



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
April 18, 2024, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, April 18, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. [Live Stream Link](#)

1. CALL TO ORDER

2. WORK SESSION

2.1. Wendy's Site Plan Application

Andrew Horne with Dominion Engineering is requesting DRC review of the Wendy's Site Plan Application. The site is located at 145 N Geneva Road and in the Regional Mixed Use (RMU) Zoning District.

2.2. Auto Zone Site Plan Application

Colby Anderson with Cir Engineering is requesting department review of the Auto Zone Site Plan Application. The proposed development is located at 243 N Geneva Road, one lot north of the recently constructed Mister Carwash. This property is located within the Geneva Road Mixed Use Special Purpose Zoning District.

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

4. CONSENT ITEMS

5. BUSINESS ITEMS

6. ADJOURNMENT

This meeting may be held in a way that will allow a commission member to participate electronically. The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff

and each member of the DRC

AGENDA NOTICING COMPLETED ON:

April 16, 2024

CERTIFIED (NOTICED) BY:

/s/ Cache Hancey, Planner



STAFF REPORT

Meeting April 18, 2024
Date:
Agenda Wendy's Site Plan Application
Item:
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Proposed Development Objectives A Wendy's restaurant is proposed at 145 North Geneva Road. This restaurant will provide both dine-in and drive-thru options for customers. This proposed development will offer Vineyard residents the expected menu items and convenience of service expected from this well-known restaurant chain. Improvements will include a modern Wendy's restaurant, pedestrian access, interior dining area, public restrooms, customer parking area, drive-thru lane, lot lighting, site landscape, signage, and the other supporting site improvements necessary for a fast-food restaurant.

Development and Maintenance The property will be developed by Flynn Restaurant Group, with some common area improvements provided by the developer, such as the shared access drive to Geneva Road and rear access drive to Mill Road, utility stubs for Wendy's use, overall site underground storm water detention system, and frontage landscaping. Upon completion of the site improvements, Wendy's will be responsible for the ongoing maintenance of the property.

Consistency with City Codes and Compatibility This property is included in the Regional Mixed Use District. This district supports a variety of land use types including housing, retail, office, and commercial uses. The proposed Wendy's restaurant use is compatible with other retail uses in this zone. The Wendy's site is 0.639 acres of leased area that is part of Parcel 1, which is part of the Mill Road East Subdivision Plat B. There is currently a vacant dilapidated structure on the proposed lease area that will be demolished. The remainder of the lot is vacant, but the developer is proposing a retail building with accompanying parking lot, drive aisles and landscaping. South of the lot is an existing commercial business, Muddy Boys, north is an existing O'Reilly's Auto Parts, and west of the lot is an existing residential development and a vacant lot. An existing wall has been constructed along this shared property line to buffer impacts from the retail development.

Exterior Lighting Parking lot lights are proposed for the site on 20' height poles. The parking lot lighting is dispersed throughout the site. The photometric plan depicts the design lighting levels throughout the site, showing light levels contained at the property lines.

Vehicle and Pedestrian Circulation The site plan provides two points of access off a shared access drive that will run through the retail area. The shared drive will connect to Geneva Road and also Mill Road through the overall retail area. Wendy's will have two points of access to the shared retail area drive. One point of access will be in the northeast corner of the site close to the main Geneva Road access, and the other will be in the northwest corner of the site to the rear,

Page 2 of 2 Dominion Engineering Associates, L.C. access road leading to Mill Road. These two access points will be utilized by all customers and employees. There is a proposed drive-thru on site. It can be accessed by the main access in the northeast corner of the lot. The drive-thru lane supports 11 vehicles from its entrance to the pickup window. There is also a pull forward parking stall past the pick-up window, which allows for delayed orders to advance to wait, thus maintaining the flow of the drive-thru. Pedestrian traffic is encouraged. The close building proximity of the building to the right of way allows for a short pedestrian connection for those walking through the community. Customers who arrive at Wendy's by car can utilize the sidewalk and crosswalk to enter at the northeast corner of the building.

Community Impact There is not a foreseen significant impact to community services such as utilities, schools, and recreational facilities from the operation of the proposed Wendy's. The neighboring residential development to the west already has a sound and visual buffer wall separating it from the retail area. The proposed Wendy's does not have any proposed outdoor uses aside from the anticipated pedestrian customers, vehicular movement, and the drive-thru use. The hours of operation for the store will be determined by the franchisee. Objectionably high levels of noise, smoke, odor, dust, vibration, and illumination are not anticipated.

Summary Wendy's site improvements will provide an attractive streetside storefront, enhance the landscape, and offer a fast-food dining option for residents to enjoy. Wendy's is pleased to be able to help provide a vibrant and successful retail area for the Vineyard community.

Fiscal Impact:

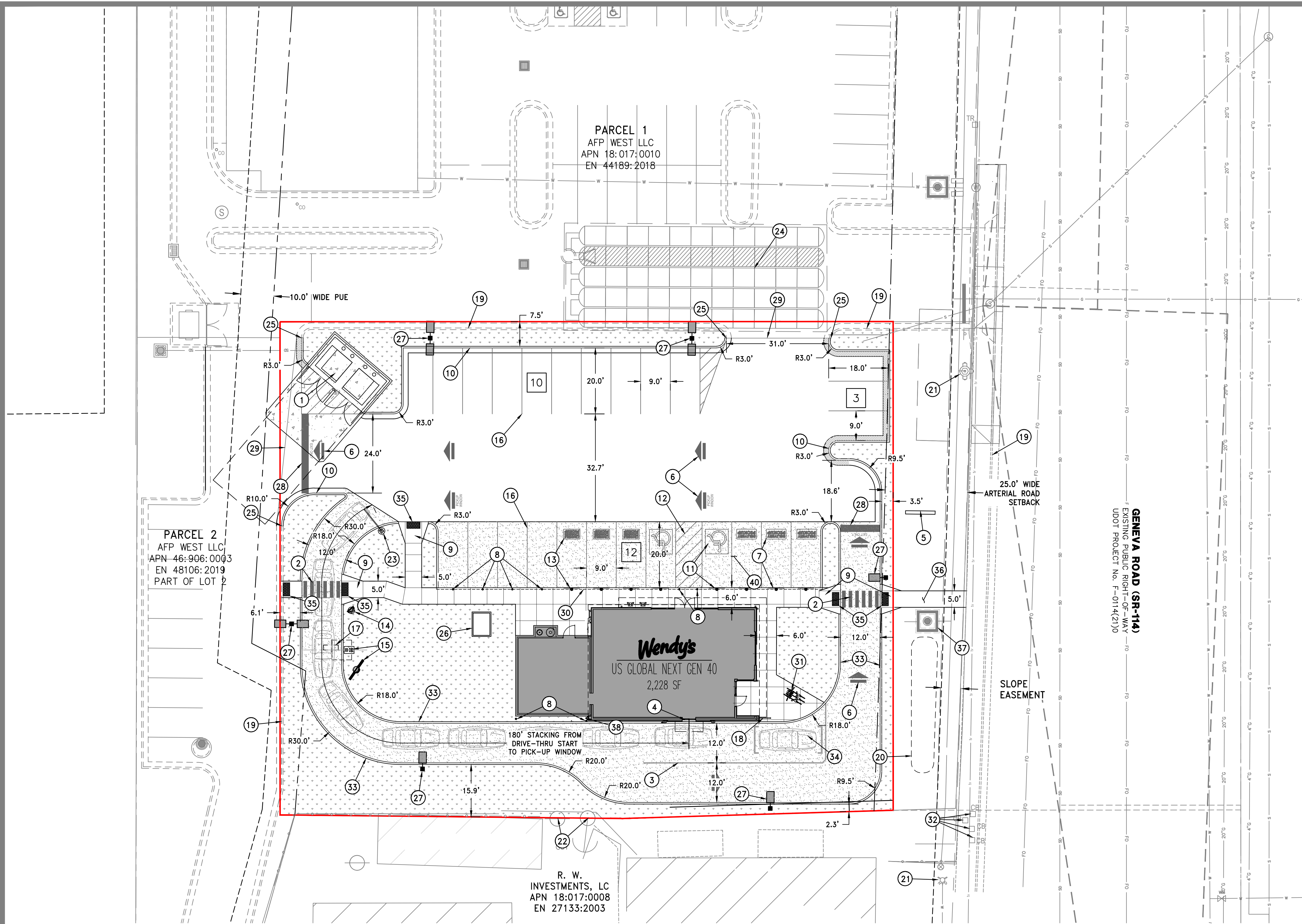
Recommendation:

Sample Motion:

No motion may be made by the Development Review Committee for Site Plan Applications

Attachments:

1. Updated Combined Plans



SITE PLAN NOTES SCHEDULE

- ① TRASH ENCLOSURE - SEE DETAILS SHEET C5.1. INSTALL DUMPSTER PAD CONCRETE PER DETAIL 2/C5.0.
- ② CROSSWALK (SEE DETAIL 9/SHEET C5.3)
- ③ 4" YELLOW STRIPE ALONG EDGE OF CONCRETE DRIVE THRU LANE
- ④ DRIVE-THRU PICK-UP WINDOW
- ⑤ PROPOSED MONUMENT SIGN
- ⑥ DIRECTIONAL ARROW PAINTED YELLOW (SEE DETAILS 2 & 3/SHEET C5.3) (TYP.)
- ⑦ (3) DELIVERY PICKUP PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
- ⑧ 6" DIA. BOLLARD (SEE DETAIL 4/SHEET C5.3)

- ⑨ ADA ACCESSIBLE RAMP - (SEE DETAILS 9 & 10/SHEET C5.0)
- ⑩ 24" CATCH OR REVERSE PAN (SOLID HATCH) CURB AND GUTTER (SEE DETAIL 10-11/SHEET 5.0)
- ⑪ (2) PAINTED HANDICAP SYMBOL. COLOR TO MATCH MUNICIPAL REQUIREMENTS. PAINT AT BOTTOM OF PARKING SPACE. HANDICAP SIGN AND BOLLARD (SEE DETAILS 5 & 8/C5.3.) (TYP.)
- ⑫ 4" PAINTED BLUE H.C. STRIPING
- ⑬ (3) MOBILE ORDER PICKUP LOT PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
- ⑭ PRE-SELL BOARD (SEE DETAIL SHEET C5.2)
- ⑮ ORDER STATION AND MENU BOARD. (SEE DETAIL SHEET C5.2)
- ⑯ 4" WHITE OR YELLOW PAINTED STRIPING (TYP.)

- ⑰ DETECTOR LOOP SENSOR (SEE DETAIL SHEET C5.2)
- ⑱ PEDESTRIAN SAFETY HANDRAIL (PEX-10 BLACK) (SEE DETAIL 8/SHEET C5.3)
- ⑲ EXISTING CURB & GUTTER - PROTECT
- ⑳ LANDSCAPE BERM - SEE LANDSCAPE PLANS
- ㉑ EXISTING FIRE HYDRANT - PROTECT
- ㉒ EXISTING POWER POLES - PROTECT
- ㉓ CANOPY PROTECTION BAR (SEE DETAIL SHEET C5.2)
- ㉔ SHARED STORMTECH SYSTEM (INSTALLED BY DEVEOLPER)
- ㉕ MATCH EXISTING CURB AND GUTTER
- ㉖ ELECTRICAL TRANSFORMER (SEE UTILITY PLAN)

- ㉗ LIGHT POLE (SEE SITE PHOTOMETRIC PLAN)
- ㉘ 24" WHITE STOP BAR
- ㉙ SAWCUT AND MATCH EXISTING ASPHALT
- ㉚ BARRIER FREE ZERO CURB (SEE DETAIL 6/SHEET C5.3)
- ㉛ INSTALL BICYCLE RACK (SEE DETAIL 10/SHEET C5.3)
- ㉜ EXISTING CATCH BASIN - PROTECT
- ㉝ INTEGRAL CURB AND GUTTER (SEE DETAIL 4/SHEET C5.0)
- ㉞ PULL AHEAD STRIPED HOLDING STALL (SEE DETAIL 1/SHEET C5.3)
- ㉟ INSTALL DETECTABLE WARNING SURFACES IN LOCATIONS SHOWN
- ㊱ CONCRETE SIDEWALK (SEE DETAIL 3/SHEET C5.0)

- ㊲ CULINARY WATER METER VAULT (SEE SHEET C3.0 UTILITY PLAN)
- ㊳ GAS METER (SEE SHEET C3.0 UTILITY PLAN)

SITE ZONING

PARCEL RECORD: LEASED AREA PART OF PARCEL 1
APN 18:017:0010
EN 44189:2018

PARCEL 1 PART OF MILLROAD EAST SUBDIVISION PLAT "B"

PARCEL SIZE: 27,843 S.F. / .639 ACRES

PARCEL ADDRESS: 145 N GENEVA ROAD
VINEYARD CITY, UT

ZONING DISTRICT: GENEVA ROAD MIXED USE (CC)

PARKING QUANTITIES

VINEYARD CITY PARKING STANDARD:

1 SPACES PER 100 SQ. FT OF GROSS FLOOR AREA

FLOOR AREA: 2,228 SQ. FT

2,228 / 100 = 22.3

REQUIRED PARKING: 22 SPACES

ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROVIDED PARKING:

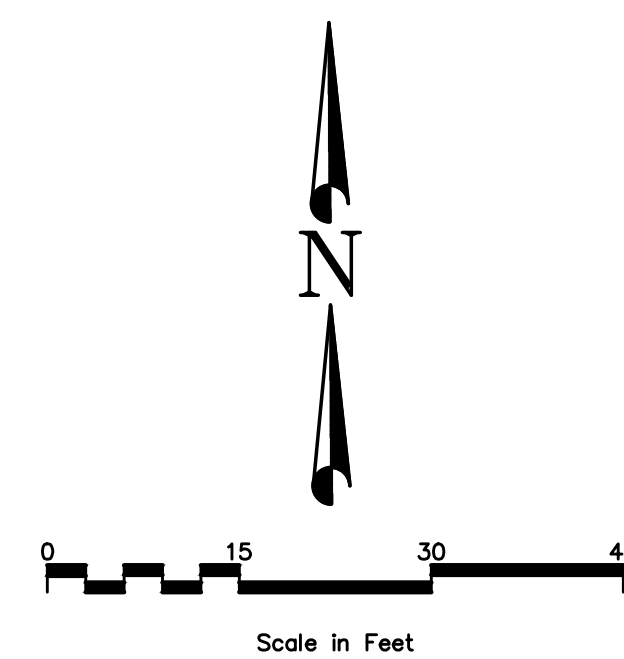
22 STANDARD SPACES
2 ADA VAN-ACCESSIBLE SPACES
24 TOTAL SPACES
3 BICYCLE SPACES

GENERAL NOTES

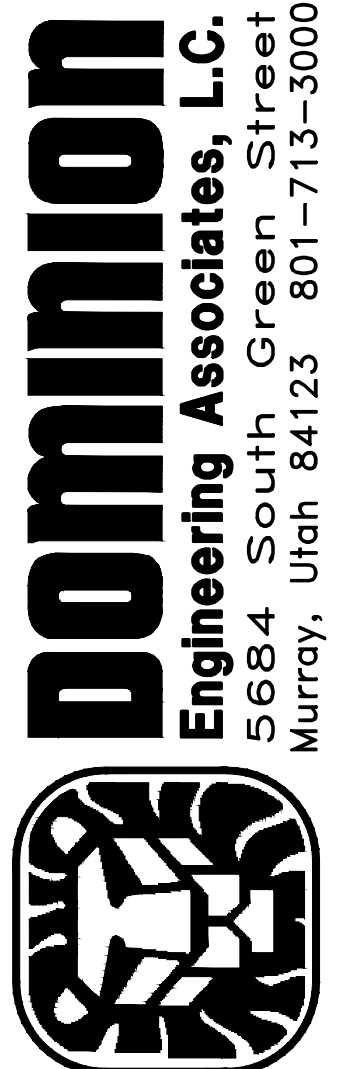
- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
- SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK. A MINIMUM OF THREE WEEKS PRIOR TO PLACEMENT OF INSTALLATION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
- MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
- CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
- NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
- A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
- FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

SYMBOL LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- ▨ CONCRETE PAVEMENT
- ▤ CONCRETE SIDEWALK
- ▧ A.D.A. TACTILE SURFACE
- ▩ LANDSCAPE AREA
- ══ STANDARD CURB & GUTTER
- ══ ROLLED CURB & GUTTER
- ══ THICKENED EDGE SIDEWALK
- ||||| CROSSWALK (PAINTED)
- ▨ PAVEMENT MARKING (PAINTED)
- ▲ PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- ▼ SIGN
- LIGHT POLE
- PROPERTY BOUNDARY



SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-



PROJECT TYPE: CIVIL/SITE
PROTOTYPE

Wendy's.
145 NORTH GENEVA ROAD
VINEYARD, UT

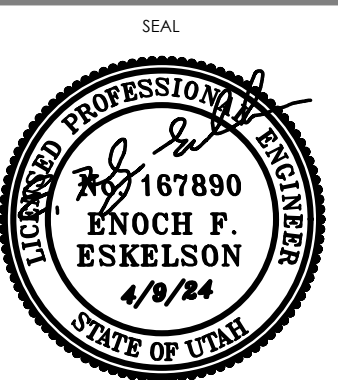
REV.	DATE	DESCRIPTION

ISSUE DATE: 04/09/2024

PROJECT NUMBER: 3738

DRAWN BY: AGH

CHECKED BY: EFE

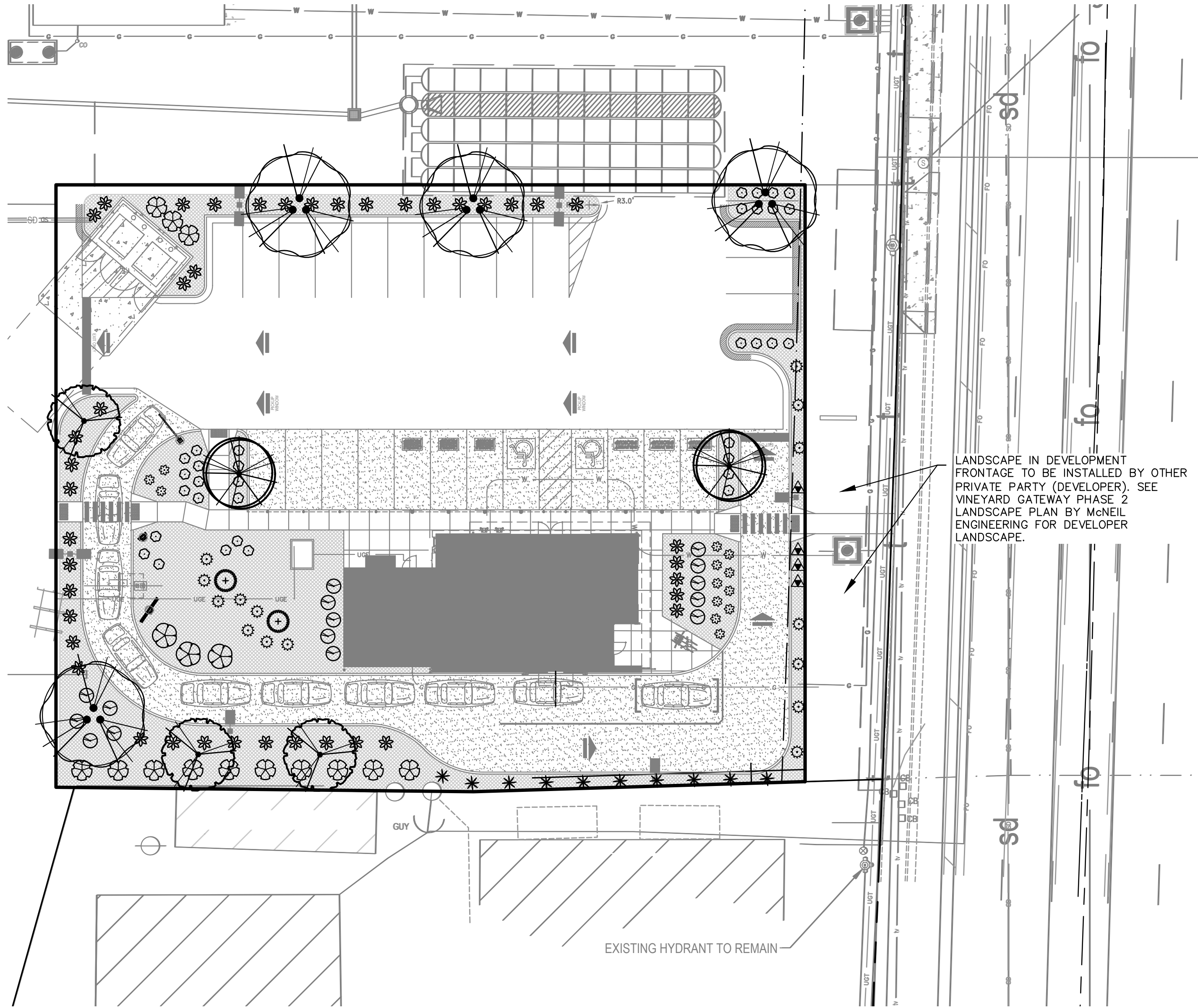


SHEET NAME

SITE PLAN

SHEET NUMBER

C1.0



LANDSCAPE NOTES

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.
8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN REVEGETATION AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND FOUR INCHES (4") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.
9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

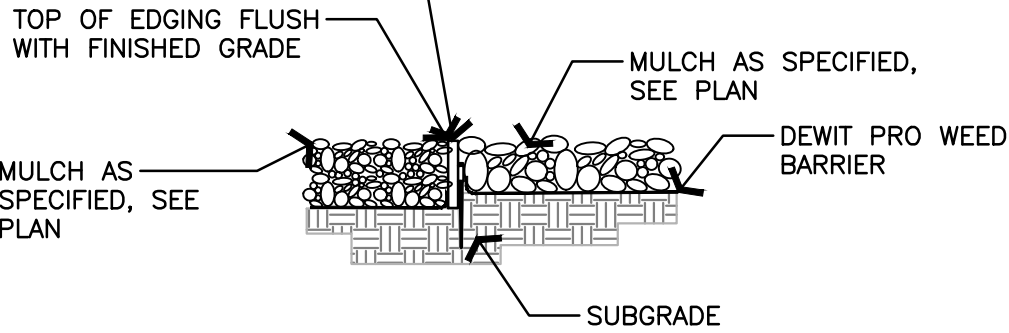
10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS AND PERENNIALS. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED IMMEDIATELY PRIOR TO WEED BARRIER INSTALLATION. MULCH FOR ANNUAL AREAS SHALL BE SOIL PEP WITH NO WEED BARRIER. SEE PLANS FOR MULCH TYPES IN LANDSCAPE AREAS. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".
18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
19. AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO WEEDS PRIOR TO ADDING SOIL AMENDMENTS, INSTALLING SOD, SEEDING, OR APPLYING WEED BARRIER. APPLY HERBICIDE PER MANUFACTURERS SPECIFICATIONS, THEN REPEAT APPLICATION THREE DAYS LATER TO WEEDS THAT ARE STILL ALIVE. REPEAT AS NECESSARY UNTIL WEEDS ARE CONTROLLED.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	GLEDITSIA TRIACANTHOS 'SKYLINE' / 'SKYLINE' HONEY LOCUST	B # B	2" CAL	4
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER GALLERY PEAR	B # B	2" CAL	2
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	B # B	2" CAL	3
SHRUBS				
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL		15
	BUDDLEJA X 'SMNBDPT' / PUGSTER PINK® BUTTERFLY BUSH	5 GAL		4
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		13
	PINUS MUGO 'TYROLEAN' / TYROLEAN DWARF MUGO PINE	5 GAL		2
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		3
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL		15
ANNUALS/PERENNIALS				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL		10
	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		13
	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS	1 GAL		42
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		33
SOD / MULCH				
	4" DEPTH OF 1" CRUSHED GRAVEL IN EARTH TONES OF PURPLE, RED, GRAY, BROWN, AND CREAM OVER DEWITT PRO 5 WEED BARRIER WASHED OR CRUSHED FREE OF EXCESS DIRT, SILT, AND FINES	6,598 SF		
LANDSCAPE SUMMARY:				
TOTAL SITE AREA = 27,843 SF (0.639 AC)				
PROVIDED SITE LANDSCAPE = 6,598 SF (23.7%)				
PROVIDED SITE TREES = 9 TREES				
PARKING LOT AREA = 9,089 SF				
PROVIDED INTERNAL PARKING LOT LANDSCAPE = 1,023 SF (11.3%)				

NOTE: STEEL EDGING SHALL BE INSTALLED TO SEPARATE GRASS FROM MULCH AREAS AND DIFFERING ROCK OR WOOD MULCH TYPES.

1/8" THICK STEEL EDGING 4" WIDE WITH A BLACK ENAMEL FINISH. STAKES ARE TO BE A MIN. OF 12" LONG AND MANUFACTURED OF STEEL.

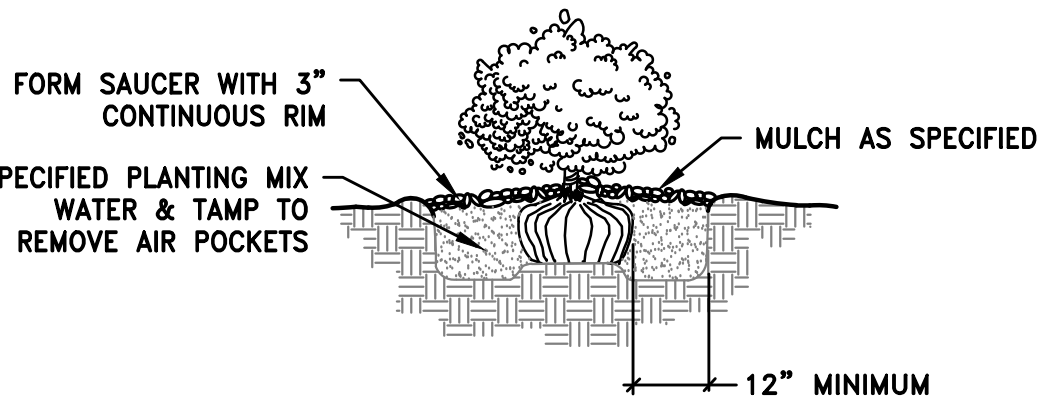


STEEL EDGING

SCALE: NTS

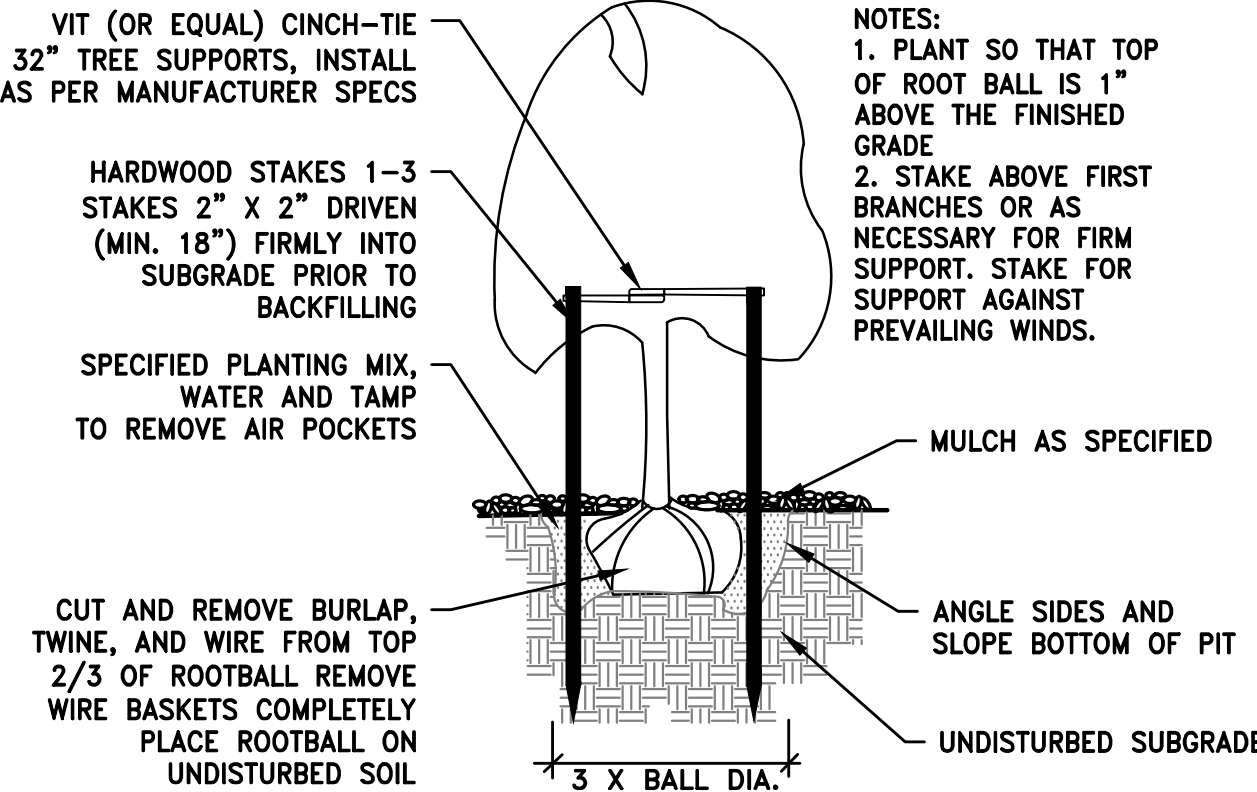
NOTES:
PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF ½ NATIVE SOIL, ½ TOPSOIL, AND ½ ORGANIC COMPOSTED MATERIAL

SHRUB HOLES MUST ALLOW FOR A MINIMUM OF 12" OF PLANTING MIX BACKFILL ON ALL SIDES OF ROOT BALL FOR SHRUBS AND PERENNIALS



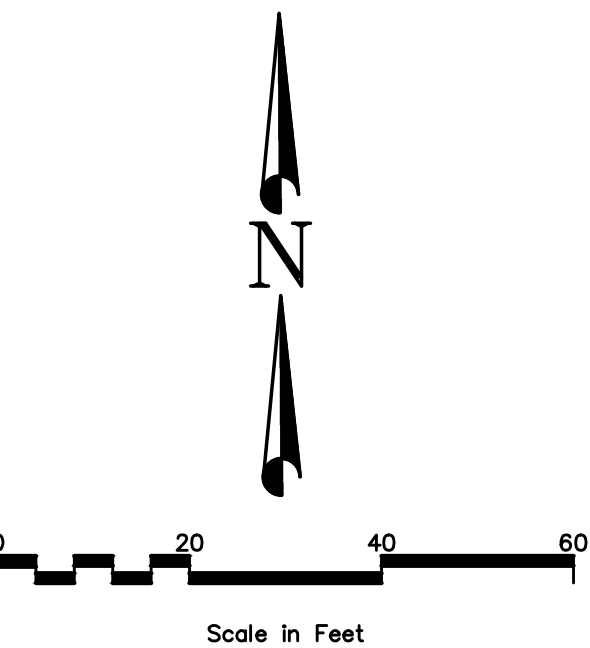
SHRUB PLANTING

SCALE: NTS

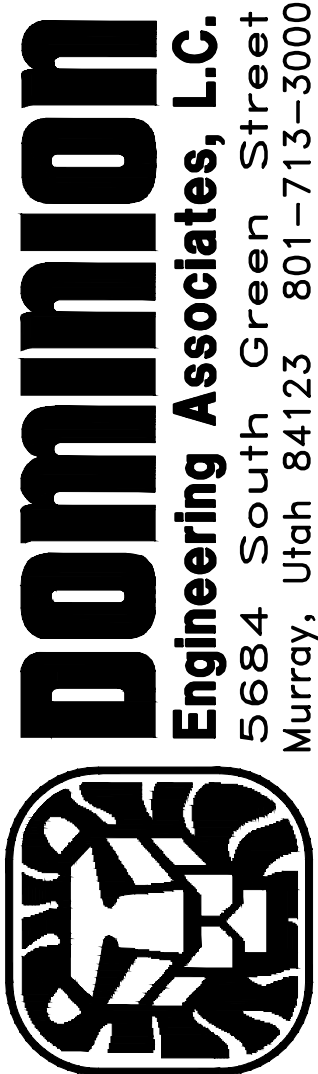


TREE PLANTING AND STAKING

SCALE: NTS



SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-



PROJECT TYPE:	CIVIL/SITE PROTOTYPE
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REV.	DATE	DESCRIPTION

ISSUE DATE: 04/09/2024

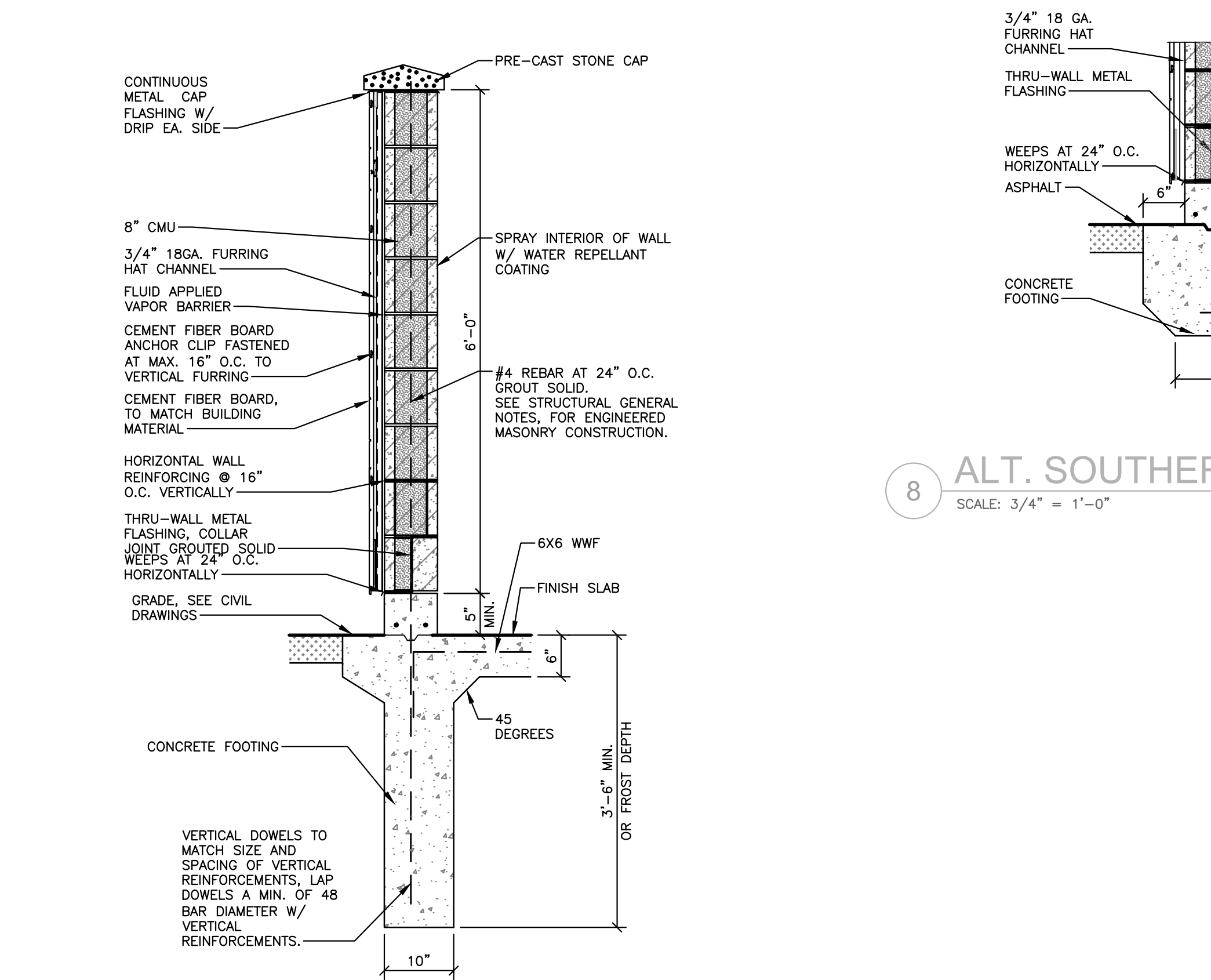
PROJECT NUMBER: 3738

DRAWN BY: AGH

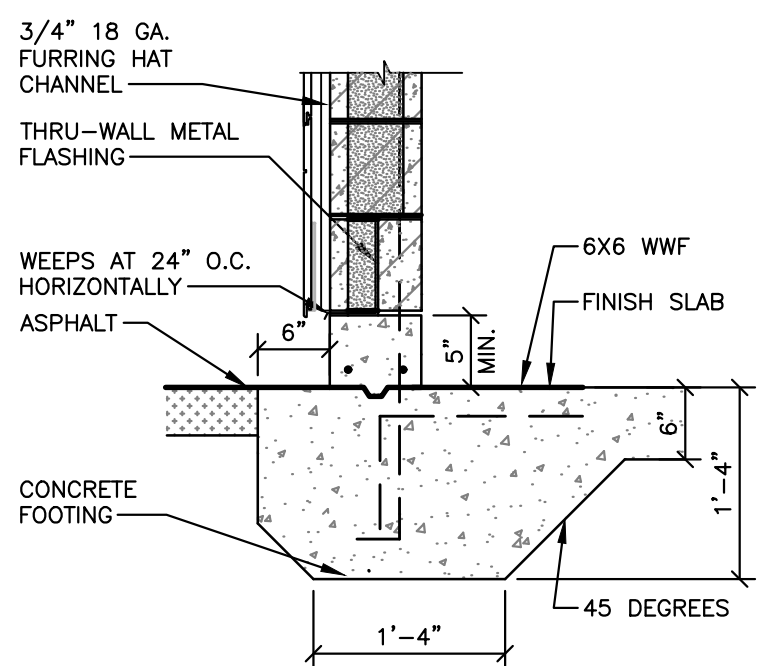
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SEAL
SHEET NAME
SHEET NUMBER

