HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Planning Commission Meeting

September 9, 2025

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. **Regular Meeting:**

   I. Call to Order

   II. Roll Call

   III. Pledge of Allegiance: By Invitation

   IV. Prayer/Thought by Invitation ()

   V. Recuse for Conflict of Interest

2. **Consent Agenda: N/A**

3. **Action Items:**

   I. Ascend at Highlands Stacked Flats, located at, Highlands Phase 1 Parcel# 00-0022-0545 (Planner Denna Woodbury)

4. **Work Meeting: N/A**

5. **Administrative Items:**

   I. City Council Communication Item

   II. 2025 PC Training:
   The Planning Commissioners will need one hour of training from the link below to fulfill four hours for 2025.
   As you complete your training please email Meshelle Kijanen with the Code or Codes where you took your training from:
   Any Parts 3 through 6:
   https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html?v=C10-9a_1800010118000101

6. **Adjournment:**

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.
Posted on _____, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at

www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov. Notice provided to the Wasatch Wave.

Planning Commission Staff Report

MEETING DATE:	9/9/2025
SUBJECT:	Ascend at Highlands Stacked Flats, located at, Highlands Phase 1 Parcel# 00-0022-0545 (Planner Denna Woodbury)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is an action item for a Site Plan for Ascend Stacked Flats. The policy question includes the following: Should a Site Plan be approved for Ascend Stacked Flats?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Site Plan for Ascend Stacked Flats subject to findings and conditions.

BACKGROUND

G.C. Garcia, Inc. has reviewed the Site Plan application for the Ascend Stacked Flats. The proposed project is located in the Highlands Master Planned Community and is the multiple family component of the master plan, There is an approved MDA for this project that allows for 235 stacked flat units. The applicant has been working with City staff to ensure that their affordable housing requirement is met. The proposed Site Plan is consistent with the approved MDA. The zoning for this project is NVOZ-UV.

DISCUSSION

The proposed Ascend Stack Flats, is the first phase of the DR Horton Highlands subdivision and consists of 227 apartments. The units are located in eight 3-story walk-up apartment buildings on 11,.65 acres. The project also includes a single-story community clubhouse with an outdoor swimming pool.

The proposed Ascend Stacked Flats has been designed in accordance with the North Village Overlay Zone and their MDA. The buildings have been laid out so there is a variation of building types, rooflines, elevations, and colors throughout the development. The buildings step up the hill to provide a variation in building heights.

The architectural theme for the development is Mountain Modern and the buildings' finishes are comprised of faux stone, harde board, fiber cement siding, board and batten, with asphalt

shingles. The color of the buildings are earth-toned shades that reflect the natural elements.

Each unit has a garage with the ability to do EV charging. The parking requirement for the stack flats is 248 parking spaces, which they are providing. The clubhouse requires 87 parking spaces and 100 are being provided,

The proposed Ascend Stacked Flats meets the required setbacks, lighting requirements, and landscaping requirements.

FISCAL IMPACT

None.

CONCLUSION

The proposed Ascend Stack Flats Site Plan meets the intent of the City Code and is consistent with their MDA and with NVOZ.

Staff recommends that the Ascend Stack Flats Site Plan be approved by the Planning Commission with the following findings and conditions:

Findings
1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, State Law, as applicable to the site where the conditional use is located.

Conditions:
1 All requirements of the City Engineer shall be met, listed below:
Conditional approval: At this time the City has no additional comments on the civil design plans. As a condition of final city engineer's signature on the plans, the following items will need to be addressed:
1. Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications.
2. Need to complete the Long Term Stormwater Agreement with the attached Long Term Stormwater Plan. Please refer to appendix J of the Heber City Storm Water Design Manual. Accordingly, prepare the Plan and submit a draft Agreement with appendices for consideration and signature.
3. NV Highlands phase 1 plat needs to be recorded before final approval is granted for the stacked flat plans which is on parcels defined in the phase 1 plat.
4. No construction on the stacked flats can occur until the essential public facilities (municipal code 15.08.020.B) are complete for phase 1 and a performance agreement and bond is in place for both this set of plans and the unfinished improvement within NV Highlands phase 1 plans.
5. All easements, including for City, NVSSD, and Public Utilities need to be included on the NV Highlands Phase 1 plat or prepared and recorded separately with associated exhibit maps. Easements include (but are not limited to); emergency access for storm water, water line easements, PUE's.

2. All other Code Requirements shall be met.
3. All requirements from other agencies.
Central Water Conservancy District

- *We submitted comments with the Phase 1 application in City Works.*

Wasatch County Fire

- *Building to be provided with Fire Suppression, Alarms, Evaluation for radio enhancements other life safety requirement per* IFC.
- *Road surface to be approved and maintained during construction for year round emergency vehicle access*
- *Secondary connection(s) of adjoining single family dwellings will be needed prior to occupancy of first building(s).*
- *Buildings are located in the Wildland Urban Interface.*

4. Any other conditions or changes as articulated by the Planning Commission.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve Ascend Stack Flats Site Plan** as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue Ascend Stack Flats Site Plan** to another meeting on **[DATE]**, with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny Ascend Stack Flats Site Plan** with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. 2023-10-19 Highlands Proposed Base V11 B-EX-01
2. 20250804 Site Plan (1)
3. 20250804 Bldg Elevations (1)
4. 20250804 Floor Plans
5. 20250804 Landscape Plans
6. 20250804 Lighting Plan

DEVELOPMENT SUMMARY

TOTAL SITE ACREAGE = 114.458 AC.

DR HORTON	UNITS	ERUs/UNIT	ERUs
SINGLE FAMILY RESIDENTIAL ALTA LOTS (40.5x93)	111	0.75	83.25
SINGLE FAMILY RESIDENTIAL COTTAGE LOTS (46.5x93)	96	1.0	96.0
STACKED FLATS	235	N/A	104.6
TOWNHOMES - OLIVER	89	1.0	89.0
TOWNHOMES - MILLBROOK	119	0.75	89.25
TOWNHOMES - DALTON	156	0.75	117.0

TOTAL UNITS = 806 **TOTAL ERUs = 579**

EDITED 10/19/2023

N

200 0 200 400 600

Scale 1" = 200'

HIGHLANDS-CONCEPTUAL MASTER PLAN-V11B

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW 1-800-662-4111 208-2100

FILENAME O:\Highlands\Base\Working\2022-10-19 Highlands Proposed Base V11 B.dwg TAB EX-01 PLOT DATE AND TIME 10/19/2023 11:23 AM

HIGHLANDS
HEBER CITY, UT
PROPOSED BASE V11B

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning • Engineering • Surveying
PH: 801 . 487 . 8040

CLIENT: D.R. HORTON
DWG: 2023-10-19 HIGHLANDS PROPOSED BASE V11 B.DWG
JOB No: 3081-DRH01-22
PROJECT DATA / DISCLAIMER: ALL INFORMATION INDICATED HEREON IS FURNISHED AS MUTUALLY AGREED UPON BY THE PARTIES AND/OR THEIR REPRESENTATIVES. NO WARRANTY IS MADE AS TO THE ACCURACY THEREOF AND IT IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE USER TO THEIR SATISFACTION PRIOR TO USE. ALL INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. ALL INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

DRAWN BY: WARD
DESIGN BY: WARD
CHECKED BY: AJS
DATE: 10/19/2023

REVISIONS

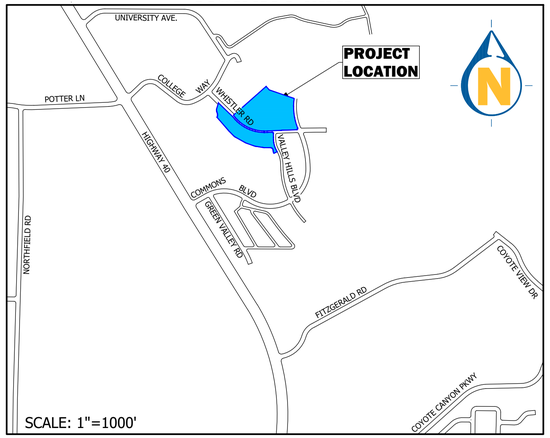
SHEET
EX-01

ASCEND AT RIVERVIEW STACKED FLATS

SITE PLAN FOR PARCEL 16 AND 17 PHASE 1 OF NORTH VILLAGE HIGHLANDS PLAT

WHISTLER ROAD
PARCEL #00-0022-0544, AND #00-0022-0545, AND #00-0022-0546
LOCATED IN THE WEST 1/2 OF SECTION 20, T.3 S., R.5 E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH
CURRENT ZONING: NVOZ
FEMA FLOOD ZONE: OTHER AREA MAP 49051C0116E DATE: MARCH 15, 2012

