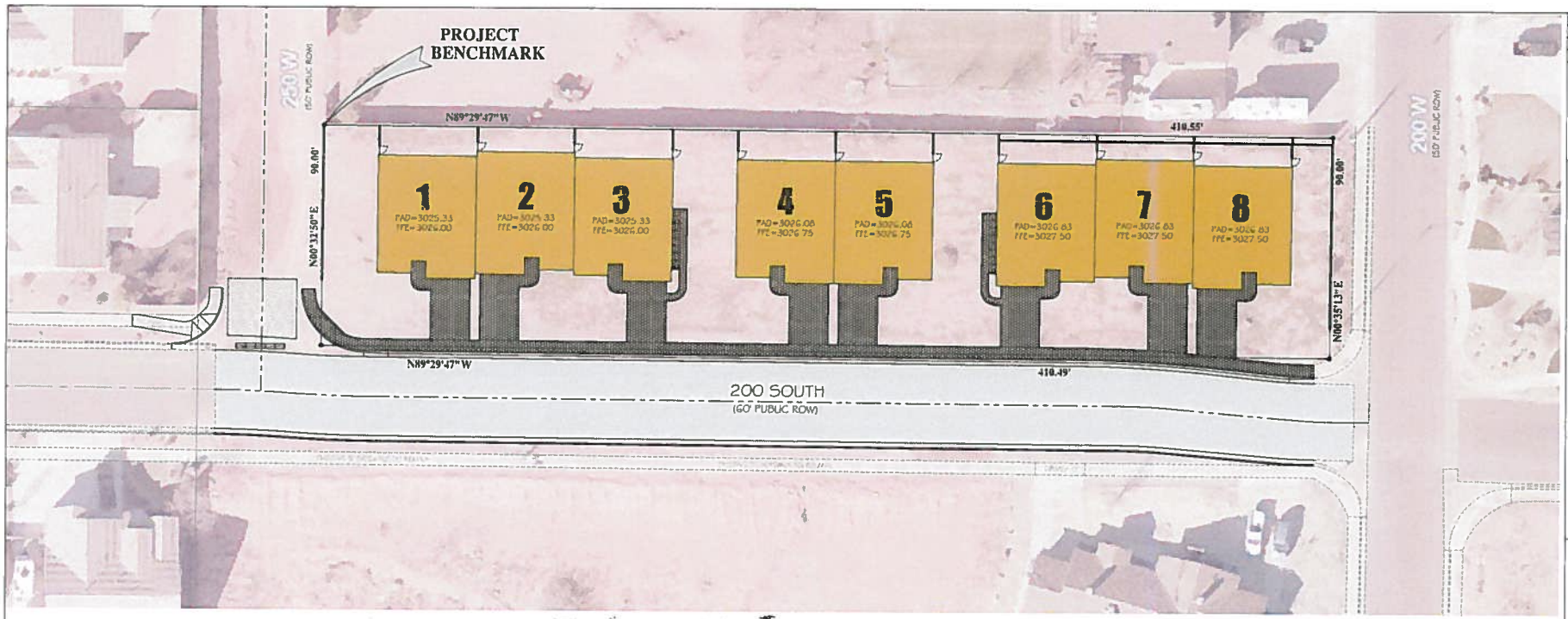


WESTBROOK
TOWNHOMES

PROJECT LOCATION



VICINITY MAP

PROJECT BENCHMARK

KEVAN L. BUNDY REBAR & CAP #177128 (ELEV=3025.55) SET ON THE NORTHWEST PROPERTY CORNER

AS SHOWN ALSO ON THE SITE PLAN SHEET C6

Call before you Dig 1-800-662-4111

ENGINEER'S ACKNOWLEDGEMENT

I, MARC R. FONGER, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 323806. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.

7/28/2017

MARC R. FONGER, P.E. CERTIFICATE NO. 323806

PROPERTY INFO

PROPERTY ADDRESS = 158-36A
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER:

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256-3034

APPROVALS

CITY ENGINEER:	
PUBLIC WORKS:	
PUBLIC SAFETY:	
ZONING & PLANNING:	
ROCKY MOUNTAIN POWER:	
CENTURY LINK:	
BAJA BROADBAND:	
PARKS & RECREATION:	

SHEET NUMBER	SHEET DESCRIPTION
C1	COVER SHEET
C2	EROSION CONTROL PLAN & DETAILS
C3	UTILITY PLAN
C4	GRADING PLAN
C5	GRADING X-SECTION / DETAIL SHEET
C6	SITE PLAN
C7	PLAN & PROFILE 200 SOUTH
L1.01	LANDSCAPE PLANTING PLAN
L1.02	LANDSCAPE PLANTING DETAILS
L2.01	LANDSCAPE IRRIGATION PLAN
L2.02	LANDSCAPE IRRIGATION DETAILS

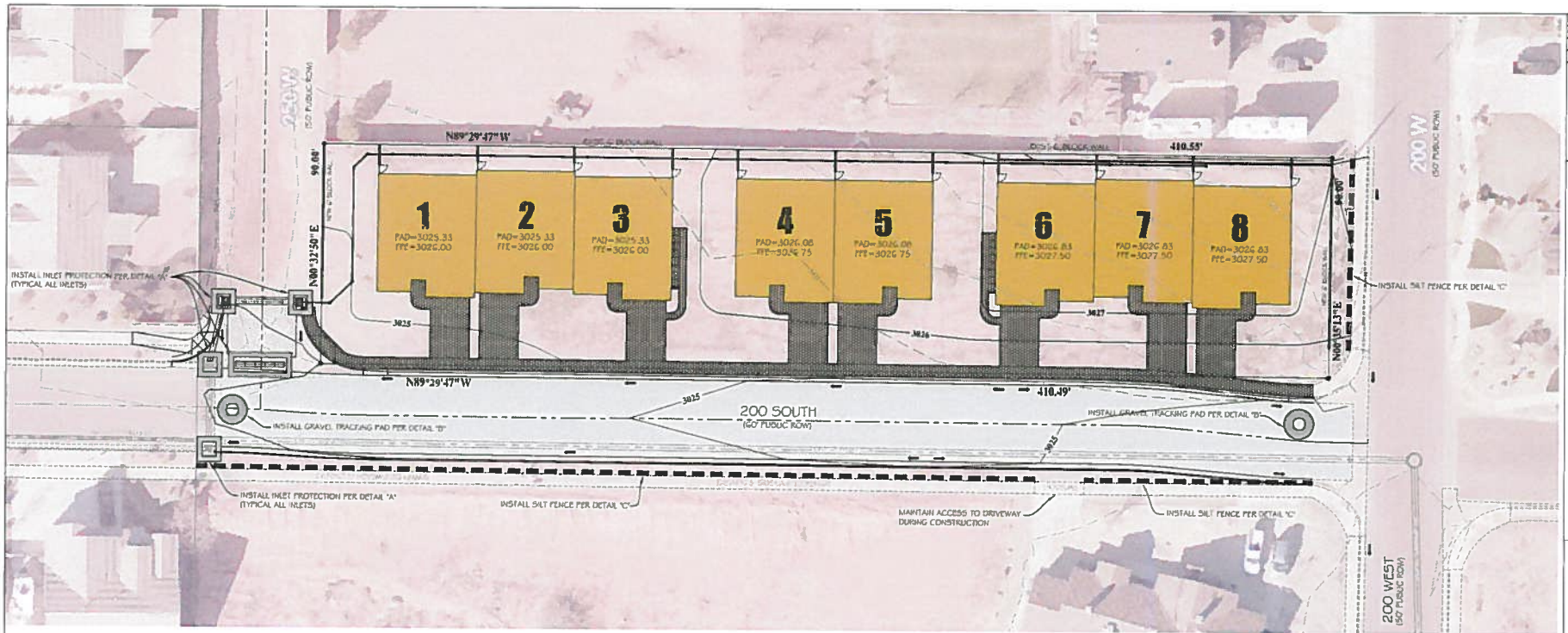
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CHECKED BY: M R F
CLIENT: TN

