



DEVELOPMENT REVIEW COMMITTEE MINUTES

December 16, 2014

The Development Review Committee held a regular meeting on Tuesday, December 16, 2014 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Dennis Marker called the meeting to order at 10:01 a.m.

Committee Members Present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Engineer Norm Beagley, Building Official Randy Spadafora, Infrastructure Inspector Jared Shepherd, Public Works Director Wade Eva, and Fire Chief Stephen Olson.

Others Present: Scott Peterson and Jared West.

Park View Condominiums

Review of a 12 unit multi-family development at approximately 300 West and 200 South. Scott Peterson and Jared West were present to discuss issues with the development.

Infrastructure: Jared Shepherd said the water laterals were shown as 3/4 inch and should be 1 inch, in accordance with City construction standards. The size and location of the water laterals was discussed. Scott Peterson said he planned to have individual meters on the units. The developer would like to run the lines so that a road cut is not necessary. Wade Eva clarified that the City would take care of the line to the meter, and the property owner was responsible after that. Mr. Eva said the City would prefer a 1 inch rather than a 2 inch line to the meter.

Building: Randy Spadafora said surrounding addresses needed to be shown on the plat. He said ADA standards require all ground level units to be ADA adaptable. This means doors and hallways must be wide enough to accommodate wheelchairs. Countertops need not be lower when built, but must be able to be switched for a lower height one if needed. Mr. Peterson said he will take care of this requirement. The basement and stair access will be checked to ensure they are ADA compliant. This number of units requires one ADA parking stall.

Engineering: City Engineer Norm Beagley said the final plans need to be stamped, signed and dated. As curb, gutter and sidewalk will not be required, a waiver of protest should be executed and recorded as a condition of approval. Mr. Peterson confirmed an HOA will be set up. Mr. Marker noted that when a condominium plat is prepared, it will be reviewed by the Planning Commission. Common areas, private areas, CC & R's and other required items will need to be designated at that time.

Mr. Beagley asked about screening. Mr. Peterson said they plan to do a 2 rail fence with a row of trees in front of it. The landscaping in front of the trees will be in a meandering style. He said he will have the details put on the plat.

County records show there may be an overlap on the eastern boundary line. Mr. Peterson said his survey does not show an overlap. If there is an issue, he will address it. Mr. Peterson and Jared West met with Rocky Mountain Power last year regarding power to the project. At that time the plan was to use the pole on 200 South. Mr. Beagley said irrigation laterals are shown as 1 inch and should be 2 inch.

Mr. Beagley suggested the phasing plan be changed to include storm drainage facilities for Basin #2, perhaps by having the phase line continue north bound to the north property line.

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Park View, Engineering, continued:

An extensive discussion took place regarding drainage facilities, including 25 year storm capture and 100 year storm water control; proposed retention areas; the need for drain pipes; use of grading to keep street water out of the development; and gravel percolation. Mr. Peterson agreed to address the storm drainage issues and provide more plat detail. Mr. Beagley asked that storm drain calculations also be provided.

City code requires curbing where driveways and parking areas abut landscaped areas. Possible curb cut locations for a six inch curb between the landscaping and concrete were discussed.

Fire: Fire Chief Stephen Olson said sprinklers are required on any buildings with more than three units. He performed hydrant flow tests yesterday. Chief Olson asked the developer to provide actual square footage of the living space so the design of the sprinklers can be determined. There is enough flow for around 20,000 feet of square footage, but if the footage is more than 25,000, additional flow will be needed. Chief Olson suggested the developer contact a fire protection contractor in the design stage, and offered to help with any questions. Wade Eva said a valve would be needed on the main that is labeled 'Fire'. Chief Olson said common attic spaces would need fire rated separation walls.

Community Development: Dennis Marker asked about the trash enclosure. Jared West said they would prefer to have a single trash bin and enclosure, but did not have the space to meet the distance requirements. They have decided to use individual cans. Ben Reeves said tenants have a tendency to leave their cans at the curb. With 20 plus cans, this could be an issue. After some discussion on the number of cans and the distance they will need to be moved, it was agreed to review the ordinances regarding trash enclosures to see if a way can be found to use one rather than individual containers.