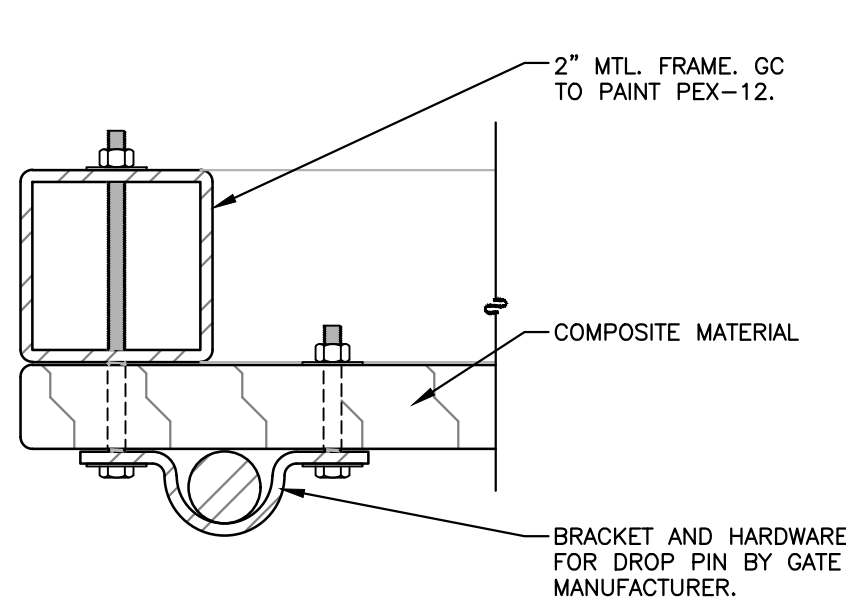
LANDSCAPE PLAN



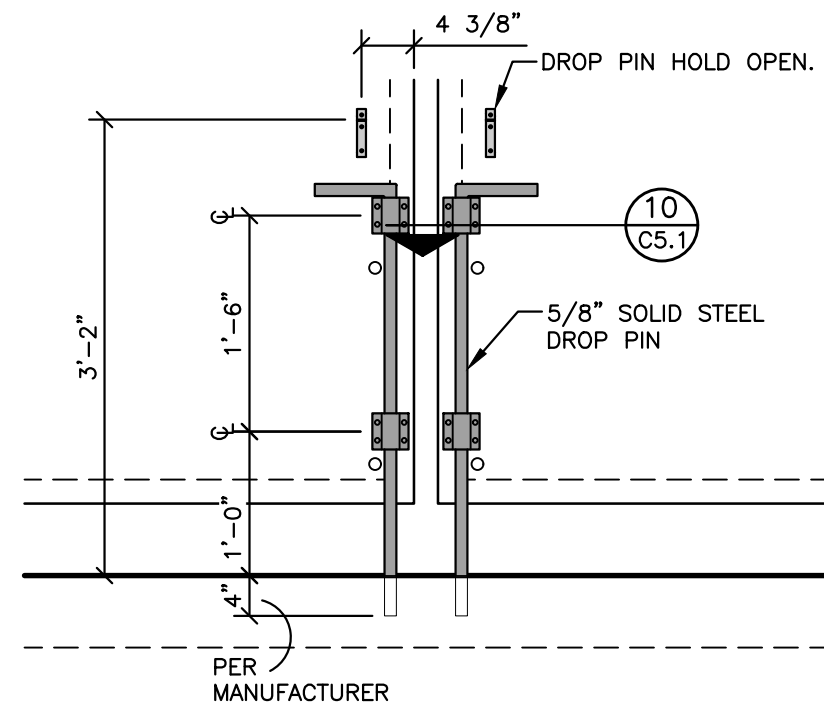
6 WALL SECTION
SCALE: 3/4" = 1'-0"



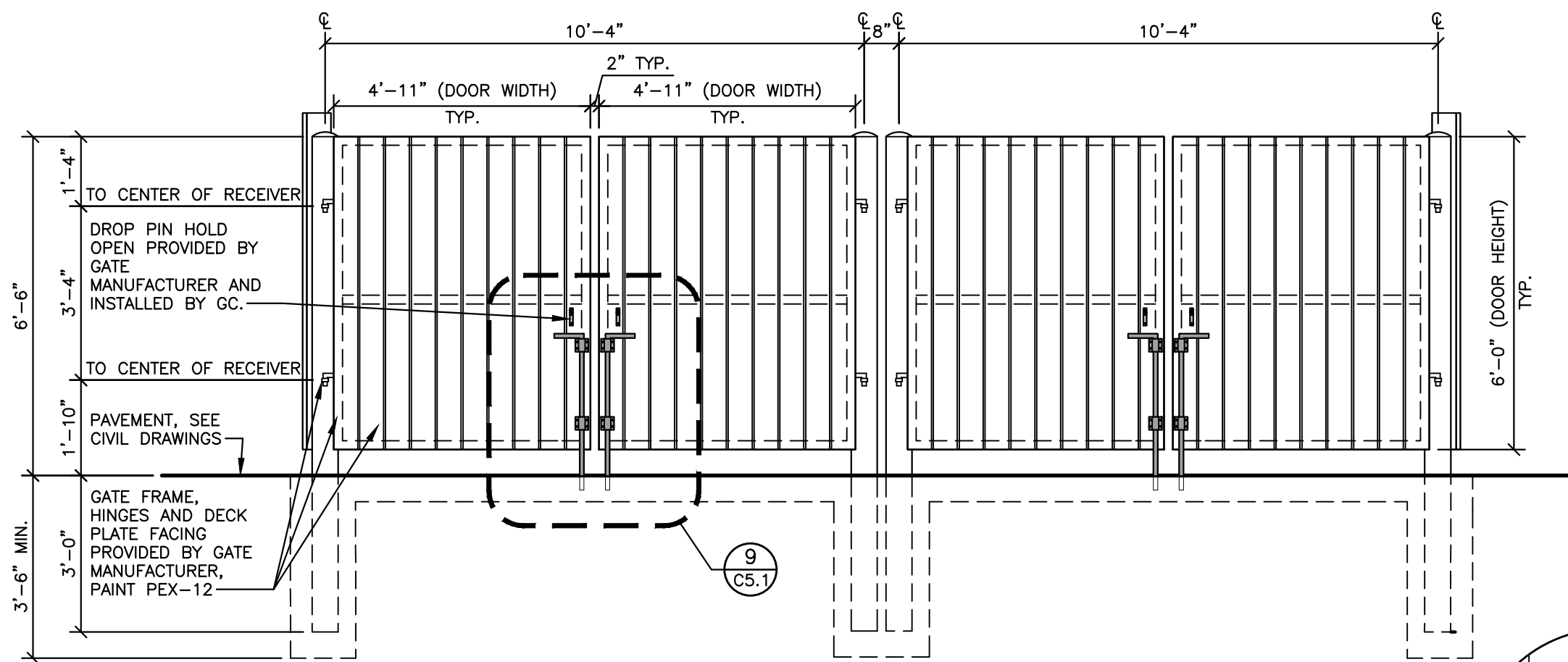
8 ALT. SOUTHERN ZONE FOOTING
SCALE: 3/4" = 1'-0"



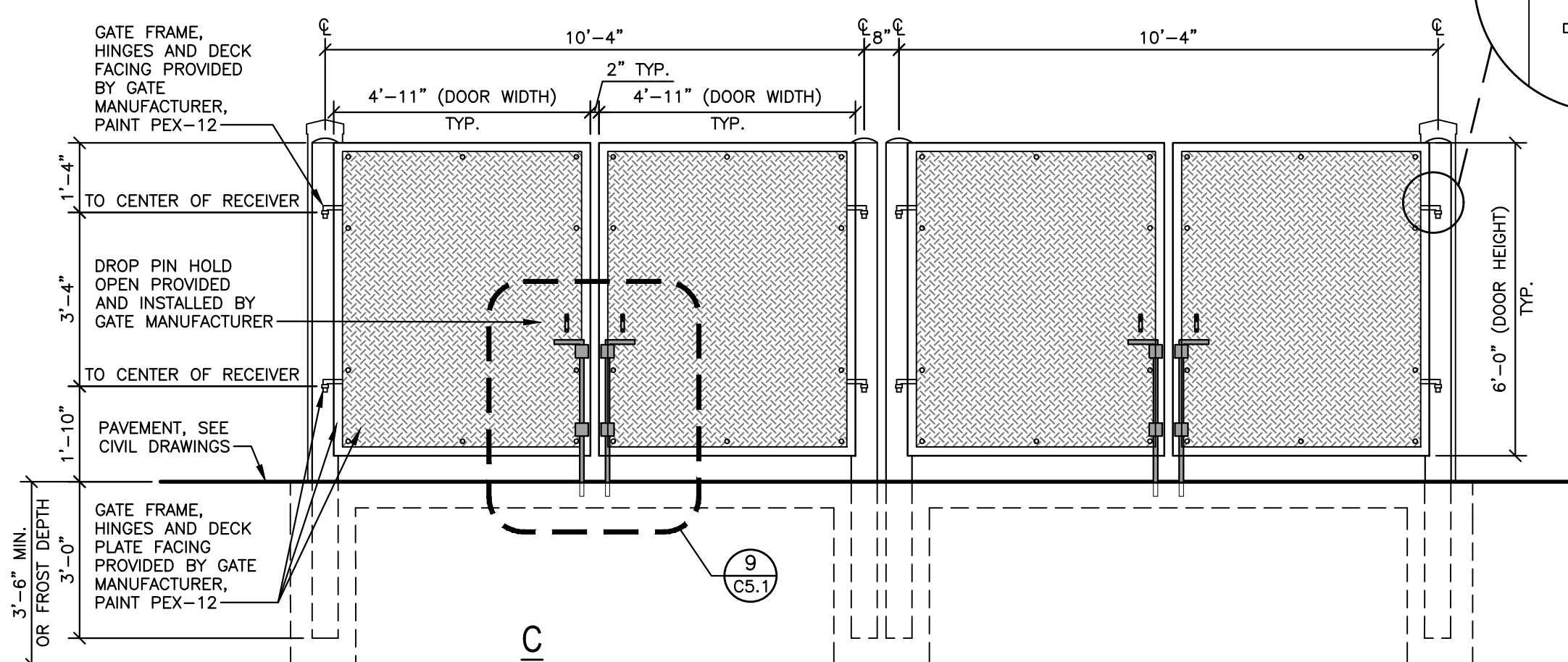
10 DROP PIN DETAIL ALT. COMPOSITE GATE
SCALE: 6" = 1'-0"



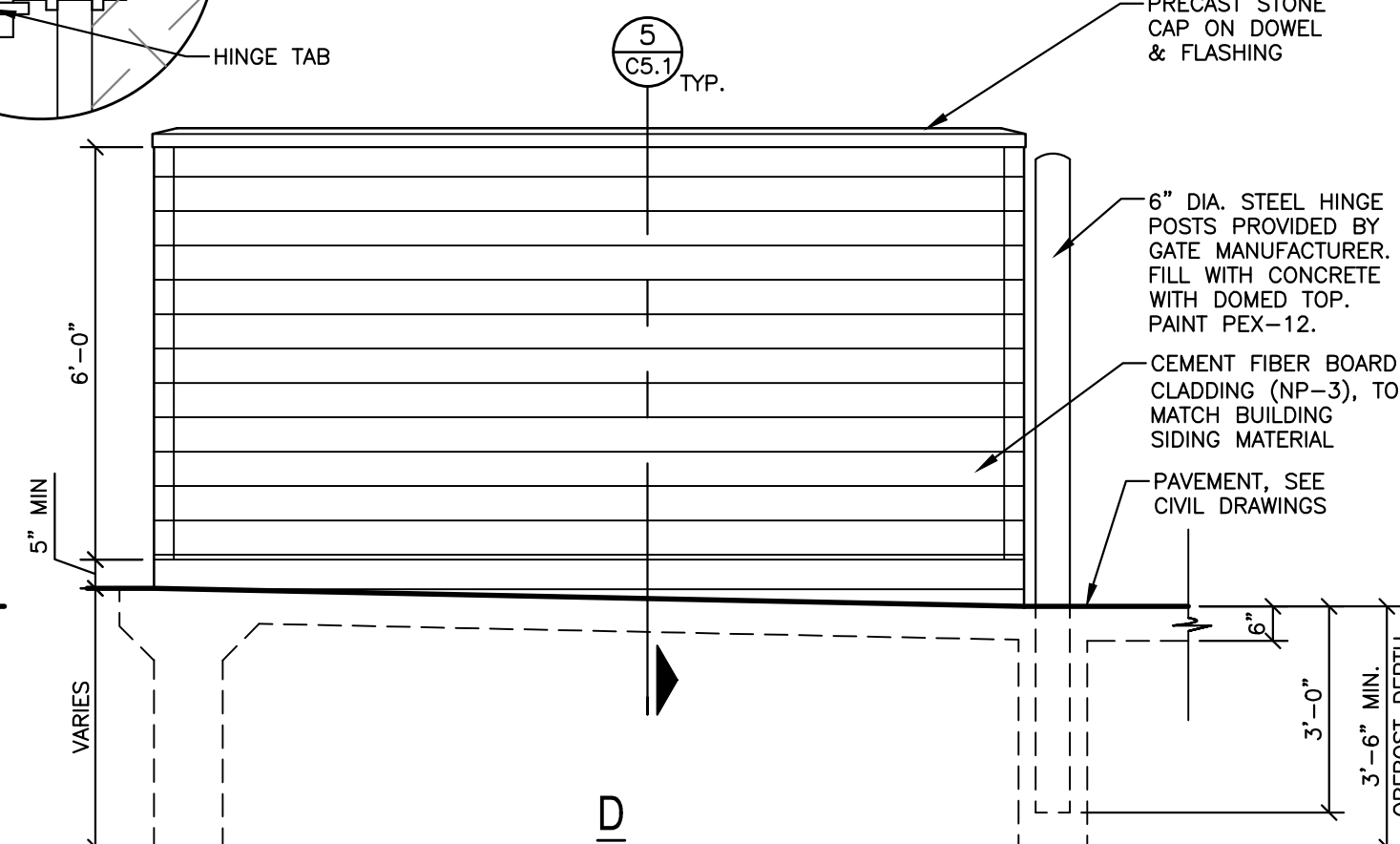
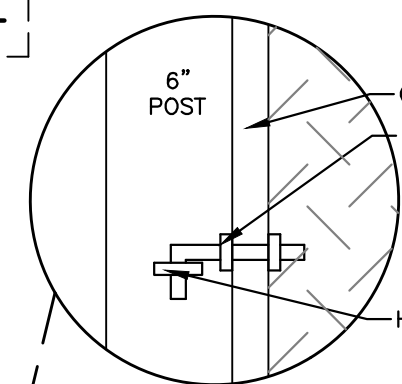
9 DROP PIN DETAIL
SCALE: 3/4" = 1'-0"



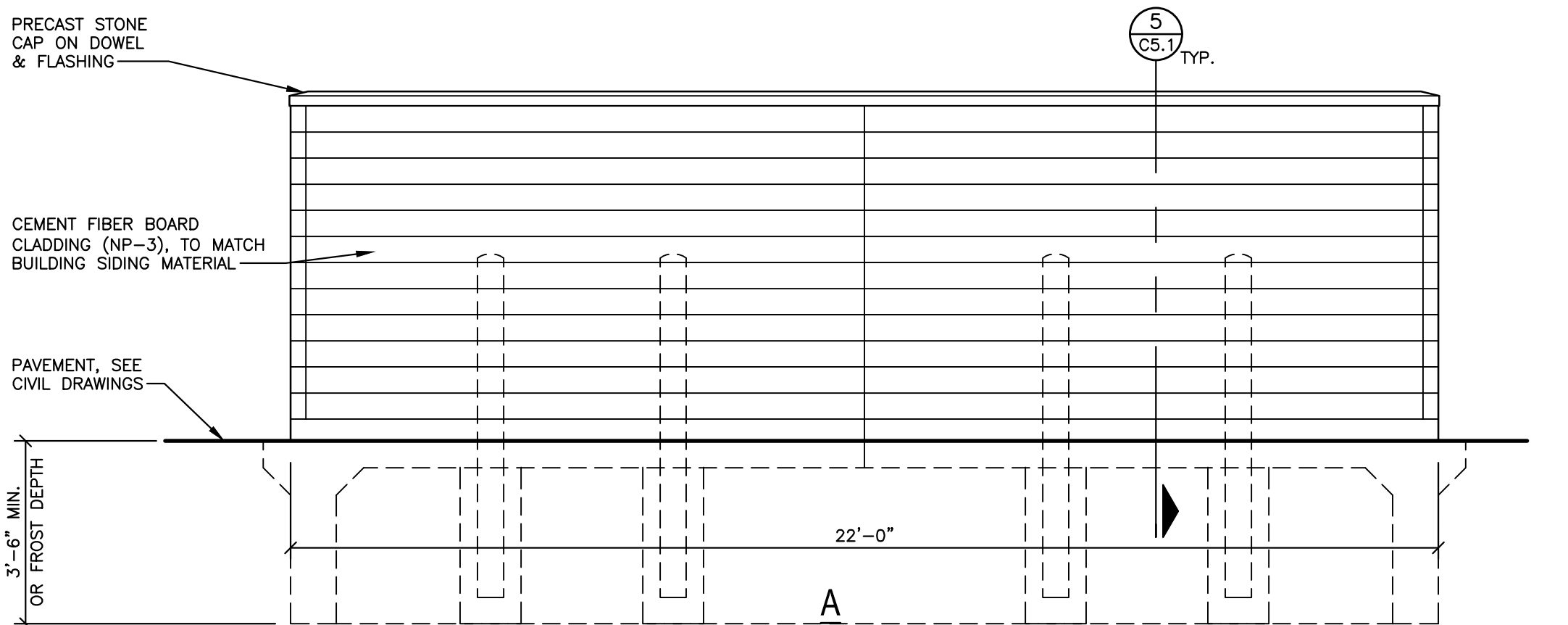
7 ALTERNATE COMPOSITE GATE
SCALE: 3/8" = 1'-0"



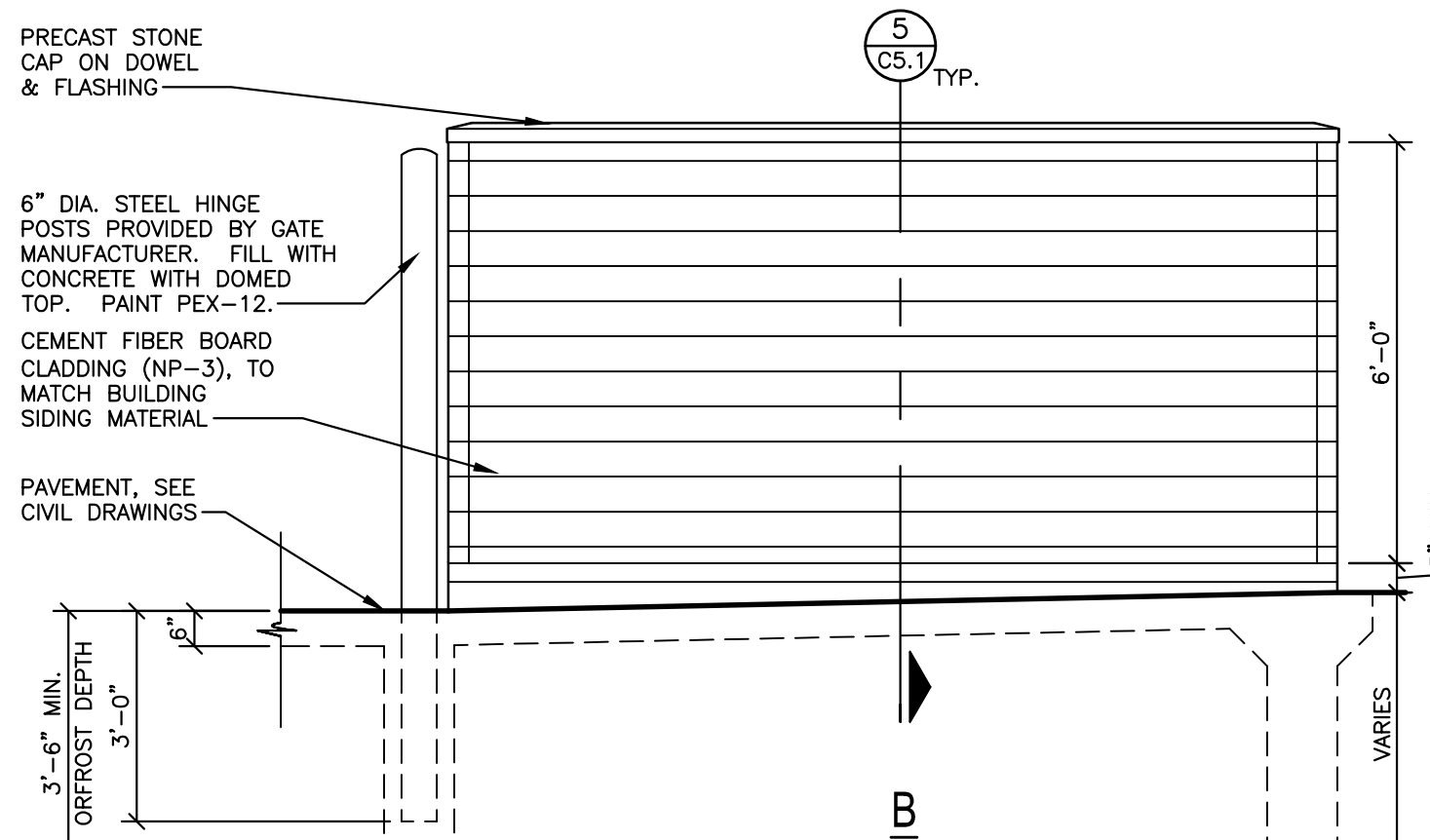
4 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



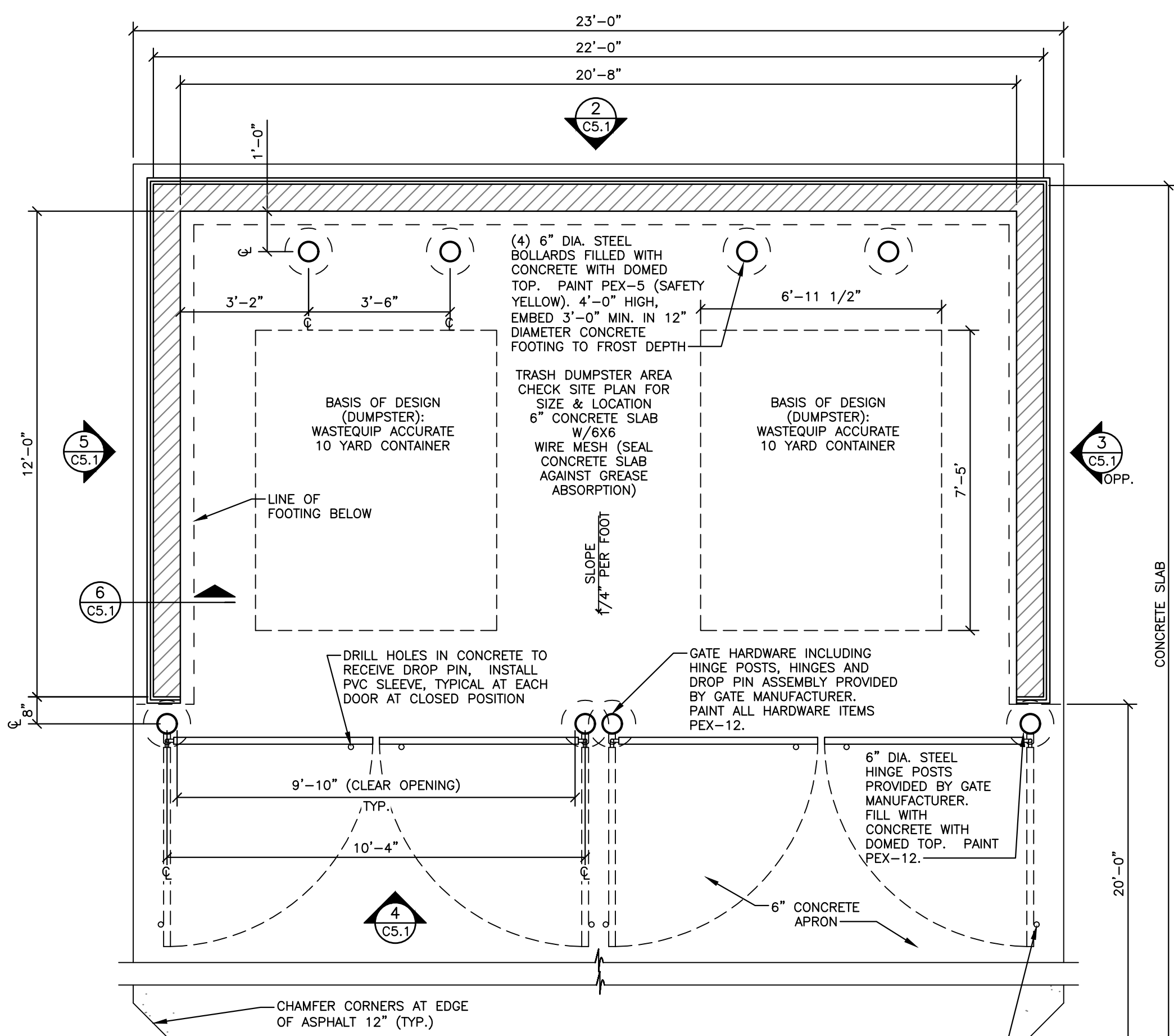
5 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"

- OPTIONAL CONCRETE SLAB SPEC**
1. CONCRETE SLAB TO BE A MINIMUM OF 6" THICK - VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
 2. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
 3. OPTIONAL: CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.

DRILL HOLES IN CONCRETE TO RECEIVE DROP PIN. INSTALL PVC SLEEVE TYPICAL AT EACH DOOR AT 90 DEGREE OPEN POSITION



SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

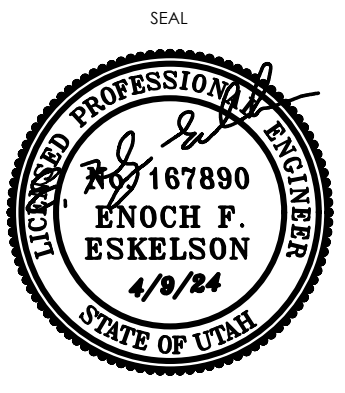


PROJECT TYPE:	CIVIL/SITE PROTOTYPE
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Wendy's.
145 NORTH GENEVA ROAD
VINEYARD, UT

REV.	DATE	DESCRIPTION

ISSUE DATE: 04/09/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE



SHEET NAME
FIBER CEMENT TRASH ENCLOSURE DETAILS

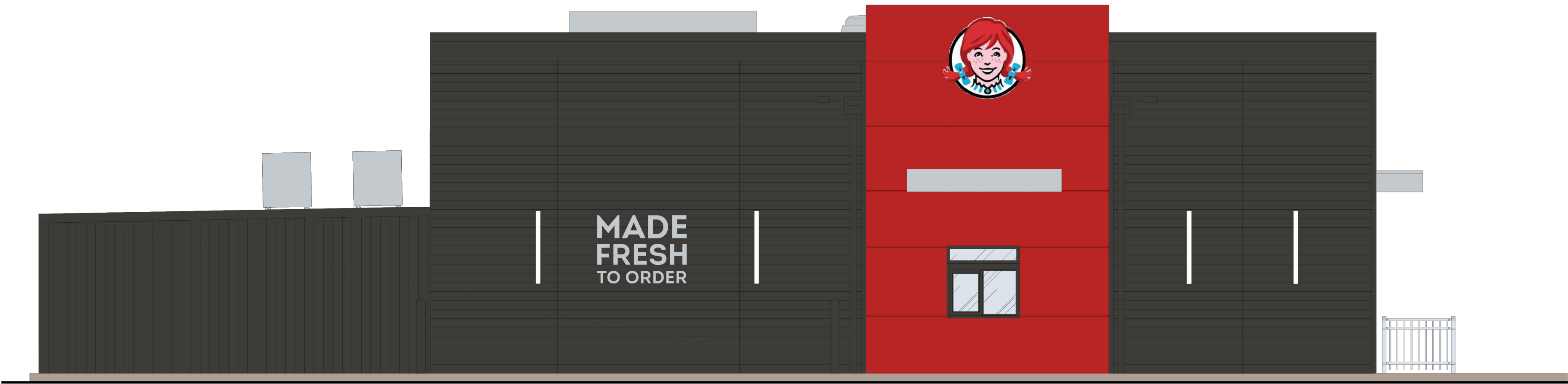
SHEET NUMBER

C5.1



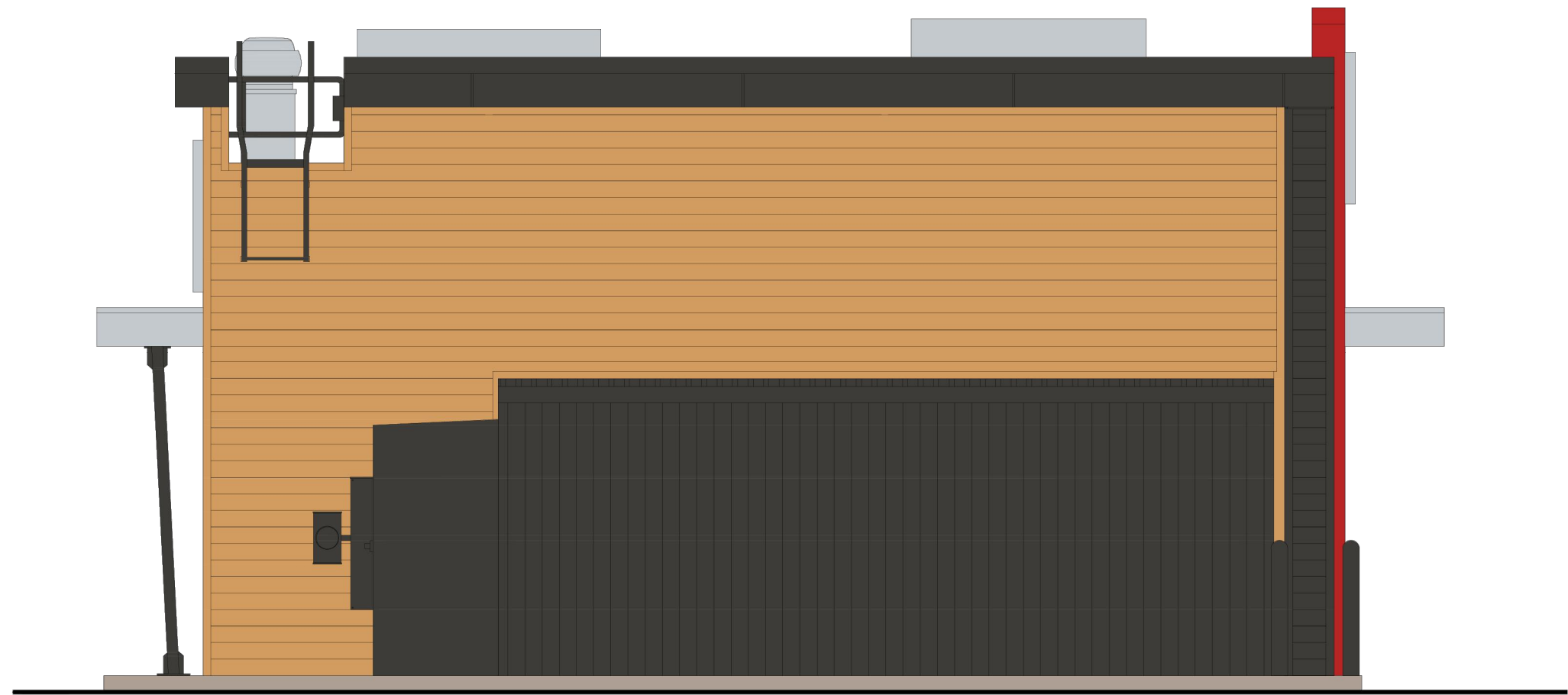
East

FRONT ELEVATION



South

LEFT SIDE ELEVATION



West

REAR ELEVATION

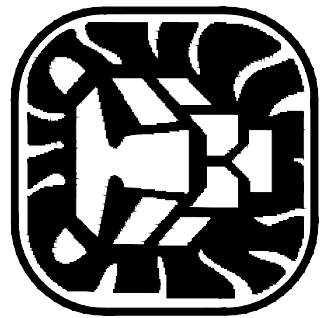


North

RIGHT SIDE ELEVATION

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

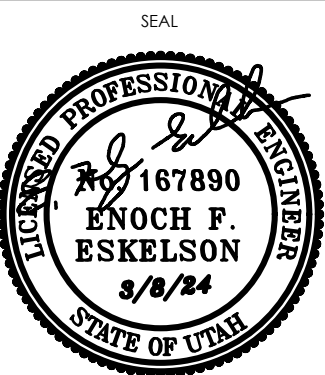


PROJECT TYPE:	CIVIL/SITE PROTOTYPE
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Wendy's.
145 NORTH GENEVA ROAD
VINEYARD, UT

REV.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE



SHEET NAME
BUILDING RENDERINGS

SHEET NUMBER

A1.0



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

Wendy's.
145 NORTH GENEVA ROAD
VINEYARD, UT

ISSUE DATE: 03/08/2024

PROJECT NUMBER: 3738

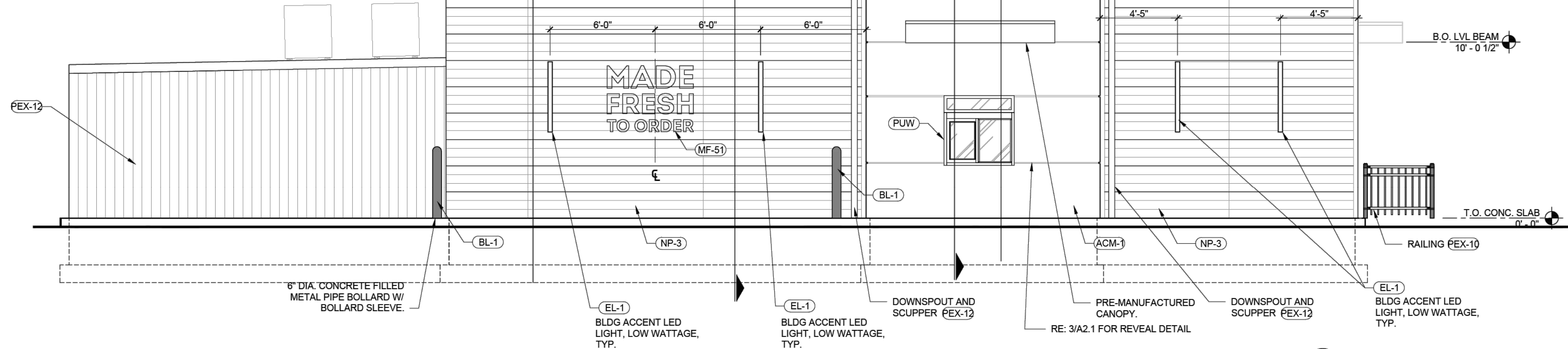
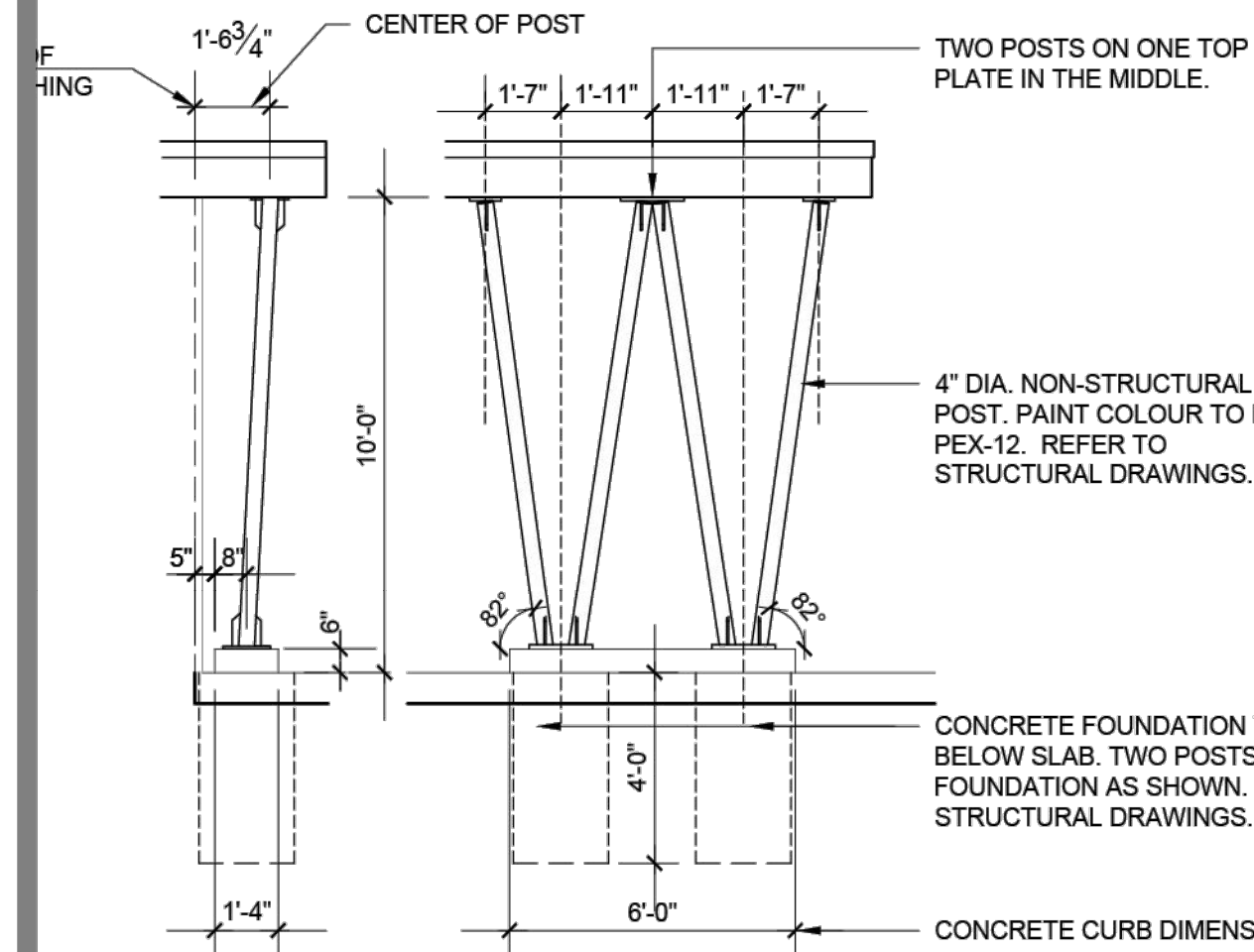
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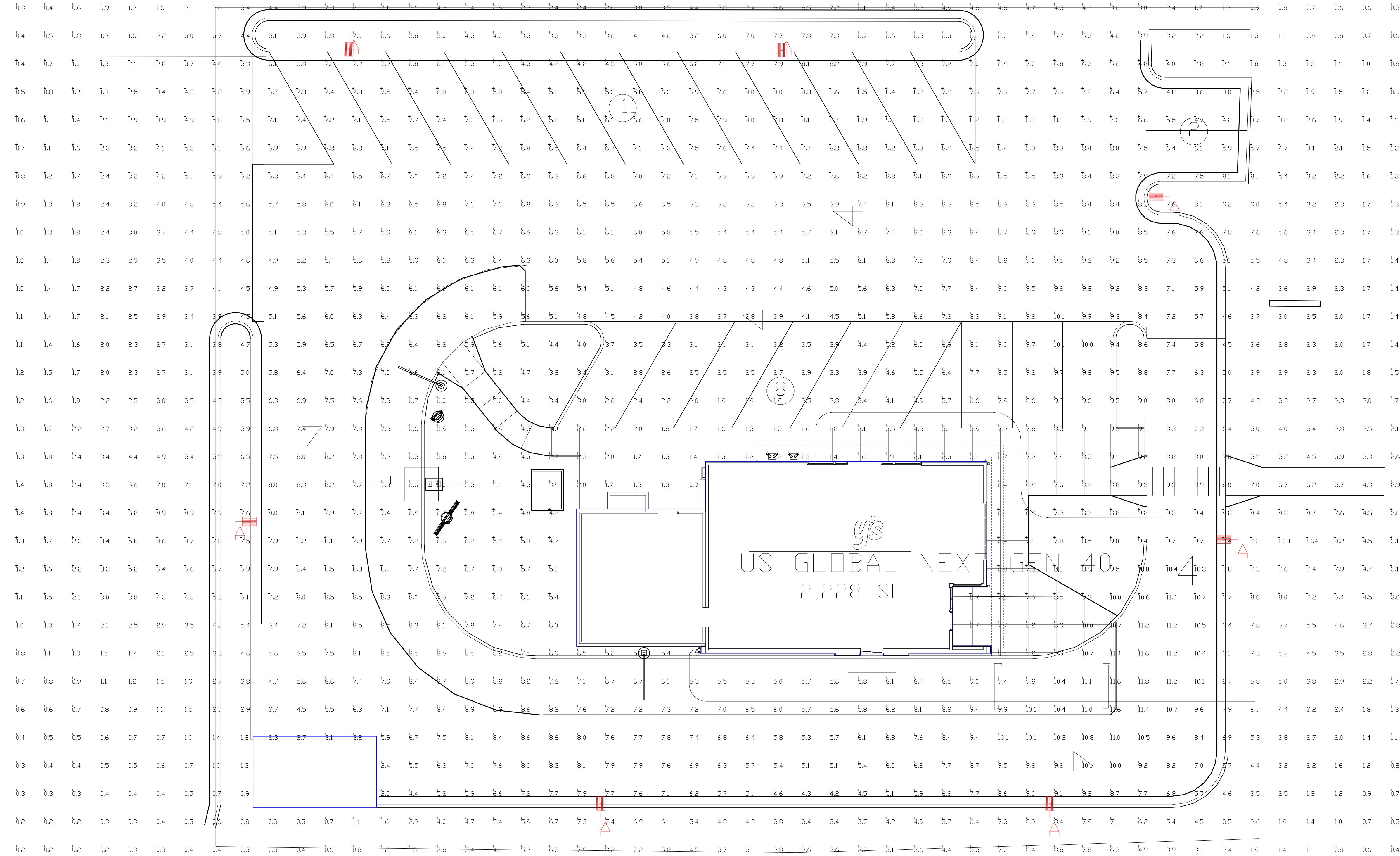
CHECKED BY: EFE

SEAL

A2.2

EXTERIOR SIGNAGE SCHEDULE	
CA-54	INTERNALLY ILLUMINATED CAMEO 54"
WE-42	INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED MFTO LETTER SIGN
QR-08	NON-ILLUMINATED QIOR LETTER SIGN 8" (US AND CANADA MARKETS)
DP-06	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN 6"
AP-44	CREW DOOR DECAL
AP-45	"RING ME" SIGN





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIN POINTS @ GRADE	Illuminance	Fc	5.34	11.8	0.2	26.70	59.00
PARKING & DRIVE SUMMARY	Illuminance	Fc	6.94	11.8	1.5	4.63	7.87

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	7	A	Single	SLM-LED-36L-SIL-FT-50-70CRI-SINGLE	24' POLE+2' BASE	1.000	1.000	36725	255

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 1785



LIGHTING PROPOSAL

LD-159809A

VENDY'S

VINEYARD,UT

BY:SAM

DATE:3/12/24

REV:

SHEET 1 OF 1

SCALE: 1"=10'

010



STAFF REPORT

Meeting April 18, 2024
Date:
Agenda Auto Zone Site Plan Application
Item:
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

AutoZone is planning/proposing to construct a retail auto parts store on Lot 201 of the Geneva Retail Subdivision Plat “E” at 243 North Geneva Road. The project will include construction of the building, parking lot and landscape improvements. The proposed project will meet city and other jurisdictional agency requirements. The proposed improvements are in line with the other adjacent commercial developments and what has been master planned to be on this property and in this area.

