

# ORCHARD HILLS TOWNHOMES II

## SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

JUNE 2021

### -SHEET INDEX-

#### SHEET SHEET NAME

- |    |                              |
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| 9  | PHOTOMETRIC PLAN (BY OTHERS) |
| S1 | RECORD OF SURVEY (BY OTHERS) |
| L1 | LANDSCAPING PLAN (BY OTHERS) |

#### BOUNDARY DESCRIPTION:

COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SECTION LINE 1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE; THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING. CONTAINING 1.71 ACRES OF LAND.

#### OVERALL PARKING TABLE

TOTAL # UNITS=36  
PARKING REQ'D=88  
PARKING PROVIDED=91  
GARAGE PARKING=55 (19)2-CAR (17)1-CAR  
STALLS=34

#### DENSITY TABLE

ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=19  
ACREAGE=1.71 ACRES  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264

#### GENERAL NOTES

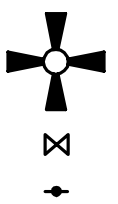
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. GARAGES TO BE 24'X24' WITH A 20' GARAGE DOOR TO COUNT AS 2 PARKING STALLS FOR PHASE 2.
3. NO PARKING WILL BE ALLOWED ALONG HIGHLAND DRIVE. CURB TO BE PAINTED RED.
4. UNITS 8-12 NEED TO BE FIRE SPRINKLERED. THE FDC NEEDS TO BE WITHIN 100 FT. OF THE FIRE HYDRANT.
5. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. SUBDIVISION IS LOCATED NEXT TO ACTIVE AGRICULTURE OPERATIONS.

#### LEGEND

LEGEND APPLIES TO ALL SHEETS



SECTION CORNER

EXISTING VALVE

EXISTING POWER POLE

PROPERTY BOUNDARY

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

BUILDING SETBACK

EASEMENT

EXISTING DEED LINE

EDGE OF PAVEMENT

EXISTING OVER HEAD POWER

EXISTING GAS

EXISTING FENCE LINE

EXISTING DITCH

EXISTING SANITARY SEWER W/MANHOLE

PROPOSED IRRIGATION LINE

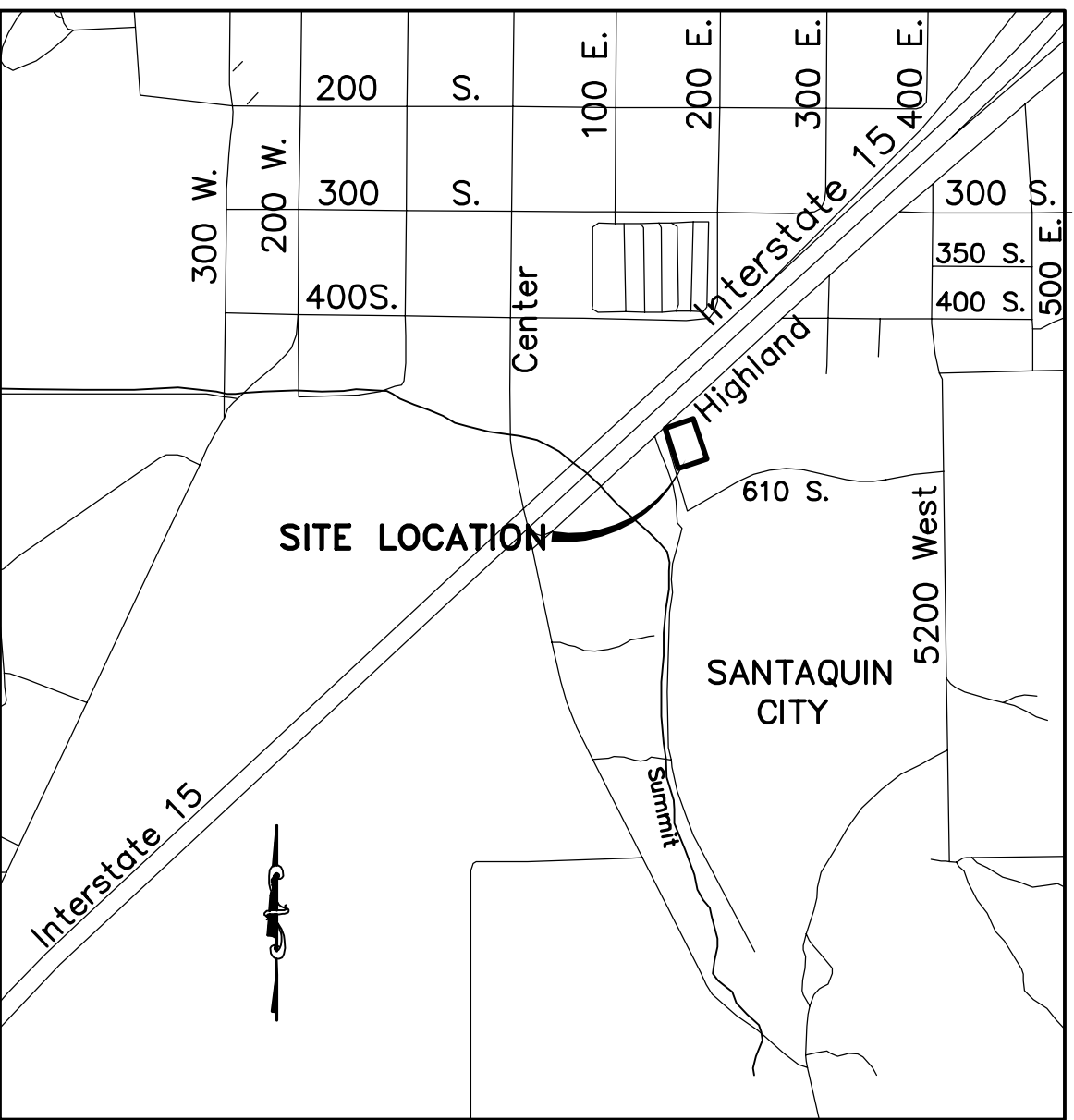
EXISTING CULINARY WATERLINE

EXISTING PRESSURIZED IRRIGATION

PROPOSED CULINARY WATERLINE

PROPOSED PRESSURIZED IRRIGATION

PROPOSED SEWER LINE



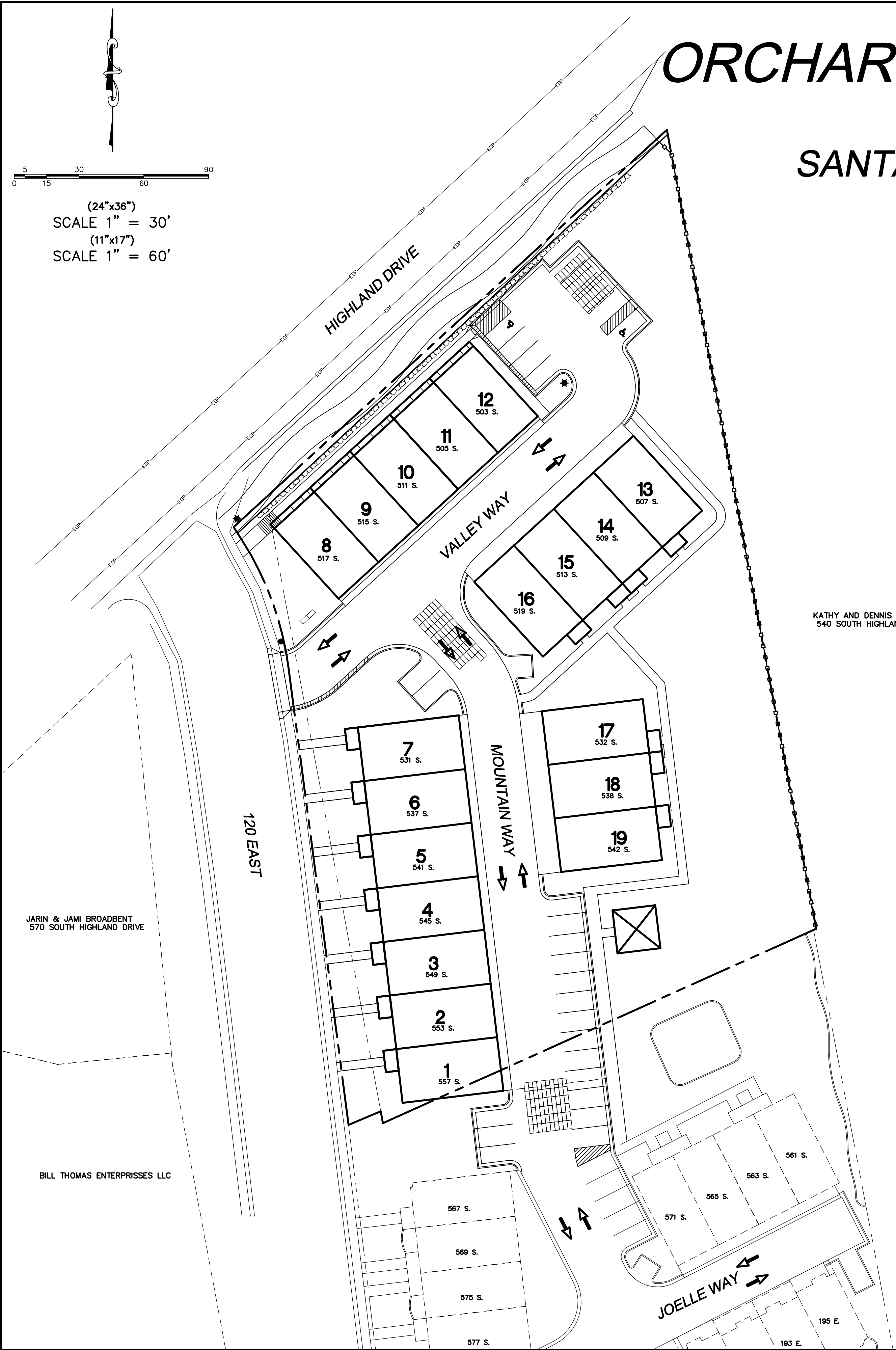
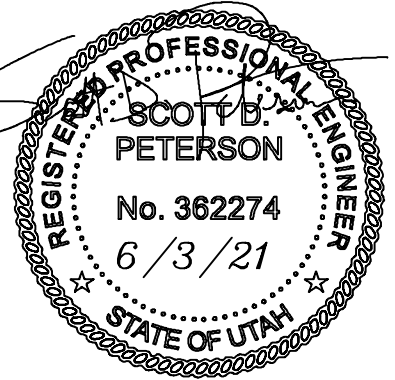
VICINITY MAP  
-NTS-



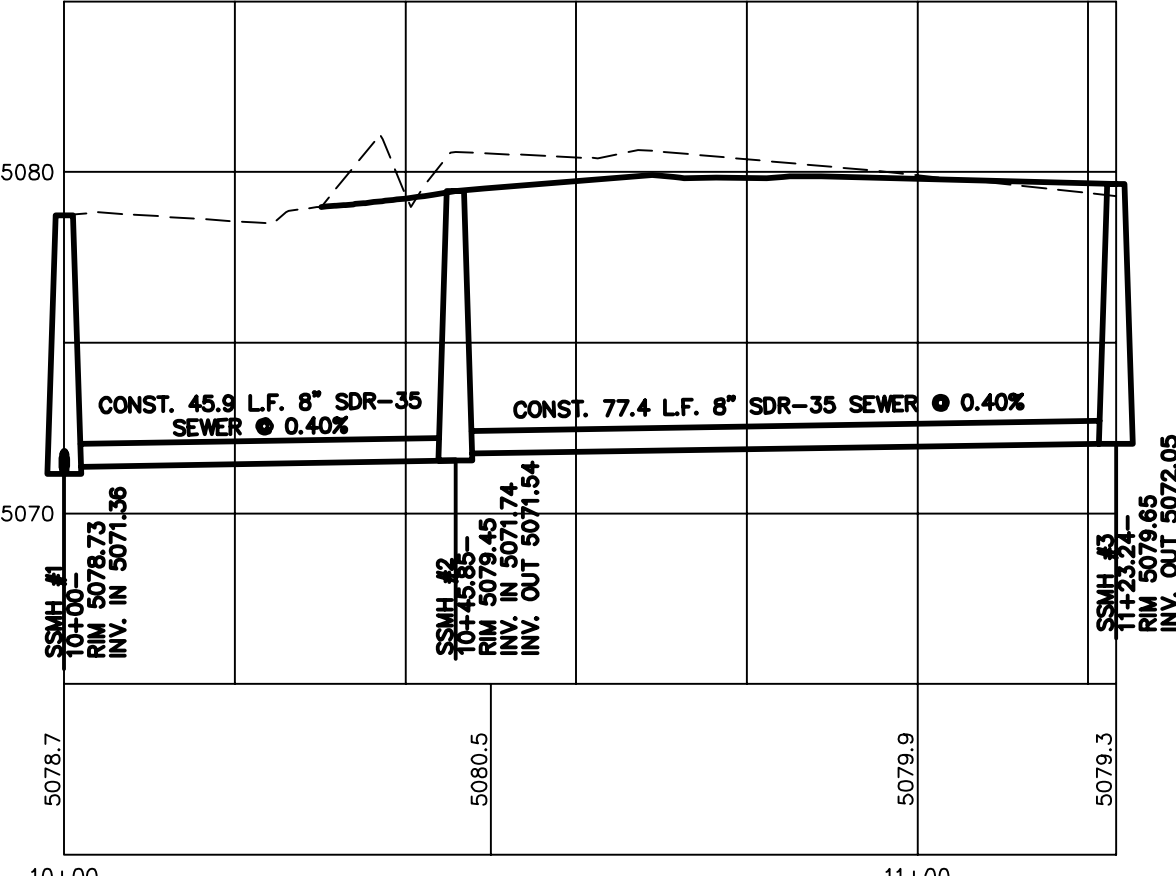
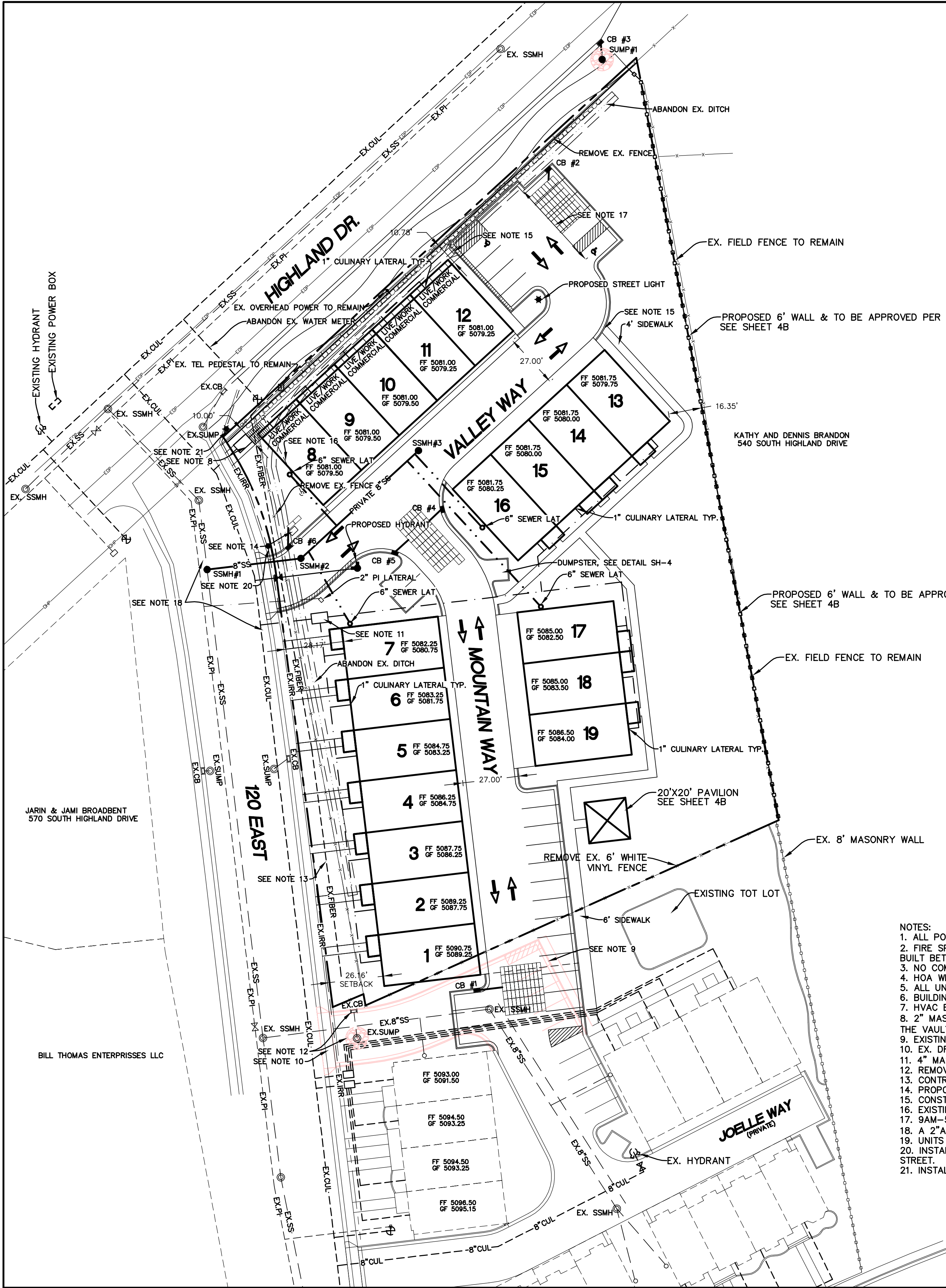
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660





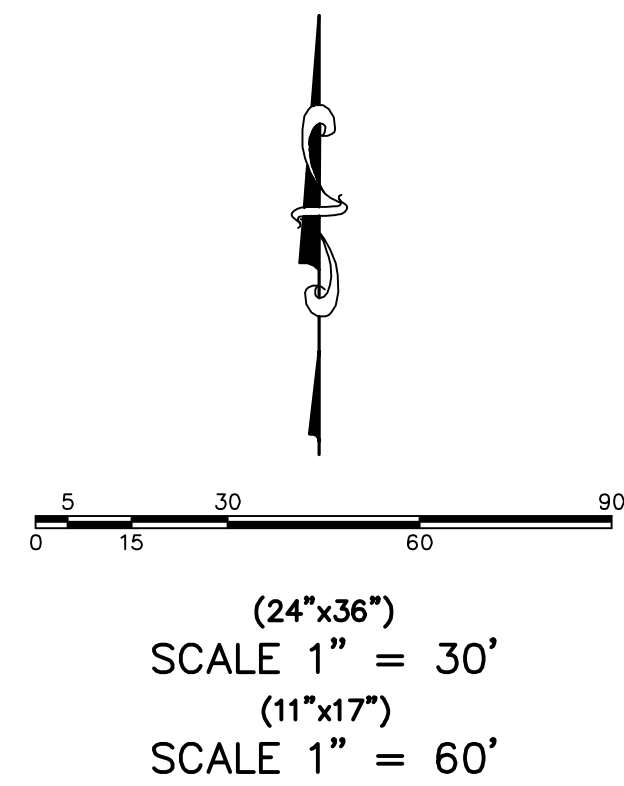


**SEWER PROFILE**

**DENSITY TABLE**  
ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=19  
ACREAGE=1.71 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=706 SF (0.02 ACRES)  
PARCEL SIZE SF=74,413  
BUILDING AREA SF=22,252  
PARKING LOT AREA SF=18,129  
LANDSCAPE AREA IN SF=33,326  
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264  
COMMERCIAL SF=3000 SF

**OVERALL PARKING TABLE**  
TOTAL # UNITS=36  
PARKING REQ'D=88  
PARKING PROVIDED=91  
GARAGE PARKING=55 (19)2-CAR (17)1-CAR  
STALLS=34

- NOTES:
1. ALL POWER TO BE INSTALLED UNDERGROUND.
  2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPERATIONS (FOUNDATIONS TO ROOF) BUILT BETWEEN EACH UNIT.
  3. NO COMMON ATTIC SPACES.
  4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
  5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT PORCH AND TWO ON GARAGE.
  6. BUILDINGS WILL REQUIRE APPROVAL BY SANTAQUIN CITY ARCHITECTURAL REVIEW COMMITTEE.
  7. HVAC EQUIPMENT TO SIT IN FRONT OF BUILDINGS AS SHOWN IN LANDSCAPE PLAN.
  8. 2" MASTER METER SERVICE LATERAL WILL NEED A CURB-STOP VALVE 1' BEHIND ROW PRIOR TO WATER METER MANIFOLD WITHIN THE VAULTS CONTAINING THE 1" CULINARY WATER METERS TYP.
  9. EXISTING CURB GUTTER, ASPHALT AND SIDEWALK TO BE REMOVED.
  10. EX. DRIVE APPROACH TO BE REMOVED AND CURB, GUTTER AND SIDEWALK TO BE INSTALLED.
  11. 4" MASTER METER SERVICE LATERAL PER SANTAQUIN CITY.
  12. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.
  13. CONTRACTOR TO LOCATE EXISTING UNDERGROUND POWER. IT MAY NEED TO BE RELOCATED.
  14. PROPOSED MAILBOX LOCATION.
  15. CONST. ADA ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  16. EXISTING BILLBOARD TO BE REMOVED.
  17. 9AM-5PM COMMERCIAL PARKING ONLY.
  18. A 2" ASPHALT OVERLAY MUST BE PLACED 15' TO EITHER DIRECTION FROM THE PROPOSED ASPHALT CUTS.
  19. UNITS 8-12 NEED TO BE FIRE SPRINKLERED. THE FDC NEEDS TO BE WITHING 100 FT. OF THE FIRE HYDRANT.
  20. INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS. USE BLUE AND WHITE STREET SIGNS TO DESIGNATE IT IS A PRIVATE STREET.
  21. INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.



