

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	11,532.20'	03°25'11"	688.32'	S45°25'19"W	688.21'

- LEGEND**
- SECTION CORNER
 - RIGHT OF WAY MONUMENT
 - SET REBAR & CAP STAMPED "WCG" UNLESS OTHERWISE NOTED
 - FOUND REBAR & CAP AS NOTED
 - BOUNDARY LINE
 - ORIGINAL BOUNDARY LINE
 - QUARTER SECTION LINE
 - ADJOINING PARCEL LINE
 - EXISTING FENCE LINE
 - RIGHT OF WAY LINE
 - CENTER LINE

SURVEYOR'S CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 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 MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

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03/02/2023 12:58:48 PM

DARREN R. WILLIAMS
PLS NO. 4975981

BOUNDARY DESCRIPTION OVERALL

AN ENTIRE TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING THE ENTIRETY OF THE FOLLOWING PARCELS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: PARCEL 32:017:0119, ENTRY NUMBER 28645-2006; PARCEL 32:017:0156, ENTRY NUMBER 39517-2012; AND PARCEL 32:017:0160, ENTRY NUMBER 39518-2012. THE BOUNDARIES OF SAID ENTIRE TRACT OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF I-15, WHICH POINT IS 885.55 FEET S89°19'36"W ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 11 AND 988.19 FEET N00°40'24"W FROM THE EAST QUARTER CORNER OF SAID SECTION 11; AND RUNNING THENCE S47°07'55"W (S47°05'57"W BY RECORD) 1,674.87 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE BEGINNING OF A 11,532.20-FOOT RADIUS CURVE TO THE LEFT; THENCE 688.32 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'11" (NOTE: CHORD BEARS S45°25'19"W FOR A DISTANCE OF 688.21 FEET); THENCE N00°06'11"W 484.52 FEET (N00°05'26"W 483.97 BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF US-91 (300 WEST STREET); THENCE N25°29'04"E (N25°29'49"E BY RECORD) 1,175.96 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE N86°23'38"E 1,215.06 FEET (N86°24'23"E 1,214.33 FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,021,606 SQUARE FEET OR 23.45 ACRES, MORE OR LESS.
THE BASIS OF BEARING IS S89°19'36"W BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 11.

BOUNDARY DESCRIPTION PARCEL 1

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF I-15, WHICH POINT IS 885.55 FEET S89°19'36"W ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 11 AND 988.19 FEET N00°40'24"W FROM THE EAST QUARTER CORNER OF SAID SECTION 11; AND RUNNING THENCE S47°07'55"W 1,657.55 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE N00°45'21"W 252.65 FEET; THENCE N64°30'39"W 156.51 FEET; THENCE N25°29'21"W 60.45 FEET; THENCE N64°31'11"W 118.11 FEET; THENCE N25°28'49"E 173.00 FEET; THENCE N64°31'11"E 70.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-91 (300 WEST STREET); THENCE N25°29'04"E 486.96 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE N86°23'38"E 1,215.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 736,488 SQUARE FEET OR 16.907 ACRE, MORE OR LESS.
THE BASIS OF BEARING IS S89°19'36"W BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 11.

BOUNDARY DESCRIPTION PARCEL 2

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF I-15, WHICH POINT IS 2,109.98 FEET S89°19'36"W ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 11 AND 144.16 FEET S00°45'21"W FROM THE EAST QUARTER CORNER OF SAID SECTION 11; AND RUNNING THENCE S47°07'55"W 17.32 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE BEGINNING OF A 11,532.20 FOOT RADIUS CURVE TO THE LEFT; THENCE 688.32 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'11" (NOTE: CHORD BEARS S45°25'19"W FOR A DISTANCE OF 688.21 FEET); THENCE N00°06'11"W 484.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-91 (300 WEST STREET); THENCE N25°29'04"E 688.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE S64°31'11"E 70.00 FEET; THENCE S25°28'49"W 173.00 FEET; THENCE S64°31'11"E 118.11 FEET; THENCE S25°29'21"W 60.45 FEET; THENCE S64°30'39"E 156.51 FEET; THENCE S00°45'21"W 252.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 285,118 SQUARE FEET OR 6.546 ACRE, MORE OR LESS.
THE BASIS OF BEARING IS S89°19'36"W BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 11.

SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF ROWLEY'S SOUTH FARM INCORPORATED FOR THE PURPOSE OF LOCATING AND ADJUSTING THE PARCEL BOUNDARY LINES PRIOR TO EXPANDED DEVELOPMENT ON THE PROPERTY. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°19'36"W BETWEEN THE EAST QUARTER CORNER AND WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

THE NORTHERLY BOUNDARY LINE WAS DETERMINED BASED ON QUIT CLAIM DEED ENTRY NO. 39518 AND RECORD OF SURVEY RECORDED AS MAP NUMBER 88-63. THE RECORD DOCUMENTS MATCHED WELL AND THE DEED LINE WAS HELD AS THE RECORD OF SURVEY CALLED THE SOUTHERLY HALF AS 'NOT SURVEYED'.

THE EASTERLY BOUNDARY LINES WERE DETERMINED BASED OFF ARCHIVED UTAH DEPARTMENT OF TRANSPORTATION PLANS AS NOTED HEREON AND THE LOCATION OF FOUND RIGHT OF WAY MARKERS. THERE WERE ALSO REBARS FOUND ALONG THIS BOUNDARY AS NOTED HEREON. THE RIGHT OF WAY MARKERS WERE HELD OVER REBARS.

THE SOUTHERLY BOUNDARY LINE FOUND REBARS AS NOTED HEREON WERE HELD.

THE WESTERLY BOUNDARY LINE WAS BASED OFF THE EXISTING RIGHT OF WAY OF US 91 (300 WEST STREET) AS CALLED FOR IN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 39518-2012, QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 39517-2012 AND RECORD OF SURVEY RECORDED AS MAP NUMBER 08-43. NO RECORD WAS FOUND FOR WHEN THE ROAD WAS DEDICATED. THE WIDTH OF THE ROAD WAS HELD BASED ON RECORD OF SURVEY RECORDED AS MAP NUMBER 15-009.

REFERENCES

- WARRANTY DEED RECORDED FEBRUARY 8, 2006 AS ENTRY NO. 15787-2006
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF TAX ID 32:017:0119.
- QUIT CLAIM DEED RECORDED MAY 11, 2012 AS ENTRY NO. 39517-2012
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF TAX ID 32:017:0156.
- QUIT CLAIM DEED RECORDED MAY 11, 2012 AS ENTRY NO. 39518-2012
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF TAX ID 32:017:0160.
- WARRANTY DEED RECORDED JUNE 8, 2021 AS ENTRY NO. 105099-2021
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF TAX ID 32:017:0102.
- QUIT CLAIM DEED RECORDED FEBRUARY 28, 2013 AS ENTRY NO. 19772-2013
 - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER OF TAX ID 32:017:0132.
- RECORD OF SURVEY RECORDED AS MAP NO. 15-009
 - THIS PLAT MATCHED OUR FOUND REBARS FOR THE SOUTHERLY BOUNDARY OF SUBJECT PROPERTY.
- RECORD OF SURVEY RECORDED AS MAP NO. 08-43
 - THIS PLAT IS THE ORIGINAL SURVEY OF THE FOUND REBARS ALONG SOUTHERLY BOUNDARY LINE.
- RECORD OF SURVEY RECORDED AS MAP NO. 88-63
 - THIS PLAT DOCUMENTED THE NORTHERLY BOUNDARY LINE.
- UDOT PLANS PROJECT FI-233(2)
 - THIS PLAN SET WAS USED TO DETERMINE THE EXISTING RIGHT OF WAY FOR INTERSTATE 15.

NO.	REVISIONS	DATE	BY

RECORD OF SURVEY LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN	CHECKED BY:	KWT
	DRAWN BY:	AJC
DATE:	3/1/2023	SCALE:
SCALE:	1:100	

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

RECORD OF SURVEY	ROWLEY'S RED BARN	901 SOUTH 300 WEST	SANTAQUIN, UTAH
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GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT INCOMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-682-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 1' FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

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

NO.	REVISIONS	DATE	BY

ROWLEY'S RED BARN
 901 SOUTH 900 WEST
 SANTAQUIN CITY, UTAH 84655
 SCOT ROWLEY, P.E.

CHECKED BY: JLR
 DESIGNED BY: JLR
 DATE: 1/16/2023
 SCALE:

WCG
WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-448-1173





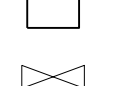

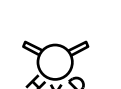

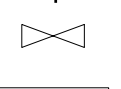

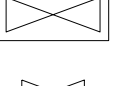

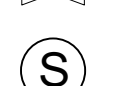

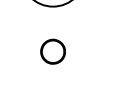



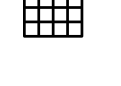

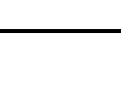
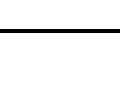


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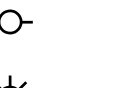

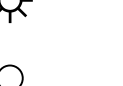

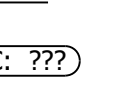
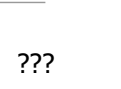
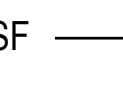

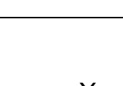

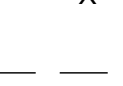

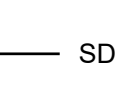

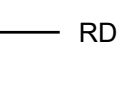

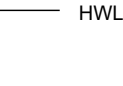

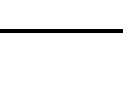
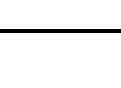


ROWLEY'S RED BARN
 WCC# 22-225
 NOTES SHEET

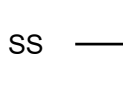

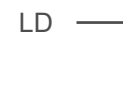

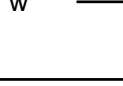

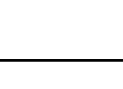

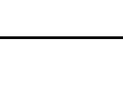

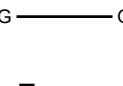

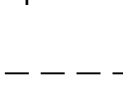



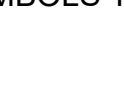

PROJECT
 PROJECT NUMBER
 SHEET NO. **C000**

LEGEND

PROPOSED	EXISTING
	
	
	
	
	
	
	
	
	
	
	
	

LEGEND

PROPOSED	EXISTING
	
	
	
	
	
	
	
	
	
	
	
	

PROPOSED	EXISTING
	
	
	
	
	
	
	
	
	

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

NOTE:

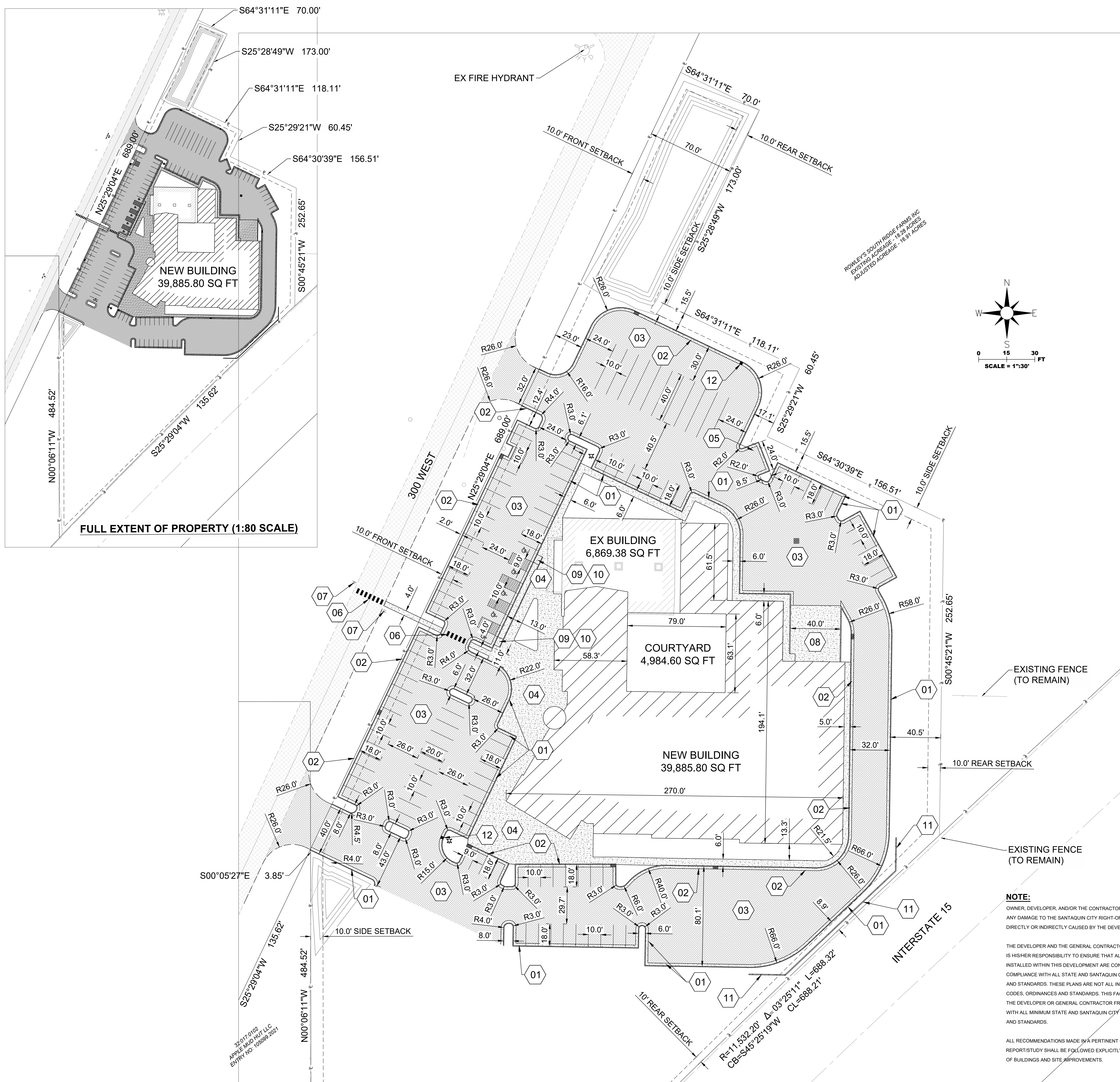
OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE SANTAQUIN CITY RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

