

MEMORANDUM

TO: Mayor Miller, City Council Members
 FROM: Tony Ekins, City Planner
 SUBJECT: Cory Waddoups, Unreasonable Capital Hyrum LLC - To request approval to an amendment of the Final Plat for Harvest Valley Court P.U.D. consisting of 28 townhouses located at approximately 43 North 300 East to align its east boundary with Hyrum City's right-of-way.
 DATE: July 11, 2025

CITY COUNCIL MEETING: July 17, 2025

OVERVIEW:

<u>On June 19, 2025</u>, the Hyrum City Council made a motion (5-0 vote) to continue with the requirements that Unreasonable Capital Hyrum LLC address the following three (3) specific items as soon as possible and prior to approval or implementation of a development agreement to address existing conditions and outstanding items:

- 1. Surface restoration of private properties.
- 2. Mitigate the 100 North storm-drain so it functions properly.
- 3. Mitigate open hazards or open hazards and dangerous situations

UNREASONABLE CAPITAL HYRUM LLC RESPONSE TO CITY COUNCIL REQUIREMENTS:

- Attended site visit with City Staff on June 25, 2025.
- Responded to Staff Comments on June 27, 2025 and July 11, 2025
- Responded to City Engineer Memorandum on June 27, 2025.
- Provided Scope and Sequence of Work on June 27, 2025.
- Abated all open trenches within the public right of way and installed construction fence along Main Street and 300 East, Completed by July 3, 2025.
- Resubmitted Landscape Plans on July 11, 2025
- Resubmitted Final Plat on July 11, 2025

OUTSTANDING ITEMS:

- 1. Updated Civil Plans demonstrating Staff Comments
- 2. Abatement Reimbursement (See Water and Roads Staff Comment #1)

<u>On July 11, 2025</u>, Unreasonable Capital Hyrum LLC submitted updated staff comments, final plat, and landscape plans. These submittals have not been reviewed by Staff due to submission date and preparation of City Council Agenda for July 17, 2025.

JUNE 19, 2025 CITY COUNCIL OVERVIEW:

The applicant is proposing to amend the Final Plat to correct lot line issues that were discovered in the Original Plat. In addition to the Final Plat corrections, the applicant has submitted updated civil site plans and landscape plans. On May 1, 2025, The City Council reviewed the application and made a motion (5-0 Vote) to continue the discussion with the following conditions:

- 1. Resolution of City Staff comments; and
- 2. Applicants Landscape Development Committee review and include the placement of the pickleball court in the landscaping plan; and
- 3. Landscaping Plan also include the irrigation lines; and
- 4. Landscaping Plan show the screen walls between units.

Upon receiving the submittals, staff prepared the following responses to advise the City Council of current status of the project pertaining to City inspections. Staff requests that responses to comments are provided by the developer prior to staff concluding a comprehensive review for attached Civil Plans and Landscape Plans.

STAFF COMMENTS: *City Council: June 19, 2025 – (responses in red text) Planning and Zoning:*

- 1. The updated landscaping plan does not include placement of a pickleball court. In prior Planning Commission meetings, it was agreed that a walkway and a shed with irrigation for the community garden would be an acceptable alternative to a pickleball court. The developer does not intend to include a pickleball court in the plan.
- 2. Landscaping plan includes an irrigation plan and irrigation lines. The developer seeks clarification on this comment. Our understanding is that the landscape plan will include appropriate irrigation for all grass areas, with irrigation lines as required. A complete landscaping plan, including irrigation details, is provided.
- 3. Staff cannot identify screen walls between units on the landscape plans. Screen walls between units are shown in the landscape plan. See note 2 on LP100 for screen wall note added between units on current landscape plans.
- 4. The planting schedule on sheet LP100 does not provide an eligible text height to review proposed planting types.

The developer is seeking clarification on this comment. I don't see what the issue with the plant schedule "symbols and text" is unclear but will ensure the landscape plan includes all necessary information to clearly review the proposed planting types.

5. Why is there turf grass behind all units except units 19-28? Recommend turf grass on top and bottom shelf of the middle rockery (see detail 5 on sheet C2.3). The developer acknowledges this recommendation. The change in grades here would require fall protection at each level if grass is installed in these locations. It would also require irrigation and the maintenance of grass at these rock retaining walls would be excessive. Grass was not included behind Units 19–28 to avoid triggering railing requirements. This design choice helps maintain both aesthetic appeal and ease of maintenance.

Engineering:

- 1. See attached Memorandum to City Council prepared by City Engineer.
- 2. Plat Comments:
 - a. The adjacent owners' information needs to be updated. The property to the west is no longer owned by the Topels. See updated plat with correct owner information included.
 - b. It is recommended that all of "Open Space A" not be dedicated as a public utility easement.

See updated plat with 'Open Space A' not to be dedicated as a public utility easement.

c. In the corporate acknowledgement, two corporations are listed. Please make sure the word corporations is changed to plural to be consistent. See updated plat with corporations listed as being plural.

- 3. Construction Comments: A full review of the construction drawings has not been performed at this time. The original direction previously discussed was to:
 - a. Have the plat corrected.
 - See updated plat.
 - b. Survey/evaluate the locations and elevations of the previous installation.
 - c. Finalize the plans with an understanding of what is acceptable and what is not, and what must be removed and replaced.
- 4. Landscape Drawings:
 - a. Street tree spacing will need to meet HCC 12.22. Crimson Sunset Maple is a mediumsized tree.

The developer will ensure that street tree spacing complies with HCC 12.22. The proposed Crimson Sunset Maple will be spaced appropriately in accordance with its classification as a medium-sized tree. See updated landscape plans.

- b. Trees at the intersections will need to be arranged to keep a clear view of approaching vehicle and pedestrian traffic. Please review spacing and tree selections. Elevation differences between roads and plantings will be a factor. Evergreens in this area may need to be thinned/laced to allow visibility or relocated. See HCC 17.28.170 The developer will review tree spacing and species selection at intersections to ensure compliance with HCC 17.28.170. Landscape Architect has accounted for elevation differences between roads and plantings and adjusted or relocated, evergreen trees as needed to maintain clear visibility for vehicle and pedestrian traffic. See updated landscape plans.
- c. Underground systems such as the irrigation canal and storm drain should be considered when placing large trees with extensive root systems. The developer will take all underground systems, including the irrigation canal and storm drain, into account when selecting and placing large trees to avoid potential root interference. Landscape architect has confirmed there are no trees placed over the storm drain lines, or within the basin.
- *d.* A separate water connection/meter should be considered for the pavilion and the planter boxes.

The developer & Landscape Architect have considered this and it doesnt' seem worth it with such little flow/water use.

e. A separate power connection/meter will be needed for the irrigation controllers. The developer acknowledges that a separate power connection and meter would be required for the irrigation controllers and will plan accordingly.

Power Department:

- 1. The conduit for power was installed and backfilled without required trench inspections. Require all conduit to be exposed for inspection to verify trench depths, locations, alignments, and conduit joints are appropriately glued. All power conduit will be exposed, inspected and corrected according to HCC section 7.
- 2. The electrical boxes (transformers and secondary boxes) locations will need to be verified so that they will be located as approved by the site plan. All locations will be re-surveyed and located according to the site plan.

Water & Roads:

- The City contracted Legrand Johnsons to remove gutter, patch and shoulder roads in the public right of way affected by the development to be prepared for the 2024-2025 winter and snowplow removal. The City paid Legrand Johnsons \$11,861.70 for the services which Unreasonable Capital Hyrum LLC is required to reimburse back to the City. Please send me(corbin@affinityut.com) the invoice so I can submit for a draw from the bank.
- 2. All water lines have been inspected for proper installation. However, the survey was never complete and positioning of service lines, fire hydrants, and offsets from the sewer was never verified. Survey of hydrants and service lines will be verified & corrected as needed. As we work through sewer corrections, we will verify offsets with water main.

- 3. Pressure tests and bacteria samples were never done. This will be completed.
- 4. No inspection of tie in for secondary water to existing services has been addressed. This has not been done yet, we will ensure any tie in will be inspected and coordinated with Kade.
- 5. No storm drain boxes or pipes have been inspected for proper install or positioning. This will be re-surveyed and corrected as needed.
- 6. Curb and gutter that have been dug underneath for new water services all need to be replaced due to compaction problems. Curb and gutter that is within the site, is all being removed and replaced. For the section of curb and gutter that runs along 300 E, we will verify the placement and elevation and correct, if needed. We will replace the corner section on 300 E and Main St.
- 7. Staff also never saw survey markers for curb offsets on any curb and gutter. This is a moot issue with the curb & gutter being removed, once re-surveyed staff will be welcome to observe markers.

Water Reclamation:

1. My department did not do any of the lateral inspections. Matt Holmes was involved in doing those. I have not seen any pressure tests of the sewer mains nor any video. As stated above, pressure tests and BAC-T tests will be done and provided. We are going to camera the sewers and will provide the video.

ATTACHMENTS: (updated attachments in red text)

- 1. City Engineer Memorandum
- 2. Unreasonable Capital Hyrum LLC Response to City Engineer Memorandum
- 3. Unreasonable Capital Hyrum LLC Scope and Sequence of Work
- 4. Unreasonable Capital Hyrum LLC Invoice #1071
- 5. Harvest Valley Court Final Plat First Amendment Updated and Received July 11, 2025
- 6. Harvest Valley Court Civil Plans No updates
- 7. Harvest Valley Court Landscape Plans Updated and Received July 11, 2025



Stephanie Miller, Mayor Council Members -Stephen G. Adams Jared L. Clawson Paul C. James Craig L. Rasmussen Michael Nelson Ron W. Salvesen, City Administrator Stephanie B. Fricke, Recorder Todd Perkins, Treasurer

60 West Main Street, Hyrum, Utah 84319 • 435-245-6033

June 13, 2025 Memorandum to City Council Re: Harvest Valley Court P.U.D.

Dear Hyrum City Council,

Below is a summary of the Harvest Valley Court project and the challenges it has faced. Timeline:

Application for Harvest Valley Court PUD by David Madsen Review by Planning Commission Review by City Council

> There were originally concerns over boundary and survey. A meeting between Gardner and Foresight (surveyors) was arranged to work out boundary issues, Madsen stated that this was worked out and would accept the boundary as seen by local surveyors. Approval by City Council

David Madsen released development rights back to Michael Nielsen (landowner) as they did not feel that the development would give them the expected return on investment. Construction drawings not completed.

The development was purchased by Unreasonable Capital and Construction drawings finished. Construction was started under Affinity as contractor with Impact as sub-contractor for site work.

During the construction the location of items were questioned multiple times. The overflow structure box was questioned at staking, and then after installation. When the new curbing was built, the contractor had to cut into the newly paved asphalt to pour the concrete. At this point we stopped work to review the survey.

The surveyor for the construction staking was different than the layout/design surveyor. When questioned the construction surveyor only checked the construction staking file for accuracy, it was never checked against the agreed upon boundaries. Staked locations did not match the ground landmarks as shown on the construction documents. The locations for the construction drawings matched the existing ground location well. During the investigation of the survey, it was determined that the original boundary survey used old monuments that had no documentation of how and why they were set. They were set by a civil engineer that was legally allowed to practice survey work but was known to local surveyors as not having strong skills in the practice of boundary work. This was discussed between Gardner and Foresight early on. Other monuments and evidence from deeds were seemingly ignored to make the engineer's monuments work.

The irrigation canal pipe was removed and rebuilt 3 times. The first time it was built it was run uphill to a height of about 4.5 feet. This water leaked out of the unfinished diversion structure all winter long. This led to flooding of neighbors' properties. Rather than fix the issue, the contractor pumped water for weeks. The pumping, while a good short-term remedy, was continued far too long. The second time damaged pipe was used to rebuild the canal. Gaskets were not installed and many holes were observed in the pipe. The alignment of the pipe was not acceptable as it curved and has abrupt changes in direction.

The water line was not installed to the correct depth in several areas, and when it was exposed for correction, it was determined that the pipe was not installed to manufacturer's specifications. Spigots were installed deeper into the bells than permitted, deflection angles exceeded 1 degree, fire hydrants were not installed in the correct locations and were not installed with ductile iron laterals. Pressure test and bacteria tests were not performed. Service laterals did not have tracer wire, and were not buried to depth and the barrels were not at grade. The water main and services were buried without proper inspection. An early attempt at laying the line in 30 North failed to install an angle fitting that prevented the pipe from reaching minimum depth.

During the excavation of the water line, many sewer laterals were cut. Curb and gutter was undermined in many locations to expose the main and laterals. Water main has been replaced and laid straight, but was done without the benefit of construction staking. Ductile laterals for the fire hydrants have been installed and the looped connection to main street has been made. These mains are still waiting for final inspection including bac-T testing and have not been charged for use. The reinstallation of the water main was built based on the existing curb location. This concern was discussed with Affinity. This will need to be re-evaluated to verify location. Curb will need to be removed and rebuilt after the ground is recompacted and new base material is laid.

Electrical conduit was installed by Impact but the location was based on the original survey and was not removed. This needs to be removed and replaced. Many of the joints came apart as they were not glued and joined properly. Several locations were not buried to the correct depth. Trenches were left open and spoils were left in the right of way obstructing mail service.

Work was frequently done on weekends when there was no inspector to verify the work.

It was discussed in City Council that the approval of the project was based on information as presented. The presented plat and plans were approved upon the understanding that the surveyor had accepted the local survey boundaries. David Madsen's team told us and we believe that he was forthright in his statement. We do not know that the Gardner surveyor intentionally falsified the survey, but it became apparent that this was not correctly portrayed on the final documents. Approval can be revoked due to misrepresentation of the survey work that the project is dependent on the information included, such as open and landscaped area, amenities, street improvements, locations of facilities. I believe that this project is still worthwhile to Hyrum and can be a benefit to the community, but it will take work and effort to do so.

Sincerely. Matthew S. Holmes Matthew Holmes - City Engineer

SUMMARY RESPONSE

Dear Hyrum City Council and Planning Commission,

Thank you for providing a thorough summary of the events surrounding the Harvest Valley Court P.U.D. project. We, as the developer, would like to respond to these concerns and outline our commitment to addressing them.

We fully acknowledge the challenges and deficiencies that have arisen during the course of construction, particularly those involving underground utilities, survey discrepancies, and safety issues on-site. We intend to redo any work necessary as a result of the issued stop work order and will proceed with a complete, code-compliant approach supported by updated engineering drawings. We understand that correcting these underground issues will be significant and costly, but we remain committed to moving the project forward.

To support this effort, we will be reinstalling safety fencing around the site and filling in any open ditches along the public right-of-way to ensure public safety and site security. Moving forward, we will continue addressing all comments and requirements provided by Hyrum City on our plat, civil, and landscape plans. Once these plans receive approval, we will seek approval on our architectural plans and anticipate resuming construction at full speed with the city's authorization.

It is important to note that the subcontractor responsible for much of the previous underground work - Impact Excavation - has been terminated from the project and is no longer in business due to lawsuits. We believe these changes, along with our commitment to communication and compliance, will help ensure the project proceeds correctly and meets the city's expectations.

We appreciate the City's continued guidance and support as we work to make this project a successful and valuable addition to the Hyrum community. Please let us know if there are any further clarifications or additional steps you would like us to take.

Sincerely,

Elliot Abel

IRVA Development

Harvest Valley Court Scope & Sequence of Work	Date completed	Comments
Backfill electrical trenches in city ROW		
Grade neighbors backyard, seed in the fall		
emporary security fencing install, provide lock combo to Hyrum City FD		
2" ADS wye installation at retention pond outlet		
Survey water meter cans and adjust as needed. Inspect with Kade		
BAC-T and pressure testing of water main, provide to Hyrum City		
Camera sewer lines and make any necessary repairs, inspect with Angela		
Survey storm drain, verify locations and adjust as needed		
Survey and reinstall electrical conduit and box locations, inspect with Larry		
Adjust low voltage line along city ROW, as needed		
Remove and replace retention pond liner, finish retention pond as per plans	3	
rrigation tie-in, inspect with Kade		
Remove curb and gutter, re-survey and install new curb & gutter		
Coordinate gas line installation with Enbridge, prep & pour sidewalks afterw	vards	
Prep roads for asphalt, lay asphalt		

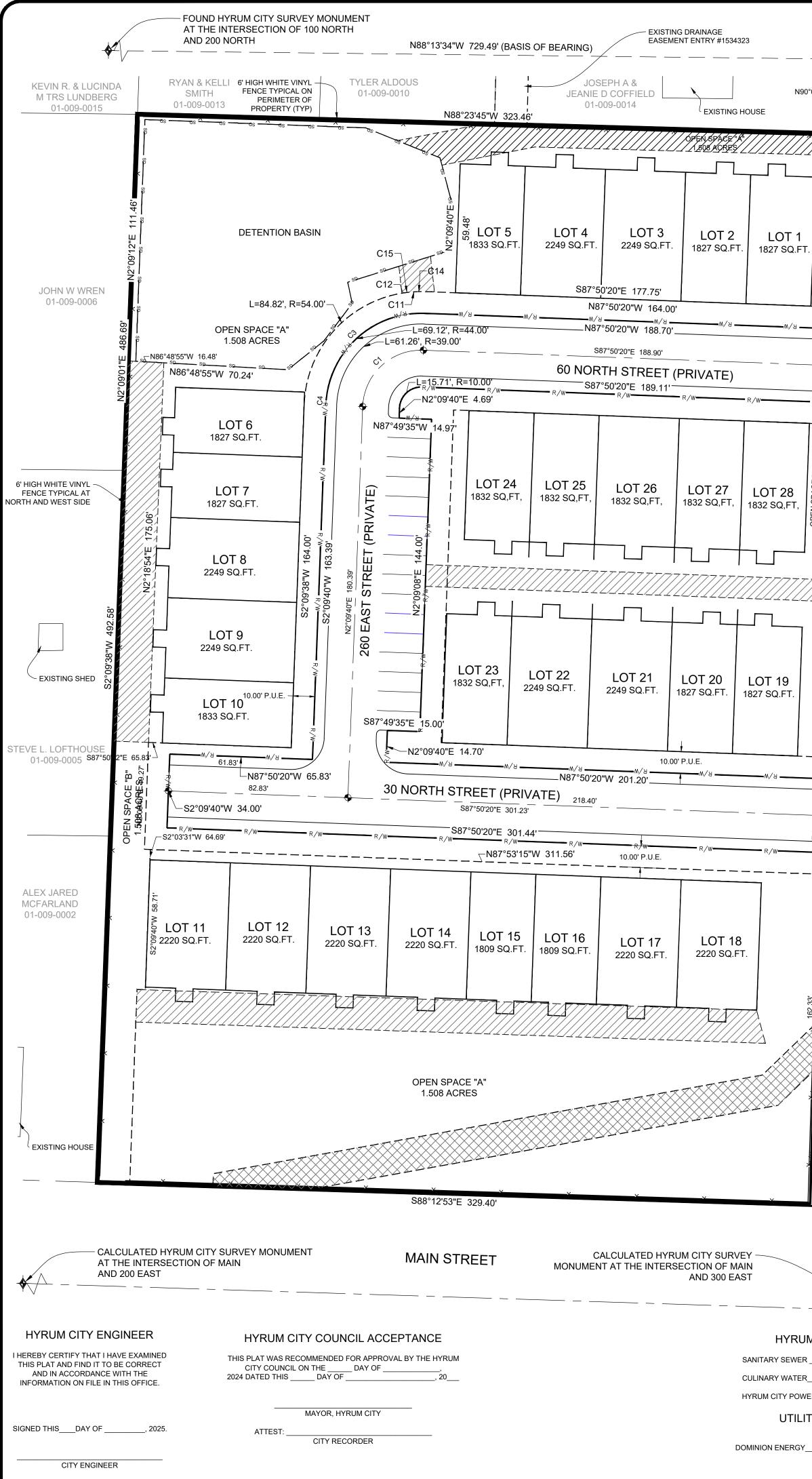


Invoice #1071

Name: Unreasonable Capital Hyrum LLC		Date: Ju	ine 25, 2025
Address: 411 West 7200 South, Suite 201		Phone #	!:
City: Midvale	State: Utah		Zip: 84047

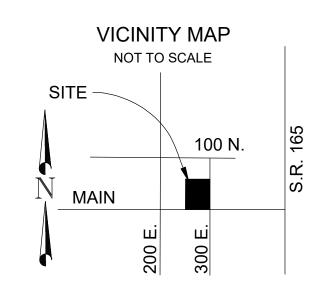
Date	Description	Charges	Credits	Balance
12/20/24	Harvest Cove Subdivision (Kilgore Companies Invoice #178-6462)	\$11,861.70		\$11,861.70
		1	Total	<mark>\$11,861.70</mark>

A finance charge of 1 ½% per month – annual rate of 18% - will be charged on all past due accounts.