OWNER/DEVELOPER  
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SPANISH FORK, UT 84660

SITE PLAN

SANTAQUIN, UTAH

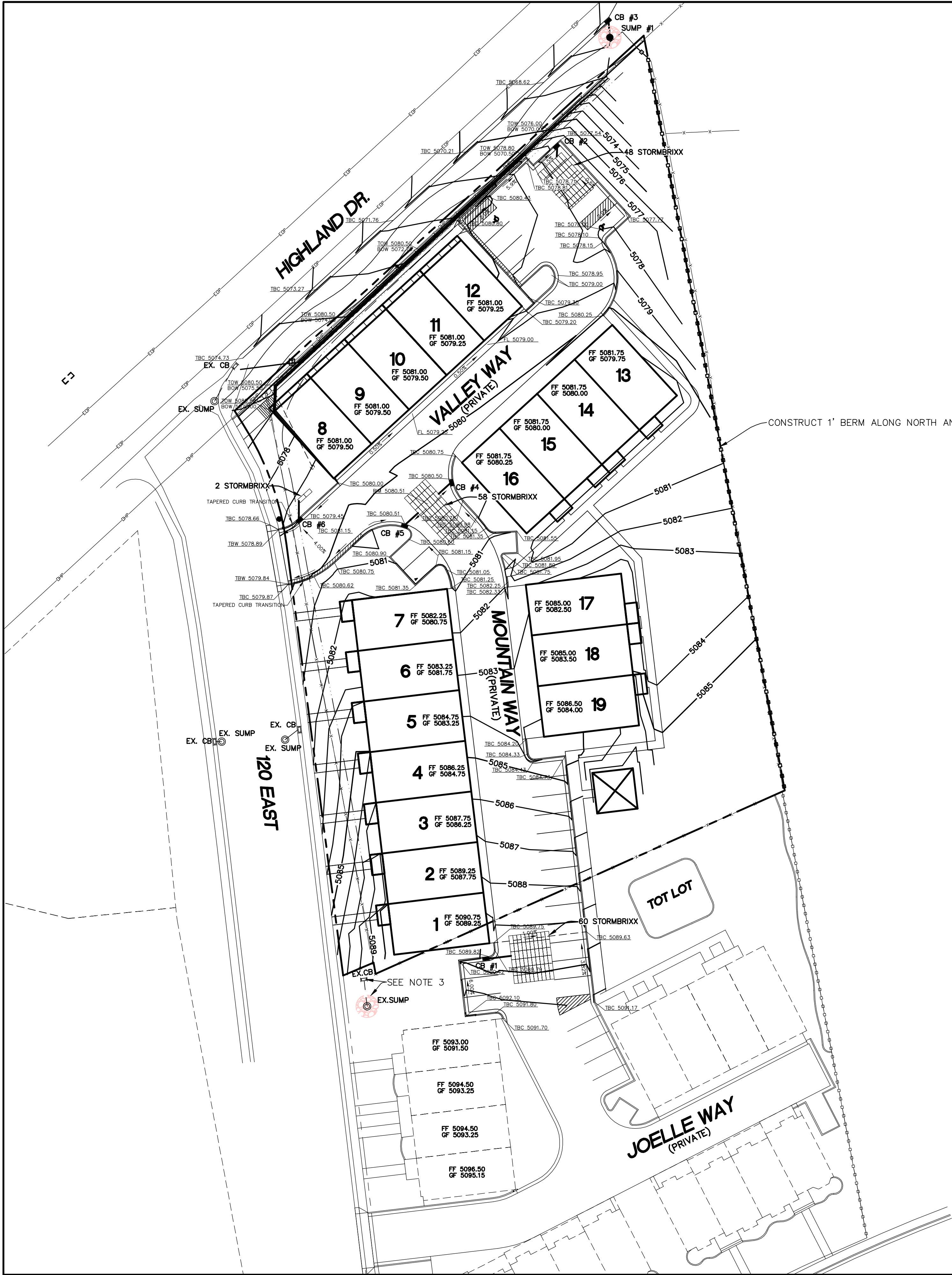
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2

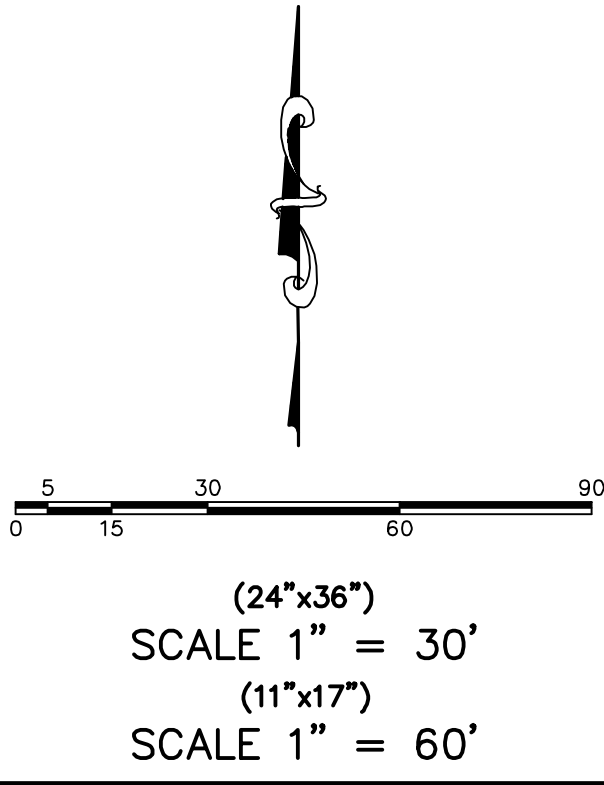
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- NOTES:
- 1. GARAGES TO HAVE 2% SLOPE MINIMUM.
  - 2. DUMPSTER ENCLOSURE TO MEET SANTAQUIN CITY STANDARDS. (MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
  - 3. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.



ORCHARD HILLS TOWNHOMES II

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2/20/2020-006 Orchard Hills Ph2 CADD PREL MINOR V.03-GRADING.dwg 6:43/2021 9:53:07 AM MIT

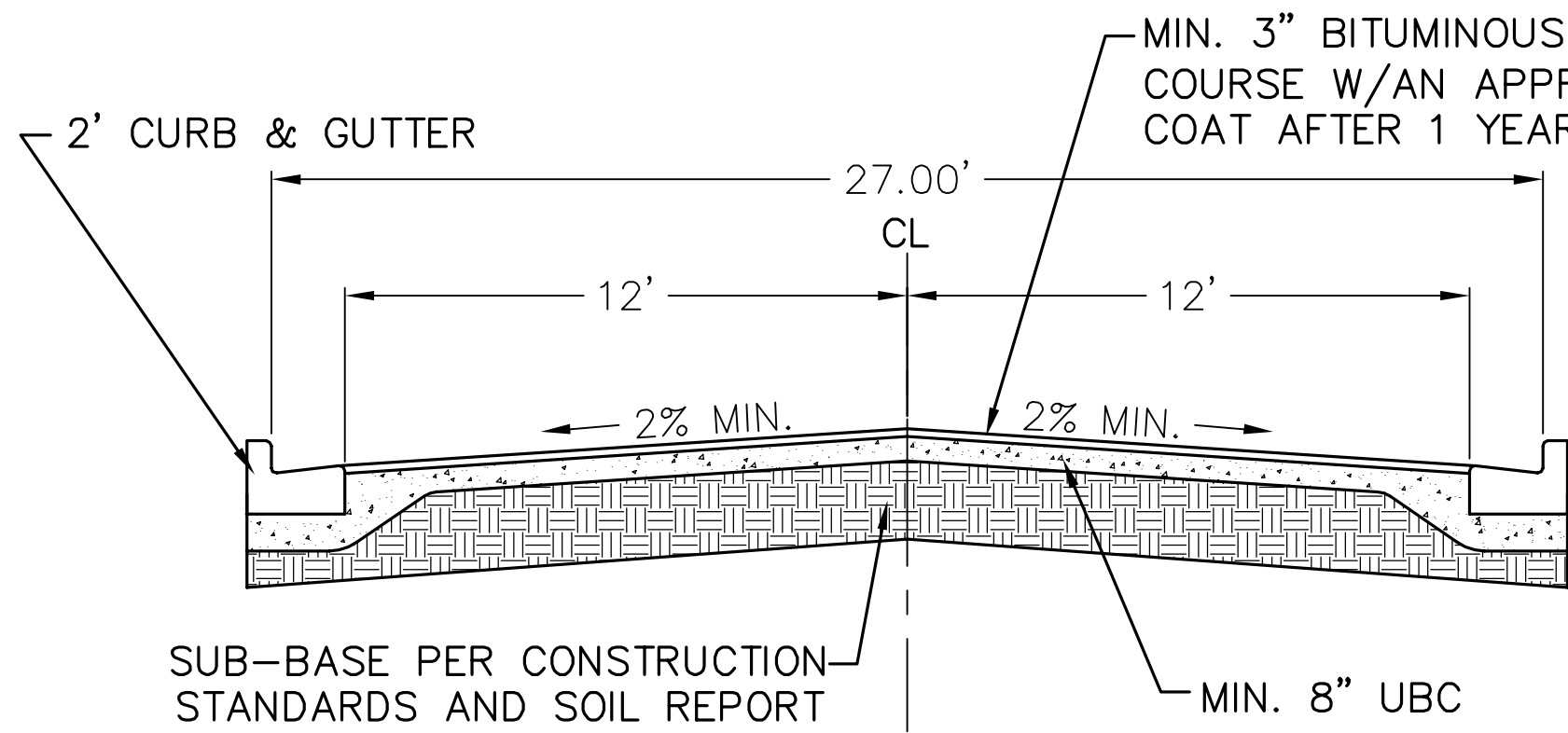
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GRADING PLAN

SANTAQUIN, UTAH

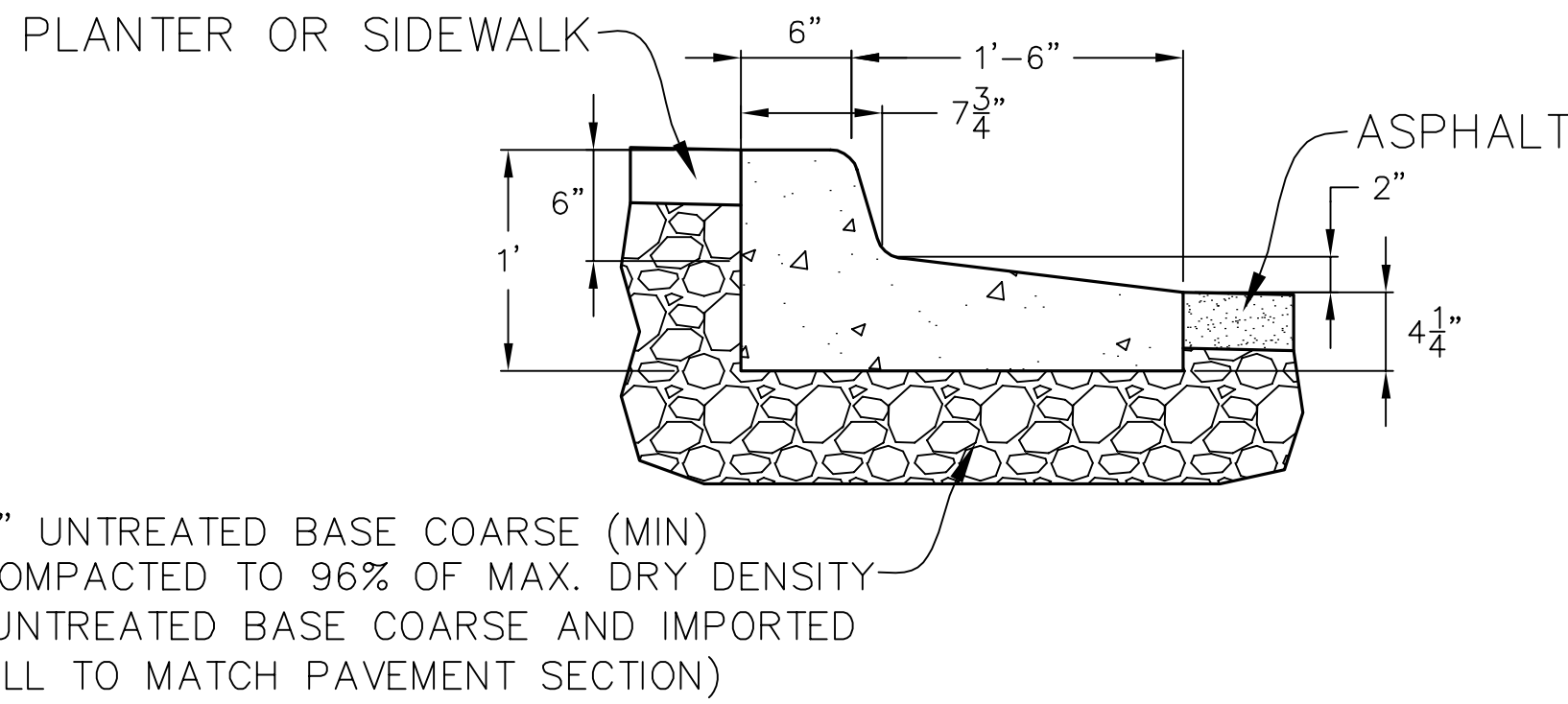
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3





## ROAD DETAIL

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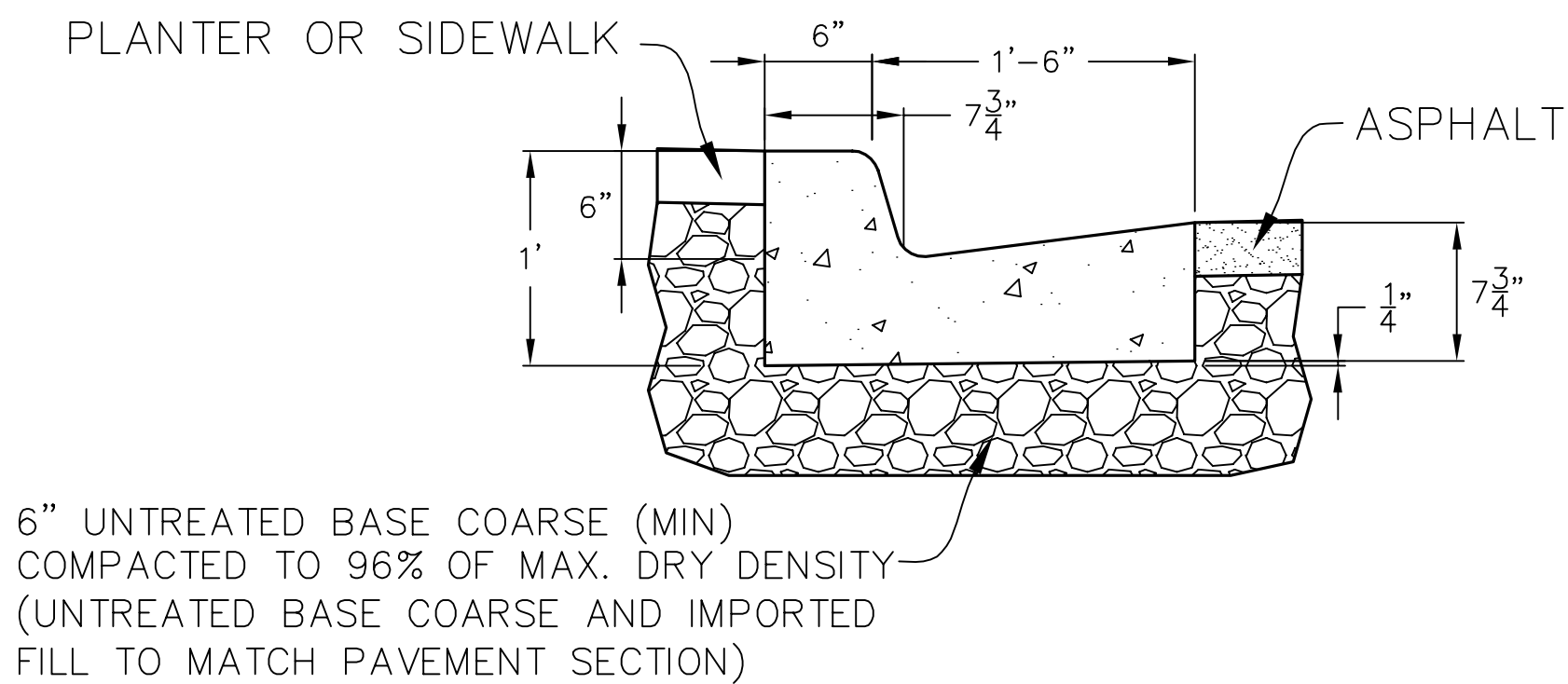


## 24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS

-NTS-

NOTE:  
PLACE CONTROL JOINTS  
AT 10 FOOT INTERVALS



## 24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS

-NTS-

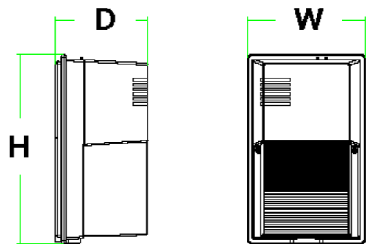
NOTE:  
PLACE CONTROL JOINTS  
AT 10 FOOT INTERVALS



## TWS LED LED Wall Luminaire

### Specifications

**Width:** 6-3/4" (17.2 cm)  
**Height:** 10-7/8" (27.7 cm)  
**Depth:** 5-5/16" (13.3 cm)  
**Weight:** 3.19 lbs (1.45 kg)



Catalog Number
Notes
Type

Use the tab key to move over the page to see all interactive elements.

### Introduction

The popular TWS luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TWS LED offers a traditional appearance and is powered by advanced LEDs.

The TWS LED luminaire is powerful yet energy efficient, capable of replacing up to a 70W HPS wall pack while saving up to 78% in energy costs. With long-life LEDs, the TWS LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

### Ordering Information

EXAMPLE: TWS LED 1 50K 120 PE

TWS LED							
Series	Performance Package	Color Temperature		Voltage		Control Options	Finish
TWSLED	1 1017 lumens	50K	5000K <sup>1</sup>	120	120V <sup>2</sup>	PE Photoelectric cell, button type	(Blank) Dark bronze

### Accessories

TWSWG Wire Guard

### NOTES

- Corrected color temperature (CCT) shown is nominal per ANSI C78:2008.
- 120V driver operates on 120V.

### FEATURES & SPECIFICATIONS

#### INTENDED USE

The TWS LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 70W HPS fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWS LED is for outdoor applications such as personnel doors, loading areas, driveways and parking areas.

#### CONSTRUCTION

Back plate is die cast aluminum. Front cover is impact resistant polycarbonate which is fully gasketed. All electronics are protected in the upper housing. Housing is sealed against moisture and environmental contaminants.

#### FINISH

UV stabilized polycarbonate front cover has dark bronze color which provides superior resistance to corrosion and weathering and that can withstand extreme climate changes without cracking or peeling.

#### OPTICS

Protective polycarbonate lens covers the LEDs. Prismatic front cover and precision molded reflector for superior uniformity and future spacing. Light engine is available in 5000K (69 min. CRI).

#### ELECTRICAL

Light engine consists of two high-powered, long life, high efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life (L70/100,000 hours at 40°C). Driver and integral photo-cell operate at 120V and are fully enclosed in the upper housing. There are no user serviceable parts.

#### INSTALLATION

Back housing easily mounts to any recessed junction box. With all electronics in upper housing the open lower section makes wiring easy. Mount on any vertical surface. Not recommended in applications where a sprayed stream of water can come in direct contact with polycarbonate lens.

#### LISTINGS

UL Certified to US and Canadian safety standards for wet-location mounting higher than 4 feet off the ground.

Rated for -40°C to 40°C ambient temperature.

#### WARRANTY

Five-year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

Notes: Specifications are subject to change without notice. Actual performance may differ as a result of end-user environment and application.

### Performance Data

#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end user environment and application.

Performance Package	Driver Current (mA)	CCT (5000K)	System Watts	Lumens	lm/W	lm/W	lm/W	lm/W
1	900	5000K	19W	1,017	1	3	1	54

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-80°C (32-176°F).

Ambient	Lat Multiplier
0°C	3.21x
10°C	5.01x
20°C	6.81x
25°C	7.71x
30°C	8.61x
40°C	10.41x

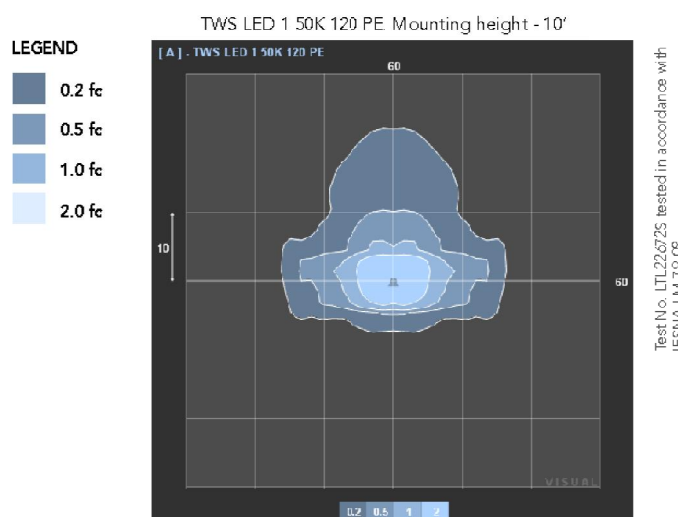
#### Projected LED Lumen Maintenance

Data references the extrapolated performance projected to a 40°C ambient based on 10,000 hours of LED testing tested per IESNA LM-80-08 and projected per IESNA TM-21-11.