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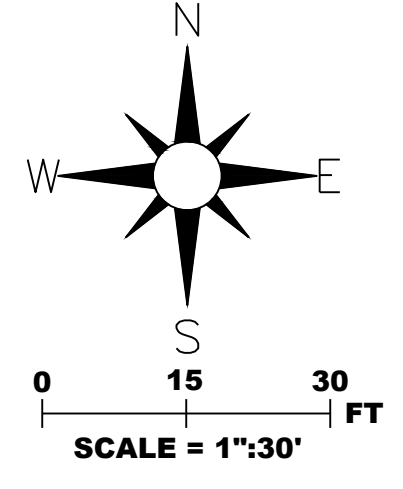
OWNER
 SCOT ROWLEY
 ROWLEY'S RED BARN
 901 SOUTH 900 WEST
 SANTAQUIN, UTAH 84655
 P: 801-902-2191
 E: scot@scotstridgefarms.com

ENGINEER
 ISAAC RICHES, P.E.
 WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SLC, UTAH 84119
 P: 801-448-1173
 E: isaac.riches@wccg.us



KEYNOTES:

- 01 RELEASE CURB AND GUTTER (SEE DETAIL 2 ON SHEET C900)
- 02 CATCH CURB AND GUTTER (SEE DETAIL 1 ON SHEET C900)
- 03 ASPHALT (SEE DETAIL 3 ON SHEET C900)
- 04 CONCRETE (SEE DETAIL 4 ON SHEET C900)
- 05 DUMPSTER PAD (SEE DETAIL 6 ON SHEET C900)
- 06 STREET CROSSING STRIPING PER SANTAQUIN CITY STANDARD - 11.17
- 07 'LOW PEDESTRIAN CROSSING' SIGN THAT MEETS SANTAQUIN CITY HEIGHT AND STANDARDS AS SANTAQUIN CITY STD DWG ST10
- 08 LOADING DOCK (SEE GRADING ON SHEET C800)
- 09 ADA RAMP (SEE SHEET C500 FOR GRADES AND DETAIL 5 ON SHEET C500)
- 10 ADA SIGNAGE (SEE DETAIL 5 ON SHEET C900)
- 11 RETAINING WALL - SEE ELEVATIONS ON SHEET C500 (STRUCTURAL DESIGN DETAIL 1 ON SHEET C801)
- 12 CURB TRANSITION



LAND USE TABLE		
PROPERTY ZONE: C-1		
TOTAL GROSS ACREAGE (ACRES)	285,261.00 SQ FT (6.55 ACRES)	100%
EX BUILDING FOOTPRINT	6,869.4 SQ FT	2.4%
NEW BUILDING FOOTPRINT	39,885.8 SQ FT	14.0%
LANDSCAPING	133,015.8 SQ FT	46.6%
HARDSCAPING	105,490.0 SQ FT	37.0%
ADA PARKING SPACES		5 STALLS
RV/TRAILER PARKING STALLS		10 STALLS
PARKING STALLS		102 STALLS
TOTAL PARKING		117 STALLS
REQ'D PARKING SPACES	46,755.20 SQ FT / 1,000 SQ FT * 2 STALLS = 93.5 STALLS 2 SPACES / 1,000 SQ FT (ANCILLARY COMMERCIAL)	

FULL EXTENT OF PROPERTY (1:80 SCALE)

OWNER
SCOT ROWLEY
ROWLEY'S RED BARN
901 SOUTH 300 WEST
SANTAQUIN, UT 84655
E: SCOT@SOUTHRIDGEFARMS.COM

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
S.L.C. UTAH 84119
P: 801-868-2191
E: isaac.riches@wcg.us



NOTE:
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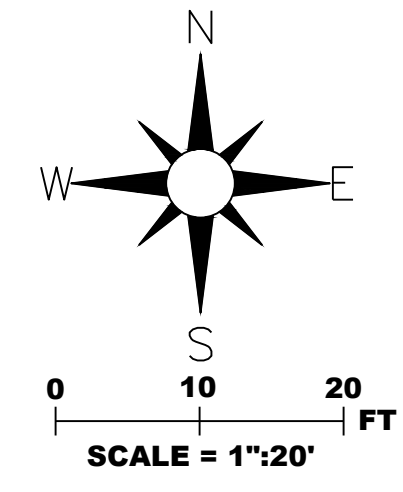
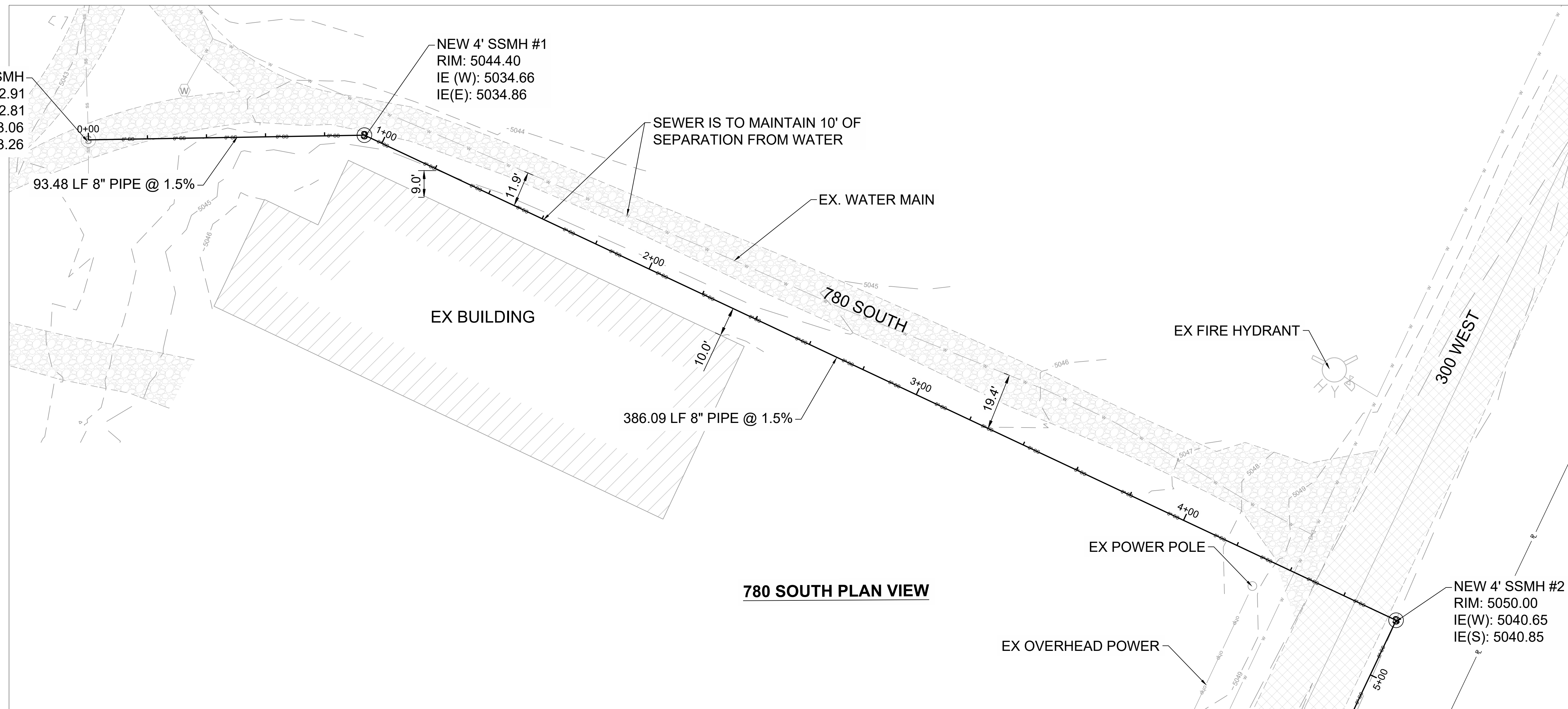
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

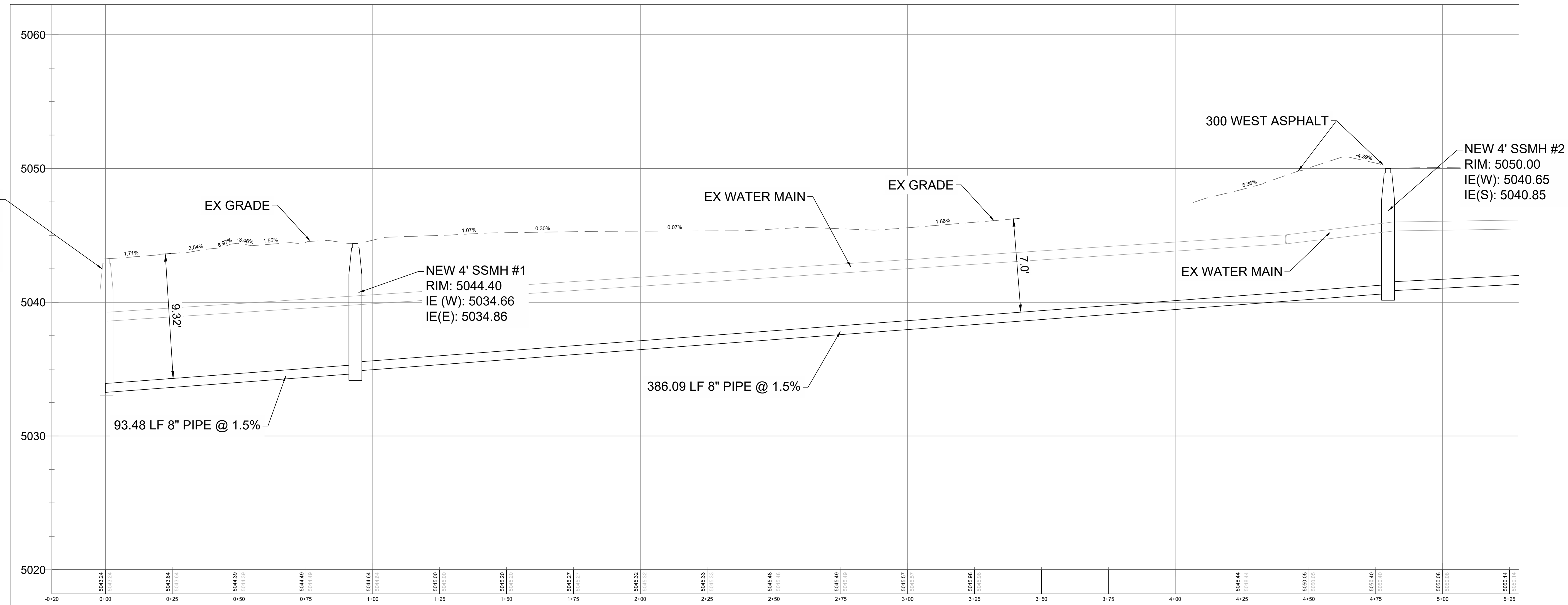
REVISIONS		NO.	REMARKS	BY	DATE
<p>WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-448-1173</p>		<p>DATE: 1/19/2023</p> <p>SCALE: 1"=30'</p>	<p>CHECKED BY: J.R.</p> <p>DESIGNED BY: J.R.</p>	<p>PROJECT: ROWLEY'S RED BARN</p> <p>PROJECT NUMBER: WCG# 22-225</p>	<p>SHEET NO. C300</p>

EXISTING SSMH
RIM: 5042.91
IE(N): 5032.81
IE(S): 5033.06
NEW 8" IE(E): 5033.26



780 SOUTH PLAN VIEW

EXISTING SSMH
RIM: 5042.91
IE(N): 5032.81
IE(S): 5033.06
NEW 8" IE(E): 5033.26



780 SOUTH PROFILE VIEW

NOTE:

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SANTAQUIN, UTAH 84655
E: SCOT@SOUTHRIDGEFARMS.COM

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
S.L.C. UTAH 84119
P: 801-868-2191
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NO.	REVISIONS	BY	DATE

SCALE: 1"=20'

