENCHMARKS

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GRADING LEGEND

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- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
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- CC XXXX.XX / FG XXXX.XX — CANOPY CLEARANCE ELEVATION (NEW) / FINISHED GRADE ELEVATION (NEW)
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- FG XXXX.XX — SPOT ELEVATION (EXISTING)

CANOPY COLUMN, EXTENDED FOOTING: STANDARD CANOPY COLUMN FOOTING

MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

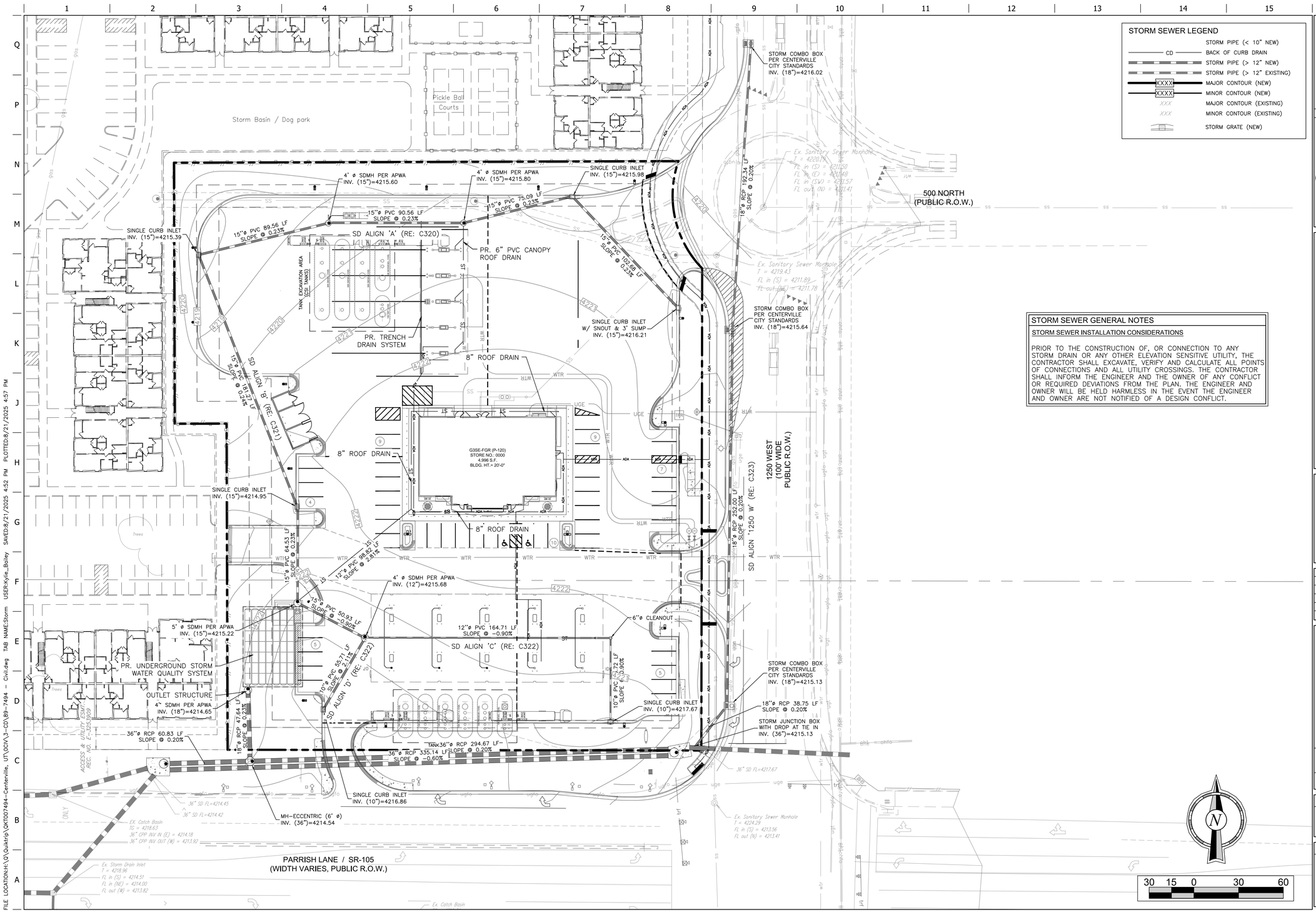
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
DIESEL CANOPY GRADING PLAN

SHEET NUMBER:
C113

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:DIESEL Canopy Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



STORM SEWER GENERAL NOTES

STORM SEWER INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

PROJECT NO.:QKT7494.21

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VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

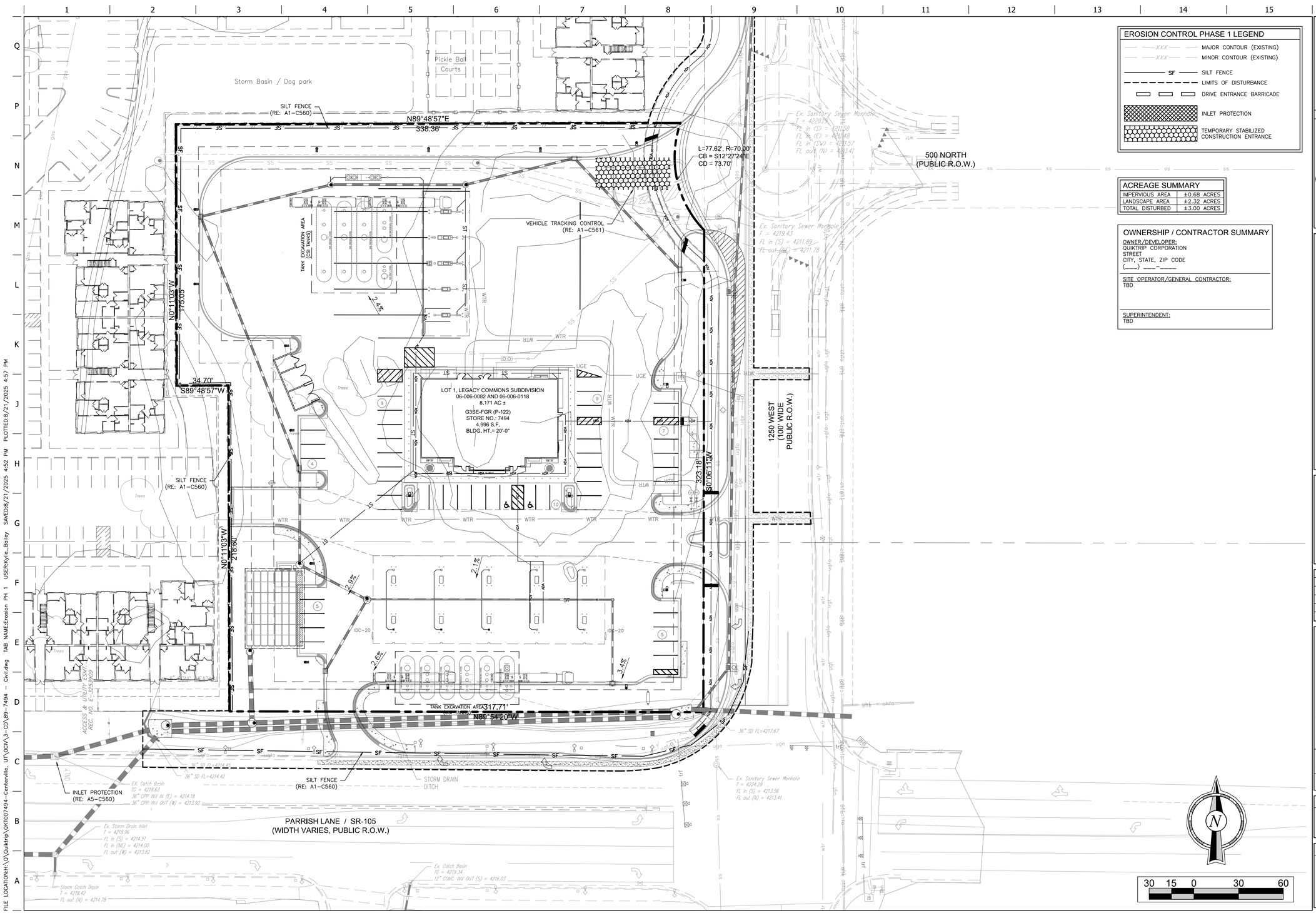
SHEET TITLE:

STORM SEWER PLAN

SHEET NUMBER:

C120

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Storm USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



EROSION CONTROL PHASE 1 LEGEND

- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- DRIVE ENTRANCE BARRICADE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.68 ACRES
LANDSCAPE AREA	±2.32 ACRES
TOTAL DISTURBED	±3.00 ACRES

OWNERSHIP / CONTRACTOR SUMMARY

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
STREET
CITY, STATE, ZIP CODE
(____) ____-____

SITE OPERATOR/GENERAL CONTRACTOR:
TBD

SUPERINTENDENT:
TBD

PROJECT NO.:QKT7494.21

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DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

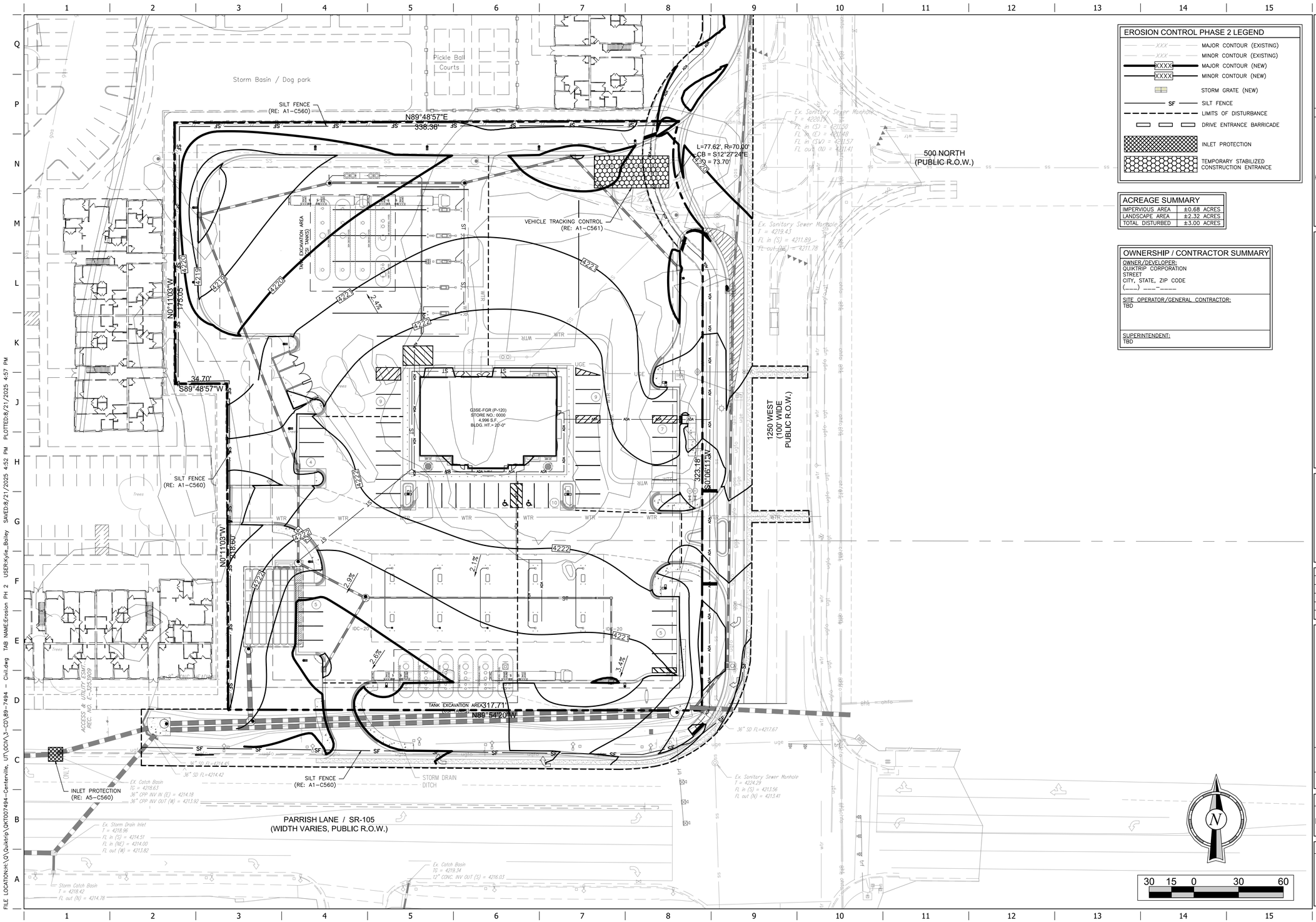
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL - PHASE 1

SHEET NUMBER:
C140

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\DGN\3--CD\89--7494 -- Civil.dwg TAB NAME:Erosion PH 1 USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Erosion PH 2 USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM

EROSION CONTROL PHASE 2 LEGEND

- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- STORM GRATE (NEW)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- DRIVE ENTRANCE BARRICADE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.68 ACRES
LANDSCAPE AREA	±2.32 ACRES
TOTAL DISTURBED	±3.00 ACRES

OWNERSHIP / CONTRACTOR SUMMARY

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
STREET
CITY, STATE, ZIP CODE
(____) ____-____

SITE OPERATOR/GENERAL CONTRACTOR:
TBD

SUPERINTENDENT:
TBD

PROJECT NO.:QKT7494.21

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL - PHASE 2

SHEET NUMBER:
C141

Storm Basin / Dog park

Pickle Ball Courts

SANITARY SEWER LINE TO SERVICE FUTURE DEVELOPMENT.

MH–ECCENTRIC (4'ø)
FL. (9)=4220.52

MH–ECCENTRIC (4'ø)
FL. (9)=4216.09

8"ø PVC 211.58 LF @ 2.00%

8"ø PVC 138.92 LF @ 2.00%

4'ø SSMH PER APWA
FL. (6)=4213.31

UNDERGROUND GAS STORAGE TANKS

1.5" AQUAPEX WATER SERVICE

6"ø PVC 129.94 LF @ 4.65%

TRANSFORMER PAD (RE: ELEC. PLANS)

UNDERGROUND ELECTRICAL CONDUIT

GREASE INTERCEPTOR (RE: PLUMBING PLANS)

RE: BUILDING UTILITY PLAN C151 FOR UTILITY IMPROVEMENTS AROUND BUILDING

±262 LF 3" PVC DOMESTIC WATER SERVICE (PRIVAGTE)

PR. FIRE HYDRANT

PR. 8" WATER MAIN CONTINUATION – BY OTHERS

±408 LF 8" PVC DOMESTIC WATER SERVICE MAIN

PR. UNDERGROUND STORM WATER QUALITY SYSTEM

UNDERGROUND GAS STORAGE TANKS

STREET LIGHT PER WDG STANDARDS (TYP.)

PARRISH LANE / SR-105
(WIDTH VARIES, PUBLIC R.O.W.)

500 NORTH
(PUBLIC R.O.W.)

1250 WEST
(100' WIDE
PUBLIC R.O.W.)

FIRE HYDRANT

TEE NEW 8" PVC TO EXISTING WATER MAIN PER CENTERVILLE CITY STANDARDS

TIE TO EXISTING ELECTRICAL BOX

STREET LIGHT PER CITY STANDARDS

EX. FIRE HYDRANT TO REMAIN

8" DOMESTIC TAP PER CENTERVILLE CITY STANDARDS

1/4" IRRIGATION SERVICE WITH 1" METER (RE: LANDSCAPE)

1–1/2" WATER METER

Ex. Sanitary Sewer Manhole
T = 4220.15
FL in (S) = 4210.50
FL in (E) = 4210.48
FL in (SW) = 4211.57
FL out (N) = 4211.41

Ex. Sanitary Sewer Manhole
T = 4219.43
FL in (S) = 4211.89
FL out (NE) = 4211.78

Ex. Sanitary Sewer Manhole
T = 4214.29
FL in (S) = 4213.56
FL out (N) = 4213.41

Ex. Storm Drain Inlet
T = 4218.96
FL in (S) = 4214.51
FL in (NE) = 4214.00
FL out (W) = 4213.82

Storm Catch Basin
T = 4218.42
FL out (N) = 4214.76

Ex. Catch Basin
T = 4218.63
36" CPP INV IN (E) = 4214.18
36" CPP INV OUT (W) = 4213.92

Ex. Catch Basin
TG = 4219.34
12" CONC. INV OUT (S) = 4216.03

36" SD FL=4214.45

36" SD FL=4214.42

36" SD FL=4217.67

UTILITY LEGEND (NEW)

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (≤ 10")
	STORM PIPE (≥ 12")
XXXX	MAJOR CONTOUR
XXXX	MINOR CONTOUR
	CONCRETE CURB AND GUTTER
	LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

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AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS – SPECIFICALLY AVOIDING ON–SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS #### THRU #### FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

30 15 0 30 60

FILE LOCATION:H:\QV\Quiktrip\QKT007494–Centerville, UT\GOV\3–CD\89–7494 – Civil.dwg TAB NAME:Utility USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:58 PM

PROJECT NO.:QKT7494.21

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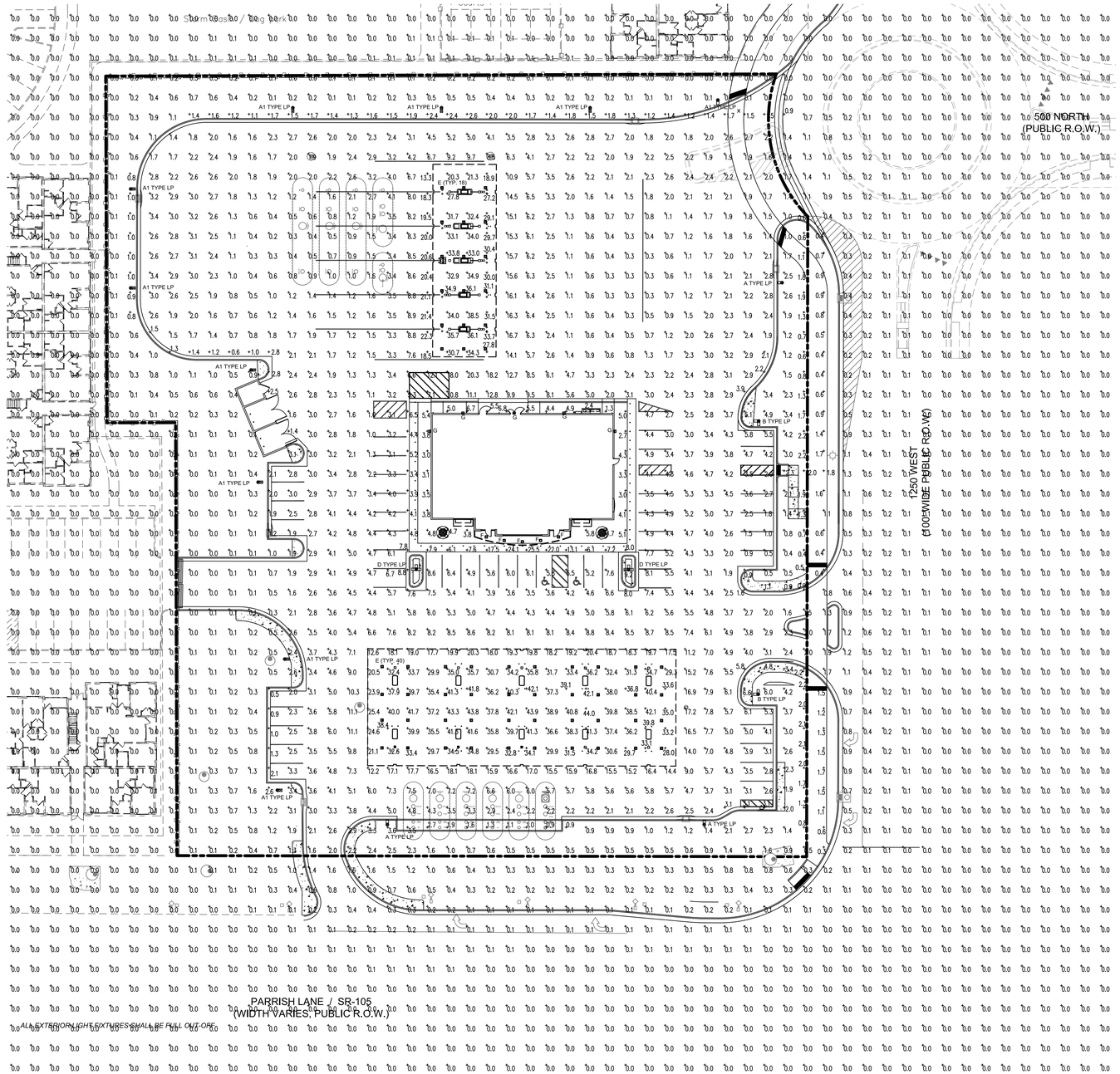
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C150



LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	04	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	A1	09	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	B	02	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	58	SINGLE	15'	12,793	1.0	SCV-LED-13L-SC-40	84
	F	05	SINGLE	10' TO 12'	4,022	1.0	XSPS-S-LED-SS-NW-TBD-GWT-DFL	31
	G	05	SINGLE	12'	6,275	1.0	XWM-3-LED-06L-40	54.0

30 15 0 30 60

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DRAWN BY:
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SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
C160

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QUITE\2--Plan\89--7494--Photometric.dwg TAB NAME:Photometric (Prelim) USER:Kyle_Bailey SAVED:7/11/2025 8:57 AM PLOTTED:8/21/2025 4:58 PM

Catalog # :	Project : Type: A, B, & D
Prepared By :	Date :

Slice Medium - SLM
Outdoor LED Area Light

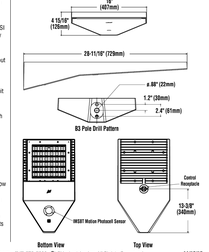
The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Non-corrosive
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Product Dimensions



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Slice Medium - SLM
Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation*	Voltage	Driver
SLM (Slice Medium)	LED	9L - 9,000 lms 13L - 13,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable voltages and lumen packages.	SIL - Silicone	2 - Type 2 3 - Type 3 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw- Automotive	(Blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277Vac) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT 27 - 2,700 CCT AMB - Phosphor Converted Amber[11]	70CRI - 70 CRI	(Blank) - None **Wireless Controls System** ALSC - AirLink Synapse Control System [1] ALSCS01 - AirLink Synapse Control System Host / Satellite [12] ALSCS02 - AirLink Synapse Control System with 8-12' Motion Sensor [2] ALSCHS01 - AirLink Synapse Control System Host / Satellite with 9-12' Motion Sensor [2] ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor [2] ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor [2] ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor [2] ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor [2] **Stand-Alone Controls** EXT - 0-10V Dimming leads extended to housing exterior CRTP - 7 Pin Control Receptacle ANSI C136.41 IMSBT1- Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height [3,4] IMSBT2- Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [3,4] **Button Type Photocells** PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS[7]

Catalog # :	Project :
Prepared By :	Date : E

Scottsdale Vertex™ (SCV)
Petroleum Canopy LED Luminaire

OVERVIEW	
Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficacy Range (LPW)	119 - 156
Weight lbs(kg)	15 (6.8)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.
- Shipping weight: 15 lbs in carton.

Optical System
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.

Warranty
- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

Hazardous Locaiton
- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C, within a 40°C ambient.
Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation
- Installs in a 12" or 16" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrates only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.

Scottsdale Vertex SCV Petroleum

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

Family / Size	LED Gen	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Controls
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 15L - 15000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens	SC - Standard Symmetric SCFT - Combination Standard Symmetric and Forward Throw	UNV - 120-277Vac HV - 347-480V	DIM - Dims to 10% (0-10V dimming)	40 - 4000K 50 - 5000K	WHT - White BLK - Black BRZ - Bronze	Blank - NONE ALSC - AirLink Synapse Wireless Control System[1] ALSCS - AirLink Synapse Wireless Control System with Sensor[1] ALSCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] ALSCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[2] IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor 8 - 24' mounting height [3,4] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor 25 - 40' mounting height [3,4]

Accessory Ordering Information

Description	Part Number
Retrofit Panel Kit - EC / ECTA / SCT to SCV, for 16" Deck Panel with larger openings[5]	675425
Retrofit Panel Kit - EC / ECTA / SCT to SCV, for 12" Deck Panel[5]	675871
Retrofit Panel Kit - RECU Richmond to SCV	675436
Retrofit Panel Kit - UNI Universal 2x2 to SCV	675427
Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit RC Cover Panel Blank (no holes)	354702
39" X 39" Beauty Plate Kit (with 4" Center hole)	SS7139WHT

Description	Part Number
39" X 39" Beauty Plate Kit (with 4" Center hole)	SS4139WHT
Junction Box	687401
Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1335540
Rectangular Top Plate Kit (includes top plate and sealant)	878291WHT
Surface Mount Box	873423
Retrofit Kit - CRU/CRU5 to SCV	687462
Retrofit Kit for SCW/SCV to upgrade SCV5070/CCT/A White	74333

FOOTNOTES:
1 - Consult factory for HV with AirLink Synapse Wireless Control System.
2 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
3 - Ideal for 9' to 12' openings.
4 - Ideal for 9' openings.
5 - Not available in HV.

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS

Drive Current	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficacy	BUG Ratings	
10L	8723	132	B3-U0-G1	10218	156	B3-U0-G1	10306	156	B3-U0-G1	66
13L	10921	130	B3-U0-G1	12793	153	B3-U0-G1	12903	153	B3-U0-G1	84
15L	12994	125	B3-U0-G1	15209	150	B3-U0-G1	15411	150	B3-U0-G1	103
20L	17145	132	B3-U0-G1	20083	153	B4-U0-G2	20141	155	B4-U0-G2	130
23L	19338	126	B4-U0-G2	22652	148	B4-U0-G2	23150	152	B4-U0-G2	153
23L (SCFT)	22778	119	B3-U0-G3	24581	128	B4-U0-G3	24361	127	B3-U0-G3	192

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA*

Lumen Level	120V	208V	240V	277V	347V	480V
10L	0.55	0.32	0.28	0.21	0.19	0.14
13L	0.73	0.41	0.35	0.30	0.24	0.18
15L	0.88	0.50	0.43	0.37	0.30	0.21
20L	1.09	0.63	0.54	0.47	0.38	0.27
23L (SC)	1.27	0.73	0.64	0.55	0.44	0.32
23L (SCFT)	1.60	0.92	0.80	0.69	0.55	0.40

*Electrical data at 25°C (77°F).

SC DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE*

Ambient Temperature C	Lumen Multiplier				
	0 hrs.[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25	1.00	0.96	0.92	0.88	0.84
30	1.00	0.96	0.91	0.87	0.83
35	1.00	0.96	0.91	0.87	0.83
40	1.00	0.96	0.91	0.87	0.83
45	1.00	0.96	0.91	0.87	0.82

SCFT DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE*

Ambient Temperature C	Lumen Multiplier				
	0 hrs.[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25	1.00	1.00	1.00	0.99	0.99
30	1.00	1.00	0.99	0.99	0.99
35	1.00	1.00	0.99	0.99	0.99
40	1.00	1.00	0.99	0.99	0.99

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration for the device under testing (25K*) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing (CUT) i.e. the packaged LED chip).

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.

Catalog # :	Project :
Prepared By :	Date : Type: Type: G

MIRADA WALL SCONCE (XWM)

DOE LIGHTING FACTS:
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XWM - 3 5000K CCT

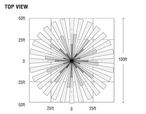
Lumens	Wattage	LPW
03 - 3410	29	117
04 - 4417	40	111
06 - 6609	59	113
08 - 8610	82	105

LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW

TOP VIEW



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM – 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMA).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in cartons) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS 2015/863/EU | cULus Wet location | CE | ARRA Buy American | IP65 | FC

Project Name	Fixture Type	10/20/17
Catalog #		© 2017 LSI INDUSTRIES INC.

Catalog # :	Project :
Prepared By :	Date : Type: Type: G

MIRADA WALL SCONCE (XWM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XWM FT LED 08L 50 UE WHT IMS**

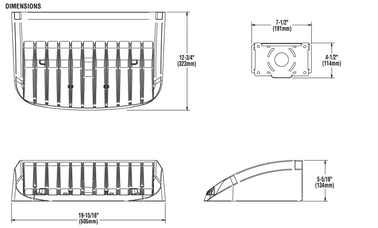
Prefix	Distribution	Light Source	Output*	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 WW - Type 4 (White Throw) FT - Type 4 (Forward Throw)	LED	03L - 3,400 Lumens 04L - 4,400 Lumens 06L - 6,600 Lumens 08L - 8,600 Lumens	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277) HV - 347-480 TBD	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Blank - None PCR - Platinum Control System GCR - Gold Control System DM - 0-10 volt dimming ALSC - AirLink Synapse Control System ALSCS - AirLink Synapse Control System Stand-Alone Control Blank - None DIM - 0-10 volt dimming[6] (from external signal)	IMS - Integral Motion Sensor[6,7] Options BB - Battery Back-up[8] CWBB - Cold Weather Battery Back-up[8] XPMA - Pole Mounting Bracket

ACCESSORY ORDERING INFORMATION[1] (Accessories are field installed)

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356910BLK	DFK08 - Double Fusing	DFK208
PK120 - Single Fusing	PK120	DFK240 - Double Fusing	DFK240
PK277 - Single Fusing	PK277	DFK480 - Double Fusing	DFK480
PK347 - Single Fusing	PK347	IMSPC Remote Configurator Tool*	SMKR3

FOOTNOTES:
1 - For wireless controls information and accessories, see Controls Section.
2 - Requires a SiteManager and override switch. Not compatible with battery back-up, IMS or HL Option.
3 - Not compatible with IMS Option
4 - Not compatible with DIM or Wireless Control System
5 - Not compatible with Wireless Control System
6 - Not available with BB, CWBB, IMS Option or Wireless Control System
7 - IMS is the Intelligent Dual Sensor (Daylight & Motion) which is field adjustable, via a handheld remote
8 - Refrigerator Kept
9 - Output based on type 3 optics in cool white color temperature, see IES files for exact delivered lumens

DIMENSIONS



Project Name	Fixture Type	10/20/17
Catalog #		© 2017 LSI INDUSTRIES INC.

Catalog # :	Project :
Prepared By :	Date : Type: Type: F

XSPS
LED Soffit Light

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System
- Symmetric distribution with excellent uniformity and a BUG rating of B2-U0-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical
- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO, -40°C to 45°C (-40°F to 113°F) for SS, -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens HO - 7,000 Lumens VHO - 8,000 Lumens	CW - 3000K 80 CRI NW - 4000K 80 CRI WW - 5000K 80 CRI	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V TBD	LWHT - White	DFL - Diffused Acrylic Lens	CWT - Channel Bar Mounting Kit BB - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	118	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

PROJECT NO.:QKT7494.21

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QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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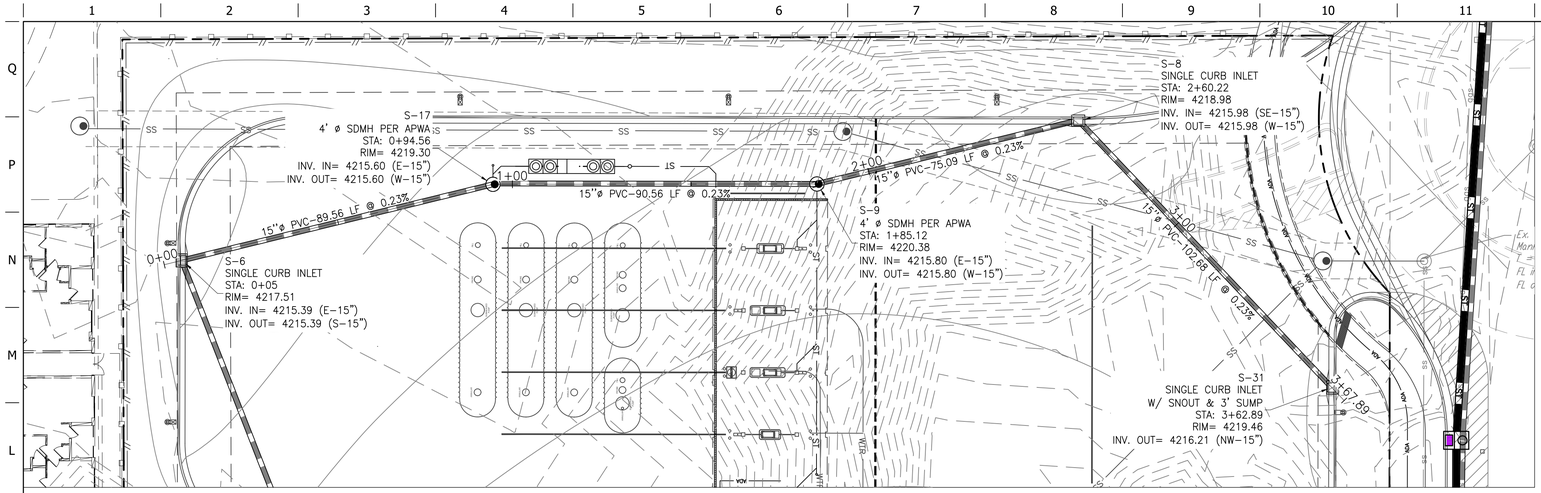
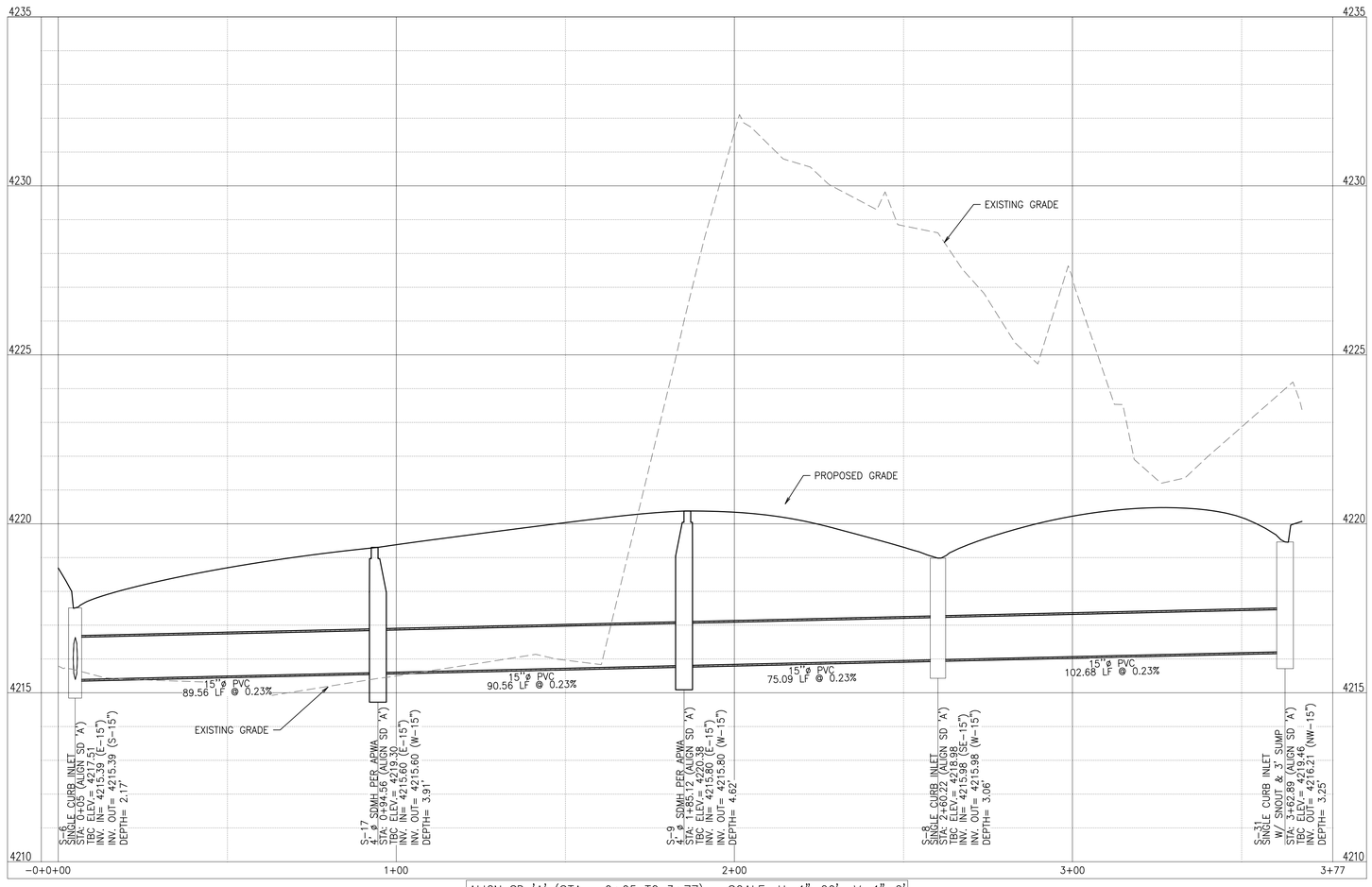
PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PHOTOMETRIC DETAILS

SHEET NUMBER:
C161





ALIGN SD 'A' (STA: -0+05 TO 3+77) - SCALE: H: 1"=20' V: 1"=2'

20 10 0 20 40

UTILITY LEGEND (NEW)

- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY LEGEND (EXISTING)

- wtr — WATER LINE
- ss — SANITARY SEWER LINE
- uge — UNDERGROUND ELECTRIC LINE
- ugt — UNDERGROUND TELEPHONE LINE
- ugfo — UNDERGROUND FIBER OPTIC
- gas — GAS LINE
- st — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
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GallowayUS.com

QuikTrip No. 7494

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CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

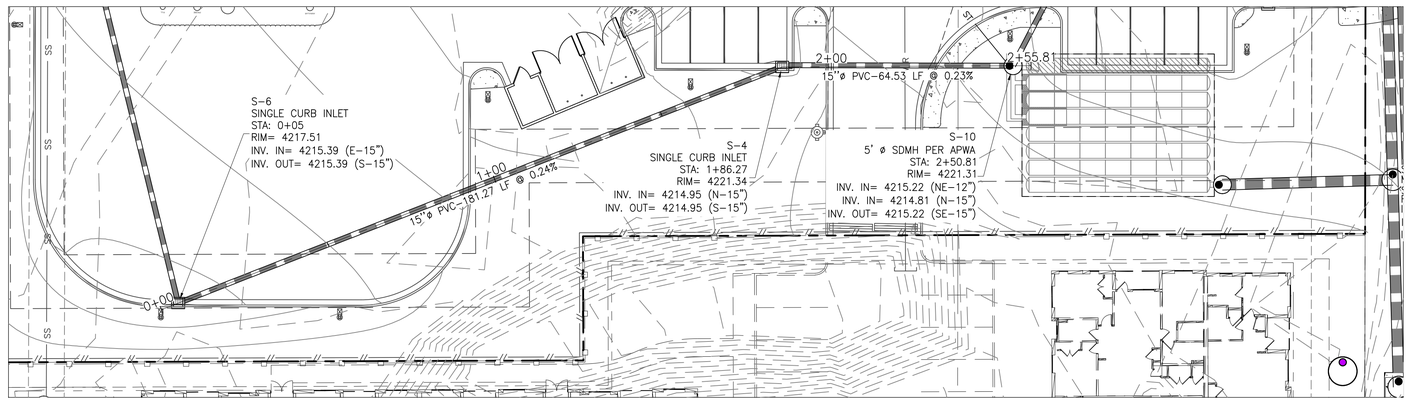
REV	DATE	DESCRIPTION

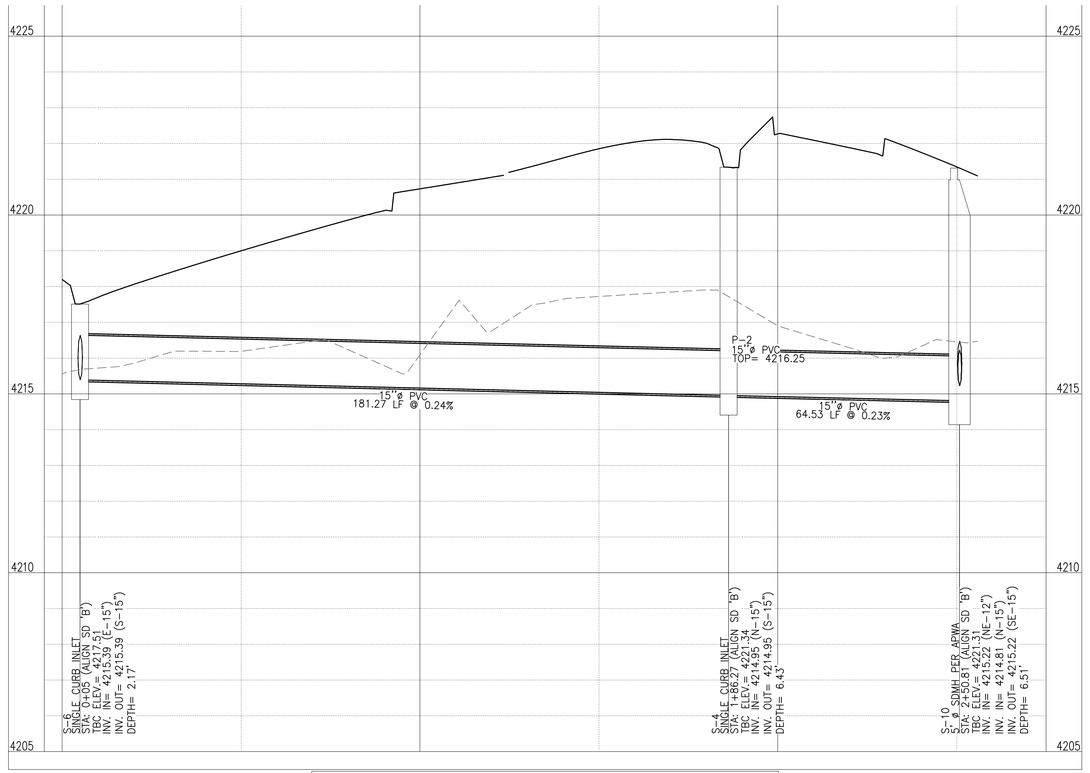
ORIGINAL ISSUE DATE:

SHEET TITLE:
STORM ALIGN 'A' PLAN & PROFILE

SHEET NUMBER:
C320

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\PROFILES SD-A.dwg TAB NAME:STRM A - C320 USER:Kylie_Bailey SAVED:7/11/2025 1:35 PM PLOTTED:8/21/2025 4:59 PM





ALIGN SD 'B' (STA: -0+05 TO 2+75) - SCALE: H: 1"=20' V: 1"=2'

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UTILITY LEGEND (NEW)

- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
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- STORM PIPE (≥ 12")
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY LEGEND (EXISTING)

- wtr — WATER LINE
- ss — SANITARY SEWER LINE
- uge — UNDERGROUND ELECTRIC LINE
- ugt — UNDERGROUND TELEPHONE LINE
- ugfo — UNDERGROUND FIBER OPTIC
- gas — GAS LINE
- st — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

PROJECT NO.:QKT7494.21

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QuikTrip No. 7494

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

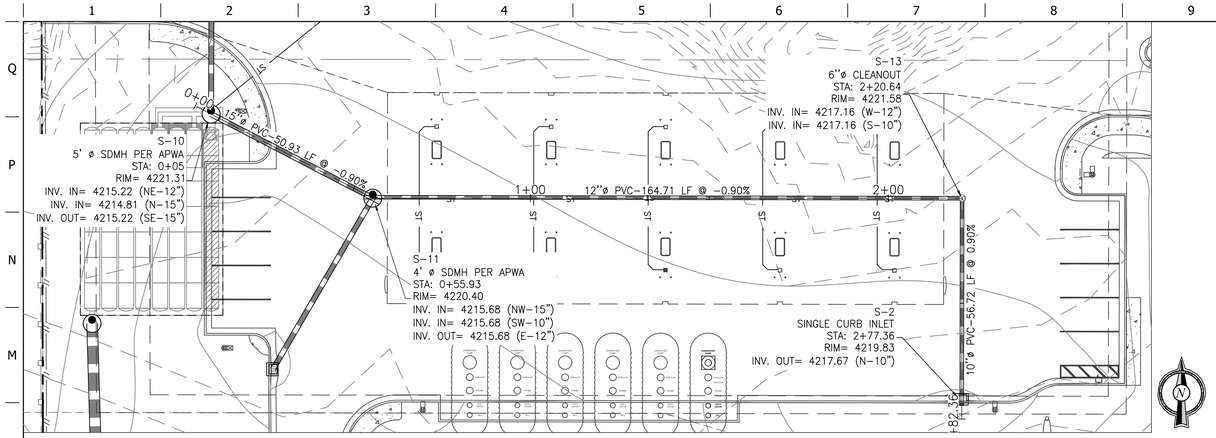
REV	DATE	DESCRIPTION

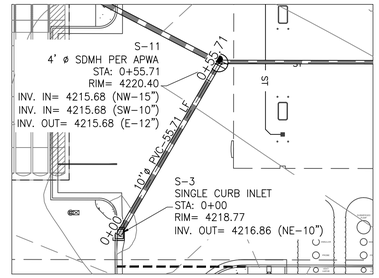
ORIGINAL ISSUE DATE:

SHEET TITLE:
STORM ALIGN 'B' PLAN & PROFILE

SHEET NUMBER:
C321

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\GOV\3-CD\PROFILES SD-B.dwg TAB NAME:STRM B - C321 USER:Kylie_Bailey SAVED:8/21/2025 12:05 PM PLOTTED:8/21/2025 5:00 PM





UTILITY LEGEND (NEW)

- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
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UTILITY LEGEND (EXISTING)

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- ugfo — UNDERGROUND FIBER OPTIC
- gas — GAS LINE
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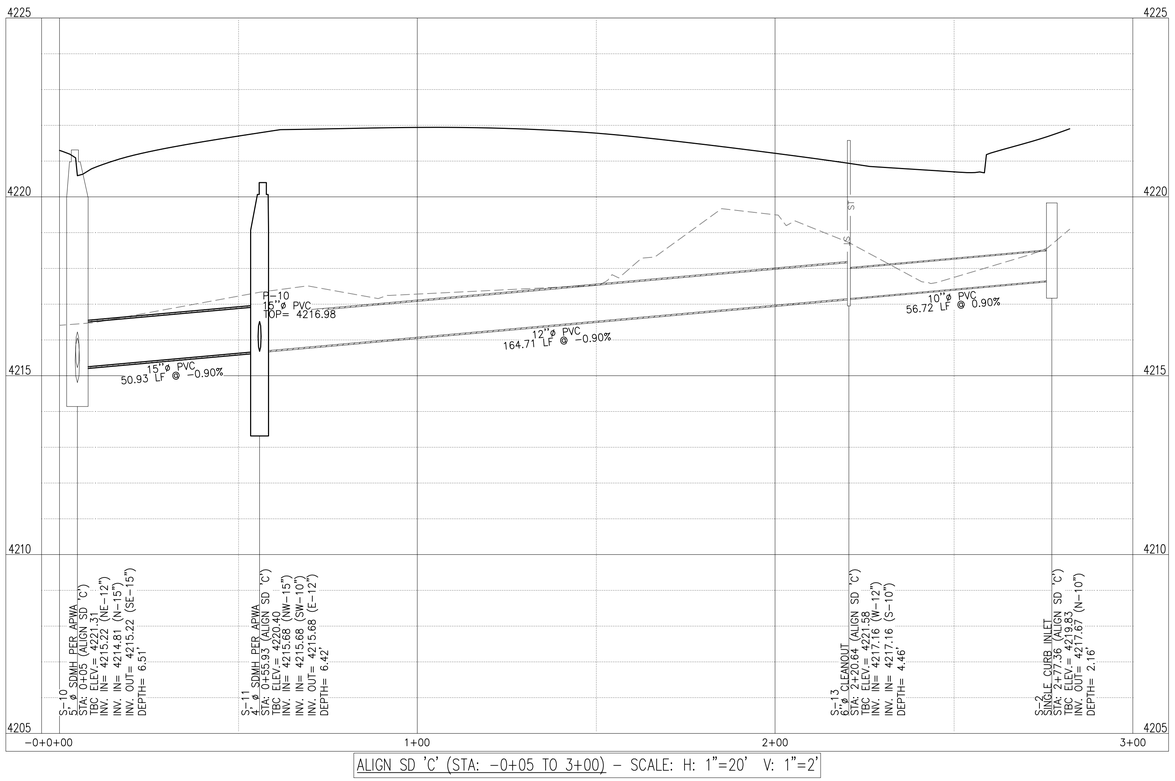
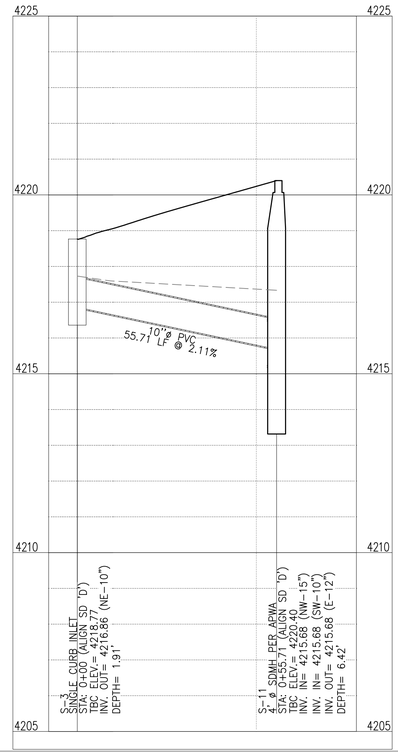
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)



ALIGN SD 'C' (STA: -0+05 TO 3+00) – SCALE: H: 1"=20' V: 1"=2'



ALIGN SD 'D' (STA: -0+08 TO 0+78) – SCALE: H: 1"=20' V: 1"=2'

20 10 0 20 40

PROJECT NO.:QKT7494.21

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QuikTrip No. 7494

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

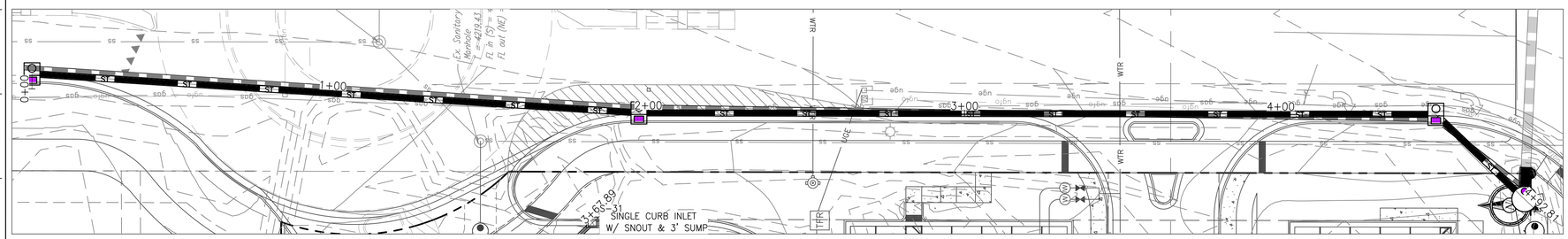
SHEET TITLE:

STORM ALIGN 'C' & 'D' PLAN & PROFILE

SHEET NUMBER:

C322

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\DOM\3-CD\PROFILES SD-C & SD-D.dwg TAB NAME:STRM C - C322 USER:Kyle_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:00 PM



UTILITY LEGEND (NEW)

- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
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- gas — GAS LINE
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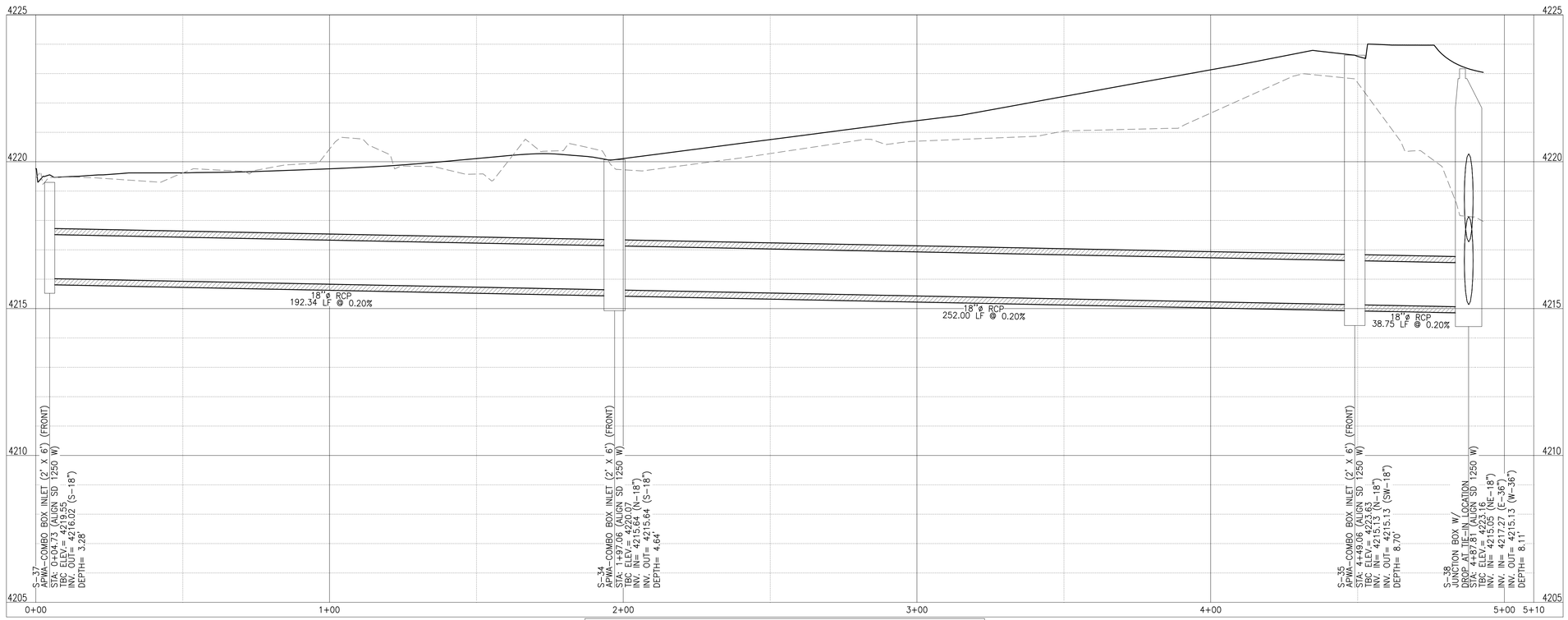
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)



ALIGN SD 1250 W (STA: 0+00 TO 5+10) – SCALE: H: 1"=20' V: 1"=2'

20 10 0 20 40

PROJECT NO.:QKT7494.21

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DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
STROM ALIGN '1250 W' PLAN & PROFILE

SHEET NUMBER:
C323

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\DCIV\3-CD\PROFILES SD-Offsite.dwg TAB NAME:STRM E - C323 USER:Kylie_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:01 PM

Silt fence - Updated 2025

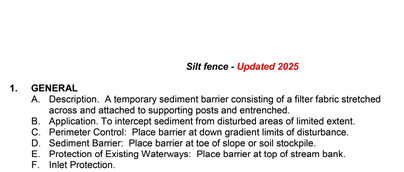
1. **GENERAL**
   A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   B. Application. To intercept sediment from disturbed areas of limited extent.
   C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   E. Protection of Existing Waterways: Place barrier at top of stream bank.
   F. Inlet Protection.

2. **PRODUCTS**
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   B. Burlap. 10 ounces per square yard of fabric.
   C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

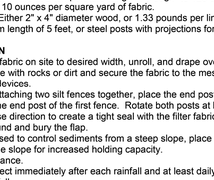
3. **EXECUTION**
   A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   D. Maintenance.
      1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
      2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
      3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
      4) Re-anchor fence as necessary to prevent shortcutting.
      5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

122

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



INSTALLATION SEQUENCE



TOE DETAIL

ADWA Utah Chapter — *Silt fence* — Plan 122 February 2006

Inlet protection – gravel sock

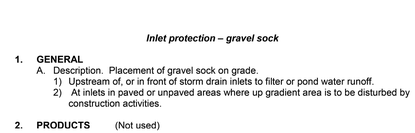
1. **GENERAL**
   A. Description. Placement of gravel sock on grade.
      1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
      2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. **PRODUCTS** (Not used)

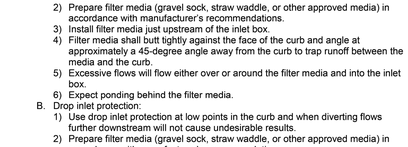
3. **EXECUTION**
   A. On-grade inlet protection:
      1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3) Install filter media just upstream of the inlet box.
      4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
      5) Excessive flows will flow either over or around the filter media and into the inlet box.
      6) Expect ponding behind the filter media.
   B. Drop inlet protection:
      1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3) Install filter media around the entire perimeter of the inlet grate.
      4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5) Excessive flows will either flow around the media or over the top and into the inlet box.
      6) Expect ponding around the inlet box.
   C. Maintenance
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 2-inches in depth.
      3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

124.1

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



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

ADWA Utah Chapter — *Inlet protection - gravel sock* — Plan 124.1 September 2006

Inlet protection - gravel

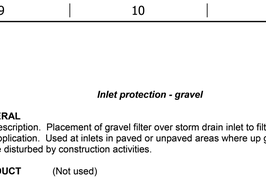
1. **GENERAL**
   A. Description. Placement of gravel filter over storm drain inlet to filter water runoff.
   B. Application. Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. **PRODUCT** (Not used)

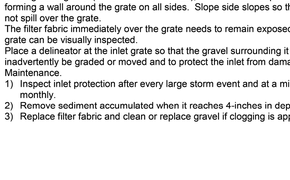
3. **EXECUTION**
   A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
   B. Place filter fabric over the mesh. Select filter fabric based on soil type.
   C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
   D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
   E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
   F. Maintenance.
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 4-inches in depth.
      3) Replace filter fabric and clean or replace gravel if clogging is apparent.

124.2

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



DROP INLET PROTECTION



CURB INLET PROTECTION

ADWA Utah Chapter — *Inlet protection - gravel* — Plan 124.2 February 2006

Inlet protection – fence or straw bale

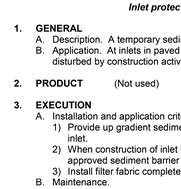
1. **GENERAL**
   A. Description. A temporary sediment barrier around storm drain inlet.
   B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. **PRODUCT** (Not used)

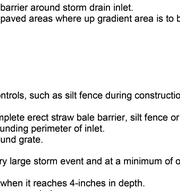
3. **EXECUTION**
   A. Installation and application criteria.
      1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
      2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
      3) Install filter fabric completely around grate.
   B. Maintenance.
      1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
      2) Remove sediment accumulated when it reaches 4-inches in depth.
      3) Repair or re-align barrier or fence as needed.
      4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

124.3

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



STRAW BALE BARRIER (Plan No. 121)



SILT FENCE (Plan No. 121)

ADWA Utah Chapter — *Inlet protection - fence or straw bale* — Plan 124.3 February 2006

SILT FENCE DETAIL — NTS — SN: 001

INLET PROTECTION DETAIL — NTS — SN: 001

AHJ (Authority Having Jurisdiction) standard details are for reference only. Contractor shall refer to the latest edition available from the AHJ for final construction details. This does NOT apply to QuikTrip details which are denoted by SN: XXXXXXXXXX

PROJECT NO.:QKT7494.21

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CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C503

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\QCIV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME:EROSION CONTROL SHEET 1 USER:Kylie_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:01 PM

Stabilized roadway entrance

1. GENERAL

A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

B. Application. At any site where vehicles and equipment enter the public right of way.

2. PRODUCT (Not used)

3 EXECUTION

A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.

B. Compact subgrade.

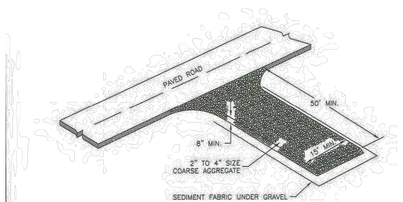
C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

D. Maintenance.

1) Prevent tracking or flow of mud into the public right-of-way.
2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
3) Inspect daily for loss of gravel or sediment buildup.
4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
5) Expand stabilized area as required to accommodate activities.