This AutoZone retail store will sell auto parts and light truck parts, chemicals such as washes and waxes, and automotive accessories. No installations or services are available. This store will operate from 8:00 am to 10:00 pm, 7 days per week. AutoZone expects to employ 10 – 15 full and part time employees depending on the volume of sales which the store produces. Normally, deliveries to an AutoZone store occur once per week.

The Zoning for this location is Geneva Road Mixed Use. The sale of Retail Auto parts is an allowed use in the Geneva Road Mixed Use zoning district. Required setbacks are 5’ from the front right of way, 20’ from the rear property line and 0’ from any interior lot lines. The building has been situated roughly 121.4’ from the front (East) property line, 20 feet from the rear (West) property line, 1.4’ from the Side (South) property line and 18’ from the west property line, and 42.62’ from the other Side (North) property Line.

Onsite Parking meets City Code of 1 stall per 300 square feet of building.

The facility as proposed will have it’s main building frontage facing Geneva Road. The building will have an attractive, prominent entry façade to enhance the visual interest of the entrance area. Similar projections are proposed on all four sides of the building. The building will have a wainscoting of stone veneer as well as stone veneer covered pilasters to break up the wall areas, and all parapets have been treated with cornice elements. The main body of the building will have stucco finish in an earth tone color.

A photometric Plan has been included with this submittal. Proposed lighting will be LED light fixtures with full cut -off optics with matching Wall Pak lighting mounted on the building to provide lighting to the pedestrian sidewalks. All lighting will be Bronze Colored and will have full cut off optics to meet dark sky ordinances and to reduce potential glare to adjoining properties.

The service – loading area for this facility has been placed near the NW corner of the building.

A 6' tall masonry wall designed to match building construction and colors is proposed to screen the trash receptacles. Doors to the enclosure will be opaque and painted to match the enclosure. The HVAC units servicing this building will be located on the roof and will be fully screened from view on all sides by the building parapets.

Utility services will be provided by a combination of utilities provided by the shopping center developer. AutoZone's water and Sanitary needs will be served by a 1" water line and 6" sanitary line, connected to the shopping center infrastructure which. An underground Stormwater system will be provided by the shopping center developer to handle the run off requirements for this parcel. AutoZone will utilize Natural gas powered HVAC units. Our Electrical needs will be 120/208 3 phase 400 amp service.

Fiscal Impact:

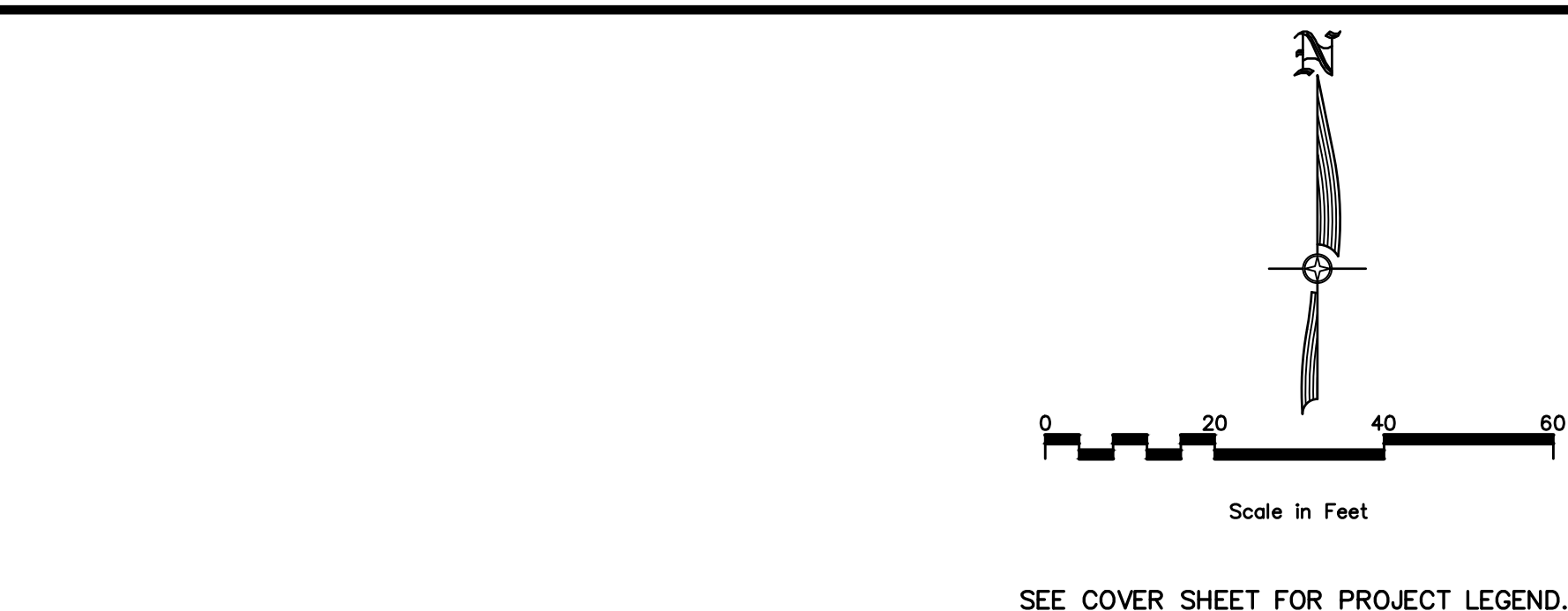
Recommendation:

Sample Motion:

No motion may be made by the Development Review Committee on Site Plan Applications.

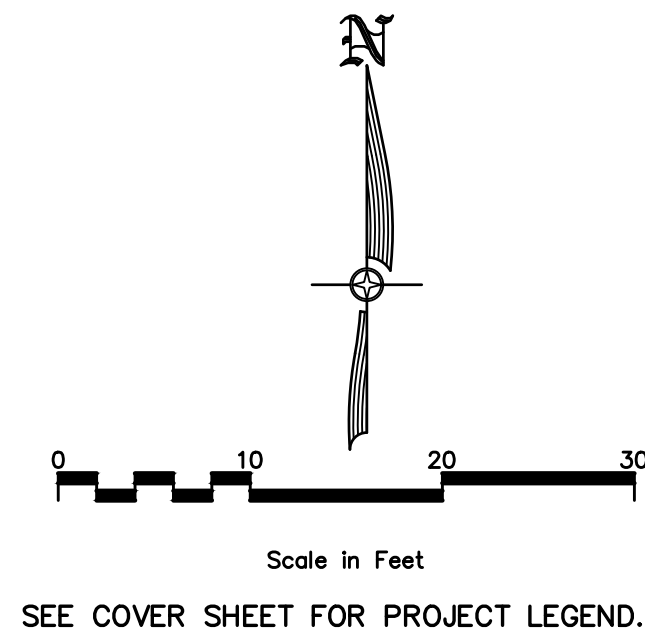
Attachments:

1. Auto Zone Site Plan Documents



- ① ASPHALT PAVEMENT (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).
- ② CONCRETE PAVEMENT (PART OF CAR WASH).
- ③ CURB AND GUTTER (PART OF CAR WASH).
- ④ PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0
- ⑤ PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0
- ⑥ PROPOSED 6" CURB. SEE DETAIL 2/C4.0
- ⑦ PROPOSED 8' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 22/C4.0
- ⑧ PROPOSED SIDEWALK. SEE DETAIL 28/C4.0.
- ⑨ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- ⑩ ADA RAMP MID SIDEWALK ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 10/C4.0
- ⑪ ADA RAMP END SIDEWALK ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 19/C4.0
- ⑫ INSTALL ADA PARKING SIGN. SEE DETAIL 12/C4.0
- ⑬ PROPOSED TRASH ENCLOSURE. SEE DETAIL 8&9/C4.0
- ⑭ PROPOSED BIKE RACK. SEE DETAIL 13/C4.0. BIKE RACK TO BE PLACED ON CONCRETE.
- ⑮ LOADING/UNLOADING ZONE INTO OVERHEAD DOOR.
- ⑯ PROPOSED MONUMENT SIGN (3'X7'X6' TALL).
- ⑰ INSTALL PARKING LOT LIGHT. SEE DETAIL 1/C5.0
- ⑱ PARKING LOT LIGHT (PART OF CAR WASH)
- ⑲ UNDERGROUND STORM WATER SYSTEM (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).
- ⑳ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ㉑ PROPOSED PAINTED PEDESTRIAN CROSSING.
- ㉒ PROPOSED 12" MOW STRIP WITH 4' TALL WROUGHT IRON FENCE TO MATCH CAR WASH.
- ㉓ EXISTING CONC. SCREEN WALL.
- ㉔ CURB AND GUTTER (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).

The logo for Blue Stakes of Utah 811. It features a stylized mountain range in blue and grey. Below the mountains, the text "Blue Stakes of" is in black, "UTAH" is in large blue letters, and "811" is in large yellow letters. At the bottom, there is a grey banner with the text "Bluestakes.org" in white, and a small graphic of a shovel and a flower.



UTILITY GENERAL NOTES:
CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO WARRANTY AS TO THE ACCURACY OF THE EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS.
CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

NOTE TO CONTRACTORS AND SURVEYOR: THE EXISTING AND PROPOSED ELEVATIONS SHOWN ON THESE PLANS DO NOT MATCH THE AUTOZONE ALTA SURVEY. CIVIL SITE DESIGN ENGINEER USED THE ELEVATIONS PROVIDED BY MASTER DEVELOPER THAT MATCH INTO THE INFRASTRUCTURE DESIGN PLANS. THIS WAS TO HELP ENSURE THAT THE SURFACE AND UNDERGROUND SITE IMPROVEMENTS ACCURATELY TIE INTO THE INFRASTRUCTURE THAT IS SERVICING THE AUTOZONE SITE INCLUDING SHARED ACCESS ROAD, WATER, SEWER AND STORMWATER UTILITIES.

UTILITY PLAN KEYNOTES

1. INSTALL 1" IPS POLY CULINARY WATER LINE. END WATER LINE 5' FROM BUILDING AND SEE MECHANICAL PLAN FOR CONTINUATION TO BUILDING.
2. CONNECT TO EXISTING SEWER LATERAL STUB AND EXTEND 4" PVC SEWER LATERAL AT 2.0% TO BUILDING. INSTALL CLEANOUT AT ALL BENDS AND EVERY 100'. (FIELD VERIFY DEPTH AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION).
3. INSTALL 4" CLEANOUT. TOL.=MATCH TOP OF LANDSCAPING (4644.21±), I.E.=4636.75± (FIELD VERIFY).
4. INSTALL 4" SDR-35 PVC SEWER PIPE. L=24.0'±, S=2.0%.
5. INSTALL 4" CLEANOUT. TOL.=MATCH TOP OF LANDSCAPING (4245.27±), I.E.=4637.23. SEE MECHANICAL SHEET P01B FOR CONTINUATION INTO BUILDING.
6. INSTALL PARKING LOT LIGHT. SEE DETAIL 1/C5.0 SEE SITE ELECTRICAL AND PHOTOMETRIC PLANS.
7. PROPOSED GAS METER.
8. PROPOSED POWER METER.
9. INSTALL FREEZELESS YARD HYDRANT.
10. INSTALL 1" POLY PIPE FOR YARD HYDRANT.
11. INSTALL IRRIGATION POINT OF CONNECTION - SEE IRRIGATION PLANS.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
4. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATIONS SHOWN ON CIVIL PLANS EQUAL THE ARCHITECTS 100.0' ELEVATION.
5. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
6. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
7. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
8. SEE DRAINAGE PLAN FOR CONSTRUCTION OF STORM DRAIN PIPE
9. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2" AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.

UTILITIES NOTES:

CONTRACTOR TO CONTACT THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

UTAH POWER: 801-576-6226
QUESTAR GAS: 801-324-3448
QWEST: 801-974-8112

[illegible]

CIVIL ENGINEERING
+ SURVEYING

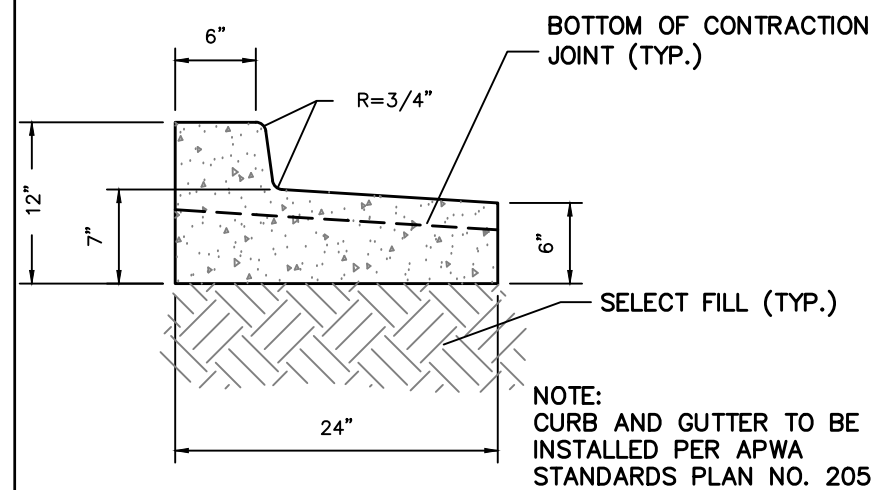
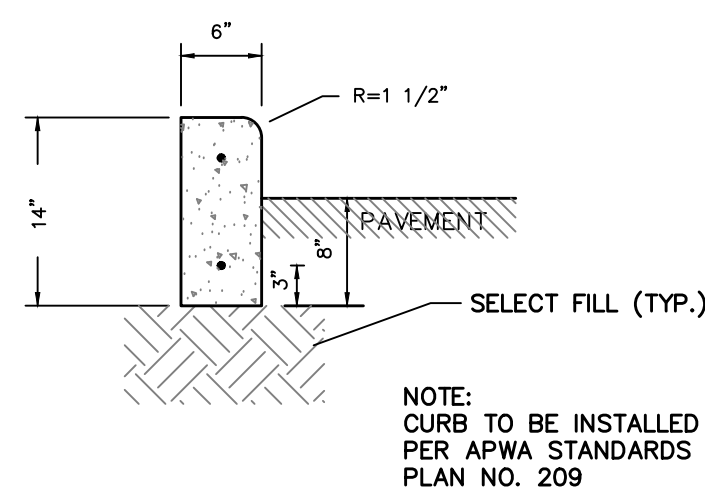
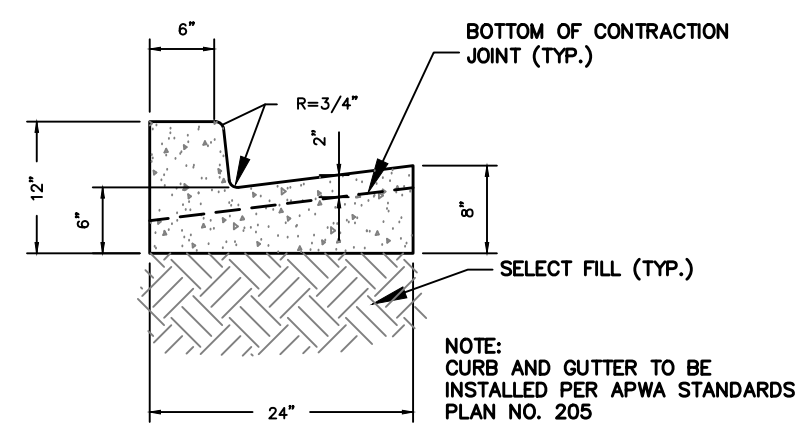
CHIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-8286

AUTOZONE – VINEYARD #9286
243 NORTH GENEVA ROAD, VINEYARD UT, 84059
UTILITY PLAN

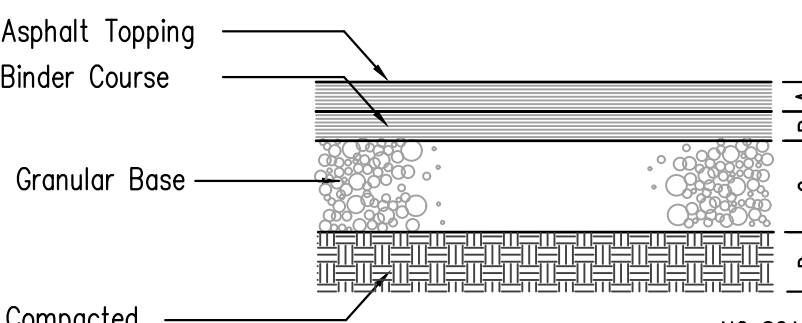
UTILITY PLAN

SHEET NO. C3.0	
PROJECT ID E24-050	DATE: 04/15/24
FILE NAME: PRJ-VAZ	SCALE: 1"=10'



DIMENSION & TYPE				
Paving Area	A	B	C	D
Regular Duty	1.5"	1.5"	6"	12"
Heavy Duty	2"	2"	8"	12"