DATE: 1/16/2023

DESIGNED BY: IJR

CHECKED BY: IJR

PROJECT: ROWLEY'S RED BARN
901 SOUTH 300 WEST
SANTAQUIN CITY, UTAH 84655
SCOT ROWLEY

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2139 SOUTH 1260 WEST
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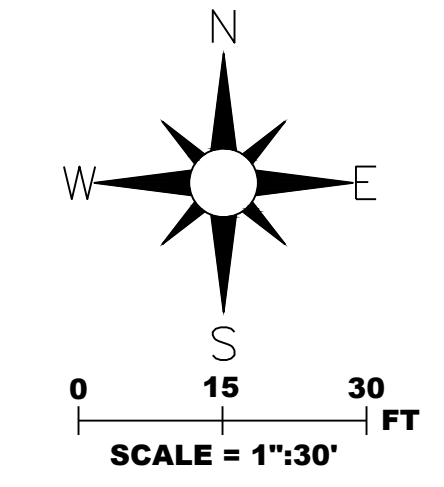
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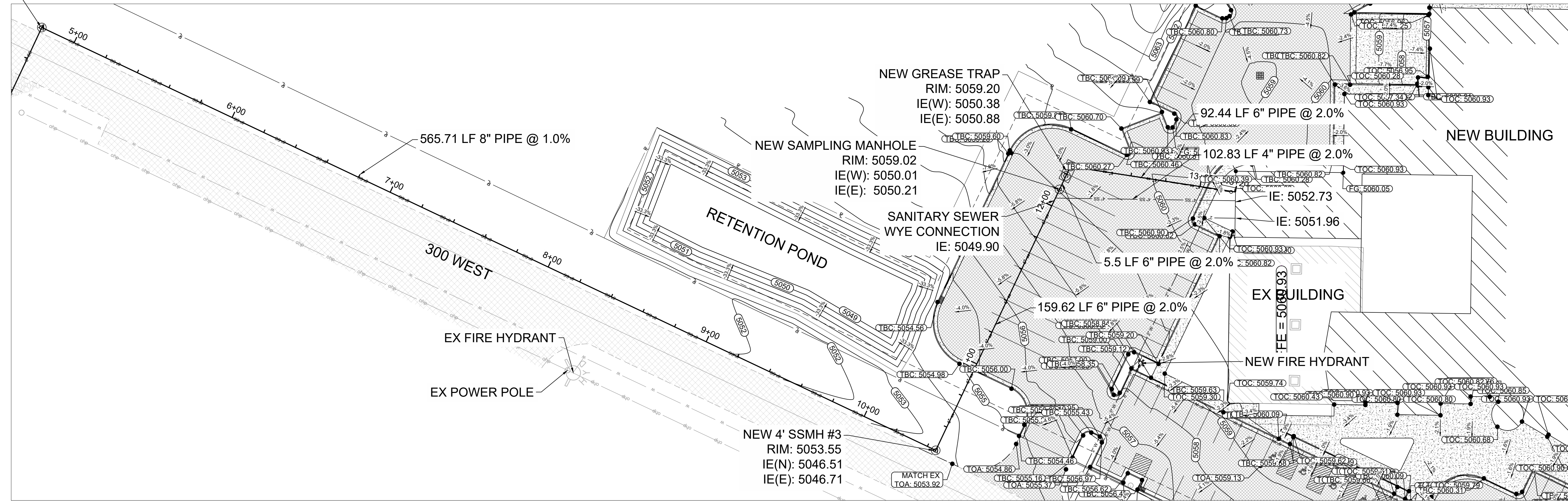
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PROJECT NUMBER: WCC# 22-225

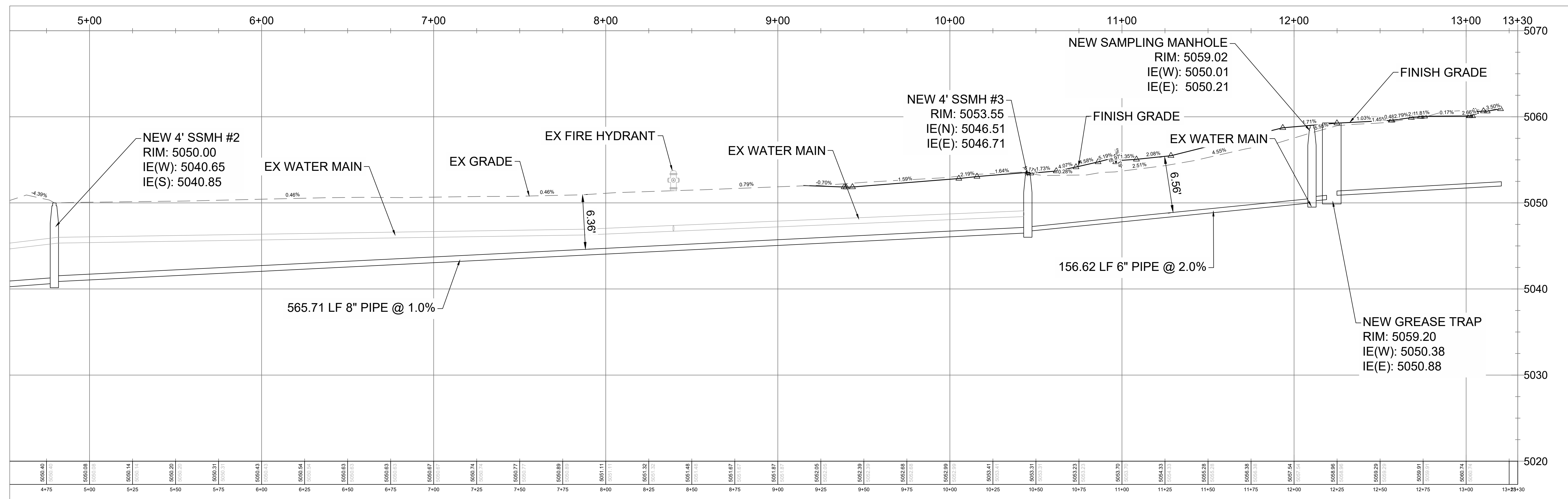
780 SOUTH PLAN AND PROFILE



NEW 4' SSMH #2
RIM: 5050.00
IE(W): 5040.65
IE(S): 5040.85



300 WEST PLAN VIEW



300 WEST PROFILE VIEW

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NO.	REVISIONS	BY	DATE

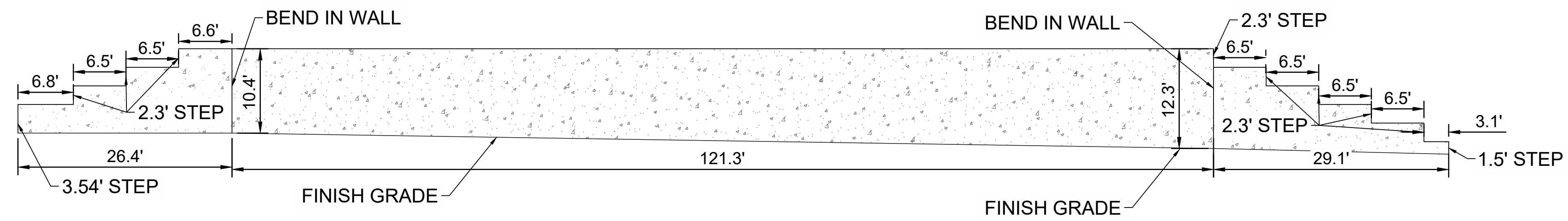
PROJECT	ROWLEY'S RED BARN 901 SOUTH 300 WEST SANTAQUIN CITY, UTAH 84655 SCOT ROWLEY
DESIGNED BY:	LJR
CHECKED BY:	LJR
DATE:	1/16/2023
SCALE:	1"=30'

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2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
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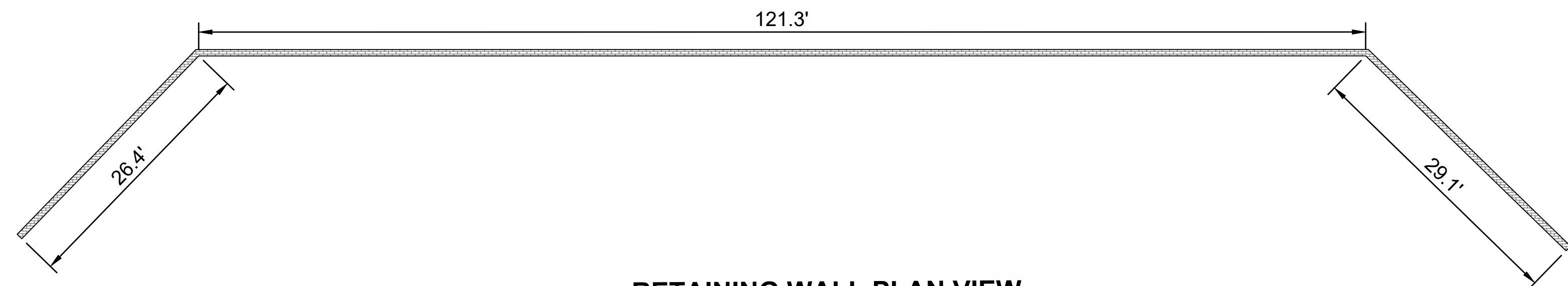
APPROVED

PROFESSIONAL ENGINEER

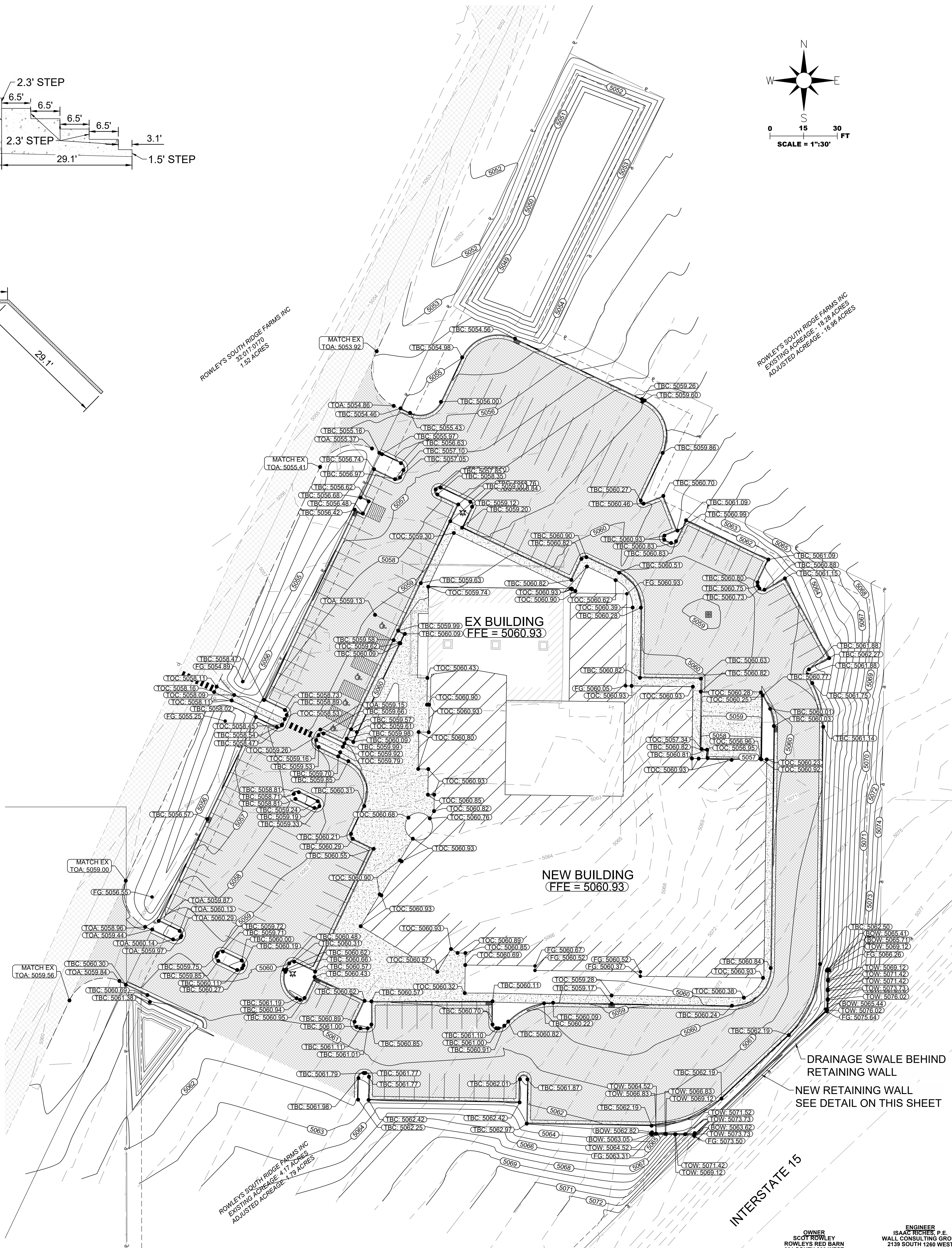
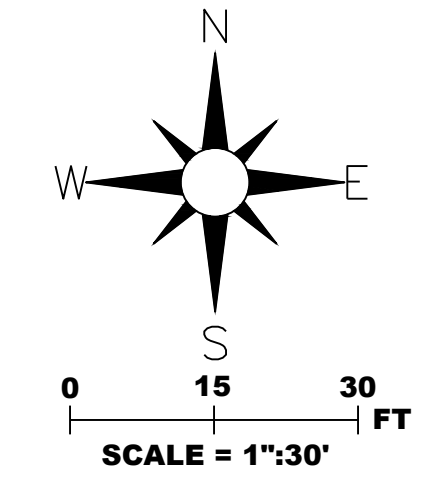
PROJECT	ROWLEY'S RED BARN
PROJECT NUMBER	WCC# 22-225
300 WEST PLAN AND PROFILE	
SHEET NO.	C402



RETAINING WALL PROFILE VIEW



RETAINING WALL PLAN VIEW



DRAINAGE SWALE BEHIND RETAINING WALL
NEW RETAINING WALL
SEE DETAIL ON THIS SHEET

INTERSTATE 15

NOTE:
OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE SANTAQUIN CITY RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.