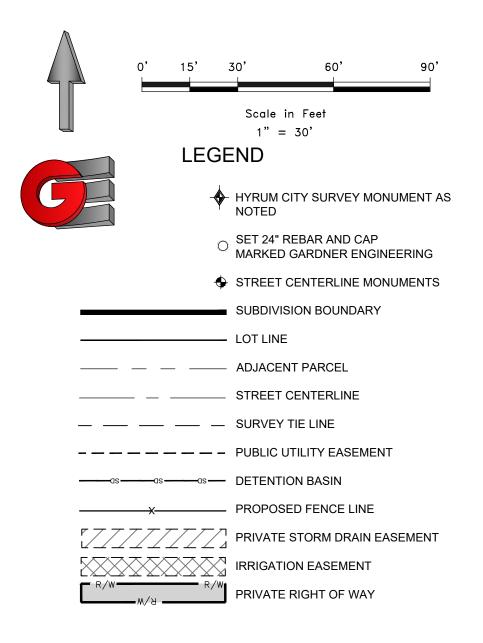




A SENIOR LIVING COMMUNITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.41	27.00	90.00	N47°09'40"E	38.18
C3	63.49	44.00	82.67	N50° 49' 26"E	58.12
C4	5.63	44.00	7.33	N5° 49' 26"E	5.62



NOTE:

EASEMENTS AND DEDICATIONS HAVE NOT CHANGED. USE THE ORIGINAL PLAT OF HARVEST VALLEY COURT P.U.D. FOR ADDITIONAL EASEMENT AND DEDICATION INFORMATION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND A PLANNED UNIT DEVELOPMENT SUBDIVISION WITH 28 LOTS/UNITS FOR SENIOR LIVING. THE SURVEY WAS ORDERED BY DREW WHITEHEAD. THE AMENDMENT IS INTENDED TO CLARIFY DISCREPANCIES OF RIGHT-OF-WAY ALONG 300 EAST AND HONOR THE RIGHT-OF-WAY AS DETERMINED BY FORESIGHT LAND SURVEYING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING HYRUM CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE LINE BETWEEN THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 200 NORTH AND THE HYRUM CITY MONUMENT FOUND AT THE INTERSECTION OF 100 NORTH AND 300 EAST WHICH BEARS NORTH 88°13'34" WEST CACHE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY ALL OTHER ASPECTS ASSOCIATED WITH AN
- ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- RIGHT-OF-WAY LINE OF 300 EAST STREET AS

FOUND HYRUM CITY SURVEY MONUMENT AT THE INTERSECTION OF 100 NORTH AND 300 EAST N90°00'00"W 20.56 N88°23'45"\ LOT 2 1827 SQ.FT \$87°50'20"E 10.82 ORIGINAL SUBDIVISION BOUNDARY LOT 28 1832 SQ,F LOT 19 ш \mathbf{O} 80 HYRUM CITY UTILITY APPROVAL SANITARY SEWER DATE CULINARY WATER DATE HYRUM CITY POWER DATE

UTILITY COMPANY APPROVALS

- DOMINION ENERGY

__DATE____

SITE DATA

- 1. TOTAL AREA 160,955 SQ. FT. OR 3.695
- ACRES. 2. OPEN SPACE / COMMON AREA (INCLUDING PRIVATE STREETS): 104,486 SQ. FT. OR
- 2.398 ACRES 3. 28 LOTS FOR A TOTAL OF 56,469 SQ. FT. OR
- 1.296 ACRES 4. PRIVATE STREETS: 25,463 SQ. FT. 0.585
- ACRES
- 5. PARKING: ON STREET PARKING 16 STALLS GARAGE PARKING 41 STALLS DRIVEWAY PARKING 41 STALLS TOTAL PARKING 98 STALLS

- PLANNED UNIT DEVELOPMENTS.
- DETERMINED BY FORESIGHT LAND SURVEYING.

BOUNDARY DESCRIPTION

ALL OF LOTS 1. 7. 8 OF BLOCK 22 PLAT A HYRUM CITY SURVEY, ALSO BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. CONTAINING 3.72 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF , 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY

I HEREBY STATE THAT I AM THE MANAGER OF UNREASONABLE CAPITAL HYRUM LLC, & HARVEST VALLEY COURT OWNERS ASSOCIATION, INC AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE WE HEREBY DEDICATE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR

FOLLOWING PURPOSES: ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC UTILITY

EASEMENT IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC UTILITY PURPOSES: ALL LAND SHOWN HEREON AS BOUNDED BY THE DESIGNATED LINES LABELED AS A PUBLIC RIGHT OF WAY IS DEDICATED TO HYRUM CITY FOR SAID PUBLIC RIGHT OF WAY AND PUBLIC UTILITY PURPOSES; THE REAL PROPERTY DESCRIBED HEREON IS DEDICATED AS AN EASEMENT FOR STORMDRAIN AND IRRIGATION PURPOSES IS HEREBY DEDICATED TO HYRUM IRRIGATION COMPANY FOR SAID CONVEYANCE PURPOSES:

ALL LAND SHOWN HEREON AS PRIVATE STREETS TO ALSO BE DEDICATED TO HYRUM CITY AS PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SEEN FIT BY HYRUM CITY;

WE HEREBY DEDICATE THE LAND DESIGNATED AS IRRIGATION EASEMENT TO HYRUM IRRIGATION COMPANY FOR THE INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AND DRAINAGE. WE HEREBY RETAIN THE PORTIONS INDICATED AS "PRIVATE STREETS," AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT SUBJECT TO THE PUBLIC EASEMENTS DEDICATED HEREON;

WE HEREBY RETAIN THE PORTIONS NOT LOCATED WITHIN A NUMBERED LOT FOR THE HOMEOWNERS ASSOCIATION AS COMMON SPACE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS PLAT, TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER AND TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION: COMMON SPACE IS DESIGNATED AS OPEN SPACE "A".

WE HEREBY RETAIN THE PORTION OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT AND DETENTION POND EASEMENT TO BE USE BY THE HOMEOWNERS' ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN FACILITIES, DRAINAGE AND THE MAINTENANCE AND REPAIRS FOR WALLS. DITCHES OR BERMS USED FOR GRADING AND DRAINING PURPOSES.

SIGNED THIS _____ DAY OF _____, 2025.

SIGNED THIS _____DAY OF _____

HARVEST VALLEY COURT OWNERS ASSOCIATION, INC

__, 2025.

BY: CORY WADDOUPS, MANAGER

UNREASONABLE CAPITAL HYRUM, LLC

ACKNOWLEDGEMENT

BY: CORY WADDOUPS, MANAGER

ACKNOWLEDGEMENT

NOTES

ZONING FOR THIS LOT AND SURROUNDING AREA IS R-2 SOUND, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND AGRICULTURAL LIFESTYLE FUTURE RESIDENTS SHOULD

3. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49005C0.90C WITH AN EFFECTIVE DATE OF 5/24/2011. 4. DEVELOPER WILL PLANT TREES PER LANDSCAPE PLAN AND ACCORDING TO HYRUM CITY STANDARDS FOR

5. THE PURPOSE OF THIS SUBDIVISION AMENDMENT IS TO ADJUST THE SUBDIVISION BOUNDARY TO FIT THE WEST On this day of 2025, personally appeared before me CORY WADDOUPS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGER of UNREASONABLE CAPITAL HYRUM, LLC, & HARVEST VALLEY COURT OWNERS ASSOCIATION, INC and that said document was signed by him/her in behalf of said corporations by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CORY WADDOUPS acknowledged to me that said corporations executed the same.

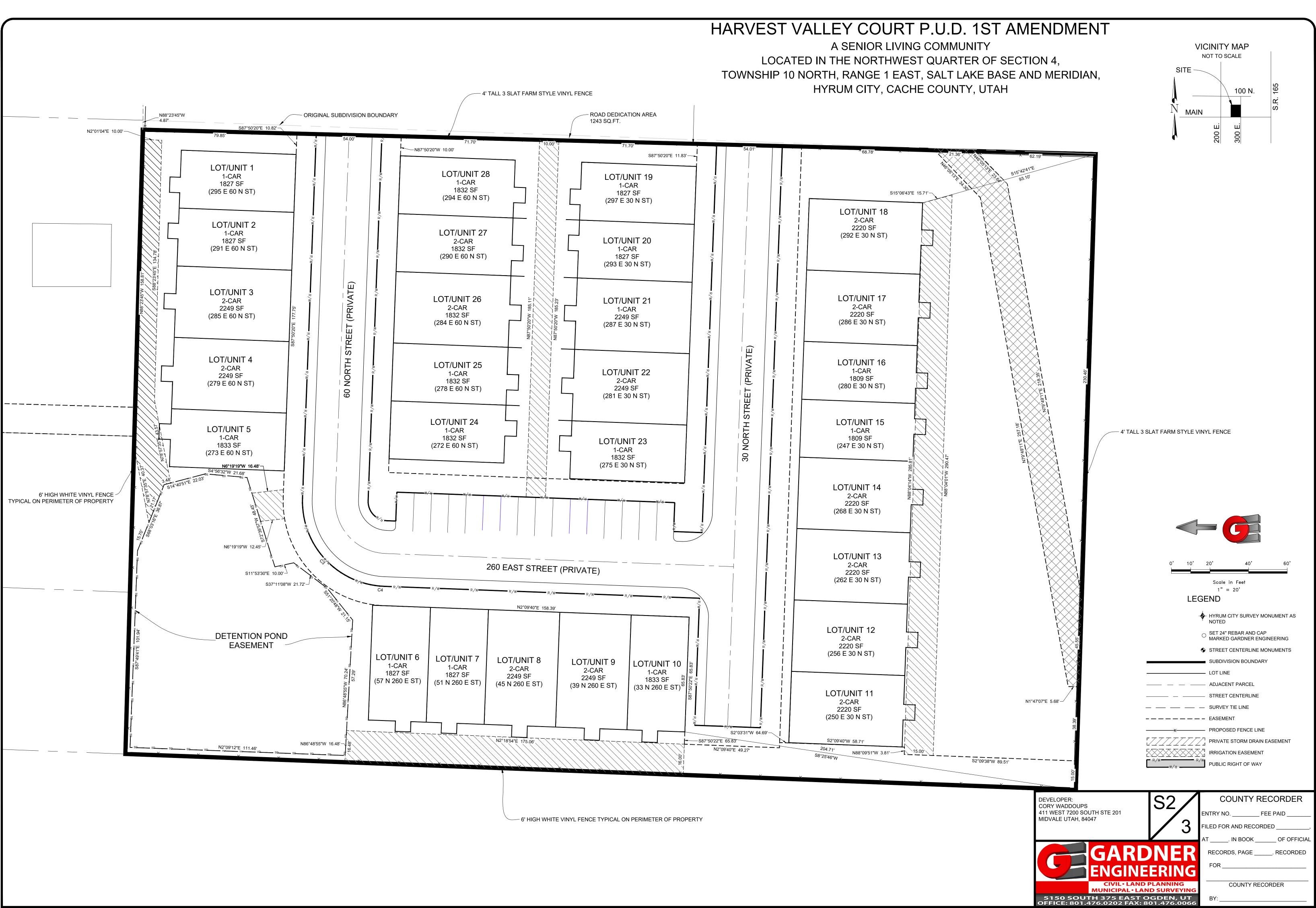
SIGNATURE

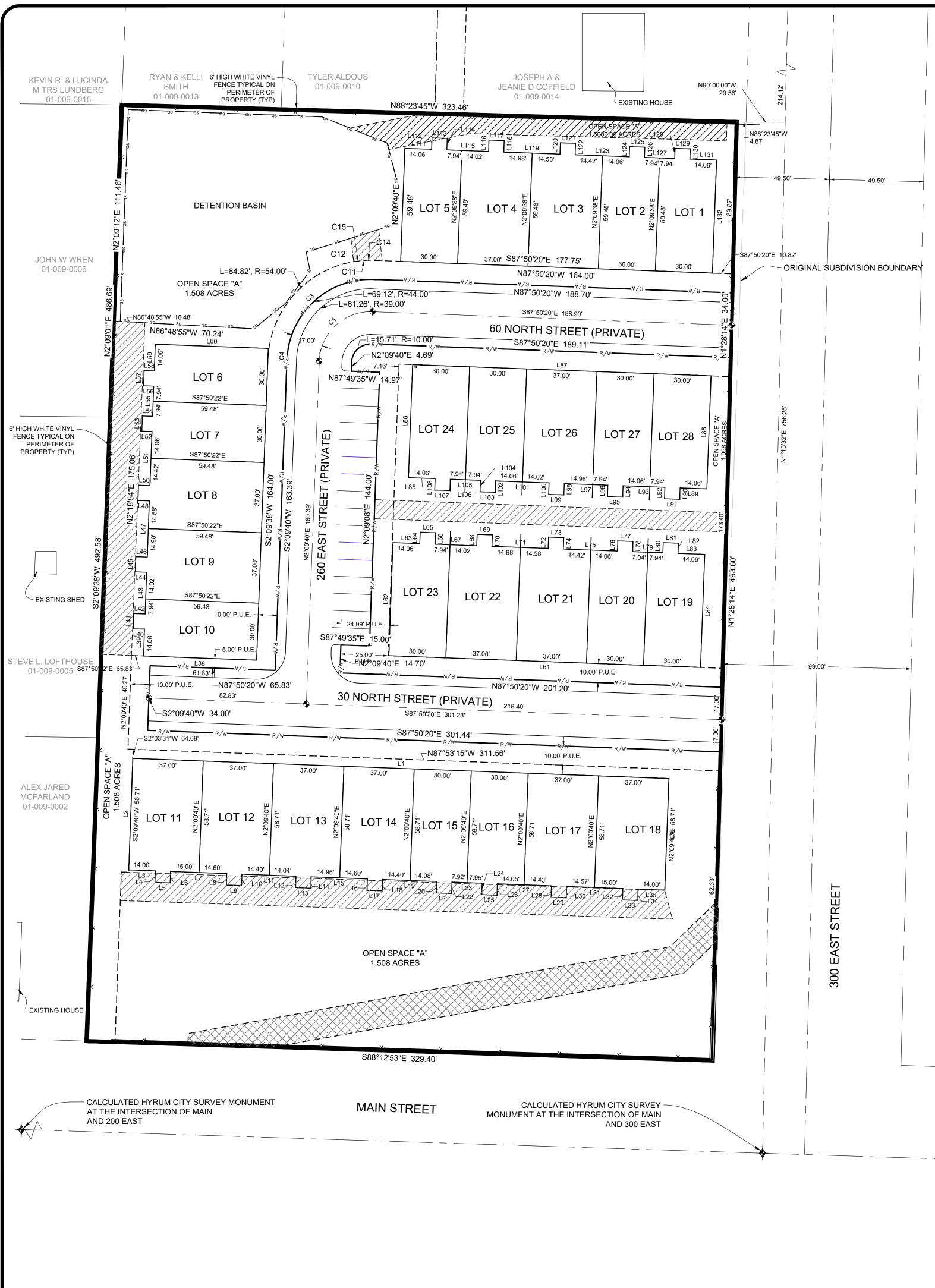
STATE OF UTAH

COUNTY OF WEBER

A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER - EXPIRES	(SEAL)
DEVELOPER: CORY WADDOUPS S1	COUNTY RECORDER
411 WEST 7200 SOUTH STE 201 MIDVALE UTAH, 84047	ENTRY NO FEE PAID
	3 FILED FOR AND RECORDED,
	AT IN BOOK OF OFFICIAL
GARDNE	RECORDS, PAGE RECORDED
ENGINEERIN	FOR
CIVIL - LAND PLANNING	
MUNICIPAL - LAND SURVE	OCONTINECONDER
5150 SOUTH 375 EAST OGDEN, OFFICE: 801.476.0202 FAX: 801.476.0	





		ABLE
LINE #	LENGTH	BEARING
L1	282.00	N87° 50' 20"W
L2	58.71	S2° 09' 40"W
L3	14.02	S87° 50' 20"E
L4	6.00	S2° 09' 40"W
L5	8.00	S87° 50' 20"E
L6	6.00	N2° 09' 40"E
L7	29.56	S87° 50' 20"E
L8	6.00	S2° 09' 40"W
L9	8.00	S87° 50' 20"E
L10	6.00	N2° 09' 54"E
L11	28.44	S87° 50' 20"E
L12	6.00	S2° 09' 40"W
L13	8.00	S87° 50' 20"E
L14	6.00	N2° 09' 40"E
L15	29.56	S87° 50' 20"E
L16	6.00	S2° 09' 40"W
L17	8.00	S87° 50' 20"E
L18	6.00	N2° 09' 40"E
L19	28.48	S87° 50' 20"E
L20	6.00	S2° 09' 40"W
L21	8.00	S87° 50' 20"E
L22	6.00	N2° 09' 40"E
L23	15.87	S87° 50' 20"E
L24	6.00	S2° 09' 40"W
L25	8.00	S87° 50' 20"E
L26	6.00	N2° 09' 40"E
L27	28.48	S87° 50' 20"E
L28	6.00	S2° 09' 40"W
L29	8.00	S87° 50' 20"E
L30	6.00	N2° 09' 40"E
L31	29.56	S87° 50' 20"E
L32	6.00	S2° 09' 40"W
L33	8.00	S87° 50' 20"E
L34	6.00	N2° 09' 40"E
L35	14.02	S87° 50' 20"E
L36	58.71	N2° 09' 40"E
L37	164.00	S2° 09' 40" W
L38	59.48	N87° 50' 20" W
L39	14.06	N2° 09' 40"E
L40	6.00	N87° 50' 22"W