Mr. Marker expressed some concern with the drainage around the garage for Unit 1, which is the low spot, and the need to keep water out of the garage. He said the sidewalks beside units 1-5 have a 20% slope, which is too steep. Mr. Peterson said he will address this. The developer was asked to provide more details on the lot, such as curbing, furnishings, and mulch type and location. Fourteen more shrubs are required. Mr. Marker asked that a note be added on the garage exterior lights. He said if ground HVAC is used, screening will be needed for the equipment. Mr. Peterson agreed to address this.

Administration: Ben Reeves said his only concern was with the trash cans.

Randy Spadafora made a motion that the developer address the concerns raised in this meeting and return to the DRC for additional review. Steve Olson seconded the motion. The vote to have the developer return to the DRC was unanimous.

Bella Vista Orchards

Mr. Marker said the developer had asked that this item be withdrawn from the agenda. Mr. Marker said he and Mr. Beagley had met with the developer and discussed the need for significant reductions in the amount of units. The developer has proposed 122 units, but 85 is the maximum allowed under the PUD ordinance. There are issues with the lift station. Mr. Marker suggested the money for the lift station be used instead for extending area sewer lines. There are also secondary access issues.

Steve Olson said the utility service mains on 400 East cannot support a subdivision of this size. Additional culinary, sewer, and electrical should be required on an additional connecting street, such as 610 North. Residential sprinkler systems are required for multi-occupancy units of three or more, unless the occupancy is a town home design with full fire rate separations between each unit.

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Bella Vista Orchards, continued:

Ben Reeves made a motion to table the Bella Vista Orchards review. Wade Eva seconded the motion. The vote to table the Bella Vista Orchards was unanimous.

Unfinished Business

Centennial Park – No new plans have been submitted.

Canyon Subdivision, Phase 2 – This subdivision is in the bonding process. Jared Shepherd said they are grubbing today.


Chad Woods Car Dealership – Finalized plans have not yet been submitted.

Minutes

Jared Shepherd made a motion to approve the minutes of November 4, 2014 as written. Ben Reeves seconded the motion. The vote to approve the minutes of November 4, 2014 as written was unanimous.

Adjournment

Jared Shepherd made a motion to adjourn the meeting. The meeting adjourned at 11:03 a.m.



Dennis Marker, Committee Member



Linda Midgley, Deputy Recorder



Memorandum

To: Scott Petersen
95 West 200 North #2, Spanish Fork, UT 84660

From: Dennis L. Marker, Community Development Director

Date: December 16, 2014

Re: Park View Multi-family Site Plan – Trash Enclosure Interpretation

During the Development Review Committee meeting today, December 16, 2014, a question was raised as to the applicability and general interpretation of the City's trash enclosure location standards and requirement for a 50' separation from dwelling units. This memo outlines my findings and interpretation of the city standards in this matter.

Findings:

Santaquin City code generally regulates trash enclosure locations as follows:

- **§4-4-6 Solid Waste and Refuse.** Properties having multi-family, commercial, or mixed uses are to have waste receptacles within an enclosure meeting city standards. No containers are allowed on a city street, right of way, or sidewalk.
- **All zones established under Title 10:** All structures must comply with primary or accessory structure setbacks outlined within the individual zones.

The proposed 12 unit, Park View development is located within the R-8 zone, in which a trash enclosure is considered an accessory structure. Accessory structures in the R-8 zone must be at least 12' feet away from any residential structure and 10' away from a side or rear property line unless constructed with a one-hour fire rating, which would then allow a setback of 2' from a rear property line and 3' from a side property line. Despite the general standard and fire rating exception, the city landscaping ordinances of Title 10-15 specifically requires a minimum separation of 5' between a trash enclosure and a property line.

References to a 50' spacing standard are found within the RC Zone, which states as follows:

"No solid waste container shall be located in the front yard setback area, nor thirty feet (30') from any public street. All dumpsters shall be screened from the public view by a six foot (6') sight obscuring wall or fence. The floor of the trash enclosure shall be a concrete pad which shall extend five feet (5') beyond the opening of the trash enclosure. Trash enclosures shall be located so as to minimize disturbance to residential development. **Trash enclosures shall be at least fifty feet (50') away from any residential use.**"

Determination

The 50' regulation pertains to the RC zone. Since the RC Zone permits either residential or commercial uses on a property, the intent of this regulation is likely that any commercial use of a property would provide additional separation between associated trash enclosures and neighboring residential uses.