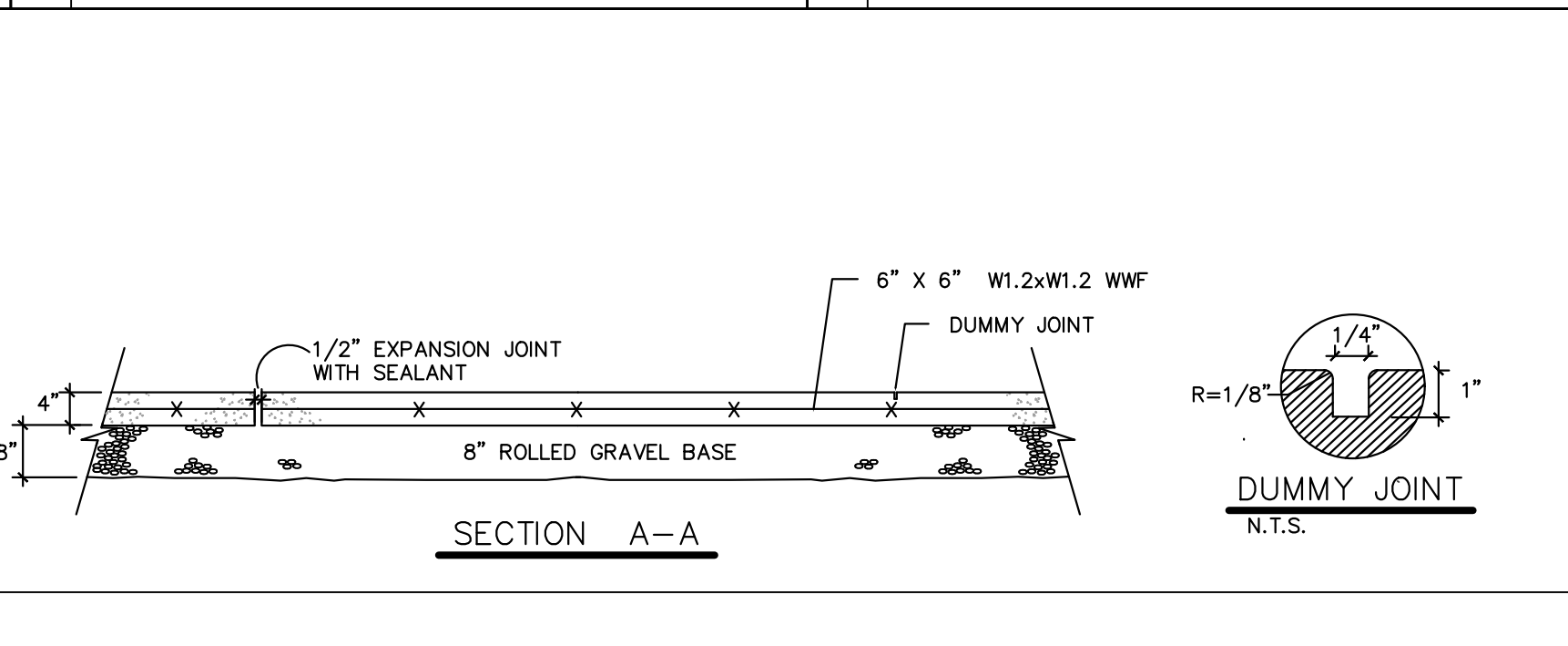
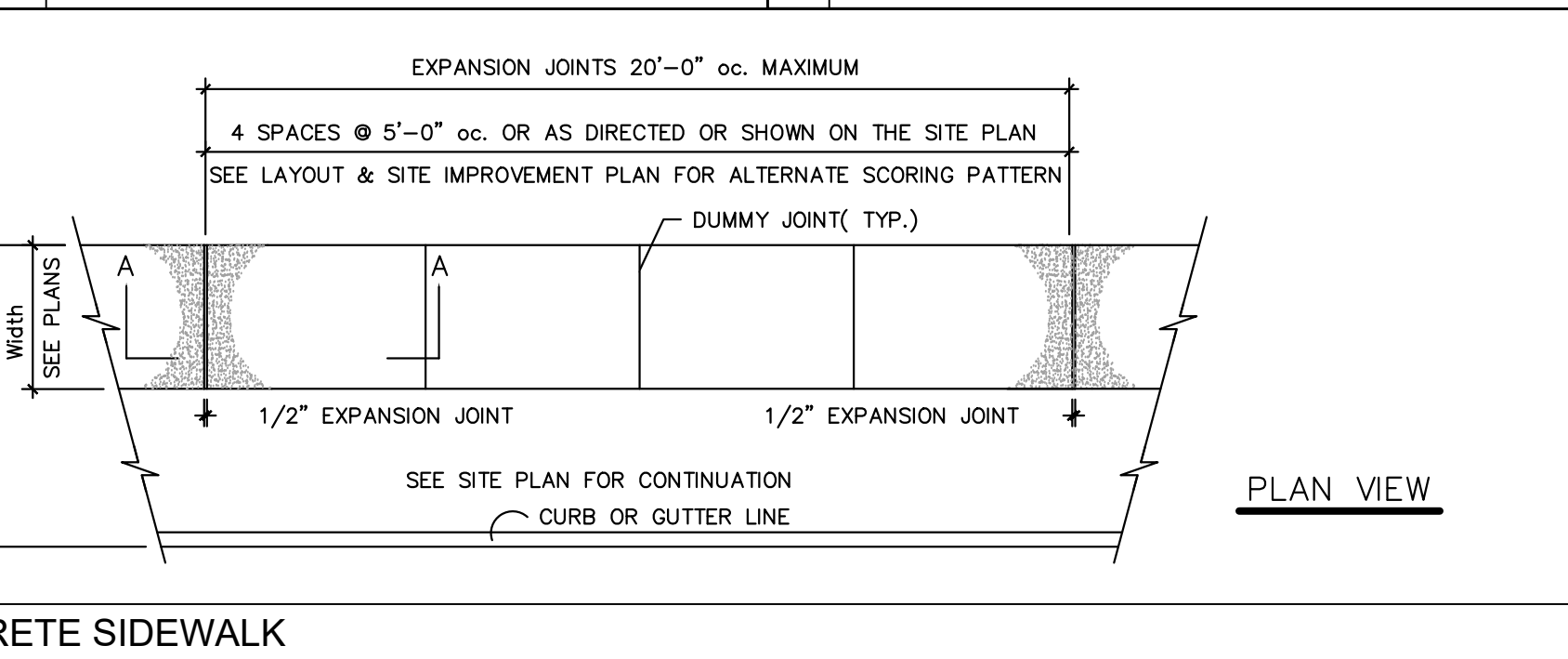
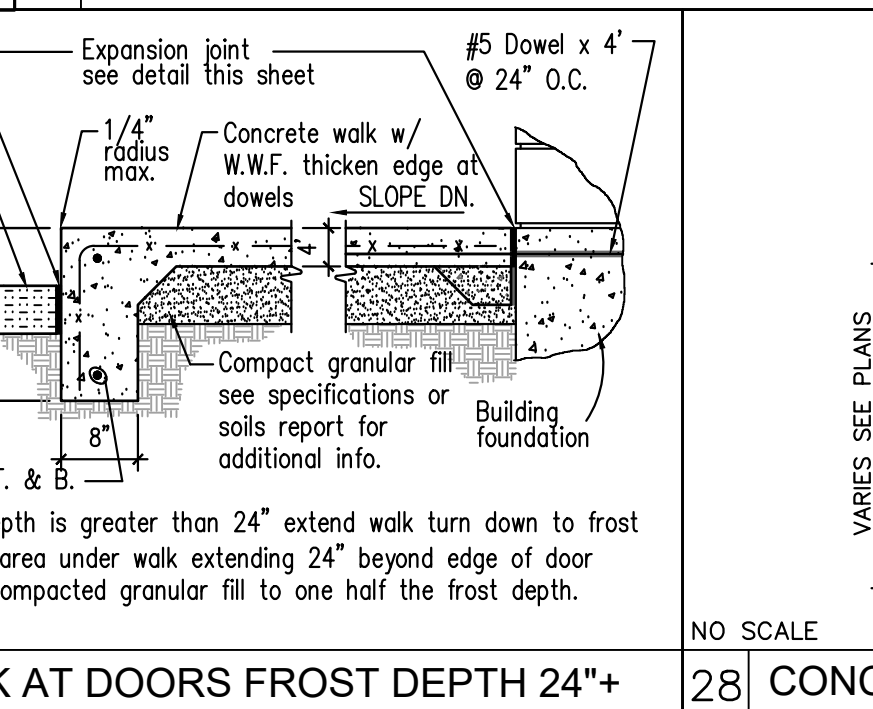
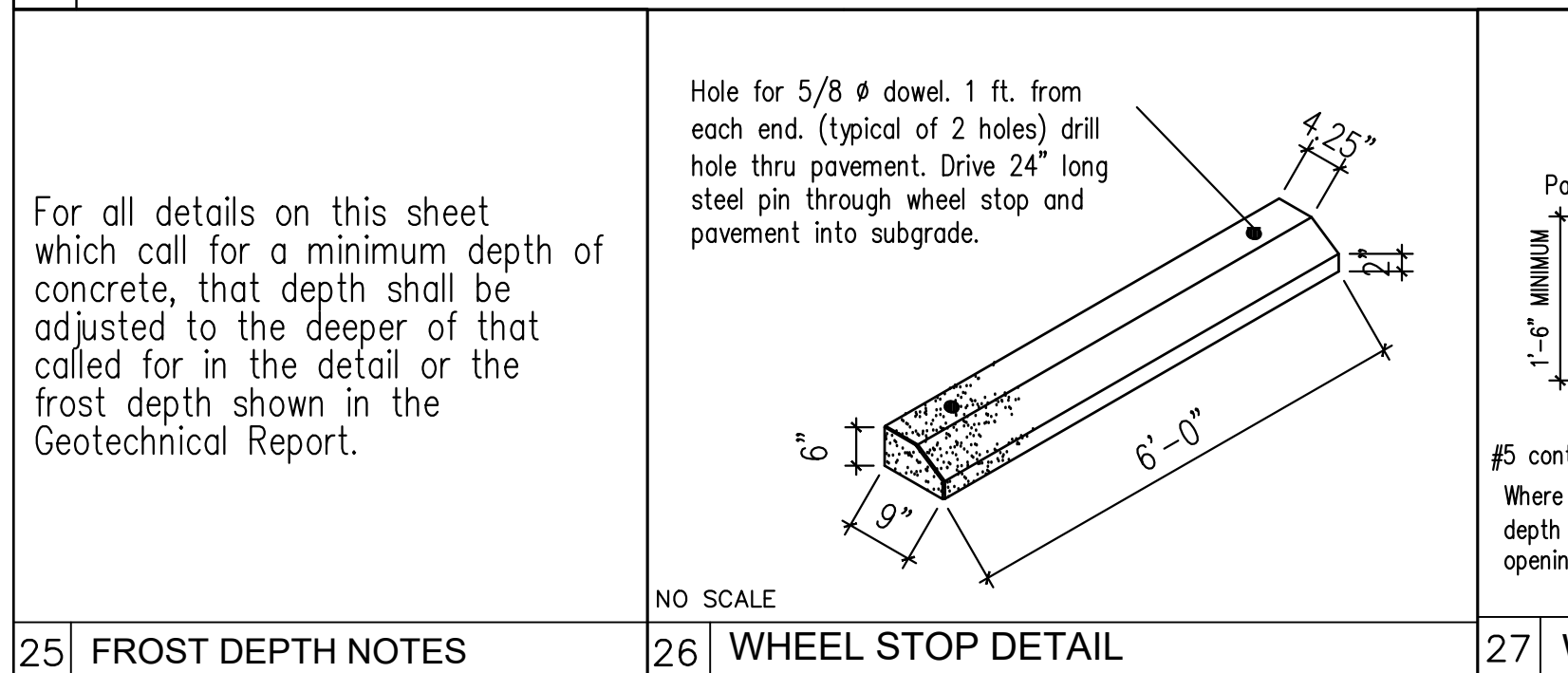
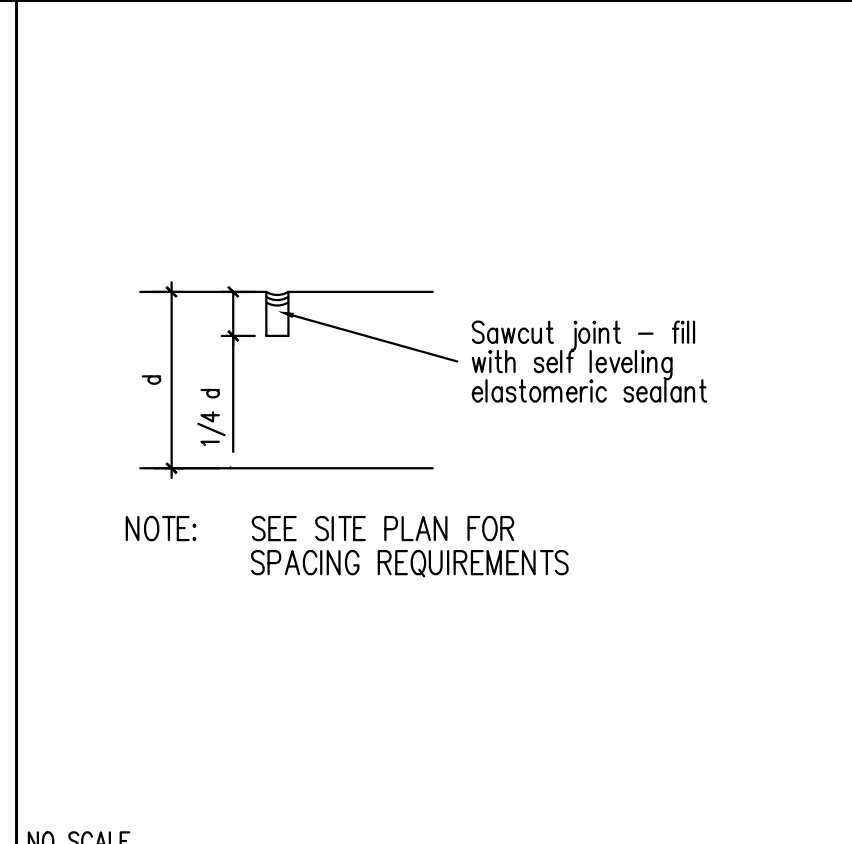
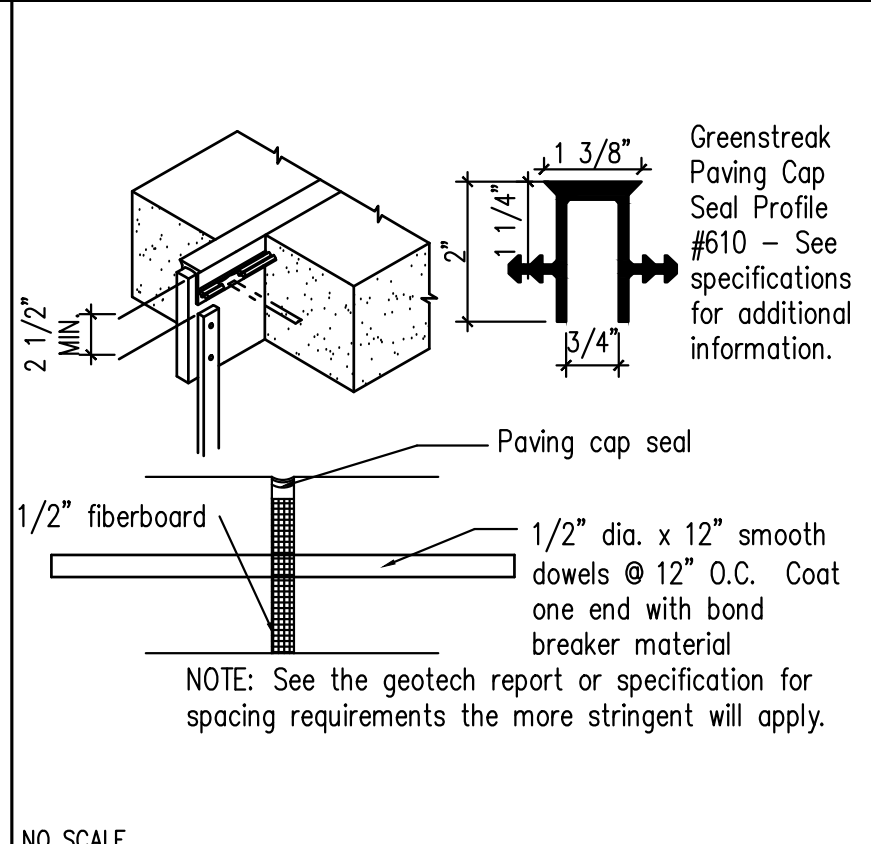
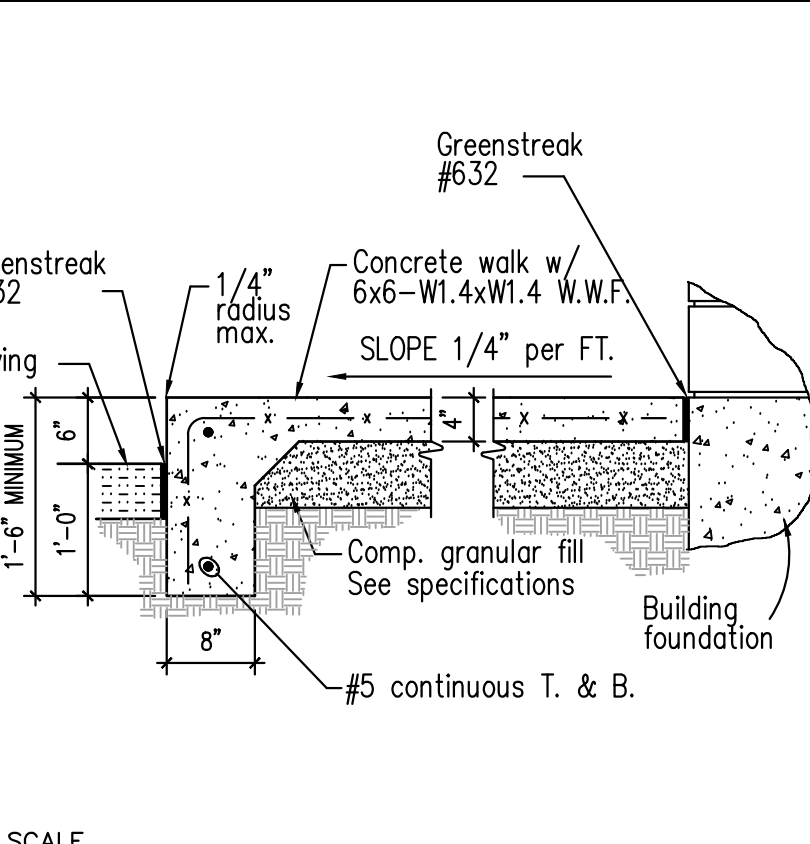
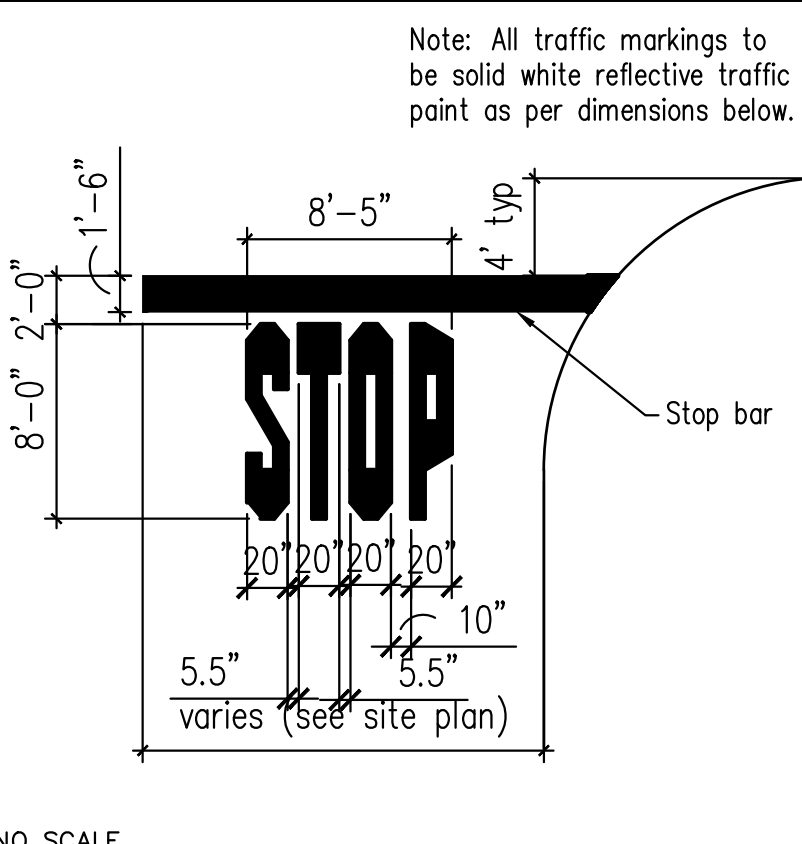
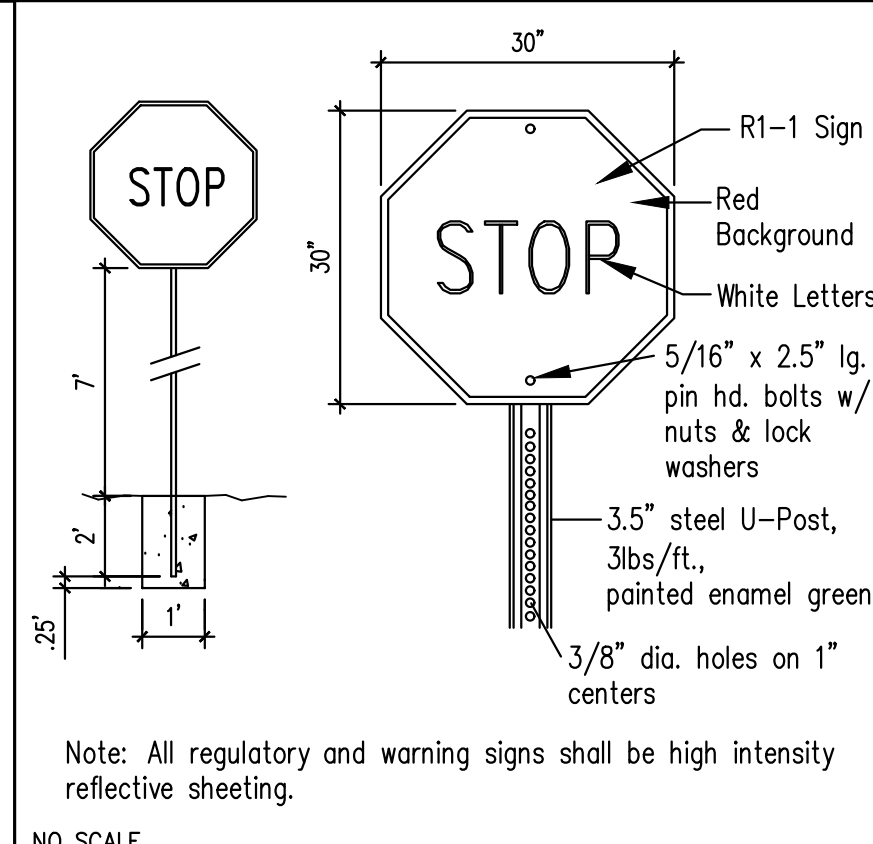
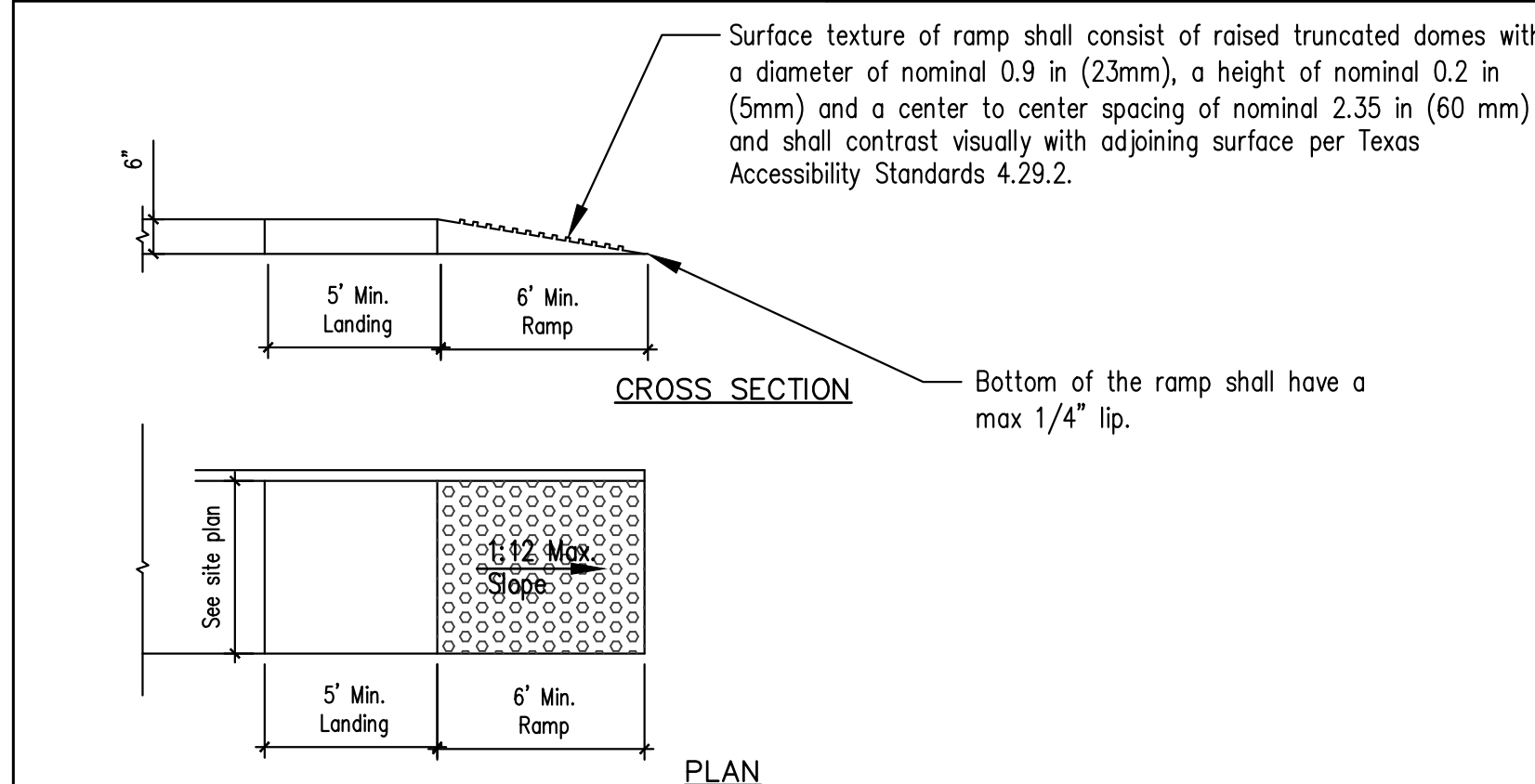
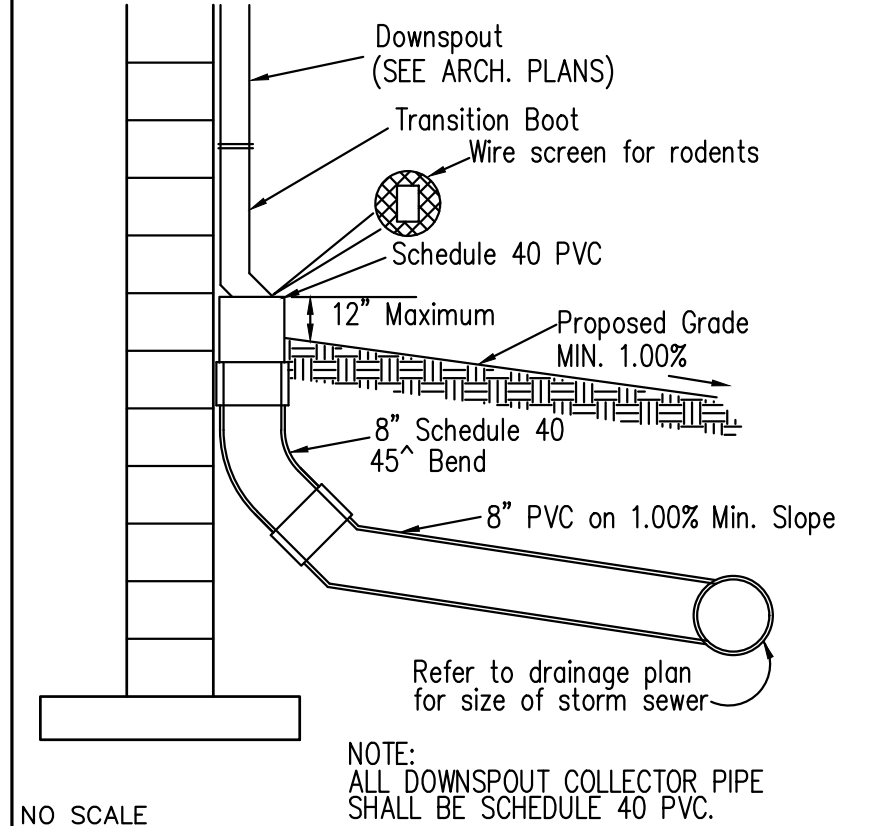
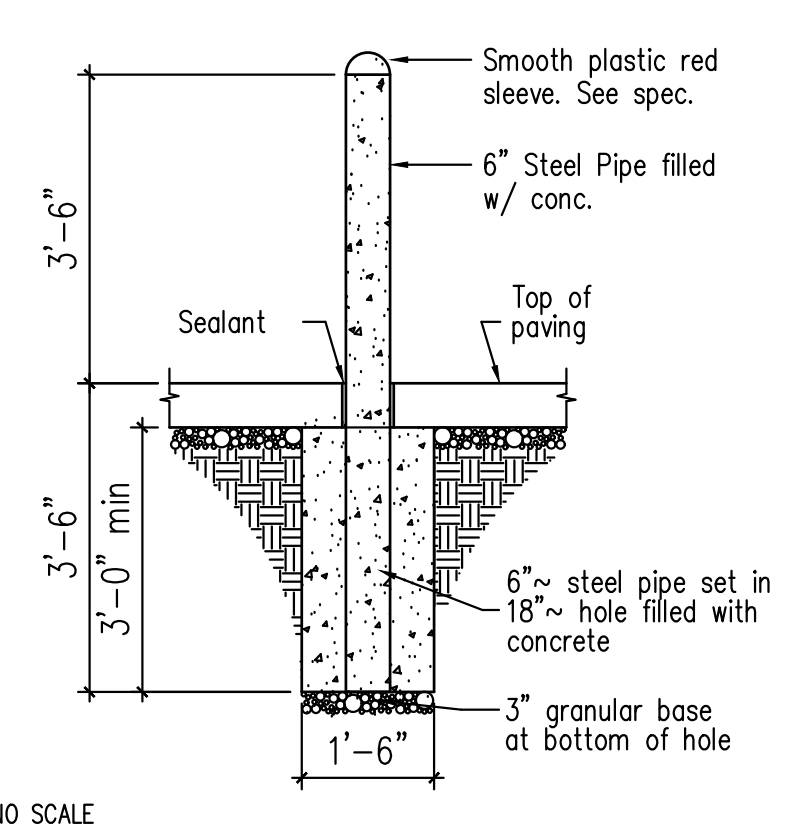
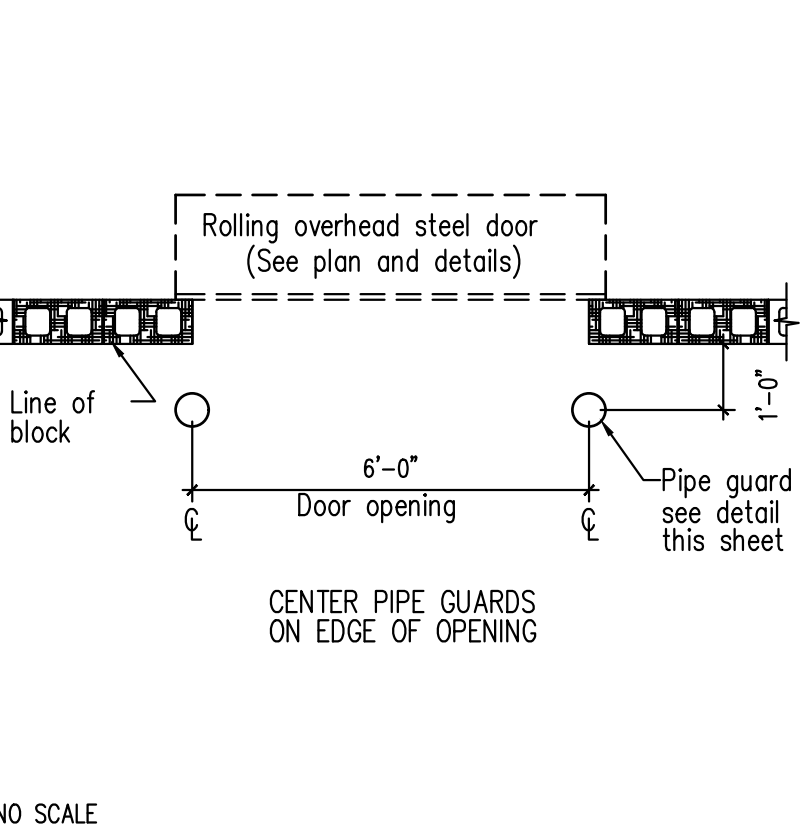
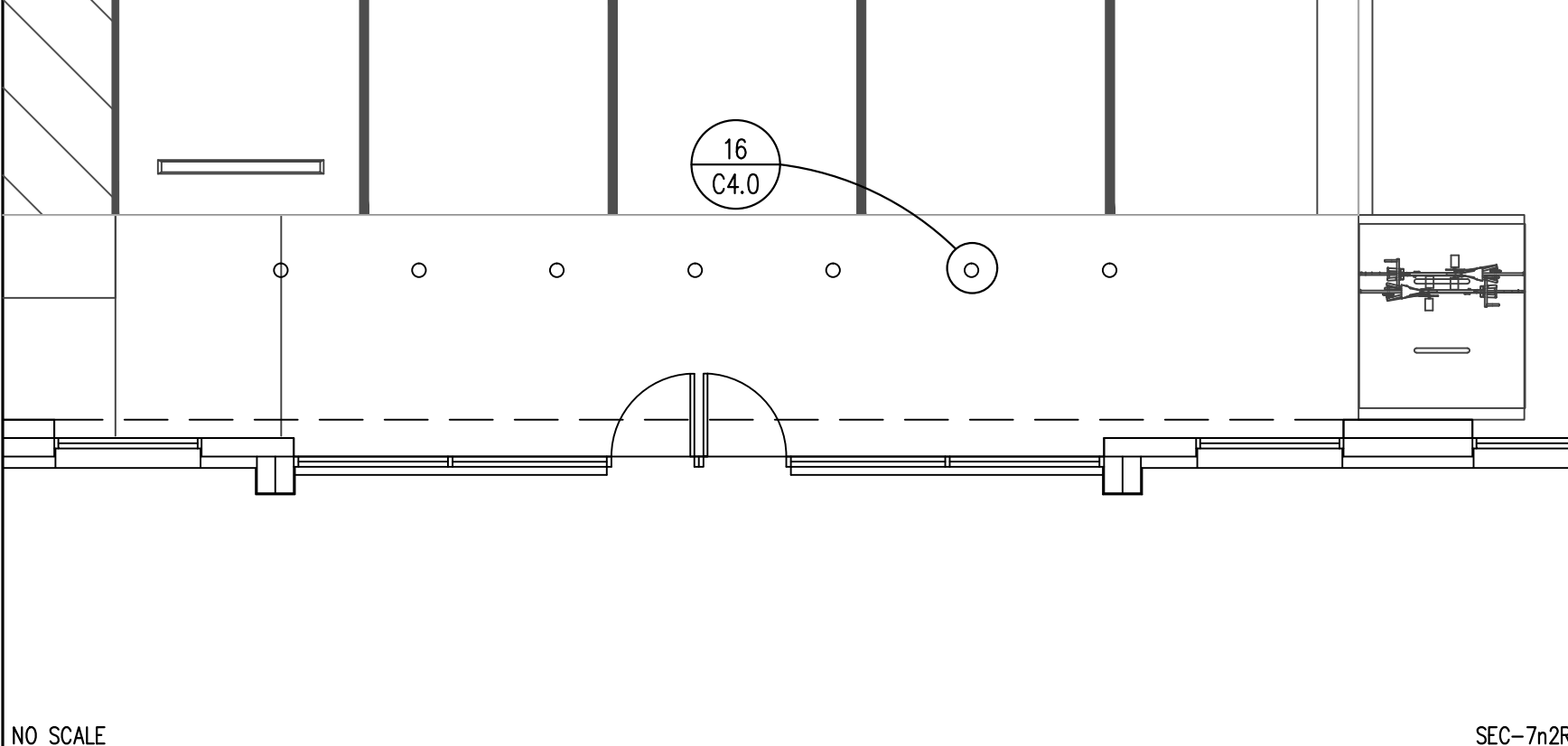
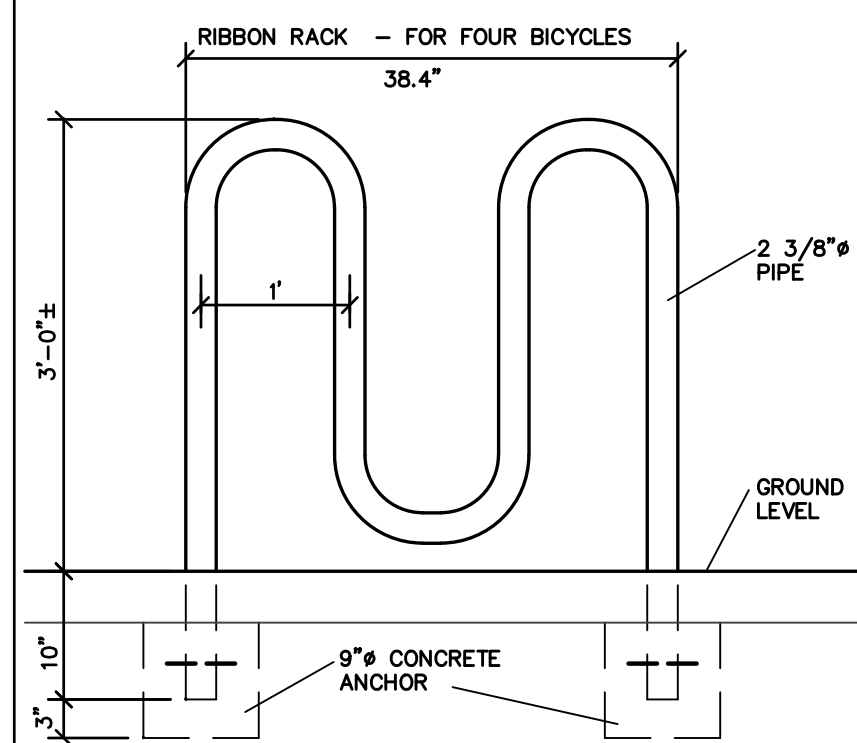
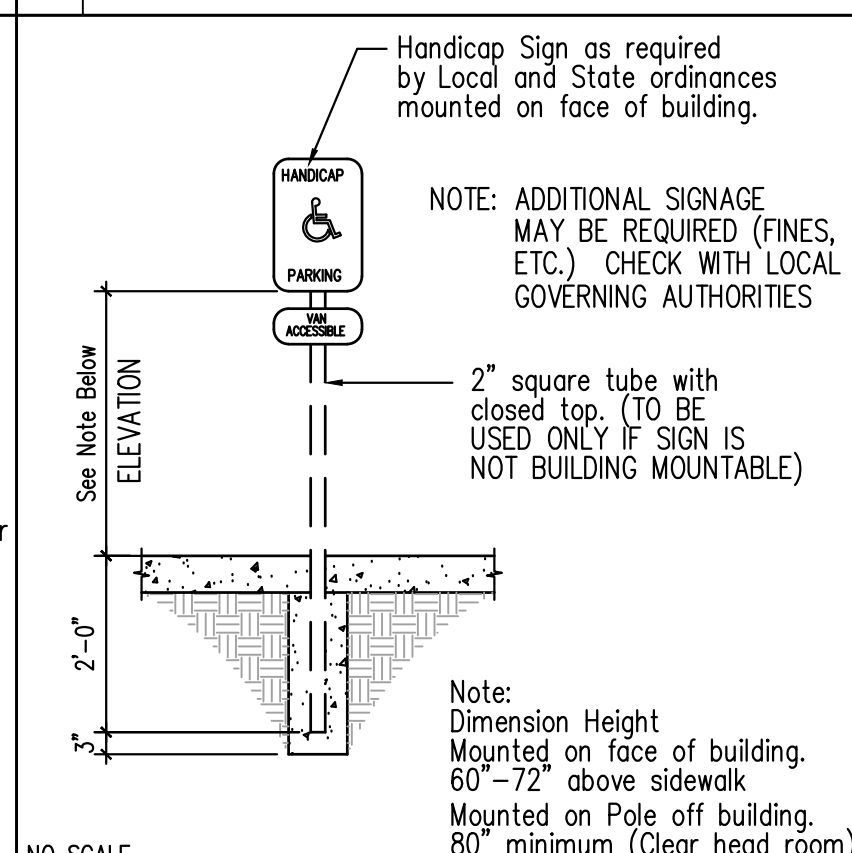
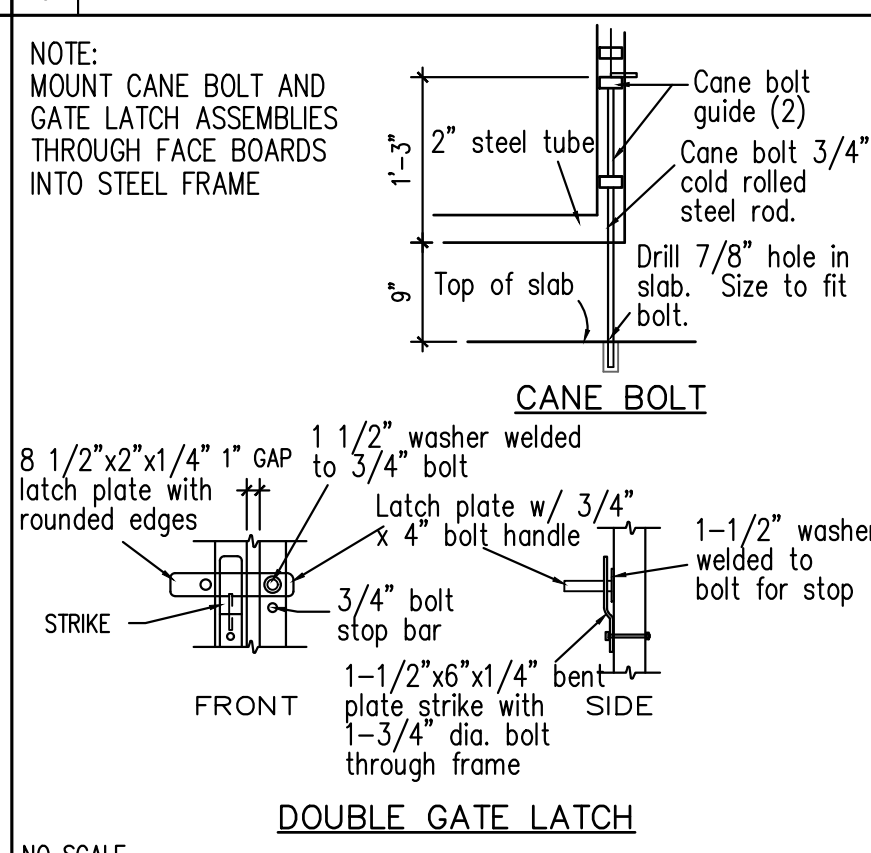
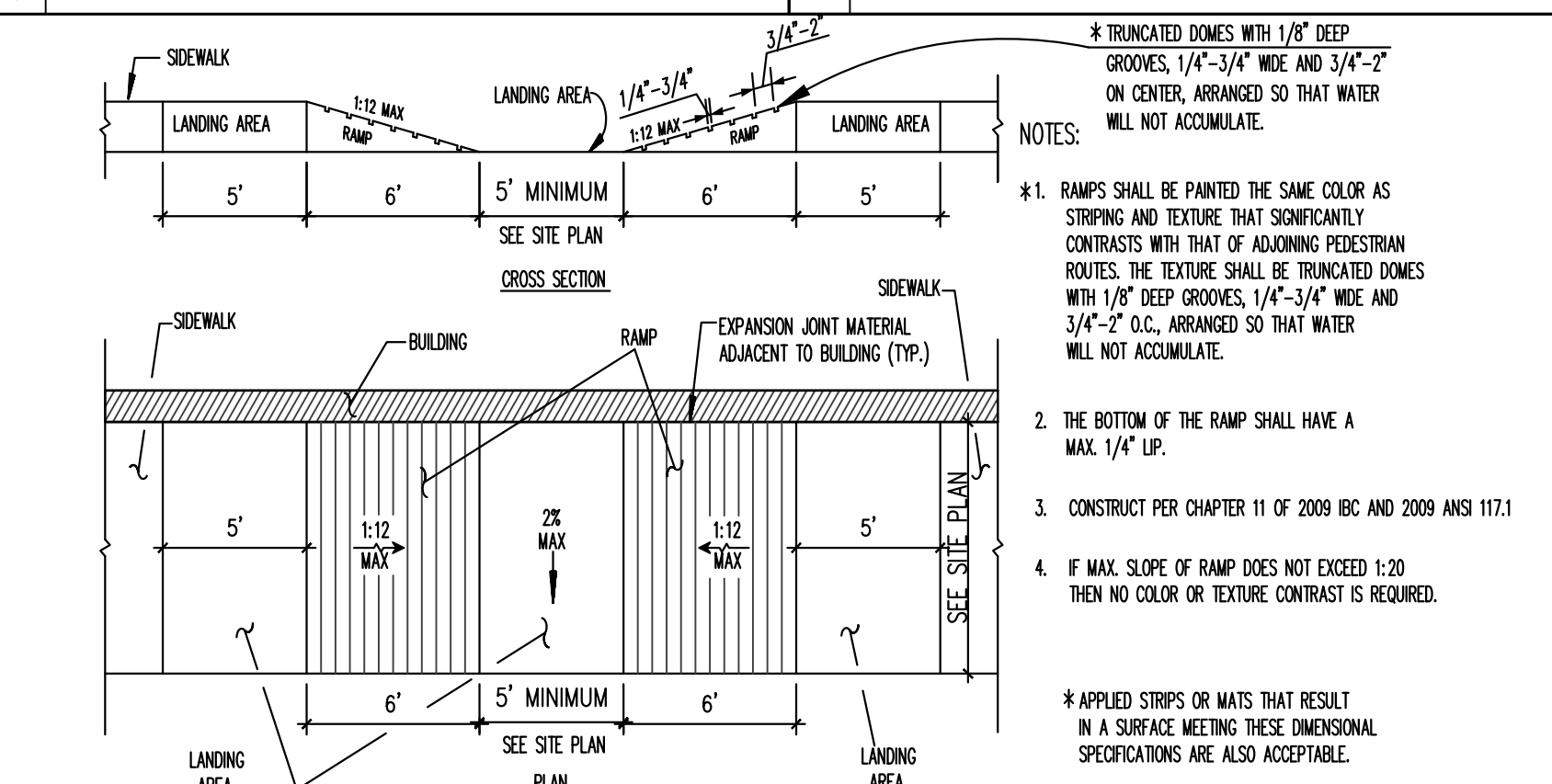
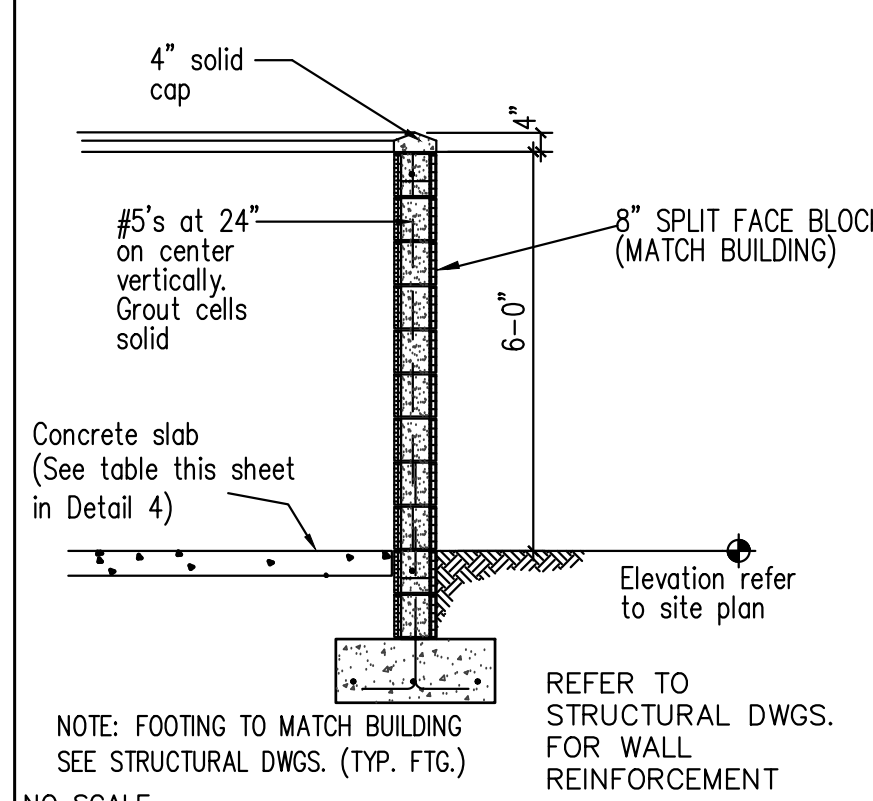
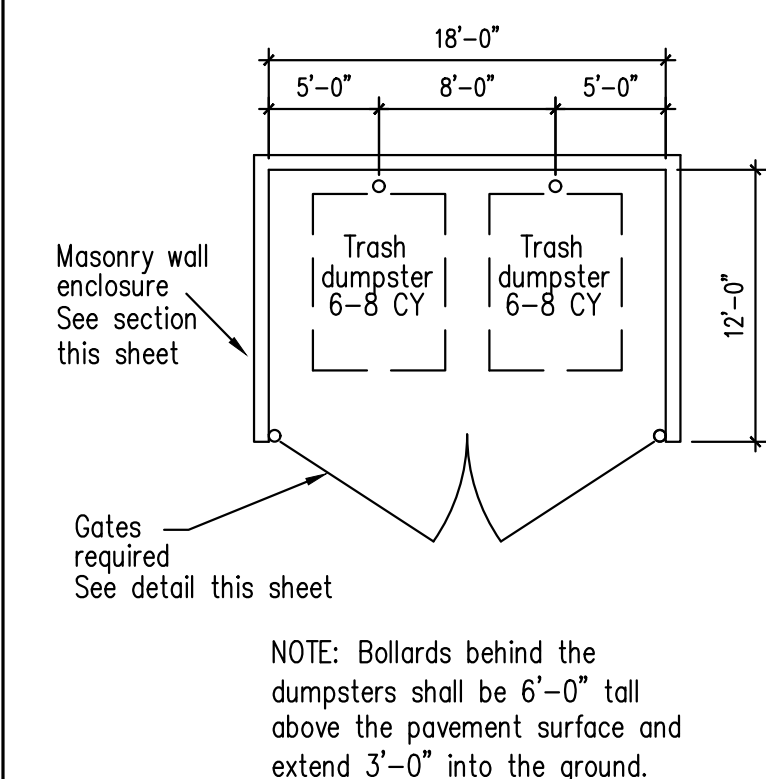
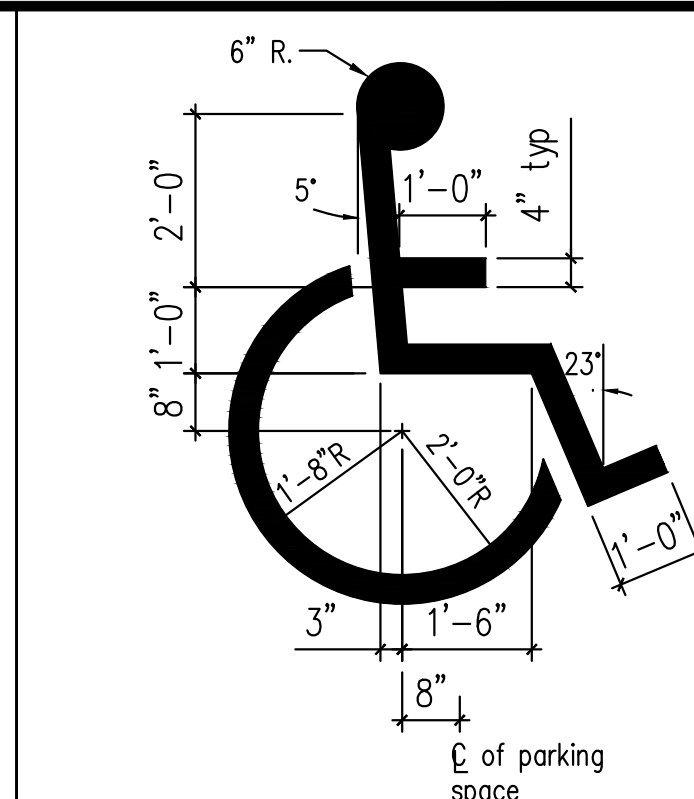
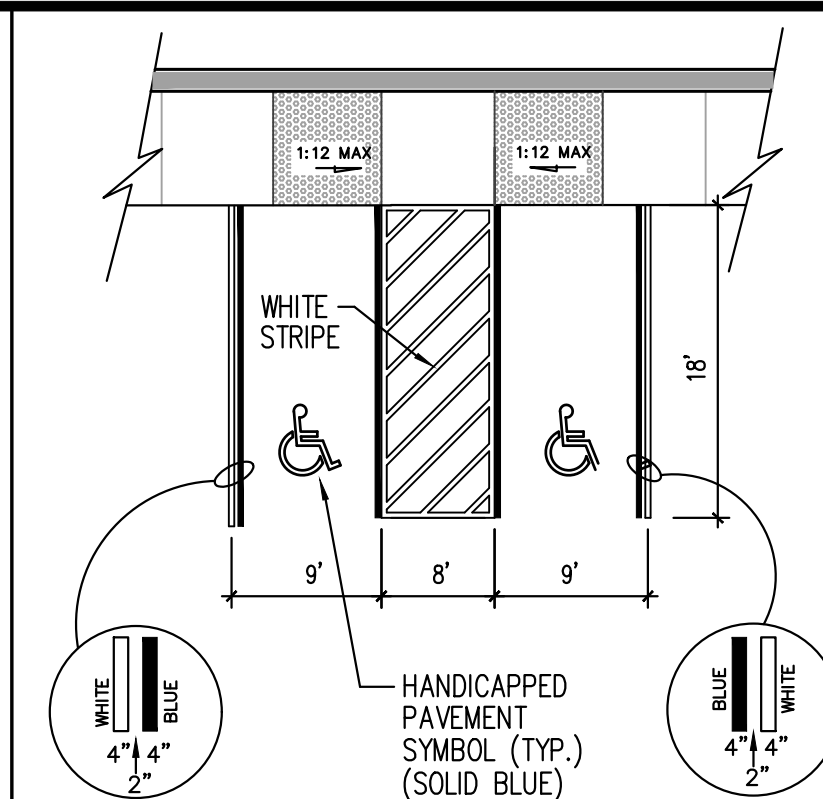
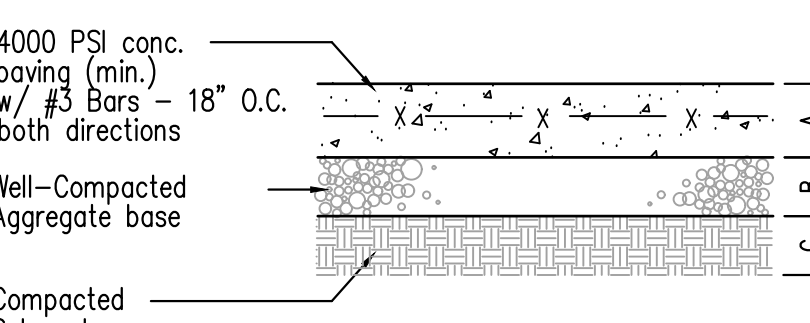
NOTE: Compacted subgrade should be as specified in soils report.

