VE UPDATE - 6.4.2026

CONSTRUCTION DOCUMENTS

LEHI CITY

LAKEVIEW PARK

4675 N AUTUMN VIEW DRIVE
LEHI, UTAH 84043

Approved for Construction

These plans have been reviewed by Lehi City for completeness and compliance with City Ordinances, Development Code and Master Plans. The City does not guarantee their technical accuracy and takes no responsibility for any errors or omissions. Should field or other previously unidentified conditions necessitate a change in these approved plans, the plans shall be referred back to the Public Works Dept. and Planning Division for reconsideration and revision(s).

Public Works Director	Community Dev. Director
Signed	
Title	
Date	

Digitally signed by Dave Norman
Date: 2026.03.19 10:19:01-06'00'

This approval is valid for a period of two years from the above signed date.

LEHI CITY

PRIME LANDSCAPE ARCHITECTURE

LEHI CITY

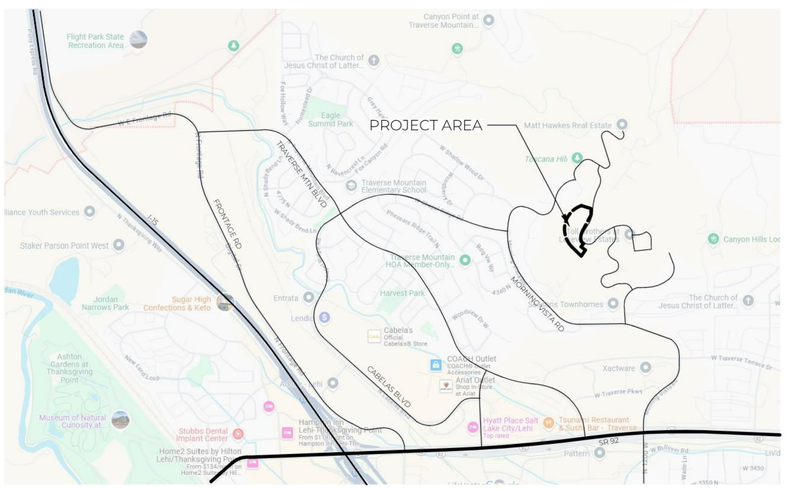
Approved Construction Plans
03/18/2026

24X36

VE UPDATE - 6.4.2026

SITE MAP

VICINITY MAP



BID ALTERNATES

1. BASKETBALL & PICKLEBALL COURTS ARE TO BE BID ALTERNATES.
2. ALL BASE PREP GRADING EARTHWORK FOR BASKETBALL & PICKLEBALL COURTS SHALL BE PART OF BASE BID WORK.

TEAM

OWNER

LEHI CITY
2538 NORTH 300 WEST
LEHI, UTAH 84043
TRENT DYER
PHONE: 385.201.2714
EMAIL: tdyer@lehi-ut.gov

LANDSCAPE ARCHITECT

PRIME LANDSCAPE ARCHITECTURE
1524 W 3045 S
NIBLEY, UTAH 84321
DUSTIN HISLOP
PHONE: 801.528.2856
EMAIL: dustin.hislop@gmail.com

SURVEYOR / CIVIL ENGINEER

ENSIGN ENGINEERING
45 WEST 10000 SOUTH, SUITE 500
SANDY, UTAH 84070
PATRICK HARRIS / MICHAEL BUDGE
PHONE: 801.255.0529
EMAIL: pharris@ensignutah.com / mbudge@ensignutah.com

ELECTRICAL ENGINEER

ENVISION ENGINEERING
240 EAST MORRIS AVE, SUITE 200
SALT LAKE CITY, UTAH 84115
PHILIP BORUP
PHONE: 801.534.1130
EMAIL: pborup@envisioneng.com

SHEET INDEX

G001	SHEET INDEX GENERAL NOTES
D001	DEMOLITION PLAN
C001	BOUNDARY & TOPOGRAPHY SURVEY
C002	EROSION CONTROL PLAN
C003	BMP CITY DETAILS
C004	BMP CITY DETAILS
C100	OVERALL LAYOUT PLAN
C101	LAYOUT PLAN
C102	LAYOUT PLAN
C103	LAYOUT PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C300	UTILITY NOTES
C301	UTILITY PLAN
C400	CONCEPTUAL GRAPHICS
C401	CONCEPTUAL GRAPHICS
C500	SITE DETAILS
C501	SITE DETAILS
C502	SITE DETAILS
C503	SITE DETAILS
C504	PAVILION DETAILS (FOR REFERENCE)
C505	RESTROOM DETAILS
C506	RESTROOM DETAILS
C507	UTILITY DETAILS
C508	UTILITY DETAILS
C509	UTILITY DETAILS
C510	PERGOLA DETAILS
C600	UTILITY DETAILS
C601	UTILITY DETAILS
C700	SITE SPECIFICATIONS
C701	SITE SPECIFICATIONS
C702	SITE SPECIFICATIONS
C703	SITE SPECIFICATIONS
L100	OVERALL PLANTING PLAN
L101	PLANTING PLAN
L102	PLANTING PLAN
L103	PLANTING PLAN
L200	OVERALL IRRIGATION PLAN
L201	IRRIGATION PLAN
L202	IRRIGATION PLAN
L203	IRRIGATION PLAN
L500	PLANTING DETAILS
L501	IRRIGATION DETAILS
L502	IRRIGATION DETAILS
L600	IRRIGATION SPECIFICATIONS
L601	IRRIGATION SPECIFICATIONS
L602	LANDSCAPE SPECIFICATIONS
L603	LANDSCAPE SPECIFICATIONS
E001	GENERAL NOTES & SYMBOLS
E002	SCHEDULES & RISER DIAGRAMS
E100	OVERALL SITE ELECTRICAL

GENERAL NOTES & SCOPE OF SERVICES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND LEHI CITY STANDARDS, SPECIFICATIONS, AND DETAILS. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS EXPENSE.
2. EXISTING UTILITIES, EASMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL OR RELOCATION OF ALL OBSTRUCTIONS AND BRIDGES WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
5. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL CALL BLUE STAKES FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
7. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE UNLESS OTHERWISE NOTED.
8. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
9. ALL CLARIFICATIONS OR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE BEGINNING OF WORK.
10. CROSS SLOPES ON ALL NEW HARDSCAPE AND PAVEMENT SHALL NOT EXCEED 2% UNLESS OTHERWISE SHOWN.
11. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY LEHI CITY AND THE STATE OF UTAH.
13. SEE SURVEY FOR BENCH MARK INFORMATION.
14. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, UTILITIES AND DIMENSIONS, CORNERS, CURBS, AND ANGLES PERTAINING TO THIS SET OF PLANS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE LANDSCAPE ARCHITECT'S AND OWNER'S SATISFACTION.
16. CONTRACTOR SHALL PATCH AND REPAIR EXISTING ASPHALT, CONCRETE, LANDSCAPING, ETC. AS REQUIRED WHERE NEW CONSTRUCTION MEETS EXISTING.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES, ETC. PRIOR TO PAVING AND LANDSCAPE WORK. COORDINATE WITH LEHI CITY SO ALL SLEEVES MAY BE SURVEYED BY THE CITY PRIOR TO BACKFILLING.
18. STAGING AND STORAGE AREA FOR CONTRACTOR'S EQUIPMENT AND MATERIALS ON SITE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE OR AS SHOWN ON THE PLANS.
19. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS. WORK INSTALLED NOT IN COMPLIANCE WITH SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT WITHOUT ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY YARD AND BUILDING CLEAN UP AND AT THE COMPLETION OF WORK.
21. TIE INTO EXISTING WALK WITH SMOOTH TRANSITION.
22. SMOOTH GRADES WHERE NEW MEETS EXISTING FOR SEAMLESS TRANSITION BETWEEN EXISTING GRASS AND FUTURE GRASS SURFACES.
23. INSTALL CONSTRUCTION FENCE ALONG CONSTRUCTION LIMIT LINE TO PROTECT ADJACENT PARK USERS AND PREVENT HAZARDS WITHIN CONSTRUCTION WORKING AREAS.
24. IMPORT TOPSOIL - 4" IN GRASS SOD AREAS, 2" IN NATIVE GRASS AREAS, AND PROVIDE TOP SOIL MIX IN TREE PITS. ENSURE TREE PITS ARE EXCAVATED TO 3 TIMES ROOT BALL SIZE.
25. IRRIGATION SYSTEM IS 2-WIRE WEATHERTRAK. LANDSCAPE & IRRIGATION SUB-CONSULTANT SHALL HAVE A MINIMUM OF FIVE SIMILAR PARK PROJECTS WITH MUNICIPALITIES OVER THE LAST THREE YEARS.
26. PLAYGROUND INSTALLATION SHALL BE COORDINATED WITH SONNTAG RECREATION. CONSTRUCT ALL CURBING AROUND PLAYGROUND AREAS AND BRING PLAYGROUND BASE UP TO PROPER ELEVATION PER DETAILS.
27. RESTROOM IS A PRE FAB BUILDING PURCHASED BY CITY. CONTRACTOR SHALL INSTALL ALL UTILITIES AND PREP PAD FOR RESTROOM, INCLUDING SET RESTROOM UPON DELIVERY AND PROVIDE FINAL HOOKUPS.
28. WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND URBAN INTERFACE.

Approved Construction Plans
03/18/2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6067468-5301 — LICENSED LANDSCAPE ARCHITECT — 01-26-2026

TITLE: SHEET INDEX GENERAL NOTES
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

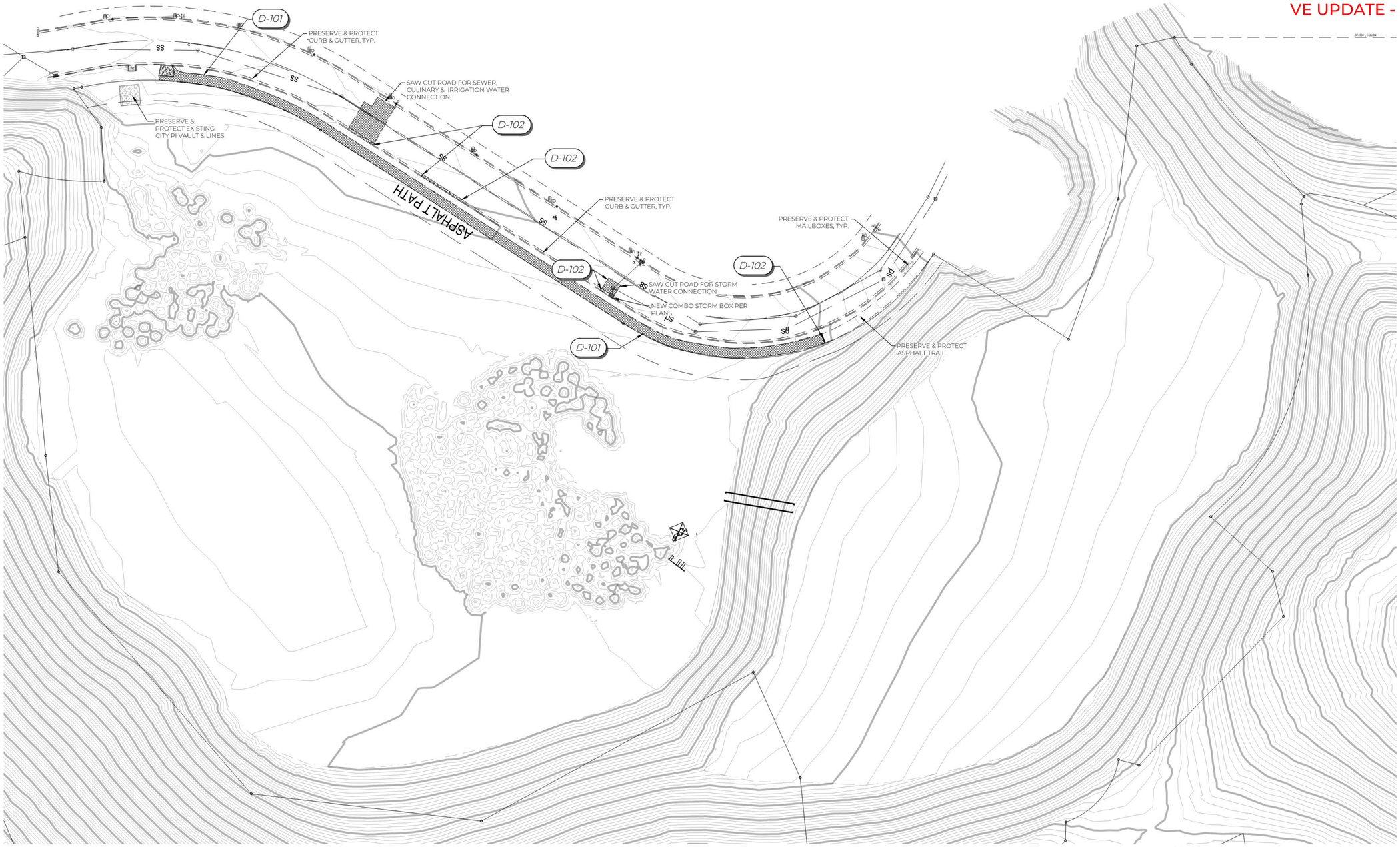
DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
G001

ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND IDEAS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THEIR DRAWINGS. COPYRIGHT 2025 PRIME LANDSCAPE ARCHITECTURE, LLC.

24X36

VE UPDATE - 6.4.2026



DEMOLITION NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROTECT THOSE UTILITIES THAT ARE TO REMAIN AND BE RESPONSIBLE FOR THE REPAIR OF DAMAGES TO SUCH UTILITIES.
2. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.
3. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
4. GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH OF 18 INCHES BELOW EXPOSED SUBGRADE.
5. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8" INCH LOOSE DEPTH, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT GROUND.
6. STRIP SUITABLE TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
7. STOCKPILE SURPLUS TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE OR AT LOCATION SHOWN ON PLANS.
8. REMOVE EXISTING ABOVE- AND BELOW-GRADE STRUCTURES AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTIONS.
9. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN SMOOTH EDGE.
10. PROTECT EXISTING WALKS, DRIVES, CURBS, EXISTING VEGETATION, ETC. THAT ARE TO REMAIN. REPAIR ANY DAMAGES THAT MAY OCCUR TO EXISTING ITEMS TO BE PROTECTED.
11. ALL ITEMS TO BE REMOVED FROM THE PROJECT AND EXCESS MATERIALS SHALL BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR.
12. CONTINUOUSLY CLEAN-UP AND REMOVE WASTE MATERIALS FROM SITE. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
13. DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
14. BLUE STAKE SITE AND OBTAIN ALL REQUIRED LEHI CITY PERMITS.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
Demolition	
D-101	DEMOLISH & REMOVE ASPHALT TRAIL
D-102	SAW CUT LINE - ASPHALT OR CONCRETE

DEMOLITION HATCH LEGEND

- EXISTING CONCRETE TO REMOVE
- EXISTING ASPHALT TO REMOVE
- EXISTING CONCRETE SAW CUT LINE

NORTH

0 40 80 120 feet

SCALE: 1" = 40'

LEHI CITY

Approved Construction Plans
03/18/2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6087468-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: DEMOLITION
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
D001

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811 Know what's below. Call before you dig.

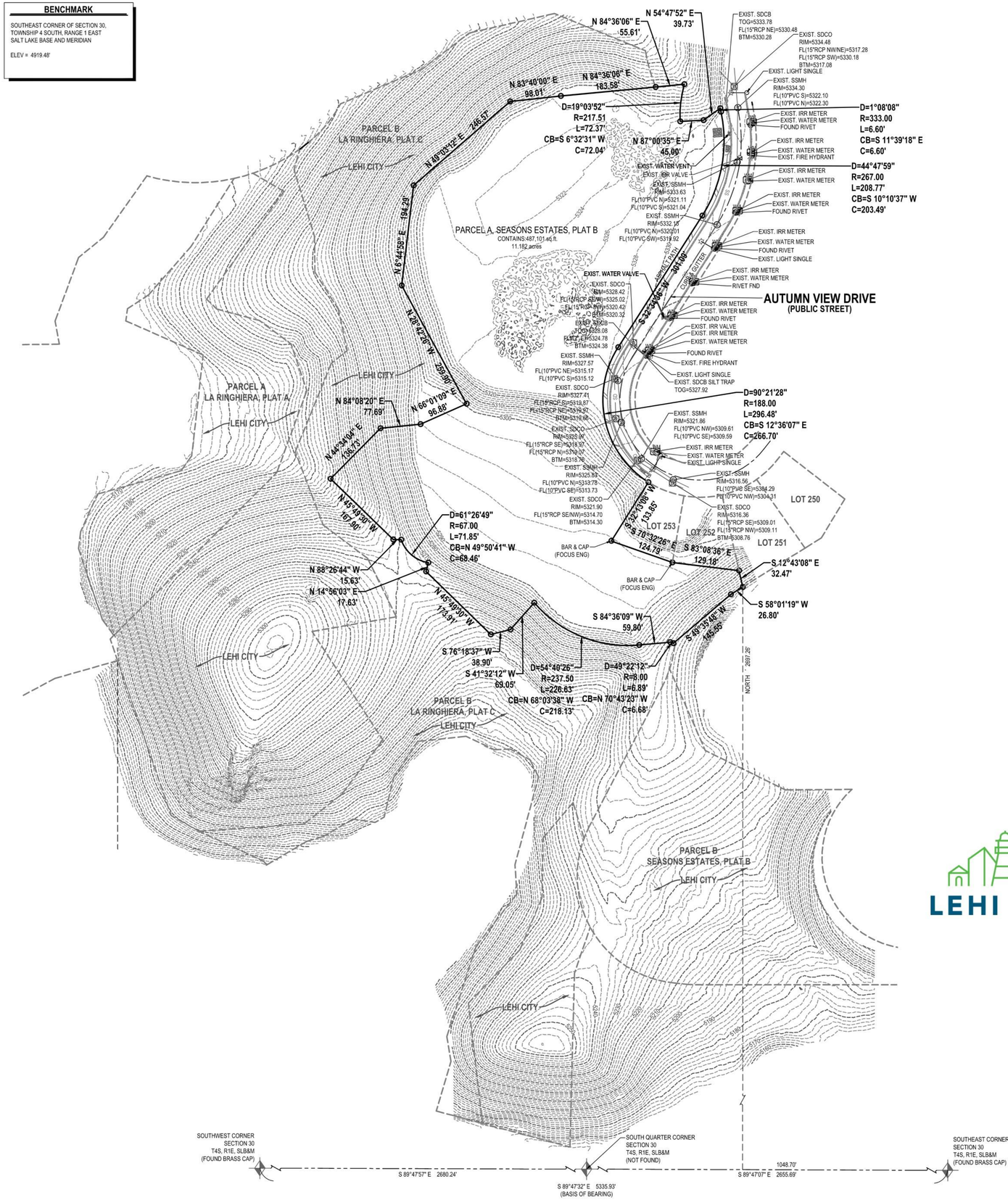
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4919.48'

VE UPDATE - 6.4.2026



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topography survey to our client. The Basis of Bearing is S89°47'32"E 5335.93' between the Southwest corner and the Southeast corner of Section 30, Township 4 South, Range 1 East, S.L.B.&M.

DEED DESCRIPTION

Parcel B, Public Open Space, Plat "B", SEASONS ESTATES, a Residential Subdivision, Lehi, Utah, according to the official plat thereof recorded as Entry No. 163941:2019, and Map Filing No. 16755, Utah County Records

12/14/23
Date

Patrick M. Harris
License no. 286882

LEGEND

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LAND DRAIN LINE
STORM DRAIN COMBO BOX	CULINARY WATER LINE
STORM DRAIN CULVERT	SECONDARY WATER LINE
SIGN	IRRIGATION LINE
ELECTRICAL BOX	OVERHEAD POWER LINE
UTILITY MANHOLE	ELECTRICAL LINE
UTILITY POLE	GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
TELEPHONE BOX	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

LEHI CITY

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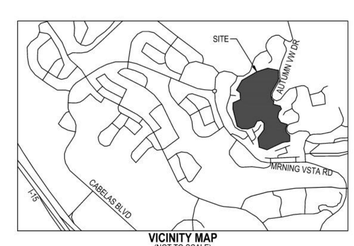

VICINITY MAP
(NOT TO SCALE)

NORTH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

LOCATED IN THE EAST HALF OF SECTION 30 TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN LEHI, UTAH COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
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FOR:
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1524 WEST 3045 SOUTH
NIBLEY, UTAH 84321

CONTACT:
DUSTIN HISLOP
PHONE: 801-528-2856

LAKEVIEW PARK
BOUNDARY AND TOPOGRAPHY SURVEY

AUTUMN VIEW DRIVE
LEHI CITY, UTAH

PROFESSIONAL LAND SURVEYOR
12/14/23
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

BOUNDARY AND TOPOGRAPHY SURVEY

PROJECT NUMBER	PRINT DATE
12855	2023-12-18
PROJECT MANAGER	DESIGNED BY
PH	MB

C001

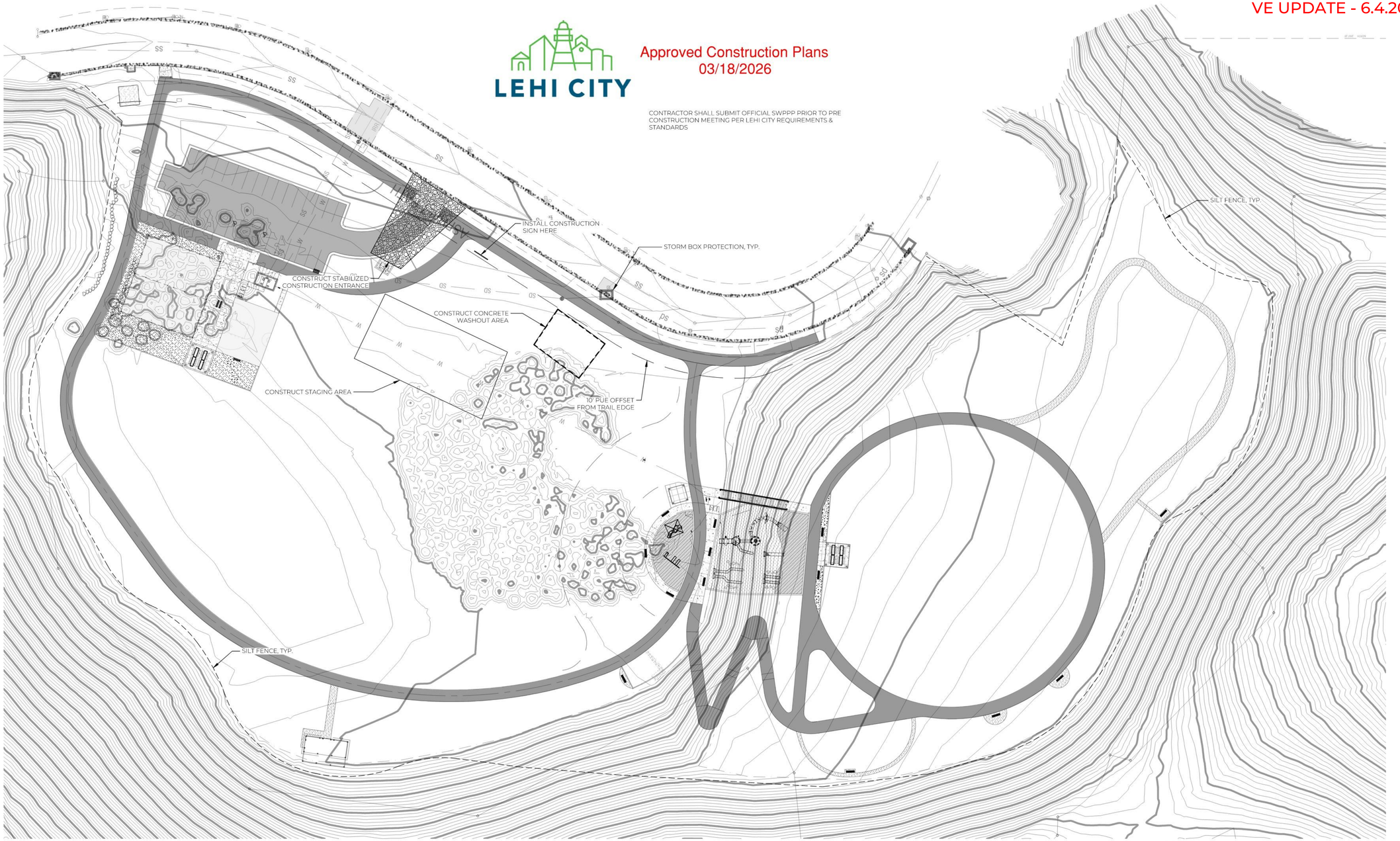
24X36

VE UPDATE - 6.4.2026

LEHI CITY

Approved Construction Plans
03/18/2026

CONTRACTOR SHALL SUBMIT OFFICIAL SWPPP PRIOR TO PRE CONSTRUCTION MEETING PER LEHI CITY REQUIREMENTS & STANDARDS



GENERAL NOTES

1. THE EROSION CONTROL PLAN IS DIAGRAMATIC AND IS INTENDED TO BE VIEWED AS A GUIDLINE FOR LOCATING AND IMPLEMENTING EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs). IT IS THE CONTRACTORS RESPONSIBILITY TO FINALIZE THE TYPE AND LOCATION OF ALL BMPs IN ORDER TO MEET THE REGULATIONS OF THE STATE OF UTAH. CONTRACTOR TO IMPLEMENT CONSTRUCTION SEQUENCE IDENTIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN.
2. LIMITS OF DISTURBANCE: THE LIMITS OF DISTURBANCE LINE SHOWN ON THE DRAWING IS FOR MAJOR DEMOLITION AND EXCAVATION OF CIVIL RELATED ELEMENTS. IT IS ANTICIPATED THAT THRERE MAY BEN SOME ADDITIONAL DISTURBANCE OUTSIDE OF THESE LIMITS, PRIMARILY RELATED TO IRRIGATION/REVEGETATION IMPROVEMENT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING EROSION CONTROL BMPs ARE INPLEMENTED FOR ALL EARTH DISTURBING ACTIVITIES, AND THAT DISCHARGE OF SEDIMENT LADEN RUN-OFF IS NOT PERMITTED.
3. STREET CLEANING: IF SEDIMENT IS TRANSPORTED ON TO THE STREET AND/OR EXISTING PARKING AREAS IT SHALL BE REMOVED ON A DAILY BASIS. SEDIMENT SHOULD BE SHOVELED AND/OR SWEPT FROM THE ASPHALT OR CONCRETE SURFACE AND DISPOSED OF IN A MANNER, WHICH PREVENTS CONTAMINATION WITH STORMWATER OR SURFACE WATER. IN ADDITION, A STREET SWEEPER MAY BE USED TO MAINTAIN CLEAN HARDSCAPE AREAS ON AN ASO-NEEDED BASIS. ALL ADJACENT PARKING LOT AREAS TO THE SITE SHALL ALSO BE SWEPT DURING WORK DAYS AND AT OTHER TIME AS NEEDED IN ORDER TO KEEP THE TRAVELED WAY CLEAN FROM MUD, DUST, SILT, AND DEBRIS.
4. VEHICLE WASH-DOWN: THE STABILIZED CONSTRUCTION ACCESS MAY BE CONSTRUCTED TO SERVE AS A TEMPORARY TRUCK WASH STATION TO ENSURE CONTROL OF SEDIMENT AT THE CONSTRUCTION EXIT POINT OR A SEPARATE WASH-DOWN AREA SHALL BE PROVIDED. THE WASH-DOWN SYSTEM CONSISTS OF A COBBLE PAD (STABILIZED AREA) LINED BELOW WITH FILTER FABRIC, GRADED TO DRAIN AND CONNECT TO THE ADJACENT DRAINAGE SWALE AND CONVEY WATER TO A TEMPORARY SEDIMENTATION BASIN TO COLLECT WASH WATER FOR SETTLEMENT OF DEBRIS. WASH WATER MAY BE RE-USED AFTER SETTLING, INFILTRATED ON SITE, OR TRANSPORTED OFF SITE FOR DISPOSAL. ACCUMULATED SEDIMENTS MAY BE REUSED ON SITE OR DISPOSED OF OFF SITE.
5. CONCRETE CLEANOUT BASIN: A DUMPSTER OR LINED BASIN SHALL BE PLACED NEAR THE ENTRANCE/EXIT TO THE SITE AND ALL CONCRETE DELIVERY VEHICLES SHALL BE REQUIRED TO WASH OUT ONLY INTO THE DUMPSTER/BASIN. CONTRACTOR SHALL REMOVE WASTER AND DISPOSE OF IN A LAWFUL MANNER AS NECESSARY. CONCRETE WASH OUT MAY NOT BE DISPOSED OF ON-SITE OR ALLOWED TO INFILTRATE.
6. DUST CONTROL: SOILS, GRAVELS, AND ETC., WHETHER STOCKPILED OR PLACED, SHALL BE KEPT COVERED AND/OR ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. ALL CONSTRUCTION AREAS AND EXISTING PAVED AREAS SHALL BE KEPT ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE.
7. DRAIN INLET PROTECTION: ALL EXISTING SOTRM DRAIN INLETS WITHIN THE PROJECT AREA OR WHICH MAY RECEIVE RUNOFF FROM THE PROJECT AREA SHALL BE PROTECTED ON-SITE. INLET PROTECTION TO BE INSTALLED AND APPROVED/INSPECTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL SOTRM DRAINS, SUMPS, AND STORM DRAIN PIPES THAT ARE INSTALLED OR MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED TO PREVENT STORM WATER FROM ENTERING WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. METHOD OF PROTECTION SHALL BE AS SHOWN OR APPROPRIATE TO NEED.
8. SILT FENCING: SILT FENCING SHALL BE INSTALLED ALONG GRADING LIMIT LINE AS SHOWN OR PLAN AND ALL OTHER LOW AREAS ALONG THE LIMIT OF DISTURBANCE LINE. IT IS THE CONTRACTORS RESPONSIBILITY TO WALK THE PERIMETER OF THE CONSTRUCTION SITE AND TO DETERMINE ALL APPROPRIATE LOCATIONS FOR SILT FENCING TO PREVENT SEDIMENT LADEN DISCHARGE FROM LEAVING THE SITE. SILT FENCING MAY BE COORDINATED AND INSTALLED IN CONUNCTION WITH OTHER BMPs TO PREVENT RUNOFF FROM LEAVING THE SITE DURING CONSTRUCTION.
9. TEMPORARY SWALE: A TEMPORARY SWALE MAY BE INSTALLED PROVIDING CONVEYANCE FROM THE CONSTRUCTION WASHDOWN AREA TO A TEMPORARY SEDIMENTATION BASIN LOCATED ON-SITE. THE SWALE SHALL BE SIZED AS NECESSARY TO MEET THE NEED, BUT SHALL NOT EXCEED 4' WIDE AND 6" DEEP. THE SWALE SHALL BE INSTALLED IN CONJUNCTION WITH THE OTHER SELECTED BMPs TO ENSURE NO UNFILTERED RUNOFF OS NOT CONTAINED AND IS LIKELY TO CONTAIN SEDIMENT.
10. TEMPORARY SEDIMENTATION BASIN: A TEMPORARY SEDIMENTATION BASIN MAY BE USED TO ALLOW SEDIMENT TO FALL OUT OF RUNOFF FROM STORM EVENTS AND FROM THE WASHOUT AREA AND OTHER AREAS ON SITE WHERE RUNOFF IS NOT CONTAINED AND IS LIKELY TO CONTAIN SEDIMENT.
11. INSTALLATION SEQUENCING: INLET PROTECTION, TEMPORARY SEDIMENT BASINS, SILT FENCE, AND OTHER BMPs INTENDED TO TRAP SEDIMENT ON SITE SHALL BE INSTALLED BEFORE LAND-DISTURBING ACTIVITIES TAKE PLACE. TEMPORARY SWALE/CONVEYANCE AND STABILIZED CONSTRUCTION ACCESS AND WASH-DOWN AREAS SHOULD BE CREATED IMMEDIATELY UPON INITIAL REMOVAL OF EXISTING MATERIAL AS A PRELIMINARY STEP N THE SITE DEMOLITION PROCESS. INLET PROTECTION MEASURES SHOULD REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL FINISH GRADE MATERIALS HAVE BEEN PLACED.

NORTH

0 40 80 120 feet
SCALE: 1" = 40'

STABILIZATION & POST-CONSTRUCTION BEST MANAGEMENT PRACTCES (BMPs)

1. THE SITE SHALL BE STABILIZED ONCE FINAL GRADE HAS BEEN ACHIEVED AND LANDSCAPING HAS BEEN INSTALLED.
2. ONCE CONSTRUCTION IS COMPLETE, THE STORM DRAIN AND STORMWATER DETENTION SYSTEM SHALL BE STABILIZED, INSPECTED, AND MAINTAINED.
3. MAINTENANCE SHALL INCLUDE THE REMOVAL OF DEPOSITED SEDIMENT AS NECESSARY, ENSURING NO OBSTRUCTIONS OCCUR WHICH MAY IMPEDE DESIRED FLOWS.
4. INSPECTIONS SHALL TAKE PLACE AS DEFINED IN THE SWPPP OR FOLLOWING STORM EVENTS.
5. REFER TO LEHI CITY SOTRMWATER MANAGEMENT BMP FOR ADDITIONAL POST-CONSTRUCTION STORMWATER BMP MAINTENANCE INSTRUCITONS.

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6087468-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: STORM WATER POLUTION PREVENTION PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C002

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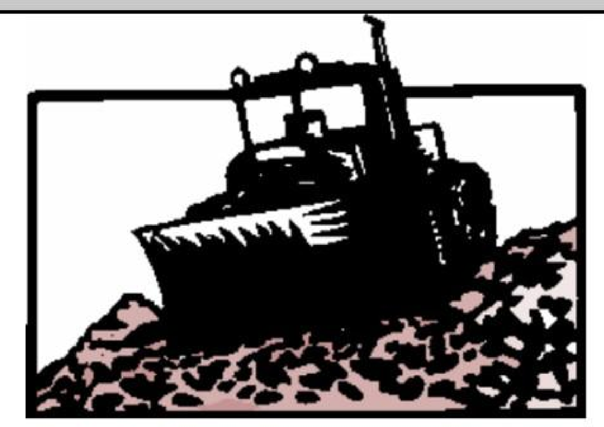
24X36

VE UPDATE - 6.4.2026

BMP: Contaminated or Erodible Surface Areas — CESA



Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H M L
☒☐☐ Sediment
☒☐☐ Nutrients
☒☐☐ Heavy Metals
☒☐☐ Toxic Materials
☒☐☐ Oil & Grease
☒☐☐ Floatable Materials
☒☐☐ Bacteria & Viruses
☒☐☐ Other Waste

Implementation Requirements

H M L
☐☒☐ Capital Costs
☐☒☐ O&M Costs
☐☐☒ Maintenance
☐☐☒ Training
☐☐☒ Staffing
☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Prevent or reduce the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on-site as possible, minimizing soil exposure time, stabilizing exposed soils, and preventing storm water runon and runoff.

Application:
This BMP addresses soils which are not so contaminated as to exceed criteria, but the soil is eroding and carrying pollutants off in the storm water.

Installation / Application Criteria:
Contaminated or erodible surface areas can be controlled by:

- Preservation of natural vegetation, revegetation, chemical stabilization, removal of contaminated soils, or geosynthetics

Limitations:
Disadvantages of preserving natural vegetation or re-vegetating include:

- Requires substantial planning to preserve and maintain the existing vegetation
- May not be cost-effective with high land costs
- Lack of rainfall and/or poor soils may limit the success of re-vegetated areas

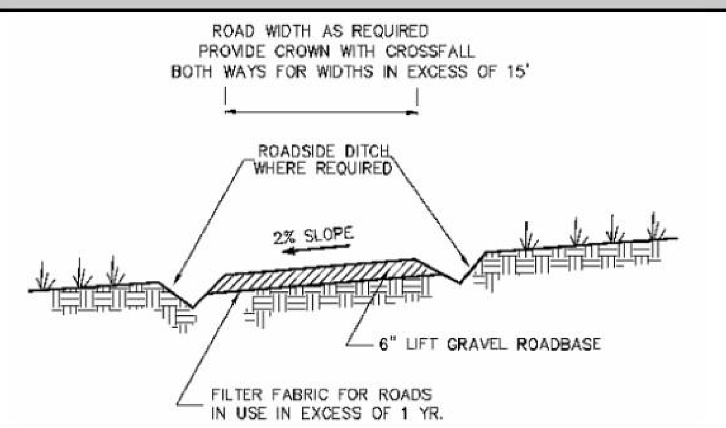
Disadvantages of chemical stabilization include:

- Creation of impervious surfaces
- May cause harmful effects on water quality
- Is usually more expensive that vegetative cover

Maintenance:
Maintenance should be minimal, except possibly if irrigation of vegetation is necessary

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Construction Road Stabilization — CR



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Implementation Requirements

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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Temporary stabilization of on-site roadway by placement of gravel roadbase

Application:

- On-site roadways used daily by construction traffic (may not apply to gravelly type soils)
- Parking or staging areas susceptible to erosion due to traffic use

Installation / Application Criteria:

- Grade temporary access roads with 2% cross fall. For two-way width provide crown
- Provide roadside ditch and outlet controls where required
- Place 6 inches of 2-inch to 4-inch crushed rock on driving area

Limitations:

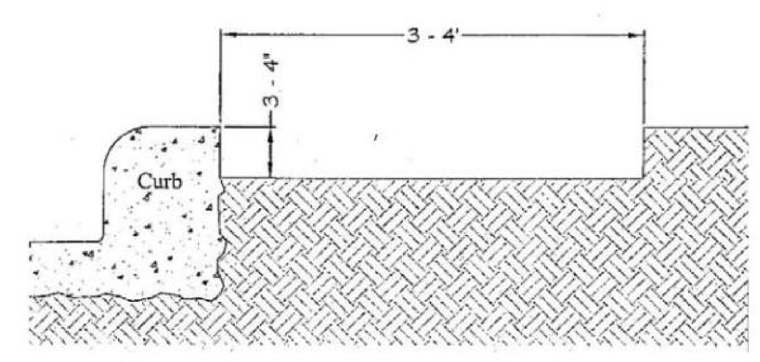
- May require removal of gravel roadbase at completion of activities if final cover is not impervious
- May require controls for surface storm water runoff

Maintenance:

- Inspect after major rainfall events and at a minimum of once every two weeks
- Place additional gravel as needed and repair any damaged areas
- Maintain any roadside drainage controls

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Curb Sedimentation Trap — CST



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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
A temporary sediment trap formed by excavation behind the curb.

Application:

- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation / Application Criteria:

- Excavate soil behind the curb to a depth of 3-4 inches
- Extend excavation 3-4 feet behind the curb to form sediment trap

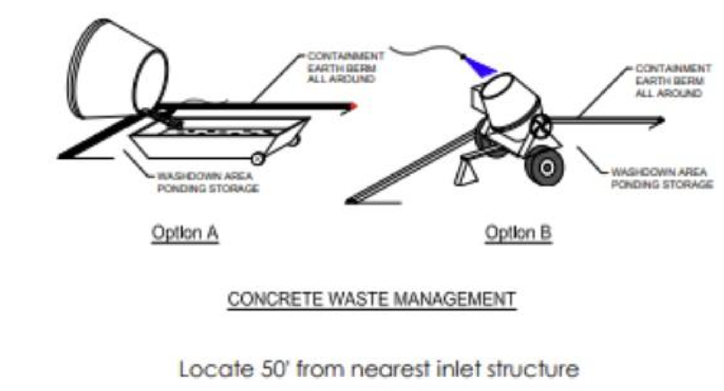
Limitations:
No limitations

Maintenance:

- Inspect after each rainfall event and at a minimum of once every two weeks
- Remove accumulated sediment as it reaches 2/3 height of available storage
- May require additional excavation if dirt from construction fills in the trap

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Concrete Waste Management — CWM



Objectives

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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:
This technique is applicable to all types of sites

Installation / Application Criteria:

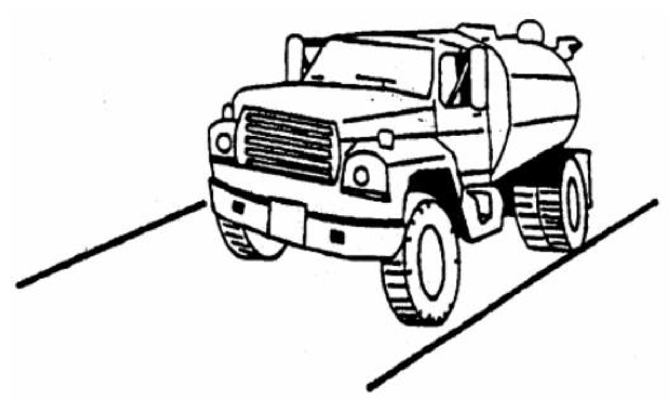
- Store dry materials under cover, away from drainage areas
- Minimize excess mixing of fresh concrete, mortar or cement on site
- Perform washout of concrete trucks in designated areas located at least 50' from the nearest inlet structure
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Concrete, stucco, mortar, plaster, and grout rinse water must be contained in a rigid, leak proof container or leak proof lined pit designed so that no overflows can occur due to inadequate sizing or precipitation
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall by 6" wide)
- Train employees and subcontractors in proper concrete waste management

Maintenance:

- Inspect subcontractors to ensure that concrete wastes are being properly managed
- Concrete washout containers must be emptied or replaced when they reach 75% of capacity

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Dust Controls — DC



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Implementation Requirements

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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Dust control measures are used to stabilize soil from wind erosion and reduce dust from construction activities.

Application:
Dust control is useful in any process area, loading and unloading area, material handling area, or transfer area where dust is generated.

Installation / Application Criteria:

- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturer's recommendations should be followed for installation (as well as the design of the equipment.
- Water used to control dust should be used sparingly to prevent non-storm water discharges
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:

- More elaborate equipment may be impossible to maintain by plant personnel
- Is labor and equipment intensive and may not be effective for all pollutants

Maintenance:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Detention Infiltration Device Maintenance — DIDM

Objectives

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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Proper maintenance and siltation removal is required on both a routine and corrective basis to promote effective stormwater pollutant removal efficiencies for wet/dry detention pond and infiltrative devices.

Installation / Application Criteria:

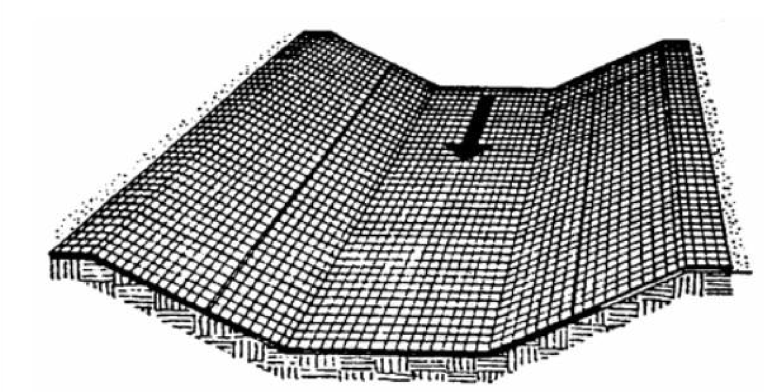
- Remove silt after sufficient accumulation
- Periodically clean accumulated sediment and silt out of pre-treatment inlets
- Infiltration device silt removal should occur when the infiltration rate drops below ½ inch per hour
- Removal of accumulated paper, trash, and debris should occur every six months or as needed to prevent clogging of control devices
- Vegetation growth should not be allowed to exceed 18 inches in height
- Mow the slopes periodically and check for clogging, erosion, and tree growth on the embankment
- Corrective maintenance may require more frequent attention (as required)
- Create a public education campaign to explain the function of wet/dry detention ponds/infiltration device and their operation requirements for proper effectiveness
- Encourage the public to report wet/dry detention pond/infiltration devices needing maintenance

Limitations:

- Wet detention pond dredging can produce slurried waste that often exceeds the requirements of many landfills
- Frequent sediment removal is labor and cost intensive

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Erosion Control Blankets — ECB



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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
Erosion control blankets are used on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

Application:

- Where vegetation is likely to grow too slowly to provide adequate stabilization
- In areas subject to high winds where mulch would not be effective

Installation / Application Criteria:

- Install erosion control blankets parallel to the direction of the slope
- In ditches, apply in direction of the flow
- Place erosion control blankets loosely on soil – do not stretch
- Ends of blankets should be buried no less than six inches deep
- Staple the edges of the blanket at least every three feet – per manufacturers' specifications

Limitations:

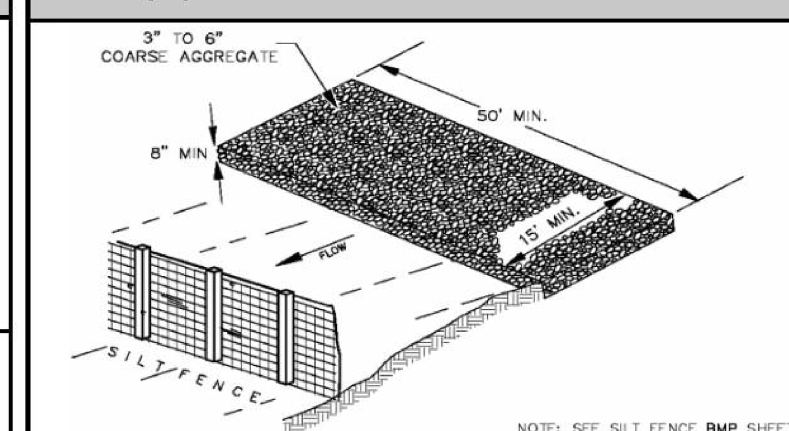
- Not recommended in areas which are still under construction

Maintenance:

- Check for erosion and undermining periodically, particularly after rainstorms
- Repair dislocations or failures immediately
- If washouts occur, reinstall after repairing slope damage
- Monitor until permanently stabilized

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Equipment and Vehicle Wash Down Area — EVWA



Objectives

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LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Description:
A stabilized pad of crushed stone for general washing of equipment and construction vehicles.

Application:
At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks to limit erosion caused by overflow or spillage of water.

Installation / Application Criteria:

- Clear and grub area and grade to provide maximum slope of 1%
- Compact subgrade and place filter fabric if desired (recommended for wash areas to remain in use for more than 3 months)
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches
- Install silt fence downgradient (see silt fence BMP information sheet)

Limitations:
Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff such as fertilizer equipment or concrete equipment. Solely used to control sediment in wash water.

Maintenance:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent area for sediment deposits and install additional controls as necessary
- Repair area and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate activities
- Maintain silt fence as outlined in specific silt fence BMP information sheet

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

LEHI CITY

Approved Construction Plans
03/18/2026

PRIME
LANDSCAPE ARCHITECTURE

TITLE	BMP CITY DETAILS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
C003

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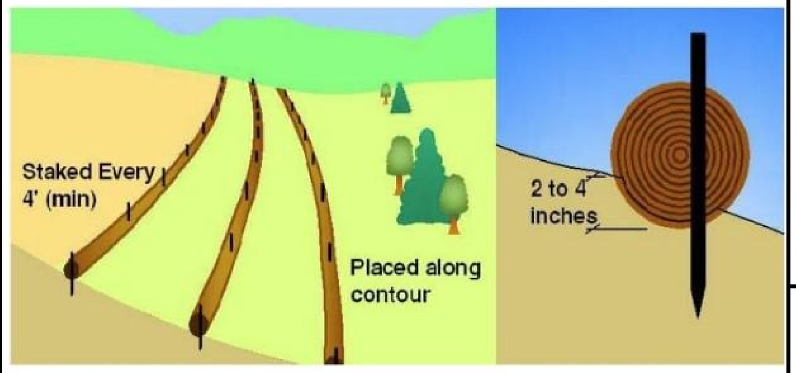
24X36

VE UPDATE - 6.4.2026

BMP: Fiber Rolls — FR



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LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

Commercial products can be made from various types of fibers and shavings that are rolled up and used as sediment barriers.

Application:

- Good for sites with long slopes, generally flatter that 10:1

Installation / Application Criteria:

- Must be trenches into the ground 2 to 4 inches
- Must be staked every 4 feet (maximum)
- Manufacturer's instructions must be followed for installation of product

Limitations:

- Not applicable for high velocity flows
- Only use for a time period within the expected lifespan of the product (Check with manufacturer)

Maintenance:

- Must be inspected regularly to ensure that runoff does not run under or bypass the fiber rolls
- Sediment buildup must also be checked, and excess sediment must be removed

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Grading Practices — GP

Objectives

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LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by:

- Limiting the amount of land disturbed at one time in preparation for construction
- Limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and
- Using grading practices to protect exposed soils susceptible to storm water runoff

Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

Approach:

- Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion
- Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.
- An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site.
- Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces
- Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil
- Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season
- Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff
- Prevent storm water runoff from running onto steep slopes from above
- Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.

Limitations:

The specific approach to grading on a particular site depends on the conditions of the site and surrounding land: engineering judgment is required to design the approach best suited for each site.

Maintenance:

Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Hydromulching — HM

Objectives

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☐☒☐ Capital Costs
☐☐☐ O&M Costs
☐☒☐ Maintenance
☐☒☐ Training
☐☐☒ Staffing
☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

A combination of wood fiber mulch, processed grass, or hay or straw mulch and a tacking agent. It is made into a slurry, then applied to bare slopes or other bare areas to provide temporary stabilization.

Application:

- Small roadside slopes
- Large, relatively flat areas

Installation / Application Criteria:

- Legume seeds should be pellet inoculated with the appropriate bacteria.
- The seed should not remain in the hydromulcher tank for more than 30 minutes
- Wood fiber may be dyed to aid in uniform application
- Slurry should be uniformly applied until an adequate coverage is achieved
- The applicator should not be directed at one location for a long period of time or erosion will occur

Limitations:

- Will lose effectiveness after 1 year
- Can only be used on physically stable slopes (at natural angle of repose, or less)

Maintenance:

- Periodically inspect for damage caused by wind, water, or human disturbance
- Promptly repair damaged areas

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Illegal Dumping Controls — IDC

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H M L
☐☒☐ Sediment
☐☐☒ Nutrients
☐☒☐ Heavy Metals
☒☐☐ Toxic Materials
☒☐☐ Oil & Grease
☒☐☐ Floatable Materials
☐☒☐ Bacteria & Viruses
☒☐☐ Other Waste

Implementation Requirements

H M L
☐☐☒ Capital Costs
☐☒☐ O&M Costs
☐☐☒ Maintenance
☒☐☐ Training
☐☒☐ Staffing
☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

Implement measures to detect, correct, and enforce against illegal dumping of pollutants on streets, into the storm drain system, and into creeks. Substances illegally dumped on streets, into the storm drain system, and into creeks include paints, used oil and other automotive fluids, construction debris, chemicals, fresh concrete, leaves, grass clippings, and pet wastes. All of these wastes can cause storm water and receiving water quality problems as well as clog the storm drain system.

Approach:

One of the keys to success is increasing the general public's awareness of the problem and to at least identify the incident, if not correct it. There are a number of ways of accomplishing this:

- Train municipal staff from all departments to recognize and report incidents.
- Deputize municipal staff who may come into contact with illegal dumping with the authority to write illegal dumping tickets for offenders caught in the act.
- Educate the public.
- Provide the public with a mechanism for reporting such as a hotline

Establish system for track incidents which will identify:

- Illegal dumping "hot spots"
- Types and quantities (in some cases) of wastes,
- Patterns in time of occurrence (time of day/night, month, or year)
- Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
- Responding parties

A tracking systems also helps manage the program by indicating trends, and identifying who, what, when, and where efforts should be concentrated.

Limitations:

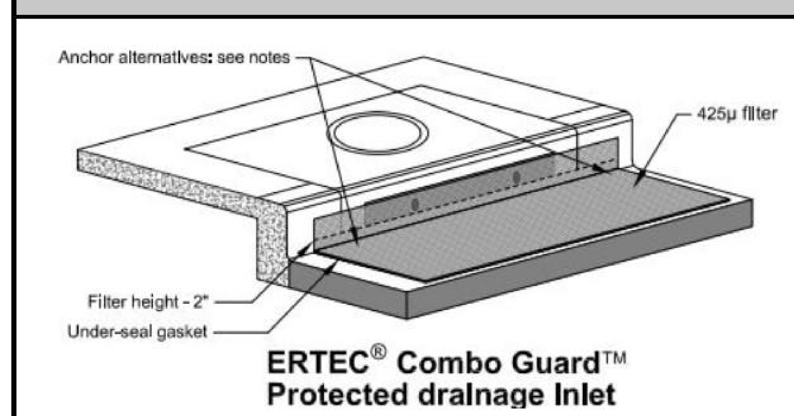
The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal.

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

LEHI CITY

Approved Construction Plans
03/18/2026

BMP: Inlet Protection – Combo Guard — IP-CG



Objectives

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Targeted Pollutants

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☐☐☒ Other Waste

Implementation Requirements

H M L
☐☒☐ Capital Costs
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☐☒☐ Training
☐☐☒ Staffing
☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

A temporary sediment filter made of high density polyethylene with an integrated filter. During construction, place device over the grate and curb opening of the drain inlet near disturbed soil.

Application:

- Recommended for use over curb & grate openings with small drainage areas.
- Drainage areas should be less than 1/3 acre and the total for inlets in series should be 1 acre or less with slopes flatter than 5 percent in the contributing drainage area.

Installation / Application Criteria:

Install system with the vertical section covering the curb inlet and the horizontal section covering the grate. 3 Acceptable Anchor Methods:

- Install gravel bags at each side – half on and half of the combo guard, or
- Attach with 16 gauge tie-wire at each corner. Feed wire through the combo guard, around grate bar and back up. Twist and snip excess, or
- Fasten with concrete anchors/nails at outside edges

Limitations:

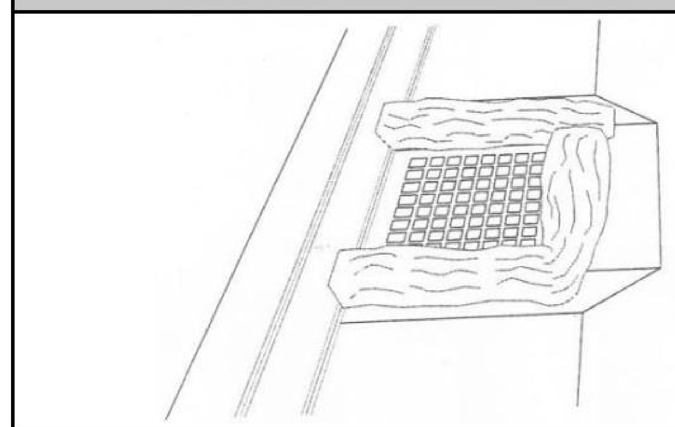
- Cost
- Maintenance required to prevent plugging and to remain effective

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Debris shall be removed daily and sediment shall be removed when the sediment accumulation reaches 2 inches.
- Removed sediment shall be incorporated in the project at designated locations or disposed-of outside the project or in conformance with requirements.
- Remove the device after final stabilization has been achieved.

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Inlet Protection – Gravel Bags — IP-GB



Objectives

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☐ Contain Waste
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Targeted Pollutants

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☐☐☒ Bacteria & Viruses
☒☐☐ Other Waste

Implementation Requirements

H M L
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☐☐☒ Staffing
☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

Sediment barrier erected around storm drain inlet.

Application:

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

Installation / Application Criteria:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadway is complete, install gravel filled bags around perimeter of inlet
- Fill to recommended levels to reduce splitting of bags

Limitations:

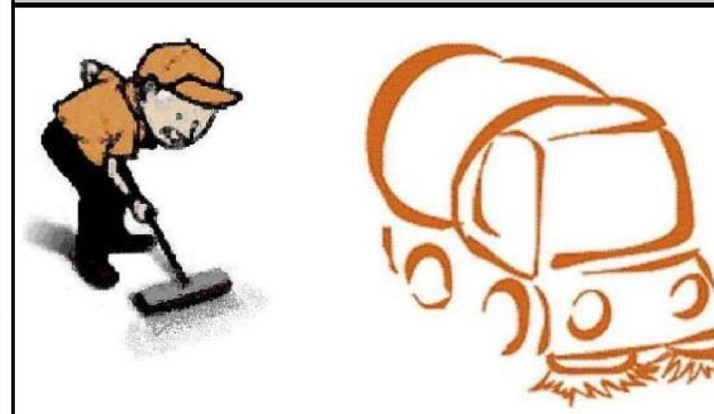
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches half the height of the bag
- Look for bypassing or undercutting and repair or realign as needed
- Replace and clean up spilled gravel when bags split

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Street Cleaning — SC



Objectives

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☐☐☒ Training
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☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

Prevent sediment from entering storm water by sweeping the streets near construction activities.

Application:

- Useful for any paved streets near construction sites where sediment is blown, tracked, or spilled onto the streets

Installation / Application Criteria:

- The equipment used should be appropriate for the conditions. Vacuum sweepers work more effectively when the area is dry. Brush sweepers work better when the sediment is wet or stuck to the surface
- Mechanical equipment should be operated and maintained according to the manufacturer's recommendations

Limitations:

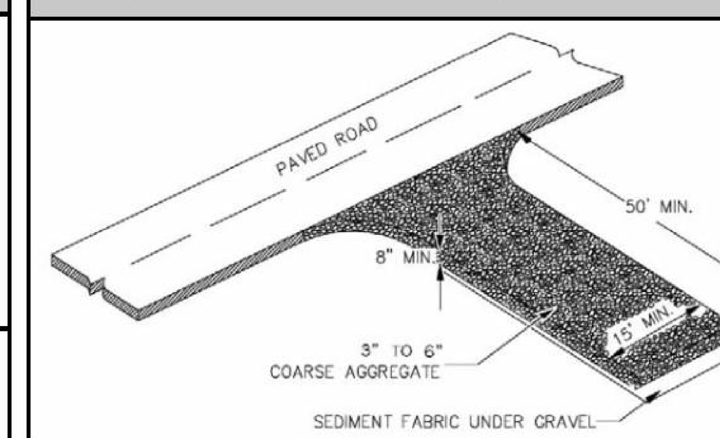
- Is labor and equipment intensive
- May cause dust

Maintenance:

The street should be checked daily for any sediment deposits. Street sweeping should be implemented whenever sediment from construction activity is found on the streets.

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

BMP: Stabilized Construction Entrance — SCE



Objectives

☒ Housekeeping Practices
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Implementation Requirements

H M L
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☐☒☐ Maintenance
☐☐☒ Training
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☐☐☒ Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
153 North 100 East
Lehi, UT 84043

Description:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surfaces.

Application:

At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation / Application Criteria:

- Clear and grub area and grade to provide maximum slope of 2%
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months
- Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches

Limitations:

- Requires periodic top dressing with additional stones
- Should be used in conjunction with street sweeping on adjacent public right-of-way

Maintenance:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
- Repair entrance and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 8087409-5301 — LICENSED LANDSCAPE ARCHITECT — 1.26.2026

TITLE: BMP CITY DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
C004

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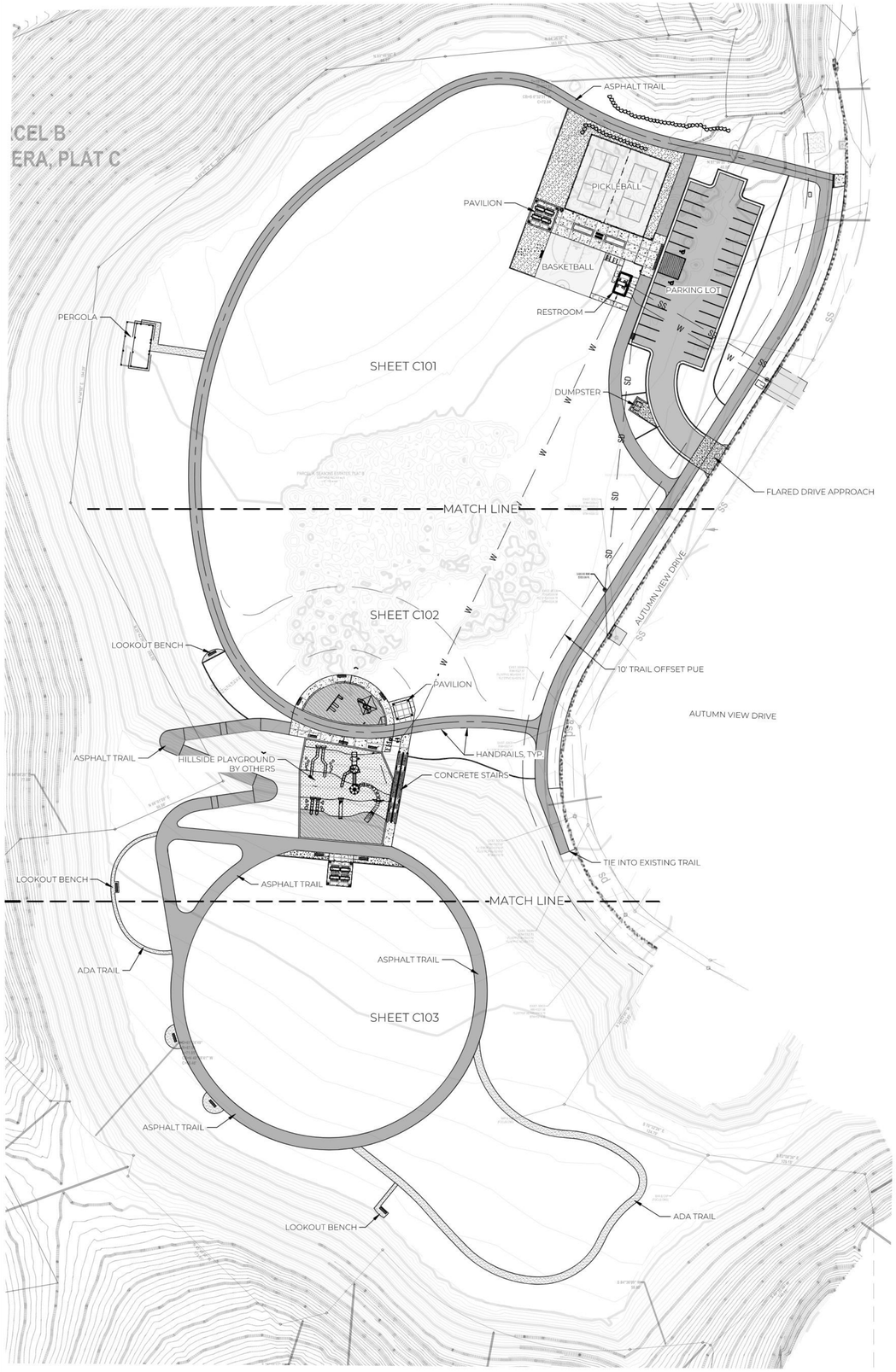
VE UPDATE - 6.4.2026



REFERENCE SCHEDULE

CODE	DESCRIPTION	DETAIL
1	ASPHALT PARKING LOT	1/C500
2	PAINTED PARKING LINE	
3	RESTROOM CXT DENALI MODEL CITY TO PROVIDE RESTROOM, CONTRACTOR SHALL SET AND PROVIDE FINAL HOOKUPS	
4	BIKE RACK	9/C501
5	ADA SIGN	8/C501
6	PICKLEBALL COURTS	5/C500
7	ADA RAMP	8/C502
8	20X20 PAVILION - FOOTINGS BY CONTRACTOR, STRUCTURE BY OTHERS. COORDINATE INSTALLATION.	
9	~~RAISED CONCRETE~~ PLANTER	7/C501
10	BASKETBALL COURT	6/C500
11	CONCRETE MOWSTRIP	6/C501
12	BENCH SMITH STEELWORKS DOUGLAS FIR 6' BENCH W/ BACK	
13	CONCRETE STAIRS	4/C503
14	ASPHALT TRAIL	1/C500
15	DRINKING FOUNTAIN HAWS 3612FR	
16	ADA TRAIL **DECOMPOSED GRANITE**	5/C502
17	DUMPSTER WALL	10/C501
18	INVERTED CURB & GUTTER	2/C501
19	CONCRETE DRIVE APPROACH	4/C502
20	CURB & GUTTER	1/C501
21	CONCRETE WALK	2/C500
22	PERGOLA **FUTURE LOCATION - NOT PART OF PROJECT** ~~SEE CONCEPTUAL DESIGN SHEET C510~~ ~~PROVIDE FULL STAMPED DESIGN DRAWINGS AS PART OF PACKAGE~~	
23	BACKLESS DOUGLAS FIR BENCH SMITH STEELWORKS 6'	
24	PLAYGROUND EQUIPMENT & SURFACE BY CITY CONTRACTOR TO BRING GRADE UP TO LEVEL OF PLAYGROUND SURFACE MATERIAL PER DETAIL. COORDINATE INSTALLATION TIMING OF PLAYGROUND WITH SONNTAG RECREATION.	
25	BASKETBALL HOOP - MEGA SLAM 72 INSTALL PER MANUFACTURER RECCOMENDATIONS	/
26	PICNIC TABLE - BY CITY SMITH STEELWORKS ALUMINUM PICNIC TABLE 8' REGULAR POWDER COATED PROVIDE ONE QTY- ADA 2 TABLE	/
27	PLAYGROUND RAMP	1/C502
28	PARKS DEPARTMENT STANDARD SIGN WITH PARK NAME	/
29	32 GAL. TRASH RECEPTACLE SMITH STEELWORKS CLASSIC FLARE W/ LEHI CITY LOGO	
30	ADA HANDRAIL	

GENERAL NOTES

1. THE CONTRACTOR SHALL INSPECT THE SITE & FULL CONSTRUCTION DRAWING SET TO BE FULLY AWARE OF ALL PERTINENT EXISTING CONDITIONS PRIOR TO SUBMITTING BID OR PROPOSAL.
2. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL PERMITS.
3. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY HIS WORK. THE CONTRACTOR SHALL PROTECT THOSE UTILITIES THAT ARE TO REMAIN AND BE RESPONSIBLE FOR THE REPAIR OF DAMAGES TO SUCH UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHEN CONSTRUCTION WORK BEGINS NEAR ANY UTILITY LINES AND ARRANGE FOR A UTILITY REPRESENTATIVE BE PRESENT IF THE CONTRACTOR'S CLOSE OPERATIONS COULD CREATE A HAZARDOUS CONDITION.
5. SOME UTILITIES SHOWN ON PLAN ARE BASED OFF CITY DRAWING RECORDS AND HAVE POTENTIAL FOR UNKNOWN DISCREPANCIES.
6. THE CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, WALKS, DRIVES, CURBS, ETC. THAT ARE TO REMAIN AND SHALL REPAIR ANY DAMAGE THAT MAY RESULT FROM CONSTRUCTION OPERATIONS.
7. THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE THEIR WORK WITH ANY OTHER CONTRACTORS AND TRADES WORKING ON THIS PROJECT. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES, ETC. PRIOR TO PAVING AND LANDSCAPE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ANY UNAUTHORIZED DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS AND SHALL RESTORE DAMAGED AREAS TO ORIGINAL CONDITIONS AT NO COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR YARD AND BUILDING CLEANUP AT THE COMPLETION OF WORK.
10. STRIP ALL SUITABLE TOP SOIL AND STOCK PILE ON SITE FOR USE AS FINAL LANDSCAPE TOPSOIL IN GRASS AREAS.
11. STRIP ALL SUITABLE ALL WEATHER SURFACE ABOVE EXISTING UTILITY LINES AND STOCKPILE ON SITE FOR REINSTALL AS FINAL SURFACE.
12. INSTALL ALL MATERIALS PER LEHI CITY STANDARDS.