	LINE TA	BLE		LINE TA	ABLE
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L41	8.00	N2° 09' 38"E	L81	8.00	S87° 50' 17'
L42	6.00	S87° 50' 22"E	L82	5.34	S2° 09' 43"
L43	21.96	N2° 09' 40"E	L83	14.06	S87° 50' 17
L44	5.99	N87° 50' 22"W	L84	59.48	S2° 09' 43"
L45	8.00	N2° 09' 40"E	L85	14.06	N87° 50' 19'
L46	5.99	S87° 50' 22"E	L86	59.48	N2° 09' 41"
L47	29.56	N2° 09' 40"E	L87	157.00	S87° 50' 20
L48	5.99	N87° 50' 25"W	L88	59.48	S2° 09' 41"'
L49	8.00	N2° 09' 40"E	L89	14.06	N87° 50' 19'
L50	5.99	S87° 50' 25"E	L90	6.00	S2° 09' 41"
L51	28.48	N2° 09' 40"E	L91	8.00	N87° 50' 19'
L52	5.34	N87° 50' 20"W	L92	6.00	N2° 09' 41"
L53	8.00	N2° 09' 40"E	L93	22.00	N87° 50' 19'
L54	5.34	S87° 50' 20"E	L94	6.00	S2° 09' 41"
L55	15.87	N2° 09' 40"E	L95	8.00	N87° 50' 19'
L56	5.34	N87° 50' 20"W	L96	6.00	N2° 09' 41"
L57	8.00	N2° 09' 40"E	L97	22.92	N87° 50' 19'
L58	5.34	S87° 50' 20"E	L98	6.00	S2° 09' 41"
L59	14.06	N2° 09' 40"E	L99	8.00	N87° 50' 19'
L60	59.48	S87° 50' 20"E	L100	6.00	N2° 09' 41"
L61	164.00	N87° 50' 20"W	L101	28.08	N87° 50' 19'
L62	59.48	N2° 09' 40"E	L102	6.00	S2° 09' 41"
L63	14.06	S87° 50' 17"E	L103	8.00	N87° 50' 19'
L64	6.00	N2° 09' 40"E	L104	6.00	N2° 09' 41'
L65	8.00	S87° 50' 20"E	L105	15.87	N87° 50' 19'
L66	6.00	S2° 09' 40"W	L106	6.00	S2° 09' 41"
L67	21.96	S87° 50' 17"E	L107	8.00	N87° 50' 19'
L68	5.99	N2° 09' 40"E	L108	6.00	N2° 09' 41'
L69	8.00	S87° 50' 17"E	L109	164.00	N87° 50' 20'
L70	5.99	S2° 09' 40"W	L110	59.48	N2° 09' 40"
L71	29.56	S87° 50' 17"E	L111	14.06	S87° 50' 17
L72	5.99	N2° 09' 38"E	L112	6.00	N2° 09' 40"
L73	8.00	S87° 50' 17"E	L113	8.00	S87° 50' 20
L74	5.99	S2° 09' 38"W	L114	6.00	S2° 09' 40"
L75	28.48	S87° 50' 17"E	L115	21.96	S87° 50' 17
L76	5.34	N2° 09' 43"E	L116	5.99	N2° 09' 40"
L77	8.00	S87° 50' 17"E	L117	8.00	S87° 50' 17
L78	5.34	S2° 09' 43"W	L118	5.99	S2° 09' 40"
L79	15.87	S87° 50' 17"E	L119	29.56	S87° 50' 17
L80	5.34	N2° 09' 43"E	L120	5.99	N2° 09' 38"

HARVEST VALLEY COURT P.U.D. 1ST AMENDMENT A SENIOR LIVING COMMUNITY LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HYRUM CITY, CACHE COUNTY, UTAH

LINE TABLE				
LINE #	LENGTH	BEARING		
L121	8.00	S87° 50' 17"E		
L122	5.99	S2° 09' 38"W		
L123	28.48	S87° 50' 17"E		
L124	5.34	N2° 09' 43"E		
L125	8.00	S87° 50' 17"E		
L126	5.34	S2° 09' 43"W		
L127	15.87	S87° 50' 17"E		
L128	5.34	N2° 09' 43"E		
L129	8.00	S87° 50' 17"E		
L130	5.34	S2° 09' 43"W		
L131	14.06	S87° 50' 17"E		
L132	59.48	S2° 09' 43"W		

DEVELOPER:

CORY WADDOUPS

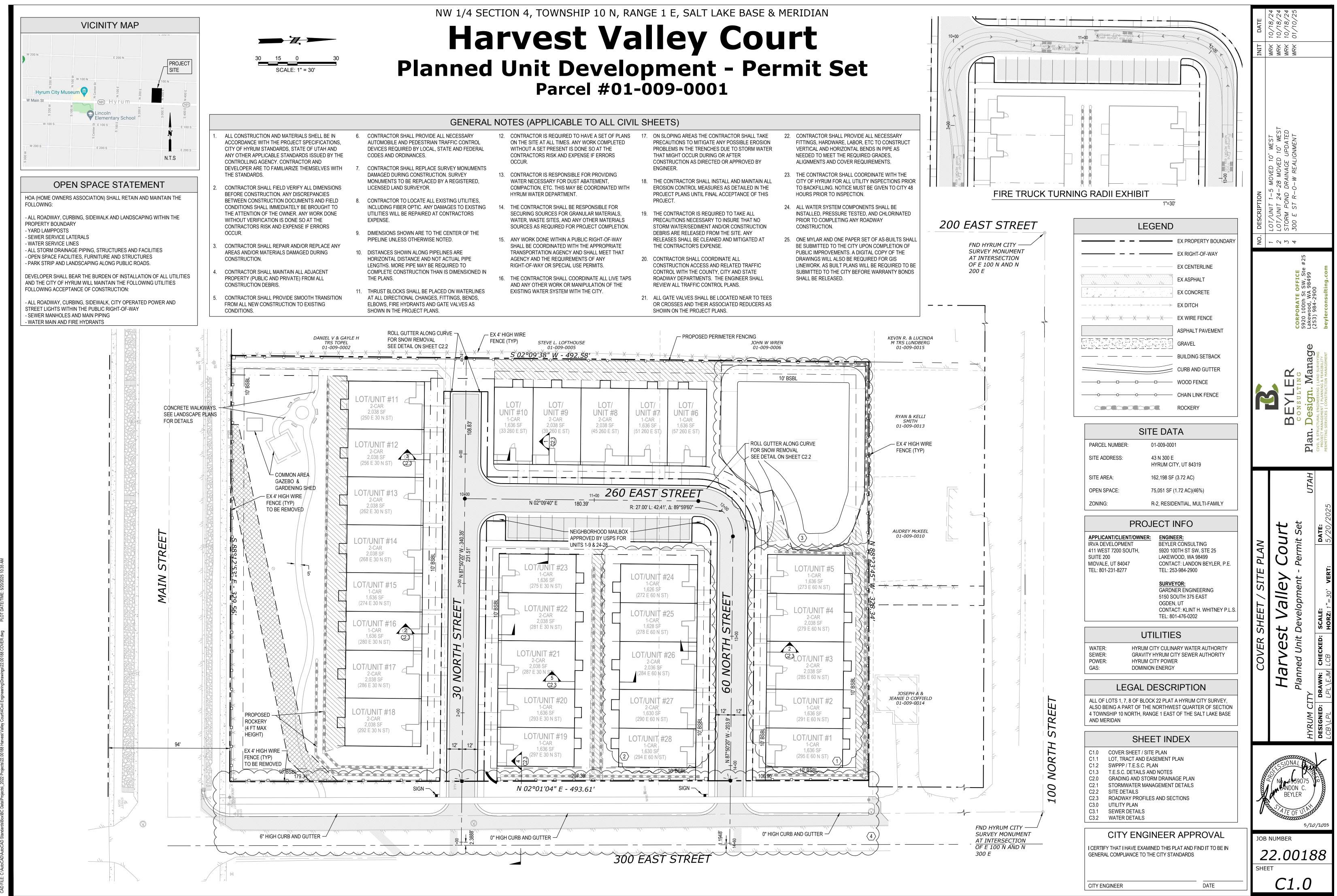
MIDVALE UTAH, 84047

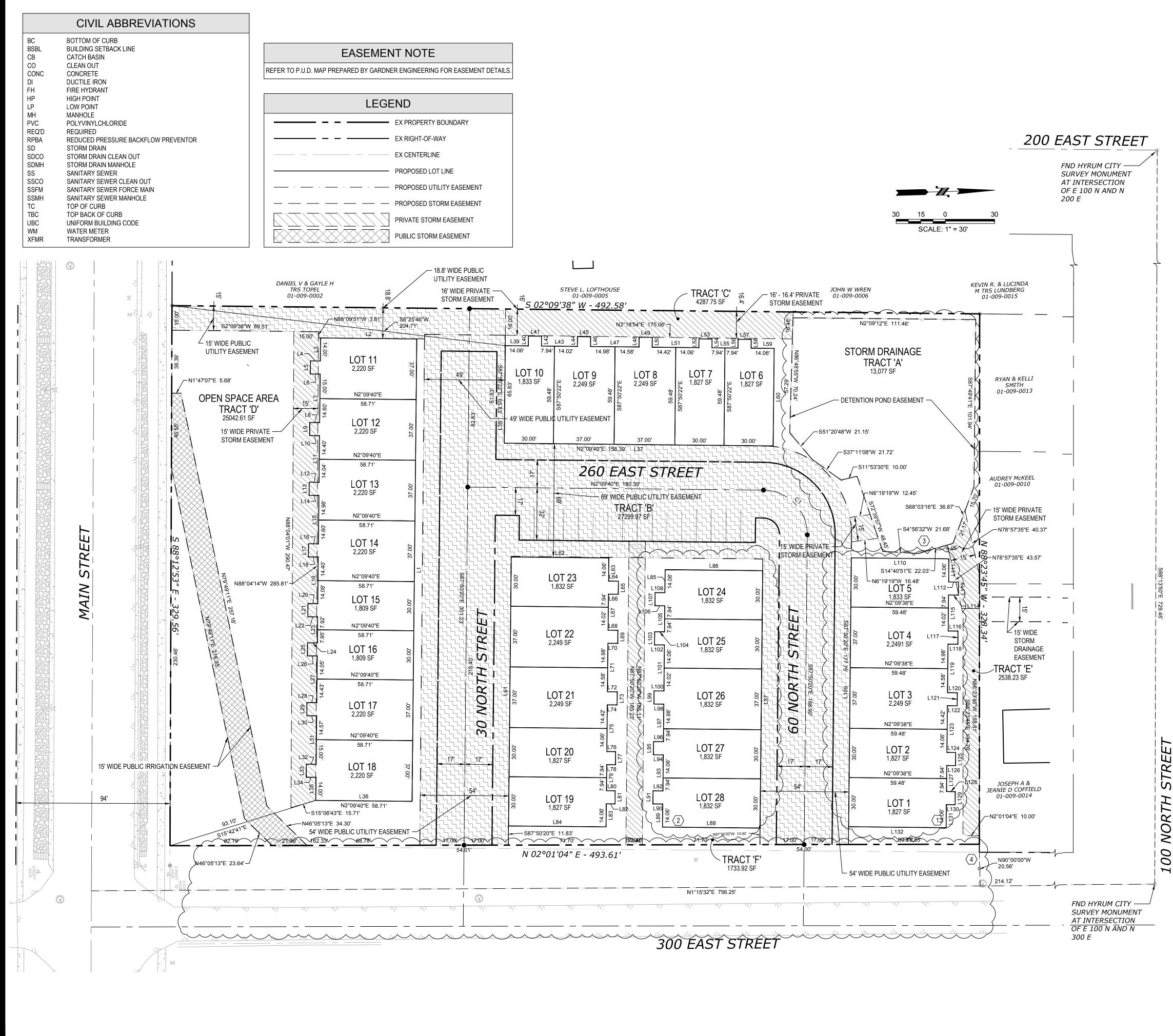
411 WEST 7200 SOUTH STE 201

15' 30' Scale in Feet 1" = 30' LEGEND - HYRUM CITY SURVEY MONUMENT AS NOTED O SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING STREET CENTERLINE MONUMENTS SUBDIVISION BOUNDARY _____ LOT LINE _____ ADJACENT PARCEL _____ ___ STREET CENTERLINE _____ ___ ___ SURVEY TIE LINE – – – – – – – PUBLIC UTILITY EASEMENT PRIVATE STORM DRAIN EASEMENT R/W R PUBLIC RIGHT OF WAY **S**3 COUNTY RECORDER ENTRY NO. _____ FEE PAID 5 FILED FOR AND RECORDED _ __. IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR

COUNTY RECORDER

ΒY







CITY ENGINEER

DATE

CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN

GENERAL COMPLIANCE TO THE CITY STANDARDS

ATE OF UTA 5/20/202 JOB NUMBER 22.00188 SHEET *C*1.1

LOT, TRAC





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INIT WRK WRK WRK WRK

L122 5.99 S2° 09' 38"W L123 28.48 S87° 50' 17"E L124 5.34 N2° 09' 43"E					
L121 8.00 S87° 50' 17"E L122 5.99 S2° 09' 38"W L123 28.48 S87° 50' 17"E L124 5.34 N2° 09' 43"E L125 8.00 S87° 50' 17"E	LINE TABLE				
L122 5.99 S2° 09' 38"W L123 28.48 S87° 50' 17"E L124 5.34 N2° 09' 43"E L125 8.00 S87° 50' 17"E	LINE #	LENGTH	BEARING		
L123 28.48 S87° 50' 17"E L124 5.34 N2° 09' 43"E L125 8.00 S87° 50' 17"E	L121	8.00	S87° 50' 17"E		
L124 5.34 N2° 09' 43"E L125 8.00 S87° 50' 17"E	L122	5.99	S2° 09' 38"W		
L125 8.00 S87° 50' 17"E	L123	28.48	S87° 50' 17"E		
	L124	5.34	N2° 09' 43"E		
L126 5.34 S2° 09' 43"W	L125	8.00	S87° 50' 17"E		
	L126	5.34	S2° 09' 43"W		
L127 15.87 S87° 50' 17"E	L127	15.87	S87° 50' 17"E		
L128 5.34 N2° 09' 43"E	L128	5.34	N2° 09' 43"E		
L129 8.00 S87° 50' 17"E	L129	8.00	S87° 50' 17"E		
L130 5.34 S2° 09' 43"W	L130	5.34	S2° 09' 43"W		
L131 14.06 S87° 50' 17"E	L131	14.06	S87° 50' 17"E		
L132 59.48 S2° 09' 43"W	L132	59.48	S2° 09' 43"W		

	202.00		
L2	58.71	S2° 09' 40"W	
L3	14.02	S87° 50' 20"E	
L4	6.00	S2° 09' 40"W	
L5	8.00	S87° 50' 20"E	
L6	6.00	N2° 09' 40"E	
L7	29.56	S87° 50' 20"E	
L8	6.00	S2° 09' 40"W	
L9	8.00	S87° 50' 20"E	
_10	6.00	N2° 09' 54"E	
_11	28.44	S87° 50' 20"E	
_12	6.00	S2° 09' 40"W	
_13	8.00	S87° 50' 20"E	
_14	6.00	N2° 09' 40"E	
_15	29.56	S87° 50' 20"E	
_16	6.00	S2° 09' 40"W	
_17	8.00	S87° 50' 20"E	
_18	6.00	N2° 09' 40"E	
_19	28.48	S87° 50' 20"E	
20	6.00	S2° 09' 40"W	
_21	8.00	S87° 50' 20"E	
22	6.00	N2° 09' 40"E	
_23	15.87	S87° 50' 20"E	
_24	6.00	S2° 09' 40"W	
_25	8.00	S87° 50' 20"E	
_26	6.00	N2° 09' 40"E	
_27	28.48	S87° 50' 20"E	
28	6.00	S2° 09' 40"W	
_29	8.00	S87° 50' 20"E	
_30	6.00	N2° 09' 40"E	
_31	29.56	S87° 50' 20"E	
_32	6.00	S2° 09' 40"W	
_33	8.00	S87° 50' 20"E	
_34	6.00	N2° 09' 40"E	
_35	14.02	S87° 50' 20"E	
_36	58.71	N2° 09' 40"E	
_37	164.00	S2° 09' 38"W	
_38	59.48	N87° 50' 23"W	
_39	14.06	N2° 09' 40"E	

6.00 N87° 50' 22"W

LINE TABLE

282.00 N87° 50' 20"W

LINE # LENGTH BEARING

L1

LINE #	LENGTH	BEARING
L41	8.00	N2° 09' 38"E
L42	6.00	S87° 50' 22"E
L43	21.96	N2° 09' 40"E
L44	5.99	N87° 50' 22"W
L45	8.00	N2° 09' 40"E
L46	5.99	S87° 50' 22"E
L47	29.56	N2° 09' 40"E
L48	5.99	N87° 50' 25"W
L49	8.00	N2° 09' 40"E
L50	5.99	S87° 50' 25"E
L51	28.48	N2° 09' 40"E
L52	5.34	N87° 50' 20"W
L53	8.00	N2° 09' 40"E
L54	5.34	S87° 50' 20"E
L55	15.87	N2° 09' 40"E
L56	5.34	N87° 50' 20"W
L57	8.00	N2° 09' 40"E
L58	5.34	S87° 50' 20"E
L59	14.06	N2° 09' 40"E
L60	59.48	S87° 50' 20"E
L61	164.00	N87° 50' 20"W
L62	59.48	N2° 09' 40"E
L63	14.06	S87° 50' 17"E
L64	6.00	N2° 09' 40"E
L65	8.00	S87° 50' 20"E
L66	6.00	S2° 09' 40"W
L67	21.96	S87° 50' 17"E
L68	5.99	N2° 09' 40"E
L69	8.00	S87° 50' 17"E
L70	5.99	S2° 09' 40"W
L71	29.56	S87° 50' 17"E
L72	5.99	N2° 09' 38"E
L73	8.00	S87° 50' 17"E
L74	5.99	S2° 09' 38"W
L75	28.48	S87° 50' 17"E
L76	5.34	N2° 09' 43"E
L77	8.00	S87° 50' 17"E
L78	5.34	S2° 09' 43"W
L79	15.87	S87° 50' 17"E
L80	5.34	N2° 09' 43"E