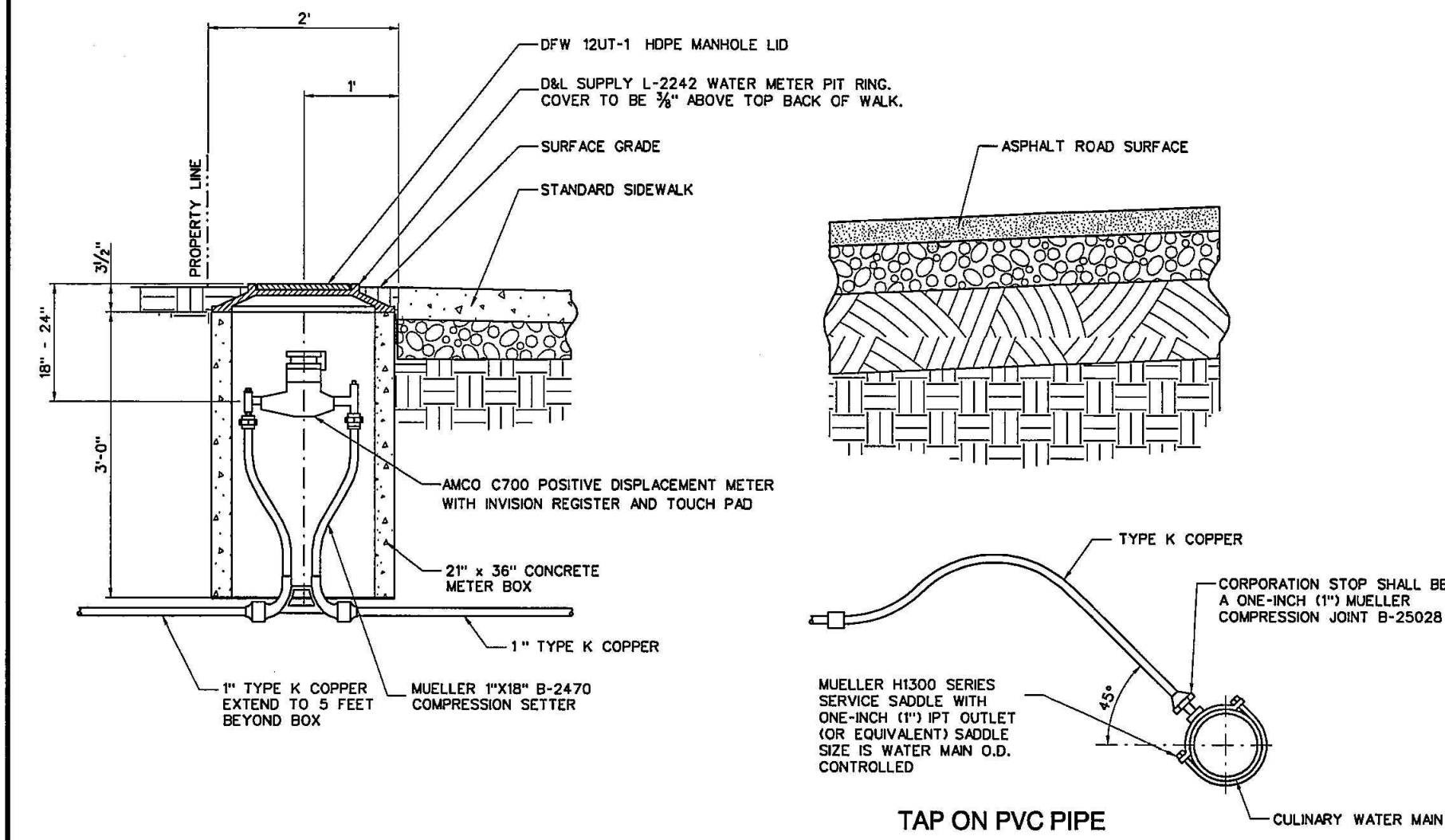


NOTE: See Geotechnical Report by GEOROX ENGINEERING, JOB NO. G-2311 dated 10-11-2023 for more information.

Concrete Section	A	B	C
Regular Duty – Parking	5"	6"	see note
Heavy Duty – Loading/Dumpster	7"	6"	see note
Heavy Duty – Approaches	7"	6"	see note

NOTE: Compacted subgrade should be as specified in soils report.

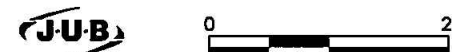




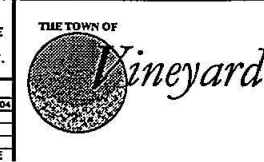
- NOTE:
1. METER BOX AND SETTER INSTALLED BY DEVELOPER/CONTRACTOR.
 2. WATER SERVICE TO BE STUBBED AT CENTER OF LOT.
 3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS.

TOWN OF VINEYARD CORPORATION WATER SERVICE INFORMATION

SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	WATER METER	CONNECTION TYPE	BYPASS
1"	21" DIA.	CONCRETE	SUPPLIED BY CITY	COMPRESSION	NO



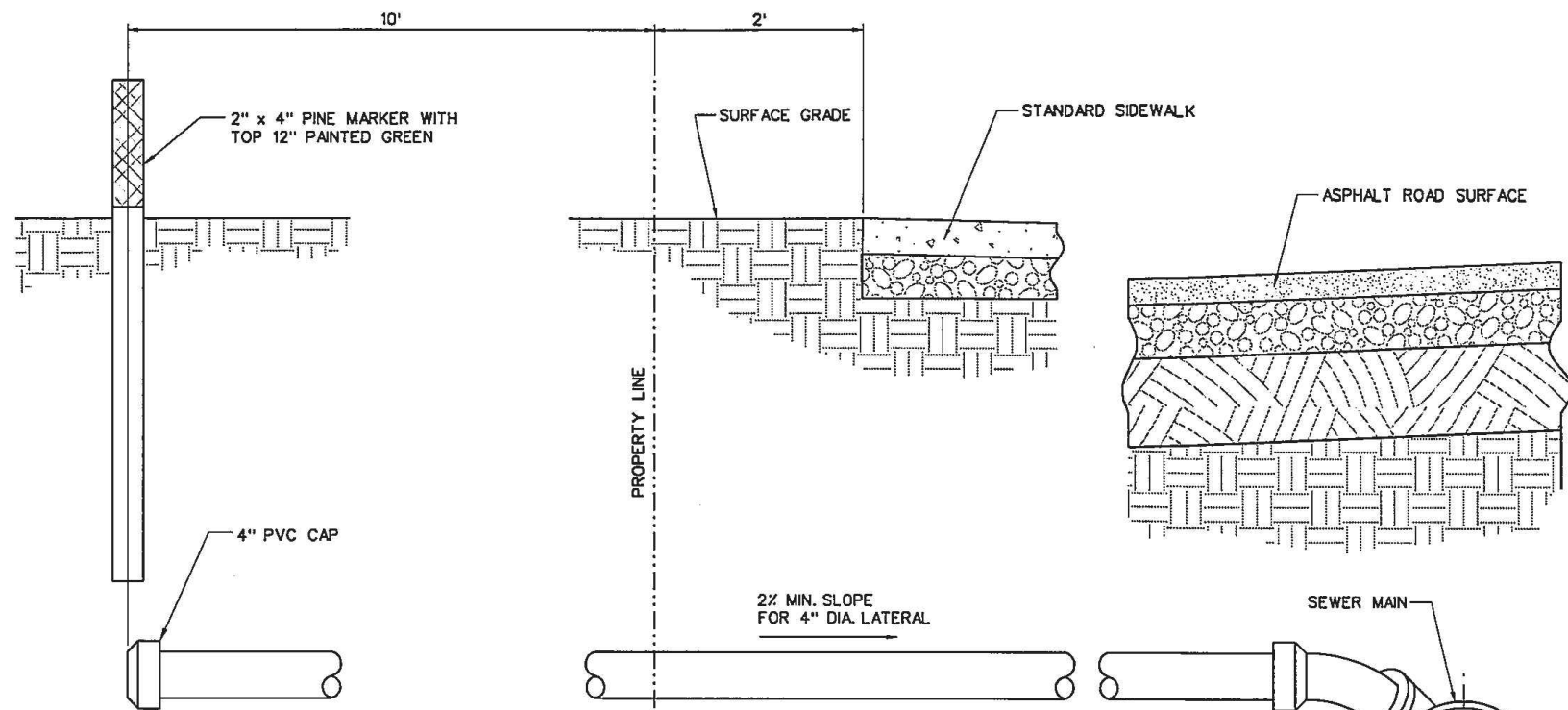
REVISION	
NO.	DESCRIPTION



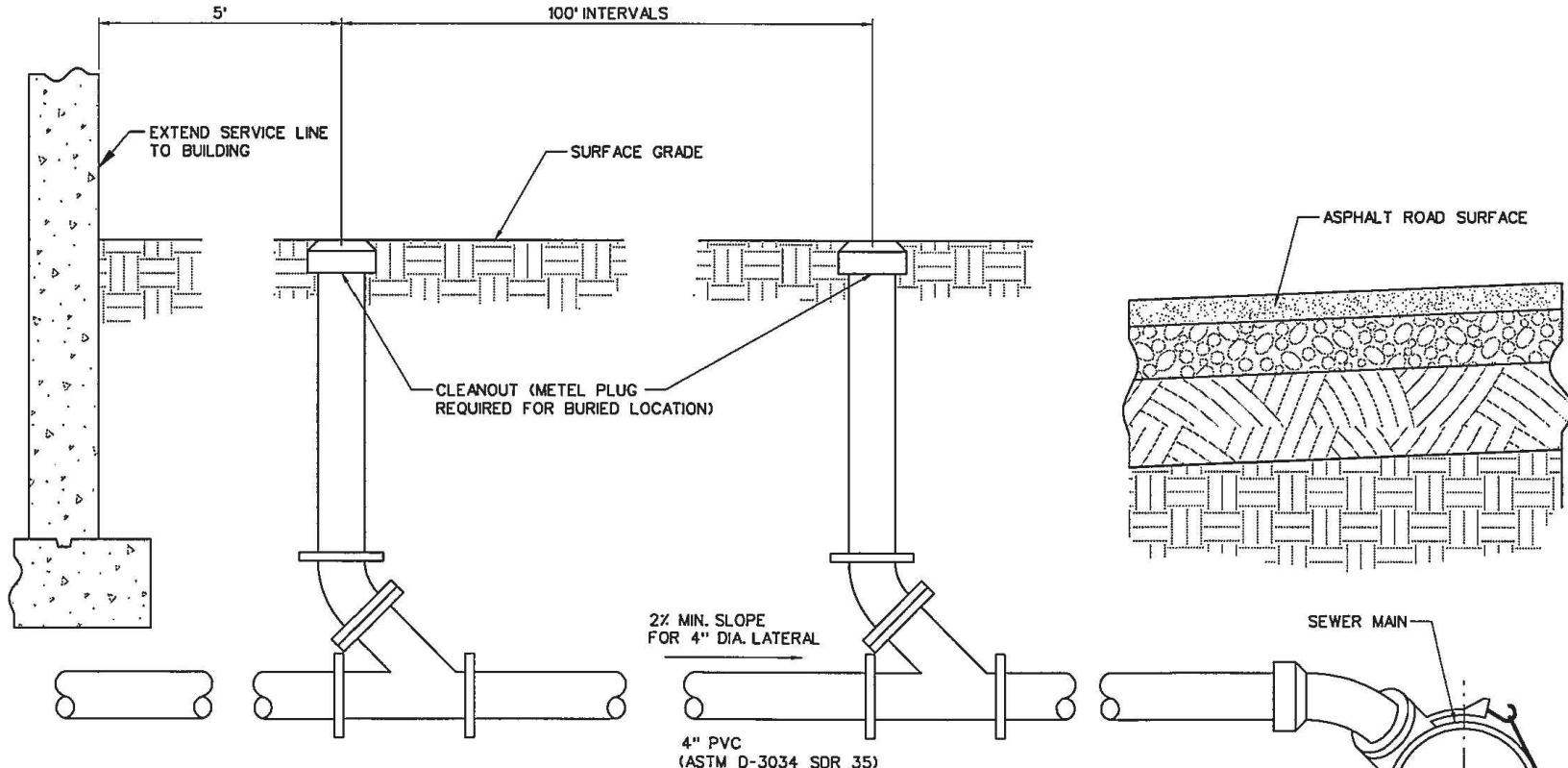
TYPICAL CULINARY WATER CONNECTION

TOWN OF VINEYARD

STANDARD PLANS	19
DATE: 01/15/2024	
DESIGNED BY: JUB	
CHECKED BY: JUB	
APPROVED DATE: 20 JAN 24	



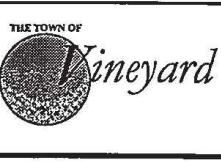
- NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
 2. LOCATION OF STUB TO BE 12" MIN. OF LOWEST FRONT LOT CORNER.
 3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATING USED FOR SEWER MAIN.



- NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CORE SEWER MAIN WITH MAXIMUM OPENING AROUND LATERAL OF 1".
 2. INSTALL CAST IRON BODAMAN SEWER SADDLE WITH 1" FLUMBERS TAPE STRAP.
 3. GROUT AROUND CONNECTION TO SEWER MAIN.
 4. ENCASE SEWER MAIN AND LATERAL CONNECTION IN CONCRETE.
 5. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.



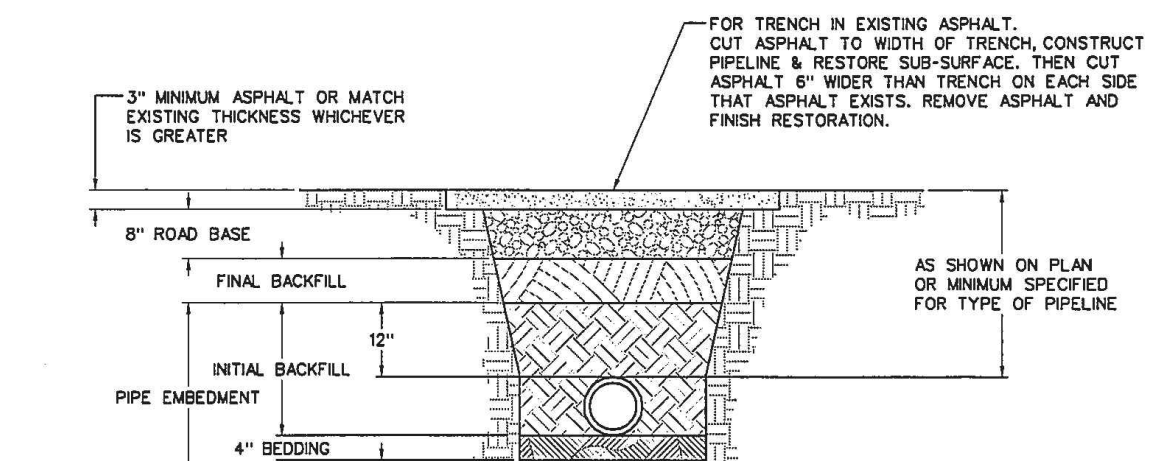
REVISION	
NO.	DESCRIPTION



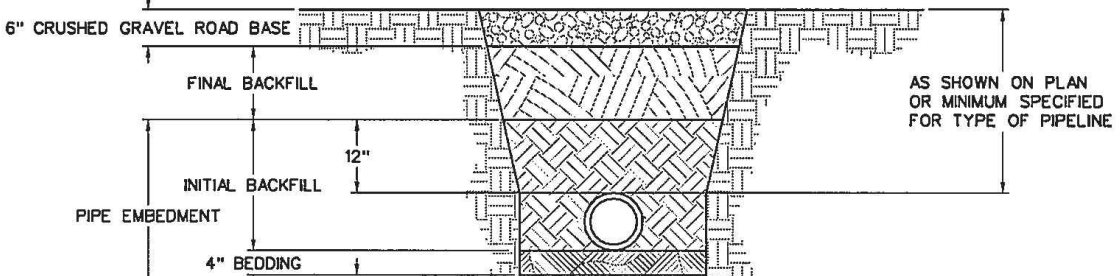
TYPICAL SEWER LATERAL

TOWN OF VINEYARD

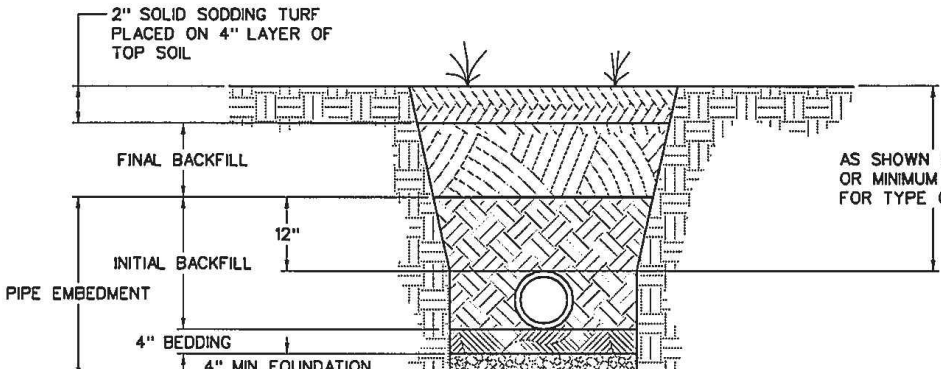
STANDARD PLANS	20
DATE: 01/15/2024	
DESIGNED BY: JUB	
CHECKED BY: JUB	
APPROVED DATE: 18 JAN 24	



ASPHALT SURFACE



GRAVEL SURFACE

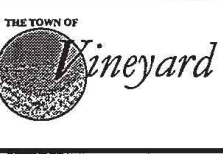


TURF SURFACE

- NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS LATEST EDITION OR USE TRENCH BOX.
 2. FOUNDATION AND BEDDING MATERIAL, AS REQUIRED.
 3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.



REVISION	
NO.	DESCRIPTION



TYPICAL TRENCH SECTION

TOWN OF VINEYARD

STANDARD PLANS	13
DATE: 01/15/2024	
DESIGNED BY: JUB	
CHECKED BY: JUB	
APPROVED DATE: 18 JAN 24	

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NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
CIR
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

AUTOZONE - VINEYARD #9286
243 NORTH GENEVA ROAD, VINEYARD UT, 84059
DETAIL SHEET

SHEET NO.	C5.0
PROJECT ID	E24-050
DATE:	04/15/24
FILE NAME:	PRJ-VAZ
SCALE:	

It fence

- 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.



February 2008

7

Plan
122

Inlet protection - gravel sock

- 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.



September 2006

11

124

Sheet 1 of 3

Inlet protection - gravel

- 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.



February 2006

13

Plan
124
Sheet 2 of 1

Inlet protection - fence or straw bale

- 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.



February 2006

15

Plan
124
Sheet 3 of 3

Stabilized roadway entrance

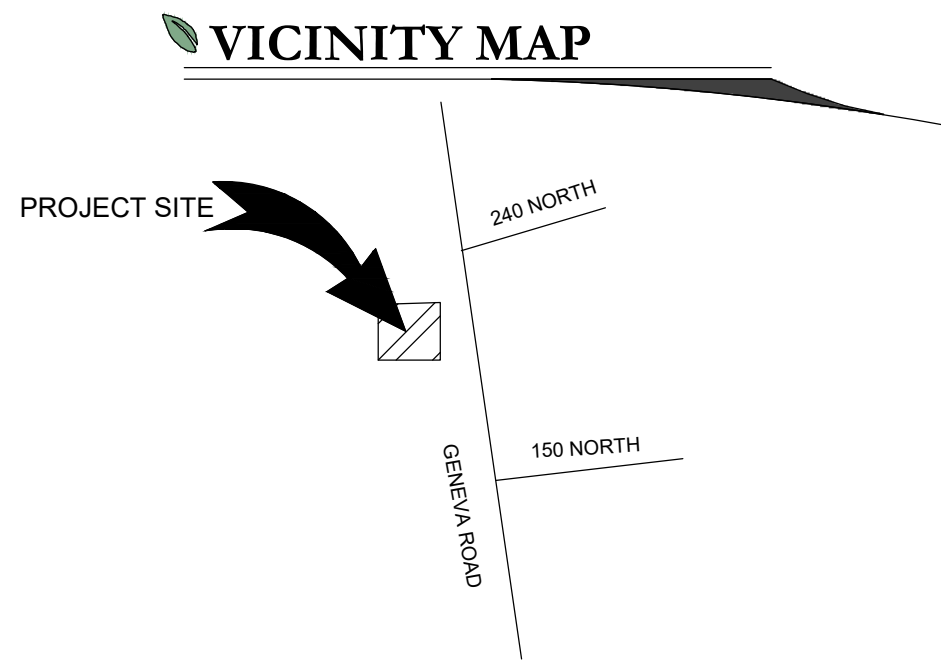
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February 2006

19

SHEET NO.	
C6.1	
PROJECT ID	DATE
E24-050	04/13/2014
FILE NAME:	SCALE
PRJ-VAZ	



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	J'S'M	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	KP'F	2	Koeleria paniculata 'Fastigiata' Columnar Goldenrain Tree Td2, 25x8; AV 176; sun; z5; Utah Lake water tolerant	B & B	2"	Cal
	M'RS	6	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"	Cal
	UX'F	4	Ulmus x 'Frontier' Frontier Elm Td3, 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"	Cal
	Z'S'M	5	Zelkova serrata 'Musashino' Musashino Zelkova Td4, 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"	Cal
DECIDUOUS SHRUBS						
	BT'C	16	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3, 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal		
	CA'C	2	Cotoneaster apiculatus Cranberry Cotoneaster Gv3, 3x6; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal		
	SB'T	12	Spiraea betulifolia 'Tor' Birchleaf Spiraea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal		
EVERGREEN SHRUBS						
	JH'I	5	Juniperus horizontalis 'Monber' TM Icee Blue Juniper GV1, 4" x 8"; AV 50; sun; z3; Utah Lake water tolerant	5 gal		
	Y'F'C	10	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle Se0, 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal		
GRASSES						
	CA'K	15	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2, 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal		

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,593 sf

ISSUE DATE
4/12/2024

PROJECT NUMBER
UT24057

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

PROJECT INFORMATION
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DEVELOPER / PROPERTY OWNER / CLIENT
CIR CIVIL ENGINEERING
10718 S. BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095
801-949-6296

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

LICENSE STAMP
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www.pkjdesigngroup.com

DRAWING INFO
PLOT DATE: 4/12/2024
CHECKED: JMA
DRAWN: ACP
PM: JTA

NO. REVISION
1 XXXX
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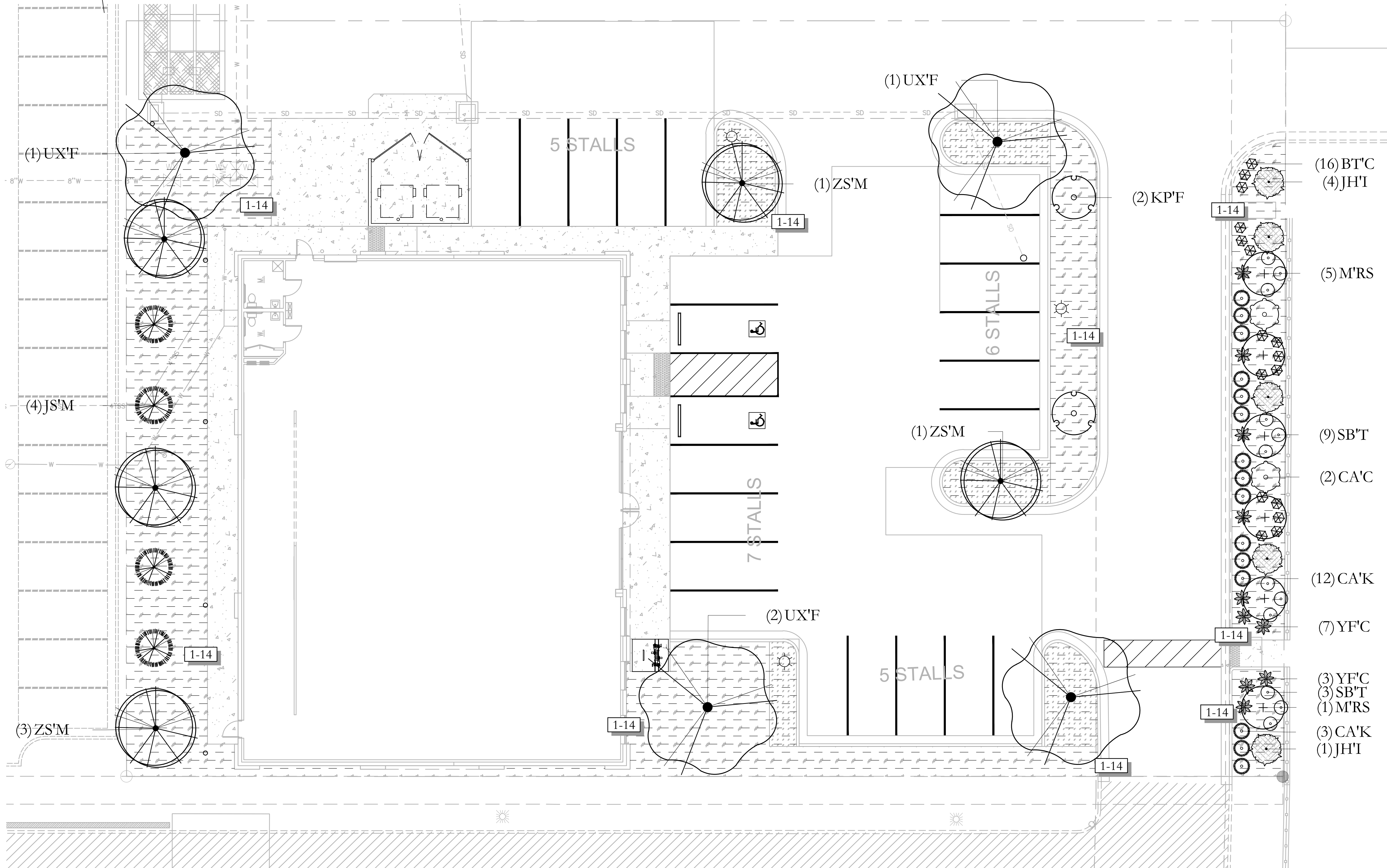
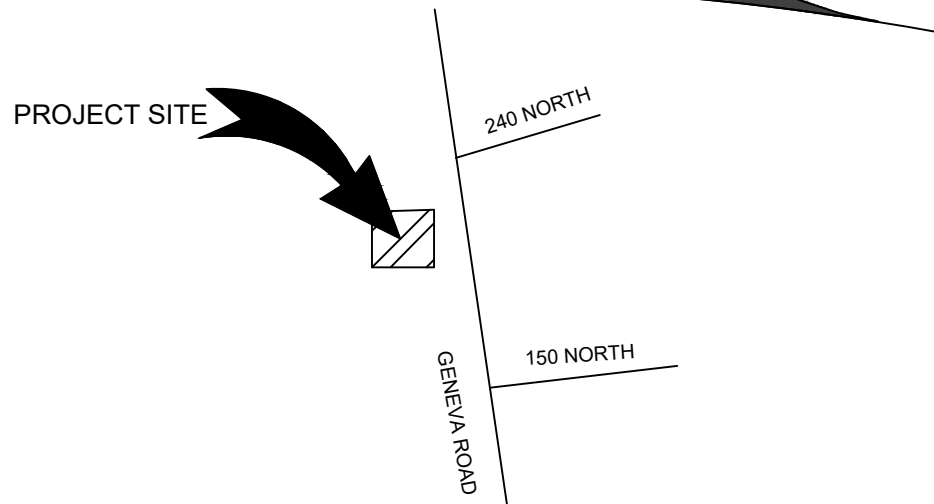
DATE
XX-XX-XX

GRAPHIC SCALE: 1" = 16'

AUTOZONE
243 N. GENEVA ROAD
VINEYARD, UTAH

LP-COLOR

VICINITY MAP



PLANT LEGEND

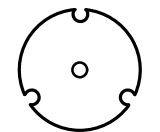
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CONIFERS

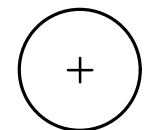


JS'M	4	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B	6'
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DECIDUOUS TREES



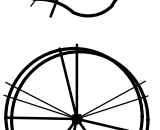
KP'F	2	Koechleria paniculata 'Fastigiata'	Columnar Goldenrain Tree	Td2, 25x8; AV 176; sun; z5; Utah Lake water tolerant	B & B	2"Cal
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M'R'S	6	Malus x 'Raspberry Spear'	Raspberry Spear Crabapple	low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal
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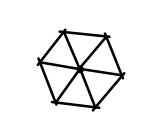
UX'F	4	Ulmus x 'Frontier'	Frontier Elm	Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal
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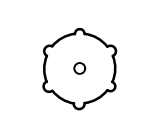
ZS'M	5	Zelkova serrata 'Musashino'	Musashino Zelkova	Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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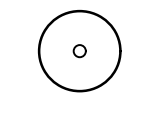
DECIDUOUS SHRUBS



BT'C	16	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal
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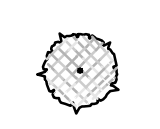


CA'C	2	Cotoneaster apiculatus	Cranberry Cotoneaster	Gv3; 3x6; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal
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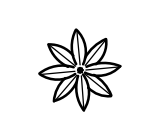


SB'T	12	Spiraea betulifolia 'Tor'	Birchleaf Spiraea	moderate; 2-3 x 2-3; sun to part sun; z4	5 gal
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EVERGREEN SHRUBS



JH'I	5	Juniperus horizontalis 'Monber' TM	Icee Blue Juniper	GV1; 4" x 8"; AV 50; sun; z3; Utah Lake water tolerant	5 gal
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YF'C	10	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	Se0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal
------	----	---------------------------------	---------------------------	---	-------

GRASSES



CA'K	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
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SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,593 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2024	UT24057	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		AUTOZONE 243 N. GENEVA ROAD VINEYARD, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	 PKJ DESIGN GROUP LANDSCAPE ARCHITECTURE • PLANNING & VISUALIZATION 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	 JTA ACP JMA 4/12/2024 LANDSCAPE OVERALL PLAN CITY PERMIT SET LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL	
1.1	SUMMARY
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:	
1. SITE CONDITIONS	
2. GUARANTEES	
3. MAINTENANCE	
4. SOIL AMENDMENTS	
5. FINE GRADING	
6. LANDSCAPE EDGING	
7. FURNISH AND INSTALLING PLANT	
8. TURF PLANTING	
9. WEED BARRIER	
1.2	SITE CONDITIONS
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS, ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.	
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.	
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.	
1.3	PERMITS
A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND INDICATE THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.	
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.	
1.5	FINAL INSPECTION
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.	
1.6	LANDSCAPE SUBSTANTIAL COMPLETION
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.	
1.7	MAINTENANCE
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYSING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.	
1.8	GUARANTEE
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE	

PART II - PRODUCTS	
GENERAL LANDSCAPE NOTES	
GRADING AND DRAINAGE REQUIREMENTS	
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"	
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES	
• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS	
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE	
• DEVICES FOR CHANNELING RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL, BACKFILL, WHICHEVER DISTANCE IS GREATER	
GENERAL LANDSCAPE NOTES	
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.	
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.	
• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.	
• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.	
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 5" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.	
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.	
LAWN/GRASS AREA	
• SOD	
• ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 4-6" DIAMETER TREE RING COVERED WITH ROCK. LATE-LATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	
• SEED	
• O SOIL TEST: SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18	

2.1 LANDSCAPE MATERIALS	
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.	
B. TREE WRAP: TREE WRAP IS NOT TO BE USED.	
C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.	
D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.	
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.	
F. TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:	
a. PH: 5.5-7.5	
b. EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER	
c. SAR (SODIUM ABSORPTION RATION): < 3.0	
d. % OM (PERCENT ORGANIC MATTER): >1%	
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.	
G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.	
H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:	
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.	
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)	
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.	
d. ONLY POTABLE WATER FOR MIXING.	
LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.	

PART III - EXECUTION	
3.1	GRADING
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.	
B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.	
C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.	
3.2	TURF GRADING
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.	
B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.	
3.3	PLANTING OPERATIONS
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.	
B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.	
C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.	
D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.	
E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.	
F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.	
G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.	
H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE	

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.	
L. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.	
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.	
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS, CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.	
L. PREPARE A WATERING CIRCLE OF 2" DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.	
4. TURF - SOD LAYING	
A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.	
B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.	
C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.	
D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.	
E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON A SLOPED AREA SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.	
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.	
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.	
H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.	
I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NO WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.	
J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.	
3.5	WEED BARRIER
A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT LAY IN ANNUAL OR GRASS AREAS.	
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.	
C. OVERLAP ROWS OF FABRIC MIN. 6"	
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.	
END OF SECTION	

MULCH	
• ORGANIC	
O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.	
O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• INORGANIC	
O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4" DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.	
GENERAL IRRIGATION NOTES	
• A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATIONS. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE			
GENEVA ROAD		REQUIRED:	PROVIDED:
1 TREE / 20 FT (117 LN FT)	6	6	
10 SHRUBS / 20 FT	60		
BUFFER LANDSCAPING:		REQUIRED:	PROVIDED:
1 TREE / 15 FT (121 LN FT)	8	8	
PARKING LANDSCAPING:		REQUIRED:	PROVIDED:
1 TREE / ISLAND	5	5	
1 TREE / 40 FT IN MEDIANS	2	2	
65% PLANT COVERAGE IN THE FRONT SETBACK			

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JSM	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper Td2; 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	KPF	2	Koechreuteria paniculata 'Fastigata' Columnar Goldenrain Tree Td2; 25x8; AV 176; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	MRS	6	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	UXF	4	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	ZSM	5	Zelkova serrata 'Mushashino' Mushashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	BTC	16	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal
	CAC	2	Cotoneaster apiculatus Cranberry Cotoneaster Gv3; 3x6; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal
	SBT	12	Spiraea betulifolia 'Tor' Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal

EVERGREEN SHRUBS				
	JHT	5	Juniperus horizontalis 'Monber' TM Icee Blue Juniper GV1; 4" x 8"; AV 50; sun; z3; Utah Lake water tolerant	5 gal
	YFC	10	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle Sd0; 2-3 x 2-3; AV 7; sun; z4; Utah Lake water tolerant	5 gal
GRASSES				
	CAK	15	Calamagrostis acautiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-14 1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	5,593 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2024	UT24057						
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
6							
7							



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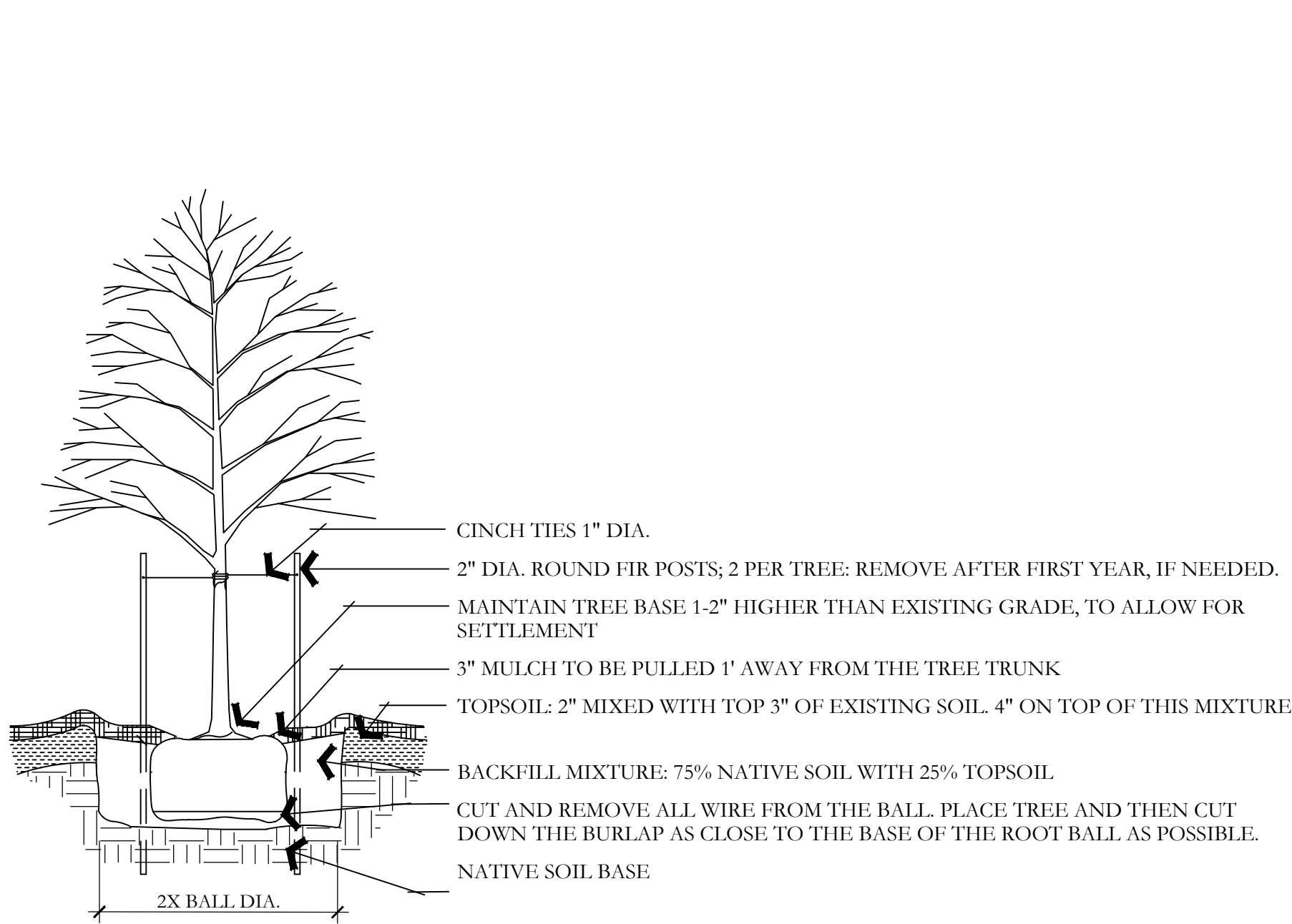
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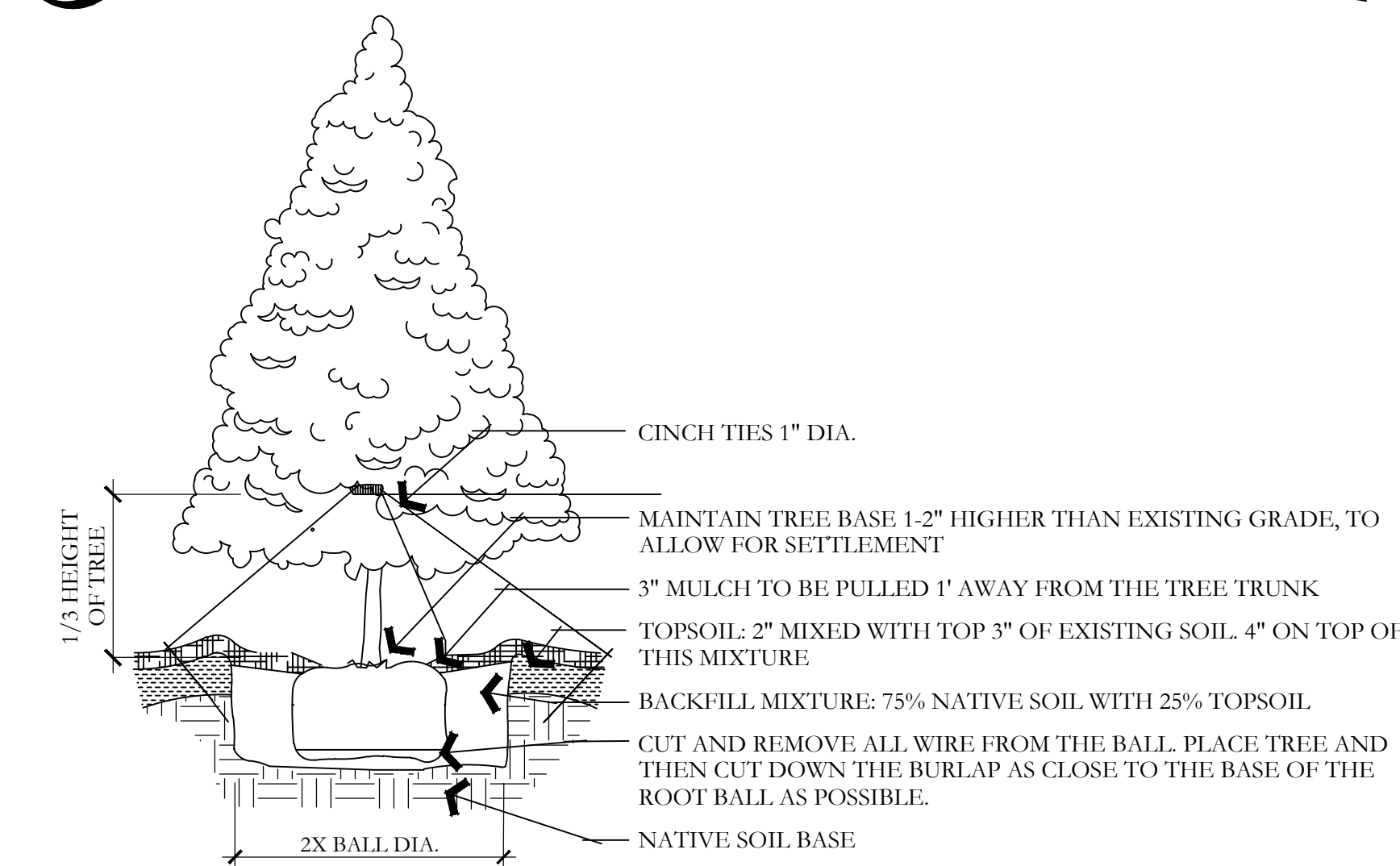
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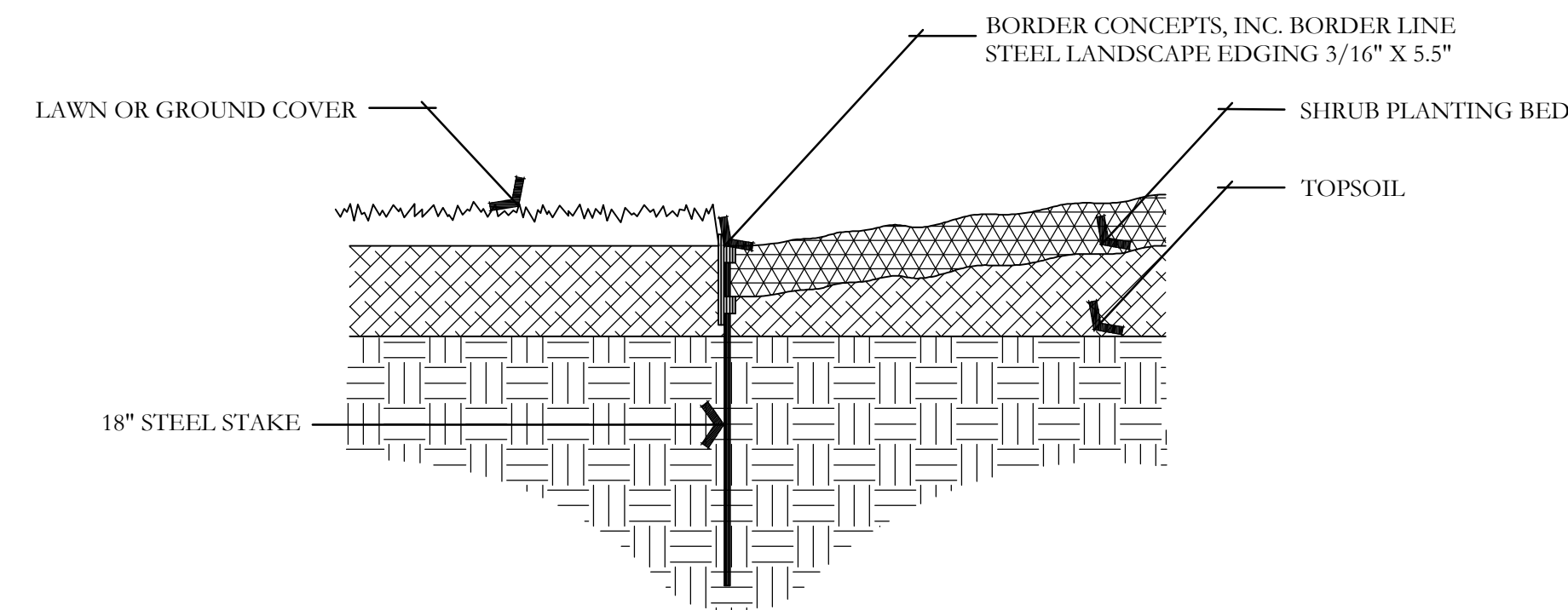
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