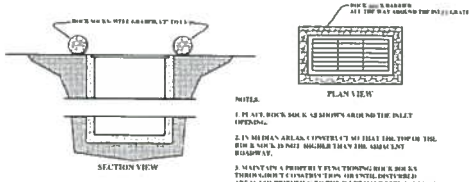
SCALE: 1" = 20'

COVER SHEET
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH WASHINGTON, UTAH 84780 (435) 313-2267

SHEET C1

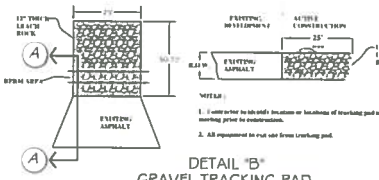




DETAIL "A"
ROCK SOCK BARRIER

NOTES:

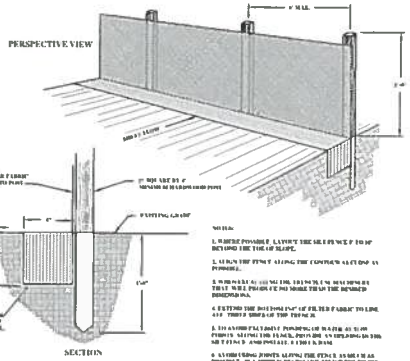
1. PLACE ROCK SOCK AS SHOWN AROUND THE INLET OPENING.
2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE ROCK SOCK IS NOT HIGHER THAN THE ADJACENT ROADWAY.
3. MAINTAIN A PROPERLY FUNCTIONING ROCK SOCK THROUGHOUT CONSTRUCTION, OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



DETAIL "B"
GRAVEL TRACKING PAD

NOTES:

1. Contractor to identify locations or locations of trucking pad in preconstruction meeting prior to mobilization.
2. All equipment to exit site from trucking pad.



DETAIL "C"
SILT FENCE

NOTES:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE UP TO 10' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHERE ENDS OF SILT FENCE DO NOT MEET, THE ENDS SHALL BE TURNED UP SLOPE FOR A MINIMUM OF 4' TO PREVENT RUNOFF FROM GOING AROUND THE FENCE.
4. EXTEND THE BOTTOM 4"x4" OF FILTER FABRIC TO LINE OF THE TOP OF THE TRENCH.
5. USE A CONTINUOUS ROLL OF FILTER FABRIC TO ELIMINATE JOINTS. WHERE JOINTS ARE NECESSARY, JOINTS SHALL BE MADE ONLY AT SUPPORT POSTS, WITH AT LEAST A 6" OVERLAP, AND SECURELY FASTENED TOGETHER AT POST.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE AT THE FILTER FABRIC AT A POST WITH A 6" OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS ARE REVEGETATED.
8. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

LEGEND

- = DIRECTION OF FLOW
- 5021 = EXISTING 1' CONTOUR
- 5020 = EXISTING 5' CONTOUR
- 5021 = PROPOSED 1' CONTOUR
- 5020 = PROPOSED 5' CONTOUR
- = ROCK SOCK INLET / SEDIMENT PROTECTION (DETAIL "A")
- = GRAVEL TRACKING PAD (DETAIL "B") PLEASE NOTE: THAT DAILY STREET SWEEPING MAY BE USED AS AN ALTERNATIVE TO THE TRACKING PAD
- = SILT FENCE (DETAIL "C")

PROPERTY INFO

PROPERTY ADDRESS = 150-36 N.
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER

TROY NELSON	BRENT BAXTER
1109 W. 1000 S.	425 E. 400 S.
IVINS, UTAH 84738	IVINS, UTAH 84738
(435) 673-1426	(435) 256-3034

Call before you Dig
1-800-662-4111

EROSION CONTROL NARRATIVE

1. INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.
2. INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.
3. APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.
4. WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.

BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

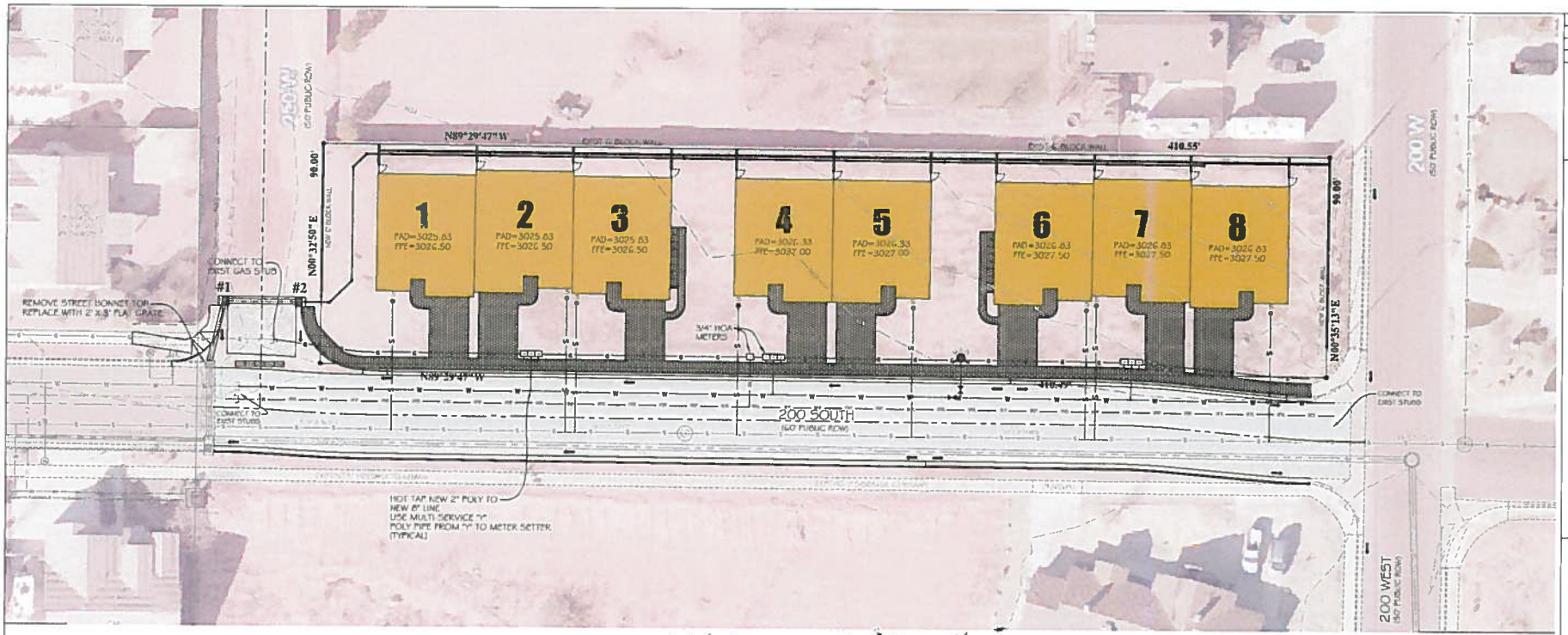
DATE: 7/19/2017
DRAWN BY: E.A.M.
CHECKED BY: M.P.F.
CLIENT: TN

EROSION CONTROL PLAN & DETAILS
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 500 NORTH ANVIL UTAH 84728 (435) 313-2257

7/28/2017
Mark R. Fergus
Utah License No. 332000
Date & Stamp

SHEET
C2



WESTBROOK
TOWNHOMES

WATER NOTES

1. THE LOCATION OF THE WATER SERVICE LATERAL WHERE IT PASSES UNDER THE CURB SHALL BE INDICATED BY INSCRIBING A "W" IN THE TOP OF THE CURB OR BY INSERTING A BRASS TAG MARKED "W" IN THE TOP OF THE CURB. SERVICES SHALL BE SHOWN ON "AS BUILT" PLANS.