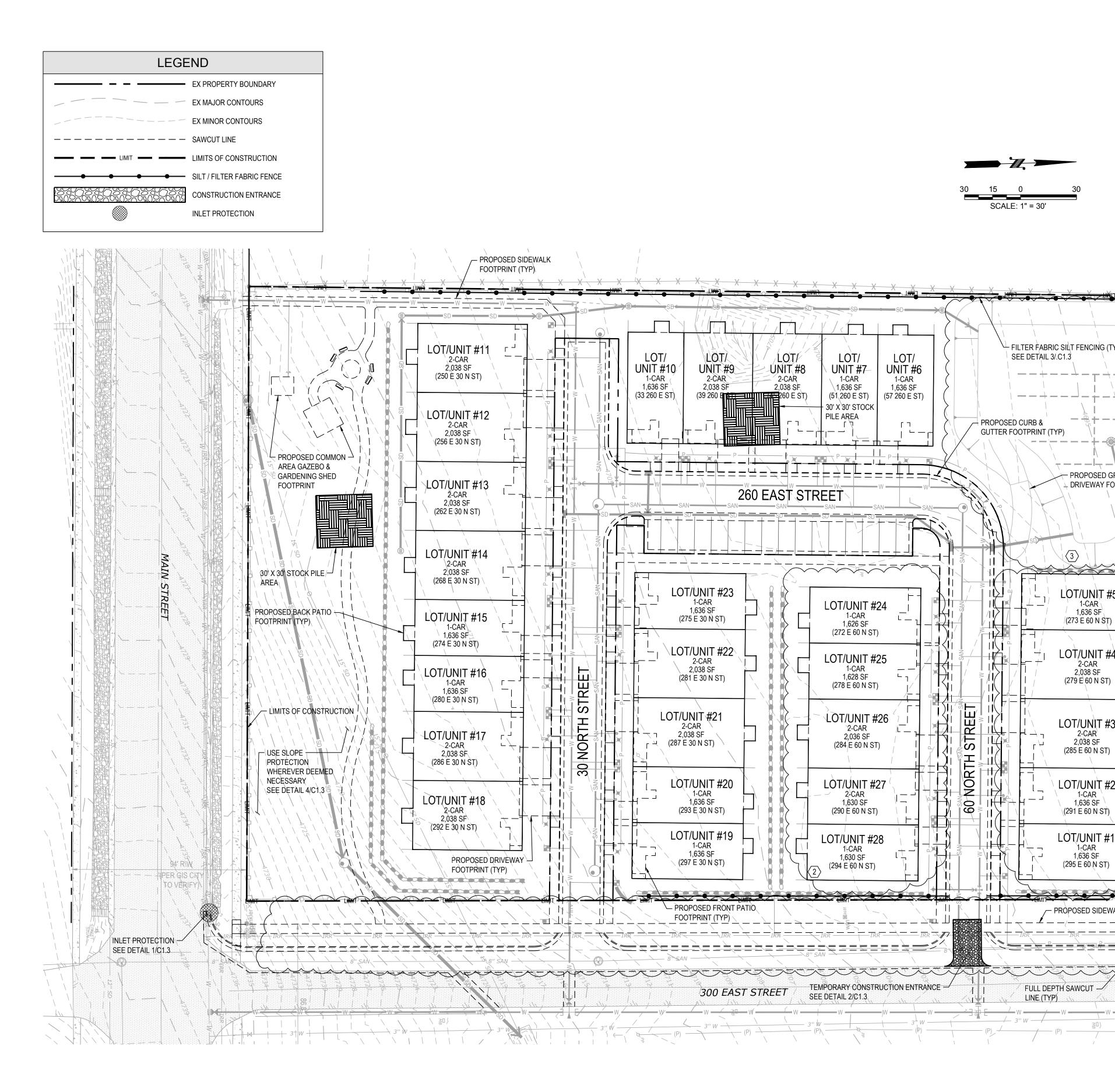
LINE TABLE

	LINE TA	BLE
LINE #	LENGTH	BEARING
L81	8.00	S87° 50' 17"E
L82	5.34	S2° 09' 43"W
L83	14.06	S87° 50' 17"E
L84	59.48	S2° 09' 43"W
L85	14.06	N87° 50' 19"W
L86	59.48	N2° 09' 41"E
L87	157.00	S87° 50' 20"E
L88	59.48	S2° 09' 41"W
L89	14.06	N87° 50' 19"W
L90	6.00	S2° 09' 41"W
L91	8.00	N87° 50' 19"W
L92	6.00	N2° 09' 41"E
L93	22.00	N87° 50' 19"W
L94	6.00	S2° 09' 41"W
L95	8.00	N87° 50' 19"W
L96	6.00	N2° 09' 41"E
L97	22.92	N87° 50' 19"W
L98	6.00	S2° 09' 41"W
L99	8.00	N87° 50' 19"W
L100	6.00	N2° 09' 41"E
L101	28.08	N87° 50' 19"W
L102	6.00	S2° 09' 41"W
L103	8.00	N87° 50' 19"W
L104	6.00	N2° 09' 41"E
L105	15.87	N87° 50' 19"W
L106	6.00	S2° 09' 41"W
L107	8.00	N87° 50' 19"W
L108	6.00	N2° 09' 41"E
L109	164.00	N87° 50' 20"W
L110	59.48	N2° 09' 40"E
L111	14.06	S87° 50' 17"E
L112	6.00	N2° 09' 40"E
L113	8.00	S87° 50' 20"E
L114	6.00	S2° 09' 40"W
L115	21.96	S87° 50' 17"E
L116	5.99	N2° 09' 40"E
L117	8.00	S87° 50' 17"E
L118	5.99	S2° 09' 40"W
L119	29.56	S87° 50' 17"E
L120	5.99	N2° 09' 38"E

STREE NORTH

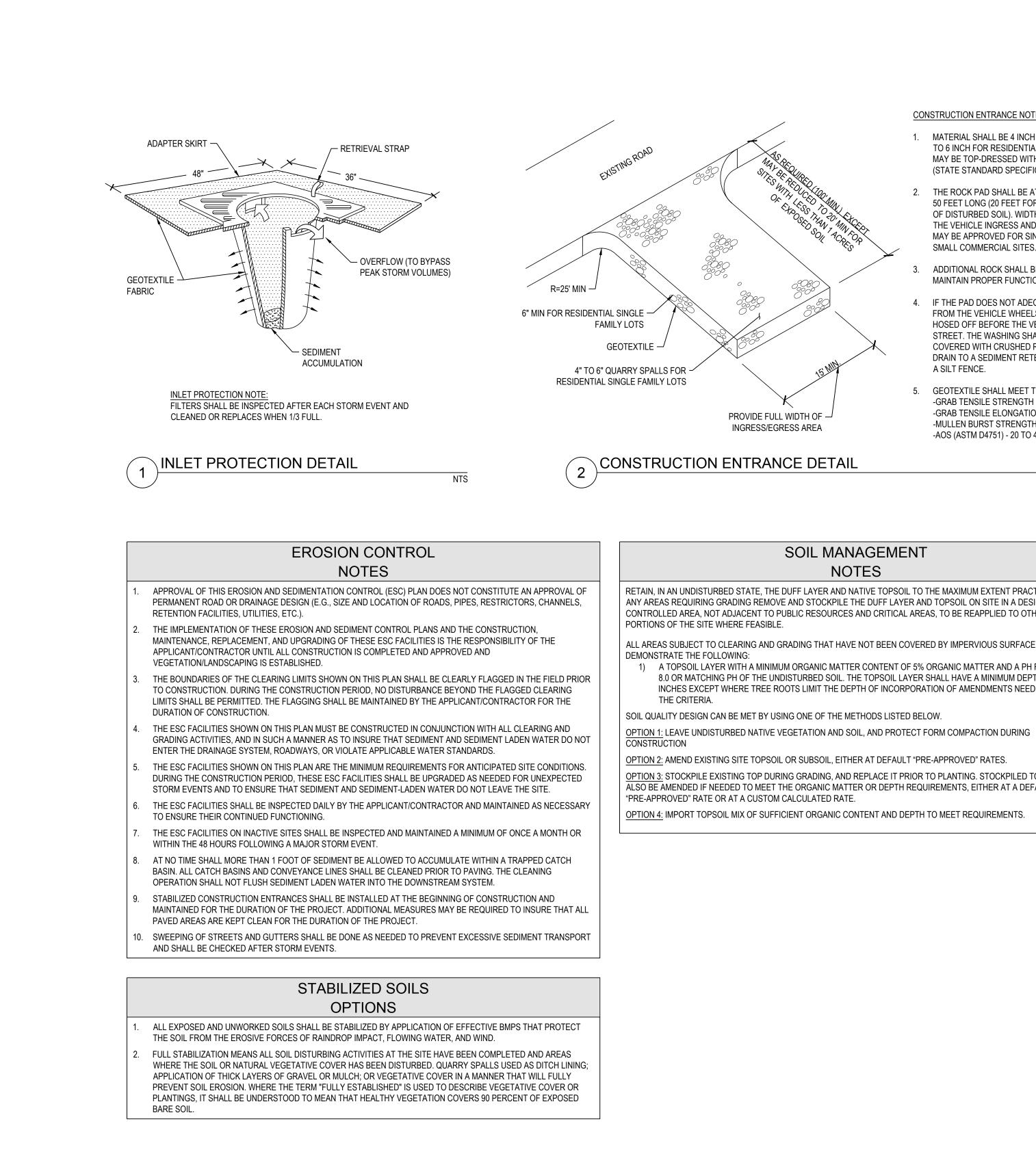
L40

.E: C:\AutoCAD\AutoCAD Standards\Box\BC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\4Civil Engineering\Drawings\22.00188 TESC.dwg PLOT DATE/TIME: 5/20/2025 10:38



NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

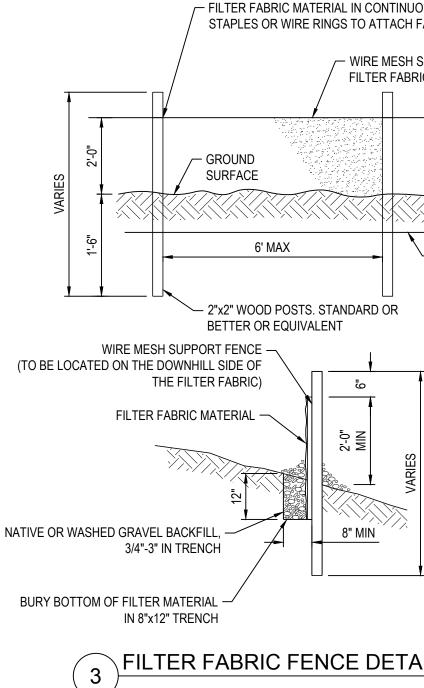
		INIT DATE	WRK 10/18/24 WRK 10/18/24 WRK 01/10/25
		NO. DESCRIPTION	1 LOT/UNIT 1–5 MOVED 10' WEST 2 LOT/UNIT 24–28 MOVED 10' WEST 3 STORM POND DRAINAGE UPDATED 4 300 E ST R–O–W REALIGNMENT
			CORPORATE OFFICE 5920 100th St SW, Ste #25 Lakewood, WA 98499 (253) 984-2900 beylerconsulting.com
AVEL OTPRINT		ŕ	BEYLER BEYLER CONSULTING CONSULTI
PROPOSED RESIDENCE UNIT FOOTPRINT (TYP)		SWPPP / T.E.S.C. PLAN	$\overline{0}$ $\overline{0}$
- (P)			NJ 4939075 NJ 4939075 ANDON C. BEYLER 7 TE OF UT ATTEND 5/10/1015
	CITY ENGINEER APPROVAL I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS		ет C1.2



NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN

- CONSTRUCTION ENTRANCE NOTES
- MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS (4 TO 6 INCH FOR RESIDENTIAL SINGLE FAMILY LOTS) AND MAY BE TOP-DRESSED WITH 1 INCH TO 3 INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15.)
- 2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 50 FEET LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF PAD.
- 4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE IN AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.
- GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS: -GRAB TENSILE STRENGTH (ASTM D4751) - 200 PSI MIN. -GRAB TENSILE ELONGATION (ASTM D4632) - 30% MAX -MULLEN BURST STRENGTH (ASTM D3786-80a) - 400 PSI MIN. -AOS (ASTM D4751) - 20 TO 45 (U.S. STANDARD SIEVE SIZE)

NTS



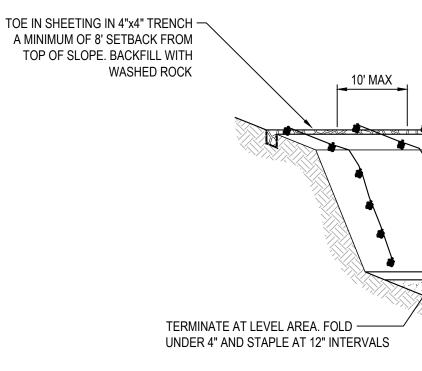
RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE SHALL

1) A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 5% ORGANIC MATTER AND A PH FROM 6.0 TO 8.0 OR MATCHING PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET

OPTION 3: STOCKPILE EXISTING TOP DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT

OPTION 4: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

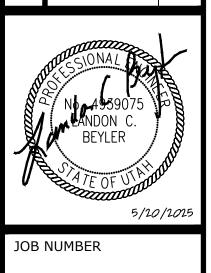


NOTES:

- 1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO
- 2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUN
- 3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNES
- 4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING
- 5. IF EROSION AT THE TOE OF SLOPE IS LIKELY, A GRAVE SHALL BE INSTALLED AT THE TOE OF SLOPE IN ORDER



IDIAN	DATE	WRK 10/18/24 WRK 10/18/24 WRK 01/10/25
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A THAT THENOT BEACKIEL WITH WASHED ROOK UNDER 4 AND STAPLE AT THE YOUR BALE OF TO WEIGHT PLASTIC SHEETING. THE SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING. SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING. PASTIC SHEETING SHALL HAVE A MINIMUM MICKINESS OF 6 MI. DUC TO APPD PLASTIC SHEETING SHALL HAVE A MINIMUM OF 12 YAND BE WEIGHTED OR TAPED. PLASTIC SHEETING SHALL HAVE A MINIMUM MICKINESS OF 6 MI. DUC TO APPD PLASTIC SHEETING SHALL HAVE A MINIMUM OF 12 YAND BE WEIGHTED OR TAPED. PLASTIC SHEETING SHALL HAVE A MINIMUM MICKINESS OF 6 MI. DUC TO APPD PLASTIC SHEETING SHALL HAVE A MINIMUM OF 12 YAND BE WEIGHTED OR TAPED. PLASTIC SHEETING SHALL HAVE A MINIMUM MICKINESS OF 6 MI. DUC TO APPD PLASTIC SHEETING SHALL HAVE A MINIMUM FOR TO PLASTIC SHEETING. SECOPE PROTECTION DETAIL.	T.E.S.C. DETAILS AND NOTES	Harvest Valley Court Planned Unit Development - Permit Set HYRUM CITY Designed: Drawn: Checked: Scale: Date: LCB\LPL LPL\EUM LCB DATE: DATE: DATE: DATE:

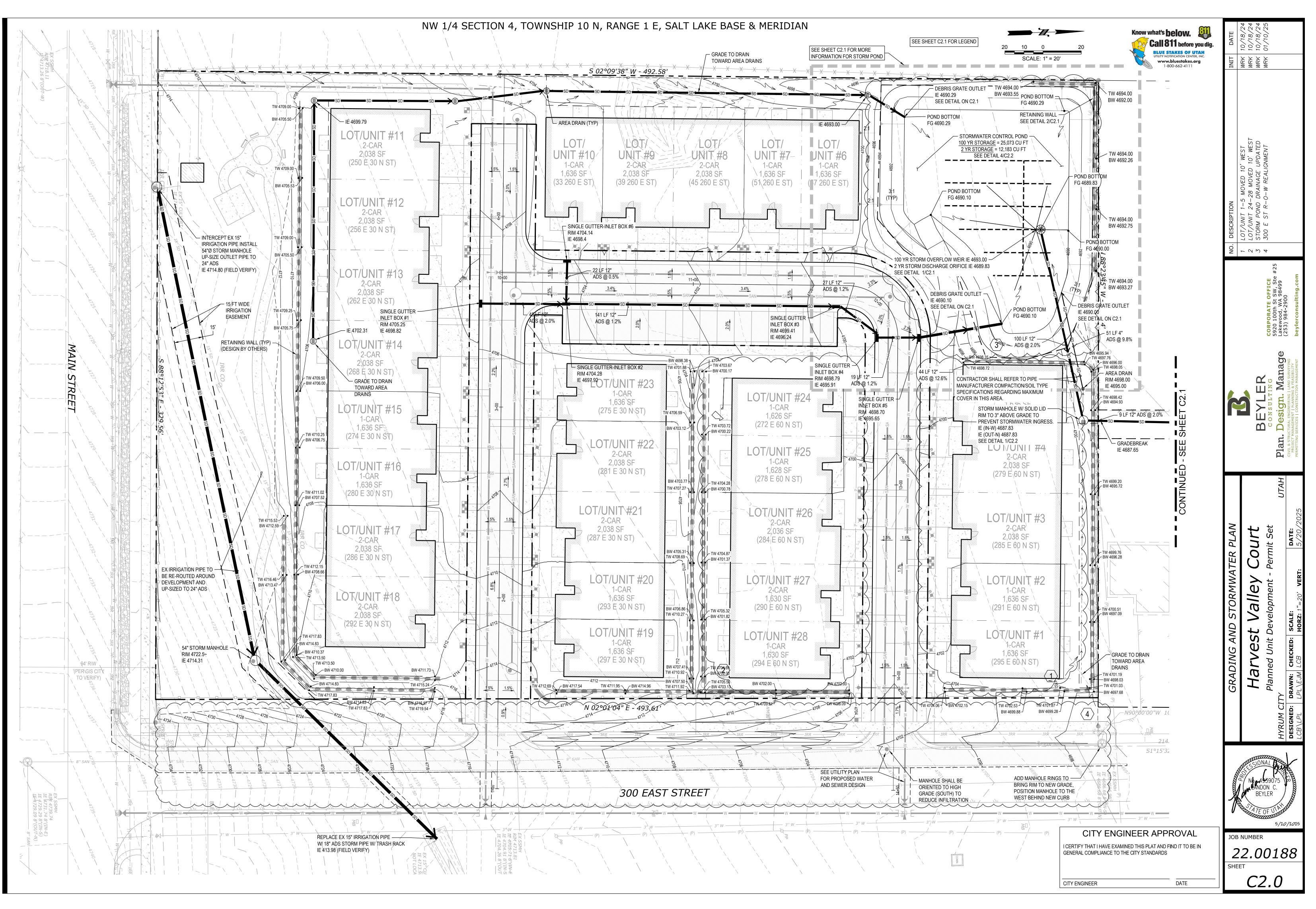


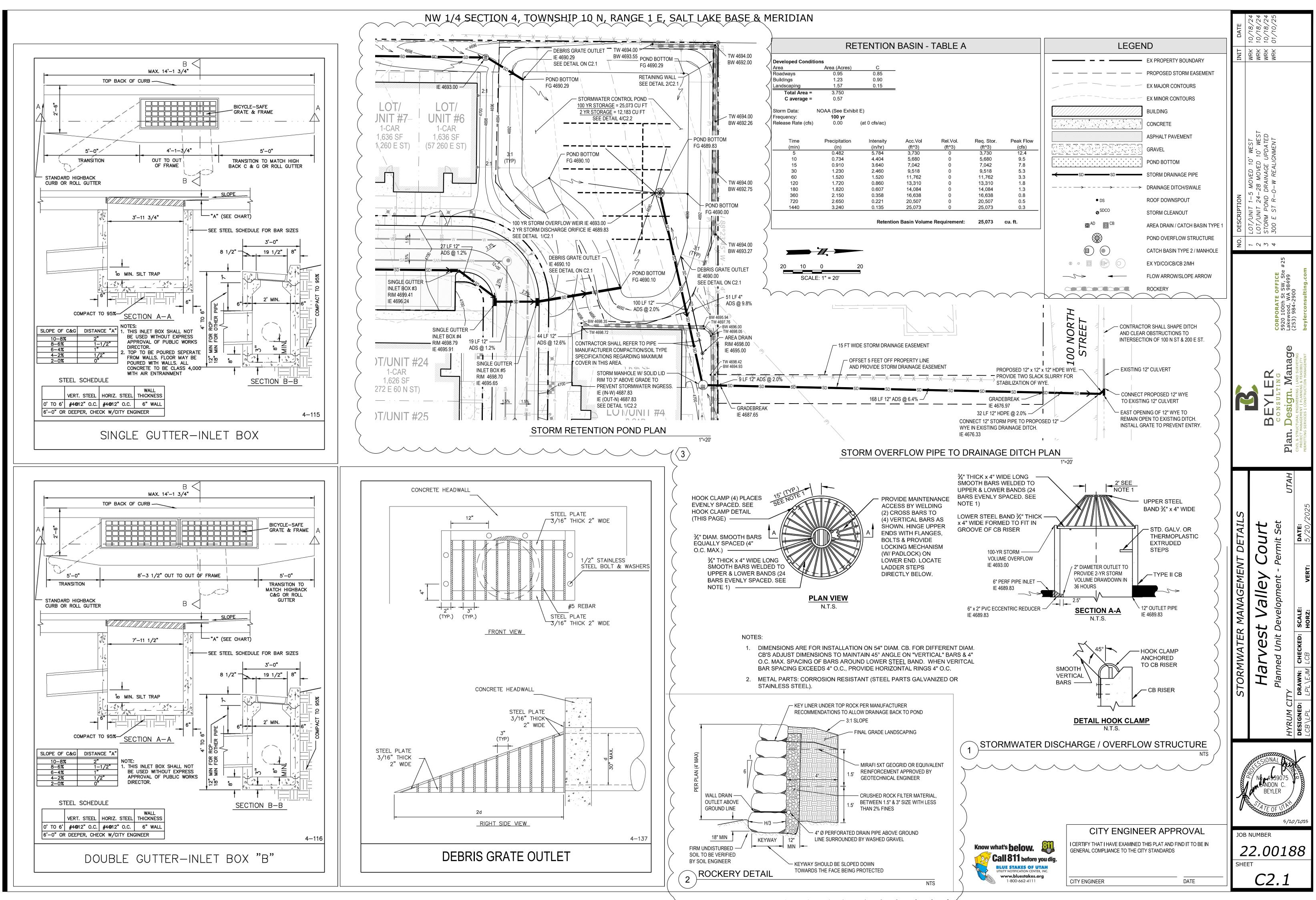
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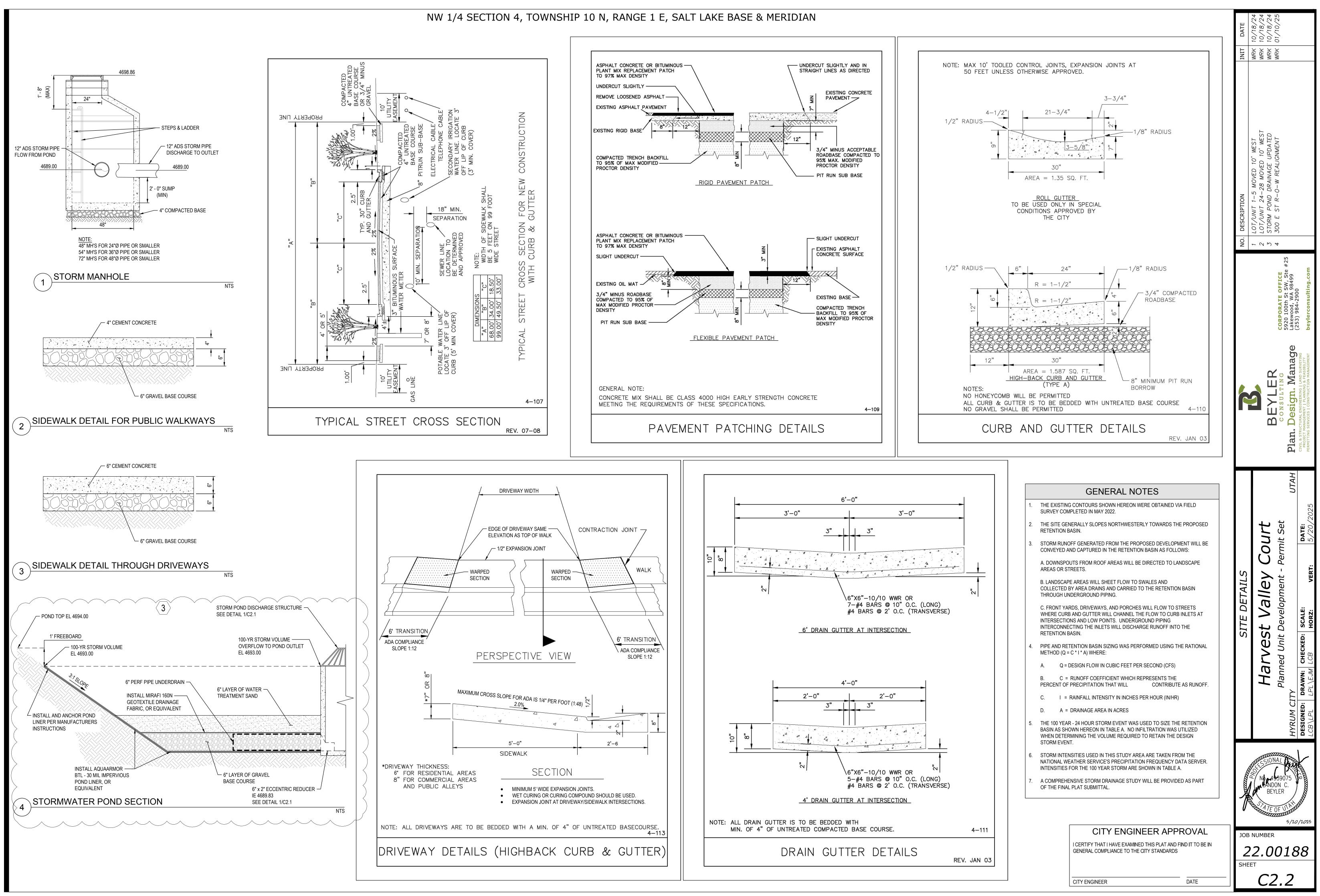
SHFFT

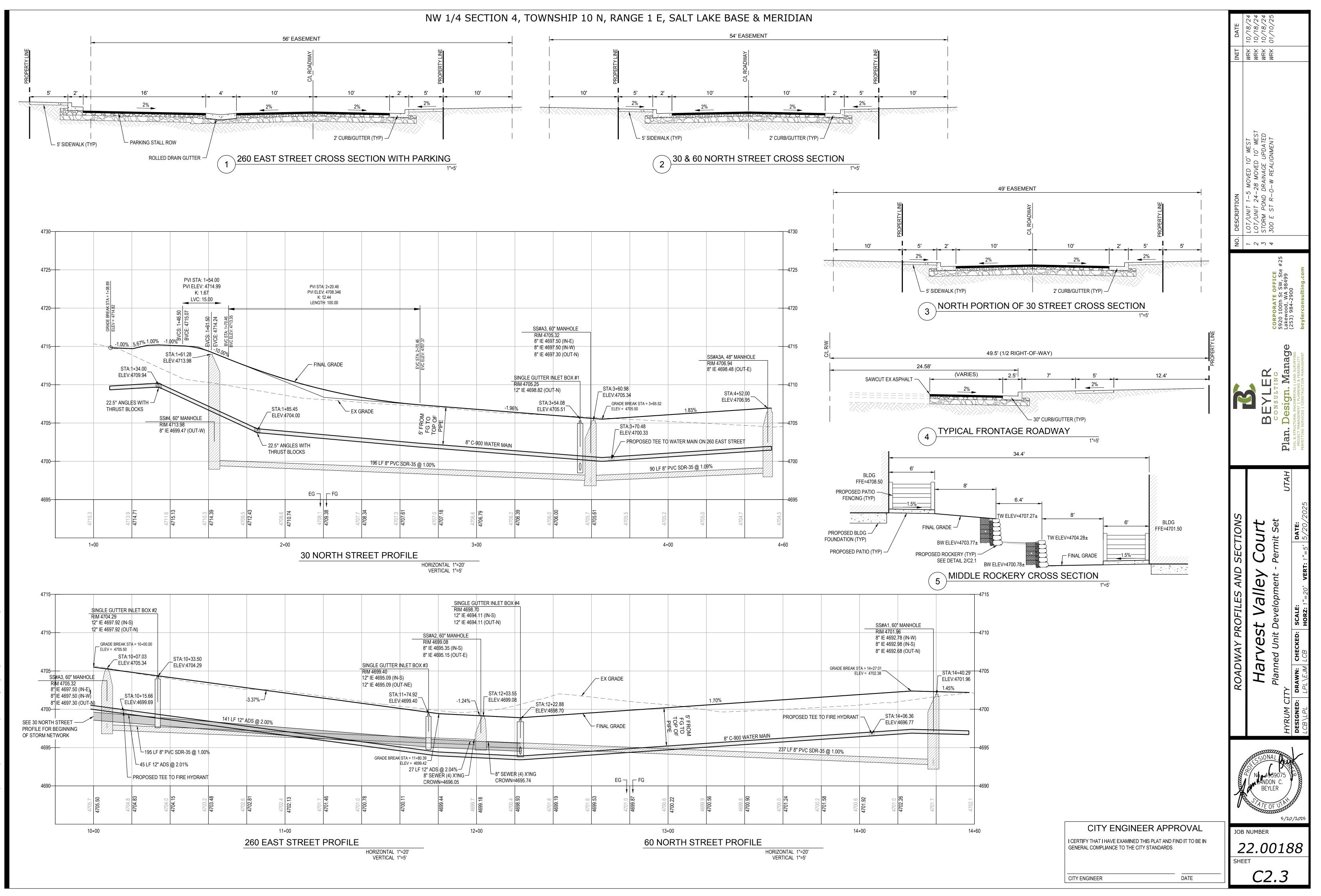
CITY ENGINEER APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN GENERAL COMPLIANCE TO THE CITY STANDARDS



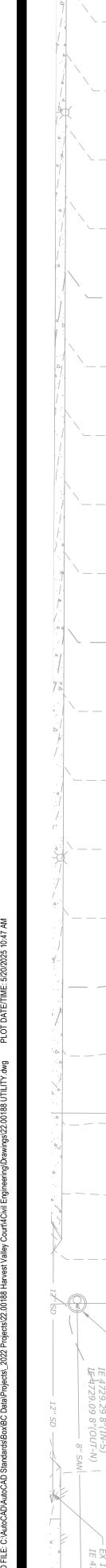


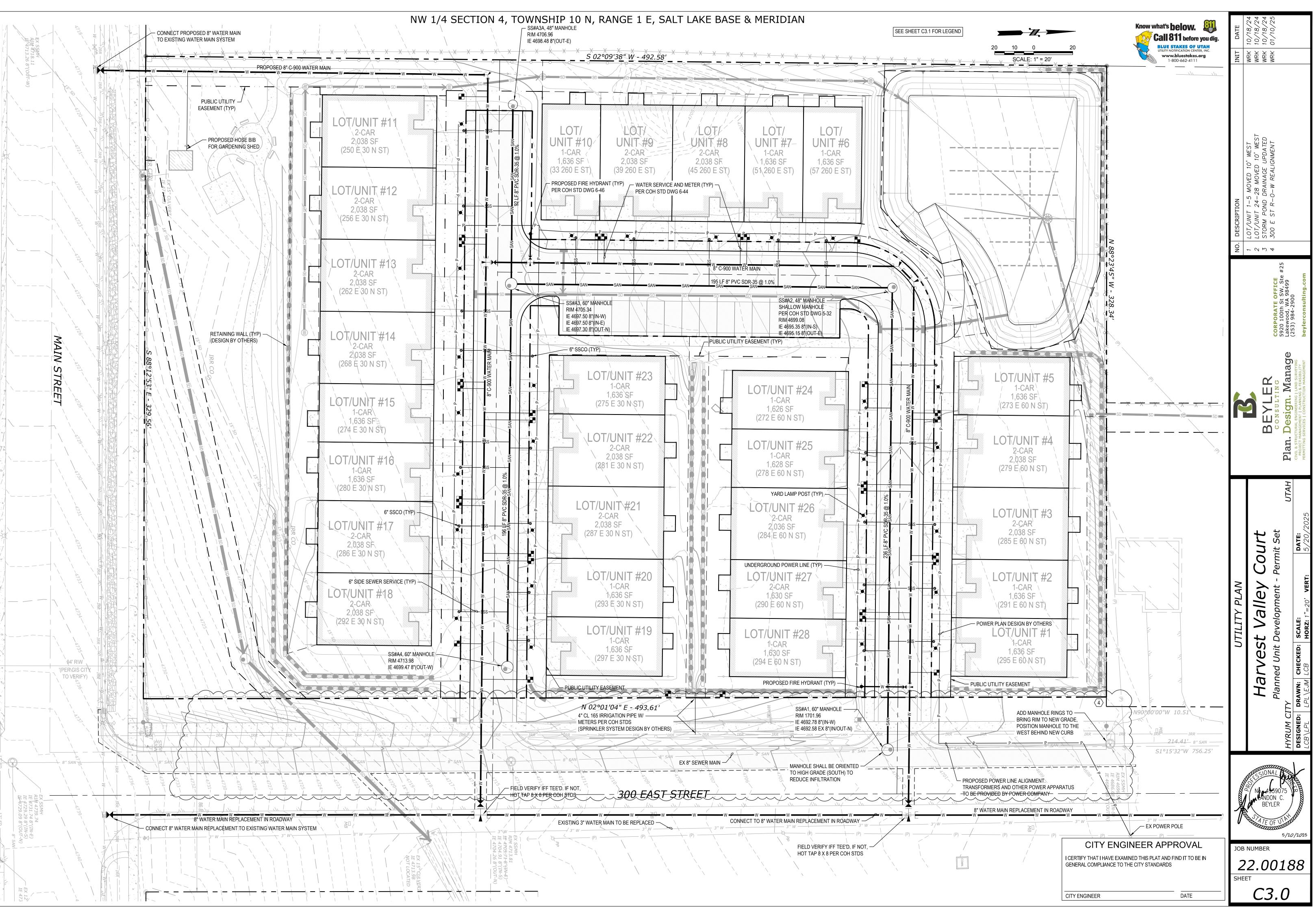




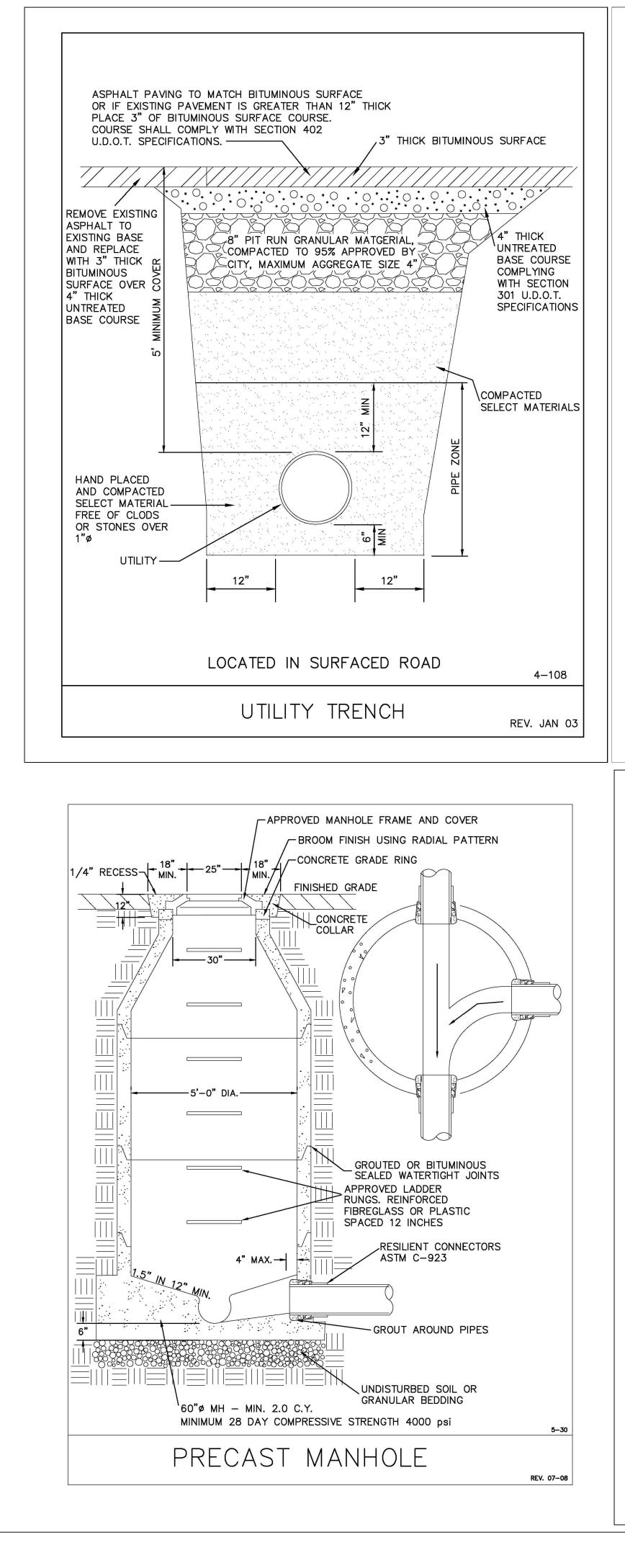


(D FILE: C:\AutoCAD\AutoCAD Standards\BoxBC Data\Projects_2022 Projects\22.00188 Harvest Valley Court\4Civil Engineering\Drawings\22.00188 ROAD PROFILES.dwg PLOT DATE/TIME: 5/20/2025 10:44