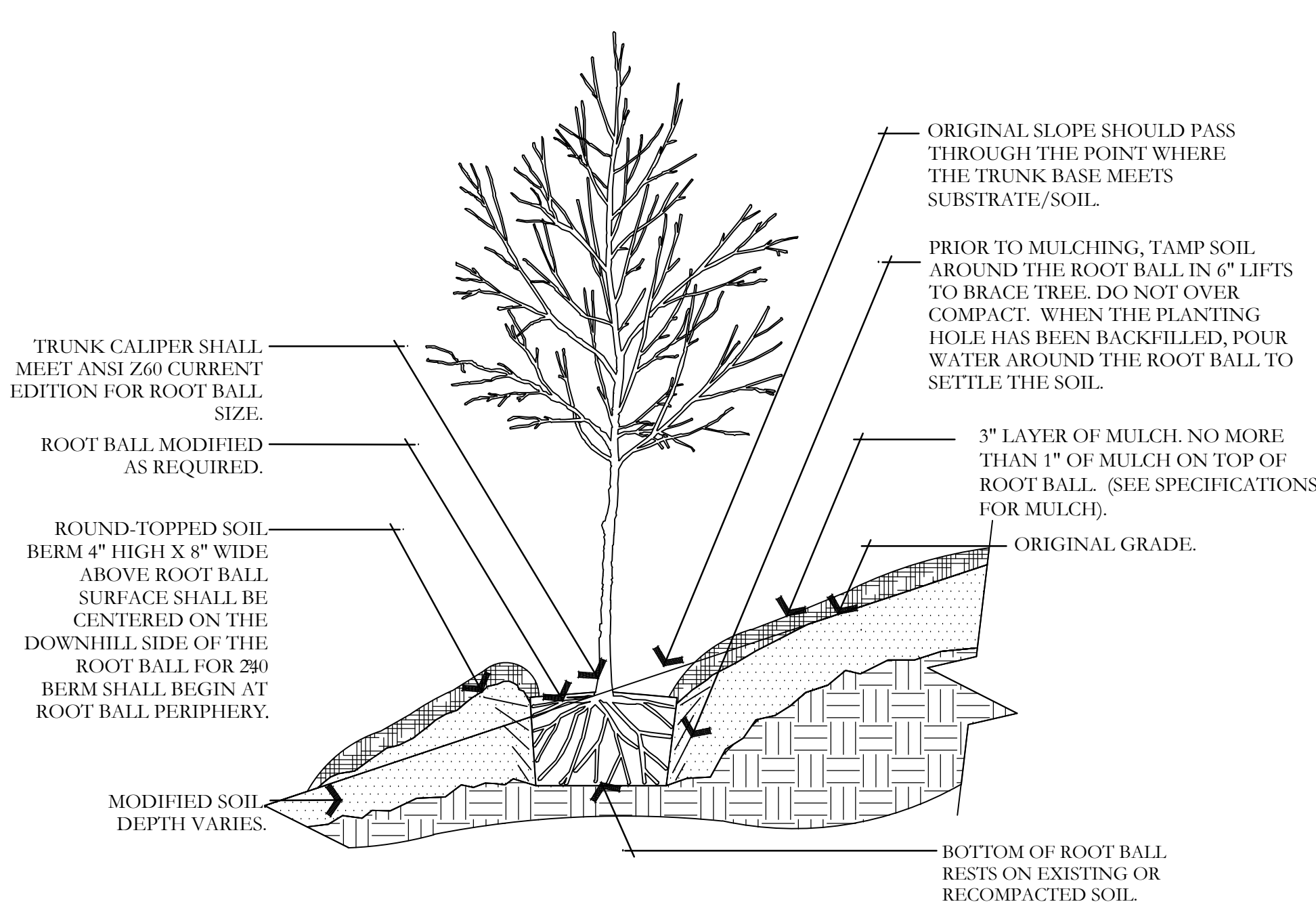
A DECIDUOUS TREE PLANTING
NOT TO SCALE



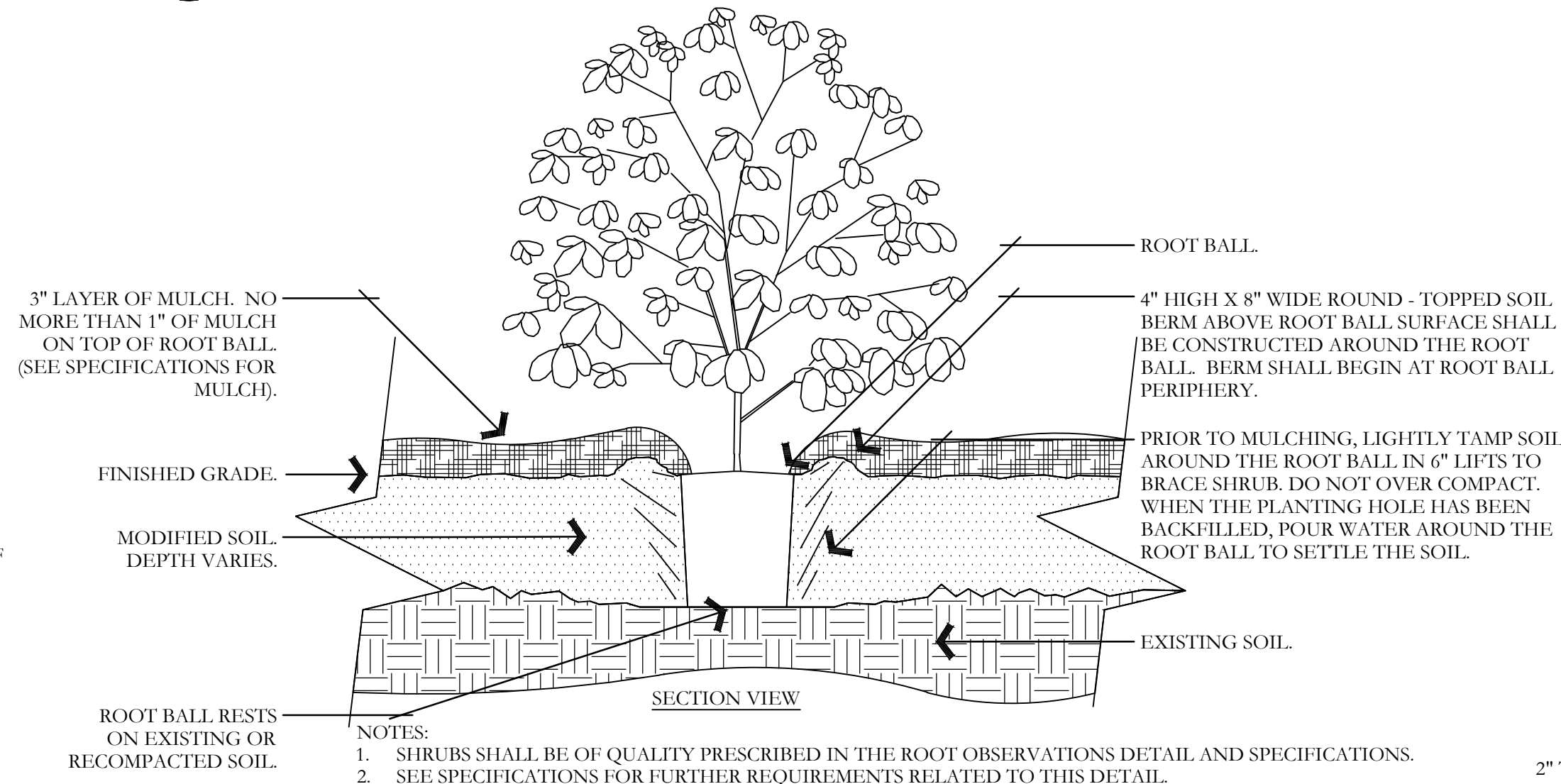
D EVERGREEN TREE PLANTING
NOT TO SCALE



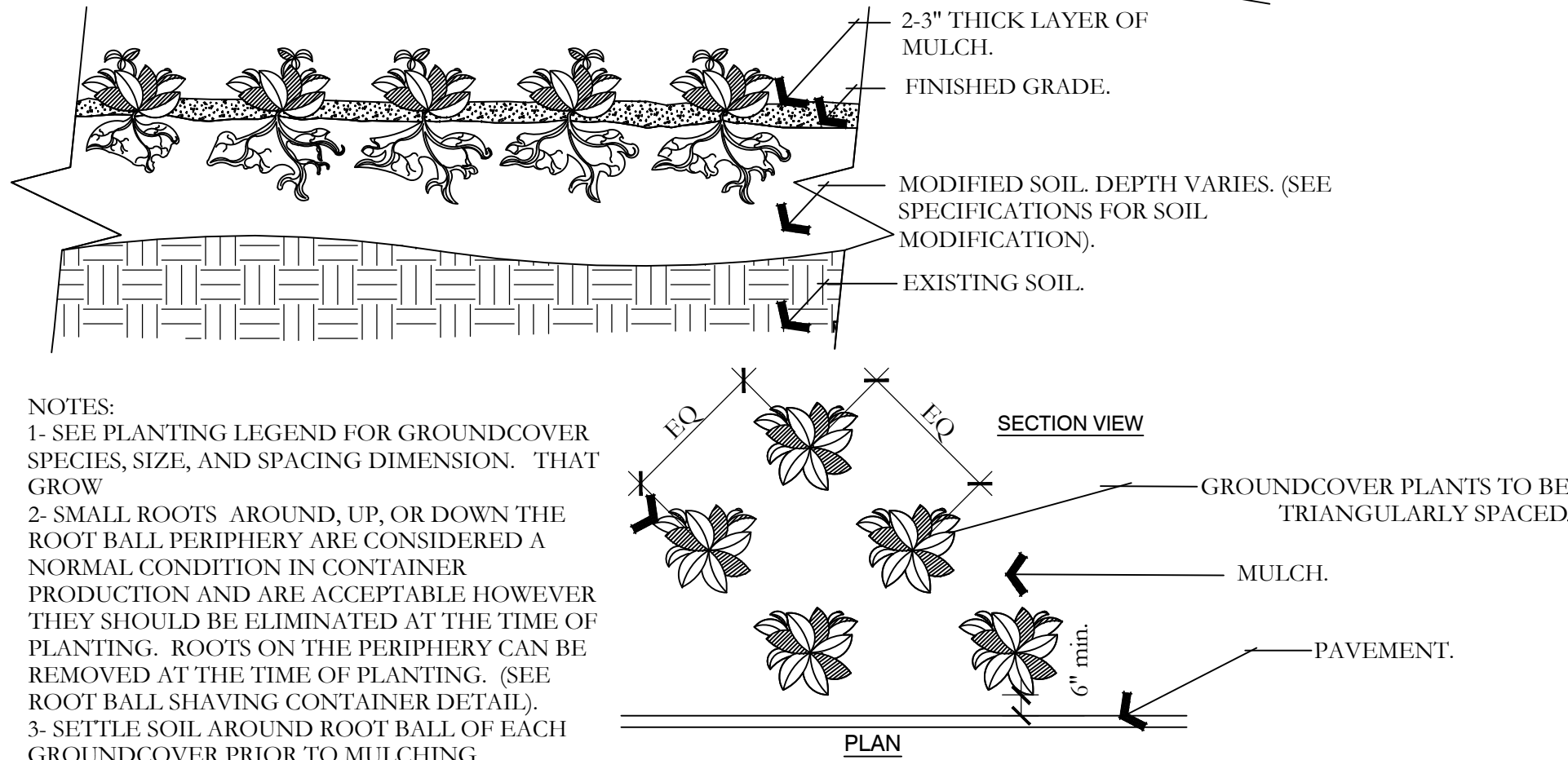
G METAL EDGING DETAIL
NOT TO SCALE



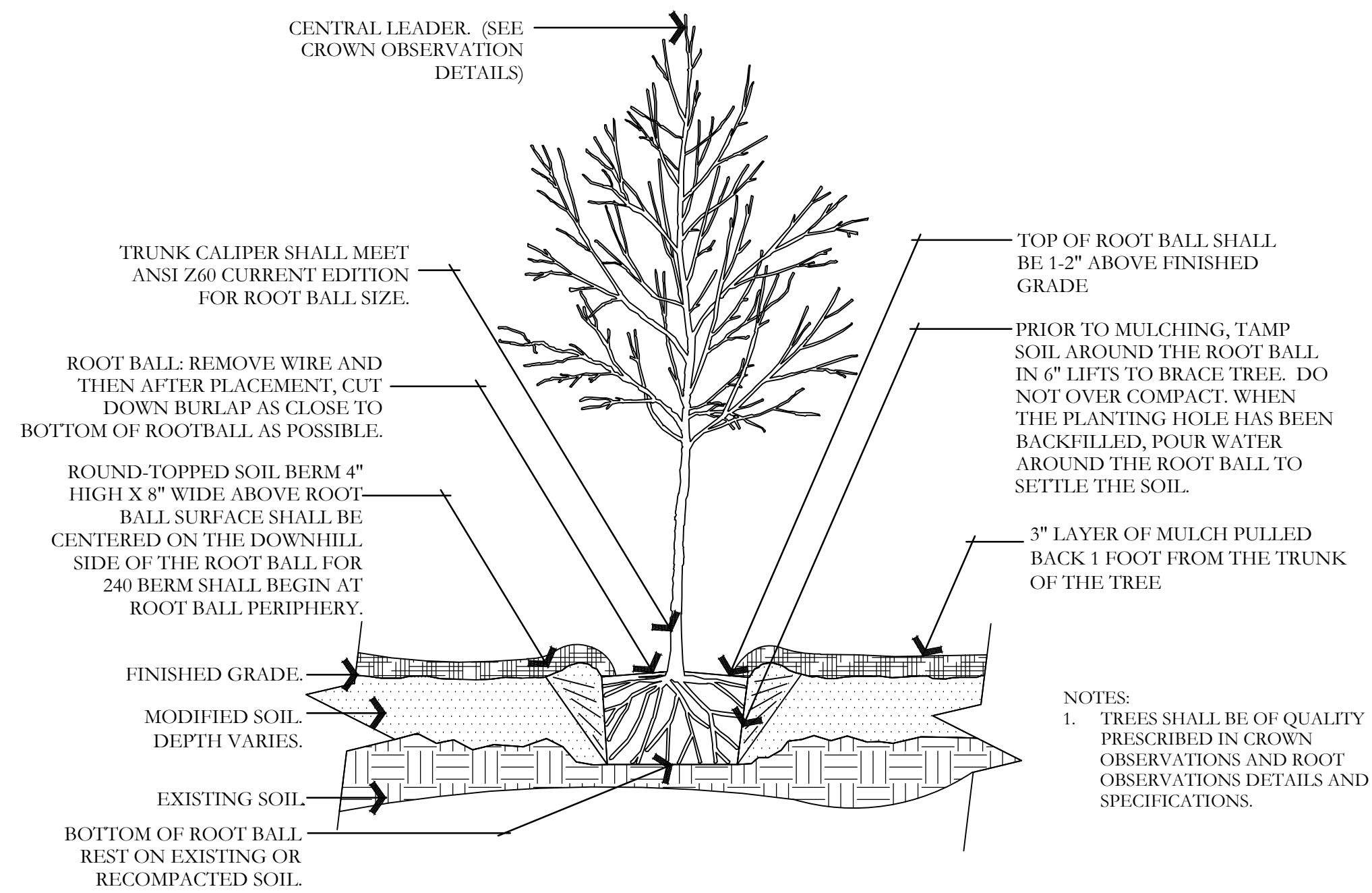
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



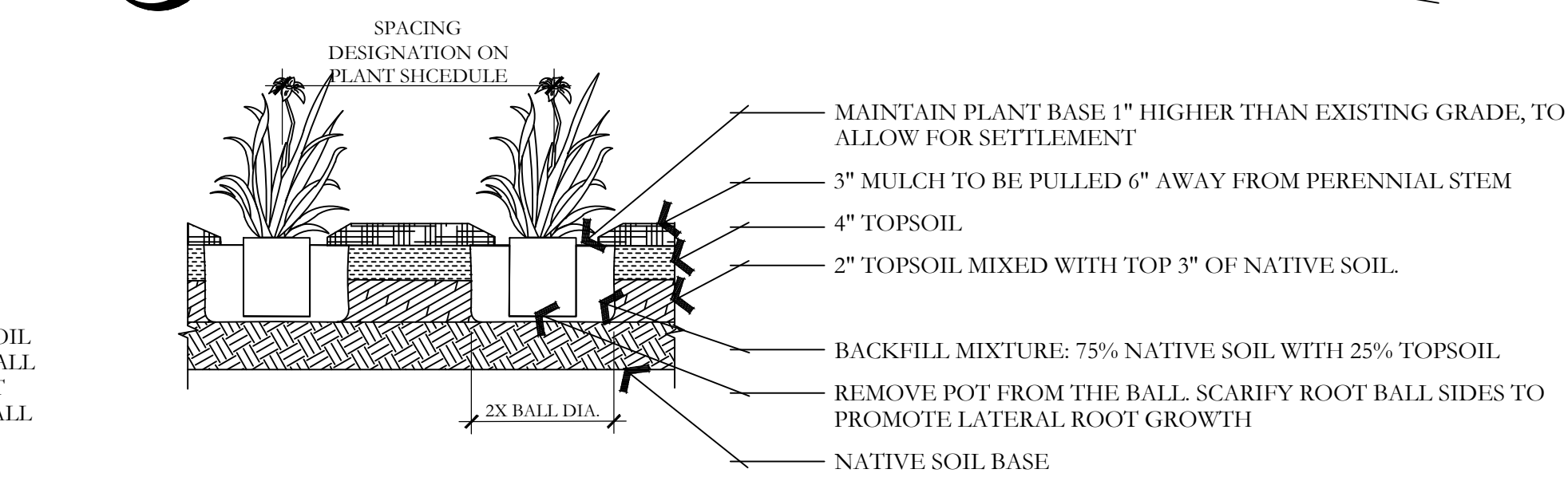
E SHRUB - MODIFIED SOIL
NOT TO SCALE



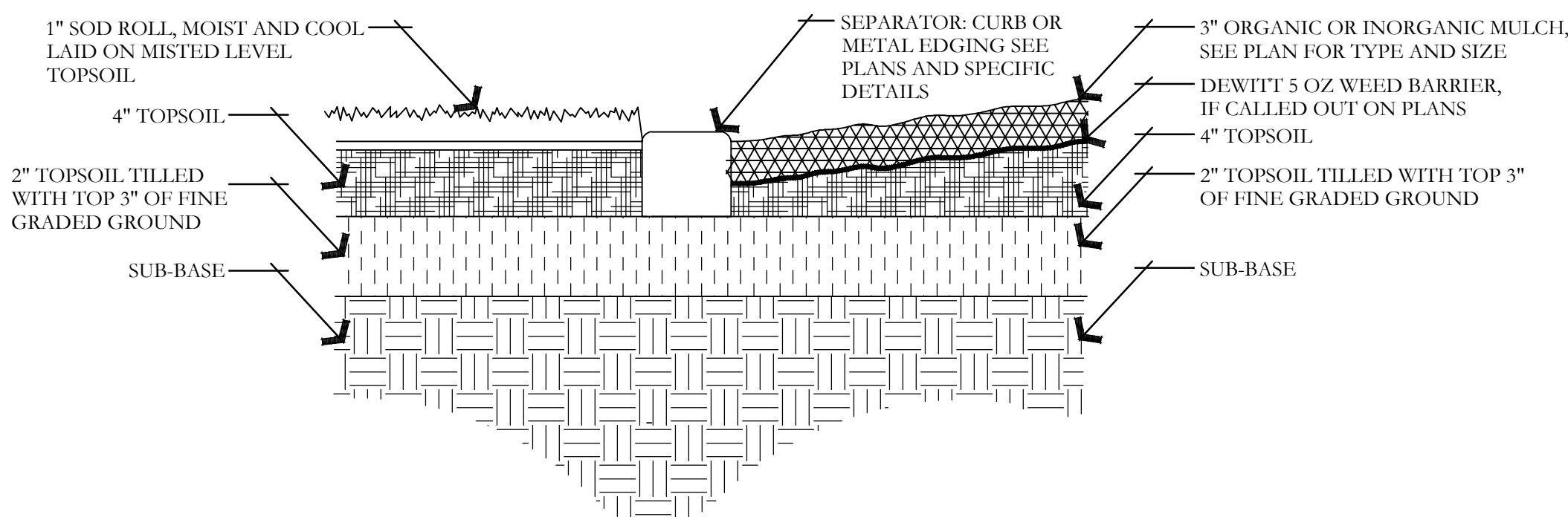
H PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE



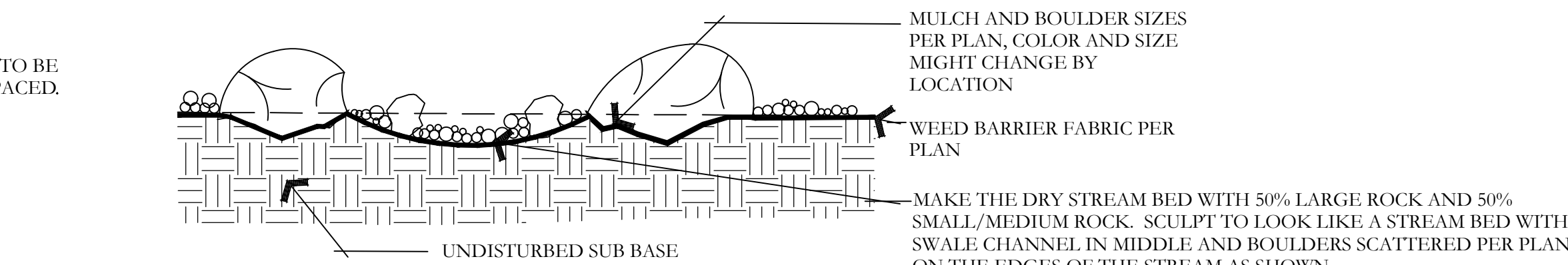
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2024		UT24057						
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

811

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LANDSCAPE ARCHITECT

ANGUS WORTH

8/28/21-5/31/24

4/12/2024

STATE OF UTAH

ELECTRONIC SEAL

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

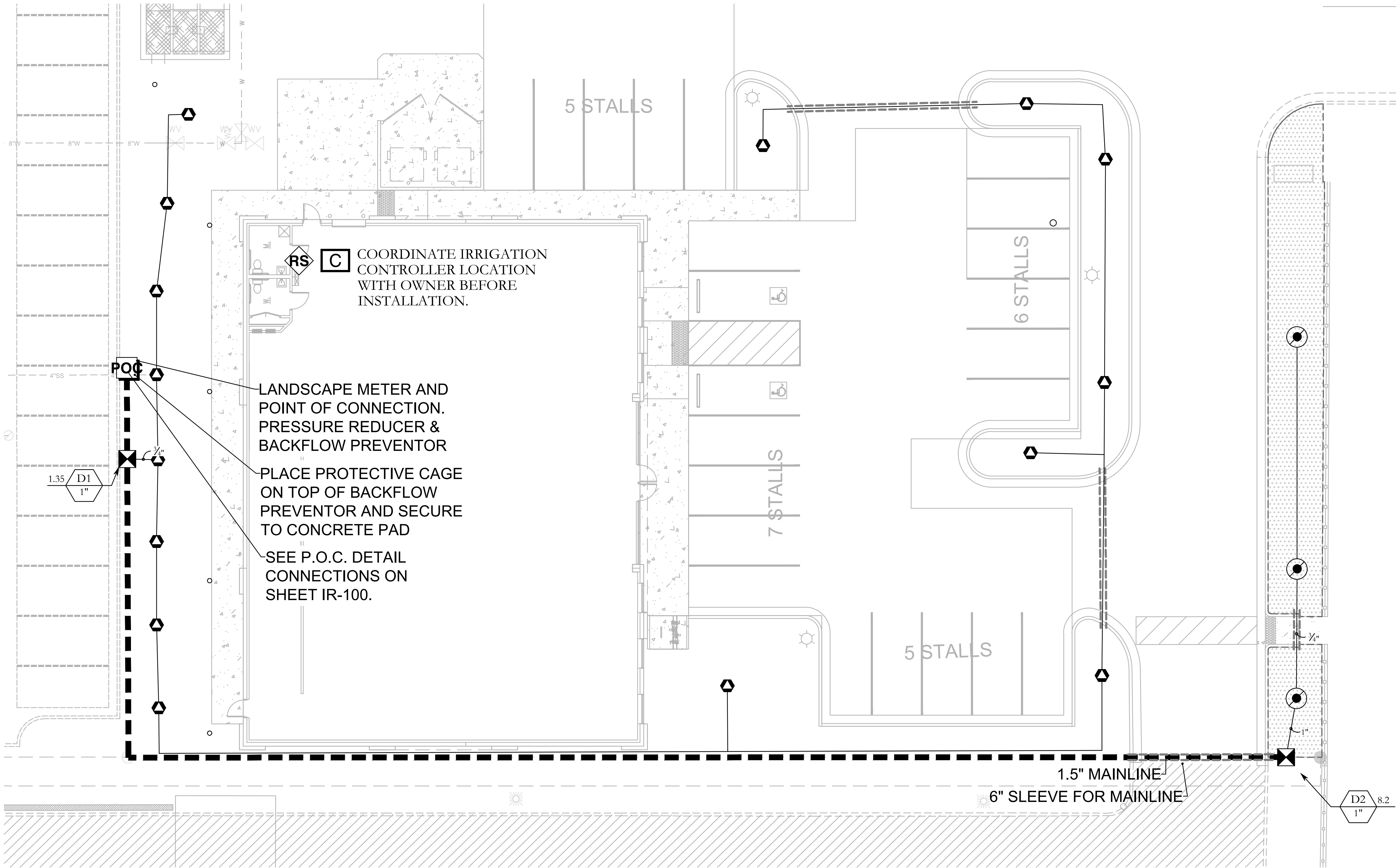
PLOT DATE: 4/12/2024

LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

Page 25 of 36



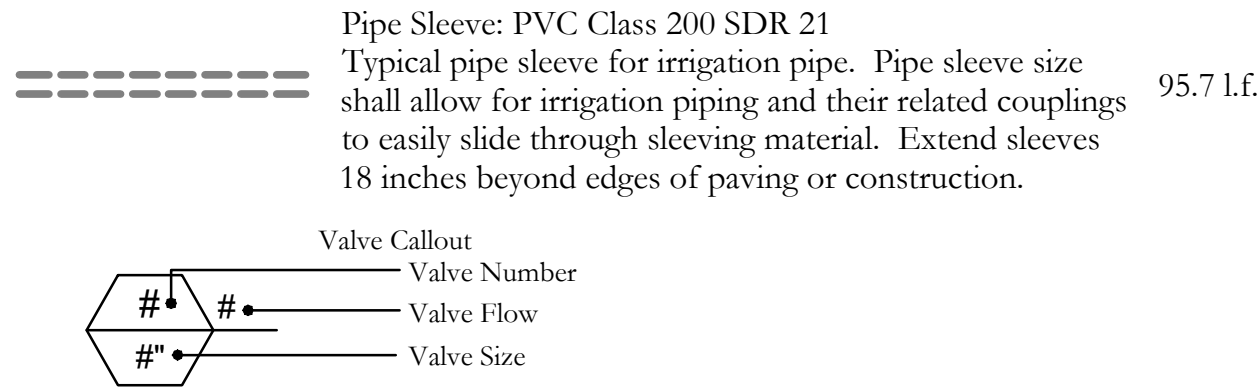
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
⊙	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	3
⬤	Rain Bird XFS-09-18 Drip Ring(TREE)	15
▨	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes: PC-05 emitters (3 assigned to each B & B, 5'-6' plant) PC-05 emitters (3 assigned to each B & B, 6' plant) PC-05 emitters (3 assigned to each B & B, 7'-9' plant) PC-05 emitters (3 assigned to each B & B, 8'-10' plant) PC-05 emitters (4 assigned to each B & B, Multi-trunked plant) PC-05 emitters (4 assigned to each Bulb plant) PC-05 emitters (4 assigned to each Plug plant) PC-05 emitters (1 assigned to each flat plant) PC-05 emitters (1 assigned to each 4"pot plant) PC-05 emitters (1 assigned to each 1 gal plant) PC-05 emitters (1 assigned to each 2 gal plant) PC-05 emitters (2 assigned to each 3 gal plant) PC-05 emitters (2 assigned to each 5 gal plant) PC-05 emitters (3 assigned to each 15 gal plant) PC-05 emitters (3 assigned to each 20 gal. plant) PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant) PC-05 emitters (3 assigned to each B & B, 2"Cal plant) PC-05 emitters (3 assigned to each B & B, 4-6' plant)	1,085 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☑	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⌵	Shut Off Valve	1
Ⓜ	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
Ⓟ2	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
ⓐ	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/ Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
ⓇS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
ⓇS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXMF2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
ⓇQ	Water Meter 2"	1
---	Irrigation Lateral Line: PVC Schedule 40 3/4"	569.6 l.f.
---	Irrigation Lateral Line: PVC Schedule 40 1"	10.7 l.f.
---	Irrigation Mainline: PVC Schedule 40	278.1 l.f.

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- 1 SOURCE DATA
- Ⓟ BACKFLOW PREVENTOR
- ⌵ SHUTOFF VALVE
- Ⓜ MASTER VALVE
- ⓇS 1" FLOW SENSOR
- ☑ QUICK COUPLER



4/12/2024

UT24057

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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IRRIGATION OVERALL PLAN
CITY PERMIT SET

IR-100

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/12/2024

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

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

1.5 SUBMITTALS

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

B.Operation and Maintenance Manual:

- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.

C.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

D. Project Record Copy

- Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- Completed Project As-Built Drawings

E. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

F. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

G. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

H. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

I. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

J. QUALITY ASSURANCE

- Acceptance: Do not install work in this section prior to acceptance by OAR.
- Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.
- Workmanship and Materials:
 - It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - All work shall be performed in accordance with the best standards of practice relating to the trade.

K. Contractor Qualifications:

- Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - Contractor is bonded for the work to be performed.
- References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- Listing of suppliers where materials will be obtained for use on this Project.
- Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

L. DELIVERY-STORAGE-HANDLING

A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.6 SEQUENCING

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

1.7 WARRANTY

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

1.8 OWNER'S INSTRUCTION

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

1.9 MAINTENANCE

A.Furnish the following items to Owner's Representative:

- Two quick coupler keys with hose swivels.
- One of each type and size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

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

1.10 PRODUCTS

A.GENERAL NOTES

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

1.11 POINT OF CONNECTION

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

1.12 CONNECTION ASSEMBLY

A.Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

1.13 CONTROL SYSTEM

A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

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

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

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

D. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

E. Common wire shall be white in color. 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

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

1.14 SLEEVE

A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CI, 200 PVC gasketed. Sleeve diameter shall be at least twice the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC - slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

1.15 MAIN LINE PIPE

A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

- Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM
- Main line pipe shall be buried with 24" cover

1.16 MAIN LINE FITTINGS

A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

1.17 ISOLATION VALVES

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

B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.

1.18 MANIFOLDS

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

1.19 REMOTE CONTROL VALVES

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

1.20 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

1.21 LATERAL LINE PIPE

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

1.22 LATERAL LINE FITTINGS

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

1.23 SPRINKLERS

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

1.24 RAIN BIRD VALVE BOXES

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

1.25 IMPORT BACKFILL

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

1.26 OTHER PRODUCTS

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

3.2 TRENCHING AND BACKFILLING

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

3.3 SLEEVE

A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

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

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using JPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

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

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized waterproof electrical conduit, PVC pipe shall not be used.

D. Wiring under landscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or weeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

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

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

3.7 VALVES

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

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

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 149124 box. Place a minimum of 4" of 1/2" washed gravel beneath valve box drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

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

3.9 FIELD QUALITY CONTROL

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

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

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

100 psi.

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

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

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

3.10 ADJUSTMENT

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

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

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

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

3.11 CLEANING

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

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

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

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

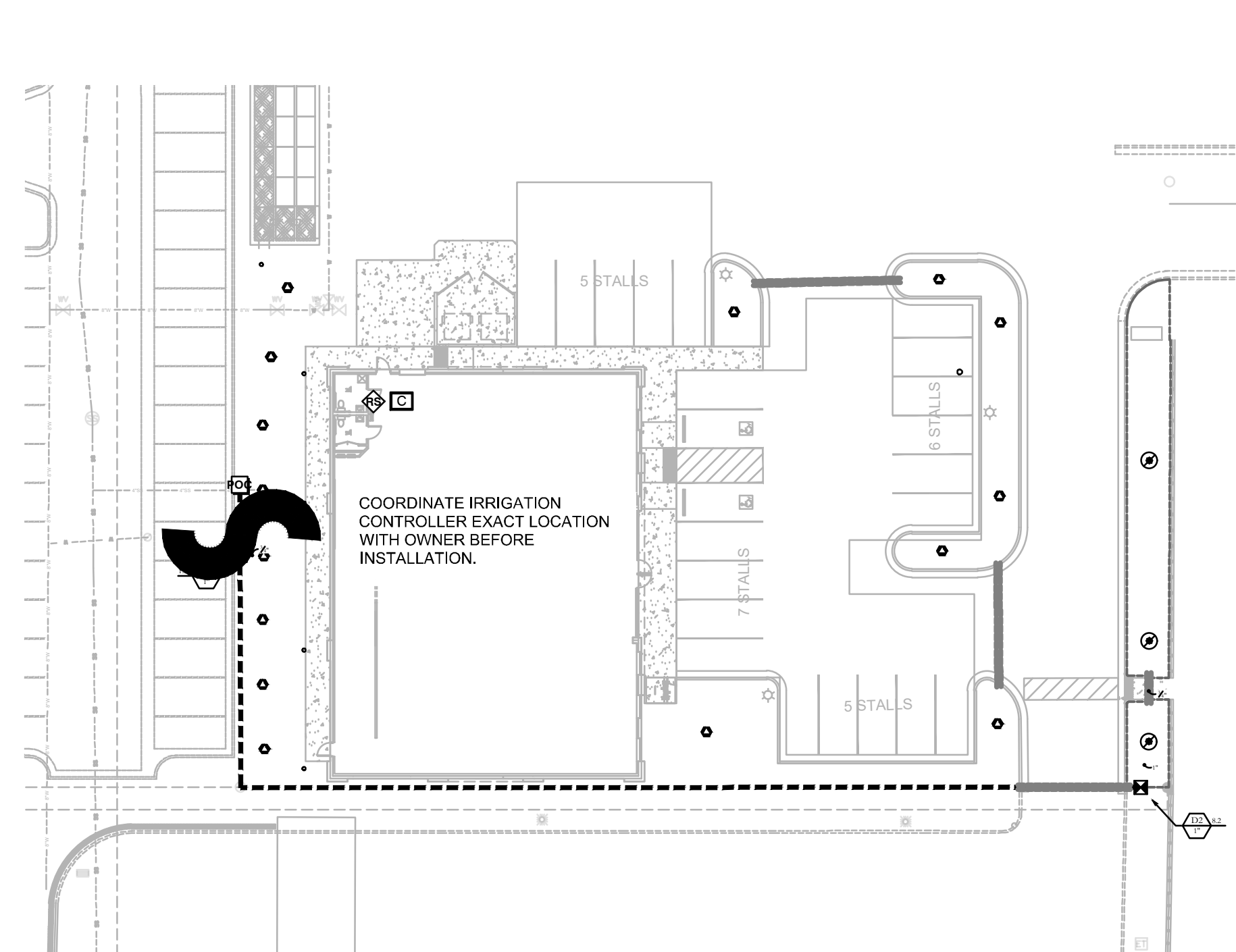
E. Contractor shall leave Project in at least a "broom clean" condition.