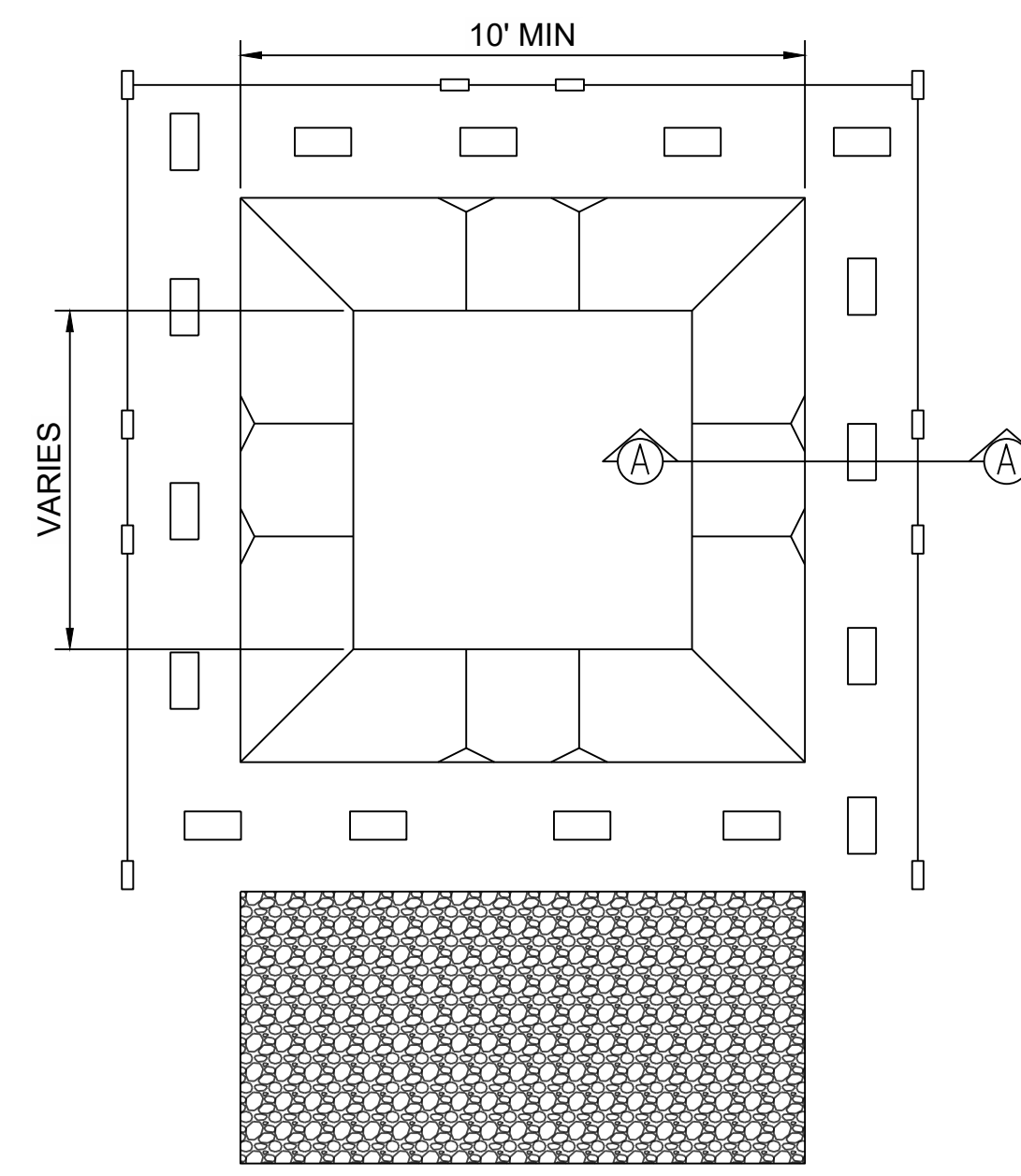
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODE, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

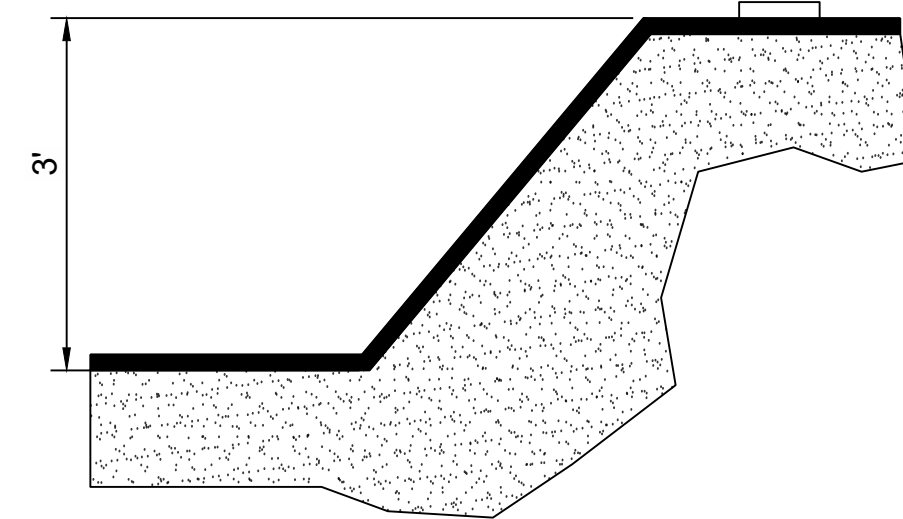
REVISIONS		NO.	REMARKS	BY	DATE
ROWLEY'S RED BARN 901 SOUTH 300 WEST SANTAQUIN CITY, UTAH 84655 SCOT ROWLEY		CHECKED BY: IJR DESIGNED BY: IJR	DATE: 1/19/2023 SCALE: 1"=50'	WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-448-1173	APPROVED PROFESSIONAL ENGINEER
PROJECT	ROWLEY'S RED BARN	PROJECT NUMBER	WCG# 22-225	GRADING PLAN	
SHEET NO.		C400			

OWNER
SCOT ROWLEY
ROWLEY'S RED BARN
901 SOUTH 300 WEST
SANTAQUIN, UTAH 84655
E: SCOT@SOUTHRIDGEFARMS.COM

ENGINEER
ISAAC RICHES, P.E.
WALL CONSULTING GROUP
2139 SOUTH 1260 WEST
SLC, UTAH 84119
P: 801-860-2191
E: isaac.riches@wcg.us

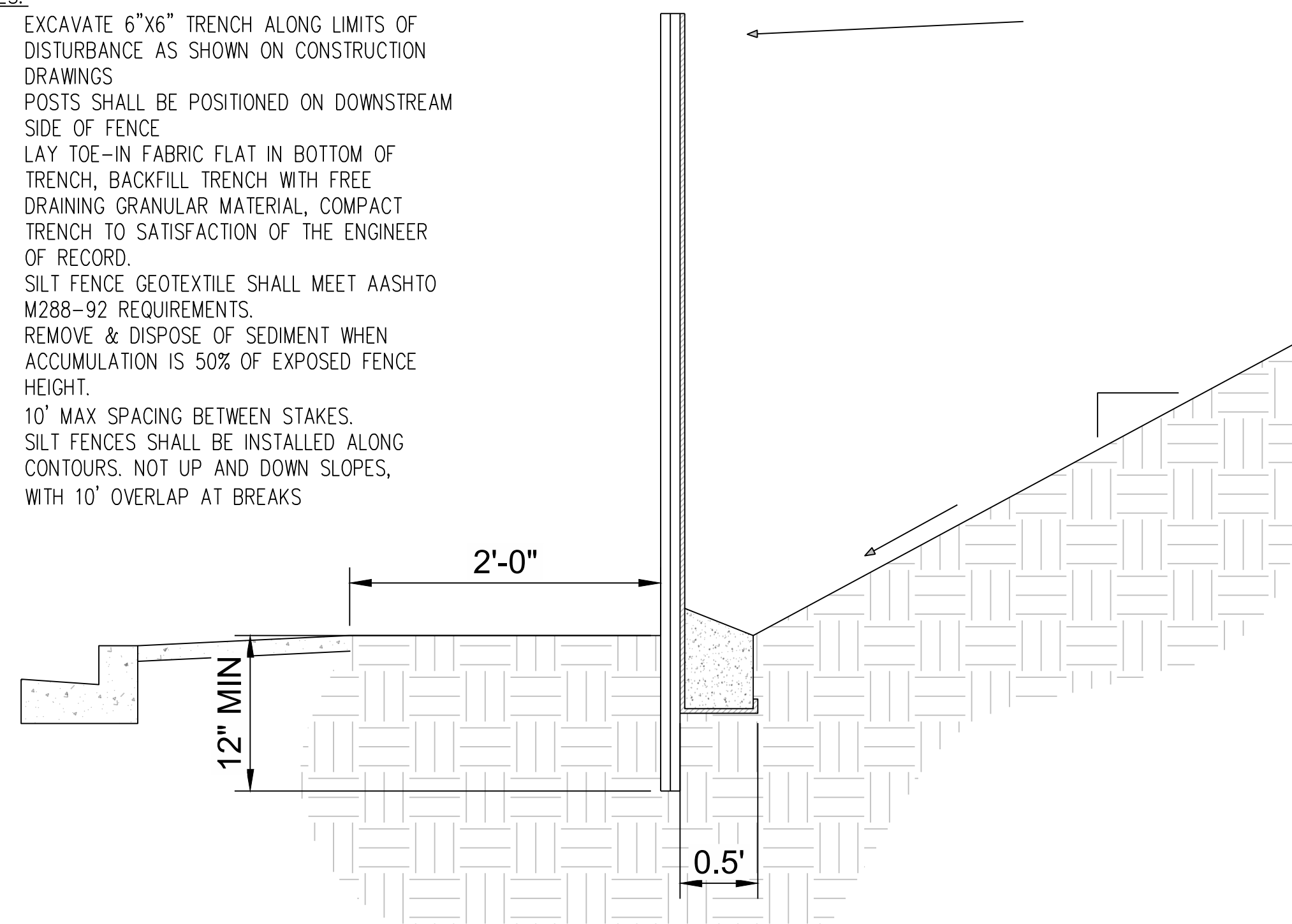


1 CONCRETE WASHOUT
SCALE: NONE

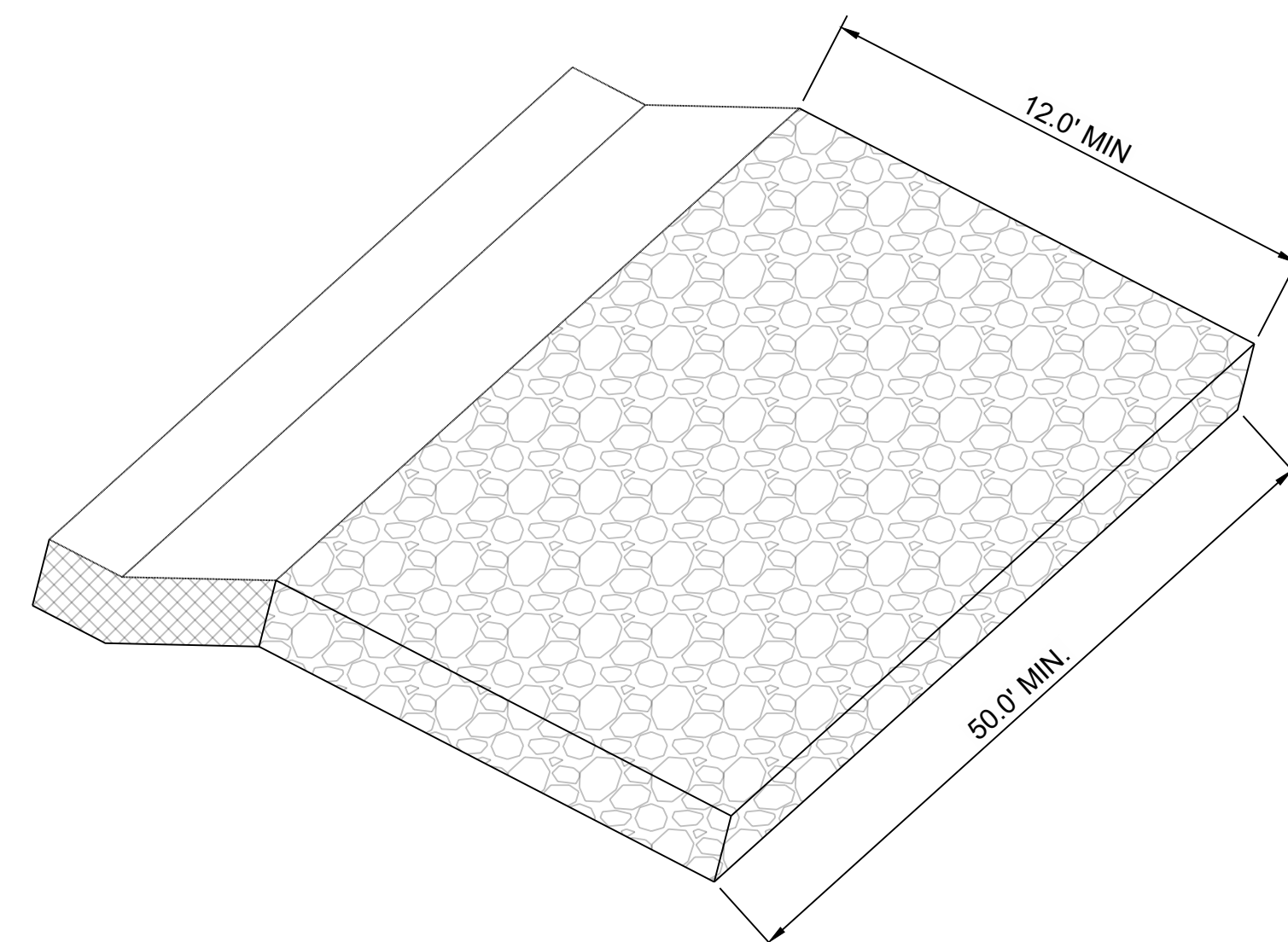


- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 20 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. WASHOUT NEEDS TO BE EMPTIED AND REPAIRED WHEN 75% OF STORAGE CAPACITY IS FILLED.
 4. DEVELOPER/CONTRACTOR RESPONSIBLE FOR REMOVAL & DISPOSAL OF CONCRETE PRIOR TO FILING N.O.T.