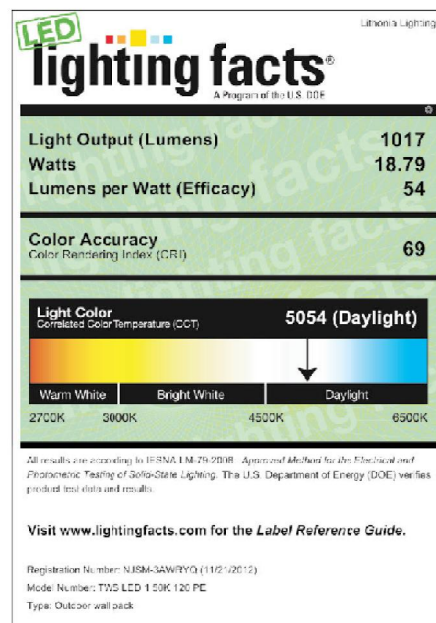
Operating Hours	0	25,000	50,000	55,000	100,000
Lumen Maintenance Factor	1.0	0.98	0.97	0.97	0.95

### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWS LED homepage, listed in accordance with IESNA LM-79 and LM-80 standards.

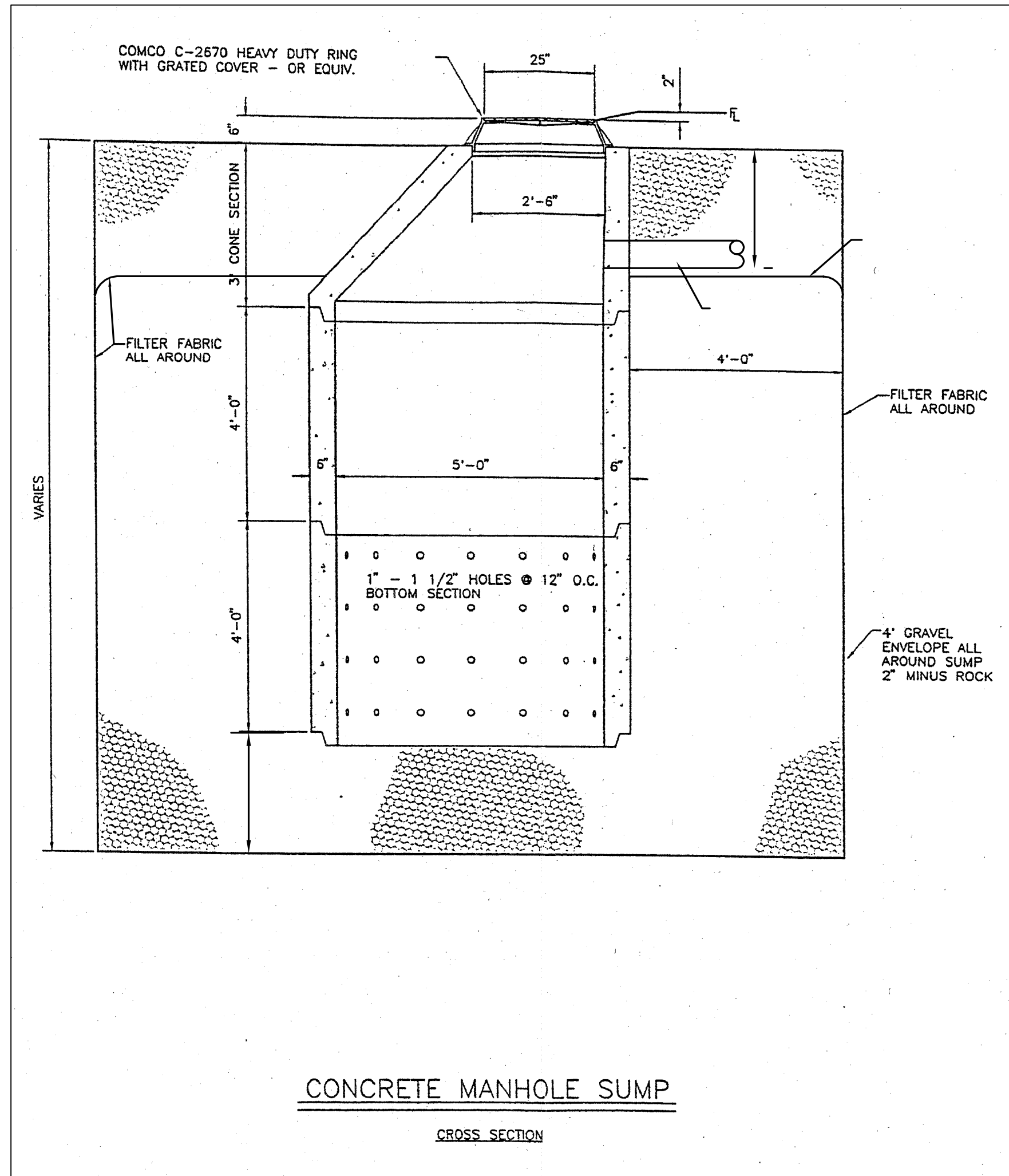


### Lighting Facts Labels



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)  
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TWS LED  
Rev: 01/09/14



SHEET NO.

4A

DETAIL SHEET

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES II

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FAX: 801-855-0109  
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SPANISH FORK, UT 84660

6/13/2014 9:30 AM MT

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NO.	REVISIONS	BY	DATE
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## ORCHARD HILLS TOWNHOMES II



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

PHONE: 801-855-0566  
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 946 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660

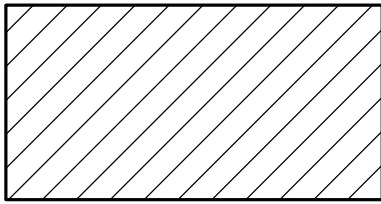
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## DETAIL SHEET

# SANTAQUIN, UTAH

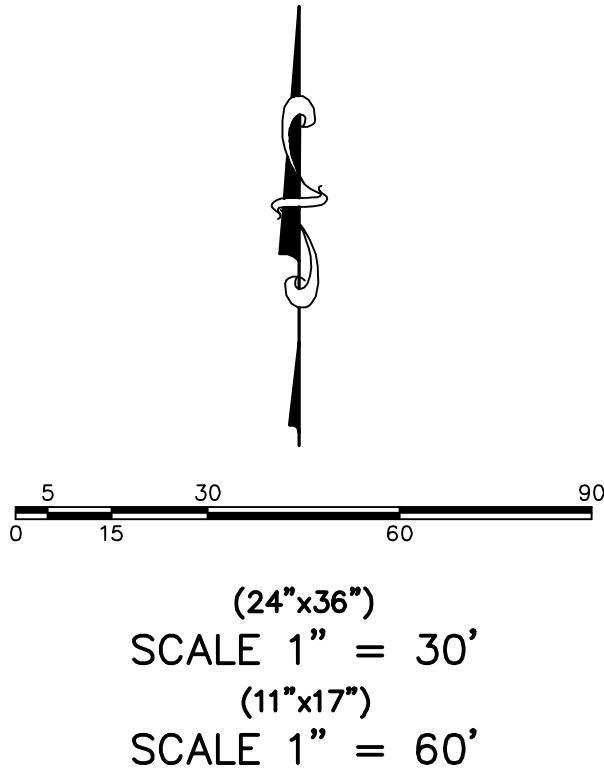
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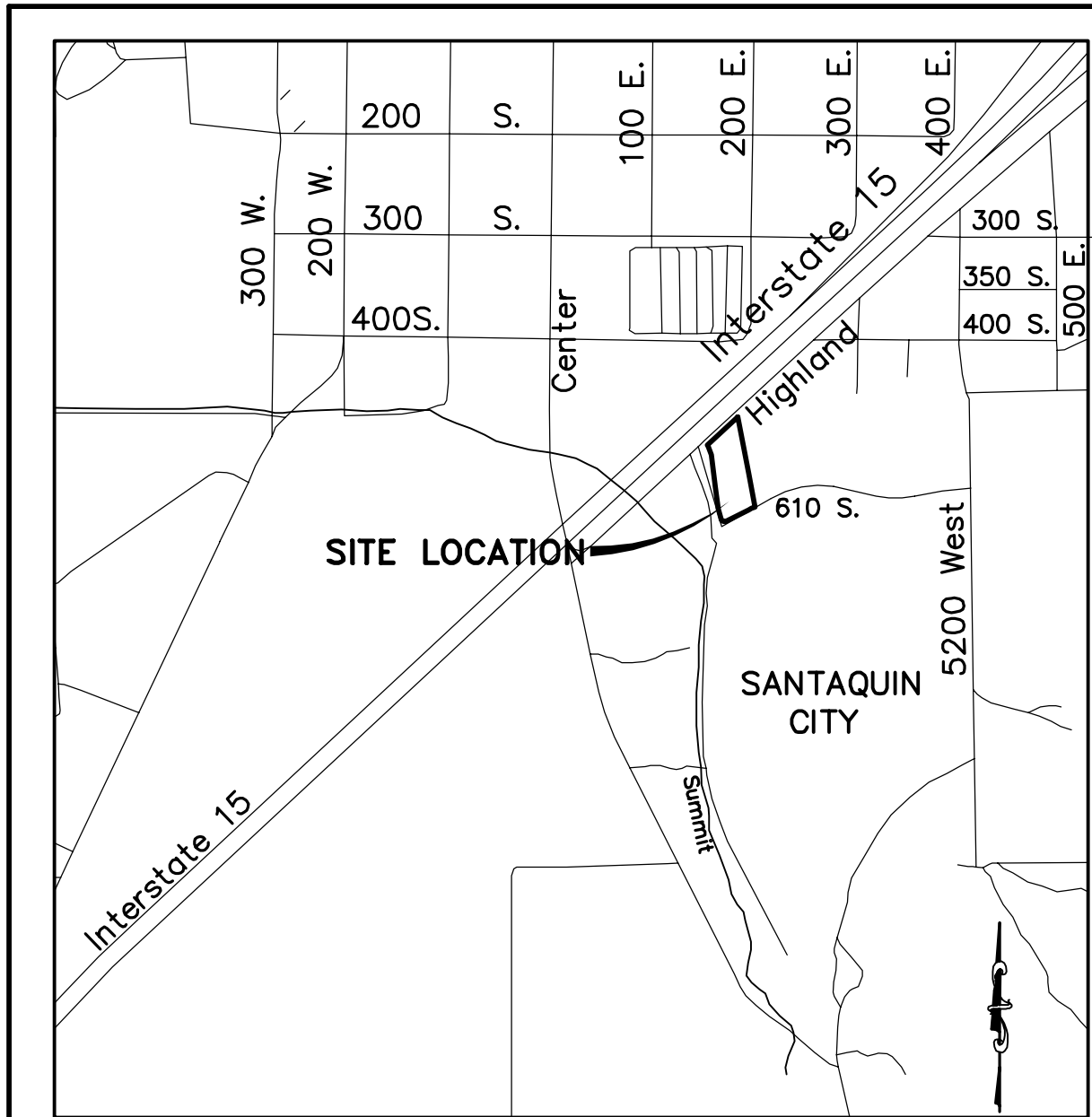
FIRE ACCESS PER IFC FIGURE D103. 1- DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

OWNER/DEVELOPER  
JOHN SMILEY  
391 NORTH MAIN  
SPANISH FORK, UT 84660



ORCHARD HILLS TOWNHOMES II												FIRE PLAN		SHEET NO.
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												ATLAS ENGINEERING L.L.C.		
												PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660		
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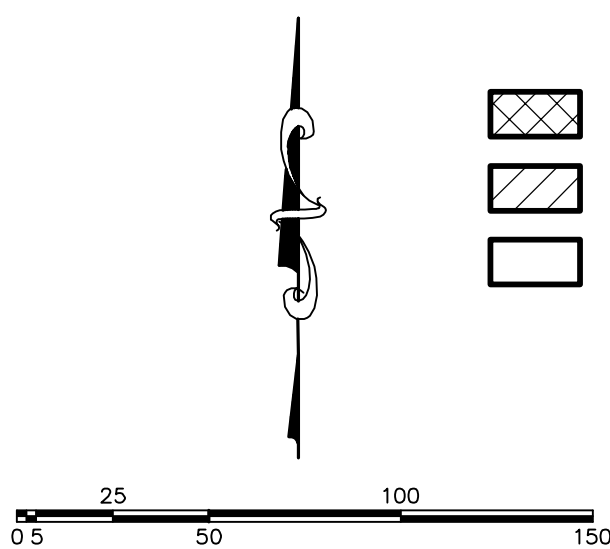
VICINITY MAP  
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- LOT NUMBERS
- ADDRESSES

ENGINEER CONTACT INFO:  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:  
BARRY PRETTYMAN  
PHONE: 801-423-1040  
946 EAST 800 NORTH  
SUITE B  
SPANISH FORK, UTAH 84660

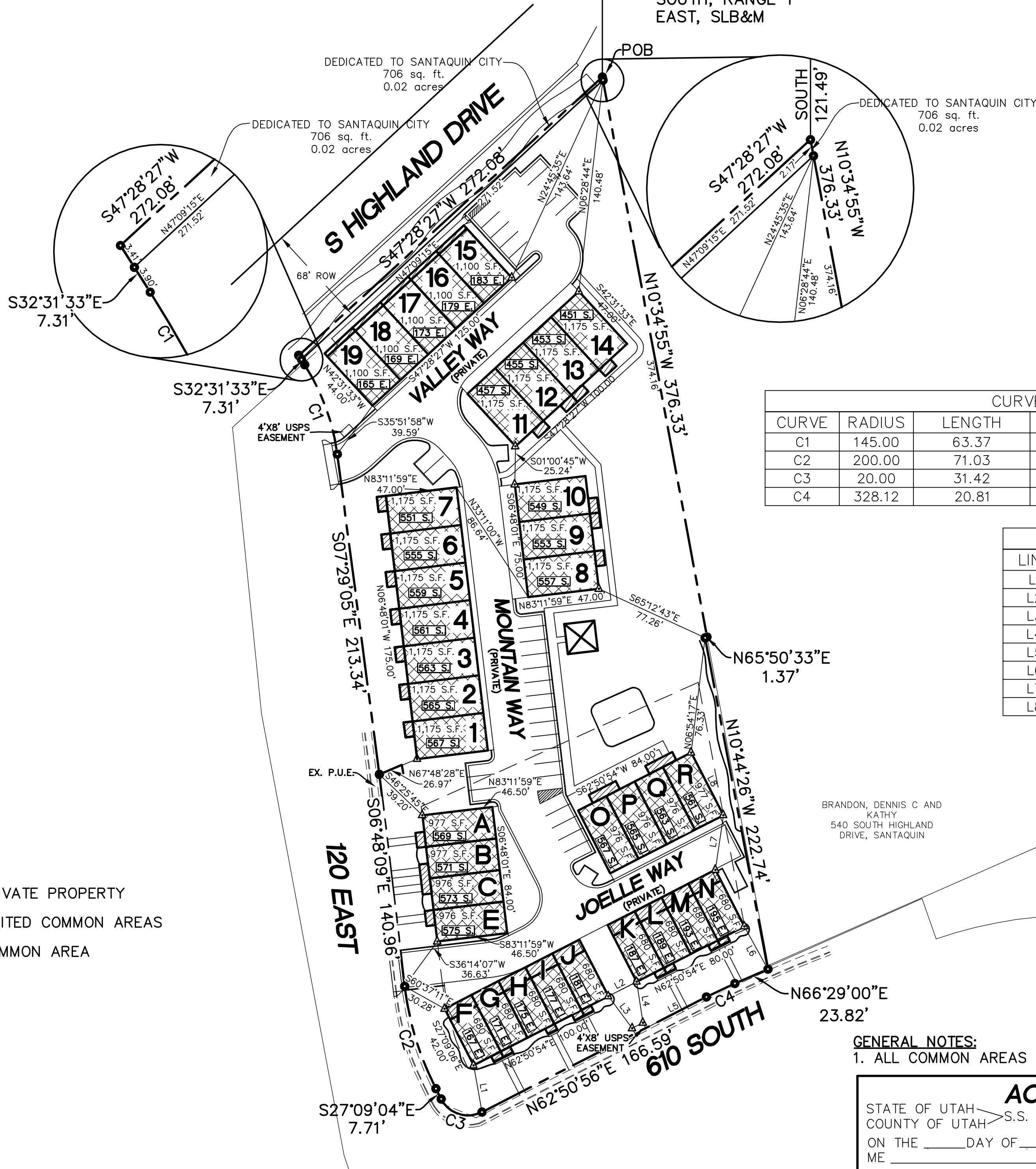


(24"x36")  
SCALE 1" = 50'  
(11"x17")  
SCALE 1" = 100'

NORTHWEST CORNER OF  
SECTION 12, TOWNSHIP 10  
SOUTH, RANGE 1 EAST, SLB&M

S87°07'54"W - SECTION LINE - BASIS OF BEARING S87°07'54"W  
1373.60'

NORTH 1/4  
CORNER OF  
SECTION 12,  
TOWNSHIP 10  
SOUTH, RANGE 1  
EAST, SLB&M



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S87°07'54"W 1373.60 FEET ALONG THE SECTION LINE AND SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S47°28'27"W 272.08 FEET ALONG THE SOUTH LINE OF HIGHLAND DRIVE; THENCE ALONG THE EAST LINE OF 120 EAST STREET THE FOLLOWING THREE (3) COURSES TO WIT: (1) S32°31'33"E 7.31 FEET, (2) THENCE SOUTHEASTERLY 63.37 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°02'28", THE CHORD BEARS S20°00'19"E 62.87 FEET, (3) THENCE S07°29'05"E 213.34; THENCE FOLLOWING THE EXISTING BOUNDARY OF ORCHARD HILLS TOWNHOMES THE FOLLOWING EIGHT (8) COURSES TO WIT: (1) S06°48'09"E 140.96 FEET, (2) SOUTHEASTERLY 71.03 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°20'58", THE CHORD BEARS S16°58'37"E 70.66 FEET, (3) S27°09'04"E 7.71 FEET, (4) SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°01'24", THE CHORD BEARS S72°09'00"E 28.29 FEET, (5) N62°50'56"E 166.59 FEET, (6) NORTHEASTERLY 20.81 FEET ALONG THE ARC OF A 328.12 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°38'04", THE CHORD BEARS N64°40'03"E 20.81 FEET, (7) N66°29'00"E 23.82 FEET, (8) THENCE N10°44'26"W 222.74 FEET ALONG AN EXISTING FENCE; THENCE N65°50'33"E 1.37 FEET; THENCE N10°34'55"W 376.33 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 2.92 ACRES OF LAND

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	145.00	63.37	62.87	S 20°00'19" E	25°02'28"
C2	200.00	71.03	70.66	S 16°58'37" E	20°20'58"
C3	20.00	31.42	28.29	S 72°09'00" E	90°01'24"
C4	328.12	20.81	20.81	N 64°40'03" E	3°38'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.37	S 10°08'16" E
L2	21.03	N 62°51'04" E
L3	26.37	S 36°46'42" E
L4	27.39	S 08°48'35" E
L5	45.00	N 62°50'56" E
L6	32.18	S 28°50'32" E
L7	36.49	N 08°14'07" E
L8	46.50	N 27°09'06" W

BRANDON, DENNIS C AND  
KATHY  
540 SOUTH HIGHLAND  
DRIVE, SANTAQUIN

GENERAL NOTES:

- ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.

ACKNOWLEDGMENT

STATE OF UTAH >S.S.  
COUNTY OF UTAH >  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 PERSONALLY APPEARED BEFORE ME

THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER/EXPIRES/PRINTED NAME

NOTE OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORCHARD HILLS TOWNHOMES P.U.D., WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_ A.D. 2021.