END OF SECTION

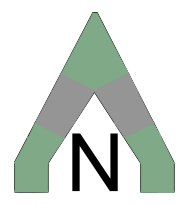
IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER. USE A BACKFLOW PREVENTER AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVE. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD RISE TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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



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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2024	UT24057	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 AUTOZONE 243 N. GENEVA ROAD VINEYARD, UTAH	CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	 DESIGN GROUP Landscape Architecture & Planning & Visualization	 JTA ACP JMA 4/12/2024	IR-101
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7							

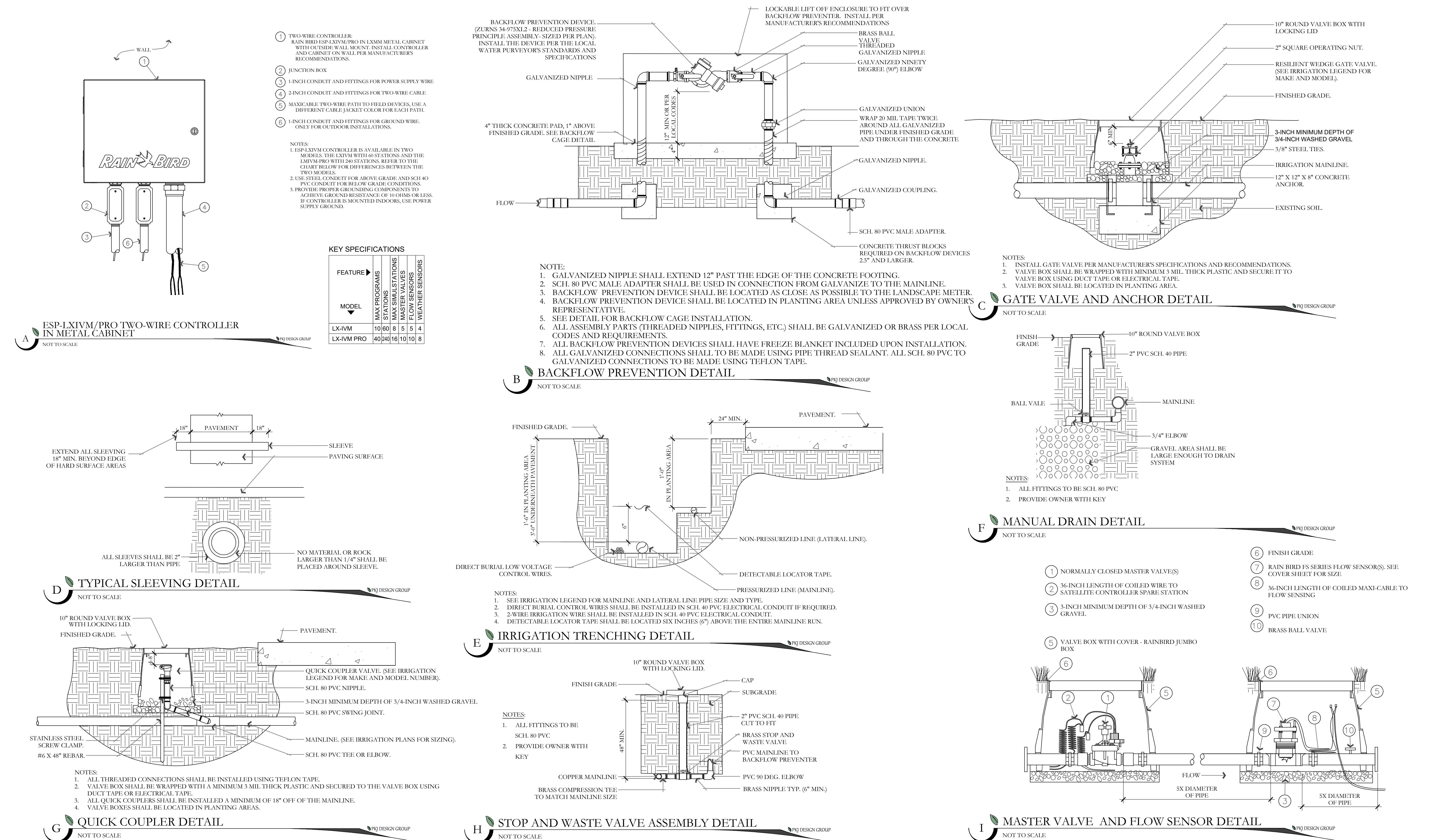
GRAPHIC SCALE: 1" = 30'

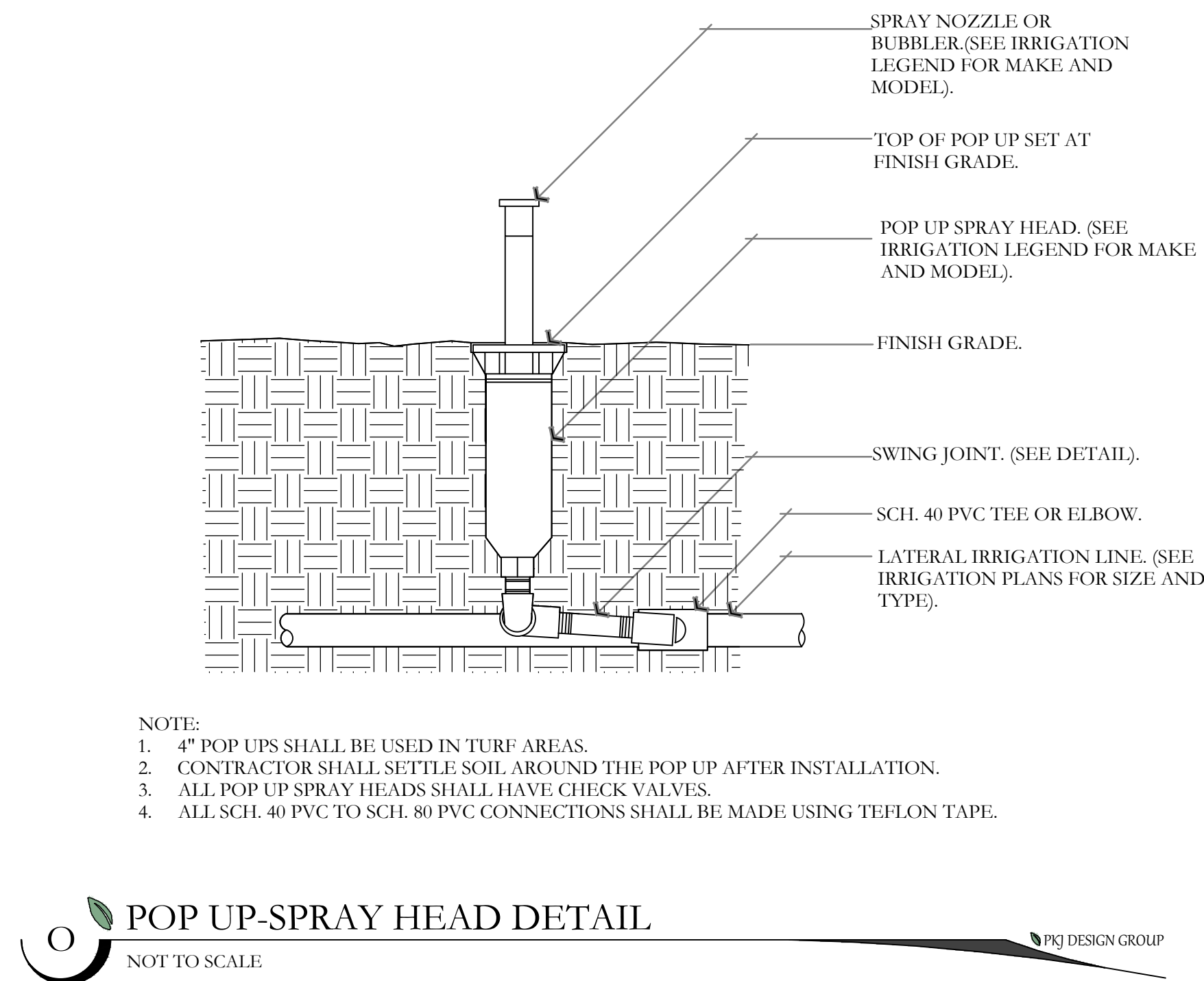
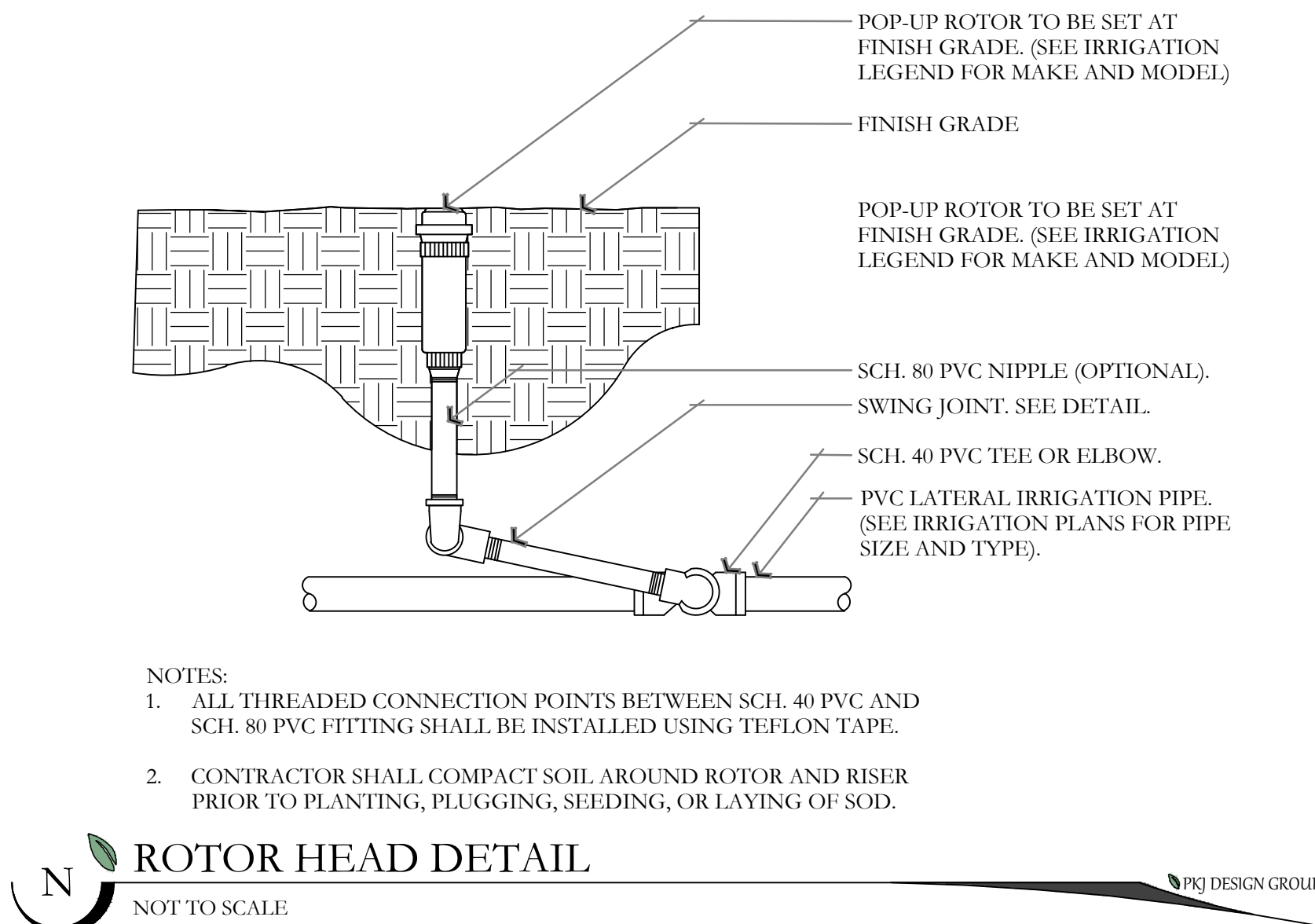
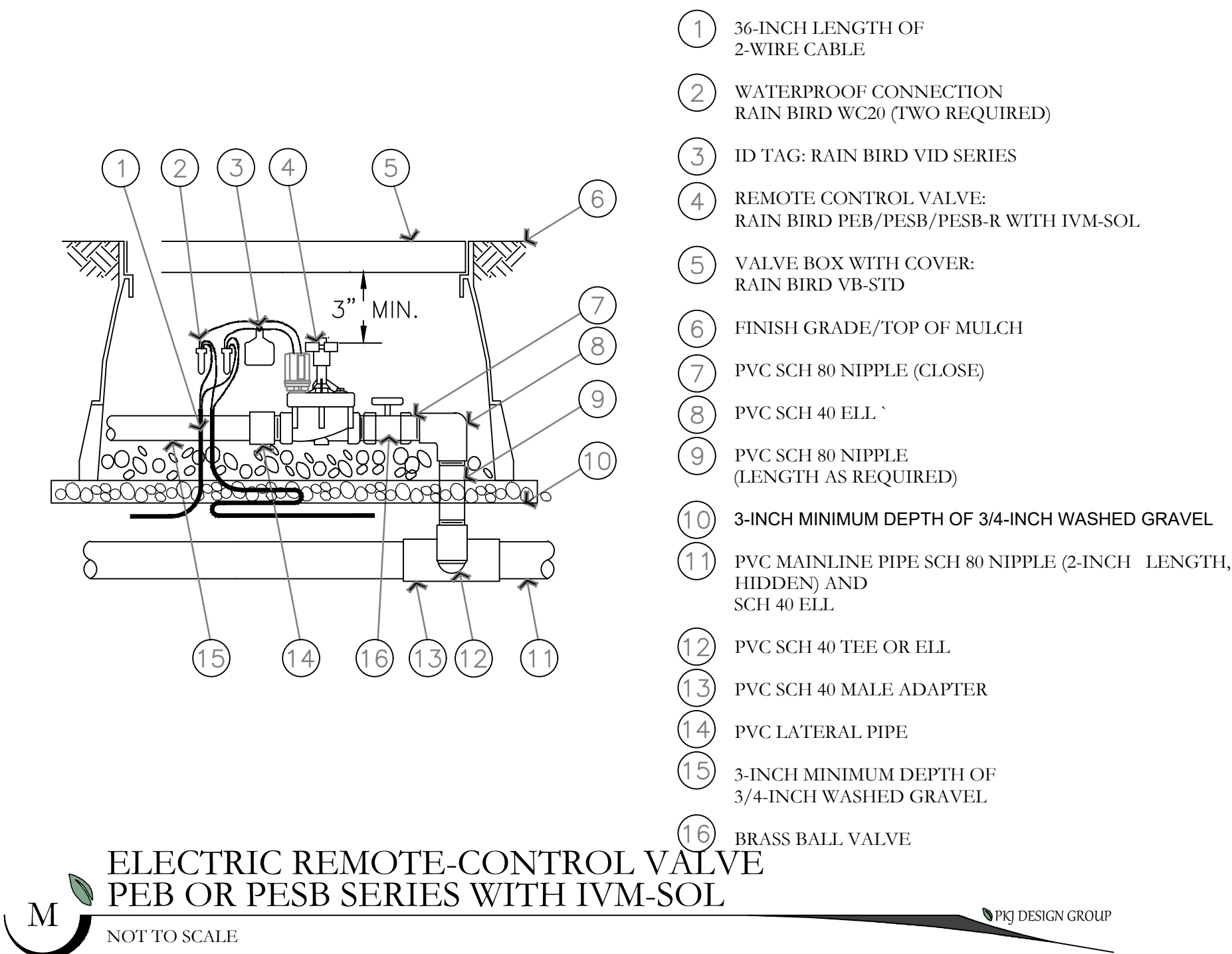
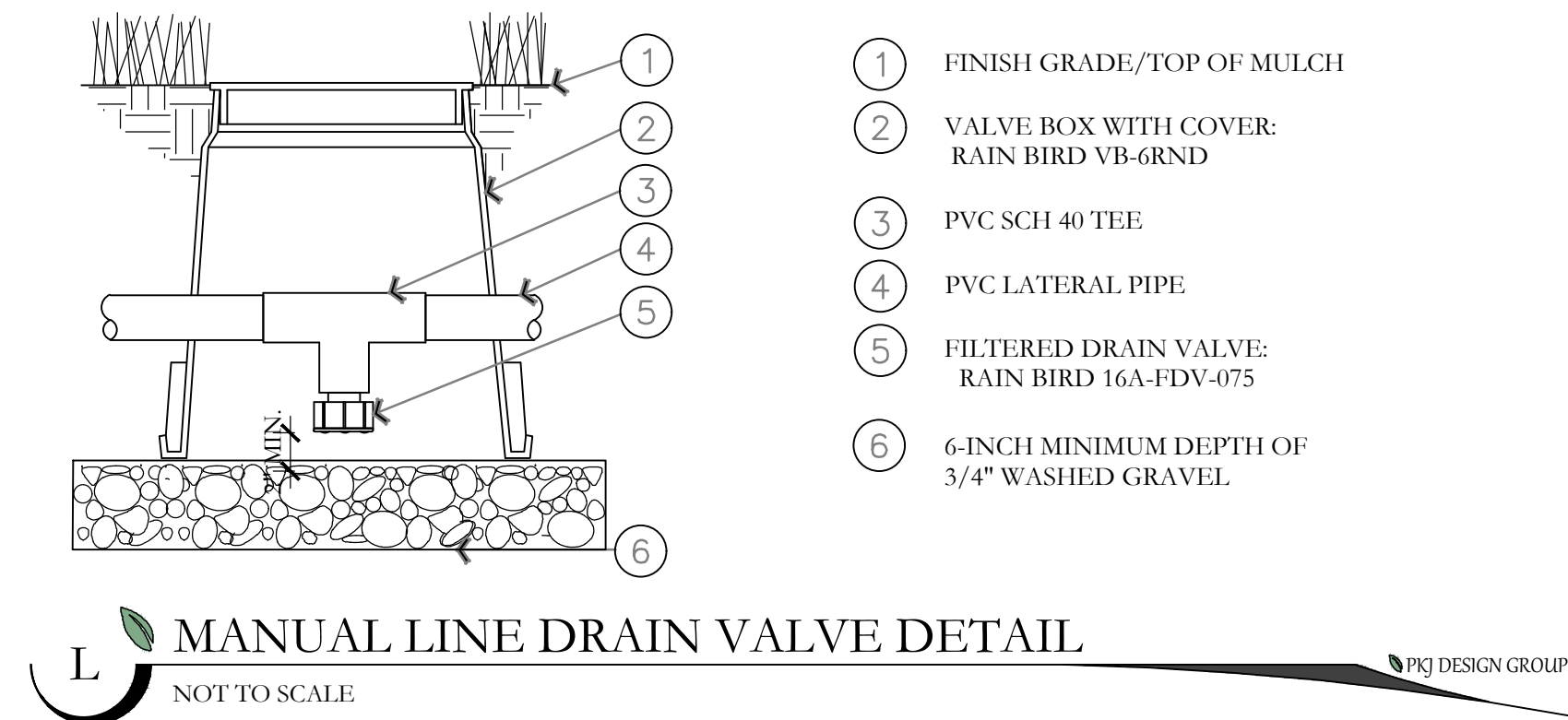
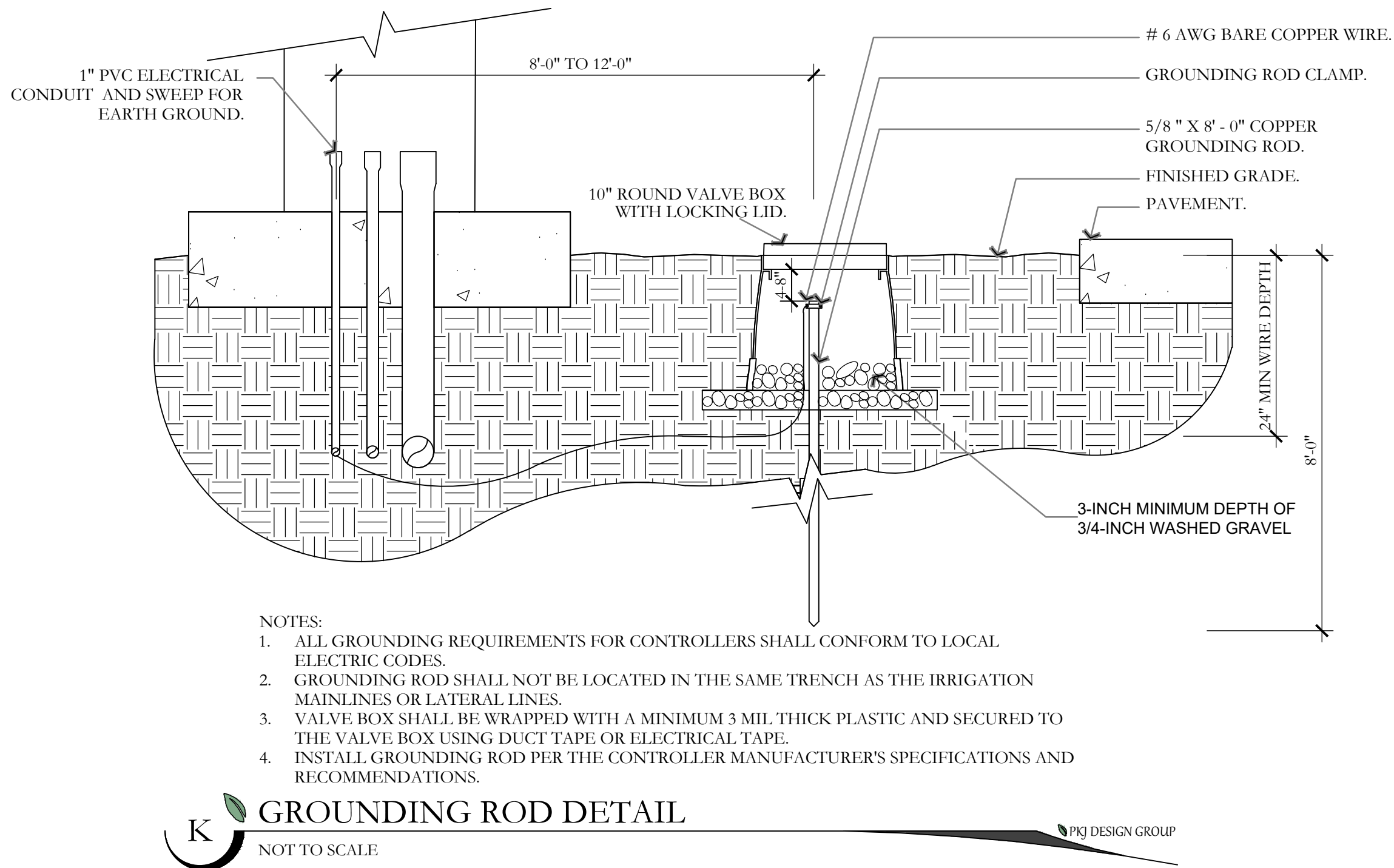
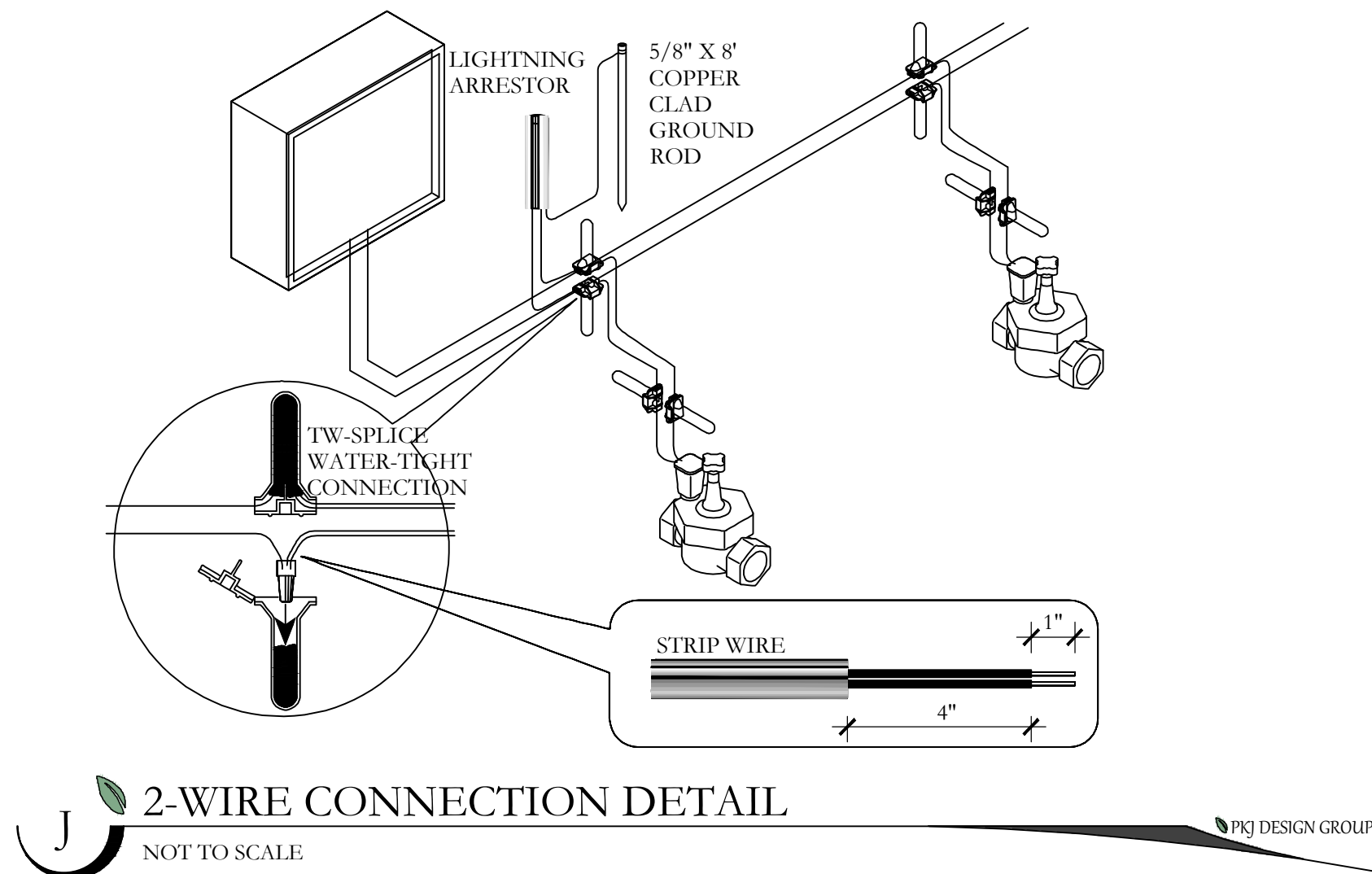
0' 15' 30' 60' 120'

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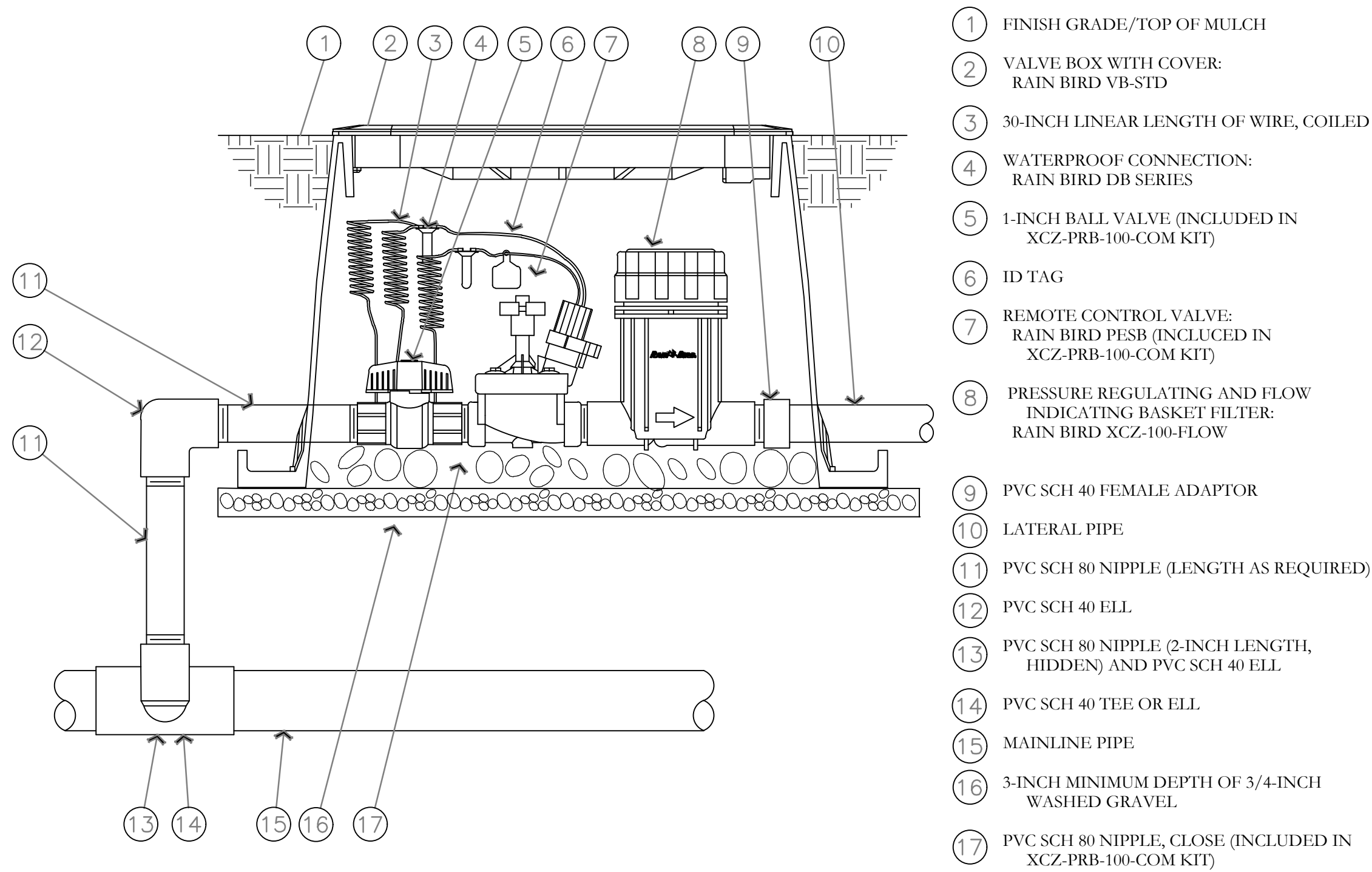
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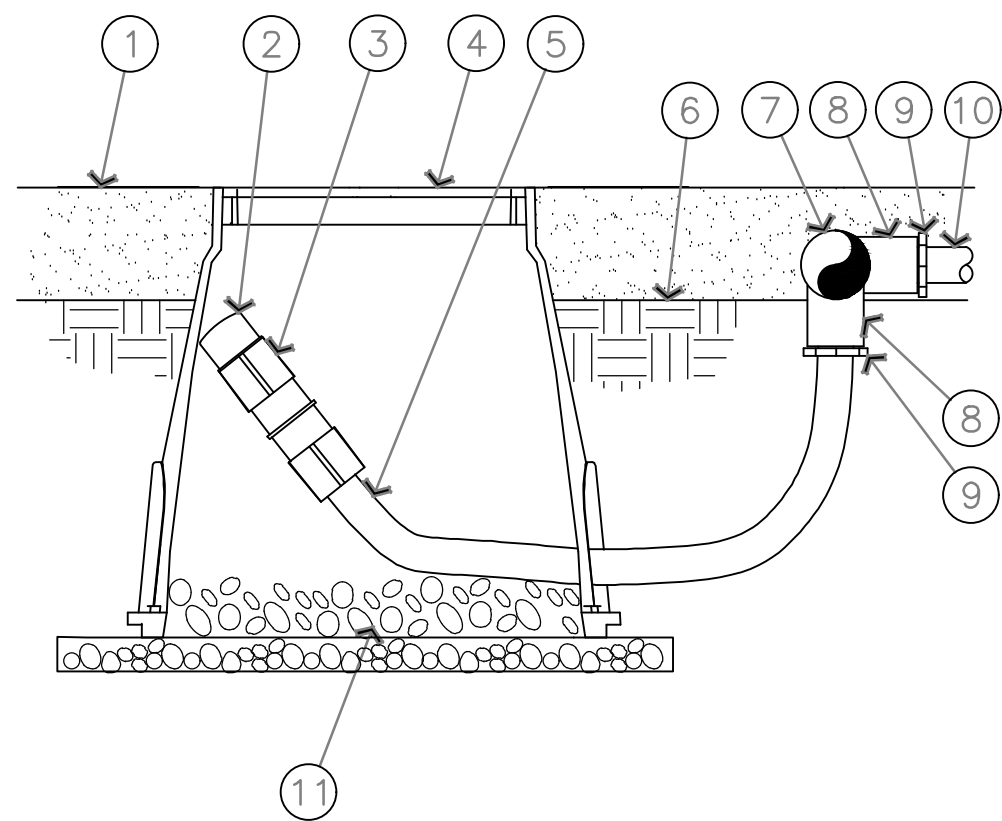




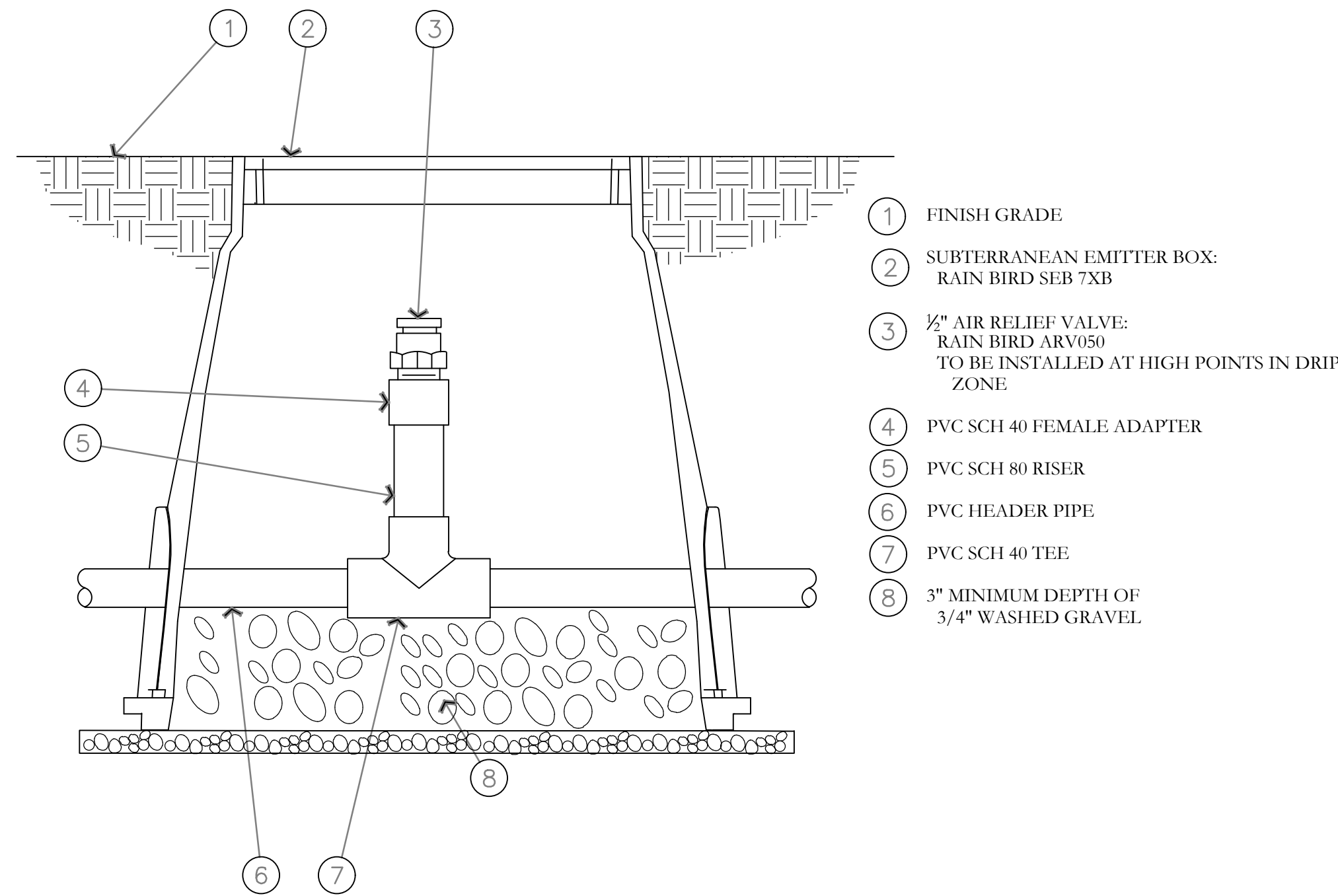
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4/12/2024		UT24057			CIR CIVIL ENGINEERING 10718 S. BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 801-949-6296	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/12/2024
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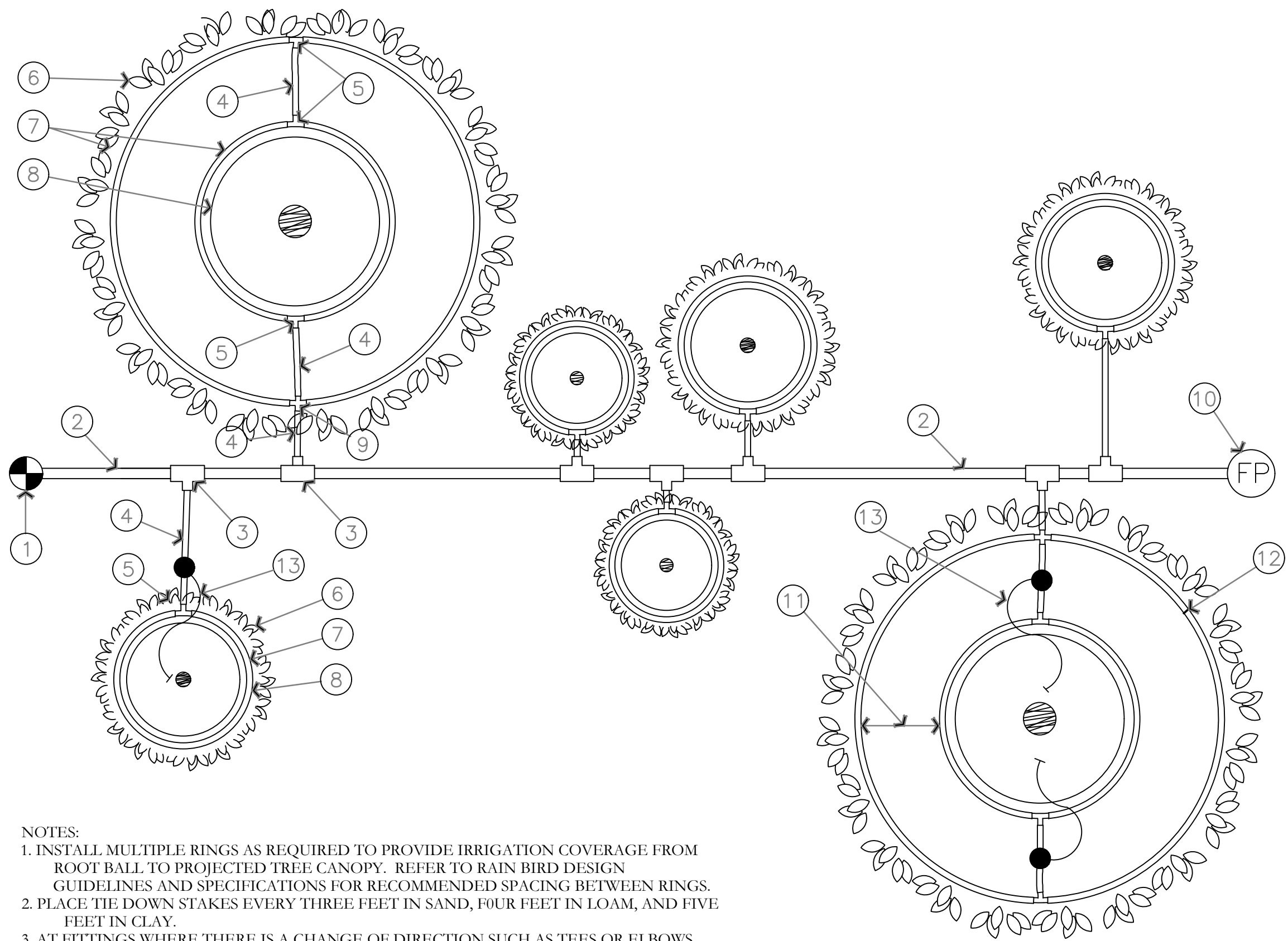
DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



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



AIR RELIEF VALVE DETAIL
NOT TO SCALE



ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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AUTOZONE
243 N. GENEVA ROAD
VINEYARD, UTAH

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
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PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization

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www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-503

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VINEYARD IN THE COUNTY OF UTAH, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 201, OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E" AMENDING LOTS 12, 14 AND 15 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B AND ALL OF LOTS 104, 105, 106, 107, AND 108 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE

Assessor's Parcel Number 40:612:0201

THE LAND DESCRIBED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH COMMITMENT NO. NCS-1193005-MICH WITH A COMMITMENT DATE OF: SEPTEMBER 07, 2023 AT 7:30 AM.