126

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



APWA Utah Chapter

Stabilized roadway entrance

Plan 126 February 2006

VEHICLE TRACKING CONTROL DETAIL

NTS | SN: 001

NOT USED

NTS | SN: 001

NOT USED

NTS | SN: 001

AHJ (Authority Having Jurisdiction) standard details are for reference only. Contractor shall refer to the latest edition available from the AHJ for final construction details. This does NOT apply to QuikTrip details which are denoted by SN: XXXXXXXXXX

PROJECT NO.: QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

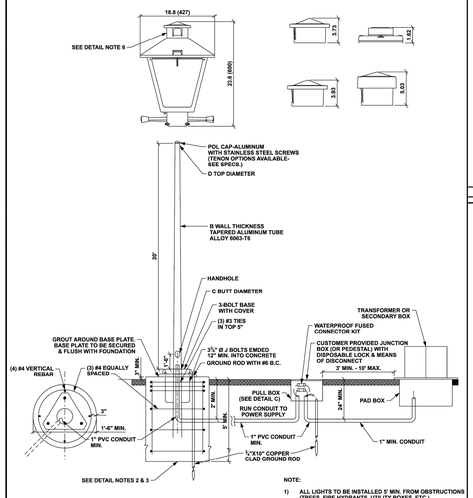
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

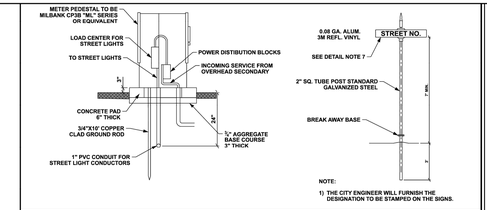
SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C504

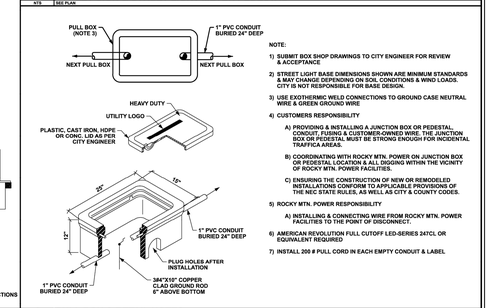
FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\GOV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME: EROSION CONTROL SHEET 2 USER: Kylie_Bailey SAVED: 8/21/2025 4:53 PM PLOTTED: 8/21/2025 5:02 PM



A STREET LIGHT BASE, LIGHT FIXTURE, & CONDUITS — NTS — SEE PLAN



B STREET SIGN & STREET LIGHT METER PEDESTAL — NTS — SEE PLAN



NOTE:
1) SUBMIT BOX SHOP DRAWINGS TO CITY ENGINEER FOR REVIEW & ACCEPTANCE
2) STREET LIGHT BASE DIMENSIONS SHOWN ARE MINIMUM STANDARDS & MAY CHANGE DEPENDING ON SOIL CONDITIONS & WIND LOADS. CITY IS NOT RESPONSIBLE FOR BASE DESIGN.
3) USE EXOTHERMIC WELD CONNECTIONS TO GROUND CASE NEUTRAL WIRE & GREEN GROUND WIRE
4) CUSTOMERS RESPONSIBILITY
   A) PROVIDING & INSTALLING A JUNCTION BOX OR PEDESTAL, CONDUIT, FUSING & CUSTOMER-OWNED WIRE. THE JUNCTION BOX OR PEDESTAL MUST BE STRONG ENOUGH FOR INCIDENTAL TRAFFICA AREAS.
   B) COORDINATING WITH ROCKY MTN. POWER ON JUNCTION BOX OR PEDESTAL LOCATION & ALL DIGGING WITHIN THE VICINITY OF ROCKY MTN. POWER FACILITIES.
   C) ENSURING THE CONSTRUCTION OF NEW OR REMODELED INSTALLATIONS CONFORM TO APPLICABLE PROVISIONS OF THE NEC STATE RULES, AS WELL AS CITY & COUNTY CODES.
5) ROCKY MTN. POWER RESPONSIBILITY
   A) INSTALLING & CONNECTING WIRE FROM ROCKY MTN. POWER FACILITIES TO THE POINT OF DISCONNECT.
6) AMERICAN REVOLUTION FULL CUTOFF LED-SERIES 247CL OR EQUIVALENT REQUIRED
7) INSTALL 200 # PULL CORD IN EACH EMPTY CONDUIT & LABEL

C PULL BOX & DETAIL NOTES — NTS — SEE PLAN

REVISION	DATE	BY	DESCRIPTION

DESIGN: RWN
DRAWN: PSR
CHECKED: KLG
DATE: 09/08/2023

STREET LIGHT & STREET NUMBERING SIGN

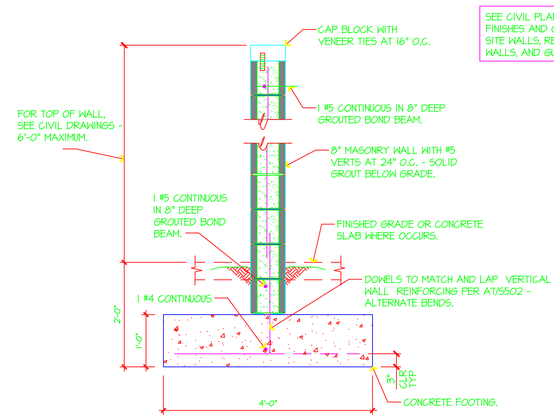
CENTERVILLE CITY STANDARD DETAILS

ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 109
WEST VALLEY, UTAH 84120
TEL: (801) 263-7752

SHEET NO.: 20
SHEET TYP.: DT-20
PROJ NO.: 22-091

J1 STREET LIGHT (CITY)

NTS — SN: 001



J8 CMU WALL (QUIKTRIP)

NTS — SN: 001

PROJECT NO.:QKT7494.21

Galloway
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QuikTrip No. 7494

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

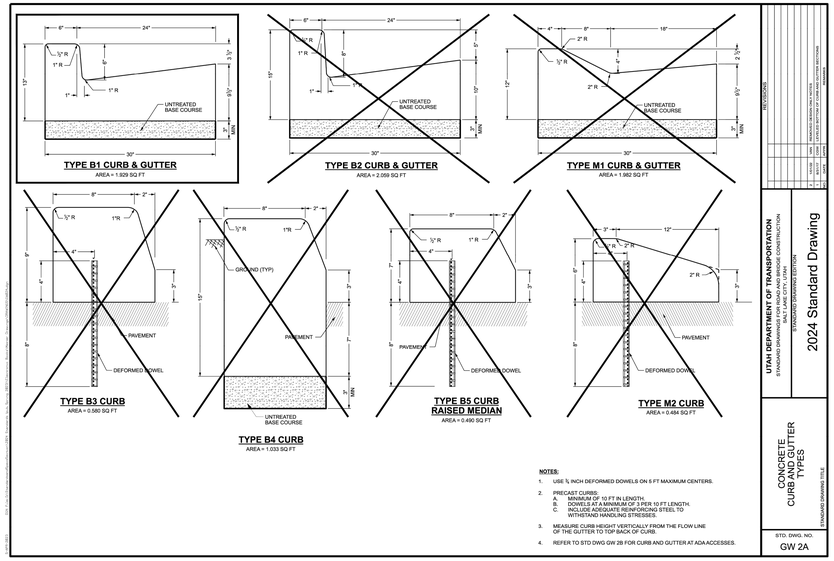
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
CITY DETAILS

SHEET NUMBER:
C570

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OGV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME:CITY DETAIL SHEET 1 USER:Kylie_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:02 PM



NOTES:

1. USE ½ INCH DEFORMED DOWELS ON 6 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

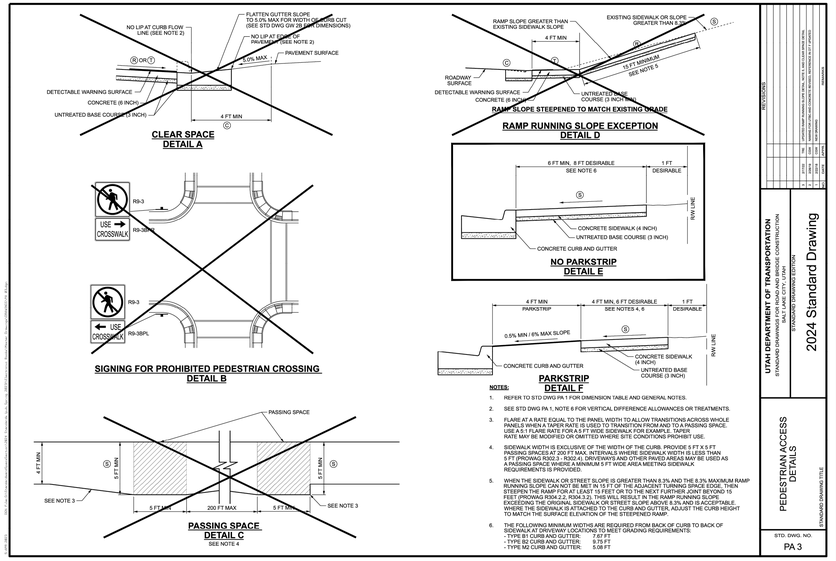
CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 2A

REVISIONS

REV	DATE	DESCRIPTION	BY
1	07/24	ADDED TYPE M1 CURB & GUTTER	DJS
2	07/24	ADDED TYPE M2 CURB	DJS
3	07/24	ADDED TYPE B5 CURB RAISED MEDIAN	DJS
4	07/24	ADDED TYPE B4 CURB	DJS
5	07/24	ADDED TYPE B3 CURB	DJS

J1 | UDOT PAVING DETAIL GW 2A
NTS | SN: 001



NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. SEE STD DWG PA 1, NOTE 6 FOR VERTICAL DIFFERENCE ALLOWANCES OR TREATMENTS.
3. FLARE AT A RATE EQUAL TO THE PANEL WIDTH TO ALLOW TRANSITIONS ACROSS WHOLE PANELS. FOR EXAMPLE, IF THE PANEL WIDTH IS 5 FT AND THE PASSING SPACE IS 6 FT WIDE USE A 5:1 FLARE RATE FOR A 5 FT WIDE SIDEWALK FOR EXAMPLE. TAPER RATE MAY BE MODIFIED OR OMITTED WHERE SITE CONDITIONS PROHIBIT USE.
4. SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. WHERE THE RUNNING SLOPE IS GREATER THAN 5.0% AND LESS THAN 5 FT (PROWAG R302.2 - R302.4), DRIVEWAYS AND OTHER PAVED AREAS MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.
5. WHEN THE SIDEWALK OR STREET SLOPE IS GREATER THAN 8.3% AND THE 8.3% MAXIMUM RAMP RUNNING SLOPE CANNOT BE MET IN 15 FT OF THE ADJACENT TURNING SPACE EDGE, THEN STEEPEN THE RAMP FOR AT LEAST 15 FEET OR TO THE NEXT FURTHER JOINT BEYOND 15 FEET (PROWAG R304.2.2, R304.3.2). THIS WILL RESULT IN THE RAMP RUNNING SLOPE EXCEEDING THE ORIGINAL SIDEWALK OR STREET SLOPE ABOVE 8.3% AND IS ACCEPTABLE. THE RAMP SHALL BE STEEPENED TO MATCH THE EXISTING GRADE. ADJUST THE CURB HEIGHT TO MATCH THE SURFACE ELEVATION OF THE STEEPENED RAMP.
6. THE FOLLOWING MINIMUM WIDTHS ARE REQUIRED FROM BACK OF CURB TO BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS:
   - TYPE B1 CURB AND GUTTER: 7.67 FT
   - TYPE B2 CURB AND GUTTER: 9.75 FT
   - TYPE M2 CURB AND GUTTER: 5.06 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

PEDESTRIAN ACCESS DETAILS
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 3

REVISIONS

REV	DATE	DESCRIPTION	BY
1	07/24	ADDED TYPE M1 CURB & GUTTER	DJS
2	07/24	ADDED TYPE M2 CURB	DJS
3	07/24	ADDED TYPE B5 CURB RAISED MEDIAN	DJS
4	07/24	ADDED TYPE B4 CURB	DJS
5	07/24	ADDED TYPE B3 CURB	DJS

J9 | UDOT PAVING DETAIL PA 3
NTS | SN: 001

UDOT NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSIONS
ⓢ	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
ⓣ	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
ⓡ	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
ⓒ	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
ⓕ1	FLARE WITHIN SIDEWALK	10.0% (vii)	-	-
ⓕ2	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. WHERE THE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4), DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1)
USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE STREET CROSSING FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES. (PROWAG R304.3.1)
TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) REFER TO STD DWG PA 3 RAMP RUNNING SLOPE EXCEPTION (DETAIL D) FOR INSTANCES WHERE THE RAMP RUNNING SLOPE IS ALLOWED TO BE STEEPER THAN 8.3%.

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN.
DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGHWAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R302.6.2)

(vi) FLATTEN GUTTER SLOPE TO 6.5 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 3, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE. FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM PLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APEX) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE LEVEL OF THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R304.5.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER OR ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO, UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK OR STREET TRAVEL AND A TURNING SPACE THAT IS PROVIDED AT THE TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR CONNECTING WITH A PEDESTRIAN CIRCULATION PATH (PROWAG R105.5)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R105.5)

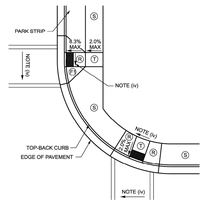
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT A RIGHT ANGLE OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY". THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1).

RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R204.2.1, R304.3.1)



CROSSING SLOPES DETAIL
CONFIGURATIONS SHOWN ARE EXAMPLES ONLY

VERTICAL SURFACE DISCONTINUITIES
NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)

B. PROVIDE A NO PEDESTRIAN (R9-3) SIGN AND A USE CROSSWALK (R9-3BPL PLAQUE (L OR R). IF PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R206) (SEE STD DWG PA 3 DETAIL B)

C. A SINGLE DIAGONAL CORNER (APEX) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.

D. ONLY A (4.0 FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.0 FT. (PROWAG ADVISORY R302.3)

E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6G.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED. COMPLY WITH SECTIONS 6F.63, 6F.66, AND 6F.71 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R203.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.5 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.5 IN WITH A SLOPE NOT STEEPER THAN 2H:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R302.7.2) (SEE DETAIL ABOVE)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.2)
8. SITE CONDITIONS MAY VARY. CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBWALLS ARE AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

GENERAL PEDESTRIAN ACCESS
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 1

REVISIONS

REV	DATE	DESCRIPTION	BY
1	07/24	ADDED TYPE M1 CURB & GUTTER	DJS
2	07/24	ADDED TYPE M2 CURB	DJS
3	07/24	ADDED TYPE B5 CURB RAISED MEDIAN	DJS
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5	07/24	ADDED TYPE B3 CURB	DJS

B1 | UDOT PAVING DETAIL PA 1
NTS | SN: 001

PROJECT NO.:QKT7494.21

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QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

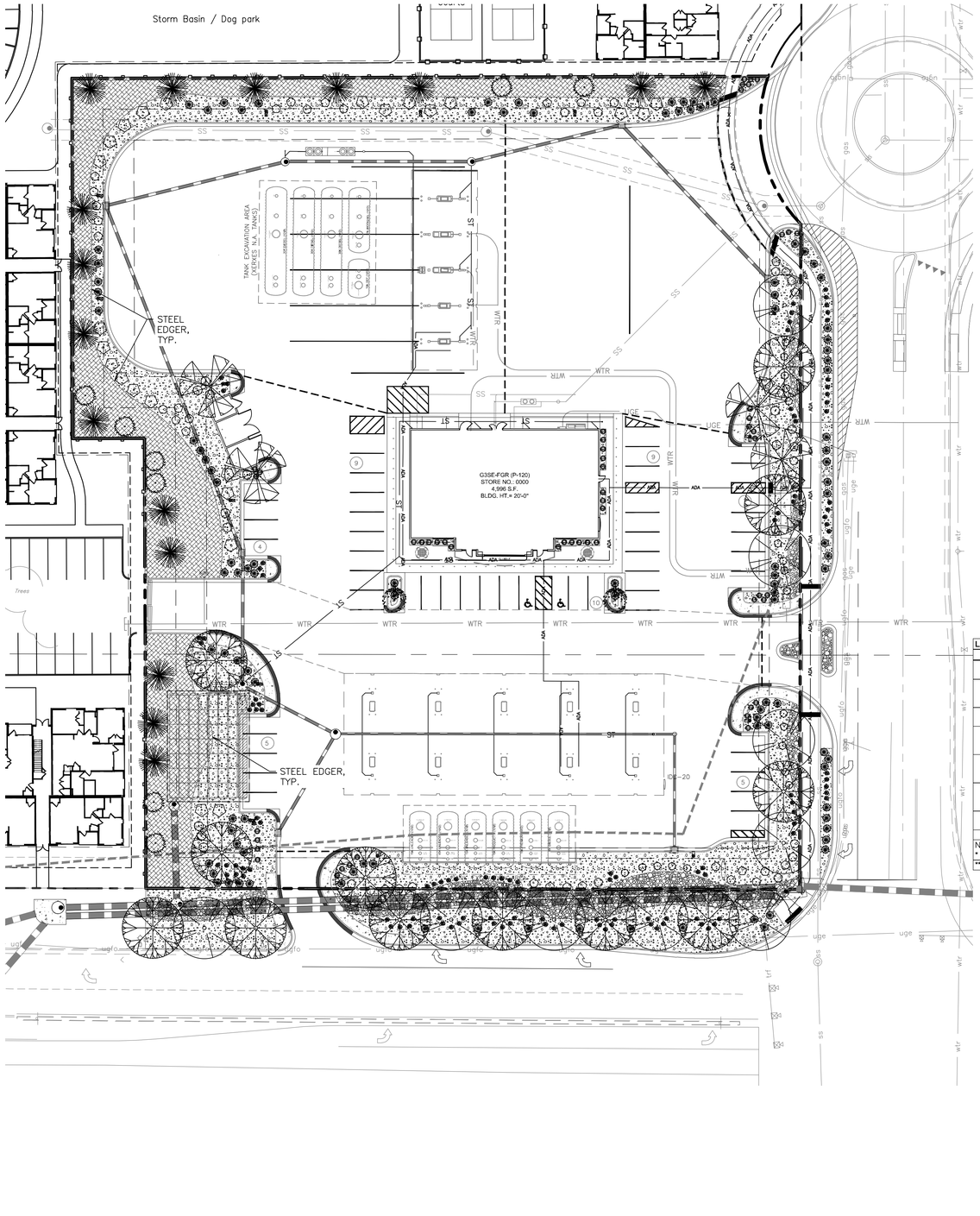
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
UDOT DETAILS

SHEET NUMBER:
C571

FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\CIV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME:UDOT DETAIL SHEET 1 USER:Kylie_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:02 PM



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS TREES			
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA
	ACRU	12	RED MAPLE ACER RUBRUM
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA
EVERGREEN TREES			
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'
	PIED	16	PINYON PINE PINUS EDULIS
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS SHRUBS			
	RIAL	11	ALPINE CURRANT RIBES ALPINUM
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS			
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
ORNAMENTAL GRASSES			
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
MULCH			
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH
SOD/SEED			
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
Landscape		
	STEEL EDGER	720 LF

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
-	LIVE PLANT MATERIAL 50% COVERAGE	29,344 SF x .50	29,344 x .50 = 14,672 SF	14,672 SF	20,273 SF LIVE PLANT MATERIAL COVERAGE
-	1 TREE PER 500/SF OF LANDSCAPE AREA NOT INCLUDING ANY REQUIREMENT FOR PLANTINGS FOR BUFFERS AND ARCHITECTURAL BARRIERS	13,067 OF REQUIRED LANDSCAPE AREA / 500	13,067 / 500 = 26	26 INTERNAL TREES	26 TREES
-	FOUNDATION LANDSCAPING, AT LEAST 50% OF THE BUILDING FRONTAGE SHALL BE LANDSCAPED	146 LF x .50	146 x .50 = 73 LF	73 LF OF LANDSCAPE AREA AT BUILDING FRONTAGE	76 LF**
-	10% OF A NON-RESIDENTIAL DEVELOPMENT PROJECT LOCATED WEST OF I-15 SHALL BE LANDSCAPED, NOT INCLUDING AREA WITHIN AN ABUTTING RIGHT OF WAY	130,675 SF OF LOT AREA	130,675 SF x .10 = 13,067 SF	13,067 SF OF LANDSCAPE AREA	29,344 SF OF LANDSCAPE AREA
-	PARKING LOTS CONSISTING OF MORE THAN 10 SPACES AND 3,500 SF SHALL CONTAIN, AT A MINIMUM, INTERNAL LANDSCAPED ISLANDS. 7% OF TOTAL PARKING AREA	8,369 SF OF PARKING AREA	8,369 x .07 = 585 SF	585 SF OF LANDSCAPE AREA	745 SF OF INTERIOR PARKING LANDSCAPE AREA
-	EVERY 6 REQUIRED PARKING SPACES, A MINIMUM OF TWO SHRUBS AND ONE DECIDUOUS TREE SHALL BE PROVIDED WITHIN EACH INTERNAL PARKING ISLAND AREA	30 PARKING SPACES REQUIRED	30 / 6 = 5 TREES (30 / 6) = 5 * 2 = 10 SHRUBS	5 TREES 10 SHRUBS	5 TREES 18 SHRUBS
-	ONE TTREE SHALL BE PLANTED FOR EVERY 25 FEET OF PUBLIC STREET FRONTAGE IN A REQUIRED LANDSCAPED AREA.	PARRISH LANE = 273 LF OF FRONTAGE 1250 WEST = 358 LF OF FRONTAGE	273 / 25 = 11 TREES 358 / 25 = 14 TREES	PARRISH LANE = 11 TREES 1250 WEST = 14 TREES	PARRISH LANE = 11 TREES *1250 WEST = 9 TREES
-	PERCENTAGE OF TURF GRASS	0 SF OF TURF GRASS	0 / 35,481 SF	0%	0%

NOTE:
* UTILITY CONFLICTS EXIST TO ACHIEVE THE 14 TREES WHETHER CLUSTERED OR IN A LINEAR DESIGN ALONG 1250 WEST.
** ADDITIONAL LANDSCAPE AREA IS PROVIDED ALONG THE EASTERN BUILDING FOUNDATION TO MAKE UP 3 LINEAR FEET.

N

30 15 0 30 60

PROJECT NO.:######

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-118 (05/01/24)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

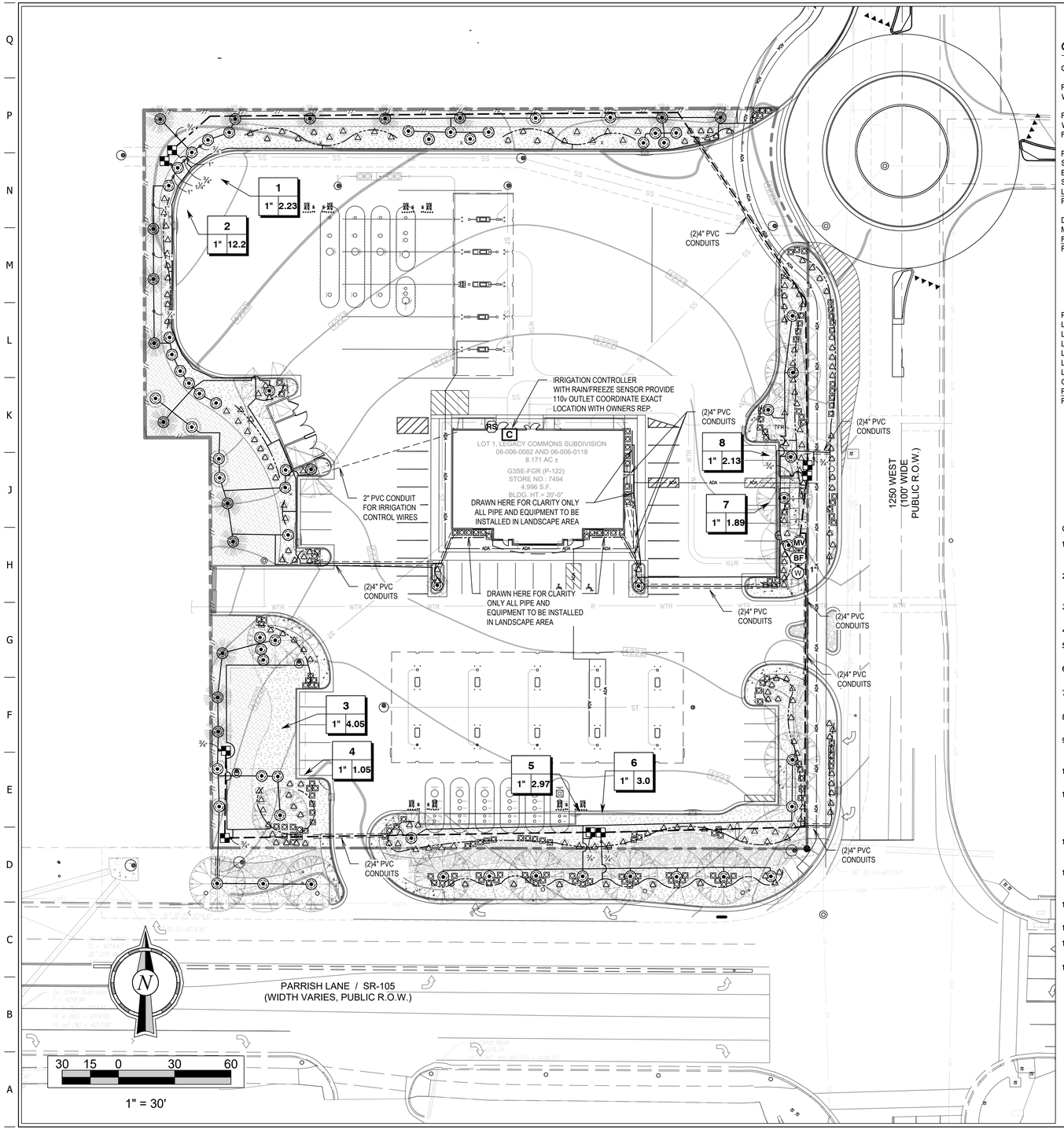
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QPLA\2--Plan\QT_7494_Land.dwg TAB NAME:Landscape (Prelim) USER:Eric_Newell SAVED:7/9/2025 9:17 AM PLOTTED:7/9/2025 9:18 AM



CRITICAL ANALYSIS

Generated:	2025-07-21 15:26
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	62 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.37 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	29.13 GPM
Design Pressure:	20 PSI
Friction Loss:	2.07 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.37 PSI
Pressure Req. at Critical Station:	28.6 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	10.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.5 PSI
Loss for Master Valve:	1.77 PSI
Loss for Water Meter:	0.54 PSI
Critical Station Pressure at POC:	53.0 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	9.03 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	8
	Netafim TLDL-09-12 Drip Ring	78
0.5 1.0 2.0	Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.	348
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MV	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 975XL 1" Reduced Pressure Backflow device	1
C	Weathermatic SL9648TW SmartLine 48-zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display, Multi-station simultaneous operation. (Supplied by QT and installed by contrctor)	1
RS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
W	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,053 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	79.6 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	8.0 lf
	Irrigation Lateral Line: Polyethylene Pipe 3/4"	1,608 lf
	Irrigation Mainline: PVC Schedule 40 1"	1,066 lf
	Pipe Sleeve: PVC Schedule 40 4" Sleeves	853.5 lf

Valve Callout

GENERAL NOTES

1. THIS DESIGN WAS PREPARED BY IRRIGATION DESIGN AND CONSULTING, BASED SOLELY ON THE DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, AND HOLDS NO RESPONSIBILITY FOR ACCURACY OR THAT INFORMATION OR FOR ANY INSTALL OR WARRANTIES. INSTALL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALL AND FUNCTION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION DESIGN IS CONCEPTUAL AND DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VERY DUE TO FIELD ADJUSTMENTS FOR EXISTING CONDITIONS AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.
3. FOR CLARITY SOME LINES AND OBJECTS MAY APPEAR TO BE OUT OF PLACE. IT SHOULD BE UNDERSTOOD THAT ALL IRRIGATION PIPE AND EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE AREAS.
4. FLOW RATES ARE ESTIMATED AND AS SUCH WILL VARY IF ALTERATIONS ARE MADE BY CONTRACTOR,
5. INSTALL CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR FLOW, PIPE SIZING HYDRAULIC CALCULATIONS, INSTALL, ADJUSTMENTS AND WARRANTIES.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER NOZZLE ADJUSTMENT SO AS NOT TO OVER SPRAY OR WATER ANY SIDEWALKS, PARKING AREAS, OR ANY OTHER NON PERVIOUS AREAS.
7. TREE RINGS ARE TO BE ON SEPARATE "TREE ZONES". WHEN POSSIBLE PIPE IS TO BE RUN IN TRENCHES WITH OTHER PIPE. IRRIGATION INSTALL CONTRACTOR IS RESPONSIBLE FOR PROPER PIPE SIZING FOR TREE ZONES.
8. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURE'S CURRENT SPECIFICATIONS AND IN ACCORDANCE WITH ALL LAWS AND CODES THAT GOVERN CENTERVILLE, UT.
9. EXACT STATIC WATER PRESSURE IS UNKNOWN AT TIME OF THE DESIGN CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65psi WITH A FLOW OF 15gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
10. CONTRACTOR WILL COORDINATE EXACT LOCATIONS OF WATER METER, BACK FLOW PREVENTER, CONTROLLER AND CLIMATE SENSORS WITH THE ARCHITECT AND GENERAL CONTRACTOR.
11. WHEN TRENCHING UNDER THE DRIP LINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIP LINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIP LINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND UNDER GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORK AREA.
13. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE SCH40 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURE OF THE PIPE
14. ALL SLEEVES WILL BE SCH40 AND MUST BE A MINIMUM OF TWO PIPE SIZES LARGER THAN THE COLLECTIVE SIZES OF ALL PIPES TO BE PLACED IN SLEEVE
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPER LOCATION AND SIZING OF SLEEVES BEFORE CONSTRUCTION BEGINS.
16. IRRIGATION INSTALL CONTRACTOR SHALL PLAN A CONTINGENCY PLAN FOR A BOOSTER PUMP IN IN ADVANCE IN THE EVENT THAT ONE BECOMES NECESSARY SO AS TO NOT SLOW OR POSTPONE CONSTRUCTION COMPLETION.
17. IRRIGATION INSTALLER SHALL COORDINATE AS-BUILT ZONE SHEET (SEE QT CONSTRUCTION MANAGER) WITH WEATHERMATIC (AARON@OKLHOMALANDSCAPE.COM) AS REQUIRED FOR COMMISSION OF THE IRRIGATION SYSTEM.

EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 65PSI WITH A FLOW OF 15GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.

MATTHEW McFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
720659
DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

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QuikTrip No. 7494

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CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L110

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	
DECIDUOUS TREES								
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA	B&B	2" CAL	15'X12'	MODERATE	
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA	B&B	2" CAL	40'X30'	MODERATE	
	ACRU	12	RED MAPLE ACER RUBRUM	B&B	2" CAL	40'X30'	MODERATE	
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA	B&B	2" CAL	40'X30'	MODERATE	
EVERGREEN TREES								
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20'X10'	MODERATE	
	PIED	16	PINYON PINE PINUS EDULIS	B&B	6' HT	25'X15'	LOW	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE		
DECIDUOUS SHRUBS								
	RIAL	11	ALPINE CURRANT RIBES ALPINUM	#5 CONT.	5'X5'	LOW		
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	1.5'X6'	VERY LOW		
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	VERY LOW		
EVERGREEN SHRUBS								
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	2'X4'	VERY LOW		
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2'X4'	MODERATE		
ORNAMENTAL GRASSES								
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5'X2.5'	VERY LOW		
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	TYPE				SPACING
MULCH								
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH	MULCH				
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH	MULCH				
SOD/SEED								
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED	SEED				

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
	STEEL EDGER	720 LF	SEE NOTES

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON, THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEWING ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

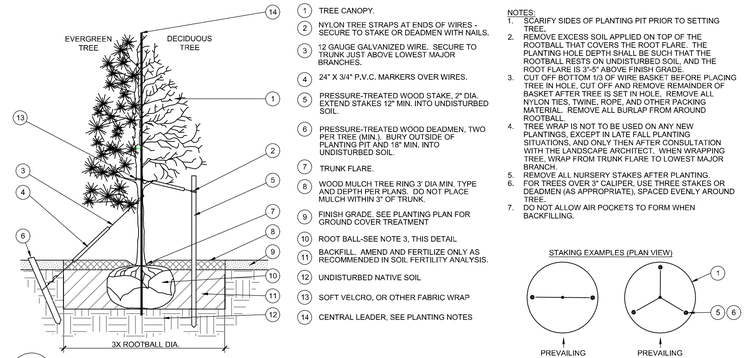
29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE HAMMERED HARDWOOD MULCH, DYED DARK BROWN AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS, SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CENTERVILLE, UT STANDARD LANDSCAPE NOTES

1. ROCK OR MULCH USED IN PLANT BEDS OUTSIDE THE PARKSTRIP SHOULD HAVE A DEPTH OF THREE TO FOUR INCHES TO PREVENT WEED GROWTH AND RETAIN SOIL MOISTURE.
2. SOIL SCARIFICATION (THE PROCESS OF BREAKING UP SOIL BY FRACTURING OR TILLING) SHOULD BE PERFORMED TO A DEPTH OF AT LEAST SIX INCHES TO ALLOW FOR WATER AND AIR EXCHANGE IN SOIL FOLLOWING SITE WORK COMPACTION IN ALL LANDSCAPED AREAS.
3. SOIL AMENDMENTS (ORGANIC MATERIAL) SHOULD BE ADDED AND TILLED INTO THE SOIL TO A MINIMUM DEPTH OF SIX INCHES TO INCREASE ORGANIC CONTENT AND IMPROVE WATER RETENTION IN ALL LANDSCAPED AREAS.
4. IRRIGATION SYSTEM SHOULD BE DESIGNED WITH WATER WISE CONTROLLERS, VALVES, DRIP EMITTERS, AND BUBBLERS THAT PROVIDE THE MINIMUM NECESSARY AMOUNT OF WATER TO IDEALLY SUSTAIN THE LANDSCAPE PLANTINGS.
5. APPROPRIATELY DESIGNED DRIP IRRIGATION SYSTEMS SHOULD BE USED FOR ALL NON-TURF LANDSCAPED AREAS.
6. IRRIGATION OPERATION AND WATERING SHOULD BE DONE BETWEEN THE HOURS OF 6 P.M. TO 10 A.M. TO REDUCE LOSS FROM WIND AND MINIMIZE EVAPORATION OR AS RESTRICTED BY OTHER LOCAL, SPECIAL SERVICE DISTRICT, COUNTY, OR STATE REGULATIONS, INCLUDING, BUT NOT LIMITED TO CMC 9.02.210 (SPRINKLERS).

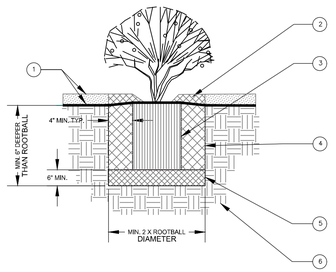


1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.) BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)

1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

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PROTOTYPE: P-118 (05/01/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

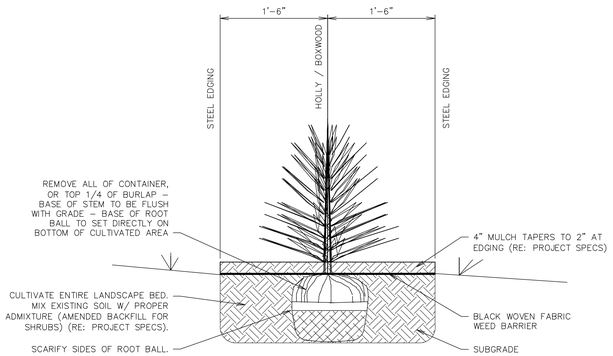
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE DETAILS

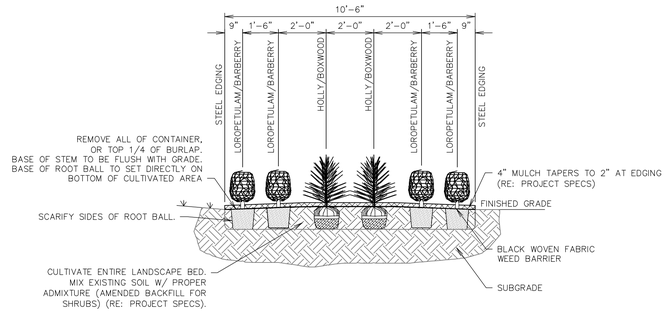
SHEET NUMBER:
L500

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OPLA\3-CD\DETAILS LS.dwg TAB NAME:LS Detail Sheet 1 USER:Eric_Newell SAVED:7/9/2025 9:13 AM PLOTTED:7/9/2025 9:27 AM



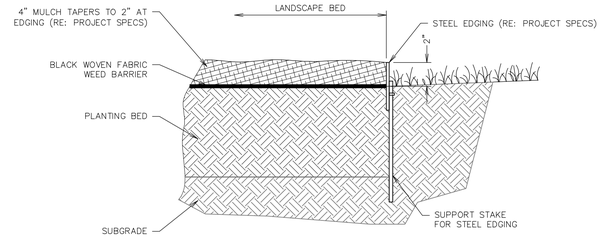
L1 SINGLE SHRUB SCREENING SECTION B-B

NTS | SN: LD026A002



L6 SHRUB PLANTING SECTION A-A

NTS | SN: LD003A006

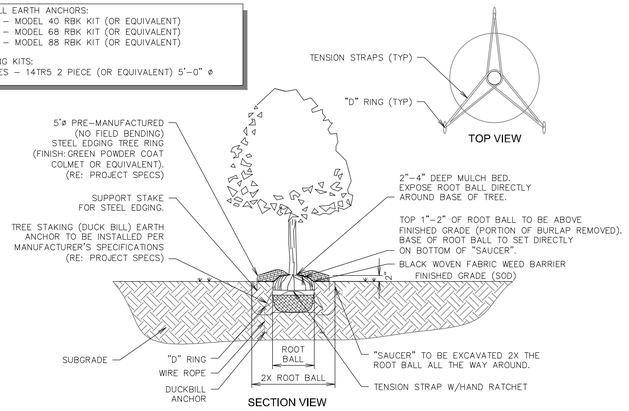


L11 LANDSCAPE STEEL EDGING DETAIL

NTS | SN: LD006A005

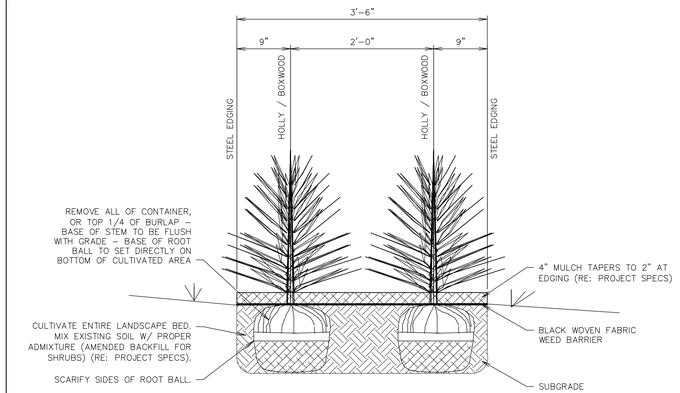
DUCK BILL EARTH ANCHORS:
2"TREES - MODEL 40 RBK KIT (OR EQUIVALENT)
3"TREES - MODEL 68 RBK KIT (OR EQUIVALENT)
6"TREES - MODEL 88 RBK KIT (OR EQUIVALENT)

TREE RING KITS:
ALL TREES - 14TR5 2 PIECE (OR EQUIVALENT) 5'-0" ø



F1 TREE PLANTING DETAIL - DUCKBILL

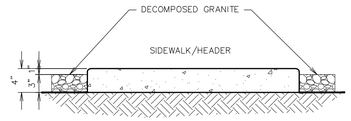
NTS | SN: LD008B008



F6 SHRUB SCREENING SECTION B-B

NTS | SN: LD005A005

FINISH GRADE TO BE 4" BELOW TOP OF WALK BEFORE INSTALLATION OF WASHED DECOMPOSED GRANITE



F11 GRADING AT WALK

NTS | SN: LD016A001

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PROTOTYPE: P-11B (05/01/24)
DIVISION:
VERSION: 001
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L501

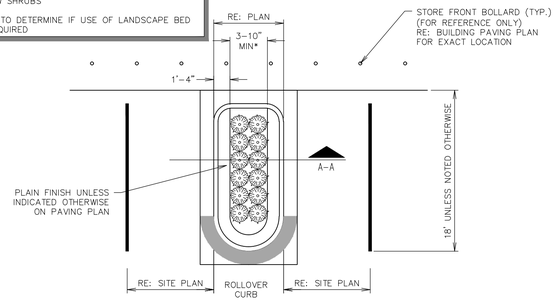
FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\DPLA\3-CD\DETAILS LS.dwg TAB NAME: LS Detail Sheet 2 USER: Eric_Newell SAVED: 7/9/2025 9:13 AM PLOTTED: 7/9/2025 9:28 AM

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

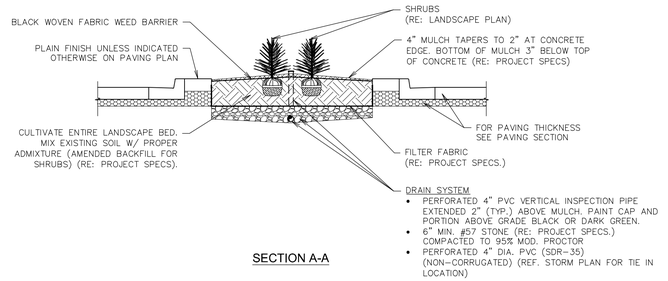
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PLAN

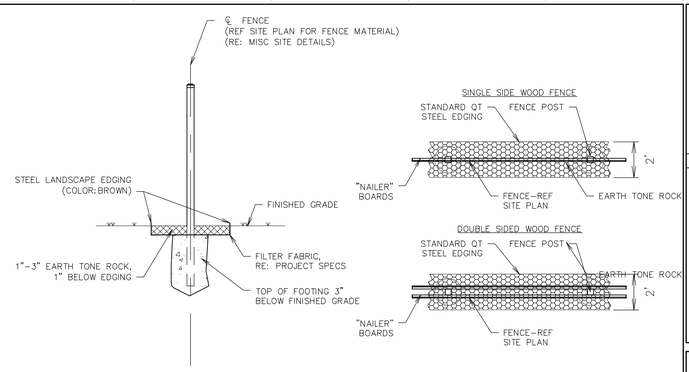


DRAIN SYSTEM

- PERFORATED 4" PVC VERTICAL INSPECTION PIPE EXTENDED 2" (TYP.) ABOVE MULCH. PAINT CAP AND PORTION ABOVE GRADE BLACK OR DARK GREEN.
- 6" MIN. #57 STONE (RE: PROJECT SPECS.) COMPACTED TO 95% MOD. PROCTOR
- PERFORATED 4" DIA. PVC (SDR-35) (NON-CORRUGATED) (REF. STORM PLAN FOR TIE IN LOCATION)

SECTION A-A

L1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD009A014



MOW STRIP IS SPECIFIC TO WOOD FENCES IN SODDED AREAS ONLY

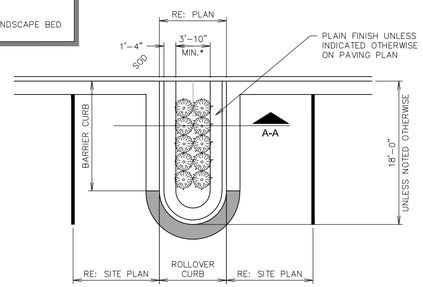
L11	LS EDGING ADJACENT TO FENCE
NTS	SN: LD024B010

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



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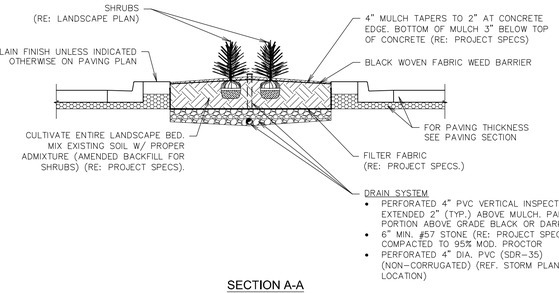


DRAIN SYSTEM

- PERFORATED 4" PVC VERTICAL INSPECTION PIPE EXTENDED 2" (TYP.) ABOVE MULCH. PAINT CAP AND PORTION ABOVE GRADE BLACK OR DARK GREEN.
- 6" MIN. #57 STONE (RE: PROJECT SPECS.) COMPACTED TO 95% MOD. PROCTOR
- PERFORATED 4" DIA. PVC (SDR-35) (NON-CORRUGATED) (REF. STORM PLAN FOR TIE IN LOCATION)

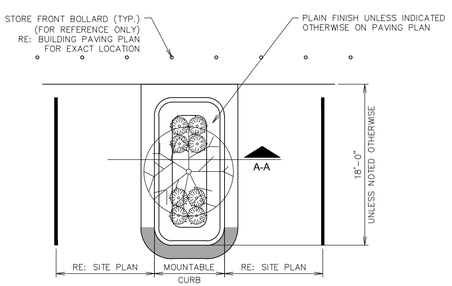
SECTION A-A

F1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)
NTS	SN: LD010A013

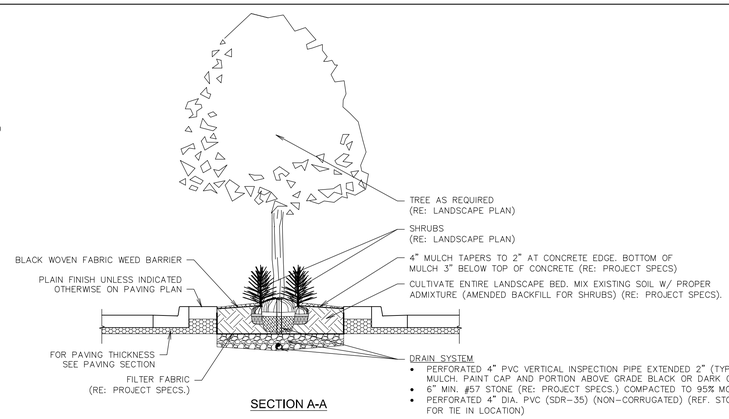
RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PLAN



DRAIN SYSTEM

- PERFORATED 4" PVC VERTICAL INSPECTION PIPE EXTENDED 2" (TYP.) ABOVE MULCH. PAINT CAP AND PORTION ABOVE GRADE BLACK OR DARK GREEN.
- 6" MIN. #57 STONE (RE: PROJECT SPECS.) COMPACTED TO 95% MOD. PROCTOR
- PERFORATED 4" DIA. PVC (SDR-35) (NON-CORRUGATED) (REF. STORM PLAN FOR TIE IN LOCATION)

SECTION A-A

A1	PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD011A013

PROJECT NO.:######

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REV	DATE	DESCRIPTION

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SHEET TITLE:

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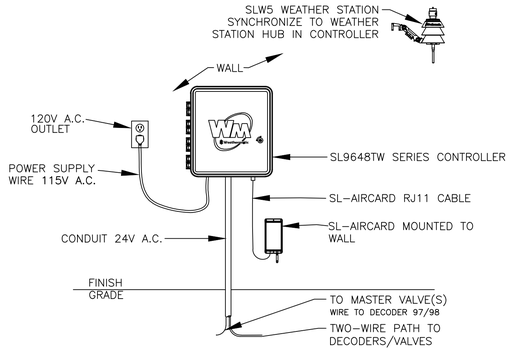
SHEET NUMBER:

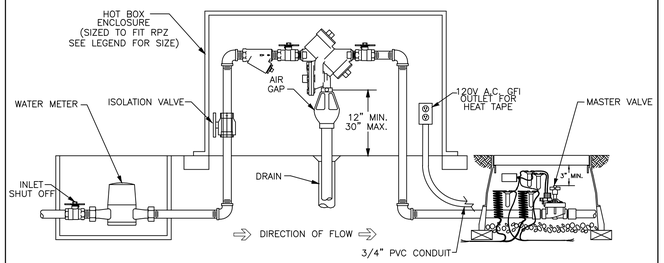
L502

FILE LOCATION: H:\QA\Quiktrip\QKT007494-Centerville, UT\DPLA\3-CD\DETAILS LS.dwg TAB NAME: LS Detail Sheet 3 USER: Eric_Newell SAVED: 7/9/2025 9:13 AM PLOTTED: 7/9/2025 9:28 AM



L1 SmartWire Controller SL9648TW with SLW5 & Aircard

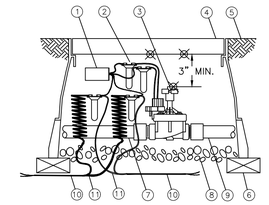
SN:



OUTDOOR HORIZONTAL INSTALLATION

L6 REDUCED PRESSURE PRINCIPLE ASSEMBLY

SN:

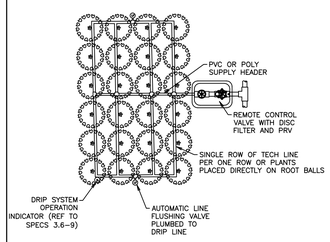


1. FIELD DECODER: WEATHERMATIC SLDEC1 2-WIRE DECODER
2. DRY SPLICE WIRE CONNECTOR (1 OF 4)
3. RAIN BIRD PEB SERIES REMOTE CONTROL VALVE
4. 12-INCH VALVE BOX WITH COVER
5. FINISH GRADE OR TOP OF MULCH
6. BRICK (1 OF 4)
7. PVC MAINLINE PIPE
8. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
9. PVC LATERAL PIPE
10. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
11. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

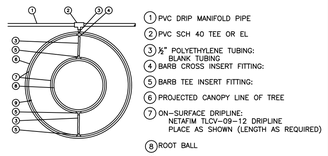
L11 RAIN BIRD PEB SERIES CONTROL VALVE

SN:



PLANTING AREA
(ONE LINE OF TECH LINE PER ROW)

TLCV-04-12 ON SURFACE DRIP LINE PLANTING AREAS



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: BLANK TUBING
4. BARB CROSS INSERT FITTING:
5. BARB TEE INSERT FITTING:
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: NETAFIM TLCV-09-12 DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON NETAFIM WEB SITE (WWW.NETAFIM.COM) FOR SUGGESTED SPACING.
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.

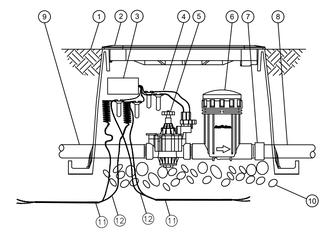
TREE RING

TLCV-09-12 ON SURFACE DRIP LINE AROUND TREES

NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

F1 NETAFIM DRIP IRRIGATION

SN:

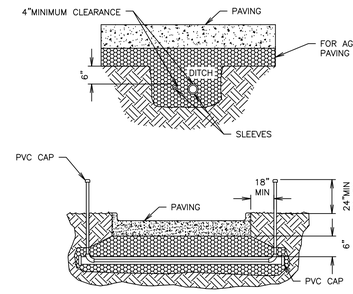


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. WEATHERMATIC SLDEC1 2-WIRE DECODER
4. WATERPROOF CONNECTION
5. REMOTE CONTROL VALVE: RAIN BIRD 100-PEB (INCLUDED IN XCZ-100-PRB-LC KIT)
6. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN XCZ-100-PRB-LC KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. MAINLINE PIPE
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
12. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

F6 RAIN BIRD XCZ-100-PRB-LC DRIP KIT/RAIN BIRD XCZ-150-PRB-COM DRIP KIT

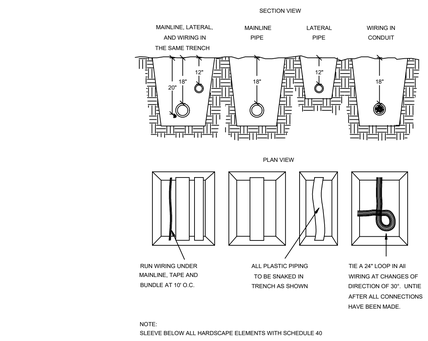
SN:



NOTES:
1. ALL PVC IRRIGATION SLEEVING UNDER PAVEMENT TO BE SCHEDULE 40.
2. ALL PVC IRRIGATION SLEEVING UNDER SIDEWALKS MAY BE CLASS 200.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
5. MECHANICALLY TAMP TO 95% SPD.

F11 IRRIGATION SLEEVING

SN:



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40

A1 PIPE & WIRE TRENCHING

SN:

A6 NOT USED

SN:

A11 NOT USED

SN:

JAMES MATTHEW MCFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
120659

DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactusirrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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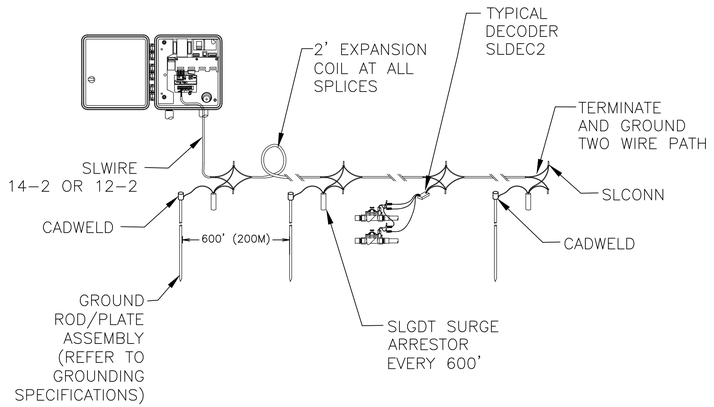
PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION DETAILS
SHEET 1

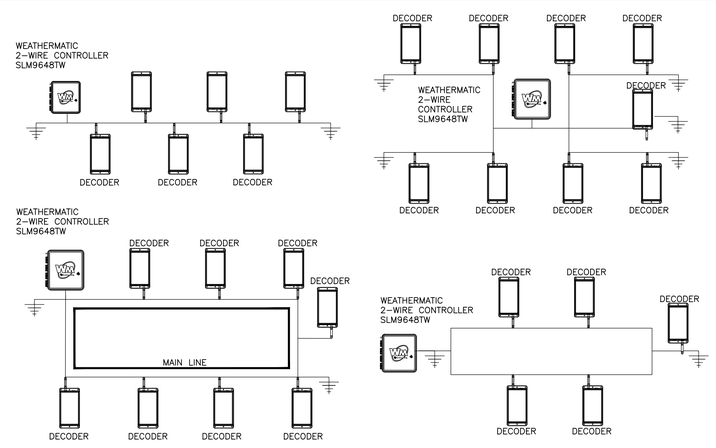
SHEET NUMBER:
L510

Two-wire irrigation details:



J1 | SYSTEM REQUIREMENTS

NTS | SN:



J7 | SMARTWIRE WIRE PATH LAYOUT

NTS | SN:

STRAIGHT LINE CONFIGURATION, I.E. WIRE DISTANCE TO FURTHEST DECODER, NO LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	1,000	2,000	4,000	6,000
Wire Length (m)	300	600	1,200	1,800

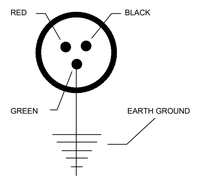
LOOP CONFIGURATION, I.E. WIRE DISTANCE TO THE FURTHEST DECODER IN THE LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	2,000	4,000	10,000	10,000
Wire Length (m)	600	1,200	3,000	3,000

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).

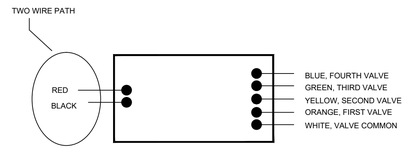
E1 | Wire Sizing

NTS | SN:



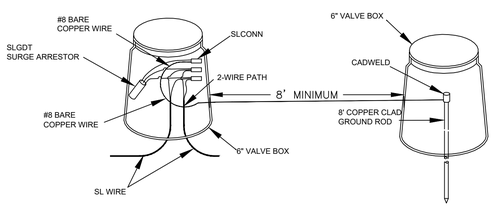
E5 | SLGDT SCHEMATIC

NTS | SN:



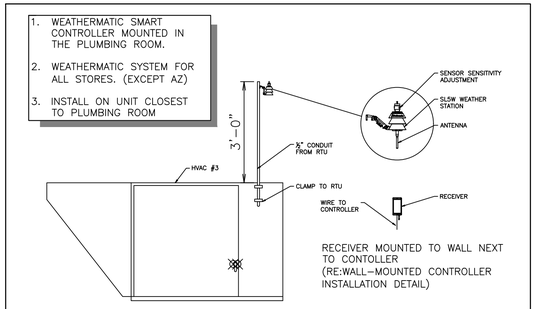
E9 | DECODER SCHEMATIC

NTS | SN:



A1 | GROUNDING DETAIL

NTS | SN:



A5 | HVAC #3 IRRIGATION SENSOR – ELEVATION

NTS | SN:

A9 | NOT USED

NTS | SN:

Two-wire notes:

NOTES:

1. Specific wire polarity is required. Maintain red and black wire polarity throughout installation.
2. Maintain independent wire path for each controller. No splicing or joining wire paths for multiple controls.
3. Up to three independent wire paths may be run for each SLM9648TW.
4. Maximum distance from SLDEC decoders to remote control valve not to exceed 100' (30,5m).
5. Each 2-wire run may be laid out in straight run, complete loop, star, or combination layouts as shown in details. Always terminate and ground each leg of the wire path using manufacturer's recommended grounding methods.
6. Use a continuous loop wire path whenever possible to provide the best communication and power path for the system. Looping provides a redundant path for the power and signal allowing the system to continue operation in the event the wire path is cut.
7. Mark each zone number on the SLDEC decoder. For multi-valve decoders record the zone in order of wire color code: orange, yellow, green, and blue.
8. Mark all zone numbers and decoder locations on the as-built plan for final submittal.
9. Secure all Red and Black 2-wire connections using only manufacturer's supplied SLCONN aluminum connectors and grease filled waterproof connectors.
10. All remote control valve wire splices shall be secured using an encapsulated, gel-filled waterproof wire connector suitable for direct burial and installed according to manufacturer's specifications.
11. Use SmartWire SLWIRE cable supplied by Weathermatic sprinkler division of Telsco Industries to comply with the following specifications:

    a. Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33.

    b. Conductor insulation must be 4/64-inch thick polyvinyl chloride (PVC) conforming to UL #493.

    c. The two insulated conductors laid in parallel and encased in a single outer jacket of 3/64-inch thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5, having a minimum wall thickness of .045-inch.

    d. The two conductors must be color-coded: normally one conductor red and the other black. Both conductors shall be the same size.

    e. The following brands meet the above specifications for direct burial cable: Weathermatic SLWIRE12; Weathermatic SLWIRE14.
12. Wire sizing and maximum distance shall not exceed manufacturer's recommendations to avoid voltage loss and insure proper operation of the system.
13. All 2-wire paths under hardscape surfaces shall be sleeved and include no splices of the 2-wire path within 5' of sleeves. Secure a 2' (0,6m) expansion loop in the two-wire path at each change of direction and entry and exit of sleeve locations during wire installation. Release the expansion loops prior to direct burial.
14. Install one SLGDT surge arrestor at the following locations along the 2-wire path: within 25' (7.5m) of each controller, the farthest distance on the 2-wire path from the controller, every 600' along the wire path, at any independent branch termination greater than 50' (15m) from than main 2-wire path.
15. Connect each SLGDT to an 8' copper clad UL approved grounding round or other approved grounding method to obtain 12 ohms or less resistance. Use CADWELD TM permanent welded, low-resistance connection to assure best grounding performance. Consult ASIC specification 100-2002 for additional grounding specifications for appropriate for local soil conditions.
16. Use care in stripping all wire connections to avoid damage to the 2-wire shield and red and black wire path. Remove and discard any damaged 2-wire sections and repair using two SLCONN splice kits.
17. Use expansion coils on the red and black wires at each decoder installation. No expansion coils are necessary for the SLGDT.
18. Adhere to all local and national building and electrical codes.

Scale: Not to Scale

MATTHEW MCFARLING
CID 720659
DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactusirrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION DETAILS SHEET 2

SHEET NUMBER:
L511

AFFIDAVIT

PROPERTY OWNER

STATE OF _____ }
}ss
COUNTY OF _____ }

I (We), _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20____.

_____
(Notary Public)

Residing in _____, Utah

My Commission Expires _____

.....

AGENT AUTHORIZATION

I (we), Spencer H. Wright, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Daniel Chambers & Spencer Hymas to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

_____
(Property Owner)

Dated this 16th day of December, 2024, personally appeared before me Spencer H. Wright, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

Erica Williams
(Notary Public)

ERICA WILLIAMS
Notary Public, State of Utah
Commission #731107
My Commission Expires
05/11/2027

Residing in Layton, Utah

My Commission Expires 5.11.2027

QuikTrip
QT
QT

QuikTrip
QT
$5
2 HOT
DOGS
AND
BIG Q
QT

QT
$5
2 HOT DOGS
AND
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Kitchen
ORDER HERE
ORDER PICK UP
M&M's SHARE SIZE
2$6
2$6
STARBURST SKITTLES & LIFE SAVERS GUMMIES BAGS
6.00
5.00
6.00

FROZEN DRINKS
QT
LIL Q
BIG Q
BIG Q FOAM
LARGE
LARGE FOAM
X-LARGE
REFILLS
FREEZONI
FREEZONI
FREEZONI
Kettlez
Takis
Runners

EXIT
FRESH BREWED TEA
ROLLER GRILL
HOT DOGS, TAQUITOS & MORE!
Smartfood
FREEZONI

TRULY
TRULY
IPA
Sparkling Ice 16oz 2/$3.33 or $1.99 ea.

TACOS

Pork • Chicken ..... $3.99 EA. OR 2/$7.50
Brisket ..... $4.99 EA. OR 2/$9

BBQ SANDWICHES

Pulled Pork $4.99
NEW XL Pulled Pork $6.99
Beef Brisket $5.99
NEW XL Beef Brisket $7.99

AVAILABILITY TIMES MAY VARY ON CERTAIN PRODUCTS

GRILLED CHEESE

Classic Grilled Cheese $2.89
BLT Grilled Cheese $4.39

PREMIUM GRILLED CHEESE

Ham & Cheese $4.39
Buffalo Chicken $4.69
BBQ Pork $5.39
Cuban • Italian • Chicken, Bacon, Ranch $5.89
BBQ Brisket $6.39

SOFT PRETZELS

Classic • Parmesan • Cinnamon Sugar $3.49

BISCUITS

Sausage $2.99
Bacon, Egg & Cheese • Sausage, Egg & Cheese
Ham, Egg & Cheese • Egg & Cheese $4.49

BISCUIT & GRAVY $2.99

TOASTED CROISSANT

Bacon, Egg & Cheese $4.49
Sausage, Egg & Cheese $4.49
Ham, Egg & Cheese $4.49
Egg & Cheese $4.49
BLT & Cheese $4.29
Turkey, Lettuce, Tomato & Cheese $4.29

MAC & CHEESE

Classic Mac & Cheese $3.29
Chicken, Bacon & Ranch • Bacon • Chorizo
Buffalo Chicken $3.99
BBQ Pork $4.49
BBQ Brisket $4.99

SUBS

HAM
Half ... $5.49 Whole ... $6.99 Wrap ... $6.69

TURKEY
Half ... $5.49 Whole ... $6.99 Wrap ... $6.69

THE GARDENER
Half ... $4.99 Whole ... $5.99 Wrap ... $6.69

THE BIG ITALIAN
Half ... $5.99 Whole ... $7.49 Wrap ... $7.69

ROAST BEEF
Half ... $6.99 Whole ... $8.49 Wrap ... $8.69

3 MEAT STACK
Half ... $6.99 Whole ... $8.49 Wrap ... $8.69

DOUBLE BLT
Half ... $6.49 Whole ... $8.99 Wrap ... $7.69

CHICKEN, BACON & RANCH
Half ... $5.99 Whole ... $8.49 Wrap ... $7.69

CHICKEN CHEESESTEAK limited time
Half ... $6.49 Whole ... $8.79

PIZZAS

X-LARGE PIZZA
Cheese Only $10.99
1 Topping $11.99
3 Meat $13.99
NEW Big Italian limited time $15.99
Supreme or Breakfast $15.99

PERSONAL PIZZA
Pepperoni • Supreme • Breakfast
3 Meat • Build Your Own $6.39
Cheese $5.39
NEW Big Italian limited time $7.99

FLATBREAD
Chicken, Bacon & Ranch $4.49

QT
QT
QT
QT

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QuikTrip
12294

CENTERVILLE

PLANNING COMMISSION

Staff Report
9/10/2025

Item No. 2.
Title: Landscaping Waiver of Strict Compliance - Quik Trip - 1278 West Parrish Lane - Galloway Engineering - Administrative Decision
Initiated By: Spencer Hymas, Galloway Engineering, Applicant
Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of Landscaping Waiver of Strict Compliance for variance and deviation from landscaping standards within the Parrish Lane Gateway District for Quik Trip as located at 1278 West Parrish Lane in association with the development of a convenience store and gasoline service station use.

RECOMMENDATION:

Consider approval of Landscaping Waiver of Strict Compliance for Quik Trip Convenience Store and Gasoline Service Station due to the heightened landscaping plan that is otherwise above the minimum landscaping requirement of 15% for this project development site (they have at least 22.5% of landscaping proposed).

BACKGROUND:

The applicant group, as noted above, has submitted a request for a Waiver of Strict Compliance tied to the landscaping improvements plan, per *CZC 12.51.050*, for a convenience store and gasoline service station proposed to be located at approximately 1278 West Parrish Lane. The application request letter has been provided in the packet of the Planning Commission's use and review. There are two gas canopy locations proposed for this convenience and gasoline service station site. A key factor noted in the applicant's request is that the proposed landscaping improvements plan for the Quik Trip proposed site is planning to install 22.5% of landscaping above the 15% requirement for landscaping in the Parrish Lane Gateway corridor area. The applicant is asking for two noted variations on the landscaping plan, which are:

1. Waiver from the landscaping buffer requirement along Parrish Lane due to the conflict with storm drain piping along Parrish Lane. The trees will still be installed, just not right adjacent and along Parrish Lane. These trees will be located behind (to the north) the existing large storm drainpipes.
2. Waiver from the "one tree shall be planted for every 25 feet of public street frontage in a required landscaped area" expectation. The applicant is only deficient by three (3) trees along 1250 West, and the applicant articulates that this deficiency is likely due to the addition of the large roundabout right-of-way impacts to the site. Additionally, there is noted a concern about overcrowding and long-term sustainability for the trees if they are placed in too close proximity to each other. Additionally, the applicant group has stated that, with the intent to satisfy the code requirements, these three trees will still be planted elsewhere internally within the site plan area for Quik Trip.