OWNER: JOHN SMILEY

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

OWNER:

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021

APPROVED BY MAYOR

APPROVED  
ENGINEER (SEE SEAL)

ATTEST  
CLERK-RECORDER

ORCHARD HILLS TOWNHOMES PLAT 'B'

BEING AN AMENDMENT OF  
ORCHARD HILLS TOWNHOMES  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC  
SEAL

CLERK-RECORDER  
SEAL

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED

DOMINION ENERGY REPRESENTATIVE

Z:\2020\20-006 Orchard Hills Ph2\CADD\PRELIMINARY\FINAL

CENTURYLINK APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

CENTRACOM REPRESENTATIVE

PLAT.dwg 6/23/2021 10:00:49 AM MDT

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

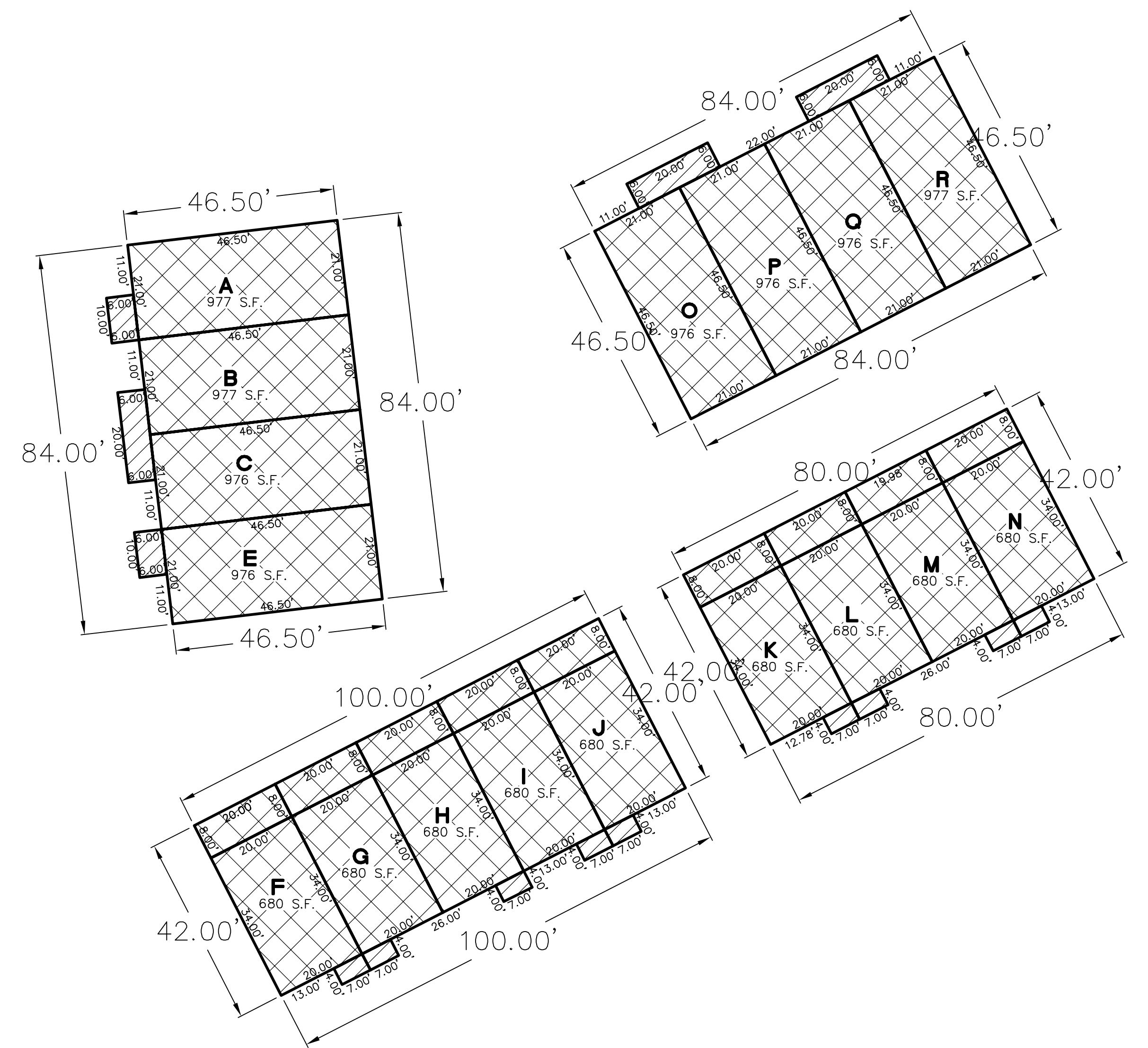
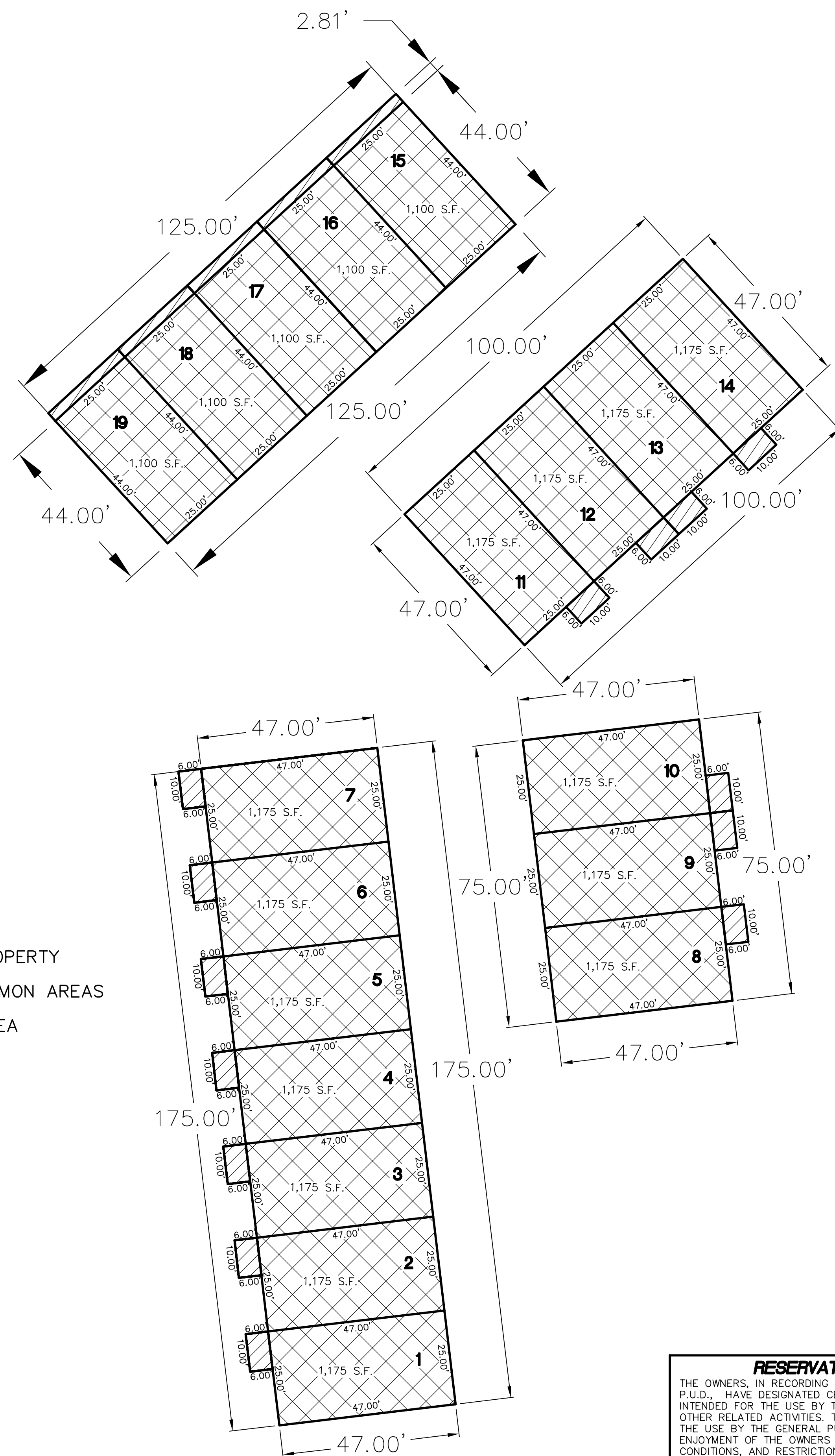
THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD HILLS TOWNHOMES P.U.D. HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ORCHARD HILLS TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

ROCKY MOUNTAIN POWER REPRESENTATIVE





#### RESERVATION OF COMMON AREAS

THE OWNERS, IN RECORDING THIS PLAT ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS OF SAID P.U.D. FOR INGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF SAID P.U.D., SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

#### UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN ON THIS PLAT OF ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO SANTAQUIN CITY, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREA MARKED "PUBLIC UTILITIES EASEMENT" (P.U.E.) AND "PRIVATE STREET" ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

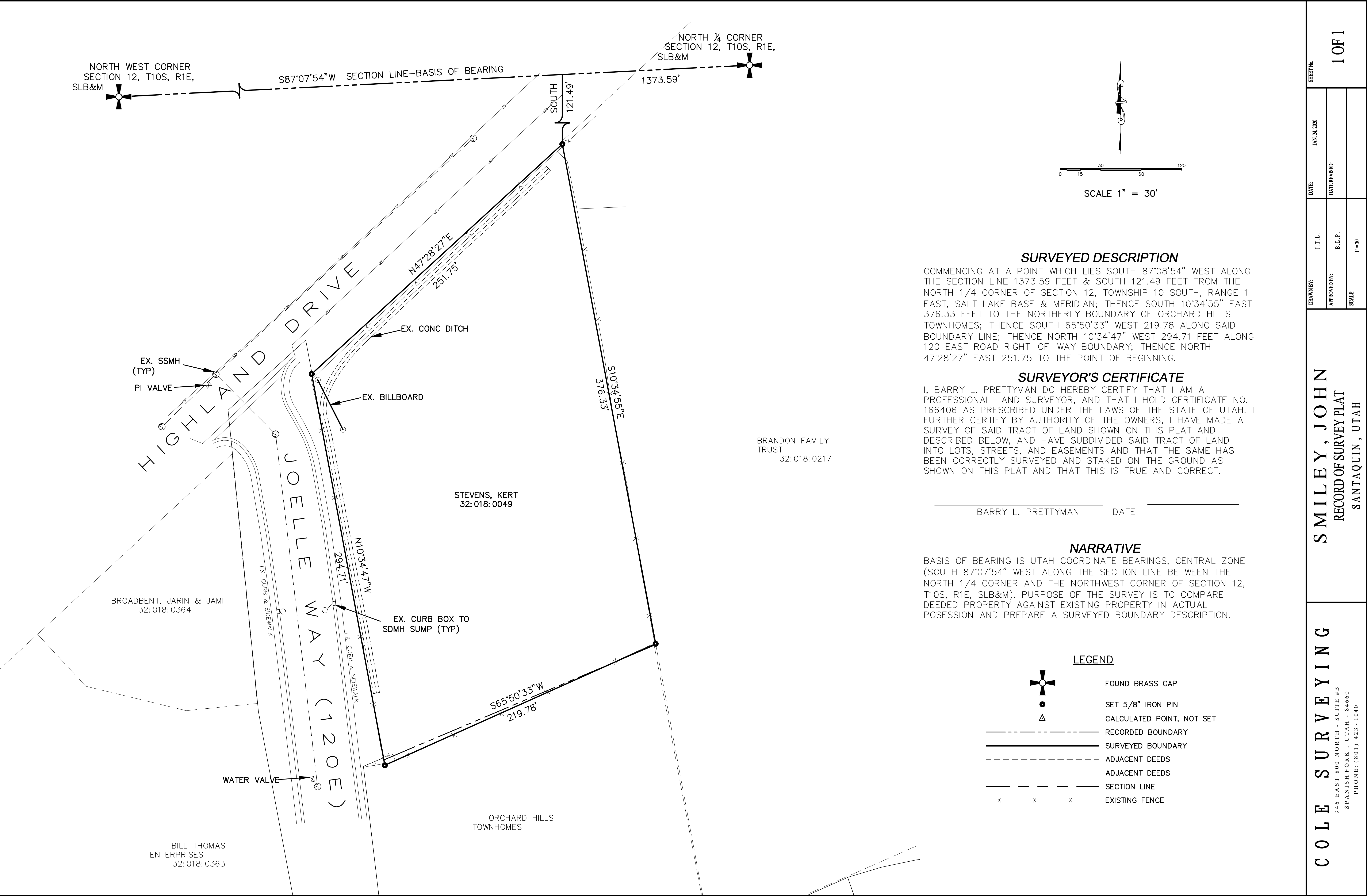
#### ORCHARD HILLS TOWNHOMES PLAT 'B'

BEING AN AMENDMENT OF  
ORCHARD HILLS TOWNHOMES  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 2 OF 2







123456789101112131415161718192021222425262728293031323334

WVUTTRBSRQPMNLMKLJKIJHGFEDCBA

ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINEAR FIXTURE (TYPICAL)		FIRE ALARM CONTROL PANEL
	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT		REMOTE FIRE ALARM ANNUNCIATOR PANEL
	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE		FIRE ALARM NAC PANEL
	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE		FIRE ALARM VOICE PANEL
	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE		DOOR HOLDER
	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK		FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE		FIRE ALARM PULL STATION
	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
	DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	<div>MODIFIER A-3 PANEL SPACE ASSIGNMENT REF EQUIPMENT DESIGNATION</div>	\$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)		FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
		2	TWO POLE SWITCH		FIRE ALARM HORN
		3	3-WAY SWITCH		FIRE ALARM HORN (LF = LOW FREQUENCY)
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH		
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	D	DIMMER SWITCH		FIRE ALARM HORN (LF = LOW FREQUENCY)
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	K	KEYED SWITCH		
REF	REFRIGERATOR	T	TIMER SWITCH		FIRE ALARM STROBE CEILING MOUNTED
DW	DISHWASHER	M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN/STROBE CEILING MOUNTED
DISP	DISPOSAL	F	PADDLE FAN SPEED CONTROL (CANARM "CN" SERIES)		FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
WASH	WASHING MACHINE	OC	OCCUPANCY SENSOR SWITCH		
EW	ELECTRIC WATER COOLER	LV	LOW VOLTAGE CONTROL SWITCH		FIRE ALARM HORN CEILING MOUNTED
USB	HUBBELL USB1SACSW OR EQUAL DUPLEX PLUS USB CHARGER	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		
TR	TAMPER RESISTANT	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	DUPLEX RECEPTACLE OUTLET	OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		
	QUAD RECEPTACLE OUTLET	\$	DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)		SMOKE ALARM BATTERY-BACKED
	220V RECEPTACLE OUTLET		CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)		SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	ISOLATED GROUND RECEPTACLE		OCCUPANCY SENSOR (CEILING MOUNTED)		DUCT SMOKE DETECTOR
	RECEPTACLE FLOOR DEVICE		DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)		SMOKE DETECTOR WITH ADDRESSABLE RELAY
	CEILING MOUNTED DEVICE		PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		SMOKE DETECTOR WITH SOUNDER BASE
	SPECIAL RECEPTACLE		HEAT DETECTOR		
	MOTOR OUTLET		ROOM CONTROLLER		GAS DETECTOR
	EXHAUST FAN		DAYLIGHT SENSOR		CARBON MONOXIDE DETECTOR
	THERMOSTAT OUTLET		PHOTOCELL		CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	REMOTE SENSOR OUTLET		VOLUME CONTROL		ADA TWO-WAY COMMUNICATIONS SYSTEM
	TELEPHONE OUTLET		WALL SPEAKER		ACCESS CONTROL KEY PAD
	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		CEILING SPEAKER		ACCESS CONTROL CARD READER
	NETWORK AND VOICE OUTLET		SURVEILLANCE CAMERA		ACCESS CONTROL DOOR STRIKE
	WIRELESS ACCESS POINT CEILING MOUNTED		SURVEILLANCE DIGITAL VIDEO RECORDER		ACCESS CONTROL MAG LOCK
	TELEVISION OUTLET		ACCESS CONTROL DOOR SENSOR		ACCESS CONTROL REQUEST TO EXIT
			PUSHBUTTON		
			BELL		

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
Ø	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1Ø	SINGLE PHASE	DRY	DRYER	LTC	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3Ø	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EW	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EPH	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANIN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEF	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND-FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WATTHOUR
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVAR	PNL	PANEL	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS

ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	MANUEL MASBERNAT
ELECTRICAL DESIGNER:	CHASE CHRISTENSEN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E0.0	ELECTRICAL COVERSHEET
E1.0	SITE PHOTOMETRIC PLAN
E6.1	ELECTRICAL SCHEDULES & DETAILS

ROYAL ENGINEERING

MECHANICAL  
PROVCO, UTAH 84006  
PHONE: 801.375.2276  
FAX: 801.375.2276

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5/24/21

REVISIONS:

ORCHARD HILLS TOWNHOMES

DRAWING TITLE:  
ELECTRICAL COVERSHEET

DRAWN BY:  
CC

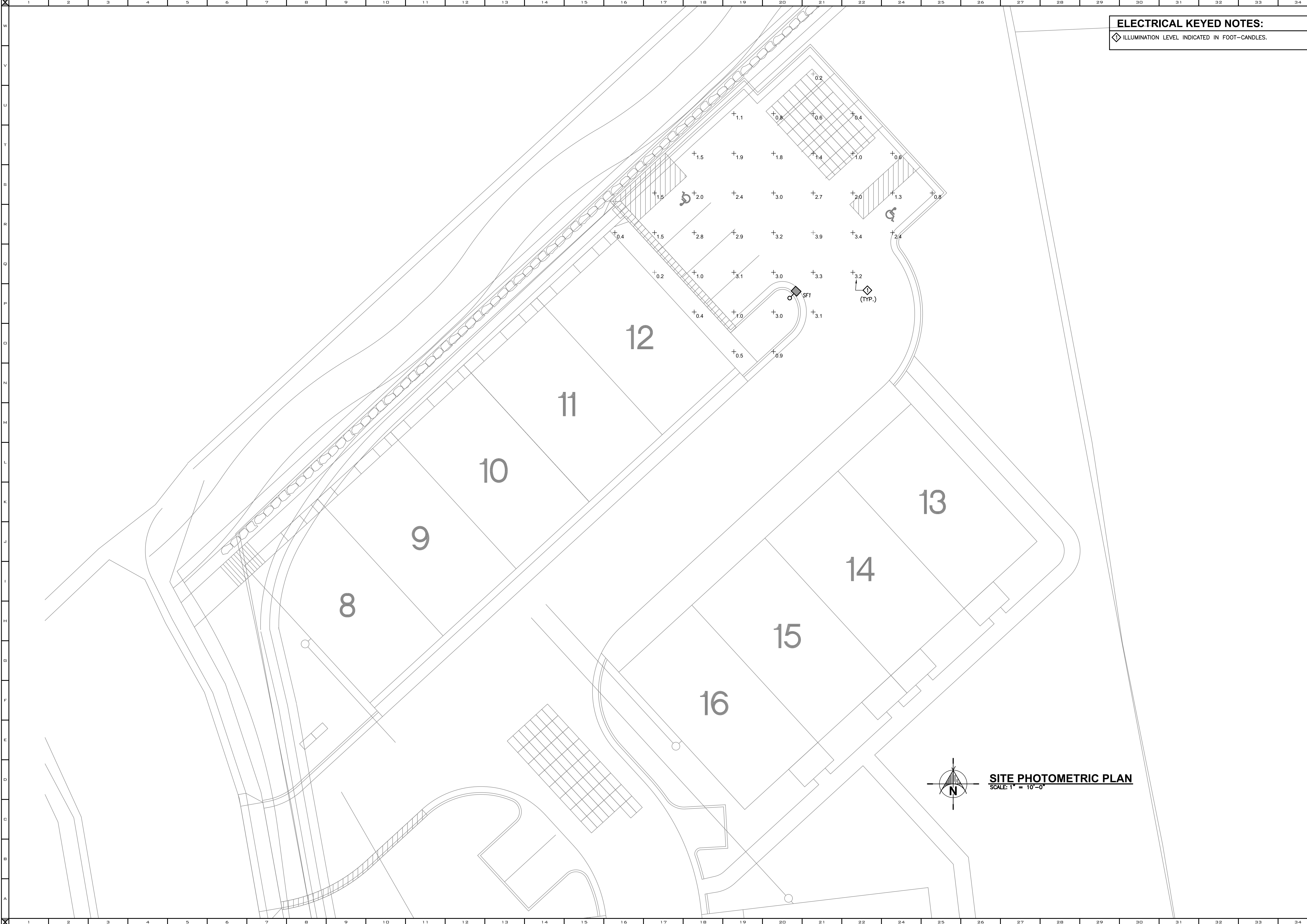
CHECKED BY:  
RB

DATE PLOTTED:  
05/24/2021

PROJECT #:  
J21147.00

E0.0





**ELECTRICAL KEYED NOTES:**

◊ ILLUMINATION LEVEL INDICATED IN FOOT-CANDLES.