2. DISTRIBUTION WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 36" COVER BELOW FINISHED GRADE EXCEPT WHERE INDICATED OTHERWISE ON THE PLANS WITH SPECIFIC PROPOSED COVER SHOWN AND APPROVED BY THE CITY.

3. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE DISTRICT SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING SYSTEM SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.

4. MECHANICAL JOINT RUB TAPPING SLEEVES AND/OR WYE TEES MUST BE USED WHERE OPERATING PRESSURES EXCEED 175 PSI.

5. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE OFFICE OF IVINS CITY. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.

6. THE CONTRACTOR SHALL NOTIFY IVINS CITY (435) 628-0600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING FOR EXISTING WATER FACILITIES SO THAT APPROPRIATE WATER SYSTEMS CAN BE MARKED IN THE FIELD.

7. THE LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENT AND EXCAVATION EXPLORATION BY THE THE CONTRACTOR.

8. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. IVINS CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

9. PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATIONS OF WHICH SHALL BE DETAILED ON THE PLANS.

10. ALL NEW WATER LINES WILL BE TESTED AND DISINFECTED PER THE STANDARD SPECIFICATIONS PRIOR TO BEING PLACED IN SERVICE.

11. APPROVED BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED FOR ALL IRRIGATION AND PRIVATE FIRE SERVICES.

12. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING WATER SYSTEM IN SATISFACTORY WORKING DONATION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE DESIGN ENGINEER IMMEDIATELY.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT OF WAY.
4. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
5. SITE SHALL BE GRADED TO WITHIN 0.1' OF SUB GRADE OR FINISHED GRADE BEFORE INSTALLATION OF ANY UNDERGROUND UTILITIES.

TELEPHONE NOTES

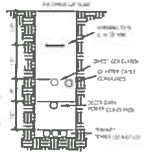
1. DEVELOPER TO PROVIDE ALL TRENCH AND CONDUITS.
2. INSTALL A PULL STRING IN ALL CONDUITS.
3. PROVIDE A #6 SOLID COPPER GROUND TO POWER.
4. A 3/4" 4' PLYWOOD BACKBOARD REQUIRED INSIDE OF ISOLATION.
5. ANY CHANGES TO THIS PLAN PLEASE CONTACT ZACH @ (435) 673 9639.
6. ANY PLANT RELOCATIONS ASSOCIATED WITH THE NEW DEVELOPMENT WILL BE BILLABLE TO THE OWNER/DEVELOPER.

CATV NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH.
2. BAJA BROADBAND WILL PROVIDE 2" CONDUITS. PLEASE CONTACT RANDALL @ 435-705-6006 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. THE DEVELOPER SHALL PROVIDE ALL STREET NAMES AND ADDRESSES AFTER FINAL BUC APPROVAL.
4. FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO RANDALL LOPEZ WITH BAJA BROADBAND @ 435-705-6006.
6. RELOCATION OF NEW OR EXISTING BAJA BROADBAND FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
7. ANY MODIFICATIONS AFTER CONSTRUCTABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

LEGEND

- PROPOSED 4" SEWER LATERAL WITH 4" CLEANOUT
- S — SEWER MAIN 8" (UNLESS OTHERWISE NOTED)
- W — WATER MAIN 8" (UNLESS OTHERWISE NOTED)
- WATER METER 3/4" (UNLESS OTHERWISE NOTED)
- WATER VALVE
- FIRE HYDRANT
- A — A — PRIMARY POWER
- SECONDARY POWER
- TRANSFORMER (size noted on plan)
- T — T — CENTURY LINK TELEPHONE
- B — B — BAJA BROADBAND CATV



JOINT UTILITY TRENCH DETAIL

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.55	3023.97	3020.15	3020.15
2	SINGLE	3024.70	3024.12	3020.74	3020.74

Call before you Dig 1-800-662-4111

PROPERTY INFO

PROPERTY ADDRESS = 1.561.36 E.
200 SOUTH # 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER,

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673 1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256 3034

PROJECT LOCATION



VICINITY MAP

DATE 7/28/2017
DRAWN BY E A M
CHECKED BY M P T
CLIENT TN

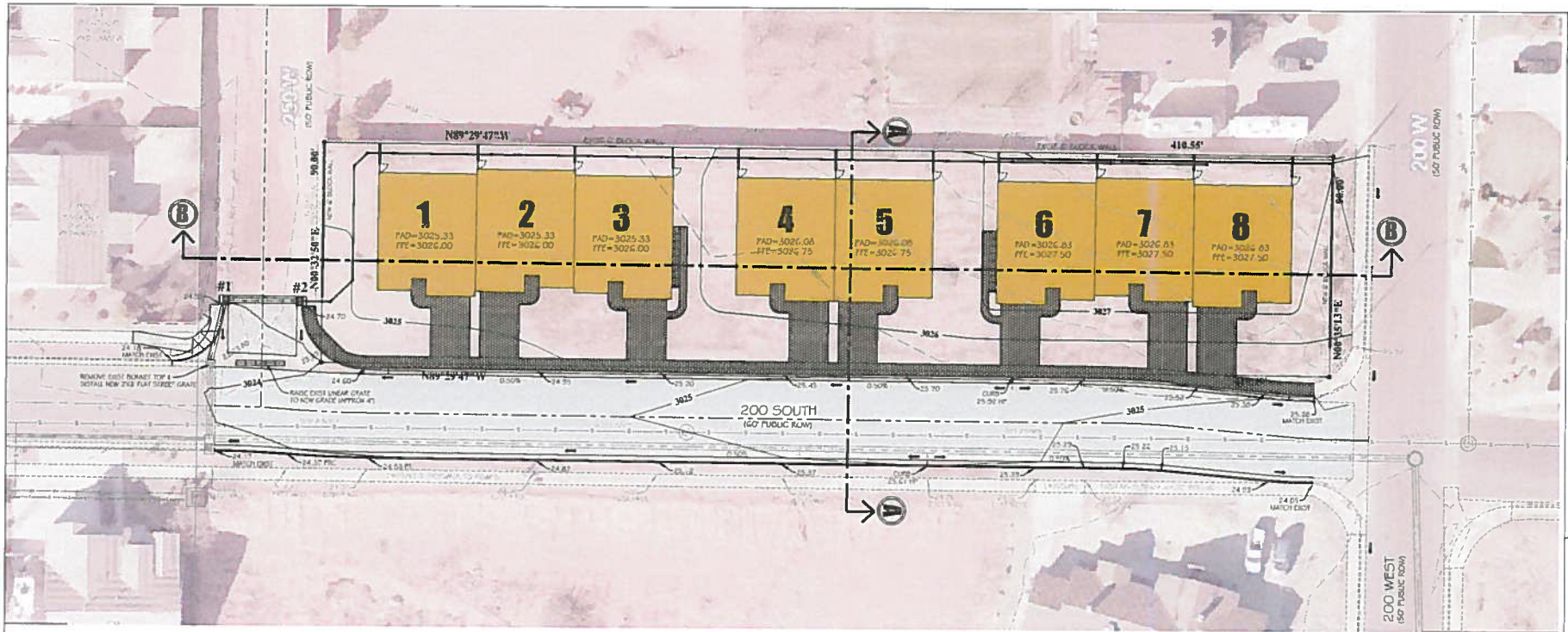
SCALE 1" = 20'

UTILITY PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
78 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2287

7/28/2017
License No. 8000
Mark R. Petty
State of Utah

SHEET
C3



DRAINAGE NOTES

ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.