Application of the 50' requirement within the R-8 zone and any multi-family or mixed use residential proposal would negate the ability to have a trash enclosure since use of the properties would be for "residential use". This interpretation would clearly conflict with the requirement that such developments must have communal trash collection and enclosures.

Based on the above information, it is hereby determined that trash enclosure locations within multi-family, mixed-use or commercial developments, shall comply with the accessory structure or trash enclosure location standards, including landscaping requirements, applicable within the zones in which the developments are proposed.

This determination is based on the Santaquin City Codes in effect as of the date of this memo. The Santaquin City Council, acting as the Legislative Body for the city, can alter any codes pertaining to this issue and therefore may affect the applicability of this determination.

Linda Midgley

From: Stephen Olson
Sent: Tuesday, December 16, 2014 1:54 PM
To: Dennis Marker
Cc: Linda Midgley
Subject: DRC Notes/Details

Dennis,
Please include these notes to my list from DRC meeting.

Park View Townhomes:

1. Residential sprinkler systems required for multi-occupancy units (3 or more). Sprinklers not required if occupancy is a town-home design, with full fire rated separations [foundation to roof] built between each unit.
2. Developer to provide architectural plans.
3. Need specs for Building heights and square footage for each unit & combined total for the structures. Fire flow calculations are based on square footage and construction type.
4. Electrical services need to be buried. No overhead power lines.
5. No common attic spaces.

Bella Vista Orchards:

1. Utility service mains [especially culinary water] on 400 E. cannot support a subdivision of this size.
2. Additional culinary, sewer, electrical, etc. must be required on an additional connecting street; such as 610 N.
3. Residential sprinkler systems required for multi-occupancy units (3 or more). Sprinklers not required if occupancy is a town-home design, with full fire rated separations [foundation to roof] built between each unit.

Stephen Olson

Fire Chief
Emergency Manager
Santaquin City

Cell: 801-368-2078
Office: 801-754-1940
solson@santaquin.org



ENGINEER REVIEW COMMENTS
PARK VIEW
200 SOUTH 300 WEST

SITE PLAN REVIEW #2	
PLAN RECEIVED DATE:	NOVEMBER 28, 2014
PLAN REVIEW DATE:	DECEMBER 9, 2014
DATE RETURNED TO DEVELOPER:	DECEMBER 16, 2014

City Engineer Comments:

All Sheets

1. The final plans need to be stamped, signed and dated by a professional land surveyor or engineer.
2. This project is located within the Core area of Santaquin City, as such, no curb, gutter, sidewalk or roadway improvement are required at the present time.
A waiver of protest will need to be executed and recorded as a condition of approval. This waiver of protest needs to be recorded before construction can begin.
3. An HOA may be needed due to common areas, common water meters, common sewer laterals, etc.
If individual private ownership will be sought at any point in the future, an HOA would also be required.
4. Discuss proposed screening at the property lines (i.e. landscaping or fencing).

Cover Sheet

No Comments

Sheet 2 - Site Plan

1. Discuss apparent overlap on the eastern boundary line. According to Utah County data, there may be an overlap with the eastern property owner. Please verify that there is no conflict in legal descriptions causing an overlap. Required building set backs are based on the property line in the correct location.
If there is a conflict we would recommend preparing and filing a boundary line agreement or a lot line adjustment.
2. Discuss ADA stall requirements. At least one ADA stall is required.
3. Discuss power pole and overhead power line along the north property line.
What is planned by RMP for this line?
Is this line how the project will be served by RMP?
4. Please show the pressure irrigation lateral as 2".
5. Discuss culinary water laterals.
Discuss a 2" lateral the north building as well.
Are individual meters planned to each unit?
Discuss 2 – 2" meters (one for each building).
Meters should be shown closer to the property line, not next to each unit.

Sheet 3 – Grading Plan

1. Discuss storm water within Basin #3. There is a large amount of impervious area (the west half of the north building, sidewalks, etc.) that needs to have the storm water routed and retained onsite. This water is not allowed to run into the public ROW for routing or percolation. Please provide storm drain calculations and details for routing and retention onsite for Basin #3. There may need to be a depression area along the north property line for infiltration.
2. Discuss storm water coming from 200 South & 300 West. During DRC held January 14, 2014 it was discussed that storm water from both streets could/would affect this property. Are sufficient measures planned to prevent possible flooding of the units?
3. Discuss phasing. If phase 1 is to be constructed before (not concurrent with) phase 2, storm drainage facilities for Basin #2 will need to be constructed as part of phase 1. Would it be prudent to change the phase line to continue northbound to the north property line?