LEGEND

- ASPHALT TRAIL / PARKING
- CONCRETE
- ADA TRAIL **DECOMPOSED GRANITE**
- PLAYGROUND SURFACE BY OTHERS
- PLANTER BED
- CONCRETE MOWSTRIP
- ~~RAISED~~ PLANTER BED
- VINYL COATED CHAIN LINK FENCE
- HANDRAIL

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

LEHI CITY

Approved Construction Plans
03/18/2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 6087468-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: OVERALL LAYOUT PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C100

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24X36

VE UPDATE - 6.4.2026

REFERENCE SCHEDULE

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2	PAINTED PARKING LINE
3	RESTROOM CXT DENALI MODEL CITY TO PROVIDE RESTROOM, CONTRACTOR SHALL SET AND PROVIDE FINAL HOOKUPS
4	BIKE RACK
5	ADA SIGN
6	PICKLEBALL COURTS
7	ADA RAMP
8	20X20 PAVILION - FOOTINGS BY CONTRACTOR, STRUCTURE BY OTHERS. COORDINATE INSTALLATION.
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15	DRINKING FOUNTAIN HAWS 3612FR
16	ADA TRAIL
17	DUMPSTER WALL
18	INVERTED CURB & GUTTER
19	CONCRETE DRIVE APPROACH
20	CURB & GUTTER
21	CONCRETE WALK
22	PERGOLA SEE CONCEPTUAL DESIGN SHEET C510 PROVIDE FULL STAMPED DESIGN DRAWINGS AS PART OF PACKAGE
23	BACKLESS DOUGLAS FIR BENCH SMITH STEELWORKS 6'
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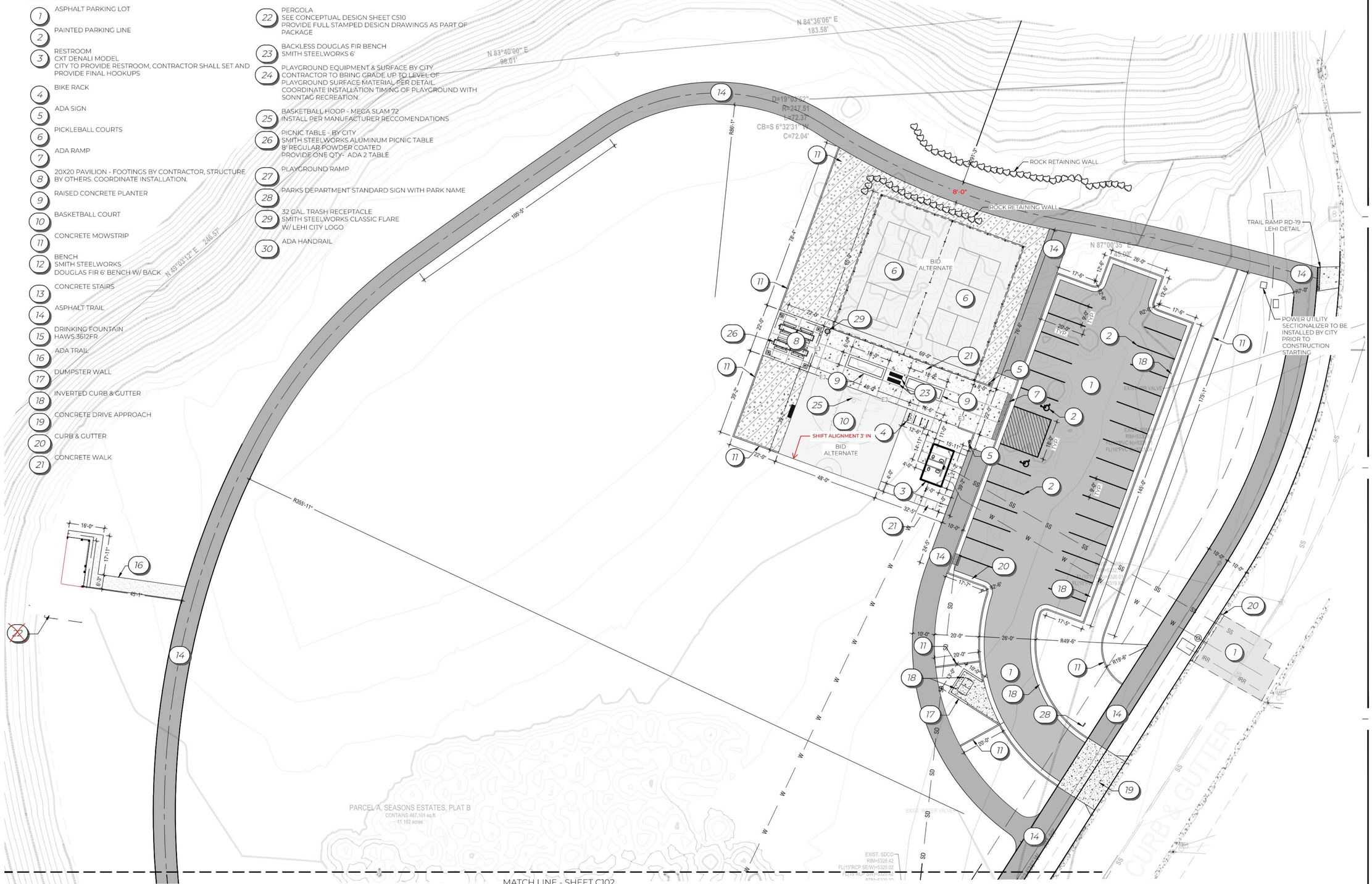

Approved Construction Plans
03/18/2026

SCALE: 1" = 20'

0 20 40 60 feet

NORTH

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6067469-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: LAYOUT PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C101

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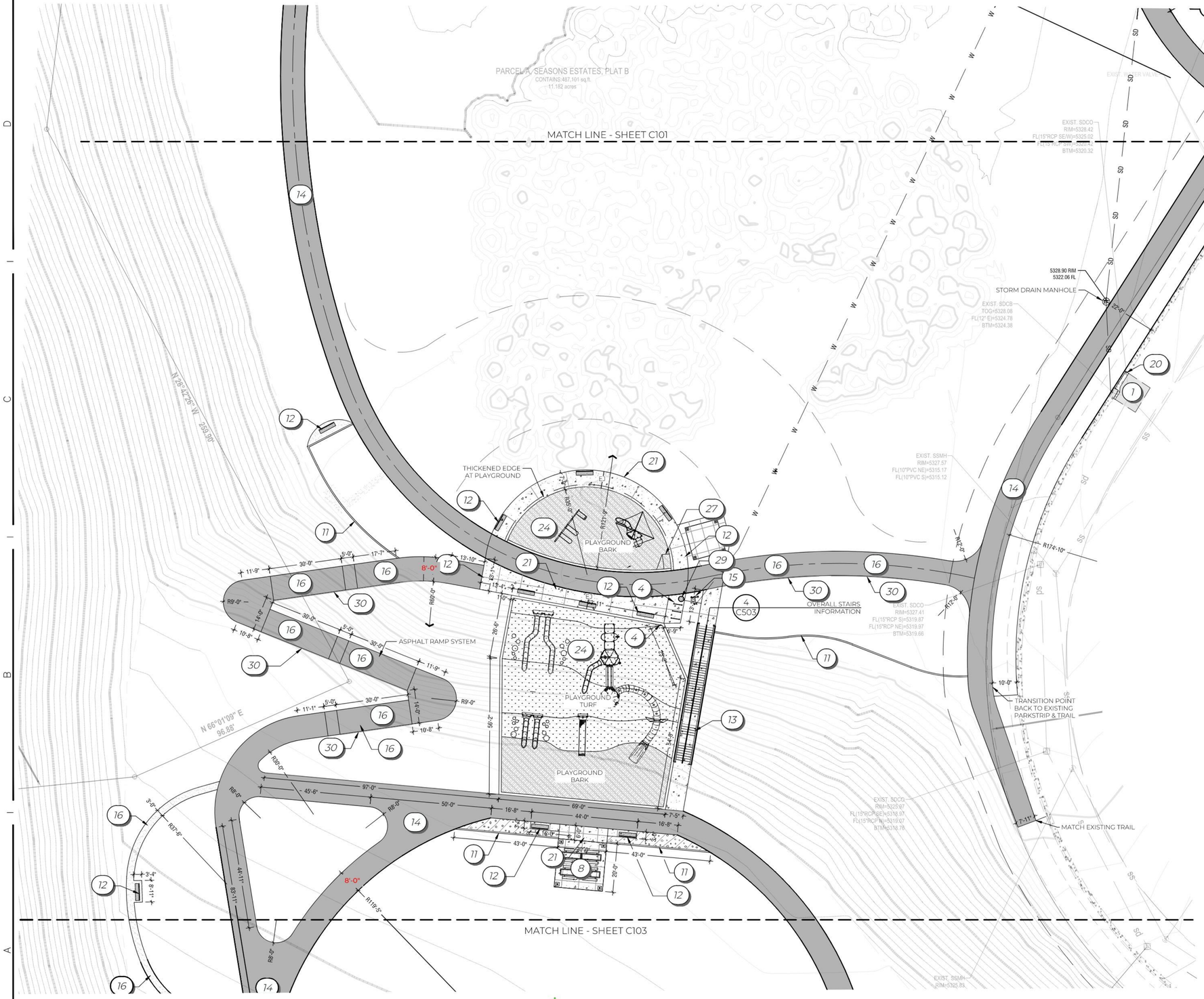

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30	ADA HANDRAIL

LEHI CITY

Approved Construction Plans
03/18/2026

0 20 40 60 feet
SCALE:1" = 20'

NORTH

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK MCNEIL
NO. 11246
LICENSED LANDSCAPE ARCHITECT
(801) 469-5301

TITLE	LAYOUT PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C102

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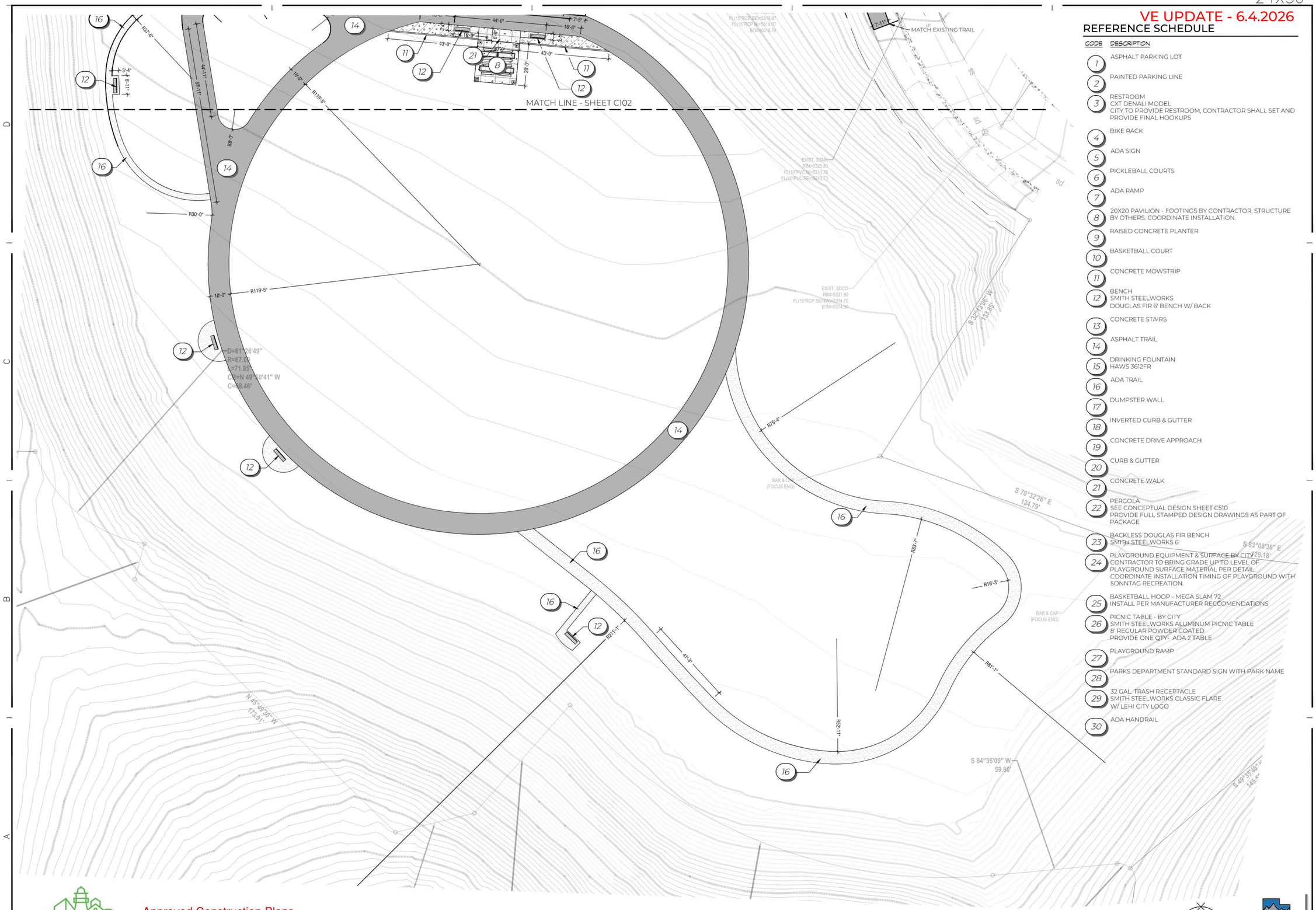
24X36

VE UPDATE - 6.4.2026



REFERENCE SCHEDULE

CODE	DESCRIPTION
1	ASPHALT PARKING LOT
2	PAINTED PARKING LINE
3	RESTROOM CXT DENALI MODEL CITY TO PROVIDE RESTROOM, CONTRACTOR SHALL SET AND PROVIDE FINAL HOOKUPS
4	BIKE RACK
5	ADA SIGN
6	PICKLEBALL COURTS
7	ADA RAMP
8	20X20 PAVILION - FOOTINGS BY CONTRACTOR, STRUCTURE BY OTHERS. COORDINATE INSTALLATION.
9	RAISED CONCRETE PLANTER
10	BASKETBALL COURT
11	CONCRETE MOWSTRIP
12	BENCH SMITH STEELWORKS DOUGLAS FIR 6' BENCH W/ BACK
13	CONCRETE STAIRS
14	ASPHALT TRAIL
15	DRINKING FOUNTAIN HAWS 3612FR
16	ADA TRAIL
17	DUMPSTER WALL
18	INVERTED CURB & GUTTER
19	CONCRETE DRIVE APPROACH
20	CURB & GUTTER
21	CONCRETE WALK
22	PERGOLA SEE CONCEPTUAL DESIGN SHEET C510 PROVIDE FULL STAMPED DESIGN DRAWINGS AS PART OF PACKAGE
23	BACKLESS DOUGLAS FIR BENCH SMITH STEELWORKS 6'
24	PLAYGROUND EQUIPMENT & SURFACE BY CITY CONTRACTOR TO BRING GRADE UP TO LEVEL OF PLAYGROUND SURFACE MATERIAL PER DETAIL COORDINATE INSTALLATION TIMING OF PLAYGROUND WITH SONNTAG RECREATION.
25	BASKETBALL HOOP - MEGA SLAM 72 INSTALL PER MANUFACTURER RECOMENDATIONS
26	PICNIC TABLE - BY CITY SMITH STEELWORKS ALUMINUM PICNIC TABLE 8' REGULAR POWDER COATED PROVIDE ONE QTY- ADA 2 TABLE
27	PLAYGROUND RAMP
28	PARKS DEPARTMENT STANDARD SIGN WITH PARK NAME
29	32 GAL TRASH RECEPTACLE SMITH STEELWORKS CLASSIC FLARE W/ LEHI CITY LOGO
30	ADA HANDRAIL

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — AUSTIN KIRK HISLOP — NO. 6087469-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE: LAYOUT PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C103

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LEHI CITY

Approved Construction Plans
03/18/2026

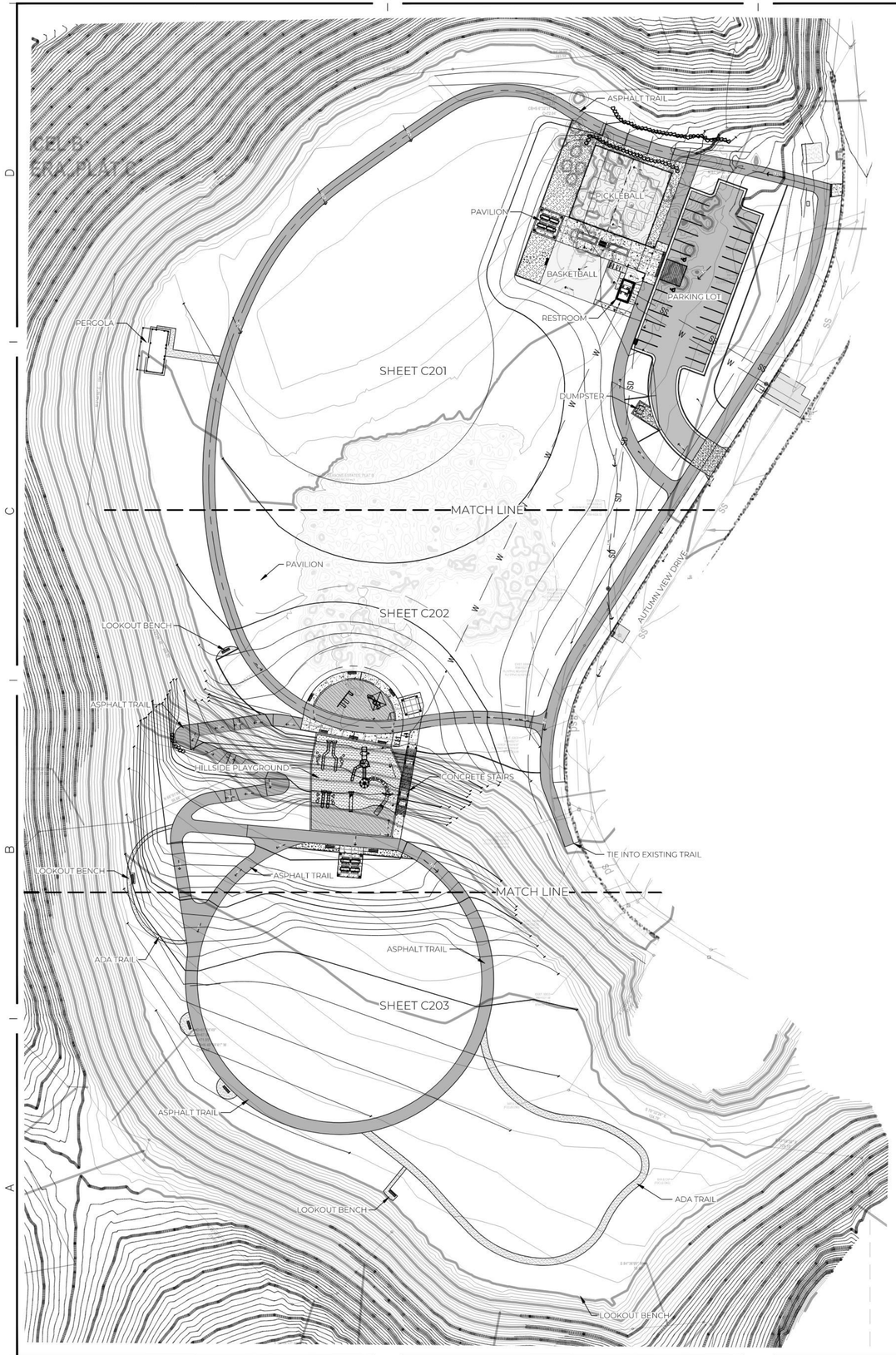
0 20 40 60 feet
SCALE: 1" = 20'

NORTH

BLUESTAKE

24X36

VE UPDATE - 6.4.2026



GRADING LEGEND

CALLOUT	DEFINITION
XX.XX FG	FINISH GRADE
XX.XX FL	FLOW LINE
XX.XX ME	MATCH EXISTING
XX.XX EC	EDGE OF CONCRETE
XX.XX TC	TOP OF CONCRETE
XX.XX EX	EXISTING
XX.XX TBC	TOP BACK OF CURB
XX.XX BC	BOTTOM OF CURB
XX.XXTR	TOP OF RAMP
XX.XX BR	BOTTOM OF RAMP
XX.XX EA	EDGE OF ASPHALT
XX.XX EPT	EDGE OF POST TENSION

GRADING NOTES

1. CUT AND CAP UTILITY LINES TO BE ABANDONED AS REQUIRED. REMOVE ALL UTILITIES NECESSARY FOR NEW CONSTRUCTION AND COORDINATE WITH OTHER DISCIPLINES AND UTILITY PURVEYORS.
2. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND PRESERVE AND PROTECT THE LINES OR REROUTE THEM AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE OWNER'S SATISFACTION.
4. CONTRACTOR SHALL PATCH OR REPLACE EXISTING ASPHALT, CONCRETE, LANDSCAPING, ETC. AS REQUIRED WHERE NEW CONSTRUCTION MEETS EXISTING.
5. PROVIDE SMOOTH GRADE TRANSITION IN ALL LANDSCAPE AREAS AND BETWEEN NEW EARTH WORK AREA AND EXISTING.
6. ALL IRRIGATION SLEEVING SHALL BE COORDINATED WITH CONCRETE AND ASPHALT CONTRACTORS & BE AT PROPER DEPTHS PER REQUIREMENTS.
7. THE ELEVATION OF THE SUB-GRADE SHALL BE SET SO THE FINAL GRADE CAN BE MET BY THE ADDITION OF THE SPECIFIED DEPTH OF TOP SOIL OR PAVEMENT CROSS SECTION. PROVIDE 4" OF TOP SOIL IN LAWN AREAS.
8. CURB RAMPS ARE NOT TO EXCEED 1:12 SLOPE. LANDINGS AND TOP AND BOTTOM OF RAMPS ARE TO BE A MAXIMUM OF 2 % IN ANY DIRECTION FOR AN AREA OF 5 FEET BY 5 FEET.
9. WALKS SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL. THE CROSS SLOPE ON WALKS SHALL NOT EXCEED 2%.
10. AVOID SHARP PEAKS, SMOOTH TRANSITIONS TO APPEAR NATURAL. TOPSOIL SHALL BE DEPTH REQUIRED PER SPECIFICATIONS.
11. SWALES SHALL BE CONSTRUCTED WITH SMOOTH TRANSITIONS.
12. SWALES, BERMS AND FINAL GRADING TO BE REVIEWED ON-SITE BY OWNER BEFORE FINAL APPROVAL OF COMPLETION.
13. PROVIDE WILDLAND FIRE PROTECTION AT ALL TIMES DURING GRADING ACTIVITIES.
14. ENSURE PROPER COMPACTION OF ALL FILL AREAS.
15. ALL BASE GRADING TO BE DONE WITH ORIGINAL BID.
16. PROVIDE SMOOTH TRANSITION ALONG ALL EDGES OF PARK AND TOP OF SLOPE TO TIE INTO EXISTING HILLSIDE.
17. ALL GRASS SOD AREAS SHALL RECEIVE 4" OF IMPORTED TOPSOIL, NATIVE GRASS SEEDED AREAS SHALL RECEIVE 2" OF IMPORTED TOPSOIL AND ALL PLANTS SHALL RECEIVE TOPSOIL IN PLANT PIT PER DETAILS.
18. NO EXPORT IS INTENDED AS PART OF EARTHWORK. COORDINATE WITH OWNER IF EXCESS MATERIAL IS AVAILABLE.
19. WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND URBAN INTERFACE.

LEHI CITY

Approved Construction Plans
03/18/2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 7774
(806)7A69-5301
LICENSED LANDSCAPE ARCHITECT

TITLE	OVERALL GRADING PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C200

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WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND URBAN INTERFACE.

Approved Construction Plans
03/18/2026

LEHI CITY

SCALE: 1" = 20'

0 20 40 60 feet

NORTH

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 6067468-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: GRADING PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

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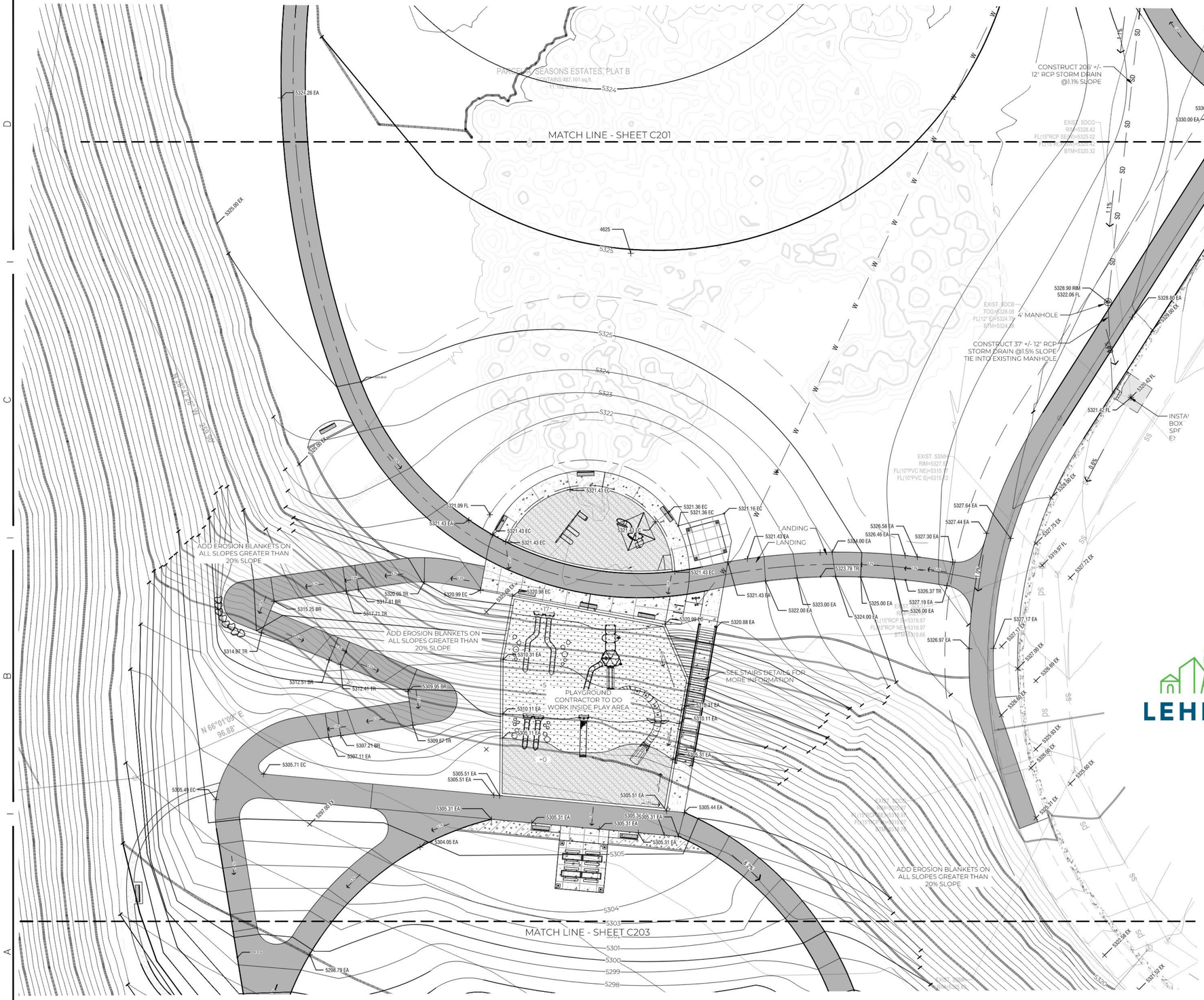

LEHI CITY

Approved Construction Plans
03/18/2026

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND URBAN INTERFACE.

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — AUSTIN KIRK MILLER — NO. 6087468-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE: GRADING PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C202

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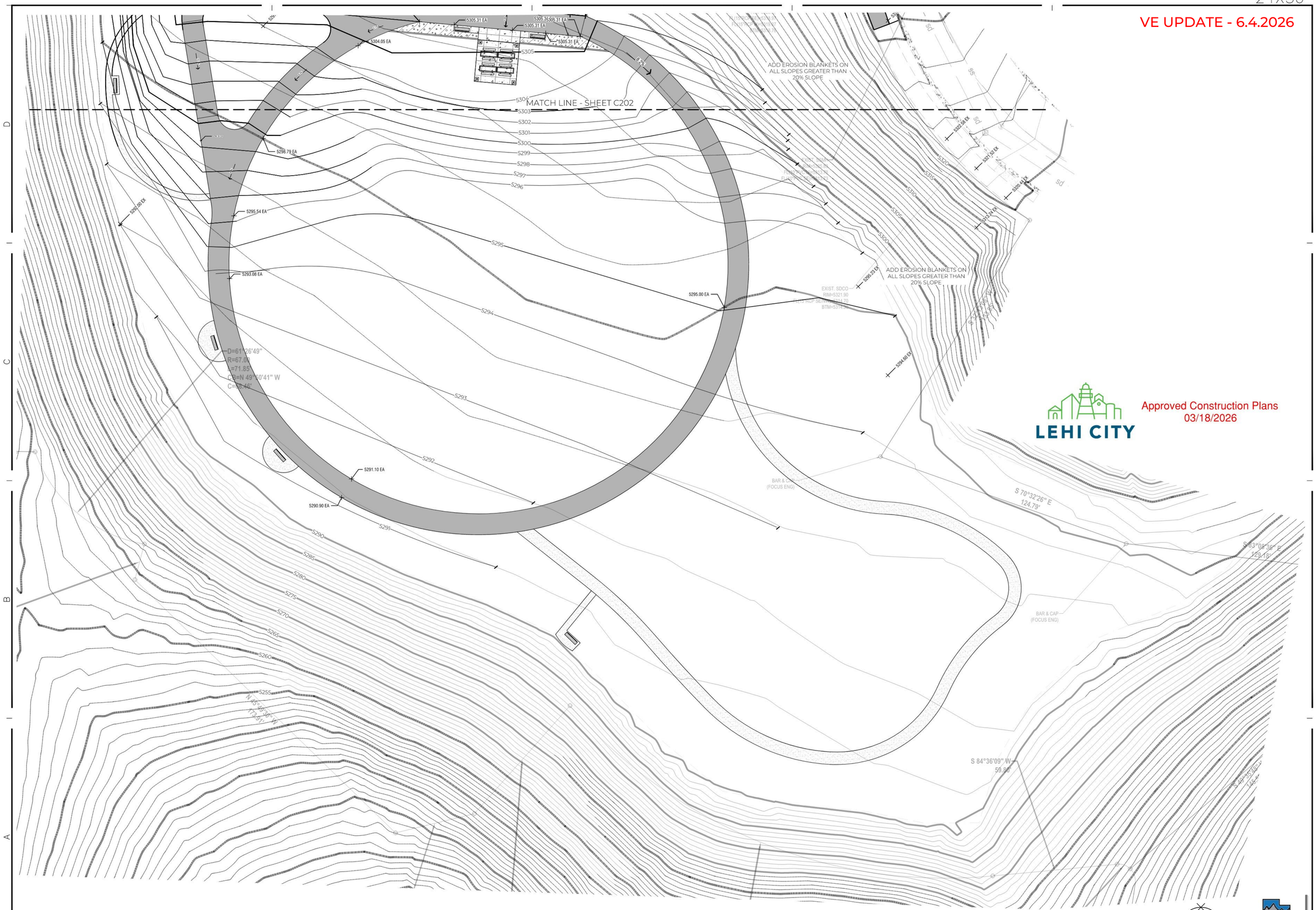

WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THIS WILDLAND URBAN INTERFACE.

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 7746
LICENSED LANDSCAPE ARCHITECT
(808) 468-5301

TITLE	GRADING PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

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IMAGES ARE CONCEPTUAL, SEE PLANS FOR DETAILED INFORMATION & DESIGN

LEHI CITY

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PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 11246587
LICENSED LANDSCAPE ARCHITECT
(801) 468-5301

TITLE: CONCEPTUAL GRAPHICS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

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LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
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GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

LEHI CITY

Approved Construction Plans
03/18/2026

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LICENSED PROFESSIONAL ENGINEER
01/26/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

TITLE	UTILITY NOTES
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01/26/2026
JOB NUMBER: 80020
CHECKED BY: M. BUDGE

SHEET
C300

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24X36

IRRIGATION SUMMARY	
IRRIGATED AREA:	7.12 ACRE
SERVICE SIZE:	4" IRRIGATION METER

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4919.48'

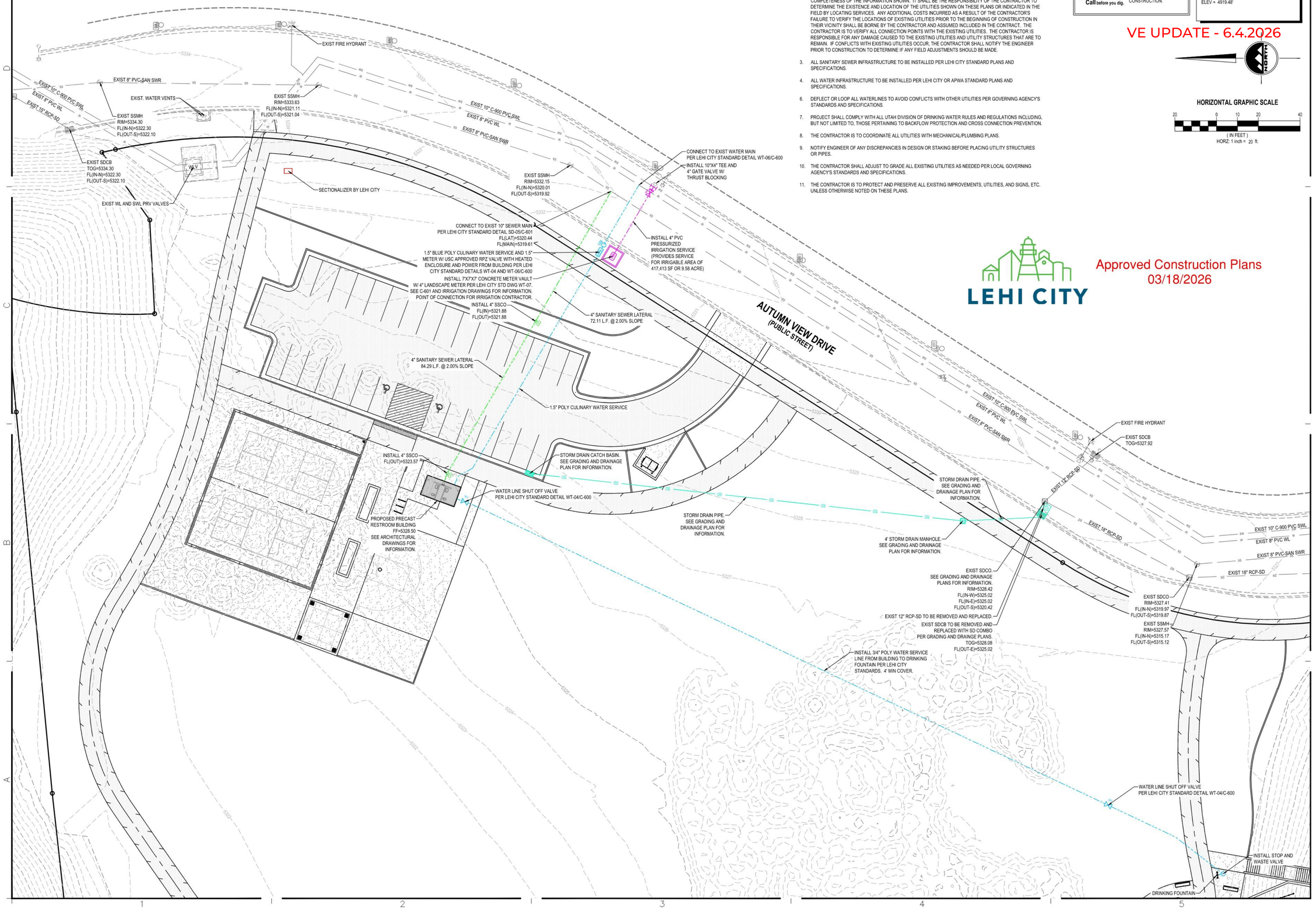
VE UPDATE - 6.4.2026

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.



LEHI CITY

Approved Construction Plans
03/18/2026

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LICENSED PROFESSIONAL ENGINEER
01/26/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

TITLE	UTILITY PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01/26/2026
JOB NUMBER:	80020
CHECKED BY:	M. BUDGE

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VE UPDATE - 6.4.2026

LEHI CITY

Approved Construction Plans
03/18/2026

IMAGES ARE CONCEPTUAL. SEE PLANS FOR DETAILED INFORMATION & DESIGN

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT NO. 6067A68-5301

TITLE	CONCEPTUAL GRAPHICS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

C401

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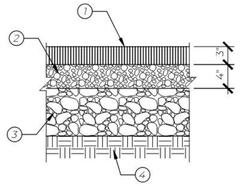
24X36

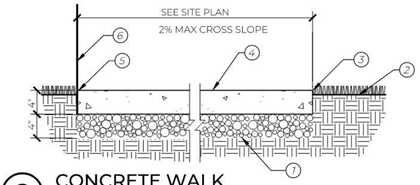
VE UPDATE - 6.4.2026



1. HOT-MIX ASPHALT PAVING
2. ROAD BASE
3. COMPACTED EXISTING
4. COMPACTED SUB-GRADE

1 ASPHALT TRAIL

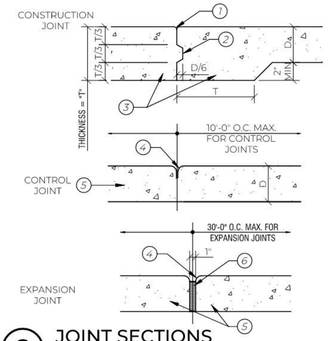
1" = 1'-0" P-PA-LEH2-01



1. 4" AGGREGATE BASE
2. FINISH GRADE 1" BELOW TOP OF WALK FOR SOD & 1-1/2" FOR SEED LAWN
3. TOOL EDGES
4. 4" CONCRETE PAVEMENT ROUGH BROOM FINISH
5. EXPANSION JOINT WHERE BUILDING OCCURS
6. LINE OF BUILDING WHERE OCCURS

2 CONCRETE WALK

1" = 1'-0" P-PA-LEH2-02

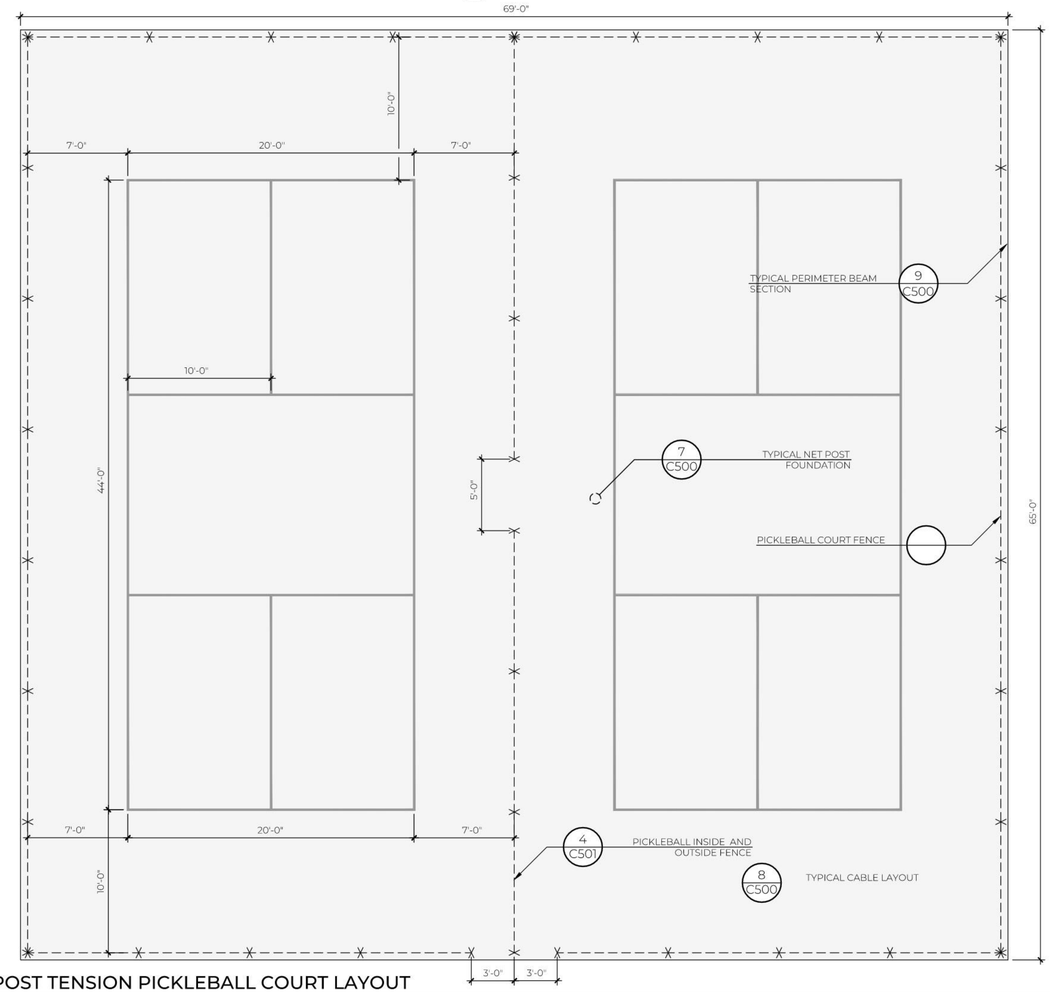


NOTE: TO BE USED AT POUR BREAKS AND WHERE SPECIFIED.

1. 1/4" RADIUS
2. METAL OR WOOD FORMED KEYWAY
3. THICKEN SLABS TO 6" MINIMUM AT CONSTRUCTION JOINTS
4. 1/2" RADIUS TROWELED JOINT
5. TYPICAL SLAB-ON-GRADE
6. EXPANSION JOINT FILLER

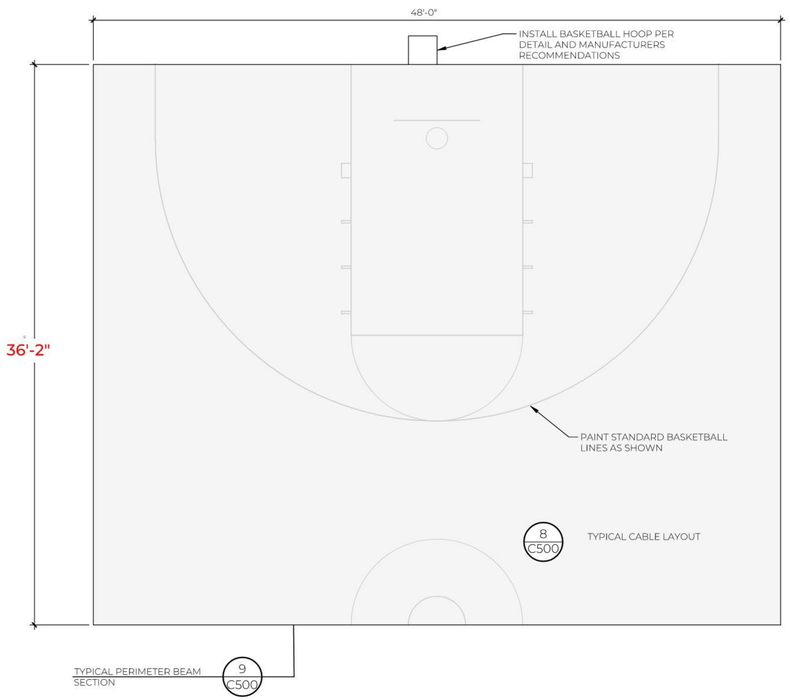
3 JOINT SECTIONS

1 1/2" = 1'-0" P-PA-LEH2-59



5 POST TENSION PICKLEBALL COURT LAYOUT

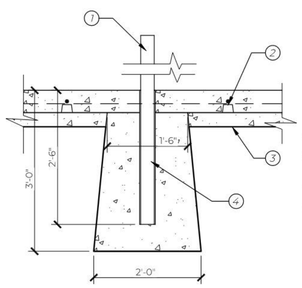
1" = 5'



6 POST TENSION BASKETBALL COURT LAYOUT PLAN

1" = 5' P-PA-LEH2-113

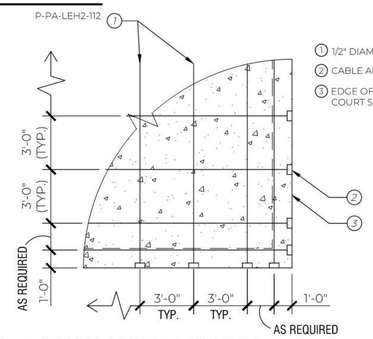
Approved Construction Plans
03/18/2026



1. STANDARD NET POST
2. 2" CHAIR AT EVERY CABLE CROSSING
3. TOP OF ROUGH GRADE
4. REMOVABLE NET POST SET IN GALVANIZED STEEL PIPE SLEEVE

7 TYPICAL NET POST FOUNDATION

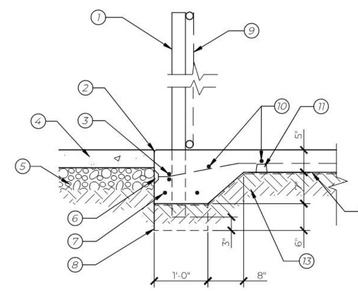
3/4" = 1'-0" P-PA-LEH2-24



1. 1/2" DIAMETER CIRCLES
2. CABLE ANCHOR, TYP.
3. EDGE OF TENNIS COURT SLAB

8 TYPICAL CABLE LAYOUT

1/4" = 1'-0" P-PA-LEH2-25



1. CHAIN LINK FENCE POSTS BEYOND MAXIMUM SPACING 10'-0" O.C.
2. 1/2" RADIUS
3. #4 REBAR CONTINUOUS TIED IN AT ANCHOR ABOVE & BELOW
4. CONCRETE WALK
5. 4" COMPACTED BASE
6. FLUSH CONCRETE MORTAR PATCH ALL CABLE ANCHORS AFTER FINAL TIGHTENING
7. (2) #4 CONTINUOUS WITH 2" CLEAR
8. FENCE POST FOUNDATION BEYOND. SEE FENCING SPECIFICATIONS
9. PLACE FABRIC ON THE COURT SIDE OF POSTS
10. 1/2" DIAMETER CABLES
11. 2" CHAIR AT EVERY CABLE CROSSING
12. TWO LAYERS 6 MIL APPROVED POLYETHYLENE VAPOR BARRIER
13. 4" COMPACTED UNTREATED BASE COURSE LAYER OVER COMPACTED SUBGRADE

9 TYPICAL PERIMETER BEAM SECTION

3/4" = 1'-0" P-PA-LEH2-26

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6087468-5301 — LICENSED LANDSCAPE ARCHITECT — 01-26-2026

TITLE: SITE DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET C500

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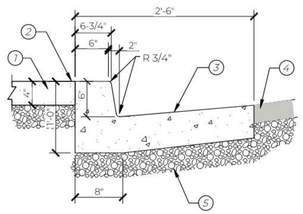
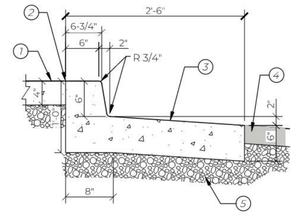


1. CONCRETE WALK
2. ONE LAYER BUILDING FELT PAPER EXPANSION JOINT
3. CONCRETE CURB AND GUTTER
4. ASPHALT
5. COMPACTED GRAVEL

1 STANDARD CURB & GUTTER

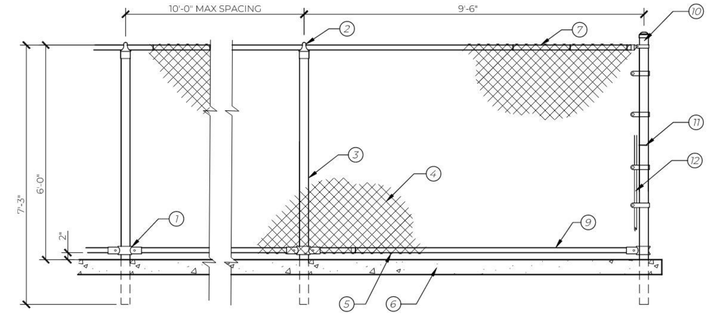
1" = 1'-0" P-PA-LEH2-21



1. CONCRETE WALK
2. ONE LAYER BUILDING FELT
3. CONCRETE CURB AND GUTTER
4. ASPHALT
5. COMPACTED GRAVEL

2 INVERTED CURB & GUTTER

1" = 1'-0" P-PA-LEH2-60

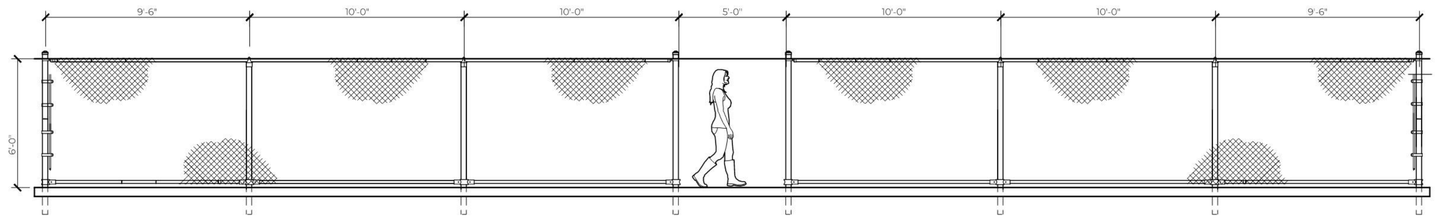


1. BOULEVARD CLAMP
2. LOOP CAP
3. LINE POST
4. FENCE FABRIC
5. BOTTOM SELVAGE KNUCKLED
6. SEE POST-TENSION CONCRETE DETAILS
7. TOP RAIL, 1-5/8" O.D.
8. MIDDLE RAIL, 1-5/8" O.D.
9. BOTTOM RAIL, 1-5/8" O.D.
10. ROUND END AND CORNER POST
11. WIRE TIE
12. TENSION BAR

NOTE: ALL FENCING TO BE BLACK VINYL COATED

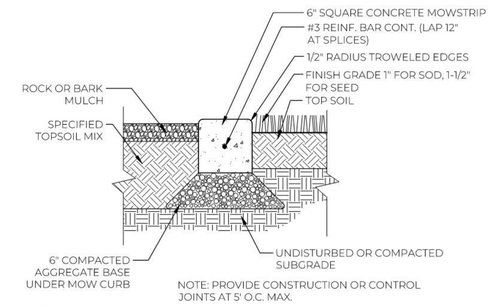
3 PICKLEBALL COURT FENCE

1/2" = 1'-0" P-PA-LEH2-27



4 PICKLEBALL INSIDE AND OUTSIDE FENCE

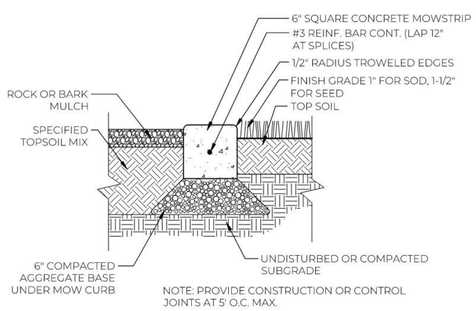
1" = 40' P-PA-LEH2-31



NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 5' O.C. MAX.

5 CONCRETE MOWSTRIP

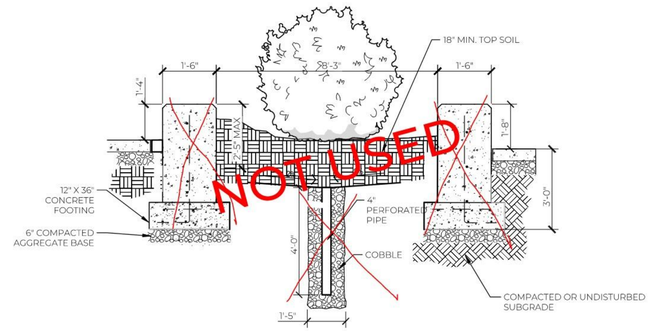
1 1/2" = 1'-0" P-PA-LEH2-30



NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS AT 5' O.C. MAX.

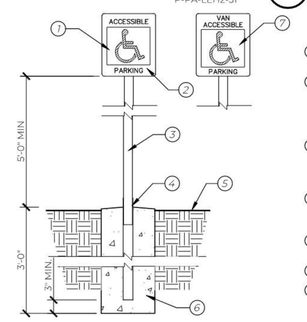
6 CONCRETE MOWSTRIP

1 1/2" = 1'-0" P-PA-LEH2-33



7 CONCRETE PLANTER DRAINAGE

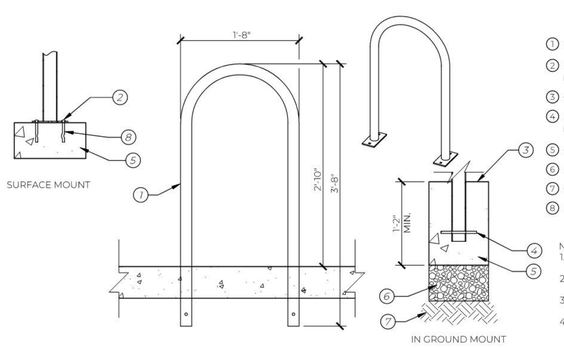
3/8" = 1'-0" P-PA-LEH2-37



1. REFLECTORIZED LETTERING AND SYMBOL
2. 12" X 14" X 1/16" ALUMINUM WITH 1" MINIMUM WHITE SILK SCREENED LETTER AND SYMBOL ON BLUE BACKGROUND
3. 2" SQUARE GALVANIZED STEEL TUBE UNISTRUT OR APPROVED EQUAL
4. TELESPAR ANCHOR SYSTEM OR APPROVED EQUAL
5. GRADE OF PAVING OR LANDSCAPE, SEE PLAN
6. 12" DIA. CONCRETE FOOTING
7. VAN ACCESSIBLE SIGN AT STALLS ADJACENT TO 8'-6" WIDE ACCESSIBLE AISLES

8 ADA SIGN

3/4" = 1'-0" P-PA-LEH2-29

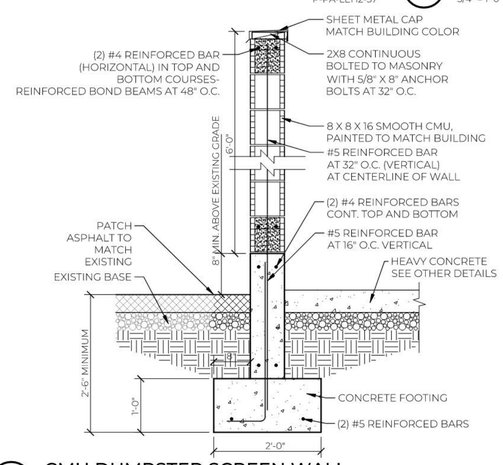


1. 1 7/8" STEEL TUBING
2. 1/4" X 3" X 6" STEEL PLATE WITH 2 EACH 7/16" DIA. MOUNTING HOLES
3. GRADE
4. 3/8" ANCHOR ROD THROUGH HOLE (INCLUDED BY MADRAX)
5. CONCRETE
6. AGGREGATE BASE
7. COMPACTED SUBGRADE
8. SPIKE

NOTES:
1. USE MADRAX ORION "U" BIKE RACK OR APPROVED EQUAL.
2. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
3. ARCHITECT AND OWNER TO SELECT FINISH, SEE MANUFACTURER'S SPECIFICATIONS
4. SEE SITE PLANS FOR LOCATION

9 MADRAX ORION "U" BIKE RACK

1" = 1'-0" P-PA-LEH2-22

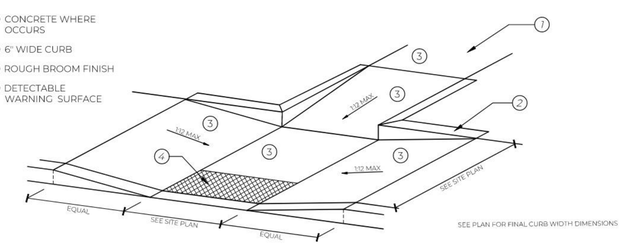


10 CMU DUMPSTER SCREEN WALL

3/4" = 1'-0" P-PA-LEH2-50

LEHI CITY

Approved Construction Plans
03/18/2026



1. CONCRETE WHERE OCCURS
2. 6" WIDE CURB
3. ROUGH BROOM FINISH
4. DETECTABLE WARNING SURFACE

11 PARALLEL COMBINATION CURB RAMP

3/8" = 1'-0" P-PA-LEH2-75

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HILLIARD — NO. 6087AR-5301 — LICENSED LANDSCAPE ARCHITECT — 08 JUL 2024

TITLE: SITE DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C501

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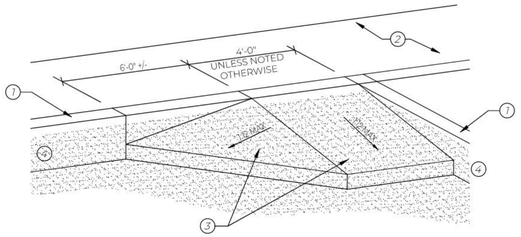


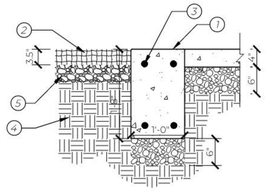
1. PLAYGROUND EDGE AT WALK
2. CONCRETE PAVEMENT
3. ROUGH BROOM FINISH
4. WOOD FIBER

1. SEE PLAYGROUND EDGE AT WALK DETAIL
2. POURED IN PLACE SYSTEM BY OTHERS
3. (4) #4 BAR CONT. STEEL REINFORCEMENT
4. COMPACTED SUB-GRADE
5. 4" LAYER OF 3/4" MINUS IRREGULAR STONE WITH FINES COMPACTED TO 95% IN 2" WATERED LIFTS

1 PLAYGROUND RAMP

3/8" = 1'-0" P-PA-LEH2-85

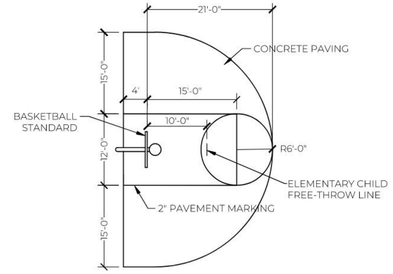
NOTES:
1. CONTRACTOR TO PROVIDE ALL WORK TO GET PLAYGROUND AREA "A" WITHIN 3.5" FROM FINISH GRADE OF ADJACENT WALK.
2. POURED IN PLACE SYSTEM TO BE INSTALLED BY OTHERS DURING PLAYGROUND INSTALLATION.