2. DETENTION REQUIRED @ CUBIC FEET
   DETENTION PROVIDED @ CUBIC FEET

3. DETENTION IS NOT REQUIRED FOR THIS PROJECT. ALL STORM WATER WILL SURFACE FLOW ONTO 200 SOUTH AND WILL ENTER INTO THE EXISTING PUBLIC STORM DRAIN FACILITIES ON 200 SOUTH.

4. A 4" PVC LOT DRAIN HAS BEEN PROVIDED ALONG THE REAR OF THE PROPERTY WITH A RISER AND SURFACE DRAIN FOR EACH REAR YARD. THIS DRAIN PIPE SHALL BE MAINTAINED BY THE HOA.

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF IVINS, SPECIFICALLY APPENDIX J, OF THE INTERNATIONAL BUILDING CODE - 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE RAIN AND EPIT CONTAINMENT TO SANITIZE THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D - 557).

4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION IF NECESSARY.

LEGEND

TOC = 2632.30 = TOP BACK OF CURBING ELEV
TA = 3628.58 = TOP FINISHED ASPHALT
FFE = 3629.33 = FINISHED FLOOR ELEVATION OF BUILDING
= SIDEWALK & HANDICAP RAMP PER CITY SPECS
= DIRECTION OF FLOW
= EXISTING 1' CONTOUR
= EXISTING 5' CONTOUR
= PROPOSED 1' CONTOUR
= PROPOSED 5' CONTOUR
= PDLY STORM DRAIN PIPE (SIZE & SLOPE NOTED)

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.53	3023.97	3020.15 (4" PVC)	3020.13 (4" PVC)
2	SINGLE	3024.70	3024.12	3022.90 (4" PVC)	3020.73 (4" PVC)

EARTHWORK QUANTITIES

665 (C) CU. YD. CUT
656 (F) CU. YD. FILL
9 (C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO SUB-GRADE OF THE ROADS AND PADS AND FINISHED GRADE IN BETWEEN.

Call before you Dig 1-800-662-4111

PROPERTY INFO

PROPERTY ADDRESS = LOT 3 & 4
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER

TROY NELSON
110 W 100 S
IVINS, UTAH 84738
(435) 673-1626

BRENT BAXTER
495 100 E
IVINS, UTAH 84738
(435) 256-3034

PROJECT LOCATION



VICINITY MAP

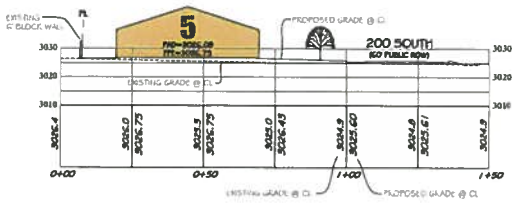
DATE: 7/25/2017
DRAWN BY: E.A.M.
CHECKED BY: M.P.T.
CLIENT: TN

GRADING PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

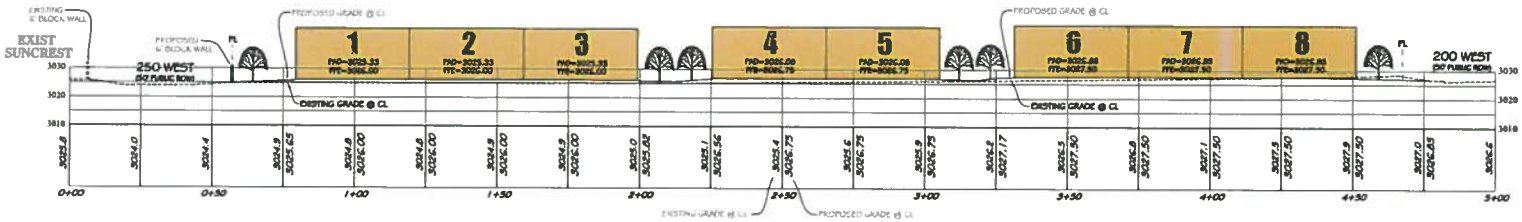
PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

7/25/2017
Licensed No. 359909
Mark P. Tripp
State of Utah

SHEET
C4



SECTION A-A



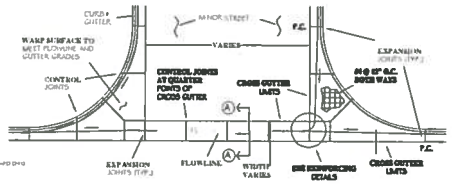
SECTION B-B



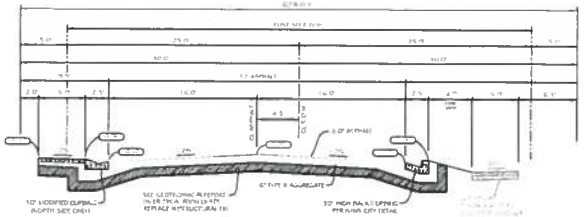
REINFORCING DETAIL
FOR 6' CROSS-GUTTER

SECTION A-A CROSS-GUTTER

NOTES



6' CROSS GUTTER DETAIL



60' PUBLIC ROW

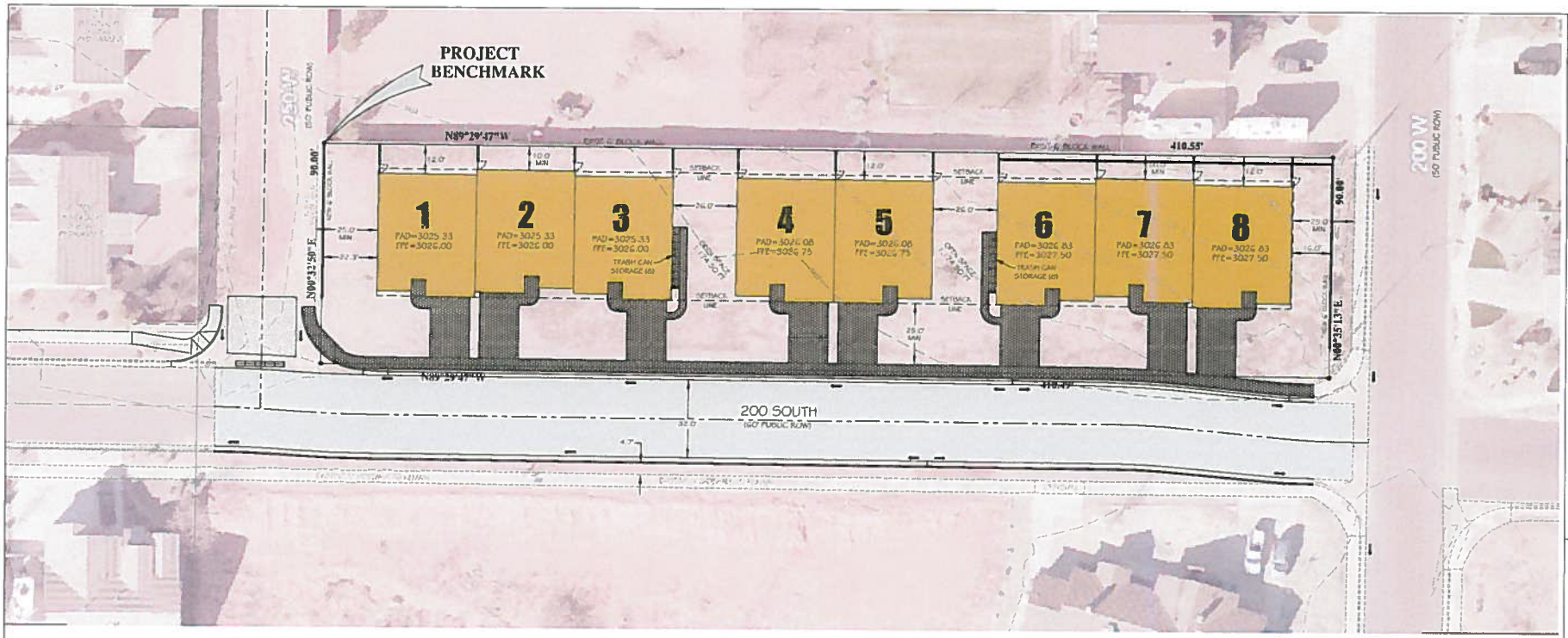
DATE: 7/27/2017
DRAWN BY: E.A.M.
CHECKED BY: H.R.P.
CLIENT: TLC