How will storm water from the driveway areas of phase 1 be routed to Basin #2 retention area? Erosion control measures may be necessary west of the tot lot.
4. Discuss what is planned for the transition between the parking and driveway areas and adjacent landscaping. City code requires curbing where driveways and parking areas abut landscaped areas.
5. Please show rip rap or other erosion control measures where storm water enters each retention area.

Drainage Calculations

1. The narrative description for basin #3 in the storm drain report does not agree with the delineation of basin #3 on Sheet No.1. The narrative indicates that Basin #3 "...is the front setbacks...", but according to Sheet No.1, Basin #3 includes half of the north building, sidewalks and landscaping area. Storm water that accumulates over these areas must be retained onsite and is not allowed to drain into the ROW for infiltration.
2. Please provide calculations for Basin #3 area for review.
3. Discuss routing more than a 100 year event off the property and into the City ROW.

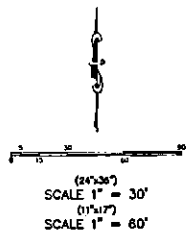
PARK VIEW

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

NOVEMBER 2014

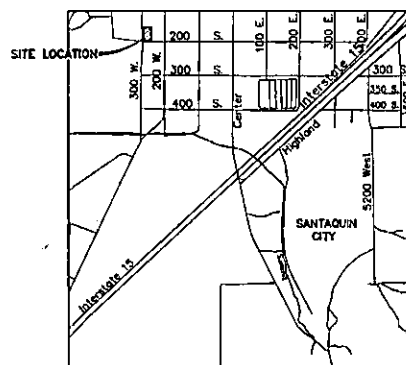
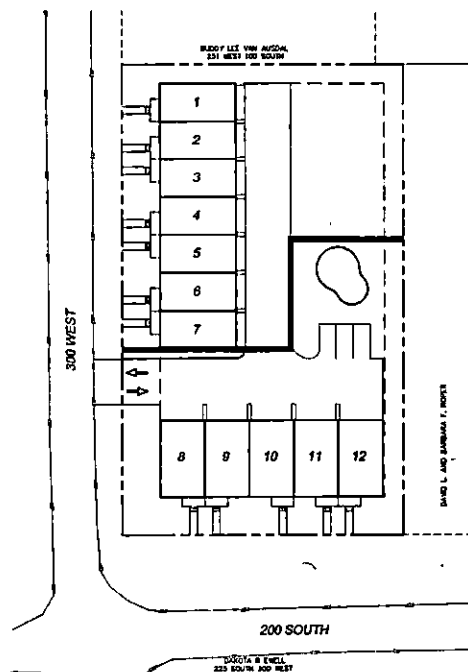


-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	LANDSCAPING PLAN
5	IRRIGATION PLAN
6	RECORD OF SURVEY (BY OTHERS)

DENSITY TABLE

ZONING CLASSIFICATION	R-8
NUMBER OF UNITS	12
ACREAGE	0.04 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW	0.00
PARCEL SIZE	SF=36,754
BUILDING AREA	SF=10,300
PARKING LOT AREA	SF=9,385
LANDSCAPE AREA IN	SF=17,069



VICINITY MAP
-NTS-

LEGEND

LEGEND APPLIES TO ALL SHEETS

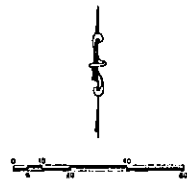
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING SEED LINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CHANNEL WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CHANNEL WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE



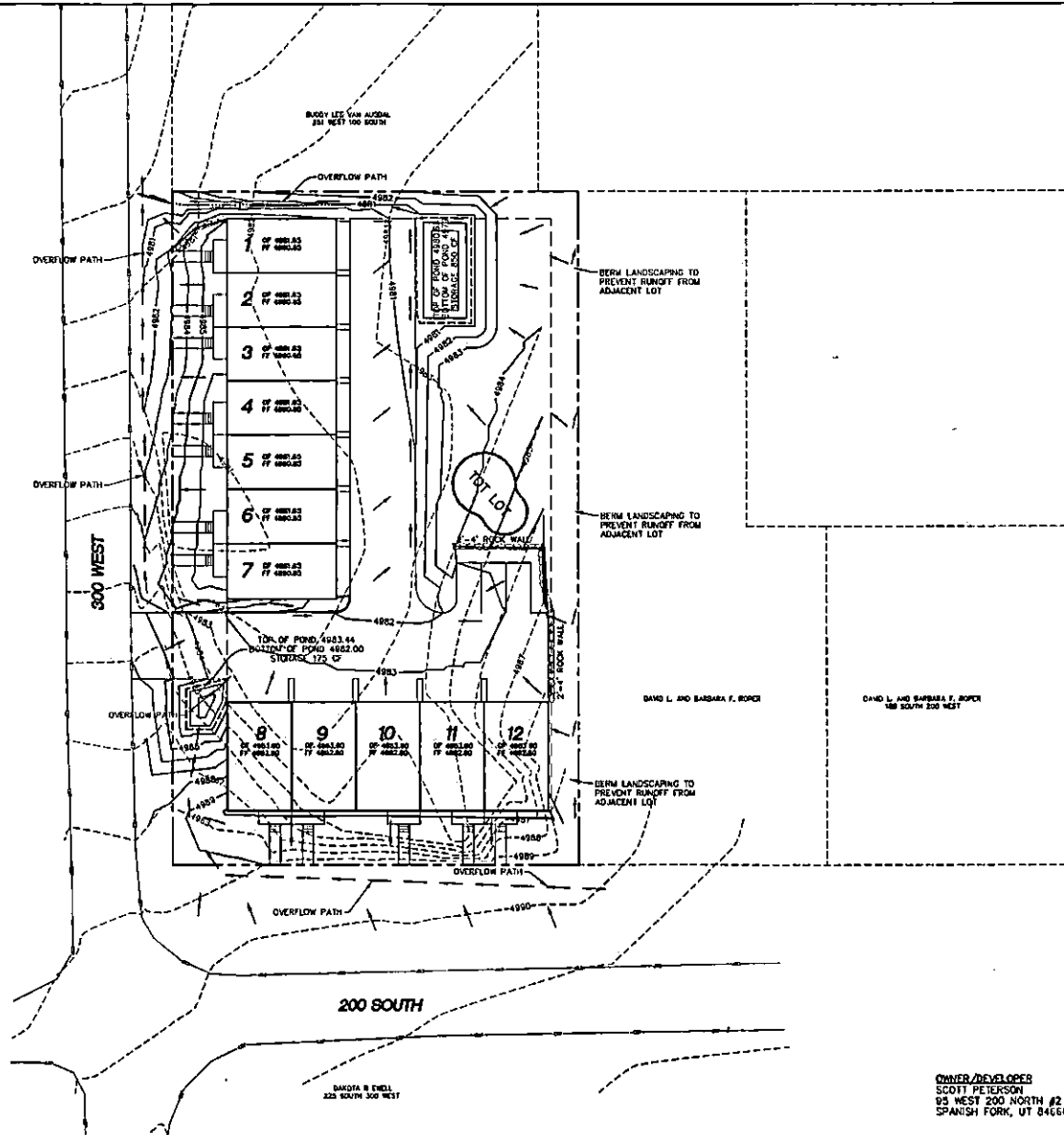
**ATLAS
ENGINEERING
L.L.C.**

PHONE: 801-855-0568
FAX: 801-855-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84600

OWNER/DEVELOPER
SCOTT PETERSON
95 WEST 200 NORTH #2
SPANISH FORK, UT 84600



-34"x34"-
 SCALE 1" = 20'
 -11"x17"-
 SCALE 1" = 40'