PLAYGROUND AREA "A"

2 PLAYGROUND AREA WORK

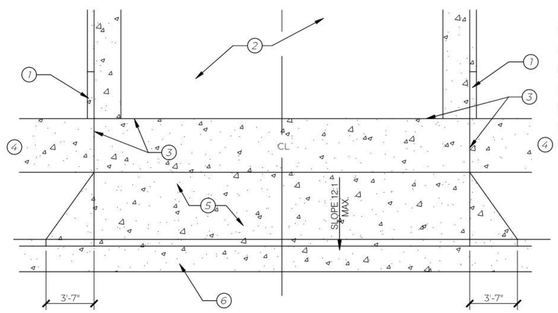
3/4" = 1'-0" P-PA-LEH2-79



NOTES:
1. ALL DIMENSIONS AT STRIPED AREAS ARE TO CENTERLINE OF THE STRIPE.
2. OWNER TO SELECT LINE COLOR

3 BASKETBALL COURT PAINTED LINES

NTS P-PA-LEH2-87

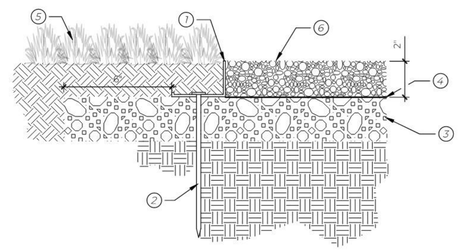


1. TAPER CURB
2. HOT-MIX ASPHALT PAVING
3. EXPANSION JOINT
4. CONCRETE WALK
5. CONCRETE APRON
6. CURB & GUTTER

4 DRIVE APPROACH - PLAN VIEW

3/16" = 1'-0" P-PA-LEH2-77

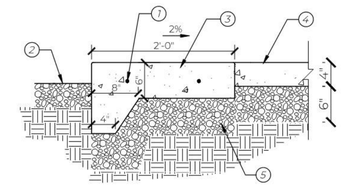
1. SNAP EDGE RESTRAINT OR APPROVED EQUAL.
2. 3/8" DIA. SPIKE 8 " LONG
3. COMPACTED AGGREGATE BASE
4. LANDSCAPE FABRIC
5. ADJACENT NATIVE GRASS
6. DECOMPOSED GRANITE



NOTES:
1. EXTEND TRAIL BASE 6 INCHES BEYOND SNAP EDGE RESTRAINT BOTH SIDES.
2. KEEP TRAIL CLEAN FROM TOPSOIL DURING ADJACENT LANDSCAPE INSTALLATION & HYDROSEED APPLICATION IF DONE PRIOR TO TRAIL INSTALL.

5 GRAVEL TRAIL & EDGING

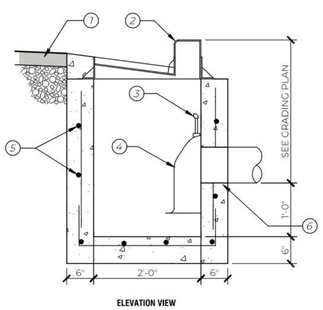
3" = 1'-0" P-PA-LEH2-69

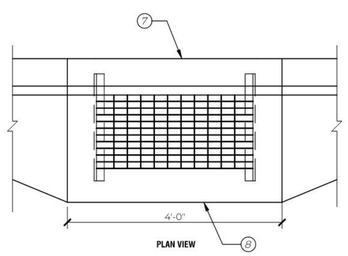


1. (2) #4 BAR CONT. STEEL REINFORCEMENT
2. SEE OTHER DETAIL FOR PLAYGROUND SURFACE & DEPTH INFORMATION
3. 24" MIN. X 6" THICK CONCRETE MOWSTRIP
4. ADJACENT CONCRETE WALK
5. 6" MIN. AGGREGATE BASE COURSE ON WELL COMPACTED SUBGRADE

6 THICKENED EDGE MOWSTRIP AT PLAYGROUND

1" = 1'-0" P-PA-LEH2-68



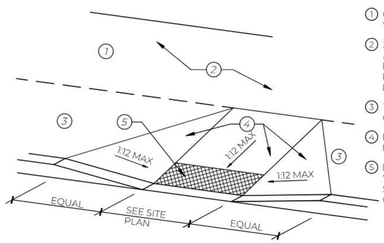


1. ASPHALT PAVING AND BASE COURSES
2. CURB INLET HOOD
3. ANTI-SIPHON DEVICE
4. "SNOUT" OIL AND DEBRIS STOP
5. #4 BARS AT +/- 12" O.C.
6. STORM DRAIN PIPE - SEE GRADING PLAN FOR SIZE AND INVERT
7. BACK OF CURB
8. CURB BOX

NOTES:
1. PROVIDE SNOUT AT LOCATION SHOWN ON PLAN
2. ALL GRATES SHALL BE HS-20 RATED
3. BICYCLE SAFE REQUIRED.

7 CATCH BASIN W/ HOOD

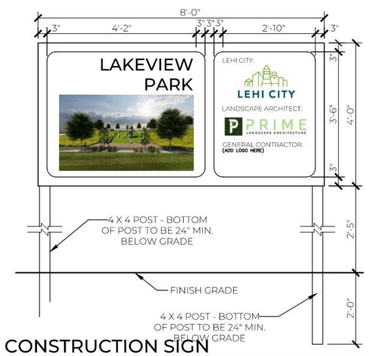
3/4" = 1'-0" P-PA-LEH2-66



1. CONCRETE WALK WHERE OCCURS
2. 2% MAXIMUM SLOPE ANY DIRECTION AT TOP RAMP LANDING
3. TURF WHERE OCCURS
4. ROUGH BROOM FINISH
5. DETECTABLE WARNING SURFACE - RED COLOR

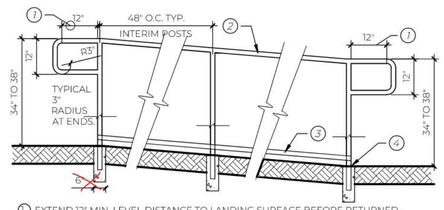
8 PERPENDICULAR CURB RAMP

1/4" = 1'-0" P-PA-LEH2-62



9 CONSTRUCTION SIGN

1/2" = 1'-0" P-PA-LEH2-78



1. EXTEND 12" MIN. LEVEL DISTANCE TO LANDING SURFACE BEFORE RETURNED. PROVIDE 90° TURN TO FOLLOW WALK ON ONE SIDE
2. 1-1/2" DIAMETER SCHED 40 STEEL PIPE HANDRAIL.
3. 1-1/2"x1" GUIDERAIL WELD ST INSIDE OF HANDRAIL SYSTEM. CENTER OF GUIDERAIL AT 3" ABOVE FINISHED GRADE.
4. BASE PLATE & ANCHOR MOUNT

10 HANDRAIL AT RAMP

1/2" = 1'-0" P-PA-LEH2-120

LEHI CITY

Approved Construction Plans
03/18/2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — AUSTIN KIRK HISLOP — NO. 6087498-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE: SITE DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C502

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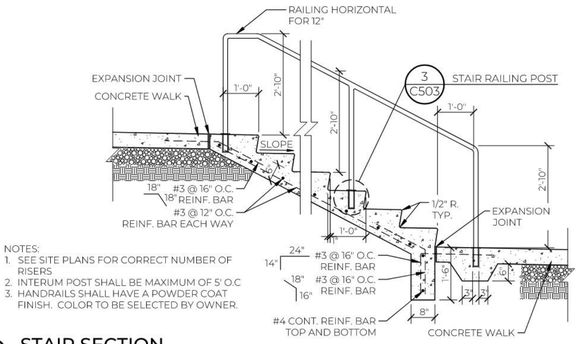
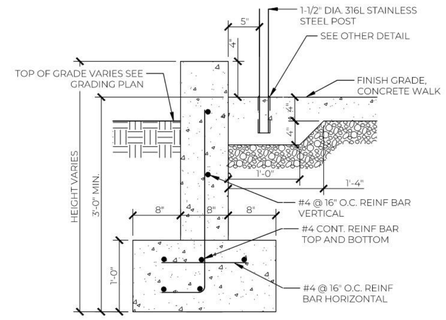


NOTES:
1. SEE SITE PLANS FOR CORRECT NUMBER OF RISERS
2. INTERUM POST SHALL BE MAXIMUM OF 5' O.C
3. HANDRAILS SHALL HAVE A POWDER COAT FINISH. COLOR TO BE SELECTED BY OWNER.

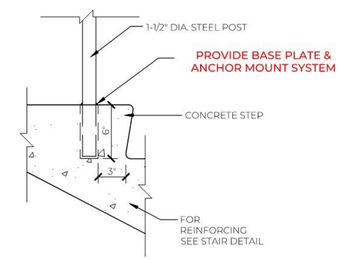
1 STAIR SECTION

1/2" = 1'-0" P-PA-LEH2-52



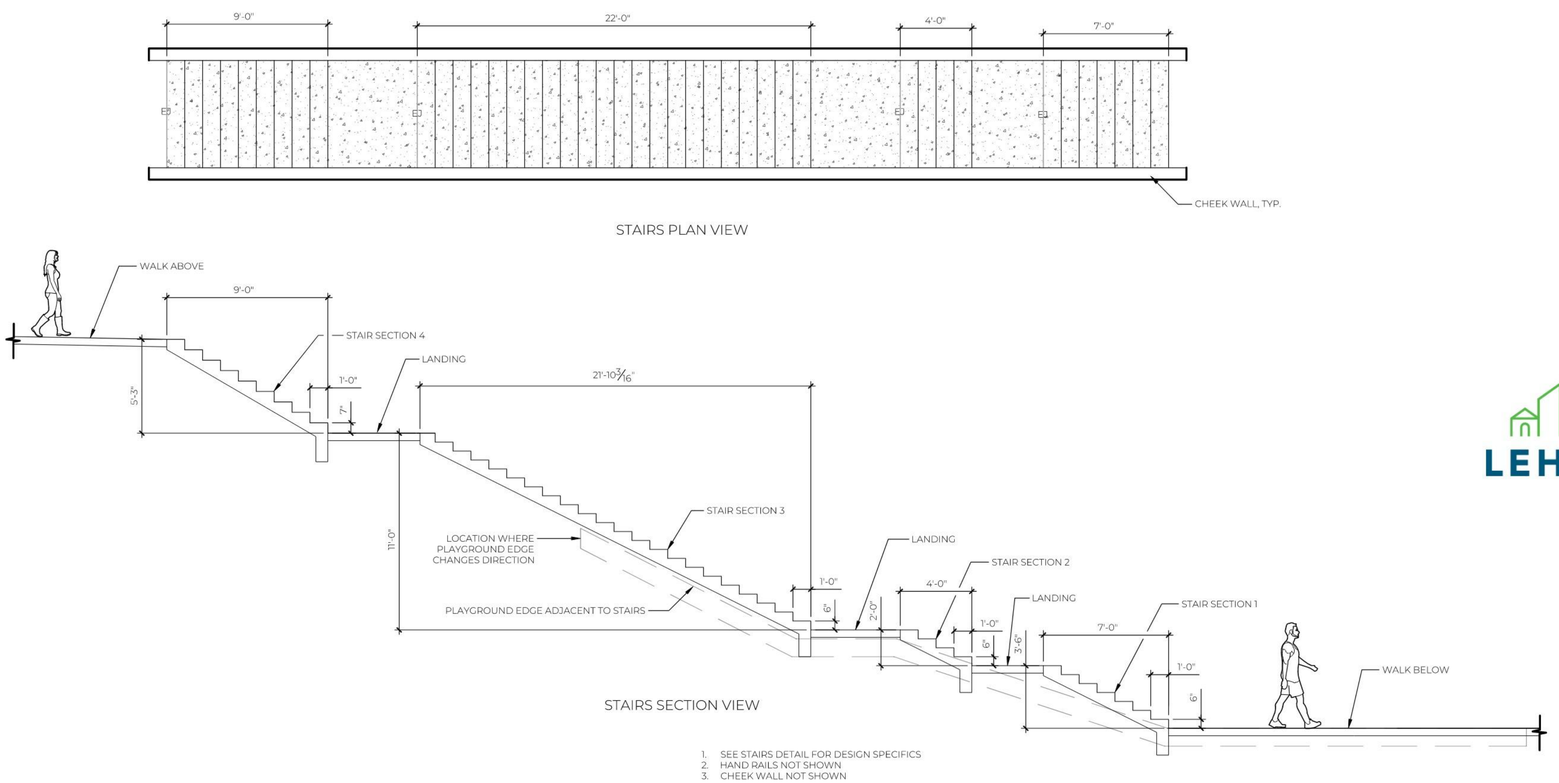
2 CONCRETE CHEEK WALL

1" = 1'-0" P-PA-LEH2-56



3 STAIR RAILING POST

1/8" = 1'-0" P-PA-LEH2-57



1. SEE STAIRS DETAIL FOR DESIGN SPECIFICS
2. HAND RAILS NOT SHOWN
3. CHEEK WALL NOT SHOWN

4 OVERALL STAIRS INFORMATION

1/4" = 1'-0" P-PA-LEH2-119

LEHI CITY

Approved Construction Plans
03/18/2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6067A8-5301 — LICENSED LANDSCAPE ARCHITECT — 01.26.2026

TITLE: SITE DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C503

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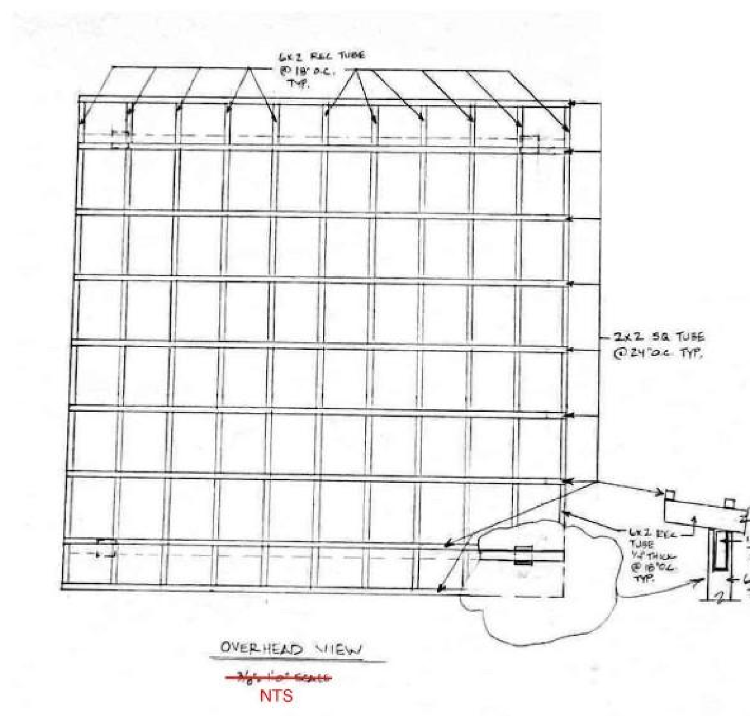


ACUTE ENGINEERING, INC.
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

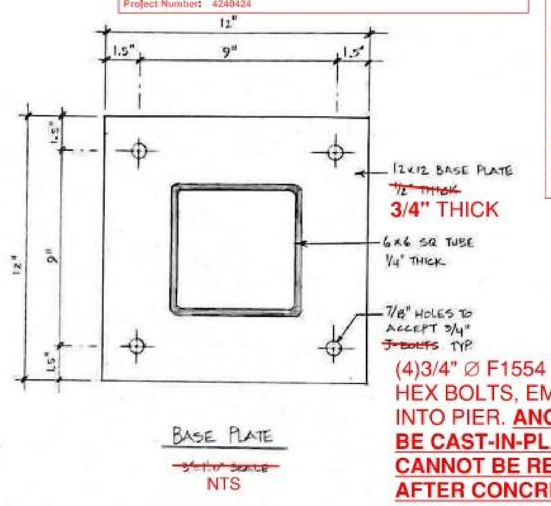
DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

Project Name: Chazton Nelson Lehi Family Park Pavilion II (Lehi)

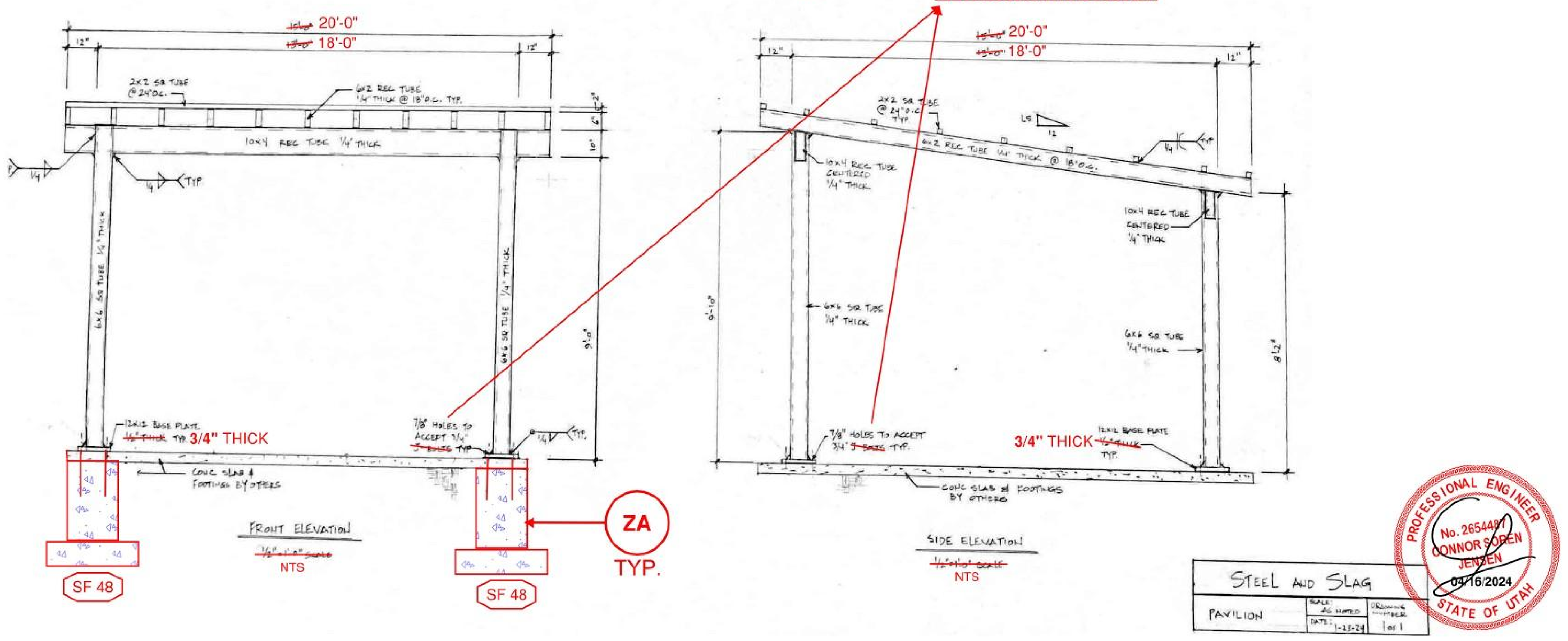
Project Number: 4240424

ALL STRUCTURAL CALLOUTS ARE PERMITTED AS ORIGINALLY SHOWN UNLESS NOTED OTHERWISE.

NOTES:
1. ALL TUBE COLUMNS SPEC'D AS 6X6X1/4 MAY BE INSTALLED AS HSS6X6X3/16
2. ALL TUBE BEAMS SPEC'D AS 10X4X1/4 MAY BE INSTALLED AS HSS10X4X3/16
3. ALL TUBE PURLINS SPEC'D AS 6X2X1/4 MAY BE INSTALLED AS HSS6X2X3/16
4. ALL TUBE PRLINS SPEC'D AS 2X2 MAY BE INSTALLED AS HSS2X2X1/8
5. ALL WELD SIZES SPEC'D ARE TO MATCH THE THINNER OF THE TWO MEMBERS BEING WELDED TOGETHER.



(4)3/4" Ø F1554 GR. 36 HEAVY HEX BOLTS, EMBED **15"** MIN INTO PIER. **ANCHORS MUST BE CAST-IN-PLACE AND CANNOT BE RETROFIT AFTER CONCRETE IS CURED.**



GENERAL STRUCTURAL NOTES

DESIGN CRITERIA Chazton Nelson Lehi Family Park Pavilion II (Lehi) 130324

1. Building code: Utah Code, Title 15A
   1.1 Model building code: 2021 IBC
   1.2 Use and occupancy classification: U (Utility and miscellaneous)
   1.3 Risk Category: II (Not occupancy categories I, III, IV)
2. Dead loads
   2.1 Roof = 15 psf (15 psf top chord, 0 psf bottom chord)
   2.2 Floor = 0 psf
   2.3 Walls = 0 psf (interior walls), 0 psf (exterior walls)
3. Live loads
4. Rain load
   4.1 Median 15-minute duration rainfall intensity = 4.02 in/hr
   4.2 Median 60-minute duration rainfall intensity = 1.67 in/hr
5. Snow load
   5.1 Ground snow load, Pg = 35 psf (elevation 4730 ft)
   5.2 Exposure factor, Ce = 1
   5.3 Thermal factor, Ct = 1.2
   5.4 Snow importance factor, Is = 1
   5.5 Flat roof snow load, Pf = 29 psf
   5.6 Roof slope factor, Cs = 0
6. Earthquake design data
   6.1 Mapped acceleration parameters
      6.1.1 Latitude, Longitude: 40.412, -111.842
      6.1.2 MCE short period Ss = 1.28 SDS = 0.85
      6.1.3 MCE 1.0 sec. period S1 = 0.46 SD1 = 0.57
   6.2 Seismic design category: D
   6.3 Seismic importance factor, Ie = 1
   6.4 Basic structural system: Cantilevered column systems detailed
   6.5 Seismic force-resisting system: OMF
      6.5.1 Response modification factor R = 1.25
      6.5.2 System overstrength factor Omega = 1.25
      6.5.3 Deflection amplification factor Cd = 1.25
   6.6 Equivalent Lateral Force Procedure
      6.6.1 Seismic response coefficient Cs = 0.68
      6.6.2 Seismic base shear (LRFD) V = 2856 lb
7. Wind design data
   7.1 Exposure category: C
   7.2 Basic design wind speed, V = 105 mph
   7.3 Components and cladding pressure = 21 psf (end), 17 psf (interior), 81 psf (eave), 51 psf (roof)
   7.4 Internal pressure coeff., Gcpi = 0
8. Geotechnical design basis:
   - Lehi Family Park, CMT No. 19855, 28 MAR 2023
   8.2 Site class = D
   8.3 Soil notes: None
   8.4 Lateral earth pressure
      8.4.1 Active = 35 psf/ft
      8.4.2 At-rest = 55 psf/ft
   8.5 Allowable foundation parameters
      8.5.1 Allowable soil bearing, Qa = 2000 psf
      8.5.2 Allowable lateral bearing = 425 psf/ft
      8.5.3 Coefficient of friction = 0.3
   8.6 Minimum frost cover = 30 in.

DEFERRED SUBMITTALS

1. The following items are to be submitted subsequent to the time of application (deferred submittals):
   – None
2. Deferred submittals shall have the prior approval of the building official (2021 IBC 107.3.4.1).
3. Deferred submittal documents shall be submitted to the registered design professional in responsible charge who shall review and forward them to the building official with a notation indicating that the documents have been reviewed and found to be in general conformance to the design of the building (2021 IBC 107.3.4.1).
4. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official (2021 IBC 107.3.4.1).

GENERAL

1. Construction documents are valid for a single use at the project location and shall not be reused, copied, or reproduced without written approval of the registered design professional in responsible charge.
2. General notes and typical details are provided as a supplement to the construction documents and apply where specific notes and details are not available. Specific notes and structural details shall take precedence over general notes and typical details. Structural requirements shown in the framing plans and in structural details shall take precedence over structural notes indicated in architectural sections.
3. Printed dimensions shall take precedence over scales shown on construction documents. The registered design professional in responsible charge does not warrant the accuracy of scaled dimensions.
4. Approval by the inspector does not imply approval by the registered design professional in responsible charge. Structural specifications that are unclear or ambiguous shall be referred to the registered design professional in responsible charge for interpretation or clarification.
5. The registered design professional in responsible charge assumes no liability for the accuracy, completeness, or code compliance of architectural, electrical, mechanical, drainage, or other non-structural specifications.
6. Omissions in and conflicts between the various elements of the construction documents shall be brought to the immediate attention of the registered design professional in responsible charge and shall be resolved by the same before proceeding with any work involved.
7. Requests for substitutions shall be submitted in writing to the registered design professional in responsible charge and shall include the reasons for the request and any cost differentials. Substitutions are not allowed unless approved in writing by the registered design professional in responsible charge.
8. The contractor shall become familiar with all portions of the construction documents and shall ensure that all subcontractors are familiar with those portions pertaining to their area of work. The contractor shall verify all site conditions, dimensions, elevations, coordinate all doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfer, kerfs, and so forth, and immediately notify the registered design professional in responsible charge regarding actual conditions which are not in agreement with the construction documents.
9. The contractor is responsible for the method, means, and sequence of all structural erection except when specifically noted otherwise in the construction documents. The contractor shall provide temporary shoring and bracing, providing adequate vertical and lateral support during erection. Shoring and bracing shall remain in place until all permanent members are placed and all final connections are completed.
10. The contractor is responsible for standard connections, unless noted otherwise. The contractor shall obtain additional assistance from the registered design professional in responsible charge for non-standard connections.

SOIL AND FOUNDATIONS

1. Geotechnical investigations shall conform to 2021 IBC 1803. Excavation, grading and fill shall conform to 2021 IBC 1804. Footings and foundations shall be constructed in accordance with 2021 IBC 1807 through 1810.
2. Where required, the owner shall submit a geotechnical investigation report to the building official in accordance with 2021 IBC 1803. The contractor shall inform the registered design professional in responsible charge if the soil conditions are not consistent with the investigation report and the foundation design data.
3. Excavations for any purpose shall not remove lateral support from any footing or foundation without first underpinning or protecting the footing or foundation against settlement or lateral translation (2021 IBC 1804.1).
4. Excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulders or with a controlled low-strength material (CLSM). The backfill shall be placed in lifts and compacted, in a manner that does not damage the foundation or the waterproofing or dampproofing material (2021 IBC 1804.3).
5. The ground immediately adjacent to the foundation shall have a 5-percent slope away from the building for a minimum distance of 10 feet measured perpendicular to the face of the foundation wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Impervious surfaces within 10 feet of the building foundation shall have a minimum 2-percent slope (2021 IBC 1804.4).
6. Footings and foundations shall be built on undisturbed soil, compacted fill material or CLSM. Compacted fill material and CLSM shall conform to 2021 IBC 1804.6 and 2021 IBC 1804.7, respectively (2021 IBC 1809.2).
7. The top surface of the footings shall be level. The bottom surface of footings is permitted to have a maximum 10-percent slope. Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground has more than a 10-percent slope (2021 IBC 1809.3).
8. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (2021 IBC 1809.4). Foundation walls, piers and other permanent supports shall be extended below the frost line, except where otherwise protected from frost (2021 IBC 1809.5).
9. The placement of footings on or adjacent to 33-percent slopes and steeper shall conform to 2021 IBC 1808.7.
10. Floors of basements shall be placed over base course not less than 4 inches in thickness and a drain shall be installed around the foundation perimeter that consists of gravel or crushed stone containing not more than 10-percent material that passes through a No. 4 sieve (2021 IBC 1805.4.1, 1805.4.2).
11. Backfill shall not be placed against a foundation wall until the wall has sufficient strength and is anchored to the floor above, or is sufficiently braced to prevent damage by the backfill, except bracing is not required for walls supporting less than 4 feet of unbalanced backfill (R404.1.7).

CONCRETE

1. Concrete materials, quality control, and construction shall comply with 2021 IBC Chapter 19 and ACI 318-19.
2. Compressive strength (minimum specified at 28 days)
   2.1. Footings: 3,000 psi (2021 IBC 1808.8.1) (2,500 psi used in design)
   2.2. Interior floor slabs on grade: 3,000 psi
   2.3. Exterior floor slabs on grade: 4,000 psi
   2.4. Suspended slabs: 4,000 psi
   2.5. Walls: 3,000 psi (2021 IBC 1904.1) for R-2, R-3 occupancies and appurtenances; 4,000 psi for other occupancies
3. Materials
   3.1. Cements (ASTM C150). Concrete exposed to freezing and thawing or deicing chemicals shall conform to the maximum water-cementitious material ratios and minimum compressive strength requirements of ACI 318-19 table 19.3.1.1 & 19.3.2.1
   3.2. Aggregates (ASTM C33): nominal maximum size of coarse aggregate shall not be larger than 1/5 the narrowest dimension between forms, nor 1/3 the depth of slabs, nor 3/4 the minimum clear spacing between reinforcing bars or wires, tendons, or ducts (ACI 318-19 26.4.2.1).
   3.3. Water used in mixing concrete shall conform to ASTM C1602 (ACI 318-19 26.4.1.4.1).
   3.4. Admixtures shall be subject to prior approval by the registered design professional in responsible charge (ACI 318-19 26.4.1.5.1(b)).
   3.5. Concrete exposed to freezing and thawing or deicing chemicals shall be air-entrained with air content indicated in ACI 318-19 Table 19.3.3.1. Tolerance on air content as delivered shall be plus/minus 1.5 percent (ACI 318-19 R26.4.2.1(a)(6)).
4. Steel Reinforcement
   4.1. Deformed bars: fy = 60 ksi (ASTM A615)
   4.2. Welded plain wire: fy = 60 ksi (ASTM A1064)
   4.3. Deformed Bar Anchors (DBA) (ASTM A1064)
   4.4. Headed Stud Anchors (HSA) (ASTM A108)
   4.5. At the time concrete is placed, reinforcement shall be free from ice, mud, oil, or other deleterious coatings that decrease bond (ACI 318-19 26.6.1.2(d)).
   4.6. Reinforcement shall be accurately placed and adequately supported before concrete is placed, and shall be secured against displacement (ACI 318-19 26.6.2.2).
   4.7. Details of reinforcement shall conform to ACI 318-19 Chapter 25.
5. Minimum concrete cover (ACI 318-19 Table 20.5.1.3.1)
   5.1. Concrete cast against and exposed to earth: 3 inches
   5.2. Concrete exposed to earth or weather:
      5.2.1. No. 6 through No. 18 bars: 2 inches
      5.2.2. No. 5 bar, W31 wire, and smaller: 1.5 inches
   5.3. Concrete not exposed to earth or weather:
      5.3.1. Slabs, walls, joists No. 11 bar and smaller: 0.75 inches
      5.3.2. Beams, columns primary reinf., ties, stirrups: 1.5 inches
6. Formwork shall conform to ACI 318-19 Sections 26.11 and 26.12 and ACI 347. Forms shall be removed in a manner as not to impair safety and serviceability of the structure. Concrete exposed by form removal shall have sufficient strength not to be damaged by removal operation (ACI 318-19 26.11.2).
7. Conduits, pipes, and sleeves of any material not harmful to concrete and within the limitations of ACI 318-14 20.6 shall be approved by the registered design professional in responsible charge (ACI 318-19 20.6).
8. Construction joints shall be so made and located as not to impair the strength of the structure (ACI 318-19 18.10.10). Sawcut or tooled joint 25% of slab thickness within 12 hours of pour or provide expansion strips with #4x48" @ 16" O.C. crossing the joint. Max spacing between joints shall not exceed 36 times the slab thickness or 15'-0".
9. The thickness of concrete floor slabs on grade shall not be less than 4 inches. A 10-mil polyethylene vapor retarder with joints lapped not less than 6 inches (or an equivalent material) shall be placed between the base course or subgrade and the concrete floor slab, except a vapor retarder is not required in detached utility buildings or other unheated facilities (2021 IBC 1907).

STEEL

1. Structural steel work shall conform to 2021 IBC 2205, AISC 341-16, AISC 358-16, and AISC 360-16.
2. Structural shapes
   2.1. W: fy = 50 ksi (ASTM A992)
   2.2. M,S,C,MC, and L: fy = 36 ksi (ASTM A36)
   2.3. HSS Rectangular: fy = 46 ksi (ASTM A500 Gr.B)
   2.4. HSS Round: fy = 42 ksi (ASTM A500 Gr.B)
   2.5. Pipe: fy = 35 ksi (ASTM A53 Gr.B)
3. Plates and bars: fy = 36 ksi (ASTM A36)
4. Structural fasteners
   4.1. High-strength bolts: fu = 120-150 ksi (ASTM F3125)
   4.2. Common bolts: fu = 60 ksi (ASTM A307 Gr. A)
      4.2.1. Nuts (ASTM A563)
      4.2.2. Washers (ASTM F436)
      4.2.3. Steel to steel bolted connections shall be made with high strength-bolts, unless noted otherwise. Bolts shall carry the identifying mark of three radial lines. All other bolted connections shall be made with bolts and nuts conforming to ASTM A307 unless note otherwise. Bolted connections shall be tightened and shall have washers as required by AISC unless noted otherwise. Enlarging holes shall be accomplished by means of reaming. Do not use a torch on any bolt holes.
   4.3. Shear studs: fu = 65 ksi (ASTM A108)
   4.4. Threaded rods: fy = 36 ksi (ASTM A36)
   4.5. Anchor rods: fy = 36 ksi (ASTM F1554 Gr. 36)
5. Steel deck fy = 36 ksi (ASTM A1008)
6. Welding fu = 70 ksi
   6.1. Welding work shall comply with the American Welding Society (AWS) "Structural Welding Code," excluding items conflicting with AISC requirements.

STRUCTURAL OBSERVATIONS

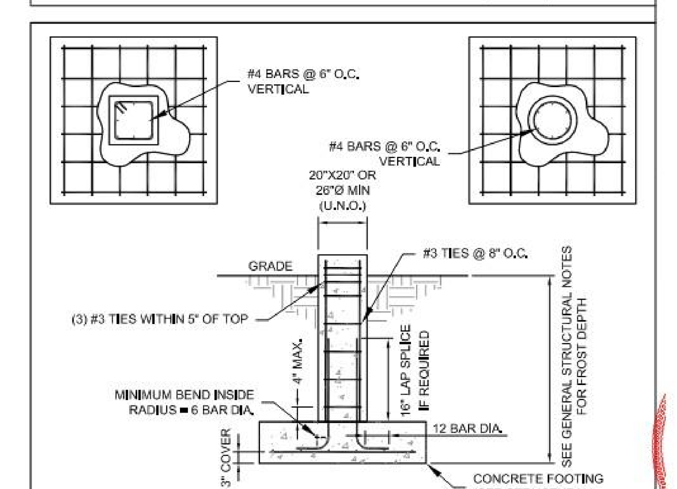
1. Where required by the Provisions of Section 1704.6.1, the owner shall employ a registered design professional to perform structural observations as defined in 2021 IBC 202. Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of the structural observations. At the conclusion of the work, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which have not been resolved (2021 IBC 1704.6).

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
SF42	42 "	42 "	12 "	(5) #4	(5) #4

1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.

2. FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)



ZA FOOTING - CONCRETE PIER TO SPOT FOOTING
NO SCALE

GENERAL PAVILION INFO PROVIDED FOR REFERENC EONLY.

CONTRACTOR SHALL INSTALL PAVILION FOOTINGS AND CONCRETE FLATWORK, COORDINATE WITH CITY ON FOOTING INSTALLATION.

CITY WILL HIRE THIRD PARTY CONTRACTOR TO PROVIDE & INSTALL PAVILION. DETAILS SHOWN ABOVE FOR GENERAL REFERENCE AND MAY CHANGE

LEHI CITY

Approved Construction Plans
03/18/2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 8087409-5301
1.26.2026
LICENSED LANDSCAPE ARCHITECT

TITLE	PAVILION DETAILS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
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SHEET
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DOOR SCHEDULE

	TYPE	FRAME	DOOR SIZE	MATERIAL	DOOR TYPE	LATCH	LOCK
A	SINGLE	3/0 x 6/8 x 3 1/4"	3/0 x 6/8 x 1 3/4"	GALVANIZED	LH REVERSE	MORTISE	MORTISE THUMBTURN
	GLAZING	HINGES	KICK PLATE	STOP	SWEEP	THRESHOLD	VENTILATION
	N/A	SPRING HINGE 4-1/2" x 4 1/2"	N/A	FLOOR	3'	3' x 4" x 1/4"	N/A
B	TYPE	FRAME	DOOR SIZE	MATERIAL	DOOR TYPE	LATCH	LOCK
	SINGLE	3/0 x 6/8 x 3 1/4"	3/0 x 6/8 x 1 3/4"	GALVANIZED	RH REVERSE	MORTISE	MORTISE THUMBTURN
	GLAZING	HINGES	KICK PLATE	STOP	SWEEP	THRESHOLD	VENTILATION
	N/A	SPRING HINGE 4-1/2" x 4 1/2"	N/A	FLOOR	3'	3' x 4" x 1/4"	N/A
C	TYPE	FRAME	DOOR SIZE	MATERIAL	DOOR TYPE	LATCH	LOCK
	SINGLE	2/8 x 6/8 x 3 1/4"	2/8 x 6/8 x 1 3/4"	GALVANIZED	LH REVERSE	PRIVACY	DEADBOLT
	GLAZING	HINGES	KICK PLATE	STOP	SWEEP	THRESHOLD	VENTILATION
	N/A	SPRING HINGE 4-1/2" x 4 1/2"	N/A	WALL	3'	3' x 4" x 1/4"	N/A

1. ALL EXTERIOR DOORS AND WINDOWS TO BE LISTED AND LABELED AS COMPLIANT WITH AAMA/WDMA/CSA101/I.S.2/A440 OR TESTED PER ASTM E330.
2. DOOR HARDWARE SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST OR SPECIAL KNOWLEDGE TO OPERATE.
3. UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.

LIGHTING AND VENTILATION REQUIREMENTS

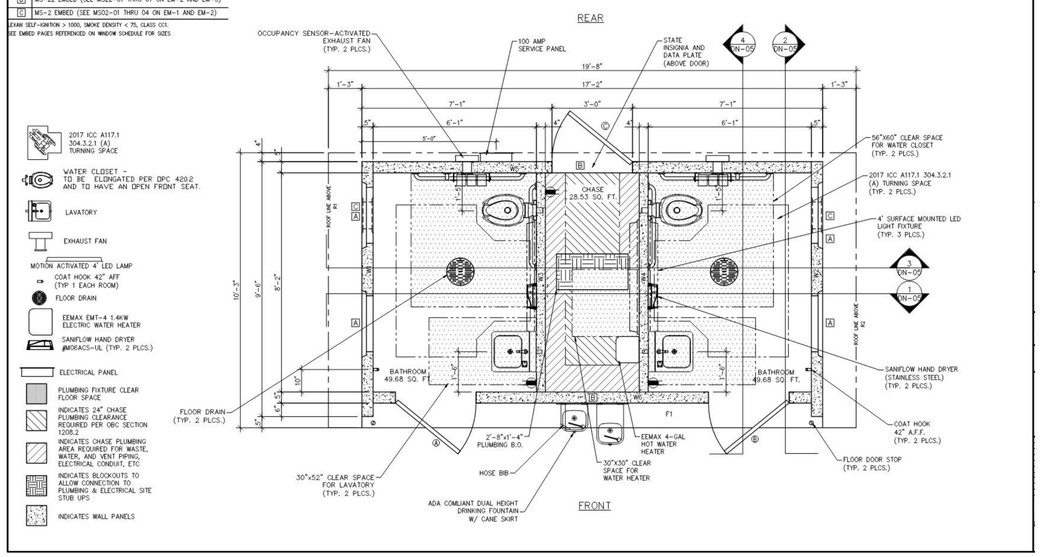
	RESTROOM	CHASE
AREA	49.68 SQ.FT	28.53 SQ.FT
REQUIRED VENTILATION	1.99 SQ.FT	1.14 SQ.FT
PROVIDED VENTILATION	22.79 SQ.FT	20.00 SQ.FT
REQUIRED NATURAL LIGHTING	3.97 SQ.FT	2.28 SQ.FT
PROVIDED NATURAL LIGHTING	2.81 SQ.FT ***	10.33 SQ. FT.

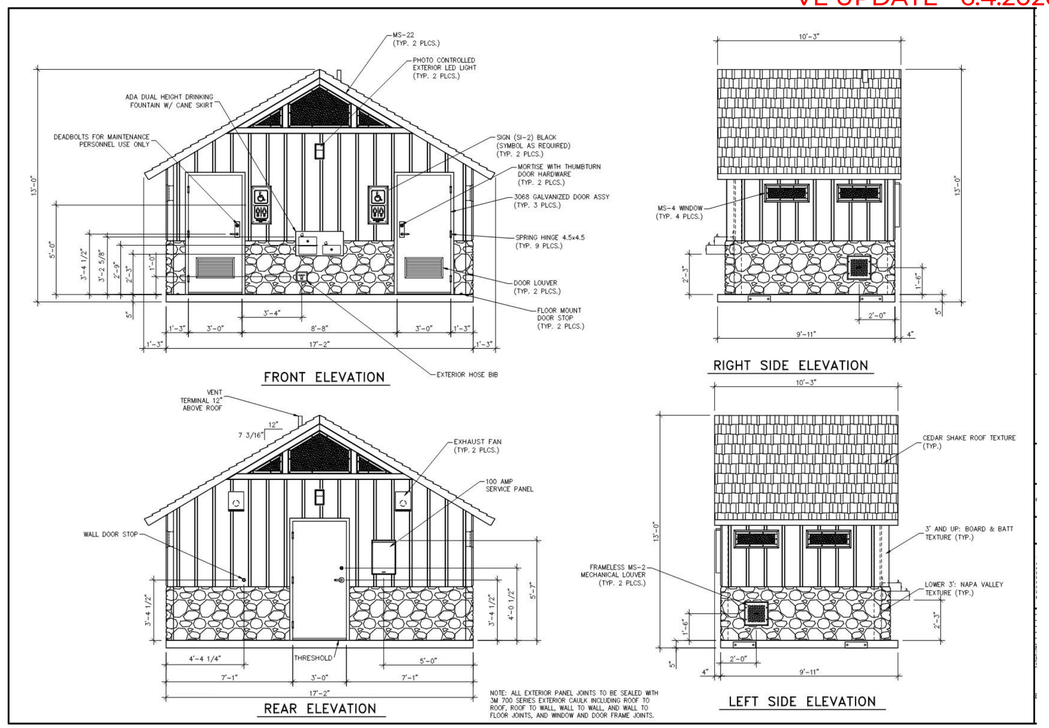
***ARTIFICAL LIGHTING PROVIDED ON SITE TO MEET REQUIRED FOOT CANDLES.

WINDOW SCHEDULE

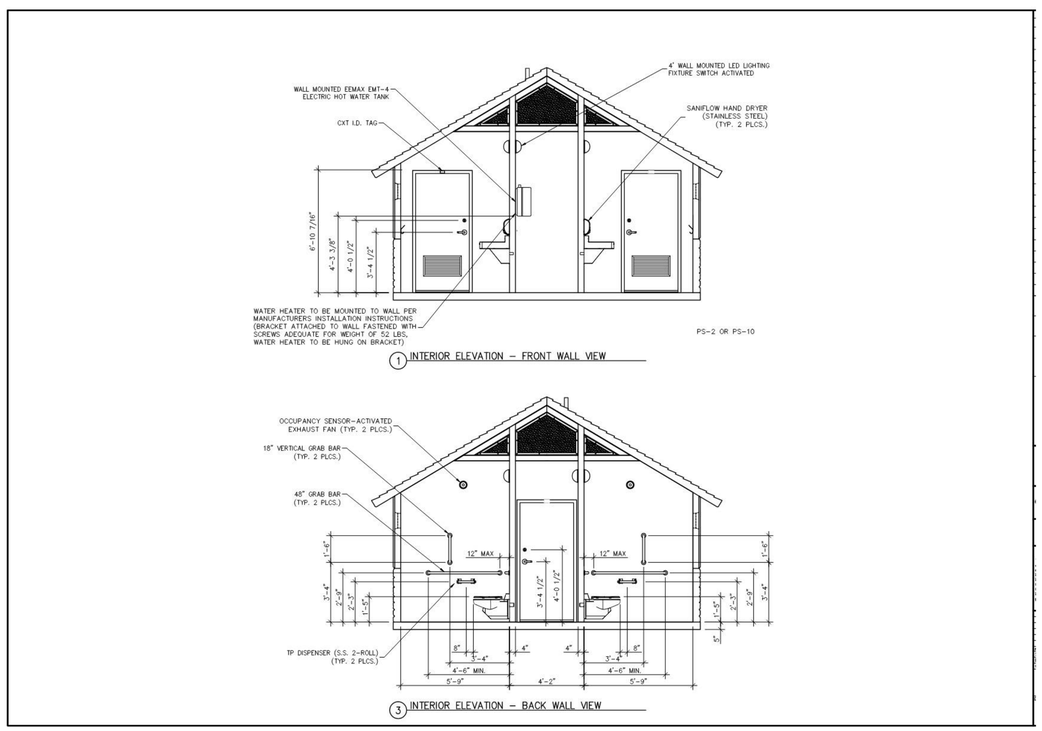
SYMBOL	DESCRIPTION
A	MS-4 EMBED (SEE MS4-01 THRU 04 ON EM-2 AND EM-3)
B	MS-22 EMBED (SEE MS22-01 THRU 07 ON EM-2 AND EM-3)
C	MS-2 EMBED (SEE MS02-01 THRU 04 ON EM-1 AND EM-2)

LEXAN SELF-IGNITION > 1000, SMOKE DENSITY < 75, CLASS CCI.
SEE EMBED PAGES REFERENCED ON WINDOW SCHEDULE FOR SIZES

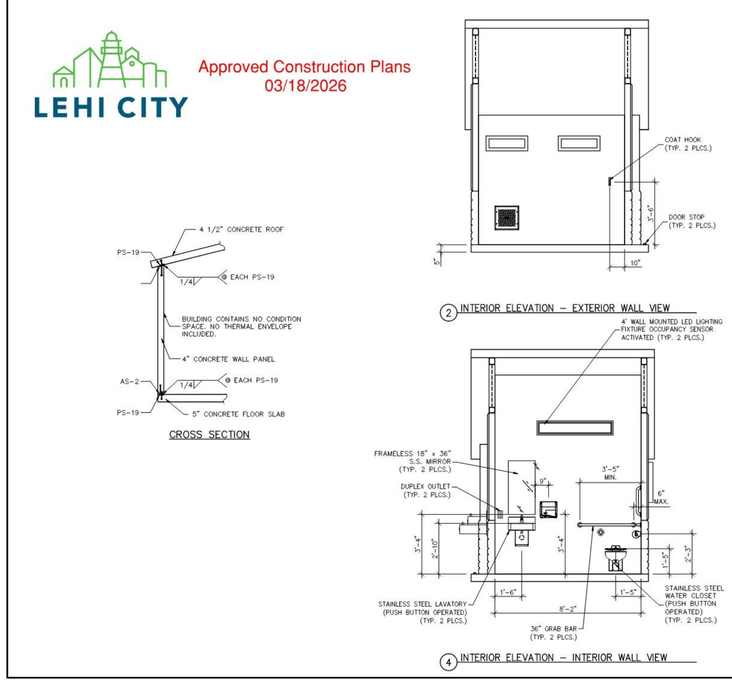




NOTE: ALL EXTERIOR PANEL JOINTS TO BE SEALED WITH 3M 700 SERIES EXTERIOR CAULK INCLUDING ROOF TO ROOF, ROOF TO WALL, WALL TO WALL, AND WALL TO FLOOR JOINTS, AND WINDOW AND DOOR FRAME JOINTS.



Approved Construction Plans
03/18/2026



GENERAL RESTROOM BUILDING
INFORMATION FOR REFERENCE ONLY

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6087468-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE	RESTROOM DETAILS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C505

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24X36

LEHI CITY

Approved Construction Plans
03/18/2026

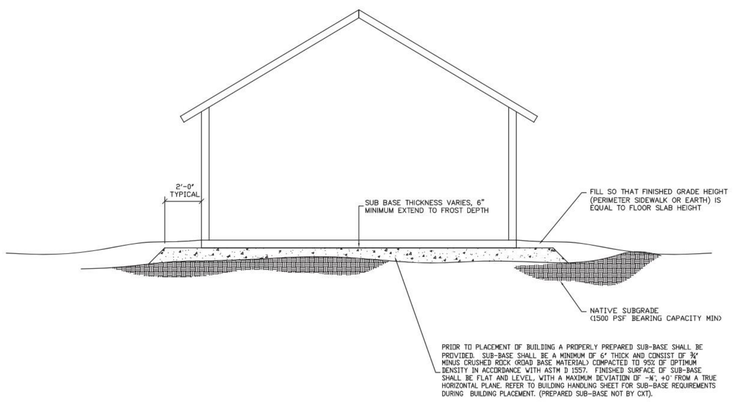
NOTE:

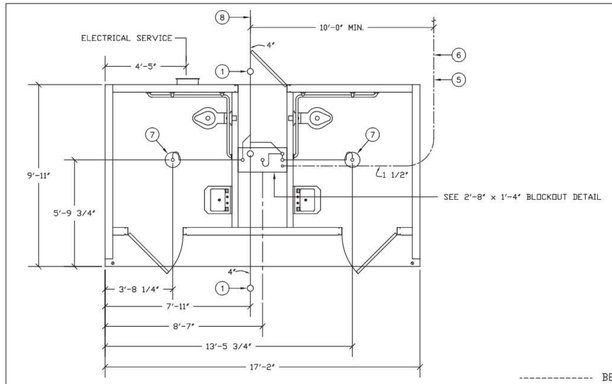
THIS FACTORY ASSEMBLED BUILDING, AS CONSTRUCTED, PROVIDES A RIGID BOX TYPE STRUCTURAL SYSTEM. VERTICAL LOADS ARE TRANSFERRED PRIMARILY THROUGH BEARING WALLS TO THE STRUCTURAL SLAB FLOOR OF THE BUILDING. THE VERTICAL LOADS ARE THEN DISTRIBUTED THROUGH THE REINFORCED CONCRETE FLOOR TO THE PREPARED GRANULAR, NON-FROST SUSCEPTIBLE (NFS) SUB-BASE WHICH DISTRIBUTES THE VERTICAL LOADS IN RELATIVELY UNIFORM FASHION TO THE NATIVE SUB-GRADE. AS WITH MOST CONSTRUCTION, THIS DOES REQUIRE THE NATIVE SUB-GRADE TO BE STRIPPED OF VEGETATION AND TOP SOIL PRIOR TO PLACEMENT OF THE PREPARED GRANULAR SUB-BASE. DUE TO THE INHERENT STIFFNESS OF THE BUILDING, IT WILL REMAIN SAFE AND STRUCTURALLY SOUND IN THE UNLIKELY EVENT OF FREEZING ACTION BELOW THE BUILDING REGARDLESS OF NATURAL FREEZE/ THAW CYCLES ANTICIPATED TO BE ENCOUNTERED IN THE STATE OF UTAH.

LATERAL LOADS ARE TRANSFERRED TO THE GROUND THROUGH FRICTIONAL RESISTANCE WITHOUT SLIDING OR SHIFTING BETWEEN THE BUILDING FLOOR SLAB AND THE PREPARED SOIL AND GRAVEL SUB-BASE ON WHICH THE BUILDING RESTS. SEISMIC ANALYSES ARE BASED ON LOADS DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE USING PARAMETERS, WHICH MEET OR EXCEED THE CODE PRESCRIBED REQUIREMENTS FOR THIS INSTALLATION.

THIS BUILDING AS DESIGNED, RESTING ON A PROPERLY PREPARED GRANULAR SUB-BASE WILL BE SAFE AND STRUCTURALLY SOUND FOR VERTICAL AND LATERAL LOADS AS DISCUSSED ABOVE. A FULL DEPTH FOUNDATION WALL AT THE BUILDING PERIMETER AND AN ANCHORAGE SYSTEM, TYPICAL FOR OTHER TYPES OF BUILDING CONSTRUCTION, ARE NOT REQUIRED FOR THIS BUILDING.

THE "FOUNDATION" FOR THIS STRUCTURE IS ESSENTIALLY THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB. THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB NEED TO BE AT LEAST 12" THICK AND THE COMPACTED SUB-BASE MATERIAL SHALL EXTEND BELOW THE LOCAL FROST DEPTH





FLOOR DRAIN BLOCKOUTS & BELOW FLOOR PIPING

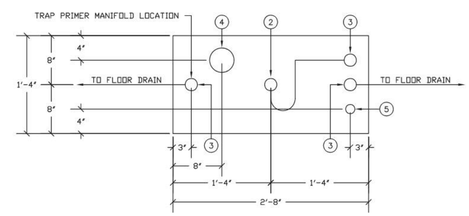
ALL PIPING INDICATED ON THIS SHEET IS NOT BY CXT

BELOW FLOOR PIPING - KEY NOTES

1. 4" CLEAN OUT TO GRADE.
2. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (2'-8" x 1'-4" BLOCKOUT)
3. 2" VENT PIPES EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (2'-8" x 1'-4" BLOCKOUT)
4. 4" WASTE PIPE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (2'-8" x 1'-4" BLOCKOUT)
5. 1 1/2" TYPE K ANNEALED "SOFT" COPPER WATER SERVICE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE CAP AT END. (2'-8" x 1'-4" BLOCKOUT)
6. MIN. BURY PER LOCAL REQUIREMENTS TO PROTECT AGAINST FREEZING AND DAMAGE.
7. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (10" DIA BLOCKOUT)
8. 30" MIN. BURY, PROVIDE TRACER TAPE.

PIPING LEGEND

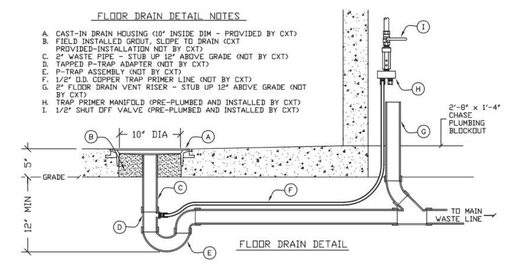
- BELOW FLOOR VENT PIPING SCH 40 ABS TYPE DWV
- BELOW FLOOR WASTE PIPING SCH 40 ABS TYPE DWV
- 1 1/2" TYPE "K" ANNEALED "SOFT" COPPER WATER SERVICE



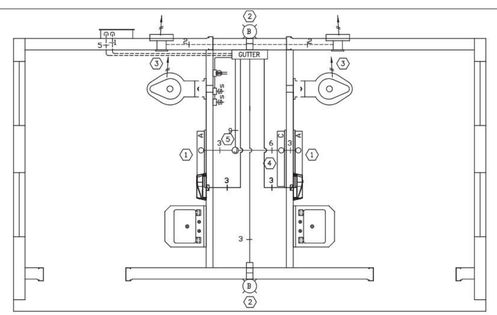
2'-8" x 1'-4" BLOCKOUT DETAIL

FLOOR DRAIN DETAIL NOTES

A. CAST-IN DRAIN HOUSING (10" INSIDE DIM - PROVIDED BY CXT)
B. FIELD INSTALLED GROUT, SLOPE TO DRAIN (CXT PROVIDED-INSTALLATION NOT BY CXT)
C. 2" WASTE PIPE - STUB UP 12" ABOVE GRADE (NOT BY CXT)
D. TAPPED P-TRAP ADAPTER (NOT BY CXT)
E. P-TRAP ASSEMBLY (NOT BY CXT)
F. 1/2" O.D. COPPER TRAP PRIMER LINE (NOT BY CXT)
G. 2" FLOOR DRAIN VENT RISER - STUB UP 12" ABOVE GRADE (NOT BY CXT)
H. TRAP PRIMER MANIFOLD (PRE-PLUMBED AND INSTALLED BY CXT)
I. 1/2" SHUT OFF VALVE (PRE-PLUMBED AND INSTALLED BY CXT)



FLOOR DRAIN DETAIL



ELECTRICAL PLAN

NTS

KEY NOTES

1. OCCUPANCY SENSOR CONTROLLED LIGHTS. EXHAUST FANS TO COME ON WITH RESTROOM LIGHTS.
2. LIGHT FIXTURE TO BE CONTROLLED BY PHOTOCELL. EXTERIOR LIGHT WIRING IN CONCEALED CONDUIT.
3. CIRCUIT AS NEEDED FOR THE LOAD OF THE EXHAUST FAN. WIRE THRU SPEED SWITCH (IN CHASE) AND OCCUPANCY SENSOR ISOLATED CONTACT.
4. CHASE LIGHT TO BE OCCUPANCY SENSOR CONTROLLED.

SYMBOLS LEGEND

- NOTE REFERENCE
- COMBINATION SWITCH AND DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE (x = BREAKER # IF SHOWN)
- GFI DUPLEX RECEPTACLE (x = BREAKER # IF SHOWN)
- ON / OFF SWITCH
- SPEED SWITCH
- JUNCTION BOX
- RECESSED JUNCTION BOX
- SURFACE MOUNTED CONDUIT, CROSSHATCH OR SLASH AND NUMBER DENOTES WIRES, (ALL #12AWG UND. UNLESS NOTED) ONE WIRE TO BE GROUND
- CONCEALED CONDUIT
- LOAD CENTER "A"
- WALL MOUNTED LED FIXTURE
- CEILING MOUNTED LED FIXTURE
- EXTERIOR LIGHT FIXTURE
- HAND DRYER WITH DISCONNECT SWITCH
- WATER HEATER
- OCCUPANCY SENSOR WITH RECESSED JUNCTION BOX
- SAFETY DISCONNECT
- PANEL OR DEVICE AS NOTED
- THERMOSTAT
- HEATER

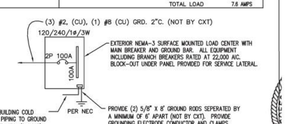
PANEL SCHEDULE

AMP 100 SURFACE MOUNT — PANEL 120/240V, 1P, 3W — TOTAL CONNECTED VA LOAD 2,772 — TOTAL CALCULATED VA LOAD 3,064

CIRCUIT NO.	DESCRIPTION	OCP	TYPE	LOAD (VA)	(A)	PH	CIRCUIT NO.	DESCRIPTION	OCP	TYPE	LOAD (VA)	(A)
1	CHASE LIGHTS	1P/20A	N	28	0.3	A	2	CHASE RECEPTACLE	1P/20A	R	180	1.5
3	RESTROOM #1 LIGHT & EXHAUST FAN	1P/20A	N	128	1.1	B	4	RESTROOM #1 LIGHT & EXHAUST FAN	1P/20A	N	128	1.1
5	PHOTO CONTROLLED EXTERIOR LIGHTS	1P/20A	C	28	0.3	A	6	RESTROOM #1 HAND DRYER	1P/20A	N	1,140	9.5
7	RESTROOM #1 HAND DRYER	1P/20A	L	1,140	9.5	B	8					
9						A	10					
11						B	12					
13						A	14					
15						B	16					
17						A	18					
19						B	20					
21						A	22					
23						B	24					
25						A	26					
27						B	28					
29						A	30					
31						B	32					

NOTE: MAXIMUM ALLOWABLE A/C IS 20K AMPS, PANEL MODIFICATIONS WILL BE REQUIRED (NOT BY CXT) IF TRANSFORMER CAPACITY EXCEEDS 175 KVA.

LOAD	CONNECTED	CALCULATED
(C)CONTINUOUS	28 X 1.25	35 VA
(R)OCC (1ST 10KVA)	180 X 1.00	180 VA
(N)CON-CONTINUOUS	1,404 X 1.00	1,404 VA
(L)ARGEST MOTOR	1,140 X 1.25	1,425 VA
	2,772 VA TOTAL LOAD	3,064 VA 7.6 AMPS



ONE-LINE POWER DIAGRAM

NTS

GENERAL ELECTRICAL NOTES

1. RECESSED JUNCTION BOXES FOR SINGLE DEVICES SHALL HAVE SINGLE GANG MUD RINGS CAST IN CONCRETE WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED BY CIRCUIT BREAKERS OR BY OTHER GFCI RECEPTACLES.
3. EXPOSED CONDUIT SHALL BE EMT, 1/2" MINIMUM. RECESSED CONDUIT SHALL BE SCHEDULE 40 PVC, 3/4" MINIMUM.

WIRE SIZE	1/2" EMT	3/4" EMT	1/2" ENT	3/4" ENT	1/2" FMC	3/4" FMC
#14 THHN	12	22	11	21	13	22
#12 THHN	9	16	8	15	9	16
#10 THHN	5	10	5	9	6	10

4. INSTALL ALL WIRING IN CONDUIT OR RELATED ENCLOSURES.
5. ALL ELECTRICAL INSTALLATIONS SHALL MEET THE 2017 NATIONAL ELECTRICAL CODE.
6. MINIMUM WIRE SIZE SHALL BE #12 AWG COPPER, THHN INSULATION UNLESS NOTED OTHERWISE.
7. ROUTE ALL CONDUITS IN UTILITY ROOM AT CEILING OR FACE OF WALLS.
8. PROVIDE A CIRCUIT BREAKER LOCK OUT FOR EACH HAND DRYER
9. PROVIDE SPEED SWITCH FOR FAN CONTROL LOCATED IN CHASE.
10. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW EXACT LOCATIONS OF DEVICES, REFER TO WALL PANEL AND OTHER DRAWINGS FOR EXACT LOCATIONS OF J-BOXES, ETC.