GRADING X-SECTIONS & DETAILS
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER
Design & Engineering
76 EAST 100 NORTH, PAYSON, UTAH 84651 (435) 465-2227

7/28/2017
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

SHEET
C5



LEGEND

- = EXISTING 1' CONTOUR
- = EXISTING 5' CONTOUR
- = PROPOSED WALL
- = DIRECTION OF FLOW
- = PROPERTY CORNER

PROJECT BENCHMARK

REBAR & CAP #177128 (ELEV=3025.55) SET ON THE NORTHWEST PROPERTY CORNER

AS SHOWN ALSO ON THE SITE PLAN SHEET C6

PROPERTY INFO

PROPERTY ADDRESS = 158 36 N.
200 SOUTH & 200 WEST
IVINS, UTAH 84738

OWNER / BUILDER:

TROY NELSON	BRENT BAXTER
110 W 100 S	45 S 100 E
IVINS, UTAH 84738	IVINS, UTAH 84738
(435) 673-1626	(435) 256-3034

SITE DATA

1.) CURRENT ZONING = R-M (MULTI FAMILY)
2.) GENERAL PLAN = HIGH DENSITY RESIDENTIAL
3.) TOTAL AREA SQUARE FOOTAGE = 36,943.50 FT. = 100.00%
4.) BUILDING AREA = 15,440 SQ.FT. = 41.8%
5.) IMPERVIOUS AREA (SIDEWALKS,DRIVEWAYS & PATIOS) = 7,670 SQ.FT. = 20.8%
6.) LANDSCAPE AREA = 13,833 SQ.FT. = 37.4%
7.) OPEN SPACE REQUIRED = 2,000 SQ.FT.
OPEN SPACE PROVIDED = 2,346 SQ.FT.
8.) BUILDING HEIGHT = 25' MAXIMUM
9.) BUILDINGS WILL NOT HAVE FIRE SPRINKLERS
10.) SETBACKS = 25' FRONT (MIN. FROM BACK OF SIDEWALK)
25' SIDES (MIN. FROM BACK OF SIDEWALK)
20' SIDES (MIN. BETWEEN BUILDINGS)
10' REAR (MIN.)

PROJECT LOCATION



VICINITY MAP
N.T.S.

Call before you Dig 1-800-662-4111

NOTE:
1.) KEEP ALL OBJECTS THAT MIGHT BLOCK THE DRIVERS VIEW OUT OF THE SIGHT DISTANCE CORRIDOR.
2.) SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS

DATE: 7/25/2017
DRAWN BY: E.A.M.
CHECKED BY: M.P.T.
CL CNT: TN

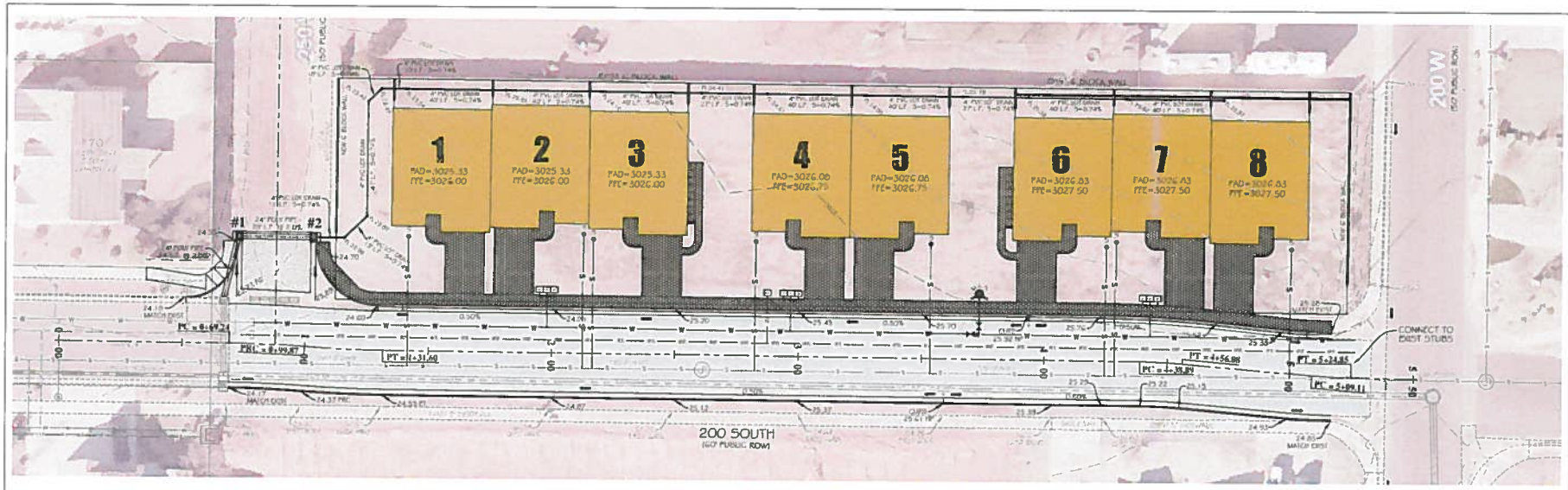
SCALE: 1" = 20'

SITE PLAN
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH, ANAL UTAH 84738 (435) 215-2267