- NOTES:
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TOE-IN FABRIC FLAT IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10' MAX SPACING BETWEEN STAKES.
 7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.



2 SILT FENCE
SCALE: NONE



3 CONSTRUCTION ENTRANCE
SCALE: NONE

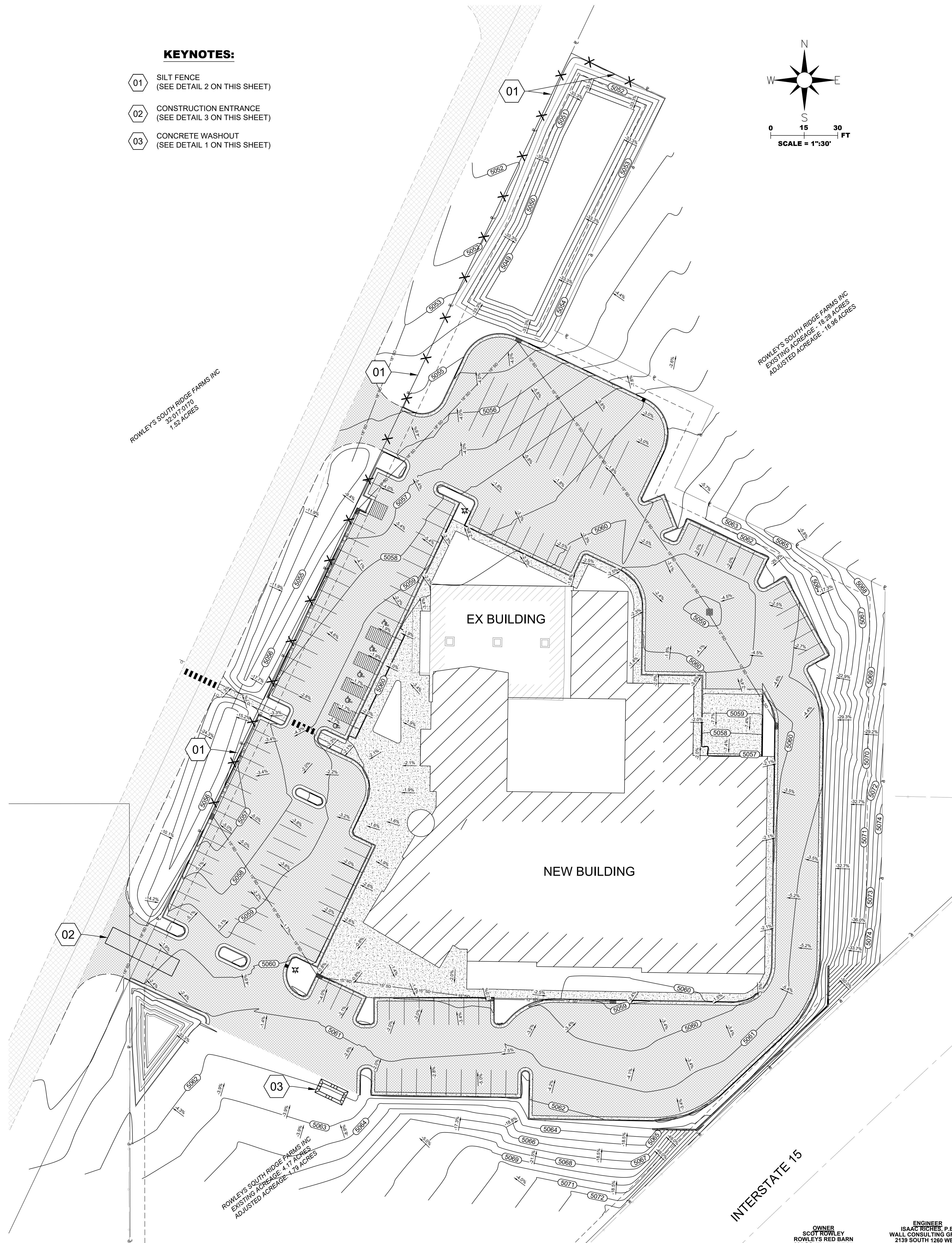
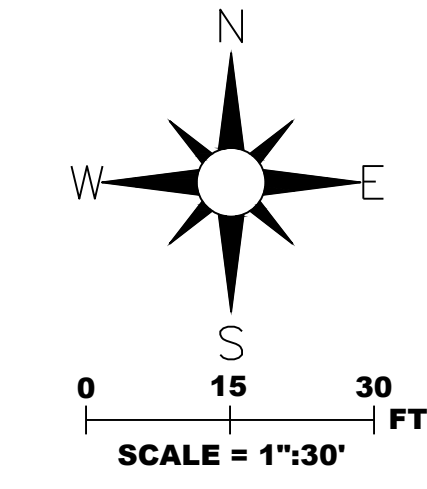
NOTE:
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ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

KEYNOTES:

- 01 SILT FENCE (SEE DETAIL 2 ON THIS SHEET)
- 02 CONSTRUCTION ENTRANCE (SEE DETAIL 3 ON THIS SHEET)
- 03 CONCRETE WASHOUT (SEE DETAIL 1 ON THIS SHEET)



NO.	REVISIONS	BY	DATE

ROWLEY'S RED BARN
901 SOUTH 300 WEST
SANTAQUIN CITY, UTAH 84655
SCOT ROWLEY, P.E.

DESIGNED BY: IJR
CHECKED BY: IJR
DATE: 1/19/2023
SCALE: 1"=50'

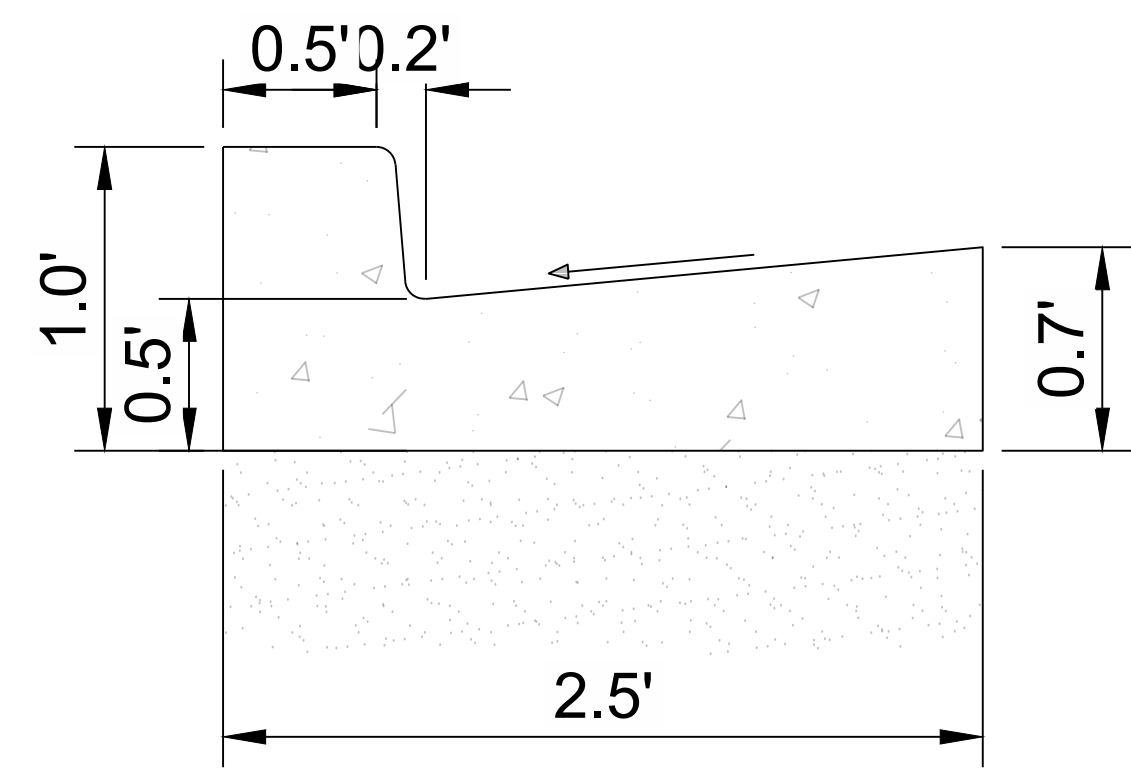
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-448-1173

APPROVED: *[Signature]*
PROFESSIONAL ENGINEER

ROWLEY'S RED BARN
PROJECT NUMBER: WCG# 22-225
GRADING PLAN
SHEET NO. C400

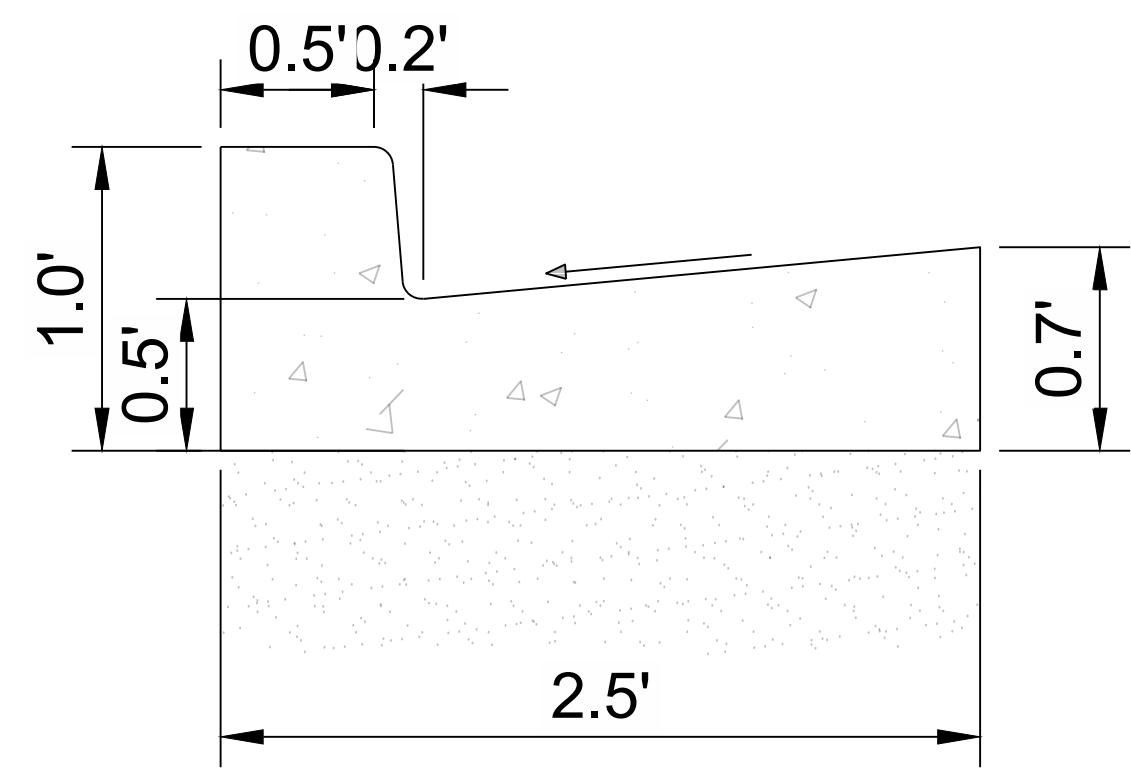
OWNER:
SCOT ROWLEY
ROWLEY'S RED BARN
901 SOUTH 300 WEST
SANTAQUIN, UTAH 84655
P: 801-860-2191
E: scot@southridgefarms.com