LIGHTING FIXTURE SCHEDULE

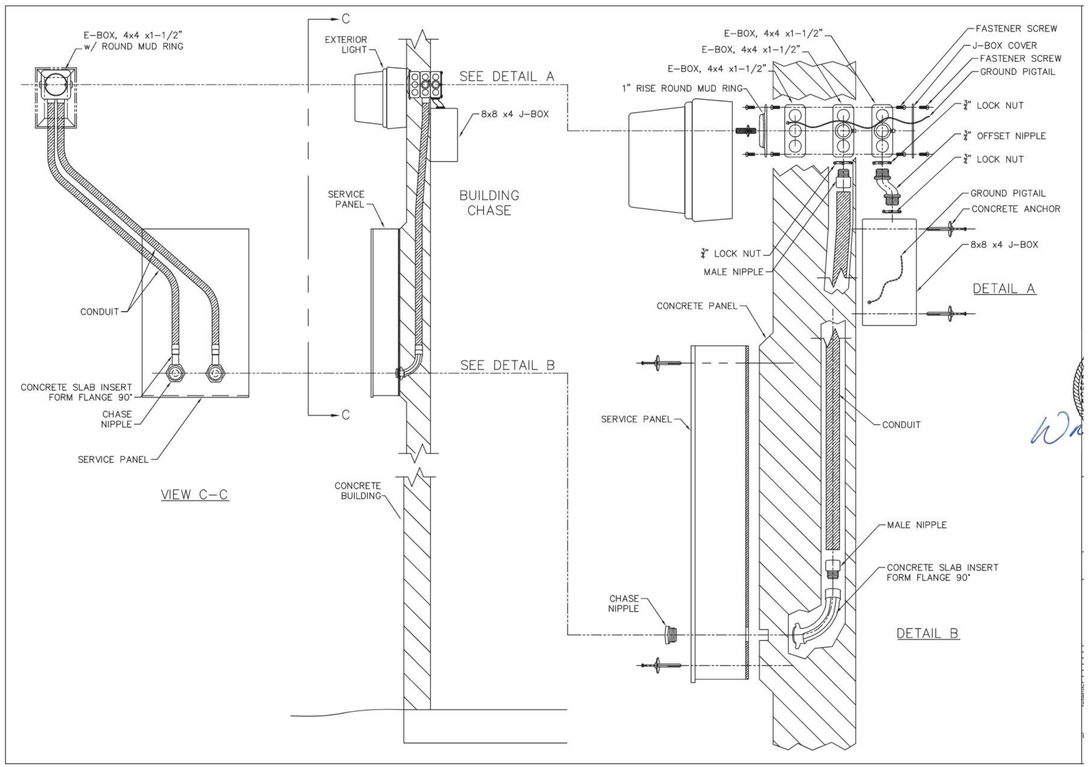
FIXTURE NUMBER	VOLTAGE	WATTS	DESCRIPTION
A	120	28	LUMINAIRE VPF84 INTERIOR LIGHT FIXTURE, VPF84-4-28W HP-4000K-120-CP-WHT-WET-DCC-TX/SD SURFACE MOUNTED, LED LAMP 4 FT, WRAP AROUND LENS, LOW TEMPERATURE DRIVER, BUILT IN OCCUPANCY SENSOR ACTIVATED W/ ADDITIONAL OCCUPANCY SENSOR FOR FAN CONTROL
B	120	14	SWDDP 610 LED EXTERIOR LIGHT, YVP610-14W HP-3500K-120-CP-BRZ-CAB/PC EXTERIOR, VANDAL RESISTANT, WALL MOUNTED, 14 WATT, CLEAR PRISMATIC LENS, BUILT IN PHOTOELLECTRIC CONTROL
C	120	28	LUMINAIRE VPF84 INTERIOR LIGHT FIXTURE, VPF84-4-28W HP-4000K-120-CP-WHT-WET-DCC-TX/SD SURFACE MOUNTED, LED LAMP 4 FT, WRAP AROUND LENS, LOW TEMPERATURE DRIVER, BUILT IN OCCUPANCY SENSOR ACTIVATED

NOTE: THE SOURCE OF EFFICACY OF EXTERIOR LIGHTING IS TO BE A MINIMUM OF 45 LUMENS PER WATT.

EXHAUST FAN SCHEDULE

SYM	MFR	MODEL #	CFM	SONES	VOLTS	AMPS	NTS
EF-1	FANTECH	RVF-4XL	180	6.0	120	0.84	1,2

NOTE
1. WITH SPEED CONTROL MOUNTED IN CHASE.
2. FANS LISTED FOR WET LOCATION, CONTROL VIA OCCUPANCY SENSOR. LOCATE OPEN FACE J-BOX ON EXTERIOR SIDE OF PANEL.



GENERAL RESTROOM BUILDING INFORMATION FOR REFERENCE ONLY

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6087468-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE: RESTROOM DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET C506

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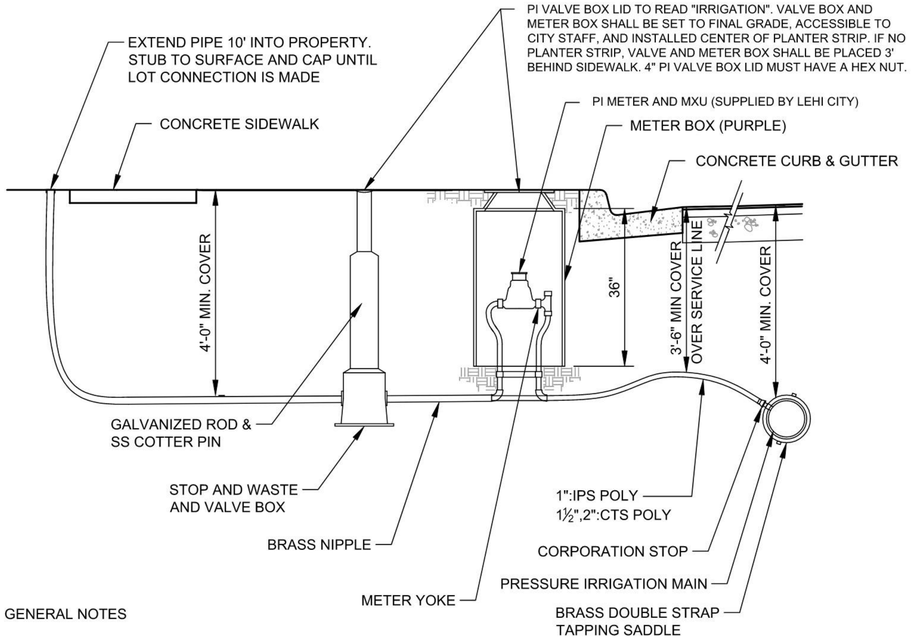


GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15W-11-44	FORD VBB76-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW 1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336 30 CI MTR ADPT RING	
LID	DFW12AUT-5MW+T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	93D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

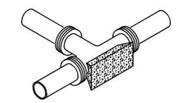
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

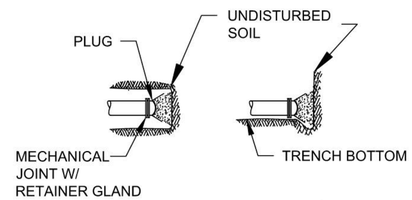
LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



THRUST BLOCK TYPICAL



PLUG DETAIL

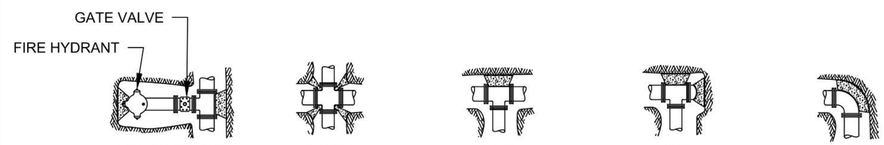
SIZE	BENDS				TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
	30°	45°	22 1/2°	11 1/4°					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	SPECIAL DESIGN	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

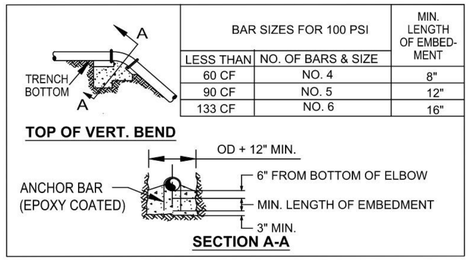
$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT **CROSS** **TEE** **TEE (PLUGGED)** **ELBOW**

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBED-MENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"

TOP OF VERT. BEND

SECTION A-A

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$$

SIZE	BENDS		
	45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18	SPECIAL DESIGN REQUIRED	67.3	33.4
20		83.0	41.0
21			45.5
22			50.0
24			59.5
30			
36			

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: *JANUARY 2022*

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH · AUSTIN KIRK HISLOP · NO. 6087409-5301 · LICENSED LANDSCAPE ARCHITECT

TITLE: SITE UTILITYDETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET C507

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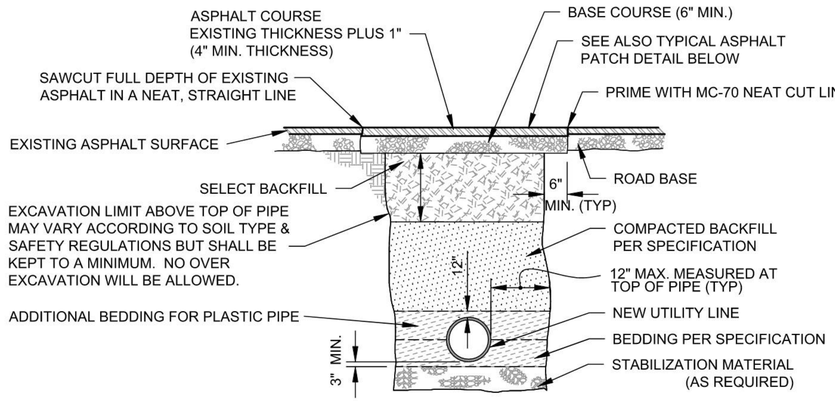
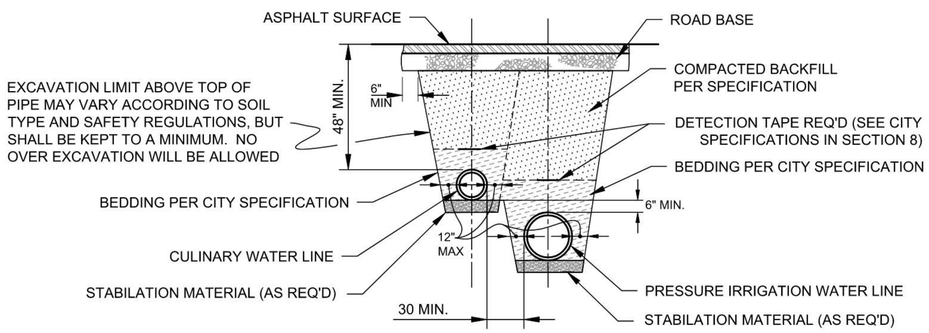
24X36

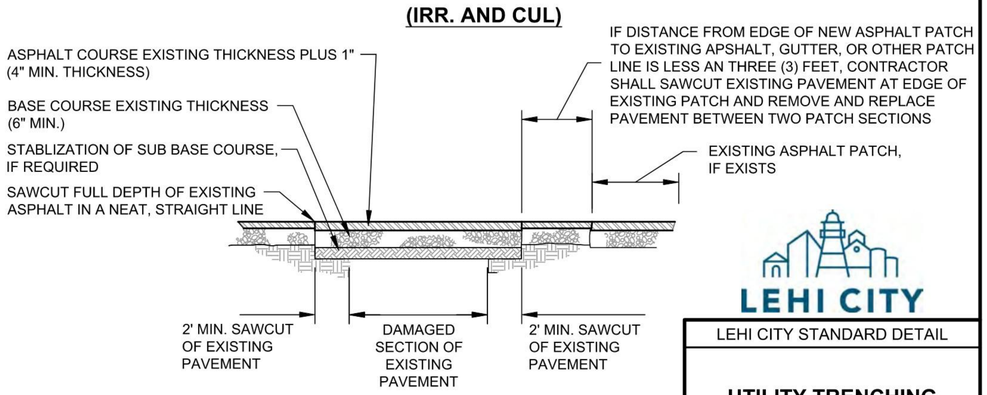


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

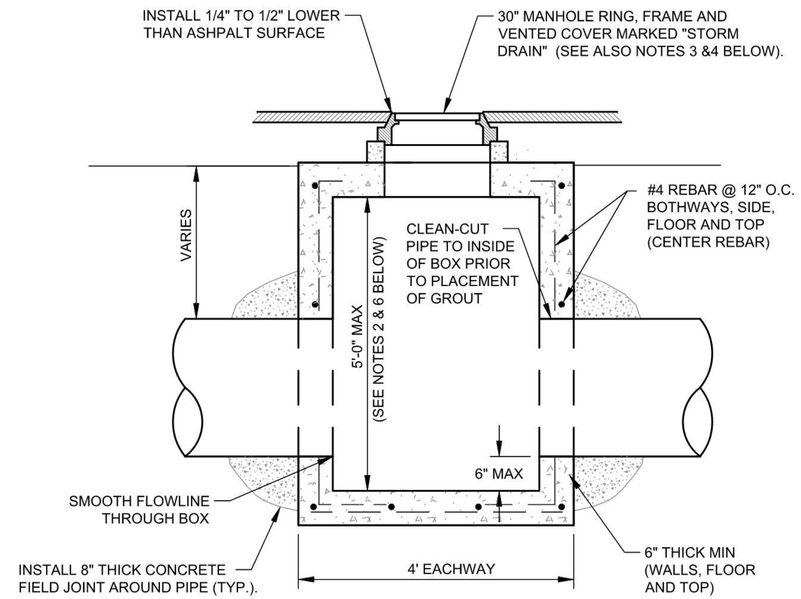
(IRR. AND CUL)



TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY TRENCHING	
WT-01	DATE: *JANUARY 2022*



NOTES:

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
DRAIN CLEAN-OUT BOX	
SD-06	DATE: *JANUARY 2022*

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — AUSTIN KIRK HISLOP — NO. 6067A — LICENSED LANDSCAPE ARCHITECT

TITLE: SITE UTILITYDETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

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C508

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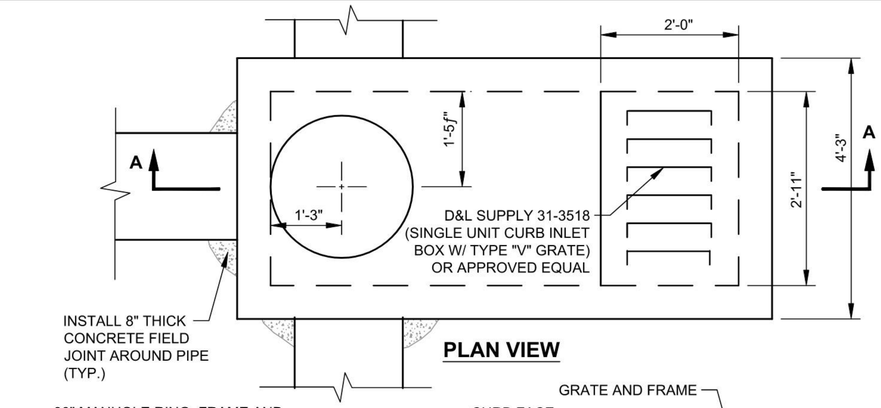
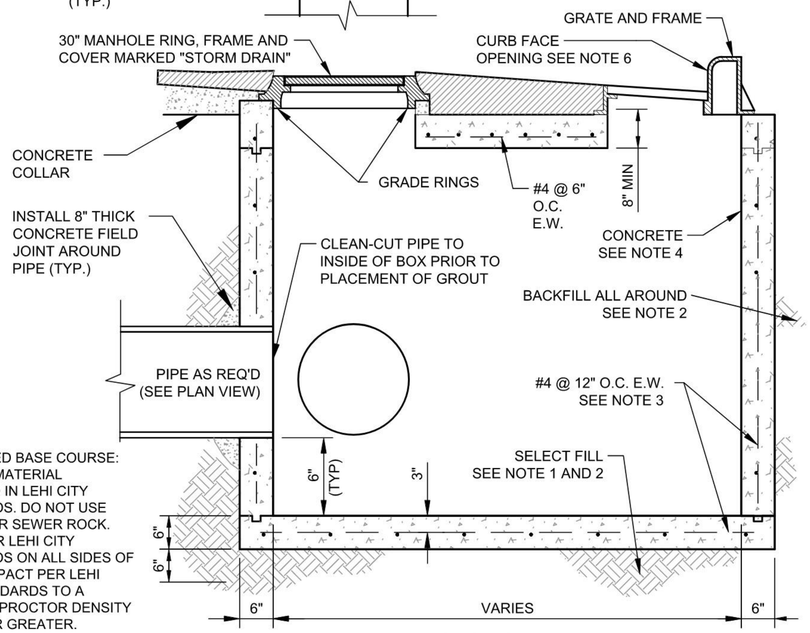


PLAN VIEW



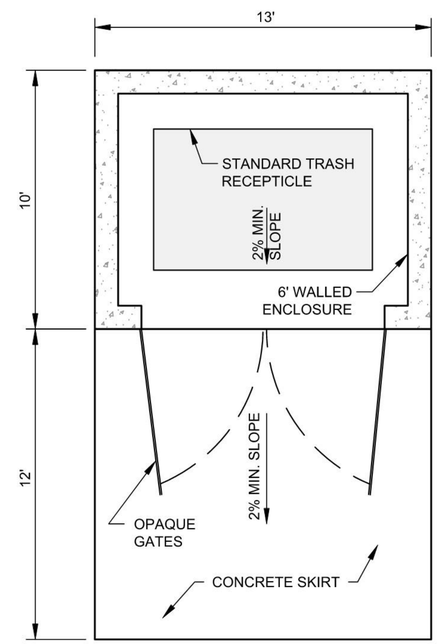
SECTION A-A

NOTES:

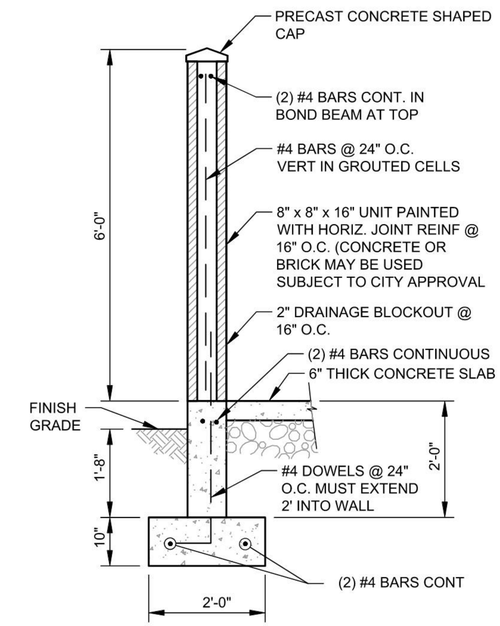
1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS. CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
COMBO BOX	
SD-08	DATE: JANUARY 2022



DUMPSTER



TRASH ENCLOSURE WALL DETAIL

NOTES

ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL

LEHI CITY

LEHI CITY STANDARD DETAIL	
TRASH ENCLOSURE	
TE-01	DATE: JANUARY 2022

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — AUSTIN KIRK HISLOP — NO. 6087469-5301 — LICENSED LANDSCAPE ARCHITECT

TITLE: SITE UTILITYDETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
C509

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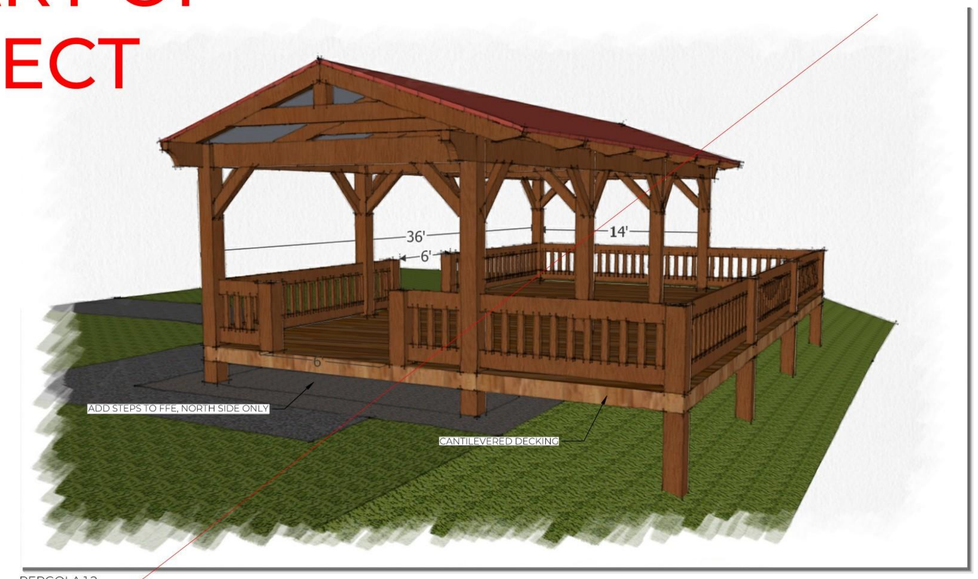
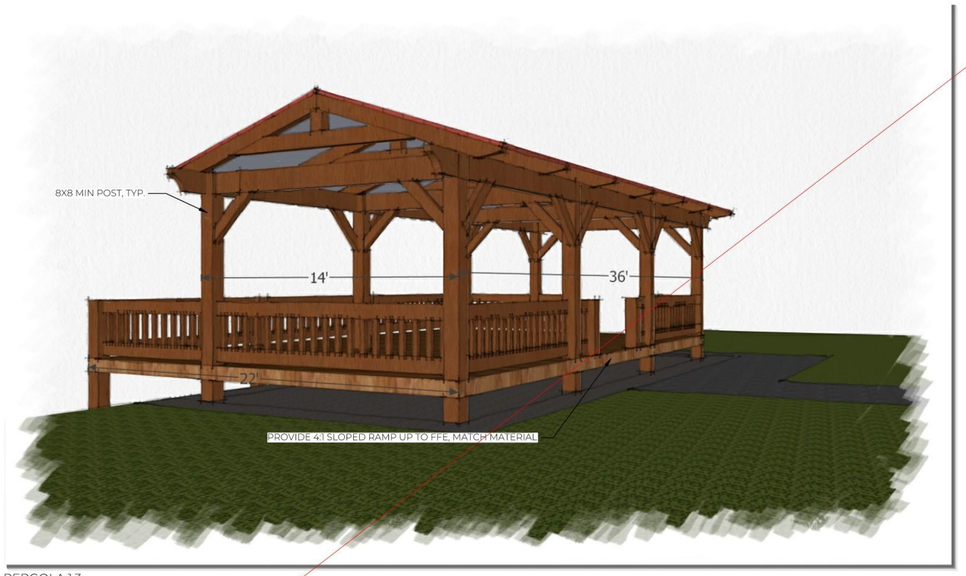
24X36

FUTURE PERGOLA, NOT PART OF PROJECT

PERGOLA 1.1



PERGOLA 1.2



PERGOLA 1.3

DESIGN GUIDE EXAMPLE

DESIGN GUIDE EXAMPLE

DESIGN GUIDE EXAMPLE

PROVIDE STAMPED STRUCTURAL DRAWINGS OF PROPOSED DESIGN THAT MEETS MINIMUM REQUIREMENTS AS PART OF CONSTRUCTION

- OVERALL FINISHED LOOK SHOULD BE SIMILAR TO REAL DESIGN GUIDE EXAMPLE IMAGES
- USE CEDAR TIMBERS - DISTRESSED LOOK
- NATURAL STAIN
- SIZE PER DRAWINGS & DIMENSIONED MODEL ABOVE
- PROVIDE FINISH METAL ROOFING
- PROVIDE 4:1 RAMP SYSTEM ON EAST SIDE - BASE OF RAMP SHALL BE MINIMUM OF 8" DEEP COMPACTED AGGREGATE

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 6087469-5301
LICENSED LANDSCAPE ARCHITECT
09-30-2026

TITLE: PERGOLA BASIC DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

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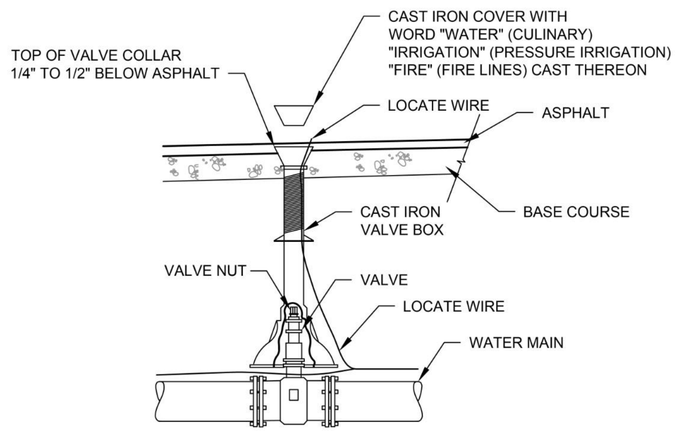
LEHI CITY

Approved Construction Plans
03/18/2026



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.

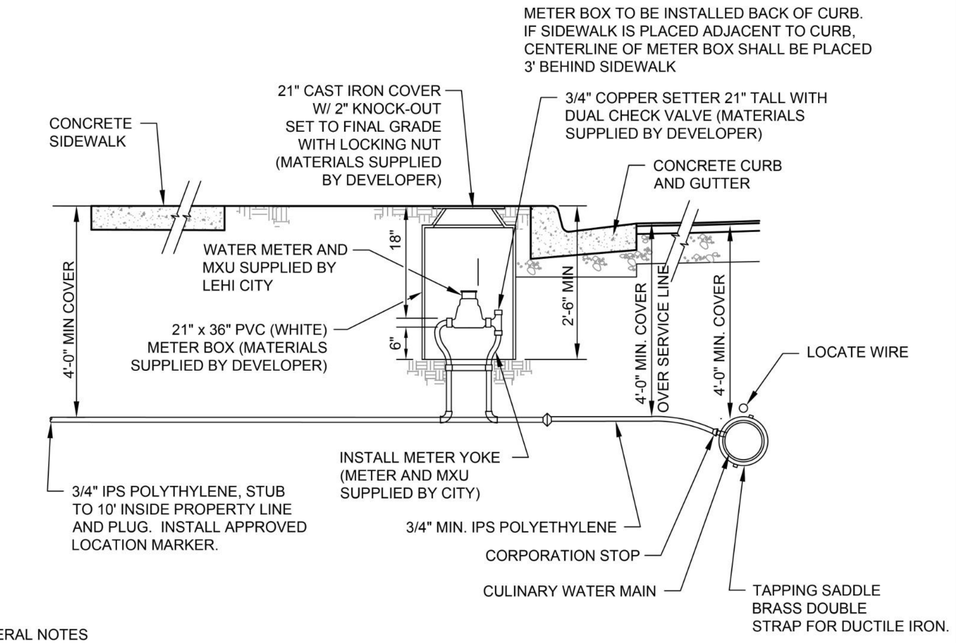
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 | DATE: *JANUARY 2022*



GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 | DATE: *JANUARY 2022*

VE UPDATE - 6.4.2026

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

LICENSED PROFESSIONAL ENGINEER
01/26/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

TITLE: UTILITY DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01/26/2026
JOB NUMBER: 80020
CHECKED BY: M. BUDGE

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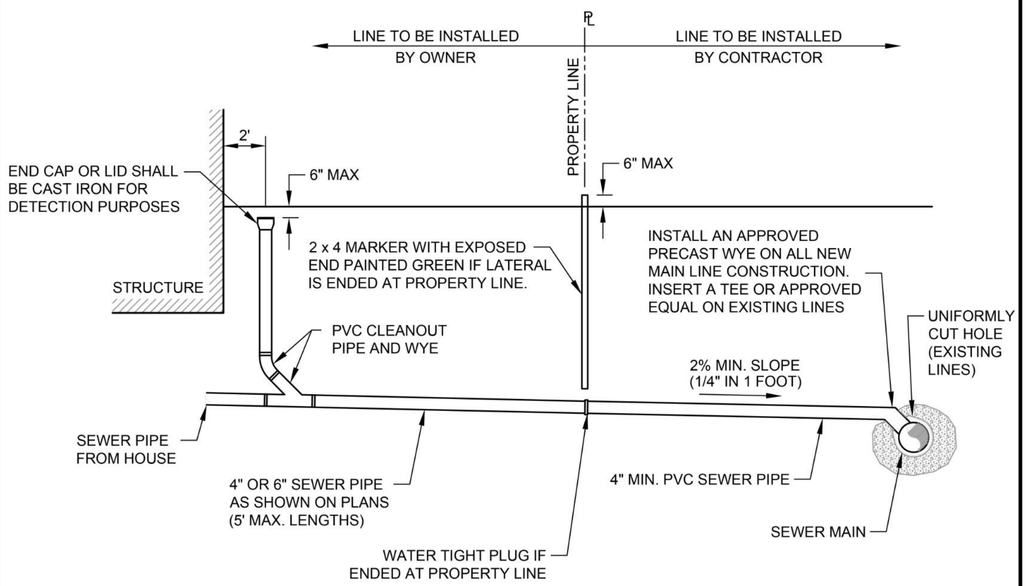
LEHI CITY

Approved Construction Plans
03/18/2026



NOTES:

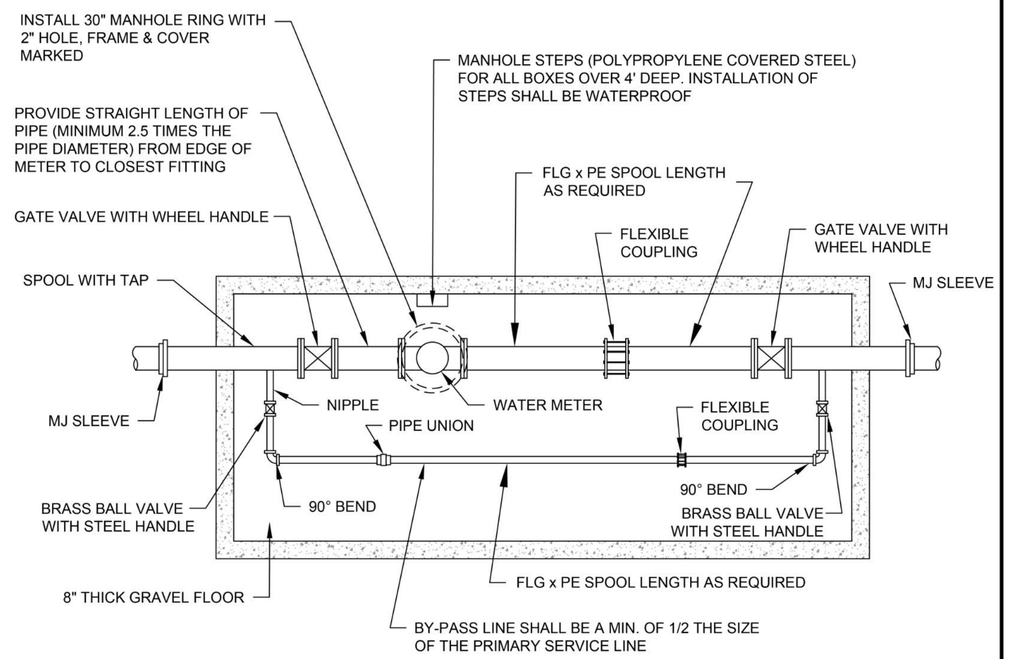
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 | DATE: *JANUARY 2022*



NOTES

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY.
2. STRUCTURAL DESIGN (REINFORCING AND CONCRETE THICKNESS FOR WALLS, FOOTINGS, AND ROOF) WILL DEPEND ON FINAL BOX SIZE.
3. COORDINATE METER BOX PLACEMENT AND OVERALL METER DIMENSIONS WITH LEHI WATER METERING DEPARTMENTS PRIOR TO INSTALLATION.
4. CHANGES DUE TO PIPE SIZE SHALL BE AS APPROVED BY THE CITY WATER SUPERINTENDENT.
5. METER AND MXU SUPPLIED BY LEHI CITY.
6. VAULT LID AND INTERNAL PIPING PROVIDED BY DEVELOPER

LEHI CITY

LEHI CITY STANDARD DETAIL

CONCRETE METER BOX

WT-07 | DATE: *JANUARY 2022*

VE UPDATE - 6.4.2026

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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LICENSED PROFESSIONAL ENGINEER
01/26/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

TITLE: UTILITY DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01/26/2026
JOB NUMBER:	80020
CHECKED BY:	M. BUDGE

SHEET
C601

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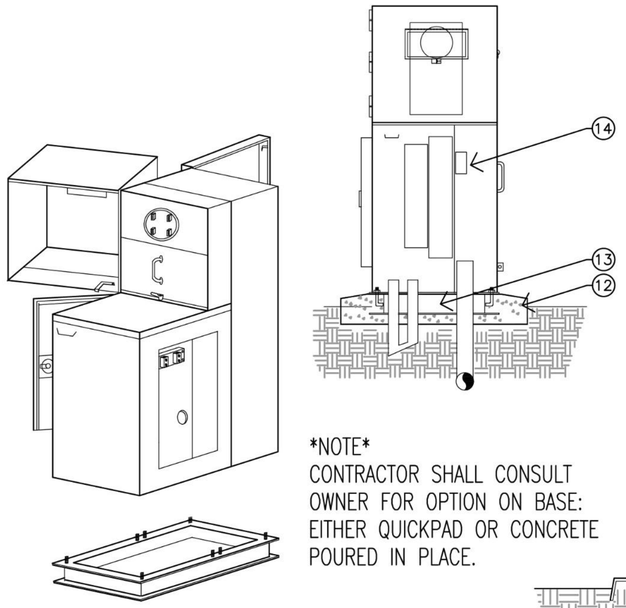
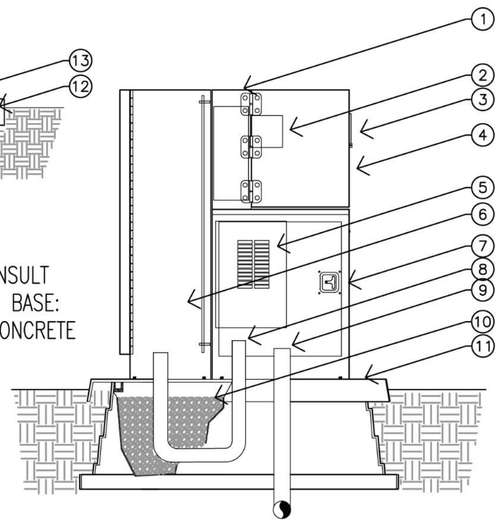
24X36

LEHI CITY

Approved Construction Plans
03/18/2026



NOTE
CONTRACTOR SHALL CONSULT OWNER FOR OPTION ON BASE: EITHER QUICKPAD OR CONCRETE POURED IN PLACE.



1. STRONGBOX METER ENCLOSURE, STAINLESS STEEL NEMA TYPE 3R MPE-SERIES 100 OR 200 AMP SERVICE, OR ALLSPEC EQUAL.
2. COMMERCIAL METER SOCKET 100A OR 200A WITH TEST BLOCKS.
3. SERVICE METER VIEWING WINDOW.
4. SIDE HINGED REMOVABLE FRONT LID.
5. LOAD CENTER WITH MAIN BREAKER.
6. STRONG BOX CONTROL ENCLOSURE FULL LENGTH FRONT DOOR, LOCKABLE, PART# **MPE-11016-10**.
7. LOAD CENTER COMPARTMENT, GASKETED DOOR T-HANDLE LOCKABLE.
8. LOAD CONDUIT FROM LOAD CENTER SECTION INTO CUSTOMER ENCLOSURE. MINIMUM 2" AS PER POWER COMPANY.
9. SERVICE LINE CONDUIT, 3" FROM UTILITY TRANSFORMER. WIRE SIZE PER NEC STANDARDS FOR AMP LOAD.
10. PEA GRAVEL 3/4 FULL INSIDE QUICKPAD BASE.
11. QUICKPAD MOUNTING PAD, PART #QP-MPE.
12. POURED CONCRETE BASE, 6" MIN THICKNESS. EXTEND BASE 12" WIDER THAN OUTSIDE DIMENSION OF ENCLOSURE ON ALL SIDES.
13. SAINLESS STEEL ANCHOR BASE INSTALLED DURING CONCRETE POUR.
14. UTILITY LANDING LUG COMPARTMENT.

A1 METER / CONTROLLER ENCLOSURE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
EST 1852
PIONEERING UTAH'S FUTURE

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT	
328401.0 METER / CTRL ENCLOSURE	
SCALE : NO SCALE	
DATE: 05/01/2020	
REVISION:	
REVISION DATE:	

VE UPDATE - 6.4.2026

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C602

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SECTION 02751
CEMENT CONCRETE PAVING

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES CONCRETE PAVING FOR CURBS, GUTTERS, WALKWAYS AND PAVEMENT.

1.2 SUBMITTALS

A. FOR EACH MANUFACTURED MATERIAL AND PRODUCT INDICATED.

B. DESIGN MIXES FOR EACH CONCRETE MIX INDICATED.

C. MATERIALS CERTIFICATES.

1.3 QUALITY ASSURANCE

A. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS COMPLYING WITH ASTM C 94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.

B. ACI PUBLICATIONS: COMPLY WITH ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", UNLESS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

C. COMPLY WITH LOCAL GOVERNING REGULATIONS IF MORE STRINGENT THAN HEREIN SPECIFIED.

PART 2 - PRODUCTS

2.1 STEEL REINFORCEMENT

A. WELDED WIRE FABRIC: ASTM A 185, FABRICATED FROM AS-DRAWN STEEL WIRE INTO FLAT SHEETS.

B. REINFORCING BARS: ASTM A 615, GRADE 60 (GRADE 420), DEFORMED.

C. JOINT DOWEL BARS: ASTM A 615, GRADE 60, PLAIN STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.

D. PLAIN STEEL WIRE: ASTM A 82.

E. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING STEEL REINFORCEMENT. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE."

2.2 FORMS

A. FORMS: STEEL, WOOD, OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS.

B. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED.

C. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE SURFACE OF CONCRETE.

2.3 CONCRETE MATERIALS

A. CONCRETE MATERIALS: COMPLY WITH REQUIREMENTS OF APPLICABLE DIVISION-3 SECTIONS FOR CONCRETE MATERIALS, ADMIXTURES, BONDING MATERIALS, CURING MATERIALS, AND OTHERS AS REQUIRED.

2.4 RELATED MATERIALS

A. EXPANSION AND ISOLATION JOINT MATERIALS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER, OR ASTM D 1752, CORK OR SELF-EXPANDING CORK.

B. DETECTABLE WARNING SURFACE - IN-LINE TRUNCATED DOME PATTERN THAT MEETS ADA REQUIREMENTS HEIGHT, SPACING, SIZE AND DURABILITY. PROVIDE A COLOR THAT CONTRASTS VISUALLY WITH THE ADJOINING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). ACCEPTABLE PRODUCTS FOR INSTALLATION ARE AS FOLLOWS:

1. POLYMER COMPOSITE PANEL - POLYMER COMPOSITE, HOMOGENOUS INTEGRAL COLOR (UV STABLE), SKID RESISTANT, NON-GLARE FINISHED PANEL. USE FOR NEW CONSTRUCTION OR RETROFIT CONSTRUCTION.
2. PRECAST CONCRETE PANEL - HIGH STRENGTH CONCRETE WITH HIGH TENSILE STAINLESS STEEL TENDONS, HOMOGENEOUS INTEGRAL COLOR (UV STABLE), SKID RESISTANT PANEL. USE FOR NEW CONSTRUCTION, OR RETROFIT CONSTRUCTION.

2.5 CONCRETE MIXES AND MIXING

A. CONCRETE MIXES: PREPARE DESIGN MIXES, PROPORTIONED ACCORDING TO ACI 211.1 AND ACI 301, WITH THE FOLLOWING PROPERTIES:
1. COMPRESSIVE STRENGTH (28 DAYS): 3000 PSI
2. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO: 0.45
3. SLUMP LIMIT: 4 INCHES
4. AIR CONTENT: 4.5 TO 7.5 PERCENT.

B. SYNTHETIC FIBER: UNIFORMLY DISPERSE IN CONCRETE MIX AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.0 LB/CU. YD. (0.60 KG/CU. M).

C. READY-MIXED CONCRETE: COMPLY WITH REQUIREMENTS AND WITH ASTM C 94 AND ASTM C 1116.

D. PROJECT-SITE MIXING: COMPLY WITH REQUIREMENTS AND MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94. MIX CONCRETE MATERIALS IN APPROPRIATE DRUM-TYPE BATCH MACHINE MIXER.

PART 3 - EXECUTION

3.1 INSTALLATION

A. SURFACE PREPARATION: PROOF-ROLL PREPARED SUB BASE, AND REMOVE LOOSE MATERIAL FROM SURFACE.

B. FORMS: SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS.

C. REINFORCEMENT: ACCURATELY POSITION AND SUPPORT REINFORCEMENT, AND SECURE AGAINST DISPLACEMENT. SET WIRE TIES WITH ENDS DIRECTED INTO CONCRETE.

1. INSTALL WELDED WIRE FABRIC IN LENGTHS AS LONG AS PRACTICABLE; LAP AT LEAST ONE FULL MESH, AND LACE SPLICES WITH WIRE.

D. JOINTS: LOCATE AND INSTALL CONSTRUCTION, ISOLATION, CONTRACTION, AND EXPANSION JOINTS AS INDICATED.

E. CONCRETE PLACEMENT: COMPLY WITH RECOMMENDATIONS IN ACI 304R FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE. PLACE CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS.

1. MOISTEN SUB BASE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
2. CONSOLIDATE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING, OR TAMPING ACCORDING TO RECOMMENDATIONS IN ACI 309R.
3. SCREED AND INITIAL-FLOAT CONCRETE SURFACES WITH DARBY OR BULL FLOAT BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE.
4. PROTECT CONCRETE FROM COLD OR HOT WEATHER DURING MIXING, PLACING, AND CURING.

F. EVAPORATION RETARDER: APPLY TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS APPROACHING 0.2 IBS./SQ. FT. X H (1 KG/SQ. M X H) BEFORE AND DURING FINISHING OPERATIONS. APPLY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AFTER PLACING, SCREEDING, AND BULL FLOATING OR DARBYING CONCRETE, BUT BEFORE FLOAT FINISHING.

G. PAVEMENT TOLERANCES: COMPLY WITH TOLERANCES IN ACI 330.1, "SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS."

H. DETECTABLE WARNING SURFACE: COMPLY WITH EITHER OF THE FOLLOWING

1. POLYMER COMPOSITE PANEL INSTALLATION:

a. INSTALL CAST-IN-PLACE DETECTABLE WARNING PANEL DIRECTLY INTO THE FINISHED PLASTIC CONCRETE SURFACE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE A SMOOTH TRANSITION BETWEEN THE PANEL AND THE SURROUNDING CONCRETE SURFACE.
b. INSTALL SURFACE APPLIED DETECTABLE WARNING PANEL DIRECTLY ON EXISTING CONCRETE SURFACE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION PROCEDURES. USE MECHANICAL FASTENERS TO SECURE THE PANEL TO THE EXISTING SURFACE. CAULK A SMOOTH TRANSITION BEAD ALONG BEVELED PANEL EDGE AND SURROUNDING CONCRETE SURFACE.

2. PRECAST CONCRETE PANEL INSTALLATION:

a. INSTALL PER MANUFACTURER RECOMMENDATIONS FOR CAST-IN-PLACE OR THIN SET METHOD. PROVIDE A SMOOTH TRANSITION BETWEEN THE PANEL AND THE SURROUNDING CONCRETE SURFACE.

3.2 FINISHES AND CURING

A. FLOAT FINISH: BEGIN THE SECOND FLOATING OPERATION WHEN BLEED-WATER SHEEN HAS DISAPPEARED AND THE CONCRETE SURFACE HAS STIFFENED SUFFICIENTLY TO PERMIT OPERATIONS. FLOAT SURFACES TO TRUE PLANES WITH GAPS BELOW 10-FOOT-LONG, UNLEVELED STRAIGHTEDGE NOT TO EXCEED 1/4 INCH. CUT DOWN HIGH SPOTS, AND FILL LOW SPOTS. REFLOAT SURFACE IMMEDIATELY TO UNIFORM GRANULAR TEXTURE.

1. BURLAP FINISH: DRAG A SEAMLESS STRIP OF DAMP BURLAP ACROSS FLOAT-FINISHED CONCRETE, PERPENDICULAR TO LINE OF TRAFFIC, TO PROVIDE A UNIFORM, GRITTY TEXTURE.
2. MEDIUM-TO-FINE- TEXTURED BROOM FINISH: DRAW A SOFT BRISTLE BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE, PERPENDICULAR TO LINE OF TRAFFIC, TO PROVIDE A UNIFORM, FINE-LINE TEXTURE.
3. MEDIUM-TO-COARSE- TEXTURED BROOM FINISH: PROVIDE A COARSE FINISH BY STRIATING FLOAT-FINISHED CONCRETE SURFACE 1/16 TO 1/8 INCH DEEP WITH A STIFF-BRISTLED BROOM, PERPENDICULAR TO LINE OF TRAFFIC.

B. CURING: BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE. CURE CONCRETE BY ONE OR A COMBINATION OF THE FOLLOWING METHODS:

1. MOISTURE CURE CONCRETE BY WATER, CONTINUOUS FOG SPRAY, CONTINUOUSLY WET ABSORPTIVE COVER, OR BY MOISTURE-RETAINING-COVER CURING. KEEP SURFACES CONTINUOUSLY MOIST FOR NOT LESS THAN SEVEN DAYS.
2. CURING COMPOUND: APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. RECOAT AREAS SUBJECTED TO HEAVY RAINFALL WITHIN THREE HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.

3.3 REPAIRS AND PROTECTION

A. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE, OR DOES NOT MEET REQUIREMENTS IN THIS SECTION.

B. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 14 DAYS AFTER PLACEMENT.

C. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

END OF SECTION

SECTION 311000
SITE CLEARING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY
A. THIS SECTION INCLUDES THE FOLLOWING:
1. REMOVING TREES AND OTHER VEGETATION.
2. CLEARING AND GRUBBING.
3. TOPSOIL STRIPPING.
4. REMOVING ABOVE-GRADE SITE IMPROVEMENTS.
5. DISCONNECTING, CAPPING OR SEALING, AND REMOVING SITE UTILITIES.
B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 1 SECTION "TEMPORARY FACILITIES AND CONTROLS" FOR TEMPORARY UTILITIES, TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES, TEMPORARY SECURITY AND PROTECTION FACILITIES, AND ENVIRONMENTAL PROTECTION MEASURES DURING SITE OPERATIONS.
2. DIVISION 31 SECTION "EARTHWORK" FOR SOIL MATERIALS, EXCAVATING, BACKFILLING, AND SITE GRADING.

1.3 DEFINITIONS
A. TOPSOIL: NATURAL OR CULTIVATED SURFACE-SOIL LAYER CONTAINING ORGANIC MATTER AND SAND, SILT, AND CLAY PARTICLES; FRIABLE, PERVIOUS, AND BLACK OR A DARKER SHADE OF BROWN, GRAY, OR RED THAN UNDERLYING SUBSOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES (50 MM) IN DIAMETER; AND FREE OF WEEDS, ROOTS, AND OTHER DELETERIOUS MATERIALS.

1.4 MATERIALS OWNERSHIP
A. MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ARE THE OWNER'S PROPERTY. CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE.

1.5 SUBMITTALS
A. PHOTOGRAPHS, DVD OR VIDEOTAPE, SUFFICIENTLY DETAILED, OF EXISTING CONDITIONS OF TREES AND PLANTINGS, ADJOINING CONSTRUCTION, AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SITE CLEARING.
B. RECORD DRAWINGS ACCORDING TO DIVISION 1 SECTION "CLOSEOUT PROCEDURES."
1. IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, AND MECHANICAL CONDITIONS.

1.6 QUALITY ASSURANCE
A. PRE-INSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE TO COMPLY WITH REQUIREMENTS IN DIVISION 1 SECTION "PROJECT MEETINGS."

1.7 PROJECT CONDITIONS
A. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
2. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
B. IMPROVEMENTS ON ADJOINING PROPERTY: AUTHORITY FOR PERFORMING INDICATED REMOVAL AND/OR ACCESS ON PROPERTY ADJOINING OWNER'S PROPERTY WILL BE OBTAINED BY OWNER BEFORE AWARD OF CONTRACT.
C. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
D. NOTIFICATION: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 PREPARATION
A. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
B. PROVIDE EROSION-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
C. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
D. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
1. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

3.2 TREE PROTECTION
A. ERECT AND MAINTAIN A TEMPORARY FENCE AROUND DRIP LINE OF INDIVIDUAL TREES OR AROUND PERIMETER DRIP LINE OF GROUPS OF TREES TO REMAIN. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE.
1. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL WITHIN DRIP LINE OF REMAINING TREES.
2. DO NOT PERMIT VEHICLES, EQUIPMENT, OR FOOT TRAFFIC WITHIN DRIP LINE OF REMAINING TREES.
B. DO NOT EXCAVATE WITHIN DRIP LINE OF TREES, UNLESS OTHERWISE INDICATED.
C. WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN DRIP LINE OF TREES, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW-TINE SPADING FORKS, COMB SOIL TO EXPOSE ROOTS, AND CLEANLY CUT ROOTS AS CLOSE TO EXCAVATION AS POSSIBLE.
1. COVER EXPOSED ROOTS WITH BURLAP AND WATER REGULARLY.
2. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNTIL THEY ARE PERMANENTLY RELOCATED AND COVERED WITH SOIL.
3. COAT CUT FACES OF ROOTS MORE THAN 1-1/2 INCHES (38 MM) IN DIAMETER WITH AN EMULSIFIED ASPHALT OR OTHER APPROVED COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUES.
4. COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT. BACKFILL WITH SOIL AS SOON AS POSSIBLE.
D. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.
1. EMPLOY A QUALIFIED ARBORIST, LICENSED IN JURISDICTION WHERE PROJECT IS LOCATED, TO SUBMIT DETAILS OF PROPOSED REPAIRS AND TO REPAIR DAMAGE TO TREES AND SHRUBS.
2. REPLACE TREES THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY THE QUALIFIED ARBORIST.

3.3 UTILITIES
A. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED.
1. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
B. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
2. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT ARCHITECT'S WRITTEN PERMISSION.
C. EXCAVATE FOR AND REMOVE UNDERGROUND UTILITIES INDICATED TO BE REMOVED.

3.4 CLEARING AND GRUBBING
A. REMOVE OBSTRUCTIONS, ASPHALT & CONCRETE PAVING, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND OBSTRUCTIONS AND GRUBBING ROOTS.
1. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
2. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
3. COMPLETELY REMOVE STUMPS, ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH OF 18 INCHES (450 MM) BELOW EXPOSED SUBGRADE.
4. USE ONLY HAND METHODS FOR GRUBBING WITHIN DRIP LINE OF REMAINING TREES.
B. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
1. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING 8-INCH (200-MM) LOOSE DEPTH, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

3.5 TOPSOIL STRIPPING
A. REMOVE SOD, GRASS, ASPHALT AND CONCRETE PAVING BEFORE STRIPPING TOPSOIL
B. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
1. STRIP SURFACE SOIL OF UNSUITABLE TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
C. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
1. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES (1800 MM).
2. DO NOT STOCKPILE TOPSOIL WITHIN DRIP LINE OF REMAINING TREES.
3. DISPOSE OF EXCESS TOPSOIL AS SPECIFIED FOR WASTE MATERIAL DISPOSAL.
4. STOCKPILE SURPLUS TOPSOIL AND ALLOW FOR RESPREADING DEEPER TOPSOIL.

3.6 SITE IMPROVEMENTS
A. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
B. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
1. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAW-CUT FACES VERTICALLY.

3.7 DISPOSAL
A. TOPSOIL: ALL SALVAGEABLE TOPSOIL IS TO BE STOCKPILED AS DESCRIBED ABOVE AND IS TO REMAIN THE PROPERTY OF THE OWNER. CONSTRUCTION MANAGER WILL NOTIFY CONTRACTOR IF EXCESS TOPSOIL BECOMES AVAILABLE FOR DISPOSAL OFF SITE.
B. DISPOSAL: REMOVE SURPLUS NON-TOPSOIL SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

END OF SECTION 311000

SECTION 312200
SITE EXCAVATION AND ROUGH GRADING

PART 1 - GENERAL

1.1 DESCRIPTION

A. DEFINITIONS:

1. UNSUITABLE MATERIAL: DEBRIS AND/OR SOIL MATERIAL JUDGED UNSUITABLE BY ENGINEER FOR SUPPORT OF SLABS OR OTHER SITE IMPROVEMENTS.
2. ENGINEER: SOILS ENGINEER EMPLOYED BY OWNER, EMPOWERED TO CONDUCT INSPECTIONS AND MAKE APPROVALS.

1.2 QUALITY ASSURANCE

A. COMPACTION DENSITY TEST:
1. MODIFIED PROCTOR, ASTM-D 1557.
B. LAYOUT WORK BY SURVEYOR OR CIVIL ENGINEER REGISTERED IN THE STATE OF UTAH. IDENTIFY BENCHMARK TO BE USED IN ESTABLISHING GRADES.
C. OWNER WILL HIRE AN INDEPENDENT SOILS LABORATORY TO CONDUCT IN PLACE MOISTURE AND DENSITY TESTS.
D. TOLERANCES OF SUB-GRADE:
1. UNSURFACED AREAS: PLUS/MINUS 0.20 FT FROM REQUIRED ELEVATIONS.
2. PAVED AREAS: PLUS/MINUS 0.10 FT FROM REQUIRED ELEVATIONS.

1.3 JOB CONDITIONS

A. PROTECT EXISTING FACILITIES, UTILITIES (OVERHEAD AND UNDERGROUND), SIDEWALKS, PAVEMENT.
1. REPAIR DAMAGED ITEMS.
2. NOTIFY OWNER AND MAKE EMERGENCY REPAIR AS DIRECTED.

B. PROTECT GRADED AREAS AGAINST EROSION.
1. RE-ESTABLISH GRADE WHERE SETTLEMENT OR WASHING OCCURS AT NO EXTRA COST.

PART 2 - PRODUCTS

2.1 MATERIALS

A. FILL MATERIALS:
1. REASONABLY FREE OF ROOTS, ORGANIC MATERIAL, TRASH, FROZEN MATTER, AND STONES LARGER THAN 6 IN.
2. ADD WATER TO DRY MATERIAL, AS REQUIRED.
3. ALLOW WET MATERIAL TO DRY, AS REQUIRED.
4. FILL CAN ONLY BE OBTAINED ON SITE WHERE REMOVED FROM EXCAVATING AND GRADING.
5. PROVIDE ADDITIONAL OFF-SITE BORROW OR FILL AS REQUIRED.

B. SURPLUS MATERIAL:
1. REMOVE FROM SITE.

PART 3 - EXECUTION

3.1 PREPARATION

A. LAYOUT UNITS, STRUCTURES, PIPING, ROADS, PARKING AREAS AND WALKS AND ESTABLISH THEIR ELEVATIONS.
B. PERFORM OTHER LAYOUT WORK REQUIRED.
C. PREPARATION FOR EMBANKMENTS AND FILLS:
1. REMOVE TOPSOIL OVER AREAS TO BE CUT AND FILLED THAT WAS NOT PREVIOUSLY REMOVED BY STRIPPING AND GRUBBING.
2. REMOVE ALL UNCONSOLIDATED FILL AS DESCRIBED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY A CACHE CORP, DATED NOVEMBER 14, 2013.
3. BEFORE FILL IS STARTED, SCARIFY TO A MINIMUM DEPTH OF 6 IN UNDER NEW ROADS, PARKING LOTS, OR STREETS.
4. BRING TO OPTIMUM MOISTURE CONTENT.
5. COMPACT TO A MINIMUM 95 PERCENT.
6. IN AREAS WHERE EXISTING GROUND SURFACE IS STEEPER THAN ONE VERTICAL TO FOUR HORIZONTAL, BENCH SURFACE IN ORDER TO SPREAD FILL HORIZONTALLY SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

3.2 GENERAL

A. EXCAVATE AND GRADE MATERIALS TO DESIGN ELEVATIONS.
B. EXCAVATE AND GRADE SITE TO SUBGRADES OF PAVED AND UNPAVED AREAS AS INDICATED.
C. EXCAVATE FOR MISCELLANEOUS FOOTINGS, SLABS, WALKS AND OTHER STRUCTURES.
D. CUT AND FILL AS REQUIRED TO BRING EXISTING GRADES TO ROUGH GRADES.
E. FURNISH AND PLACE ADDITIONAL APPROVED MATERIAL REQUIRED TO BRING SUBGRADE TO PROPER LINE AND GRADE.
F. DURING CONSTRUCTION, SHAPE AND DRAIN EMBANKMENTS AND EXCAVATION.
G. MAINTAIN DITCHES AND DRAINS TO PROVIDE DRAINAGE.
H. PROVIDE PUMPING IF REQUIRED.
I. REMOVE UNSUITABLE MATERIALS WHICH CANNOT BE COMPACTED AS SPECIFIED AND REPLACE WITH SUITABLE MATERIAL.
1. DISPOSE MATERIAL ON SITE AS DIRECTED.
2. DISPOSE MATERIAL OFF SITE AS DIRECTED.

J. REMOVE MATERIALS UNSUITABLE TO RECEIVE FILL AND REPLACE WITH SUITABLE MATERIAL.

3.3 CONSTRUCTION OF EMBANKMENTS AND FILLS

A. CONSTRUCT EMBANKMENTS AND FILLS TO LINES AND GRADES.
B. MAKE COMPLETED FILL CORRESPOND TO SHAPE OF TYPICAL CROSS SECTION OR CONTOUR INDICATED REGARDLESS OF METHOD USED TO INDICATE SHAPE, SIZE, AND EXTENT OF LINE AND GRADE OF WORK.
C. INSURE THAT COBBLES LARGER THAN 4 IN, ARE NOT PLACED IN UPPER 6 IN OF FILL OR EMBANKMENT.
D. PLACE MATERIAL IN LIFTS, MAXIMUM 8 IN LOOSE THICKNESS.
E. PLACE LAYERS HORIZONTALLY AND COMPACT EACH LAYER TO SPECIFIED DENSITY PRIOR TO PLACING ADDITIONAL FILL.
F. COMPACT USING SUITABLE EQUIPMENT.
1. CONTROL MOISTURE TO MEET REQUIREMENTS OF COMPACTION.
2. PLACE MATERIALS WITHIN 3 PERCENT ABOVE TO 3 PERCENT BELOW OPTIMUM MOISTURE CONTENT.

G. UNDER ROADWAYS AND PARKING AREAS AND EXTENDING 1 FT BEYOND PROPOSED CURB LINE MEASURED PERPENDICULAR FROM CENTERLINE, COMPACT TO 95 PERCENT MAXIMUM DRY DENSITY.
H. UNDER WALK PAVING, COMPACT TO 95 PERCENT MAXIMUM DRY DENSITY.
I. FOR OTHER EMBANKMENTS AND FILLS NOT LISTED, COMPACT TO 90 PERCENT OF MAXIMUM DRY DENSITY.
J. UNDER PROPOSED BUILDING AND STRUCTURES, COMPACT TO DENSITY AS SPECIFIED IN SECTION 312300.

END OF SECTION 312200

SECTION 312300
EARTHWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY
A. THIS SECTION INCLUDES THE FOLLOWING:
1. PREPARING SUBGRADES FOR SLABS-ON-GRADE, WALKS, PAVEMENTS, LAWNS, AND PLANTINGS.
2. EXCAVATING AND BACKFILLING FOR BUILDINGS AND STRUCTURES.
3. DRAINAGE COURSE FOR SLABS-ON-GRADE.
4. SUBBASE COURSE FOR CONCRETE WALKS AND PAVEMENTS.
5. BASE COURSE FOR ASPHALT PAVING.
6. SUBSURFACE DRAINAGE BACKFILL FOR WALLS AND TRENCHES.
7. EXCAVATING AND BACKFILLING TRENCHES WITHIN BUILDING LINES.
8. EXCAVATING AND BACKFILLING TRENCHES FOR BURIED MECHANICAL AND ELECTRICAL UTILITIES AND PITS FOR BURIED UTILITY STRUCTURES.
B. RELATED SECTIONS INCLUDE THE FOLLOWING:
1. DIVISION 1 SECTION "CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS."
2. DIVISION 31 SECTION "SITE CLEARING" FOR SITE STRIPPING, GRUBBING, REMOVING TOPSOIL, AND PROTECTING TREES TO REMAIN.

1.3 DEFINITIONS
A. BACKFILL: SOIL MATERIALS USED TO FILL AN EXCAVATION.
1. INITIAL BACKFILL: BACKFILL PLACED BESIDE AND OVER PIPE IN A TRENCH, INCLUDING HAUNCHES TO SUPPORT SIDES OF PIPE.
2. FINAL BACKFILL: BACKFILL PLACED OVER INITIAL BACKFILL TO FILL A TRENCH.
B. BASE COURSE: LAYER PLACED BETWEEN THE SUBBASE COURSE AND ASPHALT PAVING.
C. BEDDING COURSE: LAYER PLACED OVER THE EXCAVATED SUBGRADE IN A TRENCH BEFORE LAYING PIPE.
D. BORROW: SATISFACTORY SOIL IMPORTED FROM OFF-SITE FOR USE AS FILL OR BACKFILL.
E. DRAINAGE COURSE: LAYER SUPPORTING SLAB-ON-GRADE USED TO MINIMIZE CAPILLARY FLOW OF PORE WATER.
F. EXCAVATION: REMOVAL OF MATERIAL ENCOUNTERED ABOVE SUBGRADE ELEVATIONS.
1. BULK EXCAVATION: EXCAVATIONS MORE THAN 10 FEET (3 M) IN WIDTH AND PITS MORE THAN 30 FEET (9 M) IN EITHER LENGTH OR WIDTH.
2. UNAUTHORIZED EXCAVATION: EXCAVATION BELOW SUBGRADE ELEVATIONS OR BEYOND INDICATED DIMENSIONS WITHOUT DIRECTION BY ARCHITECT. UNAUTHORIZED EXCAVATION, AS WELL AS REMEDIAL WORK DIRECTED BY ARCHITECT, SHALL BE WITHOUT ADDITIONAL COMPENSATION.
G. FILL: SOIL MATERIALS USED TO RAISE EXISTING GRADES.
H. STRUCTURES: BUILDINGS, FOOTINGS, FOUNDATIONS, RETAINING WALLS, SLABS, TANKS, CURBS, MECHANICAL AND ELECTRICAL APPURTENANCES, OR OTHER MAN-MADE STATIONARY FEATURES CONSTRUCTED ABOVE OR BELOW THE GROUND SURFACE.
I. SUBBASE COURSE: LAYER PLACED BETWEEN THE SUBGRADE AND BASE COURSE FOR ASPHALT PAVING, OR LAYER PLACED BETWEEN THE SUBGRADE AND A CONCRETE PAVEMENT OR WALK.
J. SUBGRADE: SURFACE OR ELEVATION REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL IMMEDIATELY BELOW SUBBASE, DRAINAGE FILL, OR TOPSOIL MATERIALS.
K. UTILITIES: UTILITIES INCLUDE ON-SITE UNDERGROUND PIPES, CONDUITS, DUCTS, AND CABLES, AS WELL AS UNDERGROUND SERVICES WITHIN BUILDINGS.

1.4 SUBMITTALS
A. MATERIAL TEST REPORTS: FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE OF THE FOLLOWING WITH REQUIREMENTS INDICATED:
1. CLASSIFICATION ACCORDING TO ASTM D 2487 OF EACH ON-SITE OR BORROW SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
2. LABORATORY COMPACTION CURVE ACCORDING TO ASTM D 1557 FOR EACH ON-SITE OR BORROW SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.