VICINITY MAP



CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	NOTES & LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN - OVERALL
C401	SITE PLAN - SOUTHWEST
C402	SITE PLAN - SOUTHEAST
C403	SITE PLAN - NORTHWEST
C404	SITE PLAN - NORTHEAST
C410	PARKING COMPLIANCE
C420	FIRE ACCESS PLAN
C500	GRADING PLAN - OVERALL
C501	GRADING PLAN - SOUTHWEST
C502	GRADING PLAN - SOUTHEAST
C503	GRADING PLAN - NORTHWEST
C504	GRADING PLAN - NORTHEAST
C590	GRADING SITE BALANCE
C600	UTILITY PLAN - OVERALL
C601	UTILITY PLAN - SOUTHWEST
C602	UTILITY PLAN - SOUTHEAST
C603	UTILITY PLAN - NORTHWEST
C604	UTILITY PLAN - NORTHEAST
C605	EXTENTS OF NV HIGHLANDS PHASE 1 UTILITY CONSTRUCTION
C610	SEWER PLAN
C630	WATER PLAN
C640	STORM DRAIN PLAN - OVERALL
C641	STORM DRAIN PLAN - SOUTH
C642	STORM DRAIN PLAN - NORTH
C645	STORM DRAIN CALCULATIONS
C690	EROSION CONTROL PLAN
C691	BMP SHEETS
C710	ACCESS ROAD 1 - PLAN & PROFILE
C711	ACCESS ROAD 1 - PLAN & PROFILE
C720	ACCESS ROAD 2 - PLAN & PROFILE
C730	ACCESS ROAD 3 - PLAN & PROFILE
C731	ACCESS ROAD 3 - PLAN & PROFILE
C740	ACCESS ROAD 4 - PLAN & PROFILE
C741	ACCESS ROAD 4 - PLAN & PROFILE
C750	ACCESS ROAD 5 - PLAN & PROFILE
C800	RETAINING WALLS
C801	WALL 01 PART 1 - PROFILE
C802	WALL 01 PART 2- PROFILE
C803	WALL 02 & 03 - PROFILES
C804	WALL 04 - PROFILE
C805	WALL 05 - PROFILE
C806	WALL 06 - PROFILE
C807	WALL 07 & 08 - PROFILES
C904	PARKING LOT SECTIONS
C905	ADA DETAILS
C906	PRIVATE SITE WORK DETAILS
C907	DUMPSTER ENCLOSURE DETAILS
C908	DUMPSTER ENCLOSURE DETAILS
C910	SEWER DETAILS
C911	CASING DETAIL
C930	WATER DETAILS
C940	STORM DRAIN DETAILS
EX-1	EXHIBIT 1
EX-2	EXHIBIT 2
EX-3	EXHIBIT 3
EX-4	EXHIBIT 4
EX-5	EXHIBIT 5

ARCHITECTURAL DRAWING INDEX

SHEET	TITLE
P2.01	SITE PLAN
P2.02	BLDG A1 - ELEVATIONS
P2.03	BLDG A1 - ELEVATIONS
P2.04	BLDG C1 - ELEVATIONS
P2.05	BLDG X - ELEVATIONS
P2.06	BLDG X - ELEVATIONS
P2.07	CLUBHOUSE - ELEVATIONS

LANDSCAPE DRAWING INDEX

SHEET	TITLE
LP-COL	COLOR ILLUSTRATION
LP-100	LANDSCAPE OVERALL PLAN
LP-101	LANDSCAPE NOTES
LP-102	LANDSCAPE COVER
LP-103	LANDSCAPE PLAN
LP-104	LANDSCAPE PLAN
LP-105	LANDSCAPE PLAN
LP-106	LANDSCAPE PLAN
LP-107	LANDSCAPE PLAN
LP-108	SEED DETAILS
LP-501	LANDSCAPE DETAILS
LP-502	LANDSCAPE DETAILS
IR-100	IRRIGATION OVERALL PLAN
IR-101	IRRIGATION COVER
IR-102	IRRIGATION PLAN
IR-103	IRRIGATION PLAN
IR-104	IRRIGATION PLAN
IR-106	IRRIGATION PLAN
IR-107	IRRIGATION PLAN
IR-501	IRRIGATION DETAILS
IR-502	IRRIGATION DETAILS
IR-503	IRRIGATION DETAILS

ELECTRICAL DRAWING INDEX

SHEET	TITLE
E0.01	ELECTRICAL COVER SHEET
E0.02	PHOTOMETRIC SITE PLAN
E0.03	SCHEDULES AND DETAILS

HEBER CITY NOTES

A.TYPICAL

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. City owned water valves may be operated only by City staff. Opening, closing or tampering with a City water valve without permission of the City public works department is a Class B misdemeanor punishable by up to six months in jail and a $1,000 fine.
4. Contractor shall schedule a pre-construction meeting with the City's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the Acknowledged construction drawings and a copy of the current Heber City Standard Specifications and Drawings Manual (available at heberut.gov).
5. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the City.
6. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence tothe accepted plans and compliance with Heber City Standard Specifications and Drawings Manual.
7. Any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected by a City representative prior to backfill. Inspectors may request the contractor to expose work that has been backfilled without prior inspection or collection of GPS data. All such rework shall be completed at the Developer's or Owner's expense.
8. Survey monuments must be installed in accordance with the current Heber City and Wasatch County Surveyor's Office requirements.
9. All disturbed property survey markers shall be reset in their original locationsupon completion of all construction activities.
10. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site-specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC-Certified Individual] prior to installation of any traffic control device. Traffic Control Plans must be Accepted by the City prior to implementation and before any shoulder, lane, or street closure.

B.TRENCHES AND UTILITIES

1. Trenches shall be completed and restored per City Standard Drawing UTIL-1.
2. Pothole existing utilities in accordance with City Standard Drawing UTIL-5.
3. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during construction, whether or not they are shown on the plans. Locations of underground utilities shown on plans are approximate and require field verificationby Contractor.
4. All trenches within public right-of-way must be backfilled or securely plated during non- working hours. Trenches outside these areas shall be back-filled or protected by approved temporary fencing and/or barricades during non-working hours. Trenches in the roadway must be backfilled, compacted, and paved within 48 hours of road-cut. Paint striping shall be replaced in accordance to City Standards within 48-hours of restoration of pavement.

C.ROADWAY CONSTRUCTION AND RESTORATION

1. Subgrade must be approved prior to construction of untreated base course and pavement sections. Subgrade approval requires that a proof-roll be completed and verified by a City inspector, and that all utilities be installed, inspected with connections to main lines completed, and accepted by the City.
2. Asphalt patching to roads between October 15 and April 15 will be considered temporary only, and must be replaced according to City Standards and Specifications between the following April 15 and July 1.
3. Material Submittals are required for all items placed within the City right-of-way. All submittals must be dated within 90 days of the Construction Start Date (unless specified otherwise) and be submitted prior to the start of construction activities.
4. Moratorium Standard (New, Reconstructed, and Overlaid Streets): No cuts permitted for two (2) years from the time of construction/ reconstruction/overlay)
5. Special Restoration Standard: This standard applies to new, reconstructed, overlaid, and chip/slurry-sealed streets:
   a. New, Reconstructed, and Overlaid Streets (for 5 years after end of moratorium): The asphalt surface shall be milled a minimum depth of two (2) inches, and fifteen (15) feet each way from the edge of the cut. Milling shall be done in widths equivalent to existing striped traffic lanes. The City Engineer reserves the right to require additional area and/or depth if deemed appropriate to restore roadway to original condition. Approved fabric is required when existing pavement included a fabric prior to the permitted cut.
   b. Chip/Slurry-Sealed Streets (for one year after cip/slurry application): The asphalt surface shall be re-chipped/slurried a minimum of fifteen (15) feet each way from the edge of the cut, in widths equivalent to existing striped traffic lanes.
6. Roads shall be opened for traffic during peak hours. Lane closures may only be in effect from 9am-2pm, and 7pm-7am when night work is approved. Contractors shall accommodate all special school or local government schedules and events. Paint striping shall be replaced in accordance with City Standards within 48-hoursof restoration of pavement.
7. All road closures must be approved by the City Engineer. All requests for road closures shall be made in writing and include a site-specific Traffic Control Plan for the proposed closure. When approved, closures of Collector Streets will require a 2-week advance notice to the public informing them of the upcoming closure. The notice shall be provided using on-site Variable Message Sign (VMS) boards indicating the anticipated start date and duration of the closure. VMS boards shall remain on site for the full two- week advance-notice period. If the duration of the closure is extended beyond the approved period, the extension shall be coordinated with the City Engineer and shall require additional VMS board notification to the public.