ENGINEER:
ISAAC RICHES, P.E.
WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
S.L.C. UTAH 84119
P: 801-448-1173
E: isaac.riches@wccg.us



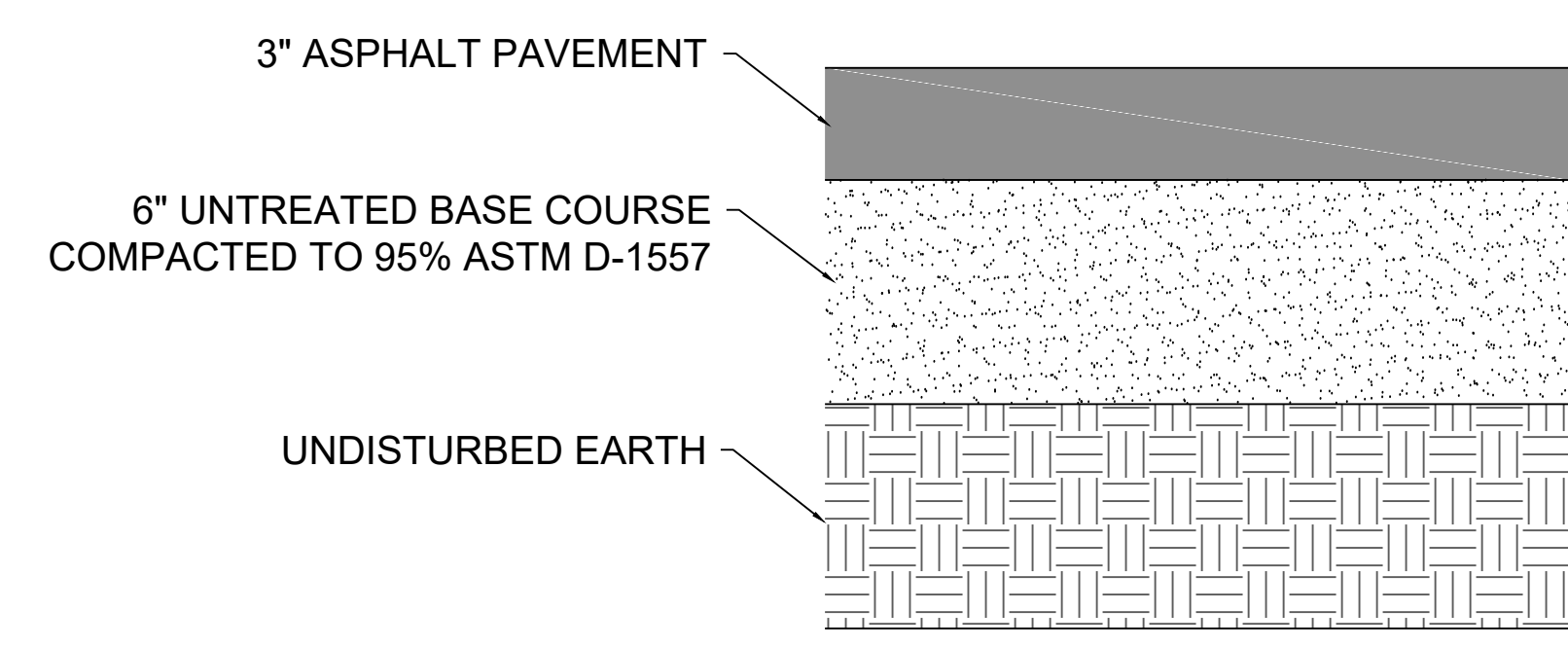
NOTE:
 * CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA PLAN NO. 205
 * CONCRETE AREA = 1.698 SQ. FT.

1 30" COLLECTION CURB AND GUTTER SCALE: NONE

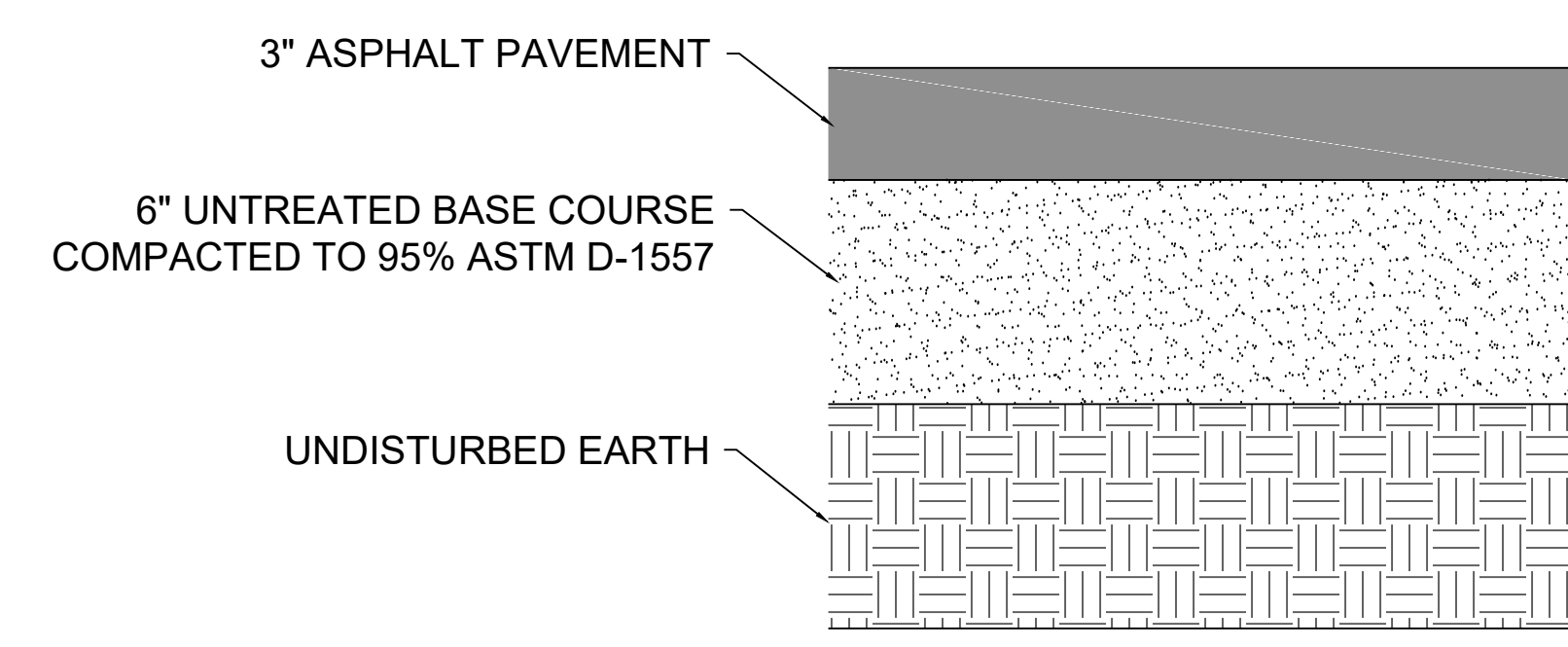


NOTE:
 * CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA PLAN NO. 205
 * CONCRETE AREA = 1.698 SQ. FT.

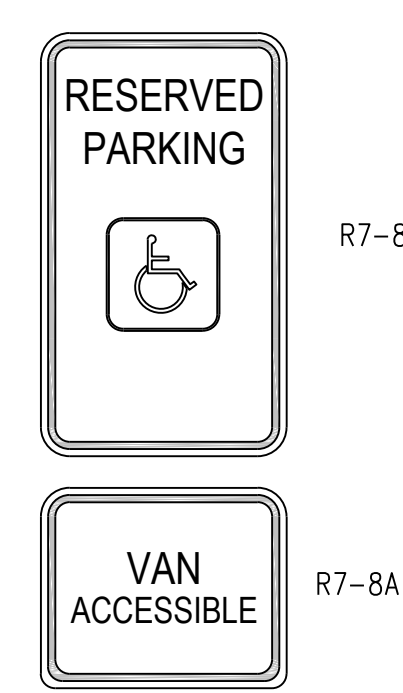
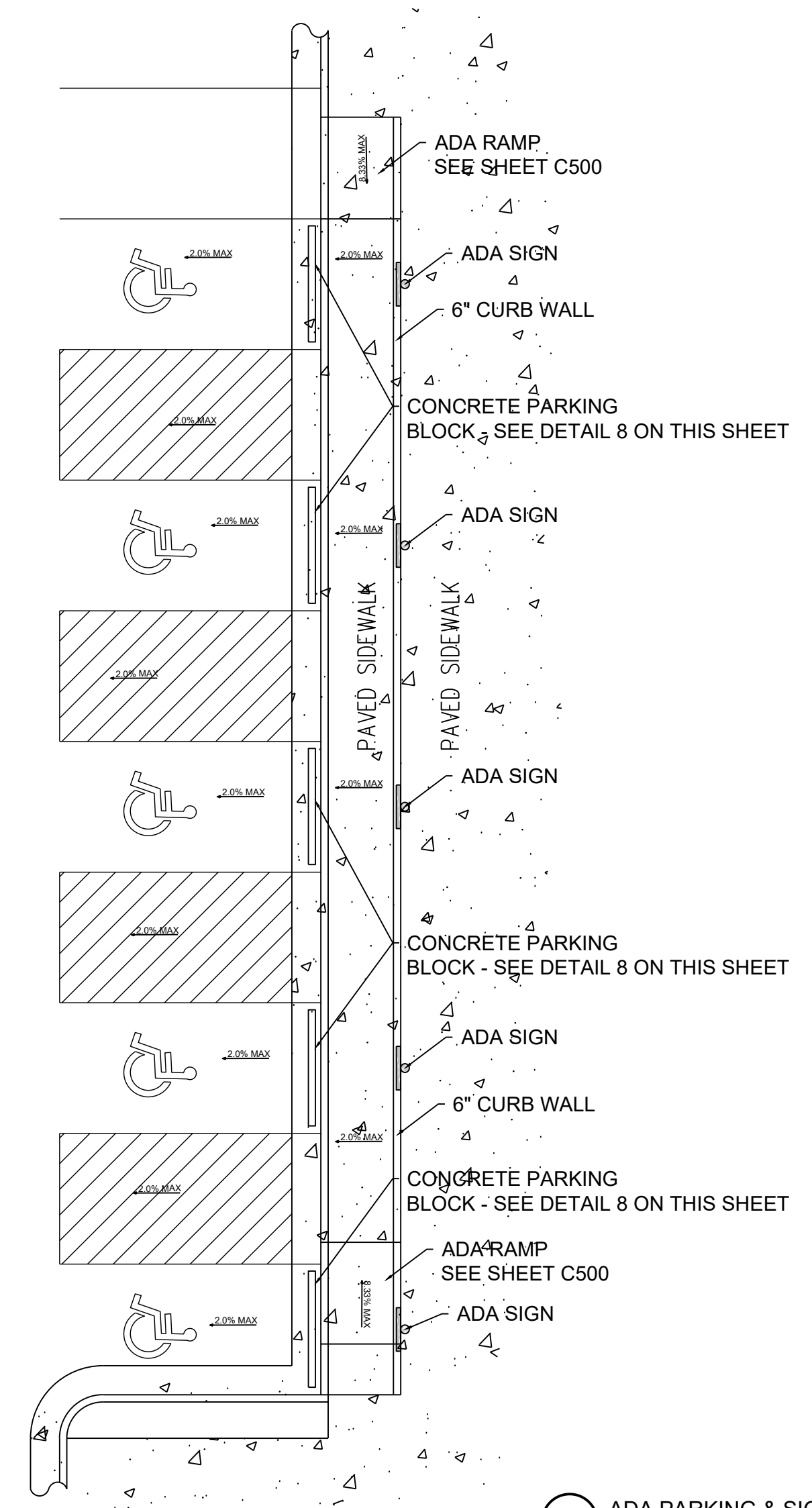
2 30" REVERSE PAN CURB AND GUTTER SCALE: NONE