1.5 PROJECT CONDITIONS
A. SITE INFORMATION: A GEOTECHNICAL INVESTIGATION OF THIS SITE HAS BEEN PREPARED. DATA ON INDICATED SUBSURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY BETWEEN SOIL BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY CONTRACTOR. DATA ARE MADE AVAILABLE FOR CONVENIENCE OF CONTRACTOR.
1. ADDITIONAL TEST BORINGS AND OTHER EXPLORATORY OPERATIONS MAY BE MADE BY CONTRACTOR AT NO COST TO OWNER.
B. NO ADDITIONAL MONIES FOR EXPORTING OR IMPORTING OF SOIL.
1. AS PART OF THE CONSTRUCTION DOCUMENTS, OWNER MAY HAVE PROVIDED CONTRACTOR WITH A TOPOGRAPHIC SURVEY PERFORMED BY MANUAL OR AERIAL MEANS. SUCH SURVEY WAS PREPARED FOR PROJECT DESIGN PURPOSES AND IS PROVIDED TO THE CONTRACTOR AS A COURTESY. IT IS EXPRESSLY UNDERSTOOD THAT SUCH SURVEY MAY NOT ACCURATELY REFLECT EXISTING TOPOGRAPHICAL CONDITIONS AND TYPICALLY WILL VARY FROM ACTUAL CONDITIONS BY A SIGNIFICANT DEGREE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL EXISTING CONDITIONS BY WHATEVER MEANS THE CONTRACTOR DEEMS APPROPRIATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES AND NOT RELY ON ANY ESTIMATE PREPARED BY THE OWNER, ITS AGENTS OR OUTSIDE PARTIES. THE CONTRACTOR IS RESPONSIBLE AS PART OF ITS LUMP SUM BID PRICE FOR THE PROJECT, FOR IMPORTING OR EXPORTING SOILS TO ACHIEVE FINAL SUB-GRADES WITH SUITABLE SOILS PER THE PLANS AND SPECIFICATIONS. NO ADDITIONAL MONIES WILL BE ALLOWED BEYOND THE CONTRACTOR'S LUMP SUM BID PRICE FOR THE PROJECT, FOR THE EXPORTING OR IMPORTING OF SOILS.
C. EXISTING UTILITIES: LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.
1. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY OWNER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.
2. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:
3. NOTIFY ARCHITECT NOT LESS THAN SEVEN (7) DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
4. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT ARCHITECT'S WRITTEN PERMISSION.
5. CONTACT UTILITY-LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE EXCAVATING.
D. UTILITIES TO BE REMOVED: DEMOLISH AND COMPLETELY REMOVE FROM SITE EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES TO SHUT OFF SERVICES IF LINES ARE ACTIVE.
E. PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS.
1. OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS
A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
B. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 4 INCHES (100 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
C. UNSATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH, AND PT, OR A COMBINATION OF THESE GROUP SYMBOLS.
1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
D. BACKFILL AND FILL: SATISFACTORY SOIL MATERIALS.
E. SUBBASE: NATURALLY OR ARTIFICIALLY WELL GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 70 PERCENT PASSING A 3/4- INCH (18-MM) SIEVE AND NOT MORE THAN 25 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
F. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; CONFORMING TO THE 1 INCH GRADATION REQUIREMENTS OF SECTION 301 OF THE UDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
G. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 70 PERCENT PASSING A 3/4-INCH (18-MM) SIEVE AND NOT MORE THAN 25 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
H. BEDDING: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
I. DRAINAGE FILL: WASHED, NARROWLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2- INCH (38-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.
J. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.
K. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

VE UPDATE - 6.4.2026

LEHI CITY
Approved Construction Plans
03/18/2026

24X36

PRIME
LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 8087409-5301
LICENSED LANDSCAPE ARCHITECT

TITLE	SITE SPECIFICATIONS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
C700

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24X36

2.2 ACCESSORIES

A. WARNING TAPE: ACID- AND ALKALI-RESISTANT POLYETHYLENE FILM WARNING TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, 6 INCHES (150 MM) WIDE AND 4 MILS (0.1 MM) THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF THE UTILITY; COLORED AS FOLLOWS:

B. DETECTABLE WARNING TAPE: ACID- AND ALKALI-RESISTANT POLYETHYLENE FILM WARNING TAPE MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, MINIMUM 6 INCHES (150 MM) WIDE AND 4 MILS (0.1 MM) THICK, CONTINUOUSLY INSCRIBED WITH A DESCRIPTION OF UTILITY, WITH METALLIC CORE ENCASED IN A PROTECTIVE JACKET FOR CORROSION PROTECTION, DETECTABLE BY METAL DETECTOR WHEN TAPE IS BURIED UP TO 30 INCHES (750 MM) DEEP; COLORED AS FOLLOWS:
1. RED: ELECTRIC.
2. YELLOW: GAS, OIL, STEAM, AND DANGEROUS MATERIALS.
3. ORANGE: TELEPHONE AND OTHER COMMUNICATIONS.
4. BLUE: WATER SYSTEMS.
5. GREEN: SEWER SYSTEMS.

C. TRACE WIRE: INSULATED 10 GAGE COPPER, SUITABLE FOR DIRECT BURY.

PART 3 - EXECUTION

3.1 PREPARATION

A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

B. PROTECT SUBGRADES AND FOUNDATION SOILS AGAINST FREEZING TEMPERATURES OR FROST. PROVIDE PROTECTIVE INSULATING MATERIALS AS NECESSARY.

C. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

3.2 DEWATERING

A. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

B. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION.
1. REROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES.
2. INSTALL A DEWATERING SYSTEM TO KEEP SUBGRADES DRY AND CONVEY GROUND WATER AWAY FROM EXCAVATIONS. MAINTAIN UNTIL DEWATERING IS NO LONGER REQUIRED.

3.3 EXPLOSIVES

C. EXPLOSIVES: DO NOT USE EXPLOSIVES.

3.4 EXCAVATION, GENERAL

A. UNCLASSIFIED EXCAVATION: EXCAVATION TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED, INCLUDING ROCK, SOIL MATERIALS, AND OBSTRUCTIONS.
1. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.

3.5 EXCAVATION FOR STRUCTURES

A. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 0.1 FT (25 MM). EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
1. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. IF REQUIRED TO NOT DISTURB BOTTOM OF EXCAVATION, EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE OTHER WORK.
2. EXCAVATION FOR UNDERGROUND MECHANICAL OR ELECTRICAL UTILITY STRUCTURES: EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 0.1 FT (25 MM). DO NOT DISTURB BOTTOM OF EXCAVATIONS INTENDED FOR BEARING SURFACE.

3.6 EXCAVATION FOR WALKS AND PAVEMENTS

A. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED CROSS SECTIONS, ELEVATIONS, AND GRADES.

3.7 EXCAVATION FOR UTILITY TRENCHES

A. TRENCH EXCAVATION: EXCAVATE TRENCHES TO INDICATED GRADIENTS, LINES, DEPTHS, AND ELEVATIONS.
1. BEYOND BUILDING PERIMETER, EXCAVATE TRENCHES TO ALLOW INSTALLATION OF TOP OF PIPE BELOW FROST LINE.
2. TRENCH CLEARANCE: EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES (300 MM) HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
3. CLEARANCE: 12 INCHES (300 MM) ON EACH SIDE OF PIPE OR CONDUIT.

C. TRENCH BOTTOMS: EXCAVATE AND SHAPE TRENCH BOTTOMS TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUIT. SHAPE SUBGRADE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS. REMOVE PROJECTING STONES AND SHARP OBJECTS ALONG TRENCH SUBGRADE.
1. FOR PIPES AND CONDUIT LESS THAN 6 INCHES (150 MM) IN NOMINAL DIAMETER AND FLAT-BOTTOMED, MULTIPLE-DUCT CONDUIT UNITS, HAND-EXCAVATE TRENCH BOTTOMS AND SUPPORT PIPE AND CONDUIT ON AN UNDISTURBED SUBGRADE.
2. FOR PIPES AND CONDUIT 6 INCHES (150 MM) OR LARGER IN NOMINAL DIAMETER, SHAPE BOTTOM OF TRENCH TO SUPPORT BOTTOM 90 DEGREES OF PIPE CIRCUMFERENCE. FILL DEPRESSIONS WITH TAMPED SAND BACKFILL.
3. EXCAVATE TRENCHES 6 INCHES (150 MM) DEEPER THAN ELEVATION REQUIRED IN ROCK OR OTHER UNYIELDING BEARING MATERIAL TO ALLOW FOR BEDDING COURSE.

D. TRENCH BOTTOMS: EXCAVATE TRENCHES 4 INCHES (100 MM) DEEPER THAN BOTTOM OF PIPE ELEVATION TO ALLOW FOR BEDDING COURSE. HAND EXCAVATE FOR BELL OF PIPE.
1. EXCAVATE TRENCHES 6 INCHES (150 MM) DEEPER THAN ELEVATION REQUIRED IN ROCK OR OTHER UNYIELDING BEARING MATERIAL TO ALLOW FOR BEDDING COURSE.

3.8 TRENCH SUPPORT SYSTEMS

A. TRENCH SUPPORT SYSTEM SHALL BE SUITABLE FOR THE SOIL STRUCTURE, DEPTH OF CUT, WATER CONTENT OF SOIL, WEATHER CONDITIONS, SUPERIMPOSED LOADS AND VIBRATION. CONTRACTOR MAY SELECT ONE OF THE FOLLOWING METHODS OF ENSURING THE SAFETY OF WORKERS IN THE TRENCH, AS APPROVED BY THE UTAH STATE INDUSTRIAL COMMISSION OR ITS SAFETY INSPECTORS:
1. SLOPING THE SIDES OF THE TRENCH TO THE ANGLE OF REPOSE AT WHICH THE SOIL WILL REMAIN SAFELY AT REST.
2. SHORING TRENCH SIDES BY PLACING SHEETING, TIMBER SHORES, TRENCH JACKS, BRACING, PILES, OR OTHER MATERIALS TO RESIST PRESSURES SURROUNDING THE EXCAVATION.
3. USING A MOVABLE TRENCH BOX BUILT-UP OF STEEL PLATES AND HEAVY STEEL FRAME OF SUFFICIENT STRENGTH TO RESIST THE PRESSURES SURROUNDING THE EXCAVATION

3.9 APPROVAL OF SUBGRADE

A. NOTIFY ARCHITECT WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.

B. IF ARCHITECT DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.

C. PROOF ROLL SUBGRADE WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF ROLL WET OR SATURATED SUBGRADES.

D. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY ARCHITECT.

3.10 UNAUTHORIZED EXCAVATION

A. FILL UNAUTHORIZED EXCAVATION UNDER FOUNDATIONS OR WALL FOOTINGS BY EXTENDING BOTTOM ELEVATION OF CONCRETE FOUNDATION OR FOOTING TO EXCAVATION BOTTOM, WITHOUT ALTERING TOP ELEVATION. LEAN CONCRETE FILL MAY BE USED WHEN APPROVED BY ARCHITECT.
1. FILL UNAUTHORIZED EXCAVATIONS UNDER OTHER CONSTRUCTION OR UTILITY PIPE AS DIRECTED BY ARCHITECT.

3.11 STORAGE OF SOIL MATERIALS

A. STOCKPILE BORROW MATERIALS AND SATISFACTORY EXCAVATED SOIL MATERIALS. STOCKPILE SOIL MATERIALS WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
1. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

3.12 BACKFILL

A. PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
1. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, DAMPPROOFING, WATERPROOFING, AND PERIMETER INSULATION.
2. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DOCUMENTS.
3. INSPECTING AND TESTING UNDERGROUND UTILITIES.
4. REMOVING CONCRETE FORMWORK.
5. REMOVING TRASH AND DEBRIS.
6. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
7. INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

3.13 UTILITY TRENCH BACKFILL

A. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED. SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.

B. BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND WITHIN 18 INCHES (450 MM) OF BOTTOM OF FOOTINGS; FILL WITH CONCRETE TO ELEVATION OF BOTTOM OF FOOTINGS.

C. PROVIDE 4-INCH- (100-MM-) THICK, CONCRETE-BASE SLAB SUPPORT FOR PIPING OR CONDUIT LESS THAN 30 INCHES (750 MM) BELOW SURFACE OF ROADWAYS. AFTER INSTALLING AND TESTING, COMPLETELY ENCASE PIPING OR CONDUIT IN A MINIMUM OF 4 INCHES (100 MM) OF CONCRETE BEFORE BACKFILLING OR PLACING ROADWAY SUBBASE.

D. PLACE AND COMPACT INITIAL BACKFILL OF SUBBASE MATERIAL, FREE OF PARTICLES LARGER THAN 1 INCH (25 MM), TO A HEIGHT OF 12 INCHES (300 MM) OVER THE UTILITY PIPE OR CONDUIT.
1. CAREFULLY COMPACT MATERIAL UNDER PIPE HAUNCHES AND BRING BACKFILL EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF UTILITY PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF UTILITY SYSTEM.

E. COORDINATE BACKFILLING WITH UTILITIES TESTING.

F. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL MATERIAL TO FINAL SUBGRADE.

G. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12 INCHES (300 MM) BELOW FINISHED GRADE, EXCEPT 6 INCHES (150 MM) BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.

3.14 FILL

A. PREPARATION: REMOVE VEGETATION, TOPSOIL, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE BEFORE PLACING FILLS.

B. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.

C. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
4. UNDER BUILDING SLABS, USE ENGINEERED FILL.

UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.

3.15 MOISTURE CONTROL

A. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
1. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
2. REMOVE AND REPLACE, OR SCARIFY AND AIR-DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.

3.16 COMPACTION OF BACKFILLS AND FILLS

A. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

B. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.

C. COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 1557:
1. UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT. COMPACT TO 98 PERCENT FOR FILLS THICKER THAN 6 FEET DEEP.
2. UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT.
3. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90 PERCENT.

3.17 GRADING

A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
1. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
2. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.

B. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 0.2 FT (25 MM).
2. WALKS: PLUS OR MINUS 0.1 FT (25 MM).
3. PAVEMENTS: PLUS OR MINUS 0.1 FT (13 MM).

C. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 0.1 FT (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.

3.18 SUBBASE AND BASE COURSES

A. UNDER PAVEMENTS AND WALKS, PLACE SUBBASE COURSE ON PREPARED SUBGRADE AND AS FOLLOWS:
1. PLACE BASE COURSE MATERIAL OVER SUBBASE.
2. COMPACT SUBBASE AND BASE COURSES AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 1557.
3. SHAPE SUBBASE AND BASE TO REQUIRED CROWN ELEVATIONS AND CROSS-SLOPE GRADES.
4. WHEN THICKNESS OF COMPACTED SUBBASE OR BASE COURSE IS 6 INCHES (150 MM) OR LESS, PLACE MATERIALS IN A SINGLE LAYER.
5. WHEN THICKNESS OF COMPACTED SUBBASE OR BASE COURSE EXCEEDS 6 INCHES (150 MM), PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES (150 MM) THICK OR LESS THAN 3 INCHES (75 MM) THICK WHEN COMPACTED.

B. PAVEMENT SHOULDERS: PLACE SHOULDERS ALONG EDGES OF SUBBASE AND BASE COURSE TO PREVENT LATERAL MOVEMENT. CONSTRUCT SHOULDERS, AT LEAST 12 INCHES (300 MM) WIDE, OF SATISFACTORY SOIL MATERIALS AND COMPACT SIMULTANEOUSLY WITH EACH SUBBASE AND BASE LAYER TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 1557.

3.19 DRAINAGE COURSE

A. UNDER SLABS-ON-GRADE, PLACE DRAINAGE COURSE ON PREPARED SUBGRADE AND AS FOLLOWS:
1. COMPACT DRAINAGE COURSE TO REQUIRED CROSS SECTIONS AND THICKNESS TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698.
2. WHEN COMPACTED THICKNESS OF DRAINAGE COURSE IS 6 INCHES (150 MM) OR LESS, PLACE MATERIALS IN A SINGLE LAYER.
3. WHEN COMPACTED THICKNESS OF DRAINAGE COURSE EXCEEDS 6 INCHES (150 MM), PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES (150 MM) THICK OR LESS THAN 3 INCHES (75 MM) THICK WHEN COMPACTED.

3.20 FIELD QUALITY CONTROL

A. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.

B. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.

C. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.

D. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
1. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 1000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
2. FOUNDATION WALL/CONTINUOUS FOOTING BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EACH 15 LINEAR FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
3. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EACH 40 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
4. SPOT FOOTINGS: MINIMUM OF 1 COMPACTION TEST FOR EACH LIFT FOR EACH SPOT FOOTING.
5. SIDEWALKS, CURBS, GUTTERS, PADS: MINIMUM OF 1 TEST FOR EACH LIFT FOR EACH 40 LINEAL FEET OR 1 TEST FOR EVERY 1000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.

E. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

3.21 PROTECTION

A. PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.

B. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
1. SCARIFY OR REMOVE AND REPLACE SOIL MATERIAL TO DEPTH AS DIRECTED BY ARCHITECT; RESHAPE AND RECOMPACT.

C. WHERE SETTLING OCCURS BEFORE PROJECT CORRECTION PERIOD ELAPSES, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL SOIL MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.
1. RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO THE GREATEST EXTENT POSSIBLE.

3.22 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. DISPOSAL: REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

END OF SECTION 312300

SECTION 312500
EROSION CONTROL

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION COVERS THE WORK REQUIRED FOR EROSION CONTROL DURING CONSTRUCTION. ANY LOCAL OR STATE AGENCY REQUIREMENTS WILL BE CONSIDERED PART OF THESE SPECIFICATIONS.

B. OBTAIN THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.

C. OBTAIN A UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (PERMIT #UTR100000) OR AN ALTERNATE INDIVIDUAL PERMIT. APPLICATIONS ARE AVAILABLE ONLINE AT WWW.WATERQUALITY.UTAH.GOV/UPDES/STORMWATER.

PART 2 - PRODUCTS

2.1 SILT FENCE

A. SILT FENCE SHALL BE A WOVEN FABRIC THAT MEETS THE FOLLOWING CRITERIA:

PROPERTY	UNIT	TEST METHOD	VALUES
GRAB STRENGTH	LBS	ASTMD-4632	90 MIN
GRAB ELONGATION	%	ASTMD-4632	40 MAX
WATER FLOW RATE	GAL/MIN/FT2	ASTMD-4491	15 MIN
ULTRAVIOLET STABILITY	%	ASTMD-4355	70% MIN

PART 3 - EXECUTION

3.1 EXECUTION

A. SILT FENCE SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS. THE PLACEMENT OF SILT FENCE AND/OR BALES SHALL CONSIDER DRAINAGE PATHS AND INTERCEPT DRAINAGE PRIOR TO LEAVING THE SITE OR ENTERING A STORM SEWER SYSTEM. REMOVAL OF SILT AND REPLACEMENT OF SILT FENCE AND/OR BALES SHALL BE ON GOING THROUGH THE DURATION OF THE PROJECT TO MAINTAIN AN EFFECTIVE SILT REMOVING BARRIER.

B. SEDIMENT BASIN AND/OR SINKS SHALL BE CONSTRUCTED TO DIMENSIONS SHOWN ON THE PLANS. THE BASINS AND/OR SINKS SHALL BE CLEANED AS REQUIRED TO MAINTAIN SPECIFIED SIZE AND DEPTH.

C. ALL TEMPORARY GRADING OF DRAINAGE CHANNELS, SLOPES OR FILLS SHALL BE IN ACCORDANCE WITH DIVISION 31 SECTION "EARTHWORK".

END OF DOCUMENT 312500

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6267409-5301
LICENSED LANDSCAPE ARCHITECT

TITLE SITE SPECIFICATIONS
PROJECT LAKEVIEW PARK
CLIENT LEHI CITY
ADDRESS 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
C701

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SECTION 321840

PICKLEBALL FURNISHINGS AND EQUIPMENT

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This Short Language Version (SLV) Section was condensed from the updated Basic Version Section of the same title and number. See Basic Section's Cover for changes from the previous edition of this Section.

Caution: Use SLV Sections for small, simple, private projects that are negotiated rather than bid; for projects limited to traditional materials and methods; and for projects where the Architect has reduced or no contract administration responsibilities.

See Basic Section's Text and Evaluations when editing this SLV Section. The Basic Section contains comprehensive notes and requirements plus a greater number of options.

This SLV Section includes chain-link fence fabric, framing, fittings, swing and slide gates, gate operators, and access control for residential, commercial, and industrial applications. Galvanized-coated, Zn-5-Al-MM alloy-coated (Zinc-5 percent aluminum-mischmetal alloy), aluminum-coated, and PVC-coated steel and aluminum-alloy steel and aluminum chain-link fencing are included.

PART 2 - GENERAL

1.5 SUMMARY

A. Section Includes:

1. Pickleball furnishings and equipment.

1.6 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product specified, including detailed installation diagrams and recommended installation methods.

B. Selection Samples: For each product specified, two complete sets of chips representing manufacturer's full range of colors and finishes.

C. Shop Drawings: Indicate all materials, dimensions, welds, finish, etc. for field fabricated items.

D. Maintenance Data: For site furnishings to include in O&M Manuals.

1.7 QUALITY ASSURANCE

A. Furnish paint for touch-up as required.

B. Install pre-manufactured items, poured-in-place or pre-cast items, and all related materials required to complete the work indicated on the drawings and/or specified.

C. Materials Inspection: The Contractor shall inspect all items upon delivery to ensure no damage to material or finish. Minor repairs and/or touch up shall be accepted only upon prior authorization from the landscape architect and shall conform, at minimum, to manufacturer's standards.

1.8 WARRANTY

A. Contractor shall warrant work as provided by the General and Supplementary Conditions and Division 01 Specifications.

PART 3 - PRODUCTS

2.1 MATERIALS

A. Pickleball Post: Douglas - Premier XS Item #63075 & 24" Aluminum Ground Sleeve IteM #63171

B. Pickleball Net: Douglas - PN-30 Optional Shorter Net Item #20103

C. Manufacturer's standard Powder Coat finish. Color: Green or Black as selected by Owner and Architect during submittal process.

D. Installation per manufacturer's written installation procedures and details. Coordinate installation with Post Tensioned Concrete Paving.

E. Douglas Sports, (800) 553.8907 or www.douglas-sports.com, or approved equal.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.

B. Install furnishings and equipment level, plumb, true, securely anchored and positioned at locations indicated on Drawings.

C. Post Setting: Set cast-in support posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.

D. Touch-up paint, as necessary, all blemishes incurred during shipping or assembly, color as designated, to manufacturer's standards.

E. Reinstallation of existing items shall include the use of all required new fasteners, footings, etc. to result in a fully functional system. Provide touch-up paint as required.

3.3 ADJUSTING

A. Upon completion of the installation of site furnishings, check each item and verify that all equipment is properly installed; verify that all trim is in place; adjust all components as necessary to ensure proper operation; remove all labels from equipment.

B. Make necessary adjustments for safe, efficient and smooth operation.

3.4 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products after Substantial Completion.

3.5 CLEANING

A. Remove all packing materials from job site.

B. Clean or restore marred surfaces.

END OF SECTION 321840

SECTION 323200

POST-TENSIONED CONCRETE PICKLEBALL/BASKETBALL COURTS

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This Short Language Version (SLV) Section was condensed from the updated Basic Version Section of the same title and number. See Basic Section's Cover for changes from the previous edition of this Section.

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See Basic Section's Text and Evaluations when editing this SLV Section. The Basic Section contains comprehensive notes and requirements plus a greater number of options.

This SLV Section includes chain-link fence fabric, framing, fittings, swing and slide gates, gate operators, and access control for residential, commercial, and industrial applications. Galvanized-coated, Zn-5-Al-MM alloy-coated (Zinc-5 percent aluminum-mischmetal alloy), aluminum-coated, and PVC-coated steel and aluminum-alloy steel and aluminum chain-link fencing are included.

PART 3 - GENERAL

1.9 SUMMARY

A. Section Includes:

1. All required labor, materials, equipment, implements, parts and supplies for the installation of reinforced, post-tensioned concrete tennis courts.

1.10 STANDARDS

A. The work shall be done in a thorough, workmanlike manner by contractors of the American Sports Builders Association, and shall conform to their standards for tennis court construction. Contractor shall have a ASBA Certified Tennis Court Builder on staff. Proof of certification shall be required of successful bidder. Tennis court contractor shall have five (5) similar successful projects.

B. All steel tendon installation, concrete work and stressing of tendons shall be done by selected contractor (no part of work to be subcontracted). This provision intent is to provide continuity and one source responsibility for the integrity of the post-tensioned slabs.

1.3 SUBMITTALS

A. In addition to Product Data for each product specified, submit the following:

1. Shop Drawings: Show locations, details, materials, dimensions, sizes, weights, finishes, operational clearances, and installation of components.

1.2

1.3

1.4 WARRANTY

A. The Contractor shall guarantee the work against defective materials or faulty workmanship for a period of one (1) year and that the colored surface will not wear through for a period of two (2) years from date of completion.

SITE PREPARATION

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. The contract work to be performed under this section consists of furnishing all required labor, materials, equipment, complements, parts and supplies necessary for, or appurtenant to the site preparation, and grading of tennis courts in accordance with these specifications.

PART 2 - MATERIALS

2.1 FINE GRADE MATERIAL

A. Fine grade base material shall be Untreated Base Course per APWA Section 02060 capable of a consistent uniform plane.

PART 3 - EXECUTION

3.1 SUBGRADE

A. Strip the area beneath the tennis courts of all topsoil (organics.) Grade the area to the required depth to accommodate the fine grade base material and concrete thickness and provide a uniform one percent (.83-1%) slope at plus or minus one tenth of a foot (+.1") in one plane. All fills will be placed in six-inch (6") layers and will be compacted to ninety percent (90%) standard density at optimum moisture. The contractor will alert the owner of any "soft spots" or structures that could affect the stability of the slab. Fill material will consist of granular borrow per APWA Section 02055.

B. The site preparation will be done so as to provide positive drainage away from the play courts.

3.2 FINE GRADE

The base material shall be placed with automatic laser-regulated equipment capable of providing a true plane to plus or minus one-quarter inch (+1/4"). The depth of the fine grade base material shall be sufficient to develop one-quarter inch (1/4") accuracy.

COURT PAVING

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. The contract work to be performed under this section consists of furnishing all required labor, materials, equipment, implements, parts and supplies necessary for, or appurtenant to, the construction of a five inch (5") thick post-tensioned concrete slab.

PART 2 - MATERIALS

2.1 TENSIONING CABLES AND ANCHORS

A. Post-tensioning strands and anchorages shall conform to the "PTI Guide Specifications for Post-tensioning Materials."

B. The tensioning strands shall consist of one-half inch (1/2") diameter, 7-wire, stress relieved strands, having a guaranteed ultimate tensile strength of 270,000 PSI (270 Kips). Strands shall conform to ASTM-416. Cables shall be fabricated to proper length for each slab, coated with a permanent rust preventative lubricant and encased in slip-age sheathing and shall be repaired with tape prior to concrete placement as necessary. A maximum of six inches (6") exposed strands is permitted at the dead-end anchor.

2.2 CONCRETE COMPRESSIVE STRENGTH

A. The concrete shall have a compressive strength of not less than 4,000 PSI after twenty-eight (28) days. Mix design as follows: cement - type 2, six sack (or achieving minimum of 4000 PSI), air entrainment 4-6.0% water/cement ratio -.45 or less.

PART 3 - EXECUTION

3.1 FORMING

A. Forms shall be accurately set to the lines and to plus or minus one-quarter inch (+1/4") of finished grades indicated on drawings and be securely staked to prevent settlement of movement during placement of concrete. Forms shall remain until concrete has taken final set.

3.2 TENSIONING CABLES AND ANCHORS

A. All cables shall be supported on chairs and loosely tied two inches (2") high at all intersections to prevent vertical and horizontal movement during concrete placement. Care shall be taken to insure that chairs are not tied too tightly as it will increase tendon friction during tensioning. Strands shall be placed as engineered. See drawing details for cable spacing.

B. The perimeter beam cross section is 12' X 12'. The cables are anchored approximately 4" down from the surface of the slab. Two #4 rebar continuous lies longitudinally around the court beam directly inside the cable anchor on top of the cables. Overlapping should be a minimum of 30 diameters.

C. After the forms are removed and the concrete has reached a strength of a minimum of 1,700 PSI, the "half stress" tensioning procedure may begin. Approximately one (1) week later, and once concrete has reached a strength of 2,000 psi, each tendon may be tensioned to a maximum of eighty percent (80%) ultimate breaking strength, and anchored a minimum of seventy percent (70%) ultimate breaking strength.

Ultimate Breaking Strength	80%	70%
41,300	33,000	28,900

D. The cable ends shall be cut off and cone holes grouted flush with edge of slab. Grout shall be non-shrink grout.

3.3 JOINTS

A. Between each court or at net line, plus or minus one foot (+or-1'), there shall be a keyed construction joint. See plans for location and detailed drawing.

3.4 PLACING

A. A full court shall be placed in one (1) continuous operation. The five inch (5") thick slab will be placed with a sixty foot (60') mechanical screed capable of providing a surface to ± ¼" in 10' at a 1% slope.

B. Note: Finish surface shall not have a water-holding area greater than 1/8" deep (cover a nickel). This is to be determined by flooding the court with water, allowing it to drain for one hour on a 70-degree or warmer day.

3.5 CURING

A. Immediately after finishing, the concrete shall be kept moist for not less than three (3) days by covering with polyethylene, by sprinkling, by ponding or by curing compound (must be compatible with acrylic tennis surfacing material).

BLACK VINYL CHAIN LINK FENCING (for post-tensioned concrete courts)

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. The contract work to be performed under this section consists of furnishing all required labor, materials, equipment, implements, parts and supplies necessary for, or appurtenant to, the fencing of play courts (tennis and/or basketball) in accordance with these specifications.

PART 2 - MATERIALS

2.1 HEIGHT

A. Height of fence shall be 6'-0" as shown on drawings.

2.2 FABRIC

A. Nine gauge core, minimum wall thickness of .015 inches over a galvanized substrate. The base metal shall have a minimum breaking strength of five hundred fifty pounds (550 lbs.) and a zinc coat weight of .1503 pounds per square foot of un-coated wire surface. Top and bottom selvage of the fabric shall be knuckled.

B. Zinc-Coated Fabric: ASTM A 392, with zinc coating applied to steel wire mesh fabric after weaving with Class 1, 1.2-oz./sq. ft. minimum coating weight.

C. The tensioning strands shall consist of one-half inch (1/2") diameter, 7-wire, stress relieved strands, having a guaranteed ultimate tensile strength of 270,000 PSI (270 Kips). Strands shall conform to ASTM-416. Cables shall be fabricated to proper length for each slab, coated with a permanent rust preventative lubricant and encased in slip-age sheathing and shall be repaired with tape prior to concrete placement as necessary. A maximum of six inches (6") exposed strands is permitted at the dead-end anchor.

2.3 PIPE AND ACCESSORIES

A. Method of Manufacturing:

1. Pipe used for fence framework shall be cold rolled and electric-resistance-welded from steel conforming to ASTM A-569 and hot dip galvanized to ASTM A-525 G-90 zinc weight both inside and outside the pipe.

B. Posts:

1. All line, terminal and gate posts shall be two and seven eighths inch outside diameter (2-7/8" O.D.) with a wall thickness of eleven gauge (11 Ga.) and minimum yield strength of fifty five thousand pounds per square inch (55,000 PSI).

C. Rail:

1. Top and Bottom rail shall be one and five eighths inch outside diameter (1 5/8" O.D.) pipe with a wall thickness of thirteen gauge (13 Ga.) and a minimum yield strength of fifty five thousand pounds per square inch (55,000 PSI) and provided with seven inch (7") long expansion sleeve couplings.
2. Note: Middle rail is required on 12' or 10' where windscreen is used.

D. Accessories:

1. Fabric ties: Eleven gauge (11 Ga.) galvanized steel tie wire to fasten fabric to framework. Tension wire shall be attached to fabric bottom with heavy galvanized hog rings.
2. Tension Wire:
   a. Galvanized-Two (2) strands of twelve and a half gauge (12.5 Ga.) steel wire twisted together.
   b. Vinyl Coated - One (1) strand of (8 Ga.) with a six gauge (6 Ga.) finish.
3. Tension Bands: Beveled edge type with nuts and bolts.
4. Line Post Tops: Heavy galvanized cast from eye top fitting.
5. Terminal Post Tops: Heavy galvanized iron tops of rounded type construction.

E. Gates:

1. Construct gate frames with one and five-eighth inches outside diameter (1 5/8" O.D.) rail material with welded corners. Provide fabric filler same as used in fence and use heavy duty galvanized hardware with lockable latches.

F. Concrete:

1. Concrete shall have four thousand pounds per square inch (4,000 PSI) compressive strength at twenty-eight (28) days.

PART 3 - EXECUTION

3.1 WORKMANSHIP

A. The complete fence shall be plumb, both in line and transverse to the fence, straight and rigid with fabric tightly stretched and held firmly in place. Details of construction not specified shall be performed in keeping with standard good fencing practices. Bottom of chain link shall hang one-half inch (1/2") from tennis surface.

3.2 POSTS

A. Space all posts not more than ten feet (10') apart and set in concrete twenty inches (20") deep and not less than (10") in diameter.

3.3 RAILS

A. Set top and bottom rails as nearly parallel to the finish grade as possible and at the specified height of the fence.

B. Note: Middle rail is suggested on 12' or 10' high fence where windscreen is used.

3.4 FABRIC TIES

A. Provide a minimum of six (6) ties for each ten feet (10') of rail and one (1) tie to each foot of post height. Ties to tension wire shall be made with heavy galvanized hog rings at six (6) per ten feet (10') of tension wire.

3.5 TENSION BANDS

A. Provide one (1) fastener for each one foot (1') of fabric height. (Minimum of 8 bands for 10 ft., 3 bands for 43").

3.6 GATES

A. Gates shall swing easily and hang true and close into the plane of the fence.

PLAY COURT SURFACING (COLOR METHOD)

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. THE CONTRACT OF WORK TO BE PERFORMED UNDER THIS SECTION CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR, OR APPURTENANT TO, SURFACING OF TENNIS COURTS IN ACCORDANCE WITH THESE SPECIFICATIONS.

1.2 QUALITY ASSURANCE

A. THE WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER BY MEMBER CONTRACTORS OF THE AMERICAN SPORTS BUILDERS ASSOCIATION, AND SHALL CONFORM TO THE STANDARDS FOR TENNIS COURT CONSTRUCTION. THE CONTRACTOR SHALL HAVE A ASBA CERTIFIED COURT BUILDER ON STAFF.

1.3 GUARANTEE

A. THE CONTRACTOR(S) SHALL GUARANTEE THEIR RESPECTIVE WORK AGAINST DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AND THAT THE COLORED SURFACE WILL NOT WEAR THROUGH FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION.

1.4 GUARANTEE

A. APPLICATION TEMPERATURE SHALL BE A MINIMUM OF 60˚F, AND SURFACE TEMPERATURE NOT ABOVE 130˚F. DO NOT APPLY WHEN SURFACE IS WET OR IF RAIN IS IMMINENT OR FORECAST, OR IF NIGHT TIME TEMPERATURES ARE TO BE LOWER THAN 45˚F. KEEP FROM FREEZING. DO NOT STORE IN DIRECT SUNLIGHT FOR AN EXTENDED PERIOD OF TIME. CONTAINER SHALL BE CLOSED WHEN NOT IN USE.

PART 2 - MATERIALS

2.1 DESCRIPTION

A. THIS SPECIFICATION COVERS THE APPLICATION OF A NEW WEARING SURFACE FOR THE PLEXIPAVE SYSTEM ON NEW OR EXISTING CONCRETE AND ASPHALT SURFACES.

B. NOTE: THE SUCCESS OF THE SURFACING IS DEPENDENT ON A SOUND BASE WITH GOOD SURFACE AND PERIMETER DRAINAGE AND THE ASPHALT OR CONCRETE MEETING THE REQUIREMENTS OF THE AMERICAN SPORTS BUILDERS ASSOCIATION. CONCRETE SURFACES MUST HAVE AN APPROPRIATE VAPOR BARRIER BELOW THE CONCRETE SLAB. SURFACE VARIATION SHOULD NOT EXCEED ONE-EIGHTH INCH (1/8") IN TEN FEET (10') WHEN MEASURED IN ANY DIRECTION WITH A STRAIGHTEDGE.

PART 3 - EXECUTION

3.1 CONCRETE SURFACES CONSTRUCTION (NEW AND EXISTING SURFACES)

A. SURFACE PREPARATION:

1. CONCRETE SHALL HAVE A WOOD FLOAT OR LIGHT TO MEDIUM BROOM OR SWEAT FINISH. CHECK WITH THE SURFACING MATERIAL MANUFACTURER BEFORE USING ANY ADD AGENTS TO THE CONCRETE FOR COMPATIBILITY WITH THE SURFACE MATERIAL. CONCRETE MUST CURE FOR TWENTY-EIGHT (28) DAYS. THOROUGHLY REMOVE ALL DIRT, DUST, MUD, OIL AND ALL FOREIGN MATTER.

B. CONCRETE PREPARER:

1. UNCOATED CONCRETE SURFACE MUST BE ETCHED WITH CONCRETE PREPARER SOLUTION ACCORDING TO SPECIFICATION 10.13. AFTER DRYING, ALL LATENT MATERIAL MUST BE REMOVED FROM THE SURFACE.

C. PRIMER COAT:

1. MIX AND APPLY CALIFORNIA TI-COAT EPOXY PRIMER ACCORDING TO SPECIFICATION 10.17. USE ONLY ON UN-COATED SURFACES.

D. ACRYLIC UNDERLAYMENT:

1. ONE APPLICATION OF CALIFORNIA ACRYLIC RESURFACER (BLACK) SHALL BE APPLIED TO THE SURFACE WITHIN 1-3 HOURS AFTER THE APPLICATION OF TI-COAT AND WHILE STILL TACKY TO FINGERTIP TOUCH. DILUTION WITH WATER AND SAND IS REQUIRED UTILIZING THE FOLLOWING MIX:
   a. ACRYLIC RESURFACER: 55 GAL.
   b. WATER: 20-40 GAL.
   c. SAND: (60 - 80 MESH) 600-900 LBS.
   d. LIQUID YIELD: 112-138 GAL.
   e. APPLICATION RATE: 0.07-0.08 GAL/SQUARE YARD

E. DEPRESSIONS:

1. AFTER THE ACRYLIC RESURFACER HAS DRIED, THE COURT SHALL BE FLOODED TO LOCATE DEPRESSIONS COVERING A NICKEL. DEPRESSIONS SHALL BE FILLED WITH COURT PATCH BINDER ACCORDING TO SPECIFICATION 10.14 USING THE FOLLOWING MIX:
   a. 100-LBS. 60-80-MESH SILICA SAND (DRY).
   b. 3 GALLONS PLEXIPAVE COURT PATCH BINDER.
   c. 1 - 2 GALLONS PORTLAND CEMENT, TYPE 1 (20 LBS. MIN.)

F. TACK COAT:

1. A TACK COAT IS NECESSARY UNDER PATCHES ONLY AND SHALL BE MIXED AS FOLLOWS:
   a. PLEXIPAVE COURT PATCH BINDER DILUTED WITH ONE (1) PART COURT PATCH BINDER TO TWO (2) PARTS WATER AND ALLOWED TO THOROUGHLY DRY PRIOR TO PATCHING. AFTER PATCHING THE SURFACE SHALL NOT VARY MORE THAN ONE-EIGHTH INCH (1/8") IN TEN FEET (10') MEASURED IN ANY DIRECTION.

G. FORTIFIED PLEXIPAVE JOB MIX SAND DESIGN:

1. FORTIFIED PLEXIPAVE ACRYLIC TEXTURED COATS SHALL BE APPLIED BY RUBBER BLADED SQUEEGEE ON A CLEAN, DRY UNDERLYING SURFACE IN TWO (2) APPLICATIONS TO OBTAIN A TOTAL QUANTITY OF NOT LESS THAN 0.07-0.05 GALLONS PER SQUARE YARD OF AREA, DEPENDING ON THE SURFACE AND NUMBER OF COATS APPLIED. DILUTION WITH PLEXICHROME AND WATER TO OBTAIN PROPER APPLICATION CONSISTENCY WILL BE AS FOLLOWS:
   a. PLEXICHROME - 30 GALLONS
   b. WATER - 20 GALLONS
   c. 200 LBS. OF 50-70 MESH SILICA SAND.
2. THE FINISHED SURFACE SHALL HAVE A UNIFORM APPEARANCE AND BE FREE FROM RIDGES AND TOOL MARKS.

H. PLAYING LINES:

1. TWO INCH (2") WIDE TEXTURED PLAYING LINES SHALL BE ACCURATELY LOCATED, MARKED AND PAINTED WITH PLEXICOLOR LINE PAINT AS SPECIFIED BY THE USAPA.
2. SECONDARY PICKLEBALL LINES FOUND ON TENNIS COURT TO BE FADED. APPROVE COLOR WITH OWNER PRIOR TO INSTALLING.
3. END OF SECTION 323200

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

24X36

PRIME
LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 8087409-5301
1.26.2026
LICENSED LANDSCAPE ARCHITECT

TITLE	SITE SPECIFICATIONS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

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GENERAL NOTES

1. ALL WORK WITHIN THE RIGHT OF WAY OWNER'S RIGHT OF WAY SHALL CONFORM TO THE RIGHT OF WAY OWNER'S STANDARDS & SPECIFICATIONS.
2. ALL WORK PERFORMED ON LEHI CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE LEHI CITY STANDARDS & SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY LEHI CITY STANDARDS AND DETAILS.
3. CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
5. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.
6. ALL WORK TO CONFORM TO LEHI CITY'S STANDARDS, DRAWINGS, AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY LEHI CITY STANDARDS AND DETAILS.
7. CONTRACTOR TO NOTIFY LEHI CITY'S 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.
8. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.
9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
11. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
13. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
14. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ORIGINAL DESIGN DRAWINGS AND/OR PREVIOUS CONTRACTOR MARKINGS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
16. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
17. CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL.
18. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
19. NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

UTILITY NOTES

1. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF LEHI CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

2. STORM DRAIN

2.1. SEE LEHI CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. NO ANTICIPATED STORM DRAIN WORK TO BE DONE ON THIS PROJECT. HOWEVER, PROTECTION OF ALL STORM DRAINS DOWNSTREAM SHALL BE PROTECTED.

3. LAND DRAIN: NOT USED

4. SANITARY SEWER

4.1. SEE LEHI CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

5. CULINARY WATER

5.1. SEE LEHI CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

6. SECONDARY WATER

7. SEE LOCAL IRRIGATION COMPANY'S STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

8. DRY UTILITIES

8.1. THESE PLANS SHOW THE GENERAL LOCATION OF POWER, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY IN ACCORDANCE WITH LEHI CITY DESIGN STANDARDS AND UNDER CITY DIRECTION.

8.2. CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL.

8.3. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

8.4. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

8.5. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

8.6. CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY CITY OF THE PROBLEM).

8.7. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH GENERAL RESTROOM MECHANICAL DRAWINGS.

8.8. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT REPRESENTATIVE.

8.9. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY LEHI CITY STANDARDS AND DEVICES.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF LEHI CITY IF NEEDED FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR TRAILHEAD AND PROPERTIES ADJACENT TO THE WORK.
4. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THERE IS NO SOILS REPORT FOR THIS PROJECT. IT IS ANTICIPATED THAT THERE ARE NO SOFT SPOTS THAT WILL NEED TO BE REMOVED. ALL EXCAVATION SHALL BE DONE ONLY TO SHAPE EXISTING GRADES AND ALLOW FOR CONSTRUCTION OF DESIGN ELEMENTS.
2. FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.

UNDERGROUND INFORMATION

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF INSPECTION. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. CITY DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.
2. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.
3. CONTRACTOR SHALL INCLUDE EXPLORATION TO FIND SUCH UTILITIES IN AREAS NOTED ON PLANS AS PART OF OVERALL BID AND WORK.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE DESIGNER AND CITY SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGNER.

ABOVE-GROUND IMPROVEMENTS

1. CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT LEHI CITY STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY LEHI CITY STANDARDS AND DETAILS.
2. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.
3. SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER PRIOR TO BEGINNING SAID WORK.
4. ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
6. ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.
7. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.
8. CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.
9. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
10. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.
11. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
12. ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
14. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
15. HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
16. STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.
17. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF LEHI CITY.

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 8087409-5301 — LICENSED LANDSCAPE ARCHITECT — 1.26.2026

TITLE	SITE SPECIFICATIONS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

C703

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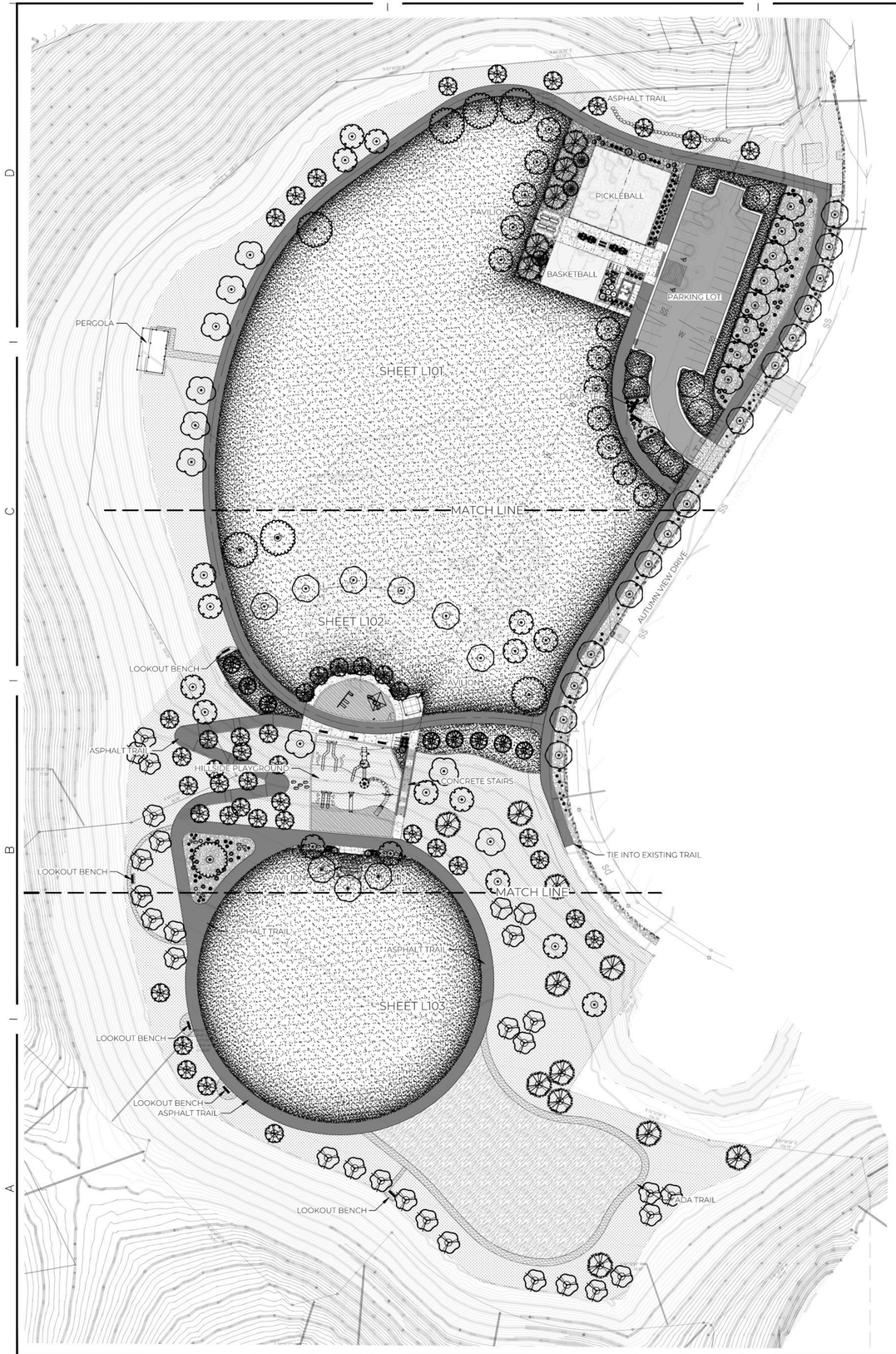

PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	GTI	Gleditsia triacanthos inermis `Imperial` / Imperial Honeylocust	2" Cal.	32
	JUN CON	Juniperus communis 'Gold Cone' / Gold Cone Common Juniper	#10	9
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	2" Cal.	29
	MAL OST	Malus x 'Shotizam' / Showtime™ Crabapple	2" Cal.	8
	PIC PE4	Picea glauca 'Pendula' / Weeping White Spruce	8` Ht.	5
	PIC G22	Picea pungens 'Glauca' / Blue Colorado Spruce	9` Ht	16
	PPG	Picea pungens glauca `Bakeri` / Colorado Blue Spruce	8` Ht.	3
	PLA FAC	Platanus x acerifolia `Morton Naper` / Monumental™ London Plane Tree	3" Cal.	8
	PV2	Prunus virginiana `Canada Red` / Canada Red Chokecherry	2" Cal.	17
	QUE NDL	Quercus x warei 'Nadler' TM / Kindred Spirit Oak	2" Cal.	6
	TIL MCL	Tilia americana `McKSentry` / American Sentry® Linden	2" Cal.	29
	ZEL CSP	Zelkova serrata 'JFS-KW1' TM / City Sprite Zelkova	2" Cal.	45
SHRUBS				
	ART POW	Artemisia x 'Powis Castle' / Powis Castle Artemisia	1 gal	28
	CS	Cornus sericea `Baileyi` / Red Twig Dogwood	5 gal	3
	ERI NAU	Ericameria nauseosa / Threadleaf Rubber Rabbitbrush	1 gal	49
	PA2	Perovskia atriplicifolia / Russian Sage	1 gal	38
	PM	Pinus mugo `Slowmound` / Mugo Pine	1 gal	12
	ROS 361	Rosa x 'Radtko' / Double Knock Out Red Rose	1 gal	8
	SAN CHA	Santolina chamaecyparissus / Lavender Cotton	1 gal	37
GRASSES				
	CA	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	38
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal	6
INERT MATERIAL				
	BOU DE2	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	2`-3`	21
	BOU DE3	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	3`-4`	18
PERENNIALS				
	HH	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal	16
	SN	Salvia nemorosa `East Friesland` / East Friesland Salvia	1 gal	30
SUCCULENTS				
	SED AU3	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	28

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
GROUND COVERS				
	CR2	Crushed Angular Rock 4"-6" / Owner to Select Color	N/A	17,729 sf
	PXW	Hydroseed Mix / Native Cabin Grass - Granite Seed	Hydroseed	99,749 sf
	NAT G14	Native Grass / Grass Native	Seed	19,556 sf
	POA PRA	Poa pratensis / Kentucky Bluegrass	sod	190,764 sf

PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE OWNER'S SATISFACTION.
4. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
5. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO OWNER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. LAYOUT INDIVIDUAL TREE LOCATIONS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE OWNER'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
7. REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
8. PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES PRIOR TO PLANTING. INFORM OWNER OF CONDITIONS OF POOR DRAINAGE.
9. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
10. ALL PLANT MATERIAL ON SITE SHALL BE LABELED AND INSPECTED AND APPROVED BY LEHI CITY URBAN FORESTER PRIOR TO ANY INSTALLATION OF PLANT MATERIAL.
11. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. SEE SHEET L-500 SERIES FOR LANDSCAPE & IRRIGATION DETAILS.

CABIN GRASS SEED NOTES

1. PROVIDE NATIVE CABIN GRASS HYDROSEED MIX ON ALL NATIVE GRASS AREAS.
2. MAINTAIN NATIVE GRASS AREA FOR A FULL YEAR SEASON, PROVIDING 4 WEED CONTROL SPOT APPLICATIONS AND OVERSEEDING OF CABIN GRASS.

LEGEND

- ASPHALT TRAIL / PARKING
- CONCRETE
- ADA TRAIL DECOMPOSED GRANITE
- PLAYGROUND SURFACE BY OTHERS
- PLANTER BED
- CONCRETE MOWSTRIP
- RAISED PLANTER BED
- VINYL COATED CHAIN LINK FENCE
- HANDRAIL

LEHI CITY

Approved Construction Plans
03/18/2026

NORTH

0 50 100 150 feet
SCALE: 1" = 50'

VE UPDATE - 6.4.2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HILLSLOP — NO. 6067449-5301 — LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

TITLE: OVERALL PLANTING PLAN
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
L100

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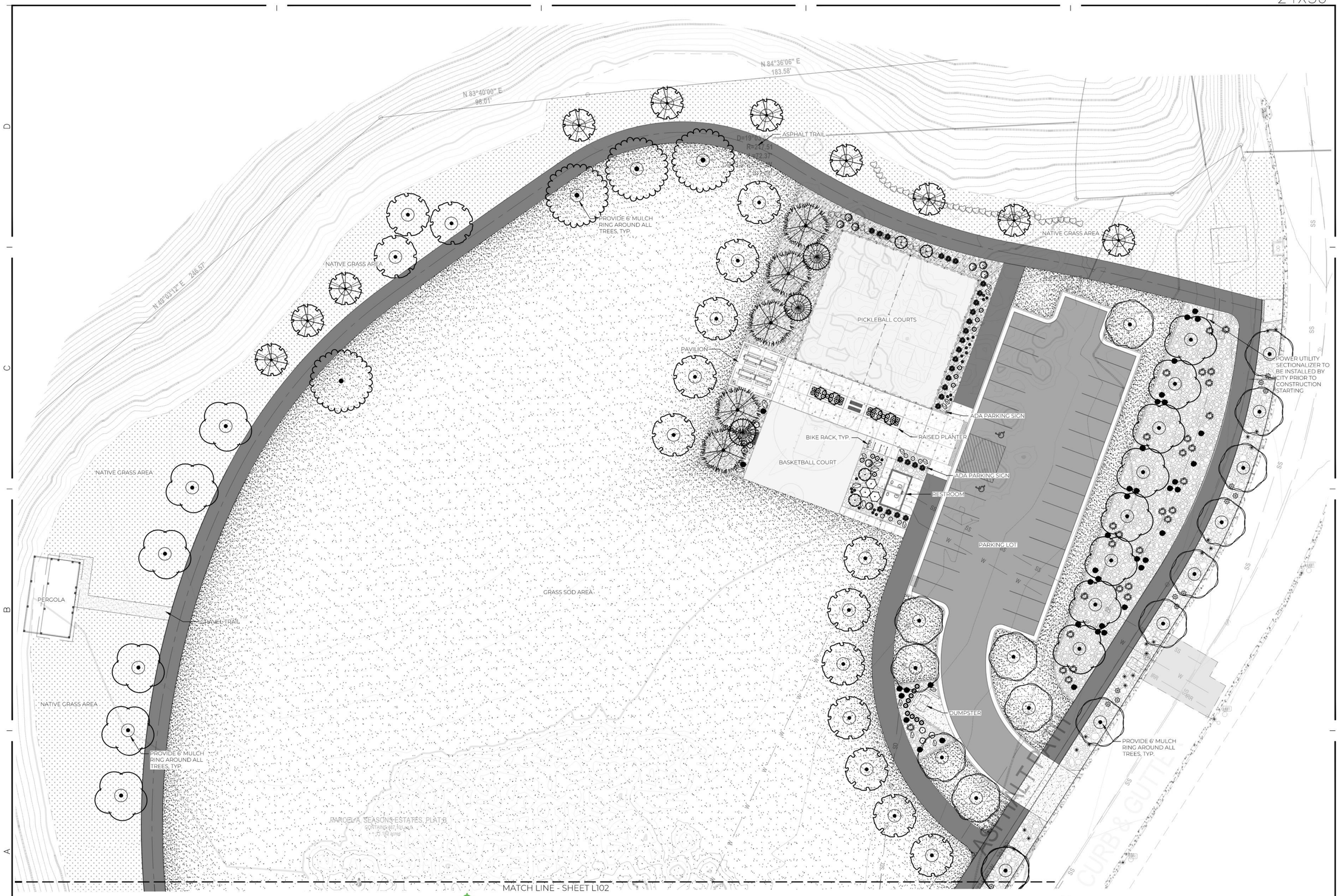

LEHI CITY

Approved Construction Plans
03/18/2026

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

BLUESTAKE

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT
NO. 6067429-5301

TITLE	PLANTING PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
L101

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LEHI CITY

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BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK WINWARD
NO. 6067469-5301
LICENSED LANDSCAPE ARCHITECT

TITLE	PLANTING PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

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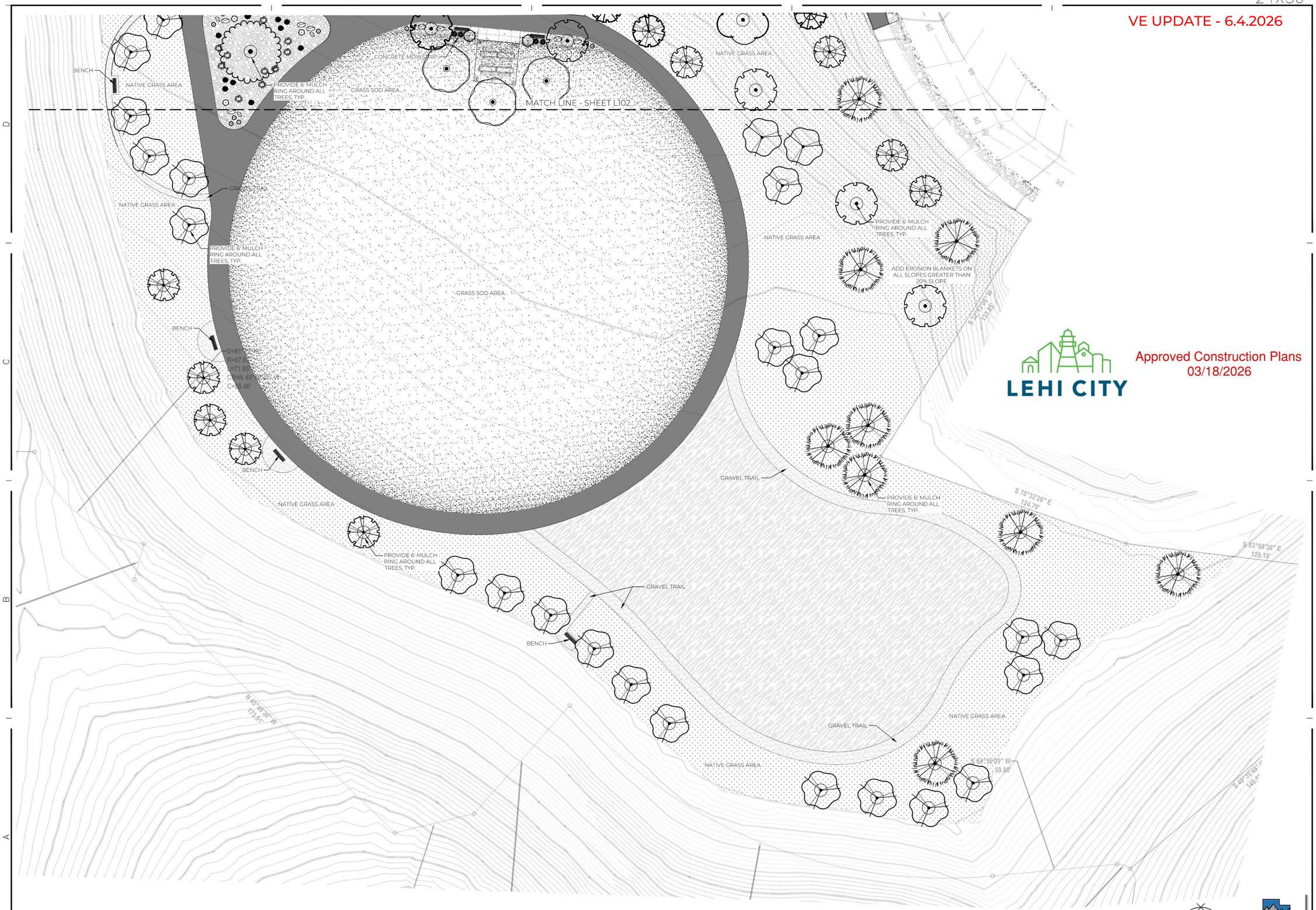

Approved Construction Plans
03/18/2026

LEHI CITY

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6067429-5301
LICENSED LANDSCAPE ARCHITECT

TITLE	PLANTING PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
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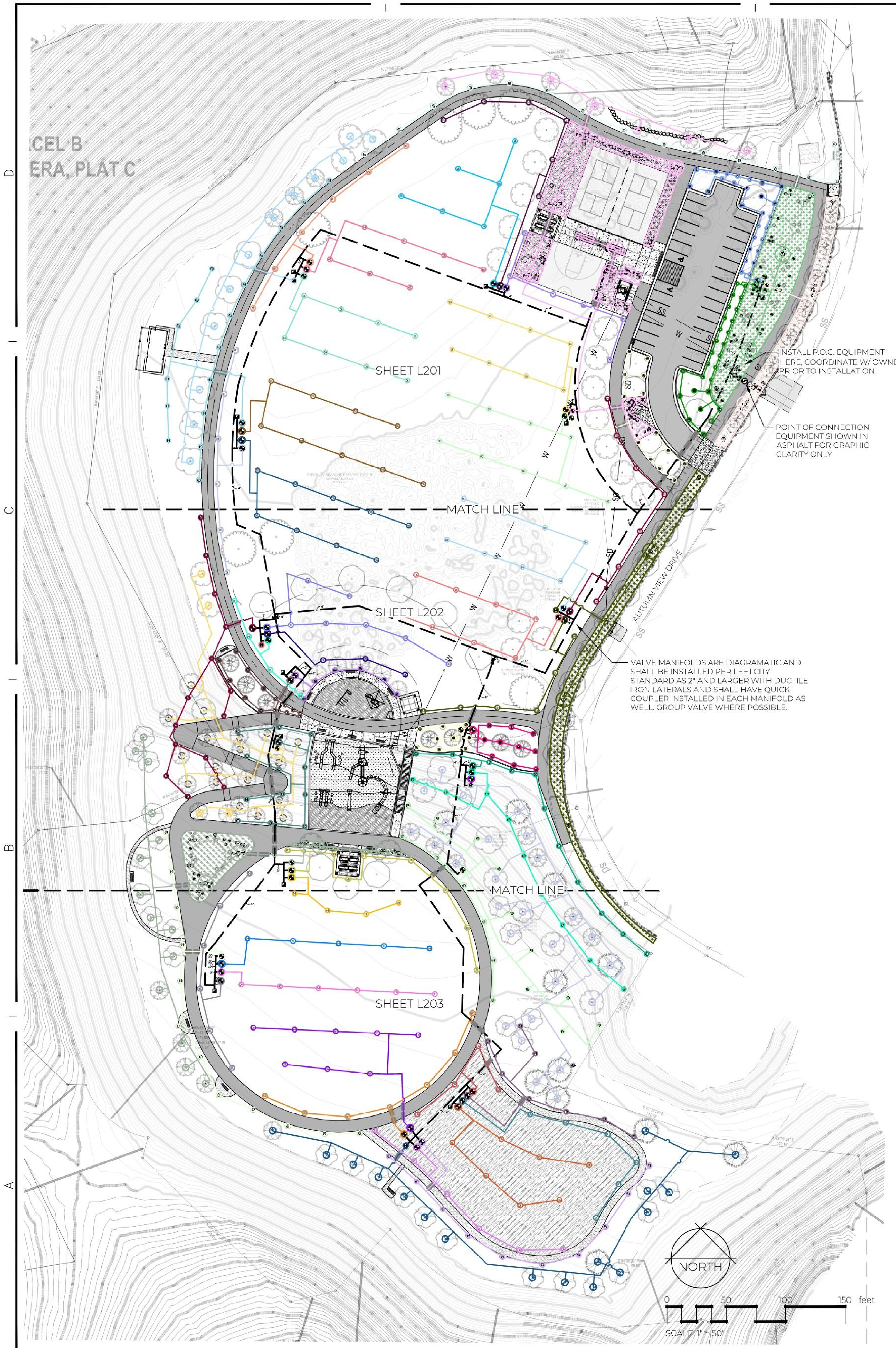