For these reasons, the applicant has requested this waiver of strict compliance from landscaping standards. Please note that currently there is also a landscaping deficiency associated with the required berming elements along the Parrish Lane Gateway corridor. The applicant has noted that this deficiency will be cured with the final construction planning documents for the Final Site Plan of this project.

The applicant group has submitted all required documentation with the application, and a further analysis of the Waiver of Strict Compliance request is provided.

There is no public hearing required for this Waiver of Strict Compliance request.

ATTACHMENTS:

1. Staff Findings & Report - Waive Strict Comply - QT - 9.10.2025(FINAL)
2. CZC 12.51.050 Waiver of Strict Compliance
3. Email Req - Waiver of Strict Comp Landscape - 20250904
4. QT Landscaping Plan and Irrigation

CENTERVILLE

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

STAFF REPORT
AGENDA: ITEM 2

APPLICANT/ BUSINESS OWNER:	QUIK TRIP/GALLOWAY ENGINEERING SPENCER HYMAS 172 EAST PROMONTORY, SUITE 274 FARMINGTON, UTAH 84025
PROPERTY OWNER(S):	WRIGHT DEVELOPMENT GROUP SPENCER WRIGHT 1178 LEGACY CROSSING BLVD, #100 CENTERVILLE, UTAH 84014
PROPERTY LOCATION:	1278 WEST PARRISH LANE CENTERVILLE, UTAH 84014
ZONING AND ACREAGE:	COMMERCIAL VERY HIGH (C-VH), APPROXIMATELY 3.0 ACRES
RECOMMENDATION:	CONSIDER APPROVAL OF WAIVER OF STRICT COMPLIANCE REQUEST FOR LANDSCAPING IMPROVEMENTS

BACKGROUND

The applicant group, as noted above, has submitted a request for a Waiver of Strict Compliance tied to the landscaping improvements plan, per *CZC 12.51.050*, for a convenience store and gasoline service station proposed to be located at approximately 1278 West Parrish Lane. The application request letter has been provided in the packet of the Planning Commission's use and review. There are two gas canopy locations proposed for this convenience and gasoline service station site. A key factor noted in the applicant's request is that the proposed landscaping improvements plan for the Quik Trip proposed site is planning to install 22.5% of landscaping above the 15% requirement for landscaping in the Parrish Lane Gateway corridor area. The applicant is asking for two noted variations on the landscaping plan, which are:

1. Waiver from the landscaping buffer requirement along Parrish Lane due to the conflict with storm drain piping along Parrish Lane. The trees will still be installed, just not right adjacent and along Parrish Lane. These trees will be located behind (to the north) the existing large storm drainpipes.
2. Waiver from the "one tree shall be planted for every 25 feet of public street frontage in a required landscaped area" expectation. The applicant is only deficient by three (3) trees along 1250 West, and the applicant articulates that this deficiency is likely due to the addition of the large roundabout right-of-way impacts to the site. Additionally, there is noted a concern about overcrowding and long-term sustainability for the trees if they are placed in too close proximity to each other. Additionally, the applicant group has stated that, with the intent to satisfy the code requirements, these three trees will still be planted elsewhere internally within the site plan area for Quik Trip.

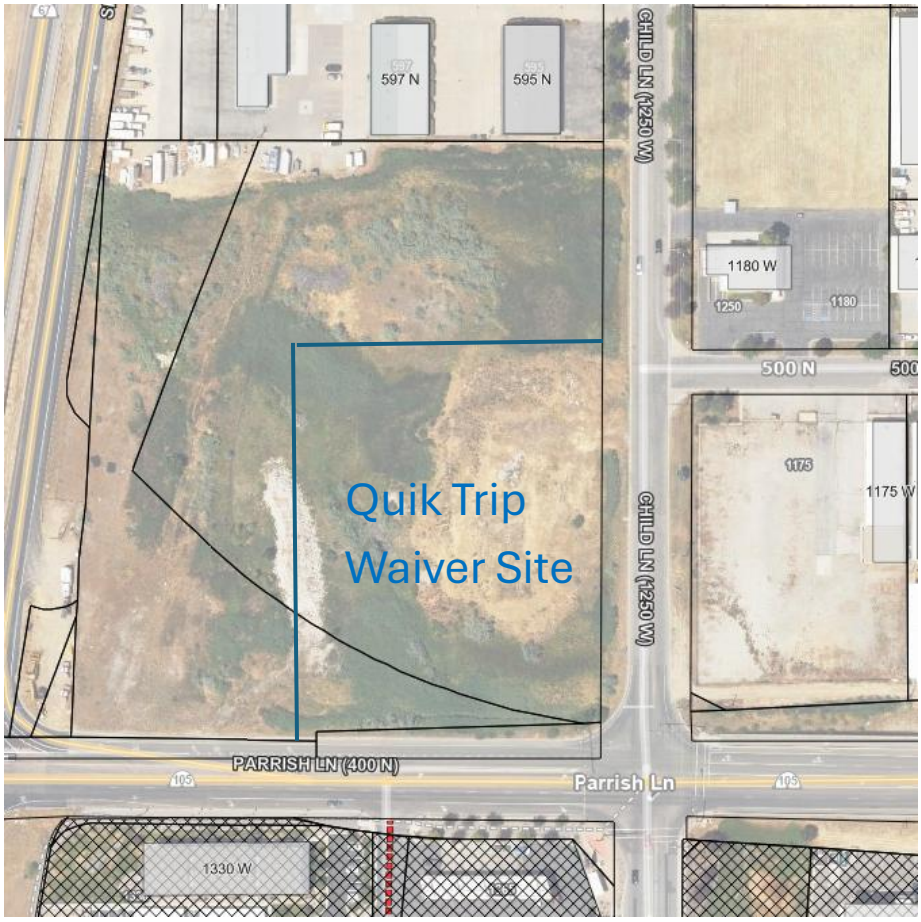
For these reasons, the applicant has requested this waiver of strict compliance from landscaping standards. Please note that currently there is also a landscaping deficiency associated with the required berming elements along the Parrish Lane Gateway corridor. The applicant has noted that this deficiency will be cured with the final construction planning documents for the Final Site Plan of this project.

The applicant group has submitted all required documentation with the application, and a further analysis of the Waiver of Strict Compliance request is provided below.

There is no public hearing required for this Waiver of Strict Compliance request.

There are mapping images below to identify the location of the Waiver of Strict Compliance request site.

605 N
597 N
595 N
CHILD LN (1250 W)
1180 W
500 N
Quik Trip
Waiver Site
1175 W
CHILD LN (1250 W)
PARRISH LN (400 N)
Parrish Ln
1330 W



CODE REQUIREMENTS REVIEW & ANALYSIS – WAIVER OF STRICT COMPLIANCE

For a Waiver of Strict Compliance to be approved there is a list of findings that need to be met per *CZC 12.51.050(c)*:

(c)Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;
(2) The granting of a waiver will not result in an adverse impact on surrounding properties; and
(3) (A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

City staff is of the opinion that the requested Waiver of Strict Compliance could be authorized and is supported by the findings outlined in *CZC 12.51.050(c)*, based on the following analysis:

The requested Waiver of Strict Compliance does no harm to the intent of this Chapter and the provisions (landscaping in this case) for which the waiver is authorized.

The granting of the waiver request would not result in any known or identified adverse impact on any surrounding properties. In fact, it could even be argued that the waiver for tree plantings along Parrish Lane are justifiable in this case, due to the large storm drainpipes that exist in the ground along Parrish Lane. The other argument raised by the applicant regarding a deficiency of three trees due to a roundabout design impact to the site also seems supportable as the applicant group has worked favorably with the City to provide for the roundabout design impact and has also agreed to install a larger trail improvement along 1250 West. Both proposed improvement designs likely have impacted the ability to locate all trees required along 1250 West. The applicant has also noted that they plan to plant these other three trees elsewhere internally within the site. **Staff would recommend that the Planning Commission request the applicant group to update the landscaping plan to show where these three (3) additional trees would otherwise be installed.**

Finally, in following (3)(A), as noted in the previous paragraph the strict application of the landscaping requirements along Parrish Lane and 1250 West could be argued to be unreasonable for already noted reasons and identification by the applicant. Further, the applicant group is planning to install at least 22.5% of landscaping improvements to the site, and possibly up to 30% landscaping improvements. There are some discrepancies in the submitted documents as to whether the landscaping improvements are 22.5% of the site or 30% of the site. In any case, the base requirement for landscaping coverage in the Parrish Lane Gateway corridor, per *CZC 12.63.050*, is, "At least 15% of the gross site area shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 15% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, urban trails, plazas, and other non-vegetative construction located in areas designated as landscaping." The applicant group has designed landscaping enhancements that will exceed this requirement by at least 7.5% and possibly up to double the landscaping element, depending on which plan you refer to (Site Plan versus Landscaping Plan).

SUMMARY

Based on the above analysis, staff recommend approval of this waiver of strict compliance application, as submitted, with the understanding that this potential approval will be applied accordingly as part of any future site plan development for this Quik Trip proposed project area.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion by the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 – APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on

parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane. The approved waiver elements shall be as follows:

1. *Allow the applicant group to plant proposed street trees along Parrish Lane as shown in the attached landscaping plan, specifically in as close proximity to Parrish Lane as possible, but in a way that the tree placement plan does not impact the two large 36" Reinforced Concrete Pipes that run parallel to Parrish Lane, in an effort to still meet the intent of the Parrish Lane Gateway corridor landscape buffering requirement.*
2. *Allow the applicant group to plant proposed trees along 1250 West as shown on the attached landscaping plan, specifically noting that there is a deficiency in required street trees (as shown on the attached landscaping plan) of three (3) trees that would otherwise be required to be installed along 1250 West. Further, the applicant group has stated that they plan to plant these other three (3) trees elsewhere internally on the site and this would be expected as part of this waiver allowance approval.*

   (Any additional conditions/waiver elements as requested by the Planning Commission)

   Suggested Reasons for Action (Findings) include:

   A. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.51.050.
   B. The Planning Commission finds that the applicant group is planning to install at a minimum 22.5% of landscaping improvements to the site plan area for Quik Trip.
   C. The Planning Commission finds that the applicant group has explored and plans to install alternative designs for landscaping improvements to address the requested and required variations from landscaping requirements.
   D. The Planning Commission finds that the applicant group understands the intent of the landscaping requirements and is seeking to satisfy the intent of these requirements through the two requested waiver allowances.
   E. The Planning Commission finds that the requested Waiver of Strict Compliance proposed plan does preserve the intent of this Chapter and associated provisions for authorization, it will not result in an adverse impact on surrounding properties, and that strict application of the provisions cannot be fully achieved so alternate plans of action by the applicant have been deemed acceptable.
   E. Therefore, the Planning Commission finds that the requested Waiver of Strict Compliance does meet criteria for waiver allowance and approval."

   (Add any additional findings for action discussed and agreed upon by the Planning Commission)

<u>#2 – APPROVE WITH ANY PROPOSED ADDITIONAL AMENDMENTS</u>

"I hereby make a motion for the Planning Commission to APPROVE the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on

parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, with additional amendments to the request (as provided by the Planning Commission) as follows: _____."

(Include conditions/waiver elements and suggested findings for action as outlined above)

#3 – TABLE

"I hereby make a motion for the Planning Commission to TABLE the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, until such a time as _____."

4 – DENY

"I hereby make a motion for the Planning Commission to DENY the Landscaping Waiver of Strict Compliance request from Galloway Engineering for the Quik Trip Site Landscaping Plan as located on parts of parcels 06-006-0082 and 06-006-0118, known as 1278 West Parrish Lane, with the following reasons for action (findings):_____."

(Add findings for denial as discussed and agreed upon by the Planning Commission)

12.51.050 Waiver Of Strict Compliance

(a) Waivers Authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this Chapter.

(b) Application. A person desiring a waiver from requirements of this Chapter shall, in conjunction with an applicable development application, submit a written request which describes the proposed waiver, provides grounds justifying the waiver, and shows how the intent of this Chapter will be met by the proposed waiver.

(c) Findings Required. The Planning Commission may authorize a waiver from the requirements of this Chapter, to the extent authorized herein, only if it finds the waiver:

(1) Preserves the intent of this Chapter and the provision for which a waiver is authorized;

(2) The granting of a waiver will not result in an adverse impact on surrounding properties; and

(3)

(A) The strict application of the provision in question is unreasonable or unnecessary for the specific use, design or site proposal given the nature of the proposal or alternate measures proposed by the applicant; or

(B) The property has extraordinary or exceptional physical conditions that do not generally exist on nearby property in the same zone and such conditions will not allow strict compliance with the all of provisions of this Chapter.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016

Outlook

Written Request for Waiver of Strict Compliance - QuikTrip 7494

From Spencer Hymas <SpencerHymas@GallowayUS.com>
Date Thu 9/4/2025 4:32 PM
To Michael Eggett <michael.eggett@centervilleutah.gov>
Cc Sydney DeWees <sydney.dewees@centervilleutah.gov>; Chambers, Daniel <dchamber@quiktrip.com>; Kylie Bailey <KylieBailey@GallowayUS.com>

Michael,

We would like to formally request a waiver of strict compliance to the landscaping standards. We are requesting a waiver for the following standards:

1. “All street trees within the landscaped buffer area shall be planted at approximately the midpoint of the 15 foot wide bermed area to create a linear, boulevard effect.” There are two large 36” Reinforced Concrete Pipes that run parallel to Parrish Lane that prevent strict compliance with this requirement. We have placed the trees closer to the street in linear fashion to avoid conflict with the existing storm drain pipes. We believe this design still meets the intent of the requirement.
2. “One tree shall be planted for every 25 feet of public street frontage in a required landscaped area” Based upon this code requirement, we are deficient by 3 trees along 1250 West. Our site has a large area of ROW that is being utilized for the Roundabout along 1250 West, adding additional trees along the frontage area is not recommended by our landscape architect since this would cause the area to be overcrowded and prevent the trees from thriving long term. To meet the intent of the code, we are proposing to add 3 additional trees elsewhere within the site.

Our landscaping design is providing 22.5% of landscaped area where 10% is what is required.

We will plan to modify our site design to comply with the required berming elements and are not seeking relief from this requirement.

Kind regards,
Spencer

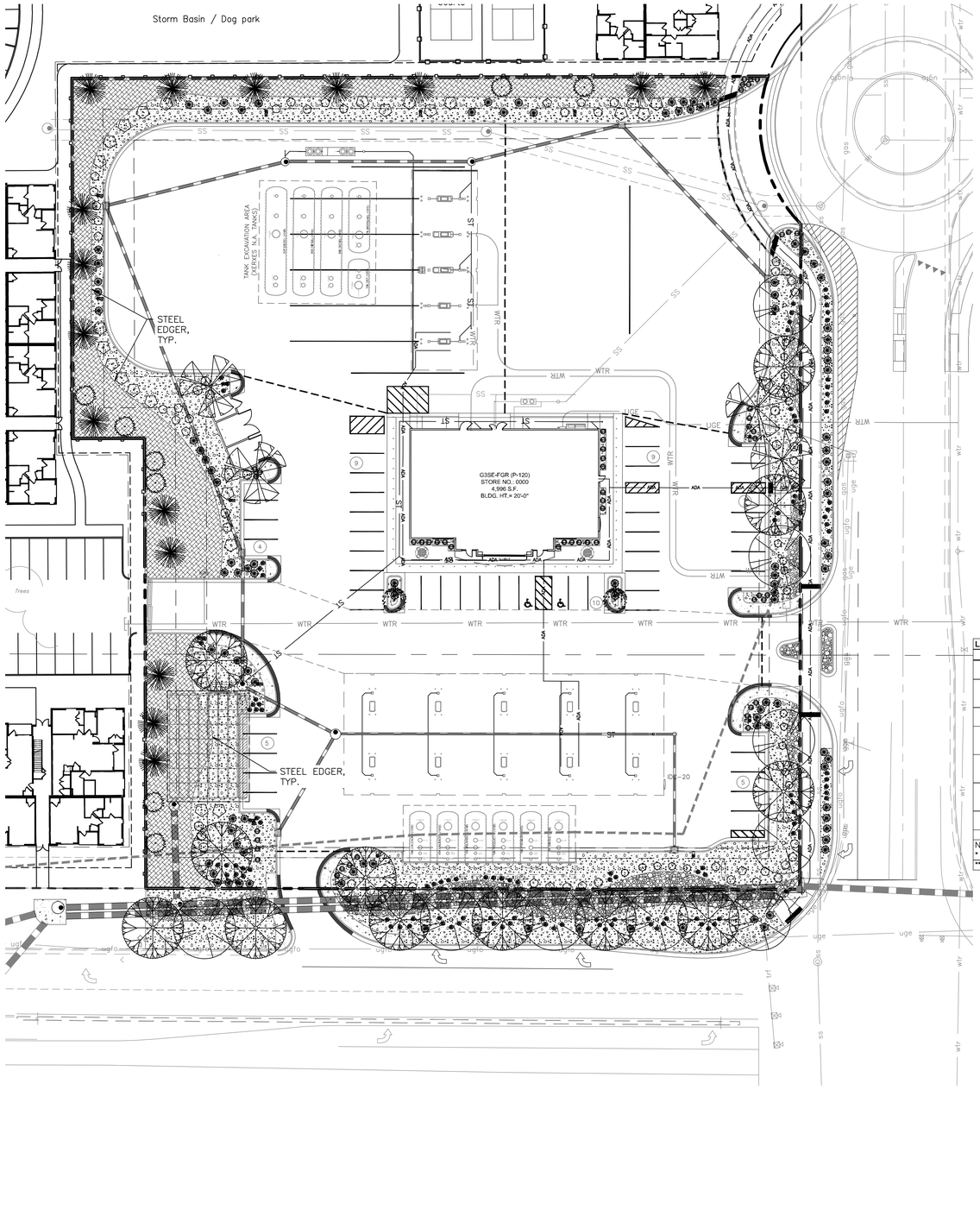
Galloway

Spencer Hymas MRED (he/him)
DEVELOPMENT SERVICES PROJECT MANAGER

172 N. East Promontory, Suite 274, Farmington, UT 84025
O 801.533.2100
SpencerHymas@GallowayUS.com

GallowayUS.com

From: Michael Eggett <michael.eggett@centervilleutah.gov>
Sent: Friday, August 29, 2025 10:08 AM
To: Spencer Hymas <SpencerHymas@GallowayUS.com>
Cc: Sydney DeWees <sydney.dewees@centervilleutah.gov>; Kevin Campbell <kevin.campbell@esieng.com>; Lisa Romney <lisa.romney@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS TREES			
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA
	ACRU	12	RED MAPLE ACER RUBRUM
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA
EVERGREEN TREES			
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'
	PIED	16	PINYON PINE PINUS EDULIS
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS SHRUBS			
	RIAL	11	ALPINE CURRANT RIBES ALPINUM
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS			
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
ORNAMENTAL GRASSES			
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
MULCH			
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH
SOD/SEED			
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED

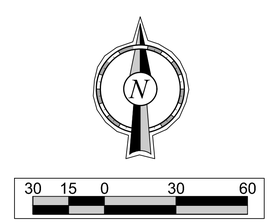
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
Landscape		
	STEEL EDGER	720 LF

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
-	LIVE PLANT MATERIAL 50% COVERAGE	29,344 SF x .50	29,344 x .50 = 14,672 SF	14,672 SF	20,273 SF LIVE PLANT MATERIAL COVERAGE
-	1 TREE PER 500/SF OF LANDSCAPE AREA NOT INCLUDING ANY REQUIREMENT FOR PLANTINGS FOR BUFFERS AND ARCHITECTURAL BARRIERS	13,067 OF REQUIRED LANDSCAPE AREA / 500	13,067 / 500 = 26	26 INTERNAL TREES	26 TREES
-	FOUNDATION LANDSCAPING, AT LEAST 50% OF THE BUILDING FRONTAGE SHALL BE LANDSCAPED	146 LF x .50	146 x .50 = 73 LF	73 LF OF LANDSCAPE AREA AT BUILDING FRONTAGE	76 LF**
-	10% OF A NON-RESIDENTIAL DEVELOPMENT PROJECT LOCATED WEST OF I-15 SHALL BE LANDSCAPED, NOT INCLUDING AREA WITHIN AN ABUTTING RIGHT OF WAY	130,675 SF OF LOT AREA	130,675 SF x .10 = 13,067 SF	13,067 SF OF LANDSCAPE AREA	29,344 SF OF LANDSCAPE AREA
-	PARKING LOTS CONSISTING OF MORE THAN 10 SPACES AND 3,500 SF SHALL CONTAIN, AT A MINIMUM, INTERNAL LANDSCAPED ISLANDS. 7% OF TOTAL PARKING AREA	8,369 SF OF PARKING AREA	8,369 x .07 = 585 SF	585 SF OF LANDSCAPE AREA	745 SF OF INTERIOR PARKING LANDSCAPE AREA
-	EVERY 6 REQUIRED PARKING SPACES, A MINIMUM OF TWO SHRUBS AND ONE DECIDUOUS TREE SHALL BE PROVIDED WITHIN EACH INTERNAL PARKING ISLAND AREA	30 PARKING SPACES REQUIRED	30 / 6 = 5 TREES (30 / 6) = 5 * 2 = 10 SHRUBS	5 TREES 10 SHRUBS	5 TREES 18 SHRUBS
-	ONE TTREE SHALL BE PLANTED FOR EVERY 25 FEET OF PUBLIC STREET FRONTAGE IN A REQUIRED LANDSCAPED AREA.	PARRISH LANE = 273 LF OF FRONTAGE 1250 WEST = 358 LF OF FRONTAGE	273 / 25 = 11 TREES 358 / 25 = 14 TREES	PARRISH LANE = 11 TREES 1250 WEST = 14 TREES	PARRISH LANE = 11 TREES *1250 WEST = 9 TREES
-	PERCENTAGE OF TURF GRASS	0 SF OF TURF GRASS	0 / 35,481 SF	0%	0%

NOTE:
* UTILITY CONFLICTS EXIST TO ACHIEVE THE 14 TREES WHETHER CLUSTERED OR IN A LINEAR DESIGN ALONG 1250 WEST.
** ADDITIONAL LANDSCAPE AREA IS PROVIDED ALONG THE EASTERN BUILDING FOUNDATION TO MAKE UP 3 LINEAR FEET.



PROJECT NO.:######

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

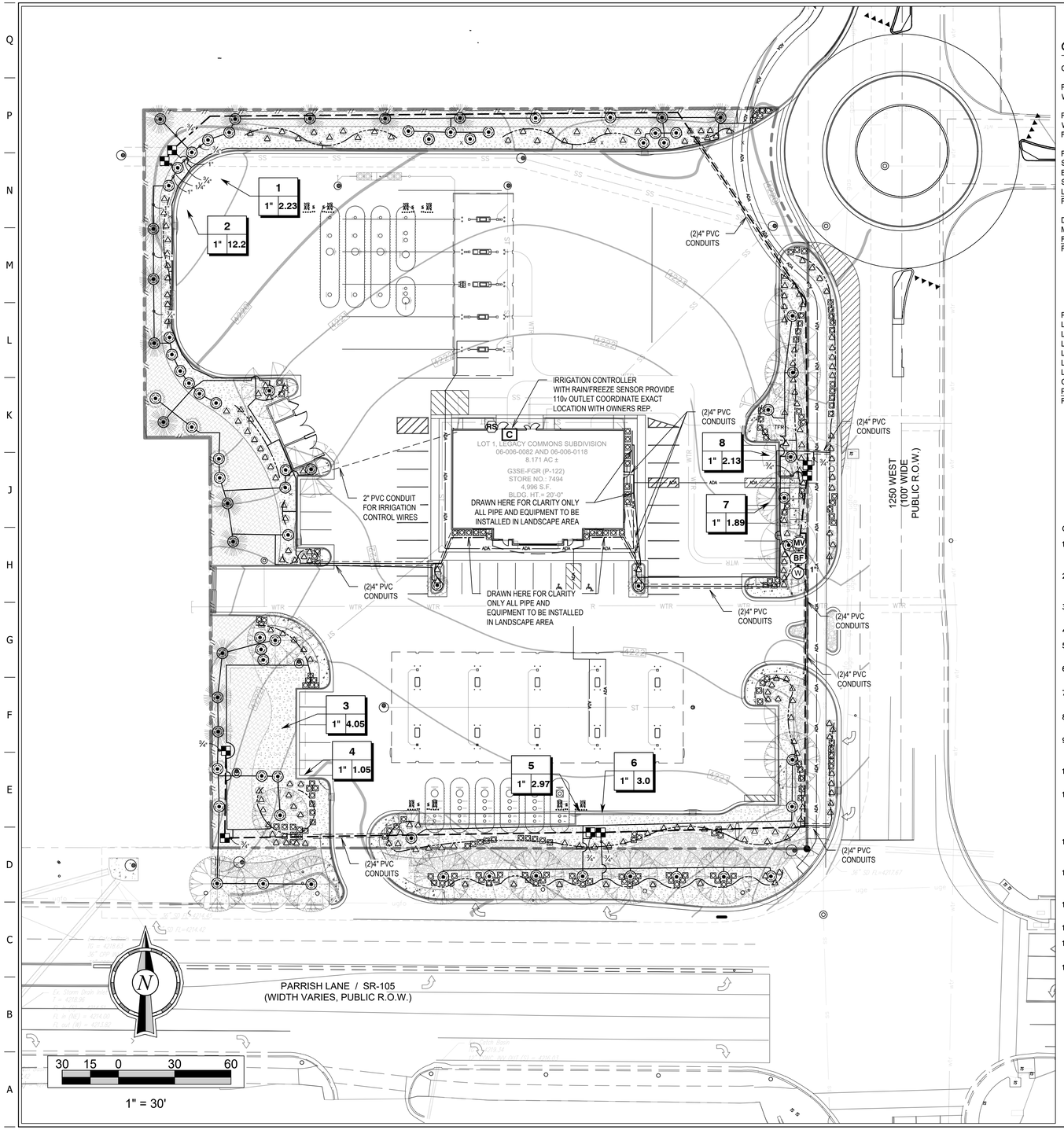
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\0PLA\2-Plan\QT_7494_Land.dwg TAB NAME:Landscape (Prelim) USER:Eric_Newell SAVED:7/9/2025 9:17 AM PLOTTED:7/9/2025 9:18 AM



CRITICAL ANALYSIS

Generated:	2025-07-21 15:26
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	62 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.37 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	29.13 GPM
Design Pressure:	20 PSI
Friction Loss:	2.07 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.37 PSI
Pressure Req. at Critical Station:	28.6 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	10.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.5 PSI
Loss for Master Valve:	1.77 PSI
Loss for Water Meter:	0.54 PSI
Critical Station Pressure at POC:	53.0 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	9.03 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	8
	Netafim TLDL-09-12 Drip Ring	78
0.5 1.0 2.0	Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.	348
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MV	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 975XL 1" Reduced Pressure Backflow device	1
C	Weathermatic SL9648TW SmartLine 48-zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display, Multi-station simultaneous operation. (Supplied by QT and installed by contrctor)	1
RS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
W	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,053 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	79.6 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	8.0 lf
	Irrigation Lateral Line: Polyethylene Pipe 3/4"	1,608 lf
	Irrigation Mainline: PVC Schedule 40 1"	1,066 lf
	Pipe Sleeve: PVC Schedule 40 4" Sleeves	853.5 lf

Valve Callout

GENERAL NOTES

1. THIS DESIGN WAS PREPARED BY IRRIGATION DESIGN AND CONSULTING, BASED SOLELY ON THE DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, AND HOLDS NO RESPONSIBILITY FOR ACCURACY OR THAT INFORMATION OR FOR ANY INSTALL OR WARRANTIES. INSTALL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALL AND FUNCTION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION DESIGN IS CONCEPTUAL AND DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VERY DUE TO FIELD ADJUSTMENTS FOR EXISTING CONDITIONS AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.
3. FOR CLARITY SOME LINES AND OBJECTS MAY APPEAR TO BE OUT OF PLACE. IT SHOULD BE UNDERSTOOD THAT ALL IRRIGATION PIPE AND EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE AREAS.
4. FLOW RATES ARE ESTIMATED AND AS SUCH WILL VARY IF ALTERATIONS ARE MADE BY CONTRACTOR,
5. INSTALL CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR FLOW, PIPE SIZING HYDRAULIC CALCULATIONS, INSTALL, ADJUSTMENTS AND WARRANTIES.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER NOZZLE ADJUSTMENT SO AS NOT TO OVER SPRAY OR WATER ANY SIDEWALKS, PARKING AREAS, OR ANY OTHER NON PERVIOUS AREAS.
7. TREE RINGS ARE TO BE ON SEPARATE "TREE ZONES". WHEN POSSIBLE PIPE IS TO BE RUN IN TRENCHES WITH OTHER PIPE. IRRIGATION INSTALL CONTRACTOR IS RESPONSIBLE FOR PROPER PIPE SIZING FOR TREE ZONES.
8. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURE'S CURRENT SPECIFICATIONS AND IN ACCORDANCE WITH ALL LAWS AND CODES THAT GOVERN CENTERVILLE, UT.
9. EXACT STATIC WATER PRESSURE IS UNKNOWN AT TIME OF THE DESIGN CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65psi WITH A FLOW OF 15gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
10. CONTRACTOR WILL COORDINATE EXACT LOCATIONS OF WATER METER, BACK FLOW PREVENTER, CONTROLLER AND CLIMATE SENSORS WITH THE ARCHITECT AND GENERAL CONTRACTOR.
11. WHEN TRENCHING UNDER THE DRIP LINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIP LINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIP LINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND UNDER GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORK AREA.
13. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE SCH40 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURE OF THE PIPE
14. ALL SLEEVES WILL BE SCH40 AND MUST BE A MINIMUM OF TWO PIPE SIZES LARGER THAN THE COLLECTIVE SIZES OF ALL PIPES TO BE PLACED IN SLEEVE
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPER LOCATION AND SIZING OF SLEEVES BEFORE CONSTRUCTION BEGINS.
16. IRRIGATION INSTALL CONTRACTOR SHALL PLAN A CONTINGENCY PLAN FOR A BOOSTER PUMP IN IN ADVANCE IN THE EVENT THAT ONE BECOMES NECESSARY SO AS TO NOT SLOW OR POSTPONE CONSTRUCTION COMPLETION.
17. IRRIGATION INSTALLER SHALL COORDINATE AS-BUILT ZONE SHEET (SEE QT CONSTRUCTION MANAGER) WITH WEATHERMATIC (AARON@OKLHOMALANDSCAPE.COM) AS REQUIRED FOR COMMISSION OF THE IRRIGATION SYSTEM.

EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 65PSI WITH A FLOW OF 15GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.

MATTHEW MCFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
720659

DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactus@irrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L110

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	
DECIDUOUS TREES								
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA	B&B	2" CAL	15'X12'	MODERATE	
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA	B&B	2" CAL	40'X30'	MODERATE	
	ACRU	12	RED MAPLE ACER RUBRUM	B&B	2" CAL	40'X30'	MODERATE	
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA	B&B	2" CAL	40'X30'	MODERATE	
EVERGREEN TREES								
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20'X10'	MODERATE	
	PIED	16	PINYON PINE PINUS EDULIS	B&B	6' HT	25'X15'	LOW	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE		
DECIDUOUS SHRUBS								
	RIAL	11	ALPINE CURRANT RIBES ALPINUM	#5 CONT.	5'X5'	LOW		
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	1.5'X6'	VERY LOW		
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	VERY LOW		
EVERGREEN SHRUBS								
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	2'X4'	VERY LOW		
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2'X4'	MODERATE		
ORNAMENTAL GRASSES								
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5'X2.5'	VERY LOW		
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	TYPE				SPACING
MULCH								
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH	MULCH				
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH	MULCH				
SOD/SEED								
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED	SEED				

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
	STEEL EDGER	720 LF	SEE NOTES

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON, THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEWING ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

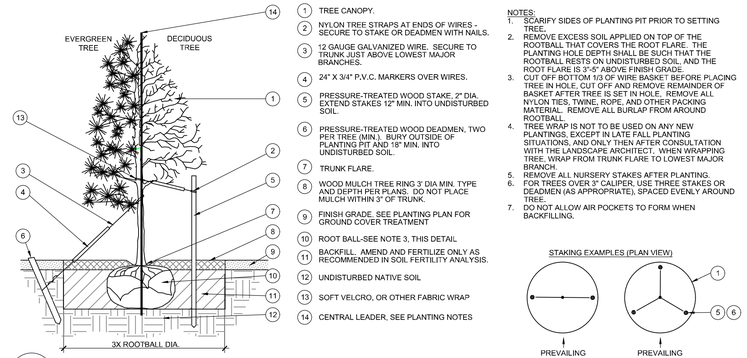
29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE HAMMERED HARDWOOD MULCH, DYED DARK BROWN AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CENTERVILLE, UT STANDARD LANDSCAPE NOTES

1. ROCK OR MULCH USED IN PLANT BEDS OUTSIDE THE PARKSTRIP SHOULD HAVE A DEPTH OF THREE TO FOUR INCHES TO PREVENT WEED GROWTH AND RETAIN SOIL MOISTURE.
2. SOIL SCARIFICATION (THE PROCESS OF BREAKING UP SOIL BY FRACTURING OR TILLING) SHOULD BE PERFORMED TO A DEPTH OF AT LEAST SIX INCHES TO ALLOW FOR WATER AND AIR EXCHANGE IN SOIL FOLLOWING SITE WORK COMPACTION IN ALL LANDSCAPED AREAS.
3. SOIL AMENDMENTS (ORGANIC MATERIAL) SHOULD BE ADDED AND TILLED INTO THE SOIL TO A MINIMUM DEPTH OF SIX INCHES TO INCREASE ORGANIC CONTENT AND IMPROVE WATER RETENTION IN ALL LANDSCAPED AREAS.
4. IRRIGATION SYSTEM SHOULD BE DESIGNED WITH WATER WISE CONTROLLERS, VALVES, DRIP EMITTERS, AND BUBBLERS THAT PROVIDE THE MINIMUM NECESSARY AMOUNT OF WATER TO IDEALLY SUSTAIN THE LANDSCAPE PLANTINGS.
5. APPROPRIATELY DESIGNED DRIP IRRIGATION SYSTEMS SHOULD BE USED FOR ALL NON-TURF LANDSCAPED AREAS.
6. IRRIGATION OPERATION AND WATERING SHOULD BE DONE BETWEEN THE HOURS OF 6 P.M. TO 10 A.M. TO REDUCE LOSS FROM WIND AND MINIMIZE EVAPORATION OR AS RESTRICTED BY OTHER LOCAL, SPECIAL SERVICE DISTRICT, COUNTY, OR STATE REGULATIONS, INCLUDING, BUT NOT LIMITED TO CMC 9.02.210 (SPRINKLERS).

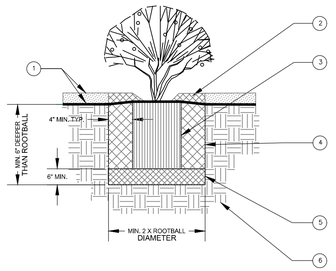


1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)

1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

PROJECT NO.:######

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PROTOTYPE: P-118 (05/01/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

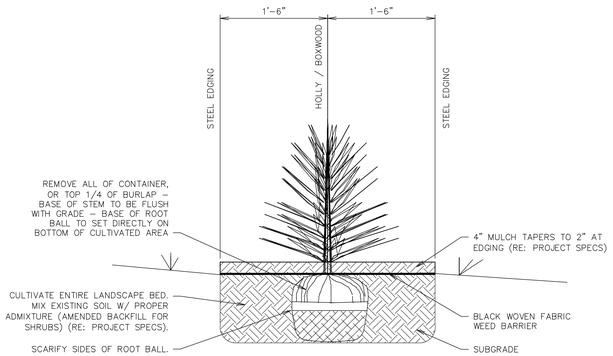
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE DETAILS

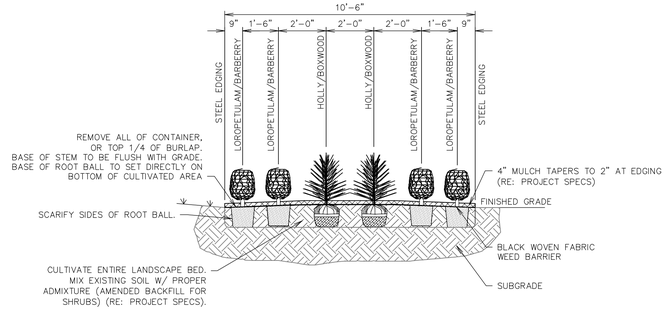
SHEET NUMBER:
L500

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OPLA\3-CD\DETAILS LS.dwg TAB NAME:LS Detail Sheet 1 USER:Eric_Newell SAVED:7/9/2025 9:13 AM PLOTTED:7/9/2025 9:27 AM



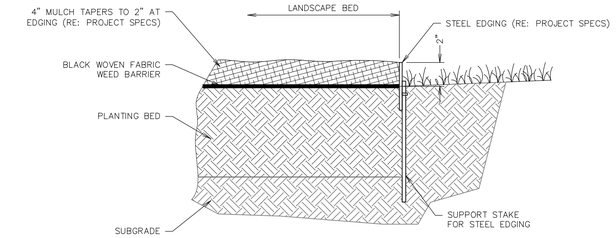
L1 SINGLE SHRUB SCREENING SECTION B-B

NTS | SN: LD026A002



L6 SHRUB PLANTING SECTION A-A

NTS | SN: LD003A006

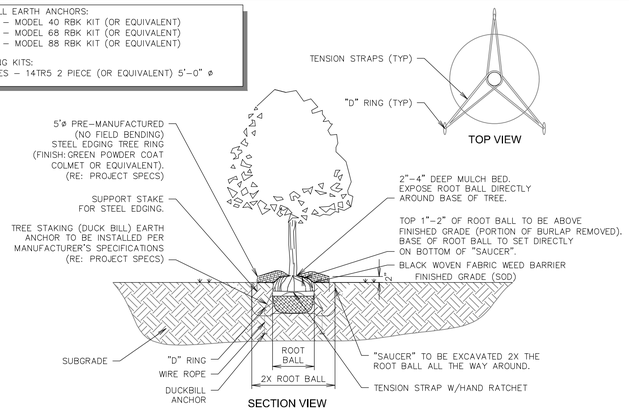


L11 LANDSCAPE STEEL EDGING DETAIL

NTS | SN: LD006A005

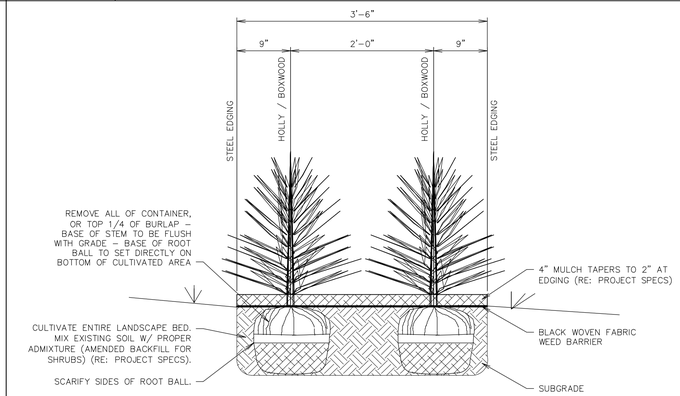
DUCK BILL EARTH ANCHORS:
2"TREES - MODEL 40 RBK KIT (OR EQUIVALENT)
3"TREES - MODEL 68 RBK KIT (OR EQUIVALENT)
6"TREES - MODEL 88 RBK KIT (OR EQUIVALENT)

TREE RING KITS:
ALL TREES - 14TR5 2 PIECE (OR EQUIVALENT) 5'-0" ø



F1 TREE PLANTING DETAIL - DUCKBILL

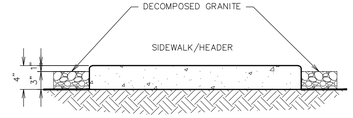
NTS | SN: LD008B008



F6 SHRUB SCREENING SECTION B-B

NTS | SN: LD005A005

FINISH GRADE TO BE 4" BELOW TOP OF WALK BEFORE INSTALLATION OF WASHED DECOMPOSED GRANITE



F11 GRADING AT WALK

NTS | SN: LD016A001

PROJECT NO.:######

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-11B (05/01/24)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L501

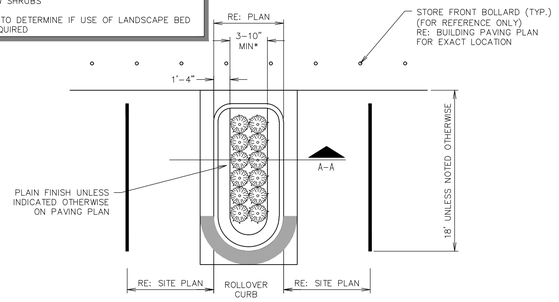
FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\OPLA\3-CD\DETAILS LS.dwg TAB NAME: LS Detail Sheet 2 USER: Eric_Newell SAVED: 7/9/2025 9:13 AM PLOTTED: 7/9/2025 9:28 AM

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

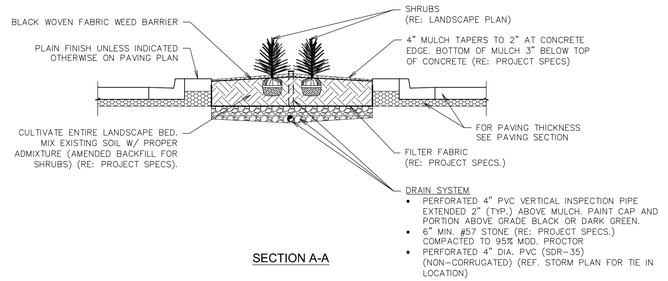
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED

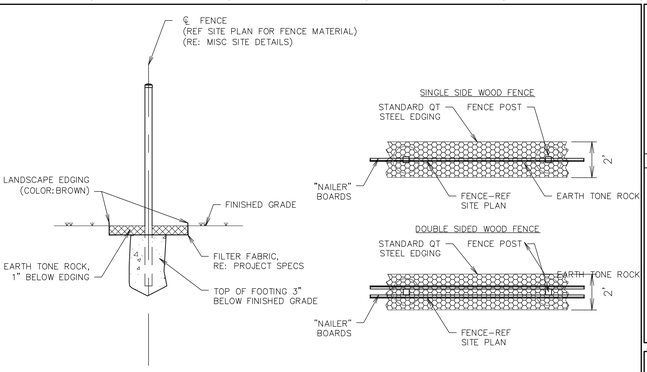


PLAN



SECTION A-A

L1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD009A014



MOW STRIP IS SPECIFIC TO WOOD FENCES IN SODDED AREAS ONLY

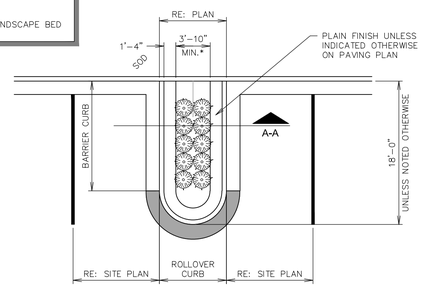
L11	LS EDGING ADJACENT TO FENCE
NTS	SN: LD024B010

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

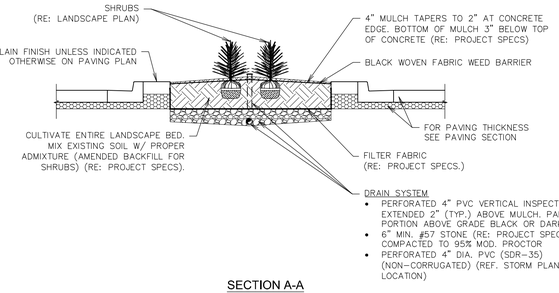
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PLAN



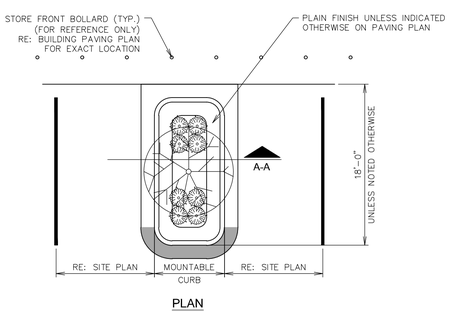
SECTION A-A

F1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)
NTS	SN: LD010A013

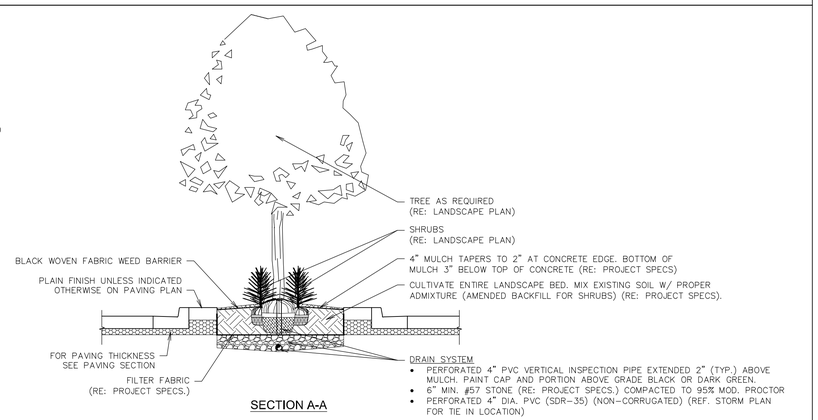
RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



PLAN



SECTION A-A

A1	PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD011A013

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

PROJECT NO.:######

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PROTOTYPE: P-118 (05/01/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

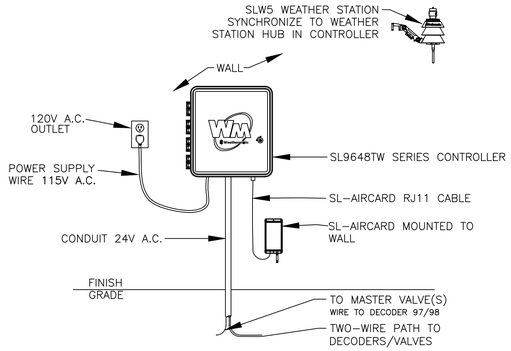
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

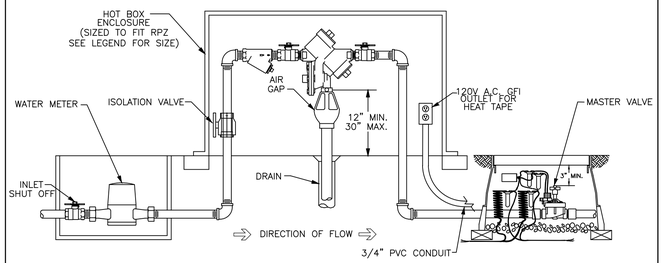
L502

FILE LOCATION: H:\QA\Quiktrip\QKT007494-Centerville, UT\DPLA\3-CD\DETAILS LS.dwg TAB NAME: LS Detail Sheet 3 USER: Eric_Newell SAVED: 7/9/2025 9:13 AM PLOTTED: 7/9/2025 9:28 AM



L1 SmartWire Controller SL9648TW with SLW5 & Aircard

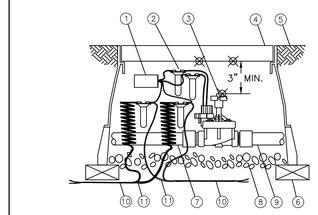
SN:



OUTDOOR HORIZONTAL INSTALLATION

L6 REDUCED PRESSURE PRINCIPLE ASSEMBLY

SN:

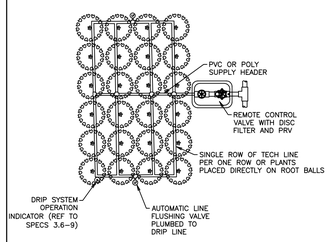


1. FIELD DECODER: WEATHERMATIC SLDEC1 2-WIRE DECODER
2. DRY SPLICE WIRE CONNECTOR (1 OF 4)
3. RAIN BIRD PEB SERIES REMOTE CONTROL VALVE
4. 12-INCH VALVE BOX WITH COVER
5. FINISH GRADE OR TOP OF MULCH
6. BRICK (1 OF 4)
7. PVC MAINLINE PIPE
8. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
9. PVC LATERAL PIPE
10. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
11. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

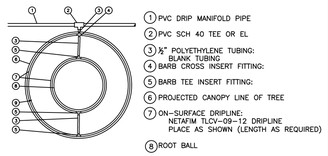
L11 RAIN BIRD PEB SERIES CONTROL VALVE

SN:



PLANTING AREA
(ONE LINE OF TECH LINE PER ROW)

TLCV-04-12 ON SURFACE DRIP LINE PLANTING AREAS



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: BLANK TUBING
4. BARB CROSS INSERT FITTING:
5. BARB TEE INSERT FITTING:
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: NETAFIM TLCV-09-12 DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON NETAFIM WEB SITE (WWW.NETAFIM.COM) FOR SUGGESTED SPACING.
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.

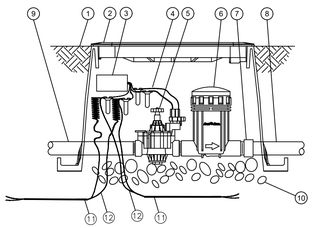
TREE RING

TLCV-09-12 ON SURFACE DRIP LINE AROUND TREES

NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

F1 NETAFIM DRIP IRRIGATION

SN:

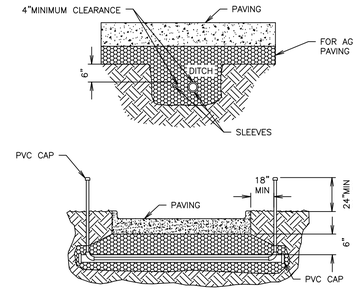


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. WEATHERMATIC SLDEC1 2-WIRE DECODER
4. WATERPROOF CONNECTION
5. REMOTE CONTROL VALVE: RAIN BIRD 100-PEB (INCLUDED IN XCZ-100-PRB-LC KIT)
6. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN XCZ-100-PRB-LC KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. MAINLINE PIPE
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
12. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

F6 RAIN BIRD XCZ-100-PRB-LC DRIP KIT/RAIN BIRD XCZ-150-PRB-COM DRIP KIT

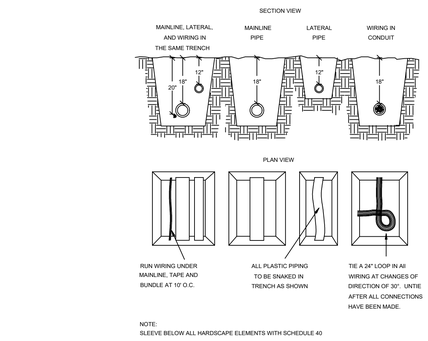
SN:



NOTES:
1. ALL PVC IRRIGATION SLEEVING UNDER PAVEMENT TO BE SCHEDULE 40.
2. ALL PVC IRRIGATION SLEEVING UNDER SIDEWALKS MAY BE CLASS 200.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
5. MECHANICALLY TAMP TO 95% SPD.

F11 IRRIGATION SLEEVING

SN:



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40

A1 PIPE & WIRE TRENCHING

SN:

A6 NOT USED

SN:

A11 NOT USED

SN:

MATTHEW McFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
720659

DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactusirrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494

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CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

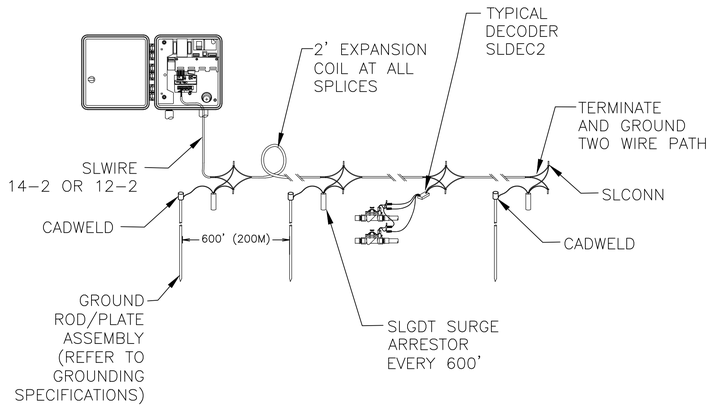
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION DETAILS
SHEET 1

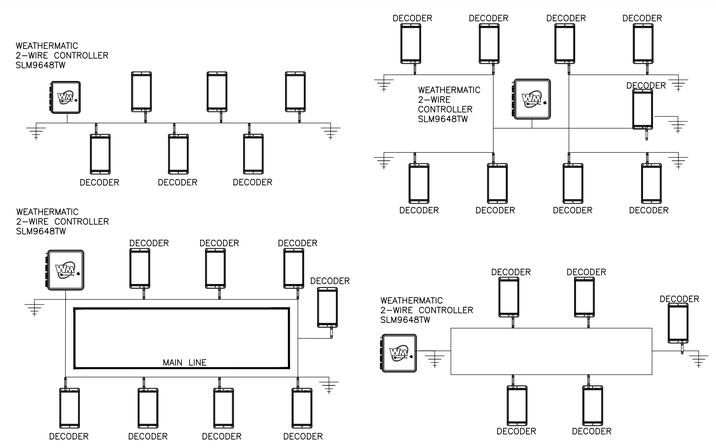
SHEET NUMBER:
L510

Two-wire irrigation details:



J1 | SYSTEM REQUIREMENTS

NTS | SN:



J7 | SMARTWIRE WIRE PATH LAYOUT

NTS | SN:

STRAIGHT LINE CONFIGURATION, I.E. WIRE DISTANCE TO FURTHEST DECODER, NO LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	1,000	2,000	4,000	6,000
Wire Length (m)	300	600	1,200	1,800

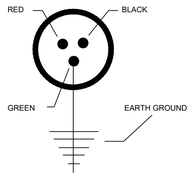
LOOP CONFIGURATION, I.E. WIRE DISTANCE TO THE FURTHEST DECODER IN THE LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	2,000	4,000	10,000	10,000
Wire Length (m)	600	1,200	3,000	3,000

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).

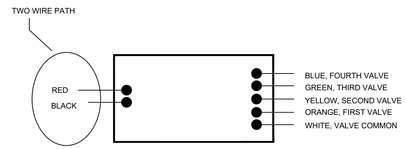
E1 | Wire Sizing

NTS | SN:



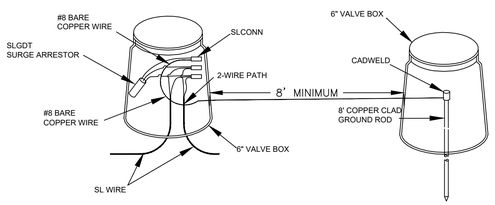
E5 | SLGDT SCHEMATIC

NTS | SN:



E9 | DECODER SCHEMATIC

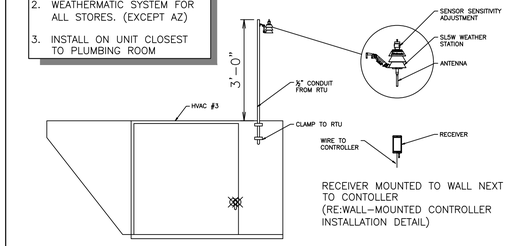
NTS | SN:



A1 | GROUNDING DETAIL

NTS | SN:

1. WEATHERMATIC SMART CONTROLLER MOUNTED IN THE PLUMBING ROOM.
2. WEATHERMATIC SYSTEM FOR ALL STORES. (EXCEPT AZ)
3. INSTALL ON UNIT CLOSEST TO PLUMBING ROOM



A5 | HVAC #3 IRRIGATION SENSOR – ELEVATION

NTS | SN:

A9 | NOT USED

NTS | SN:

Two-wire notes:

NOTES:

1. Specific wire polarity is required. Maintain red and black wire polarity throughout installation.
2. Maintain independent wire path for each controller. No splicing or joining wire paths for multiple controls.
3. Up to three independent wire paths may be run for each SLM9648TW.
4. Maximum distance from SLDEC decoders to remote control valve not to exceed 100' (30,5m).
5. Each 2-wire run may be laid out in straight run, complete loop, star, or combination layouts as shown in details. Always terminate and ground each leg of the wire path using manufacturer's recommended grounding methods.
6. Use a continuous loop wire path whenever possible to provide the best communication and power path for the system. Looping provides a redundant path for the power and signal allowing the system to continue operation in the event the wire path is cut.
7. Mark each zone number on the SLDEC decoder. For multi-valve decoders record the zone in order of wire color code: orange, yellow, green, and blue.
8. Mark all zone numbers and decoder locations on the as-built plan for final submittal.
9. Secure all Red and Black 2-wire connections using only manufacturer's supplied SLCONN aluminum connectors and grease filled waterproof connectors.
10. All remote control valve wire splices shall be secured using an encapsulated, gel-filled waterproof wire connector suitable for direct burial and installed according to manufacturer's specifications.
11. Use SmartWire SLWIRE cable supplied by Weathermatic sprinkler division of Telsco Industries to comply with the following specifications:

    a. Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33.

    b. Conductor insulation must be 4/64-inch thick polyvinyl chloride (PVC) conforming to UL #493.

    c. The two insulated conductors laid in parallel and encased in a single outer jacket of 3/64-inch thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5, having a minimum wall thickness of .045-inch.

    d. The two conductors must be color-coded: normally one conductor red and the other black. Both conductors shall be the same size.

    e. The following brands meet the above specifications for direct burial cable: Weathermatic SLWIRE12; Weathermatic SLWIRE14.
12. Wire sizing and maximum distance shall not exceed manufacturer's recommendations to avoid voltage loss and insure proper operation of the system.
13. All 2-wire paths under hardscape surfaces shall be sleeved and include no splices of the 2-wire path within 5' of sleeves. Secure a 2' (0,6m) expansion loop in the two-wire path at each change of direction and entry and exit of sleeve locations during wire installation. Release the expansion loops prior to direct burial.
14. Install one SLGDT surge arrestor at the following locations along the 2-wire path: within 25' (7.5m) of each controller, the farthest distance on the 2-wire path from the controller, every 600' along the wire path, at any independent branch termination greater than 50' (15m) from than main 2-wire path.
15. Connect each SLGDT to an 8' copper clad UL approved grounding round or other approved grounding method to obtain 12 ohms or less resistance. Use CADWELD TM permanent welded, low-resistance connection to assure best grounding performance. Consult ASIC specification 100-2002 for additional grounding specifications for appropriate for local soil conditions.
16. Use care in stripping all wire connections to avoid damage to the 2-wire shield and red and black wire path. Remove and discard any damaged 2-wire sections and repair using two SLCONN splice kits.
17. Use expansion coils on the red and black wires at each decoder installation. No expansion coils are necessary for the SLGDT.
18. Adhere to all local and national building and electrical codes.

Scale: Not to Scale

MATTHEW MCFARLING
CID 720659
DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

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Email:contactusirrigationplan.com
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Phone: (918) 215-4010

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION DETAILS SHEET 2

SHEET NUMBER:
L511

CENTERVILLE

PLANNING COMMISSION

Staff Report
9/10/2025

Item No. 3.
Title: Final Site Plan - Quik Trip - 1278 West Parrish Lane - Commercial Development - Galloway Engineering - Administrative Decision
Initiated By: Spencer Hymas, Galloway Engineering, Applicant
Staff Representative: Mike Eggett, Community Development Director

SUBJECT:

Consideration of Final Site Plan for Quik Trip located at approximately 1278 West Parrish Lane consisting of a proposed convenience store and gasoline service station development.

RECOMMENDATION:

Consider approval of Final Site Plan submittal, with the need for the applicant to resolve noted conditions and staff concerns.

BACKGROUND:

The applicant, Galloway Engineering (Spencer Hymas) on behalf of Quik Trip, is now seeking approval of a Final Site Plan proposal for the property located at approximately 1278 W. Parrish Lane, known as a combination of parts of parcel numbers 06-006-0118 and 06-006-0082. This Final Site Plan location is contingent on the submittal of a future Final Minor Subdivision proposal that will need to be reviewed by the City prior to any actual development and construction of this proposed site plan area. Further, the existing parcels (06-006-0118 and 06-006-0082) will need to be reestablished to align with the proposed site plan area for Quik Trip as part of this future Final Small Subdivision proposal by the property owner (WDG). The Final Small Subdivision proposal will need to be approved before any preconstruction and/or project development for Quik Trip may commence.

The planned site plan project is to develop a Quik Trip Convenience Store and Gasoline Service Station area on these properties (as shown within the packet). This specific Quik Trip would have a gasoline service area for typical motorists as well as a larger fueling area in the north of the building for larger trucks and equipment fueling needs. An additional newer feature of this site plan proposal is the planned integration of a future planned roundabout in 1250 West that would connect through the western arm of the roundabout to the Quik Trip site. This roundabout planning is reflected in the site plan documents that have been included for this discussion. However, the roundabout is a future improvement that would be installed by the City at a later date. Therefore, this site plan proposal reflects improvements, easements, and other land use dedication to accomplish this roundabout connectivity to this site, when the City decides it is the correct time to move forward with the roundabout improvements on 1250 West.

Another feature of this site is the intersection of 1250 West and Parrish Lane, that is subject to UDOT review and approvals for access management on and off of Parrish Lane, as well as Quik Trip drive access near the

intersection point of 1250 West and Parrish Lane. The applicant group is currently working with UDOT on the access management driveway from Parrish Lane and the southern access driveway from 1250 West. UDOT has not determined a final decision on either proposed access points, and this UDOT decision is anticipated in the future, per Galloway Engineering's request for these access points. The Planning Commission may desire to inquire regarding the status of this UDOT review consideration.

Currently, the property is comprised of vacant land areas that were once utilized as a concrete and construction activity site. This request would allow the property owner and Quik Trip team to work on a clean-up plan for these property parcels. Further, this property is located in the Legacy Crossing CDA and the developer would be expected to make sure that their exterior building design, landscaping element, and other onsite features are matching and reflecting other buildings, landscaping, and site designs of existing developments within the Legacy Crossing CDA area. This expectation to match existing building aesthetics, landscaping design, and similar land use features has been discussed with the applicant group and they are aware of this expectation. That being said, the Planning Commission may discuss these CDA matching elements with the applicant group, if deemed warranted by the Planning Commission during the review of this Final Site Plan submittal.

No public hearing is required for this project consideration.