ROYAL  
ENGINEERING

MECHANICAL  
PROVO, UT 84606  
1837 S. EAST BAY BLVD.  
PHONE: 801.375.2228  
FAX: 801.375.2676

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REVISIONS:

**ORCHARD HILLS  
TOWNHOMES**

DRAWING TITLE:  
**SITE  
PHOTOMETRIC  
PLAN**

DRAWN BY: CC  
CHECKED BY: RB

DATE PLOTTED:  
05/24/2021

PROJECT #:  
J21147.00

E1.0

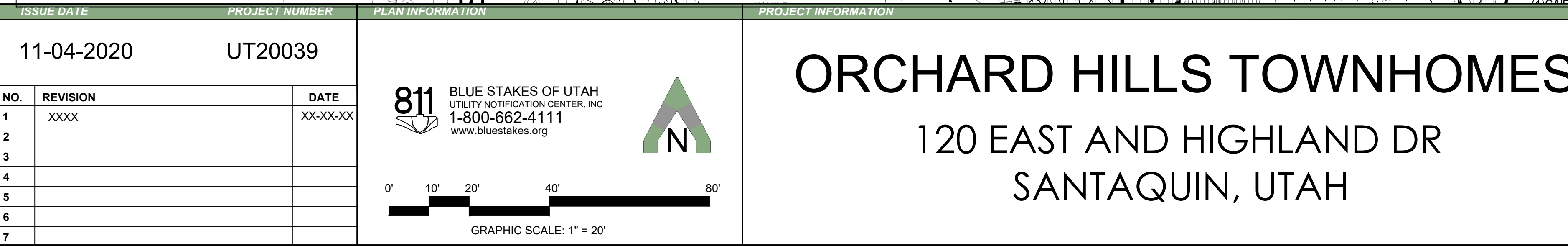


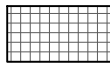
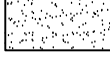


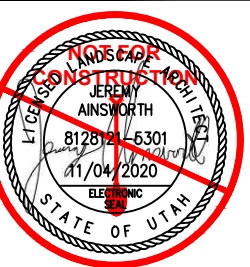




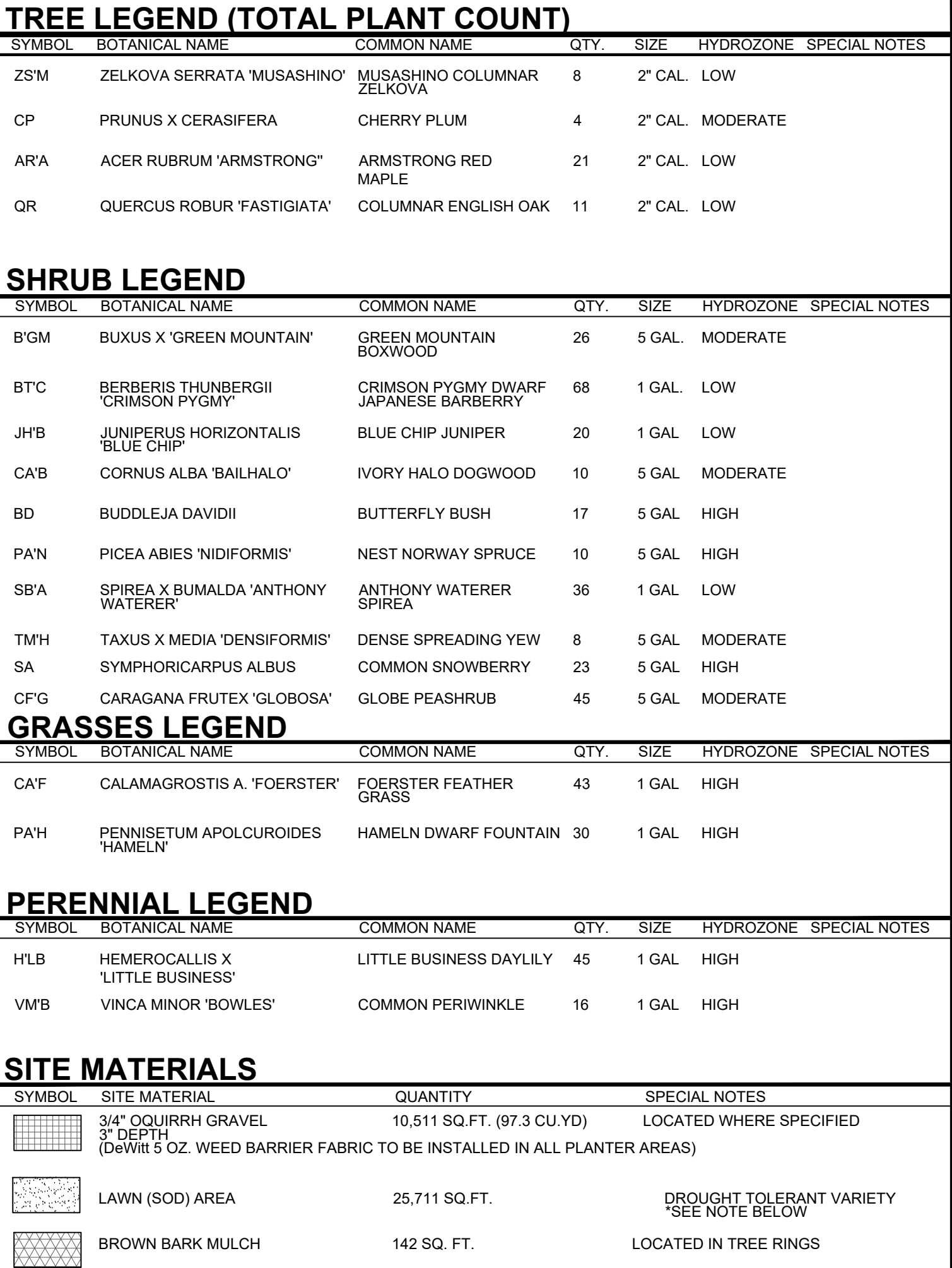






TREE LEGEND (TOTAL PLANT COUNT)							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	8	2" CAL.	LOW		
CP	PRUNUS X CERASIFERA	CHERRY PLUM	4	2" CAL.	MODERATE		
ARA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	21	2" CAL.	LOW		
QR	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	11	2" CAL.	LOW		
SHRUB LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
BGM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	26	5 GAL.	MODERATE		
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	68	1 GAL.	LOW		
JHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	20	1 GAL.	LOW		
CAB	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	5 GAL.	MODERATE		
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	17	5 GAL.	HIGH		
PAN	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	10	5 GAL.	HIGH		
SBA	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36	1 GAL.	LOW		
TMH	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	8	5 GAL.	MODERATE		
SA	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	23	5 GAL.	HIGH		
CFG	CARAGANA FRUTEX 'GLOBOSA'	GLOBE PEASHRUB	45	5 GAL.	MODERATE		
GRASSES LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	43	1 GAL.	HIGH		
PAH	PENNISETUM APOLCUIROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	30	1 GAL.	HIGH		
PERENNIAL LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	45	1 GAL.	HIGH		
VMB	VINCA MINOR 'BOWLES'	COMMON PERIWINKLE	16	1 GAL.	HIGH		
SITE MATERIALS							
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES				
	3/4" OQUIRRH GRAVEL 3" DEPTH (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,511 SQ.FT. (97.3 CU.YD)	LOCATED WHERE SPECIFIED SEE NOTE BELOW				
	LAWN (SOD) AREA	25,711 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW				
	BROWN BARK MULCH	142 SQ. FT.	LOCATED IN TREE RINGS				
LANDSCAPE ARCHITECT / PLANNER							
					PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 11/4/2020		
LANDSCAPE ARCHITECTURE & PLANNING & VISUALIZATION			PRELIMINARY PLANS NOT FOR CONSTRUCTION				
3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			LP-101				

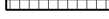






SHRUB LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	26	5 GAL.	MODERATE		
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	68	1 GAL.	LOW		
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	20	1 GAL.	LOW		
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	5 GAL.	MODERATE		
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	17	5 GAL.	HIGH		
PA'N	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	10	5 GAL.	HIGH		
SB'A	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	36	1 GAL.	LOW		
TM'H	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	8	5 GAL.	MODERATE		
SA	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	23	5 GAL.	HIGH		
CF'G	CARAGANA FRUTEX 'GLOBOSA'	GLOBE PEASHRUB	45	5 GAL.	MODERATE		

GRASSES LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	43	1 GAL.	HIGH	
PA'H	PENNISETUM APOLCUIROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	30	1 GAL.	HIGH	

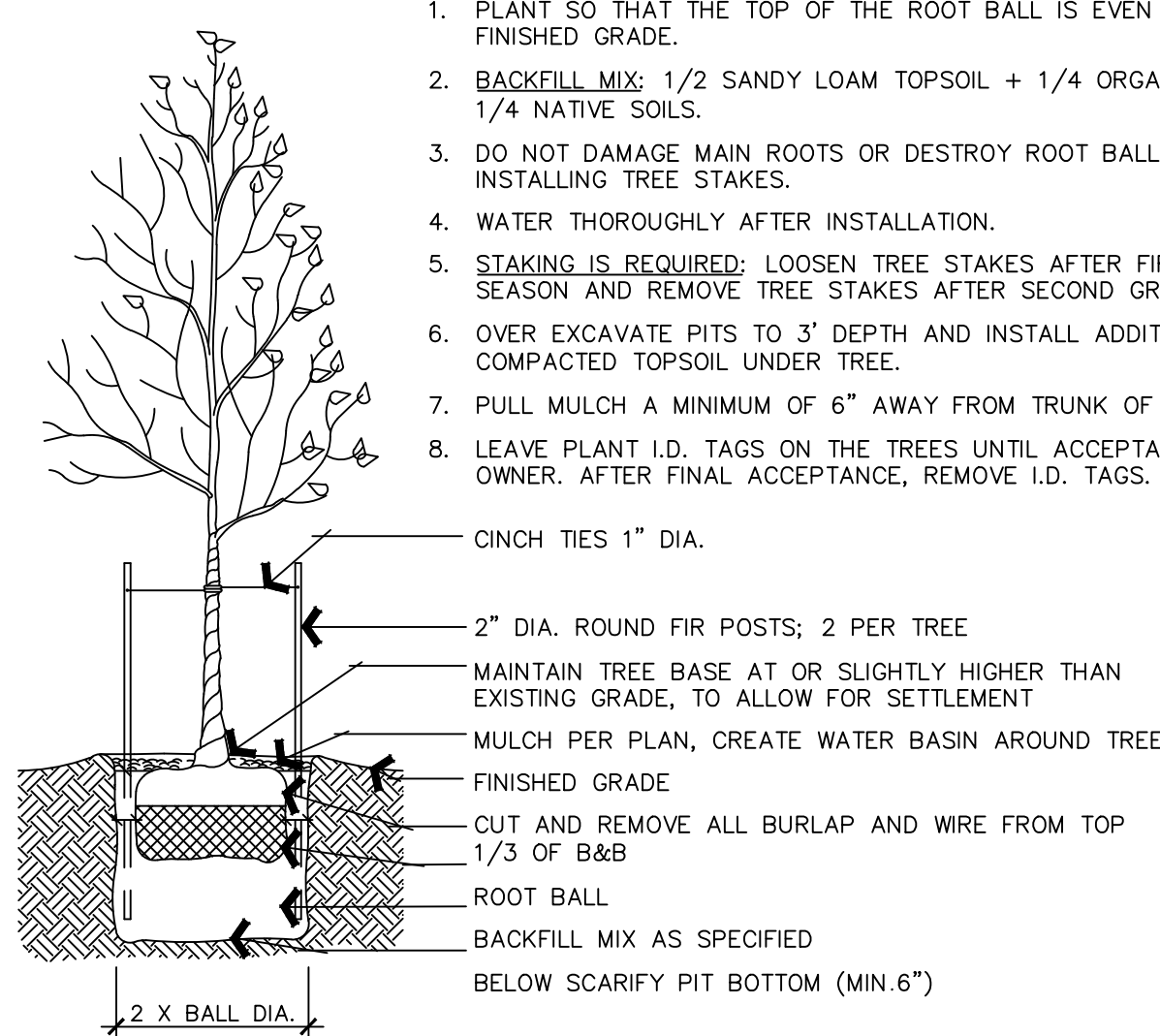
PERENNIAL LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	45	1 GAL	HIGH	
VMB	VINCA MINOR 'BOWLES'	COMMON PERIWINKLE	16	1 GAL	HIGH	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" OQUIRRH GRAVEL 3" DEPTH (DEWIT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	10,511 SQ. FT. (97.3 CU. YD.)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	25,711 SQ. FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	BROWN BARK MULCH	142 SQ. FT.	LOCATED IN TREE RINGS

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP					
11-04-2020			UT20039			<div><div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div></div><div><div></div><div>N</div></div></div>			ORCHARD HILLS TOWNHOMES  120 EAST AND HIGHLAND DR SANTAQUIN, UTAH			<div>Developer / Property Owner:</div> <div>ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660</div>			<div>Client / Engineer:</div> <div>ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566</div>			<div><div><div></div><div>PKJ</div><div>DESIGN GROUP</div><div>Landscape Architecture • Planning &amp; Visualization</div></div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>			<div><div><div><div>UTAH</div><div>PROFESSIONAL LANDSCAPE ARCHITECT</div><div>JTA</div><div>STATE OF UTAH</div></div><div>11/4/2020</div></div><div>LANDSCAPE PLAN</div><div>PRELIMINARY PLANS NOT FOR CONSTRUCTION</div><div>LP-102</div></div>		
NO.	REVISION	DATE																					
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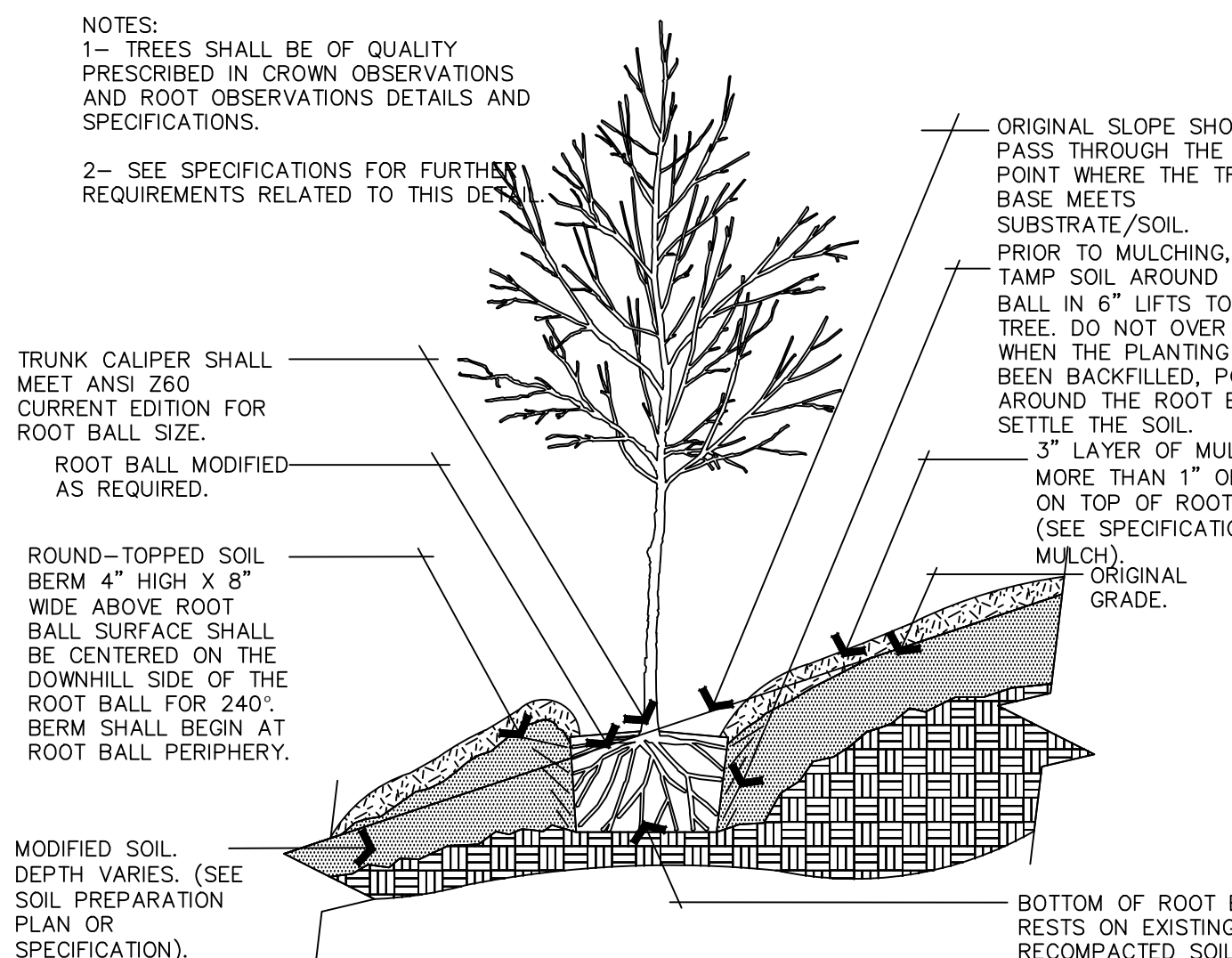


1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. **BACKFILL MIX:** 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. **STAKING IS REQUIRED:** LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.

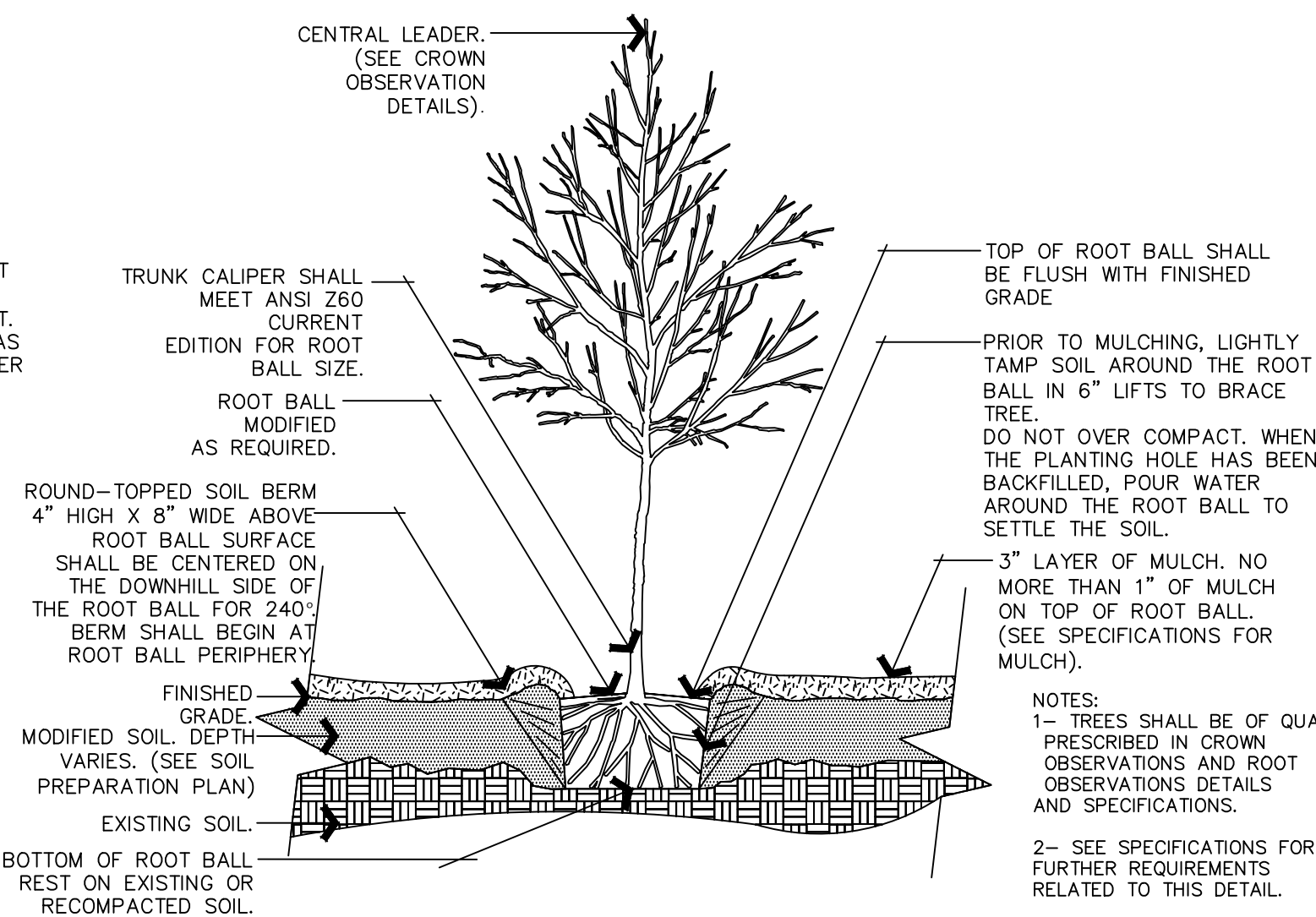


PKJ DESIGN GROUP

NOTES:  
1- TREES SHALL BE OF QUALITY  
PRESCRIBED IN CROWN OBSERVATIONS  
AND ROOT OBSERVATIONS DETAILS AND  
SPECIFICATIONS.  
2- SEE SPECIFICATIONS FOR FURTHER  
REQUIREMENTS RELATED TO THIS DETAIL.