3 PAVEMENT SECTION SCALE: NONE



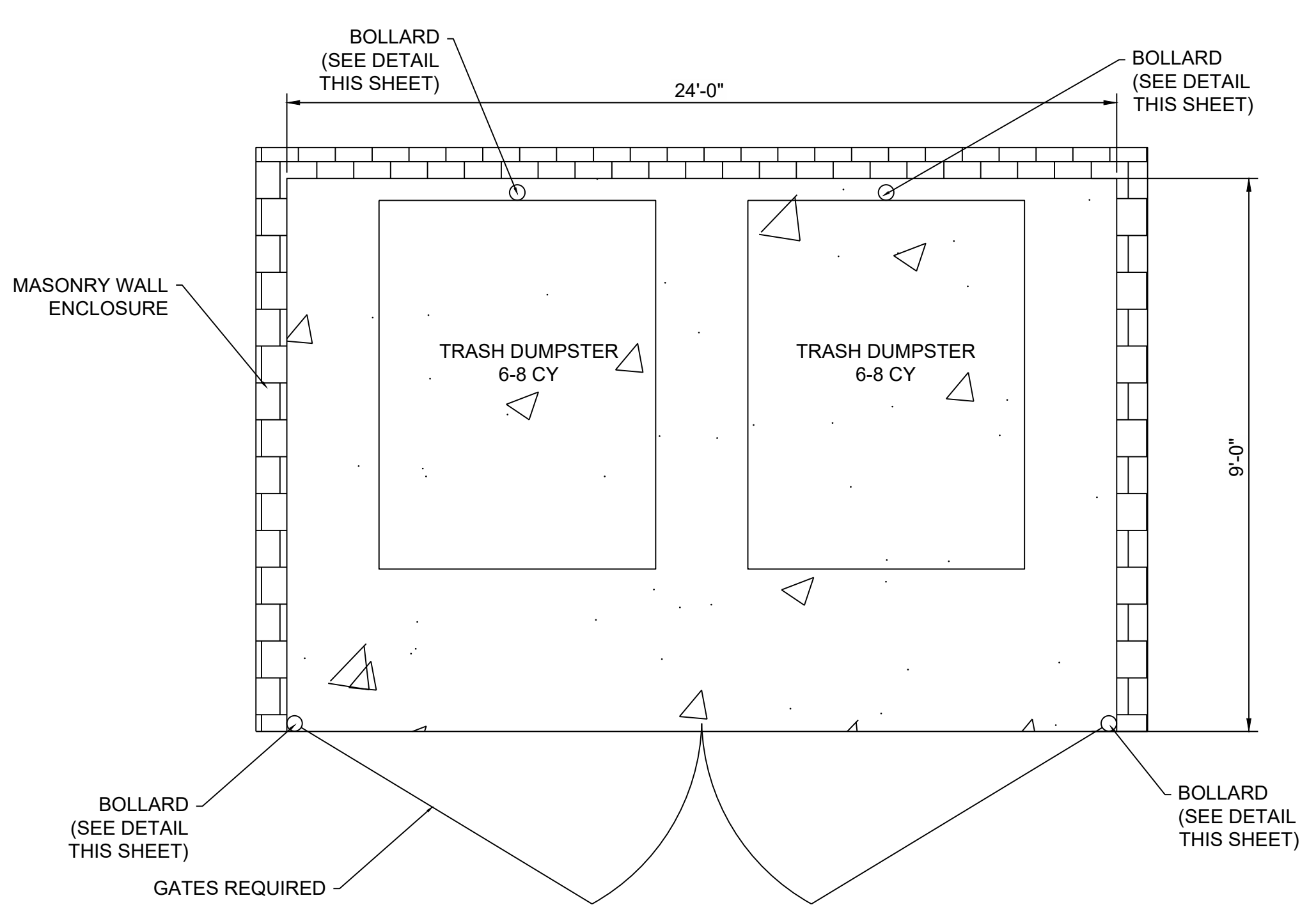
4 CONCRETE SECTION SCALE: NONE



- NOTES:
1. THE REGION TRAFFIC ENGINEER DETERMINES THE NUMBER AND LOCATIONS OF CROSSWALKS AT AN INTERSECTION.
 2. THE REGION TRAFFIC ENGINEER DETERMINES WHEN TO USE THE "SPECIAL EMPHASIS" CROSSWALK.
 3. PLACE THE STOP OR YIELD LINE AT DESIRED STOPPING POINT WHEN THERE IS NOT A CROSSWALK.
 4. USE A WEDGE STOP OR YIELD LINE ONLY WHEN APPROVED BY THE REGION TRAFFIC ENGINEER.
 5. ESTABLISH A "NO PARKING" ZONE 30' PRIOR TO FLASHING SIGNAL, STOP SIGN, YIELD SIGN, OR TRAFFIC CONTROL SIGNAL PLACED ON THE SIDE OF ROADWAY.
 6. RED CURB MARKING IS OPTIONAL FOR "NO PARKING" ZONE.
 7. PROVIDE RESERVED PARKING SIGNING (R7-8) FOR ACCESSIBLE PARKING SPACES. INCLUDE "VAN ACCESSIBLE" PLaque (R7-8A) FOR VAN PARKING SPACES.
 8. BLEND ACCESSIBLE HOLE WITH PAVED SIDEWALK OR PEDESTRIAN RAMP FOR SMOOTH ELEVATION TRANSITION.
 9. MARKING SIGNING ARE TYPICAL FOR STOP OR SIGNAL CONTROL. USE SIMILAR DISTANCES AND APPROPRIATE MARKINGS FOR YIELD CONTROL.

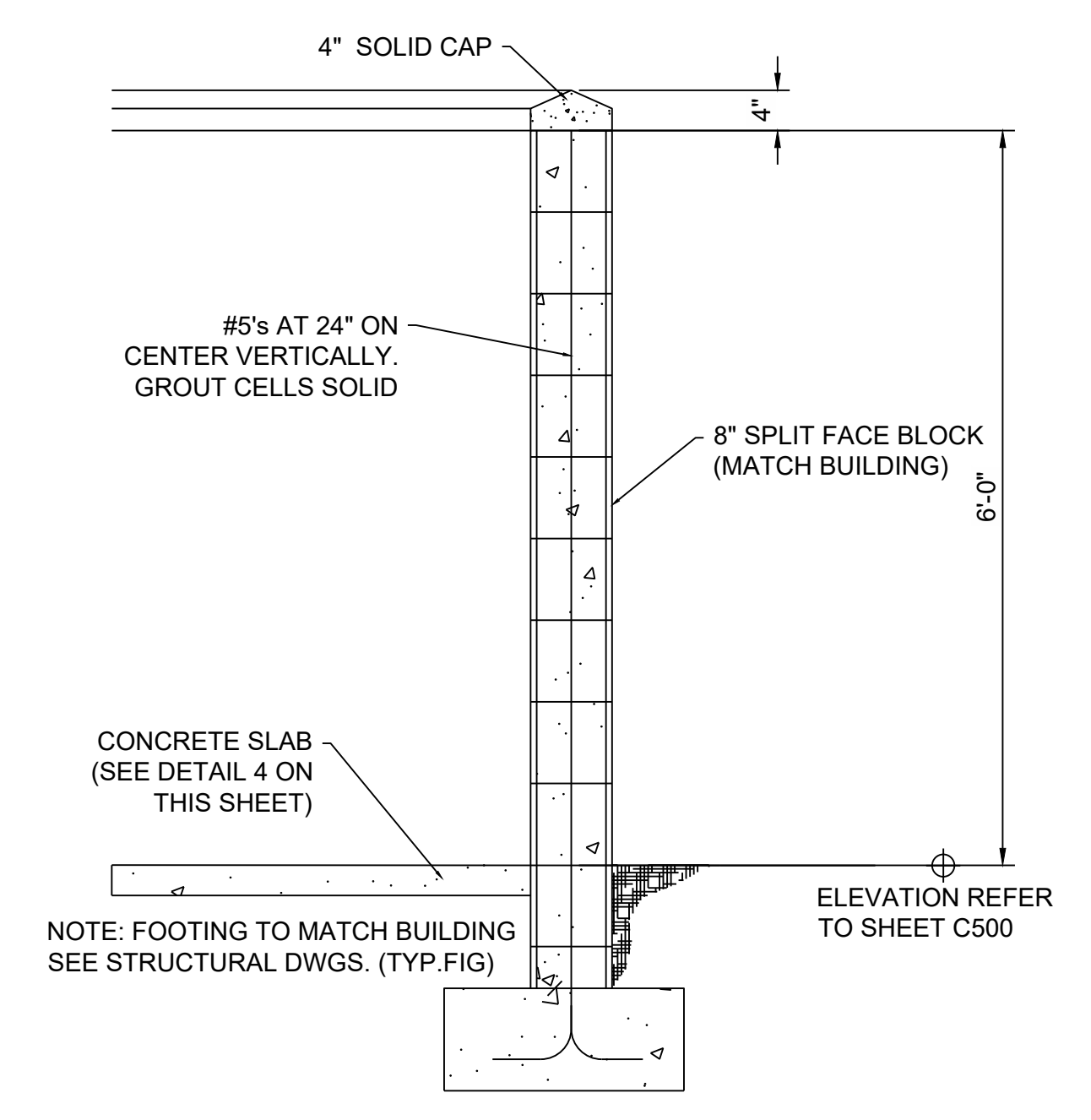
* BOTTOM OF SIGN TO BE INSTALLED ON POST AT 60" ABOVE GROUND
 ** SEE NOTE 7

5 ADA PARKING & SIGNAGE SCALE: NONE



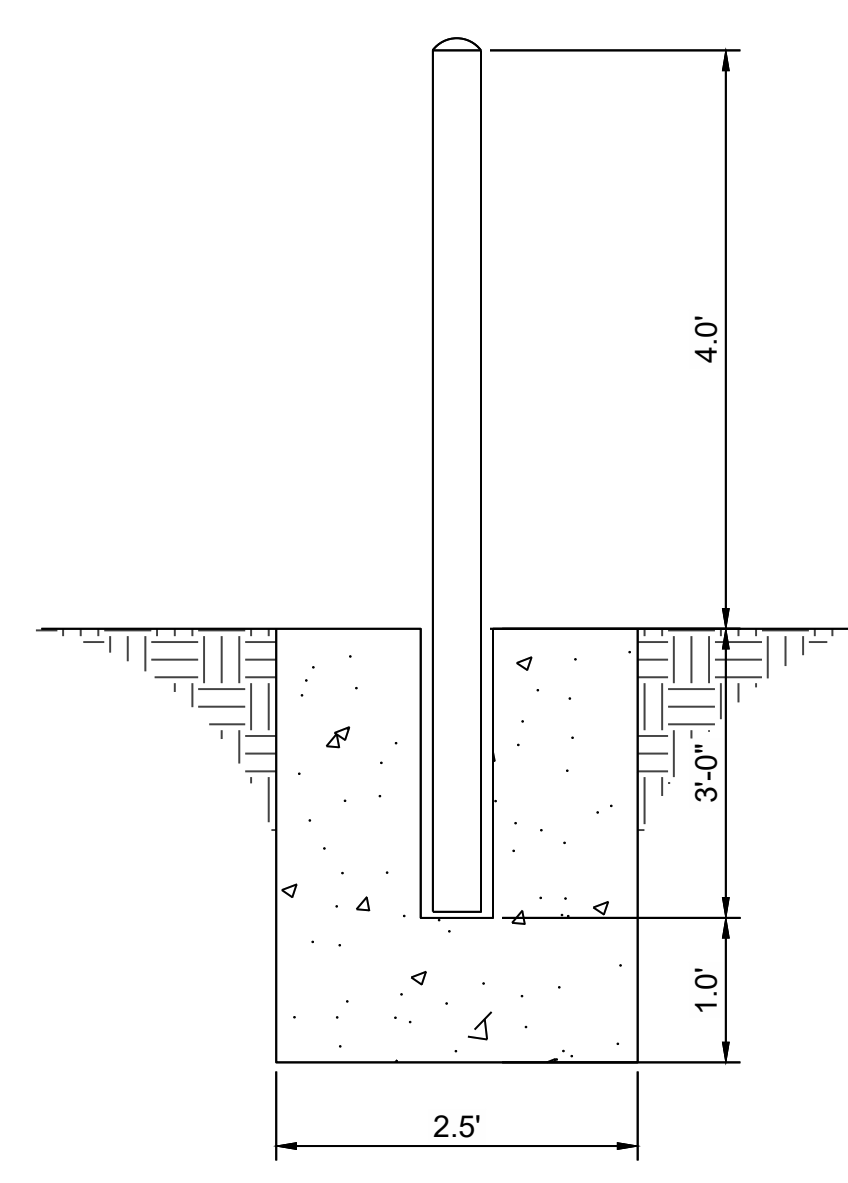
NOTE: BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 3'-0" INTO THE GROUND