ATTACHMENTS:

1. 09.10.2025 - PC Staff Report - Quik Trip Final Site Plan
2. City Eng Comments - Quik Trip Final Site Plan 1st Review 20250730
3. DRC Review Checklist- QUIK TRIP FINAL SITE PLAN 2nd Rev - 20250904
4. 09-03-2025 Staff - Various Items Analysis QT Update
5. 09-04-2025 Staff Proposed Parking Analysis QT Update
6. 9-4-2025 Staff Proposed Landscaping Analysis Final Site Plan - QuikTrip
7. CZC 12.21.110 Site Plan Review
8. QuikTrip Final Site Plan Application - 20250711
9. 89-7494 - CENTERVILLE
10. 2025.08.21 - Comment Resp - DRC Review Checklist- QUIK TRIP FINAL SITE PLAN 1st Rev - 20250731
11. 2025.08.21 - Comment Resp - 08-01-2025 Staff - Various Items QT Update
12. 2025.08.21 - Comment Resp - City Eng Comments - Quik Trip Final Site Plan 1st Rev 20250730
13. Parrish Lane Gateway District_Landscaping Checklist
14. Building SIgn Channel Letters
15. Canopy Sign - IDC-20 (1)
16. 7494 Front Sign
17. Building Sign - IDB-20
18. Pole Sign
19. Elevations 7494 A201
20. QuitClaim Deed
21. Warranty Deed
22. Wetlands Email from USACE
23. Fence Photo

CENTERVILLE

COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
801-292-8232

STAFF REPORT
AGENDA: ITEM 3

QUIK TRIP FINAL SITE PLAN – CONVENIENCE STORE & GASOLINE SERVICE STATION

PROPERTY OWNER:	WDG Parrish Lane LLC Attn: Spencer Wright 1178 West Legacy Crossing Blvd, Ste 108 Centerville, UT 84014
APPLICANT:	Quik Trip/Galloway Engineering Attn: Spencer Hymas 172 N. East Promontory, Ste 274 Farmington, UT 84025
PROPERTY LOCATION:	Approximately 1278 W. Parrish Lane Centerville, UT 84014
PARCEL NUMBER(S):	Parts of 06-006-0118, 06-006-0082
PARCEL SIZE:	Approximately 3.0 acres
ZONING DISTRICT:	COMMERCIAL VERY HIGH (C-VH); LEGACY CROSSING CDA AREA
APPLICATION:	FINAL SITE PLAN
RECOMMENDATIONS:	CONSIDER APPROVAL OF SUBMITTAL, WITH NEED TO RESOLVE NOTED CONDITIONS AND STAFF CONCERNS

BACKGROUND

The applicant, Galloway Engineering (Spencer Hymas) on behalf of Quik Trip, is now seeking approval of a Final Site Plan proposal for the property located at approximately 1278 W. Parrish Lane, known as a combination of parts of parcel numbers 06-006-0118 and 06-006-0082. This Final Site Plan location is contingent on the submittal of a future Final Minor Subdivision proposal that will need to be reviewed by the City prior to any actual development and construction of this proposed site plan area. Further, the existing parcels (06-006-0118 and 06-006-0082) will need to be reestablished to align with the proposed site plan area for Quik Trip as part of this future Final Small Subdivision proposal by the property owner (WDG). The Final Small Subdivision proposal will need to be approved before any preconstruction and/or project development for Quik Trip may commence.

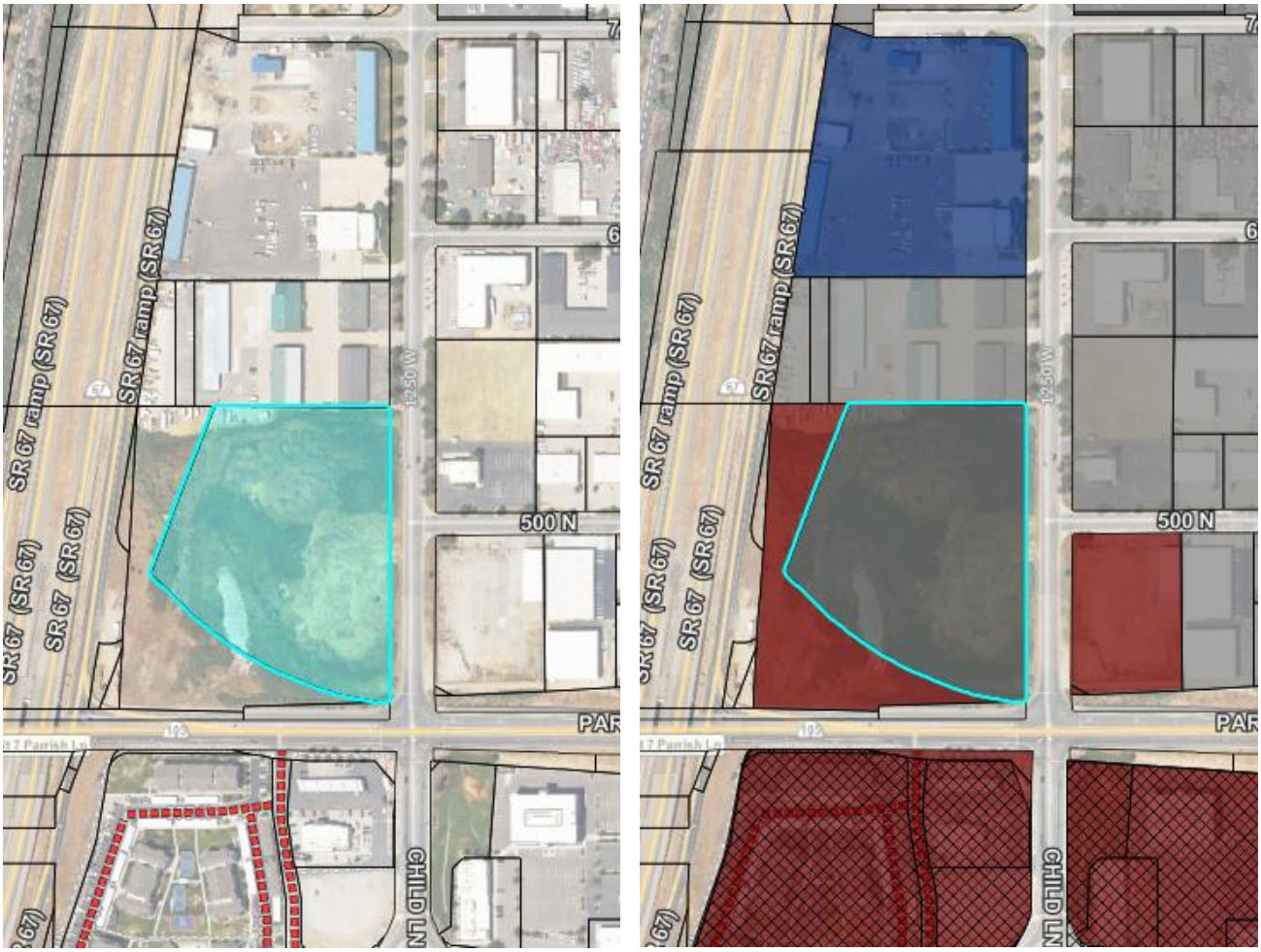
The planned site plan project is to develop a Quik Trip Convenience Store and Gasoline Service Station area on these properties (as shown within the packet). This specific Quik Trip would have a gasoline service area for typical motorists as well as a larger fueling area in the north of the building for larger trucks and equipment fueling needs. An additional newer feature of this site plan proposal is the planned integration of a future planned roundabout in 1250 West that would connect through the western arm of the roundabout to the Quik Trip site. This roundabout planning is reflected in the site plan documents that have been included for this discussion. However, the roundabout is a future improvement that would be installed by the City at a later date. Therefore, this site plan proposal reflects improvements, easements, and other land use dedication to accomplish this roundabout connectivity to this site, when the City decides it is the correct time to move forward with the roundabout improvements on 1250 West.

Another feature of this site is the intersection of 1250 West and Parrish Lane, that is subject to UDOT review and approvals for access management on and off Parrish Lane, as well as Quik Trip drive access near the intersection point of 1250 West and Parrish Lane. The applicant group is currently working with UDOT on the access management driveway from Parrish Lane and the southern access driveway from 1250 West. UDOT has not determined a final decision on either proposed access points, and this UDOT decision is anticipated in the future, per Galloway Engineering's request for these access points. The Planning Commission may desire to inquire regarding the status of this UDOT review consideration.

Currently, the property is comprised of vacant land areas that were once utilized as a concrete and construction activity site. This request would allow the property owner and Quik Trip team to work on a clean-up plan for these property parcels. Further, this property is located in the Legacy Crossing CDA and the developer would be expected to make sure that their exterior building design, landscaping element, and other onsite features are matching and reflecting other buildings, landscaping, and site designs of existing developments within the Legacy Crossing CDA area. This expectation to match existing building aesthetics, landscaping design, and similar land use features has been discussed with the applicant group and they are aware of this expectation. That being said, the Planning Commission may discuss these CDA matching elements with the applicant group, if deemed warranted by the Planning Commission during the review of this Final Site Plan submittal.

No public hearing is required for this project consideration.

Below are maps reflecting the applicant's proposed development location and associated existing zoning and property lines for the conceptual site plan site.



FINAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

For consideration of a Final Site Plan approval, per *CZC 12.21.110(e)*, there are several steps (1 through 7) that must be evaluated to verify complete application submittal and supporting documentation, fees being paid, and appropriate staff reviews being completed (typically through Design Review Committee review). Additionally, there needs to be a verification that the Conceptual Site Plan review and acceptance shall be completed for a project proposal. The Quik Trip Conceptual Site Plan was reviewed and accepted by the Planning Commission on June 11, 2025, with direction to work with staff and resolve noted concerns and deficiencies during the time of that review.

Since June 11, 2025, Planning Commission acceptance, the applicant has updated many the site plan proposal and associated materials, provided many additional documents and information,

and applied for/paid for the Final Site Plan process on July 11, 2025. From that time forward, the applicant group has been working with staff and the city engineering team to work through Final Site Plan requirements and development expectations for the Quik Trip project proposal and has continued to send updated site plan materials and associated documentation as they have worked through this review process. Evidence of these meetings and multiple review processes is found within the packet in the form of checklists and other staff commentaries that are provided to the Planning Commission for your consideration. Please be sure to review the attached checklists and documentation to better understand the status of the Final Site Plan and still existent concerns and items that need resolution.

Standards for approval that are applied to the consideration for approval of a Final Site Plan, per *CZC 12.21.110(f)* are:

1. *A final site plan shall conform to its associated conceptual site plan.*
2. *The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:*
    A. The planned development of the entire site; and
    B. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.
3. *A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.*

Below is the staff response to each of these standards for approval as potentially applied to the consideration of the Quik Trip Final Site Plan:

1. *A final site plan shall conform to its associated conceptual site plan.*

Response: The proposed Quik Trip Final Site Plan does conform to the previously accepted Quik Trip Conceptual Site Plan. Clearly, many outstanding concerns and issues noted during the conceptual site plan review have been corrected and addressed. There are still a few lingering issues that haven't fully been addressed at this time. These include: UDOT access management plan acceptance, resolution of landscaping discrepancies (potentially corrected with consideration by the Planning Commission of a Waiver of Strict Compliance for landscaping with this project), wall signage clarification, and other various items noted on the attached staff checklists and commentaries. Additionally, consideration of the Final Site Plan is still contingent upon completion of the future Final Minor Subdivision submittal by the property owner (WDG). The property owner group has recently applied for this Final Minor Subdivision process which will be reviewed and considered by the Development Review Committee in the near future.

2. *The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:*
    A. The planned development of the entire site; and
    B. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

Response: The plan is for the entire proposed site plan to be developed at one time with no intended phasing plan desired or required. However, this site plan does anticipate future development and site use connectivity to the west. Conceptual ideas have been discussed regarding the potential for some form of housing component request to the west and north of this property in the future. That being said, no plans have been designated or discussed for the remaining undeveloped portions of the surrounding property areas. Therefore, future road access connectivity is indicated on the attached site plan drawings for the Quik Trip project.

3. *A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.*

Response: As previously noted in response 1., the applicant group has submitted the most recent version of the Final Site Plan for the project area, supporting reports and information, will serve letters, paid the fees, and provided other associated documentation. The majority of this information shows conformance to applicable standards of Title 12 and other associated City codes. That being said noted conditions of approval for this project proposal would be as follows:

a. The applicant will need to receive final approval by UDOT for access management plan for project.
b. The applicant will need to receive will serve/approval by the Davis County Health Department for this project plan.
c. The applicant will need to receive approval by the Planning Commission for the Wavier of Strict Compliance for the landscaping deviations noted on checklists and outlined in Item 2 of the packet. The applicant will also need to resolve landscaping allocation discrepancy.
d. The site landscaping plans shall be stamped by a licensed landscape architect.
e. The applicant will need to receive Planning Commission approval of the conditional use permit request for the gasoline service station component of the overall site plan.
f. The applicant will need to resolve wall signage coverage information noted concerns.
g. The applicant shall follow approved final site plan documents to establish a site plan aesthetic that matches the Legacy Gateway CDA building/site design and landscaping expectations for this area of the City.
h. The applicant will be required to resolve outstanding city engineer and staff comments as indicated on the attached checklist documents and reporting. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by city staff for compliance with this approval.
i. Prior to development and construction of the Quik Trip Final Site Plan, there will need to be Final Minor Subdivision approval provided by the City for the proposed subdivision plat as prepared and applied for by the property owner group. This includes that the Final Minor Subdivision plat will need to be recorded in accordance with Title 15 of the City Municipal Codes.

j. The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules.
k. Any other conditions that may be imposed by the Planning Commission following discussion and review of the Quik Trip Final Site Plan proposal.

SUMMARY

Per City approval processes, as found in CZC 12.21.110(m), the "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 no commenced within one year or not substantially completed within two years from the date of final site plan approval". That being said, construction of this final site plan cannot begin unless and until the City approves a Final Minor Subdivision that reflects the Final Site Plan area as a parcel for this project to move forward. As previously noted, the property owner group has recently applied for a Final Minor Subdivision, and this proposed subdivision will be evaluated in the near future working towards potential approval of this request.

There are also two other associated requests that are necessary to consider and approve in order for this Final Site Plan to be able to be approved. These two requirements are approval of the Conditional Use Permit request and approval of the Waiver of Strict Compliance for the site plan proposal landscaping. These two requests will need to be approved in order for the Quik Trip Final Site Plan to be approved. These two requests are Items 1 and 2 on the September 10, 2025, Planning Commission agenda, prior to the consideration of the Final Site Plan.

Overall, this project has evolved a great deal since the beginning of the year. The applicant group has been very responsive in working through the previously noted issues and concerns as this request process has progressed. Given that the applicant group resolves and works through items to be addressed as conditions previously noted, this project should be viable to move forward and may provide an additional service option within the commercial fabric of Centerville City.

POTENTIAL MOTIONS

Based on the information provided by the Planning Staff and following discussion among the Planning Commission, the Commission may make a motion to approve this request, approve with modifications per the discussion, table the matter to a later date, or deny the proposed conceptual site plan request. The Commission should provide appropriate findings of facts for any presented decision. Sample motions for the Planning Commission's convenience are located below.

#1 - APPROVE

"I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the property located at approximately 1278 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, subject to the following conditions of approval:

1. *The applicant will need to receive final approval by UDOT for access management plan for project.*
2. *The applicant will need to receive will serve/approval by the Davis County Health Department for this project plan.*
3. *The applicant will need to receive approval by the Planning Commission for the Wavier of Strict Compliance for the landscaping deviations noted on checklists and outlined in Item 2 of the packet. The applicant will also need to resolve landscaping allocation discrepancy.*
4. *The site landscaping plans shall be stamped by a licensed landscape architect.*
5. *The applicant will need to receive Planning Commission approval of the conditional use permit request for the gasoline service station component of the overall site plan.*
6. *The applicant will need to resolve wall signage coverage information noted concerns.*
7. *The applicant shall follow approved final site plan documents to establish a site plan aesthetic that matches the Legacy Gateway CDA building/site design and landscaping expectations for this area of the City.*
8. *The applicant will be required to resolve outstanding city engineer and staff comments as indicated on the attached checklist documents and reporting. The required final site plan corrections shall be performed with the submittal of the site and building construction plans, which are to be reviewed by city staff for compliance with this approval.*
9. *Prior to development and construction of the Quik Trip Final Site Plan, there will need to be Final Minor Subdivision approval provided by the City for the proposed subdivision plat as prepared and applied for by the property owner group. This includes that the Final Minor Subdivision plat will need to be recorded in accordance with Title 15 of the City Municipal Codes.*
10. *The applicant shall post and/or pay any outstanding development related costs consistent with City Ordinances and fee schedules.*

(Add any additional conditions that may be agreed upon by the Planning Commission)

With the following findings for action:

A. *The proposed Final Site Plan meets the goals and objectives of the General Plan.*
B. *The proposed Final Site Plan meets the use, standards, and applicability in CZC 12.34, CZC 12.36, CZC 12.51, CZC 12.52, CZC 12.54, CZC 12.55, CZC 12.63, and CZC 12.21.110(e-f).*
C. *Therefore, the Planning Commission finds that through application of the provided conditions this final site plan application should be approved."*

(Add any additional findings discussed and agreed upon by the Planning Commission)

<u>#2 – APPROVE WITH PLANNING COMMISSION MODIFICATION</u>

"I hereby make a motion for the Planning Commission to APPROVE the Final Site Plan for the property located at approximately 1278 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, with the language amendment to the request (as provided by the Planning Commission) as follows, with the following conditions of approval:_____

And based on the following findings for action: _____."

#3 - TABLE

"I hereby make a motion for the Planning Commission to TABLE the request of the Final Site Plan for the property located at approximately 1278 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, until such a time as _____, with the following directives for action: _____."

#4 – DENY

"I hereby make a motion for the Planning Commission to DENY the Final Site Plan for the property located at approximately 1278 West Parrish Lane, known as portions of parcels 06-006-0118 and 06-006-0082, with the following findings for action:

A. *The proposed Final Site Plan does not meet the goals and objectives of the General Plan.*
B. *The proposed Final Site Plan does not meet the use, standards, and applicability in CZC 12.34, CZC 12.36, CZC 12.51, CZC 12.52, CZC 12.54, CZC 12.55, CZC 12.63, and CZC 12.21.110(e-f).*
C. *Therefore, the Planning Commission finds that this final site plan application should be denied."*

(Add any additional findings discussed and agreed upon by the Planning Commission)

Outlook

RE: QuikTrip Final Site Plan Submittal review for DRC

From Kevin Campbell <Kevin.Campbell@esieng.com>
Date Wed 7/30/2025 11:24 AM
To Michael Eggett <michael.eggett@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>; Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; 'Cole Fessler' <cfessler@sdmetrofire.gov>; Marc Marchant <marc.marchant@centervilleutah.gov>; 'Travis Mander' <tmander@sdmetrofire.gov>; Sydney DeWees <sydney.dewees@centervilleutah.gov>
Cc Donna Wilkinson <donna.wilkinson@centervilleutah.gov>; Kyle Kump <Kyle.Kump@esieng.com>

Hello Mike E.,

From City Engineer perspective my two remaining review comments are:

- Accesses must be approved by UDOT
- the Subdivision Plat needs to be accepted before we grant Final Site Plan approval

I will be off on Monday, August 4. My assistant Kyle Kump, EIT will be at the DRC meeting to cover for me.

Thank you,

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Michael Eggett <michael.eggett@centervilleutah.gov>
Sent: Tuesday, July 22, 2025 1:42 PM
To: Kevin Campbell <Kevin.Campbell@esieng.com>; Lisa Romney <lisa.romney@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>; Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; 'Cole

CENTERVILLE FINAL SITE PLAN CHECKLIST

Project Name: Quik Trip Final Site Plan
Date: September 4, 2025

TRACKING HISTORY:

- Application Submitted (and paid): July 11, 2025
- Completeness Checklist DRC Meeting (1): August 4, 2025
- Compliance Checklist DRC Meeting (1): August 4, 2025
- Compliance Checklist DRC Meeting (2): September 8, 2025

✓ - ? ✗

Per 12.21.110 Site Plan Review

	Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED	***Comments from City Staff:***
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	This is provided on application and site plan drawings as well – Galloway Engineering group (Spencer Hymas)
✓	Complete application for final site plan approval to the Zoning Administrator	
✓	Proposed use of the buildings and site plan	Also see conditional use permit for Gasoline Sales requested use
✓	Payment of fees and deposits set forth in the City Fee Schedule	
Site Plan showing the following:		
✓	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	
✓	Layout, dimensions, and names of existing and future road rights-of-way	
✓	Project name, North arrow, and tie to a Section monument	
✓	The boundary lines of the project site with bearings and distances	
✓	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas	
✓	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment	Wall development on the north end of the property seems like it is pointing to the incorrect location
✓	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings	
✓	A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and	

	type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density	
✓	Identification of property, if any, not proposed for development	
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Grading and Drainage Plan showing the following:		
✓	North arrow, scale, and site plan underlay	
✓	Topography contours at two-foot intervals	
✓	Areas of substantial earth moving with an erosion control plan	Defer to stormwater and engineering for more
✓	Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater	Defer to public works and engineering for more
✓	Location of any designated flood plain and/or wetland boundaries	Yes, there are wetlands identified, and a mitigation process has been accepted to commence by Army Corps of Engineers; see attached wetlands docs for more; this will need to be resolved for approval or will be a recommended condition of approval to resolve
?	Direction of stormwater flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City requirements	Shown in full set drawings and on Grading Plans and Storm Sewer Plan; defer to stormwater and engineering for more
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Utility Plan showing the following:		
✓	North arrow, scale, and site plan underlay	
✓	All existing and proposed utilities including, but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, and streetlights	Defer to public works and engineering
?	Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations	Defer to public works, engineering, and fire marshal; fire flow tests have been coordinated with the City; are there any concerns here?
✓	Location and dimensions of all utility easements	Existing provided on ALTA Survey, new Sanitary Sewer Easement shown; defer to engineering and public works
?	A letter from utility providers, addressing the feasibility and their requirements to serve the project (where applicable) All utility providers highlighted in yellow have not provided a completed utility provider sheet or will serve letter and returned the utility provider sheet to the City in	☐ (X) Century Link/Lumen ☐ ~~Deuel Creek Irrigation Co~~ ☐ (X) Enbridge Gas ☐ (X) Rocky Mountain Power

	order to verify Will Serve service to the site. Please provide an update on status with Davis County Health Department and UDOT Region One service letter/approval.	☐ (X) South Davis Sewer District - provided ☐ (X) Utopia Fiber ☐ ~~Weber Basin Water District~~ ☐ (X) Xfinity Cable Service ☐ Davis County Health Department ☐ UDOT Region One (1)
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Landscaping Plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening)		
	Please reference attached review sheet entitled "Landscaping and Screening Staff Review (Per CZC 12.51), QuikTrip Final Site Plan Application" for full review comments and check of compliance with CZC 12.51	Defer to landscaping review attachment for comments; will need a Waiver of Strict Compliance consideration for landscaping plan proposal
Building Elevations for All Buildings showing the following:		
✓	Accurate front, rear, and side elevations drawn to scale	Using Conceptual Site Plan submittal docs
✓	Exterior surfacing materials and colors, including roofing material and color	Same as above
✓	Outdoor lighting, furnishings, and architectural accents	Same as above for elevations; lighting plan shown on sheet C160 in full set
✓	Location and dimensions of signs proposed to be attached to the building or structure	Same as above; signage details also provided during conceptual site plan
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Additional Items:		
✓	Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any even such plans and reports shall be reviewed and approved by the City prior to final approval of a development project	Defer to City Engineer
N/A	Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters	
?	Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator	Verify proof of variance to "no access line" established by UDOT for right in access off of Parrish Lane to the site; updated status direction from applicant regarding re-review by UDOT for access approval
✓	A traffic impact analysis, if requested by the City Engineer or the Planning Commission	This has been provided by applicant; applicant has also

		participated in preapplication review with UDOT Region 1 for this site access off of Parrish Lane
✓	Warranty deed and preliminary title report or other document showing the application has control of the property	Provided by applicant group
–	Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property located within 400 feet thereof	Available through Davis County GIS module, as needed by City staff
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	

Additional Staff Comments for Completeness and Compliance:

Please address the following items:

- Please review the attached supplementary review comments as any noted comments on these review documents should be considered and addressed as a part of the final site plan review process.

Staff will present the application to DRC for final site plan compliance review processing. Once the final site plan application is deemed compliant, Community Development staff will send a letter to you, the applicant, with more information regarding the next steps in this process for final site plan consideration review by the Planning Commission.

The administrative review board for the final site plan is the Planning Commission and a public meeting (not public hearing) is required for a final site plan review. Advancement to the Planning Commission will only occur after City Staff have determined that the final site plan application is in a stage of compliance to advance to the Planning Commission for their consideration of the proposed final site plan request. The Centerville Planning Commission is responsible for the administrative approval consideration of the final site plan application (per Centerville Zoning Code 12.21.110).

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West ● Centerville, Utah 84014 ● (801) 292-8232 ● Fax: (801) 292-8251

Various Items Staff Review
Quik Trip Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Signs	Wall signs must comply with *CZC 12.54.110(b)(1)*. A separate permit is required. Primary wall façade = 45+20+20 = 85 sf of use out of 338 sf allowed (112.67f*20f*.15) Secondary wall façades = 20+20+?+?(food signage sizing unknown)	Depicted, need to verify secondary wall facades total use coverage	**Primary façade is compliant, secondary façade is UNKNOWN**
Easements	All easements of record need to be shown on the site plan.	Shown on "Site/Demo Plan" sheet	**YES**
Fences/Walls	Any new fencing will need to meet the standards outlined in *CZC 12.55.110.* Wall location note on North side of site seems to be pointing at the wrong location of the wall	Depicted, and photo sample provided as well as detail provided	**YES**
Street Requirements: Streetlights	Per *CZC 15.05.030*, streetlights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street.	Depicted, on site lights shown, new streetlight on 1250 West frontage	**YES**
Street Requirements: Sidewalk	Must meet City Tech Specs and Standards	Provided 10' ped trail on 1250 West	**YES**

Water Requirements	Fire hydrants will need to be installed along 1250 West and on site. (Required every 400').	Depicted, verify with SD Fire Marshal	**YES**
Drainage Requirements	Must meet City Tech Specs and Standards	Depicted	**UNDER REVIEW**
Other Comments	This property is located within the Legacy Crossing CDA. Development will need to match CDA area directives.	Depicted	**SITE AND BUILDING TO MATCH RDA AREA AESTHETIC**

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Off-Street Parking and Loading Staff Review (Per *CZC 12.52)*
Quik Trip Conceptual Site Plan Application

Standard	Requirement	Depicted	Compliance
Parking Location	Within 300' of building served	Within very close proximity of building	**YES**
Parking Space Dimensions	Standard: 9'x18'	9.5'x18'	**YES**
Handicapped Parking Space	Standard Size, plus 4' unloading area parallel to space	Yes 8' between handicap stalls	**YES**
Driveway Dimensions	Driveway width shall not exceed 35' (per CZC 12.52.090(b)(3))	Driveways are 17.5', 20', and 35'	**YES**
Parking Lot Landscaping	See Staff Landscaping Review	Landscaping plan provided	**YES**
Parking Lot Lighting	See *CZC 12.52.040(g)* and *CZC 12.52.100(i)*	Depicted	**YES**
Parking Lot Paving	Paved with asphalt, concrete, or some other all weather surfacing material. Maintained to eliminate dust or mud and graded and drained to dispose of all surface water.	Depicted and Noted	**YES**
Number of Spaces	Convenience Store: 1 space per 200sqft of gross floor area = 25 stall minimum required Gasoline Service Station: 1 space per 250 sqft of gross floor area = 20 stalls required	49 Total	**YES**
Drive Aisle Width	25'minimum	35' on site minimum in all directions	**YES**

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Landscaping And Screening Staff Review (Per *CZC 12.51)*
QuikTrip Final Site Plan Application

Standard	Requirement	Depicted	Compliance
Live Plant Material	50% of perimeter and internal landscaping needs to be live plant materials.	Shown, 20,273 sf	**YES**
Number of Trees	1 tree for every 500 square feet of landscaped area.	Shown, 26+ trees	**YES**
Foundation Landscaping	50% of the building frontage shall be landscaped. (*Minimum width of landscaped area = 3')*	Shown, 76 lf of landscape	**YES**
Total Landscaping	10% for non-residential development located west of I-15; 15% of the gross site area due to this site being in the Parrish Lane Gateway area	22.5% (29,344 sf) on landscaping plan & 30% (39,296 sf) on site plan, please make sure these match correctly	**YES, there is a discrepancy of landscaping percentage coverage that needs to be corrected**
Parking Lot Island Areas	At least 7% of the total parking lot area. For every 6 required parking spaces, 1 tree & 2 shrubs shall be provided within each internal parking island area.	Shown, 745 sf of interior parking landscaped; 5 trees and 18 shrubs provided within parking landscaping areas	**YES, Internal landscaping provided**

Internal Landscaped Island Dimensions	Shall have minimum dimensions of 25'x5'.		**N/A**
Internal Landscaped Island Locations	Located in the following priority: • To define major drives and access ways • To delineate ends of parking rows • At aisle intersections • Within parking rows		**N/A**
Public Street and Parkstrip Landscaping	Along 1250 West – 15' from the back of curb Along 500 N – 10' from the back of curb Standard along 500 N for site per City Engineer is 4' setback and 4' sidewalk plus curbing meets 10'.	Shown	**YES**
Trees Along Frontage	1 tree for every 25' of public street frontage (Parrish Lane – 273 lf, 1250 W – 356 lf) = 25 trees = only 20 trees provided with note regarding utility conflicts along 1250 West	Shown	**NO, need Waiver of Strict Compliance consideration**
Irrigation Plan	Per *CZC 12.51.100* an irrigation plan is required.	Provided	**YES**
Screening for Trash Receptacles	Wall or fence 6' in height Completely visually screened Compatible in material & color with the main building	Trash receptacle and enclosure location shown; CMU wall detail provided to show 6' height	**YES, unsure about gating enclosure and coloration of screening wall to match building**
Screening for Outdoor Storage	Screened from view by an opaque fence or wall	No outdoor storage is being proposed	**YES**

12.21.110 Site Plan Review

(a) Purpose. This Section sets forth procedures for considering and approving a site plan. Such procedures are intended to provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the General Plan and this Title.

(b) Authority. The Planning Commission is authorized to approve site plans as provided in this Section.

(c) Initiation. A property owner may request approval of a site plan as provided in this Section. An agent of a property owner shall provide an affidavit of authorization.

(1) Site Plan approval is a two-step process consisting of: (1) conceptual site plan review and approval; and (2) final site plan review and approval. In order to provide for appropriate review and analysis, conceptual and final site plan applications shall not be reviewed by the Planning Commission concurrently or at the same meeting.

(2) Conceptual and final site plan review and approval shall be required for any of the following uses unless expressly exempted from such requirement by another provision of this Title:

(A) Any multiple-family residential use;

(B) Any public or civic use;

(C) Any commercial use;

(D) Any industrial use; or

(E) Any planned development within a PDO zone.

(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 site plan approval.

(d) Conceptual Site Plan Approval. An application for conceptual site plan approval shall be considered and processed as provided in this Subsection.

(1) A complete application for conceptual site plan approval shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits as set forth in the City Fee Schedule.

(2) A conceptual site plan shall be drawn to scale and shall show a realistic layout reflecting how the property reasonably could be developed considering existing and envisioned conditions on the subject property and adjoining property, and the development standards of the zone in which the property is located.

(A) A conceptual site plan application shall include at least the following information:

(i) The name, address, email and telephone number of the applicant and the applicant's agent, if any;

(ii) Legal description of the property and parcel number;

(iii) Lot or parcel dimensions, square footage, and orientation;

(iv) Location, topography, and layout of proposed lots;

(v) Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property;

(vi) Proposed use of the buildings and site;

(vii) Location and height of existing and proposed walls and fences;

(viii) Height, bulk and preliminary elevations of proposed buildings;

(ix) Location, arrangement and layout of landscaping and open space;

(x) Location, name and width of existing and proposed streets and sidewalks;

(xi) Traffic and pedestrian circulation patterns, including proposed access to the property;

(xii) Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas;

(xiii) Location, number, type, and size of signs;

(xiv) Preliminary utility plans, including water, sewer, and storm drainage plans, including availability of utilities;

(xv) Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;

(xvi) Relationship of the property to adjoining properties and uses;

(xvii) Tables showing the number of acres in the proposed development and a land use summary; and

(xviii) A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

(3) After an application for conceptual site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.

(4) The Planning Commission shall schedule and hold a public hearing on the proposed conceptual site plan. Public notice of the public hearing and public meeting shall be provided in accordance with the provisions of CZC 12.21.050. After due consideration, the Planning Commission shall accept, accept with conditions, or reject the application pursuant to the standards set forth herein. Any conditions of acceptance shall be limited to conditions needed to conform the conceptual site plan to approval standards and ordinance requirements. Any conceptual site plan acceptance for a planned development shall not be effective until and unless a corresponding Planned Development Overlay Zone is approved by the City Council.

(5) A conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed.

(e) Final Site Plan Approval. An application for final site plan approval shall be considered and processed as provided in this Subsection.

(1) After acceptance of a conceptual site plan, the applicant shall submit a complete application for final site plan approval to the Zoning Administrator in a form established by the Zoning Administrator along with any fees and deposits set forth in the City Fee Schedule.

(2) Final site plan application shall include at least the following information:

(A) The name, address, email and telephone number of the applicant and the applicant's agent, if any.

(B) The uses for which site plan approval is requested.

(C) A set of development plans showing the information required in Subsections (i) to (vi) of this Subsection. The information required by each Subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one inch equals 100 feet on 24" x 36" sheets. Except for the landscaping plan, the plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah. One set of plans, reduced to fit on 11" x 17" inch paper, shall be provided.

(i) Site plan showing the following:

(1) All infrastructure and development facilities related to the project located within 250 feet of the site boundary;

(2) Layout, dimensions, and names of existing and future road rights-of-way;

(3) Project name, North arrow, and tie to a Section monument;

(4) The boundary lines of the project site with bearings and distances;

(5) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;

(6) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;

(7) Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings; and

(8) A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density.

(ii) Identification of property, if any, not proposed for development.

(iii) Grading and drainage plan showing the following:

(1) North arrow, scale, and site plan underlay;

(2) Topography contours at two foot intervals;

(3) Areas of substantial earth moving with an erosion control plan;

(4) Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water;

(5) Location of any designated flood plain and/or wetland boundaries; and

(6) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on adopted City requirements.

(iv) Utility plan showing the following:

(1) North arrow, scale, and site plan underlay;

(2) All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights;

(3) Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations;

(4) Location and dimensions of all utility easements; and

(5) A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.

(v) Landscaping plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening).

(vi) Building elevations for all buildings showing the following:

(1) Accurate front, rear, and side elevations drawn to scale;

(2) Exterior surfacing materials and colors, including roofing material and color;

(3) Outdoor lighting, furnishings and architectural accents; and

(4) Location and dimensions of signs proposed to be attached to the building or structure.

(D) Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a development project.

(E) Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.

(F) Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator.

(G) A traffic impact analysis, if requested by the City Engineer or the Planning Commission.

(H) Warranty deed and preliminary title report or other document showing the applicant has control of the property.

(I) Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property located within 400 feet thereof.

(3) After the application for final site plan is determined to be complete in accordance with CZC 12.21.040(e), the Zoning Administrator shall prepare a staff report evaluating the application.

(4) The Planning Commission shall schedule and hold a public meeting and after due consideration shall approve, approve with conditions, or deny the application pursuant to the standards set forth in Subsection (f). Public notice of the public meeting shall be provided in accordance with the provisions of CZC 12.21.050. Any conditions of approval shall be limited to conditions needed to conform the site plan to approval standards.

(5) After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

(6) Prior to the issuance of any building permit, the applicant shall provide the City a copy of the approved final site plan which includes any required corrections or revisions. Once in final, approved form, a site plan shall be dated and marked "approved" by the City and shall be used as the basis for inspecting development and construction on the property subject to the site plan.

(7) A record of all site plan approvals shall be maintained in the office of the Zoning Administrator.

(f) Standards for Approval. The following standards shall apply to the approval of a site plan.

(1) A final site plan shall conform to its associated conceptual site plan.

(2) The entire site shall be developed at one time unless a phased development plan is approved by the approving authority. A phased development plan shall show:

(A) The planned development of the entire site; and

(B) The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

(3) A site plan shall conform to applicable standards set forth in this Title and other applicable provisions of the Centerville Municipal Code. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

(g) Improvements Agreement. Prior to or as a condition of final site plan approval by the Planning Commission, the developer shall enter into an Improvements Agreement acceptable to the City providing security to ensure completion of any and all public improvements required to be installed in connection with the site plan development. The Improvements Agreement shall comply with the provisions and requirements of CMC 15 (Subdivisions) regarding Improvements Agreements for subdivision development. The warranty period for site plan Improvements Agreements shall be as set forth in CMC 15 (Subdivisions) regarding the warranty period for public improvements for subdivision development.

(h) Planned Centers. Individual uses in a planned center shall be subject to the following requirements:

(1) The overall planned center shall have been approved as a conditional use which shall include an overall site plan, development guidelines, and a list of uses allowed in the planned center.

(2) Development guidelines for a planned center shall, at a minimum, address the following topics:

(A) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc);

(B) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;

(C) Landscaping and open space standards;

(D) Signage;

(E) Exterior lighting;

(F) Parking, pedestrian and vehicular circulation, and access to the site;

(G) Rights of access within the center (use of cross easements, etc);

(H) Development phasing and improvements to be completed with each phase;

(I) Outdoor sales, storage and equipment;

(J) Fencing and walls; and

(K) Maintenance standards and responsibilities.

(3) After approval of a planned center, individual uses therein may be approved pursuant to a building permit. Building permits for individual uses within an approved planned center shall be reviewed by the Zoning Administrator for compliance of the proposed use to the overall site plan, development guidelines, and approved use list for the planned center. The Zoning Administrator shall approve, approve with conditions, or deny the permit based on compliance with applicable conditions of the site plan and provisions of this Title.

(i) Appeal of Decision. Any person adversely affected by a final decision of the Planning Commission or Zoning Administrator regarding approval or denial of a site plan may appeal that decision to the Board of Adjustment as provided in CZC 12.21.200.

(j) Effect of Approval. Every site for which a site plan has been approved shall conform to such plan.

(1) A building permit shall not be issued for any building or structure, external alterations thereto, or any sign or advertising structure until the provisions of this Section have been met. No structures or improvements may be constructed unless shown on an approved site plan or required by law.

(2) Approval of a site plan shall not be deemed an approval of any conditional use permit or other permit. Approval of such permits shall be obtained in accordance with applicable provisions of this Title and other applicable provisions of the Centerville Municipal Code.

(k) Amendment. Except as may be provided elsewhere in this Title, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:

(1) Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:

(A) The proposed amendment does not relate to a matter specifically required as a condition of approval by the approving authority;

(B) Any proposed change of use is consistent with uses permitted on the site;

(C) Existing uses were permitted when the site plan was approved, or have received a conditional use permit;

(D) The proposed use and site will conform to applicable requirements of the Centerville Municipal Code;

(E) The proposed alteration or expansion meets the approval standards of Subsection (f);

(F) The architecture of the proposed alteration or expansion, and landscaping, site design and parking layout are compatible with facilities existing on the site; and

(G) The site can accommodate any change in the number of employees on the site or any change in impact on surrounding infrastructure.

(2) If the Zoning Administrator cannot make the findings required in the foregoing Subsection, a conditional use permit or amended site plan, as the case may be, shall be approved by the Planning Commission before any alteration or expansion occurs.

(3) Except as provided in Subsection (1), the procedure for approval of an amended site plan shall be the same as the procedure for approval of an original site plan as set forth in this Section.

(l) Revocation. A site plan approval may be revoked as provided in CZC 12.23.070.

(m) Expiration.

(1) A conceptual site plan approval shall expire and have no further force or effect if a completed application for final site plan approval is not submitted within one year after the conceptual site plan is approved.

(2) A 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.

HISTORY
Adopted by Ord. 2016-20 on 7/15/2016
Amended by Ord. 2022-17 on 8/16/2022

Centerville City, UT - Community Development

Printed: 09/05/2025

QuikTrip 7494

07/22/2025 - 07/21/2026

3547453

Site Plan, Final

General

f3faff20-5e9b-11f0-ba54-cd972e5e2848

Under Review

Active

Application Review Status

Pre-Review	Ready for Payment	07/11/2025
Planning Commission	Reviewing	
Engineering	Not Reviewed	
Legal	Not Reviewed	
Drainage	Not Reviewed	
Water	Not Reviewed	
Streets	Not Reviewed	
Public Works	Not Reviewed	
South Davis Metro Fire Agency	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Fee	$250.00
Deposit - Off-Site Improvements Required	$500.00
Subtotal	**$750.00**
Amount Paid	**$750.00**
Total Due	**$0.00**

Payments

07/11/2025	Card VISA	$750.00
Total Paid		**$750.00**

Application Form Data

(Empty fields are not included)

Project Name
QuikTrip 7494

Parcel #(s)
060060082; 060060118

Acreage
3

Select your zone below
Commercial-Very High

Proposed use of property
QuikTrip Retail Gas

Project Address (Street)
1250 W Parrish Lane

City
Centerville

State
UT

Zip
84014

Is the site greater than one acre?
Yes

Please upload Site Plan
- 7494 Site Plan.pdf
- 7494 Full Set.pdf

I have included the location, design, type of material and height of existing and proposed walls and fences on the site. I have shown the location, design, type and height of existing and proposed exterior lighting on the site.

✔

I have shown the location, design, type and height of existing and proposed exterior signs and outdoor advertising on the site (All signs require a sign permit).

✔

I have included the location, layout, calculation and measurement of all parking, driveways, loading facilities, ingress and egress of vehicular and pedestrian traffic, internal circulation, name and width of existing and proposed streets, curb, gutter, sidewalks, drive approaches and the centerline of adjacent roads.

✔

I have shown the location and layout of existing and proposed sewers, storm drains, culinary and secondary water (including water rights and water shares), overhead and underground power, communication and transmission lines and all other utilities and utility easements within one hundred feet (100')

✔

Included the Utility Provider Sheets

7494 Utility Plan.pdf

I have included designation of all easements and rights-of-way to be dedicated to the City

✔

I have indicated existing and proposed fire hydrants within five hundred feet (500')

✔

I have included location, material and measurements of dumpster enclosure.

✔

Please provided a Landscaping and Irrigation Plan following 12-51-070 of the Zoning Ordinance

7494 Landscaping.pdf

I have provided architectural quality drawings of all exterior elevations of the proposed buildings or structures and types of materials to be used at a scale of 1/4" to 1'. Drawings must be signed and stamped by a qualified architect.

✔

I have included engineering construction plans and drawings for all proposed on-site and off-site improvements. All engineering drawings must be signed and stamped by a qualified, registered engineer.

✔

Provided a current Title Report of the site.

7494_Combined Title Commitment_3.pdf

I have provided a certified survey of the site, when deemed appropriate and requested by the Community Development Director or City Engineer.

✔

I have included other data, studies or plans may be requested as deemed necessary by the Community Development Director or other City Officials.

✔

Existing Conditions Inventory

7494 ALTA.pdf

Property Owner's Name

WDG PARRISH LANE LLC

Address

1178 WEST LEGACY CROSSING BLVD STE 100

Email

logan@wrightdevelopment.com

Phone Number

801-649-9798

Please upload a notarized signature of the primary property owner. Print Notary form here: https://centervilleutah.gov/DocumentCenter/View/127/Affidavit-Form-PDF

Affidavit signed.pdf

Company

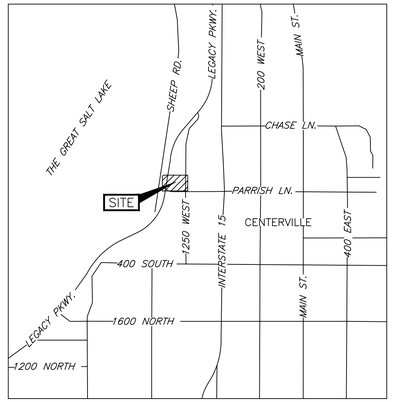
Wright Development

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Spencer Hymas - 07/11/2025 3:13 pm

SITE DEVELOPMENT PLANS FOR
QUIKTRIP STORE #7494
1250 WEST PARRISH LANE
CENTERVILLE, UT



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF CENTERVILLE, UT, COMMUNITY PANEL NUMBER 49011C0392F EFFECTIVE DATE AUGUST 15, 2022.

BENCHMARKS:

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.

ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL".
ELEVATION = 4217.96 (NAVD88).

MUNICIPAL CONTACT LIST:

PHONE & CABLE:
LUMEN/CENTURYLINK
JAMES CHIDESTER
JAMES.CHIDESTER@LUMEN.COM
(385)479-7345
250 EAST 200 SOUTH
SALT LAKE CITY, UT 84111

ELECTRIC:
ROCKY MOUNTAIN POWER
KEVIN HILL
RMPLANNINGANDDESIGNREQUESTS@PACIFICORP.COM
(801) 886-7007
1407 W. NORTH TEMPLE ST. SALT
LAKE CITY, UT 84116

GAS:
ENBRIDGE GAS UTAH
TONY STEPHENS
TONY.STEPHENS@DOMINIONENERGY.COM
(801) 324-3967
1140 WEST 200 SOUTH,
SALT LAKE CITY, UT 84104

STORM & WATER:
CENTERVILLE CITY P.W.
MIKE CARLSON
MCARLSON@CENTERVILLEUT.GOV
(801) 292-8232
655 NORTH 1250 WEST
CENTERVILLE, UT 84014

SANITARY:
SOUTH DAVIS SEWER DISTRICT
LANESE HENDRICKSON OR JAKE SCOTT
(801) 295-3469
GIS@SDSD.US OR
JSCOTT@SDSD.US
1800 WEST 1200 NORTH
WEST BOUNTIFUL, UT 84047

Sheet List Table

Sheet Number	Sheet Title
C002	COVER SHEET (CITY)
C030	DEMOLITION PLAN
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C113	DIESEL CANOPY GRADING PLAN
C120	STORM SEWER PLAN
C140	EROSION CONTROL - PHASE 1
C141	EROSION CONTROL - PHASE 2
C150	UTILITY PLAN
C160	PHOTOMETRIC PLAN
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C320	STORM ALIGN 'A' PLAN & PROFILE
C321	STORM ALIGN 'B' PLAN & PROFILE
C322	STORM ALIGN 'C' & 'D' PLAN & PROFILE
C323	STROM ALIGN '1250 W' PLAN & PROFILE
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L501	LANDSCAPE DETAILS
L502	LANDSCAPE DETAILS
L510	IRRIGATION DETAILS
L511	IRRIGATION DETAILS

PROJECT NO.:QKT7494.21

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QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C001

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCN\3-CD\89-7494 - Civil.dwg TAB NAME:Cover USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 5:15 PM

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MISCELLANEOUS DEMOLITION NOTES

1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.

EXISTING LEGEND (TO REMAIN)

- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE (<12")
- STORM SEWER LINE (≥12")
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- UTILITY PEDESTAL/RISER
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- UTILITY MANHOLE
- UTILITY METER
- UTILITY VALVE
- FIRE HYDRANT
- SINGLE POST SIGN
- DECIDUOUS TREE
- PROPERTY R/W LINE (QT NET)
- CURB LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- WOOD FENCE

Storm Basin / Dog park

Pickle Ball Courts

500 NORTH
(PUBLIC R.O.W.)

Ex. Sanitary Sewer Manhole
T = 4220.15
FL in (S) = 4211.59
FL in (E) = 4211.48
FL in (SW) = 4211.57
FL out (N) = 4211.41

Ex. Sanitary Sewer Manhole
T = 4219.43
FL in (S) = 4211.89
FL out (NE) = 4211.78

TREE CANOPY
(TO BE REMOVED)

±18 SF CURB & GUTTER
(TO BE REMOVED)

±1,953 SF
ASPHALT WITHIN
1250 WEST R.O.W.
(TO BE REMOVED)

1250 WEST
(100' WIDE
PUBLIC R.O.W.)

±1,163 SF CURB &
GUTTER WITHIN
1250 WEST R.O.W.
(TO BE REMOVED)

±18 SF CURB & GUTTER
(TO BE REMOVED)

DIRT STOCK PILE
(TYP – TO BE REMOVED)

STORM DRAIN WING WALL
(TO BE REMOVED AND
REPLACED WITH STORM DRAIN
JUNCTION BOX. CONTRACTOR
TO COORDINATE WITH UDOT.)

ACCESS & UTILITY ESMT.
REC. NO. E-325969

STORM DRAIN PIPE
CONNECTION TO
STORM DRAIN DITCH
(TO BE REPLACED
WITH JUNCTION
BOX. CONTRACTOR
TO COORDINATE
WITH UDOT)

36" SD FL=4217.67

36" SD FL=4214.42

36" SD FL=4214.47

EX. Catch Basin
TG = 4218.63
36" CPP INV IN (E) = 4214.18
36" CPP INV OUT (W) = 4213.92

STORM DRAIN DITCH
(TO BE REPLACED WITH
2–36" PIPES. CONTRACTOR
TO COORDINATE WITH UDOT.)

±873 SF ASPHALT
WITHIN PARRISH
LANE R.O.W.
(TO BE REMOVED)

±722 SF CURB &
GUTTER WITHIN
PARRISH LANE R.O.W.
(TO BE REMOVED)

Ex. Sanitary Sewer Manhole
T = 4224.29
FL in (S) = 4213.56
FL out (N) = 4213.41

PARRISH LANE / SR-105
(WIDTH VARIES, PUBLIC R.O.W.)

Ex. Storm Drain Inlet
T = 4218.96
FL in (S) = 4214.51
FL in (NE) = 4214.00
FL out (W) = 4213.82

Ex. Catch Basin
TG = 4219.34
12" CONC. INV OUT (S) = 4216.03

N

30 15 0 30 60

PROJECT NO.:QKT7494.21

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

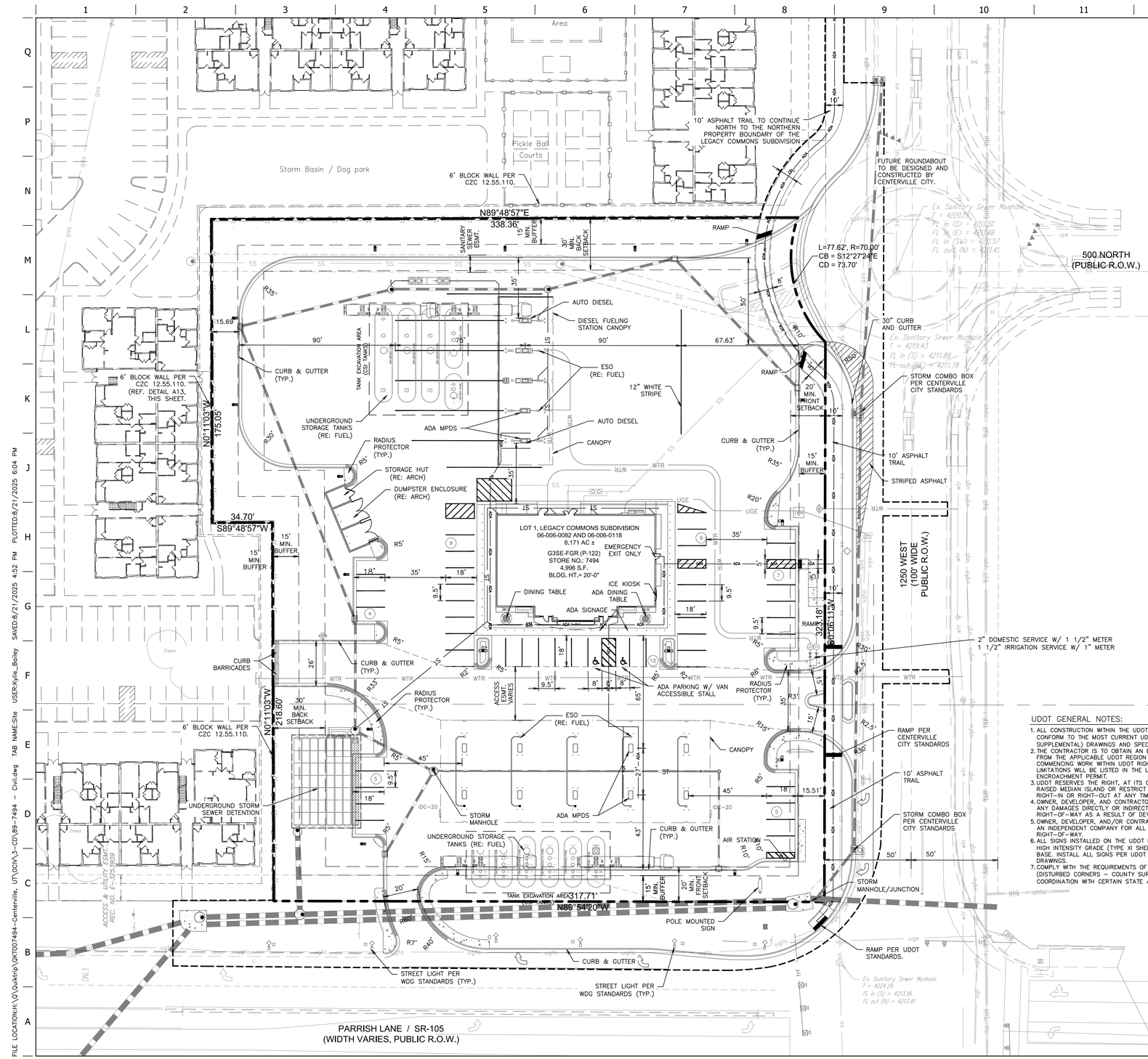
ORIGINAL ISSUE DATE:

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C030



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA
LOT 1, LEGACY COMMONS SUBDIVISION

GROSS FLOOR AREA	4,996 S.F.
GROSS CANOPY AREA	12,283 S.F.
GROSS LOT AREA	± 130,677 S.F. ± 3.00 ACRES
BUILDING COVERAGE	± 17,279 S.F. (13%)
LANDSCAPE COVERAGE	± 39,296 S.F. (30%)
HARDSCAPE COVERAGE ("ALL WEATHER SURFACING" ASPHALT AND CONCRETE)	± 74,102 S.F. (57%)

PARKING

REQUIRED PARKING	STANDARD	18
	ADA	2
	TOTAL	20
	PARKING RATIO = 1 CAR / 250 S.F.	
PROPOSED PARKING	STANDARD	47
	ADA	2
	TOTAL	49
	PARKING RATIO = 2.45 CARS / 250 S.F.	

PROPERTY DESCRIPTION OF LEGACY COMMONS SUBDIVISION (PER TITLE COMMITMENT):

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS: A PORTION OF THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CENTERVILLE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 67, PER THE LEGACY HIGHWAY RIGHT-OF-WAY PLAN, LOCATED S89°54'28"E ALONG THE 1/4 SECTION LINE 620.47 FEET FROM THE CENTER 1/4 CORNER OF SECTION 12, T2N, R1W, SLB&M; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: N02°49'07"E 52.63 FEET; THENCE N05°42'23"E 61.39 FEET; THENCE N03°03'52"E 399.69 FEET; THENCE N89°49'16"E 549.94 FEET TO THE WESTERLY LINE OF 1250 WEST STREET; THENCE S00°06'30"W ALONG SAID STREET 629.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 105; THENCE N89°54'01"W ALONG SAID RIGHT-OF-WAY 584.41 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE N02°49'07"E ALONG SAID RIGHT-OF-WAY 113.91 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 06-006-0082 AND 06-006-0118 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)
CONTAINS: 355,963 SF. OR 8.171 AC.±

BENCHMARK INFORMATION:

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL".
ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

UDOT GENERAL NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

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Farmington, UT 84025
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PROJECT NO.: QKT7494.21

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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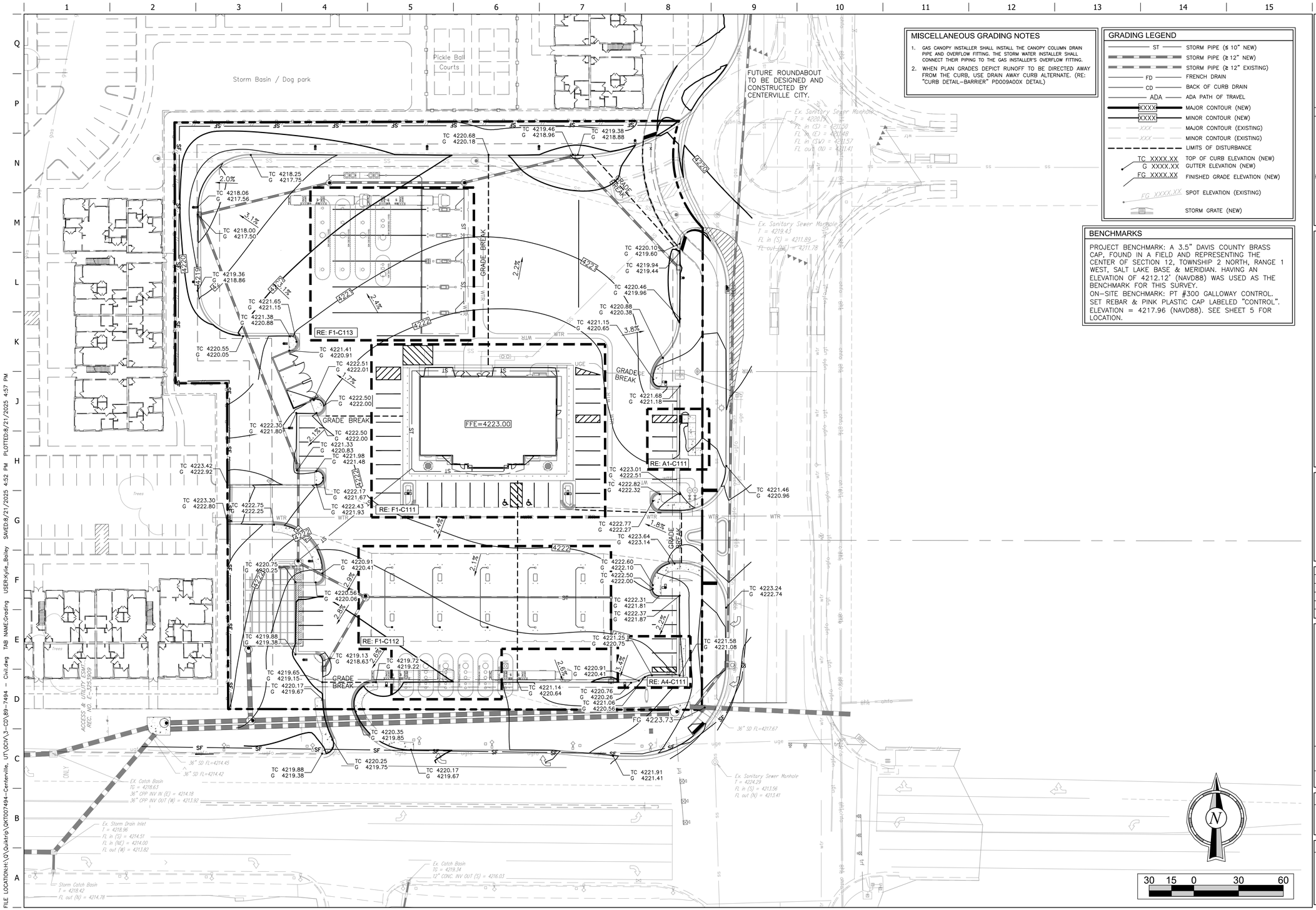
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE: SITE PLAN

SHEET NUMBER: C100

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Site USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 6:04 PM



MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL–BARRIER" PD009A00X DETAIL)

GRADING LEGEND

- ST — STORM PIPE (≤ 10" NEW)
- STORM PIPE (≥ 12" NEW)
- STORM PIPE (≥ 12" EXISTING)
- FD — FRENCH DRAIN
- CD — BACK OF CURB DRAIN
- ADA — ADA PATH OF TRAVEL
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX — TOP OF CURB ELEVATION (NEW)
- G XXXX.XX — GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

BENCHMARKS

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON–SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL". ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

PROJECT NO.:QKT7494.21

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

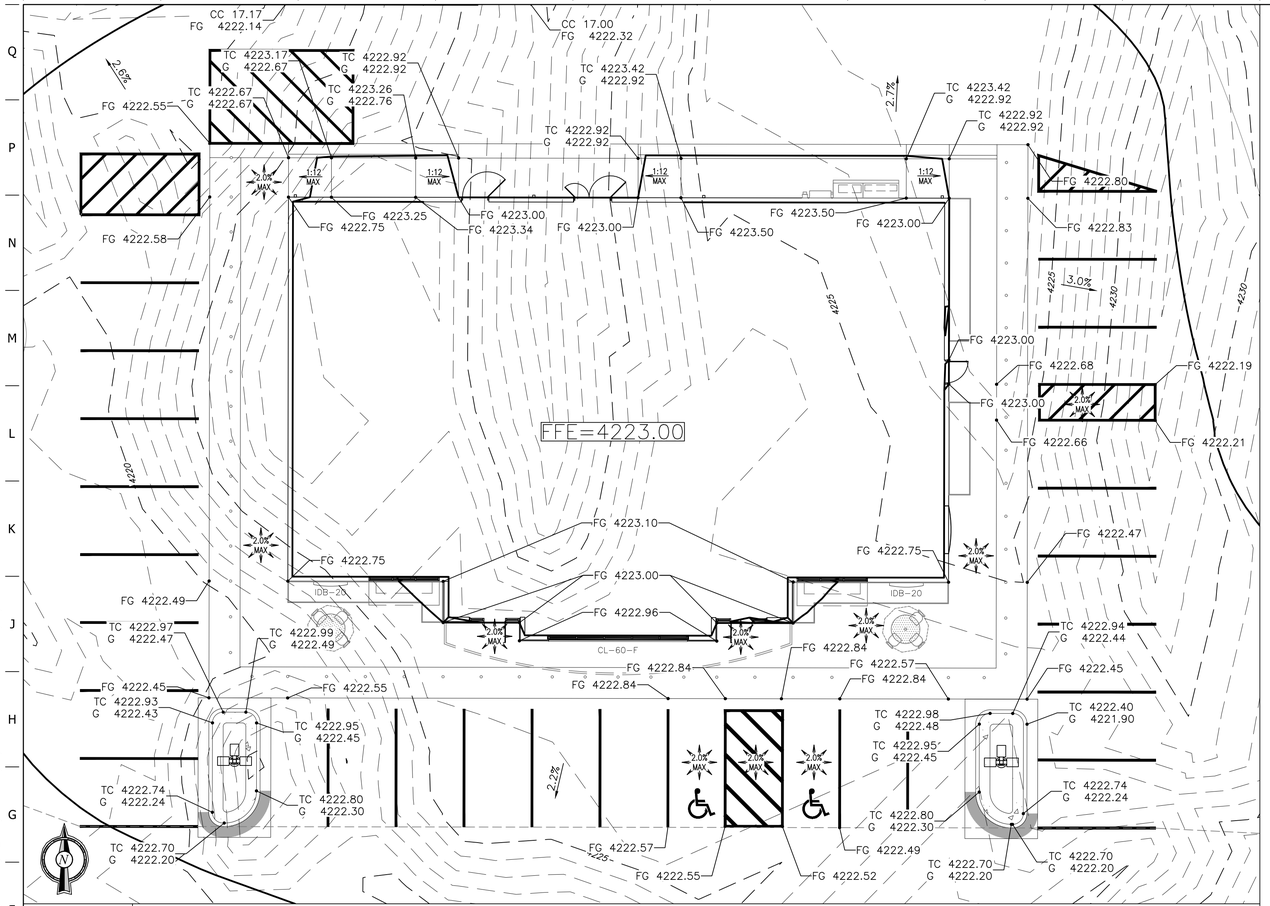
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

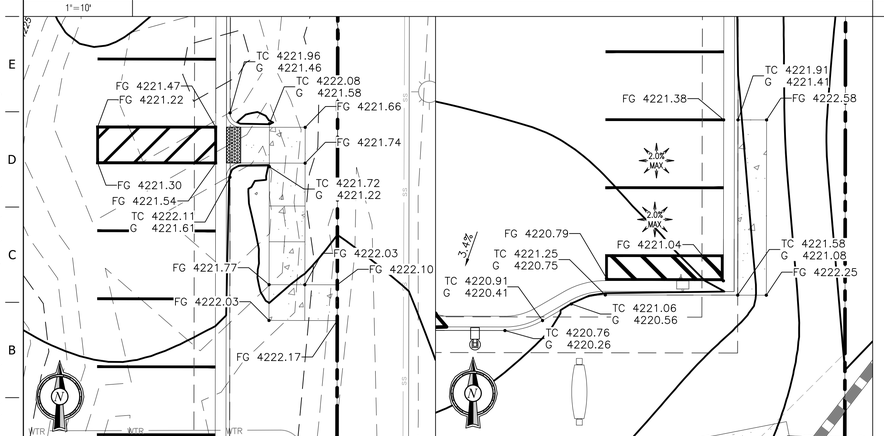
C110

FILE LOCATION:H:\QV\Quiktrip\QKT007494–Centerville, UT\OCIV\3–CD\89–7494 – Civil.dwg TAB NAME:Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 BUILDING ISLAND GRADING DETAIL