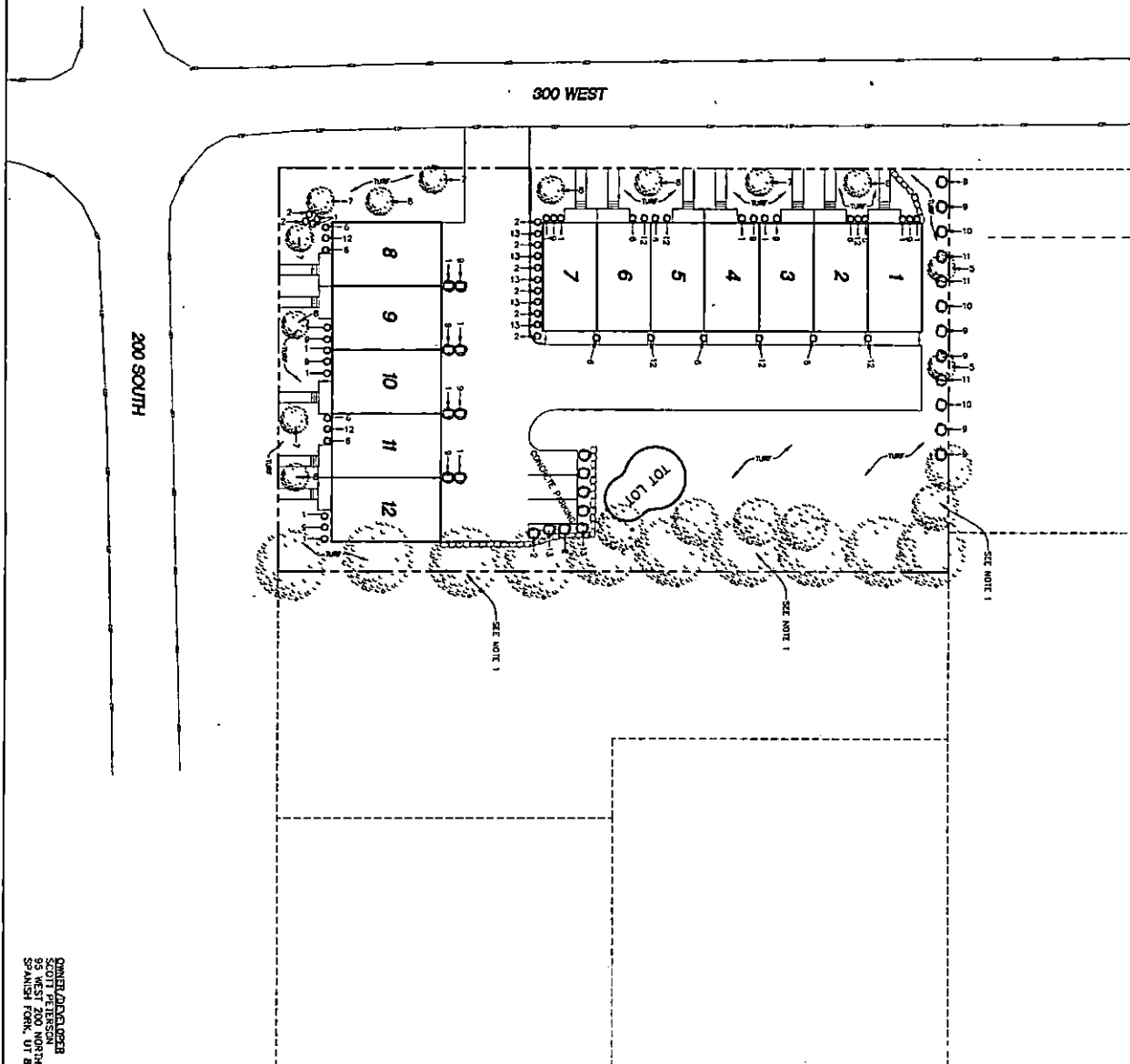


SHEET NO.		3
GRADING PLAN		SANTAQUIN, UTAH
<p>PARK VIEW</p> <p>PHONE: 801-233-0066 FAX: 801-233-0068 111 WEST 200 NORTH #2 SPANISH FORK, UT 84660</p>		
<p>OWNER/DEVELOPER SCOTT PETERSON 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660</p>		

SCALE 1" = 20'
SCALE 1" = 40'



- NOTE:
1. EXISTING TREES ALONG EAST PROPERTY LINE TO BE MAINTAINED. DEAD WOOD & OVERGROWTH TO BE REMOVED. TREES TO BE GRADED/INSTALLED TO WEATHERING LINE BENEATH TREE CANOPY.
1. CROWN LIGHT
2. CROWN LIGHT
3. CROWN LIGHT
4. CROWN LIGHT
5. CROWN LIGHT
6. CROWN LIGHT
7. CROWN LIGHT
8. CROWN LIGHT
9. CROWN LIGHT
10. CROWN LIGHT
11. CROWN LIGHT
12. CROWN LIGHT
13. CROWN LIGHT