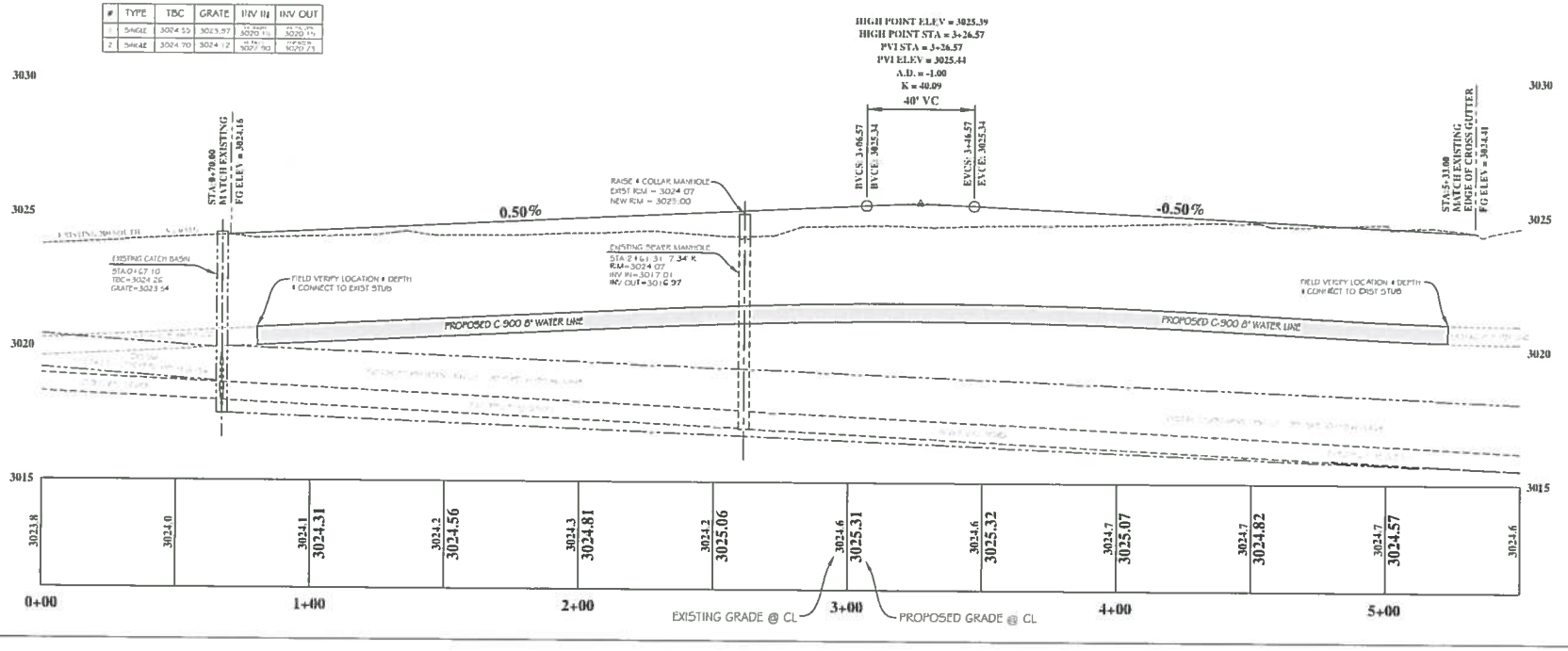
7/26/2017
License No. 339890
Mark T. Pugsley

SHEET
C6



STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV OUT
1	SINGLE	3024.55	3023.97	[illegible]	[illegible]
2	SINGLE	3024.70	3024.12	[illegible]	[illegible]



DATE: 7/20/2017
DRAWN BY: E A M
CHECKED BY: M P C
CL PAY: TM

SCALE: 1" = 20'

PLAN & PROFILE 200 SOUTH
WESTBROOK TOWNHOMES
250 WEST & 200 SOUTH
IVINS, UTAH 84738

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2257

7/20/2017
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Mark P. Cedar

SHEET
C7

DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

LANDSCAPE NOTE

1.) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" REB'L RED GRAVEL CRUSHED ROCK CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF CRUSHED ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CRUSHED ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

2.) ALL TREE ON SUNLAND DRIVE TO BE A MINIMUM OF 1 1/2" CALIBUR MEASURED AT 12" ABOVE GRAVE. (24" BOX)

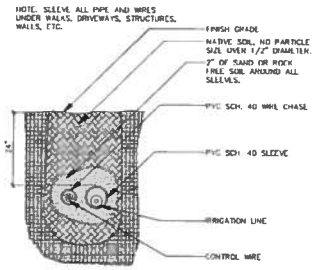
3.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICIENT 50% COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.

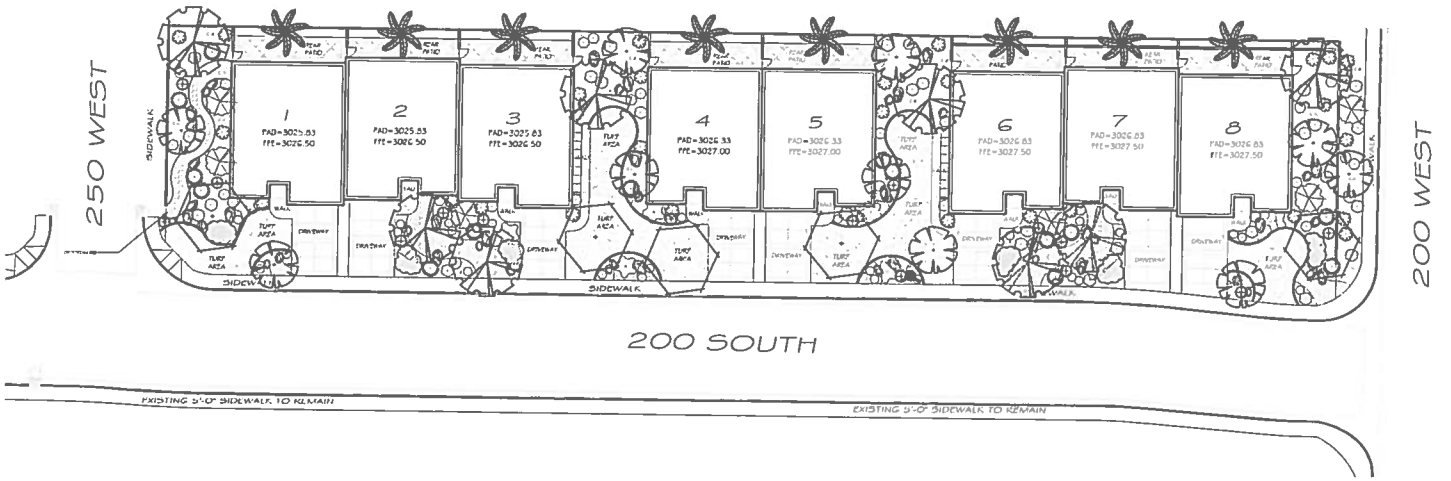
4.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVERS VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

4.) REVIEW THE LANDSCAPE PLAN WITH THE CITY FORESTER.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.





PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PISTACHE 'RED PUSH' / RED PUSH PISTACHE
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	FRAXINUS OXYCARPA 'RAYWOOD' / RAYWOOD ASH
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA 'PETITE' / DWARF LAVENDER CRAPE MYRTLE
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
	ROSA 'RED CARPET' / RED CARPET ROSE
	RAPHIOLEPIS INDICA 'BALLARENA' / BALLARENA HAWTHORN
	NANDINA DOMESTICA / HEAVENLY BAMBOO
	NANDINA DOMESTICA 'MOONBAY' / MOONBAY NANDINA
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET
	ILEX YUPON / DWARF YUPON HOLLY
	TEUCRIUM CHAMAEDRYS / GERMANDER
	2" - 4" CRUSHED ROCK, MATCH EXISTING COLOR
	LANDSCAPE BOULDERS VARY IN SIZE 33% - 5'X 4' 33% - 4'X 3' 33% - 3'X 2'
	6" MOWCURB

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

LANDSCAPE CALCULATIONS:

1. STREET TREE CALCULATIONS
A.) 200 SOUTH: 428'-0" / 35'-0" = 12.0 APPROVED TREE PER CITY CODE. 12 APPROVED TREE PROPOSED ON 200 SOUTH SPACED APROX. @ 35'-0" O.C.