PROJECT CONTACT INFORMATION

OWNER
DR HORTON
CONTACT: DALTON LYONS
EMAIL: DRLYONS@DRHORTON.COM

ARCHITECT
ARCHITECTURE BELGIQUE, INC.
CONTACT: DIANA AL-OMARI
EMAIL: D.ALOMARI@ARCHBELGIQUE.COM

CIVIL ENGINEER
ENTELLUS, INC.
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TJ BRESLIN
EMAIL: LMARTINEAU@ENTELLUS.COM
TBRESLIN@ENTELLUS.COM

ELECTRICAL ENGINEER
ROYAL ENGINEERING
CONTACT: CALVIN BARLOW
EMAIL: CALVIN.BARLOW@ROYALENG.COM

LANDSCAPE ARCHITECT
PKJ DESIGN GROUP
CONTACT: JEREMY AINSWORTH
EMAIL: JAINSWORTH@PKJDESIGN.COM

DEVELOPER'S CERTIFICATION

AS THE DEVELOPER OF THIS PROPERTY, I HEREBY CERTIFY THAT I UNDERSTAND:

1. HOW THE EXISTING GRAVITY IRRIGATION SYSTEM WORKS IN THE VICINITY OF THIS PROPERTY,
2. HOW MY DEVELOPMENT OF THIS PROPERTY WILL AFFECT THIS SYSTEM AND ASSOCIATED STAKEHOLDERS,
3. THAT I HAVE COORDINATED WITH AND HAVE APPROVAL FROM THE SUBJECT IRRIGATION COMPANY(IES),
4. THAT I TAKE FULL RESPONSIBILITY FOR THE CHANGES I AM MAKING TO THIS SYSTEM,
5. HEBER CITY DOES NOT ASSUME RESPONSIBILITY OR LIABILITY FOR CHANGES I MAKE TO THIS SYSTEM

DEVELOPER'S PRINTED NAME

DEVELOPER'S SIGNATURE DATE

ENGINEER'S CERTIFICATION

BY AFFIXING HERETO MY ENGINEERING STAMP AND SIGNATURE, I HEREBY CERTIFY THAT THIS REPORT/DESIGN FOR THE MANAGEMENT OF STORM WATER OF THIS DEVELOPMENT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF HEBER CITY'S STORM WATER DESIGN MANUAL AND STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE REPORT.

ENGINEER OF RECORD CERTIFICATION

AS THE ENGINEER-OF-RECORD, I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS AND SUPPORTING INFORMATION ("PLANS") COMPLY WITH THE HEBER CITY CODE AND STANDARD SPECIFICATIONS AND DRAWINGS ("STANDARDS"). I UNDERSTAND AND AGREE THAT:

1. THE CITY'S ACKNOWLEDGMENT OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VARIANCE FROM ANY OF THE PROVISIONS OF THE STANDARDS, UNLESS A SEPARATE WRITTEN APPROVAL AUTHORIZING A SPECIFIC DEVIATION HAS BEEN PROVIDED BY THE CITY ENGINEER
2. THE CITY'S ACKNOWLEDGEMENT OF THE PLANS MEET THE FEEDBACK FROM THE CITY ON WHETHER THE PLANS MEET THE STANDARDS, SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS AT ANY TIME, INCLUDING AFTER CONSTRUCTION OF IMPROVEMENTS
3. THE CITY'S ACKNOWLEDGEMENT OF THESE PLANS DOES NOT CONSTITUTE A PERMIT FROM THE FEDERAL OR STATE GOVERNMENT OR PERMISSION TO DEVIATE FROM THE FEDERAL OR STATE LAWS OR REGULATIONS.
4. THE CITY'S ACKNOWLEDGEMENT OF THESE PLANS DOES NOT GRANT PERMISSION TO WORK ON THE PROPERTIES OF OTHERS.

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

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

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

BENCHMARK WEST 1/4 CORNER OF SECTION 20 TOWNSHIP 3 SOUTH RANGE 5 EAST SALT LAKE BASE AND MERIDIAN
ELEVATION WASATCH COUNTY ALUMINUM CAP ELEVATION: 5697.65

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

D·R·HORTON America's Builder
12351 S. Gateway Park Place Ste D-100
Draper, Utah 84020 720-224-0481
Contact: Dalton Lyons
DRLyons@drhorton.com

PROFESSIONAL ENGINEER REGISTERED 7/31/2025 No.11790169 THOMAS J BRESLIN STATE OF UTAH

ASCEND AT RIVERVIEW STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E.,
HEBER CITY, WASATCH COUNTY, UTAH

COVER & INDEX

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C100
COVER & INDEX

h:\2190\2171002\d_production\Civil\04_Plan Set\PLANSET 2171002.dwg 2025-08-01 2:47:35 PM TJ BRESLIN

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING 3ODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING 3ODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO HEBER CITY SPECIFICATIONS HEBER. HEBER CITY REQUIRES ALL PIPING AND CONNECTIONS TO MANHOLES TO BE WATER TIGHT SO THAT STORM WATER MAKES IT TO PRE TREATMENT DEVICE BEFORE INFILTRATING.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL FOLLOW CITY STANDARDS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK IN PRIVATE AREAS SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-800. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING 5DGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - NORTH VILLAGE SPECIAL SERVICE DISTRICT (NVSSD)
    SEWER - NORTH VILLAGE SPECIAL SERVICE DISTRICT (NVSSD)
    STORM DRAIN - HEBER CITY
    IRRIGATION - JORDANELLE SPECIAL SERVICE DISTRICT
    ELECTRICAL - HEBER LIGHT & POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING 6OUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING 6OOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

- SECTION CORNER
- MONUMENT
- 30.82 / 30.82 — EXISTING SPOT ELEVATION
- 30.82 / 30.82 — PROPOSED SPOT ELEVATION
- 1.5% — DOWNWARD GRADE
- 4258 — EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- 4258 — PROPOSED CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ACCESSIBLE LINE
- LOT OR BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- BUILDABLE AREA SETBACK
- CENTER LINE OF ROAD
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- ADA PARKING
- EV PARKING
- STREET LIGHT
- PWR / PWR — POWER POLE
- TEL / TEL — TELEPHONE POLE
- TX — TRANSFORMER
- CAB — ELECTRICAL CABINET
- UTIL / UTIL — UTILITY POLE
- STREET SIGN
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING ROCK WALL
- PROPOSED ROCK WALL
- FO — EXISTING FIBER OPTIC
- FO / FO — PROPOSED FIBER OPTIC
- GAS — EXISTING NATURAL GAS
- GAS / GAS — PROPOSED NATURAL GAS
- PWR — EXISTING POWER
- PWR / PWR — PROPOSED POWER
- OHP — EXISTING OVERHEAD POWER
- OHP / OHP — PROPOSED OVERHEAD POWER
- UGP — EXISTING UNDERGROUND POWER
- UGP / UGP — PROPOSED UNDERGROUND POWER
- TEL — EXISTING TELEPHONE
- TEL / TEL — PROPOSED TELEPHONE
- IRR — EXISTING IRRIGATION LINE
- IRR / IRR — PROPOSED IRRIGATION LINE
- IRR / IRR — IRRIGATION MANHOLE
- IRR — IRRIGATION METER
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK

LEGEND

- WTR — EXISTING WATER LINE
- WTR / WTR — PROPOSED WATER LINE
- W / W — WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK
- SS — EXISTING SEWER LINE
- SS / SS — PROPOSED SEWER LINE
- SS / SS — SEWER MANHOLE
- SD — EXISTING STORM DRAIN
- SD / SD — PROPOSED STORM DRAIN
- ROOF DRAIN
- SD / SD — STORM DRAIN MANHOLE
- CATCH BASIN / CLEANOUT
- CURB INLET

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL	STREET LIGHT
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
UP	UTILITY POLLE
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

CITY ENGINEER ACCEPTANCE

SIGNATURE _____ DATE _____

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REGISTERED PROFESSIONAL ENGINEER — THOMAS J. BRESLIN — No. 11790169 — 7/31/2025 — STATE OF UTAH