OWNER: JONAS JENSEN
55 WEST 200 NORTH #2
SPANISH FORK, UT 84660



**PARK VIEW
ATLAS
ENGINEERING
L.L.C.**

PHONE: 801-655-0566
FAX: 801-655-0109
85 WEST 200 NORTH #2
SPANISH FORK, UT 84660

LANDSCAPE PLAN

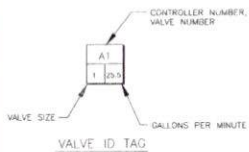
SANTAQUIN, UTAH

SHEET NO.

4

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PRECIP IN/HR	PSI	GPM	RADIUS	REMARKS
	RAINBIRD 1804 POP-UP SPRAY WITH 10Q, 10T, 10H, AND 10F NOZZLES	1.52	30	0.39, 0.53, 0.79, x, 1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804 POP-UP SPRAY WITH 15EST AND 15CST NOZZLES	—	30	0.61, 1.21	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804 POP-UP SPRAY WITH 10F NOZZLE	1.52	30	1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 1804 POP-UP SPRAY WITH 15Q, 15H, AND 15F NOZZLES	1.58	30	0.92, 1.85, 3.70	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 5000 SERIES ROTOR WITH 1.0 AND 2.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
	RAINBIRD 5000 SERIES ROTOR WITH 4.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
	NETAM PRV75LV24 DRIP CONTROL VALVE - 3/4"	—	—	—	—	INSTALL IN STD. VALVE BOX
	RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)	—	—	—	—	INSTALL IN STD. VALVE BOX
	1" RAINBIRD QUICK COUPLER VALVE, MODEL # 4-K-ACME	—	—	—	—	INSTALL IN 10" ROUND VALVE BOX
	BACKFLOW PREVENTION	—	—	—	—	—
	RAINBIRD ESP-LX PLUS-24 OUTDOOR CONTROLLER	—	—	—	—	CONNECT TO POWER, VALVES AND CCU
	RESILIENT WEDGE GATE VALVE (LINE SIZE)	—	—	—	—	INSTALL IN JUMBO VALVE BOX
	SCHEDULE 40 PVC LATERAL LINE (SIZE AS NOTED ON PLAN)	—	—	—	—	REFERENCE IRRIGATION DETAILS
	2" SCHEDULE 40 MAIN LINE	—	—	—	—	REFERENCE IRRIGATION DETAILS
	CLASS 200 SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE LATERAL)	—	—	—	—	COORDINATE W/CONCRETE & ASPHALT
	14 GAUGE CONTROL WIRE (SOLID COPPER, 2 STRANDS)	—	—	—	—	ROUTE WITH MAINLINE
	RAINBIRD LANDSCAPE DRIPLINE: LD-09-18-500	—	—	—	—	REFERENCE IRRIGATION DETAILS



V1 1" 17.52	V2 1" 16.56	V3 1" 16.56	V4 1" 13.80	V5 1" 17.48	V6 1" 12.88	V7 3/4" VARES	V8 1" 16.56
V9 1" 16.56	V10 1" 17.48	V11 1" 16.56	V12 1" 16.56	V13 1" 16.56	V14 1" 16.56	V15 1" 16.56	V16 1" 16.56
V17 1" 13.80	V18 1" 9.20						

DRIP IRRIGATION AND BUBBLER NOTES:

- 1) USE RAINBIRD DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM OR AN APPROVED EQUAL.
- 2) USE LOW VOLUME CONTROL ZONE (LVCS-10075 OR APPROVED EQUAL).
- 3) USE 17 MM TECHLITE TUBING WITH 18" EMITTER SPACING. TRIANGULATE LOCATION OF EMITTERS IF POSSIBLE.
- 4) DO NOT EXCEED 500 LBS. FEET OF TUBING FOR ANY SINGLE RUN.
- 5) ALL SUPPLY LINES ARE TO BE 3/4" SCHEDULE 40 PVC.
- 6) RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.
- 7) INSTALL DRAIN VALVE AT LOW POINT IN EACH ZONE.
- 8) INSTALL AIR RELIEF VALVE AT HIGH POINT IN EACH ZONE.
- 9) INSTALL (2) 1/2" PRESSURE COMPENSATING FULL CIRCLE BUBBLER PER TREE. LOCATE BUBBLER NEXT TO ROOTBALL OF TREE. REFERENCE DETAILS FOR INSTALLATION OF BUBBLER ON RISER.