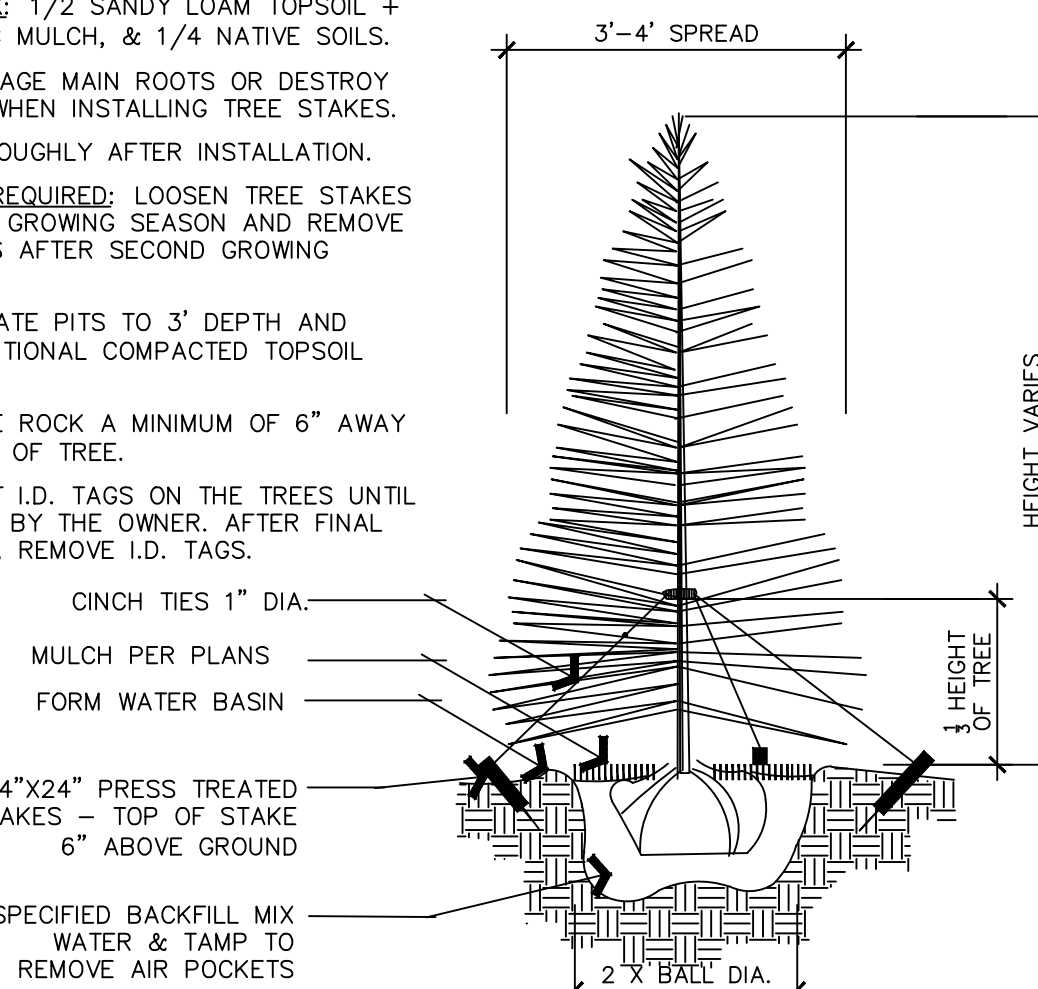


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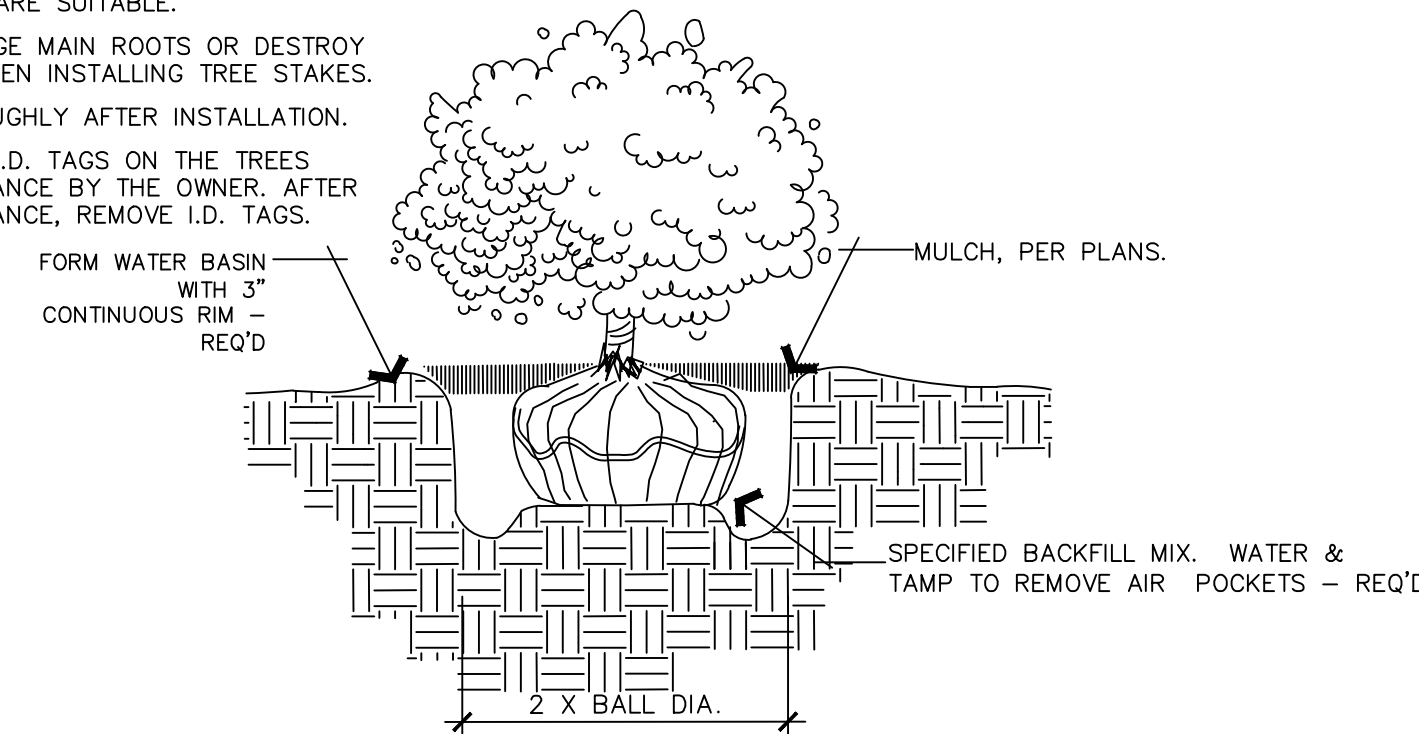
PKI DESIGN GROUP

1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. **BACKFILL MIX:** 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. **STAKING IS REQUIRED:** LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. ORDER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT ID. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE ID. TAGS.

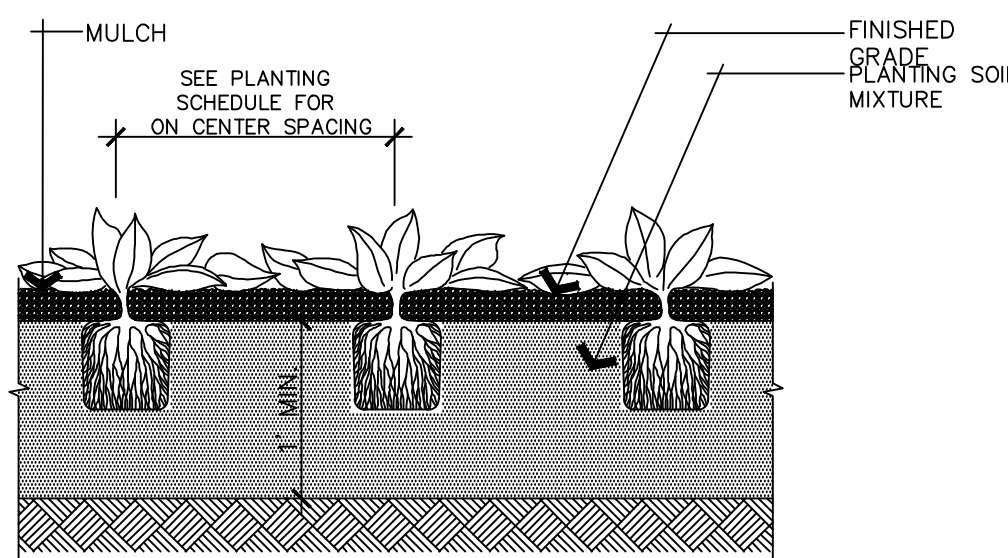


PKI DESIGN GROUP

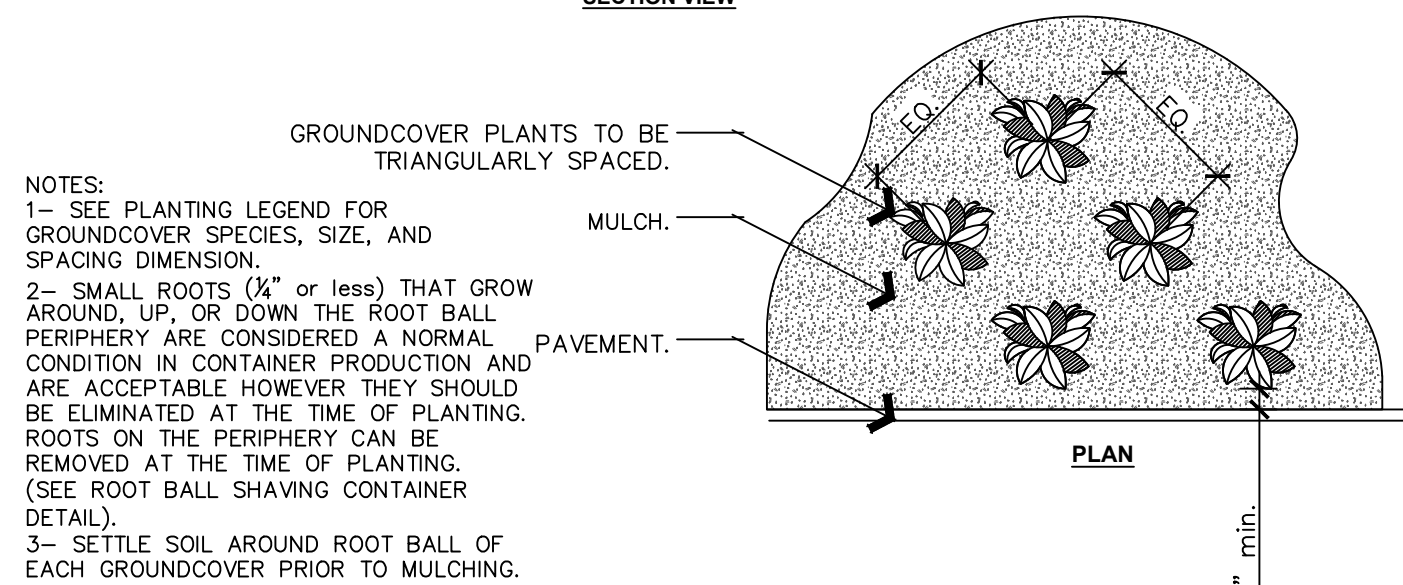
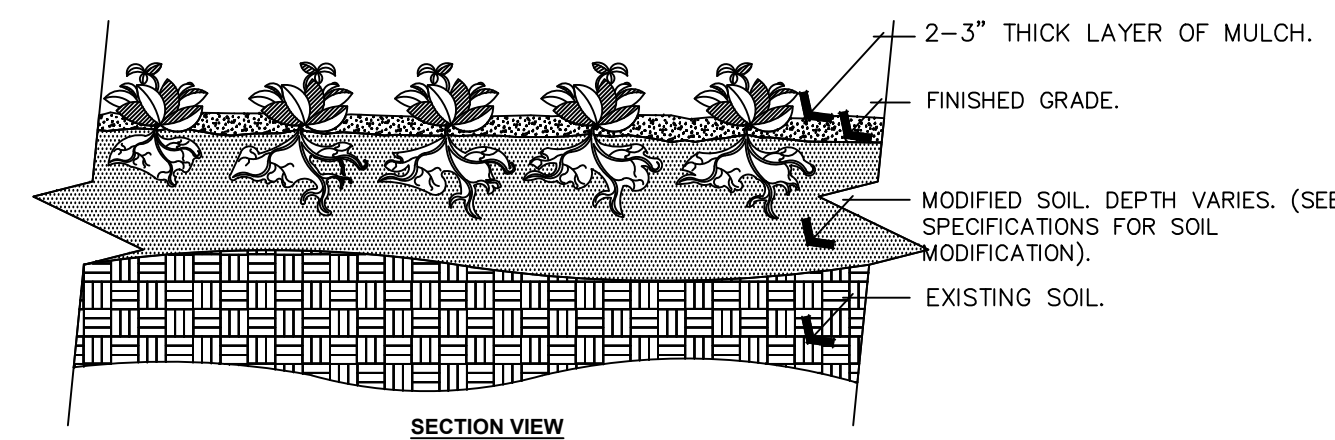
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



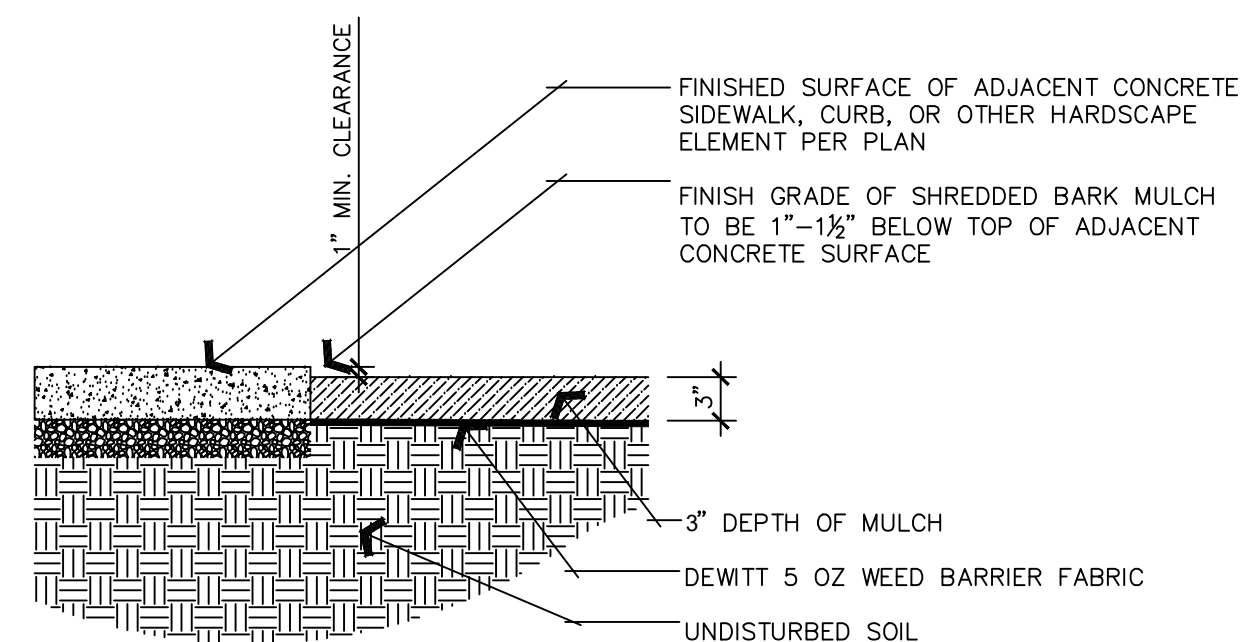
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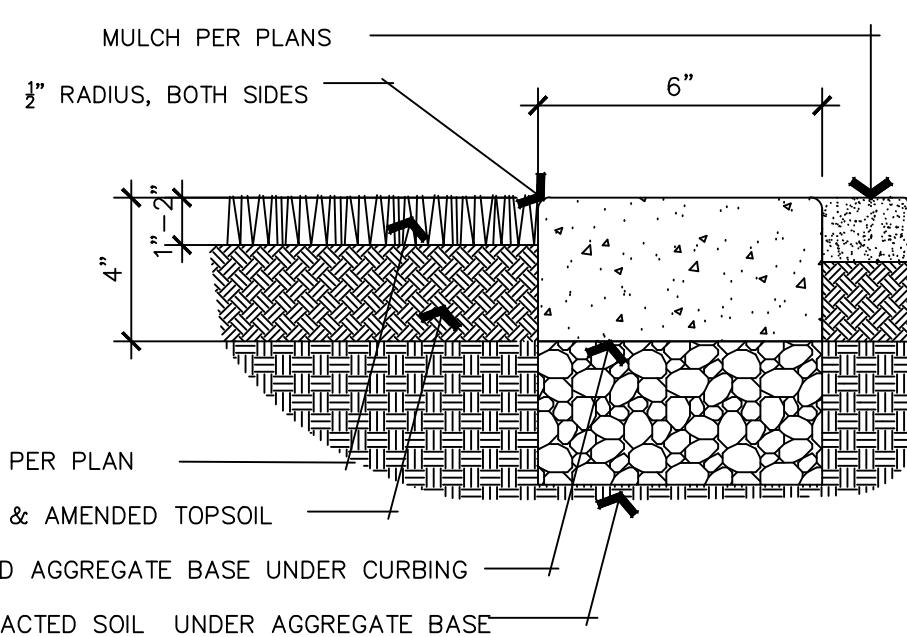
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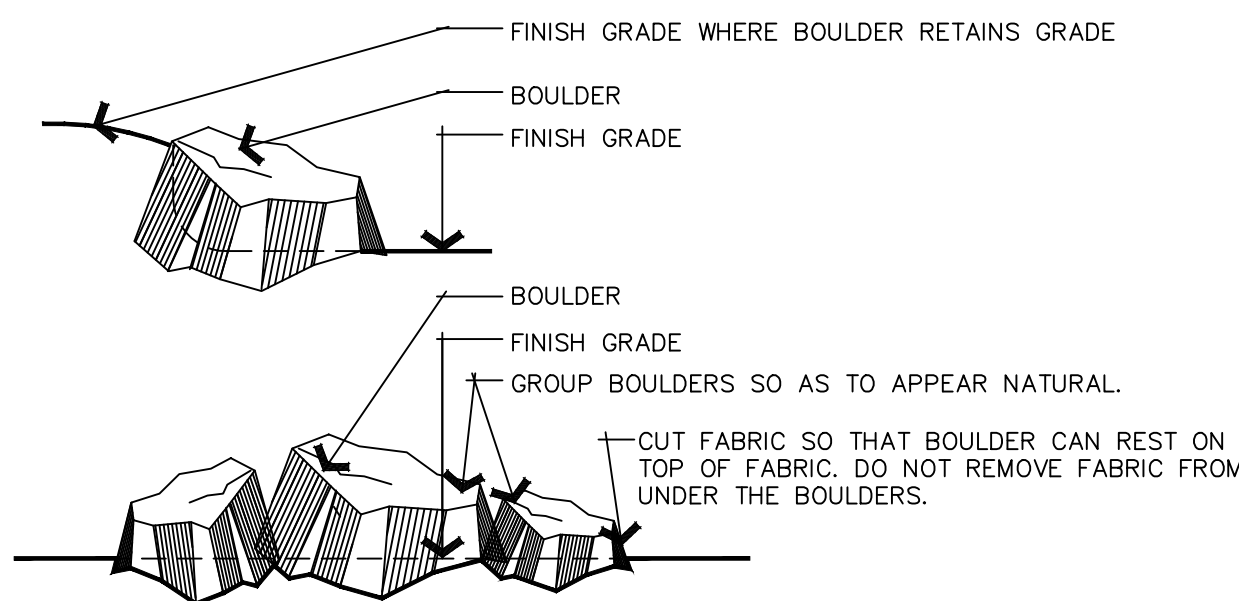
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1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.

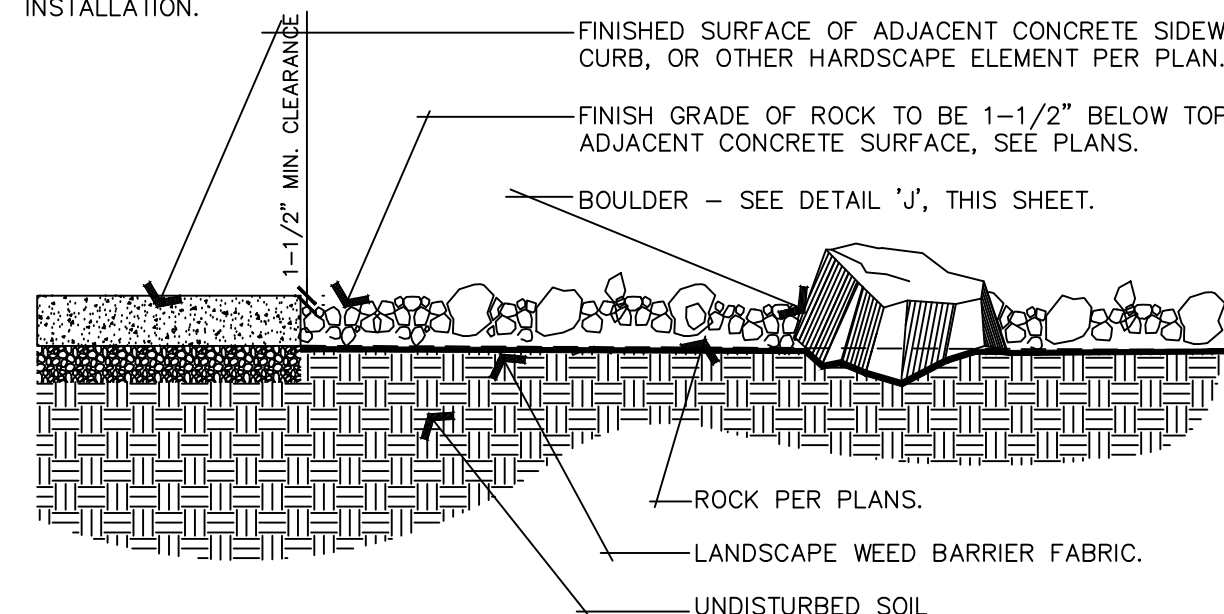


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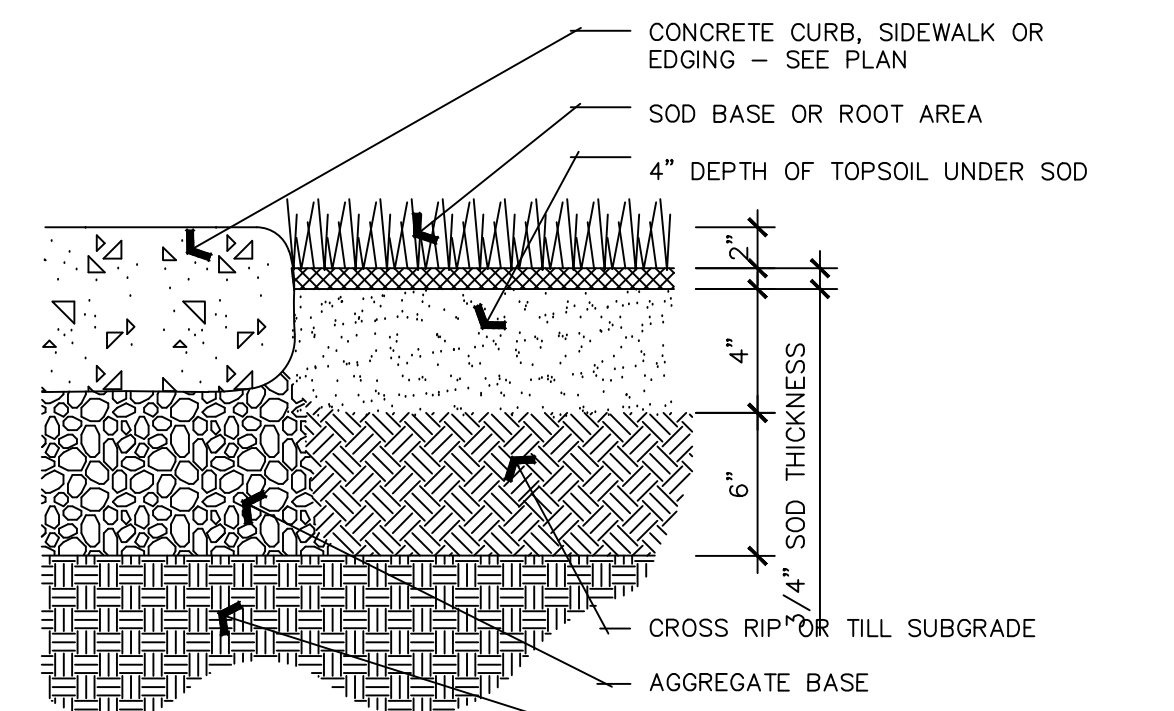


NOTE:  
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE  
TOTAL MASS OF EACH BOULDER IS BELOW FINISH  
GRADE.