ASCEND AT RIVERVIEW STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

NOTES & LEGEND

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C101
NOTES & LEGEND

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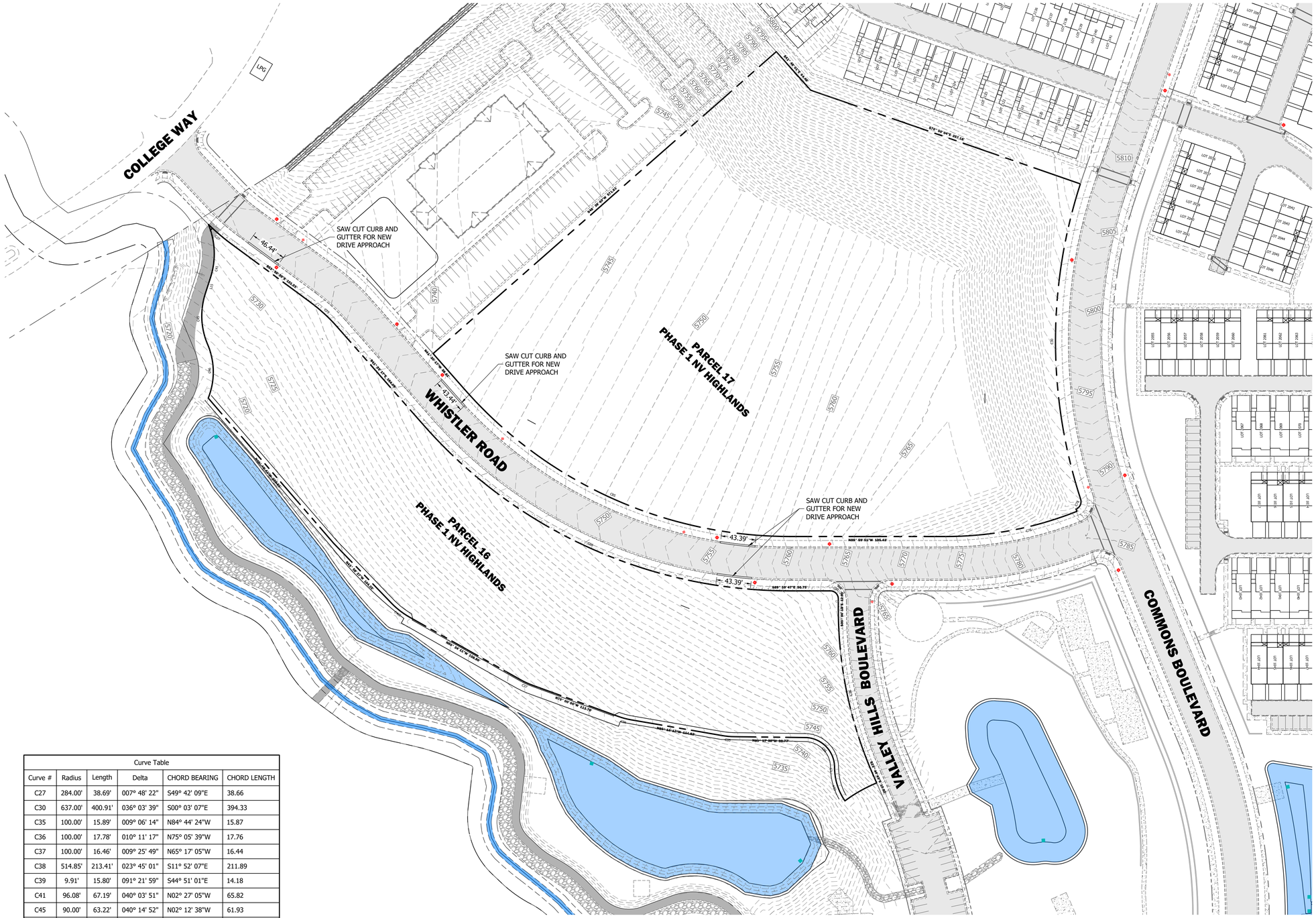

Curve Table					
Curve #	Radius	Length	Delta	CHORD BEARING	CHORD LENGTH
C27	284.00'	38.69'	007° 48' 22"	S49° 42' 09"E	38.66
C30	637.00'	400.91'	036° 03' 39"	S00° 03' 07"E	394.33
C35	100.00'	15.89'	009° 06' 14"	N84° 44' 24"W	15.87
C36	100.00'	17.78'	010° 11' 17"	N75° 05' 39"W	17.76
C37	100.00'	16.46'	009° 25' 49"	N65° 17' 05"W	16.44
C38	514.85'	213.41'	023° 45' 01"	S11° 52' 07"E	211.89
C39	9.91'	15.80'	091° 21' 59"	S44° 51' 01"E	14.18
C41	96.08'	67.19'	040° 03' 51"	N02° 27' 05"W	65.82
C45	90.00'	63.22'	040° 14' 52"	N02° 12' 38"W	61.93
C46	87.66'	70.44'	046° 02' 43"	N01° 06' 41"W	68.56
C55	37.44'	56.64'	086° 40' 49"	N42° 02' 21"W	51.39
C64	73.66'	39.69'	030° 52' 09"	N19° 02' 25"W	39.21
C75	441.44'	167.73'	021° 46' 14"	S79° 07' 07"W	166.73
C77	216.00'	46.25'	012° 16' 03"	S47° 28' 19"E	46.16
C78	10.00'	15.07'	086° 19' 02"	S25° 04' 35"W	13.68
C85	541.50'	459.88'	048° 39' 35"	N65° 40' 04"W	446.18
C86	609.50'	517.63'	048° 39' 34"	S65° 40' 04"E	502.21
C465	100.00'	28.96'	016° 35' 34"	N52° 16' 24"W	28.86

Line Table		
Line #	Length	Direction
L3	3.92'	N02° 25' 49.64"W
L15	22.06'	N17° 54' 48.00"E

CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

NOTES

1. MEASURE DOWN (MD) ARE FROM CITY GIS MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING MEASURE DOWN DOES NOT MATCH PLANS.
2. CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.

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

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Draper, Utah 84020
Contact: Dalton Lyons 720-224-0481
DRLyons@drhorton.com

REGISTERED PROFESSIONAL ENGINEER THOMAS J BRESLIN No. 11790169 7/31/2025 STATE OF UTAH

ASCEND AT RIVERVIEW STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E.,
HEBER CITY, WASATCH COUNTY, UTAH

DEMOLITION PLAN

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C300
DEMOLITION PLAN

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CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

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THOMAS J. BRESLIN
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7/31/2025
STATE OF UTAH

ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

SITE PLAN - OVERALL

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C400
SITE PLAN - OVERALL

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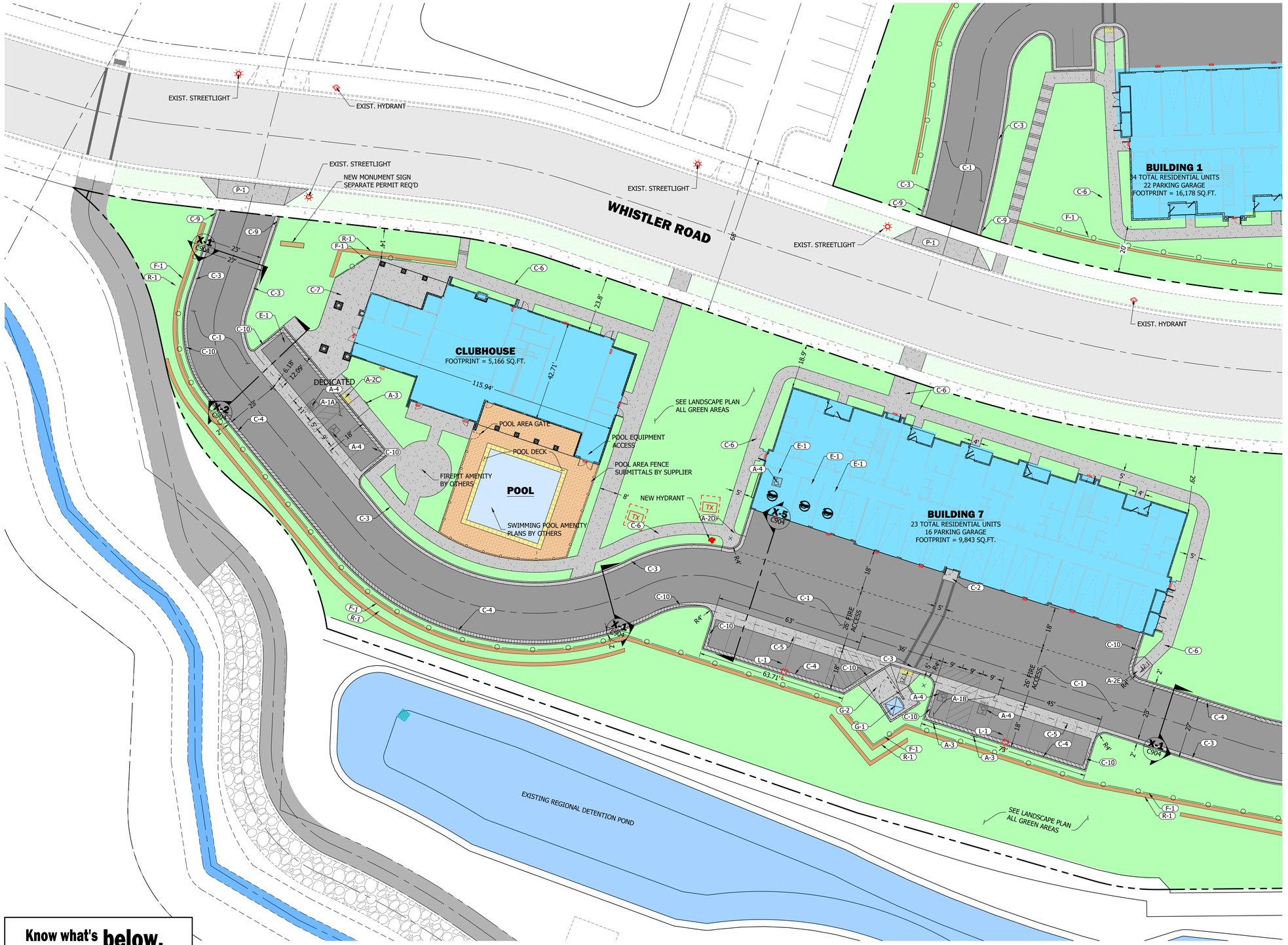

30°

20 0 20

SCALE: 1" = 20'