1"=10'



A1 EAST CURB RAMP GRADING

1"=10'

A7 AIR STATION GRADING

1"=10'

BENCHMARKS

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ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL". ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

GRADING LEGEND

- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX / G XXXX.XX — TOP OF CURB ELEVATION (NEW) / GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

PROJECT NO.:QKT7494.21

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

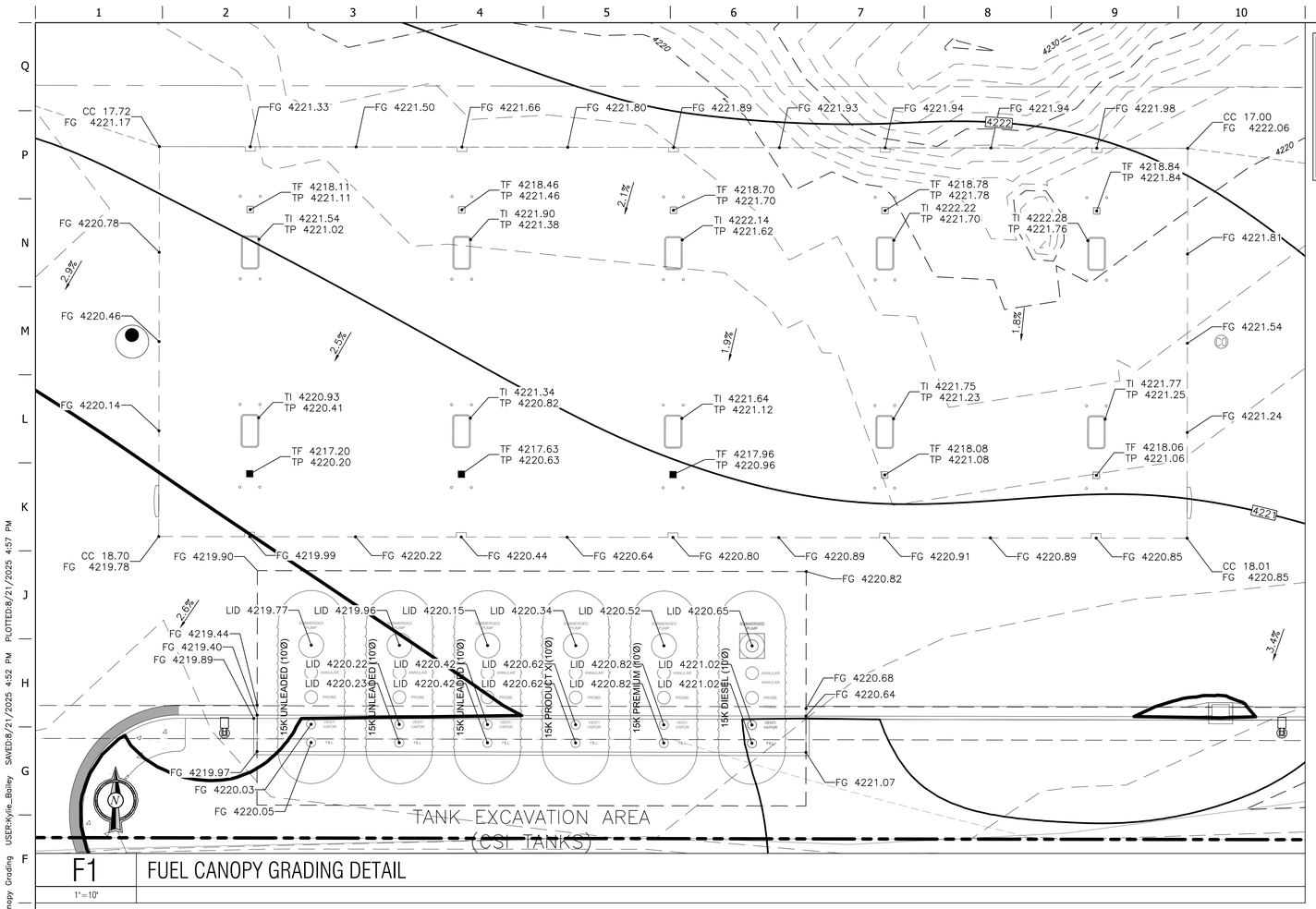
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
BUILDING & DETAIL GRADING PLAN

SHEET NUMBER:
C111

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Detailed Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 FUEL CANOPY GRADING DETAIL

1"=10'

BENCHMARKS

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL". ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

GRADING GENERAL NOTES

1. REFER TO C110 FOR GRADING NOTES.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

GRADING LEGEND

- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX / G XXXX.XX — TOP OF CURB ELEVATION (NEW) / GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- CC XXXX.XX / FG XXXX.XX — CANOPY CLEARANCE ELEVATION (NEW) / FINISHED GRADE ELEVATION (NEW)
- TI XXXX.XX / TP XXXX.XX / TF XXXX.XX — TOP OF ISLAND ELEVATION (NEW) / TOP OF PAVEMENT ELEVATION (NEW) / TOP OF FOOTING ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)

CANOPY COLUMN: ▪ : STANDARD CANOPY COLUMN
EXTENDED FOOTING: ▭ : FOOTING

MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)
4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

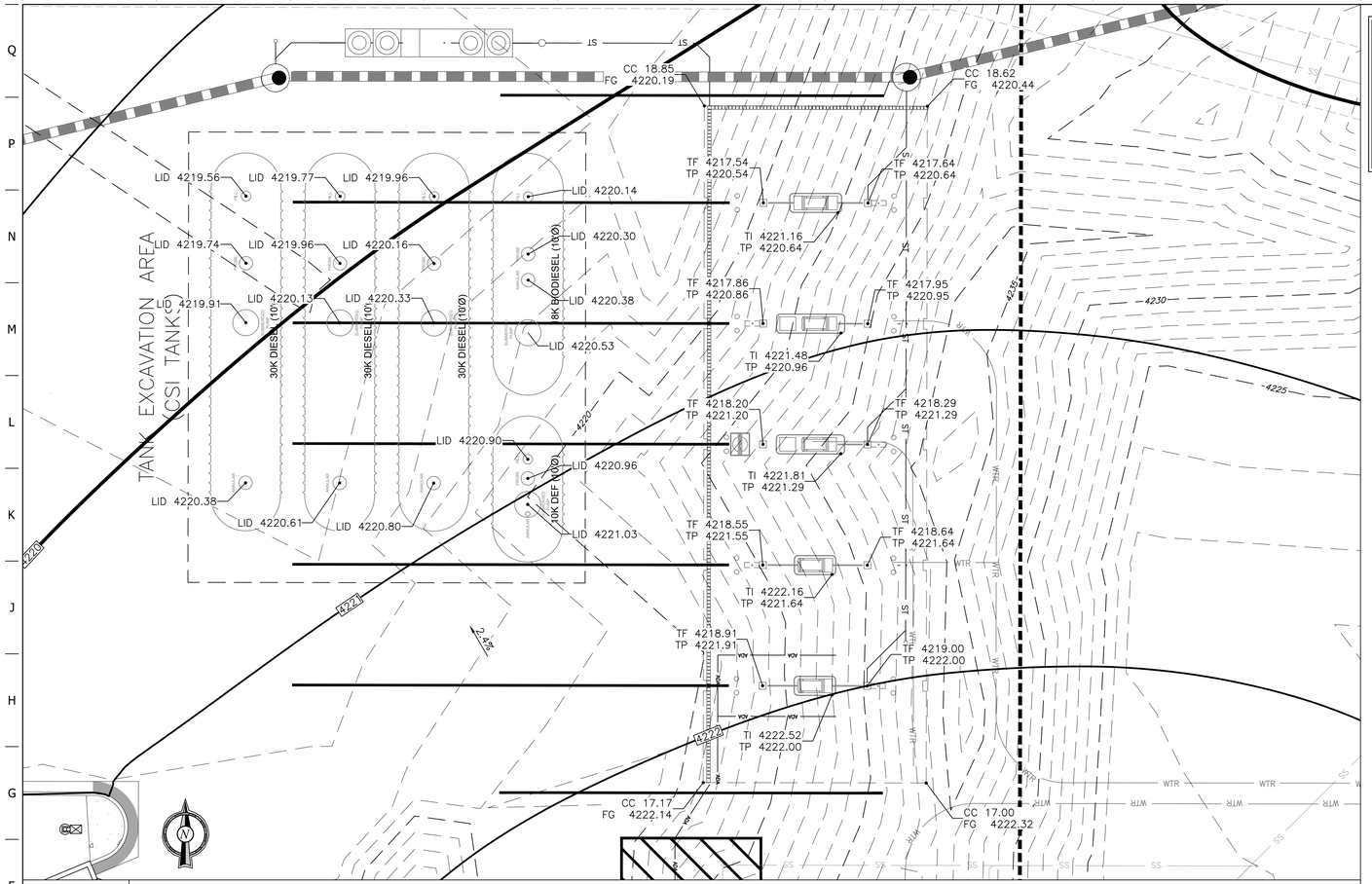
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
GAS CANOPY GRADING PLAN

SHEET NUMBER:
C112

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\0CIV\3-CD\89-7494 - Civil.dwg TAB NAME:Canopy Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



F1 FUEL CANOPY GRADING DETAIL

1"=10'

BENCHMARKS

PROJECT BENCHMARK: A 3.5" DAVIS COUNTY BRASS CAP, FOUND IN A FIELD AND REPRESENTING THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. HAVING AN ELEVATION OF 4212.12' (NAVD88) WAS USED AS THE BENCHMARK FOR THIS SURVEY.
ON-SITE BENCHMARK: PT #300 GALLOWAY CONTROL. SET REBAR & PINK PLASTIC CAP LABELED "CONTROL". ELEVATION = 4217.96 (NAVD88). SEE SHEET 5 FOR LOCATION.

GRADING GENERAL NOTES

1. REFER TO C110 FOR GRADING NOTES.

PRIOR TO PLACING FRAMEWORK ON COMPLEX ADA RAMP DESIGNS, CONTRACTOR SHALL SUBMIT AN RFI WITH ADDITIONAL SURVEY DATA TO THE CONSULTANT. CONSULTANT WILL FINALIZE RAMP DESIGN AND RESPOND TO THE RFI.

GRADING LEGEND

- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX / G XXXX.XX — TOP OF CURB ELEVATION (NEW) / GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- CC XXXX.XX / FG XXXX.XX — CANOPY CLEARANCE ELEVATION (NEW) / FINISHED GRADE ELEVATION (NEW)
- TI XXXX.XX / TP XXXX.XX / TF XXXX.XX — TOP OF ISLAND ELEVATION (NEW) / TOP OF PAVEMENT ELEVATION (NEW) / TOP OF FOOTING ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)

CANOPY COLUMN, EXTENDED FOOTING: ■ ▭ : STANDARD CANOPY COLUMN FOOTING

MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
3. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" PD009A00X DETAIL)
4. ALL DISPENSER ISLAND FORMS SHALL BE PLACED AT A VERTICAL HEIGHT OF 6 1/4" ABOVE ADJACENT HIGHEST GRADE CORNER. THIS IS A CRITICAL DIMENSION THAT MUST BE MAINTAINED.

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DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

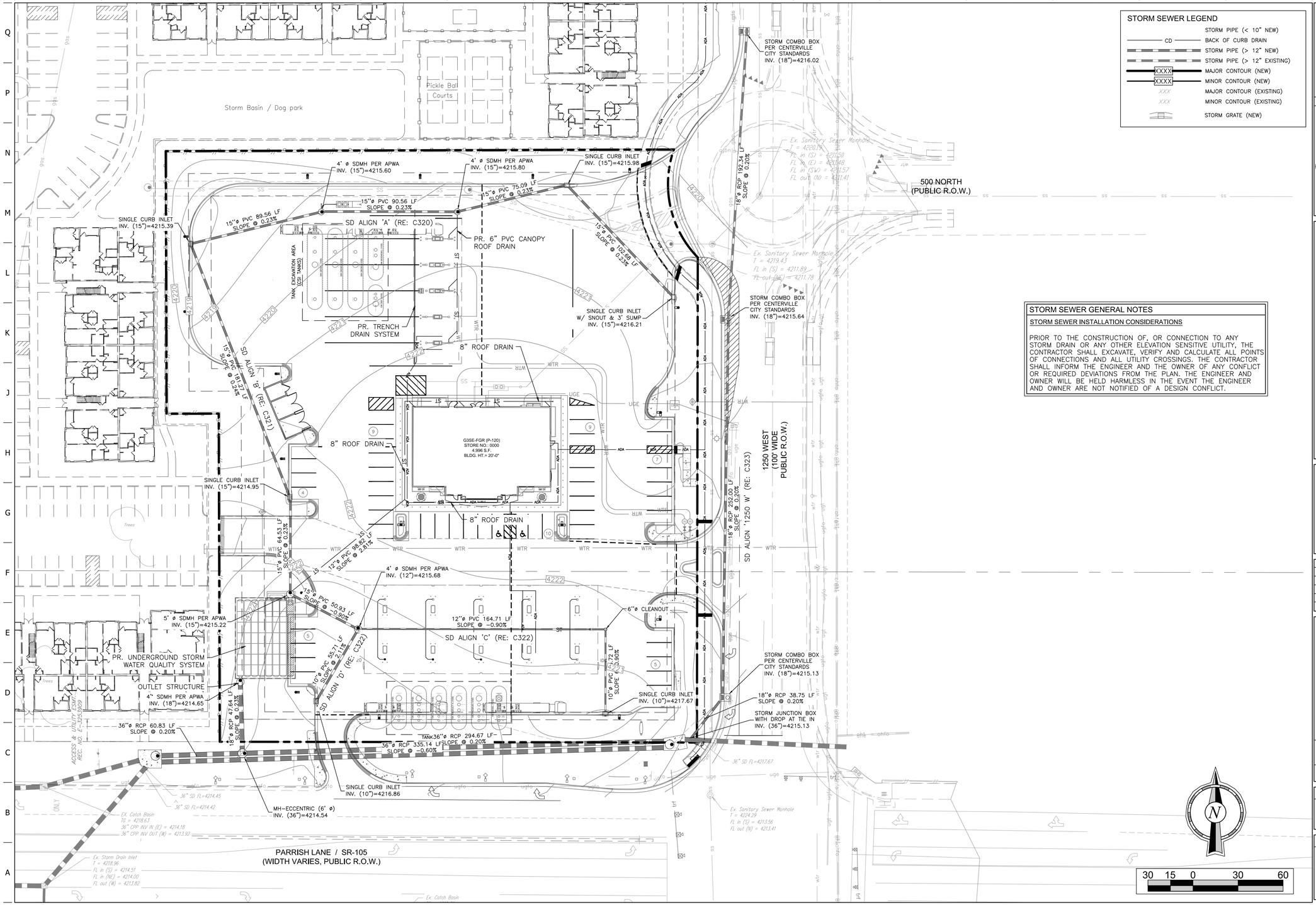
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
DIESEL CANOPY GRADING PLAN

SHEET NUMBER:
C113

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:DIESEL Canopy Grading USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



STORM SEWER GENERAL NOTES

STORM SEWER INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

PROJECT NO.:QKT7494.21

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Farmington, UT 84025
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VERSION:	001
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

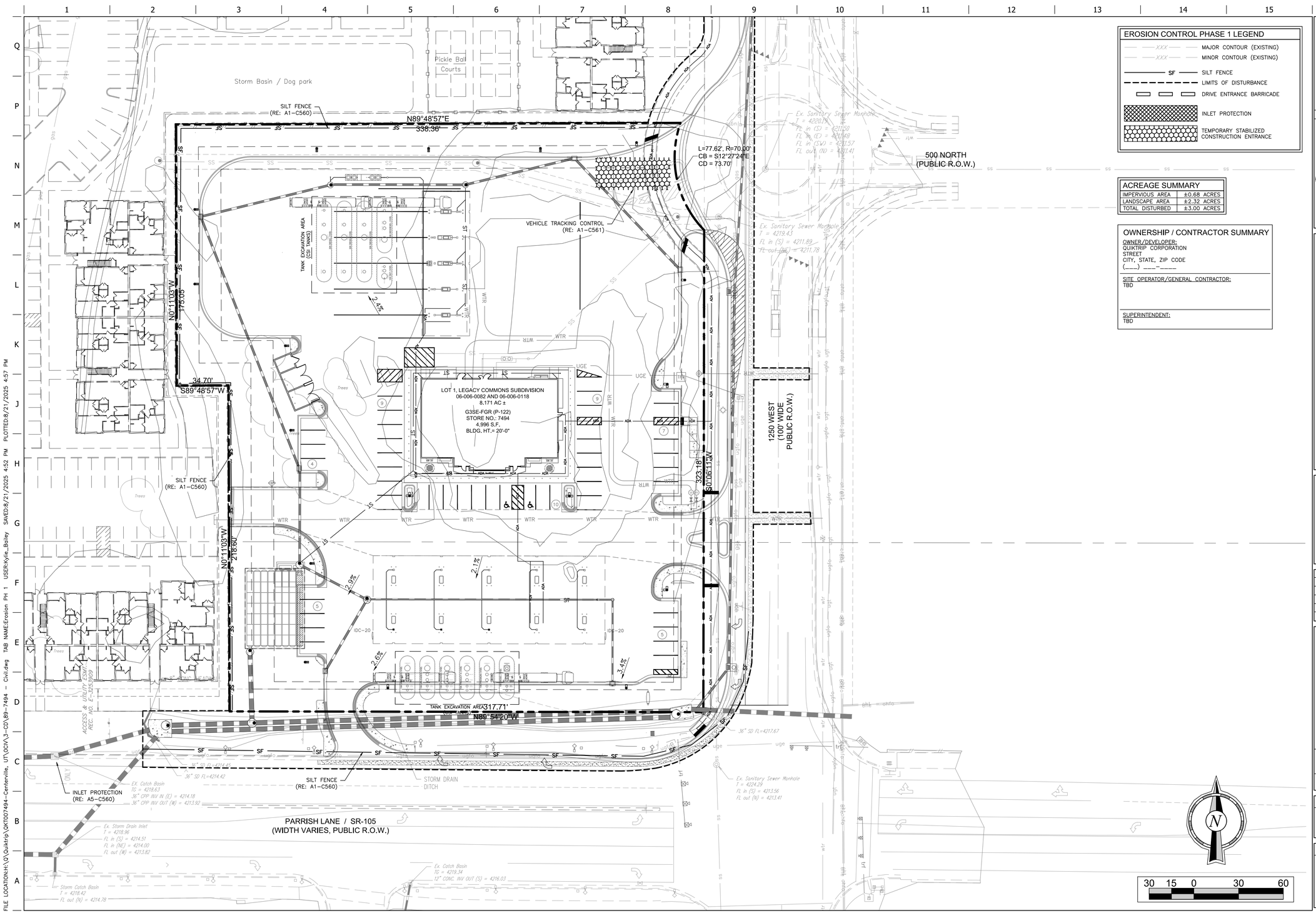
SHEET TITLE:

STORM SEWER PLAN

SHEET NUMBER:

C120

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Storm USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



EROSION CONTROL PHASE 1 LEGEND

- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- DRIVE ENTRANCE BARRICADE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.68 ACRES
LANDSCAPE AREA	±2.32 ACRES
TOTAL DISTURBED	±3.00 ACRES

OWNERSHIP / CONTRACTOR SUMMARY

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
STREET
CITY, STATE, ZIP CODE
(____) ____-____

SITE OPERATOR/GENERAL CONTRACTOR:
TBD

SUPERINTENDENT:
TBD

PROJECT NO.:QKT7494.21

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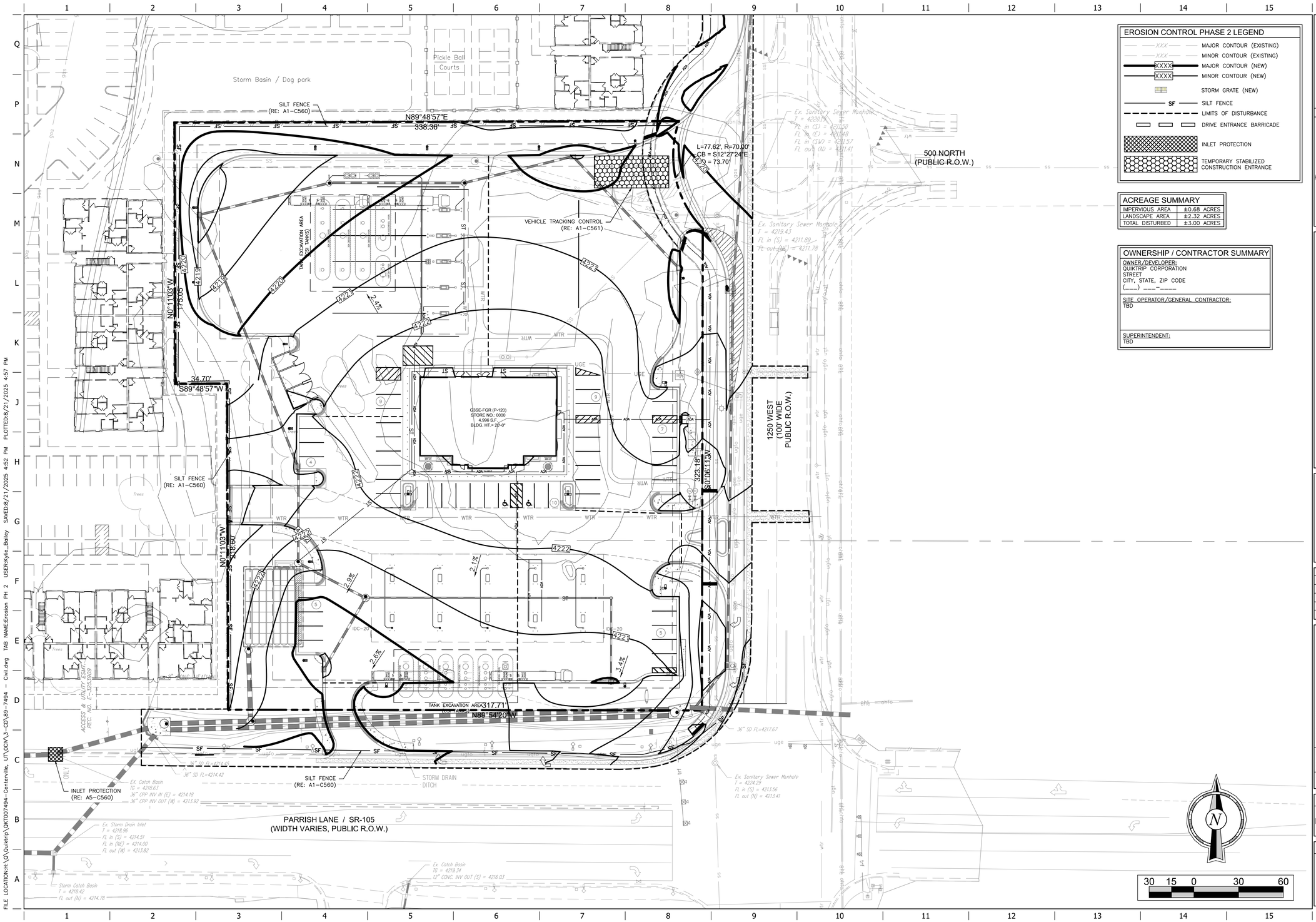
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL - PHASE 1

SHEET NUMBER:
C140

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Erosion PH 1 USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



EROSION CONTROL PHASE 2 LEGEND

- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (NEW)
- MINOR CONTOUR (NEW)
- STORM GRATE (NEW)
- SILT FENCE
- LIMITS OF DISTURBANCE
- DRIVE ENTRANCE BARRICADE
- INLET PROTECTION
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY

IMPERVIOUS AREA	±0.68 ACRES
LANDSCAPE AREA	±2.32 ACRES
TOTAL DISTURBED	±3.00 ACRES

OWNERSHIP / CONTRACTOR SUMMARY

OWNER/DEVELOPER:
QUIKTRIP CORPORATION
STREET
CITY, STATE, ZIP CODE
(___) ___-____

SITE OPERATOR/GENERAL CONTRACTOR:
TBD

SUPERINTENDENT:
TBD

PROJECT NO.: QKT7494.21

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DRAWN BY:	KDB
REVIEWED BY:	DJS

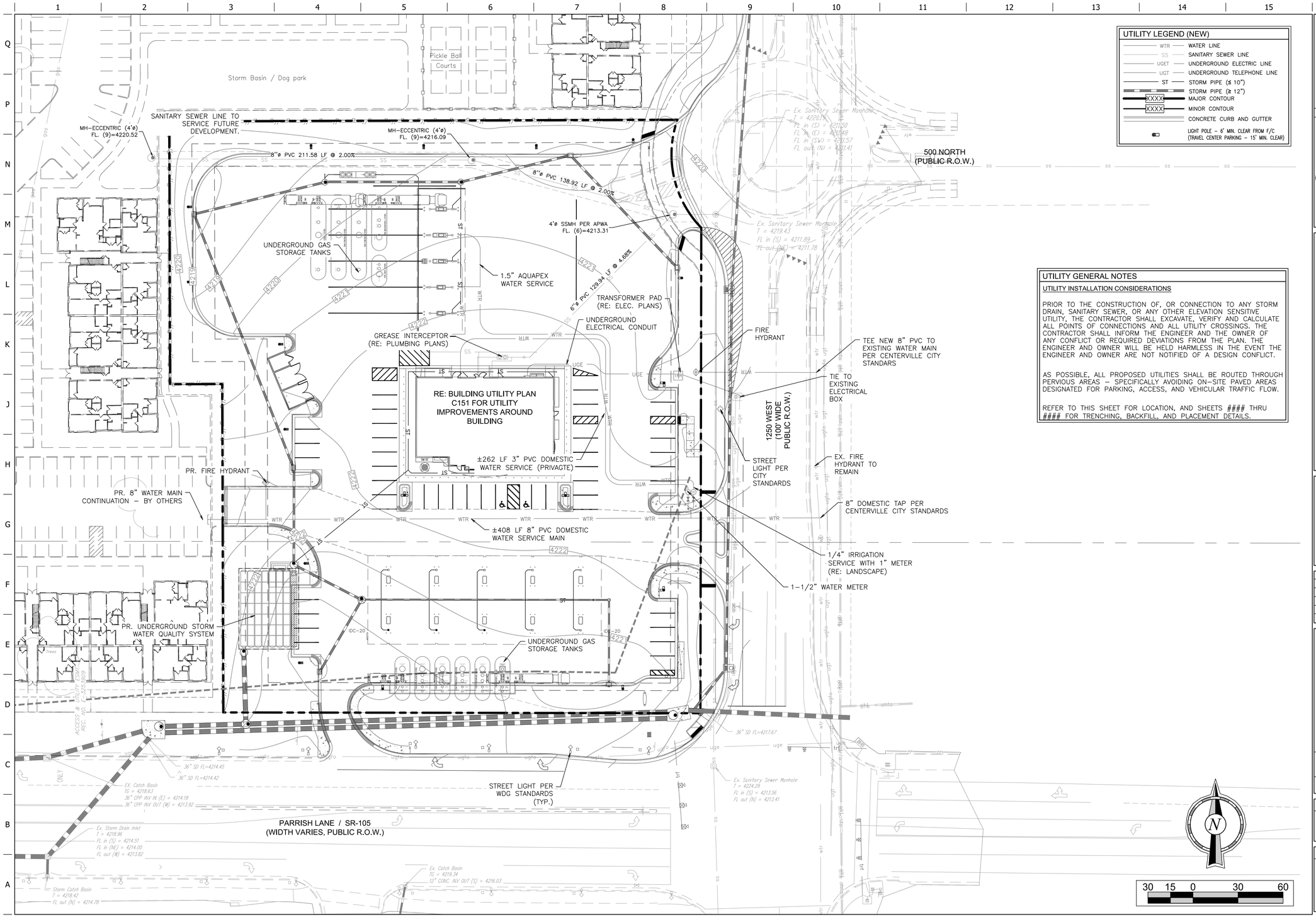
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL - PHASE 2

SHEET NUMBER:
C141

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\OCIV\3-CD\89-7494 - Civil.dwg TAB NAME:Erosion PH 2 USER:Kylie_Bailey SAVED:8/21/2025 4:52 PM PLOTTED:8/21/2025 4:57 PM



UTILITY LEGEND (NEW)

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- XXXX — MAJOR CONTOUR
- XXXX — MINOR CONTOUR
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY GENERAL NOTES

UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS – SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS #### THRU #### FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

Galloway
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Farmington, UT 84025
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PROJECT NO.:QKT7494.21

QuikTrip No. 7494

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C150

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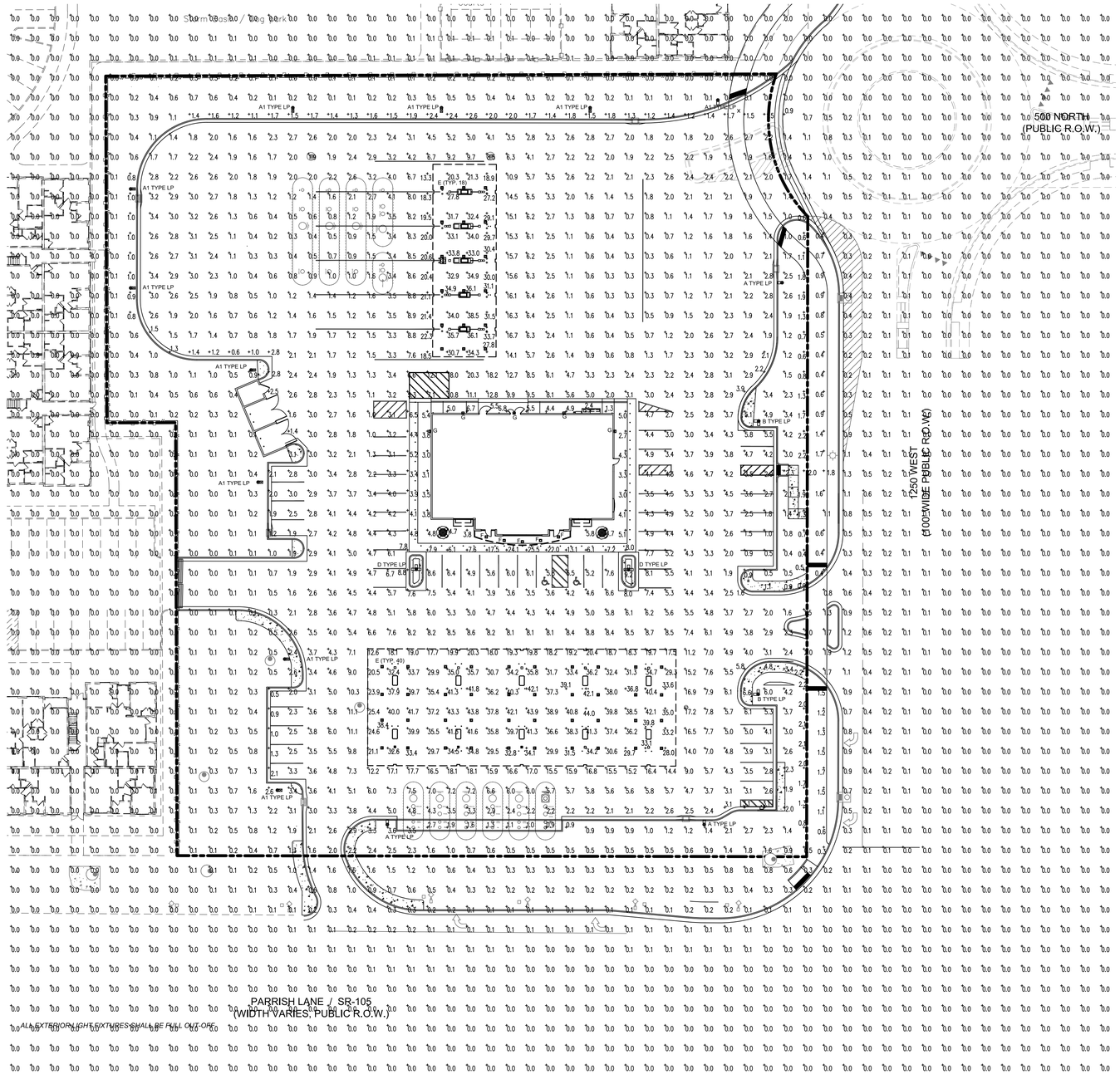

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS
	A	04	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	A1	09	SINGLE	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
	B	02	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	D	02	2 @ 90°	22'	12,591	1.0	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
	E	58	SINGLE	15'	12,793	1.0	SCV-LED-13L-SC-40	84
	F	05	SINGLE	10' TO 12'	4,022	1.0	XSPS-S-LED-SS-NW-TBD-GWT-DFL	31
	G	05	SINGLE	12'	6,275	1.0	XWM-3-LED-06L-40	54.0

30 15 0 30 60

PROJECT NO.: QKT7494.21

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DIVISION: 89
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
C160

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QUITE\2--Plan\89--7494--Photometric.dwg TAB NAME:Photometric (Prelim) USER:Kyle_Bailey SAVED:7/11/2025 8:57 AM PLOTTED:8/21/2025 4:58 PM

Catalog # :	Project : Type: A, B, & D
Prepared By :	Date :

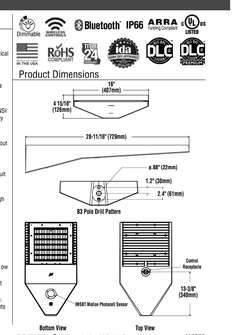
Slice Medium - SLM
Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Non-corrosive
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved. 11/19/19

Slice Medium - SLM
Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation*	Voltage	Driver
SLM (Slice Medium)	LED	9L - 9,000 lms 13L - 13,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable voltages and lumen packages.	SIL - Silicone	2 - Type 2 3 - Type 3 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw- Automotive	(Blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277Vac) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT 27 - 2,700 CCT AMB - Phosphor Converted Amber[11]	70CRI - 70 CRI	(Blank) - None **Wireless Controls System** ALSC - AirLink Synapse Control System [1] ALSCS01 - AirLink Synapse Control System Host / Satellite [12] ALSCS02 - AirLink Synapse Control System with 8-12' Motion Sensor [2] ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor [2] ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor [2] ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor [2] ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor [2] ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor [2] **Stand-Alone Controls** EXT - 0-10V Dimming leads extended to housing exterior CRTP - 7 Pin Control Receptacle ANSI C136.41 IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height [3,4] IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [3,4] **Button Type Photocells** PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS[7]

FOOTNOTES:
1 - For wireless controls information and accessories, see Controls Section.
2 - Requires a SlimMounter and override switch. Not compatible with battery back-up.
3 - IMS or HL Option.
4 - Not compatible with IMS Option
5 - Not compatible with Wireless Control System
6 - Not available with SIL CMBB, IMS Option or Wireless Control System
7 - IMS to the Rear Motion Dual Sensor (Daylight & Motion) which is field adjustable, via a handheld remote
8 - Refrigerator Rated
9 - Output based on type 3 optics in cool white color temperature, see IES files for exact delivered lumens

Catalog # :	Project :
Prepared By :	Date : E

Scottsdale Vertex™ (SCV)
Petroleum Canopy LED Luminaire

OVERVIEW	
Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficacy Range (LPW)	119 - 156
Weight lbs(kg)	15 (6.8)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated optical unit protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- A single fastener secures access door to driver and key components and provides quick & easy access to the electrical compartment for servicing.
- Shipping weight: 15 lbs in carton.

Optical System
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.

Warranty
- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT or ALSC/ALSCS option.
- IP66 Rated Optical Unit per IEC 60598.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Hazardous Locaiton
- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class I, Division 2 applications.

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C, within a 40°C ambient.
Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation
- Installs in a 12" or 16" deck pan.
- Four fasteners are provided with the fixture for using deck, metallic canopy substrates only when classified as suitable for use by installing professional otherwise suitable fasteners should be provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.

Scottsdale Vertex SCV Petroleum

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

Family / Size	LED Gen	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Controls
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 15L - 15000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens	SC - Standard Symmetric SCFT - Combination Standard Symmetric and Forward Throw	UNV - 120-277Vac HV - 347-480V	DIM - Dims to 10% (0-10V dimming)	40 - 4000K 50 - 5000K	WHT - White BLK - Black BRZ - Bronze	Blank - NONE ALSC - AirLink Synapse Wireless Control System[1] ALSCS - AirLink Synapse Wireless Control System with Sensor[1] ALSCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] ALSCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[2] IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor 8 - 24' mounting height [3,4] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor 25 - 40' mounting height [3,4]

Accessory Ordering Information

Description	Part Number
Retrofit Panel Kit - EC / ECTA / SCI to SCV, for 16" Deck Panel with larger openings[5]	675425
Retrofit Panel Kit - EC / ECTA / SCI to SCV, for 12" Deck Panel[5]	675871
Retrofit Panel Kit - RECU Richmond to SCV	675436
Retrofit Panel Kit - UNI Universal 2x2 to SCV	675427
Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit RC Cover Panel Blank (no holes)	354702
39" X 39" Beauty Plate Kit (with 4" Center hole)	SS7139WHT

Description	Part Number
39" X 39" Beauty Plate Kit (with 4" Center hole)	SS4139WHT
Junction Box	687401
Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1335540
Rectangular Top Plate Kit (includes top plate and sealant)	878291WHT
Surface Mount Box	873423
Retrofit Kit - CRU/CRU5 to SCV	687462
Retrofit Kit for SCW/SCV to upgrade SCV5070/CCT/A White	74333

FOOTNOTES:
1 - Consult factory for HV with AirLink Synapse Wireless Control System.
2 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
3 - Ideal for 9" to 12" openings.
4 - Ideal for 9" openings.
5 - Not available in HV.

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS

Drive Current	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	
10L	8723	132	B3-U0-G1	10218	156	B3-U0-G1	10096	156	B3-U0-G1	66
13L	10921	130	B3-U0-G1	12783	153	B3-U0-G1	12693	153	B3-U0-G1	84
15L	12984	125	B3-U0-G1	15209	150	B3-U0-G1	15411	150	B3-U0-G1	103
20L	17145	132	B3-U0-G1	20083	153	B4-U0-G2	20141	155	B4-U0-G2	130
23L	19338	126	B4-U0-G2	22652	148	B4-U0-G2	23150	152	B4-U0-G2	153
23L (SCFT)	22778	119	B3-U0-G3	24581	128	B4-U0-G3	24361	127	B3-U0-G3	192

*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA*

Lumen Level	120V	208V	240V	277V	347V	480V
10L	0.55	0.32	0.28	0.21	0.19	0.14
13L	0.73	0.41	0.35	0.30	0.24	0.18
15L	0.88	0.50	0.43	0.37	0.30	0.21
20L	1.09	0.63	0.54	0.47	0.38	0.27
23L (SC)	1.27	0.73	0.64	0.55	0.44	0.32
23L (SCFT)	1.60	0.92	0.80	0.69	0.55	0.40

*Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10%.

SC DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE*

Ambient Temperature C	Lumen Multiplier				
	0 hrs.[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25	1.00	0.96	0.92	0.88	0.84
30	1.00	0.96	0.91	0.87	0.83
35	1.00	0.96	0.91	0.87	0.83
40	1.00	0.96	0.91	0.87	0.83
45	1.00	0.96	0.91	0.87	0.82

SCFT DISTRIBUTION RECOMMENDED LUMEN MAINTENANCE*

Ambient Temperature C	Lumen Multiplier				
	0 hrs.[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25	1.00	1.00	1.00	0.99	0.99
30	1.00	1.00	0.99	0.99	0.99
35	1.00	1.00	0.99	0.99	0.99
40	1.00	1.00	0.99	0.99	0.99

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration for the device under testing (25K*) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing (25K* i.e. the packaged LED chip).

*Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10%.

Catalog # :	Project :
Prepared By :	Date : Type: Type: G

MIRADA WALL SCONCE (XWM)

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.
Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XWM - 3 5000K CCT

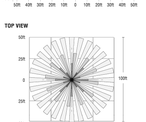
Lumens	Wattage	LPW
03 - 3410	29	117
04 - 4417	40	111
06 - 6609	59	113
08 - 8610	82	105

LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW

TOP VIEW



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM – 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMA).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in cartons) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT | cULus LISTED Wet location | CE | ARRA Buy American | IP65 | FC

Project Name	Fixture Type	10/20/17
Catalog #		© 2017 LSI INDUSTRIES INC.

Catalog # :	Project :
Prepared By :	Date : Type:

MIRADA WALL SCONCE (XWM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XWM FT LED 08L 50 UE WHT IMS**

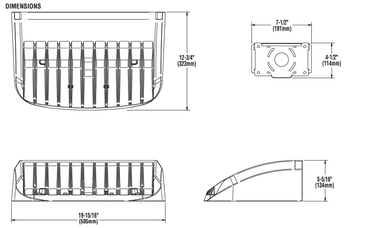
Prefix	Distribution	Light Source	Output*	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 WW - Type 4 (White Throw) FT - Type 4 (Forward Throw)	LED	03L - 3,400 Lumens 04L - 4,400 Lumens 06L - 6,600 Lumens 08L - 8,600 Lumens	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277) HV - 347-480 TBD	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Blank - None PCM - Platinum Control System GCM - Gold Control System DIM - 0-10 volt dimming (Standard with Platinum & Gold) ALSC - AirLink Synapse Control System **Stand Alone Control** Blank - None DIM - 0-10 volt dimming[2] (from external signal)	IMS - Integral Motion Sensor[1,2] **Options** BB - Battery Back-up[3] CWBB - Cold Weather Battery Back-up[3] XPMA - Pole Mounting Bracket

ACCESSORY ORDERING INFORMATION[4] (Accessories are field installed)

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356910BLK	DTK208 - Double Fusing	DTK208
PK120 - Single Fusing	PK120	DTK240 - Double Fusing	DTK240
PK277 - Single Fusing	PK277	DTK480 - Double Fusing	DTK480
PK347 - Single Fusing	PK347	IMSPC Remote Configurator Tool[1]	SMKEB

FOOTNOTES:
1 - Not compatible with Wireless Control System
2 - Not available with SIL CMBB, IMS Option or Wireless Control System
3 - IMS to the Rear Motion Dual Sensor (Daylight & Motion) which is field adjustable, via a handheld remote
4 - Refrigerator Rated
5 - Output based on type 3 optics in cool white color temperature, see IES files for exact delivered lumens

DIMENSIONS



Project Name	Fixture Type	10/20/17
Catalog #		© 2017 LSI INDUSTRIES INC.

Catalog # :	Project :
Prepared By :	Date : Type: Type: F

XSPS
LED Soffit Light

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System
- Symmetric distribution with excellent uniformity and a BUG rating of B2-U0-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical
- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO, -40°C to 45°C (-40°F to 113°F) for SS, -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	LED Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens MO - 5,000 Lumens HO - 7,000 Lumens VHO - 8,000 Lumens	CW - 5000K BC-CW NW - 4000K BC-NW WW - 3000K BC-WW	120 - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	GWT - Gloss White	DFL - Diffused Acrylic Lens	CMT - Channel Bar Mounting Kit BB - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions). TBD

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3500K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7359	113	B3-U0-G1	7965	118	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[1]	100K hrs.[1]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

QT

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PHOTOMETRIC DETAILS

SHEET NUMBER:
C161

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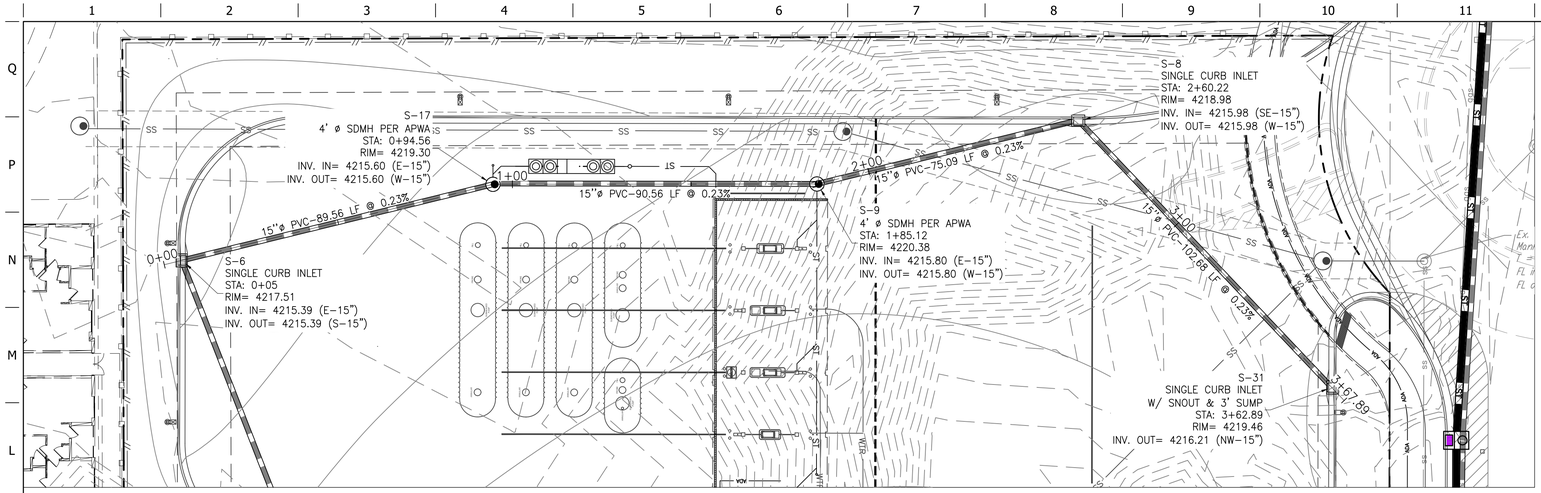

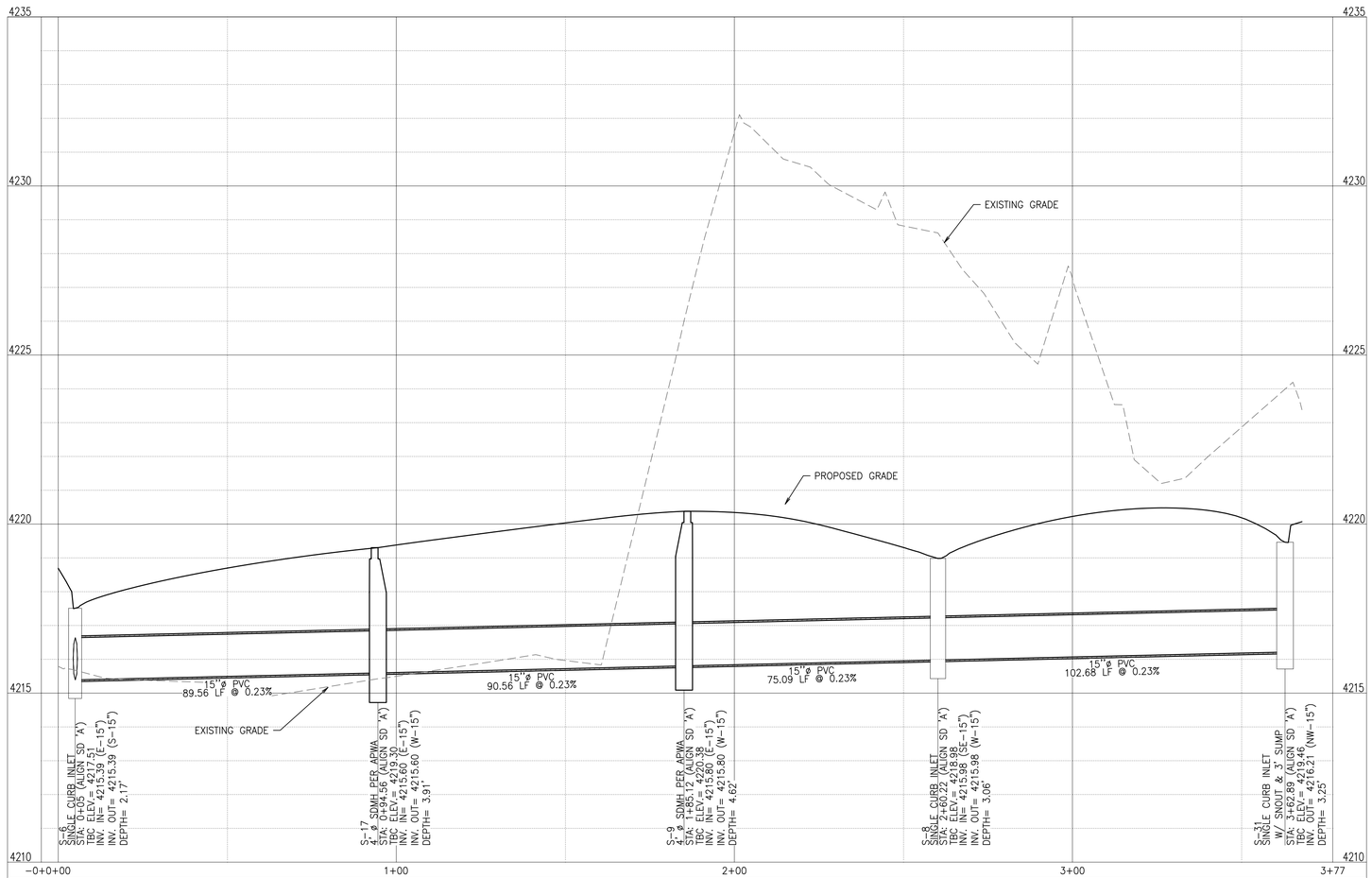

ALIGN SD 'A' (STA: −0+05 TO 3+77) – SCALE: H: 1"=20' V: 1"=2'

20 10 0 20 40

UTILITY LEGEND (NEW)

- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY LEGEND (EXISTING)

- wtr — WATER LINE
- ss — SANITARY SEWER LINE
- uge — UNDERGROUND ELECTRIC LINE
- ugt — UNDERGROUND TELEPHONE LINE
- ugfo — UNDERGROUND FIBER OPTIC
- gas — GAS LINE
- st — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
STORM ALIGN 'A' PLAN & PROFILE

SHEET NUMBER:
C320

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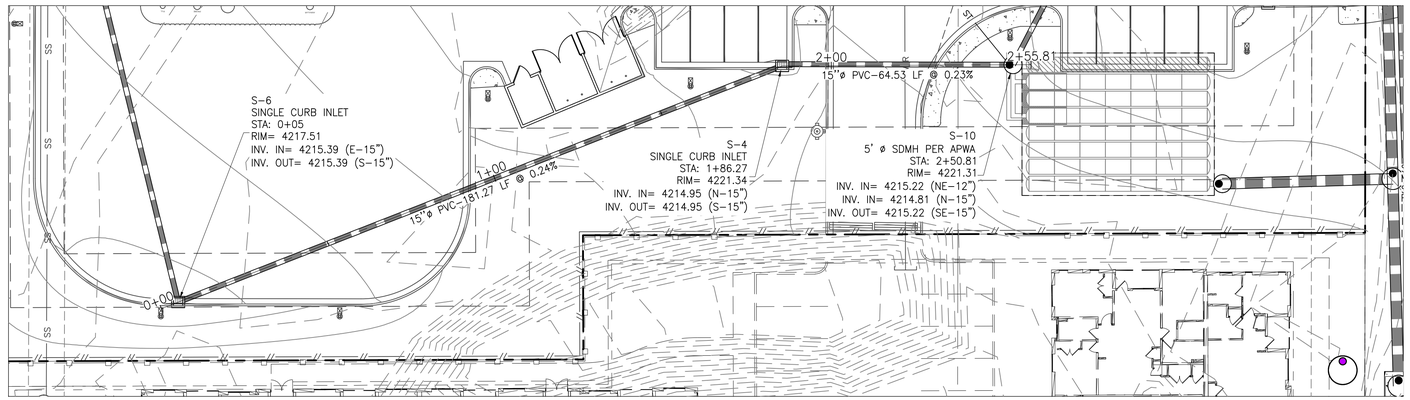
S-6
SINGLE CURB INLET
STA: 0+05
RIM= 4217.51
INV. IN= 4215.39 (E-15")
INV. OUT= 4215.39 (S-15")
-0+00
1+00
15"ø PVC-181.27 LF @ 0.24%
S-4
SINGLE CURB INLET
STA: 1+86.27
RIM= 4221.34
INV. IN= 4214.95 (N-15")
INV. OUT= 4214.95 (S-15")
2+00
15"ø PVC-64.53 LF @ 0.23%
2+55.81
S-10
5' ø SDMH PER APWA
STA: 2+50.81
RIM= 4221.31
INV. IN= 4215.22 (NE-12")
INV. IN= 4214.81 (N-15")
INV. OUT= 4215.22 (SE-15")
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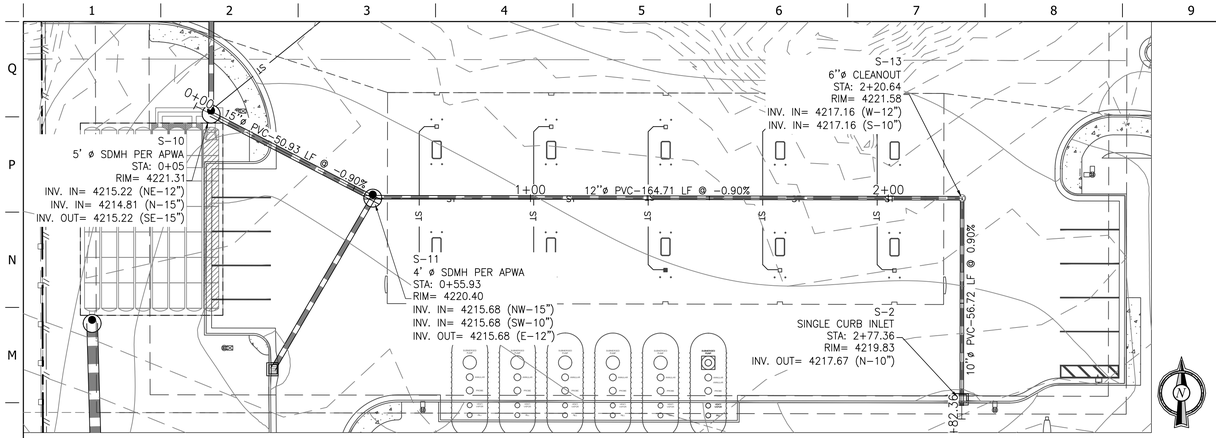
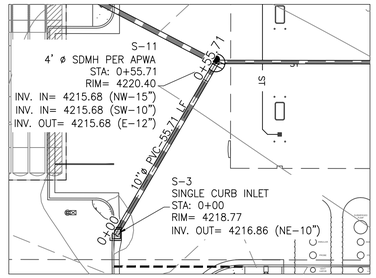
SS
SS
SS
SS
ST
ST
ST



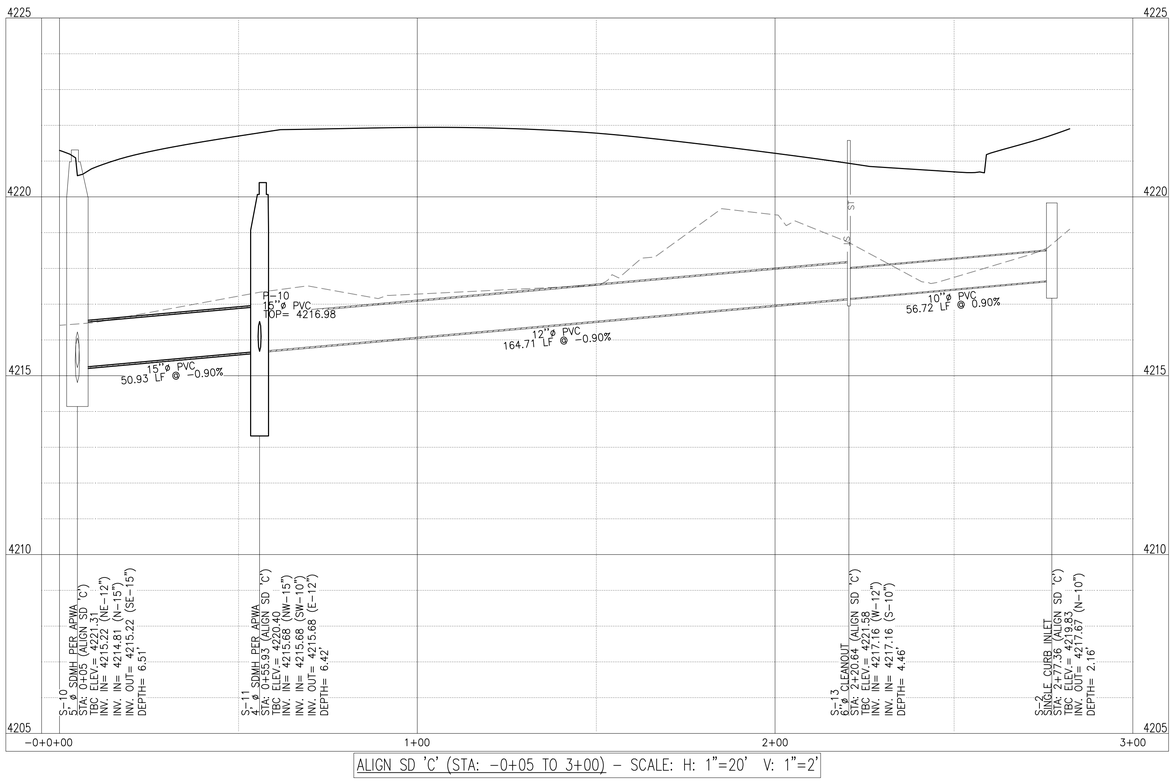


UTILITY LEGEND (NEW)

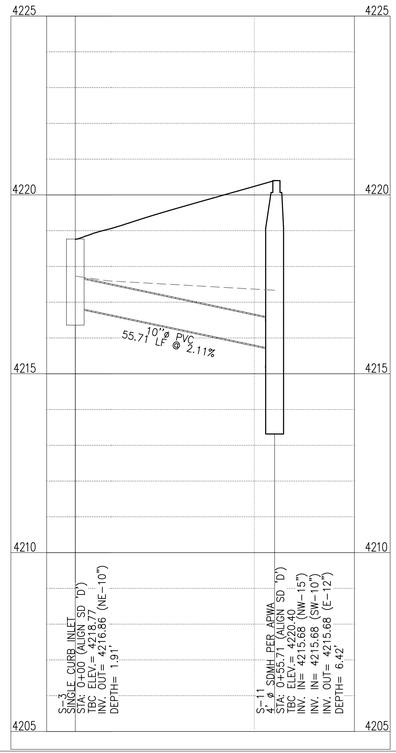
- EASEMENT LINE
- WTR — WATER LINE
- WTR — FIRE SERVICE LINE
- SS — SANITARY SEWER LINE
- SS — GREASE SERVICE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

UTILITY LEGEND (EXISTING)

- wtr — WATER LINE
- ss — SANITARY SEWER LINE
- uge — UNDERGROUND ELECTRIC LINE
- ugt — UNDERGROUND TELEPHONE LINE
- ugfo — UNDERGROUND FIBER OPTIC
- gas — GAS LINE
- st — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- EASEMENT LINE
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)



ALIGN SD 'C' (STA: -0+05 TO 3+00) – SCALE: H: 1"=20' V: 1"=2'



ALIGN SD 'D' (STA: -0+08 TO 0+78) – SCALE: H: 1"=20' V: 1"=2'

20 10 0 20 40

PROJECT NO.:QKT7494.21

Galloway
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QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

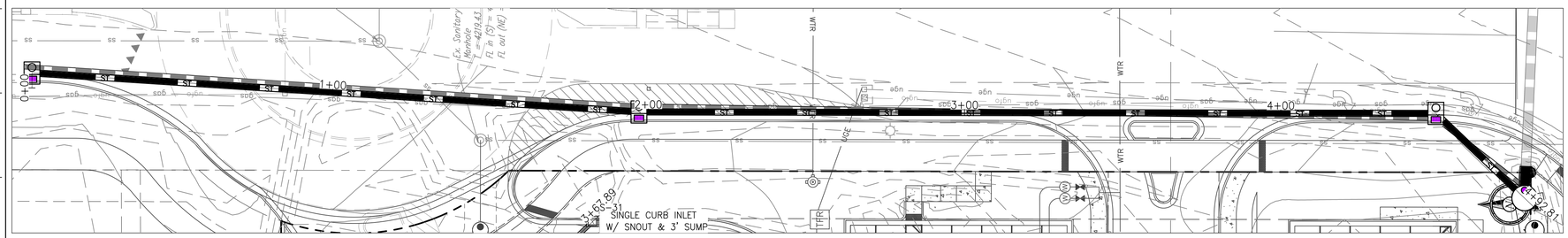
SHEET TITLE:

STORM ALIGN 'C' & 'D' PLAN & PROFILE

SHEET NUMBER:

C322

FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\DOM\3-CD\PROFILES SD-C & SD-D.dwg TAB NAME:STRM C - C322 USER:Kyle_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:00 PM


0+00
1+00
2+00
3+00
4+00
Ex. Sanitary Sewer 42.19 43.19 ft. in (SE) ft. out (NE)
WTR
WTR
WTR
WTR
SS
SS
SS
SS
ST
ST
ST

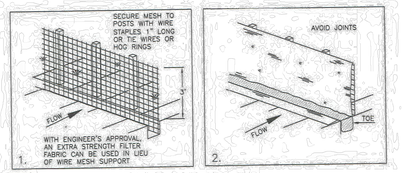
FILE LOCATION:H:\Q\Quiktrip\QKT007494-Centerville, UT\QCIV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME:EROSION CONTROL SHEET 1 USER:Kylie_Bailey SAVED:8/21/2025 4:53 PM PLOTTED:8/21/2025 5:01 PM

Silt fence - Updated 2025

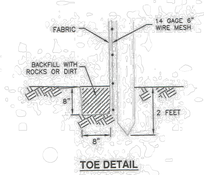
1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

122

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



INSTALLATION SEQUENCE



TOE DETAIL

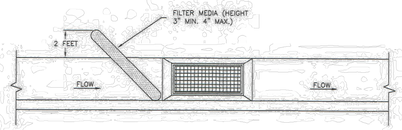
ADWA Utah Chapter — *Silt fence* — Plan 122 February 2006

Inlet protection – gravel sock

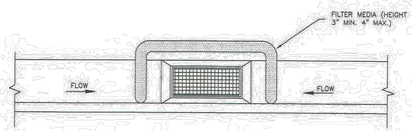
1. **GENERAL**
   - A. Description. Placement of gravel sock on grade.
     1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
     2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCTS** (Not used)
3. **EXECUTION**
   - A. On-grade inlet protection:
     1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media just upstream of the inlet box.
     4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
     5) Excessive flows will flow either over or around the filter media and into the inlet box.
     6) Expect ponding behind the filter media.
   - B. Drop inlet protection:
     1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media around the entire perimeter of the inlet grate.
     4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
     5) Excessive flows will either flow around the media or over the top and into the inlet box.
     6) Expect ponding around the inlet box.
   - C. Maintenance
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 2-inches in depth.
     3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

124.1

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



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

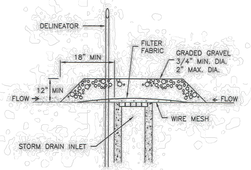
ADWA Utah Chapter — *Inlet protection - gravel sock* — Plan 124.1 September 2006

Inlet protection - gravel

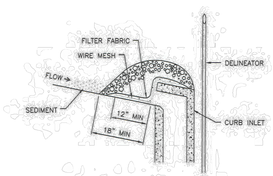
1. **GENERAL**
   - A. Description. Placement of gravel filter over storm drain inlet to filter water runoff.
   - B. Application. Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCT** (Not used)
3. **EXECUTION**
   - A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
   - B. Place filter fabric over the mesh. Select filter fabric based on soil type.
   - C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
   - D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
   - E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
   - F. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Replace filter fabric and clean or replace gravel if clogging is apparent.