**Keywords:** child sexual abuse; disclosure; social support; coping strategies



014 000001 000100



DENSITY

**NOTES:**

1. ENSURE FINISH GRADE IS 1"– 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" – 2 ½".

998 DESIGN GROUP

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT  
FOR CONSTRUCTION  
LP-501









IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
Q	T	H	TT	TQ	F							
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	5'	30	.10	.15	20	na	na	.40		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8'	30	.28	.35	52	na	na	1.05		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10'	30	.39	.53	79	na	na	1.58		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.F	12'	30	.65	.87	1.30	1.74	1.95	2.60		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.F	15'	30	.92	1.23	1.85	2.48	2.78	3.70		
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15'	30	1.21							
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15'	30	.61							
◆	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies		
◆	RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES	Q.T.H.F	65'	30	6.6	12.6	24.3	na	na	varies		
Ⓢ	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.											
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
Ⓢ	MASTER VALVE											
Ⓢ	FLOW SENSOR											
Ⓢ	RAINBIRD WRZ-RC WIRELESS RAIN SHUT OFF DEVICE											
Ⓢ	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE											
Ⓢ	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)											
Ⓢ	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL											
Ⓢ	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											
Ⓢ	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)											
Ⓢ	JUMBO BOX-PURPLE LID											
Ⓢ	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)											
*	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS											
-----	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER											
-----	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
-----	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT											
-----	CLASS 200 SLEEVE PER PLAN											
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1/4" DIAMETER MINIMUM											
NOT SHOWN	14 GAU SO SO COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											
NOT SHOWN	PROVIDE 2 WIRE LOOP SYSTEM.											

DRIP ZONE

	TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
	XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
	TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
	MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
	TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
	APPLICATION RATE		64 IN. /HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"
	*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

Type	April	May	June	July	August	Sept	October
Turf	10 min	10 min	10 min	10 min	10 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

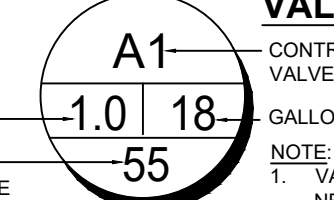
- ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.
- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1.1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1.1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2" SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3" OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 6 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE PROVISION AND INSTALLATION OF A BACKFLOW PREVENTOR.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

CONTROL NUMBER  
VALVE NUMBER  
GALLONS PER MINUTE

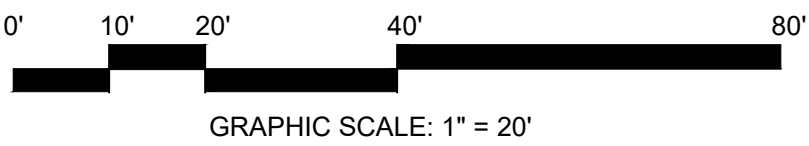
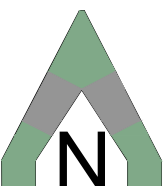
NOTE:  
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
11/4/2020	UT20039	
NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		



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# ORCHARD HILLS TOWNHOMES

## 120 EAST AND HIGHLAND DR SANTAQUIN, UTAH

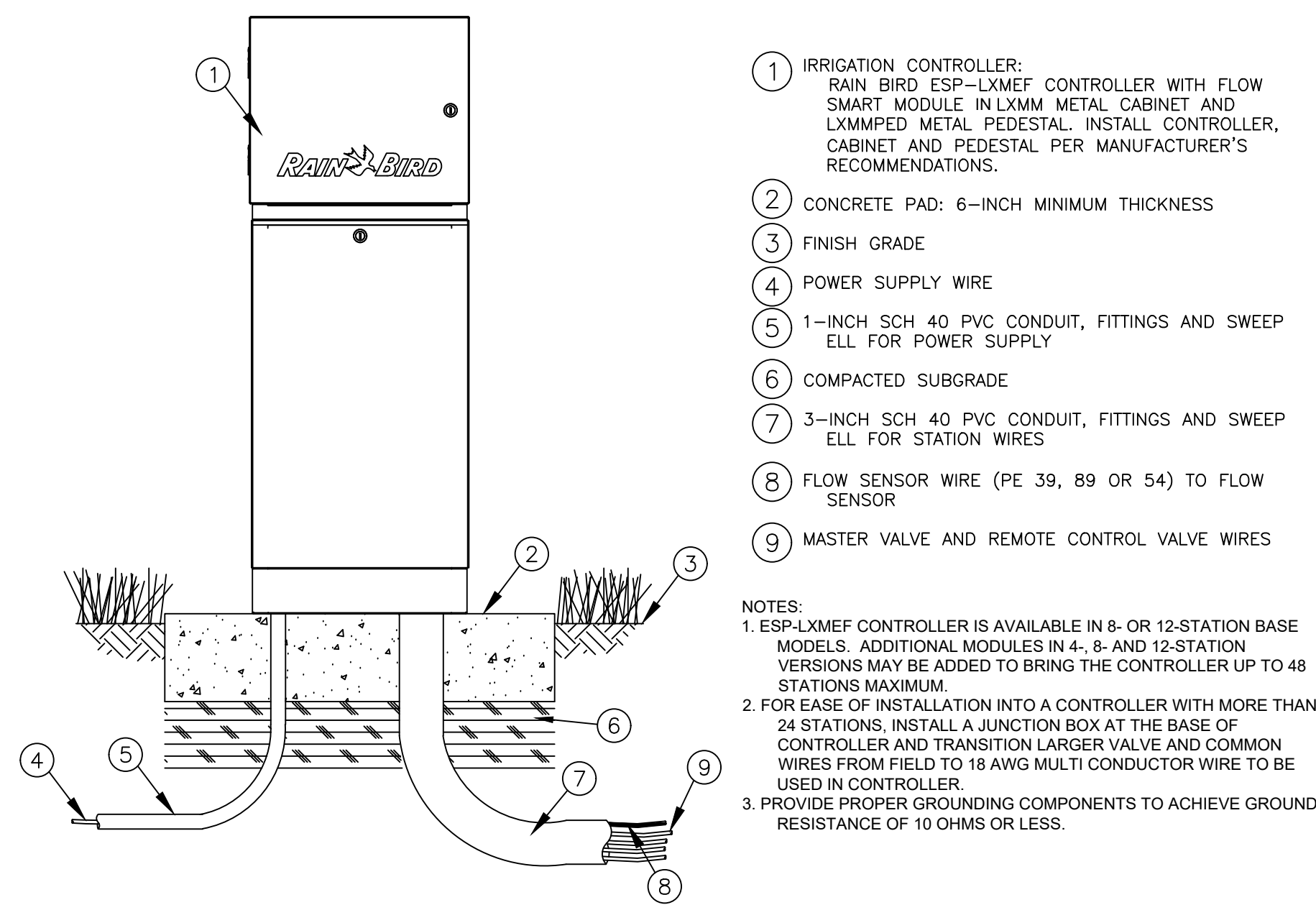
DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER
Developer / Property Owner:  ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660	 Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com
Building Architect / Engineer:  ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566	

LICENSE STAMP	DRAWING INFO
	PK: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/4/2020
IRRIGATION PLAN	
PRELIMINARY PLANS NOT FOR CONSTRUCTION	
IR 101	

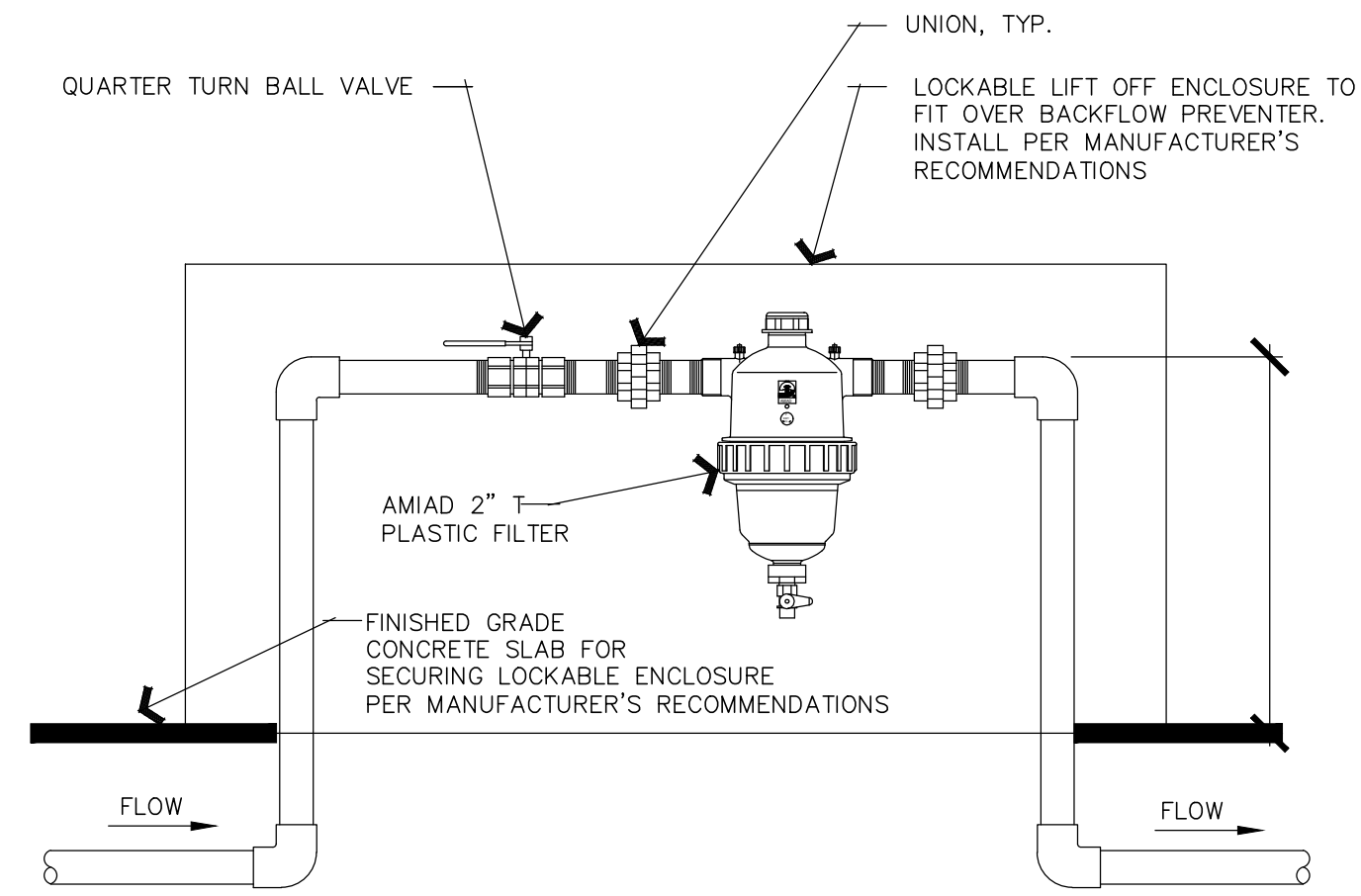


ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO																																									
11/4/2020			UT20039			<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div></div> <div><div><div></div><div>N</div></div></div> <div><div>0'10'20'40'80'</div><div>GRAPHIC SCALE: 1" = 20'</div></div>			ORCHARD HILLS TOWNHOMES  120 EAST AND HIGHLAND DR SANTAQUIN, UTAH			Developer / Property Owner:  ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660			Building Architect / Engineer:  ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566			<div><div><div></div><div>PKJ</div><div>DESIGN GROUP</div><div>Landscape Architecture / Planning &amp; Visualization</div></div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div> <div><div><div><div>STATE OF UTAH JEREMY KNORR 812913 LANDSCAPE ARCHITECT EXPIRATION DATE: 12/31/2025 ELECTRIC 1000</div></div></div><div>IRRIGATION PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR 102</div></div> <tr><td colspan="3"><table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table></td><td colspan="3"></td><td colspan="3"></td><td colspan="3"></td><td colspan="3"></td><td colspan="3">PM: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/4/2020</td></tr>			<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>			NO.	REVISION	DATE	1			2			3			4			5			6			7															PM: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/4/2020		
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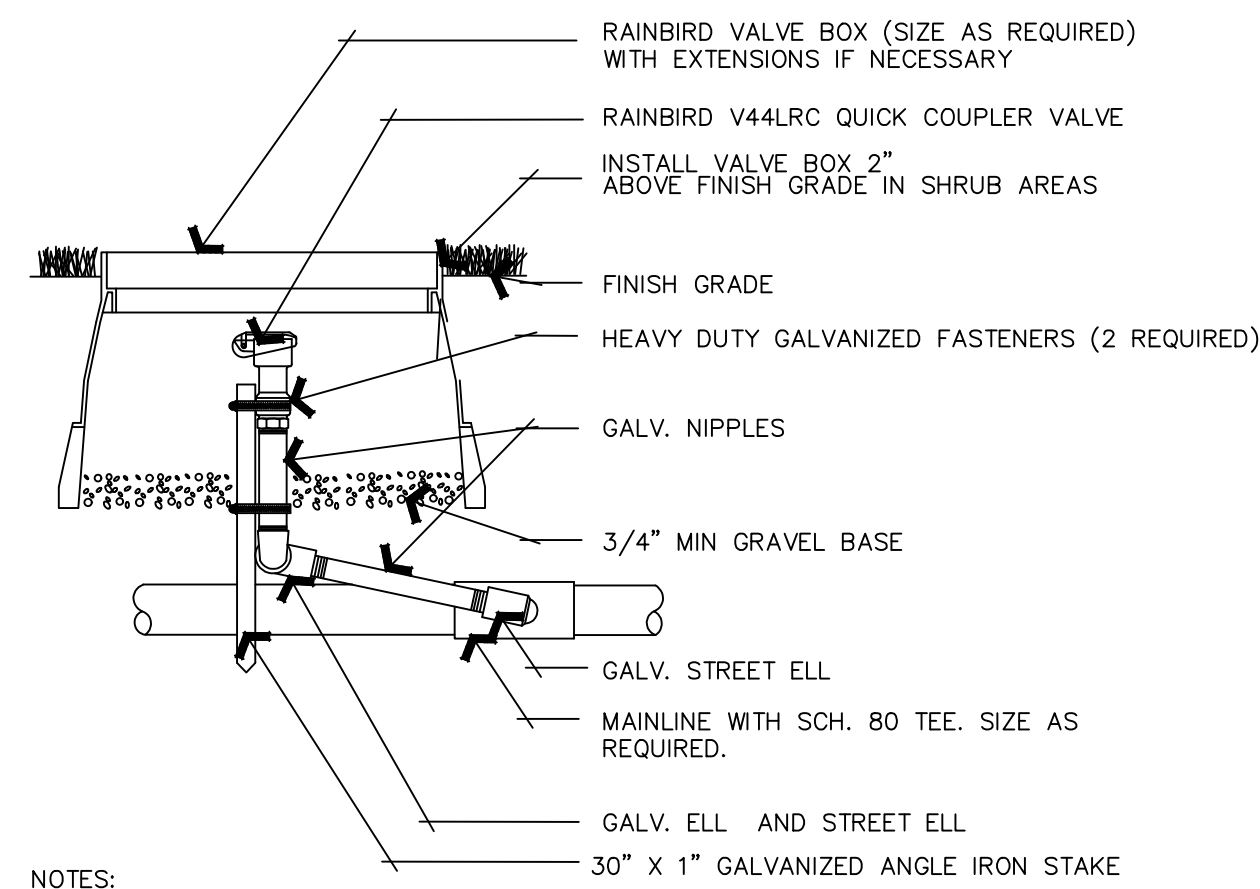




**A** ESP-LXME CONTROLLER IN METAL PEDESTAL  
NOT TO SCALE

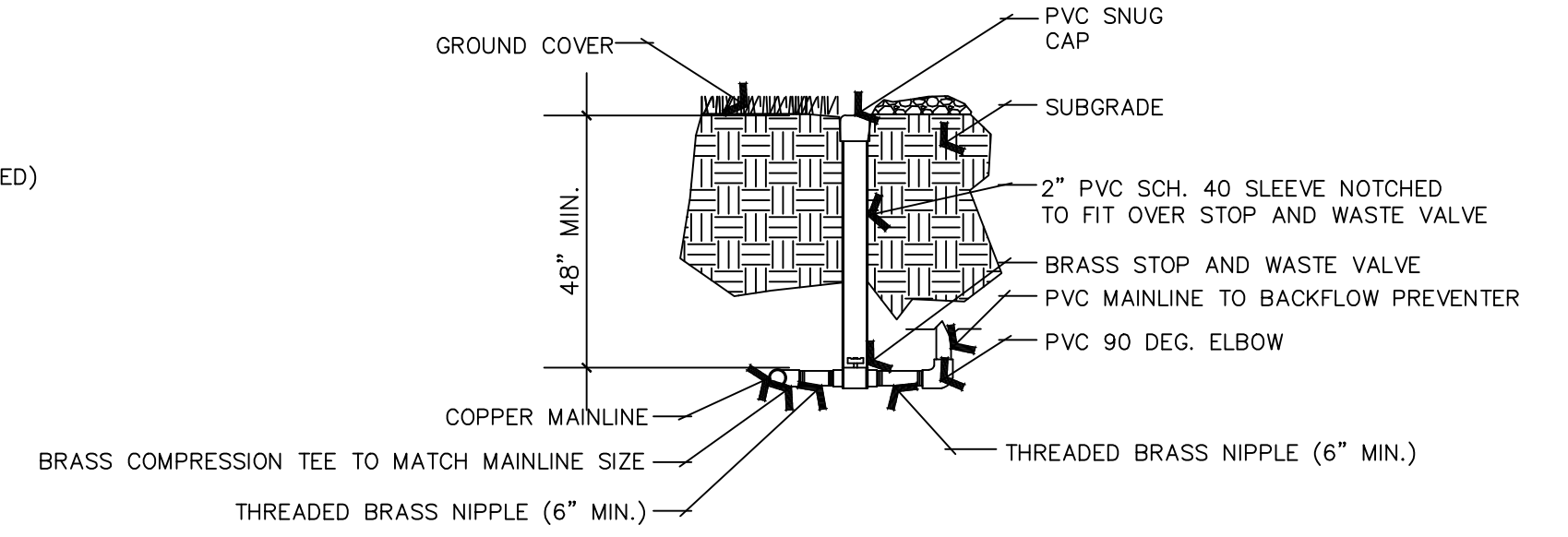


**B** 2" PLASTIC FILTER DETAIL  
NOT TO SCALE



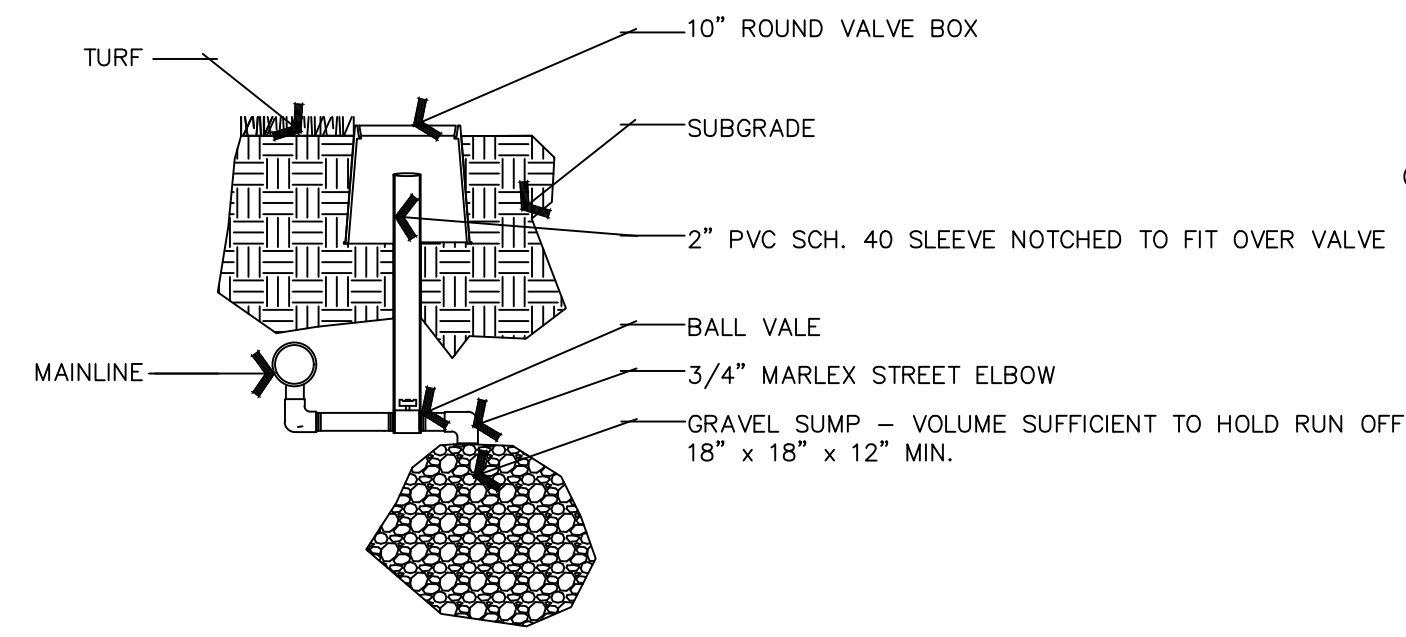
- NOTES:**  
 1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.  
 2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.  
 3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.  
 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.  
 5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.  
 6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.