SYMBOL LEGEND

- (A-1) ACCESSIBLE PARKING AREA & ACCESS AISLE PER DETAIL, SHEET C905
- (A-2) ACCESSIBLE SIDEWALK RAMP PER DETAIL, SHEET C905
- (A-3) ADA POLE MOUNTED PARKING SIGN - VAN ACCESSIBLE TYPE PER DETAIL, SHEET C905
- (A-4) INTERNATIONAL ACCESSIBLE PARKING SYMBOL PER DETAIL, SHEET C905
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- (C-3) PRIVATE CONCRETE CATCH CURB & GUTTER PER DETAIL, SHEET C906
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- (C-10) TRANSITION FROM CATCH CURB TO RELEASE CURB PER DETAIL, SHEET C906
- (F-1) NEW PROTECTIVE FENCE SUBMITTALS BY FENCE SUPPLIER
- (F-2) NEW PROTECTIVE BOLLARD PER DETAIL, SHEET 906
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- (G-2) SIDEWALK RAMP & DRIVE APPROACH FOR DUMPSTER PER DETAIL, SHEET C908
- (HR-1) SIDEWALK RAMP WITH HAND RAIL PER DETAIL, SHEET C905
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- (ST-1) CONC. STAIRS WITH HAND RAIL PER DETAIL, SHEET C905
- (R-1) RETAINING WALL SEE PROFILES SHEETS C801-C806 STRUCTURAL DESIGN PACKAGE BY OTHERS
- (P-1) SAW CUT CURB & GUTTER & REPLACE WITH CONC. DRIVE APPROACH PER CITY DETAIL
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ACCESSIBLE AREA CONSTRAINTS

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ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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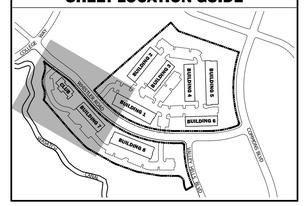
CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

SHEET LOCATION GUIDE



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7/31/2025
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STACKED FLATS

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LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E.,
HEBER CITY, WASATCH COUNTY, UTAH

SITE PLAN - SOUTHWEST

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C401
SITE PLAN - SOUTHWEST

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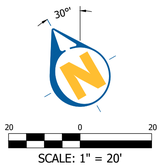

SYMBOL LEGEND

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- A-2 ACCESSIBLE SIDEWALK RAMP PER DETAIL, SHEET C905
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- C-3 PRIVATE CONCRETE CATCH CURB & GUTTER PER DETAIL, SHEET C906
- C-4 PRIVATE CONCRETE RELEASE CURB & GUTTER PER DETAIL, SHEET C906
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- C-7 PRIVATE ADA-COMPLIANT CURB CUT FOR CATCH CURB & GUTTER PER DETAIL, SHEET C906
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- C-9 PRIVATE CONCRETE TAPERED END HI-BACK CURB AND GUTTER PER DETAIL, SHEET C906
- C-10 TRANSITION FROM CATCH CURB TO RELEASE CURB PER DETAIL, SHEET C906
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- HR-1 SIDEWALK RAMP WITH HAND RAIL PER DETAIL, SHEET C905
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- ST-1 CONC. STAIRS WITH HAND RAIL PER DETAIL, SHEET C905
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A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
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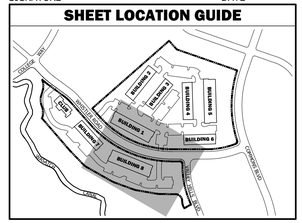
CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

SHEET LOCATION GUIDE



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REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
THOMAS J BRESLIN
No. 11790169
7/31/2025

ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

SITE PLAN - SOUTHEAST

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C402
SITE PLAN - SOUTHEAST

h:\2100\2171002\d_production\Civil\04_Plan Set\PLANSET 2171002.dwg 2025-08-01 2:48:05 PM TJ BRESLIN

30"

20 0 20

SCALE: 1" = 20'

SYMBOL LEGEND

- (A-1) ACCESSIBLE PARKING AREA & ACCESS AISLE PER DETAIL, SHEET C905
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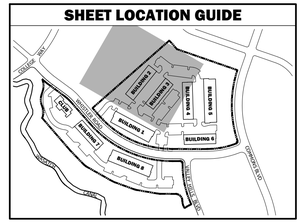
CITY ENGINEER ACCEPTANCE

SIGNATURE DATE

SHEET LOCATION GUIDE



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PROFESSIONAL ENGINEER REGISTERED 7/31/2025 No. 11790169 THOMAS J BRESLIN STATE OF UTAH

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LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

SITE PLAN - NORTHWEST

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C403

SITE PLAN - NORTHWEST

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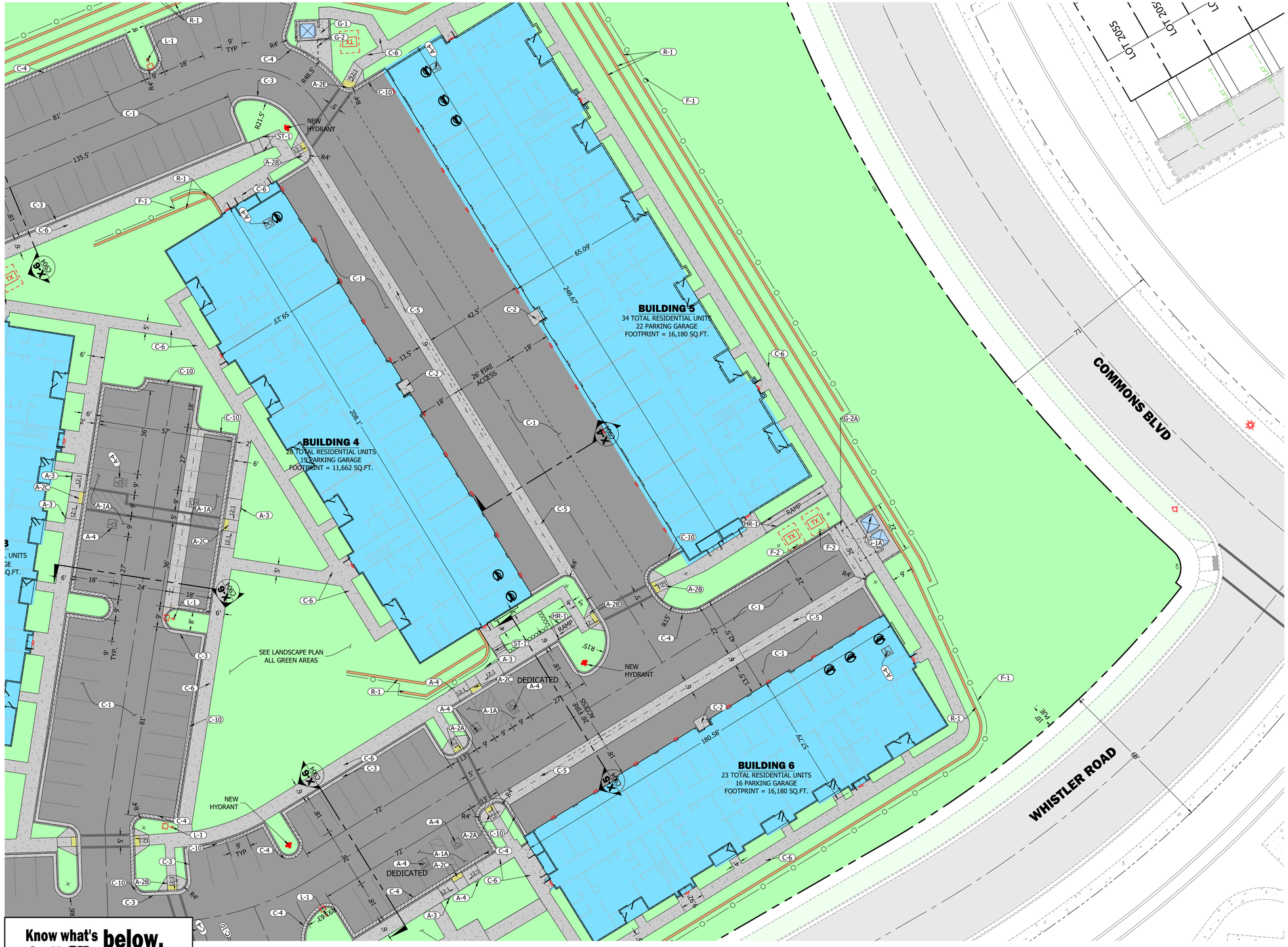

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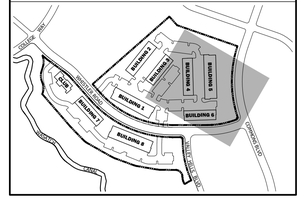
SIGNATURE _____ DATE _____

SHEET LOCATION GUIDE



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REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — THOMAS J. BRESLIN — No. 11790169 — 7/31/2025

ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

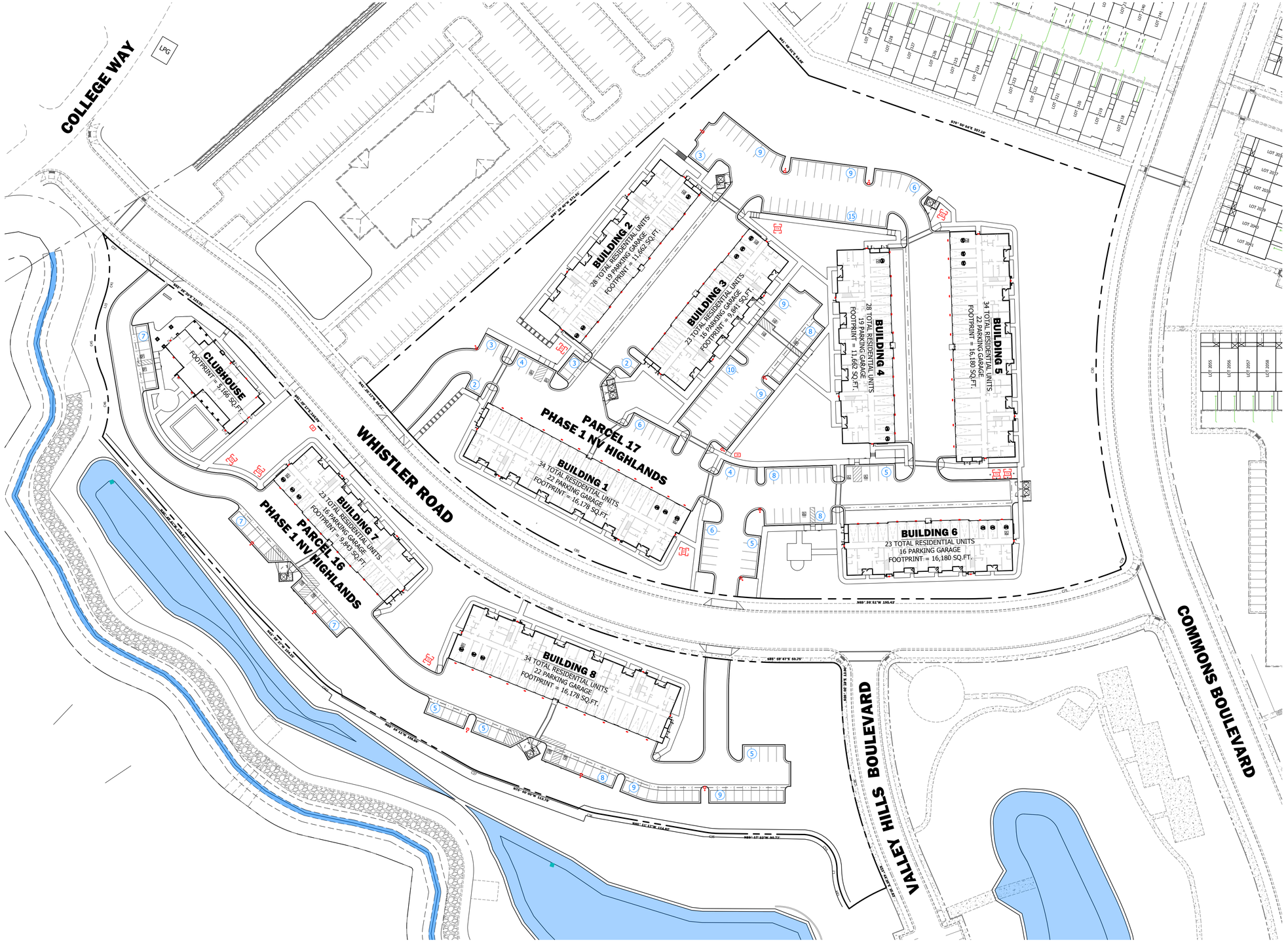
SITE PLAN - NORTHEAST

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C404
SITE PLAN - NORTHEAST

h:\2100\2171002\d_production\Civil\04_Plan Set\PLANSET 2171002.dwg 2025-08-01 2:48:07 PM TJ BRESLIN


COLLEGE WAY
LPG
WHISTLER ROAD
VALLEY HILLS BOULEVARD
COMMONS BOULEVARD
PARCEL 17
PHASE 1 NV HIGHLANDS
PARCEL 16
PHASE 1 NV HIGHLANDS
CLUBHOUSE
FOOTPRINT = 9,166 SQ.FT.
BUILDING 1
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,178 SQ.FT.
BUILDING 2
28 TOTAL RESIDENTIAL UNITS
19 PARKING GARAGE
FOOTPRINT = 11,662 SQ.FT.
BUILDING 3
23 TOTAL RESIDENTIAL UNITS
16 PARKING GARAGE
FOOTPRINT = 9,841 SQ.FT.
BUILDING 4
28 TOTAL RESIDENTIAL UNITS
19 PARKING GARAGE
FOOTPRINT = 11,662 SQ.FT.
BUILDING 5
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,180 SQ.FT.
BUILDING 6
23 TOTAL RESIDENTIAL UNITS
16 PARKING GARAGE
FOOTPRINT = 16,180 SQ.FT.
BUILDING 7
23 TOTAL RESIDENTIAL UNITS
16 PARKING GARAGE
FOOTPRINT = 9,841 SQ.FT.
BUILDING 8
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,178 SQ.FT.
N89° 59' 51"W 198.43'
S89° 59' 47"E 50.75'
N00° 00' 13"E 1324.76'
S00° 00' 13"W 1324.76'
N00° 13' 33"W 1324.82'
N89° 13' 33"W 66.72'
S00° 44' 09"E 1322.82'
N00° 44' 09"W 1322.82'
N00° 44' 09"W 1322.82'
N00° 44' 09"W

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No. 11790169
7/31/2025
THOMAS J. BRESLIN
STATE OF UTAH

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LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

FIRE ACCESS PLAN

REVISIONS

DRAWN: LKM	2025-08-01
APPROVED: TJB	2025-08-01
PROJECT #:	2171002
PLANSET 2171002.dwg	

C420
FIRE ACCESS PLAN

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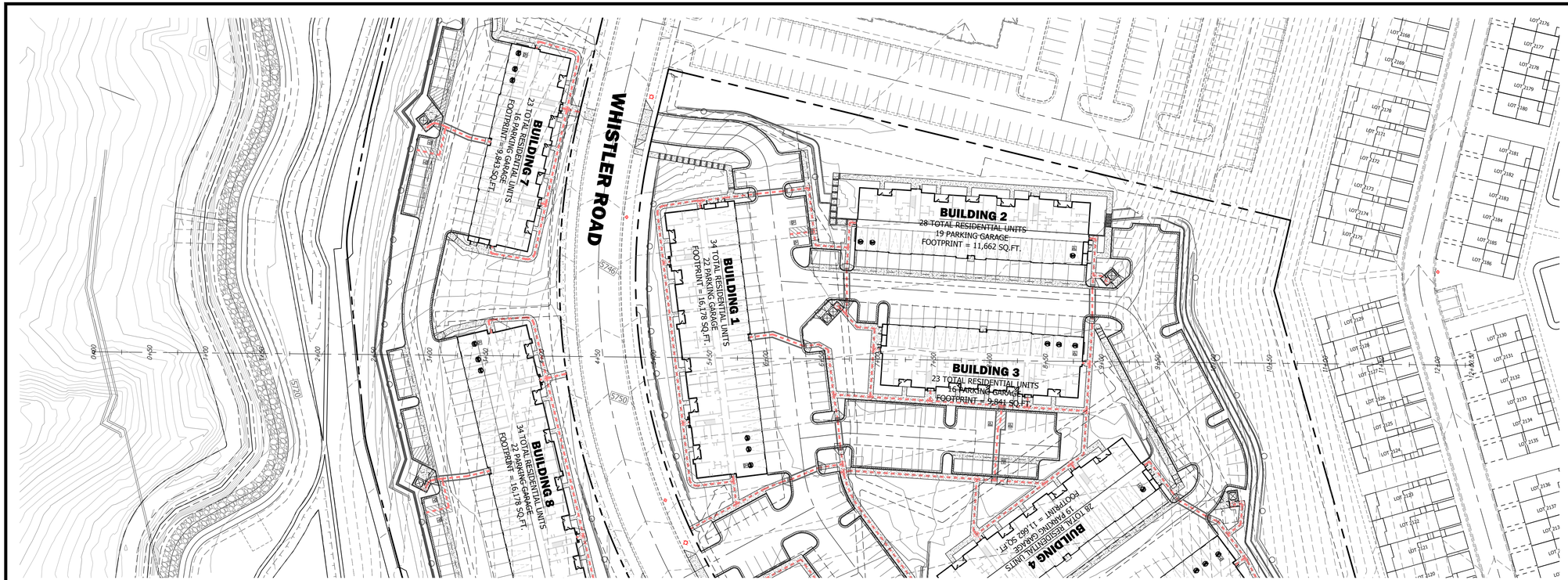
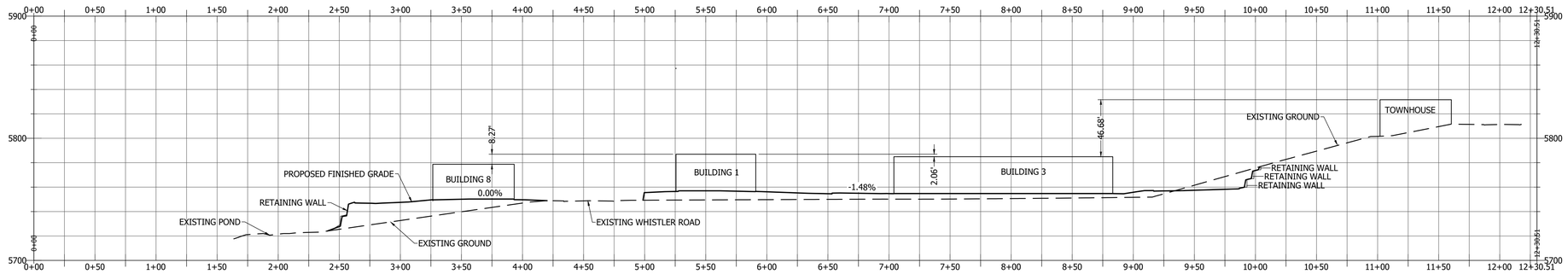