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
K G R	Hunter MP820 PROS-12-PRS30-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	125
14 ADJ / 14 F	Rain Bird R-VAN14 RD-04-S-P45-F-NP Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.	43
18 ADJ / 18 F	Rain Bird R-VAN18 RD-04-S-P45-F-NP Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. W/ Non-Potable Purple Cap.	9
24 ADJ / 24 F	Rain Bird R-VAN24 RD-04-S-P45-F-NP Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/RD1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. Flow Shield Tech. 1/2in. NPT Female Threaded Inlet. W/ Non-Potable Purple Cap.	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
06	Rain Bird 6504-PC, FC-NP 06 Turf Rotor, 4in. Pop-Up, Plastic Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet. With Non-Potable Purple Cover.	190

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-LC 1" Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	5
	Rain Bird XCZ-150-LCDR 1-1/2" High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2in. PESB-R Scrubber Globe Valve with high-capacity filter and Pressure Regulating system (PRS) fixed at 40psi. Flow range: 20 - 62 GPM.	5
	Pipe Transition Point	38
F	Flush Valve	38
	Area to Receive Drip Emitters - ALL W/ CHECK VALVES Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: - ALL TREES SHALL HAVE BUBBLERS, NOT EMITTERS 1.0 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH **BUBBLERS** (2 assigned to each B & B, 2"Cal plant) 2.0 GPH **BUBBLERS** (2 assigned to each B & B, 1.5"Cal plant)	21,945 sf
	2.0 GPH **BUBBLERS** (2 assigned to each 8` Ht. plant)	16
	2.0 GPH **BUBBLERS** (2 assigned to each 9` Ht plant)	32
	2.0 GPH **BUBBLERS** (2 assigned to each 2" Cal. plant)	270
	2.0 GPH **BUBBLERS** (2 assigned to each 3" Cal. plant)	2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-PRS-D 1-1/2" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	42
	Rain Bird PESB-PRS-D 1" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	5
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	12
	Leemco DLMV-1111BB 4.25in. x 4.25in. DLMV-BB Series Mainline Gate Valve. The Bell x Bell version provides in-line isolation where the location is not near a mainline ductile iron fitting.	3
MV	Netafim Globe Flanged 4" Cast Iron Electric Master Valve, with Globe Flanged Connection. Pressure Reducing, Pressure Sustaining, Quick Relief, and Pump Control. Available in 2in., 3in., 4in., 6in. and 8in..	1
C	Hydro Point WTOXR-C-H2O96-CH2 18-gauge anodized, pre-assembled, aluminum back panel retrofits into any front entry pedestal 18in. w x 36in. h x 12in. d or larger. (e.g., VIT Strongbox Enclosure Pedestal SB-18SS series) Fits in WeatherTRAK SPH series enclosures.	1
FS	Flomec QS200-40 4" 4in. insertion flowmeter, schedule 80 PVC housing. 3.58 GPM-537 GPM range, max. operating pressure 150 psi. 2-wire connector w/ LED indicators for power and pulse. Storage temps -20 F to +160 F.	1
F	Amiad M106-XLP-Steel Screen 200mm Amiad 6in. Standalone Filtomat M Series, Self-Cleaning Screen Filter. Flanged inlet-outlet w/ Stainless Steel Weavewire Screen Element, and 12V DC Electronic Control Parts. Maximum working pressure 150psi.	1
M	Water Meter 4"	1

IRRIGATION NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL GOVERNMENTAL CODES AND REGULATIONS HAVING JURISDICTION. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIM/HERSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION.
3. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THESE PLANS. INSTALLER SHALL LOCATE ALL UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS BEFORE DIGGING. THE INSTALLER SHALL CALL BLUE STAKE, PROPERTY OWNER, AND CONSULT WITH ANY OTHER PERSONS OR AGENCIES HAVING INFORMATION ON LOCATIONS OF UNDERGROUND UTILITIES.
4. NOTIFY PROJECT REPRESENTATIVE OF ANY DISCREPANCY FOUND BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE AND/OR MATERIALS TO BE INSTALLED. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN ANY UNKNOWN CONDITION SUCH AS OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST IN THE FIELD WHICH WERE NOT CONSIDERED IN THE IRRIGATION DESIGN. IN THE EVENT THAT NOTIFICATION IS NOT GIVEN BY THE CONTRACTOR TO OWNER'S REPRESENTATIVE, THEN THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
5. NO PART OF THIS SYSTEM SHALL BE INSTALLED IN ANY LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC. OPEN EXCAVATIONS SHALL BE BARRICADED OR COVERED. PROVIDE AND MAINTAIN ALL LIGHTS, WARNING SIGNS, BARRICADES, ETC. AS MAY BE REQUIRED OR NECESSARY TO PROTECT THE PUBLIC.
6. INSTALLER SHALL CHECK THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF INSTALLATION. IF PRESSURE IS 5 PSI HIGHER OR LOWER THAN SPECIFIED, THE INSTALLER SHALL NOTIFY THE PROJECT REPRESENTATIVE.
7. THE PROJECT IS DESIGNED TO OPERATE AT A STATIC PRESSURE IN THE CITY MAIN OF 85 P.S.I. SET THE REMOTE-CONTROL VALVE PRESSURE REGULATOR TO PROVIDE AT LEAST 60 PSI TO THE LAST ROTOR HEAD IN THE CIRCUIT AND PROPER PSI FOR IRRIGATION SPRAY HEADS.
8. PIPE PLACEMENT AND VALVE LOCATIONS ARE DIAGRAMMATIC. LOCATE PIPING AND VALVE BOXES IN PLANTING AREAS WHERE POSSIBLE.
9. CONTRACTOR TO COORDINATE SLEEVING UNDER ALL PAVED SURFACE AREAS (CONCRETE WALKS, ROADS, PARKING AREAS, ETC.) WITH APPROPRIATE CONTRACTORS. SLEEVES SHALL BE A MINIMUM OF TWO TIMES LARGER THAN THE PIPE TO BE SLEEVED. IRRIGATION CONTROL WIRE WILL BE SLEEVED UNDER PAVEMENT ADJACENT TO THE IRRIGATION MAINLINE OR FROM THE CONTROLLER TO THE MAINLINE IN 2" CONDUIT. ALL CONTROL WIRES SHALL BE SLEEVED BETWEEN THE CONTROLLER AND IRRIGATION MAINLINE IN 2" CONDUIT.
10. INSTALLER SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADE AND WILL NOT SETTLE.
11. INSTALL ALL DRIP IRRIGATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. ALL DRIP TUBING SHALL BE HELD IN PLACE BY SOIL STAPLES. IN SANDY SOILS PLACE ONE STAPLE EVERY THREE FEET, IN LOAM SOIL ONE STAPLE EVERY FOUR FEET, AND IN CLAY SOIL ONE STAPLE EVERY 5 FEET. PLACE TWO STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW OR CROSS)
13. INSTALL POINT SOURCE DRIP IRRIGATION ACCORDING TO PLANS, DETAILS AND MANUFACTURER'S RECOMMENDATIONS. INSTALL INLINE DRIP IN PLANTERS FOR DENSE PLANTINGS AND FOR TREE RINGS ACCORDING PLAN, DETAILS AND IRRIGATION SCHEDULE. EACH DRIP VALVE SHALL BE CONNECTED BY PVC PIPING TO DRIP PLANTING AREAS THEN TO BLANK TUBING TO POINT SOURCE EMITTERS AT PLANTS AND TO INLINE DRIP FOR DENSE PLANTING AREAS OR TREE RINGS.
14. POINT SOURCE DRIP IRRIGATION SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, IRRIGATION SCHEDULE AND MANUFACTURES RECOMMENDATIONS. EACH DRIP VALVE SHALL BE CONNECTED BY PVC PIPING TO DRIP PLANTING AREAS THEN TO BLANK TUBING TO TO POINT SOURCE EMITTERS AT PLANTS.
15. INSTALL MANUAL DRAIN VALVES AS PER DETAILS AT ALL LOW POINTS ON THE MAINLINE. LATERAL LINES TO DRAIN TO DRAIN VALVE IN THE REMOTE-CONTROL VALVE BOX.
16. A MASTER VALVE SHALL BE INSTALLED ALONG WITH APPROPRIATE FLOW SENSING EQUIPMENT TO ELIMINATE EXCESS SYSTEM FLOW SHOULD A VALVE TICK OPEN AFTER A CYCLE HAS BEEN COMPLETED OR A MAINLINE BREAK OCCURS.
17. INSTALL IRRIGATION CONTROLLER IN RESTROOM STORAGE ROOM ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. APPROVE LOCATION WITH OWNER PRIOR TO INSTALLATION. EARTH GROUND THE CONTROLLER AND CONTROL WIRES.
18. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATE WITH THE ELECTRICAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
19. CONTROL WIRE SHALL BE UF-UL LISTED, COLOR CODED COPPER CONDUCTOR DIRECT BURIAL SIZE 14. IRRIGATION CONTROL WIRE SHALL BE IN ONE INCH CONDUIT AT ALL TIMES NEXT TO MAINLINE AND SWEPT INTO VALVE BOXES AS SHOWN ON DETAIL. IRRIGATION SPLICES SHALL BE DONE BY DBY OR DBR BY 3M. ALL SPLICES SHALL BE MADE INSIDE VALVE BOXES.
20. INSTALL FILTER ASSEMBLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
22. ADJUST HEADS TO MINIMIZE SPRAY ON FENCES, WALLS, AND BUILDINGS, ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO OR OVER STAIRS OR STEPS, OR DRAIN ACROSS WALKS, CURBS, OR STREETS. PROGRAM CONTROLLER FOR MULTIPLE START TIMES TO PREVENT RUNOFF. INSTALL ANTI-DRAIN CHECK VALVES UNDER HEADS WHERE DRAINAGE OCCURS OR USE HEADS WITH INTEGRAL CHECK VALVES.
23. IRRIGATION TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE IRRIGATION SEASON TO PROVIDE SUFFICIENT WATER FOR PLANT LIFE. OVER WATERING CAN RESULT IN DEATH OF PLANTS, POSSIBLE SOIL EXPANSION, DAMAGE TO CONCRETE AND ASPHALT PAVING, DAMAGE TO FOUNDATIONS AND POSSIBLE LOSS OF SOIL COMPACTION.
24. PLACE ALL IRRIGATION MAINLINES UNDER WORKING PRESSURE FOR TWO HOURS. REPAIR OR REPLACE ALL DEFECTIVE ELEMENTS AND REPEAT TEST UNTIL ALL LEAKS STOP.
25. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
26. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM FOR THE DURATION OF THE MAINTENANCE PERIOD OF 60 DAYS FOR PLANTS AND 90 DAYS FOR TURF GRASS (SOD & SEED). WATER, MOW, AND WEED THE SITE AS NECESSARY FOR THE HEALTH OF THE INSTALLED LANDSCAPE.
27. FINAL INSPECTION AT THE END OF WORK SHALL BE MADE WITH THE OWNER'S REPRESENTATIVE AND IRRIGATION CONTRACTOR. A COVERAGE TEST WILL BE DONE, AND THE SYSTEM INSTALLATION INSPECTED AND A PUNCH LIST OF FINAL ITEMS NEEDING COMPLETION MADE. A LETTER OF ACCEPTANCE SHALL BE GIVEN BY THE OWNER TO THE CONTRACTOR AT THE COMPLETION OF THE PUNCH LIST AND THE DELIVERY OF AS-BUILT IRRIGATION PLANS.
28. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
29. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDED A FULLY FUNCTIONAL SYSTEM WITH HEAD TO HEAD COVERAGE AND WATER TO EACH PLANT IN ALL PLANTER BEDS.
30. EACH VALVE MANIFOLD SHALL BE INSTALLED PER LEHI CITY STANDARDS.
31. PROVIDE FINAL THIRD PARTY CONSULTATION AND STARTUP BY SPRINKLER SUPPLYCOORDINATE WITH BRADY PITCHER, bpitcher@sprinklersupplyco.com, 801.566.8102
32. SET UP WEATHERTRAK MOBILE
    A. SET UP SITE AND CONTROLLERS AND ACTIVATE SYSTEM.
    B. LINK VALVES AND STATION LOCATIONS WITH CORRECT STATION NAMES.
    C. DEVELOP MOBILE SITE MAPPING AND GEOLOCATE ALL ASSETS LISTED BELOW. PROVIDE PHOTOS OF ASSETS AND LINK TO SYSTEM.

- DEFINE THE FOLLOWING SITE MAP ASSETS AT A MINIMUM AND INCLUDE NAME, IDENTIFIER AND DESCRIPTION:
  - STATION VALVE, ISOLATION VALVE, HOSE BIB, VALVE BOX, SPLICE BOX, CONTROLLER, BATTERY OPERATED VALVE, AIR RELIEF VALVE, STATION LOCATION, SURGE PROTECTOR, MASTER VALVE, PUMP, FLOW SENSOR, POINT OF CONNECTION, QUICK COUPLER
- INCLUDE ASSET DETAILED INFORMATION TO INCLUDE AT A MINIMUM:
  - MANUFACTURER, MODEL, SIZE, DATE MAPPED FOR EXISTING OR DATE INSTALLED FOR NEW.
- INCLUDE LATITUDE AND LONGITUDE LOCATIONS WITH A LOCATION DESCRIPTION.
  - UPLOAD A MINIMUM OF TWO QUALITY PHOTOS OF EACH ASSET WITH SUFFICIENT INFORMATION FOR OWNER TO TELL LOCATION AND GENERAL VISUAL OF ASSET.

LEHI CITY

Approved Construction Plans
03/18/2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH · DUSTIN KIRK HISLOP · NO. 8087409-5301 · LICENSED LANDSCAPE ARCHITECT · 1.26.2026

TITLE	OVERALL IRRIGATION PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
L200

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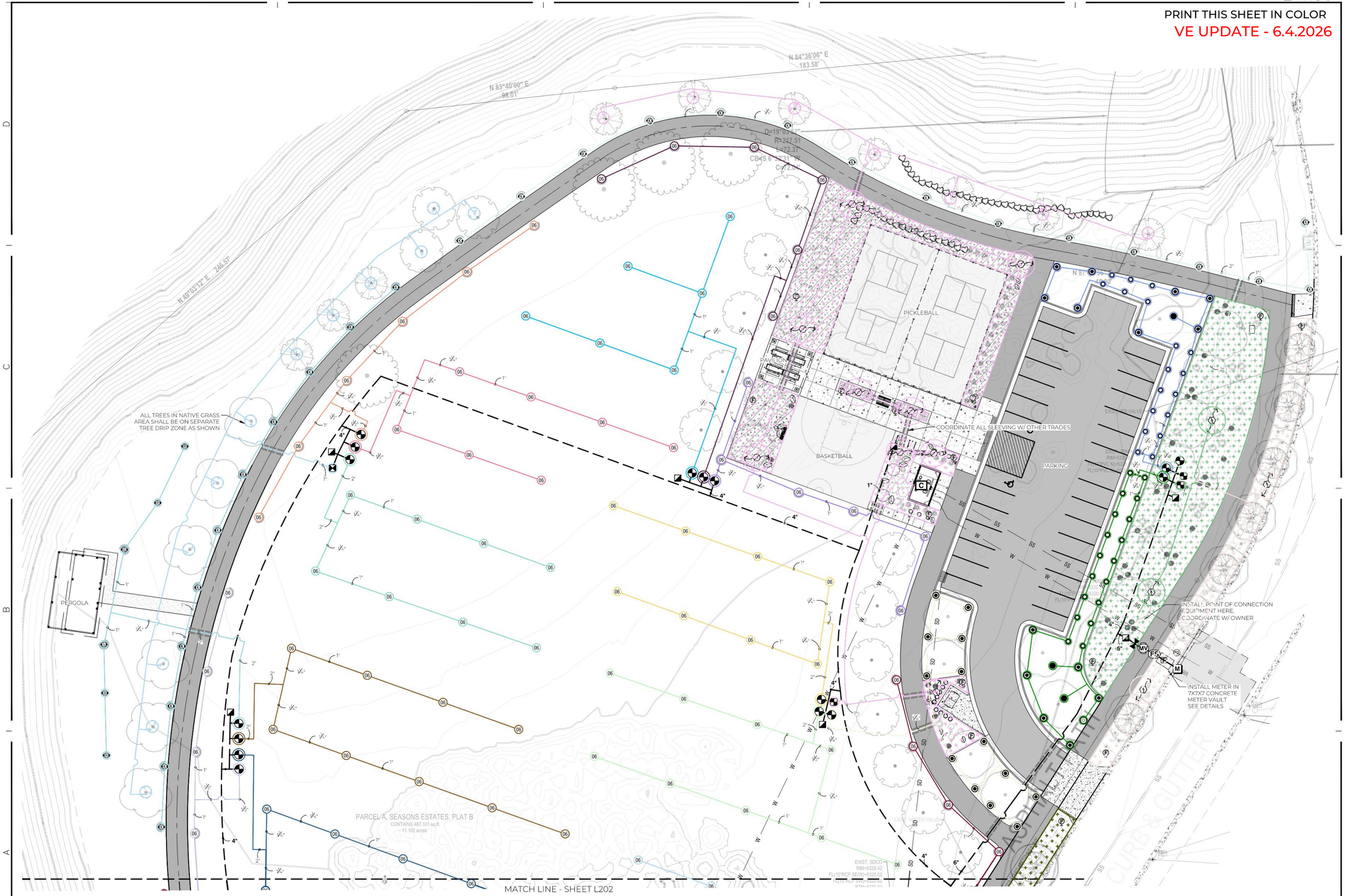

Approved Construction Plans
03/18/2026

LEHI CITY

SCALE: 1" = 20'

0 20 40 60 feet

NORTH

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT
NO. 6987469-5301

TITLE	IRRIGATION PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

L201

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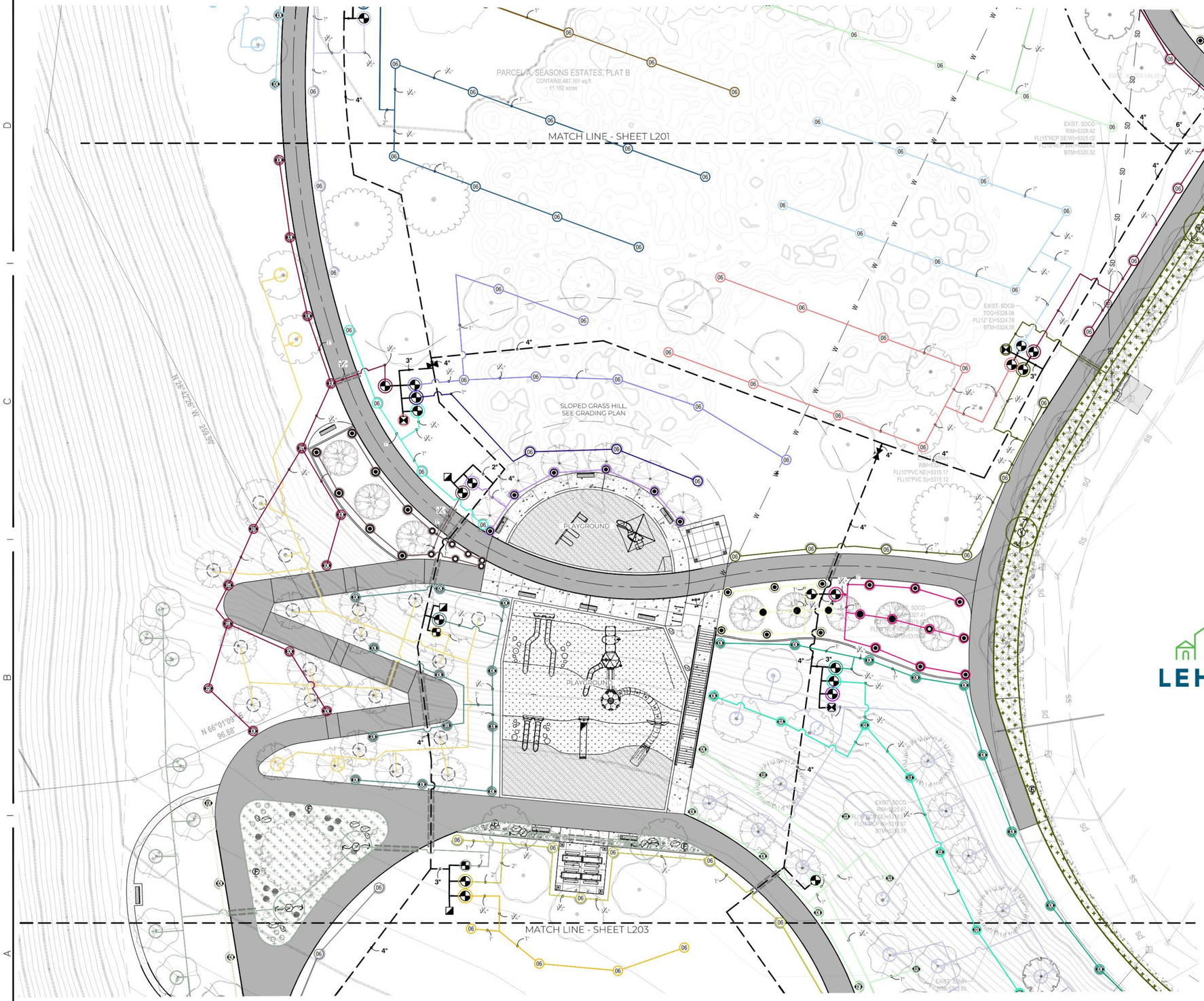

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

BLUESTAKE

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 6087469-5301
LICENSED LANDSCAPE ARCHITECT
03-18-2026

TITLE	IRRIGATION PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
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CHECKED BY:	HISLOP

SHEET

L202

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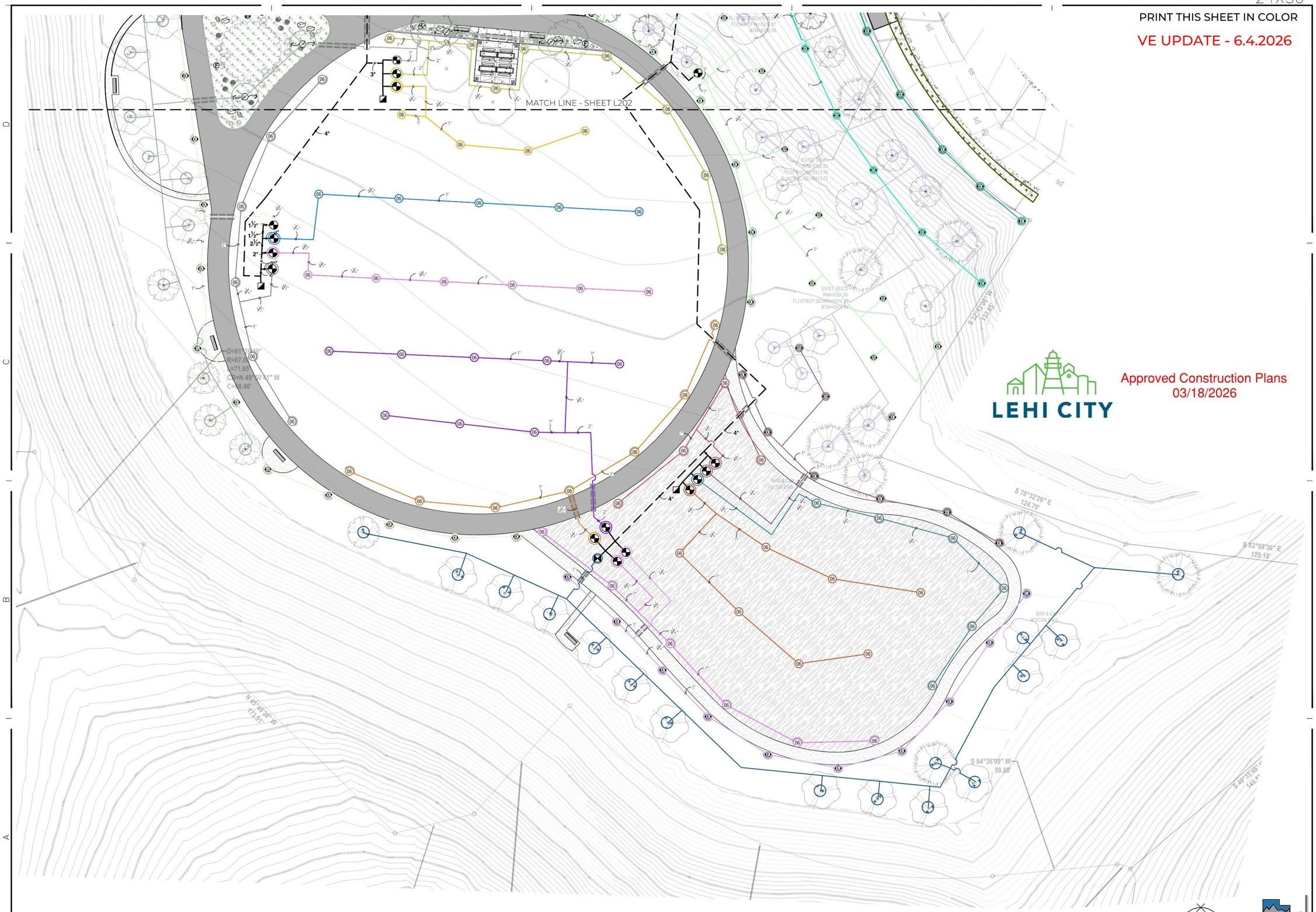

LEHI CITY

Approved Construction Plans
03/18/2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 6987459-5301
LICENSED LANDSCAPE ARCHITECT
08 JUL 2026

TITLE	IRRIGATION PLAN
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
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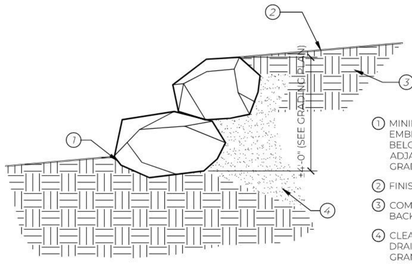
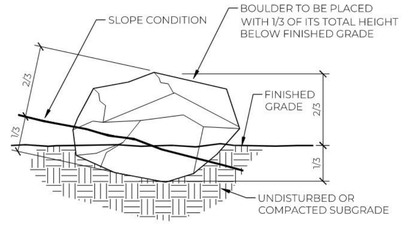


1. MINIMUM 12" EMBEDMENT BELOW ADJACENT GRADE
2. FINISH GRADE
3. COMPACTED BACKFILL
4. CLEAN, FREE DRAINING GRANULAR FILL 12" THICK MIN.

1 ROCK RETAINING WALL

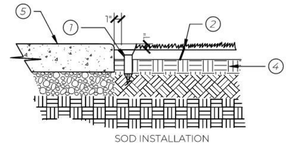
3/4" = 1'-0" P-PA-LEH2-08



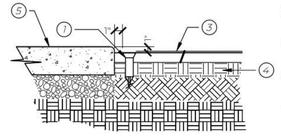
2 LANDSCAPE BOULDER

NTS P-PA-LEH2-09

1. INSTALL SOD OR SEED BED 1" BELOW TOP OF ADJACENT CONCRETE SITE ELEMENT, AS SHOWN.
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MOWSTRIP, CURB, OR SIDEWALK



SOD INSTALLATION



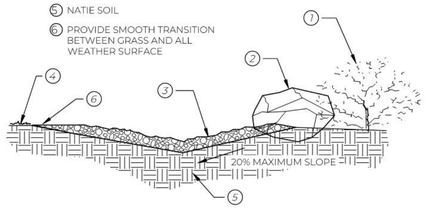
GRASS SEED INSTALLATION

NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (ONCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISHED GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & $\frac{1}{4}$ INCHES BELOW SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAM.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & INSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    - 10.1. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    - 10.2. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    - 10.3. 46-0-0 (50% SLOW RELEASE) SULPHER COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

3 SOD & SEED LAWN - LEHI CITY

NTS P-PA-LEH2-10

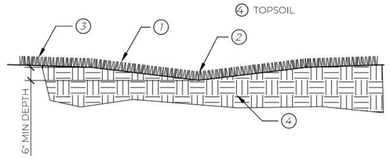
1. SHRUB PER LANDSCAPE PLAN
2. BOULDER PER LANDSCAPE PLAN
3. ALL WEATHER SURFACE PER PLAN
4. NATIVE CABIN GRASS
5. NATIE SOIL
6. PROVIDE SMOOTH TRANSITION BETWEEN GRASS AND ALL WEATHER SURFACE



4 DRAINAGE SWALE - MULCH

NTS P-PA-LEH2-100

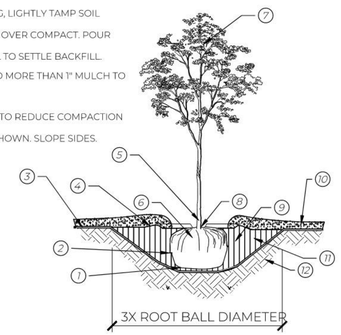
1. NATIVE CABIN GRASS, TYP.
2. SWALE LOW FLOW LINE
3. HIGH SIDE ADJACENT TO RESIDENTIAL PROPERTY
4. TOPSOIL



5 NATIVE GRASS SWALE

1" = 1'-0" P-PA-LEH2-101

1. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.
2. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE AND BURLAP FROM B&B STOCK
3. FINISHED GRADE
4. ROUND TOP SOIL BERM 4" HIGH X 8" WIDE SURROUNDING PERIPHERY OF ROOT BALL.
5. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE 2" MIN. CALIPER, MEASURED 20" ABOVE GROUND LEVEL
6. ROOT BALL, MODIFIED AS REQUIRED
7. CENTRAL LEADER
8. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL NOT BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL. NO NOT OVER COMPACT. POUR WATER AROUND ROOTBALL TO SETTLE BACKFILL.
10. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
11. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. SLOPE SIDES.
12. EXISTING SOIL

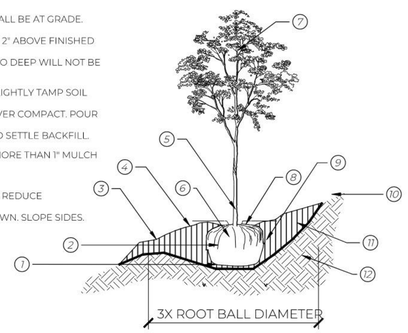


NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL AND CLIMATE.
3. TREES SHALL BE KEPT:
    - 3.1. OUTSIDE OF THE INTERSECTION SIGHT OF TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
    - 3.2. NOT LESS THAT 20' FROM LAMP STANDARDS AND POWER POLES.
    - 3.3. NOT LESS THAN 10' FROM FIRE HYDRANTS.
    - 3.4. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
    - 3.5. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS IN CONFORMANCE TO THE STANDARD DETAILS, AS REQUIRED BY PLANNING AND ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY AND SIZE.
6. TREES TO BE INSPECTED DURTING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL, ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE AS REQUIRED B Y CITY REPRESENTATIVE.

6 TREE WITH BERM - LEHI CITY

NTS P-PA-LEH2-11

1. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.
2. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE AND BURLAP FROM B&B STOCK
3. FINISHED GRADE
4. ROUND TOP SOIL BERM 4" HIGH X 8" WIDE SURROUNDING PERIPHERY OF ROOT BALL.
5. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE 2" MIN. CALIPER, MEASURED 20" ABOVE GROUND LEVEL
6. ROOT BALL, MODIFIED AS REQUIRED
7. CENTRAL LEADER
8. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL NOT BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND ROOT BALL. NO NOT OVER COMPACT. POUR WATER AROUND ROOTBALL TO SETTLE BACKFILL.
10. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
11. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. SLOPE SIDES.
12. EXISTING SOIL



NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL AND CLIMATE.
3. TREES SHALL BE KEPT:
    - 3.1. OUTSIDE OF THE INTERSECTION SIGHT OF TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
    - 3.2. NOT LESS THAT 20' FROM LAMP STANDARDS AND POWER POLES.
    - 3.3. NOT LESS THAN 10' FROM FIRE HYDRANTS.
    - 3.4. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
    - 3.5. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS IN CONFORMANCE TO THE STANDARD DETAILS, AS REQUIRED BY PLANNING AND ZONING.
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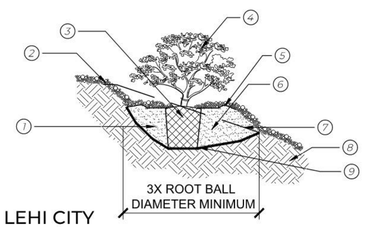
6. TREES TO BE INSPECTED DURTING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL, ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE AS REQUIRED B Y CITY REPRESENTATIVE.

7 TREE ON 5% SLOPE - LEHI CITY

NTS P-PA-LEH2-12

1. DIG & TURN SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
2. 4" LAYER OF MULCH. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
3. ROOTBALL
4. SHRUB
5. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL TO BRACE SHRUB. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE BACKFILL.
7. FINISHED GRADE
8. EXISTING SOIL
9. BOTTOM OF ROOTBALL TO REST ON EXISTING OR RECOMPACTED SOIL



NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE UNLESS WRITTEN APPROVAL IS OBTAINED & VARIETY, SIZE, & SPACING IS STATED.
2. ALL CONTAINERS, WIRE BASKETS, ETC. SHALL BE REMOVED FROM SHRUBS PRIOR TO PLANTING. ALL B&B STOCK SHALL HAVE THE BAILING TWINE AND BURLAP REMOVED.
3. ANY SHRUBS PLANTED TOO DEEP WILL NOT BE ACCEPTED. ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE.
4. SHRUBS SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
5. SHRUBS MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL, ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
6. PLANT SHRUB TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE.

8 SHRUB - LEHI CITY

NTS P-PA-LEH2-13

9 SHRUB ON SLOPE - LEHI CITY

NTS P-PA-LEH2-14

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6087449-5301 — LICENSED LANDSCAPE ARCHITECT — EXP. 12/31/26

TITLE	LANDSCAPE DETAILS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

L500

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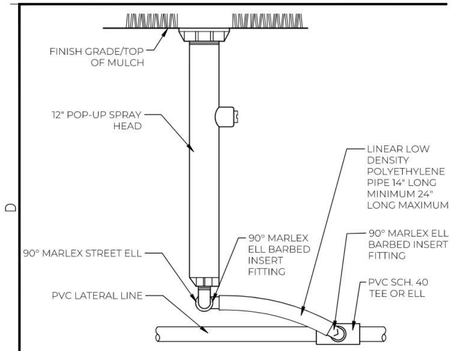
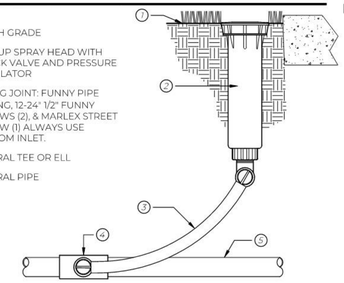


1 12 IN. POP-UP SPRAY HEAD

NTS P-PA-LEH2-06

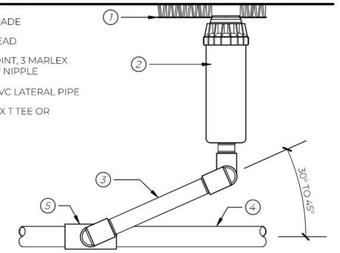


1. FINISH GRADE
2. POP-UP SPRAY HEAD WITH CHECK VALVE AND PRESSURE REGULATOR
3. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1) ALWAYS USE BOTTOM INLET.
4. LATERAL TEE OR ELL
5. LATERAL PIPE

NOTES:
1. ALL SPRINKLER HEADS THAT BE SET TO GRADE & PERPENDICULAR TO THE FINISHED GRADES UNLESS OTHERWISE SPECIFIED. HEADS ADJACENT TO CURBS & WALKS SHALL BE ½ TO 1 INCH AWAY FROM THE CURB OR WALKWAY. ALL NOZZLES SHALL BE TIGHTENED & ADJUSTED FOR THE PROPER RADIUS, ARC, & GALLONAGE.
2. SPRAY POP-UP HEADS SHALL HAVEA DOUBLE SWING JOINT RISER CONSTRUCTED OF FUNNY PIPE, BARBED FITTINGS, & MARLEX STREET ELLS ON THE HEAD SIDE.

2 SPRAY HEAD - LEHI CITY

NTS P-PA-LEH2-39



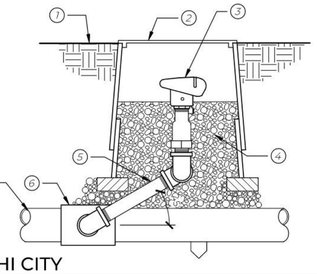
1. FINISH GRADE
2. ROTOR HEAD
3. SWING JOINT, 3 MARLEX STR 90, 12" NIPPLE
4. SCH. 40 PVC LATERAL PIPE
5. SCH. 40 S X T TEE OR BELOW

NOTES:
1. ALL SPRINKLER HEADS THAT BE SET TO GRADE & PERPENDICULAR TO THE FINISHED GRADES UNLESS OTHERWISE SPECIFIED. HEADS ADJACENT TO CURBS & WALKS SHALL BE ½ TO 1 INCH AWAY FROM THE CURB OR WALKWAY. ALL NOZZLES SHALL BE TIGHTENED & ADJUSTED FOR THE PROPER RADIUS, ARC, & GALLONAGE IMPACT HEADS SHALL NOT BE APPROVED WITHIN LEHI CITY.
2. ALL ROTOR POP-UP SPRINKLERS SHALL HAVE AN ADJUSTABLE RISER ASSEMBLY (DOUBLE SWING JOINT).

3 POP UP ROTOR - LEHI CITY

NTS P-PA-LEH2-38

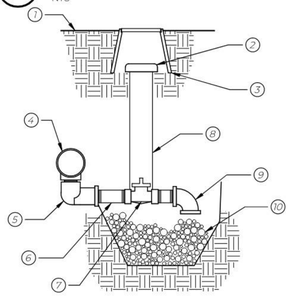
NOTES:
1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE FILTER. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10" ROUND VALVE BOX.
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.



1. FINISH GRADE
2. 10" ROUND VALVE BOX
3. QUICK COUPLER VALVE
4. 3/4" MINUS GRAVEL
5. FACTORY MFG SWING JOINT
6. MAIN LINE TEE OR ELL
7. MAIN LINE PIPE

4 QUICK COUPLER VALVE - LEHI CITY

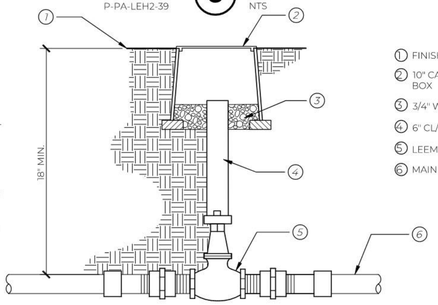
NTS P-PA-LEH2-40



1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. MAIN LINE PIPE
5. 3/4" SCH. 40 STREET ELL
6. 3/4" X 6" S/80 NIPPLE
7. 3/4" CURB STOP VALVE FORD B11-333M
8. 2" SCH. 40 PIPE
9. MARLEX STREET ELL
10. 1 CU/FT 3/4" GRAVEL

5 MANUAL DRAIN VALVE (SMALL) - LEHI CITY

NTS P-PA-LEH2-41



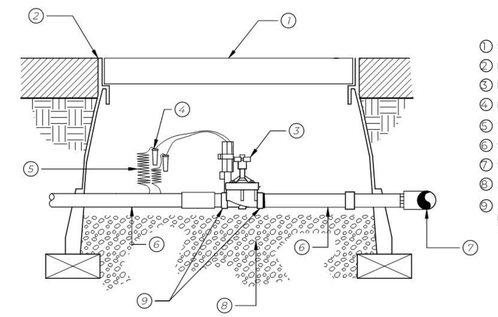
NOTES:
1. ALL GATE VALVES SHALL BE RESILIENT WEDGE WITH SQUARE KEY OR DOMESTIC MANUFACTURE NON RISING STEAM. 200LB WATER, OIL, GAS RATED.
2. ALL GATE VALVES SHALL BE INSTALLED WITH VALVE BOXES. SIX OF TWELVE INCH EXTENSIONS SHALL BE ADDED WHEN NECESSARY TO BRING THE VALVE BOXES LEVEL WITH FINISH GRADE.

1. FINISH GRADE
2. 10" CARSON BROOKS ROUND VALVE BOX
3. 3/4" WASHED GRAVEL
4. 6" CL/200 SLEEVE
5. LEEMCO D/I R/W VALVE
6. MAIN LINE PIPE

6 LARGE ISOLATION/LINE VALVE - LEHI CITY

NTS P-PA-LEH2-42

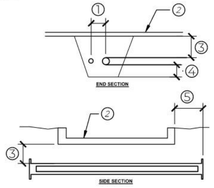
NOTES:
1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS AND APPROVAL BY THE PARKS DEPARTMENT.
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 11.75 INCH VALVE BOX (NOTE THIS IS THE MINIMUM SIZE),
3. NO MORE THAN TWO VALVES PER BOX AND VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.



1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH. 40 PIPE AND FITTINGS
7. SCH. 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X

7 REMOTE CONTROL VALVE - LEHI CITY

NTS P-PA-LEH2-47

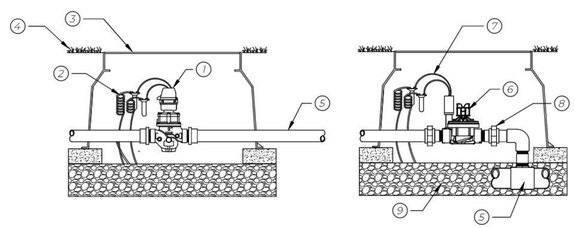


1. 4" MIN. CLEARANCE
2. FINISH GRADE
3. 18" MIN, 24" MAX. PIPE COVER
4. 2" MIN, PIPE BEDDING
5. 6" MIN, 18" MAX.

NOTES:
1. SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR
2. ALL PIPE SLEEVING SHALL BE SCH. 40 PVC. PIPING UNDER ROAD TO THE WATER METER BOX MUST BE POLYETHYLENE.
3. CUTTING/BREAKING EXISTING CONCRETE IS NOT PERMITTED UNLESS NO OTHER ALTERNATIVE IS POSSIBLE. PIPING UNDER PAVING SHALL BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING.
4. DESIGNER/CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SLEEVING REQUIRED UNDER PAVING.
5. ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

8 SLEEVING - LEHI CITY

NTS P-PA-LEH2-43

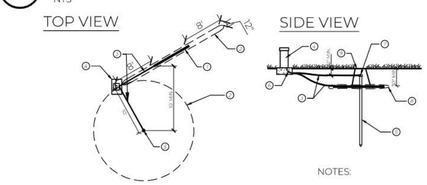


NOTE:
INLET PIPE LENGTH OF FLOW METER MUST BE A MINIMUM OF 10X THE PIPE DIAMETER; OF STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF FLOW METER MUST BE A MINIMUM OF 5X THE PIPE DIAMETER OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

1. FLOW METER PER PLAN
2. FLOW SENSOR WIRE PER MANUFACUTRER SPECIFICATIONS
3. JUMBO VALVE BOX, TYP.
4. FINISH GRADE
5. MAIN LINE PIPE PER PLAN
6. MASTER VALVE PER PLAN
7. CONTROL WIRES PER MANUFACTURER SPECIFICATIONS
8. UNIONS BOTH SIDES
9. 3/4" GRAVEL BASE

9 MASTER VALVE & FLOW METER

NTS P-PA-LEH2-16

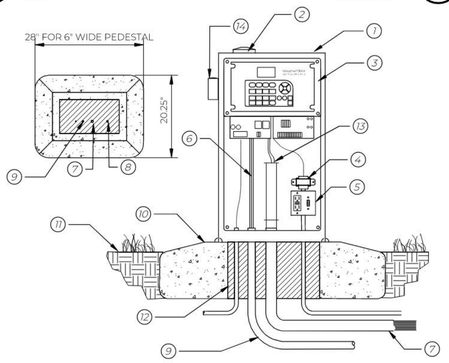


1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

NOTES:
1. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA.
2. PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

10 GROUNDING GRID INSTALLATION - LEHI CITY

NTS P-PA-LEH2-51

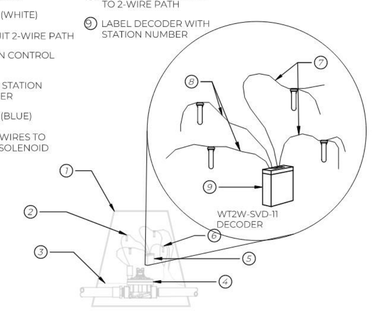


1. STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY. SEE IRRIGAITON LEGEND FOR MAKE AND MODEL.
2. LOW PROFILE ANTENNA
3. WEATHERTRAK OPTIFLOW XR 2-WIRE CONTROLLER. SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. CONTROLLER TRANSFORMER.
5. GFI ON/OFF POWER SWITCH RECEPTACLE. (OPTIONAL)
6. OPTIONAL CONVENTIONAL FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.
7. 3" PVC SWEEP ELL AND CONDUIT FOR CONTROL WIRES.
8. 1" PVC SWEEP ELL AND CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.
9. 2" PVC SWEEP ELL AND CONDUIT FOR OPTIONAL CONVENTIONALLY WIRED FLOW SENSOR AND MASTER VALVE WIRES.
10. POURED CONCRETE BASE. SLOPE TO DRAIN
11. FINISH GRADE. 2" BELOW TOP OF CONCRETE BASE.
12. FILL VOIDS WITH CONCRETE SLURRY MIX.
13. NEATLY BUNDLE WIRES AND SECURE WITH WIRE TIRES. (TYPICAL)
14. RAIN SENSOR WITHIN VIT RAIN SENSOR ENCLOSURE (PT# RGVRSS) PER SPEC.

NOTE: MINIMUM CONCRETE BASE REQUIREMENTS. CONTRACTOR SHALL VERIFY NUMBER AND SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE INSTALLATION. USE ENCLOSURE MANUFACTURER'S TEMPLATE FOR PROPER LAG BOLT PLACEMENT. PROVIDE A MINIMUM 2" OF CONCRETE FROM LAG BOLT TO OPENING IN CONCRETE BASE FOR CONDUITS.

11 WEATHERTRAK OPTIFLOW XR 2-WIRE 16" FRONT ENTRY

NTS P-PA-LEH2-80



1. VALVE BOX
2. SPLICE (WHITE)
3. CONDUIT 2-WIRE PATH
4. STATION CONTROL VALVE
5. 2-WIRE STATION DECODER
6. SPLICE (BLUE)
7. WHITE WIRES TO VALVE SOLENOID
8. BLUE WIRES CONNECT TO 2-WIRE PATH
9. LABEL DECODER WITH STATION NUMBER

12 2-WIRE DECODER WIRING - LEHI CITY

NTS P-PA-LEH2-54

LEHI CITY

Approved Construction Plans
03/18/2026
VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH — DUSTIN KIRK HISLOP — NO. 6587468-5301 — LICENSED LANDSCAPE ARCHITECT — 08-20-2024

TITLE	IRRIGATION DETAILS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

L501

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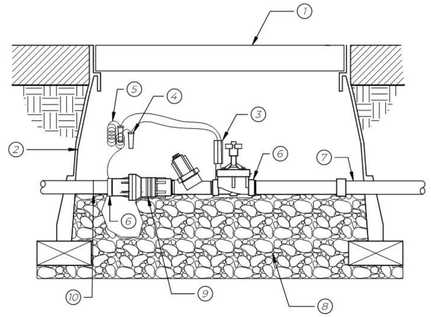


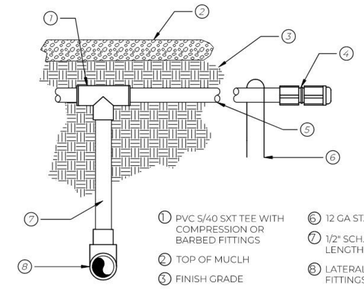
1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5 W/4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE, PLACED INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH. 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 OR 40 PSI
10. LATERAL LINE PIPE, SCH. 40 FITTINGS

NOTE:
ALL "DRIP" SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A LOW FLOW VALVE AND PRESSURE REDUCING FILTER AS APPROVED BY THE LEHI CITY PARKS DEPARTMENT.

2 DRIP CONTROL ZONE - LEHI CITY

NTS

P-PA-LEH2-46

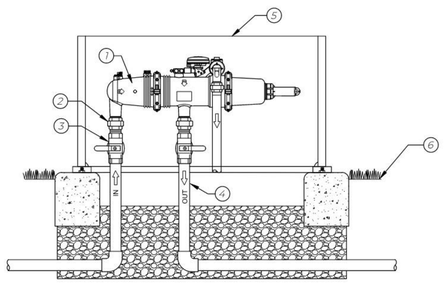


1. PVC S/40 SXT TEE WITH COMPRESSION OR BARBED FITTINGS
2. TOP OF MUCLH
3. FINISH GRADE
4. COMPRESSION OR BARBED
5. PE DRIP TUBE
6. 12 GA STAPLE
7. 1/2" SCH. 80 NIPPLE LENGTH AS NEEDED
8. LATERAL PIPE AND FITTINGS

3 PVC TO POLY CONNECTION - LEHI CITY

NTS

P-PA-LEH2-53



1. FILTER PER PLAN
2. STAINLESS UNIONS - SIZE PER PLAN
3. STAINLESS STEEL BALL VALVE
4. STAINLESS NIPPLES AND FITTINGS AS REQUIRED
5. STRONGBOX SBBC-52AL
6. FINISH GRADE

NOTES:
1. MINI SIGMA PER PLAN.
2. STRONG BOX MOUNTED TO CONCRETE MOWSTRIP.
3. GRAVEL INSIDE MOWSTRIP SHALL BE RECESSED FROM THE TOP SO FILTER FITS INSIDE THE STRONG BOX.
4. INTERIOR GRAVEL SHALL BE WASHED SMOOTH GRAVEL $\frac{3}{4}$" MINUS IN SIZE 16" DEEP.
5. WRAP PIT WITH DEWITT PRO 5 LANDSCAPE FABRIC PRIOR TO FILLING PIT WITH WASHED GRAVEL.

4 MEDIUM FILTER

3/4" = 1'-0"

P-PA-LEH2-19

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 6067469-5301
LICENSED LANDSCAPE ARCHITECT
01-26-2026

TITLE: IRRIGATION DETAILS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
L502

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SECTION 32 8423

UNDERGROUND SPRINKLERS

PART 1 GENERAL

1.01 SUMMARY

A. THE WORK COVERED BY THESE SPECIFICATIONS CONSISTS OF FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SUPPLIES IN PERFORMING ALL OPERATIONS IN CONNECTION WITH PROVIDING AN IRRIGATION SYSTEM AND ALL SITE WORK IN STRICT ACCORDANCE WITH PROVIDED SPECIFICATIONS, DETAILS, AND DRAWINGS.

B. ANY MINOR ITEMS OF LABOR AND/OR MATERIALS NOT SPECIFICALLY NOTED ON THE DRAWINGS OR SPECIFICATIONS; BUT OBVIOUSLY NECESSARY FOR THE PROPER COMPLETION OF THE WORK, ARE TO BE CONSIDERED AS INCIDENTAL TO AND ARE TO BE INCLUDED IN THE CONTRACT. CONTRACTOR SHALL NOTE SUCH ITEMS AND PRESENT THEM TO OWNER BEFORE BID OPENING.

C. CONTRACTOR SHOULD SUBMIT CONSTRUCTION SCHEDULE OF ANTICIPATED WORK TIME TO FACILITATE TIMELY VISITS FOR REVIEW OF WORK. SUCH PROPOSAL SHALL INCLUDE A PROJECTED TIME FRAME FOR INSTALLING THE SYSTEM. IT SHOULD REFLECT, IN CALENDAR DAYS, THE ANTICIPATED TIME REQUIRED FROM THE DAY OF THE AWARD TO COMPLETION OF THE SYSTEM IN A FULLY OPERATIONAL MODE. THIS SCHEDULE SHOULD REFLECT ANTICIPATED TIME FOR ORDERING AND RECEIVING ALL COMPONENTS, STARTING AND ENDING TIMES FOR INSTALLATION, SYSTEM START-UP, ETC.

D. IT IS THE DESIRE OF THE OWNER TO HAVE A FULLY OPERATIONAL SYSTEM BY END OF JULY 2025. OWNER RESERVES THE RIGHT TO DEDUCT TWO HUNDRED DOLLARS ($200) PER DAY FOR WORK COMPLETED AFTER THE TIME LIMIT EXPIRES.

1.02 SECTION INCLUDES

A. PIPE AND FITTINGS, VALVES, SPRINKLER HEADS, AND ACCESSORIES.

B. PROVIDE AUTOMATIC IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR ALL LANDSCAPED AREA PROVIDING ADEQUATE WATERING TO ALL TREES, SHRUBS, PERENNIALS, GROUNDCOVERS, AND TURF.

1.03 DEFINITION

A. CIRCUIT PIPING: DOWNSTREAM FROM CONTROL VALVES TO SPRINKLERS, SPECIALTIES, AND DRAIN VALVES. PIPING IS UNDER PRESSURE DURING FLOW.

B. DRAIN PIPING: DOWNSTREAM FROM CIRCUIT-PIPING DRAIN VALVES. PIPING IS NOT UNDER PRESSURE.

C. MAINLINE PIPING: DOWNSTREAM FROM POINT OF CONNECTION TO WATER DISTRIBUTION PIPING TO AND INCLUDING CONTROL VALVES. PIPING IS UNDER WATER DISTRIBUTION SYSTEM PRESSURE.

1.04 PROJECT CONDITIONS

A. IRRIGATION WATER SHALL BE PROVIDED BY THE FOLLOWING:

1. WATER SYSTEM TO BE CONNECTED TO EXISTING MAINLINE.

2. DESIGN PRESSURE OF THE IRRIGATION DESIGN IS 95 PSI.

1.05 SYSTEM PERFORMANCE REQUIREMENTS

A. MINIMUM WATER COVERAGE:

1. IRRIGATION HEADS IN LAWN AREAS SHALL BE SPACED 85% OF THE RADIUS FOR ROTORS AND 90% OF THE RADIUS FOR SPRAY HEADS.

2. SHRUBS, PERENNIALS, AND GROUNDCOVERS SHALL HAVE ADEQUATE WATER APPLIED TO THE ROOT ZONES TO ENSURE PLANT HEALTH AND DEVELOPMENT.

B. THE IRRIGATION SYSTEM SHALL PROVIDE THE MANUFACTURER'S RECOMMENDED MINIMUM OPERATION PRESSURE TO EVERY HEAD. THE PIPE SYSTEM SHALL HAVE SUFFICIENT PRESSURE TO OVERCOME THE LOSSES DUE TO FRICTION IN PIPING, FITTINGS, AND ALL OTHER EQUIPMENT. WATER SPEED IN THE PIPES SHALL NOT EXCEED 5 FEET PER SECOND IN THE IRRIGATION MAINLINE AND LATERAL PIPING.

C. THE IRRIGATION SYSTEM SHALL PROVIDE THE MANUFACTURER'S RECOMMENDED MINIMUM OPERATION PRESSURE TO EVERY IRRIGATION HEAD.

D. GROUP IRRIGATION HEADS INTO CIRCUITS HAVING SIMILAR HYDROZONE REQUIREMENTS.

E. MINIMUM WORKING PRESSURES: THE FOLLOWING ARE MINIMUM PRESSURE REQUIREMENTS FOR PIPING, VALVES, AND SPECIALTIES, UNLESS OTHERWISE INDICATED:

1. PRESSURE PIPING: 200 PSIG.

2. CIRCUIT PIPING: 150 PSIG.

3. DRAIN PIPING: 100 PSIG.

1.06 REFERENCE STANDARDS

A. ASTM D2241 – STANDARD SPECIFICATION FOR POLY (VINYL CHLORIDE) (PVC) PRESSURE-RATED PIPE

(SDR SERIES); 2015.

B. NEMA 250 – ENCLOSURES FOR ELECTRICAL EQUIPMENT (1000 VOLTS MAXIMUM); 2014.

1.07 SUBMITTALS

A. SEE SECTION 01 3000 – ADMINISTRATIVE REQUIREMENTS, FOR SUBMITTAL PROCEDURES.

B. PRODUCT DATA: SUBMIT TECHNICAL PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR IRRIGATION SYSTEM MATERIALS AND PRODUCTS.

C. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS OR "AS BUILT" DRAWINGS FOR IRRIGATION SYSTEMS SHOWING PIPING MATERIALS, SIZES, LOCATIONS, AND ELEVATIONS. INCLUDE DETAILS OF UNDERGROUND STRUCTURES, CONNECTIONS, THRUST BLOCKS, AND ANCHORING. SHOW INTERFACE AND SPATIAL RELATIONSHIP BETWEEN PIPING AND PROXIMATE STRUCTURES.

D. OPERATION AND MAINTENANCE DATA: INCLUDE IN MAINTENANCE MANUALS SPECIFIED IN DIVISION 1.

INCLUDE DATA FOR THE FOLLOWING:

1. PROVIDE TYPEWRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVATION AND SHUTDOWN, AND MANUFACTURER'S PARTS CATALOG.

2. PROVIDE SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS REQUIRED TO BE OPEN TO PROVIDE A DETERMINED AMOUNT OF WATER.

3. SUBMIT MANUALS WITH RECORD DRAWINGS. THE MANUAL SHALL ALSO CONTAIN:

a. IDENTIFICATION READABLE FROM THE OUTSIDE OF THE COVER STATING BY WHOM THE INFORMATION WAS COMPILED.

b. NEATLY TYPE-WRITTEN INDEX NEAR THE FRONT OF THE MANUAL, FURNISHING IMMEDIATE INFORMATION AS TO THE LOCATION IN THE MANUAL OF ALL EMERGENCY DATA REGARDING THE INSTALLATION.

c. COMPLETE NOMENCLATURE OF ALL REPLACEABLE PARTS, THEIR PART NUMBERS, CURRENT COST, AND NAME AND ADDRESS OF THE NEAREST VENDOR OF REPLACEMENT PARTS.

d. COMPLETE OUTLINE OF FUTURE WATERING SCHEDULES AND WHEN THEY SHOULD BE CHANGED FROM THE INITIAL INSTALLATION SCHEDULE. THE INITIAL SCHEDULE IS CALCULATED FOR A WATERING RATE TO ESTABLISH LAWN.

e. COPY OF ALL GUARANTEES AND WARRANTIES ISSUED ON THE INSTALLATION SHOWING ALL DATES OF EXPIRATION.

E. RECORD DRAWINGS: AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWINGS OF PIPING SYSTEM TO BE SUBMITTED PRIOR TO FINAL INSPECTION THAT ALSO INCLUDES:

1. DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION

2. SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN THE APPROVED CONTRACT DOCUMENTS.

3. FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, CONTROL WIRE RUNS NOT IN MAINLINE DITCH, AND BOTH ENDS OF SLEEVES.

4. TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.

5. TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.

F. PROVIDE REDUCED COPY OF RECORD DRAWINGS AT HALF-SIZE WITH COLOR KEY CIRCUITS AND LAMINATE BOTH SIDES WITH 5 MIL THICK OR HEAVIER PLASTIC. MOUNT ON 1/4 INCH PLYWOOD BOARD. DRILL TWO 1/2 INCH HOLES AT TOP OF BOARD AND HANG ON HOOKS IN CUSTODIAL ROOM OR AS DIRECTED BY PROJECT REPRESENTATIVE.

G. MAINTENANCE MATERIALS: PROVIDE THE FOLLOWING FOR OWNER'S USE IN MAINTENANCE OF PROJECT.

1. EXTRA SPRINKLER HEADS: ONE OF EACH TYPE AND SIZE.

2. EXTRA VALVE BOX KEYS: ONE.

3. WRENCHES: ONE FOR EACH TYPE HEAD CORE AND FOR REMOVING AND INSTALLING EACH TYPE HEAD.

H. WARRANTY DOCUMENTS: WARRANTY DOCUMENTS SHALL BE SUBMITTED TO OWNER AT THE TIME OF FINAL INSPECTION.

1.08 QUALITY ASSURANCE

A. MANUFACTURER QUALIFICATIONS: LICENSED FIRMS REGULARLY ENGAGED IN MANUFACTURE OF IRRIGATION SYSTEM PRODUCTS OF TYPES, MATERIALS AND SIZES SPECIFIED, WHOSE PRODUCTS HAVE BEEN IN USE IN SIMILAR SERVICE.

B. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS. NOTHING IN APPROVED CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

C. PRE-INSTALLATION MEETING: SCHEDULE MEETING AFTER EXCAVATION OF TRENCHES AND INSTALLATION OF SLEEVES, BUT PRIOR TO INSTALLATION OF PIPE.

D. INSTALLER QUALIFICATIONS: LICENSED CONTRACTING FIRM REGULARLY ENGAGED IN SUCCESSFUL INSTALLATION OF IRRIGATION SYSTEMS SIMILAR IN SIZE AND SCOPE OF THIS CONTRACT. OWNER RESERVES THE RIGHT TO ASK FOR AND VERIFY REFERENCES FROM CONTRACTORS PAST PORTFOLIO OF WORK BEFORE AWARD OF CONTRACT.

1.09 CODES AND STANDARDS

A. PLUMBING CODE COMPLIANCE: COMPLY WITH ANY APPLICABLE PORTIONS OF THE UTAH STATE PLUMBING CODE PERTAINING TO THE SELECTION OF MATERIALS AND THE INSTALLATION OF IRRIGATION SYSTEMS.

B. WATER PURVEYOR COMPLIANCE: COMPLY WITH REQUIREMENTS OF PURVEYOR SUPPLYING WATER TO THE PROJECT.

C. ANY PERMITS THAT ARE NEEDED FOR THE INSTALLATION OF CONSTRUCTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHICH ARE REQUIRED BY THE AUTHORITIES OF JURISDICTION, SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR FOLLOWING WHATEVER ORDINANCES, REGULATIONS AND CODES REQUIRING THE PERMITS. IF THE AUTHORITIES OF THE JURISDICTION REQUIRE INSPECTION AT SAID POINTS OF THE INSTALLATION, THE CONTRACTOR SHALL ARRANGE FOR, AND BE PRESENT AT, ANY SUCH INSPECTIONS.

D. ADDITIONAL WORK OR FURNISHING OF MATERIALS REQUIRED DUE TO INSPECTION BY THE AUTHORITIES OF JURISDICTION SHALL BE FURNISHED AT NO COST TO THE OWNER. IN THE EVENT THAT THE SPECIFICATIONS FOR THIS PROJECT AND EXISTING ORDINANCES, REGULATIONS OR CODES ARE IN CONFLICT, THE CONFLICT SHALL BE NOTED IN WRITING BY THE CONTRACTOR TO THE OWNER'S AUTHORIZED REPRESENTATIVE, AND ANY NECESSARY CHANGES IN WORK SHALL FOLLOW AN ESTABLISHED PROCEDURE FOR CLAIMS FOR EXTRA COMPENSATION.

1.10 CONTRACTORS USE OF PREMISES

A. CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND INTERRUPTION OF ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS AND EQUIPMENT.

C. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SECURITY OF MATERIALS AND EQUIPMENT STORED ON JOB SITE.

D. CONTRACTOR SHALL CONFINE OPERATIONS TO AREAS WITHIN HIS CONTRACT LIMITS.

E. ANY DAMAGES TO EXISTING STRUCTURES, SURFACES, OR UTILITIES CAUSED BY CONTRACTOR OR CONTRACTOR'S EMPLOYEES SHALL BE CONSIDERED CONTRACTOR'S RESPONSIBILITY AND WILL BE PART OF THIS CONTRACT TO BE CORRECTED TO SATISFACTION OF OWNER.

F. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY LOCATING SERVICES AND KEEPING UTILITIES CLEARLY MARKED ON THE JOB SITE. SCHOOL-OWNED UTILITIES AND PIPING WILL BE MARKED BY SCHOOL DISTRICT PERSONNEL; HOWEVER, CONTRACTOR IS RESPONSIBLE TO CONTACT THE DISTRICT MAINTENANCE DEPARTMENT TO SCHEDULE LOCATING AND MUST GIVE ADEQUATE TIME FOR LOCATING TO BE DONE. ANY UTILITIES, WIRING, OR PIPING DAMAGED BY CONTRACTOR WITHOUT FOLLOWING THESE GUIDELINES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

G. CONTRACTOR IS RESPONSIBLE FOR SAFETY ON JOB SITE. BARRICADING OR COVERING OPEN TRENCHES, ELIMINATING TRIP HAZARDS, AND OTHER SAFETY ISSUES ARE A PRIORITY. RENTAL OR SUPPLYING OF BARRICADES IS CONTRACTOR'S RESPONSIBILITY.

1.11 PERFORMANCE BOND/BID BOND/INSURANCE

A. THE OWNER SHALL HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO FURNISH BONDS COVERING FAITHFUL PERFORMANCE OF THE CONTRACT AND PAYMENT OF OBLIGATIONS ARISING THEREUNDER AS STIPULATED IN BIDDING REQUIREMENTS. A BID BOND, CERTIFIED CHECK, OR CASHIERS CHECK EXECUTED IN FAVOR OF LEHI CITY IN THE AMOUNT OF FIVE PERCENT (5%) OF THE TOTAL BID PRICE MUST BE SUBMITTED WITH THE PROPOSAL AS GUARANTEE THAT BIDDER IS WILLING TO ENTER INTO A CONTRACT. BIDDER MUST ALSO BE ABLE TO PROVIDE A ONE HUNDRED PERCENT (100%) PERFORMANCE AND PAYMENT BOND AT TIME OF AWARD OF CONTRACT.

B. SUCCESSFUL CONTRACTOR MUST MEET FEDERAL, STATE, COUNTY AND CITY CODES AND REGULATIONS. PROOF OF LIABILITY INSURANCE AND WORKMEN'S COMPENSATION MUST BE SUBMITTED WITH BID.

1.12 SUPERVISION

A. THE CONTRACTOR SHALL PROVIDE A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS ON THE PROJECT WHEN WORK IS IN PROGRESS. THE SUPERINTENDENT SHALL NOT BE CHANGED DURING THE PROJECT WITHOUT THE CONSENT OF THE OWNER'S REPRESENTATIVE UNLESS THE SUPERINTENDENT CEASES HIS STATUS AS AN EMPLOYEE OF THE CONTRACTOR. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN THE CONTRACTOR'S ABSENCE, AND ALL DIRECTIONS GIVEN TO HIM BY THE OWNER'S REPRESENTATIVE SHALL BE BINDING AS IF THEY WERE GIVEN TO THE CONTRACTOR.

B. THE CONTRACTOR'S SUPERINTENDENT SHALL SUPERVISE THE CONTRACTOR'S EMPLOYEES ON THE JOB SITE AND BE RESPONSIBLE FOR THEIR ACTIONS AND CONDUCT ON THE JOB SITE.

1.13 GUARANTEE

A. SUBMIT ONE-YEAR WRITTEN GUARANTEE SIGNED BY UNDERGROUND SPRINKLER CONTRACTOR, AGREEING TO REPAIR OR REPLACE ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP.

B. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

1.14 SEQUENCING AND SCHEDULING

A. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUTOFF WITH OWNER.

B. COORDINATE LAWN IRRIGATION PIPING WITH WORK SPECIFIED IN DIVISION 32 9223 "SODDING" AND 32 9300 "PLANTS".

C. COORDINATE LAWN IRRIGATION PIPING WITH UTILITY WORK.

PART 2 PRODUCTS

2.01 IRRIGATION SYSTEM

A. MANUFACTURERS:

1. RAIN BIRD SALES, INC: WWW.RAINBIRD.COM

2. HYDROPOINT DATA SYSTEMS, INC.: WWW.HYRDOPOINT.COM

2.02 FILL MATERIAL

A. BACKFILL MATERIAL

1. BACKFILL MATERIAL FOR IRRIGATION PIPE SHALL CONSIST OF SAND, NATIVE MATERIAL OR TOPSOIL WITH NO ROCKS LARGER THAN 1/4 INCH IN ANY DIMENSION FOR PIPE BEDDING HAUNCHES AND INITIAL BACKFILL ABOVE THE PIPE. ABOVE THE INITIAL BACKFILL, THE TRENCH SHALL BE FILLED WITH SOIL WITH NO DEBRIS OR ROCKS GREATER THAN 1-1/2 INCH IN ANY DIRECTION. LANDSCAPE ARCHITECT SHALL APPROVE ON-STIE MATERIAL FOR BACKFILL OPERATION.

2. BACKFILL FOR IRRIGATION SLEEVES UNDER PAVEMENT SHALL CONSIST OF GRANULAR MATERIAL WITH NO ROCK SIZE LARGER THAN 1/4 INCH IN ANY DIMENSION UP TO THE BASE FOR THE PAVING ABOVE THE PIPE.

3. IMPORTED BACKFILL MATERIAL SHALL BE CLEAN SOIL, FREE FROM ORGANIC MATERIAL, TRASH, DEBRIS, RUBBISH, BROKEN CEMENT, ASPHALT MATERIAL, OR OTHER OBJECTIONABLE SUBSTANCES AND APPROVED BY THE LANDSCAPE ARCHITECT.

B. DRAINAGE FILL MATERIAL

1. WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, WITH 100% PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5% PASSING A NO. 4 SIEVE.

2.03 PIPE MATERIALS

A. PVC PIPE: ASTM D2241; 200 PSI (1.38 MPA) PRESSURE RATED UPSTREAM FROM CONTROLS, 160 PSI

(1.10 MPA) DOWNSTREAM; SOLVENT WELDED SOCKETS.

1. ALL LATERAL PIPING SMALLER THAN 3", SHALL BE SCHEDULE 40 PRESSURE RATED PVC GLUE JOINT PIPE WITH RATINGS PRINTED ON OUTSIDE OF PIPE.

2. ALL MAIN LINE PIPE 3" AND LARGER SHALL BE CLASS 200 PRESSURE RATED PVC GASKET JOINT PIPE WITH RATINGS PRINTED ON OUTSIDE OF PIPE, UNLESS OTHERWISE NOTED ON DRAWINGS OR DETAILS.

3. ALL LATERAL PIPE AND FITTINGS SHALL BE SCHEDULE 40 PRESSURE RATED PVC UNLESS SPECIFICALLY NOTED ON DRAWINGS.

4. ALL MAIN PRESSURE SIDE VALVE MANIFOLD PIPING SHALL BE DOMESTIC GALVANIZED IRON PIPE AND FITTINGS. ALL GALVANIZED IRON PIPE AND FITTING CONFIGURATIONS SHALL MATCH DETAIL DRAWINGS EXACTLY.

B. POLYETHYLENE PIPE:

1. PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH MANUFACTURER'S NAME, SIZE, SCHEDULE, TYPE, AND WORKING PRESSURE.

2. ALL IRRIGATION LATERAL PIPING SHALL BE POLYETHYLENE PLASTIC PIPE ID CONTROLLED PE 3408, ASTM 2239.

C. FITTINGS:

1. MAINLINES SHALL HAVE PVC SCH. 40 FITTINGS FOR PIPE SIZES 3/4 INCH THROUGH 1-1/2 INCH, PVC SCH 80 FOR PIPE SIZES 2 INCH THROUGH 3 INCH AND PUSH ON DUCTILE OR MECHANICAL CAST IRON FITTINGS ON PVC MAINLINE 4 INCH AND LARGER.

2. MAIN LINE PRESSURE FITTINGS SHALL BE CAST IRON MANUFACTURED BY HARCO OR APPROVED EQUAL.

3. ALL POLYETHELENE PIPE FITTINGS SHALL BE COMPRESSION FITTINGS OR INSERT BARBED FITTINGS SECURED WITH STAINLESS STEEL CLAMPS.

4. REMOTE CONTROL VALVE CONNECTION TO MAINLINE SHALL BE PVC SST TEE, EPOXY COATED DOUBLE STRAP SADDLE, M.J. TEE, OR HARCO DUCTILE IRONS SERVICE TEES.

5. JOINT RESTRAINT SHALL BE LEEMCO OR APPROVED EQUAL.

D. SLEEVE MATERIAL:

1. SLEEVE DIAMETER SHALL BE TWO TIMES LARGER THAN PIPE THAT IS TO BE INSTALLED IN SLEEVE. SLEEVES 4" AND SMALLER DIAMETER SHALL BE PVC SCHEDULE 40. SLEEVES 4 INCH AND LARGER SHALL BE CLASS 200 PVC OR PVC SEWER PIPE.

2. PIPING AND CONTROL WIRES UNDER WALKS, ROADS, OR OTHER HARD SURFACES SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES OF ADEQUATE SIZE OR AS NOTED ON DRAWINGS.

3. SLEEVES FOR ELECTRICAL CONDUIT SHALL BE ADEQUATE TO ACCOMMODATE MINIMUM CONDUIT SIZES AS REQUIRED BY UNIFORM ELECTRICAL CODE.

4. WIRE SLEEVES SHALL BE PVC PIPE OR ELECTRICAL TUBING. MAZIMUM NUMBER OF 14-GAUGE WIRE IN SLEEVE SHALL BE AS FOLLOWS:

a. 1-10 WIRES IN A 1 INCH SLEEVE

b. 11-18 WIRES IN A 1-1/4 INCH SLEEVE

c. 19-25 WIRES IN A 1-1/2" SLEEVE

d. 26-40 WIRES IN A 2" SLEEVE

e. 41-56 WIRES IN A 2-1/2" SLEEVE

f. 57-88 WIRES IN A 3" SLEEVE

E. PIPE CONNECTION MATERIAL

1. P-70 PRIMER

2. 711 SOLVENT/GLUE

3. TEFLON TAPE

2.04 OUTLETS

A. MANUFACTURERS:

1. RAIN BIRD.

B. ALL SPRINKLER HEADS SHALL BE THE BRAND, MODEL, SIZE, AND TYPE SHOWN ON DRAWINGS.

C. ALL SPRINKLER HEADS SHALL BE INSTALLED ON A "SWING JOINT" ASSEMBLY. LAWN SPRAY HEADS AND SMALL ROTORS WITH AN INLET SIZE 3/4'" AND SMALLER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS WITH "FUNNY PIPE" AND "SWING ELLS" AS MANUFACTURED BY RAIN BIRD OR APPROVED EQUAL. ALL LARGE STREAM ROTOR AND IMPACT HEADS SHALL BE INSTALLED WITH THREE 1" SCHEDULE 40 MARLEX STREET ELLS AND ONE SCHEDULE 80 1"X12" NIPPLE. PREFABRICATED SWING JOINT ASSEMBLIES BY SPEARS MANUFACTURING OR OTHER APPROVED EQUAL CAN BE SUBSTITUTED IF DESIRED. ALL "SWING JOINT" CONFIGURATIONS SHALL MATCH DETAIL DRAWINGS EXACTLY.

D. ROTARY TYPE SPRINKLER HEAD: POP-UP TYPE WITH SCREENS; FULLY ADJUSTABLE FOR FLOW AND PRESSURE; SIZE AS INDICATED; WITH LETTER OR SYMBOL DESIGNATING DEGREE OF ARC AND ARROW INDICATING CENTER OF SPRAY PATTERN.

1. RAIN BIRD ROTARY HEADS: RVAN 1724, ROTARY NOZZLES, AND 5000 MPR.

2. RAIN BIRD ROTORS: 3500, 5000, 6504, AND 8005.

E. SPRAY TYPE SPRINKLER HEAD: POP-UP HEAD WITH FULL CIRCLE PATTERN OR HEAD PER PLAN.

1. RAIN BIRD SPRAY HEADS: 1800 SAM PRS, RD1800 SAM PRS, HE VAN SERIES SAM PRS, AND U-SERIES SAM PRS FOR ALL SPRAY SPRINKLER HEADS.

F. QUICK COUPLER & HOSE BIBS:

1. RAINBIRD 44NP ON SECONDARY WATER SYSTEMS OR 44LRC ON CULINARY WATER SYSTEMS OR APPROVED EQUAL WITH CORRESPONDING 2049 UNLOCK KEY AND 44K VALVE KEY.

G. RISERS: STATIONARY SPRAY POP-UP SPRINKLER HEADS, SHRUB SPRAY HEADS, STATIONARY SPRAY SPRINKLER HEADS AND ROTOR HEADS SHALL HAVE RISERS MADE UP OF ONE OF THE FOLLOWING WAYS:

1. RISERS FOR IRRIGATION HEADS WITH INLET SIZE OF 1/2 INCH SHALL BE SWING PIPE 14 INCHES LONG MINIMUM AND 24 INCHES MAXIMUM. SWING PIPE WITH SPIRAL BARB FITTINGS AND STREET "L" SHALL BE ASSEMBLED ACCORDING TO PLAN DETAILS. EQUAL AS APPROVED BY LANDSCAPE ARCHITECT BEFORE BIDDING.

2. RISER FOR IRRIGATION HEADS WITH 3/4 INCH TO 1 INCH INLETS SHALL HAVE A SWING JOINT ASSEMBLY ACCORDING TO DETAILS ON DRAWING.

2.05 VALVES

A. MANUFACTURERS:

1. RAIN BIRD

2. CARSON

3. HYRDOPOINT

4. SUBSTITUTIONS: SEE SECTION 01 6000 – PRODUCT REQUIREMENTS.

B. ALL CONTROL/MASTER VALVE/QUICK COUPLER VALVES

C. GATE VALVES: BRONZE CONSTRUCTION NON-RISING STEM.

1. NIBCO OR CLOW OR MATCO-NORCA NON-RISING STEM, RESILIENT WEDGE, GATE VALVE, OR APPROVED EQUAL. BRONZE CONSTRUCTION, DESIGNED FOR WORKING PRESSURE OF 150 PSI MINIMUM.

2. VALVES SIZED TWO AND A HALF (2-1/2) INCHES AND LARGER SHALL HAVE FLANGED CONNECTIONS. VALVES TWO INCHES AND SMALLER SHALL HAVE THREADED CONNECTIONS WITH UNIONS ON EACH SIDE OF THE VALVE.

3. BURIED VALVES SHALL HAVE CROSS HANDLES OR 2" SQUARE NUT DESIGNED TO RECEIVE OPERATING KEY. VALVES INSIDE STRUCTURES OR VAULTS SHALL HAVE WHEEL HANDLES.

D. REMOTE CONTROL VALVES:

1. ALL CONTROL VALVES USED SHALL BE SCRUBBER VALVES.

2. RAIN BIRD PESB-R PRS-D WITH PRESSURE REGULATION, SCRUBBER SCREENS AND PURPLE HANDLE FOR RECLAIMED WATER.

E. VALVE BOX AND COVER: ALL BOXES TO HAVE LOCKING LIDS.

1. VALVES IN LARGE AREAS OR IN GROUPS OF THREE OR MORE ARE LOCATED IN PRE-CAST CONCRETE VALVE BOXES. CHECK WITH OWNER AND DRAWINGS FOR LOCATIONS AND DETAILS.

2. CONTROL VALVE BOXES SHALL BE APPROPRIATE SIZE, MADE OF HDPE PLASTIC, GREEN IN COLOR, WITH BOLT DOWN LID. VALVE BOXES SHALL BE MADE BY CARSON INDUSTRIES OR APPROVED EQUAL. NO MORE THAN ONE VALVE SHALL BE LOCATED IN EACH PLASTIC BOX.

3. VALVES LOCATED IN HARD SURFACE AREAS SHALL BE HOUSED IN A CAST IRON 3-PIECE ADJUSTABLE EXTENSION BOX.

4. CIRCUIT OR ISOLATION VALVE: CARSON 1220 JUMBO BOX OR APPROVED EQUAL.

5. VALVE BOX SUPPORTS: STANDARD SIZE FIRED CLAY PAVING BRICKS WITHOUT HOLES.

F. DRAIN VALVES:

1. NIBCO BRASS BALL GAS COCK WITH TEFLON SEAT OR APPROVED EQUAL. BRASS BALL VALVE SHALL HAVE "T" HANDLE ON MAIN LINES AND SHALL BE IN VALVE BOXES ON LATERAL LINES.

2. FORD B11-444 NLFEMALE PIPE THREAD WITH AND NO LEAD ALLOYS. BALL VALVE SHALL HAVE "T" HANDLE ON MAIN LINES AND SHALL BE IN VALVE BOXES ON LATERAL LINES.

G. STOP & WASTE VALVE:

1. 2" MUELLER MARK II ORISEAL.

H. MASTER VALVE:

1. MASTER VALVE SHALL BE PROVIDED WITH A MANUAL-OPERATING FEATURE TO ENABLE VALVE TO BE OPENED MANUALLY OR IN CASE OF POWER OUTAGE.

2. RAIN BIRD 300 BPES BRASS MASTER VALVE.

I. COMBINATION AIR & VACUUM RELIEF VALVE:

1. CRISPIN UNIVERSAL AIR VALVE OR APPROVED EQUAL.

2. BERNAD MODEL 02-ARC-1 OR APPROVED EQUAL.

J. FLOW SENSOR & CONTROL:

1. HYDROPOINT WTFLOWHD-I-600

2.06 CONTROLS

A. MANUFACTURERS:

1. HYRDOPOINT

2. SUBSTITUTIONS: SEE SECTION 01 6000 – PRODUCT REQUIREMENTS.

B. CONTROLLER: HYDROPOINT (SEE IRRIGATION PLAN)

1. REMOTE PHONE CONNECTION TO CONTROLLER.

2. PROVIDE ANY WIRING, COMMUNICATION, LINKS COMPUTER PROGRAMS TO MAKE WEATHER STATION AND CONTROLLER OPERATIONAL.

C. CONTROLLER HOUSING: NEMA 250 TYPE 3; WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR.

D. WIRE CONDUCTORS:

1. ELECTRICAL WIRE:

a. ALL WIRING SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE.

2. TRADITIONAL WIRING:

a. CONTROL WIRE SHALL BE UL LISTED DIRECT BURIAL CABLE NOT SMALLER THAN 14 GAUGE. IN SOME CASES 18-GAUGE MULTI-STRAND WIRE IS USED IN SPECIAL SITUATIONS AS SHOWN ON DRAWINGS AND APPROVED BY OWNER.

b. WEATHERTRAK COMMUNICATION AND FLOW SENSOR WIRE SHALL BE A THREE PAIR SHIELDED CABLE SPECIFIED BY RAIN BIRD. WIRE MUST BE PE-39 CABLE AS SUPPLIED BY A RAIN BIRD DISTRIBUTOR.

c. ADD EXTRA WIRES AS SHOWN ON DRAWINGS FOR FUTURE USE. WIRE SHALL BE OF A DIFFERENT COLOR OR MARKED AS AN EXTRA WIRE.

d. COLORS OF WIRE SHALL BE AS FOLLOWS:

1) CONTROL WIRE FOR TURF AREAS: RED

2) CONTROL WIRE FOR SHRUB AREAS: YELLOW

3) CONTROL WIRE TO MASTER VALVE: BLUE

4) CONTROL WIRE TO FILTER BLOWOUT VALVE: BROWN

5) COMMON WIRE: WHITE

6) EXTRA WIRES ORANGE

3. EXPANSION CURLS: SHALL BE PROVIDED WITHIN THREE (3) FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300) FEET IN LENGTH. (EXPANSION CURLS ARE FORMED BY WRAPPING 36" OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD FOR SINGLE STRAND WIRE AND LOOSELY COILED FOR TWO WIRE CABLE).

2.07 OTHER COMPONENTS

A. WYE STRAINER: ZURN MODEL SXL WYE STRAINER.

B. FLOW SENSOR: SEE IRRIGATION SCHEDULE FOR FLOW SENSOR.

C. MIXES: CONCRETE FOR THRUST BLOCKS ON IRRIGATION PIPE 3" OR LARGER.

1. ONE CU. FT. CEMENT, 2 CU. FT. SAND, 4 CU. FT. GRAVEL, AND 5 GALLONS MINIMUM TO 6 GALLONS MAXIMUM WATER.

2. MIX THOROUGHLY BEFORE PLACING.

D. SUBMIT OTHER COMPONENTS RECOMMENDED BY MANUFACTURER FOR ARCHITECT'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

E. PROVIDE COMPONENTS NECESSARY TO COMPLETE AND MAKE SYSTEM OPERATIONAL.

F. FURNISH EXTRA MATERIALS DESCRIBED BELOW THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. DELIVER EXTRA MATERIALS TO OWNER.

1. TWO VALVE BOX COVER KEYS.

2. TWO QUICK COUPLER KEYS WITH BRASS HOSE SWIVEL.

3. TWO MANUAL DRAIN VALVE KEYS.

4. TWO SETS OF SPRINKLER WRENCHES FOR ADJUSTING, CLEANING OR DISASSEMBLY OF EACH TYPE OF SPRINKLER.

5. TWO EACH OF ANY OTHER TOOLS REQUIRED FOR ANY OTHER EQUIPMENT.

LEHI CITY

Approved Construction Plans
03/18/2026
VE UPDATE - 6.4.2026

PRIME
LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 8087409-5301
1.26.2026
LICENSED LANDSCAPE ARCHITECT

TITLE	IRRIGATION SPECIFICATIONS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET

L600

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PART 3 EXECUTION

3.01 OWNERS SALVAGE RIGHTS

A. ANY ITEMS REMOVED AND NOT REUSED IN CONTRACT WILL REMAIN OWNER'S PROPERTY AND WILL BE RETURNED TO OWNER AT HIS DISCRETION.

3.02 EXAMINATION

A. VERIFY LOCATION OF EXISTING UTILITIES.

B. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.

C. PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, THE CONTRACTOR MUST VERIFY THE SUPPLY PRESSURE AT THE WORK SITE. IF THERE IS A FAILURE TO OBTAIN THE NEEDED PRESSURE OR IF AN EXCESS PRESSURE SITUATION EXISTS FOR NORMAL OPERATION, THE CONTRACTOR MUST CONTACT THE OWNER FOR ANY ADJUSTMENTS TO THE SUPPLY OR IRRIGATION SYSTEM DESIGN. FAILURE TO REPORT ANY DISCREPANCIES IN PRESSURE DUE TO ANY REASON, AND ANY INSTALLATION DONE PRIOR TO NOTIFICATION OF OWNER SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

3.03 PREPARATION

A. DURING CONSCTRUCTION AND STORAGE, PROTECT MATERIALS FROM DAMAGE AND PROLONGED EXPOSURE TO SUNLIGHT.

B. WORK DAMAGED DURING COURSE OF WORK IN THIS SECTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, REPAIR OR REPLACEMENT SHALL BE PERFORMED BY INSTALLER OF ORIGINAL WORK.

C. LAYOUT AND STAKE LOCATIONS OF SYSTEM COMPONENTS.

D. REVIEW LAYOUT REQUIREMENTS WITH OTHER AFFECTED WORK. COORDINATE LOCATIONS OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.

E. ALL LATERAL LINES SHALL RUN PARALLEL WITH PLANTING AREAS AND AVOID CONFLICT WITH THE LOCATION OF PLANT MATERIALS. WHERE TRENCHING IS REQUIRED IN PROXIMITY TO PLANT MATERIALS CARE SHALL BE TAKEN TO AVOID DAMAGE TO ROOTS. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES IN DIAMETER.

3.04 TRENCHING

A. TRENCH SIZE:

1. MINIMUM COVER OVER INSTALLED SUPPLY PIPING: 18 INCHES (457 MM).

2. MINIMUM COVER OVER INSTALLED BRANCH PIPING: 12 INCHES (305 MM).

B. TRENCH TO ACCOMMODATE GRADE CHANGES.

C. MAINTAIN TRENCHES FREE OF DEBRIS, MATERIAL, OR OBSTRUCTIONS THAT MAY DAMAGE PIPE.

D. PULLING OF PIPE IS NOT PERMITTED.

E. WHEN DIGGING ON PROJECT SITE, THE AREA SHALL BE "BLUE STAKED" TO IDENTIFY THE APPROXIMATE LCOATION OF ALL KNOWN UNDERGROUND UTILITIES AND STRUCTURES.

F. EXCAVATION WORK SHALL BE AS DEEP AND AS WIDE AS REQUIRED TO SAFELY PERFORM THE WORK, SUCH AS MAKING MAINLINE CONNECTIONS OR FORMING VAULTS. WHERE TRENCHING IS DONE IN ESTABLISHED LAWN, CARE MUST BE TAKEN TO KEEP THE TRENCHES ONLY AS WIDE AS IS NECESSARY TO ACCOMPLISH THE WORK.

G. IF MORE THAN ONE LINE IS REQUIRED IN A SINGLE TRENCH, THAT TRENCH SHALL BE DEEP AND WIDE ENOUGH TO ALLOW FOR AT LEAST 3 INCHES OF SEPERATION BETWEEN PIPES. INSTALL THE PIPING IN A MANNER FOR EASY REPAIR IN THE FUTURE.

H. OVER-EXCAVATE TRENCHES 2 INCHES AND BRING BACK TO INDICATED DEPTH BY FILLING WITH BACKFILL MATERIAL AS SPECIFIED UNDER PART 2 – PRODUCTS. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.

I. WHERE IS BECOMES NECESSARY TO EXCAVATE BEYOND THE LIMITS OF NORMAL EXCAVATION LINES TO REMOVE ROCK OR OTHER INTERFERING OBJECTS, THE VOID REMAINING AFTER THE REMOVAL OF THE OBJECT SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED AS PER THE "EARTHWORK" SECTION. THE REMOVAL OF ALL ROCK OR OTHER INTERFERING OBJECTS AND THE BACKFILLING OF VOIDS LEFT BY SUCH REMOVALS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

J. ANY EXISTING UTILITY LINES DAMAGED DURING EXCAVATING OR TRENCHING SHALL BE REPAIRED IMMEDIATELY AFTER NOTIFICATION OF THE UTILITY OWNER AND TO HIS/HER SATISFACTION. SHOULD UTILITY LINES BE ENCOUNTERED, WHICH ARE NOT INDICATED ON PLANS, THE PROJECT REPRESENTATIVE SHALL BE NOTIFIED. THE REPAIR OF ANY DAMAGE SHALL BE DONE AS SOON AS POSSIBLE BY THE CONTRACTOR OR THE UTILITY OWNER AND PROPER COMPENSATION WILL BE NEGOTIATED BY THE OWNER. SUCH UTILITY LOCATIONS SHALL BE NOTED ON THE "AS-BUILT" DRAWINGS.

3.05 INSTALLATION

A. GENERAL:

1. INSTALL PIPE, VALVES, CONTROLS, AND OUTLETS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. CONNECT TO UTILITIES.

3. SET OUTLETS AND BOX COVERS AT FINISH GRADE ELEVATIONS.

4. PROVIDE FOR THERMAL MOVEMENT OF COMPONENTS IN SYSTEM.

B. PIPES:

1. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTIONS AS RECOMMENDED BY MANUFACTURER.

2. UNLESS OTHERWISE INDICATED ON APPROVED DRAWINGS, INSTALL MAIN LINES AND LATERAL LINES CONNECTING ROTOR POP-UP SPRINKLERS WITH MINIMUM COVER OF 18 INCHES BASED ON FINISHED GRADE. INSTALL REMAINING LATERAL LINES WITH MINIMUM OF 12 INCHES OF COVER BASED ON FINISH GRADE.

3. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES MINIMUM BELOW FINISH GRADE OR AS SHOWN ON APPROVED DRAWINGS.

4. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.

5. LOCATE SPRINKLER HEADS NO CLOSER THAN 12 INCHES FROM BUILDING FOUNDATION. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE ONE INCH BELOW TOP OF MOW STRIP, WALK, OR CURB AND HAVE 1 TO 3 INCHES CLEARANCE BETWEEN HEAD AND MOW STRIP, WALK, OR CURB.

6. SLOPE PIPING FOR SELF DRAINAGE TO CONTROL BOX WHERE POSSIBLE.

7. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO A MINIMUM NUMBER OF LOW POINTS. INSTALL AT THESE LOW POINTS:

a. 3/4 INCH MANUAL DRAIN

b. INSTALL 2 INCH CLASS 200 PVC PIPE OVER TOP OF MANUAL DRAIN AND CUT AT FINISH GRADE.

c. INSTALL RUBBER VALVE CAP MARKER FLUSH WITH FINISHED GRADE.

d. DO NOT USE AUTOMATIC DRAIN VALVES.

8. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS PRIOR TO INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.

9. MAKE SOLVENT WELD JOINTS AS FOLLOWS:

a. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 40 DEGREES F.

b. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE COAT OF P-70 PRIMER TO EACH.

c. APPLY UNIFORM COAT OF 711 SOLVENT TO OUTSIDE OF PIPE.

d. APPLY SOLVENT TO FITTING IN A SIMILAR MANNER.

e. RE-APPLY LIGHT COAT OF SOLVENT TO PIPE AND QUICKLY INSERT INTO FITTING.

f. GIVE PIPE OR FITTING A QUARTER TURN TO ENSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSTERTED TO FULL DEPTH OF FITTING SOCKET.

g. HOLD IN POSITION FOR 15 SECONDS MINIMUM OR LONG ENOUGH TO SECURE JOINT.

h. WIPE OFF SOLVENT APPEARNING AT OUTER SHOULDER OF FITTING.

i. DO NOT USE EXCESSIVE AMOUNT OF SOLVENT THEREBY CAUSING OBSTRUCTION TO FORM ON INSIDE OF PIPE.

j. ALLOW JOINTS TO SET AT LEAST 24 HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.

10. THREADED CONNECTIONS SHALL BE MADE WITH TEFLON TAPE.

C. SLEEVING:

1. CONTRACTOR IS REPONSIBLE TO COORDINATE THE INSTALLATION OF SLEEVING WITH THE WORK OF OTHER TRADES (I.E. CONCRETE, ASPHALT PAVING, ETC.)

2. SLEEVE IRRIGATION WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. CAP SLEEVES UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.

3. USE ONE WATER PIPE MAXIMUM PER SLEEVE. SLEEVE CONTROL WIRING IN SEPERATE SLEEVE.

4. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

D. OUTLETS:

1. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET.

2. SPRINKLER HEADS:

a. PRIOR TO INSTALLATION OF SPRINKLER HEADS, OPEN CONTROL VALVES AND USE FULL HEAD OF WATER TO FLUSH OUT SYSTEM.

b. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.

c. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.

d. SET SPRINKLERS AT A CONSISTENT DISTANCE FROM EXISTING WALKS, CURBS, AND OTHER PAVED AREAS AND TO GRADE.

e. SHRUB SPRAY HEADS SHALL BE INSTALLED ON RISERS A MINIMUM OF 12 INCHES ABOVE FINISH GRADE OF PLANTING AREA WHERE NOT ADJACENT TO PEDESTRIAN AREAS. AT SHRUB AREAS ADJACENT TO PEDESTRIAN ACCESS USE 12" POP-UP SPRAY HEADS.

E. CONTROLS:

1. INSTALL IRRIGATION CONTROLLER PER MANUFACTURER'S RECOMMENDATION AND WITH PROPER GROUNDING FOR SURGE AND LIGHTNING PROTECTION.

2. INSTALL IRRIGATION CONTROLLER IN MECHANICAL ROOM PER DRAWINGS.

F. VALVES & VALVE BOXES:

1. INSTALL CONTROL WIRES, AND VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PER ELECTRICAL CODE.

2. INSTALL VALVES, IN PLASTIC BOXES WITH LOCKING REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOX TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN TWO VALVES IN A SINGLE BOX.

3. PLACE PEA GRAVEL A MINIMUM OF 6 INCHES DEEP BELOW VALVE FOR DRAINAGE. EXTEND WASHED GRAVEL 3 INCH MINIMUM BEYOND LIMITS OF VALVE BOX. MAINTAIN 4 INCH MINIMUM BETWEEN BOTTOM OF VALVE AND TOP OF GRAVEL AND 3 INCHES MINIMUM CLEARANCE BETWEEN THE TOP OF THE VALVE TO THE BOTTOM OF VALVE COVER. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.

4. INSTALL 3/4 INCH BRASS BALL VALVE IN VALVE BOX ON DOWNSTREAM SIDE OF AUTOMATIC VALVES IF LATERAL LINE SLOPES TOWARD VALVE BOX.

5. INSTALL QUICK COUPLING VALVES IN APPROPRIATE LOCATIONS IN VALVE BOXES.

6. ISOLATION VALVES, AND ANY OTHER EQUIPMENT REQUIRED BY LOCAL AUTHORITIES SHALL BE INSTALLED ACCORDING TO LOCAL CODES AND REQUIREMENTS IN ORDER TO MAKE THIS SYSTEM COMPLETE.

7. INSTALL ISOLATION VALVES, AIR RELEASE VALVE, MASTER CONTROL VALVES AND FLOW SENSORS ACCORDING TO DETAILS PLANS AND MANUFACTURES RECOMMENDATIONS.

8. INSTALL ANY OTHER EQUIPMENT REQUIRED BY LOCAL AUTHORITIES ACCORDING TO LOCAL CODES AND REQUIREMENTS IN ORDER TO MAKE THIS SYSTEM COMPLETE.

G. WIRING:

1. STANDARD WIRE:

a. TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET. WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN CLASS 200 PVC CONDUIT.

b. PLACE ALL WATERPROOF WIRE SPLICE CONNECTORS INSIDE VALVE BOXES.

c. USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE CONTROLLER. PROVIDE 12 INCHES OF EXPANSION LOOP SLACK WIRE AT ALL CONNECTIONS INSIDE VALVE BOX.

d. RUN ONE EXTRA CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM LIKE THE COMMON WIRE FOR USE IF THE COMMON WIRE FAILS. WIRE SHALL BE A DIFFERENT COLOR THAN ALL OTHER WIRES AND SHALL BE MARKED IN CONTROL BOX AS AN EXTRA WIRE.

EXTEND EXTRA CONTROL WIRES 24 INCHES AND LEAVE COILED IN EACH VALVE BOX.

H. EARTH GROUNDING:

1. EARTH GROUNDING ROD(S) OR PLATE(S) SHALL PROVIDE A MINIMUM RESISTANCE OF 10 OMHS OR LESS. A MINIMUM OF ONE ROD IS REQUIRED BUT SECOND ROD A PLATE OR MULTIPLE RODS AND PLATES MAY BE REQUIRED IF THE RODS OR PLATES RESISTANCE ARE OVER 10 OMHS.

2. GROUND RODS AND PLATS SHALL BE ATTACHED TO GROUND WIRE BY CADWELD CONNECTION.

3. ELECTRICAL DISCHARGE AREAS FOR RODS AND PLATES ARE TO BE KEPT MOIST. INSTALL IN LAWN AREA OR PROVIDE IRRIGATION FOR TO MAINTAIN SOIL MOISTURE AS NEEDED.

4. INSTALL GROUND ENHANCEMENT MATERIALS IF NECESSARY, TO IMPROVE SOIL CONDUCTIVITY.

5. PROVIDE INGROUND SURGE PROTECTION FOR IRRIGATION CONTROLLER AS PER DETAILS AND ENVIRONMENTAL CONDITIONS.

6. RAINBIRD AND WEATHERTRAK WT2W-LSP INSTALL IN LINE SURGE PROTECTORS FOR TWO WIRE CONTROL SYSTEMS EVERY 500 FEET OR EVERY 5 DECODERS WHICH EVERY IS SMALLEST AND AT THE END OF EACH TWO-WIRE PATH OVER 25'.

7. GROUNDING TEST SHALL BE DONE. TESTER MUST BE APPROVED BY LEHI CITY. LEHI CITY CAN PROVIDE TESTER TO BE PAID BY THE CONTRACTOR.

I. FLOW SENSOR: INSTALL FLOW SENSOR PER MANUFACTURES' RECOMMENDATIONS. SET FLOW SENSOR IN A LOCATION WHERE THERE IS AT LEAST 10 UPSTREAM AND 5 DOWNSTREAM DIAMETERS OF PIPE HAVING A STRAIGHT UNINTERRUPTED FLOW.

J. AFTER PIPING IS INSTALLED, BUT BEFORE OUTLETS ARE INSTALLED AND BACKFILLING COMMENCES, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER.

3.06 FIELD QUALITY CONTROL

A. NOTIFY LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO TESTING.

B. FIELD INSPECTION AND TESTING WILL BE PERFORMED UNDER PROVISIONS OF SECTION 01 4000 – QUALITY REQUIREMENTS.

C. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKAGE AT MAIN PIPING TO MAINTAIN 100 PSI (690 KPA) PRESSURE FOR SIX HOURS MINIMUM.

D. SYSTEM IS ACCEPTABLE IF NO LEAKAGE OR LOSS OF PRESSURE OCCURS AND SYSTEM SELF DRAINS DURING TEST PERIOD.

3.07 BACKFILLING

A. COVER BOTH TOP AND SIDES OF PIPE WITH 3 INCH (75 MM) OF BACKFILL MATERIAL AS SPEFICIED UNDER PART 2 – PRODUCTS.

B. BACKFILL TRENCH AND COMPACT TO WITHIN 5 INCHES (127 MM) OF FINISH GRADE AS SPECIFIED IN RELATED SECTIONS. PROTECT PIPING FROM DISPLACEMENT. TOP 5 INCHES (127 MM) OF BACKFILL SHALL BE TOPSOIL AS SPECIFIED IN RELATED SECTION.

C. DO NOT COVER PRESSURE MAIN, SPRINKLER PIPE, OR FITTINGS UNTIL PRESSURE TEST HAS BEEN COMPLETED AND ARCHITECT HAS INSPECTED AND APPROVED THE SYSTEM

D. AFTER BACKFILLING, PERFORM AN OPERATING TEST OF THE ENTIRE SYSTEM. OPERATE THE ENTIRE SYSTEM THROUGH ONE CYCLE OF THE CONTROLLER FOR THE PURPOSE OF CHECKING COVERAGE AND ASSURING THE ABSENCE OF LEAKS. REPAIR WATER LINES, VALVES, OR CONNECTIONS WHICH SHOW EVIDENCE OF LEAKAGE.

E. ALL TRENCHES SHALL BE BACKFILLED AND THEN SATURATED WITH WATER SUFFICIENTLY TO ENSURE NO SETTLING OF THE SURFACE AFTER LAWN IN PLANTED.

F. ANY PORTION OF THE SYSTEM WHICH SHOWS DEFECTS OR LEAKAGE SHALL BE REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER OR BE REPLACED. AFTER ALL REPAIRS OR REPLACEMENTS HAVE BEEN MADE AND APPROVED BY THE LANDSCAPE ARCHITECT, THE ABOVE REQUIRED TEST SHALL BE MADE AGAIN.

3.08 SYSTEM STARTUP

A. PREPARE AND START SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED TO PROVIDE PROPER AMOUNTS OF WATER TO ALL PLANTS.

C. ADJUST HEADS TO PROPER GRADE WHEN TURF IS SUFFICIENTLY ESTABLISHED TO ALLOW WALKING ON IT WITHOUT APPRECIABLE HARM. SUCH LOWERING OR RAISING OF HEADS SHALL BE PART OF ORIGINAL CONTRACT WITH NO ADDITIONAL COST TO OWNER.

D. ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION AND SO SPRAY DOES NOT FALL ON BUILDING.

3.09 CLOSEOUT ACTIVITIES

A. AT THE POINT OF SUBSTANTIAL COMPLETION OF WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND ARRANGE FOR A WALK THROUGH TO VERIFY THE INSTALLATION OF THE SYSTEM. A COVERAGE TEST WILL BE COMPLETED AND THE SYSTEM INSTALLATION INSPECTED AND A PUNCH LIST OF FINAL ITEMS NEEDING COMPLETION MADE.

B. AT THE TIME OF FINAL INSPECTION, THE ENTIRE SYSTEM MUST BE TESTED IN THE PRESENCE OF OWNER'S REPRESENTATIVE. IT MUST BE FULLY OPERATIONAL IN A SATISFACTORY CONDITION, WITH FULL UNIFORM COVERAGE OF THE AREAS INDICATED TO BE IRRIGATED. ALL HEADS SHALL BE ADJUSTED TO PATTERN, RADIUS, AND GRADE LEVEL.

C. BEFORE THE INSPECTION IS COMPLETE, THE CONTRACTOR MUST FURNISH THE "AS BUILT" DRAWINGS. THESE DRAWINGS SHOULD BE UPDATED ON A DAILY BASIS TO ENSURE ACCURACY. THESE DRAWINGS MUST SHOW THE LOCATION OF ALL PIPING, VALVES, HEADS, WIRE SPLICES AND OTHER PERTINENT INFORMATION. THESE DRAWINGS AND ALL MAINTENANCE MANUALS MUST BE SUBMITTED AT THE TIME OF FINAL INSPECTION IN ACCORDANCE WITH THESE SPECIFICATIONS.

D. IF AT THE TIME OF THE FINAL INSPECTION THERE IS ANY ADDITIONAL WORK TO SATISFY CONTRACT REQUIREMENTS, IT WILL BE NOTED ON A "PUNCH LIST". CONTRACTOR WILL HAVE 10 DAYS IN ORDER TO SATISFY, OR MAKE SUITABLE ARRANGEMENTS WITH OWNER TO SATISFY ITEMS ON THE "PUNCH LIST". AT OWNER'S DISCRETION FINAL PAYMENT OR A PORTION THEREOF, COULD BE HELD PENDING COMPLETION OF "PUNCH LIST" ITEMS.

E. INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF THE SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE DATA AS BASIS FOR DEMONSTRATION.

3.10 CLEAN-UP AND MAINTENANCE

A. REMOVE FROM SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

B. SEE SECTION 01 7000 – EXECUTION AND CLOSEOUT REQUIREMENTS, FOR ADDITIONAL REQUIREMENTS RELATING TO MAINTENANCE SERVICE.

C. PROVIDE ONE COMPLETE SPRING START-UP AND A FALL SHUTDOWN BY INSTALLER, AT NO EXTRA COST TO OWNER.

3.11 WARRANTY

A. ALL WORK SHALL BE WARRANTED FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS, INCLUDING REPLACEMENT, FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. IF AN UNSATISFACTORY CONDITION DEVELOPS DURING THE WARRANTY PERIOD AND IS DUE TO NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, CONTRACTOR SHALL IMMEDIATELY REPLACE SUCH ITEMS IN A SATISFACTORY CONDITION. ALL WARRANTEES SHALL BE IN WRITING, SIGNED BY CONTRACTOR OR LEGAL REPRESENTATIVE, AND WORDED AS APPROVED BY OWNER. WARRANTY DOCUMENTS SHALL BE PRESENTED TO OWNER AT THE TIME OF FINAL INSPECTION.

B. DURING ONE-YEAR WARRANTY PERIOD, CONTRACTOR WILL COMPLY WITH THE FOLLOWING:

1. FILL AND REPAIR LOW AREAS AND REPLACE PLANTINGS DUE TO SETTLEMENT OF EXCAVATED AREAS.

2. AT THE END OF THE FIRST WATERING SEASON, CONTRACTOR SHALL SHUT OFF AND WINTERIZE THE SYSTEM.

3. AT THE BEGINNING OF THE NEXT SEASON, CONTRACTOR SHALL RESTART SYSTEM AND MAKE ANY REPAIRS OR ADJUSTMENTS NEEDED TO MAKE SYSTEM FULLY OPERATIONAL.

END OF SECTION

LEHI CITY

Approved Construction Plans
03/18/2026
VE UPDATE - 6.4.2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
DUSTIN KIRK HISLOP
NO. 8087409-5301
1.26.2026
LICENSED LANDSCAPE ARCHITECT

TITLE	IRRIGATION SPECIFICATIONS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-26-2026
JOB NUMBER: 80020
CHECKED BY: HISLOP

SHEET
L601

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SECTION 32 9113

SOIL PREPARATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PERFORM SOIL PREPARATION WORK.

B. FURNISH AND APPLY SOIL AMENDMENTS.

C. PERFORM FINE GRADING WORK REQUIRED TO PREPARE SITE FOR PAVING FINISH GRADING AND FOR LANDSCAPE FINISH GRADING.

1.02 REFERENCES

A. ASTM D1557 – STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT.

1.03 SUBMITTALS

A. PRODUCT DATA: PRODUCT LITERATURE AND CHEMICAL /NUTRIENT ANALYSIS OF SOIL AMENDMENTS AND FERTILIZERS.

B. INFORMATIONAL SUBMITTALS:

1. FIELD QUALITY CONTROL SUBMITTALS:

a. SUBMIT TESTS ON IMPORTED AND SITE TOPSOIL BY LICENSED LABORATORY BEFORE USE.

1) BEFORE USE, TOPSOIL SHALL MEET MINIMUM SPECIFIED REQUIREMENTS AND BE APPROVED BY ARCHITECT.

2) IF NECESSARY, SUBMIT PROPOSED AMENDMENTS AND APPLICATION RATES NECESSARY TO BRING TOPSOIL UP TO MINIMUM SPECIFIED REQUIREMENTS.

b. SUBMIT REPORT STATING LOCATION OF SOURCE OF IMPORTED TOPSOIL AND ACCOUNT OF RECENT USE.

PART 2 PRODUCTS

2.01 MATERIALS

A. TOPSOIL:

1. TOPSOIL USED IN LANDSCAPED AREAS, WHETHER IMPORTED, STOCKPILED, OR IN PLACE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:

a. CHEMICAL CHARACTERISTICS:

1) ACIDITY / ALKALINITY RANGE: PH 5.5 TO 8.0.

2) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.

3) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.

4) ORGANIC MATTER: GREATER THAN ONE PERCENT.

b. PHYSICAL CHARACTERISTICS:

1) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.

(a) SAND: 15 TO 60 PERCENT

(b) SILT: 10 TO 60 PERCENT

(c) CLAY: 5 TO 30 PERCENT

2) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1–1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.

3) SOIL SHALL NOT CONTAIN MORE THAN 2 PERCENT BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH IN LARGEST SIZE.

c. FERTILITY REQUIREMENTS:

1) NITRATE–NITROGEN PPM > 20

2) PHOSPHOROUS PPM > 15

3) POTASSIUM PPM > 150

4) IRON PPM > 10

B. SOIL AMENDMENTS:

1. INCORPORATE FOLLOWING SOIL AMENDMENTS INTO TOPSOIL, EITHER IMPORT OR STOCKPILED, USED ON SITE ADJUST APPLICATION RATES AND ADD AMENDMENTS THAT SHALL BRING THE SOIL TO COMPLY WITH SOILS TEST:

a. ACCEPTABLE SOIL AMENDMENTS AND APPLICATION RATES:

1) SULFUR – 0.5 LBS. PER 1000 SQ. FT.

2) EQUAL AS APPROVED BY ARCHITECT BEFORE INSTALLATION.

b. ACCEPTABLE FERTILIZERS AND APPLICATION RATES:

1) LAWNS: PHOSPHORUS 1–2 LBS PER 1000 SQ. FT., POTASSIUM 2 LBS. PER 1000 SQ.FT.,

AND NITROGEN 2–4 LBS. PER 1000 SQ. FT.

2) SHRUBS: PHOSPHORUS 1–2 LBS PER 1000 SQ. FT., POTASSIUM 2 LBS. PER 1000 SQ.FT.,

AND NITROGEN 1–2 LBS. PER 1000 SQ. FT.

3) EQUAL AS APPROVED BY ARCHITECT BEFORE INSTALLATION.

c. ACCEPTABLE SOIL CONDITIONERS AND APPLICATION RATES:

1) TYPE ONE ACCEPTABLE PRODUCTS.

(a) SOIL CONDITIONER THAT MEETS THE REQUIRED FERTILIZER AND SOIL AMENDMENTS

STATED ABOVE CAN BE USED AT THE DISCRETION OF THE CONTRACTOR.

PART 3 EXECUTION

3.01 PERFORMANCE

A. PROTECTION OF IN–PLACE CONDITIONS: PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.

B. SOIL AMENDMENTS:

1. ADD SPECIFIED SOIL AMENDMENTS AT SPECIFIED RATES TO LAWN AREAS.

2. ROTO–TILL OR OTHERWISE MIX AMENDMENTS EVENLY INTO TOP 4 INCHES OF TOPSOIL.

3. INCORPORATE AND LEACH SOIL AMENDMENTS WHICH REQUIRE LEACHING, SUCH AS GYPSUM, WITHIN SUCH TIME LIMITS THAT SOIL IS SUFFICIENTLY DRY TO ALLOW PROPER APPLICATION OF FERTILIZER AND SOIL CONDITIONERS.

C. SURFACE PREPARATION:

1. LANDSCAPING AND PLANTING AREAS:

a. BEFORE GRADING, DIG OUT WEEDS FROM PLANTING AREAS BY THEIR ROOTS AND REMOVE FROM SITE. REMOVE ROCKS LARGER THAN 1–1/2 INCHES IN SIZE AND FOREIGN MATTER SUCH AS BUILDING RUBBLE, WIRE, CANS, STICKS, CONCRETE, ETC.

b. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.

c. REMOVE IMPORTED PAVING BASE MATERIAL PRESENT IN PLANTING AREAS DOWN TO NATURAL SUBGRADE OR OTHER MATERIAL ACCEPTABLE TO ARCHITECT.

D. PERFORMANCE:

1. DO NOT EXPOSE OR DAMAGE EXISTING SHRUB OR TREE ROOTS.

2. TOLERANCES:

a. LANDSCAPING AND PLANTING TOLERANCES:

1) MAXIMUM VARIATION FROM REQUIRED GRADES SHALL BE 1/10 OF ONE FOOT.

2) TO ALLOW FOR FINAL FINISH GRADES OF PLANTING AREAS, FINE GRADE ELEVATIONS BEFORE PLACING TOPSOIL AND MULCH ARE:

(a) SOD AREAS: 5.5 INCHES BELOW TOP OF WALK OR CURB.

(b) PLANTER BED AREAS: 16 INCHES BELOW TOP OF WALK OR CURB.

3. DO NOT EXPOSE OR DAMAGE EXISTING SHRUB OR TREE ROOTS. REDISTRIBUTE APPROVED EXISTING TOPSOIL STORED ON SITE. REMOVE ORGANIC MATERIAL, ROCKS AND CLODS GREATER THAN 1–1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.

4. SLOPE GRADE AWAY FROM BUILDING AS SPECIFIED. DIRECT SURFACE DRAINAGE IN MANNER INDICATED ON DRAWINGS BY MOLDING SURFACE TO FACILITATE NATURAL RUN–OFF. FILL LOW SPOTS AND POCKETS WITH SPECIFIED FILL MATERIAL AND GRADE TO DRAIN PROPERLY.

END OF SECTION

SECTION 32 9223

SODDING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Placing topsoil.

B. Fertilizing.

C. Sod installation.

D. Maintenance.

1.02 RELATED REQUIREMENTS

A. Section 31 2200 – Grading: Preparation of subsoil and placement of topsoil in preparation for the work of this section.

1.03 DEFINITIONS

A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel, and Brome Grass.

1.04 REFERENCE STANDARDS

A. 21 CFR 11 – Part 11, Electronic Records; Electronic Signatures -- Scope and Application; Current Edition.

B. TPI (SPEC) – Guideline Specifications to Turfgrass Sodding; 2006.

1.05 QUALITY ASSURANCE

A. Sod Producer: Company specializing in sod production and harvesting with minimum five years experience, and certified by the State of Utah.

B. Installer Qualifications: Engage an experienced installer who has completed landscaping work similar in material, design, and extent to that indicated for this project and with a record of successful landscape establishment.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver sod in rolls. Protect exposed roots from dehydration.

B. Do not deliver more sod than can be laid within 24 hours.

C. Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producer's Association (ASPA) "Specifications for Turfgrass Sod Materials and Transplanting/Installing".

1.07 PROJECT CONDITIONS

A. Utilities: Determine location of above grade and underground utilities and perform work in a manners which will avoid damage. Hand excavate as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.

B. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions, or obstructions, notify landscape architect before planting.

1.08 COORDINATION AND SCHEDULING

A. Coordinate installation of planting materials during normal planting seasons for each type of plant material required.

1.09 WARRANTY

A. General Warranty: the special warranty specified in this article shall not deprive the owner of other rights the owner may have under other provisions of the Contract Documents and shall be in addition to and run concurrent with other warranties made by the contractor under requirements of the Contract Documents.

B. Special Warranty: warrant all lawn areas for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by owner, abnormal weather conditions unusual for warranty period, or incidents that are beyond contractor's control.

C. Remove and replace dead materials immediately unless required to plant in the succeeding planting season.

D. A limit of one replacement of each plant material will be required, except for losses or replacements due to failure to comply with requirements.

PART 2 PRODUCTS

2.01 MATERIALS

A. Sod: TPI (SPEC), Certified Turfgrass Sod quality; cultivated grass sod; type indicated in plant schedule on Drawings; with strong fibrous root system, free of stones, burned or bare spots; containing no more than 5 weeds per 1000 sq ft. Minimum age of 18 months, with root development that will support its own weight without tearing, when suspended vertically by holding the upper two corners.

1. Kentucky Blue Grass Type: 3 cultivar minimum.

2. Thickness: "Thin" sod, minimum 1/2 inch and maximum 1 inch topsoil base.

3. Thickness: "Thick" sod, minimum 1 inch and maximum 1–3/8 inch topsoil base.

4. Cut sod in area not exceeding 1 sq yd.

5. Machine cut sod and load on pallets in accordance with TPI (SPEC) Guidelines.

B. Topsoil: Fertile, agricultural soil, typical for locality, capable of sustaining vigorous plant growth, taken from drained site; free of subsoil, clay, or impurities, plants, weeds and roots; pH value of minimum 5.4 and maximum 7.0. Bring surface to specified elevation relative to walk or curb.

C. Commercial Fertilizer: Complete fertilizer of neutral character; recommended for grass, with fifty percent of the elements derived from organic sources; of proportion necessary to eliminate any deficiencies of topsoil, to the following proportions:

1. Nitrogen: >16% (of which 50% will be organic). Provide nitrogen in a form that will be available to lawn during initial period of growth.

2. Phosphoric Acid: 16%

3. Soluble Potash: 8%

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that prepared soil base is ready to receive the work of this section. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work if this section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Place topsoil in accordance with Section 31 2200.

B. Loosen sub–grade to a minimum depth of 4 inches. Remove stones larger than 1–1/2 inches in any dimension, sticks, roots, rubbish, and other extraneous materials.

C. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or sub–grade is frozen.

1. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened sub–grade to create transition layer and then place remainder of planting soil mixture.

2. Allow for sod thickness in areas to be sodded.

D. Preparation of unchanged grades: where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare soil as follows:

1. Till surface soil to a depth of at least 6 inches. Apply required soil amendments and initial fertilizers and mix thoroughly into top 4 inches of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture

2. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.

E. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future. Remove trash, debris, stones larger than 1–1/2 inches in any dimension, and other objects that may interfere with planting or maintenance operations.

F. Moisten prepared lawn areas before planting when soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

G. Restore prepared areas if eroded or otherwise disturbed after fine grading and before planting.

H. Topsoil depth shall be a minimum of 4 inches.

3.03 FERTILIZING

A. Apply fertilizer in accordance with manufacturer's instructions.

B. Apply after smooth raking of topsoil and prior to installation of sod.

C. Apply fertilizer no more than 48 hours before laying sod.

D. Mix thoroughly into upper 2 inches of topsoil.

E. Lightly water to aid the dissipation of fertilizer.

3.04 LAYING SOD

A. Moisten prepared surface immediately prior to laying sod.

B. Lay sod within 24 hours after harvesting to prevent deterioration. Do not lay sod if dormant or if ground is frozen.

C. Lay sod smooth and tight with no open joints visible, and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.

D. Where new sod adjoins existing grass areas, align top surfaces.

E. Where sod is placed adjacent to hard surfaces, such as curbs, pavements, etc., place top elevation of sod 1/2 inch below top of hard surface.

F. Lay sod across angle of slopes exceeding 1:3.

G. On slopes 6 inches per foot and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at maximum 2 feet on center. Drive pegs flush with soil portion of sod.

H. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1–1/2 inches below the sod.

I. After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.

3.05 CLEAN–UP AND PROTECTION

A. During landscaping, keep pavement clean and work area in an orderly condition.

B. Protect landscaping from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.06 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the owner's property.

3.07 MAINTENANCE

A. Provide maintenance at no extra cost to Owner; Owner will pay for water.

B. Maintain sodded areas immediately after placement until grass is well established and exhibits a vigorous growing condition, but not less than 30 days after date of Substantial Completion and second full mowing has been performed.

C. Mow grass at regular intervals to maintain at a maximum height of 2–1/2 inches. Do not cut more than 1/3 of grass blade at any one mowing. Do not delay mowing until grass blades bend over and become matted. Do not mow grass when wet.

D. Apply fertilizer to lawn after first mowing and when grass is dry. Use fertilizer that will provide actual nitrogen of at least 1 lb. per 1000 sq. ft. of lawn area.

E. Neatly trim edges and hand clip where necessary.

F. Immediately remove clippings after mowing and trimming.

G. Water to prevent grass and soil from drying out to a uniform depth of 4 inches. Water lawn at the minimum rate of 1 inch per week.

H. Roll surface to remove irregularities.

I. Control growth of weeds. Apply herbicides in accordance with manufacturer's instructions. Remedy damage resulting from improper use of herbicides.

J. Immediately replace sod to areas that show deterioration or bare spots.

K. Protect sodded areas with warning signs during maintenance period.

END OF SECTION

SECTION 32 9300

PLANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREPARATION OF SUBSOIL.

B. TOPSOIL BEDDING.

C. NEW TREES AND PLANTS.

D. RELOCATED TREES AND PLANTS.

E. FERTILIZER.

F. MAINTENANCE.

G. TREE AND SHRUB PRUNING.

1.02 DEFINITIONS

A. WEEDS: ANY PLANT LIFE NOT SPECIFIED OR SCHEDULED.

B. PLANTS: LIVING TREES, PLANTS, AND GROUND COVER SPECIFIED IN THIS SECTION, AND DESCRIBED IN ANSI Z60.1.

1.03 REFERENCE STANDARDS

A. ANSI A300 PART 1 – AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS -- TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE -- STANDARD PRACTICES; 2017.

B. ANSI/AHIA Z60.1 – AMERICAN NATIONAL STANDARD FOR NURSERY STOCK; 2014.

1.04 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH AT LEAST 3 YEARS EXPERIENCE AND A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.

B. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES, SHRUBS, AND PLANTS INDICATED COMPLYING WITH THE APPLICABLE REQUIREMENTS OF ANSI/AHIA Z60.1.

C. MEASURE TREES AND SHRUBS ACCORDING TO ANSI/AHIA Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4 INCH CALIPER SIZE AND 12 INCHES ABOVE GROUND FOR LARGER SIZES. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP–TO–TIP.

D. TREE PRUNING: COMPLY WITH ANSI A300 PART 1.

1.05 DELIVERY, STORAGE, AND HANDLING

A. TREES AND SHRUBS: DELIVER FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND–TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.

B. HANDLE BALLED AND BURLAPPED STOCK BY THE ROOT BALL.

C. DELIVER TREES, SHRUBS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

2. DO NOT REMOVE CONTAINER–GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.

3. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH A FINE–MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.

D. PROTECT AND MAINTAIN PLANT LIFE UNTIL PLANTED.

E. DELIVER PLANT LIFE MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANTS MOIST.

1.06 FIELD CONDITIONS

A. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F (2 DEGREES C) OR RISE ABOVE 90 DEGREES F (32 DEGREES C).

B. DO NOT INSTALL PLANT LIFE WHEN WIND VELOCITY EXCEEDS 30 MPH (48 K/HR).

C. UTILITIES: DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

D. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.

1.07 COORDINATION AND SCHEDULING

A. COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED.

1.08 WARRANTY

A. GENERAL WARRANTY: THE SPECIAL WARRANTY SPECIFIED IN THIS ARTICLE SHALL NOT DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER OTHER PROVISIONS OF THE CONTRACT DOCUMENTS AND SHALL BE IN ADDITION TO AND RUN CONCURRENT WITH OTHER WARRANTIES MADE BY THE CONTRACTOR UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

B. SPECIAL WARRANTY: WARRANT TREES, SHRUBS, AND PLANTS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. REPLACEMENTS: PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON DATE OF REPLACEMENT.

1. REMOVE AND REPLACE DEAD PLANTING MATERIALS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

2. REPLACE PLANTING MATERIALS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

3. A LIMIT OF ONE REPLACEMENT OF EACH PLANT MATERIAL WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

PART 2 PRODUCTS

2.01 TREE AND SHRUB MATERIAL

A. PLANTS: SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.

B. GENERAL: FURNISH NURSERY–GROWN TREES AND SHRUBS CONFORMING TO ANSI/AHIA Z60.1, WITH HEALTHY ROOT SYSTEMS, DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL SHAPED, FULLY–BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

C. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI/AHIA Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT WITH PROPORTIONATE INCREASE IN SIZE OF ROOTS AND BALL.

D. LABEL AT LEAST 1 TREE AND 1 SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANNICAL AND COMMON NAME.

2.02 SHADE AND FLOWERING TREES

A. SHADE TREES: SINGLE–STEM TREES WITH STRAIGHT TRUNK, WELL–BALANCED CROWN, AND INTACT LEADER, OF HEIGHT AND CALIPER INDICATED, CONFORMING TO ANSI/AHIA Z60.1 FOR TYPE OF TREES REQUIRED.

B. SMALL TREES: SMALL UPRIGHT OR SPREADING TYPE, BRANCHED OR PRUNED NATURALLY ACCORDING TO SPECIES AND TYPE, AND WITH RELATIONSHIP OF CALIPER, HEIGHT, AND BRANCHING RECOMMENDED BY ANSI/AHIA Z60.1.

C. PROVIDE BALLED AND BURLAPPED TREES WHEN SPECIFIED ON APPROVED PLANS.

2.03 CONIFEROUS EVERGREENS

A. FORM & SIZE: NOMAL QUALITY, WELL–BALANCED. CONIFEROUS EVERGREENS, OF TYPE, HEIGHT, SPREAD, AND SHAPE REQURIED, COMPLYING WITH ANSI/AHIA Z60.1

2.04 SHRUBS AND PERENNIALS

A. FORM AND SIZE: SHRUBS WITH NOT LESS THAN THE MINIMUM NUMBER OF CANES REQUIRED BY AND MEASURED ACCORDING TO ANSI/AHIA Z60.1 FOR TYPE, SHAPE, AND HEIGHT OF SHRUB.

B. PROVIDE BALLED AND BURLAPPED OR CONTAINER SHRUBS AND PERENNIALS.

2.05 SOIL MATERIALS

A. PROVIDE APPROVED IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO SPECIFIED ELEVATION RELATIVE TO WALK OR CURB.

B. TOPSOIL: FERTILE, AGRICULTURAL SOIL, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM DRAINED SITE; FREE OF SUBSOIL, CLAY OR IMPURITIES, PLANTS, WEEDS AND ROOTS; SEE SECTION 32 9113: SOIL PREPARATION FOR REQUIRED CHEMICAL AND PHYSICAL CHARACTERISTICS.