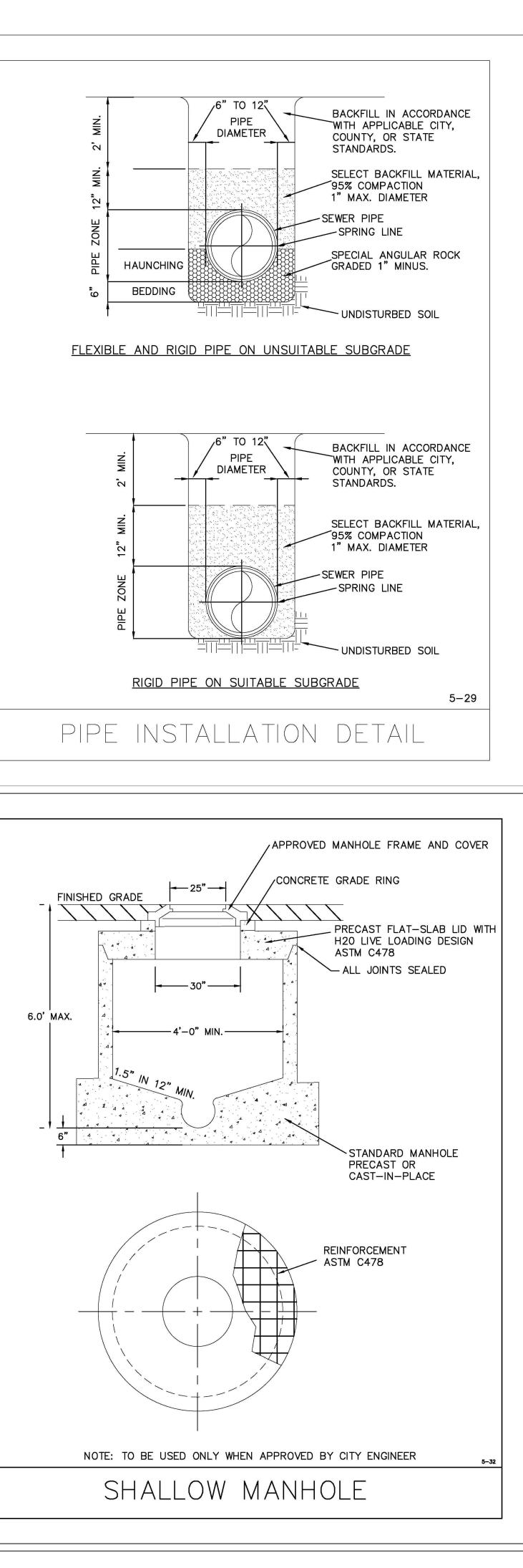


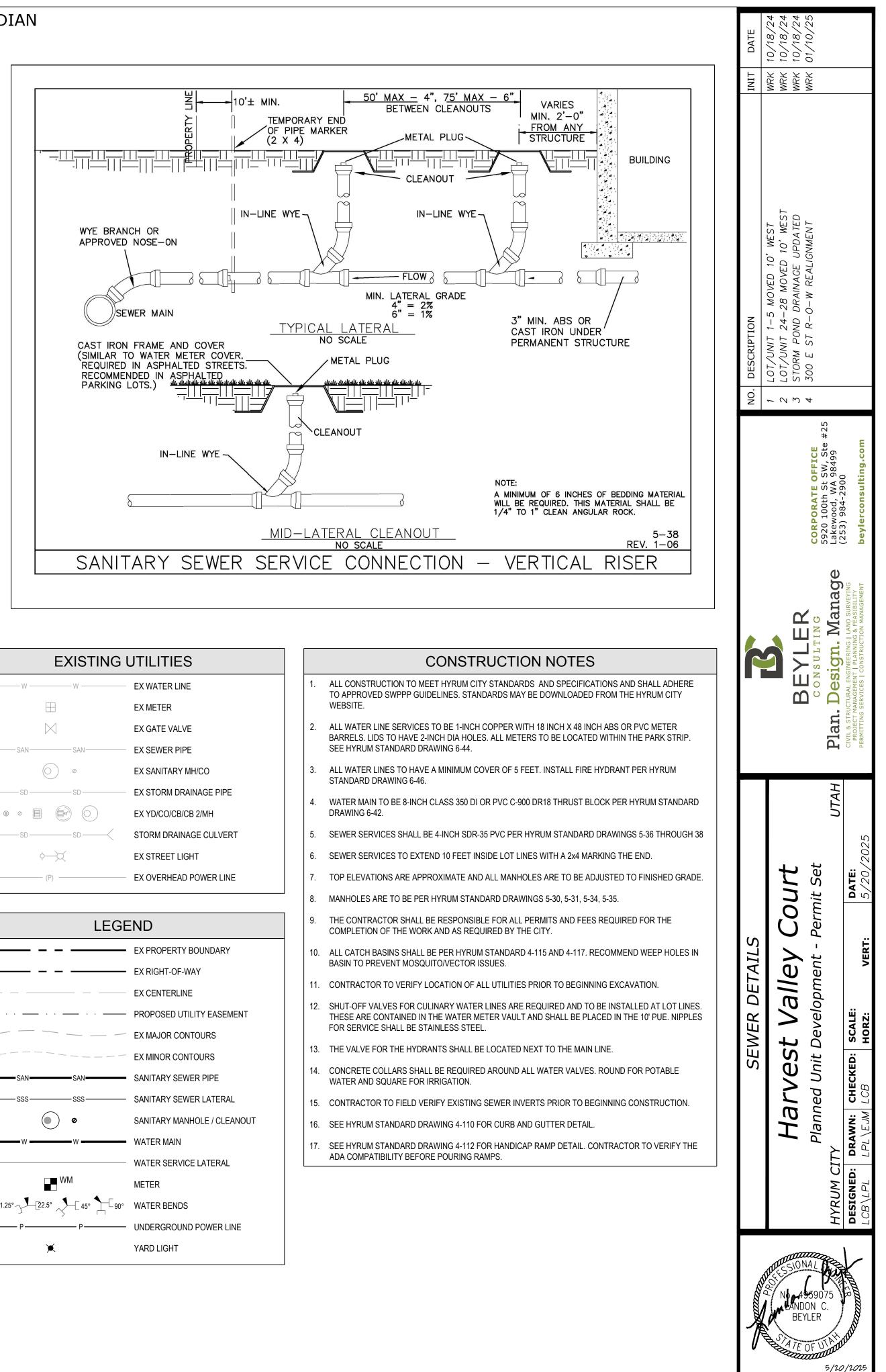






NW 1/4 SECTION 4, TOWNSHIP 10 N, RANGE 1 E, SALT LAKE BASE & MERIDIAN





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CITY ENGINEER APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE IN
GENERAL COMPLIANCE TO THE CITY STANDARDS

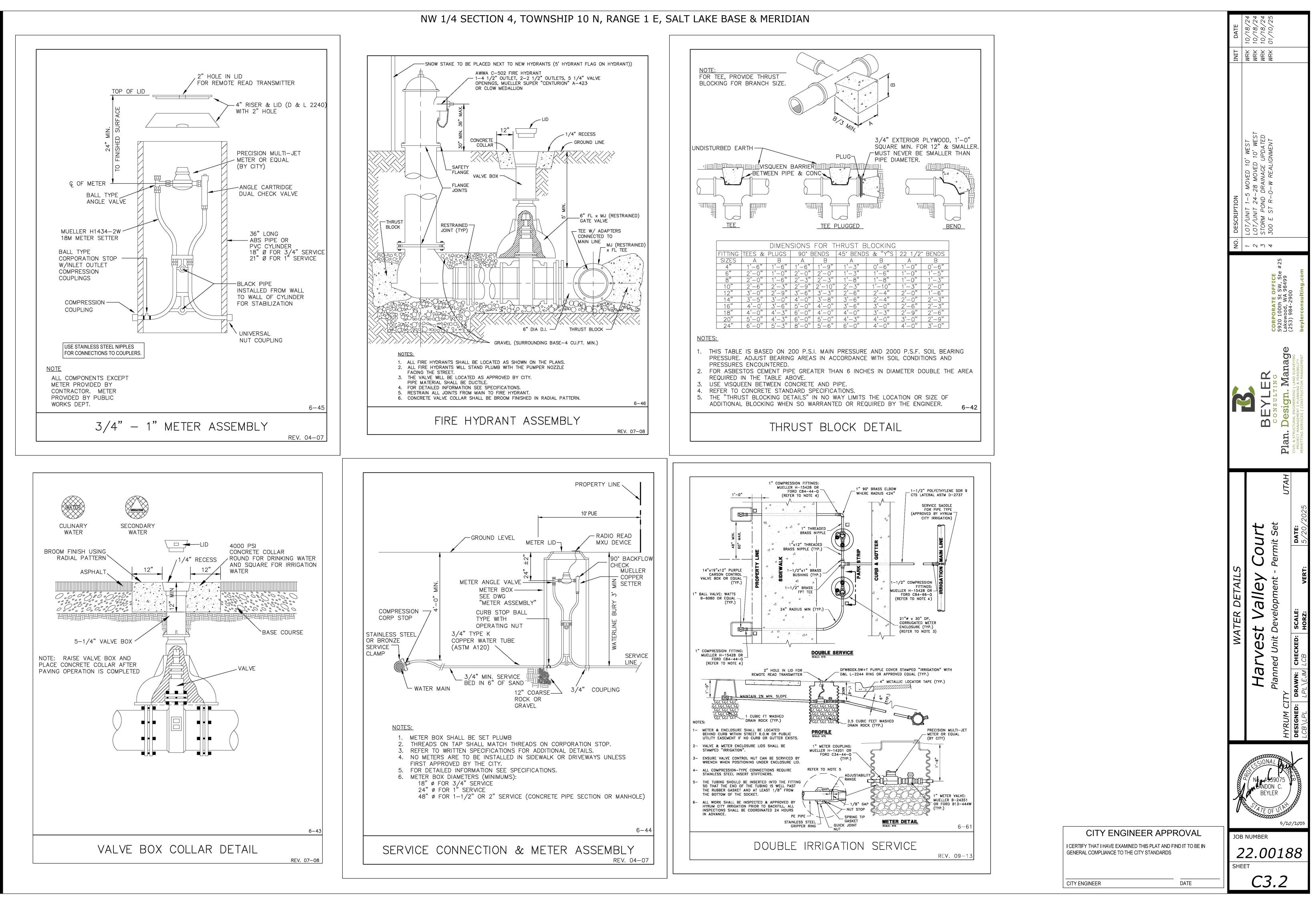
DATE

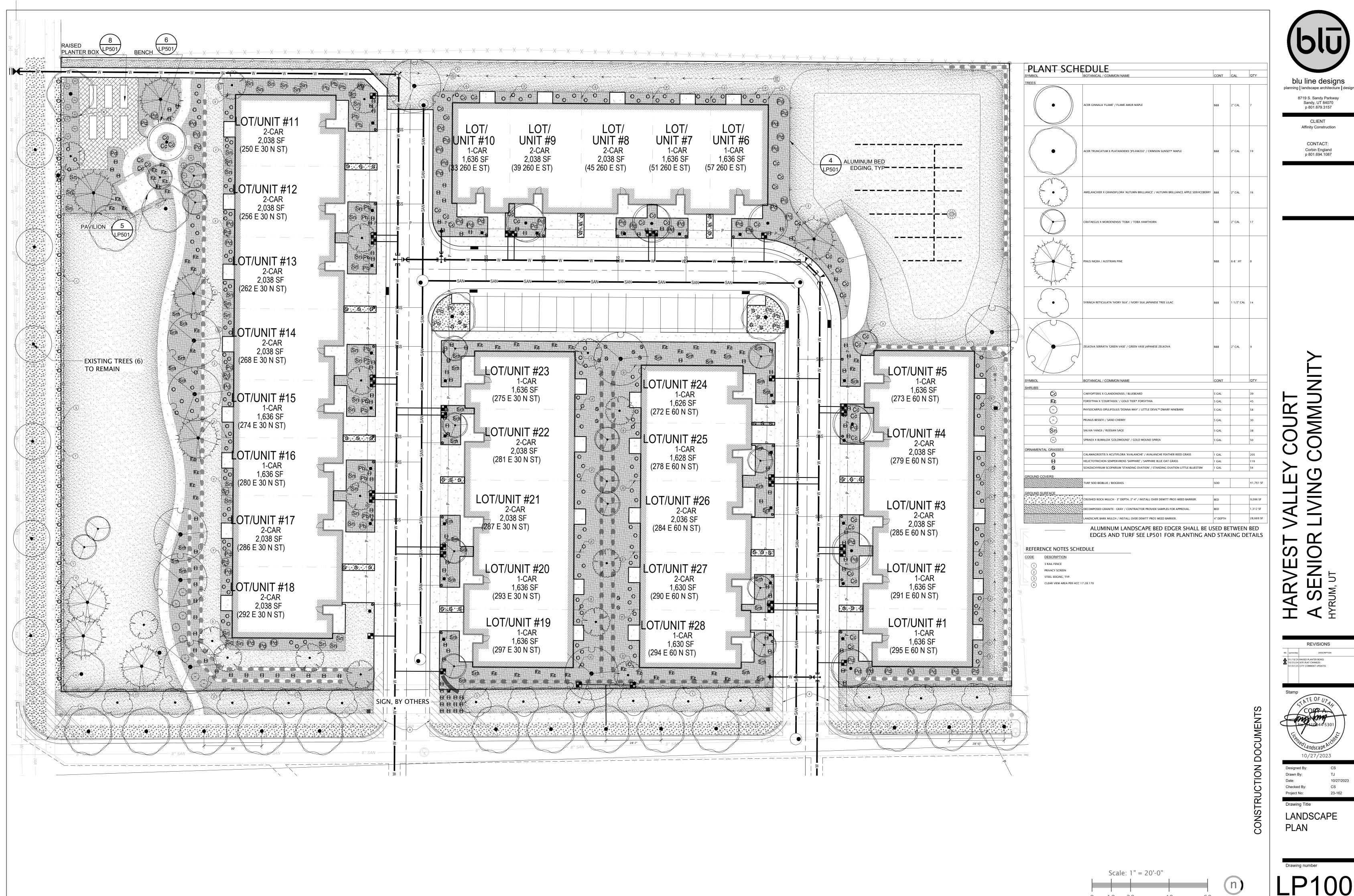
JOB NUMBER

SHEET

22.00188

C3.1





0 10 20

PLANT SCHEDULE Other Call Column NAME Oalth Call					
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B&B	2" CAL	7	
•	ACER TRUNCATUM X PLATANOIDES 'JFS-KW202' / CRIMSON SUNSET® MAPLE	B&B	2" CAL	19	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B&B	2" CAL	16	
	CRATAEGUS X MORDENENSIS 'TOBA' / TOBA HAWTHORN	B&B	2" CAL	17	
man and a start of the start of	PINUS NIGRA / AUSTRIAN PINE	B&B	6-8`HT	8	
•	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B&B	1 1/2" CAL	14	
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	2" CAL	9	
	BOTANICAL / COMMON NAME	CONT		QTY	
	CARYOPTERIS X CLANDONENSIS / BLUEBEARD	5 GAL		39	
	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		45	
.~~~	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	5 GAL		58	
5	PRUNUS BESSEYI / SAND CHERRY	5 GAL		30	
		J GAL		50	
-	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL		205	
GROUND COVERS	TURF SOD BIOBLUE / BIOGRASS	SOD		41,761 S	
GROUND SURFACE	CRUSHED ROCK MULCH - 3" DEPTH, 2"-4" / INSTALL OVER DEWITT PROS WEED BARRIER.	BED		9,096 SF	
	DECOMPOSED GRANITE - GRAY / CONTRACTOR PROVIDE SAMPLES FOR APPROVAL.	BED		1,312 SF	
+ x x / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X / Y X X /		L	L		
فتعلقات	LANDSCAPE BARK MULCH / INSTALL OVER DEWITT PRO5 WEED BARRIER.	4" DEPTH		28,669 S	

EDGES AND TURF SEE LP501 FOR PLANTING AND STAKING DETAILS

REFERENCE NOTES SCHEDULE

- CODE DESCRIPTION 3 RAIL FENCE
- PRIVACY SCREEN
- STEEL EDGING, TYP CLEAR VIEW AREA PER HCC 17.28.170

LANDSCAPE NOTES:

- THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
- DEBRIS RESULTING FROM NEW CONSTRUCTION.

- BELOW PROPOSED FINISH GRADE.
- BEGINNING.
- ALL SHRUB BEDS.

- OWNER.
- REMOVE ALL RUSSIAN OLIVES FROM PROJECT AREA.
- THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.



NOTES: 1. COLOR AS SELECTED BY OWNER.

- MOUNT/FOOTINGS PER MANUFACTURER'S INSTRUCTIONS.
- 3. PAVILION SHALL BE SMITH STEELWORKS OR APPROVED EQUAL CONTACT: RUSSEL SMITH - 801.414.1724.





1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND HYRUM CITY STANDARDS, SPECIFICATIONS, AND DETAILS

2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.

EXISTING UTILITIES. EASEMENTS. 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

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY

6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND 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 CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 15"

9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK

10. INSTALL A MIN. OF 4" OF PREMIUM TOPSOIL FOR ALL TURF AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN

11. INSTALL A MIN. OF 4" OF BARK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS UNLESS OTHERWISE SHOWN. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING BARK MULCH. CONTRACTOR TO PROVIDE OWNER WITH BARK MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.

12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

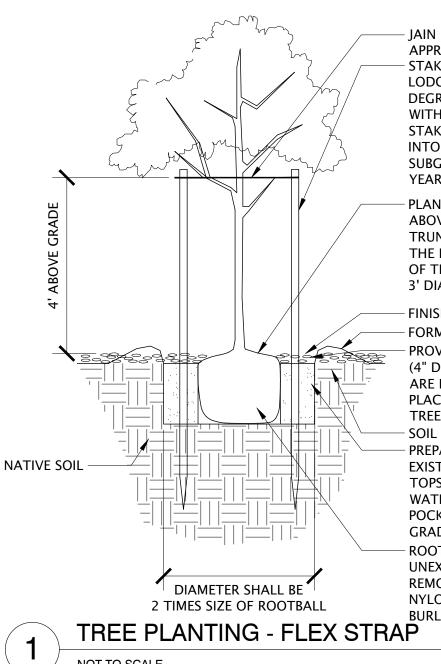
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE

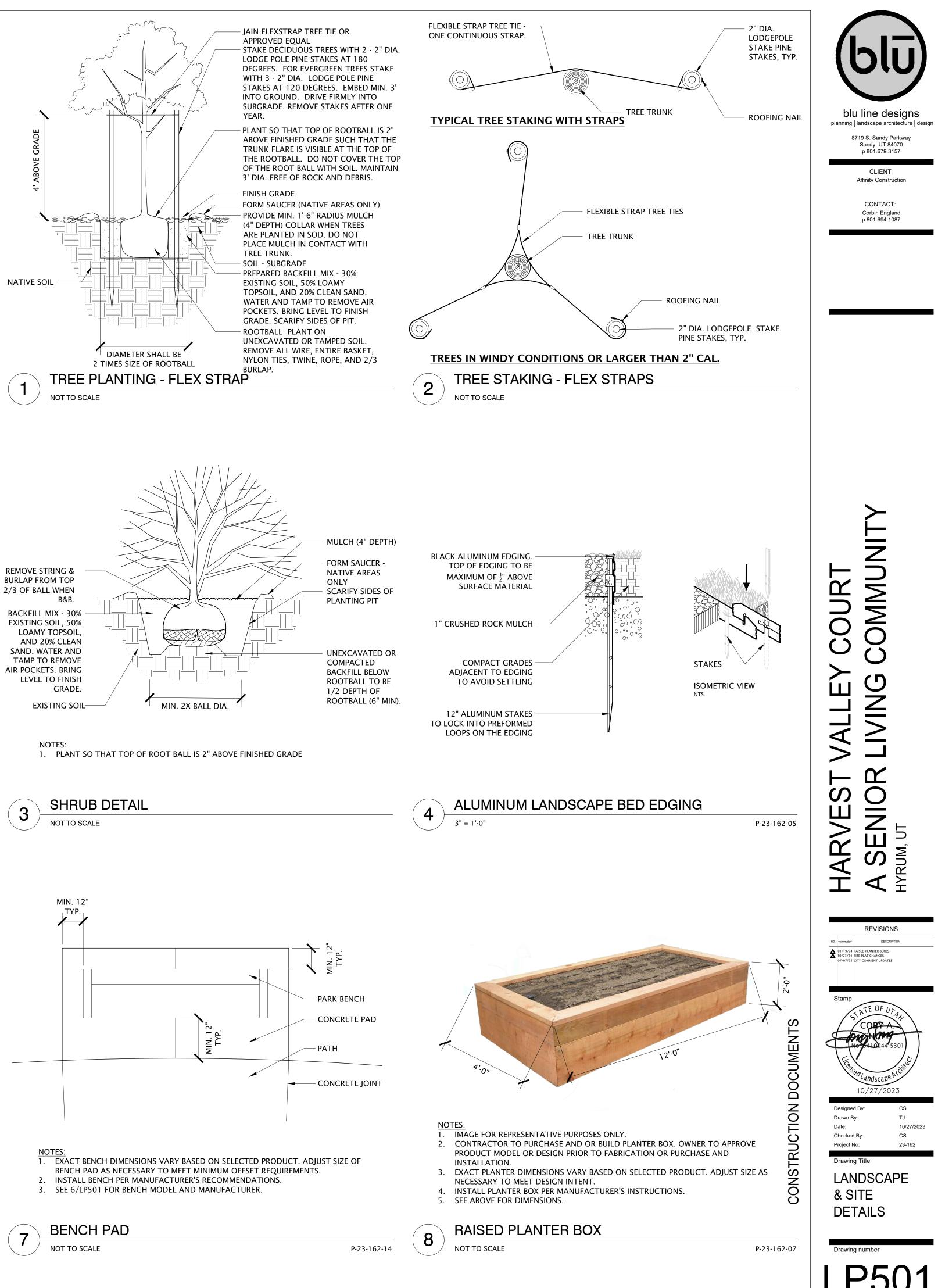
14. CONTRACTOR SHALL VERIFY IN FIELD WITH OWNER ALL EXISTING TREES AND PLANT MATERIAL TO BE REMOVED PRIOR TO CONSTRUCTION AND CLEARING AND GRUBBING ACTIVITIES. CONTRACTOR SHALL

15. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.

16. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO

17. LAYOUT OF ALL EDGER SHALL BE REVIEWED AND APPROVED IN FIELD BY OWNER PRIOR TO INSTALLATION.







COLOR AS SELECTED BY OWNER.

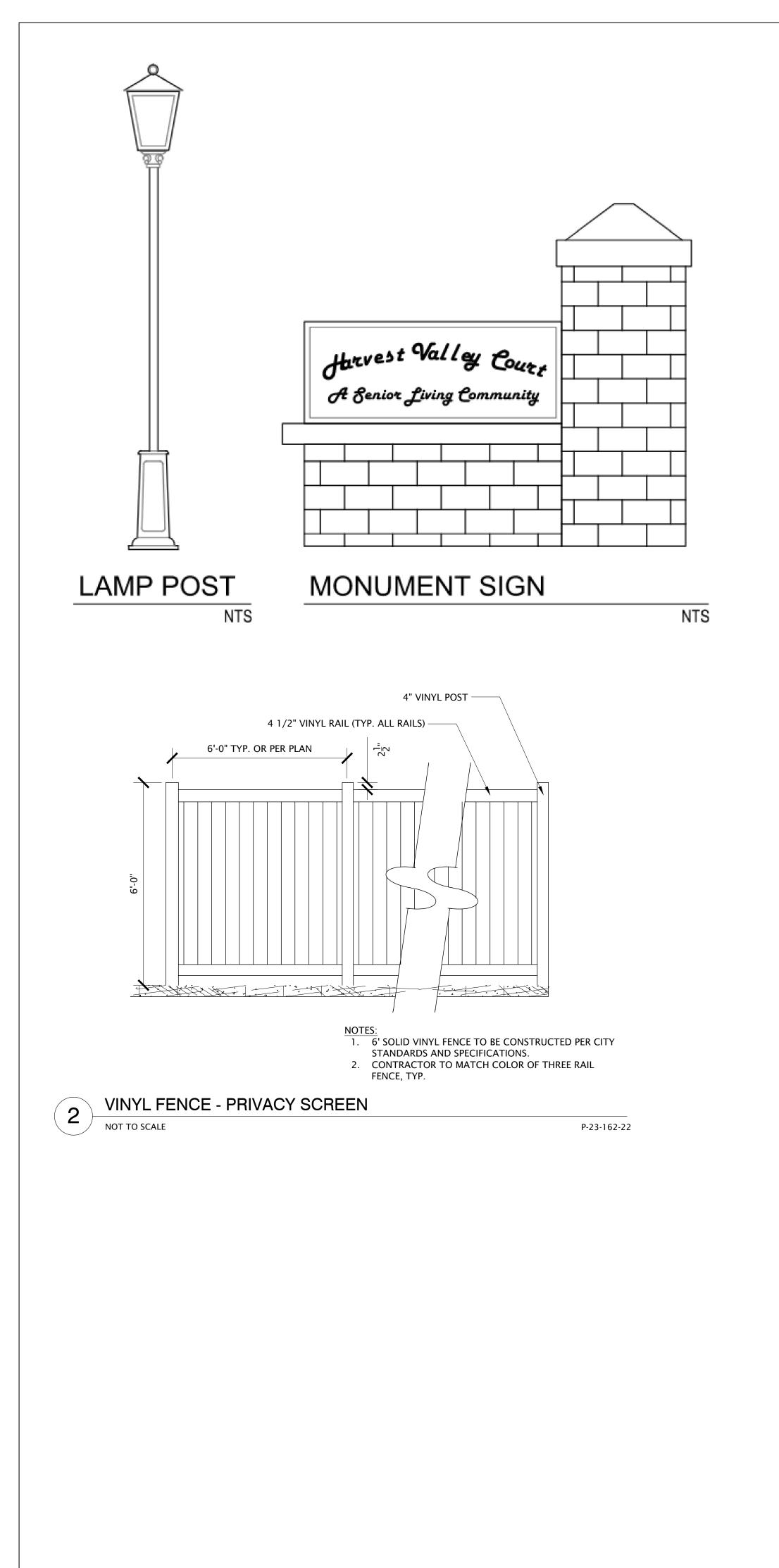
- SURFACE MOUNT BENCH PER MANUFACTURER'S INSTRUCTIONS.
- BENCH SHALL BE SMITH STEELWORKS CLASSIC 6' BENCH OR APPROVED EQUAL, CONTACT: RUSSEL SMITH - 801.414.1724.
- 4. SEE 7/LP501 FOR BENCH PAD DIMENSIONS

BENCH

NOTES:

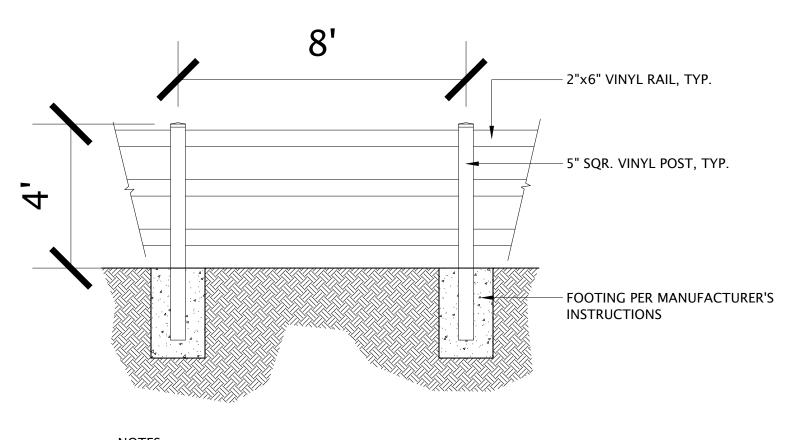
NOT TO SCALE







4' TALL 3 SLAT FARM STYLE FENCE EXAMPLE



NOTES: 1. ALL VINYL FENCING SHALL BE WHITE UNLESS OTHERWISE APPROVED. 2. CONTRACTOR SHALL SUBMIT PRODUCT SUBMITTAL FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.



CONSTRUCTION DOCUMENTS

blu line designs planning | landscape architecture | design

8719 S. Sandy Parkway Sandy, UT 84070 p 801.679.3157

CLIENT Affinity Construction

CONTACT: Corbin England p 801.694.1087

LLEY COURT

HARVES

A 01/19/2 10/23/2

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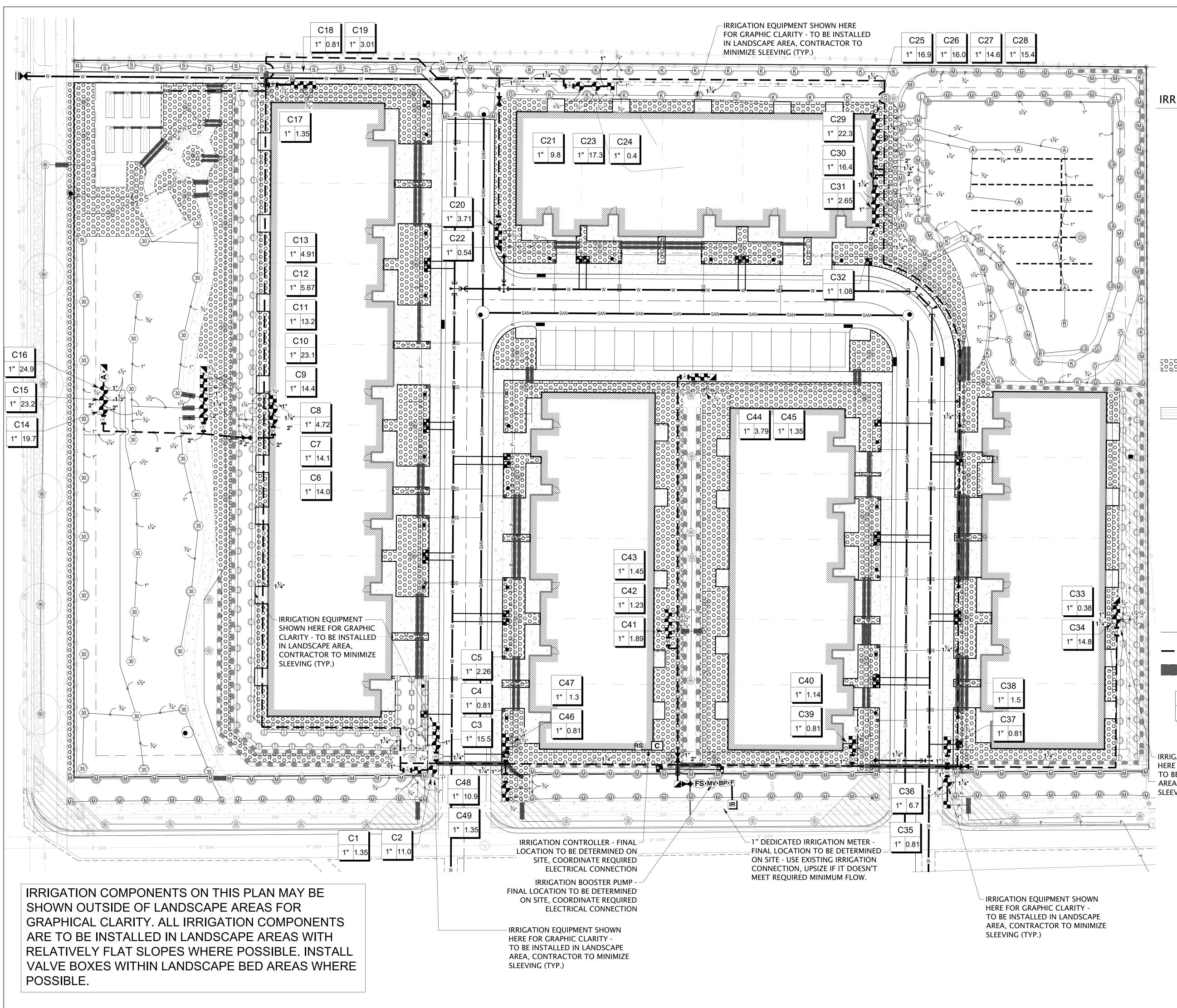
REVISIONS DESCRIPTION

4 SITE PLAT CHANG

Designed B Drawn By Checked By Project No: Drawing Title LANDSCAPE & SITE DETAILS



0/27/2023



blu line designs planning | landscape architecture | design

> 8719 S. Sandy Parkway Sandy, UT 84070 p 801.679.3157

PSI

CLIENT Affinity Construction

CONTACT: Corbin England p 801.694.1087

OMMU OUR \mathbf{O} Ш C Z R A SENIOF HYRUM, UT HARVES REVISIONS DESCRIPTION 01/19/24 RAISED PLANTER BOX 10/23/24 SITE PLAT CHANGES 10/27/2023 IRRIGATION PLANS Drawing number LI100

DOCUMENTS

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CONSTRUC

(n)

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IRR

IRRIGATION S	CHEDULE
SYMBOL T	MANUFACTURER/MODEL HUNTER MP CORNER PROS-06-PRS40-CV-F-R
L S R	HUNTER MP STRIP PROS-06-PRS40-CV-F-R
$ \mathbb{M} \mathbb{L} \overline{O} $	HUNTER MP1000 PROS-06-PRS40-CV-F-R
KGR	HUNTER MP2000 PROS-06-PRS40-CV-F-R
BYA	HUNTER MP3000 PROS-06-PRS40-CV-F-R
(Ē)	HUNTER MP3500 PROS-06-PRS40-CV-F-R
	HUNTER MP800SR PROS-06-PRS40-CV-F-R
800 A 800 F	
$\frac{\text{SYMBOL}}{\langle 30 \rangle}$	MANUFACTURER/MODEL HUNTER I-20-06-MPR 30
35>	HUNTER I-20-06-MPR 35
SYMBOL	MANUFACTURER/MODEL RAIN BIRD XCZ-100-PRB-COM
(Ê)	NETAFIM TLCV-06-12 DRIP RING
<u>50-0-0-0-0-0-0</u>	AREA TO RECEIVE DRIP EMITTERS
50000000000000000000000000000000000000	RAIN BIRD XBCV-PC Emitter Notes: 05PC emitters (2 assigned to each 1 Gal plant) 20PC emitters (4 assigned to each 5 Gal plant)
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-18
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PESBR
	RAIN BIRD 33-DNP
HB	FROST FREE YARD HYDRANT
MV A	RAIN BIRD PESBR (MV) 1-1/2" AIR RELIEF VALVE
	RAIN BIRD ESP-LXD-LXMMSS
(RS)	RAIN BIRD WR2-RFC
(FS)	RAIN BIRD UFS-100
(BP)	BOOSTER PUMP
F	AMIAD 1-T-STEEL SCREEN
IR	WATER METER 2"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200
	/alve Callout
# •	Valve Number
#" #●	Valve Flow
Land American	——— Valve Size
- IRRIGATION EQUIPME HERE FOR GRAPHIC (TO BE INSTALLED IN AREA, CONTRACTOR SLEEVING (TYP.)	CLARITY - LANDSCAPE

Scale: 1" = 20'-0"

0 10 20

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPT
T	HUNTER MP CORNER PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTOR CHECK VALVE, FLOGUARD, RECLAIMED BOD REGULATED TO 40 PSI, MP ROTATOR NOZZI BODY. T=TURQUOISE ADJ ARC 45-105.
L S R ST SST RST	HUNTER MP STRIP PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTOR CHECK VALVE, FLOGUARD, RECLAIMED BOD REGULATED TO 40 PSI, MP ROTATOR NOZZI BODY. LST=IVORY LEFT STRIP, SST=BROWN RST=COPPER RIGHT STRIP.
M (L) (O)	HUNTER MP1000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK V FLOGUARD, RECLAIMED BODY CAP, PRESSU TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 M=MAROON ADJ ARC 90 TO 210, L=LIGHT I ARC, O=OLIVE 360 ARC.
KGR	HUNTER MP2000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK V FLOGUARD, RECLAIMED BODY CAP, PRESSU TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 ADJ ARC 90-210, G=GREEN ADJ ARC 210-27 ARC.
BYA	HUNTER MP3000 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTOR CHECK VALVE, FLOGUARD, RECLAIMED BOD REGULATED TO 40 PSI, MP ROTATOR NOZZI BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW 210-270, A=GRAY 360 ARC.
B	HUNTER MP3500 PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH FACTOR CHECK VALVE, FLOGUARD, RECLAIMED PUR PRESSURE REGULATED TO 40 PSI, MP ROTAT PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE
800 A 800 F	HUNTER MP800SR PROS-06-PRS40-CV-F-R TURF ROTATOR, 6IN. POP-UP WITH CHECK N FLOGUARD, PRESSURE REGULATED TO 40 PS NOZZLE ON PRS40 BODY. ADJ=ORANGE AND 90-210), 360=LIME GREEN AND GRAY (ARC
SYMBOL	MANUFACTURER/MODEL/DESCRIPT
$\langle 30 \rangle$	HUNTER I-20-06-MPR 30 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AN PLASTIC RISER. DRAIN CHECK VALVE. MPR I
$\langle 35 \rangle$	HUNTER I-20-06-MPR 35 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AN PLASTIC RISER. DRAIN CHECK VALVE. MPR I
SYMBOL	MANUFACTURER/MODEL/DESCRIPT
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMME APPLICATIONS. 1IN. BALL VALVE WITH 1IN. 1IN. PRESSURE REGULATING 40PSI QUICK-CE FILTER. 0.3 GPM-20 GPM
	NETAFIM TLCV-06-12 DRIP RING
000000000000000000000000000000000000000	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC

OMPENSATING E, 1.0 GPH=BL LF-PIERCING B 'ALVE. each 1 Gal pla
e, 1 LF-P ALV

20PC emitters (4 assigned to each 5 Gal pla

. _ _ . _ _ _ _ _ _ _ _ _ _

CRITICAL ANAL

	561125622							
NUMBER	MODEL	SIZE	TYPE	<u>GPM</u>	DESIGN PSI	PSI	PSI @ PO	Generated:
C1	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.89	30	43.2	55.5	P.O.C. NUMBER: 01
C2	RAIN BIRD PESBR	1"	TURF ROTARY	11.02	40	45.9		Water Source Information
C3	RAIN BIRD PESBR	1"	TURF ROTARY	15.48	40	45.0	56.7	
C4	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.9	49.6	FLOW AVAILABLE
C5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.26	30	36.3	48.0	Water Meter Size:
C6	RAIN BIRD PESBR	1"	TURF ROTARY	13.98	40	48.3	66.9	Flow Available
C7	RAIN BIRD PESBR	1"	TURF ROTARY	14.14	40	46.3	65.0	
C8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	4.72	30	39.6	58.3	PRESSURE AVAILABLE
C9	RAIN BIRD PESBR	1"	TURF ROTOR	14.39	45	50.4	69.0	Static Pressure at POC:
C10	RAIN BIRD PESBR	' 1"	TURF ROTOR	23.12	45	52.7	71.3	Elevation Change:
C11	RAIN BIRD PESBR	' 1"	TURF ROTOR	13.24	45	50.5	69.2	
C12	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	5.67	30	46.2	09.2	Service Line Size:
C12	RAIN BIRD XCZ-100-PRB-COM	י ז"	AREA FOR DRIP EMITTERS	4.91	30	40.2	58.8	Length of Service Line:
C14	RAIN BIRD PESBR	י ז"	TURF ROTOR	19.68	45	40.1 54.7	73.4	Booster Pump pressure pr
		1						Pressure Available:
C15	RAIN BIRD PESBR	1		23.16	45	53.1	71.8	
C16	RAIN BIRD PESBR	1	TURF ROTOR	24.92	45	52.8	71.5	DESIGN ANALYSIS
C17	RAIN BIRD XCZ-100-PRB-COM	1	AREA FOR DRIPLINE	1.35	30	40.6	60.0	Maximum Multi-valve Flov
C18	RAIN BIRD XCZ-100-PRB-COM	" - "	DRIP RING	0.81	30	37.0	56.4	Flow Available at POC:
C19	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.01	30	37.5	56.8	Residual Flow Available:
C20	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.71	30	37.3	55.8	
C21	RAIN BIRD PESBR	1"	TURF ROTARY	9.8	40	44.9		Critical Station:
C22	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.54	30	36.2	54.7	Design Pressure:
C23	RAIN BIRD PESBR	1"	TURF ROTARY	17.31	40	46.4		Friction Loss:
C24	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	0.4	30	37.4	56.4	Fittings Loss:
C25	RAIN BIRD PESBR	1"	TURF ROTARY	16.87	40	43.0	62.4	Elevation Loss:
C26	RAIN BIRD PESBR	1"	TURF ROTARY	16.04	40	42.6	61.9	
C27	RAIN BIRD PESBR	1"	TURF ROTARY	14.56	40	40.9	60.3	Loss through Valve:
C28	RAIN BIRD PESBR	1"	TURF ROTARY	15.38	40	43.1	62.5	Pressure Req. at Critical S
C29	RAIN BIRD PESBR	1"	TURF ROTARY	22.33	40	46.6	66.0	Loss for Fittings:
C30	RAIN BIRD PESBR	1"	TURF ROTARY	16.42	40	43.5	63.0	Loss for Main Line:
C31	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.65	30	37.2	56.6	Loss for POC to Valve Elev
C32	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.08	30	37.0	56.4	Loss for Backflow:
C33	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	0.38	30	37.0	50.7	Loss for Master Valve:
C34	RAIN BIRD PESBR	1"	TURF ROTARY	14.84	40	43.5	57.3	Loss for Water Meter:
C35	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.08	30	36.6	48.9	Critical Station Pressure a
C36	RAIN BIRD PESBR	1"	TURF ROTARY	6.7	40	42.4	10.5	Pressure Available:
C37	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	0.81	30	37.0	49.3	Residual Pressure Availab
C38	RAIN BIRD XCZ-100-PRB-COM	' 1"	AREA FOR DRIP EMITTERS	1.5	30	36.8	49	Residual Tressure / Wallas
C39	RAIN BIRD XCZ-100-PRB-COM	י 1"	DRIP RING	0.81	30	37.0	47.0	
C40	RAIN BIRD XCZ-100-PRB-COM	י ז"	AREA FOR DRIP EMITTERS		30	37.1	47.0	
		1		1.14				
C41	RAIN BIRD XCZ-100-PRB-COM	1	DRIP RING	1.89	30	37.5	44.0	
C42	RAIN BIRD XCZ-100-PRB-COM	1	AREA FOR DRIP EMITTERS	1.23	30	39.2	45.7	
C43	RAIN BIRD XCZ-100-PRB-COM	1	AREA FOR DRIP EMITTERS	1.45	30	37.9	44.5	
C44	RAIN BIRD XCZ-100-PRB-COM	1	AREA FOR DRIP EMITTERS	3.79	30	39.0	46.5	
C45	RAIN BIRD XCZ-100-PRB-COM	1	DRIP RING	1.35	30	38.8	46.3	
C46	RAIN BIRD XCZ-100-PRB-COM	1"		0.81	30	36.6	46.5	
C47	RAIN BIRD XCZ-100-PRB-COM	" • "	AREA FOR DRIP EMITTERS	1.3	30	37.1	47.0	
C48	RAIN BIRD PESBR	" - "	TURF ROTARY	10.87	40	44.2		
C49	RAIN BIRD XCZ-100-PRB-COM	1"	DRIP RING	1.89	30	36.2	46.2	