124.2

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



DROP INLET PROTECTION



CURB INLET PROTECTION

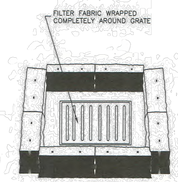
ADWA Utah Chapter — *Inlet protection - gravel* — Plan 124.2 February 2006

Inlet protection – fence or straw bale

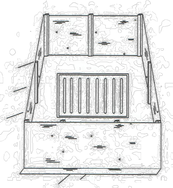
1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCT** (Not used)
3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

124.3

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



STRAW BALE BARRIER (Plan No. 121)



SILT FENCE (Plan No. 121)

ADWA Utah Chapter — *Inlet protection - fence or straw bale* — Plan 124.3 February 2006

SILT FENCE DETAIL — NTS — SN: 001

INLET PROTECTION DETAIL — NTS — SN: 001

AHJ (Authority Having Jurisdiction) standard details are for reference only. Contractor shall refer to the latest edition available from the AHJ for final construction details. This does NOT apply to QuikTrip details which are denoted by SN: XXXXXXXXXX

Galloway
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Farmington, UT 84025
801.953.1357
GallowayUS.com

PROJECT NO.: QKT7494.21

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C503

Stabilized roadway entrance

1. GENERAL

A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

B. Application. At any site where vehicles and equipment enter the public right of way.

2. PRODUCT (Not used)

3 EXECUTION

A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.

B. Compact subgrade.

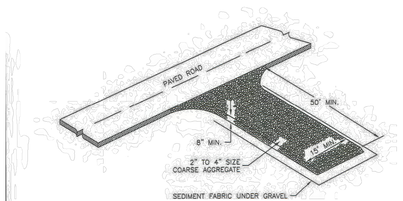
C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

D. Maintenance.

1) Prevent tracking or flow of mud into the public right-of-way.
2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
3) Inspect daily for loss of gravel or sediment buildup.
4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
5) Expand stabilized area as required to accommodate activities.

126

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



APWA Utah Chapter

Stabilized roadway entrance

Plan 126 February 2006

VEHICLE TRACKING CONTROL DETAIL

NTS | SN: 001

NOT USED

NTS | SN: 001

NOT USED

NTS | SN: 001

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PROJECT NO.: QKT7494.21

Galloway
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QuikTrip No. 7494
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CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

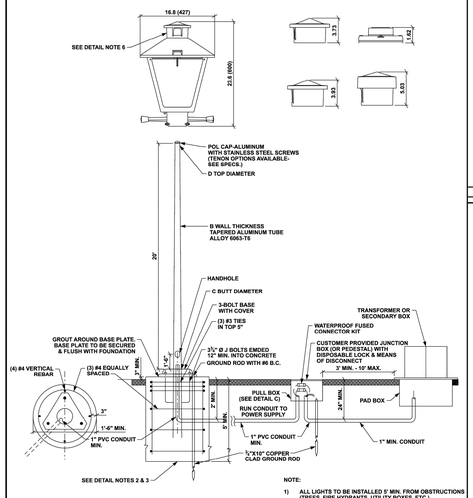
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

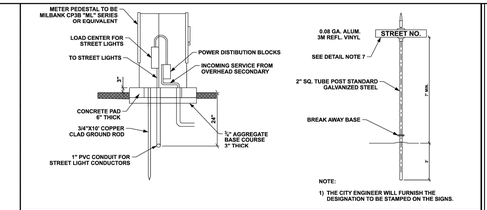
SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C504

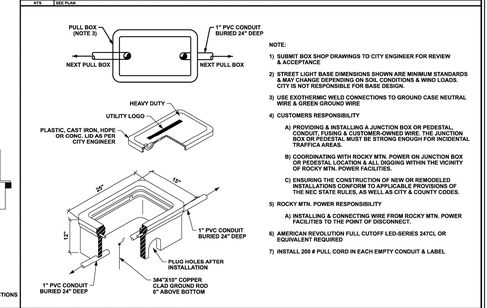
FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\GOV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME: EROSION CONTROL SHEET 2 USER: Kylie_Bailey SAVED: 8/21/2025 4:53 PM PLOTTED: 8/21/2025 5:02 PM



A STREET LIGHT BASE, LIGHT FIXTURE, & CONDUITS — NTS — SEE PLAN



B STREET SIGN & STREET LIGHT METER PEDESTAL — NTS — SEE PLAN



NOTE:
1) SUBMIT BOX SHOP DRAWINGS TO CITY ENGINEER FOR REVIEW & ACCEPTANCE
2) STREET LIGHT BASE DIMENSIONS SHOWN ARE MINIMUM STANDARDS & MAY CHANGE DEPENDING ON SOIL CONDITIONS & WIND LOADS. CITY IS NOT RESPONSIBLE FOR BASE DESIGN.
3) USE EXOTHERMIC WELD CONNECTIONS TO GROUND CASE NEUTRAL WIRE & GREEN GROUND WIRE
4) CUSTOMERS RESPONSIBILITY
   A) PROVIDING & INSTALLING A JUNCTION BOX OR PEDESTAL, CONDUIT, FUSING & CUSTOMER-OWNED WIRE. THE JUNCTION BOX OR PEDESTAL MUST BE STRONG ENOUGH FOR INCIDENTAL TRAFFICA AREAS.
   B) COORDINATING WITH ROCKY MTN. POWER ON JUNCTION BOX OR PEDESTAL LOCATION & ALL DIGGING WITHIN THE VICINITY OF ROCKY MTN. POWER FACILITIES.
   C) ENSURING THE CONSTRUCTION OF NEW OR REMODELED INSTALLATIONS CONFORM TO APPLICABLE PROVISIONS OF THE NEC STATE RULES, AS WELL AS CITY & COUNTY CODES.
5) ROCKY MTN. POWER RESPONSIBILITY
   A) INSTALLING & CONNECTING WIRE FROM ROCKY MTN. POWER FACILITIES TO THE POINT OF DISCONNECT.
6) AMERICAN REVOLUTION FULL CUTOFF LED-SERIES 247CL OR EQUIVALENT REQUIRED
7) INSTALL 200 # PULL CORD IN EACH EMPTY CONDUIT & LABEL

C PULL BOX & DETAIL NOTES — NTS — SEE PLAN

REVISION	DATE	BY	DESCRIPTION

DESIGN: RWN
DRAWN: PSR
CHECKED: KLG
DATE: 09/08/2023

STREET LIGHT & STREET NUMBERING SIGN

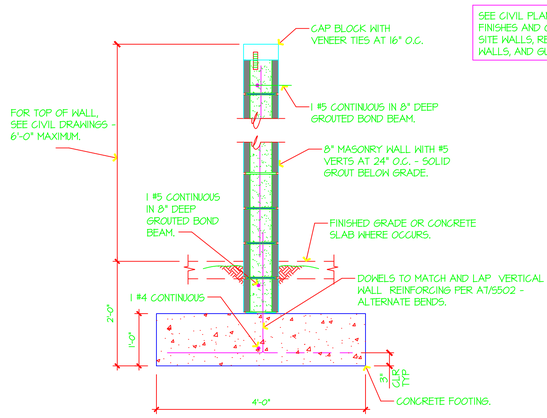
CENTERVILLE CITY STANDARD DETAILS

ESI ENGINEERING
CIVIL - STRUCTURAL - LAND SURVEY
4141 WEST 2100 SOUTH, SUITE 109
WEST VALLEY, UTAH 84120
TEL: (801) 263-7752

SHEET NO.: 20
SHEET TYP.: DT-20
PROJ NO.: 22-091

J1 STREET LIGHT (CITY)

NTS — SN: 001



J8 CMU WALL (QUIKTRIP)

NTS — SN: 001

Galloway
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801.953.1357
GallowayUS.com

PROJECT NO.: QKT7494.21

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	KDB
DRAWN BY:	KDB
REVIEWED BY:	DJS

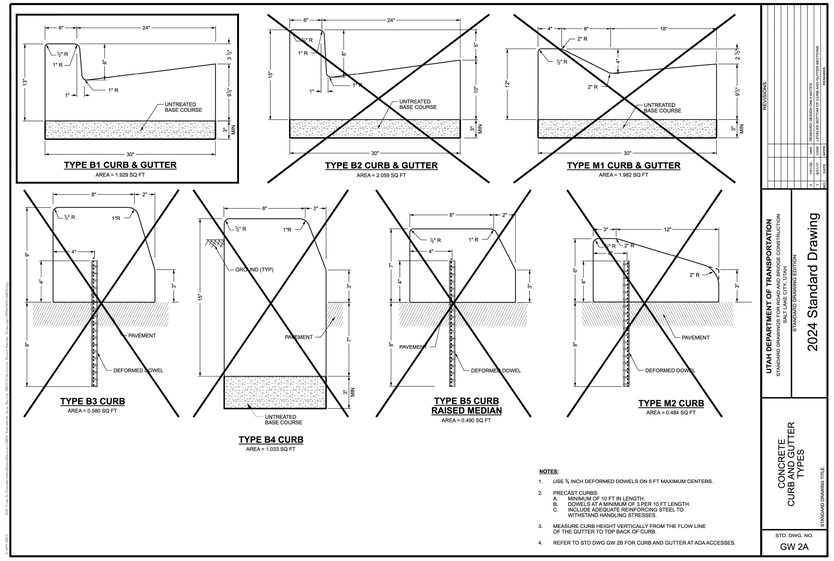
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
CITY DETAILS

SHEET NUMBER:
C570

FILE LOCATION: H:\Q\Quiktrip\QKT007494-Centerville, UT\OGV\3-CD\DETAILS JURISDICTIONAL.dwg TAB NAME: CITY DETAIL SHEET 1 USER: Kylie_Bailey SAVED: 8/21/2025 4:53 PM PLOTTED: 8/21/2025 5:02 PM



NOTES:

1. USE ½ INCH DEFORMED DOWELS ON 6 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

CONCRETE CURB AND GUTTER TYPES

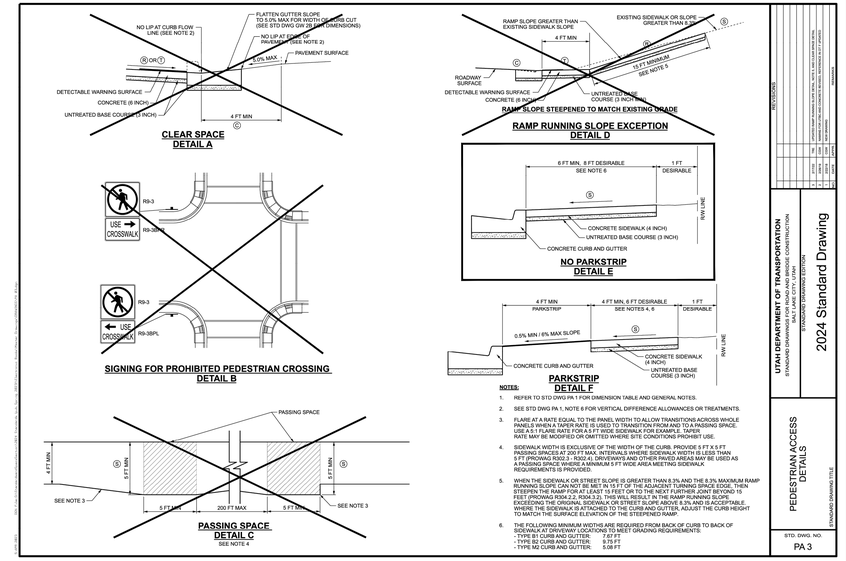
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 2A

REVISIONS			
1	2/21/25	TBM	UPDATED TABLE TO MATCH PROWAG R302
2	3/21/25	TBM	ADDED TABLE REFERENCE NOTE
3	4/21/25	TBM	UPDATED TABLE REFERENCE NOTE
4	5/21/25	TBM	UPDATED TABLE REFERENCE NOTE
5	6/21/25	TBM	UPDATED TABLE REFERENCE NOTE
6	7/21/25	TBM	UPDATED TABLE REFERENCE NOTE
7	8/21/25	TBM	UPDATED TABLE REFERENCE NOTE

J1 | UDOT PAVING DETAIL GW 2A

NTS | SN: 001



NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. SEE STD DWG PA 1, NOTE 6 FOR VERTICAL DIFFERENCE ALLOWANCES OR TREATMENTS.
3. FLARE AT A RATE EQUAL TO THE PANEL WIDTH TO ALLOW TRANSITIONS ACROSS WHOLE PANELS. THIS MAY RESULT IN A FLARE RATE LESS THAN THE MINIMUM RUNNING SPACE. USE A 6:1 FLARE RATE FOR A 5 FT WIDE SIDEWALK FOR EXAMPLE. TAPER RATE MAY BE MODIFIED OR OMITTED WHERE SITE CONDITIONS PROHIBIT USE.
4. SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4), DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.
5. WHEN THE SIDEWALK OR STREET SLOPE IS GREATER THAN 8.3% AND THE 8.3% MAXIMUM RAMP RUNNING SLOPE CANNOT BE MET IN 15 FT OF THE ADJACENT TURNING SPACE EDGE, THEN STEEPEN THE RAMP FOR AT LEAST 15 FEET OR TO THE NEXT FURTHER JOINT BEYOND 15 FEET (PROWAG R304.2.2, R304.3.2). THIS WILL RESULT IN THE RAMP RUNNING SLOPE EXCEEDING THE ORIGINAL SIDEWALK OR STREET SLOPE ABOVE 8.3% AND IS ACCEPTABLE. THE RAMP RUNNING SLOPE MAY BE ADJUSTED AS NECESSARY TO ADJUST THE CURB HEIGHT TO MATCH THE SURFACE ELEVATION OF THE STEEPENED RAMP.
6. THE FOLLOWING MINIMUM WIDTHS ARE REQUIRED FROM BACK OF CURB TO BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS:
   - TYPE B1 CURB AND GUTTER: 7.67 FT
   - TYPE B2 CURB AND GUTTER: 9.75 FT
   - TYPE M2 CURB AND GUTTER: 5.06 FT

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

PEDESTRIAN ACCESS DETAILS

STANDARD DRAWING TITLE

STD. DWG. NO.
PA 3

REVISIONS			
1	2/21/25	TBM	UPDATED TABLE TO MATCH PROWAG R302
2	3/21/25	TBM	ADDED TABLE REFERENCE NOTE
3	4/21/25	TBM	UPDATED TABLE REFERENCE NOTE
4	5/21/25	TBM	UPDATED TABLE REFERENCE NOTE
5	6/21/25	TBM	UPDATED TABLE REFERENCE NOTE
6	7/21/25	TBM	UPDATED TABLE REFERENCE NOTE
7	8/21/25	TBM	UPDATED TABLE REFERENCE NOTE

J9 | UDOT PAVING DETAIL PA 3

NTS | SN: 001

UDOT NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSIONS
(S)	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
(T)	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
(R)	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
(C)	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
(F1)	FLARE WITHIN SIDEWALK	10.0% (vii)	-	-
(F2)	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4), DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1)
USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE STREET CROSSING FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES. (PROWAG R304.3.1)
TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) REFER TO STD DWG PA 3 RAMP RUNNING SLOPE EXCEPTION (DETAIL D) FOR INSTANCES WHERE THE RAMP RUNNING SLOPE IS ALLOWED TO BE STEEPER THAN 8.3%.

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN.
DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGHWAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R302.6.2)

(vi) FLATTEN GUTTER SLOPE TO 5.5 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 3, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE. FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM PLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APEX) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R304.5.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER OR ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO, UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK OR STREET TRAVEL AND THAT ADJOIN A TURNING SPACE. TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR COINCIDING WITH A PEDESTRIAN CIRCULATION PATH (PROWAG R105.5)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R105.5)

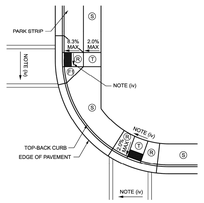
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT A RIGHT ANGLE OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY". THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1).

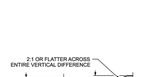
RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R204.2.1, R304.3.1)



CROSSING SLOPES DETAIL
CONFIGURATIONS SHOWN ARE EXAMPLES ONLY



VERTICAL SURFACE DISCONTINUITIES
NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)

B. PROVIDE A NO PEDESTRIAN (R9-3) SIGN AND A USE CROSSWALK (R9-3BPL PLAQUE (L OR R)) IF PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R206) (SEE STD DWG PA 3 DETAIL B)

C. A SINGLE DIAGONAL CORNER (APEX) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.

D. ONLY A (4.0 FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.0 FT. (PROWAG ADVISORY R302.3)

E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6G.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED. COMPLY WITH SECTIONS 6F.63, 6F.66, AND 6F.71 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R303.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.5 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.5 IN WITH A SLOPE NOT STEEPER THAN 2H:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R303.7.2) (SEE DETAIL ABOVE)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.2)
8. SITE CONDITIONS MAY VARY. CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBWALLS ARE AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2024 Standard Drawing

GENERAL PEDESTRIAN ACCESS

STANDARD DRAWING TITLE

STD. DWG. NO.
PA 1

REVISIONS			
1	2/21/25	TBM	UPDATED TABLE TO MATCH PROWAG R302
2	3/21/25	TBM	ADDED TABLE REFERENCE NOTE
3	4/21/25	TBM	UPDATED TABLE REFERENCE NOTE
4	5/21/25	TBM	UPDATED TABLE REFERENCE NOTE
5	6/21/25	TBM	UPDATED TABLE REFERENCE NOTE
6	7/21/25	TBM	UPDATED TABLE REFERENCE NOTE
7	8/21/25	TBM	UPDATED TABLE REFERENCE NOTE

B1 | UDOT PAVING DETAIL PA 1

NTS | SN: 001

PROJECT NO.:QKT7494.21

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE: P-122 (05/21/25)
DIVISION: 89
VERSION: 001
DESIGNED BY: KDB
DRAWN BY: KDB
REVIEWED BY: DJS

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
UDOT DETAILS

SHEET NUMBER:
C571

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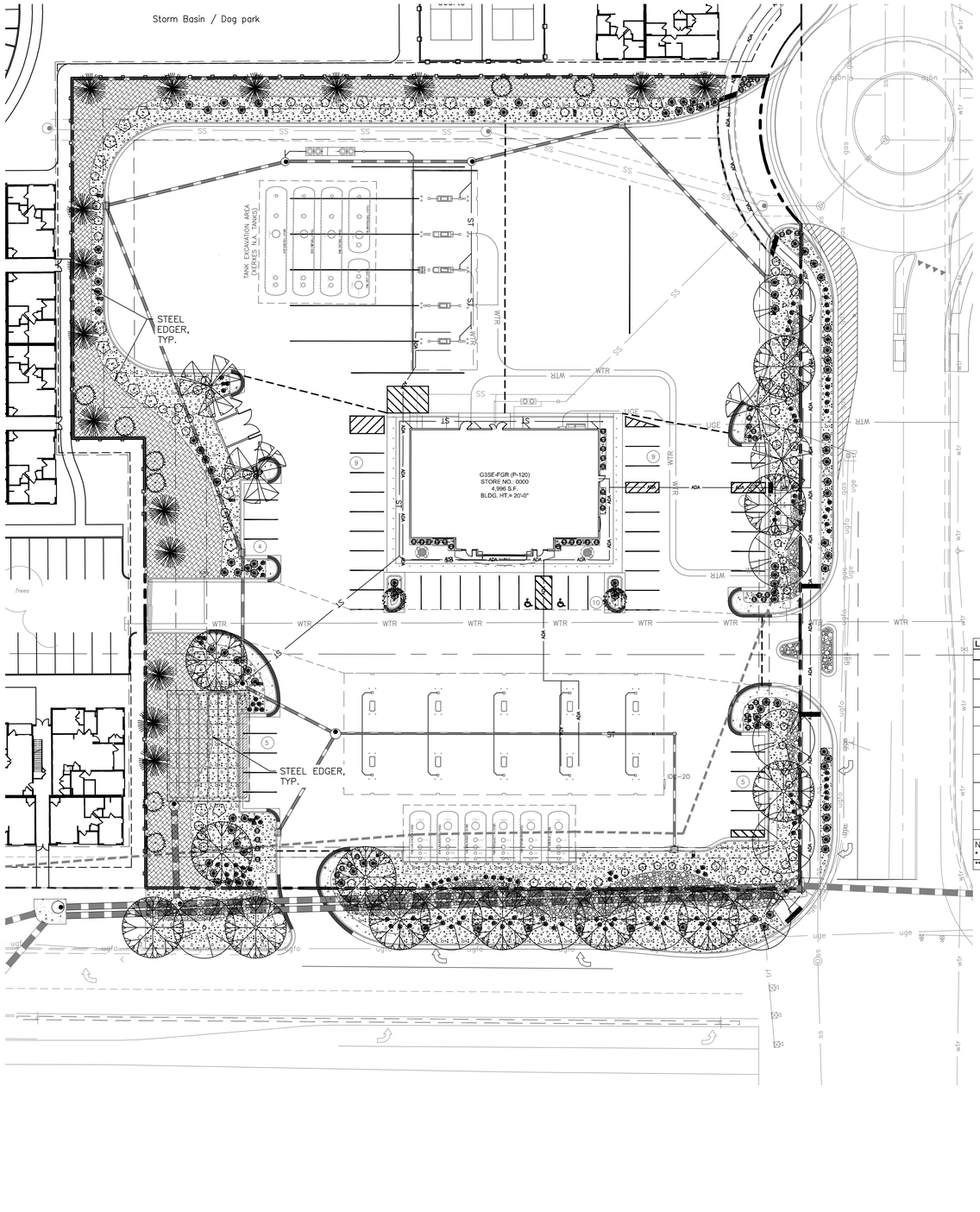


PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS TREES			
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA
	ACRU	12	RED MAPLE ACER RUBRUM
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA
EVERGREEN TREES			
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'
	PIED	16	PINYON PINE PINUS EDULIS
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS SHRUBS			
	RIAL	11	ALPINE CURRANT RIBES ALPINUM
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA
EVERGREEN SHRUBS			
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
ORNAMENTAL GRASSES			
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
MULCH			
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH
SOD/SEED			
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED

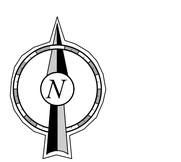
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
Landscape		
	STEEL EDGER	720 LF

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
-	LIVE PLANT MATERIAL 50% COVERAGE	29,344 SF x .50	29,344 x .50 = 14,672 SF	14,672 SF	20,273 SF LIVE PLANT MATERIAL COVERAGE
-	1 TREE PER 500/SF OF LANDSCAPE AREA NOT INCLUDING ANY REQUIREMENT FOR PLANTINGS FOR BUFFERS AND ARCHITECTURAL BARRIERS	13,067 OF REQUIRED LANDSCAPE AREA / 500	13,067 / 500 = 26	26 INTERNAL TREES	26 TREES
-	FOUNDATION LANDSCAPING, AT LEAST 50% OF THE BUILDING FRONTAGE SHALL BE LANDSCAPED	146 LF x .50	146 x .50 = 73 LF	73 LF OF LANDSCAPE AREA AT BUILDING FRONTAGE	76 LF**
-	10% OF A NON-RESIDENTIAL DEVELOPMENT PROJECT LOCATED WEST OF I-15 SHALL BE LANDSCAPED, NOT INCLUDING AREA WITHIN AN ABUTTING RIGHT OF WAY	130,675 SF OF LOT AREA	130,675 SF x .10 = 13,067 SF	13,067 SF OF LANDSCAPE AREA	29,344 SF OF LANDSCAPE AREA
-	PARKING LOTS CONSISTING OF MORE THAN 10 SPACES AND 3,500 SF SHALL CONTAIN, AT A MINIMUM, INTERNAL LANDSCAPED ISLANDS. 7% OF TOTAL PARKING AREA	8,369 SF OF PARKING AREA	8,369 x .07 = 585 SF	585 SF OF LANDSCAPE AREA	745 SF OF INTERIOR PARKING LANDSCAPE AREA
-	EVERY 6 REQUIRED PARKING SPACES, A MINIMUM OF TWO SHRUBS AND ONE DECIDUOUS TREE SHALL BE PROVIDED WITHIN EACH INTERNAL PARKING ISLAND AREA	30 PARKING SPACES REQUIRED	30 / 6 = 5 TREES (30 / 6) = 5 * 2 = 10 SHRUBS	5 TREES 10 SHRUBS	5 TREES 18 SHRUBS
-	ONE TTREE SHALL BE PLANTED FOR EVERY 25 FEET OF PUBLIC STREET FRONTAGE IN A REQUIRED LANDSCAPED AREA.	PARRISH LANE = 273 LF OF FRONTAGE 1250 WEST = 358 LF OF FRONTAGE	273 / 25 = 11 TREES 358 / 25 = 14 TREES	PARRISH LANE = 11 TREES 1250 WEST = 14 TREES	PARRISH LANE = 11 TREES *1250 WEST = 9 TREES
-	PERCENTAGE OF TURF GRASS	0 SF OF TURF GRASS	0 / 35,481 SF	0%	0%

NOTE:
* UTILITY CONFLICTS EXIST TO ACHIEVE THE 14 TREES WHETHER CLUSTERED OR IN A LINEAR DESIGN ALONG 1250 WEST.
** ADDITIONAL LANDSCAPE AREA IS PROVIDED ALONG THE EASTERN BUILDING FOUNDATION TO MAKE UP 3 LINEAR FEET.



PROJECT NO.:######

QuikTrip No. 7494

1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-118 (05/01/24)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

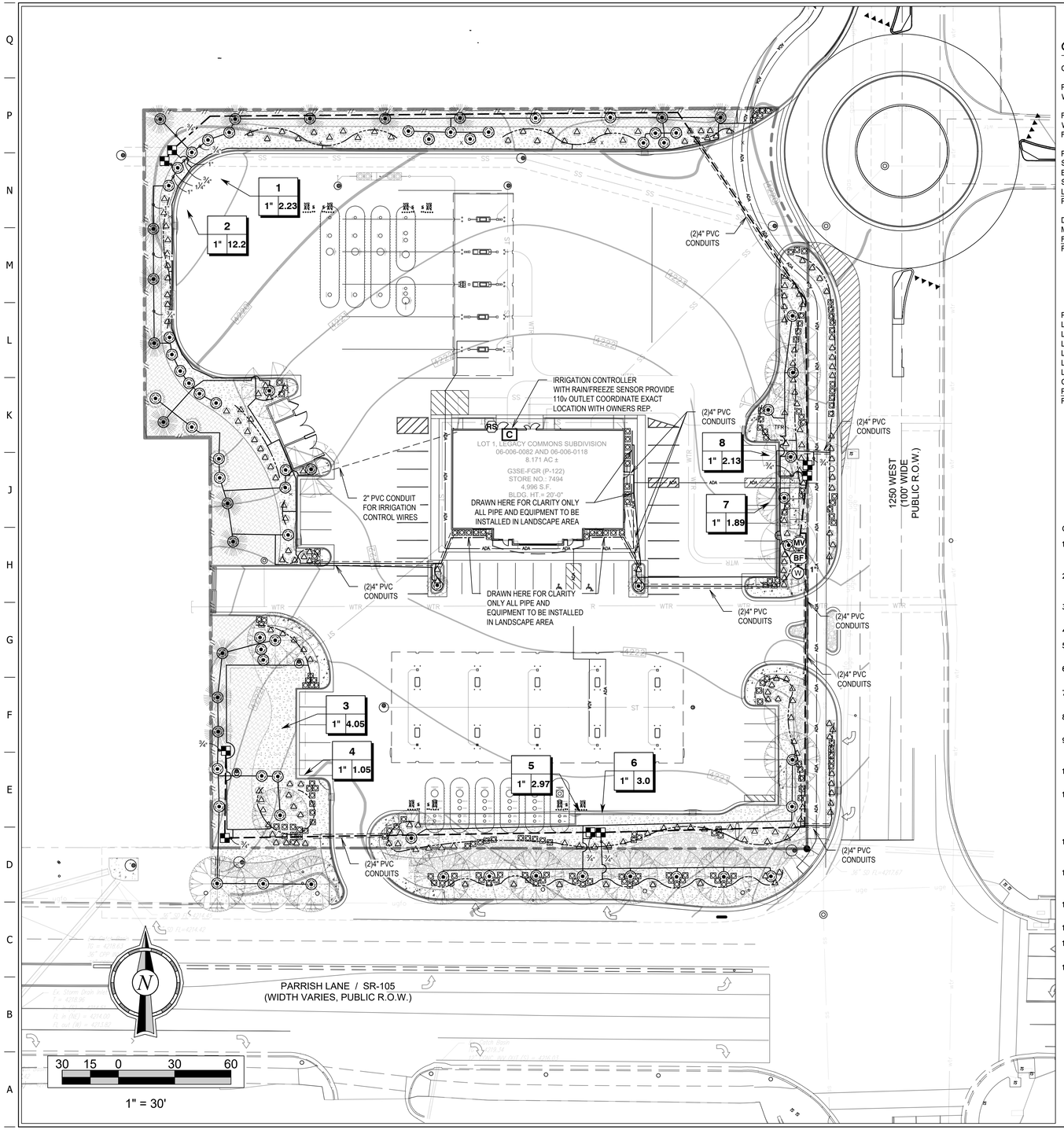
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

FILE LOCATION:H:\Q\Quiktrip\QKT007494--Centerville, UT\QPLA\2--Plan\QT_7494_Land.dwg TAB NAME:Landscape (Prelim) USER:Eric_Newell SAVED:7/9/2025 9:17 AM PLOTTED:7/9/2025 9:18 AM



CRITICAL ANALYSIS

Generated:	2025-07-21 15:26
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	62 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.37 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	29.13 GPM
Design Pressure:	20 PSI
Friction Loss:	2.07 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.37 PSI
Pressure Req. at Critical Station:	28.6 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	10.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.5 PSI
Loss for Master Valve:	1.77 PSI
Loss for Water Meter:	0.54 PSI
Critical Station Pressure at POC:	53.0 PSI
Pressure Available:	62 PSI
Residual Pressure Available:	9.03 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	8
	Netafim TLDL-09-12 Drip Ring	78
0.5 1.0 2.0	Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.	348
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MV	Rain Bird PEB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 975XL 1" Reduced Pressure Backflow device	1
C	Weathermatic SL9648TW SmartLine 48-zone 2-wire controller, internal 120VAC/230VAC transformer, large backlit LCD display, Multi-station simultaneous operation. (Supplied by QT and installed by contrctor)	1
RS	Weathermatic SLW5 Wireless Weather Sensor for ET Based Watering, 900mhz - 1500ft. line of site range	1
W	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,053 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	79.6 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	8.0 lf
	Irrigation Lateral Line: Polyethylene Pipe 3/4"	1,608 lf
	Irrigation Mainline: PVC Schedule 40 1"	1,066 lf
	Pipe Sleeve: PVC Schedule 40 4" Sleeves	853.5 lf

Valve Callout

GENERAL NOTES

1. THIS DESIGN WAS PREPARED BY IRRIGATION DESIGN AND CONSULTING, BASED SOLELY ON THE DRAWINGS AND INFORMATION PROVIDED BY THE OWNER, AND HOLDS NO RESPONSIBILITY FOR ACCURACY OR THAT INFORMATION OR FOR ANY INSTALL OR WARRANTIES. INSTALL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER INSTALL AND FUNCTION OF THE IRRIGATION SYSTEM.
2. THE IRRIGATION DESIGN IS CONCEPTUAL AND DIAGRAMMATIC. THE INTENT OF THE DRAWINGS IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VERY DUE TO FIELD ADJUSTMENTS FOR EXISTING CONDITIONS AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.
3. FOR CLARITY SOME LINES AND OBJECTS MAY APPEAR TO BE OUT OF PLACE. IT SHOULD BE UNDERSTOOD THAT ALL IRRIGATION PIPE AND EQUIPMENT IS TO BE PLACED IN THE LANDSCAPE AREAS.
4. FLOW RATES ARE ESTIMATED AND AS SUCH WILL VARY IF ALTERATIONS ARE MADE BY CONTRACTOR,
5. INSTALL CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR FLOW, PIPE SIZING HYDRAULIC CALCULATIONS, INSTALL, ADJUSTMENTS AND WARRANTIES.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER NOZZLE ADJUSTMENT SO AS NOT TO OVER SPRAY OR WATER ANY SIDEWALKS, PARKING AREAS, OR ANY OTHER NON PERVIOUS AREAS.
7. TREE RINGS ARE TO BE ON SEPARATE "TREE ZONES". WHEN POSSIBLE PIPE IS TO BE RUN IN TRENCHES WITH OTHER PIPE. IRRIGATION INSTALL CONTRACTOR IS RESPONSIBLE FOR PROPER PIPE SIZING FOR TREE ZONES.
8. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURE'S CURRENT SPECIFICATIONS AND IN ACCORDANCE WITH ALL LAWS AND CODES THAT GOVERN CENTERVILLE, UT.
9. EXACT STATIC WATER PRESSURE IS UNKNOWN AT TIME OF THE DESIGN CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM DYNAMIC WATER PRESSURE OF 65psi WITH A FLOW OF 15gpm AT THE WATER METER LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT IF WATER PRESSURE IS LESS THAN OR SIGNIFICANTLY HIGHER THAN NOTED.
10. CONTRACTOR WILL COORDINATE EXACT LOCATIONS OF WATER METER, BACK FLOW PREVENTER, CONTROLLER AND CLIMATE SENSORS WITH THE ARCHITECT AND GENERAL CONTRACTOR.
11. WHEN TRENCHING UNDER THE DRIP LINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIP LINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. IF TRENCHING MUST OCCUR UNDER THE DRIP LINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER MECHANICAL TRENCHER. MINIMIZE THE IMPACTS OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND UNDER GROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORK AREA.
13. ALL MAINLINE SHALL BE SCH40 PVC. ALL LATERAL PIPING SHALL BE SCH40 PVC PIPING. ALL PVC FITTINGS SHALL BE PVC TYPE 1 AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURE OF THE PIPE
14. ALL SLEEVES WILL BE SCH40 AND MUST BE A MINIMUM OF TWO PIPE SIZES LARGER THAN THE COLLECTIVE SIZES OF ALL PIPES TO BE PLACED IN SLEEVE
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPER LOCATION AND SIZING OF SLEEVES BEFORE CONSTRUCTION BEGINS.
16. IRRIGATION INSTALL CONTRACTOR SHALL PLAN A CONTINGENCY PLAN FOR A BOOSTER PUMP IN IN ADVANCE IN THE EVENT THAT ONE BECOMES NECESSARY SO AS TO NOT SLOW OR POSTPONE CONSTRUCTION COMPLETION.
17. IRRIGATION INSTALLER SHALL COORDINATE AS-BUILT ZONE SHEET (SEE QT CONSTRUCTION MANAGER) WITH WEATHERMATIC (AARON@OKLHOMALANDSCAPE.COM) AS REQUIRED FOR COMMISSION OF THE IRRIGATION SYSTEM.

EXACT STATIC PRESSURE WAS UNKNOWN AT TIME OF DESIGN. IRRIGATION INSTALL CONTRACTOR MUST VERIFY A DYNAMIC PRESSURE OF 65PSI WITH A FLOW OF 15GPM AT THE STUB OUT. IF PRESSURE IS LOWER OR EXCESSIVELY HIGHER CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION TO DETERMINE IF A BOOSTER PUMP OR DESIGN REVISIONS ARE NECESSARY.

MATTHEW MCFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
720659
DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L110

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	
DECIDUOUS TREES								
	PSCA	2	CALLERY PEAR PYRUS CALLERYANA	B&B	2" CAL	15'X12'	MODERATE	
	TICO	9	LITTLELEAF LINDEN TILIA CORDATA	B&B	2" CAL	40'X30'	MODERATE	
	ACRU	12	RED MAPLE ACER RUBRUM	B&B	2" CAL	40'X30'	MODERATE	
	ZESN	4	ZELKOVA - VILLAGE GREEN ZELKOVA SERRATA	B&B	2" CAL	40'X30'	MODERATE	
EVERGREEN TREES								
	PIGL	8	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20'X10'	MODERATE	
	PIED	16	PINYON PINE PINUS EDULIS	B&B	6' HT	25'X15'	LOW	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE		
DECIDUOUS SHRUBS								
	RIAL	11	ALPINE CURRANT RIBES ALPINUM	#5 CONT.	5'X5'	LOW		
	PBEP	28	PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	1.5'X6'	VERY LOW		
	PEAT	49	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4'X4'	VERY LOW		
EVERGREEN SHRUBS								
	JNSA	106	ARCADIA JUNIPER JUNIPERUS SABINA 'ARCADIA'	#5 CONT.	2'X4'	VERY LOW		
	ARCP	20	PANCHITO MANZANITA ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2'X4'	MODERATE		
ORNAMENTAL GRASSES								
	HESE	53	BLUE AVENA HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5'X2.5'	VERY LOW		
	CAAK	113	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	TYPE				SPACING
MULCH								
	RMULCH	22,876 SF	2"-4" ROCK COBBLE MULCH 2"-4" ROCK COBBLE MULCH	MULCH				
	RMULCH2	3,915 SF	4"-6" ROCK COBBLE MULCH 4"-6" ROCK COBBLE MULCH	MULCH				
SOD/SEED								
	SEED1	11,202 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED	SEED				

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
	STEEL EDGER	720 LF	SEE NOTES

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON, THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEWING ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

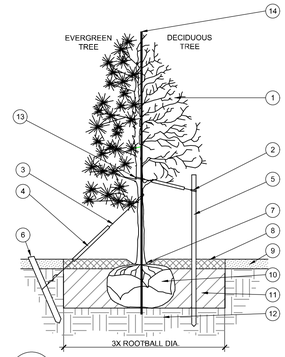
29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE HAMMERED HARDWOOD MULCH, DYED DARK BROWN AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

CENTERVILLE, UT STANDARD LANDSCAPE NOTES

1. ROCK OR MULCH USED IN PLANT BEDS OUTSIDE THE PARKSTRIP SHOULD HAVE A DEPTH OF THREE TO FOUR INCHES TO PREVENT WEED GROWTH AND RETAIN SOIL MOISTURE.
2. SOIL SCARIFICATION (THE PROCESS OF BREAKING UP SOIL BY FRACTURING OR TILLING) SHOULD BE PERFORMED TO A DEPTH OF AT LEAST SIX INCHES TO ALLOW FOR WATER AND AIR EXCHANGE IN SOIL FOLLOWING SITE WORK COMPACTION IN ALL LANDSCAPED AREAS.
3. SOIL AMENDMENTS (ORGANIC MATERIAL) SHOULD BE ADDED AND TILLED INTO THE SOIL TO A MINIMUM DEPTH OF SIX INCHES TO INCREASE ORGANIC CONTENT AND IMPROVE WATER RETENTION IN ALL LANDSCAPED AREAS.
4. IRRIGATION SYSTEM SHOULD BE DESIGNED WITH WATER WISE CONTROLLERS, VALVES, DRIP EMITTERS, AND BUBBLERS THAT PROVIDE THE MINIMUM NECESSARY AMOUNT OF WATER TO IDEALLY SUSTAIN THE LANDSCAPE PLANTINGS.
5. APPROPRIATELY DESIGNED DRIP IRRIGATION SYSTEMS SHOULD BE USED FOR ALL NON-TURF LANDSCAPED AREAS.
6. IRRIGATION OPERATION AND WATERING SHOULD BE DONE BETWEEN THE HOURS OF 6 P.M. TO 10 A.M. TO REDUCE LOSS FROM WIND AND MINIMIZE EVAPORATION OR AS RESTRICTED BY OTHER LOCAL, SPECIAL SERVICE DISTRICT, COUNTY, OR STATE REGULATIONS, INCLUDING, BUT NOT LIMITED TO CMC 9.02.210 (SPRINKLERS).

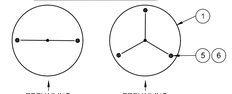


1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

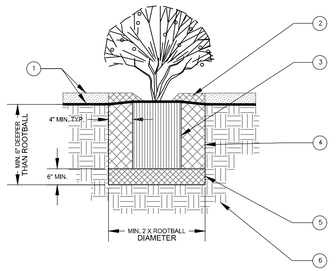
NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

PROJECT NO.:######

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PROTOTYPE: P-118 (05/01/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L500

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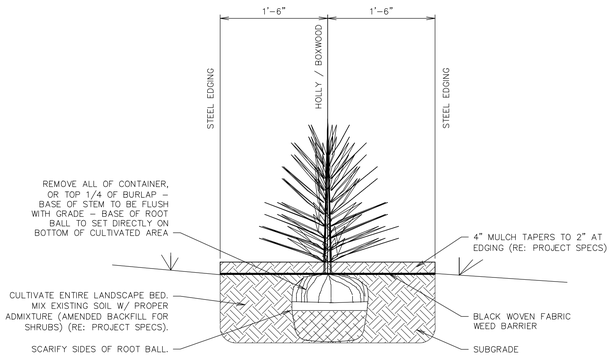
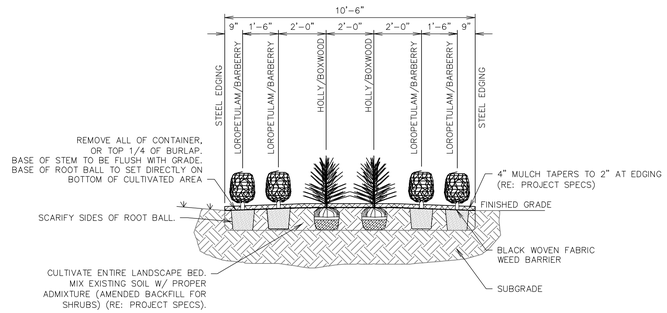


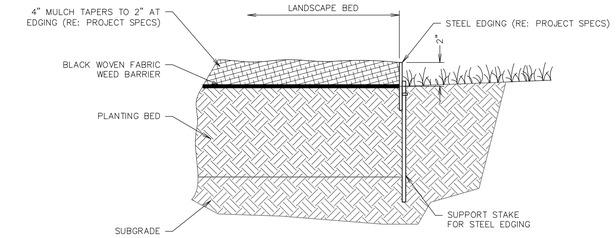
L1 SINGLE SHRUB SCREENING SECTION B-B

NTS | SN: LD026A002



L6 SHRUB PLANTING SECTION A-A

NTS | SN: LD003A006

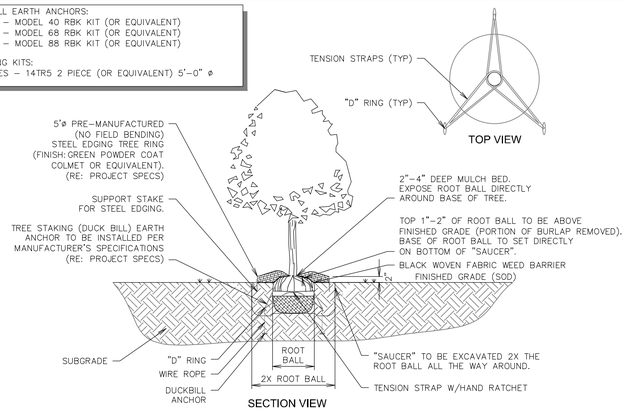


L11 LANDSCAPE STEEL EDGING DETAIL

NTS | SN: LD006A005

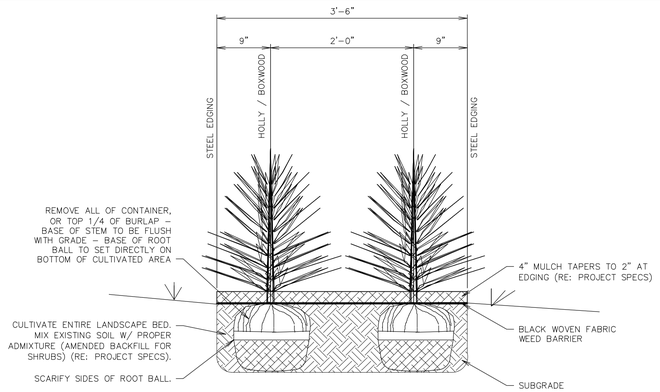
DUCK BILL EARTH ANCHORS:
2"TREES - MODEL 40 RBK KIT (OR EQUIVALENT)
3"TREES - MODEL 68 RBK KIT (OR EQUIVALENT)
6"TREES - MODEL 88 RBK KIT (OR EQUIVALENT)

TREE RING KITS:
ALL TREES - 14TR5 2 PIECE (OR EQUIVALENT) 5'-0" ø



F1 TREE PLANTING DETAIL - DUCKBILL

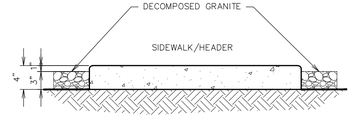
NTS | SN: LD008B008



F6 SHRUB SCREENING SECTION B-B

NTS | SN: LD005A005

FINISH GRADE TO BE 4" BELOW TOP OF WALK BEFORE INSTALLATION OF WASHED DECOMPOSED GRANITE



F11 GRADING AT WALK

NTS | SN: LD016A001

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VERSION:	001
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REVIEWED BY:	

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L501

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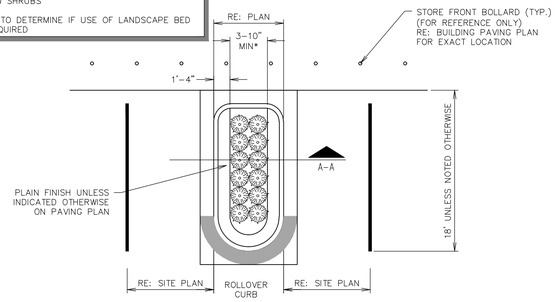
RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

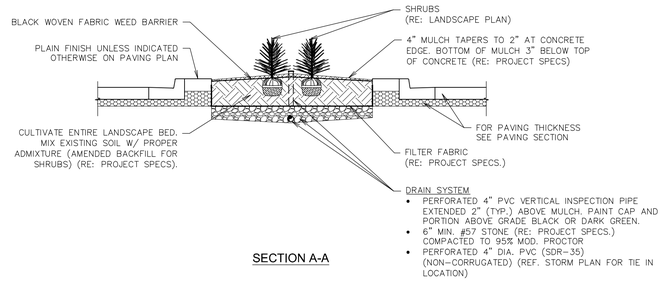
LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED

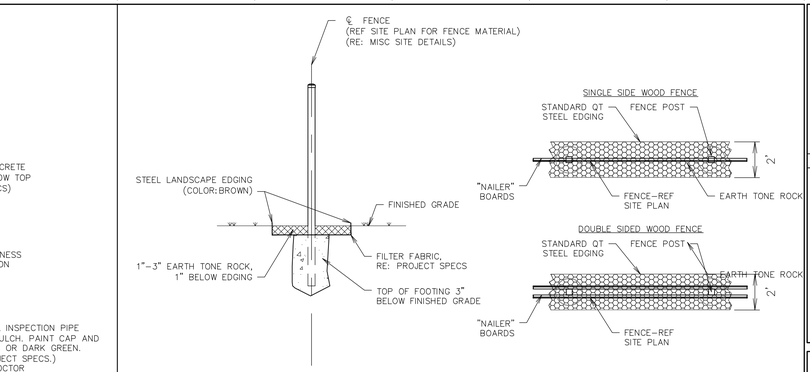


PLAN



SECTION A-A

L1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD009A014



MOW STRIP IS SPECIFIC TO WOOD FENCES IN SODDED AREAS ONLY

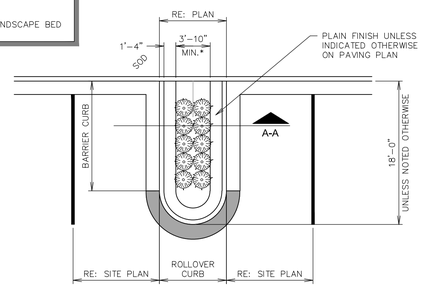
L11	LS EDGING ADJACENT TO FENCE
NTS	SN: LD024B010

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

*FOR DOUBLE ROW SHRUBS

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



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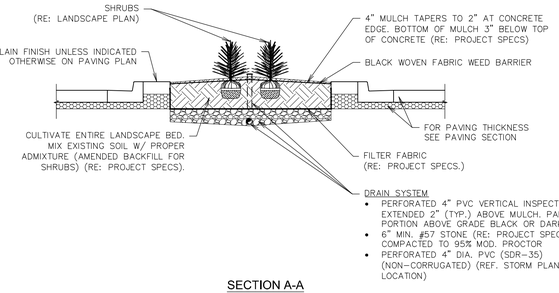


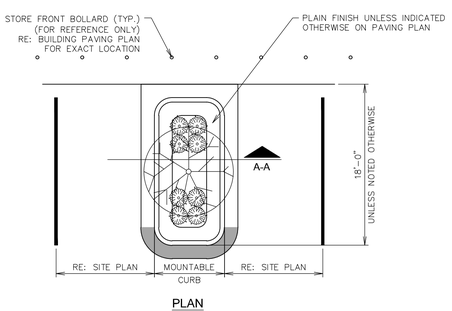
SECTION A-A

F1	PARKING ISLAND W/ SHRUBS LANDSCAPE DETAIL (ADJACENT TO CURB & GUTTER)
NTS	SN: LD010A013

RE: LANDSCAPE PLAN FOR SHRUB PLACEMENT AND QUANTITY.

LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A DRIP LINE SYSTEM. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS. (RE: PROJECT SPECS.)

RE: STORM PLAN TO DETERMINE IF USE OF LANDSCAPE BED DRAIN PIPE IS REQUIRED



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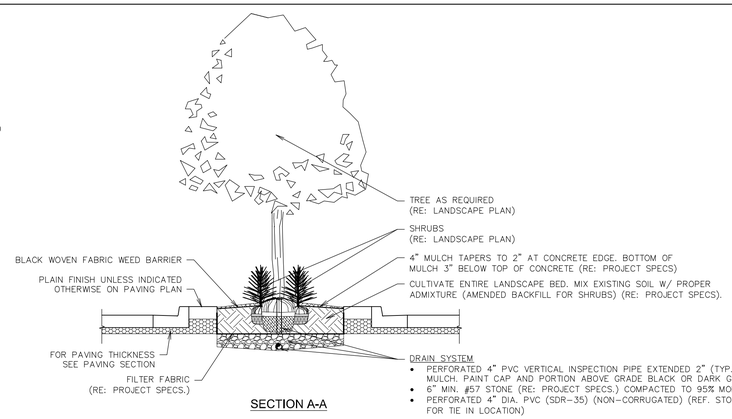

SECTION A-A

A1	PARKING ISLAND W/ SHRUBS & TREE LANDSCAPE DETAIL (W/ RADIUS PROTECTOR)
NTS	SN: LD011A013

QuikTrip No. 7494

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REV	DATE	DESCRIPTION
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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L502

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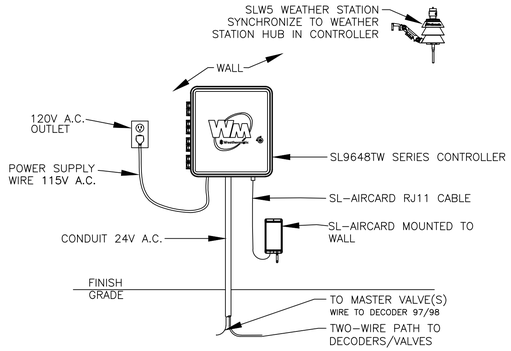
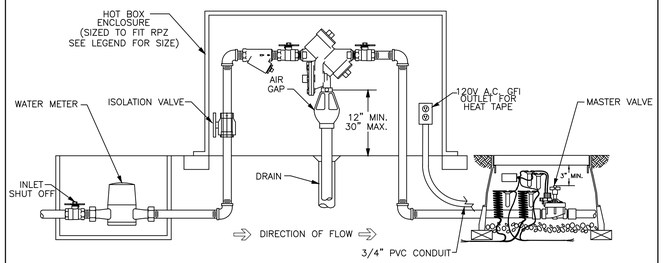


L1 SmartWire Controller SL9648TW with SLW5 & Aircard

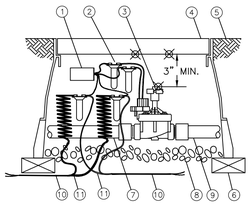
SN:



OUTDOOR HORIZONTAL INSTALLATION

L6 REDUCED PRESSURE PRINCIPLE ASSEMBLY

SN:

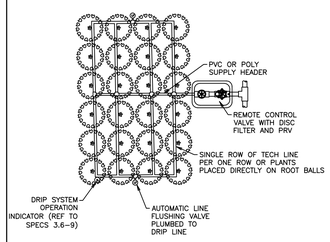


1. FIELD DECODER: WEATHERMATIC SLDEC1 2–WIRE DECODER
2. DRY SPLICE WIRE CONNECTOR (1 OF 4)
3. RAIN BIRD PEB SERIES REMOTE CONTROL VALVE
4. 12–INCH VALVE BOX WITH COVER
5. FINISH GRADE OR TOP OF MULCH
6. BRICK (1 OF 4)
7. PVC MAINLINE PIPE
8. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
9. PVC LATERAL PIPE
10. TWO–WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
11. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

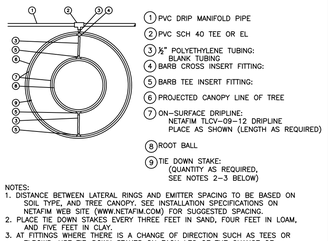
L11 RAIN BIRD PEB SERIES CONTROL VALVE

SN:



PLANTING AREA
(ONE LINE OF TECH LINE PER ROW)

TLCV–04–12 ON SURFACE DRIP LINE PLANTING AREAS



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: BLANK TUBING
4. BARB CROSS INSERT FITTING:
5. BARB TEE INSERT FITTING:
6. PROJECTED CANOPY LINE OF TREE
7. ON–SURFACE DRIPLINE: NETAFIM TLCV–09–12 DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: (QUANTITY AS REQUIRED, SEE NOTES 2–3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON NETAFIM WEB SITE (WWW.NETAFIM.COM) FOR SUGGESTED SPACING.
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.

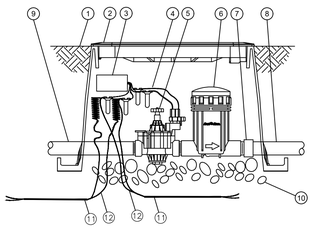
TREE RING

TLCV–09–12 ON SURFACE DRIP LINE AROUND TREES

NOTE:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 14.5 PSI
3. 2 PSI CHECK VALVE (MAX 4.6' OF WATER (ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

F1 NETAFIM DRIP IRRIGATION

SN:

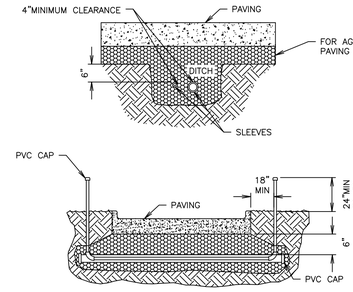


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. WEATHERMATIC SLDEC1 2–WIRE DECODER
4. WATERPROOF CONNECTION
5. REMOTE CONTROL VALVE: RAIN BIRD 100–PEB (INCLUDED IN XCZ–100–PRB–LC KIT)
6. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB–100 (INCLUDED IN XCZ–100–PRB–LC KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. MAINLINE PIPE
10. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
11. TWO–WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)
12. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR SL9600 CONTROLLER)

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 100 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

F6 RAIN BIRD XCZ–100–PRB–LC DRIP KIT/RAIN BIRD XCZ–150–PRB–COM DRIP KIT

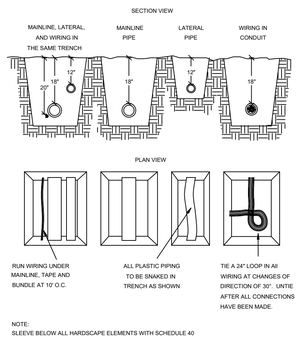
SN:



NOTES:
1. ALL PVC IRRIGATION SLEEVING UNDER PAVEMENT TO BE SCHEDULE 40.
2. ALL PVC IRRIGATION SLEEVING UNDER SIDEWALKS MAY BE CLASS 200.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
5. MECHANICALLY TAMP TO 95% SPD.

F11 IRRIGATION SLEEVING

SN:



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40

A1 PIPE & WIRE TRENCHING

SN:

A6 NOT USED

SN:

A11 NOT USED

SN:

MATTHEW McFARLING
CERTIFIED IRRIGATION DESIGNER
CID
IRRIGATION ASSOCIATION
720659

DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactusirrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494

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DIVISION:	89
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DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
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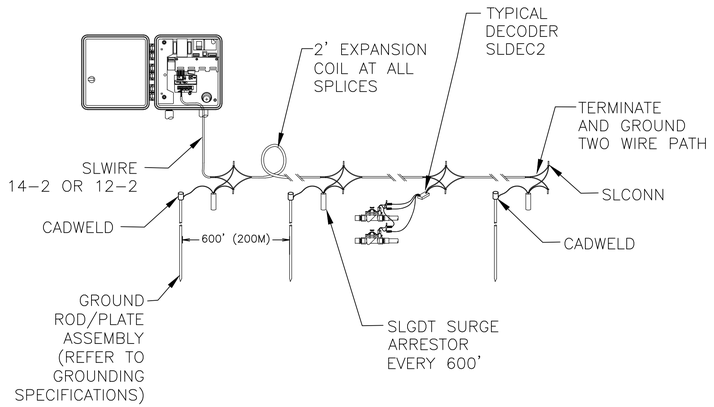
IRRIGATION DETAILS
SHEET 1

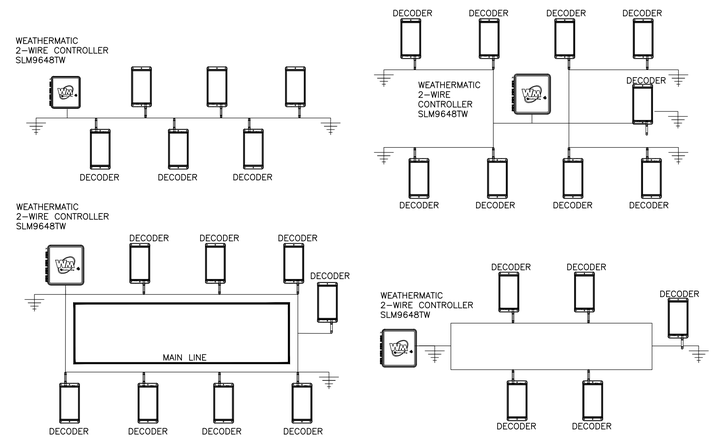
SHEET NUMBER:
L510

Two-wire irrigation details:



J1 | SYSTEM REQUIREMENTS

NTS | SN:



J7 | SMARTWIRE WIRE PATH LAYOUT

NTS | SN:

STRAIGHT LINE CONFIGURATION, I.E. WIRE DISTANCE TO FURTHEST DECODER, NO LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	1,000	2,000	4,000	6,000
Wire Length (m)	300	600	1,200	1,800

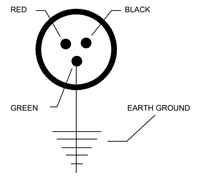
LOOP CONFIGURATION, I.E. WIRE DISTANCE TO THE FURTHEST DECODER IN THE LOOP:

Wire Size (Guage)	#18	#16	#14	#12
Wire Length (ft)	2,000	4,000	10,000	10,000
Wire Length (m)	600	1,200	3,000	3,000

MAXIMUM TOTAL WIRE PATH LENGTH IS 10,000 FEET (3,000 M).

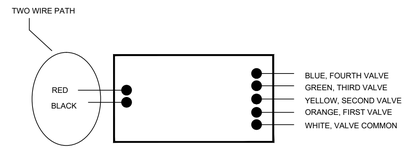
E1 | Wire Sizing

NTS | SN:



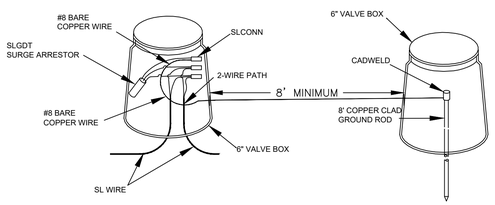
E5 | SLGDT SCHEMATIC

NTS | SN:



E9 | DECODER SCHEMATIC

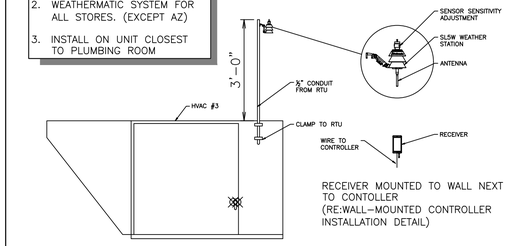
NTS | SN:



A1 | GROUNDING DETAIL

NTS | SN:

1. WEATHERMATIC SMART CONTROLLER MOUNTED IN THE PLUMBING ROOM.
2. WEATHERMATIC SYSTEM FOR ALL STORES. (EXCEPT AZ)
3. INSTALL ON UNIT CLOSEST TO PLUMBING ROOM



A5 | HVAC #3 IRRIGATION SENSOR – ELEVATION

NTS | SN:

A9 | NOT USED

NTS | SN:

Two-wire notes:

NOTES:

1. Specific wire polarity is required. Maintain red and black wire polarity throughout installation.
2. Maintain independent wire path for each controller. No splicing or joining wire paths for multiple controls.
3. Up to three independent wire paths may be run for each SLM9648TW.
4. Maximum distance from SLDEC decoders to remote control valve not to exceed 100' (30,5m).
5. Each 2-wire run may be laid out in straight run, complete loop, star, or combination layouts as shown in details. Always terminate and ground each leg of the wire path using manufacturer's recommended grounding methods.
6. Use a continuous loop wire path whenever possible to provide the best communication and power path for the system. Looping provides a redundant path for the power and signal allowing the system to continue operation in the event the wire path is cut.
7. Mark each zone number on the SLDEC decoder. For multi-valve decoders record the zone in order of wire color code: orange, yellow, green, and blue.
8. Mark all zone numbers and decoder locations on the as-built plan for final submittal.
9. Secure all Red and Black 2-wire connections using only manufacturer's supplied SLCONN aluminum connectors and grease filled waterproof connectors.
10. All remote control valve wire splices shall be secured using an encapsulated, gel-filled waterproof wire connector suitable for direct burial and installed according to manufacturer's specifications.
11. Use SmartWire SLWIRE cable supplied by Weathermatic sprinkler division of Telsco Industries to comply with the following specifications:

    a. Conductors must be soft drawn, annealed, solid copper conforming to ASTM 33.

    b. Conductor insulation must be 4/64-inch thick polyvinyl chloride (PVC) conforming to UL #493.

    c. The two insulated conductors laid in parallel and encased in a single outer jacket of 3/64-inch thick, high-density, sunlight resistant polyethylene conforming to ICEA S-61-402 and NEMA WC5, having a minimum wall thickness of .045-inch.

    d. The two conductors must be color-coded: normally one conductor red and the other black. Both conductors shall be the same size.

    e. The following brands meet the above specifications for direct burial cable: Weathermatic SLWIRE12; Weathermatic SLWIRE14.
12. Wire sizing and maximum distance shall not exceed manufacturer's recommendations to avoid voltage loss and insure proper operation of the system.
13. All 2-wire paths under hardscape surfaces shall be sleeved and include no splices of the 2-wire path within 5' of sleeves. Secure a 2' (0,6m) expansion loop in the two-wire path at each change of direction and entry and exit of sleeve locations during wire installation. Release the expansion loops prior to direct burial.
14. Install one SLGDT surge arrestor at the following locations along the 2-wire path: within 25' (7.5m) of each controller, the farthest distance on the 2-wire path from the controller, every 600' along the wire path, at any independent branch termination greater than 50' (15m) from than main 2-wire path.
15. Connect each SLGDT to an 8' copper clad UL approved grounding round or other approved grounding method to obtain 12 ohms or less resistance. Use CADWELD TM permanent welded, low-resistance connection to assure best grounding performance. Consult ASIC specification 100-2002 for additional grounding specifications for appropriate for local soil conditions.
16. Use care in stripping all wire connections to avoid damage to the 2-wire shield and red and black wire path. Remove and discard any damaged 2-wire sections and repair using two SLCONN splice kits.
17. Use expansion coils on the red and black wires at each decoder installation. No expansion coils are necessary for the SLGDT.
18. Adhere to all local and national building and electrical codes.