STATE OF UTAH
Cody R. Schmitt
Licensed Landscape Architect
No. 6349605-5301
Exp 6/30/16
LICENSED LANDSCAPE ARCHITECT

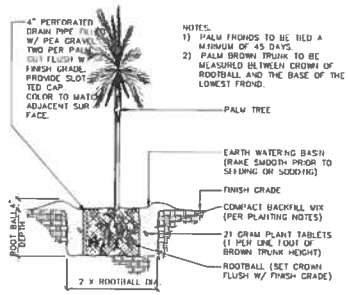
REVISIONS

WESTBROOK TOWNHOMES
IVINS UTAH

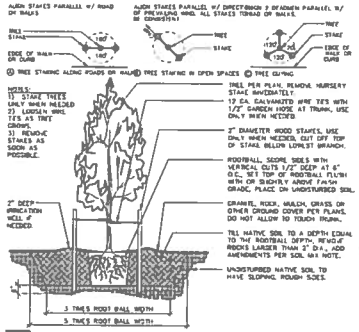
CSLA
Cody Schmitt
LANDSCAPE ARCHITECT
CONSULTANTS

811
Know what's below.
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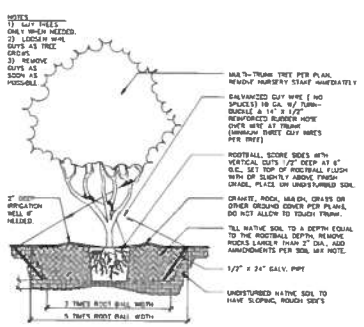
PROJECT: WESTBROOK TOWNHOMES
SHEET CONTENTS: LANDSCAPE PLAN
DATE: 7/27/2017
JOB NO: 07272017
SHEET: L1.01



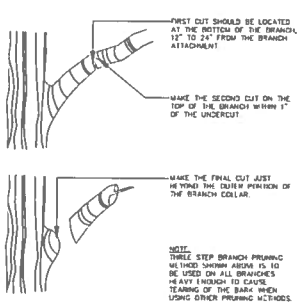
A PALM PLANTING DETAIL



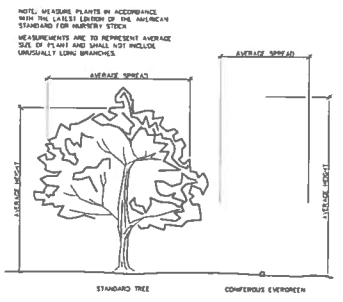
B TREE PLANTING DETAIL



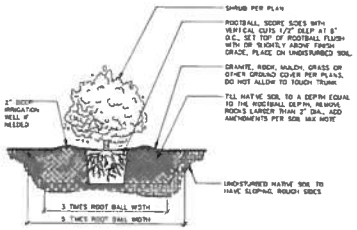
C MULTI-TRUNK PLANTING DETAIL



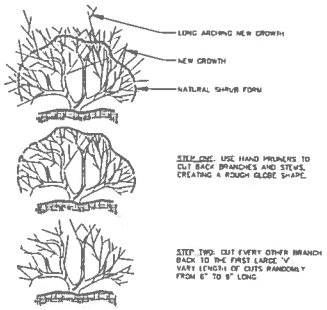
D TREE BRANCH PRUNING DETAIL



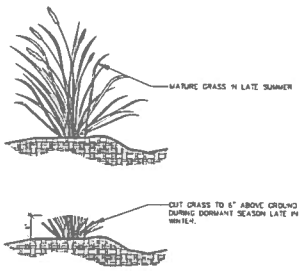
E PLANT MEASUREMENT DETAIL



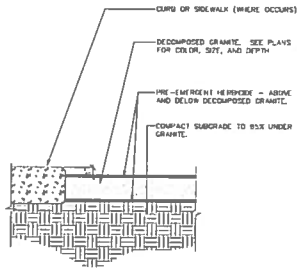
I SHRUB PLANTING DETAIL



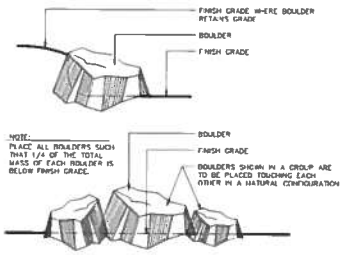
G SHRUB PRUNING DETAIL



H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	5	6'-0" TO 12'-0" BTH	B&B	A.5	SEE PLANTING PLAN FOR SIZE AND LOCATION
PHOENIX ROEBELENII	ROEBELIN PYGMY PALM	11	24"	BOX	M.01	
TRACHYCARPUS CAUDATUS 'RAYBURDEN'	RAYBURDEN ASH	10	24"	BOX	M.01	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3	24"	BOX	M.01	
SHRUBS						
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	11	5	GALLON	P.G.	
RED YUCCA	DWARF YUCCA YUCCA	43	5	GALLON	P.G.	
LAGERSTROEMIA INDICA 'RED'	RED MUSKOGEE CRAPE MYRTLE	6	5	GALLON	P.G.	
LANTANA CAMARA 'NEW GOLD'	TEXAS VIOLET	24	5	GALLON	P.G.	
NANDINA DOMESTICA	HEAVENLY BAMBOO	24	5	GALLON	P.G.	
NANDINA DOMES. 'GULF STREAM'	MOUNTAIN NANDINA	19	5	GALLON	P.G.	
PHOTINIA X FRASERI 'RED ROBIN'	RED ROBIN PHOTINIA	30	5	GALLON	P.G.	
ROSA 'RED CARPET'	RED CARPET ROSE	14	5	GALLON	P.G.	
TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	21	5	GALLON	P.G.	
GRASSES						
LANDSCAPE HYDROSEED MIX (SEE SHT. L1.03)		45	SEE SHT. L1.03		L	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR

STATE OF UTAH
Cody R. Schmitt
PROFESSIONAL
LICENSED LANDSCAPE ARCHITECT
No. 9751119
REVISIONS

WESTBROOK TOWNHOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT
CONSULTANTS

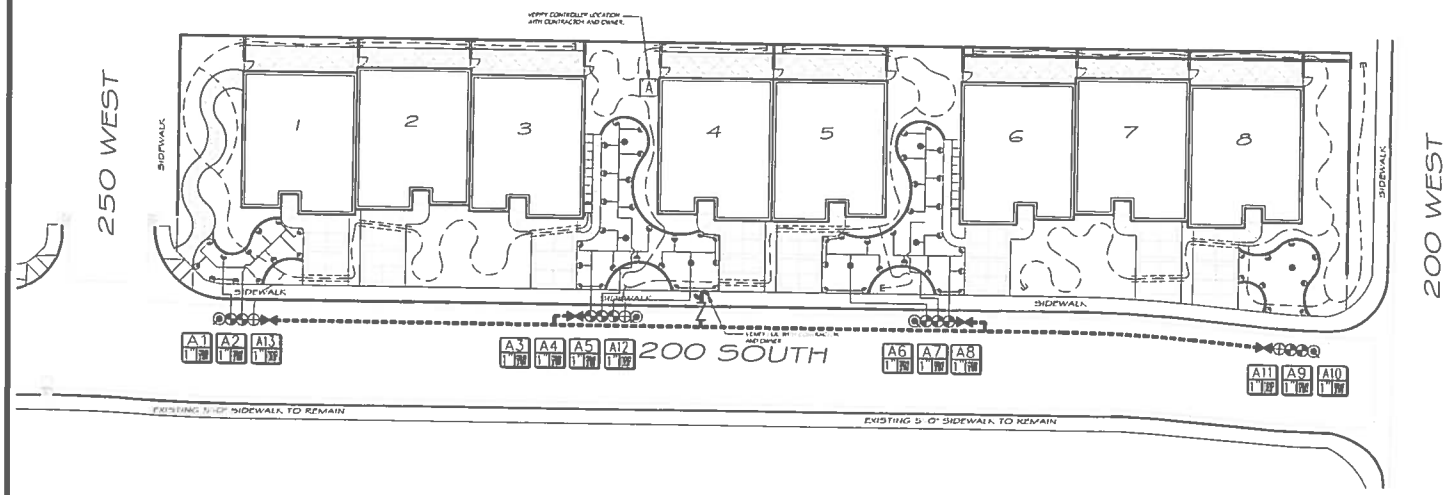
811
Know what's below.
Call before you dig.