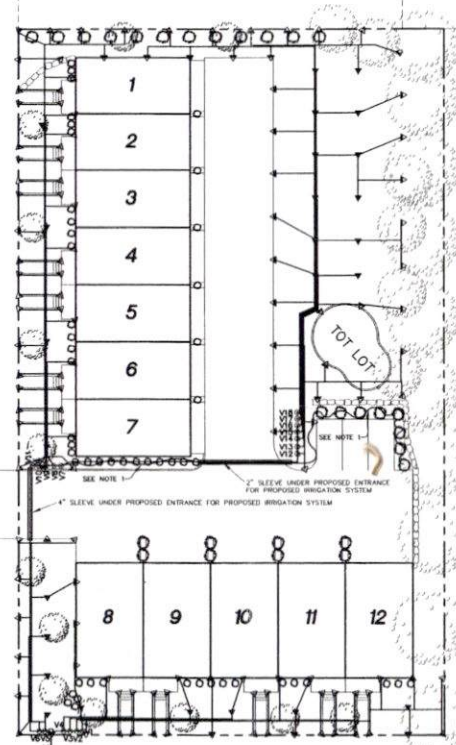
SPRINKLER NOTES:

- 1) LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SLEEVES.
- 2) MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK SHALL BE ALLOWED IN TRENCHES.
- 3) ALL MAIN LINES AND LATERALS SHALL BE SCH. 40 PVC.
- 4) PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WATERIZATION.
- 5) PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS WHENEVER POSSIBLE. ALL PIPES SHALL BE ON PROPERTY OF OWNER.
- 6) L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
- 7) MAIN LINE SHALL BE 2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING:
3/4" PIPE MAX. 100PSI
1" PIPE MAX. 150PSI
1-1/4" PIPE MAX. 200PSI
1-1/2" PIPE MAX. 300PSI
2" PIPE MAX. 500PSI
- 8) INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS, BOXES 8" MIN. FROM WALKS AND WALLS SQUARED WITH THE WALK.
- 9) L.C. SHALL ONLY USE COMMERCIAL GRADE RAINBIRD PRODUCTS OR EQUAL. L.C. IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- 10) L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LANDSCAPE AREAS.
- 11) L.C. SHALL PRESURE TEST MAIN AND VALVES AT 150 PSI BEFORE BIDDING.
- 12) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE L.C. SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
- 13) ALL SPRINKLERS TO BE ADJUSTED ON SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND BUILDINGS.
- 14) ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- 15) POWER TO CONTROLLER TO BE PROVIDED BY DEVELOPER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER.
- 16) AUTOMATIC KING DRAINS TO BE INSTALLED AT ALL LOW POINTS IN IRRIGATION PIPE. CONTRACTOR IS RESPONSIBLE TO ENSURE SYSTEM DRAINS PROPERLY.
- 17) EXISTING STATIC WATER PRESSURE AT POINT OF CONNECTION IS — PSI. PRESSURE REDUCER TO BE INSTALLED BY DEVELOPER AT POINT OF CONNECTION AND BE SET TO 70 PSI. VALVES TO BE SET TO OPERATE AT SPECIFIED PRESSURE NOTED IN LEGEND.
- 18) INSTALL (1) QUICK COUPLER PER GROUPING OF VALVES.
- 19) RAIN SHUT OFF DEVICE TO BE INSTALLED AT OR NEAR CONTROLLER PER MANUFACTURERS RECOMMENDATIONS.



—24"x36"—
SCALE 1" = 20'
—11"x17"—
SCALE 1" = 40'

300 WEST



200 SOUTH

OWNER/DEVELOPER
SCOTT PETERSON
915 WEST 200 NORTH #2
SPANISH FORK, UT 84660

SHEET NO.

5

IRRIGATION PLAN

SANTAQUIN, UTAH

PARK VIEW
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0066
100 WEST 200 NORTH #2
SPANISH FORK, UT 84660

DATE: 08/20/2017
DRAWN BY: J. PETERSON
CHECKED BY: J. PETERSON
APPROVED BY: J. PETERSON