SECTION A - STA: 0+00 TO 12+30.51



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7/31/2025
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LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

DRAWN: LKM	
APPROVED: TJB	
PROJECT #:	
X-EXB-2171001.dwg	

EX-1
EXHIBIT 1

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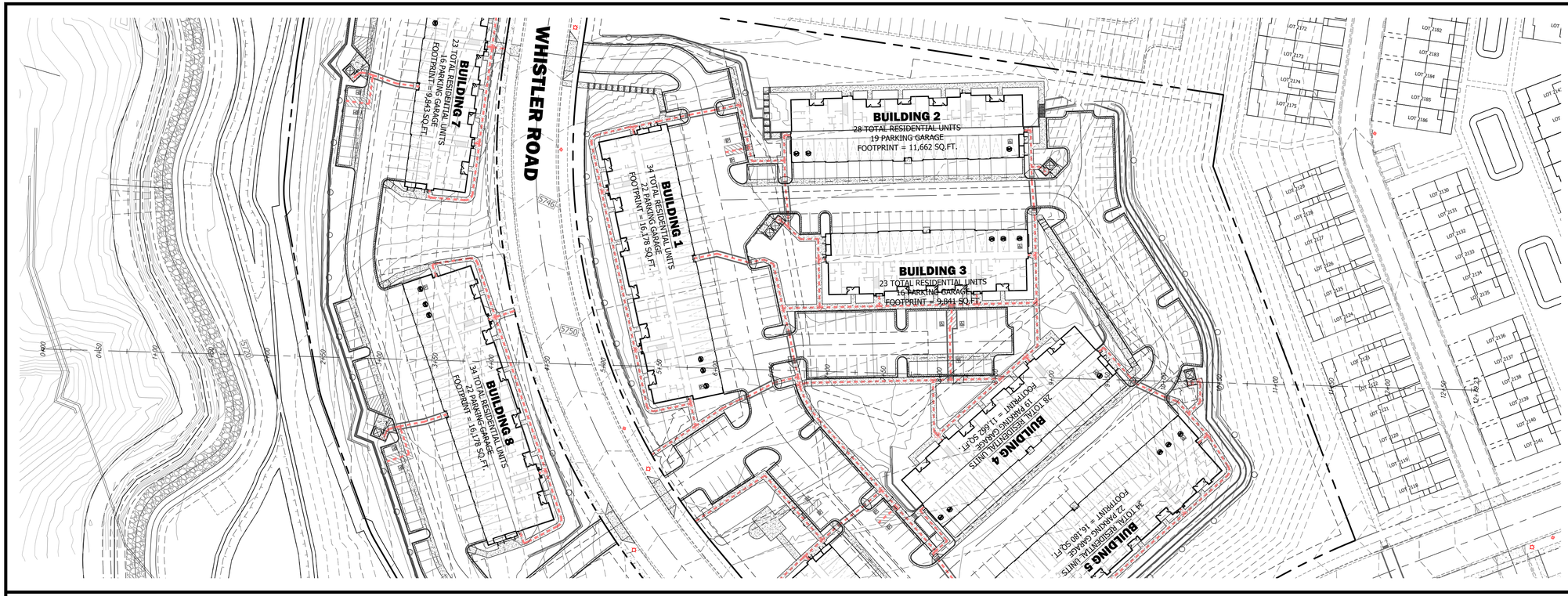
WHISTLER ROAD
BUILDING 7
23 TOTAL RESIDENTIAL UNITS
19 PARKING GARAGE
FOOTPRINT = 9,843 SQ.FT.
BUILDING 8
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,178 SQ.FT.
BUILDING 1
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,178 SQ.FT.
BUILDING 2
28 TOTAL RESIDENTIAL UNITS
19 PARKING GARAGE
FOOTPRINT = 11,662 SQ.FT.
BUILDING 3
23 TOTAL RESIDENTIAL UNITS
16 PARKING GARAGE
FOOTPRINT = 9,841 SQ.FT.
BUILDING 4
28 TOTAL RESIDENTIAL UNITS
19 PARKING GARAGE
FOOTPRINT = 11,662 SQ.FT.
BUILDING 5
34 TOTAL RESIDENTIAL UNITS
22 PARKING GARAGE
FOOTPRINT = 16,180 SQ.FT.
9746
9750
9754
9758
9762
9766
9770
9774
9778
9782
9786
9790
9794
9798
9802
9806
9810
9814
9818
9822
9826
9830
9834
9838
9842
9846
9850
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9862
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9882
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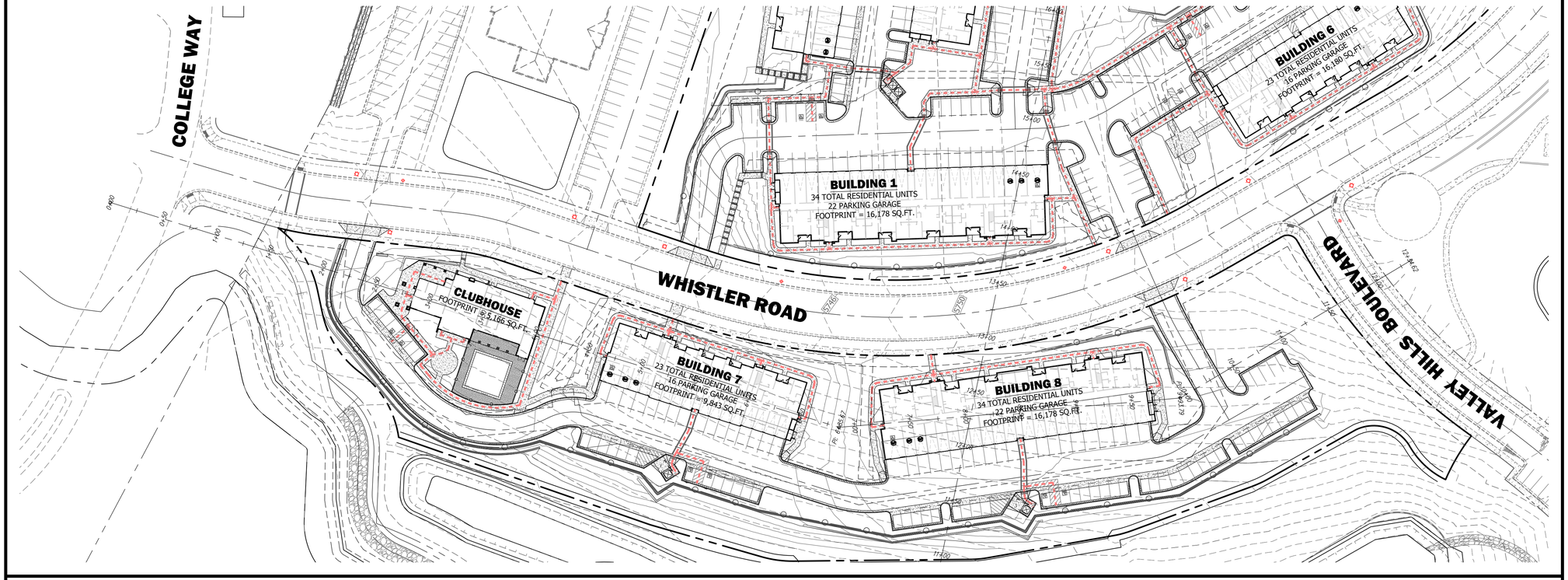
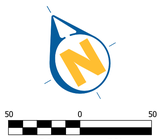
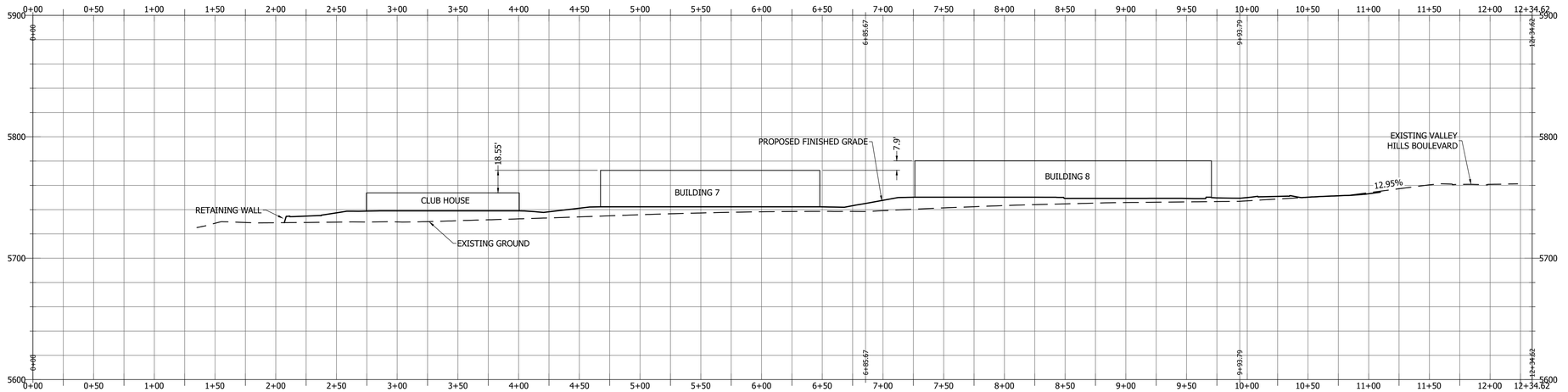
9894
9898
9902