LEHI CITY

VE UPDATE - 6.4.2026
Approved Construction Plans
03/18/2026

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 10937409-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: PLANTING SPECIFICATIONS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
L602

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2.06 SOIL AMENDMENT MATERIALS

A. FERTILIZER FOR TREES AND SHRUBS: CONTAINING FIFTY PERCENT OF THE ELEMENTS DERIVED FROM ORGANIC SOURCES; OF PROPORTION NECESSARY TO ELIMINATE ANY DEFICIENCIES OF TOPSOIL, TO THE FOLLOWING PROPORTIONS:

1. NITROGEN: >20% (OF WHICH 50% WILL BE ORGANIC).

2. PHOSPHORIC ACID: 10%.

3. SOLUBLE POTASH: 5%.

2.07 ACCESSORIES

A. STAKES: SOFTWOOD LUMBER, POINTED END.

B. CABLE, WIRE, EYE BOLTS AND TURNBUCKLES: NON-CORROSIVE, OF SUFFICIENT STRENGTH TO WITHSTAND WIND PRESSURE AND RESULTING MOVEMENT OF PLANT LIFE.

PART 3 EXECUTION

3.01 EXAMINATION

A. EXAMINE AREAS TO RECEIVE LANDSCAPING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK OF THIS SECTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. VERIFY THAT PREPARED SUBSOIL AND PLANTERS ARE READY TO RECEIVE WORK.

C. SATURATE SOIL WITH WATER TO TEST DRAINAGE.

3.02 PREPARATION OF SUBSOIL

A. PREPARE SUBSOIL TO ELIMINATE UNEVEN AREAS. MAINTAIN PROFILES AND CONTOURS. MAKE CHANGES IN GRADE GRADUAL. BLEND SLOPES INTO LEVEL AREAS.

B. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION, FOREIGN MATERIALS, STICKS, RUBBISH, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS. REMOVE CONTAMINATED SUBSOIL.

C. SCARIFY SUBSOIL TO A DEPTH OF 6 INCHES (150 MM) WHERE PLANTS ARE TO BE PLACED. REPEAT CULTIVATION IN AREAS WHERE EQUIPMENT, USED FOR HAULING AND SPREADING TOPSOIL, HAS COMPACTED SUBSOIL.

3.03 PLACING TOPSOIL

A. TOPSOIL DEPTH SHALL BE A MINIMUM OF 12 INCHES.

B. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES (150 MM) OVER AREA TO BE PLANTED. WORK INTO TOP OF LOOSENED SUB GRADE TO CREATE A TRANSITION LAYER AND HTEN PLACE REMAINDER OF PLANTING SOIL MIXTURE.

C. TILL SOIL IN BEDS TO A MINIMUM DEPTH OF 8 INCHES AND MIX WITH SPECIFIED SOIL AMENDMENTS AND FERTILIZERS.

D. PLACE TOPSOIL DURING DRY WEATHER AND ON DRY UNFROZEN SUBGRADE.

E. REMOVE VEGETABLE MATTER AND FOREIGN NON-ORGANIC MATERIAL FROM TOPSOIL WHILE SPREADING.

F. GRADE TOPSOIL TO ELIMINATE ROUGH, LOW OR SOFT AREAS, AND TO ENSURE POSITIVE DRAINAGE.

3.04 FERTILIZING

A. APPLY FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. APPLY AFTER INITIAL RAKING OF TOPSOIL AND TILL IN TO BEDS.

C. MIX THOROUGHLY INTO UPPER 8 INCHES (203 MM) OF TOPSOIL.

D. LIGHTLY WATER TO AID THE DISSIPATION OF FERTILIZER.

3.05 EXCAVATION FOR TREES AND SHRUBS

A. PITS AND TRENCHES: EXCAVATE WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

1. BALLED AND BURLAPPED TREES AND SHRUBS: EXCAVATE APPROXIMATELY 3 TIMES AS WIDE AS BALL DIAMETER AND EQUAL TO BALL DEPTH.

2. CONTAINER-GROWN TREES AND SHRUBS: EXCAVATE APPROXIMATELY 3 TIMES AS WIDE AS CONTAINER DIAMTER AND EQUAL TO ROOT MASS DEPTH.

B. DISPOSE OF SUBSOIL REMOVED FROM LANDSDCAPE EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

C. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

D. DRAINAGE: NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

E. FILL EXCAVATION WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLACING SETTING LAYER AND POSITIONING TREES AND SHRUBS.

3.06 PLANTING

A. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE LANDSCAPE ARCHITECTS ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS NEEDED.

B. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL RAISED ABOVE ADJACENT FINISH GRADES AS INDICATED.

1. PLACE STOCK ON UNDISTURBED OR COMPACTED TOPSOIL.

2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS AND AT LEAST UPPER HALF OF ROOT BALL (MORE IF THE ROOT BALL IS STABLE), BUT DO NOT REMOVE FROM UNDER ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

3. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.

4. BACKFILL TO CONSIST OF ONE (1) PART TOPSOIL AND ONE (1) PART NATIVE SOIL CLEAN AND FREE FROM TOXIC MINERAL AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1-1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.

5. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

C. SET CONTAINER-GROWN STOCK PLUMB IN CENTER OF PIT OR TRENCH WITH TOP OF BALL RAISED ABOVE ADJACENT FINISH GRADES AS INDICATED.

1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS.

2. PLACE STOCK ON UNDISTURBED OR COMPACTED TOPSOIL.

3. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS.

4. BACKFILL TO CONSIST OF ONE (1) PART TOPSOIL AND ONE (1) PART NATIVE SOIL CLEAN AND FREE FROM TOXIC MINERAL AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1-1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.

5. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

D. DISH AND TAMP TOP OF BACKFILL TO FORM A 3 INCH HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH BACKFILL.

3.07 PLANT SUPPORT

A. BRACE PLANTS VERTICALLY WITH PLANT PROTECTOR WRAPPED GUY WIRES AND STAKES TO THE FOLLOWING:

1. TREE CALIPER: 1 INCH (25 MM); TREE SUPPORT METHOD: 1 STAKE WITH ONE TIE

3.08 TREE PRUNING

A. PRUNE TREES AS RECOMMENDED IN ANSI A300 PART 1.

B. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, REMOVE ONLY DEAD, BROKEN, AND SPLIT BRANCHES.

C. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZE AFTER PRUNING.

3.09 FIELD QUALITY CONTROL

A. PLANTS WILL BE REJECTED IF A BALL OF EARTH SURROUNDING ROOTS HAS BEEN DISTURBED OR DAMAGED PRIOR TO OR DURING PLANTING.

3.10 CLEAN-UP AND PROTECTION

A. DURING LANDSCAPING, KEEP PAVEMENT CLEAN AND WORK AREA IN ORDERLY CONDITION.

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.11 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

3.12 MAINTENANCE

A. PROVIDE MAINTENANCE AT NO EXTRA COST TO OWNER; OWNER WILL PAY FOR WATER.

B. MAINTAIN PLANT LIFE FOR 60 DAYS AFTER DATE OF SUBSTANTIAL COMPLETION.

C. IRRIGATE SUFFICIENTLY TO SATURATE ROOT SYSTEM AND PREVENT SOIL FROM DRYING OUT.

D. REMOVE DEAD OR BROKEN BRANCHES AND TREAT PRUNED AREAS OR OTHER WOUNDS.

E. NEATLY TRIM PLANTS WHERE NECESSARY.

F. IMMEDIATELY REMOVE CLIPPINGS AFTER TRIMMING.

G. CONTROL GROWTH OF WEEDS. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

H. CONTROL INSECT DAMAGE AND DISEASE. APPLY PESTICIDES IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

I. REMEDY DAMAGE FROM USE OF HERBICIDES AND PESTICIDES.

J. MAINTAIN WRAPPINGS, GUYS, AND STAKES. REPAIR OR REPLACE ACCESSORIES WHEN REQUIRED.

END OF SECTION

SECTION 32 9419

LANDSCAPE SURFACING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. CRUSHED ROCK.

B. WEED BARRIER

C. MAINTENANCE.

1.02 SUBMITTALS

A. SEE SECTION 01 3000 – ADMINISTRATIVE REQUIREMENTS, FOR SUBMITTAL PROCEDURES.

1.03 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT WITH AT LEAST 3 YEARS EXPERIENCE AND A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.

1.04 FIELD CONDITIONS

A. DO NOT INSTALL MULCH WHEN WIND VELOCITY EXCEEDS 30 MPH (48 K/HR).

1.05 WARRANTY

A. GENERAL WARRANTY: THE SPECIAL WARRANTY SPECIFIED IN THIS ARTICLE SHALL NOT DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER OTHER PROVISIONS OF THE CONTRACT DOCUMENTS AND SHALL BE IN ADDITION TO AND RUN CONCURRENT WITH OTHER WARRANTIES MADE BY THE CONTRACTOR UNDER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

PART 2 PRODUCTS

2.01 ACCESSORIES

A. WEED CONTROL BARRIER: 5 OZ. WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC. DEWITT PRO 5 WEED BARRIER OR LANDSCAPE ARCHITECT'S APPROVED EQUIVALENT.

B. ANTIDESICCANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE RETARDER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS AND MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

PART 3 EXECUTION

3.01 EXAMINATION

A. EXAMINE AREAS TO RECEIVE LANDSCAPING FOR COMPLIANCE WITH REQUIREMENTS AND FOR CONDITIONS AFFECTING PERFORMANCE OF WORK OF THIS SECTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. VERIFY THAT PREPARED SUBSOIL AND PLANTERS ARE READY TO RECEIVE WORK.

3.02 MULCHING

A. WEED CONTROL BARRIERS: INSTALL WEED CONTROL BARRIERS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND BEFORE MULCHING. COMPLETELY COVER AREA TO BE MULCHED, LAPPING EDGES A MINIMUM OF 6 INCHES.

B. PLACE SOIL PEP IN ALL 3 FOOT DIAMETER TREE RINGS.

C. AGGREGATE: PLACE 6 INCH DEPTH AGGREGATE IN AREAS AS SHOWN ON PLANS AND ACCORDING TO DETAIL.

D. ROCK: PLACE 3 INCH DEPTH ROCK IN AREAS AS SHOWN ON PLANS WITH WEED CONTROL BARRIER BENEATH.

3.03 ACCESSORIES

A. APPLY ANTIDESICCANT USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM ON TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE. WHEN DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL-LEAF, SPRAY WITH ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN 2 WEEKS AFTER PLANTING.

3.04 CLEAN-UP AND PROTECTION

A. DURING LANDSCAPING, KEEP PAVEMENT CLEAN AND WORK AREA IN ORDERLY CONDITION.

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

3.05 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

3.06 MAINTENANCE

A. REPLACE SOIL PEP WHEN DETERIORATED.

END OF SECTION

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

24X36

PRIME LANDSCAPE ARCHITECTURE

STATE OF UTAH
AUSTIN KIRK HISLOP
NO. 11596409-5301
LICENSED LANDSCAPE ARCHITECT

TITLE: PLANTING SPECIFICATIONS
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
ADDRESS: 4675 N AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE:	01-26-2026
JOB NUMBER:	80020
CHECKED BY:	HISLOP

SHEET
L603

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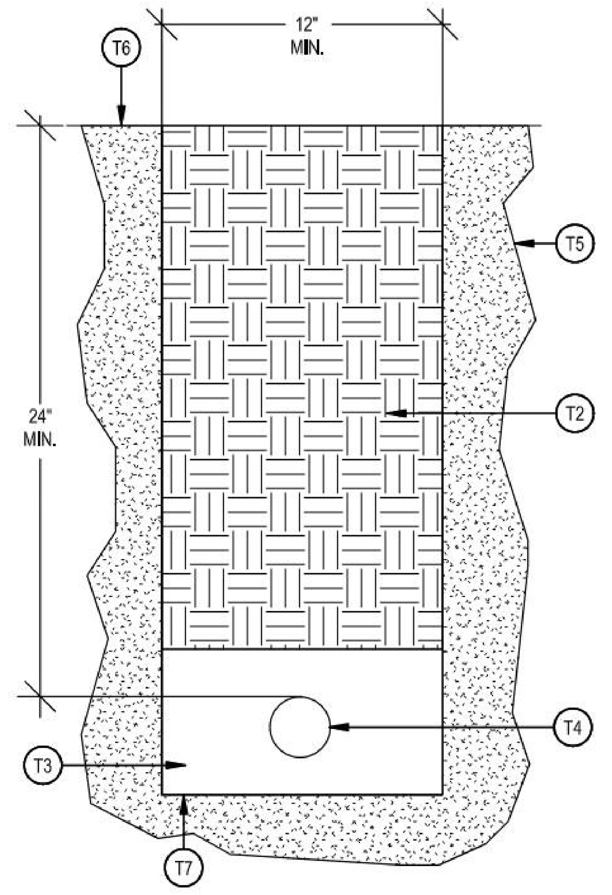
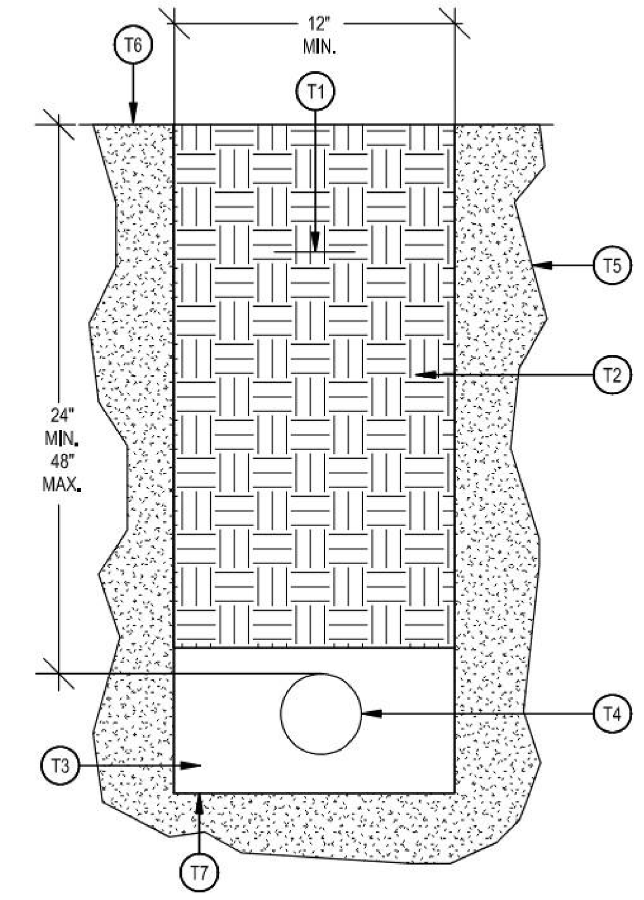
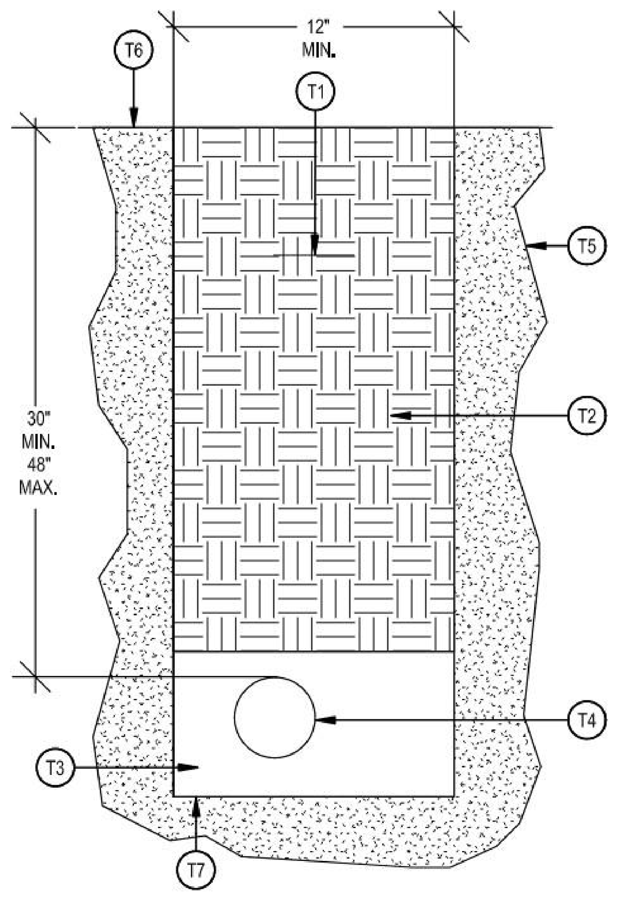


TRENCH DETAIL
SCALE: NONE MISC. CONDUITS



TRENCH DETAIL
SCALE: NONE SECONDARY UTILITY POWER



TRENCH DETAIL
SCALE: NONE PRIMARY UTILITY POWER

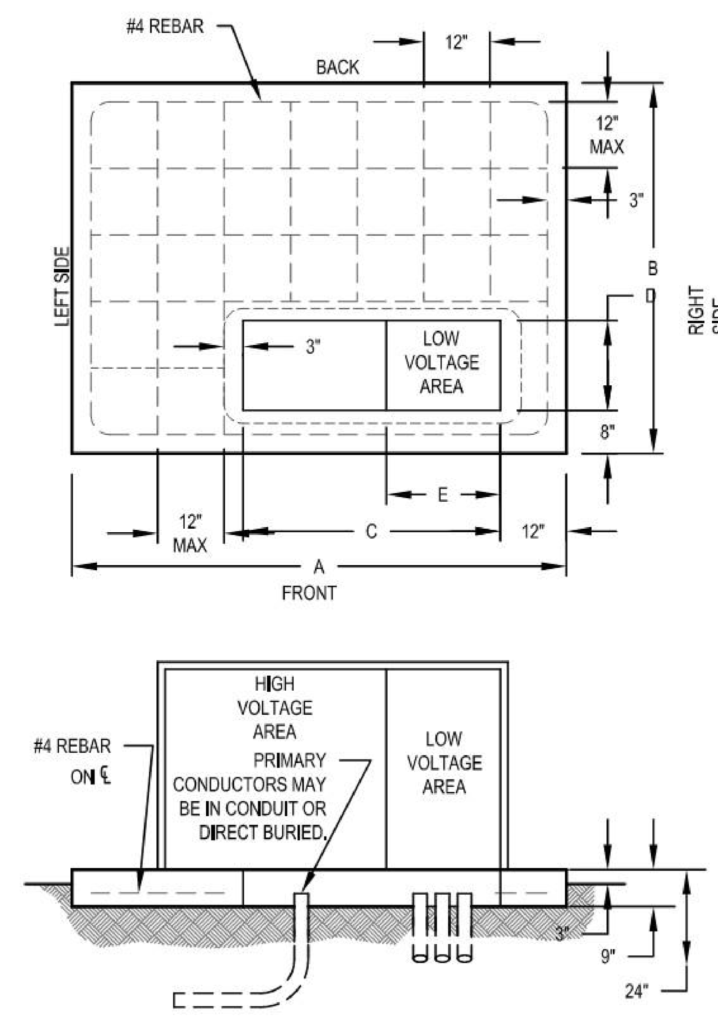
TRENCHING KEYED NOTES:

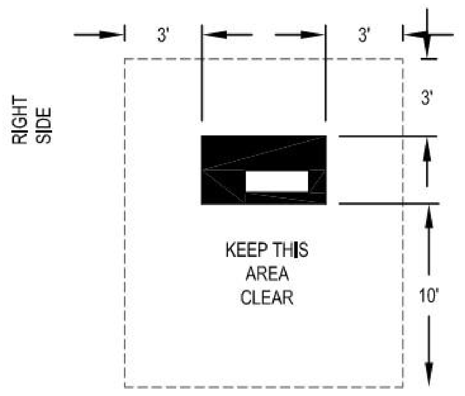
- (T1) MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- (T2) CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- (T3) BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- (T4) ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC. REFER TO ONE-LINE DIAGRAM FOR NUMBER AND SIZE OF CONDUITS.
- (T5) UNDISTURBED EARTH.
- (T6) FINISHED GRADE.
- (T7) TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SITE FLAT (HORIZONTAL) WITH THE GROUND.

TRENCHING KEYED NOTES:

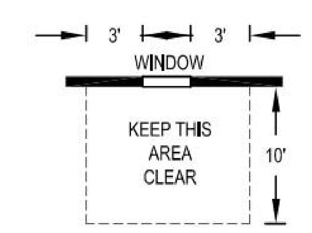
1. PROVIDE 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH UTILITES PRIOR TO TRENCHING.

(3) TRENCHING DETAILS
SCALE: NONE

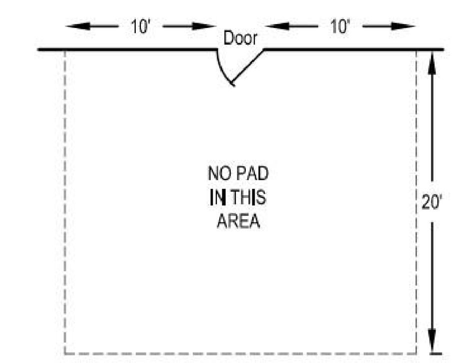




DETAIL 'C'



DETAIL 'A'



DETAIL 'B'

TRANSFORMER PAD DIMENSION CHART

TRANSFORMER	DIMENSIONS				
RATING	A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH POWER COMPANY

(1) TRANSFORMER PAD MOUNT DETAIL
SCALE: NONE

ELECTRICAL SYMBOL SCHEDULE GENERAL NOTES

1. MOUNT ALL OUTLETS, DEVICES, AND EQUIPMENT AT HEIGHTS INDICATED BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. UNLESS NOTED OTHERWISE, HEIGHTS ARE GIVEN FROM FINISHED FLOOR TO CENTER OF OUTLET BOX.
2. WHERE OUTLETS, DEVICES, AND EQUIPMENT ARE NOTED BY SUBSCRIPTS, REFER TO ABBREVIATION SCHEDULE FOR DEFINED REQUIREMENTS.
3. WHERE OUTLETS, DEVICES AND EQUIPMENT ARE NOTED BY THE SUBSCRIPT 'A', MOUNT AT 4" ABOVE COUNTER. IF COUNTER HAS A BACK SPLASH, MOUNT AT 4" ABOVE BACK SPLASH. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND COORDINATE WITH CASEWORK SUPPLIER.
4. NOT ALL ELECTRICAL SYMBOLS MAY BE USED.

ABBREVIATION SCHEDULE

NOTE: NOT ALL ABBREVIATIONS MAY BE USED.

A	ABOVE COUNTER	LSI	LONG-TIME, SHORT-TIME INSTANTANEOUS
A	AMP OR AMPS	LSIG	LONG-TIME, SHORT-TIME INSTANTANEOUS GROUND FAULT
ACC	ACCESS CONTROL	LTG	LIGHTING
ADJ	ADJACENT	MCA	MINIMUM CIRCUIT AMPS
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AHJ	AUTHORITY HAVING JURISDICTION	MLO	MAIN LUGS ONLY
AL	ALUMINUM	MV	MEDIUM VOLTAGE
ATS	AUTOMATIC TRANSFER SWITCH	MW	MICROWAVE
AUX	AUXILIARY	NC	NORMALLY CLOSED
BAS	BUILDING AUTOMATION SYSTEM	NEC	NATIONAL ELECTRIC CODE
BLDG	BUILDING	NIC	NOT IN CONTRACT
C	CONDUIT	NL	NIGHT LIGHT
CB	CIRCUIT BREAKER	NO	NORMALLY OPEN
CKT	CIRCUIT	OC	ON CENTER(S)
CLG	CEILING	OCP	OVER CURRENT PROTECTION
CO	CONVENIENCE OUTLETS	OCPD	OVER CURRENT PROTECTION DEVICE
CU	COPPER	PA	PUBLIC ADDRESS
DAS	DISTRIBUTED ANTENNA SYSTEM	PH	PHASE
(E)	EXISTING	PV	PHOTOVOLTAIC
EA	EACH	PWR	POWER
EG	EQUIPMENT GROUND	QTY	QUANTITY
ELEC	ELECTRICAL	R	REMOVE
EM	EMERGENCY	REF	REFRIGERATOR
EMT	ELECTRIC METALLIC TUBING	REQ	REQUIREMENTS
ENT	ELECTRIC NONMETALLIC TUBING	RGC	RIGID GALVANIZED CONDUIT
EQUIP	EQUIPMENT	RMC	RIGID METAL CONDUIT
EWC	ELECTRIC WATER COOLER	RMP	ROCKY MOUNTAIN POWER
EXP	EXPLOSION PROOF	RNC	RIGID NONMETALLIC CONDUIT
FA	FIRE ALARM	RR	REMOVE AND RELOCATE
FACP	FIRE ALARM CONTROL PANEL	SBJ	SYSTEM BONDING JUMPER
FLA	FULL LOAD AMPS	SCP	SECURITY CONTROL PANEL
FMC	FLEXIBLE METAL CONDUIT	SFL	SUB-FEED LUGS
FO	FIBER OPTIC	SPD	SURGE PROTECTIVE DEVICE
FOB	FREIGHT ON BOARD	SS	SURGE SUPPRESSION
FTL	FEED-THROUGH LUGS	TR	TAMPER RESISTANT
GEC	GROUNDING ELECTRODE CONDUCTOR	TTB	TELEPHONE TERMINAL BOARD
GND	GROUND CONDUCTOR	TYP	TYPICAL
HOA	HAND-OFF-AUTO	UF	UNDER FLOOR
HP	HORSE POWER	UG	UNDERGROUND
ID	INTRUSION DETECTION	UNO	UNLESS NOTED OTHERWISE
IG	ISOLATED GROUND	USB	UNIVERSAL SERIAL BUS
IMC	INTERMEDIATE METAL CONDUIT	VSS	VIDEO SURVEILLANCE SYSTEM
INS	INSULATED	W/	WITH
ISO	ISOLATED	WO/	WITHOUT
KVA	KILO VOLT AMPERES	WP	WEATHER PROOF
KW	KILOWATTS	WR	WEATHER RESISTANT
LFNC	LIQUID-TIGHT NONMETAL CONDUIT	XFMR	TRANSFORMER
LS	LONG-TIME, SHORT-TIME		

GENERAL PROJECT NOTES

1. DIVISION 26 CONTRACTOR IS RESPONSIBLE FOR READING AND APPLYING WHAT IS IN THE SPECIFICATIONS TO THIS PROJECT. ANYTHING THAT IS NOT INCLUDED ON THE PROJECT THAT IS CALLED OUT IN THE SPECIFICATION SHALL BE LISTED ON THE SUBSTANTIAL COMPLETION PUNCHLIST. THE CONTRACTOR WILL BE REQUIRED TO REMEDY THESE DEFICIENCIES. THERE WILL BE NO EXCEPTIONS.
2. THE CONTRACTOR MAY SCHEDULE A PRE-CONSTRUCTION MEETING , AT THEIR DISCRETION WITH THE ELECTRICAL ENGINEER AND REVIEW THE DRAWINGS AND SPECIFICATIONS. THE MEETING SHALL BE A MAXIMUM OF ONE HOUR AND SHALL TAKE PLACE AT THE ENGINEER'S OFFICE.
3. THE FOLLOWING ITEMS ARE SOME OF THE REQUIREMENTS THAT ARE LISTED IN THE SPECIFICATIONS, THESE ITEMS DO NOT REPRESENT ALL ITEMS AND THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SPECIFICATIONS:
   - A. INSULATED THROAT CONNECTORS OR PLASTIC BUSHINGS SHALL BE UTILIZED FOR ALL CONDUIT SIZES USED ON THIS PROJECT.
   - B. A DEDICATED NEUTRAL CONDUCTOR WILL BE PROVIDED FOR ALL LIGHTING AND POWER CIRCUITS.
   - C. THE CONTRACTOR SHALL LABEL ALL ELECTRICAL EQUIPMENT AS IT IS CALLED OUT IN THE SPECIFICATIONS.
   - D. THE CONTRACTOR SHALL PROVIDE SEISMIC SUPPORT AND BRACING FOR ALL ELECTRICAL EQUIPMENT AS REQUIRED BY LOCAL AND NATIONAL CODE.
4. THE CONTRACTOR SHALL FOLLOW THE PANELBOARD SCHEDULES AS INDICATED IN THE DRAWINGS. EACH CIRCUIT BREAKER HAS BEEN ASSIGNED A SPECIFIC AREA OF THE BUILDING. NO DEVIATION WILL BE ALLOWED WITHOUT THE APPROVAL FROM THE ELECTRICAL ENGINEER.
5. THE CONTRACTOR SHALL INSTALL THE WIRE SIZES AS CALLED OUT ON THE ONE-LINE DIAGRAM, EQUIPMENT SCHEDULES, VOLTAGE DROP TABLES, AND ELECTRICAL SPECIFICATIONS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE WIRE IS SIZED LARGE ENOUGH TO ALLOW FOR VOLTAGE DROP.
6. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL OVERCURRENT DEVICES FOR THE ACTUAL MECHANICAL EQUIPMENT SUPPLIED ON THE JOB, PRIOR TO RELEASE OF ANY ELECTRICAL DISTRIBUTION EQUIPMENT. CONTACT THE ELECTRICAL ENGINEER WITH ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING THE BID, AND SHALL EXAMINE ALL PHYSICAL CONDITIONS WHICH MAY BE MATERIAL TO THE PERFORMANCE OF HIS WORK. NO EXTRA PAYMENTS WILL BE ALLOWED TO THE CONTRACTOR AS A RESULT OF EXTRA WORK MADE NECESSARY BY HIS FAILURE TO DO SO. ANY CASE OF DISCREPANCY OR LACK OF CLARITY SHALL BE PROMPTLY IDENTIFIED TO THE OWNER'S REPRESENTATIVE AND THE ENGINEER FOR CLARIFICATION.
8. THE CONTRACTOR SHALL MAKE SURE THAT ALL BRANCH CIRCUITS THAT ARE AFFECTED BY THIS PROJECT ARE NOT OVERLOADED. PROVIDE ADDITIONAL BRANCH CIRCUITS FROM ELECTRICAL PANELS AS NECESSARY TO COMPLY WITH THE BRANCH CIRCUIT LOADING REQUIREMENTS. PROVIDE ALL MATERIAL AND LABOR AS NECESSARY FOR A COMPETE AND OPERATING SYSTEM.
9. PROVIDE UPDATED, TYPED PANELBOARD SCHEDULE(S) TO REFLECT ALL THE CHANGES MADE INCLUDING EXISTING LOADS. THE EXISTING LOADS SHALL BE NAMED THE SAME AS LISTED ON THE EXISTING PANELBOARD SCHEDULE.

GENERAL SYMBOLS

SYMBOL	DESCRIPTION	REMARKS
(XX)	KEYED NOTE	
(1 / E-1)	DETAIL REFERENCE	TOP NUMBER INDICATES DETAIL NUMBER; BOTTOM LETTER-NUMBER INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN; WHERE NOT SPECIFICALLY REFERENCED, DETAIL IS GENERAL IN NATURE AND SHALL APPLY WHERE APPLICABLE.

EQUIPMENT AND CONTROL SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	NON-FUSED DISCONNECT SWITCH	+60"	
	LIGHTING AND APPLIANCE PANELBOARD (SURFACE-MOUNTED)	TOP AT +72"	20"W X 6"D

WIRING DEVICE SYMBOLS

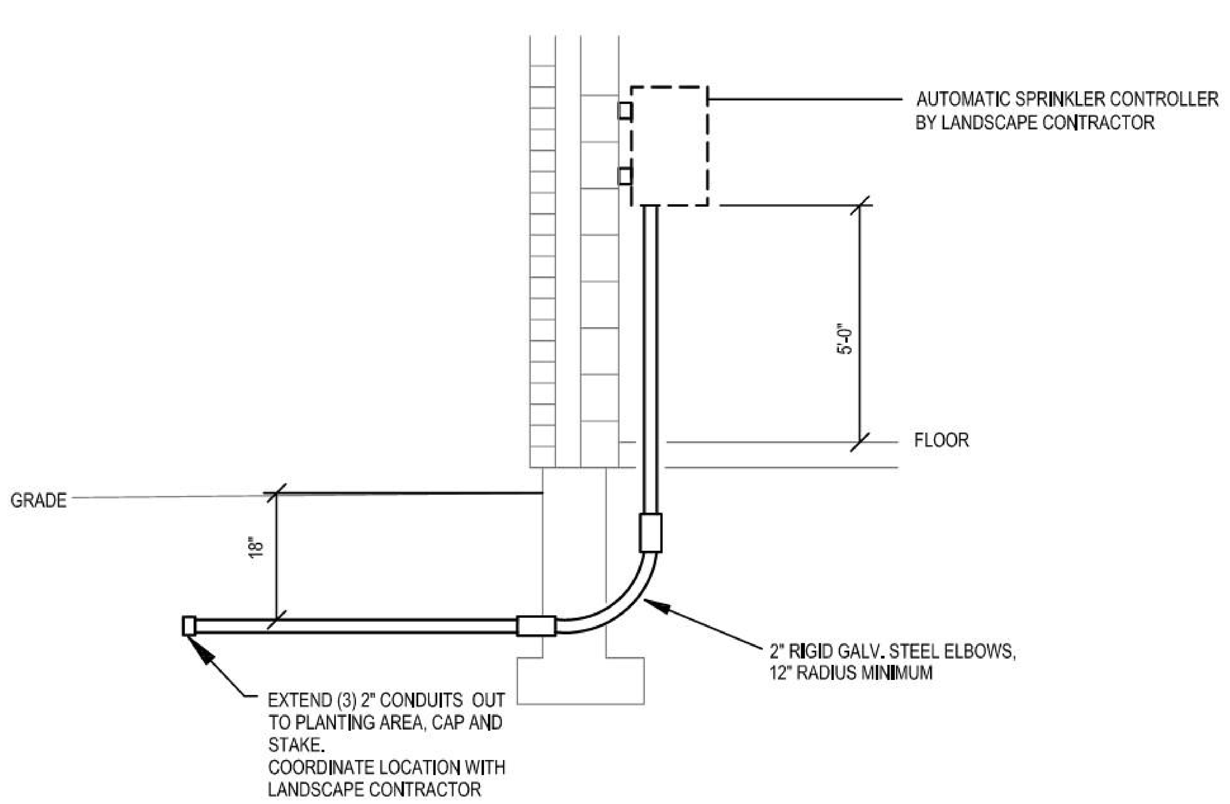
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	+18"	

LIGHTING SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	SURFACE-MOUNTED LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
(P)	ELECTRIC PHOTOCELL	N/A	MOUNT ON ROOF FACING NORTH SKY
(XXXX)	LIGHT FIXTURE CALLOUT (LETTER DENOTES FIXTURE TYPE)		

LIGHTING CONTROLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	LOW-VOLTAGE PUSH BUTTON TIMER SWITCH	+48"	



(2) AUTOMATIC SPRINKLER CONTROLLER
SCALE: NONE

IF PANEL BOARD IS FED FROM A TRANSFORMER LOCATED IN THE SAME ROOM AS THE PANEL, THE TOTAL LENGTH OF BRANCH CIRCUITS SHALL NOT EXCEED THE FOLLOWING:

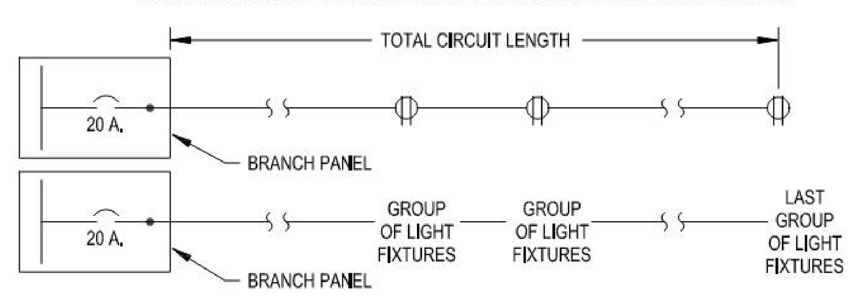
	120 VOLTS	277 VOLTS
a - USING #12 AWG	90 FT.	180 FT.
b - USING #10 AWG	150 FT.	300 FT.
c - USING #8 AWG	250 FT.	450 FT.
d - USING #6 AWG	380 FT.	700 FT.

THE ABOVE CIRCUIT LENGTHS ARE BASED ON 4% VOLTAGE DROP AT 16 AMPS LOAD AT THE END OF THE CIRCUIT. SAME WIRE SIZE SHALL BE USED FOR THE ENTIRE CIRCUIT.

IF PANELBOARD IS FED FROM A TRANSFORMER LOCATED REMOTELY FROM THE PANEL, THE TOTAL LENGTH OF BRANCH CIRCUITS SHALL NOT EXCEED THE FOLLOWING:

	120 VOLTS	277 VOLTS
a - USING #12 AWG	75 FT.	180 FT.
b - USING #10 AWG	125 FT.	260 FT.
c - USING #8 AWG	205 FT.	420 FT.
d - USING #6 AWG	325 FT.	660 FT.

THE ABOVE CIRCUIT LENGTHS ARE BASED ON 3% VOLTAGE DROP AT 16 AMPS LOAD AT THE END OF THE CIRCUIT. SAME WIRE SIZE SHALL BE USED FOR THE ENTIRE CIRCUIT.



BRANCH CIRCUIT DEFINITION:
CIRCUIT ORIGINATING FROM A 20 AMP CIRCUIT BREAKER IN A BRANCH PANEL AND ENDING AT THE LAST DUPLEX OUTLET ON THE CIRCUIT OR ENDS AT THE LAST LIGHT FIXTURE.

(4) VOLTAGE DROP DETAIL
SCALE: NONE

LEHI CITY

Approved Construction Plans
03/18/2026
VE UPDATE - 6.4.2026

SHEET LIST	
E-001	GENERAL NOTES, SYMBOLS AND DETAILS
E-002	SCHEDULES AND RISER DIAGRAMS
E-101	SITE PLAN - ELECTRICAL

REGISTERED PROFESSIONAL ENGINEER
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04-14-2025
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REVISIONS

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LEHI CITY

DATE: 01-16-2025
JOB NUMBER: 80020
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GENERAL NOTES & SYMBOLS LISTS
E-001

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LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	SOURCE	LOAD	APPROVED MANUFACTURERS	CATALOG NUMBER / SERIES
AP1	EXTERIOR LED AREA LIGHT WITH TYPE 4 DISTRIBUTION. INTEGRAL MOTION SENSOR AND 20' ROUND TAPERED POLE.	LED 20,000 LM 0-10V DIMMING 4000 K	120V 185 W	MCGRAW-EDISON	GLAN-SA2C-740-U-T2-SCBA-SPB2-SSP20 (MCGR, KW)
				GARDCO	OPF-M-A14-740-T2M-AR1-UNV-STANDARD FINISH
				LITHONIA	RSX2 LED P3 40K R2 MVOLT SPA HS NLTAIR2 PIRHN DDBXD / SSS 20 4C DM19AS DDBXD
				BEACON PRODUCTS, INC.	VP-2-320L-210-4K7-2-UNV-ASQU-SCBA SHD 2-HSS-XXX-SCBA SSSB20-40A-1-B3-SCB
C1	SURFACE MOUNTED EXTERIOR RATED CANOPY FIXTURE. IMPACT RESISTANT.	LED 5,000 LM 0-10V DIMMING 3500 K	120V 35 W	KENALL	HPG14-MW-RW-CP-35L-35K8-DIM10-DV
HR1	LED HANDRAIL PUCK LIGHT FIXTURE WITH ASYMMETRIC DISTRIBUTION. SPACE LIGHT FIXTURES ONE FOOT FROM EACH END OF THE HANDRAIL AND THEN SPACED 3 FEET ON CENTER ALONG THE LENGTH OF THE HANDRAILS. SEE DRAWINGS FOR QUANTITY.	LED 500 LM NON-DIMMING 3500 K	120V 5 W	ZANEEN	L12R0008
				LEDSCAPE	LS25
				BRUCK	750S-35K-ST-PC-CF
				KLIK	LEDPOD**

LIGHT FIXTURE GENERAL NOTES

1. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE REQUIREMENTS.
2. ALL LIGHT FIXTURES ARE TO BE A MINIMUM OF 80 CRI UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
3. ALL LED SOURCES MUST MEET L80 AT 50,000 HRS MINIMUM UNLESS OTHERWISE NOTED.
4. ALL LIGHT FIXTURES ARE TO HAVE AN EFFICACY OF 80 LUMENS PER WATT MINIMUM.

BIDDING REQUIREMENTS

1. BID ONLY PRODUCTS THAT ARE SPECIFIED OR APPROVED BY ADDENDUM.
2. PACKAGING OF LIGHT FIXTURES WITH OTHER SYSTEMS IS NOT ALLOWED AND MUST BE BID SEPARATELY. I.E. LIGHT FIXTURES, THEATRICAL LIGHTING, SPORTS LIGHTING AND ALL LIGHTING CONTROLS.
3. WHEN ONLY ONE PRODUCT IS APPROVED FOR BIDDING, THE PRICE FOR THAT ITEM SHALL BE BROKEN OUT SEPARATELY WHEN SUBMITTING PRICING TO VARIOUS DISTRIBUTORS AND / OR CONTRACTOR.
4. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.

LIGHT FIXTURE PRIOR APPROVAL REQUIREMENTS

1. PRIOR APPROVAL IS REQUIRED BEFORE BIDDING THIS PROJECT.
2. PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) WORKING DAYS BEFORE BID TIME. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
3. ITEMS THAT ARE SUBMITTED AND HAVE BEEN APPROVED WILL BE LISTED IN THE ADDENDUM(S). VERBAL APPROVALS WILL NOT BE GIVEN ON ANY ITEM.
4. IT IS NOT THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO NOTIFY THE SUBMITTING PARTY OF ERRORS IN THE SUBMITTAL. NOTIFICATION OF ERRORS BY THE ELECTRICAL ENGINEER PRIOR TO ISSUANCE OF THE ADDENDUM(S) MAY NOT BE GIVEN.
5. PRIOR APPROVALS SHALL CONSIST OF CUT SHEETS DESCRIBING THE PRODUCTS BEING SUBMITTED AS EQUIVALENTS. ALL SPECIFICATION INFORMATION SHALL BE CLEARLY MARKED. PRODUCTS WITHOUT PHOTOMETRIC DATA WILL NOT BE APPROVED.
6. LIGHTING PACKAGES WILL BE REVIEWED FOR GENERAL PROJECT COMPLIANCE ONLY. AN IN-DEPTH REVIEW OF ANY ALTERNATE FIXTURES WILL BE DONE DURING THE SUBMITTAL REVIEW PROCESS. ANY FIXTURES THAT ARE NOT TRULY EQUAL, AND / OR DO NOT COMPLY WITH ALL OF THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, WILL NOT BE APPROVED.

LIGHTING CONTROL PANEL SCHEDULE

PANEL NAME:	LC1
LOCATION:	PLUMBING CHASE
TRANSFORMER VOLTAGE:	120
MOUNTING:	SURFACE
NEMA TYPE:	NEMA 1

RELAY NO.	CIRCUIT BREAKER	LOAD CONTROLLED	POLES	METHOD OF CONTROL	PROGRAMMING REQUIREMENTS
1	A-1	PAVILION LIGHTING	1	SWITCHED	G
2	A-5	PARKING LOT LIGHTING	1	SWITCHED	F
3	A-7	STAIR LIGHTING	1	SWITCHED	F
4	-	SPARE	1	SWITCHED	-

PROGRAMMING REQUIREMENTS

A	TIME ON (6:00 AM) - TIME OFF (7:00 PM), 2 HOUR OVERRIDE AT LOW VOLTAGE SWITCH
B	TIME ON (5:00 AM) - TIME OFF (10:00 PM)
C	MANUAL ON - TIME OFF (5:30 PM)
D	MANUAL ON - MANUAL OFF - SWEEP OFF AT END OF DAY (5:30 PM)
E	TIME ON (7:30 AM) - MANUAL OFF - SWEEP OFF AT END OF DAY (5:30 PM)
F	PHOTO CELL ON - PHOTO CELL OFF
G	PHOTO CELL ON - TIMED OFF (11:00 PM), MANUAL CONTROL THROUGH LOW-VOLTAGE PUSH BUTTON. PROGRAM TO TURN ON FOR 1 HOUR WHEN PUSH BUTTON IS PRESSED.

NOTES: COORDINATE WITH THE ARCHITECT/OWNER FOR THE EXACT START AND END TIMES PRIOR TO THE FINAL PROGRAMMING OF THE LIGHTING CONTROL SYSTEM.

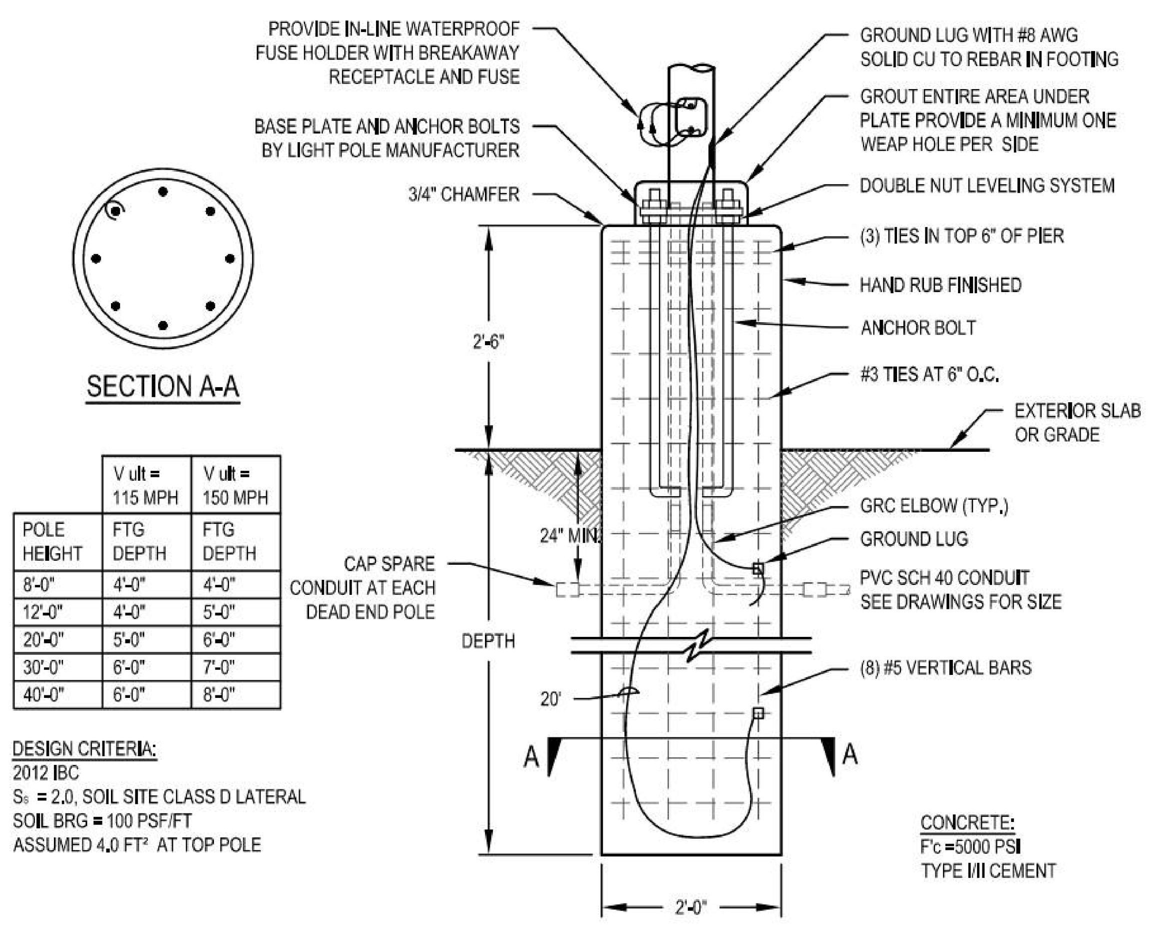
PANELBOARD SCHEDULE

PANEL NAME: A

MOUNTING: SURFACE | VOLTAGE: 240 / 120 | LOCATION: RESTROOM BUILDING | FEED FROM: METER
ENCLOSURE: NEMA 3R | PHASE: 1 | MAIN TYPE: MLO | SPD: NONE
MIN. AIC RATING: 22K AIC | WIRES: 3 | BUS RATING: 150 A | NEUTRAL RATING: 100%
MCB RATING: NONE | ISOLATED GROUND: NONE

CIR. #	CIRCUIT DESCRIPTION	AMPS	POLE	LOAD CLASS	A	B	LOAD CLASS	POLE	AMPS	CIRCUIT DESCRIPTION	CIR. #
1	PAVILION OUTLETS / LTG	20	1	R/L	920		-	1	-	RESTROOM HAND DRYER	2
3	SPRINKLER CONTROLLER	20	1	E		200	-	1	-	RESTROOM HAND DRYER	4
5	PARKING LOT LIGHTING	20	1	L	372		-	1	-	RESTROOM LTG / RCPTS	6
7	STAIR LIGHTING	20	1	L		108	-	1	-	SPACE	8
9	BACKFLOW PREVENTER	20	1	E			-	1	-	SPACE	10
11	SPARE	20	1	-			-	1	-	SPACE	12
13	SPARE	20	1	-			-	1	-	SPACE	14
15	SPARE	20	1	-			-	1	-	SPACE	16
17	SPARE	20	1	-			-	1	-	SPACE	18
19	SPARE	20	1	-			-	1	-	SPACE	20
	TOTAL CONNECTED LOAD PER PHASE (VA)				1292	308					
	TOTAL CONNECTED CURRENT PER PHASE (AMPS)				5.38	1.28					

	LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
R	RECEPTACLES	0	100%	0	TOTAL CONNECTED LOAD:	1600
L	LIGHTING	0	125%	0	25% OF LARGEST MOTOR:	0
M	MOTOR	0	100%	0	TOTAL ESTIMATED DEMAND:	0.00
E	EQUIPMENT	0	100%	0	TOTAL CONNECTED CURRENT:	6.67
O	OTHER	0	65%	0	TOTAL EST. DEMAND CURRENT:	0.00



SECTION A-A

	V ult = 115 MPH	V ult = 150 MPH
POLE HEIGHT	FTG DEPTH	FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

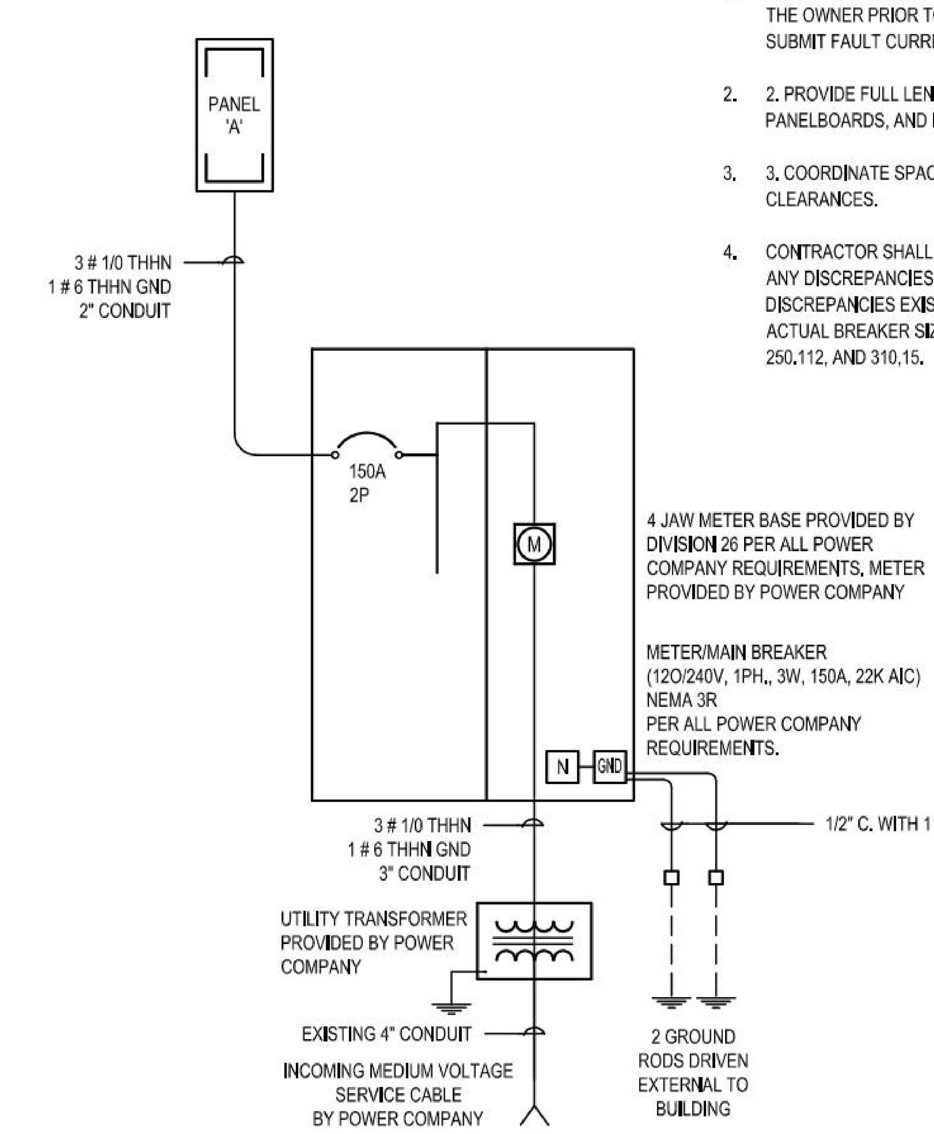
DESIGN CRITERIA:
2012 IBC
S_s = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE

CONCRETE:
F'c =5000 PSI
TYPE I/II CEMENT

2 LIGHT POLE BASE DETAIL
SCALE: NONE

GENERAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE OWNER PRIOR TO BIDDING AND PROVIDE EQUIPMENT RATING ACCORDINGLY. SUBMIT FAULT CURRENT CALCULATIONS WITH SHOP DRAWINGS SUBMITTAL.
2. 2. PROVIDE FULL LENGTH VERTICAL BUSSING IN ALL SWITCHBOARDS, DISTRIBUTION PANELBOARDS, AND PANELBOARDS.
3. 3. COORDINATE SPACE WITH ALL OTHER TRADES TO MAINTAIN ALL CODE-REQUIRED CLEARANCES.
4. CONTRACTOR SHALL REVIEW ONE-LINE DIAGRAM AND CONFIRM FEEDER WIRE SIZES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID. IF DISCREPANCIES EXIST, CONTRACTOR SHALL PROVIDE CORRECT WIRE SIZE BASED ON ACTUAL BREAKER SIZE AND ANY VOLTAGE DROP ADJUSTMENTS. SEE NEC 210.19, 215.2, 250.112, AND 310.15.



1 ONE-LINE DIAGRAM
SCALE: NONE

LEHI CITY
Approved Construction Plans
03/18/2026
VE UPDATE - 6.4.2026

REGISTERED PROFESSIONAL ENGINEER
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ENV:ENV:

TITLE	SCHEDULES & RISER DIAGRAMS
PROJECT	LAKEVIEW PARK
CLIENT	LEHI CITY
ADDRESS	AUTUMN VIEW DRIVE, LEHI, UT 84043

REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-16-2025
JOB NUMBER: 80020
CHECKED BY:

SCHEDULES & RISER DIAGRAMS
E-002

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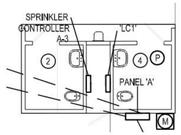
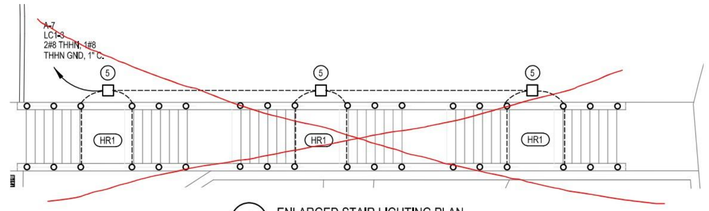
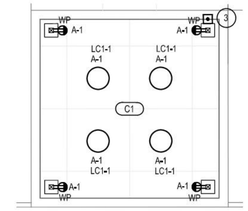


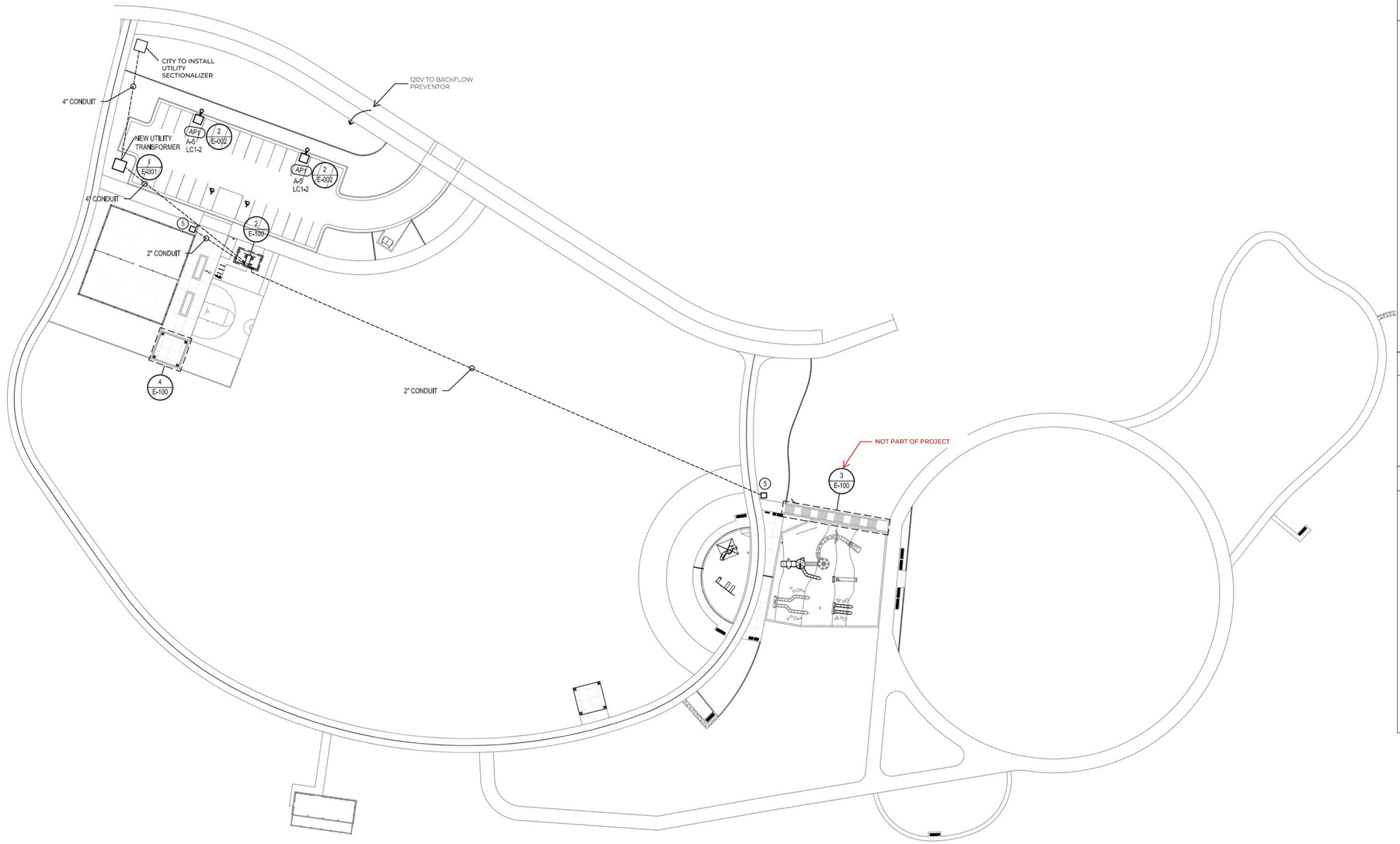
2 ENLARGED RESTROOM BUILDING
SCALE: 1/8" = 1'-0"



3 ENLARGED STAIR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



4 ENLARGED PAVILION PLAN
SCALE: 1/8" = 1'-0"



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 40' - 0"

NORTH

GENERAL NOTES:

1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS. PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 2' BELOW THE BUILDING FLOOR SLAB.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

UTILITY COORDINATION REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER, ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

UTILITY REQUIREMENTS:

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL POWER UTILITY AND TELECOMMUNICATIONS PROVIDER REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER.

KEYED NOTES: (#)

1. APPROXIMATE LOCATION OF EXISTING UTILITY CONDUIT STUB UP. COORDINATE EXACT LOCATION IN THE FIELD. EXTEND TO NEW UTILITY TRANSFORMER. COORDINATE EXACT LOCATION OF TRANSFORMER AND ALL REQUIREMENTS WITH POWER COMPANY.
2. NEW RESTROOM BUILDING WILL BE PRE-MANUFACTURED. LIGHTS, OUTLETS, HAND DRYERS, ETC. ARE PRE-INSTALLED. MAKE ALL REQUIRED ELECTRICAL CONNECTIONS AND TIE EACH CIRCUIT TO PANEL 'A'. HAND DRYERS ARE TO BE ON DEDICATED CIRCUITS. IF AN EXTERIOR LIGHT IS PROVIDED, TIE TO CIRCUIT THROUGH RELAY PANEL. COORDINATE THIS WORK WITH THE CITY.
3. PROVIDE AN EXTERIOR RATED LOW-VOLTAGE PUSH BUTTON WITH HINGED COVER TO MANUALLY TURN ON PAVILION LIGHTS (SEAL 2GB375, SEAL 2GWIUM, SQD ZB4BA9, SQD ZB4BZ009, SQD ZBE101, SQD ZBE102). TIE TO RELAY PANEL. PROGRAM SO PUSH BUTTON TURNS ON LIGHTS FOR 1 HOUR AT A TIME STARTING AT DUSK. LIGHTS ARE TO FLASH ONCE AT 55 MINUTES TO WARN USERS THAT THE LIGHTS ARE ABOUT TO TURN OFF. LIGHTS ARE TO SWEEP OFF AT 11:00 PM IN WHICH PUSH BUTTON IS DISABLED. MOUNT PUSH BUTTON ON COLUMN. PROVIDE METAL SIGN ABOVE TIMER THAT READS "TO TURN LIGHTS ON FOR 1-HOUR, PRESS TIMER BELOW. LIGHTS WILL ONLY OPERATE BETWEEN DUST AND 11:00 PM."
4. PROVIDE A LOW-VOLTAGE PHOTOCELL TO CONTROL ALL EXTERIOR LIGHTING. MOUNT PHOTOCELL ON ROOF OF RESTROOM. TIE PHOTOCELL TO THE LIGHTING CONTROL PANEL.
5. PROVIDE HUBBELL QUAZITE 18" X 18" PG STYLE IN-GRADE JUNCTION BOX WITH HEAVY DUTY COVER. CONFIRM PLACEMENT WITH OWNER PRIOR TO ROUGH-IN.

LEHI CITY

Approved Construction Plans
03/18/2026

VE UPDATE - 6.4.2026

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ENV=ENV:

TITLE: OVERALL SITE ELECTRICAL
PROJECT: LAKEVIEW PARK
CLIENT: LEHI CITY
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REVISIONS

NO.	DATE	DESRIPTION

LEHI CITY

DATE: 01-16-2025
JOB NUMBER: 80020
CHECKED BY:

OVERALL SITE - ELEECTRICAL
E-100

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