SURVEY RELATED ITEMS CORRESPONDING TO "SCHEDULE B SECTION TWO EXCEPTIONS" IN THE TITLE COMMITMENT

Items 1-13 & 17, 20-23

DOCUMENTS NOT SURVEY RELATED OR NOT GIVEN. NOT PLOTTED

- (14a) Easements, notes and restrictions as shown on subdivision plat recorded May 03, 2018 as Entry No. 41366:2018 in Book 40 of Plats at Page 513.
10' P.U.E. AND 35' CULINARY WATER, SEWER AND STORM DRAIN EASEMENT PLOTTED HEREON.
- (14b) Easements, notes and restrictions as shown on subdivision plat recorded April 07, 2022 as Entry No. 43287:2022 in Book 40 of Plats at Page 587.
PLAT IS LOCATED NORTH OF THE SUBJECT PROPERTY. NOT PLOTTED
- (14c) Easements, notes and restrictions as shown on subdivision plat recorded November 30, 2022 as Entry No. 121464:2022 in Book 40 of Plats at Page 597.
10' P.U.E. AND 35' CULINARY WATER, SEWER AND STORM DRAIN EASEMENT PLOTTED HEREON, THE 30 FOOT TEMPORARY CROSS ACCESS EASEMENT WAS REMOVED BY PLAT "E" ENTRY NO. 61657:2023.
- (14d) Easements, notes and restrictions as shown on subdivision plat recorded May 24, 2023 as Entry No. 33192:2023 in Book 40 of Plats at Page 603.
10' P.U.E. AND 35' CULINARY WATER, SEWER AND STORM DRAIN EASEMENT PLOTTED HEREON, THE 30 FOOT TEMPORARY CROSS ACCESS EASEMENT WAS REMOVED BY PLAT "E" ENTRY NO. 61657:2023.
- (14e) Easements, notes and restrictions as shown on subdivision plat recorded September 19, 2023 as Entry No. 61657:2023 in Book 40 of Plats at Page 612.
PRIVATE CROSS ACCESS AND 10 P.U.E. PLOTTED HEREON.
- (15) Access Easement by Simon CREJC III, LLC, an Arizona limited liability company for pedestrian and vehicular ingress and egress recorded June 07, 2019 as Entry No. 51681:2019 of Official Records.
BLANKET IN NATURE, EXACT LOCATION CAN NOT BE DETERMINED BY LEGAL DESCRIPTION GIVEN.
- (16) Easement Agreement dated 2nd day of May, 2022, by and between X Development, LLC, a Utah limited liability company and TFC Geneva Rd, LLC, a Utah limited liability company recorded May 02, 2022 as Entry No. 54639:2022 of Official Records.
EASEMENT SHOWN HEREON.
- (18) Reciprocal Easement Agreement and Use Restriction dated 7th day of September, 2023 by and between X Development, LLC, a Utah limited liability company and TerraForm Companies, LLC, a Utah limited liability company recorded September 08, 2023 as Entry No. 59149:2023 of Official Records.
EASEMENT SHOWN HEREON.
- (19) Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2015.
GENEVA ROAD IS A UDOT RIGHT-OF-WAY, SUBJECT PROPERTY IS ADJACENT TO UDOT RIGHT-OF-WAY, NOT PLOTTABLE.

MISCELLANEOUS NOTES

- (N1) THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO GENEVA ROAD, WHICH IS A DEDICATED PUBLIC ROAD OR HIGHWAY, WITH NO GAPS, CORES OR OVERLAPS.
- (N2) THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT GENEVA ROAD AND 400 NORTH LOCATED APPROXIMATELY 1,293 FEET NORTH OF THE PROPERTY. (TABLE A ITEM #14)
- (N3) MONUMENTS HAVE BEEN RECOVERED OR PLACED AT ALL CORNERS OF THE PROPERTY AS SHOWN HEREON. (TABLE A ITEM #1)
- (N4) NO BUILDINGS WERE LOCATED ON THIS PROPERTY. THE ADDRESS OF THIS PROPERTY WAS PHYSICALLY OBSERVED OR NOTED AS BEING 243 NORTH GENEVA ROAD, (TABLE A ITEM #2)
- (N5) THE GROSS LAND AREA OF THIS PROPERTY IS 30,067± SQUARE FEET OR 0.690± ACRES. (TABLE A ITEM #4)
- (N6) THE BUILDINGS SHOWN ON THIS SURVEY REFLECT THE EXTERIOR DIMENSIONS ALONG WITH THE SQUARE FOOTAGE OF EACH BUILDING AS LOCATED AT GROUND LEVEL. MEASURED HEIGHTS OF ALL BUILDINGS ARE NOTED TO THE HIGHEST POINT OF THE BUILDING ABOVE GROUND LEVEL. (TABLE A ITEM #7A, 7B1, & 7C)
- (N7) ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #8)
- (N8) OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
- (N9) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
- (N10) THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
- (N11) THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
- (N12) VERTICAL RELIEF WAS PERFORMED BY A GROUND SURVEY WITH A CONTOUR INTERVAL OF 1 FOOT, NAVD 88 VERTICAL DATUM. REFERE TO BENCH MARK NOTE AND PLAT FOR BENCHMARK LOCATIONS.
- (N13) THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.
- (N14) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (TABLE A ITEM #9)

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 490261, MAP NUMBER 49049C0340F, WHICH BEARS AN EFFECTIVE DATE OF 6/19/2020 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM #3)

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES, PROPERTY CORNERS, AND TOPOGRAPHY OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY AUTOZONE AND RPLS, LLC. THE BASIS OF BEARING FOR THIS SURVEY IS S. 0°02'55" E. 2660.52 FEET BETWEEN THE MONUMENT SET IN CONCRETE WESTERLY OF GENEVA ROAD, MONUMENTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST SLB&M AND THE MONUMENT IN THE RING AND LID IN CENTER STREET OF DREM UTAH, MONUMENTING THE EAST ¼ OF SAID SECTION 17, THE FIELD DATA WAS COLLECTED 9-26-2023 WITH A TRIMBLE R-8 RECEIVER CONNECTED VIA CELLULAR DEVICE TO THE UTAH REFERENCE NETWORK OF GPS BASE STATIONS, A TRIMBLE PIVOT VIRTUAL REFERENCE SYSTEM MANAGED BY THE UTAH A.G.R.C. (AUTOMATED GEOGRAPHIC REFERENCE CENTER). FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON.

THIS SURVEYOR RETRACED THE GENEVA RETAIL FRONTAGE PLAT "E" SUBDIVISION PLAT AS PERFORMED BY ENSIGN ENGINEERING. THIS SURVEYOR HELD THE BEARING AND DISTANCE OF THE BASIS OF BEARING CALLED OUT ON SAID PLAT. THIS SURVEYOR FOUND AN ILLEGIBLE REBAR AND CAP AT THE SOUTHWEST CORNER OF LOT 109 AS CALLED FOR IN THE SUBDIVISION PLAT "D" BEARING THE SAME NAME. THIS SURVEYOR ALSO FOUND A REBAR AND CAP MARKED "MCNEIL ENG" AT THE SOUTHEAST CORNER OF THE SUBJECT PARCEL, WHEN THESE MONUMENTS WERE HELD THE SUBDIVISION LINES WERE IN HARMONY WITH EXISTING FENCE LINES AND THE RIGHT-OF-WAY LINES OF GENEVA ROAD.

NO OTHER LOT CORNERS WERE RECOVERED DURING THIS SURVEY.

THIS SURVEYOR'S PROFESSIONAL OPINION IS RENDERED UPON THIS RECORD OF SURVEY DRAWING AND THE PROPERTY HAS BEEN MARKED ON THE GROUND WITH A 5/8" REBAR AND CAP MARKED WITH LICENCE NUMBER 10719099. THERE MAY EXIST OTHER EVIDENCE, MONUMENTS, OR DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTS, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

PARKING SHALL BE PROVIDED AS REQUIRED AS DETERMINED BY THE CITY PLANNER

PARKING						TOTAL	
REGULAR	COVERED	COVERED HANDICAPPED	HANDICAPPED	COMPACT	MOTORCYCLE	PARTIAL	0
0	0	0	0	0	0	0	

SURVEY PREPARED BY:
RPLS, LLC
312 NE 145TH PLACE, EDMOND, OK 73013
PHONE: 855-283-2333 / FAX: 405-947-8636
EMAIL: INFO@LENDERSURVEYS.COM

SURVEY PERFORMED BY:
APEX ENGINEERING, INC
661 N MAIN STREET, SPANISH FORK, UT 84660
PHONE: 801-796-2277 / CELL: 435-633-3012
EMAIL: APEXENGINEERING@APEX20.COM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, T6S, R2E, SLB&M, MEASURED AS S 0°02'55" E 2660.52 FT AS SHOWN ON THE GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E" MAP NO. 18917

UTILITY NOTE

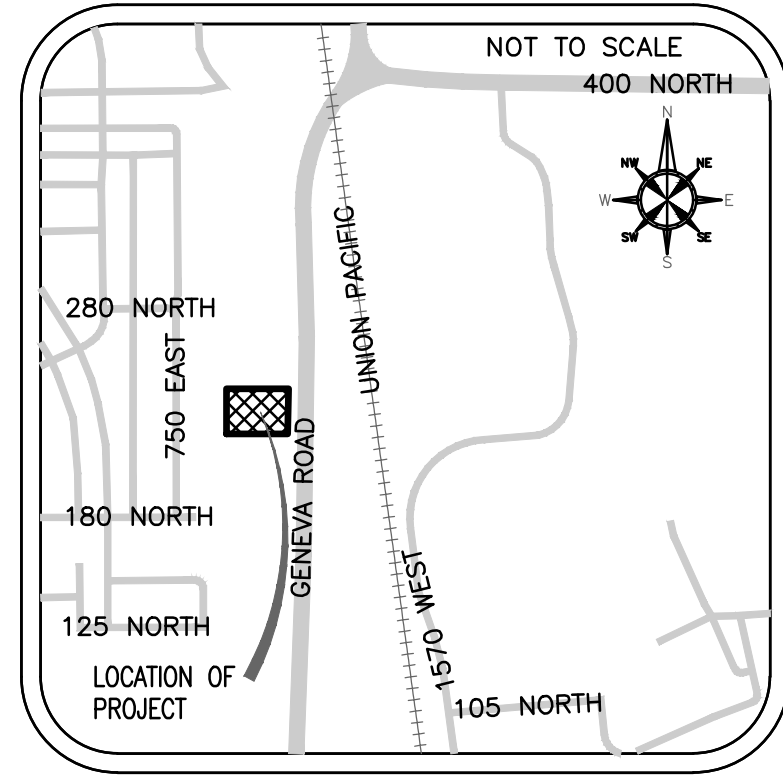
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNMARKED OR NONVISIBLE UTILITIES THAT MAY CROSS THE AREAS SHOWN ON THIS SURVEY. THIS SURVEYOR DID CONTACT 811 AND ONLY PRESSURIZED IRRIGATION AND WATER WERE MARKED AND NO OTHER UTILITIES WERE MARKED. TICKET NO. C32680999

LOCAL UTILITY CONTACT INFO:
CENTRA.COM INTERACTIVE: 1-435-427-0648
LUMEN/CENTURYLINK: 1-800-778-9140
DOMINION ENERGY UTAH: 1-888-728-9343
ROCKY MOUNTAIN POWER: 1-800-778-9140
VINEYARD TOWN: 1-801-420-2979
UDOT REGION III: 1-801-380-1653
UTOPIA FIBER: 1-801-613-3820
UTAH COUNTY: 1-801-851-8665
DREM CITY: 1-801-310-3916
FIRST DIGITAL FIBER OPTICS: 1-385-290-9299
COMCAST: 800-778-9140
AT&T: 1-800-252-1133
AMERICAN FORK CITY FIBER: 801-854-5967

ZONING

A ZONING REPORT WAS NOT PROVIDED TO THIS SURVEYOR.
ALL SETBACKS SHALL BE DETERMINED AS PART OF THE DEVELOPMENT PLAN.



VICINITY MAP

BENCHMARK

STATE PLANE ZONE:
4302 UTAH CENTRAL
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
LINEAR MEASUREMENT: US SURVEY FEET

BM1: BENCHMARK #1:
ELEVATION = 4556.68'
FOUND REBAR AND CAP,
LOCATED OFF SITE ALONG CONCRETE WALL, 63.72' S
89°59'05" W FROM SW CORNER OF PROPERTY.
N = 7278539.99'
E = 1574824.80'

BM2: BENCHMARK #2:
ELEVATION = 4561.80'
FOUND UDOT RIGHT-OF-WAY BRASS CAP,
LOCATED OFF SITE IN CONCRETE, 157.01' N
72°11'23" E FROM SE CORNER OF PROPERTY.
N = 7278588.03'
E = 1575252.41'

ALTA/NSPS LAND TITLE SURVEY

FOR
AUTOZONE

STORE NUMBER: 9286

PROPERTY ADDRESS:
243 NORTH GENEVA ROAD VINEYARD, UT

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1193005-MICH,
CONTAINING AN EFFECTIVE DATE OF SEPTEMBER 07, 2023.

CERTIFICATION

TO: AUTOZONE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 10, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF.



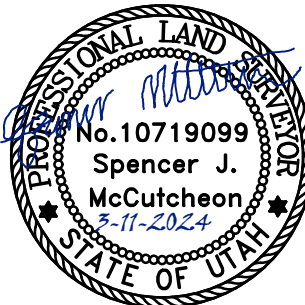
RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com

THE FIELDWORK WAS COMPLETED ON: 09/26/2023.

DATE OF PLAT OR MAP: 3-8-24

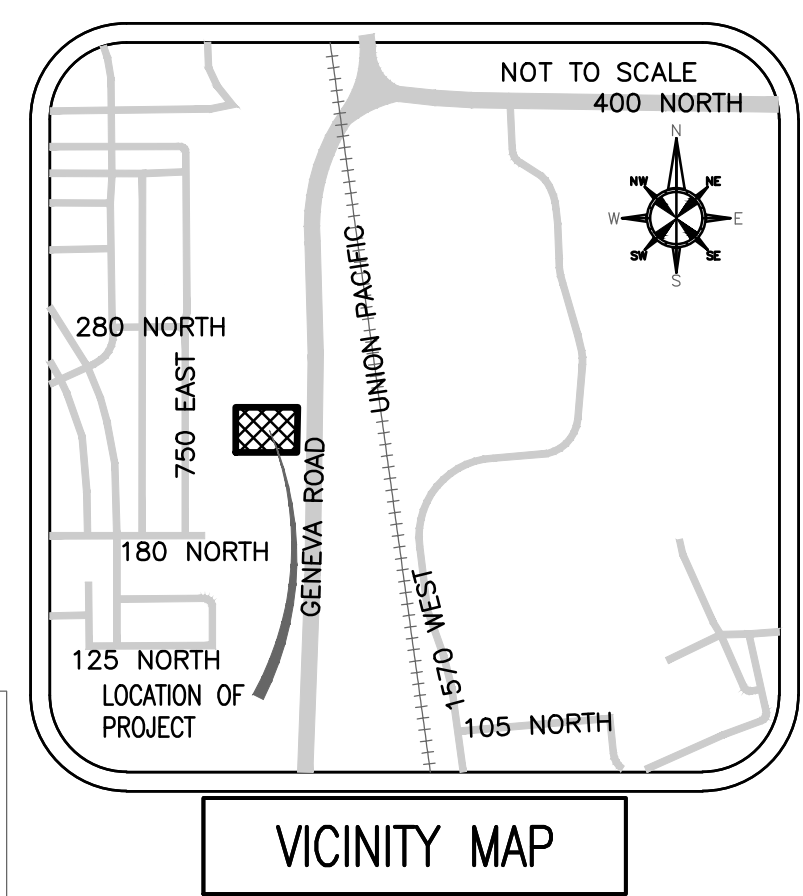
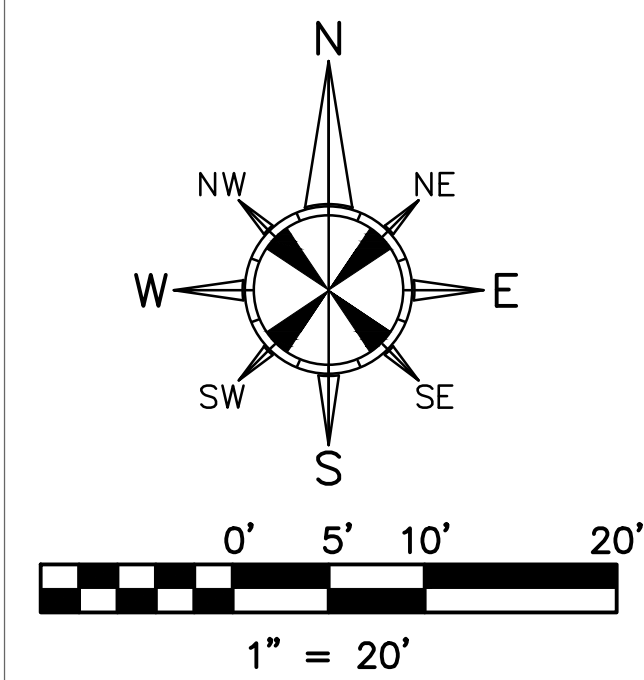
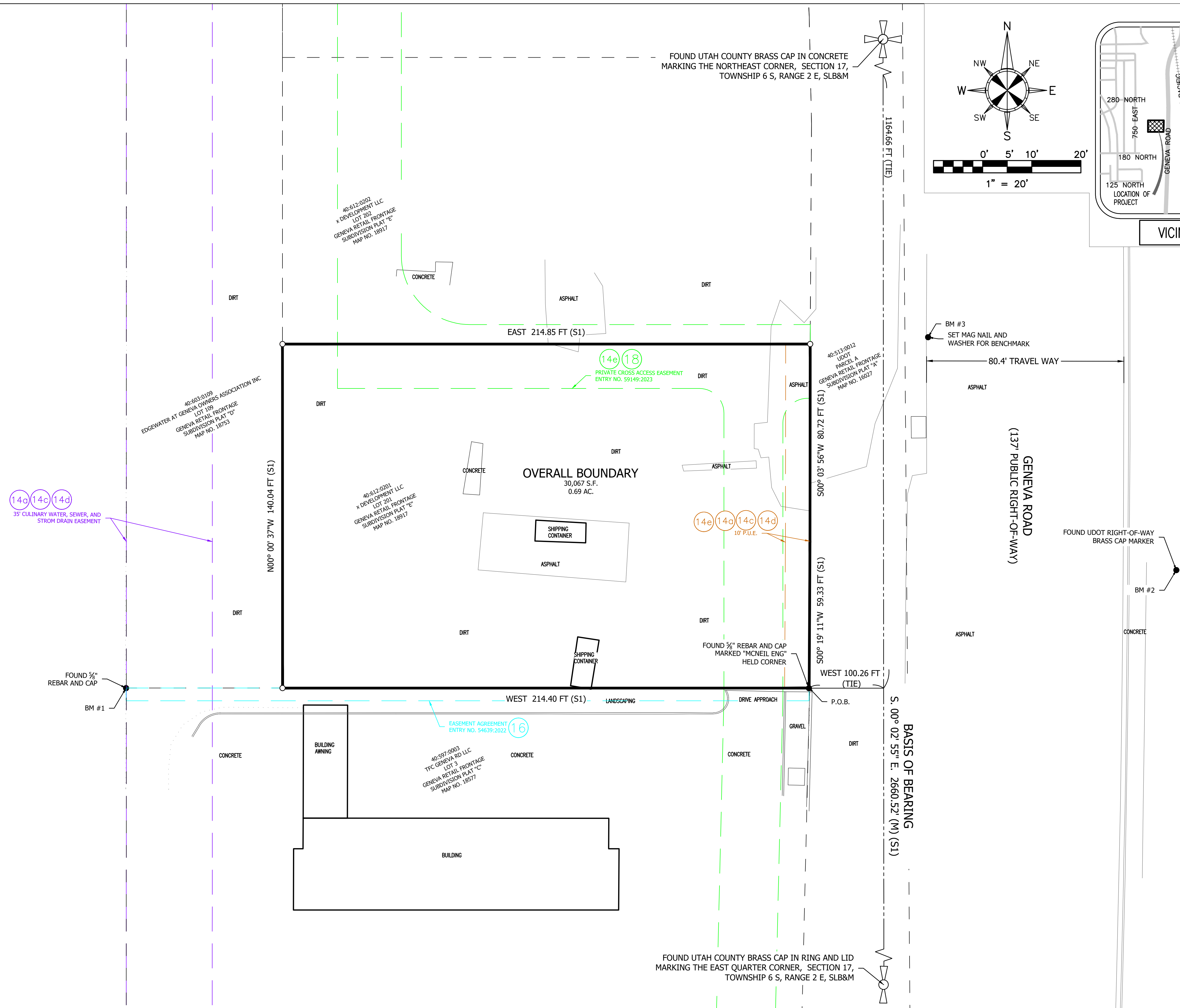
SURVEYOR: SPENCER JAMES MCCUTCHEON
P.L.S. NO.: 10719099
STATE OF REGISTRATION: UTAH

SIGNATURE



DWN BY: SJM
JOB NO: UT6112AD

STORE #: 9286
PAGE 1 OF 3



AC. PAD SPRINKLER ARCH BENCHMARK BORER HOLE BUSH CLEAN OUT ELEC. METER ELEC. PANEL ELEC. TRANS. FIRE HYDRANT FIRE RISER FLAG POLE GAS METER GAS VALVE GATE GENERATOR MANHOLE OF UNKNOWN TYPE BARBED WIRE FENCE ROAD CENTERLINE OVERHEAD ELECTRIC OH-E OVERHEAD COMMUNICATIONS OVERHEAD OVERLAP OH-T	GROUND LIGHT GROUND ROD GRASS PAST GR. ANCHOR HANDICAPPED PARKING IRON GRATE LIGHT POLE MAIL BOX METER RACK MONITOR WELL NON. FLOW NOT DISCLOSED NON. SET NOT DISCLOSED MARKER POWER MH POWER POLE PROPANE LINE PULL BOX PARKING LOT CHARGE FENCE STOCKING FENCE SUBURBAN BOUNDARY LINE UNDERGROUND ELECTRIC UNDERGROUND SEWER UNDERGROUND SANITARY SEWER	PROP. HEADWALL ROAD SIGN SAVED SEWER MH STORM SEWER UNDERGROUND CULVERT TELE MH TELE. PED. TRAFFIC SIGNAL LIGHT CONTROL BOX TREE UNDER TELE. MARKER T.V. PED. UTILITY CABINET UTILITY UTILITY POLE WATER METER WATER MH WATER WAVE ADJ./PLAT. LINE EASEMENT LINE SECTION LINE RAIN GRACS UNDER GROUND DPL UNDER WATER WALL	LIST OF ABBREVIATIONS BA - BUILDING LINE SETBACK BC - BRASS CAP BLVD. - BAY PARKING BLVD. - BOULEVARD BRNG. - BRIDGE C/L - CENTER LINE CONC. - CONCRETE CPS - CANTONMENT DA - DAME TR. DIST. - DISTANCE ESMT. - EASEMENT F.F. - FINISHED FLOOR FENCE - FENCE FL - FLOW LINE FMG - FOUNDATION G/R - GAS REGULATOR GEN - GENERATOR HC - HANDICAPPED IR - IRON REBAR IR - IRON REBAR IR - IRON REBAR CAPPED LAT. - L&T OR TACK LA - LANDSCAPING M - MEASUREMENT NO - NO CAD NO - NO RECORD N&T - NAIL AND TACK P.O.B. - POINT OF BEGINNING P.C. - POINT OF COMINGEMENT P.O.M. - POINT OF MEASUREMENT P.O.T. - POINT OF TERMINATION PED. - PEDESTAL PLTR. - PLANTER R - RECORD R.O.W. - RIGHT-OF-WAY RD - ROOF DRAIN RET. - RETENTION SAN. - SANITARY STAT. - STATUTORY TR - TOP OF RIM TYP. - TYPICAL U/G - UTILITY CABINET U/GJS - WITH UNDERGROUND SERVICE
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LEGEND

UTAH COUNTY RECORD REFERENCE

(S1) GENEVA RETAIN FRONTAGE SUBDIVISION PLAT "E" - ENSIGN ENGINEERING - MAP NO. 18917

ALTA/NSPS LAND TITLE SURVEY
FOR
AUTOZONE

STORE NUMBER: 9286

PROPERTY ADDRESS:

243 NORTH GENEVA ROAD VINEYARD, UT

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1193005-MICH,
CONTAINING AN EFFECTIVE DATE OF SEPTEMBER 07, 2023

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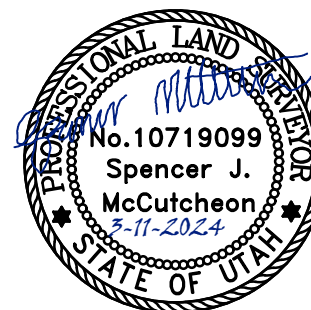
THE FIELDWORK WAS COMPLETED ON: 09/26/2023.

DATE OF PLAT OR MAP: 3-8-24

SURVEYOR: SPENCER JAMES MCCUTCHEON
P.L.S. NO.: 10719909
STATE OF REGISTRATION: UTAH



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com



SIGNATURE

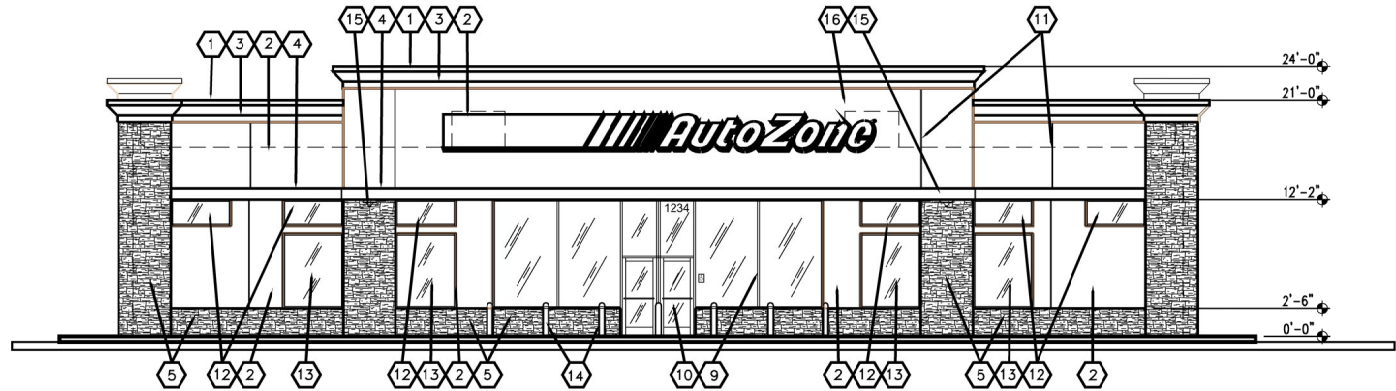


PRELIMINARY DRAWING DATE: 10/03/2023
DWN BY: SJM
JOB NO: UT6112AD

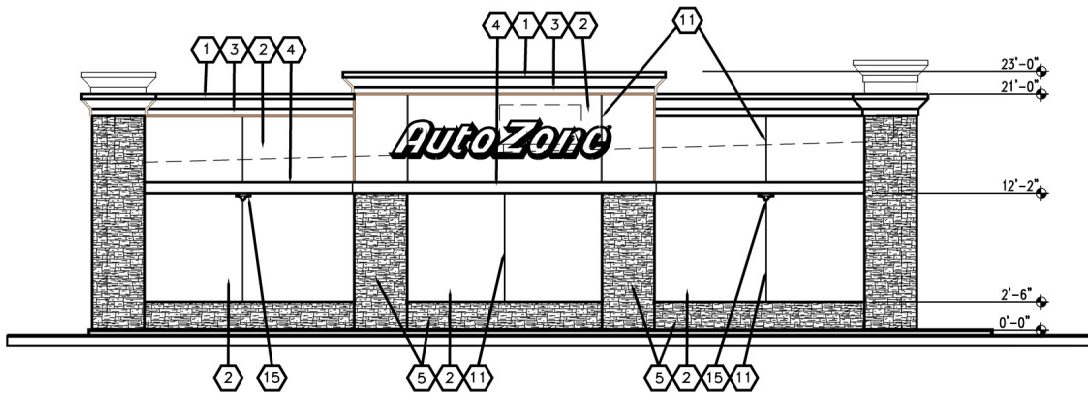
STORE #: 9286
PAGE 2 OF 3

SDMH3: RECTANGULAR STORM DRAIN MANHOLE
TR 4557.86'
FL 4556.12

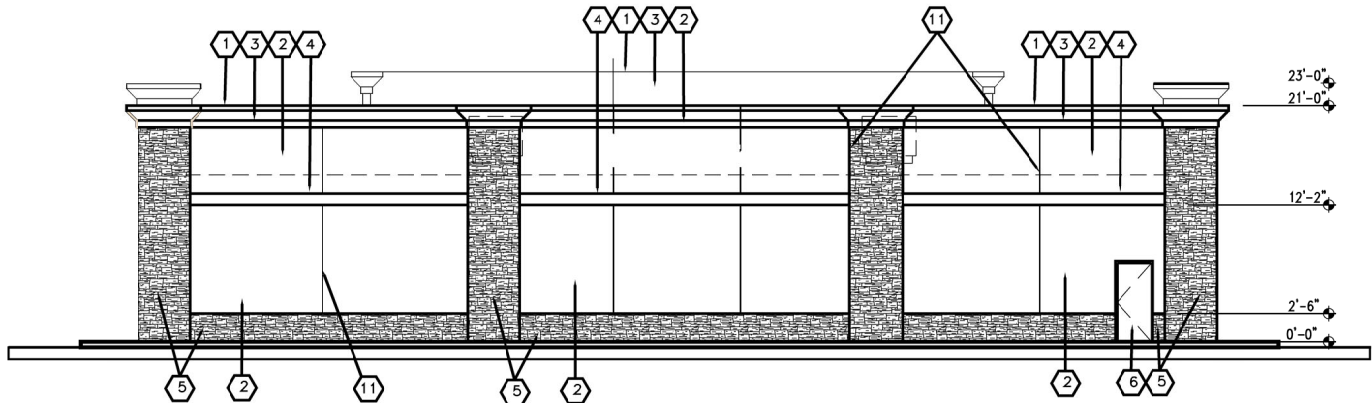
STORE #: 9286
PAGE 3 OF 3



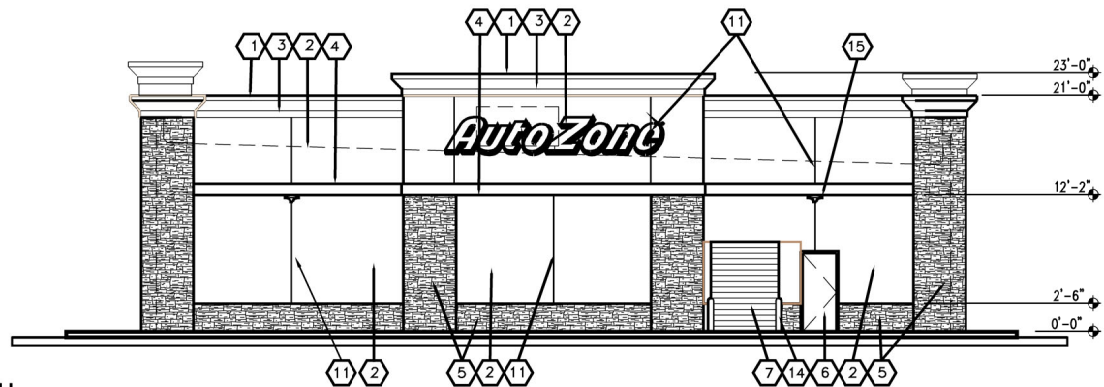
1 EAST ELEVATION - FRONT (HIGH SIDE) ELEVATION
Scale: 1/8"=1'-0"



2 SOUTH ELEVATION - FRONT SIDE (HIGH SIDE)
Scale: 1/8"=1'-0"



3 WEST ELEVATION - REAR (LOW SIDE) WALL
Scale: 1/8"=1'-0"



4 NORTH ELEVATION - RIGHT SIDE WALL
Scale: 1/8"=1'-0"

- 1 TWO PIECE COMPRESSION TRIM - COLOR BRONZE
- 2 1" STUCCO FINISH - COLOR SW6086 SAND DUNE
- 3 1" STUCCO FINISH AT CORNICE- COLOR SW6091 RELIABLE WHITE
- 4 1" STUCCO FINISH AT 2"x 12" PROJECTION- COLOR SW6091 RELIABLE WHITE
- 5 STONE VENEER
- 6 PAINT MAIN DOOR & FRAMES COLOR SW6088 NUTCRACK DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 7 OVERHEAD DOOR MANUFACTURERS GRAY - PAINT ANGLES SW6088
- 9 ALUMINUM STOREFRONT - RED FINISH - EVERGREEN GLASS
- 10 ALUMINUM STOREFRONT DOORS - CLEAR ANODIZED FINISH
- 11 1" V GROVE SCORE JOINT
- 12 CLERESTORY WINDOW -RED FRAMES - EVERGREEN GLASS
- 13 FAUX WINDOW - RED FRAMES - OPAQUE BLACK GLASS
- 14 PIPE GUARD WITH RED SLEEVE
- 15 WALL MOUNTED LIGHT FIXTURE. SEE E3
- 16 ROOF TOP UNITS BEYOND
- 17 AUTOZONE SIGNAGE TO BE REVIEWED UNDER SEPERATE PERMIT REVIEW

2 ELEVATION KEYNOTES

REVISIONS			
REV	DATE	BY	APP
1	REV1	4	REV4
2	REV2	5	REV5
3	REV3	6	REV6

AutoZone Store No. 9286
243 N GENEVA ROAD

VINEYARD UT 84057

EXTERIOR ELEVATIONS AND NOTES

Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

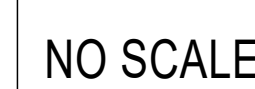
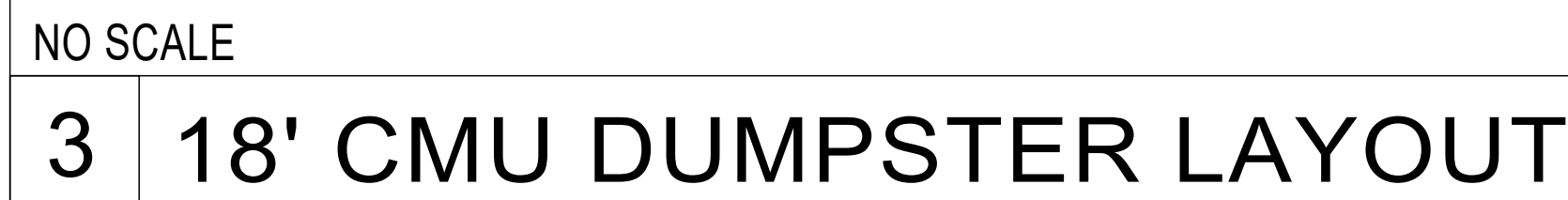
04/05/24

65W/2-R

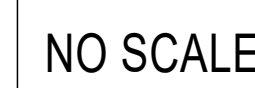
PS-2



- ## 2 ELEVATION KEYNOTES



4	GATE DETAIL FOR DUMPSTER ENCLOSURE
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5	DUMPSTER SECTION & SIDE SECTION
---	---------------------------------

0
 1
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 X
 Y
 Z

REVISIONS	
1	REV1
4	REV4
2	REV2
5	REV5
3	REV3
6	REV6

EXTERIOR ELEVATIONS AND NOTES

04-05-24

65W2-R

CE1