Scale: Not to Scale

MATTHEW MCFARLING
CID 720659
DATE SIGNED: 07/021/2025
PROJECT NO.:QKT7494.21

Irrigation Design & Consulting LLC
Email:contactusirrigationplan.com
Website: www.irrigationplan.com
Phone: (918) 215-4010

QuikTrip No. 7494
1250 WEST PARRISH LANE
CENTERVILLE, UTAH

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PROTOTYPE:	P-122 (05/21/25)
DIVISION:	89
VERSION:	001
DESIGNED BY:	MCM
DRAWN BY:	MCM
REVIEWED BY:	

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
IRRIGATION DETAILS SHEET 2

SHEET NUMBER:
L511

CENTERVILLE FINAL SITE PLAN CHECKLIST

Project Name: Quik Trip Final Site Plan
Date: August 4, 2025

TRACKING HISTORY:

- Application Submitted (and paid): July 11, 2025
- Completeness Checklist DRC Meeting (1): August 4, 2025
- Compliance Checklist DRC Meeting (1): August 4, 2025

✓ - ? ✗

Per 12.21.110 Site Plan Review

	Administrative Items: AREAS HIGHLIGHTED IN YELLOW NEED TO BE ADDRESSED	*Comments from City Staff:*
✓	The name, address, email and telephone number of the applicant and the applicant's agent, if any	This is provided on application and site plan drawings as well – Galloway Engineering group (Spencer Hymas)
✓	Complete application for final site plan approval to the Zoning Administrator	
✓	Proposed use of the buildings and site plan	Also see conditional use permit for Gasoline Sales requested use
✓	Payment of fees and deposits set forth in the City Fee Schedule	
Site Plan showing the following:		
?	All infrastructure and development facilities related to the project located within 250 feet of the site boundary	Possibly shown on vicinity map on full set cover sheet? Covered by vicinity map per meeting with Centerville.
✓	Layout, dimensions, and names of existing and future road rights-of-way	
✓	Project name, North arrow, and tie to a Section monument	
✓	The boundary lines of the project site with bearings and distances	
✓	Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas	Pictures of proposed fencing have been included in this submittal.
?	Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment	Fencing location, height, and type unclear, need to clarify
✓	Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings	Canopy locations are not clearly identified
✓	A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density	Notes have been added to the canopy outlines.
✓	Identification of property, if any, not proposed for development	

✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Grading and Drainage Plan showing the following:		
✓	North arrow, scale, and site plan underlay	
✓	Topography contours at two-foot intervals	
✓	Areas of substantial earth moving with an erosion control plan	Defer to stormwater and engineering for more
✓	Location of existing water course, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and wastewater	Defer to public works and engineering for more
?	Location of any designated flood plain and/or wetland boundaries	Unsure if there are any identified wetlands on this property, please verify
?	Direction of stormwater flows, catch basins, inlets, outlets, waterv detention basins, orifice plates, outlets to off-site facilities, and of facilities when necessary based on adopted City requirements	Shown in full set drawings and on Grading Plans and Storm Sewer Plan; defer to stormwater and engineering for more
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Utility Plan showing the following:		
✓	North arrow, scale, and site plan underlay	
✓	All existing and proposed utilities including, but not limited to sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, and streetlights	Defer to public works and engineering
?	Minimum fire flow required by the Construction Codes for the proposed structures, and fire flow calculations at all hydrant locations	Defer to public works, engineering, and fire marshal
✓	Location and dimensions of all utility easements	Existing provided on ALTA Survey, new Sanitary Sewer Easement shown; defer to engineering and public works
✗	A letter from utility providers, addressing the feasibility and their requirements to serve the project (where applicable) All utility providers highlighted in yellow have not provided a completed utility provider sheet and returned the utility provider sheet to the City in order to verify Will Serve service to the site. Further, may be needed to re-confirm with South Davis Sewer District as well.	☐ Century Link ☐ Deuel Creek Irrigation Co ☐ Dominion Energy ☐ Rocky Mountain Power ☐ (X) South Davis Sewer District - provided ☐ Utopia Fiber ☐ Weber Basin Water District ☐ Xfinity Cable Service ☐ Davis County Health Department ☐ UDOT Region One (1)
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Landscaping Plan, consistent with the requirements of CZC 12.51 (Landscaping and Screening)		

Wetland mitigation is underway with Wright Development - See "Wetlands Email from USACE.pdf" File number SPK-2018-00307

Stormwater comments received from engineering have been incorperated in the civil set for this submittal.

Fire flow tests have been scheduled and coordinated with the city. Results will be provided at a later date.

Will-serve letters have been provided. There is no secondary water services available from Deuel Creek or Weber Basin.

	Please reference attached review sheet entitled "Landscaping and Screening Staff Review (Per CZC 12.51), QuikTrip Final Site Plan Application" for full review comments and check of compliance with CZC 12.51	Defer to landscaping review attachment for comments
Building Elevations for All Buildings showing the following:	Elevation elevations are included with this submittal.	No elevation drawings were provided with Final Site Plan submittal, utilized Conceptual Site Plan submittal for this review; please send most current building elevation drawings in color and BW
✓	Accurate front, rear, and side elevations drawn to scale	Using Conceptual Site Plan submittal docs
✓	Exterior surfacing materials and colors, including roofing material and color	Same as above
✓	Outdoor lighting, furnishings, and architectural accents	Same as above for elevations; lighting plan shown on sheet C160 in full set
✓	Location and dimensions of signs proposed to be attached to the building or structure	Same as above; signage details also provided during conceptual site plan
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	
Additional Items:		
?	Where one or more conditions of unusual soil, vegetation, geology or slope exist, resulting in increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, and potential property damage from extensive soil slippage and subsidence, an applicant shall, upon request of the Planning Commission or City Engineer, provide contour and drainage plans, cut and fill specifications, and soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any even such plans and reports shall be reviewed and approved by the City prior to final approval of a development project	Defer to City Engineer to verify if any unique circumstances exist to warrant any special drainage plans, cut and fill specification, and/or soil/geologic reports Comments from City Engineer have been addressed.
?	Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters	Defer to stormwater and engineering for guidance
?	Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Zoning Administrator Re-review with UDOT is in progress.	Verify proof of variance to "no access line" established by UDOT for right in access off of Parrish Lane to the site; updated status direction from applicant regarding UDOT access approval processing
✓	A traffic impact analysis, if requested by the City Engineer or the Planning Commission	This has been provided by applicant; applicant has also participated in preapplication review with UDOT Region 1 for this site access off of Parrish Lane
?	Warranty deed and preliminary title report or other document showing the application has control of the property	WDG has completed a Title Report in conjunction with their subdivision; **Quik Trip team please re-submit this same warranty deed and Title Report for the site**

3

These have been added to this submittal.

		final plan file to verify control of the property
–	Parcel map(s) from the Davis County Recorder's Office showing the subject property and all property located within 400 feet thereof	Available through Davis County GIS module, as needed by City staff
✓	All other standards and requirements established throughout the Conceptual Site Plan Review process	

Additional Staff Comments for Completeness and Compliance:

Please address the following items:

- Please review the attached supplementary review comments as any noted comments on these review documents should be considered and addressed as a part of the final site plan review process.

Once the DRC deems your application complete, Community Development staff will send a letter to you, the applicant. Further, staff will present the application to DRC for final site plan compliance review processing. Once the final site plan application is deemed compliant, Community Development staff will send a letter to you, the applicant, with more information regarding the next steps in this process for final site plan consideration review by the Planning Commission.

The administrative review board for the final site plan is the Planning Commission and a public meeting (not public hearing) is required for a final site plan review. Advancement to the Planning Commission will only occur after City Staff have determined that the final site plan application is complete and in a stage of compliance to advance to the Planning Commission for their consideration of the proposed final site plan request. The Centerville Planning Commission is responsible for the administrative approval consideration of the final site plan application (per Centerville Zoning Code 12.21.110).

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West ● Centerville, Utah 84014 ● (801) 292-8232 ● Fax: (801) 292-8251

Various Items Staff Review
Quik Trip Conceptual Site Plan Application

Standard	Requirement	Depicted	Compliance
Signs	Wall signs must comply with *CZC 12.54.110(b)(1)*. A separate permit is required. The building percentile coverage has been included with the colored elevations in this submittal.	Unknown coverage at this time, applicant needs to identify percent of main wall façade that signs will use	**UNKNOWN, still needs to provide this information regarding percentile coverage for signage**
Easements	All easements of record need to be shown on the site plan.	Shown on "Site/Demo Plan" sheet	**YES**
Fences/Walls	Any new fencing will need to meet the standards outlined in *CZC 12.55.110*. A picture of the fencing has been provided in this submittal.	Depicted, would like to see a sample representation, still unclear on depiction	**YES, applicant needs to provide fencing depiction/coloration**
Street Requirements: Streetlights	Per *CZC 15.05.030*, streetlights shall be installed at all street intersections, school or pedestrian crossings, or at bends or curves in the street.	Depicted, on site lights shown, new streetlight on 1250 West frontage	**YES**
Street Requirements: Sidewalk	Must meet City Tech Specs and Standards	Provided 10' ped trail on 1250 West	**YES**

Water Requirements	Fire hydrants will need to be installed along 1250 West and on site. (Required every 400'). Noted.	Depicted, verify with SD Fire Marshal	**YES**
Drainage Requirements	Must meet City Tech Specs and Standards	Depicted	**UNDER REVIEW**
Other Comments	This property is located within the Legacy Crossing CDA. Development will need to match CDA area directives and reviewed by RDA Board. Noted.	Not Depicted	**WORK WITH STAFF FOR RDA BOARD REVIEW**

Outlook

RE: QuikTrip Final Site Plan Submittal review for DRC

From Kevin Campbell <Kevin.Campbell@esieng.com>
Date Wed 7/30/2025 11:24 AM
To Michael Eggett <michael.eggett@centervilleutah.gov>; Lisa Romney <lisa.romney@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>; Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; 'Cole Fessler' <cfessler@sdmetrofire.gov>; Marc Marchant <marc.marchant@centervilleutah.gov>; 'Travis Mander' <tmander@sdmetrofire.gov>; Sydney DeWees <sydney.dewees@centervilleutah.gov>
Cc Donna Wilkinson <donna.wilkinson@centervilleutah.gov>; Kyle Kump <Kyle.Kump@esieng.com>

Hello Mike E.,

From City Engineer perspective my two remaining review comments are:

- Accesses must be approved by UDOT Noted.
- the Subdivision Plat needs to be accepted before we grant Final Site Plan approval Noted.

I will be off on Monday, August 4. My assistant Kyle Kump, EIT will be at the DRC meeting to cover for me.

Thank you,

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
4141 W 2100 S Ste 100
West Valley City, UT 84120
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

From: Michael Eggett <michael.eggett@centervilleutah.gov>
Sent: Tuesday, July 22, 2025 1:42 PM
To: Kevin Campbell <Kevin.Campbell@esieng.com>; Lisa Romney <lisa.romney@centervilleutah.gov>; Mike Carlson <mike.carlson@centervilleutah.gov>; Dave Walker <dave.walker@centervilleutah.gov>; Steven Hunt <steven.hunt@centervilleutah.gov>; Cameron Woodbury <cameron.woodbury@centervilleutah.gov>; 'Cole

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Landscaping plan showing the following:	
Landscaping and plant materials;	Yes
Location, spacing, and number of existing and proposed plantings;	Yes
Mature tree canopy line;	Yes
Tree and plant list, including sizes and totals;	Yes
Treatment of ground surfaces;	Yes
Use of non live landscaping materials such as hard surface improvements or artificial landscaping identified;	n/a
Irrigation or watering plan;	Yes
Overall Design Concepts:	
At least 15% of the gross site area shall be landscaped. Dedicated walkways, plazas, and other pedestrian oriented hardscape areas may be included as landscaping, provided that they do not exceed 15% of the required minimum landscaping requirement. As used herein, hardscape means sidewalks, urban trails, plazas, and other non-vegetative construction located in areas designated as landscaping	Yes - 30% tabulation shown on site plan.
The landscaping plan of each site shall be unified both internally and externally, and relate to the larger context of the surrounding community. All landscape plans should consider the site's history and its unique contribution to the character of the community	Yes
The landscaping plan shall include a pedestrian circulation element that shows interconnectivity with surrounding sidewalks, urban trails, and surrounding uses. The city encourages appropriate pedestrian connections to adjacent neighborhoods	Yes
The size and spacing of landscape elements should be consistent with the size of the project and should relate to any identifiable streetscape. The landscaping should also enhance the textural qualities of the structure and provide variety and interest	Yes
Coordinating the landscape design with the placement of utility elements helps to mitigate their impact and reduce the potential for conflicts. Proper landscape design shall be utilized to mitigate the visual impact of all site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, fire protection devices, etc	Yes

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Trees adjacent to pedestrian walkways shall have a general canopy clearance of at least seven feet	Yes
Site Grading:	
Site design should minimize the removal of mature trees and other existing mature vegetation. Where removal is necessary, mature trees should be salvaged or replaced on a three for one basis. Any trees prohibited by resolution, ordinance, or statute shall not be replaced	Yes
Abrupt or unnatural changes in grade may create barriers or disrupt drainage patterns. Proposed grading should be designed to take advantage of the natural grade and land features	Yes
Steep slopes, generally 3:1 or greater, shall be stabilized with vegetation, retaining walls, or other appropriate measures. Sites shall be designed to minimize erosion	n/a
Landscape plans shall preserve and incorporate natural land features such as streams, washes, springs, etc., into the overall site plan	Yes
Drainage:	
Surface water, site drainage, and storm water detention should be integrated with overall landscape design. Whenever possible, detention areas should be designed as usable open space	Yes
Drainage requirements shall be assessed based on City drainage standards and individual site characteristics	Yes
Groundcover (Living and Nonliving):	
Future development sites should receive temporary landscaping treatments to provide dust and weed control, and to prevent erosion. For phased projects, property being reserved for future development should be landscaped using water-conserving plant material or other alternative conservation methods that control dust and weed nuisances.	n/a
Less than 75% of softscaped landscaping area should be planted in turf or high water-use plants. Functional turf areas in parks, schools, multiple-family residential developments, golf courses, shall be exempt from this requirement. As used herein, softscape means living plants and organic materials located in areas of landscaping.	Yes
Plant Materials:	
Plant materials shall be selected as provided in CZC 12.51 (Landscaping and Screening)	Yes

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Pedestrian safety and comfort should be considered when selecting trees and plant material	Yes
Water conservation and community image should be important criteria for plant material selection	Yes
Water Elements:	
Water features can provide relief from summer temperatures, but should be used sparingly with every attempt made to limit the amount of water used. The City should project an image of using its limited water resources as efficiently as possible for the benefit of its citizens. 1. Fountains and other water features should be sited and designed so that they are and also appear to be efficient users of water. 2. Water features should cool the surrounding area and mask objectionable noises. 3. Water features should be designed to maximize the amount of water recycled, to minimize the amount of make-up water required, and should be designed using equipment which will minimize leakage throughout the life of the water feature. 4. Where there is a significant risk of over-spray, wind shut-off valves should be incorporated into the system.	Yes-N/a
Water features, including fountains, should be sited to allow significant environmental enhancement primarily to on-site and incidentally to off-site users and to minimize water consumption. Filtered backwash effluent should be discharged into landscaped areas.	n/a
Art and Furnishings:	
Public art creates a greater impact if integrated into the overall design of a site. If public art is used, it should be integrated into the overall design of a project.	n/a
Compatible lighting fixtures and other appurtenances help to reinforce the design theme of a project. Lighting fixtures and illumination should be of similar design and character as the project's building components.	Yes
Street furniture and related features are encouraged	

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Maintenance:	
Maintenance issues can often be mitigated by good design and planning. Projects should demonstrate that maintenance factors have been considered in the landscape design	Yes
Maintenance specifications can facilitate the achievement of the design intent as the project matures. During the site plan and design review process, the applicant shall submit a program for the intended maintenance of the landscape.	Yes - as noted on landscaping plans.
An efficient irrigation system will control growth and reduce maintenance costs. Irrigation systems should be designed to minimize maintenance and water consumption	Yes
Undeveloped portions of sites often become unsightly and hazardous due to lack of proper maintenance. Phased developments shall indicate a mechanism for dust, weed and debris control on undeveloped portions of the site and shall ensure continuing compliance.	n/a
Surface Parking Design:	
Five percent of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. The following are acceptable interior landscaping designs	Yes
Five feet by five feet tree diamonds placed not more than six parking spaces apart and located at the intersection of parking space striping. Tree diamonds shall be used only with 90 degree parking spaces	n/a
Five foot landscaped medians with trees planted 40 feet apart	n/a
Other similar designs that disperse landscaping throughout a parking area as reasonably determined by the Planning Commission	noted
Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods may include landscaped berms, low walls, and hedges	Yes
Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface	Yes
Every parking space should be no greater than 150 feet from a sidewalk leading to a building entrance	Yes

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes.	Yes
The number of curb cuts should be minimized and pedestrian access enhanced. Cross-access connections/easements are encouraged	Yes
Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security	Yes
All sites shall meet the requirements of the Americans with Disabilities Act (ADA)	Yes
parking lot design should consider future development on adjacent sites.	Yes
Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets.	Yes
Clearly defined buffers enhance the attractiveness of the streetscape and promote pedestrian safety. A site plan should clearly express separation between pedestrian and vehicular traffic.	Yes
Off Street Parking- Lighting:	
Illumination of driveway access to streets shall meet City Standards and Specifications	Yes
Light poles shall be set on pillars or placed in landscaped areas to minimize direct contact with vehicles	Yes
To reduce light pollution, lighting systems shall obscure the lamp image to direct light where needed	Yes
Luminaire mounting height shall reasonably match the scale of the surrounding buildings	Yes
Noise created by electromagnetic ballasts shall be kept to a minimum and shall not be noticeable above ambient background levels	Yes
All parking and drive areas shall have minimum illuminance levels as follows: 1. Commercial uses: 0.5 horizontal footcandles, 0.25 vertical footcandles. 2. Residential, public facility, and industrial uses: 0.2 horizontal footcandles, 0.1 vertical footcandles.	Yes

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

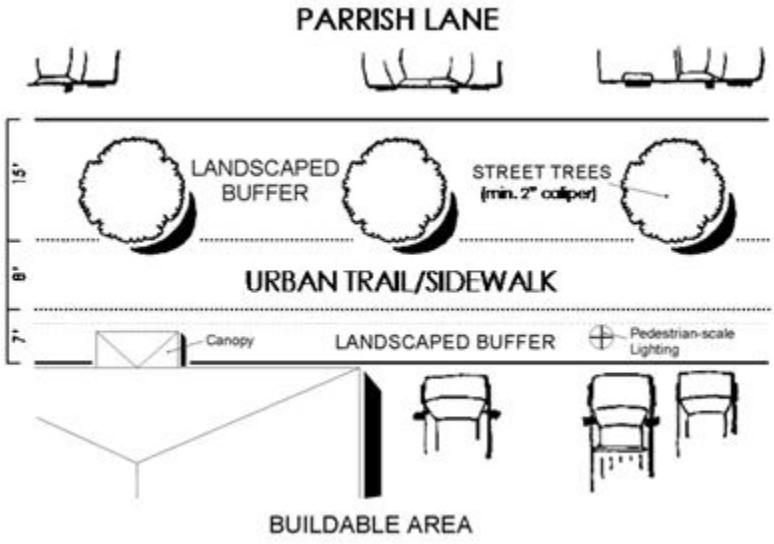
Lighting shall be arranged or directed so as to reflect the light away from adjacent properties and to prevent glare for street traffic. The intensity of light at adjoining residential property shall not exceed 0.1 footcandles.	Yes
Lighting plans submitted for review shall include: 1. The location and height of all light poles; and 2. Predicted illumination levels, based on maintained illumination levels just prior to lamp replacement and luminaire cleaning, within, at, and beyond property lines.	Yes
Designers of lighting plans shall consider: 1. Shadow effects of trees, signs, buildings, screen walls or other fixed objects. 2. Sufficiently illuminating the entire off-street parking area to allow pedestrians and motorists to see potential danger in their peripheral vision, to promote pedestrian and vehicle safety, and to prevent assault, theft and vandalism.	Yes
Streetscape Standards:	
Location. All streetscape improvements shall fit within the area reserved for a standard 20 foot front yard and the public right-of-way. In the event that a full 30 foot width is not available within the described area, the City may adjust landscaping standards as necessary to meet the intent of this Chapter.	Yes
Berm. An undulating, landscaped berm, a minimum of two feet high and 15 feet wide, shall be located adjacent to the back of curb. The purpose of this berm is to protect urban trail users from hazards and nuisances generated by high traffic volumes and to promote a pleasant environment for businesses and residents.	Berms are not attainable due to drainage and grading constraints. Our design mimics frontage along the Maverik Development.
Street Trees. All street trees shall be subject to criteria found in CZC 12.55.230 in regard to visual obstruction, and if located within the parkstrip, shall be required to obtain a street tree permit in accordance with the provisions of CZC 12.51.070 and CMC 11.01.150.	Yes
All street trees within the landscaped buffer area shall be planted at approximately the midpoint of the 15 foot wide bermed area to create a linear, boulevard effect.	No. Trees have been placed to avoid conflicts with utilities @ 8' from street.
Street tree selection shall be approved by the City and all other minimum tree planting requirements shall be consistent with City standards.	Yes

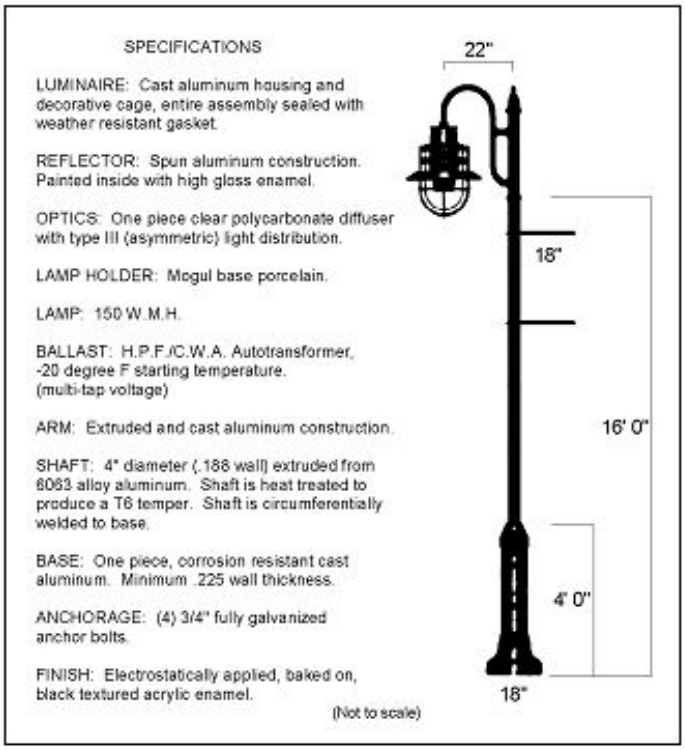
CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

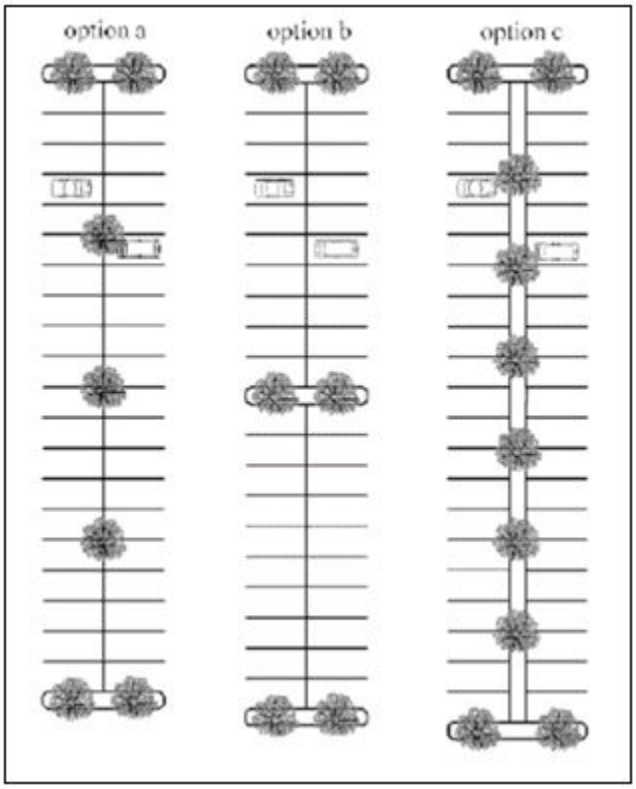
Ornamental entryway trees shall be placed on both sides of every drive accessing Parrish Lane to create a unified gateway image. The ornamental entryway tree for this area shall be designated by the City.	Yes
Easement Required. A non-motorized public easement, a minimum of eight feet wide, shall be dedicated to Centerville City. This easement shall generally be located 15 feet from the back of curb and shall run the entire length of the frontage along Parrish Lane. An eight foot wide urban trail paved with concrete shall be constructed within the public easement (See Figure 2. Streetscape Cross-Section). The City reserves the right to require lane striping to separate pedestrian and bicycle areas. 1. If at any point the urban trail crosses a driveway or similar use, the concrete within the driveway shall be stamped and colored to warn both pedestrian and motor vehicle users. 2. A concrete pathway, at least five feet wide and meeting Americans with Disabilities Act (ADA) standards, shall be constructed to link the urban trail with any transit stops located along Parrish Lane. The urban trail may, at the discretion of the City, be temporarily shifted to avoid pre-existing, immoveable objects. However, if the trail is moved toward the site, the seven foot buffer shall still be provided. Immoveable objects shall include manholes, power poles, and other objects whose location is beyond the control of the property owner.	N/A- Centerville City gave instruction to not incorporate a sidewalk along Parrish lane for this development.
Landscape Coverage Reduction. Overall site landscaping coverage requirements shall be reduced to 90% of current standards to compensate for streetscape improvements. Except as provided in this Section, no site may have less landscaping than what is required within the streetscape area by this Chapter.	Yes
Landscaped Buffer. A landscaped buffer at least seven feet wide shall be located between the urban trail and any development. This buffer shall be used for pedestrian scale lighting, landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site development. Awnings, balconies, or similar overhangs may be permitted at the discretion of the City as long as they do not negatively impact the public health, safety, or welfare.	Yes - along 1250 W only.
Pedestrian Lighting. Pedestrian scale lighting shall be provided at an average interval of 90 feet or less. At no time shall there be a space between light fixtures larger than 100 feet or less than 80 feet. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area, and shall conform to the standards set forth in this ordinance (See Figure 3. Pedestrian Lighting Standard). In addition to security and aesthetic purposes, the light poles shall serve as platforms for hanging banners promoting cultural and civic events.	Yes
Signs. No signs shall be located within the 30 foot wide streetscape area unless specifically permitted by this Chapter.	Yes

CENTERVILLE PARRISH LANE GATEWAY DISTRICT LANDSCAPING CHECKLIST

Fences. No fences or other obstructions shall be built within the 30 foot streetscape area, with the exception of fire hydrants, which shall be placed within the 15 foot bermed area adjacent to the street.	Yes
Maintenance Responsibility. The property owner shall be responsible for the maintenance of all improvements within the streetscape area. Centerville City reserves the right to pursue any legal recourse to insure the maintenance of the property. Pedestrian lighting shall be maintained by the City.	Yes
Sprinkler System. Landscaping shall include a sprinkler irrigation system and shall be perpetually maintained.	Yes




SPECIFICATIONS
LUMINAIRE: Cast aluminum housing and decorative cage, entire assembly sealed with weather resistant gasket.
REFLECTOR: Spun aluminum construction. Painted inside with high gloss enamel.
OPTICS: One piece clear polycarbonate diffuser with type III (asymmetric) light distribution.
LAMP HOLDER: Mogul base porcelain.
LAMP: 150 W.M.H.
BALLAST: H.P.F./C.W.A. Autotransformer, -20 degree F starting temperature. (multi-tap voltage)
ARM: Extruded and cast aluminum construction.
SHAFT: 4" diameter (.188 wall) extruded from 6063 alloy aluminum. Shaft is heat treated to produce a T6 temper. Shaft is circumferentially welded to base.
BASE: One piece, corrosion resistant cast aluminum. Minimum .225 wall thickness.
ANCHORAGE: (4) 3/4" fully galvanized anchor bolts.
FINISH: Electrostatically applied, baked on, black textured acrylic enamel.
(Not to scale)
22"
18"
16' 0"
4' 0"
18"


option a
option b
option c

Sign Manufactured in Three (3) Sections.

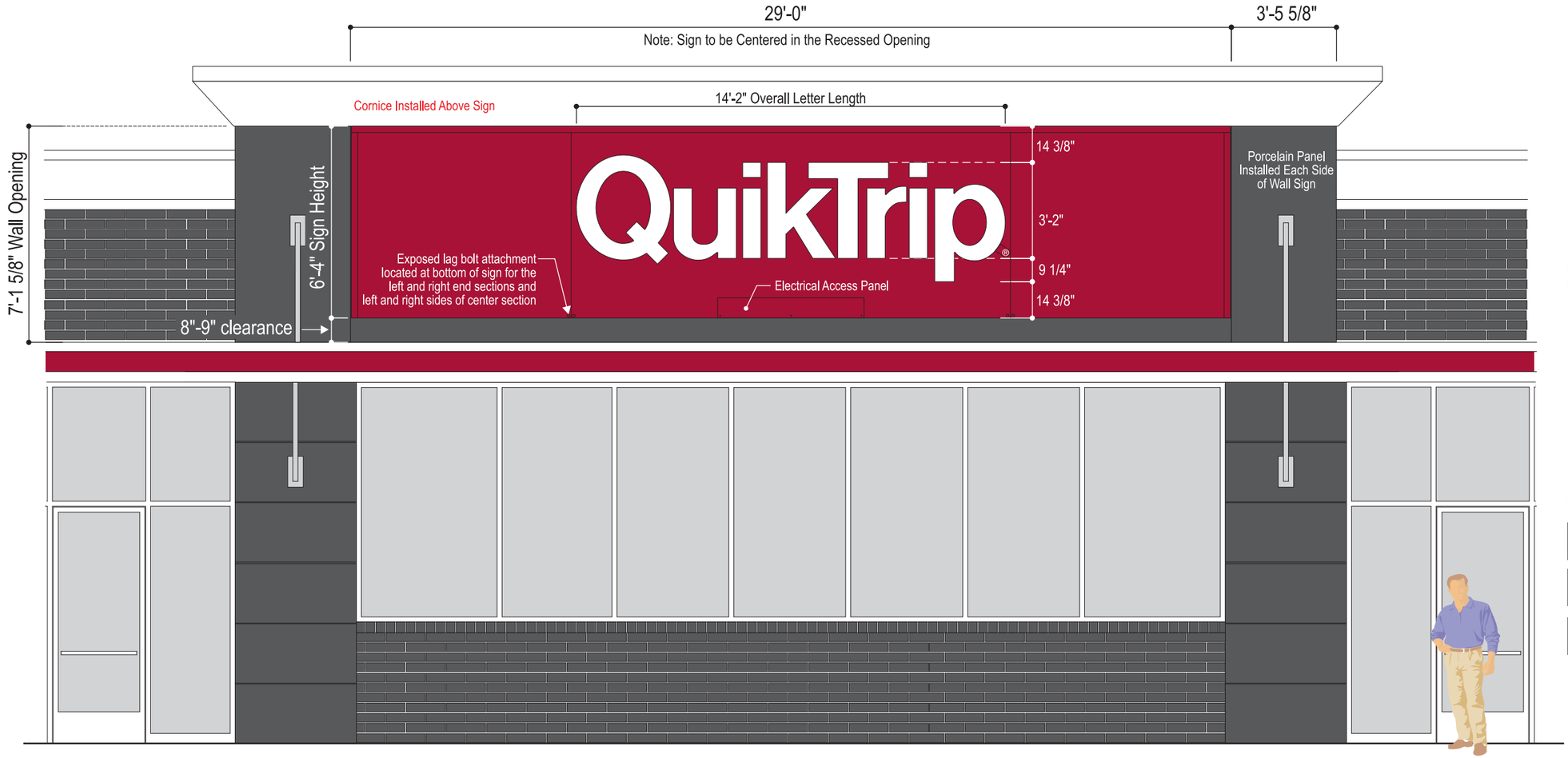
Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels

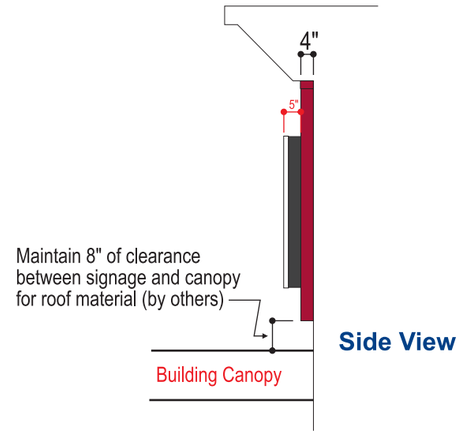
Gen III Sign Design

Raised Panel Design:
Three (3) Section Sign Frame with Removable Break Formed Aluminum Face Panels

Center Sign Section to be installed to the wall with final electrical connection thru the provided access panel located at the bottom.

Top View





Side View

COLOR REFERENCE:
NOTE: AKZO NOBLE PAINT SPECIFIED FOR ALL PAINTED SURFACES

- EMBOSSED FACE PANELS: TRANSLUCENT WHITE EVONIK CYRO SG-7328 NON-GLARE FINISH
- QT RED, AKZO NOBLE PAINT MATCH 3M CARDINAL RED TRANSLUCENT VINYL #3632-53, SATIN FINISH
- LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN

Front View - Sign Type TCNK-CL60-F
Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces

Scale 1/4" = 1'-0"

Client Review Status

Allen Industries, Inc. requires that an **"☑ Approved"** drawing be obtained from the client prior to any production release or production release revision.

☐ *Approved* ☐ *Approved as Noted* ☐ *Revise & Resubmit*

Name

Title *Date*

Declaration

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Date / Description

04/24/18	Issue Date
04/29/18	Revised depth to 4"
05/27/18	Revised panel size
06/01/18	Various revisions
08/12/18	Changed to 3 Sections

Project Information

Client **QuikTrip Corporation - Gen III Exterior Sign Program**
Item QT TCNK-CL60-F
File **QT TCNK-CL60-F**
Sales **Tom Allen** Design **CT** PM **James Gentry**

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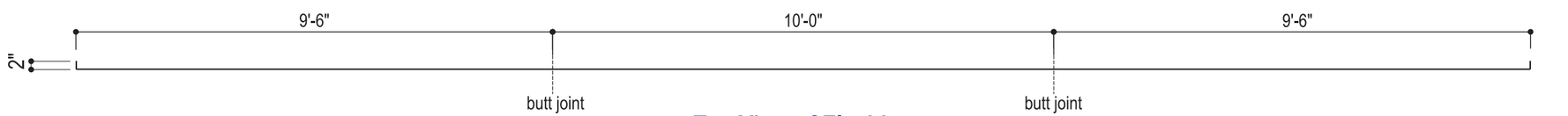
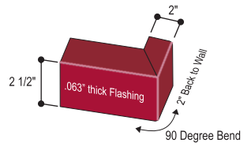
www.allenindustries.com

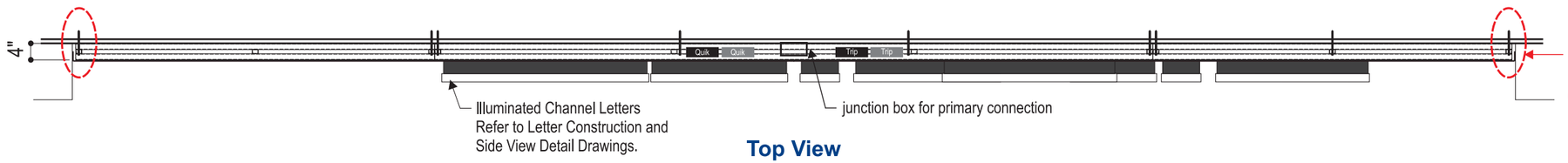
TCNK-CL60-F Construction Detail

Note: The top flashing is 3 sections of 10'-0" long x 2 1/2" wide x 2" deep x .063" thk. aluminum and breaks back 2" (by installer) to the wall on each end of sign frame. Flashing to conceal the recessed Lag Bolt attachment to the wall. Flashing attached with 3M Dual Lok Tape #SJ3560-1". Trim to fit in field.



Top View of Flashing



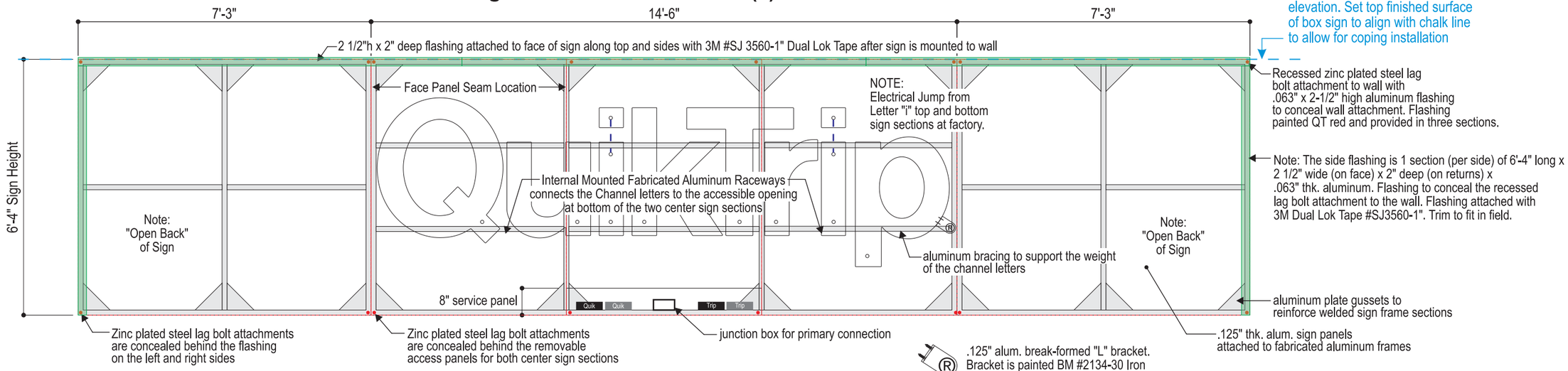


Note: The .063" flashing returns back to the wall on each end of sign frame.

Top View

Sign Manufactured in Three (3) Sections.

NOTE: Installer to strike a chalk line 1'-8" below top of masonry at front elevation. Set top finished surface of box sign to align with chalk line to allow for coping installation



.125" alum. break-formed "L" bracket. Bracket is painted BM #2134-30 Iron Mountain, Front surface is laminated with 3M Cardinal red vinyl #3632-53. White vinyl ® is applied to red vinyl surface.

Allen Industries to provide lag bolts for sign attachment to plywood covered wall.
18 Total Qty. - 16 req'd + 2 extra - 3/8" x 6" Steel lag Bolts

Internal fabricated aluminum raceways contain the remote located GE power supplies allowing service access through the removable service doors located at the bottom center sign sections to maintain UL approved construction.

Front View - Sign Type TCNK-CL60-F

Scale 3/8" = 1'-0"

Client Review Status

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☐ *Approved* ☐ *Approved as Noted* ☐ *Revise & Resubmit*

Name

Title *Date*

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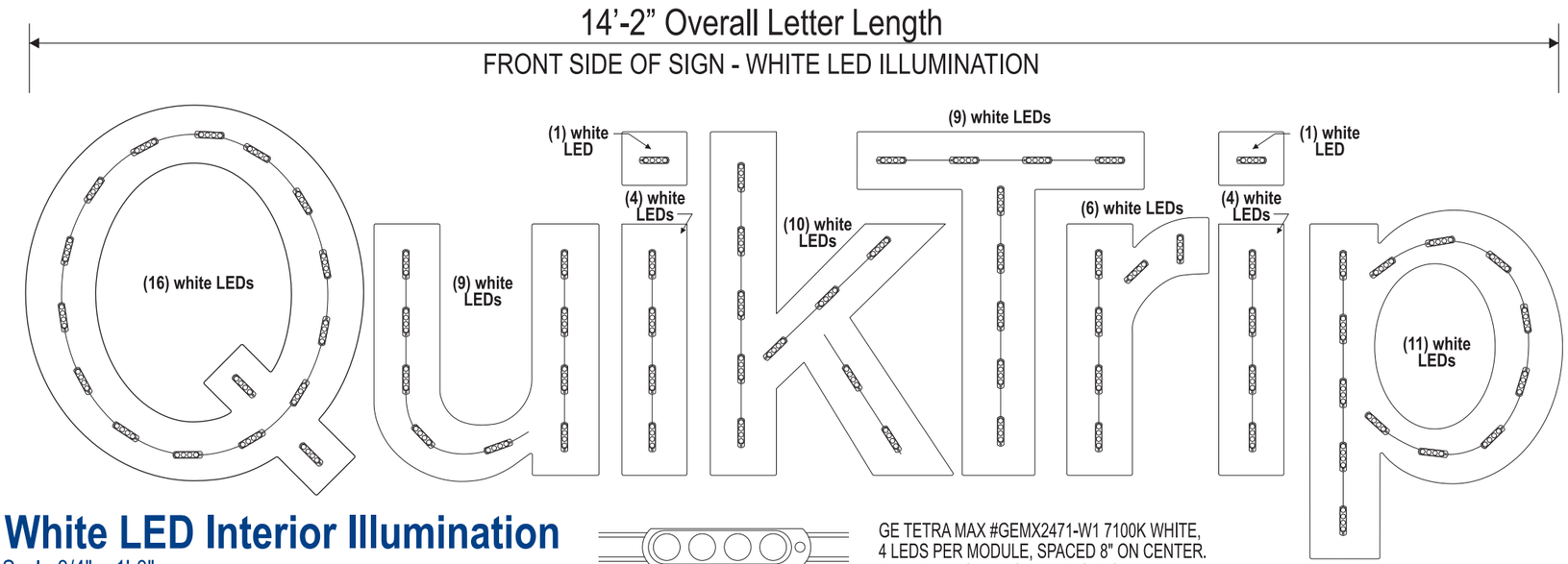

White LED Interior Illumination

Scale 3/4" = 1'-0"

- **TOTAL: APP. 71 TOTAL WHITE TETRA MAX LED MODULES**
  (1) GEPS24-100U LED Power Supplies

GE TETRA MAX #GEMX2471-W1 7100K WHITE,
4 LEDS PER MODULE, SPACED 8" ON CENTER.
100' = 150 MODULES PER PACKAGE
(CAN CUT BETWEEN EVERY MODULE)
12 AWG SUPPLY WIRE, 40' MAX. WIRE LIMITS
GE POWER SUPPLY:
GEPS24-100U PULLS MAX. 130 MODULES
(87 FT. PER POWER SUPPLY)
ENERGY CONSUMPTION: STRIP: 0.73 W/MODULE
AMP LOAD = APP. 3 AMPS

C MET US LISTED **ELECTRIC SIGN**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

Allen Industries
MET FILE NUMBER: **E212503**

Client Review Status

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☐ *Approved* ☐ *Approved as Noted* ☐ *Revise & Resubmit*

Name

Title *Date*

Declaration

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Date / Description

04/24/18	Issue Date
04/29/18	Revised depth to 4"
05/27/18	Revised panel size
06/01/18	Various revisions
08/12/18	Changed to 3 Sections

Project Information

Client **QuikTrip Corporation - Gen III Exterior Sign Program**
Item QT TCNK-CL60-F

File **QT TCNK-CL60-F**

Sales **Tom Allen** Design **CT** PM **James Gentry**

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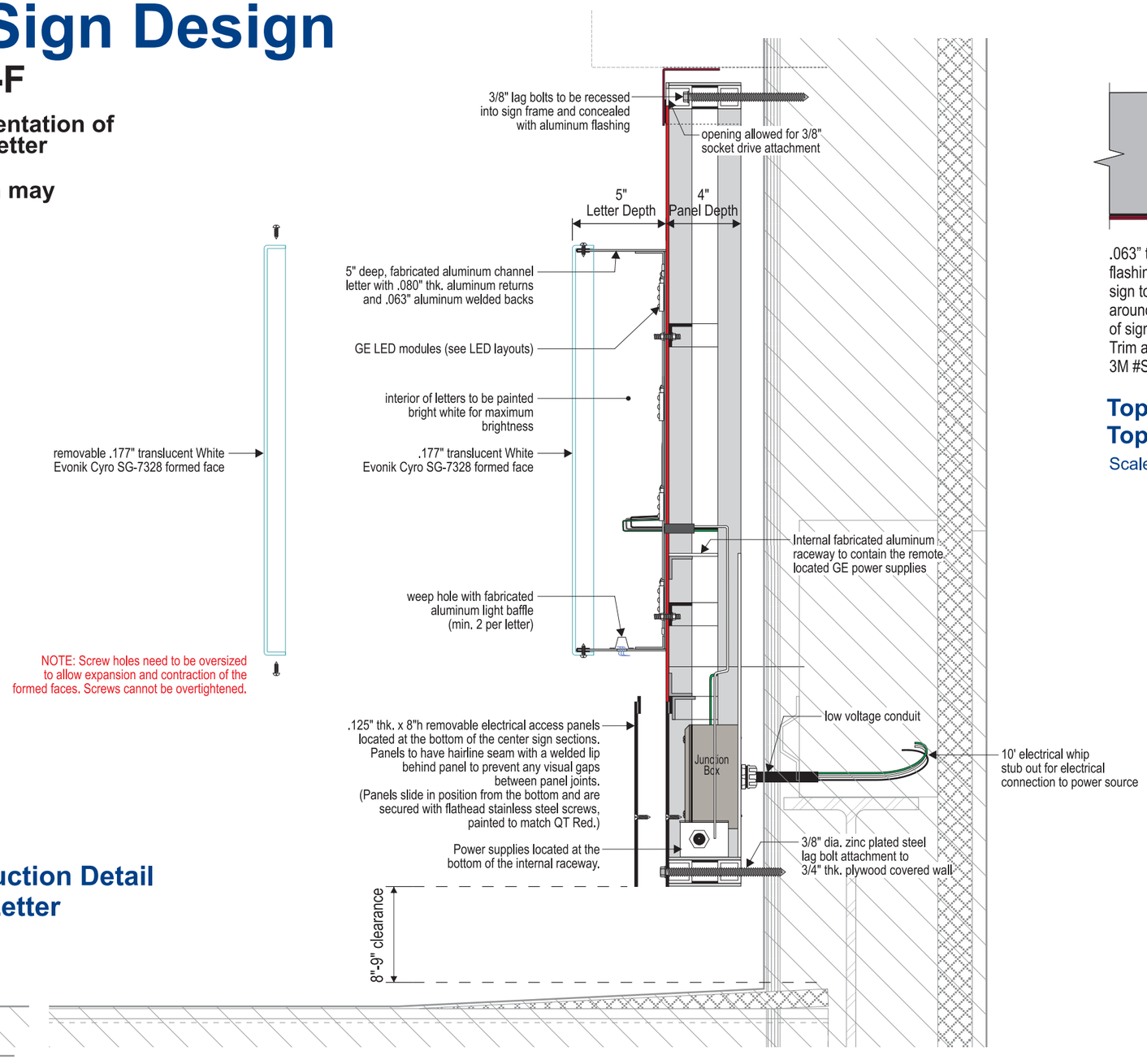
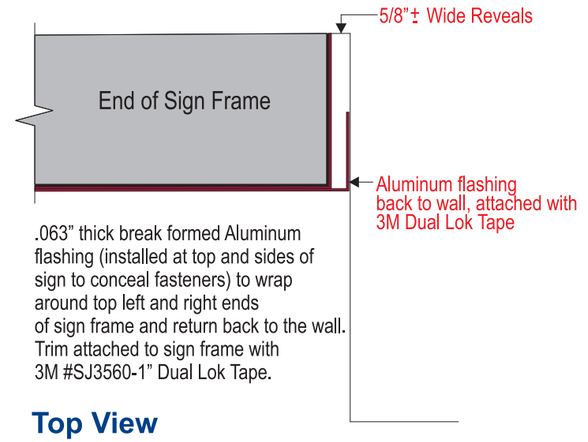
Gen III Sign Design

TCNK-CL60-F

Drawing for Representation of Sign and Channel Letter Construction.
Actual Construction may vary slightly.



Side View Construction Detail
LED Illuminated Letter
Scale 3/16" = 1"



Top View
Top Trim Detail
Scale 1/4" = 1"

c MET us LISTED **ELECTRIC SIGN**

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GROUNDED ELECTRICAL CONNECTIONS

Allen Industries
MET FILE NUMBER: **E212503**

Client Review Status

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☐ *Approved* ☐ *Approved as Noted* ☐ *Revise & Resubmit*

Name

Title *Date*

Declaration

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Date / Description

04/24/18	Issue Date
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Project Information

Client **QuikTrip Corporation - Gen III Exterior Sign Program**
Item QT TCNK-CL60-F
File **QT TCNK-CL60-F**
Sales **Tom Allen** Design **CT** PM **James Gentry**

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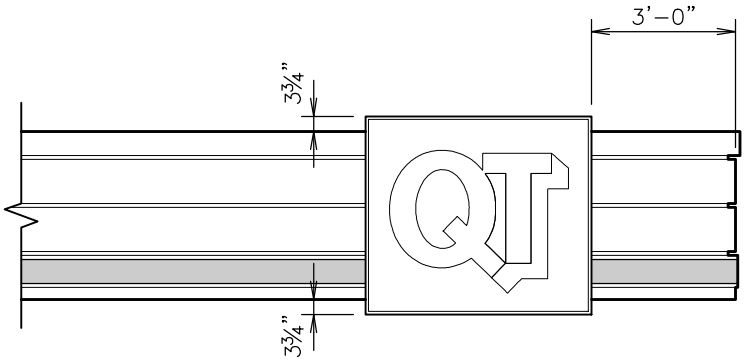
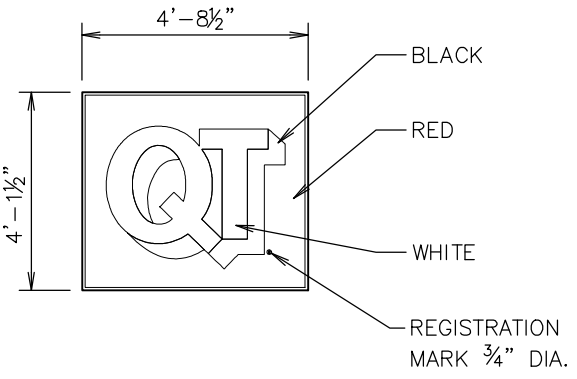
QuikTrip
4705 S. 129th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
p: 918.615.7700

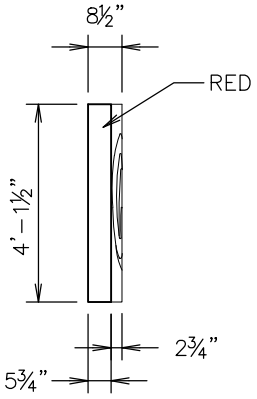
Canopy ID
IDC-20



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

NOTES			DRAWN BY	ISSUE DATE
				11/07/12

SQUARE FOOTAGE			
TYPEFACE	10		20
INSIDE CAN			
ENTIRE SIGN			

SPECIFICATIONS:

LOGO
Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet
Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:
1/4" = 1'-0"

SERIAL NUMBER:
IDC-20

STORE NUMBER:

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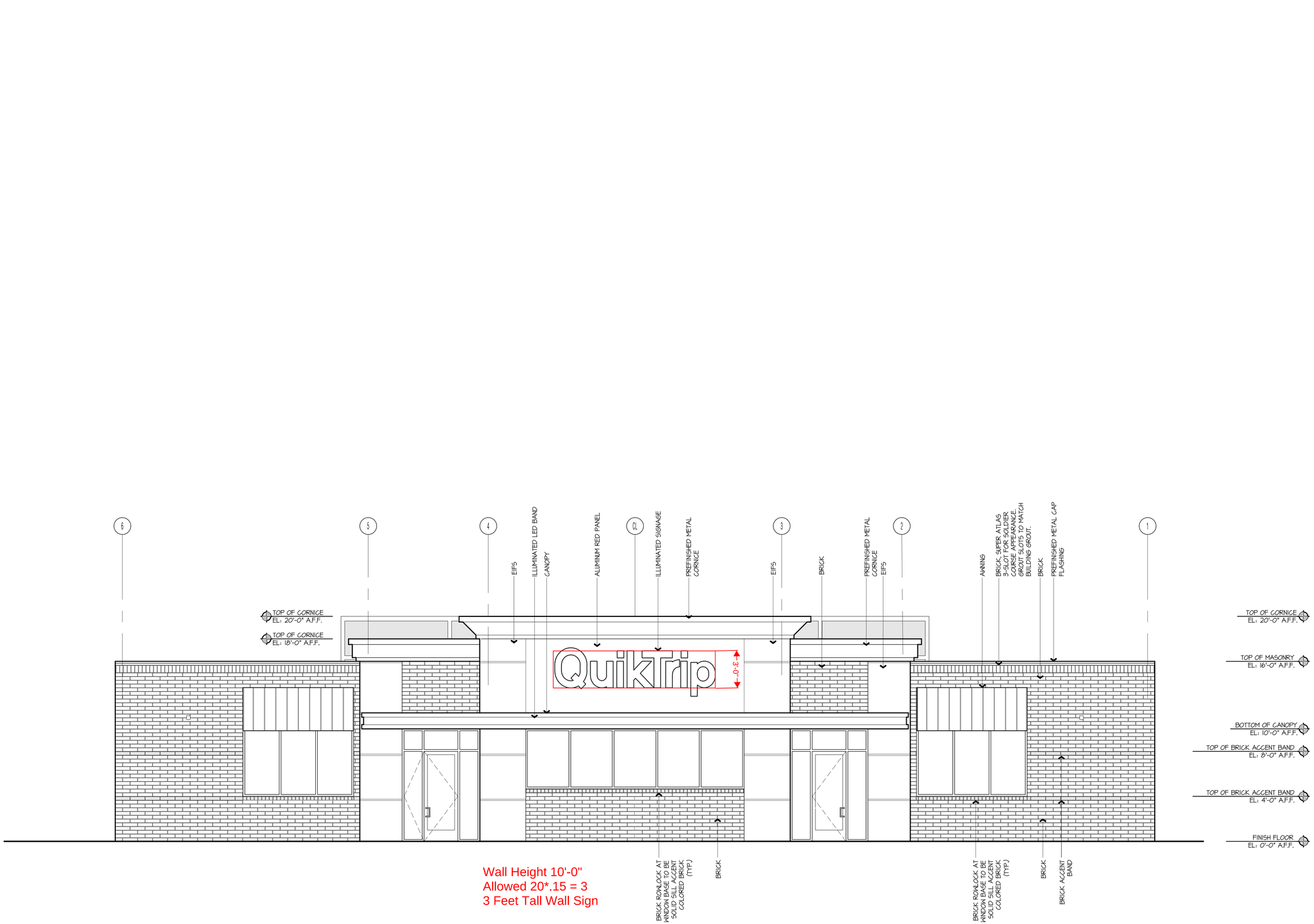

A1 FRONT ELEVATION

3/32" = 1'-0" A1-A101

SIGNATURE DATE: xx/xx/2025

QuikTrip No. 7494

STREET
CITY, STATE

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PROTOTYPE	P-122
DIVISION	Division
VERSION	G3SE - FGR
DATE	05-01-2025

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 06/23/2025

SHEET TITLE:

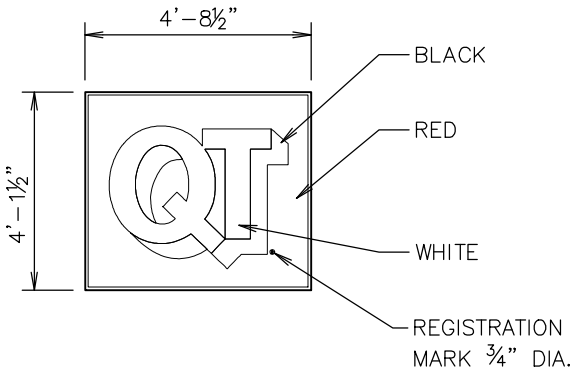
EXTERIOR ELEVATIONS

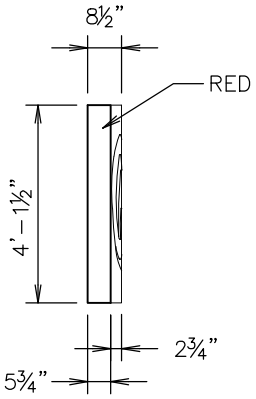
SHEET NUMBER:

QuikTrip
4705 S. 129th E. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
(p) 918.615.7700

Building ID

IDB-20





NOTES		DRAWN BY	ISSUE DATE
			11/07/12

SQUARE FOOTAGE			
TYPEFACE	12	INSIDE CAN	ENTIRE SIGN 20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE: 1/4" = 1'-0"

SERIAL NUMBER: IDB-20

STORE NUMBER:

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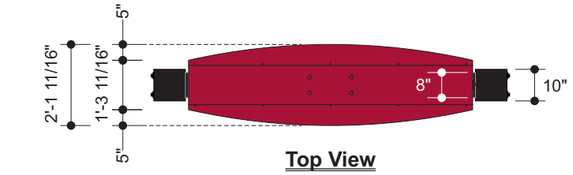
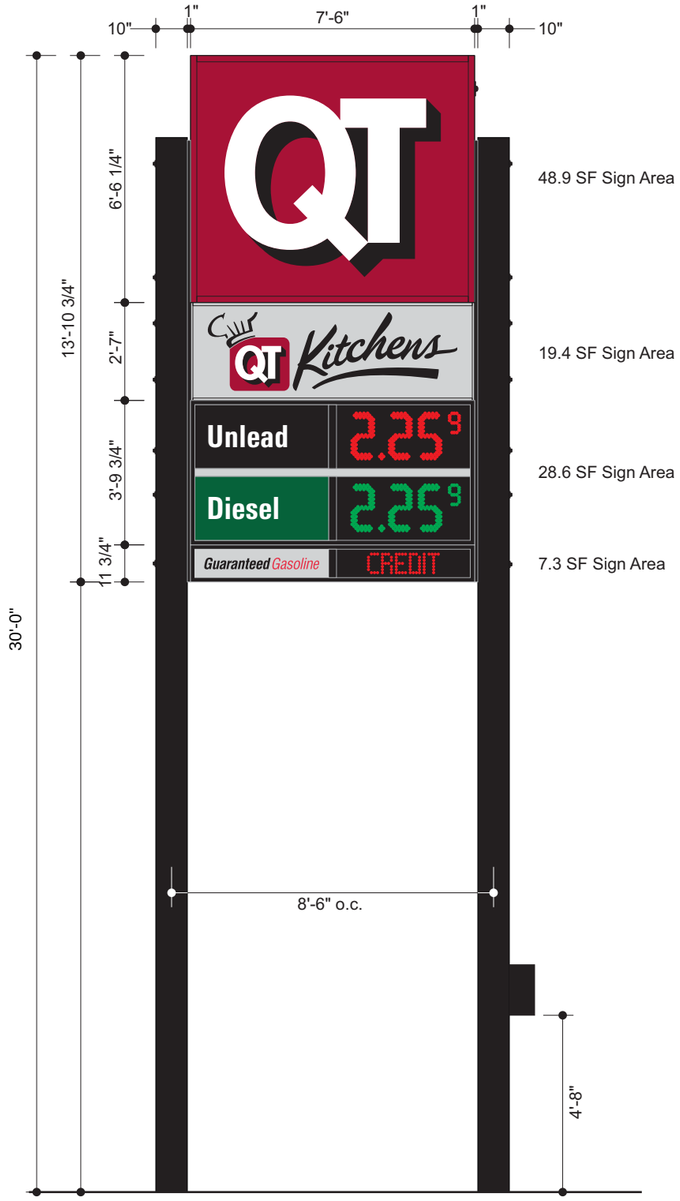
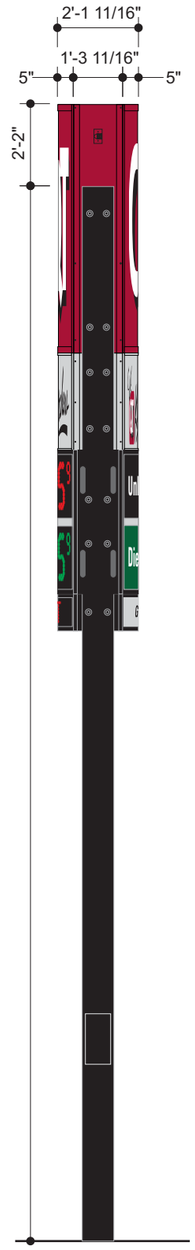


Top View



Front Elevation
Scale: 1/4" = 1'-0"



Side Elevation
Scale: 1/4" = 1'-0"

XXXX-PV-E2PGQ-CC-105 Vertical Pole Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 104.2 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries — FILE NUMBER: E212503
Listed Electric Sign Complies with UL48 CSA C22.2 No.207 E212503 AI1 017510
GROUNDED ELECTRICAL CONNECTIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

XXXX -PV-E2PGQ-CC-105

Project Information

Client
QuikTrip

Location

Sales	Design	Project Manager
House	**CT**	**James Gentry**

Date / Description

12/02/19		Issue Date
01/13/20	1	Rev. 1
02/18/20	2	Rev. 2
	3	
	4	
	5	
	6	
	7	
	8	
	9	