**C** RAINBIRD QUICK COUPLER  
NOT TO SCALE



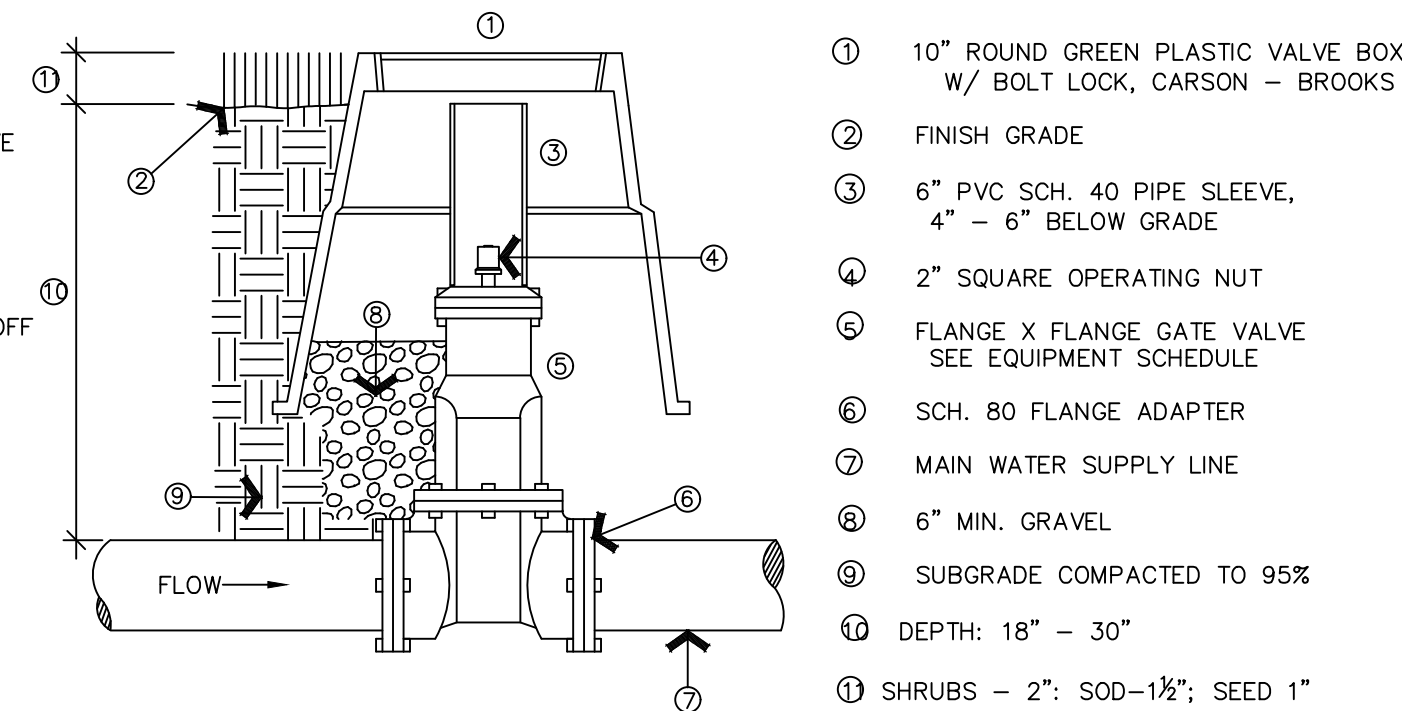
- NOTES:**  
 1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 40 UNLESS OTHERWISE NOTED.  
 2. PROVIDE VALVE KEY TO OWNER

**D** STOP AND WASTE VALVE ASSEMBLY  
NOT TO SCALE

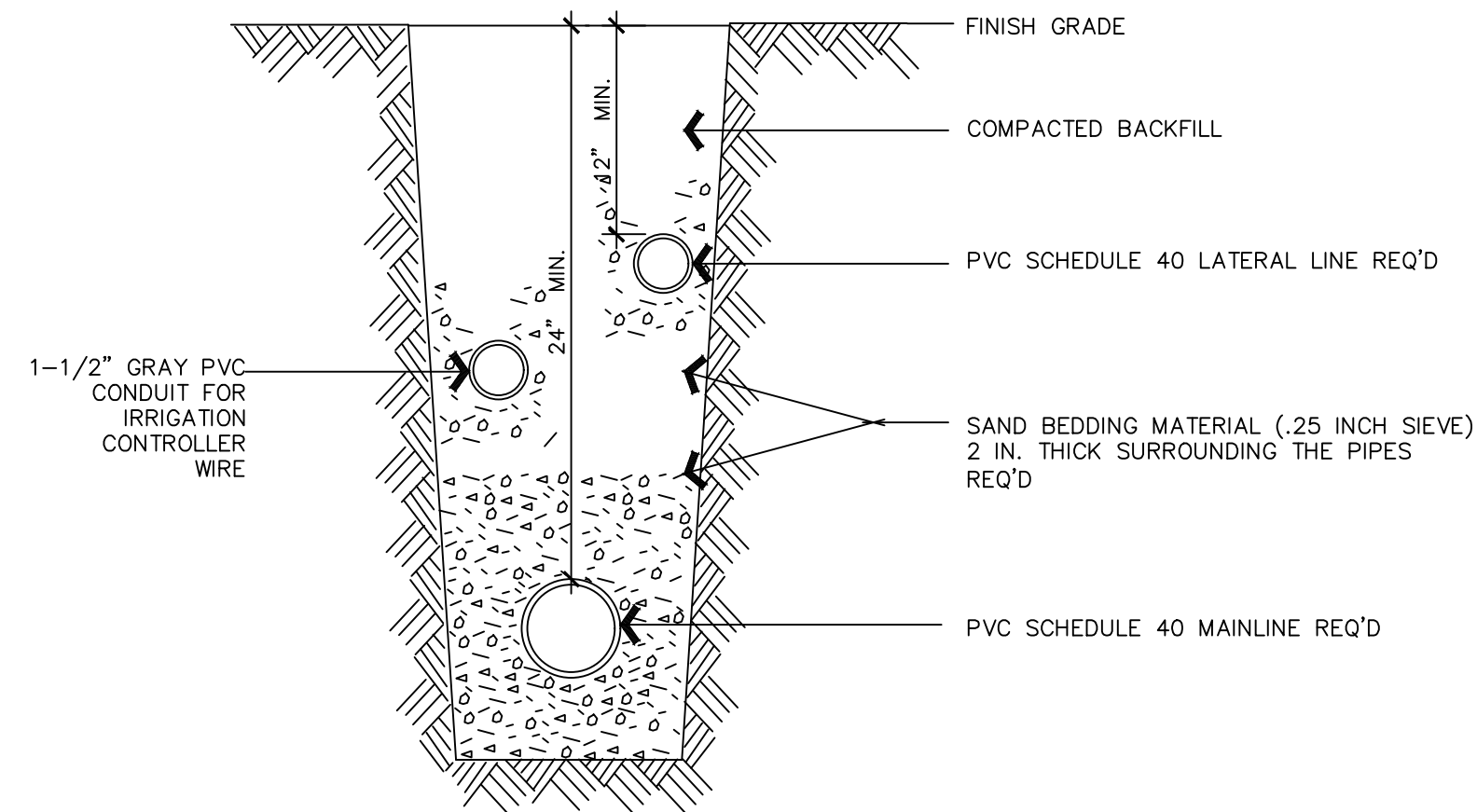


- NOTES:**  
 1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 80 UNLESS OTHERWISE NOTED.  
 2. PROVIDE VALVE KEY TO OWNER

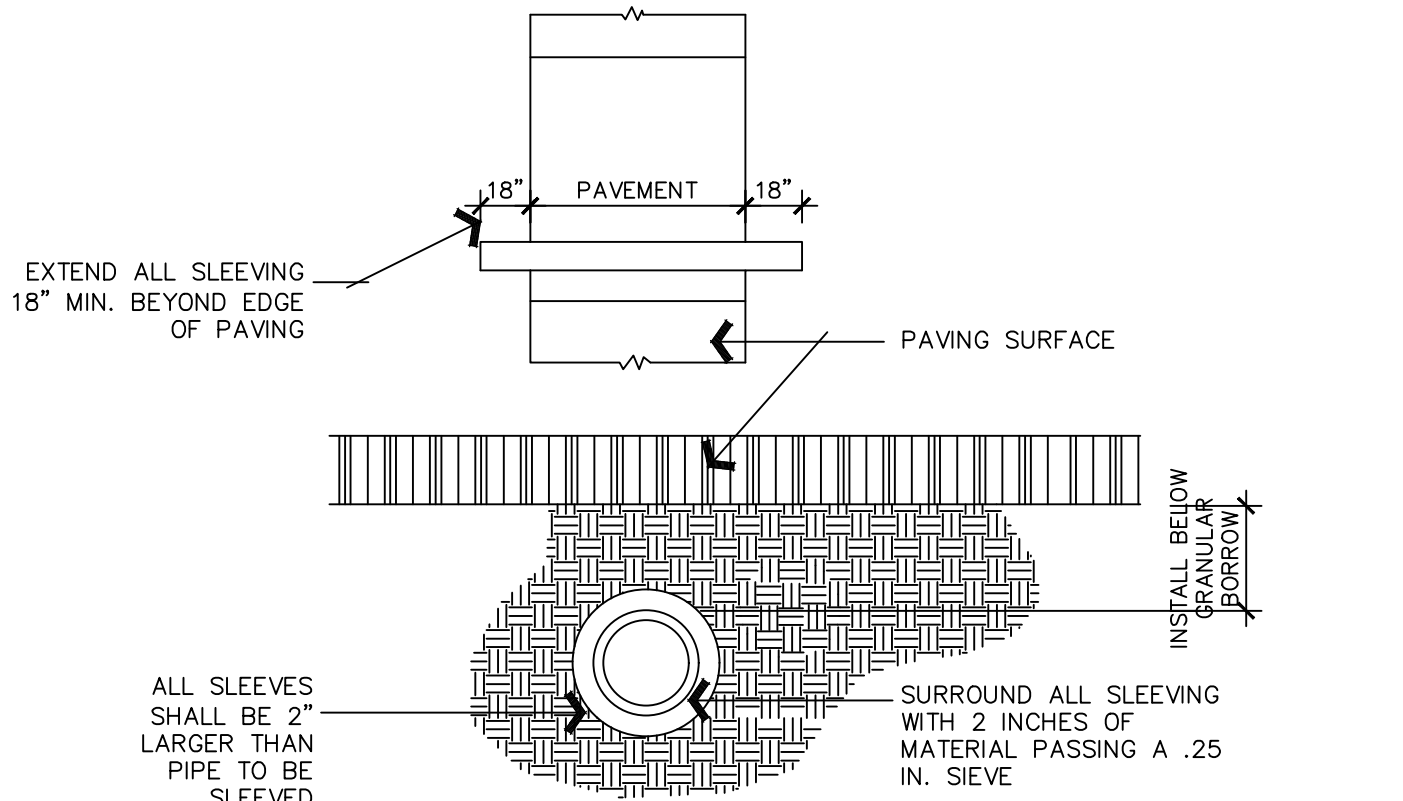
**E** MANUAL DRAIN ASSEMBLY  
NOT TO SCALE



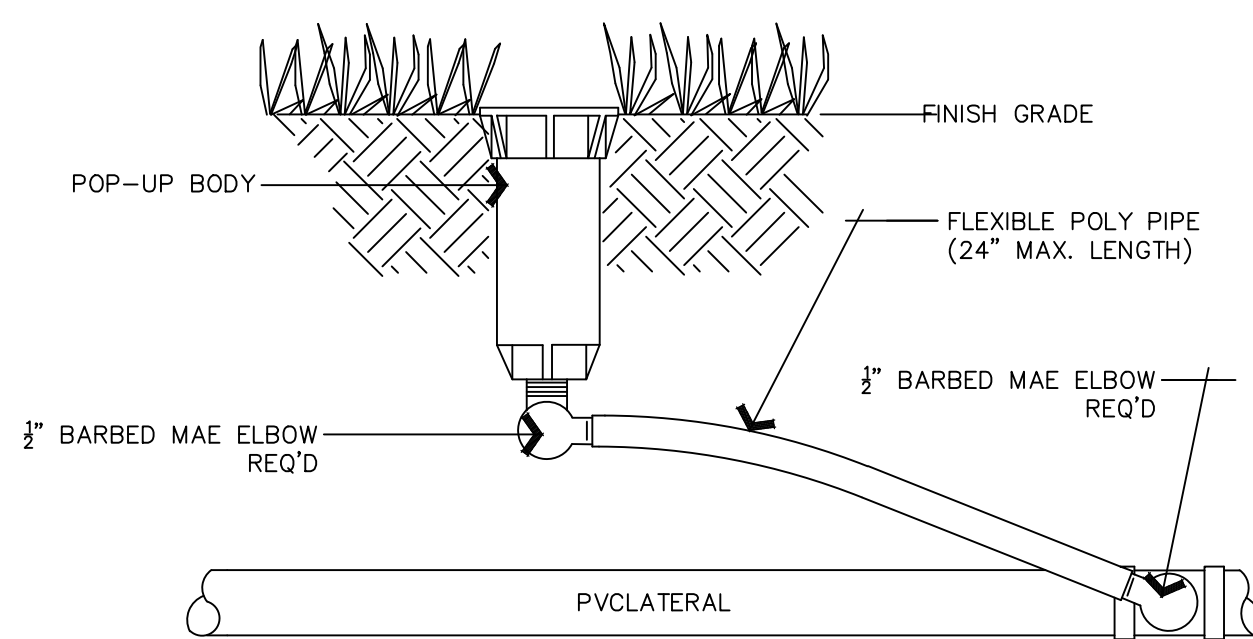
**F** GATE VALVE ASSEMBLY  
NOT TO SCALE



**G** TRENCHING DETAIL  
NOT TO SCALE

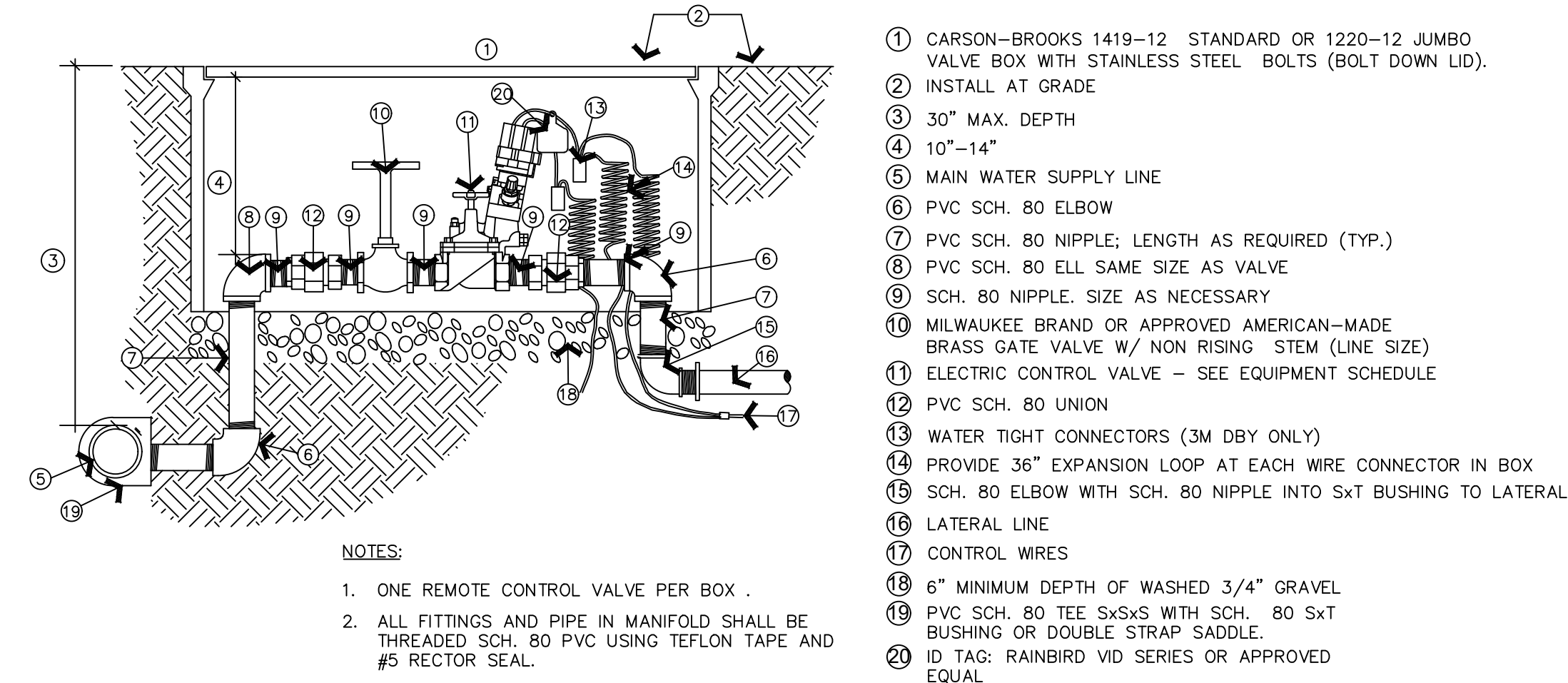


**H** TYPICAL SLEEVING  
NOT TO SCALE



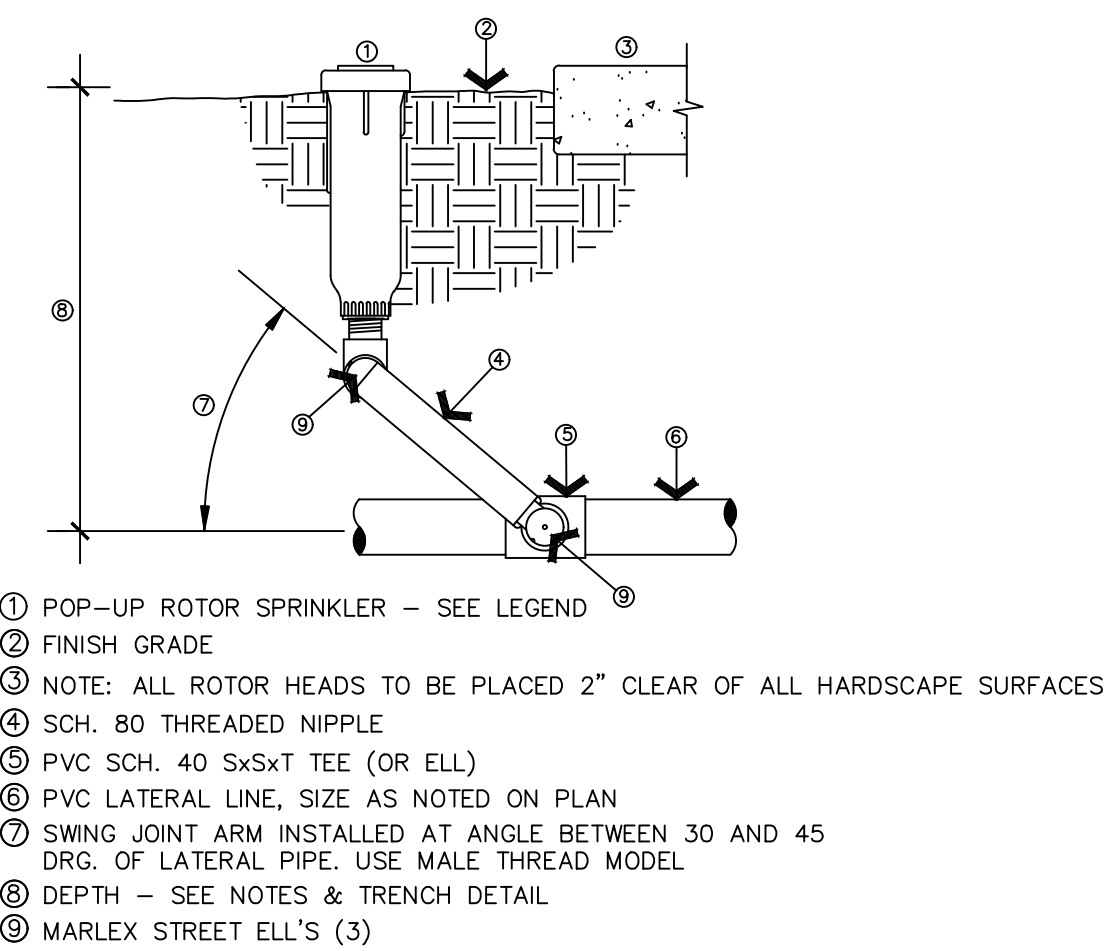
- NOTES:**  
 1. INSTALL SPRAY AND ROTARY HEADS PER THIS DETAIL.  
 2. INSTALL 2" AWAY FROM HARDSCAPES.

**I** SPRAY HEAD DETAIL  
NOT TO SCALE



- NOTES:**  
 1. ONE REMOTE CONTROL VALVE PER BOX.  
 2. ALL FITTINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL.

**J** CONTROL VALVE ASSEMBLY  
NOT TO SCALE



**K** POP UP ROTOR DETAIL  
NOT TO SCALE

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# ORCHARD HILLS TOWNHOMES

## 120 EAST AND HIGHLAND DR SANTAQUIN, UTAH

Developer / Property Owner:

ORCHARD HILLS TOWNHOMES  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

Building Architect / Engineer:

ATLAS ENGINEERING  
95 WEST 200 NORTH #2  
SPANISH FORK, UT  
801-655-0566

**PKJ**  
DESIGN GROUP  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
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**IRRIGATION DETAILS**  
**PRELIMINARY PLANS NOT  
FOR CONSTRUCTION**  
**IR 501**