6 DUMPSTER PLAN SCALE: NONE

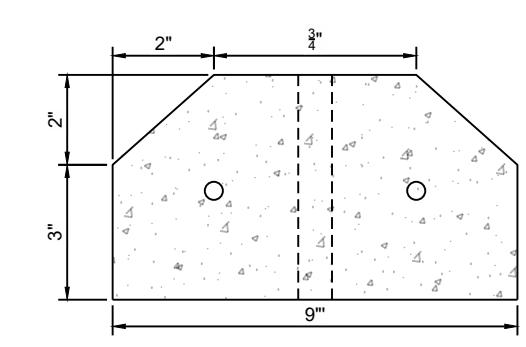


WALL PROFILE

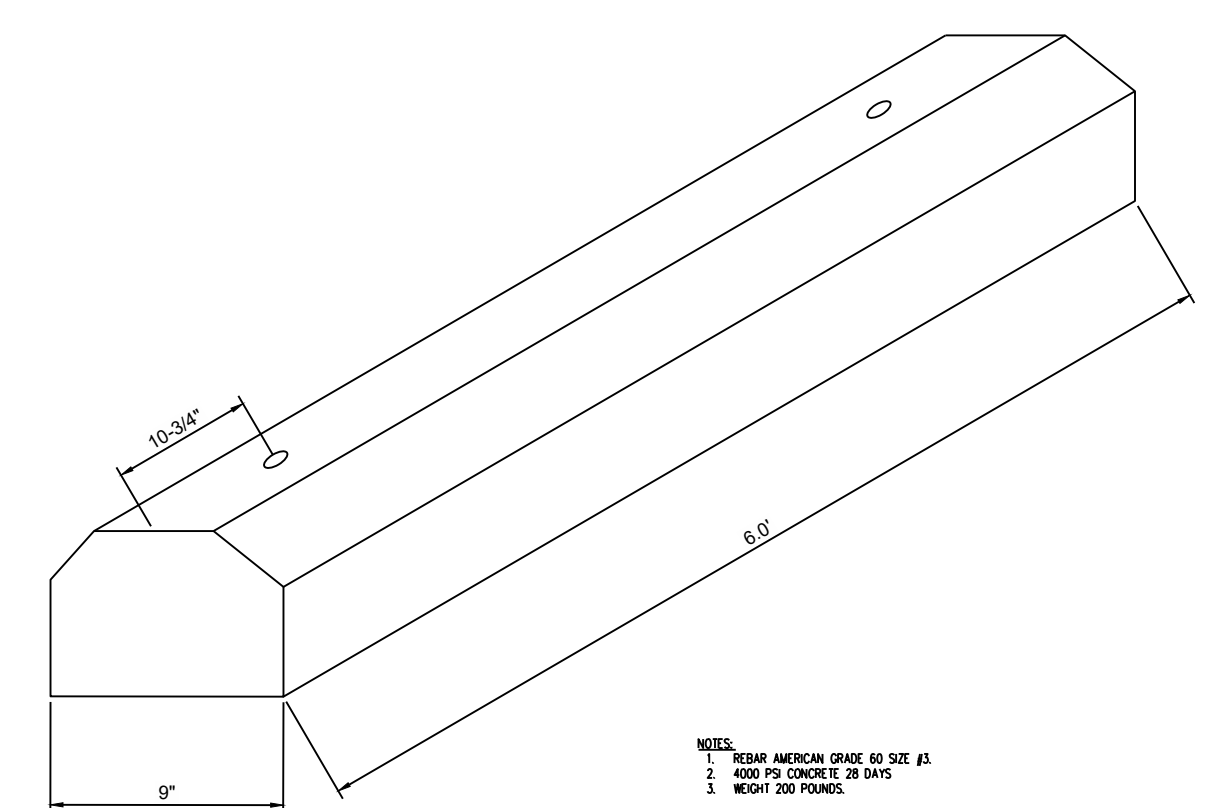
6 DUMPSTER DETAILS SCALE: NONE



7 BOLLARD SCALE: NONE



SECTION VIEW



8 PARKING BLOCK SCALE: NONE

NO.	REVISIONS	BY	DATE

ROWLEY'S RED BARN
 901 SOUTH 300 WEST
 SALT LAKE CITY, UTAH 84655
 SCOTT ROWLEY, P.E.

DESIGNED BY: IJR
 CHECKED BY: IJR
 DATE: 1/19/2023
 SCALE: 1"=50'

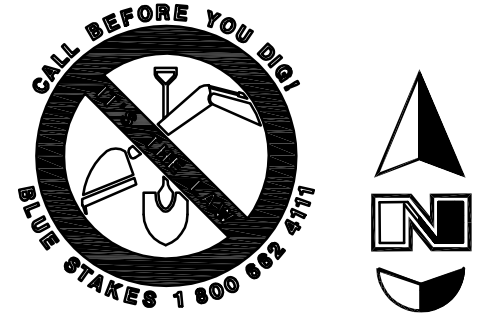
WALL CONSULTANT GROUP
 2139 SOUTH 1260 WEST
 SALT LAKE CITY, UT 84119
 PHONE: 801-448-1173

APPROVED

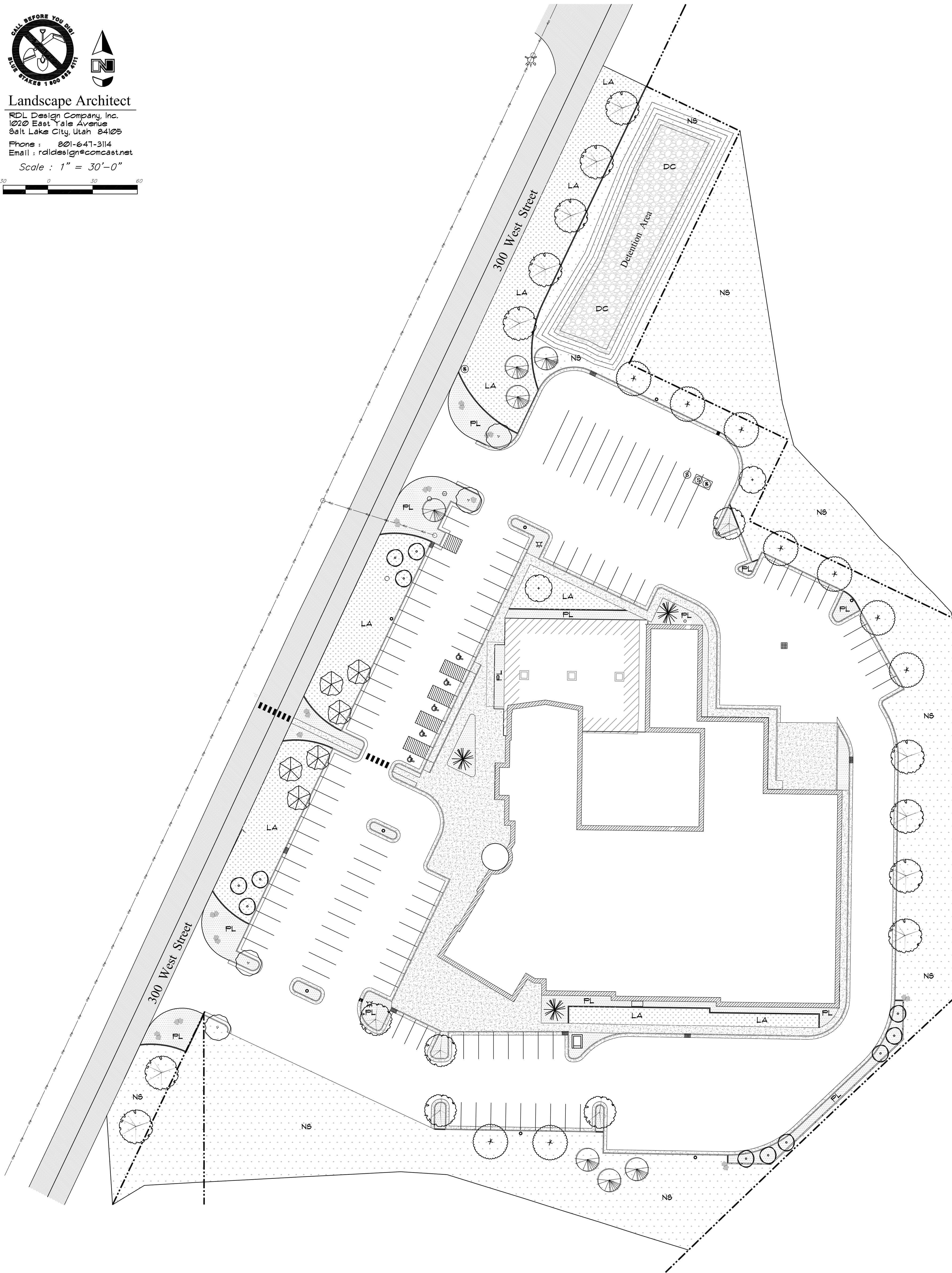
 PROFESSIONAL ENGINEER

PROJECT: ROWLEY'S RED BARN
 PROJECT NUMBER: WCG# 22-225
 SHEET NO.: C700

DETAILS



Landscape Architect
 RDL Design Company, Inc.
 1020 East Yale Avenue
 Salt Lake City, Utah 84105
 Phone : 201-641-3114
 Email : rldesign@comcast.net
 Scale : 1" = 30'-0"



Suggested Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
NA		Acer truncatum 'Pacific Sunset'	Pacific Sunset Maple	2" Cal. Min. 10'-12" Ht.	Matched Heads Straight Trunks
NA		Cercis canadensis	Eastern Redbud	2" Cal. Min. 8'-10" Ht.	Matched Heads Straight Trunks
NA		Crataegus lavelli	Lavalle Hawthorn	2" Cal. Min. 8'-10" Ht.	Matched Heads Straight Trunks
NA		Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal. Min. 8'-10" Ht.	Matched Heads Straight Trunks
NA		Picea pungens	Colorado Spruce	10'-12" Ht.	Uniform Shape Specimen
NA		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Cal. Min. 8'-10" Ht.	Matched Heads Straight Trunks
NA		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal. Min. 8'-10" Ht.	Matched Heads Straight Trunks
NA		Zelcova serrata 'Village Green'	Village Green Zelcova	2" Cal. Min. 10'-12" Ht.	Matched Heads Straight Trunks

Suggested Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
NA		Buxus japonica 'Julia Jane'	Julia Jane Boxwood	5" Container 18"-24" Height	
NA		Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5" Container 18"-24" Height	
NA		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5" Container 18"-24" Height	
NA		Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5" Container 18"-24" Height	
NA		Physocarpus op. 'Summer Wine'	Summer Wine Ninebark	5" Container 18"-24" Height	
NA		Pinus mugo 'Bloumound'	Bloumound Mugo Pine	5" Container 15"-18" Spread	
NA		Potentilla fruticosa	Shrubby Cinquefoil	5" Container 15"-18" Height	
NA		Rhus aromatica 'Grow Low'	Grow Low Sumac	5" Container 15"-18" Height	
NA		Rosa sp. 'Knock Out'	Knock Out Rose	5" Container 18"-24" Spread	
NA		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5" Container 15"-18" Height	
NA		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5" Container 15"-18" Height	

Suggested Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
NA		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5" Container 18"-24" Height	
NA		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5" Container 24"-30" Height	
NA		Helleotrichon sempervirens	Blue Oat Grass	5" Container 12"-15" Height	
NA		Fanicum virgatum 'Shenandoah'	Shenadoah Switch Grass	5" Container 18"-24" Height	
NA		Fenisetum apon. 'Hainsi'	Hainsi Dwarf Fountain Grass	5" Container 12"-15" Height	

Suggested Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
NA		Achillea 'Summer Pastels'	Summer Pastels Yarrow	5" Container 12" Ht. Full Can	
NA		Echinacea purpurea	Purple Coneflower	5" Container 12" Ht. Full Can	
NA		Heimerocallis sp. 'Stella d'Oro'	Stella d'Oro Day Lily	5" Container 12" Ht. Full Can	
NA		Iris pallida 'Variegata'	Sweet Iris	5" Container 12" Ht. Full Can	
NA		Lavandula sp. 'Hidcote'	Hidcote Lavender	5" Container 12" Ht. Full Can	
NA		Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	5" Container 12" Ht. Full Can	
NA		Salvia 'May Night'	May Night Garden Sage	5" Container 12" Ht. Full Can	

Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, planting areas an 8 inch depth. If topsoil material is not available at the site, it must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be "Agriform" brand 21 gram tablets used as per manufacturers recommendations.
- All trees shall receive an "Arbor Guard" trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection, unless otherwise indicated.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Denslitt Pro-5 used barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stones.
- Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

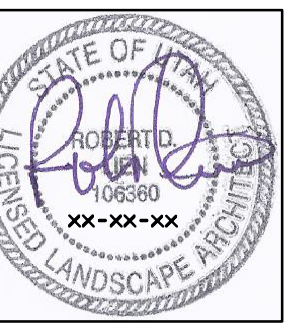
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the top of all surrounding walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of root balls shall be planted flush with finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
- The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning, trimming, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.

Sub-Grade Requirements

- LAWN AREAS** : Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
- SHRUB AREAS** : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of shredded bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS** : Four (4) inches below finish grade. This will allow for the installation of a 4 inch depth of decorative stone over the used barrier fabric, leaving it slightly below finish grade and concrete areas.

Legend

Symbol	Description	Remarks
	4" x 6" Extruded Concrete Mow-strip / Natural Color & Finish	Install in True Lines, Flush To All Concrete Edges And Between All Lawn And Planting Areas. Compact Sub-grade To 95%.
	Decorative Boulder / Blockish Grapes / Brown Canyon Spruce	Individually Placed Boulders / 36"-48" Diameter Minimum / Bury 1/4 Of Boulder Into Soil - Best Visual Site Up.
	Planting Area / Mixed Shrubs, Ornamental Grasses & Perennials	Provide Specified Plant Materials Over An 8" Depth Of Topsoil, Along With A 4" Depth Of Bark Mulch Or Decorative Stone.
	Decorative Cobble / 4"-6" Depth In Detention Area	Provide Specified Material To A 4"-6" Depth & Over "Denslitt" Pro-5 Used Barrier Fabric (Or Equal).
	Lawn (Sod) Area / Provide Drought Tolerant Mixture	Provide Specified Material Over A 4" Depth Of Topsoil, Rough & Fine Graded To A Smooth Surface.
	Native Seed Area / Provide For All Re-vegetation Grading	Provide Specified Material Over A 4" Depth Of Topsoil, Graded To An Acceptable Surface. Use One-Step Hydroseed Method.



PRINTED DATE
03-09-2023

LAYTON DAVIS ARCHITECTS

1 suite 200
2005 East 2700 South
Salt Lake City, Utah 84109
p: 801.487.0715 | www.laytondavisarchitects.com

ROWLEY'S RED BARN EXPANSION

901 South 300 West
Santaquin, Utah. 84655

CHRONOLOGY

PROJECT NO.
21.010

DWN BY / CHK BY
RDL / RDL

TITLE
Landscape
Plan

L101