Notes

-

Client Review Status

XXXX

Declaration

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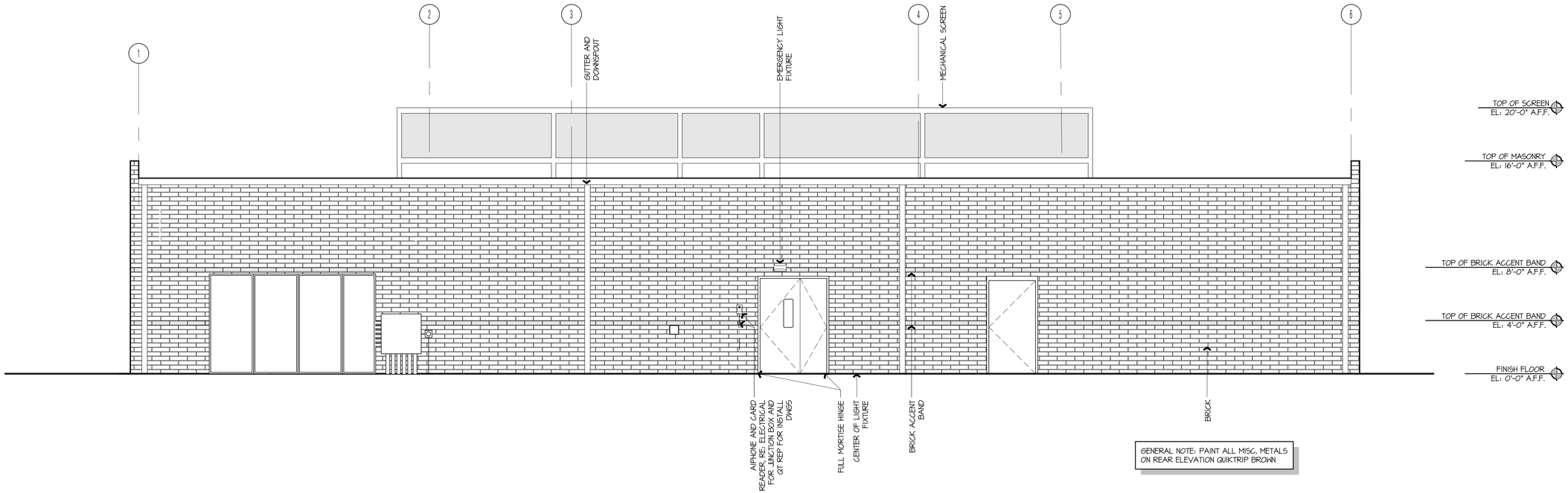
www.allenindustries.com

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH



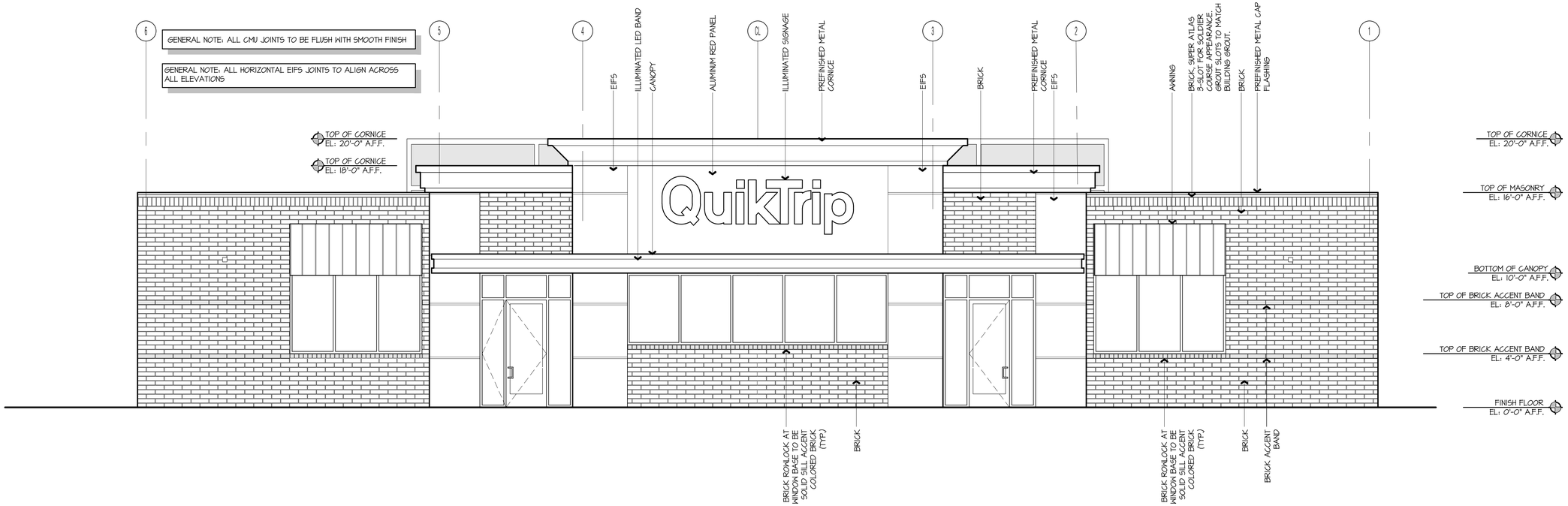
GENERAL NOTE: PAINT ALL MISC. METALS ON REAR ELEVATION QUIKTRIP BROWN

H1 REAR ELEVATION

3/32" = 1'-0" | A1-A101

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS



A1 FRONT ELEVATION

3/32" = 1'-0" | A1-A101

SIGNATURE DATE: xx/xx/2025

QuikTrip No. 7494

STREET
CITY, STATE

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PROTOTYPE	P-122
DIVISION	Division
VERSION	G3SE - FGR
DATE	05-01-2025

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 06/23/2025

SHEET TITLE:

EXTERIOR ELEVATIONS

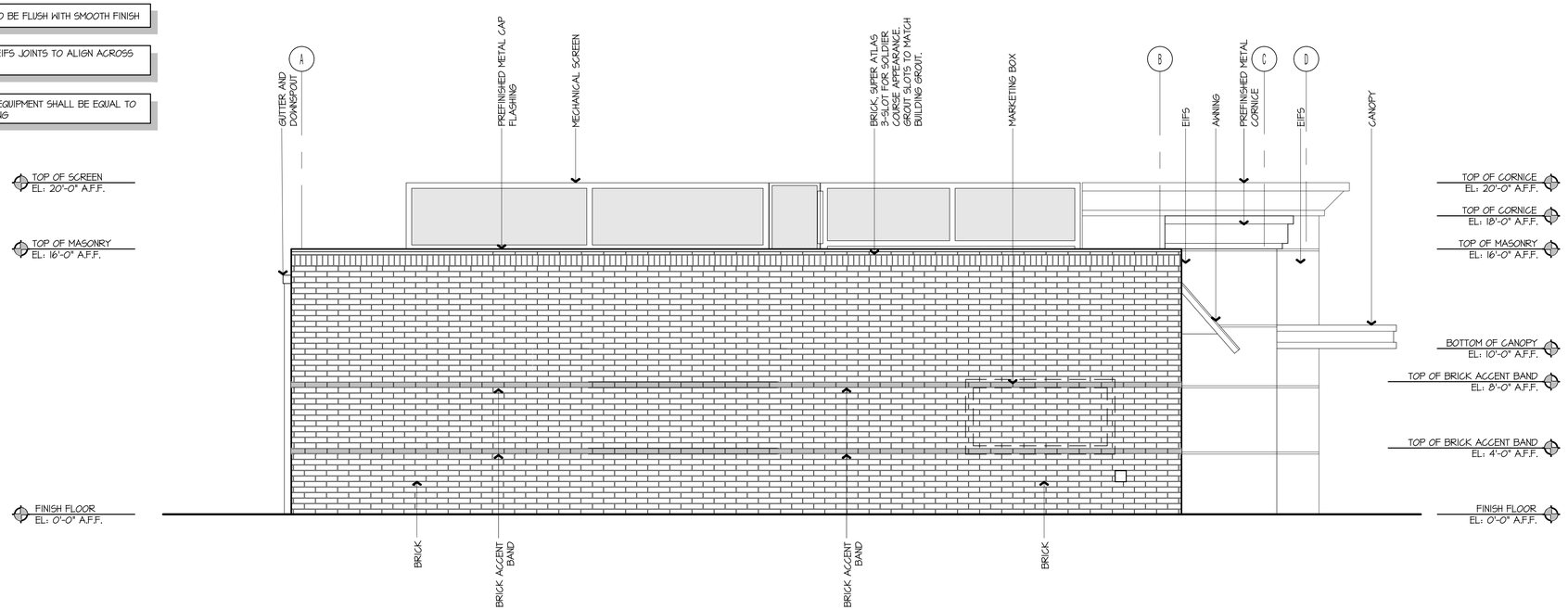
SHEET NUMBER:

A201

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING



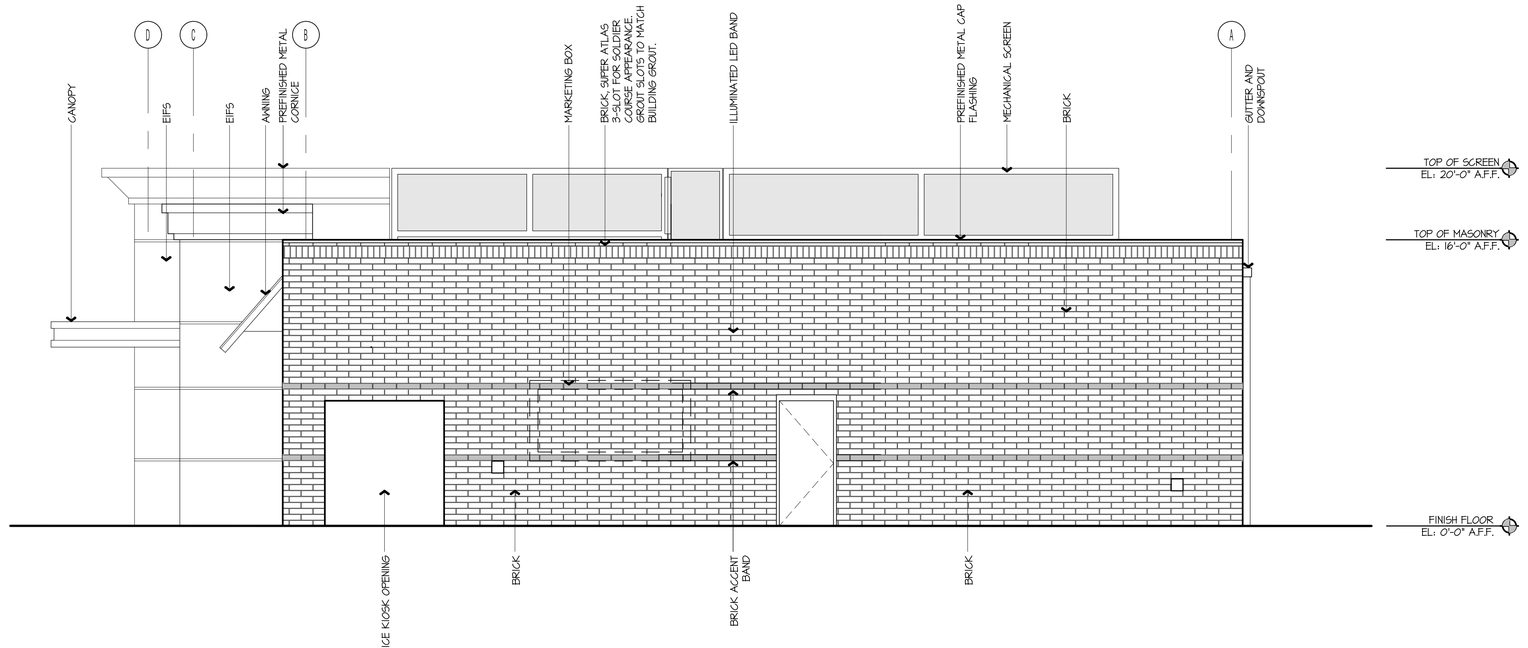
H1 SIDE ELEVATION

3/32" = 1'-0" A1-A101

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL EIFS JOINTS TO ALIGN ACROSS ALL ELEVATIONS

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING



A1 SIDE ELEVATION

3/32" = 1'-0" A1-A101

SIGNATURE DATE: xx/xx/2025

QuikTrip No. 7494

STREET
CITY, STATE

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PROTOTYPE	P-122
DIVISION	Division
VERSION	G3SE - FGR
DATE	05-01-2025

REV	DATE	DESCRIPTION

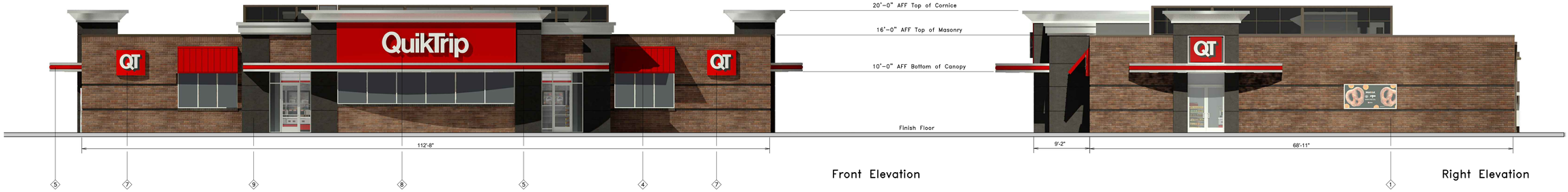
ORIGINAL ISSUE DATE: 06/23/2025

SHEET TITLE:

EXTERIOR ELEVATIONS

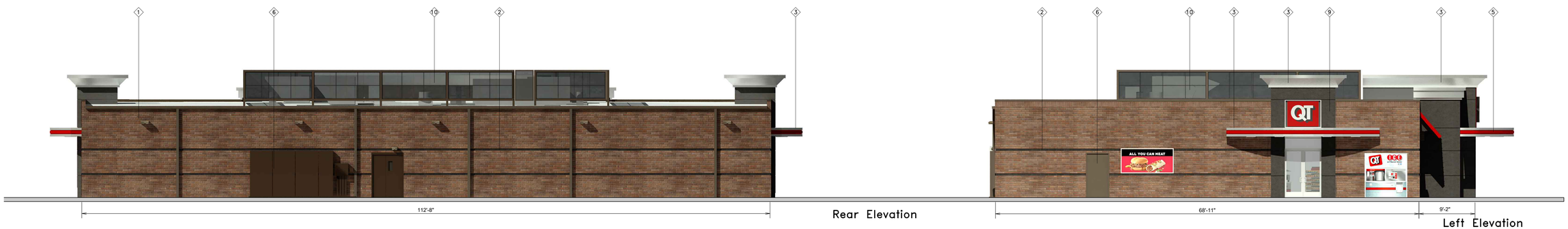
SHEET NUMBER:

A202



Front Elevation

Right Elevation



Rear Elevation

Left Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Building Elevations	Address:	City, State:
Serial #	Scale: 1/8"=1'-0"	Issue Date:	Drawn By: JK
		Rev/Notes:	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A1000 EIFS
10	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
11	IDB-DV	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

3521452
BK 8215 PG 834

3516303
BK 8184 PG 1009

E 3516303 B 8184 P 1009-1010
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/1/2023 4:44:00 PM
FEE $40.00 Pgs: 2
DEP eCASH REC'D FOR STEWART TITLE INS A
E 3521452 B 8215 P 834-837
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/17/2023 3:52:00 PM
FEE $40.00 Pgs: 4
DEP eCASH REC'D FOR STEWART TITLE INS A

Mail Tax Notice To:
WDG Parrish Lane, LLC
1178 W. Legacy Crossing Blvd.
Ste 100
Centerville, Utah 84014

Space above this line for Recorder's use

06 Being re-recorded to correct legal description

Tax ID No. 09-006-0082

Quit Claim Deed

TETON INVESTMENT HOLDING, LLC, / a Utah limited liability company GRANTOR

hereby **QUIT CLAIMS TO**

WDG PARRISH LANE, LLC, / a Utah limited liability company GRANTEE

for the sum of ($10.00) Ten Dollars and other good and valuable considerations in the following described tract of land in Davis County, State of Utah:

SEE ATTACHED EXHIBIT A
LEGAL DESCRIPTION MADE A PART HEREOF

WITNESS the hand of said Grantor(s) this ~~20~~ 23rd day of January, 2023.

TETON INVESTMENT HOLDING, LLC,
a Utah limited liability company

By: MILLCREEK PARTNERS, LLC
Its: Manager

By: _____
Name: Spencer H. Wright
Title: Manager

COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

State of Utah }
}ss.
County of Davis }

On the 23rd day of January, 2023, personally appeared before me *, the signer(s) of the above Quit Claim Deed, who being personally known to me, or of whose identity was proven to me, who duly acknowledged to me that he/she executed the same (and if a corporation, the executing officer(s) being duly sworn acknowledged that they were the officer(s) or agent(s) of the corporation as above specified and that the instrument was executed on behalf of such corporation by authority of its By-Laws or resolution duly adopted).

*Spencer H. Wright, the Manager of Millcreek Partners, LLC the Manager of Teton Investment Holding, LLC

Witness my hand and official seal.

Notary Public

Jadelyn Grace Myers
Notary Public, State of Utah
Commission #726302
My Commission Expires
03/25/2026

3521452
BK 8215 PG 835

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.
Document submitted by Stewart Title

Mail Tax Notice To:
WDG Parrish Lane, LLC
1178 W. Legacy Crossing Blvd.
Ste 100
Centerville, Utah 84014

Space above this line for Recorder's use

Tax ID No. 09-006-0082

06 Being re-recorded to correct legal description

Quit Claim Deed

TETON INVESTMENT HOLDING, LLC, / a Utah limited liability company GRANTOR

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a Utah limited liability company

By: MILLCREEK PARTNERS, LLC
Its: Manager

By: _____
Name: Spencer H. Wright
Title: Manager

State of Utah }
}ss.
County of Davis }

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*Spencer H. Wright, the Manager of Millcreek Partners, LLC the Manager of Teton Investment Holding, LLC

Witness my hand and official seal.

_____
Notary Public

Jadelyn Grace Myers
Notary Public, State of Utah
Commission #726302
My Commission Expires
08/25/2026

EXHIBIT A

BEG ON THE N LINE OF PARRISH LANE AT A PT S 0^01' E 145.25 FT & S 89^59' W 2075.19 FT & N 20^54'57" E 316.18 FT FR THE E ¼ COR OF SEC 12-T2N-R1W, SLM IN THE CITY OF CENTERVILLE; & RUN TH N 20^54'57" E 389.56 FT; TH N 89^59' E 380.50 FT, M/L TO THE W LINE OF A 100 FT WIDE STATE HWY R/W; TH S 0^12'30" W 650.0 FT ALG SD W LN TO A PT 60.0 FT N OF THE CENTER LINE OF SD PARRISH LANE; TH S 88^15' W 295.96 FT; TH S 88^01'05" W 18.11 FT TO A PT OF A 767.22 FT RAD CURVE TO THE RIGHT 486.57 FT (LC BEARS N 63^53'23" W 478.46 FT); TH N 45^43'17" W 96.965 FT TO THE pob. Cont. 5.972 ACRES.

CONTAINS 260,140.32 SQ/FT OR 5.972 ACRES

Re-Recording
Signature/Notary Attachment

This Quit Claim Deed is being re-recorded to correct the legal description.

SIGNORS:

Teton Investment Holding, LLC,
A Utah limited liability company

By: Millcreek Partners, LLC
Its: Manager

By: _____
Name: Spencer H. Wright
Title: Manager

State of Utah
County of Davis

On this 16th day of March, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Spencer H. Wright, the Manager of Millcreek Partners, LLC which is the Manager of Teton Investment Holding, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

_____
Notary Public
My commission expires: 01-27-25

CRYSTAL M JONES
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 716441
COMM. EXP. 01-27-2025

2893716
BK 6354 PG 277

E 2893716 B 6354 P 277-278
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/18/2015 11:32:00 AM
FEE $12.00 Pgs: 2
DEP eCASH REC'D FOR BACKMAN TITLE SERVIC

WHEN RECORDED, MAIL TO:

Teton Investment Holding, LLC
1178 Legacy Crossing Blvd., Ste 100
Centerville, Utah 84014

BT# 6-058542
Parcel # 06-006-0082

SPECIAL WARRANTY DEED

Savage Companies, a Utah corporation ("Grantor"), whose address is 901 W. Legacy Center Way, Midvale, Utah 84047, in consideration of Ten Dollars and other good and valuable consideration, in hand paid, hereby conveys and warrants against all claiming by, through or under Grantor, to Teton Investment Holding, LLC, a Utah limited liability company, whose address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, the following, described tract of land in Davis County, Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT: TO ALL OTHER MATTERS OF RECORD.

IN WITNESS WHEREOF, Grantor has executed this instrument this 16 day of SEPT 2015.

GRANTOR:

Savage Companies,
a Utah corporation

By: _____
Name: John K. Savage
Its: E VP

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16 day of September 2015, by John K. Savage, Executive Vice President of Savage Companies, a Utah corporation.

_____
Notary Public
Residing at 1390 E. LAKEWOOD CIR.
SLC. UT. 84117

My Commission Expires:

08-25-2019

MELISSA TIBBITTS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 684710
COMM. EXP. 08-25-2019

Exhibit A

Legal Description

Being a part of the East one half of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the North line of the parcel conveyed to City of Centerville, said point being situated North 89°54'28" West 2075.19 feet and South 145.25 feet from the East quarter corner of said section, and running; thence North 20°54'57" East 705.74 feet; thence North 89°56'14" East 380.50 feet to the West line of a 100 foot wide State Road; thence South 00°06'30" West along said West line 639.21 feet to the State Highway Fence Line; thence South 88°01'05" West along said fence 295.99 feet; thence South 00°05'00" West 9.83 feet to the North line of the parcel conveyed to the City of Centerville; thence South 89°56'14" West along said line 335.41 feet to the point of beginning.

Less and excepting:

A parcel of land situate Northwest ¼ Southeast ¼ and the Southwest ¼ Northeast ¼ of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Northerly right of way line of the existing Parrish Lane at the Southwest corner of said entire tract, which point is 632.518 m (2,075.19 feet) North 89°54'28" West along the Quarter Section line and 44.272 m (145.25 feet) South from the East Quarter corner of said Section 12 as monumented with a county Brass Cap; and running thence North 20°54'57" East (equals highway North 20°58'50" East) 96.372 m (316.18 feet) along the Westerly boundary line of said entire tract; thence South 45°43'17" East (highway bearing) 29.555 m (96.965 feet) to the point of tangency with a 233.850 m (767.22 feet) radius curve to the left; thence Southeasterly 148.307 m (486.57 feet), more or less, along the arc of said curve to the Northerly right of way line of said Parrish Lane (Note: Chord to said curve bears South 63°53'23" East (highway bearing) for a distance of 145.834 m (478.46 feet)); thence North 88°01'05" East (highway bearing) for a distance of 145.834 m (478.46 feet)); thence North 88°01'05" East (equals highway North 88°31'23" East) 5.521 m (18.11 feet), more or less, along said Northerly right of way line to the Westerly right of way line of 1260 West Street; thence South 88°01'05" West (equals highway South 88°31'23" West) 95.698 m (313.97 feet) more or less along said Northerly right of way line; thence South 0°05'00" West (equals highway South 0°09'31" West) 2.996 m (9.83 feet); thence South 89°56'14" West (equals highway North 89°59'38" West) 101.982 m (334.59 feet), more or less, continuing along said Northerly right of way line to the point of beginning.

Spencer Hymas

From: Spencer Wright <Spencer@wrightdevelopment.com>
Sent: Friday, August 15, 2025 2:21 PM
To: Rudd, Kyla; Chambers, Daniel; Spencer Hymas
Subject: FW: SPK-2018-00307 - DA Permit Application Received - Public Notice Posted

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd, Suite 100
Centerville, Utah 84014
Office 801.773.7339
Mobile 801.628.9462
Fax 801.773.7355
spencer@wrightdevelopment.com

From: Fresard, Nicole D CIV USARMY CESPK (USA) <Nicole.D.Fresard@usace.army.mil>
Sent: Friday, August 8, 2025 7:17 AM
To: Spencer Wright <Spencer@wrightdevelopment.com>
Cc: Travis Taylor <ttaylor@bio-west.com>
Subject: RE: SPK-2018-00307 - DA Permit Application Received - Public Notice Posted

Good morning, the PN was posted to the SPK Regulatory Public Notices page at:
https://www.spk.usace.army.mil/Media/Regulatory-Public-Notices/Article/4269268/spk-2018-00307-public-notice-for-a-department-of-the-army-permit-centerville-we/

The expiration date is September 7, 2025. I'll let you know if and when we receive any comments on the proposal.

Respectfully,

Nicole Fresard
Senior Project Manager, Utah Regulatory Section
U.S. Army Corps of Engineers, Sacramento District
533 West 2600 South, Suite 150
Bountiful, Utah 84010-7714
Office: (801) 295-8380 ext. 8321
Nicole.D.Fresard@usace.army.mil

How am I doing? Let my supervisor know at Jason.A.Gipson@usace.army.mil

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rrs.usace.army.mil

From: Fresard, Nicole D CIV USARMY CESPK (USA)
Sent: Tuesday, August 5, 2025 10:54 AM
To: spencer@wrightdevelopment.com

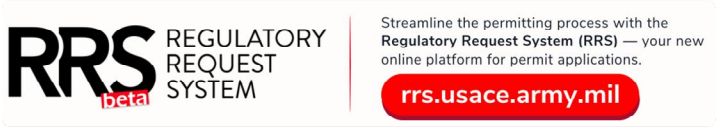
Cc: Travis Taylor <ttaylor@bio-west.com>
Subject: SPK-2018-00307 - DA Permit Application Received

Good morning, this acknowledges the U.S. Army Corps of Engineers, Sacramento District, has received a request for a Department of the Army permit for the Centerville West Project on August 4, 2025. Your action has been assigned project number SPK-2018-00307. Please use this file number as reference in any future correspondence regarding this project. If additional information is needed to complete the processing of your request, we will follow up with a request for information shortly.

Thank you,

Nicole Fresard
Senior Project Manager, Utah Regulatory Section
U.S. Army Corps of Engineers, Sacramento District
533 West 2600 South, Suite 150
Bountiful, Utah 84010-7714
Office: (801) 295-8380 ext. 8321
Nicole.D.Fresard@usace.army.mil

How am I doing? Let my supervisor know at Jason.A.Gipson@usace.army.mil



US Army Corps of Engineers®

PUBLIC NOTICE

Applicant:
Spencer Wright
Wright Development Group

Published: **August 8, 2025**
Expires: **September 7, 2025**

Sacramento District
Permit Application No. SPK-2018-00307

TO WHOM IT MAY CONCERN: The Sacramento District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Spencer Wright
Wright Development Group
1178 West Legacy Crossing Blvd, Suite 100
Centerville, UT 84014

AGENT: Travis Taylor
BIO-WEST, Inc.
1063 W 1400 N
Logan, UT 84332

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the construction of a residential and commercial development. The project area is located northwest of the intersection of Parrish Lane (400 north) and 1250 Street in 12 Section, 2 N Township, 1 W Range; at Latitude 40.922469 and Longitude -111.898120; in Centerville, Davis County, Utah.

EXISTING CONDITIONS: The project site is located within the city of Centerville, Utah, on an 8.55-acre undeveloped parcel situated northwest of the intersection of Parrish Lane and 1250 west street. The site is characterized by a fallow, weedy field with scattered stands of common reed (*phragmites australis*).

The site supports approximately 1.33 acres of palustrine emergent wetlands and approximately 1,474 linear feet (0.22 acre) of open-water ditches. These include:

- Ditch 1: 766 linear feet (0.11 acre); flows along the northern boundary through on-site wetlands.
- Ditch 2: 213 linear feet (0.02 acre); originates from a culvert connected to ditch 1 and flows west through on-site wetlands.
- Ditch 3: 495 linear feet (0.09 acre); flows along the southern edge and exits the site via culvert.

The project site located in a mixed-use area surrounded primarily by industrial and commercial development to the north and east, including warehouses, office buildings, and paved infrastructure. To the south, the area transitions into newer commercial and office developments with structured parking and landscaping. Directly west of the parcel is State Route 67 (Legacy Parkway).

Site History:
The site has a history of unauthorized discharges of fill material into waters of the United States. The current property owner and applicant, Wright Development Group (WDG), acquired the property from Savage Companies, which had previously obtained a 1996 Department of the Army (DA) permit authorizing the discharge of fill material into approximately 3.0 acres of wetlands and ditches, with compensatory mitigation provided through the purchase of mitigation bank credits. The permit expired without the project being completed, and no valid authorization has existed since.

Following the expiration of the permit, unpermitted fill activities occurred on the property between the late 1990s and 2009. In a letter dated July 12, 2018, the Corps acknowledged the unauthorized activities and encouraged resolution through voluntary restoration or appropriate permitting.

In response to ongoing coordination, the applicant is now seeking an after-the-fact authorization to retain fill in approximately 0.9 acre of wetland and ditch, as well as new authorization to discharge fill material in waters of the United States for the construction of the proposed residential and commercial development.

PROJECT PURPOSE:

Basic: To provide residential and commercial space.

Overall: To construct a mixed-use development that provides residential housing and commercial services in a developing area of Centerville City, Davis County, Utah.

PROPOSED WORK: The applicant requests authorization to discharge fill material into waters of the United States for the construction of a mixed-use development and associated infrastructure, including two stormwater detention areas. The proposal includes after-the-fact authorization for approximately 0.9 acre of wetlands that were previously filled without Corps approval. In addition, the applicant seeks new authorization to discharge approximately 37,363 cubic yards of fill material into 1.34 acres of wetlands and 1,000 linear feet of open-water ditch. The project would also result in temporary impacts to 0.01 acre of wetlands.

AVOIDANCE AND MINIMIZATION: Based on information provided by the applicant, project engineers have incorporated avoidance and minimization measures to protect wetlands and streams during construction. Silt fencing would be installed and maintained along avoidance areas to prevent incidental discharges. Construction access would be limited to a stabilized entrance with a truck wash area to reduce sediment discharge and the spread of invasive species. Inlet protection would be used to prevent sediment from entering drainage systems, and stormwater would be treated through earthen swales before being discharged. All stormwater management would comply with State Division of Environmental Protection regulations. Temporary impact areas would be restored to original elevations and reseeded with native species. Only clean earthen borrow material would be used for discharge into wetlands.

COMPENSATORY MITIGATION: The applicant proposes to provide compensatory mitigation by purchasing mitigation credits from Machine Lakes Mitigation Bank, in addition to applying mitigation from a 1996 Department of the Army permit for the after-the-fact fill, provided legal ownership of the previously secured credits is confirmed.

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	**Scientific Name**	**Federal Status**
Monarch Butterfly	*Danaus plexippus*	Proposed Threatened
Suckley's Cuckoo Bumble Bee	*Bombus suckleyi*	Proposed Endangered
Ute Ladies'-tresses	*Spiranthes diluvialis*	Threatened

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the State of Utah Division of Water Quality.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

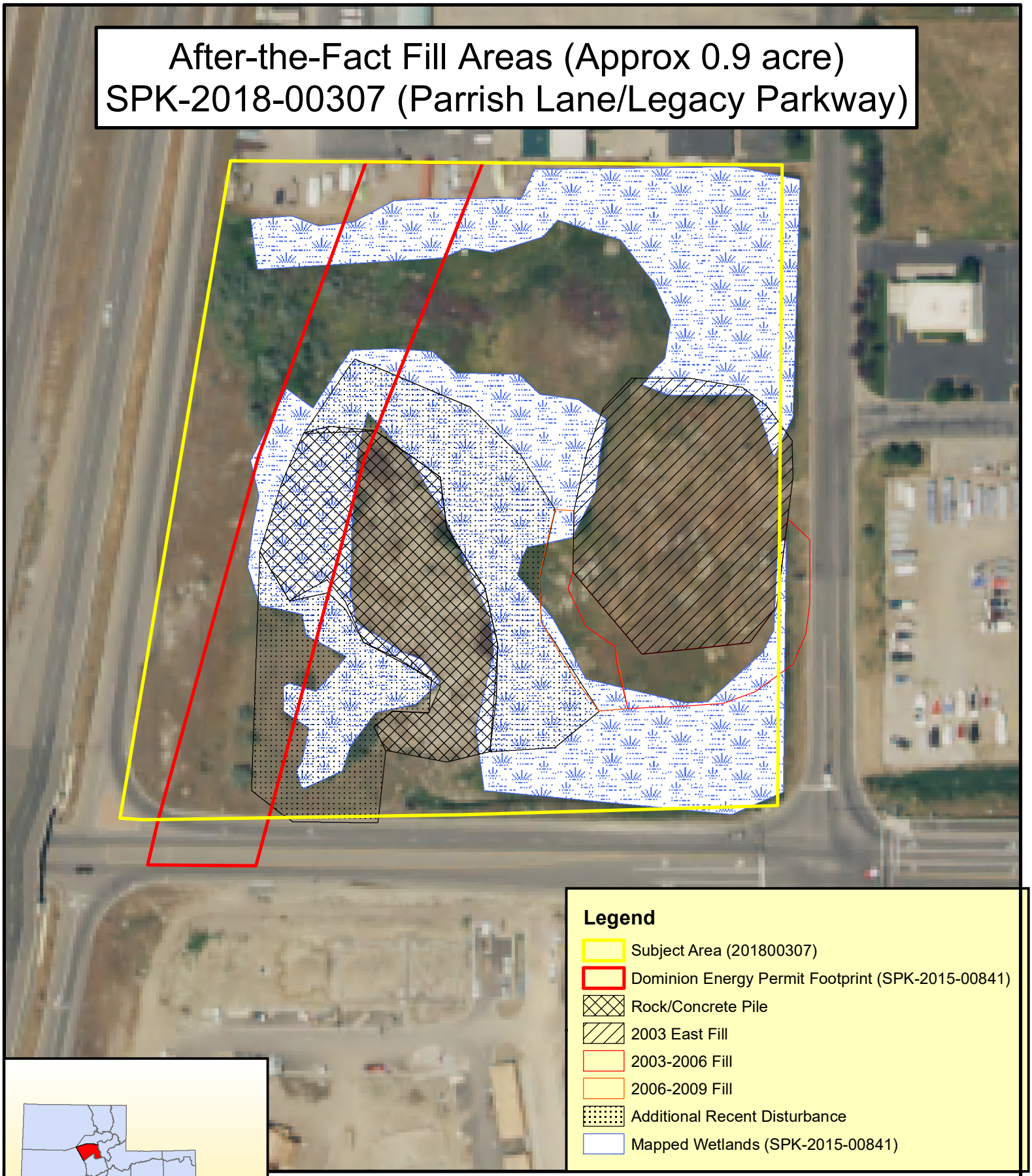
preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Sacramento District will receive written comments on the proposed work, as outlined above, until **September 7, 2025**. Comments should be submitted electronically via the Regulatory Request System (RRS) at https://rrs.usace.army.mil/rrs or to Nicole Fresard at Nicole.D.Fresard@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Sacramento District, Attention: Nicole Fresard, 533 West 2600 South, Suite 150, Bountiful, Utah 8410-7744. Please refer to the permit application number (SPK-2018-00307) in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

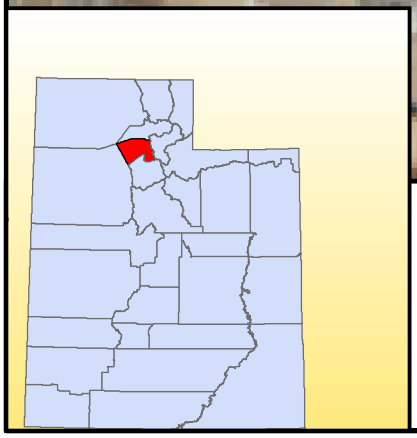
Figure 1. Project location map.

After-the-Fact Fill Areas (Approx 0.9 acre)
SPK-2018-00307 (Parrish Lane/Legacy Parkway)



Legend

- Subject Area (201800307)
- Dominion Energy Permit Footprint (SPK-2015-00841)
- Rock/Concrete Pile
- 2003 East Fill
- 2003-2006 Fill
- 2006-2009 Fill
- Additional Recent Disturbance
- Mapped Wetlands (SPK-2015-00841)



0 100 200 400 Feet

N

Created by: MSW Date: 2018.04.30 Source Data: 2016 NAIP (USDA-NRCS); Davis County Parcels (UGS); SPK-2015-00842 (ACOE) Original Scale: 1:1,500 Revised: NA

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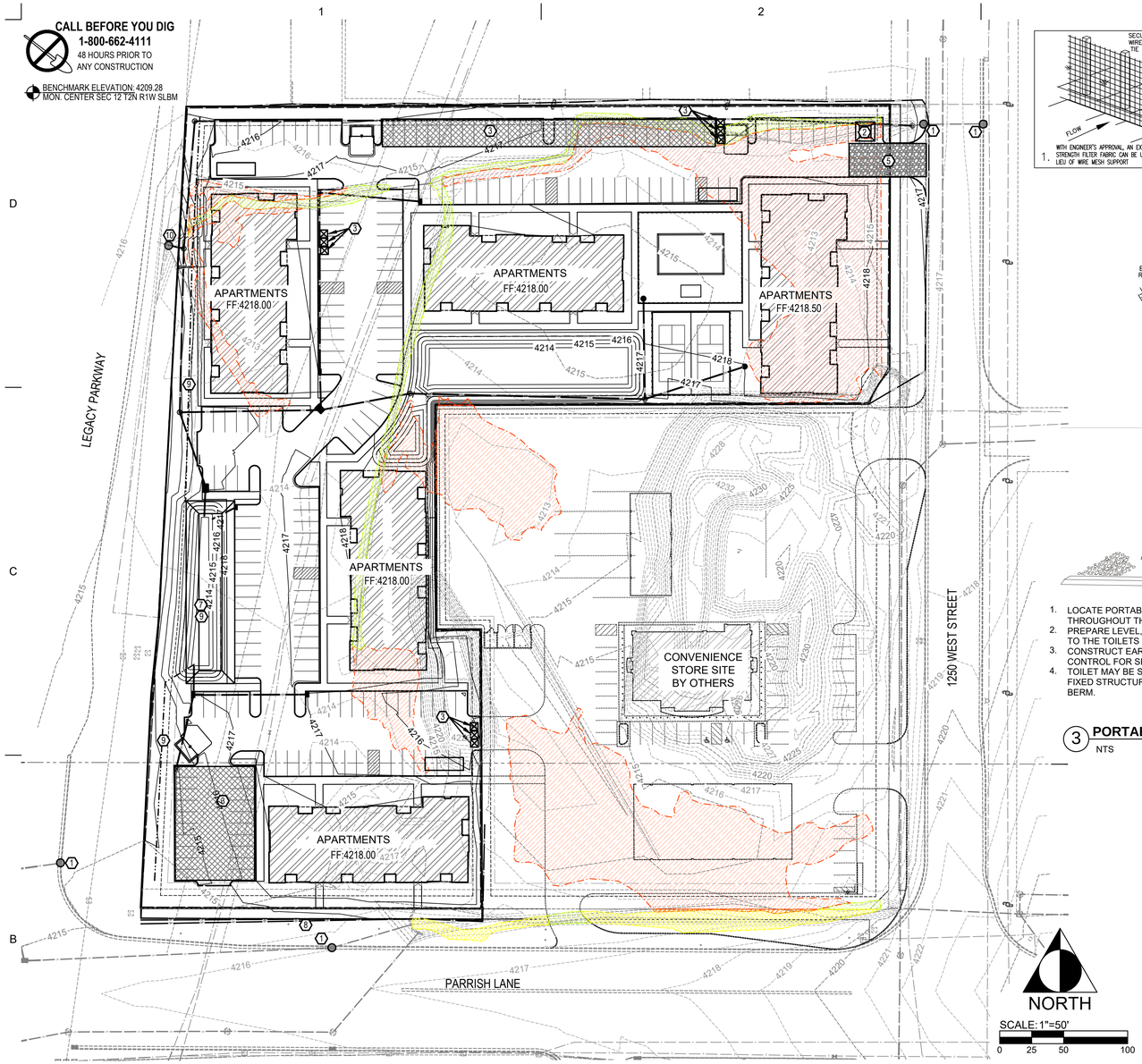
1-800-662-4111
48 HOURS PRIOR TO ANY CONSTRUCTION

BENCHMARK ELEVATION: 4209.28
MON: CENTER SEC 12 T2N R1W SLBM



KEYED NOTES

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES:

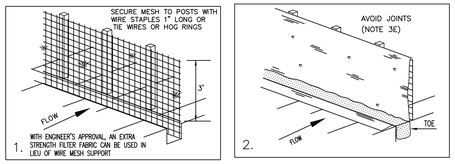
1. PROTECT INLET WITH FABRIC SOCK AND COVER
2. CONCRETE WASH-OUT BASIN
3. PORTABLE TOILET - STAKED DOWN
4. LAY-DOWN AND SITE STORAGE
5. STABILIZED CONSTRUCTION EXIT
6. CONSTRUCTION DUMPSTER
7. TEMPORARY SEDIMENTATION TRAP - ADJUST SIZE AND LOCATIONS AS NECESSARY TO REFLECT GRADING CHANGES AND ACTIVE WORK.
8. TWO LINES OF SILT FENCE FOR DRAINAGE PROTECTION
9. EXCAVATE TEMPORARY SEDIMENTATION BASIN AND TEMPORARY DRAINAGE SWALES BEFORE OTHER SITE CLEARING OR FILL WORK.
10. INSTALL 24" PERFORATED STANDPIPE WRAPPED IN FABRIC SURROUNDED BY SEWER ROCK TO FILTER RUNOFF TO EXISTING

EROSION AND SEDIMENT CONTROL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE
8. OWNER/CONTRACTOR MAY, AT THEIR DISCRETION, ELIMINATE ONE OR THE OTHER STABILIZED CONSTRUCTION EXIT AND ENFORCE ONE-WAY TRAFFIC THROUGH SITE SUCH THAT ALL DELIVERIES AND OTHER TRAFFIC ONLY EXITS THE SITE OVER THE TRACKOUT PAD AND/OR BLOCK OFF SECOND LOCATION.
9. SWPPP BMP'S TO BE INSPECTED BY BOUNTIFUL CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. CONTACT TODD CHRISTENSEN TO SCHEDULE THE INSPECTION.

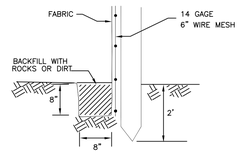
LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- FUTURE BUILDING BY OTHERS
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- FUTURE CONCRETE BY OTHERS
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER BY OTHERS
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DETENTION HIGH WATER
- DITCH, DELINEATED, IMPACTED
- DITCH, DELINEATED, NOT IMPACTED
- WETLAND, DELINEATED, IMPACTED
- WETLAND, DELINEATED, NOT IMPACTED
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY DRAINAGE SWALE
- CONSTRUCTION FENCE
- VEHICLE TRACKING PAD
- STAGING AND STOCKPILE AREA
- INLET PROTECTION



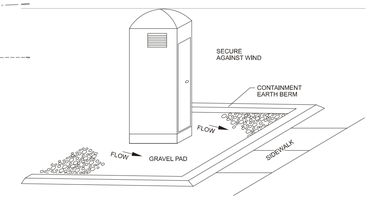
INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.

A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg, F.
B. Burlap shall be 10 ounces per square yard of fabric.
C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.



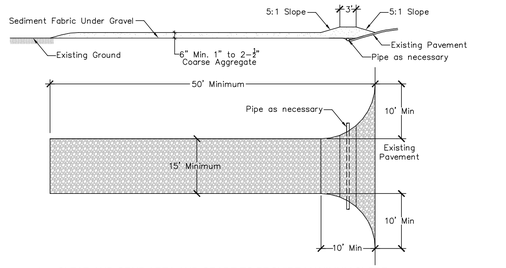
TOE DETAIL

10 TEMPORARY SILT FENCE
NTS



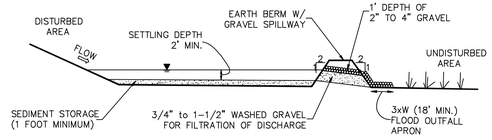
1. LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
2. PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON- SITE PERSONNEL.
3. CONSTRUCT EARTH BERM PERIMETER (6" TALL BY 6" WIDE), CONTROL FOR SPILL/PROTECTION LEAK.
4. TOILET MAY BE STAKED DOWN SECURELY OR STRAPPED TO A FIXED STRUCTURE IN LIEU OF CONSTRUCTING CONTAINMENT BERM.

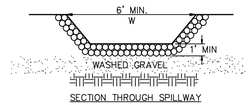
3 PORTABLE TOILET
NTS



1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
3. PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

5 STABIZED ROADWAY ENTRANCE
NTS

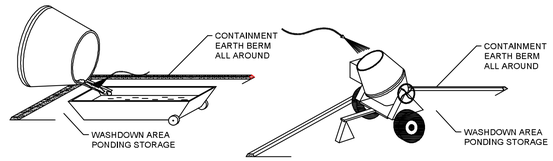




SECTION THROUGH SPILLWAY

1. EXCAVATE BASIN OR CONSTRUCT COMPACTED BERM CONTAINMENT
2. CONSTRUCT OUTFALL SPILLWAY WITH APRON IF NOT CONTAINED BY HARDSCAPE
3. PROVIDE DOWNSTREAM SILT FENCE IF NECESSARY

9 SEDIMENT TRAP
NTS



Option A

1. STORE DRY MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
2. MINIMIZE EXCESS MIXING OF FRESH CONCRETE, MORTAR OR CEMENT ON-SITE.
3. PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
4. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
5. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
6. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA. (6" TALL BY 6" WIDE).
7. INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
8. IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

Option B

2 CONCRETE WASHOUT BASIN
NTS

STATEN ENGINEERING PLLC
- CIVIL - PLANNING - CONSTRUCTION MANAGEMENT -
1014 W 4175 S
RIVERDALE, UT 84405
Mike.Staten.PE@gmail.com
(801)589-2686

FOR:
WRIGHT DEVELOPMENT GROUP
1178 LEGACY CROSSING BLVD. #100
CENTERVILLE, UT 84014

CONTACT:
SPENCER WRIGHT
PHONE: 801-773-7339

CENTERVILLE WEST WETLANDS EXHIBITS

PARRISH LANE AND 1250 WEST
CENTERVILLE, UTAH

SEAL

PROJECT NO. 2025.16
DESIGNED BY: M.STATEN

ISSUED:

NO.	DATE	DESCRIPTION
1	7/2/25	FOR CLIENT REVIEW
2	7/30/25	FOR PERMIT APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

C-0.2

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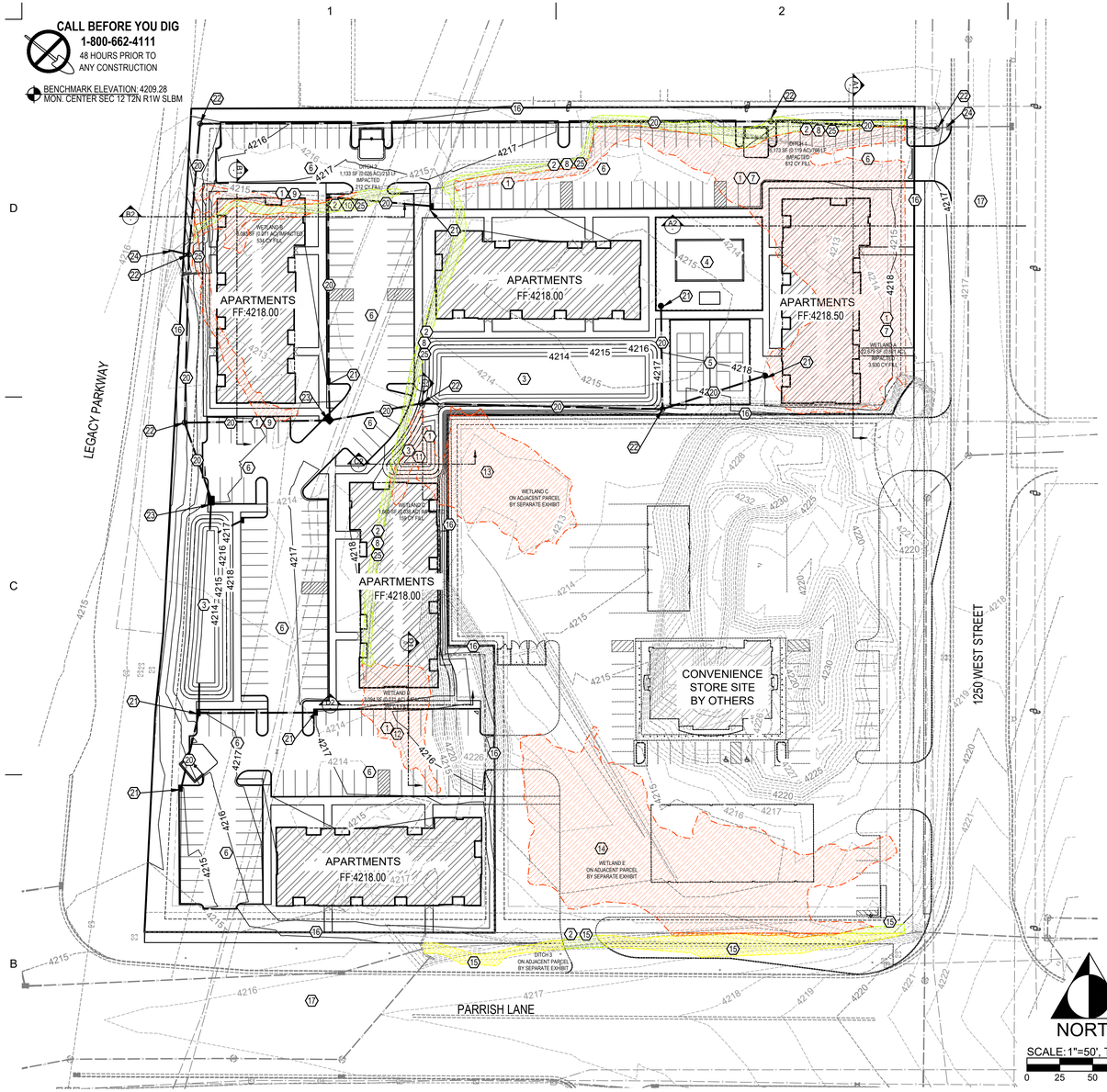
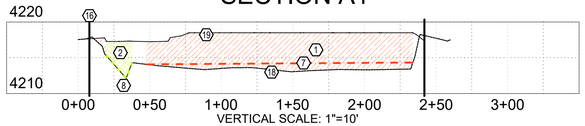
48 HOURS PRIOR TO
ANY CONSTRUCTION

BENCHMARK ELEVATION: 4209.28
MON. CENTER SEC 12 T2N R1W SLBM

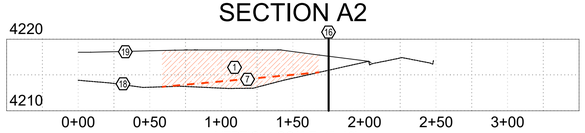


SECTION A1



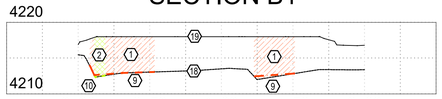
VERTICAL SCALE: 1"=10'

SECTION A2



VERTICAL SCALE: 1"=10'

SECTION B1

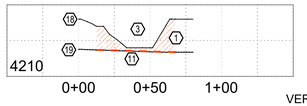


VERTICAL SCALE: 1"=10'

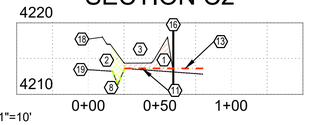
SECTION B2

VERTICAL SCALE: 1"=10'

SECTION C1

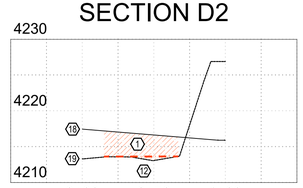


SECTION C2

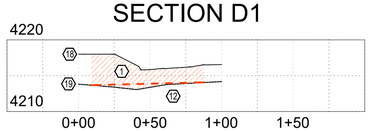


VERTICAL SCALE: 1"=10'

SECTION D2



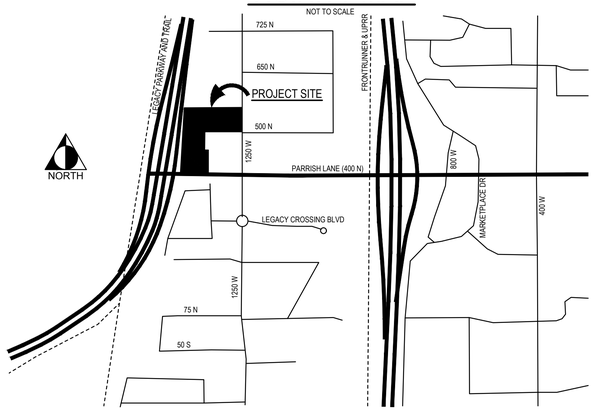
SECTION D1



VERTICAL SCALE: 1"=10'

VICINITY MAP

NOT TO SCALE



EARTHWORK CALCULATIONS

FEATURE	AREA (SF)	AREA (AC)	LENGTH (LF)	FILL (CY)	AVG. DEPTH (FT)
WETLAND A	22,679	0.521	N/A	3,930	4.68
WETLAND B	3,083	0.071	N/A	534	4.68
WETLAND C	1,660	0.038	N/A	159	2.59
WETLAND D	3,094	0.071	N/A	397	3.46
DITCH 1	5,173	0.119	766	812	4.24
DITCH 2	1,133	0.026	213	212	5.05
WETLANDS SUBTOTAL	**30,516**	**0.701**	N/A	**5,020**	**4.44**
DITCHES SUBTOTAL	**6,306**	**0.145**	**979**	**1,024**	**4.38**
WETLANDS + DITCHES	36,822	0.845	N/A	6,044	4.43
SITE	223,946	0.990	N/A	22,490	2.71

NOTES:

1. BUILDING GRADES AND FINISH CONTOURS ARE PRELIMINARY, SUBJECT TO REVISION WITH FINAL DESIGN OF SITE PLANS
2. EARTHWORK VOLUMES ARE FROM EXISTING GRADE TO FINISH GRADE, AND INCLUDE ASPHALT, CONCRETE, ROAD BASE, TOPSOIL, ETC. IN THE VOLUME OF FILL SHOWN
3. ALLWORK SHOWN IS PERMANENT

KEYED NOTES

1. WETLAND TO BE FILLED
2. DITCH TO BE FILLED
3. PROPOSED DETENTION BASIN
4. PROPOSED SWIMMING POOL
5. PROPOSED SITE AMENITIES
6. PROPOSED PARKING AND DRIVE AREA
7. WETLAND A: 22,679 SF (0.521 AC) IMPACTED, 3,930 CY FILL
8. DITCH 1: 5,173 SF (0.119 AC)/766 LF IMPACTED, 812 CY FILL
9. WETLAND B: 3,083 SF (0.071 AC) IMPACTED, 534 CY FILL
10. DITCH 2: 1,133 SF (0.026 AC)/213 LF IMPACTED, 212 CY FILL
11. WETLAND C: 1,660 SF (0.038 AC) IMPACTED, 159 CY FILL
12. WETLAND D: 3,094 SF (0.071 AC) IMPACTED, 397 CY FILL
13. WETLAND C ON ADJACENT PARCEL BY SEPARATE EXHIBIT
14. WETLAND E ON ADJACENT PARCEL BY SEPARATE EXHIBIT
15. DITCH 3 ON ADJACENT PARCEL BY SEPARATE EXHIBIT
16. PROPERTY LINE
17. PUBLIC STREET
18. EXISTING GROUND PROFILE
19. FINISH GRADE PROFILE
20. INSTALL STORM DRAIN PIPE
21. INSTALL INLET BOX
22. INSTALL SDMH
23. INSTALL SD COMBO BOX WITH BASIN CONTROL
24. CONNECT TO EXISTING STORM DRAIN
25. DITCH 1 AND DITCH 2 TO BE REROUTED VIA PERMANENT STORM DRAIN PIPE UNDERNEATH AND AROUND PARKING AREAS. EXISTING PIPE ACROSS 1250 WEST IS 18" DIAMETER FOR DITCH 1 CONVEYANCE. PROPOSED PIPE WILL BE 18" OR LARGER, AS DETERMINED BY DRAINAGE CALCULATIONS AT FINAL DESIGN STAGE.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- FUTURE BUILDING BY OTHERS
- EXISTING CONCRETE FLATWORK
- PROPOSED CONCRETE FLATWORK
- FUTURE CONCRETE BY OTHERS
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER BY OTHERS
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- PROPOSED GRADE BREAKS
- PROPOSED DETENTION HIGH WATER
- DITCH, DELINEATED, TO BE IMPACTED
- DITCH, DELINEATED, NOT IMPACTED
- WETLAND, DELINEATED, TO BE IMPACTED
- WETLAND, DELINEATED, NOT IMPACTED
- PROPOSED SPOT ELEVATION
- PROPOSED GRADE/SLOPE

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FOR:
WRIGHT DEVELOPMENT GROUP
1178 LEGACY CROSSING BLVD. #100
CENTERVILLE, UT 84014
CONTACT:
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CENTERVILLE WEST WETLANDS EXHIBITS

PARRISH LANE AND 1250 WEST CENTERVILLE, UTAH

SEAL

PROFESSIONAL ENGINEER
REG. 369929
7/30/25
STATE OF UTAH
MICHAEL T. STATEN

PROJECT NO. 2025.16
DESIGNED BY: M.STATEN

ISSUED:

NO.	DATE	DESCRIPTION
1	7/2/25	FOR CLIENT REVIEW
2	7/30/25	FOR PERMIT APPLICATION

REVISIONS:

NO.	DATE	DESCRIPTION

WETLAND IMPACT PLAN

SHEET NUMBER

C-2.1

CENTERVILLE

PLANNING COMMISSION

Staff Report
9/10/2025

Item No. 1.
Title: Community Development Director's Report
Initiated By:
Staff Representative:

SUBJECT:

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

CENTERVILLE

PLANNING COMMISSION

Staff Report
9/10/2025

Item No. 1.
Title: Minutes Review and Approval - August 27, 2025
Initiated By: Jennifer Robison, City Recorder
Staff Representative:

SUBJECT:

Consideration of Planning Commission meeting minutes for August 27, 2025.

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 08-27-25 PC DRAFT

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, August 27, 2025
7:00 p.m.

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

MEMBERS PRESENT
Mason Kjar, Chair
LaRae Patterson
Shawn Hoth
Gary Woodward
Amanda Jorgensen
Layne Jenkins

MEMBERS ABSENT
Tyler Moss

STAFF PRESENT
Mike Eggett, Community Development Director
Lisa Romney, City Attorney
Sydney DeWees, Planner

LEGISLATIVE THOUGHT/PRAYER Chair Kjar

PLEDGE OF ALLEGIANCE

CONDITIONAL USE PERMIT – SCONES N' STUFF – 1332 NORTH MAIN STREET – HOME OCCUPATION MICROENTERPRISE KITCHEN USE – JACOB TIBBITTS – ADMINISTRATIVE DECISION

Planner Sydney DeWees presented the staff report for Jacob Tibbitts' request for a conditional use permit to operate Scones N' Stuff, a home-based microenterprise kitchen at 1332 North Main Street. She confirmed the application met all code requirements, with small-scale operations, adequate parking, and no anticipated neighborhood impacts. Staff recommended approval.

Chair Kjar opened a public hearing for this item. No comments were made, so he closed the public hearing.

Commissioner Jorgensen **moved** to approve the Conditional Use Permit request from Jacob Tibbitts for a home occupation use for a microenterprise kitchen as located on parcel 02-015-0133, known as 1332 N Main Street, for the business 'Scones N' Stuff', subject to the following conditions of approval and findings. Commissioner Patterson seconded the motion which passed by a unanimous vote (6-0).

Conditions:

1. This Conditional Use Permit approval shall not be transferred to another similar user unless approved by the City.
2. The business operator shall obey all applicable local, state, and federal rules and regulations concerning Conditional Use Permits.
3. Should any business operations and/or activities deviate from the conditions of approval for this home occupation, the Conditional Use Permit shall be revoked per CZC 12.21.100(i).

Reasons for Action (Findings):

a. The Planning Commission finds that the application complies with the approval standards for a Conditional Use Permit as listed under CZC 12.21.100(e).
b. The Planning Commission finds that the application complies with the development standards for a home occupation listed under CZC 12.62.050 and the development standards for a conditional use home occupation listed under CZC 12.62.070.
c. The Planning Commission finds that the application complies with the standards and regulations for a microenterprise kitchen as outlined in USC 4-5a 'Home Consumption and Homemade Food Act' and applicable Davis County requirements.
d. Therefore, the Planning Commission finds that with the implementation of the conditions listed in the staff report, this application will have little to no impact on the health, safety, and general welfare of the community and should be approved.

SUBDIVISION PRELIMINARY PLAT AND PLAN – PORTER LANE ESTATES SUBDIVISION – 522 WEST 400 SOUTH (PORTER LANE) – RESIDENTIAL PDO SUBDIVISION – GREG LARSEN AND TROY HOLZER – ADMINISTRATIVE DECISION

Ms. DeWees presented the preliminary subdivision application for Porter Lane Estates, a 6-lot single-family subdivision on 1.4 acres by Greg Larsen and Troy Holzer. She explained this was step 3 of 5 in the approval process, with all preliminary requirements met and remaining items to be addressed at the final site plan stage.

The Development Review Committee identified several compliance items, including easements, storm water submittals, water line requirements, and undergrounding of power lines, which engineers were working to resolve. Mr. Larsen confirmed drainage adjustments and that power would be buried. Independent trash service would be required for the private street.

Chair Kjar opened a public hearing for this item. No comments were made, so he closed the public hearing.

Commissioner Jenkins **moved** to approve the Preliminary Subdivision Plat and Plan for the Porter Lane Estates Subdivision, located at 522 WEST 400 SOUTH (PORTER LANE), parcel 03-001-0209, contingent on the following conditions for approval and findings. Commissioner Jorgensen seconded the motion which passed by unanimous vote (6-0).

Conditions:

1. The applicant shall resolve any remaining City Staff and/or City Engineer concerns as identified on the August 25th, 2025, DRC compliance review, prior to submitting any application for Final Subdivision Plat and Plan review.
2. The applicant shall proceed to the next steps in this process, specifically Final Site Plan application and review, and Final Subdivision Plat/Plan application and review

Reasons for Action (Findings):

a. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of CMC 15.03 for the Preliminary Plat approval.
b. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the General Requirements for all Subdivisions, as found in CMC 15.03 and other applicable regulations of the City Code.

c. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the Residential Medium (R-M) Zoning standards, as found within the City Code.
d. The Planning Commission finds that the Preliminary Subdivision Submittal, with the conditions imposed, complies or will comply with the applicable regulations of the City's Zoning and/or Subdivision Ordinances, as outlined and addressed in the Staff report provided for this project.
e. Therefore, the Planning Commission finds that acceptance of this Preliminary Subdivision Plat and Plan for the proposed development, per CMC 15.03.040, is hereby granted approval by the City.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Mike Eggett asked commissioners to review code research and priorities from the previous meeting and suggest focus items for the winter months. City Attorney Lisa Romney reported that the City Council approved the body art facility ordinance in a 3-2 vote, allowing facilities in Commercial High and Very High zones but prohibiting them in Commercial Medium and the South Main Street Overlay. Mr. Eggett also noted state lawmakers are considering several detached ADU ordinance variations, with legislation likely in 2026 that could require local code amendments to allow additional dwelling units on lots regardless of size or setbacks.

MINUTES REVIEW AND APPROVAL

Minutes of the August 13, 2025 Planning Commission meeting were reviewed. Commissioner Jorgensen **moved** to approve the minutes. Commissioner Kjar seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 7:33 p.m., Commissioner Jorgensen **moved** to adjourn the meeting. Commissioner Hoth seconded the motion which passed by unanimous vote (6-0).

_____ _____
Jennifer Robison, City Recorder Date Approved