PROJECT:
WESTBROOK TOWNHOMES

SHEET CONTENTS:
PLANTING DETAILS

DATE
7/27/2017
CO 1#1
07272017

SHEET
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- A — RAINBIRD ESP-ME SERIES CONTROLLER
- 1" WILKINS 975HLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. 5
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXPIPE BLUE STRIP DRIP LINE
- 3/4" SCHEDULE 40 PVC LATERAL LINE UNLESS OTHERWISE NOTED
- AUTOMATIC FLUSH VALVE IN 10" ROUND BOX (SEE DTL. SHEET FOR SPECS.)
- 1" REMOTE CONTROL VALVE (SEE DTL. SHEET FOR SPECS.)
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- SLEEVES 2 X DIAMETER OF PIPE
- RAINBIRD 1804 - 10 VAN SERIES POP-UP SPRAY HEAD

VALVE ID LEGEND

A1
1" 6.8

NOTES:

1) SEE SHEET L2.02 FOR IRRIGATION DETAILS.

2) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

3) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE. TAPE EVERY 20'-0"

4) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

5) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

6) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE

0 20'-0" 40'-0" 60'-0"

SCALE 1" = 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
Professional Engineer
6466
Date 8/31/16
LICENSED LANDSCAPE ARCHITECT

PLANNING

WESTBROOK TOWNHOMES
UTAH
IVINS

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

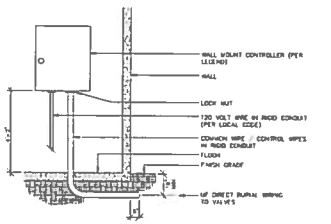
CONSULTANTS

PROJECT
WESTBROOK TOWNHOMES

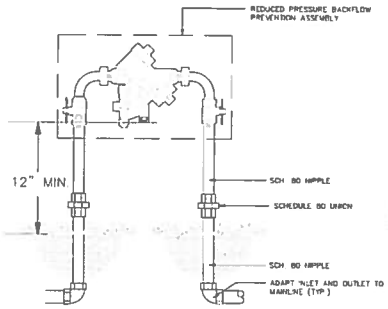
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IRRIGATION PLAN

DATE
7/27/2017
JOB NO.
07272017

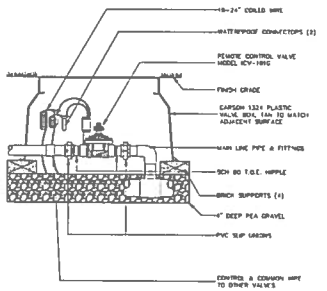
SHEET
L2.01



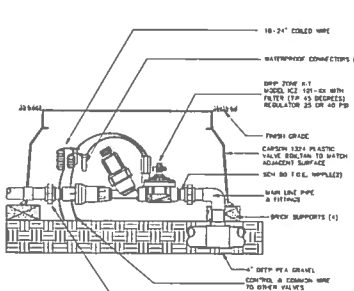
A **CONTROLLER**



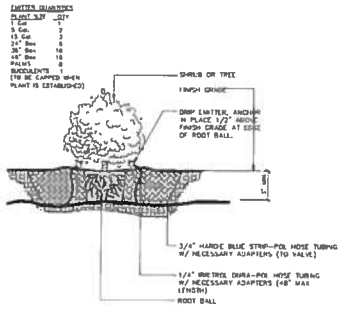
B **BACKFLOW PREVENTER**



C *VALVE ASSEMBLY*



D *DRIP VALVE ASSEMBLY*



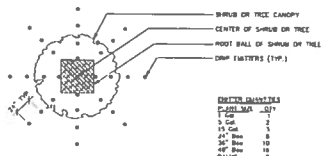
E *DRIP EMITTER*

NOTES:

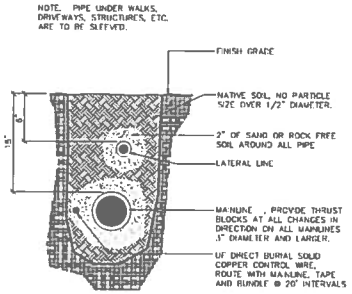
1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.

2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.

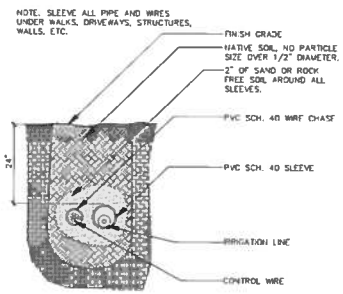
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.



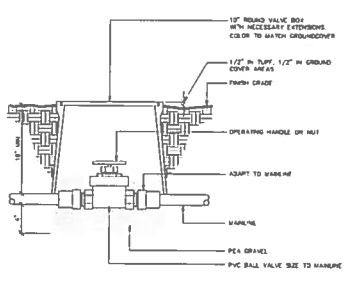
F *EMITTER LAYOUT DETAIL*



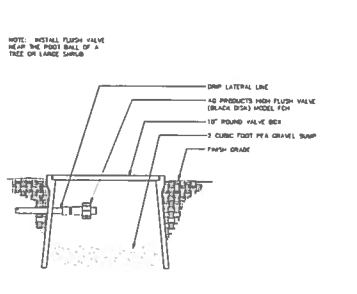
G *TRENCH SECTION*



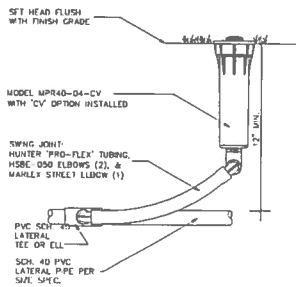
H *SLEEVE SECTION*



I *PVC BALL VALVE*



J *DRIP FLUSH VALVE*



K *TURF HEAD*

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	8-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Number of Wire	Laterial Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
6"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

L *PIPE SIZING DETAIL*

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

(3)-20PC (Red) Barb nozz. 2.8 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD	PSI	GPM	F	TQ	TT	H	T	Q	GPM	DTL.	REMARKS
NOT SHOWN	RAINBIRD NOZZ /8ft-20PC, BARB NUT DRIP EMITTER FOR TREES		---	30								2.8		SEE DETAIL FOR # OF EMITTERS PER PLANT
NOT SHOWN	RAINBIRD NOZZ /8ft-30PC, BARB NUT DRIP EMITTER FOR SHRUBS		---	30								2.8		
[redacted]	RAINBIRD 1804 FLAT HEAD W/ 10 SERIES VAN NOZZLE	F.10.H.T	10	30	2.8	2.10		1.45	1.10					SEE DETAIL 'K'
[A]	RAINBIRD ESP-ME SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 12VAC TRANSFORMER WITH ADDITIONAL PCM-300													
[Pvb]	1" HP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE													
[V]	FLAT VALVE RAINBIRD 100-PEB-PRS 1" GLOBE VALVE													
[V]	DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRS-100-FCH, 1" DRIP ZONE CONTROL KIT													
[Q]	TYPICAL HOSE END AV VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)													
[E]	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES													
	1" MAINLINE, PVC SCH 40, 18" MINIMUM COVER													
	LATERAL LINE, 3/4" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN													
	DRIP LINE, HARDIE BLUE STRIP, 3/4" DIAMETER POLYETHYLENE PIPE, COVERAGE PER DETAIL													
	SLEEVES, PVC SCH 40, 2 x PIPE SIZE, 18" MINIMUM COVER													
NOT SHOWN	CONTROL WIRE, UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT													
	1" SCHEDULE 40 PVC BALL VALVE													

STATE OF UTAH
Cody R. Schmitt
7199268-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/19

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

WESTBROOK TOWNHOMES
UTAH
IVINS

PROJECT
WESTBROOK TOWNHOMES

SHEET CONTENTS:
IRRIGATION DETAILS

DATE
7/27/2017
JOB NO
07272017

SHEET
L2.02