VALVE SCHEDULE

CRIPTION	PSI	DETAIL		AREA TO RECEIVE DRIPLINE NETAFIM TLCV-09-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE	30	9/LI503	
)-CV-F-R FACTORY INSTALLED IED BODY CAP, PRESSURE R NOZZLE ON PRS40	40	1/LI502		WITH CHECK VALVE. 0.9 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	50		
)5.			SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL	
V-F-R FACTORY INSTALLED IED BODY CAP, PRESSURE R NOZZLE ON PRS40 BROWN SIDE STRIP,	40		\bullet	RAIN BIRD PESBR 1 IN., 1-1/2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.		8/LI502	
/-F-R CHECK VALVE, PRESSURE REGULATED N PRS40 BODY. =LIGHT BLUE 210 TO 270	40	1/LI502		RAIN BIRD 33-DNP 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.		9/LI502	
/-F-R CHECK VALVE, PRESSURE REGULATED N PRS40 BODY. K=BLACK	40	1/LI502	HB	FROST FREE YARD HYDRANT WOODFORD FREEZELESS YARD HYDRANT MODEL Y34. PART 10024. INSTALL PER MANUFACTURERS SPECIFICATIONS. SECURE WITH 5' LENGTH X 1" ANGLE IRON DRIVEN TO A DEPTH OF 36" BELOW FINISH GRADE. SECURE WITH HOSE CLAMPS EVERY 18"			
210-270, R=RED 360 /-F-R			Ň	MAINLINE ISOLATION VALVE NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SIZE PER LINE.		10/LI502	
FACTORY INSTALLED IED BODY CAP, PRESSURE R NOZZLE ON PRS40 YELLOW ADJ ARC	40	1/LI502	×	MANIFOLD ISOLATION VALVE SPEARS 2122 TRUE UNION BALL VALVE, SIZE PER LINE.		11/LI502	
/-F-R FACTORY INSTALLED IED PURPLE CAP,	40	1/LI502	Ŵ	RAIN BIRD PESBR (MV) 1-1/2" 1-1/2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.		12/LI502	
P ROTATOR NOZZLE ON USTABLE ARC, 90-210.			$\langle \mathbf{A} \rangle$	AIR RELIEF VALVE		1/LI503	
V-F-R CHECK VALVE, TO 40 PSI, MP ROTATOR NGE AND GRAY (ARC Y (ARC 360)	40	1/LI502	С	RAIN BIRD ESP-LXD-LXMMSS 50 STATION, 2-WIRE DECODER BASED CONTROLLER IN STAINLESS STEEL WALL-MOUNTED CABINET. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN RAIN BIRD LXMMSS STAINLESS STEEL CABINET. SYSTEM REQUIREMENTS: RAIN BIRD		2/LI503	
BLE AND FULL CIRCLE.	<u>PSI</u> 45	DETAIL		FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS			
E. MPR NOZZLE. ABLE AND FULL CIRCLE. E. MPR NOZZLE.	45		RS	RECOMMENDATIONS. RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.		3/LI503	
CRIPTION	PSI	DETAIL	FS	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE .3 GPM-50 GPM. SIZE FOR		4/LI503	
COMMERCIAL TH 11N. PESB VALVE AND UICK-CHECK BASKET		2/LI502		FLOW NOT ACCORDING TO PIPE SIZE. BOOSTER PUMP RAIN BIRD ACLP05EAC			
	30	5/LI502	F	AMIAD 1-T-STEEL SCREEN AMIAD 11N. T MANUAL PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL,		5/LI503	
SATING DRIP EMITTERS. GPH=BLACK, AND 2.0	30	6/LI502	IR	MAXIMUM WORKING PRESSURE 150PSI. WATER METER 2" IRRIGATION LATERAL LINE: PVC SCHEDULE 40		7/LI503	
CING BARB INLET X							
Gal plant) Gal plant)				IRRIGATION MAINLINE: PVC SCHEDULE 40		7/LI503	
NALYSIS				PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.			
2025-06-	06 16:	21		EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. Valve Callout			
_323 30			_				

on:	
	2" 120 GPM
provided:	45 PSI 5.00 ft 3" 20 ft 50 PSI 92 PSI
ow:	35 GPM 120 GPM 85 GPM
Station: evation:	C13 45 PSI 3.1 PSI 0.31 PSI 3.46 PSI 2.86 PSI 54.7 PSI 1.28 PSI 1.28 PSI 12.8 PSI 0 PSI 0 PSI 3.55 PSI 1 PSI 73.4 PSI
able:	<u>92 PSI</u> 18.6 PSI

Valve Callout Valve Number

Valve Flow Valve Size

#" | #●

SUPPLEMENTAL 2-WIRE IRRIGATION NOTES:

DECODERS: TOP OF VALVE BOX. MODELS:

MODELS: LSP1TURF

WIRE: CONFIGURATION.

GENERAL IRRIGATION NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 75 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES. SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS. 4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES. DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC. 7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY. 9. CONTRACTOR SHALL INSTALL IN-LINE ANTI-DRAIN VALVES AS WARRANTED BY SITE CONDITIONS TO ALLEVIATE LOW HEAD DRAINAGE.

10. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

11. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS. 12. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

13. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

14. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

15. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

16. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

17. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF 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 ADDITIONAL COST TO THE OWNER.

18. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 19. IRRIGATION DESIGN IS BASED UPON A MINIMUM OPERATING PRESSURE OF **45 PSI** AT METER WITH A MAXIMUM DEMAND OF **35 GPM** AT THE POINT OF CONNECTION. IRRIGATION WATER VELOCITY NOT TO EXCEED 5 FEET PER SECOND.

1. ALL VALVES SHALL BE CONNECTED TO SYSTEM VIA DECODERS.

2. CONTRACTOR SHALL LAY OUT DECODERS AS REQUIRED BY SYSTEM. NO TWO VALVES ARE TO SHARE THE SAME ADDRESS, ALL VALVES MUST BE WITHIN 10' OF THE DECODER TO WHICH THEY ARE CONNECTED. 3. MASTER VALVE TO BE CONNECTED VIA SINGLE STATION DECODER. FLOW SENSOR TO BE WIRED DIRECTLY WITH

COMMUNICATION WIRE.

4. DECODERS SHALL BE MOUNTED BY BRACKET TO INSIDE WALL OF VALVE BOX WITH DECODER ID ORIENTED TOWARD THE

VALVE DECODERS: FD-101TURF, FD-102TURF, FD-202TURF, FD-401TURF, & FD-601TURF SENSOR DECODER: SD-211TURF

SURGE PROTECTION AND GROUNDING:

1. SURGE PROTECTION AND GROUNDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT A MINIMUM OF EVERY 500' OR 5 DECODERS, WHICHEVER IS LESS. ADDITIONALLY, SURGE PROTECTION AND GROUNDING IS TO BE INSTALLED ALONG THE 2-WIRE PATH AT THE CONTROLLER AND AT THE END OF EACH 2-WIRE SPUR LONGER THAN 25'. 2. REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES. ALL GROUNDING RODS SHALL ALLOW FOR 10 OHMS OF RESISTANCE OR LESS.

1. INSTALL 2-WIRE PATH IN 1" CONDUIT.

2. WIRE FROM CONTROLLER TO DECODERS SHALL BE RAIN BIRD WIRE (PAIGE ELECTRIC P7354D) PER MANUFACTURER'S RECOMMENDATIONS. SUPPLEMENTAL WIRE RUNS FROM DECODER TO VALVE(S) (NOT TO EXCEED 10' IN LENGTH) SHALL BE 14 AWG DIRECT BURIAL WIRE.

3. FOR TROUBLESHOOTING PURPOSES, A STAR CONFIGURATION IS TO BE USED FOR WIRING AS OPPOSED TO A LOOPED

4. 3M DECODER CABLE FUSE DEVICE (DCFD) TO BE INSTALLED AT ALL SPLITS IN THE 2-WIRE PATH WHERE MORE THAN TWO RUNS OF WEATHERTRAK WIRE COME TOGETHER. INSTALL DCFD AND EXTRA CABLE IN STANDARD SIZE VALVE BOX. 5. EACH 2-WIRE BRANCH IS TO BE EITHER A DIFFERENT COLOR OF WIRE, OR MARKED WITH COLORED TAPE AT ALL SPLICES FOR TROUBLESHOOTING PURPOSES.

6. 3' OF EXTRA CABLE LENGTH TO BE INSTALLED AT ALL SPLICES.



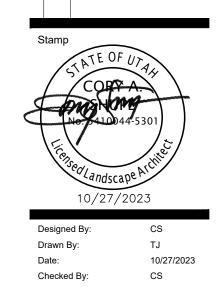
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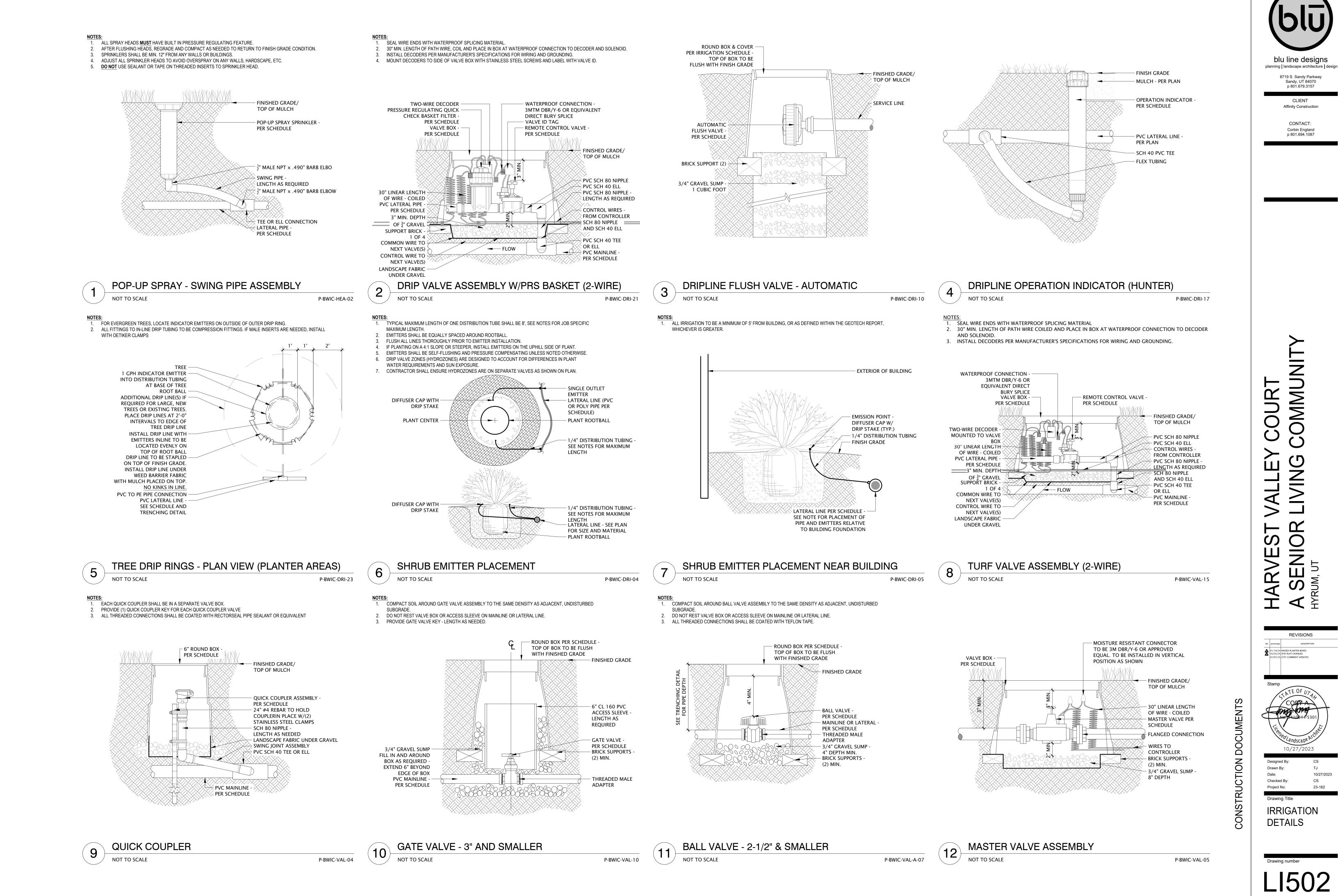
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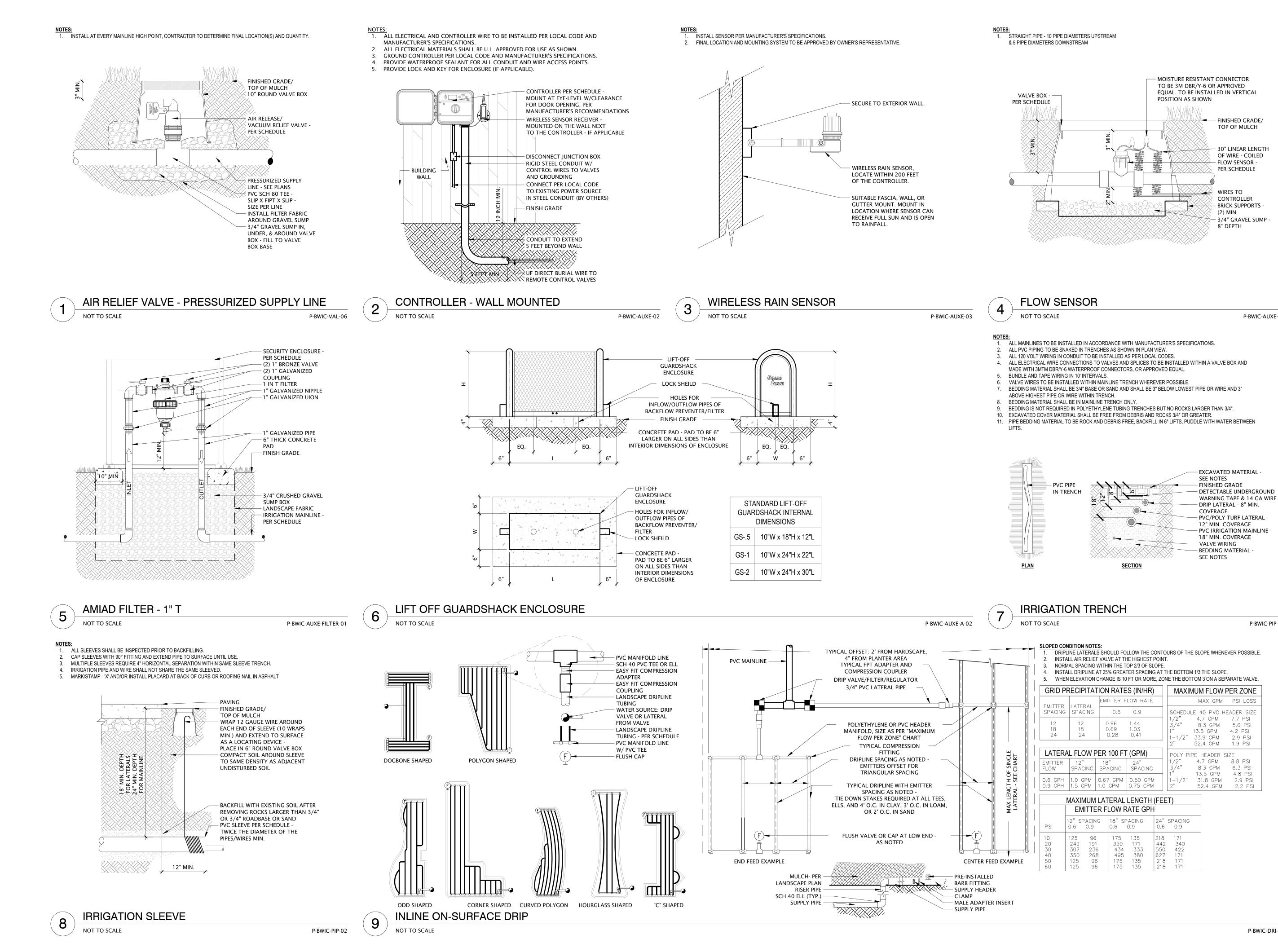
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Drawing Title IRRIGATION DETAILS







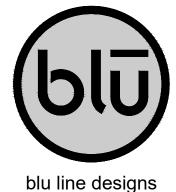
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DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.

		FMITTER F	LOW RATE		MUM FLOW I	
EMITTER SPACING	LATERAL SPACING	0.6	0.9		LE 40 PVC HI	
12 18 24	12 18 24	0.96 0.69 0.28	1.44 1.03 0.41	3/4" 1"	4.7 GPM 8.3 GPM 13.5 GPM 33.9 GPM	4.2 PSI
LATERA	AL FLOW F	PER 100 F1	(GPM)		52.4 GPM PE HEADER S	IZE
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	1/2" 3/4" 1"	4.7 GPM 8.3 GPM 13.5 GPM	6.3 PSI
0.6 GPH 0.9 GPH	1.0 GPM 1.5 GPM	0.67 GPM 1.0 GPM	0.50 GPM 0.75 GPM		31.8 GPM 52.4 GPM	2.9 PSI

		EMITTER FLOW RATE GPH							
	PSI		18"SPACING 0.6 0.9	24" SPACING 0.6 0.9					
	10 20 30	125 96 249 191 307 236	175 135 350 171 434 333	218 171 442 340 550 422					
E	40 50	350 268 125 96	495 380 175 135	627 171 218 171					
	60	125 96	175 135	218 171					

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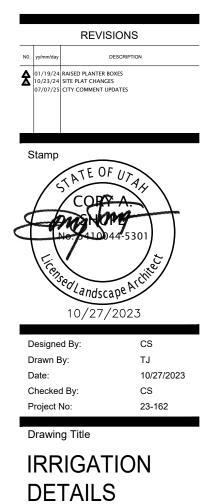
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