SECTION C - STA: 0+00 TO 12+34.62



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REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BRADLEY
No. 11790169
7/31/2025
STATE OF UTAH

ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

DRAWN: LKM	2025-07-31
APPROVED: TJB	2025-07-31
PROJECT #:	2171002
X-EXB-2171001.dwg	

EX-4
EXHIBIT 4

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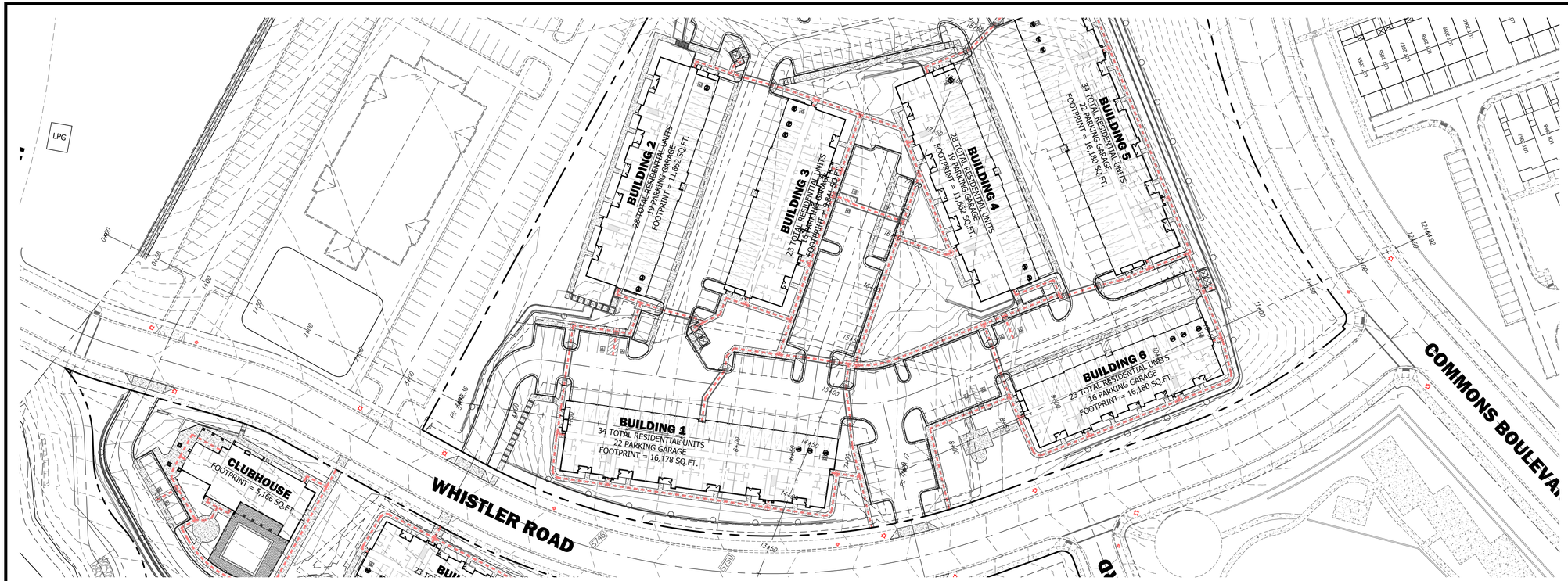
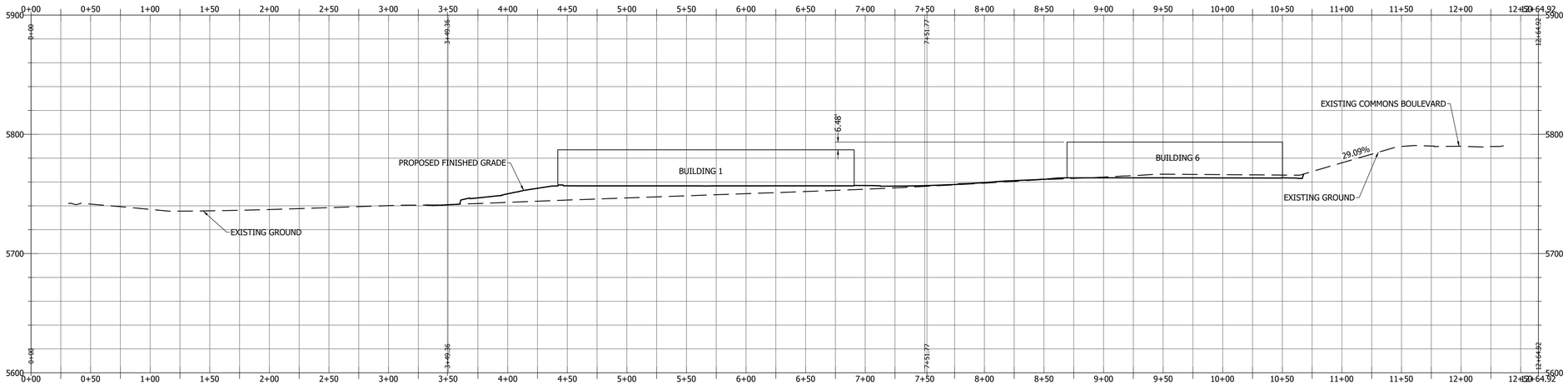


SECTION D - STA: 0+00 TO 12+64.92



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REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BRADLEY
No. 11790169
7/31/2025

ASCEND AT RIVERVIEW STACKED FLATS

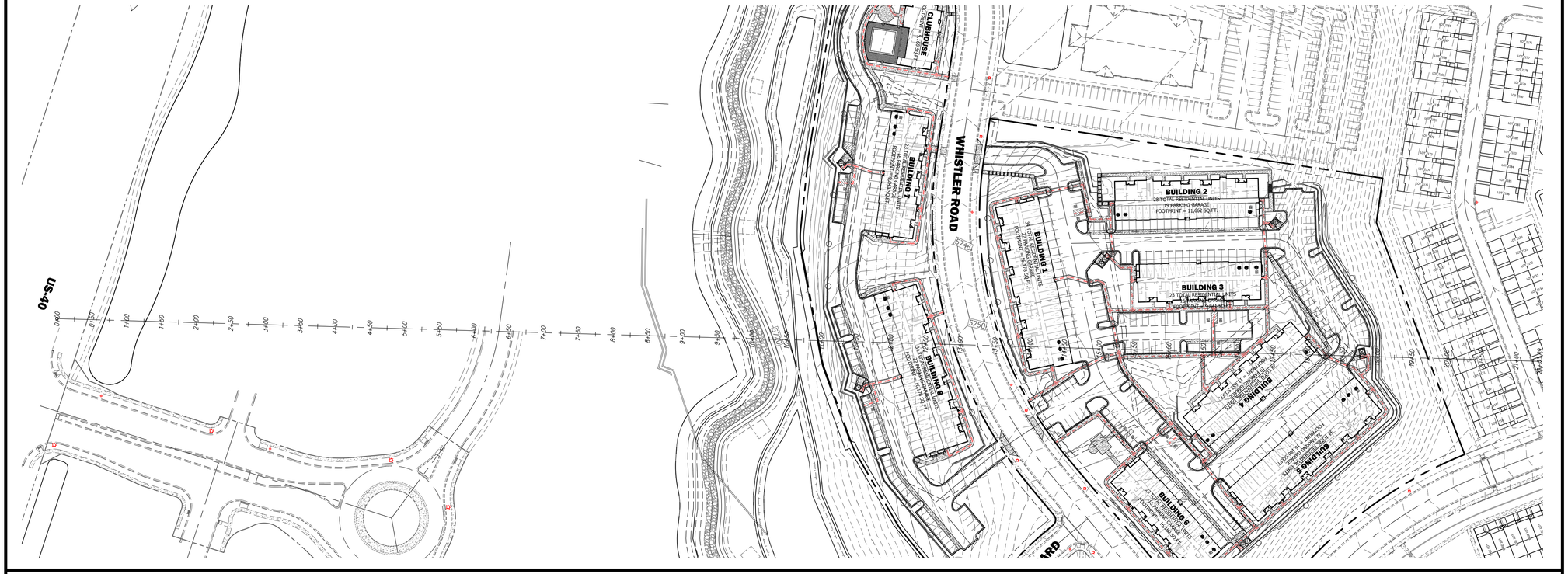
NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

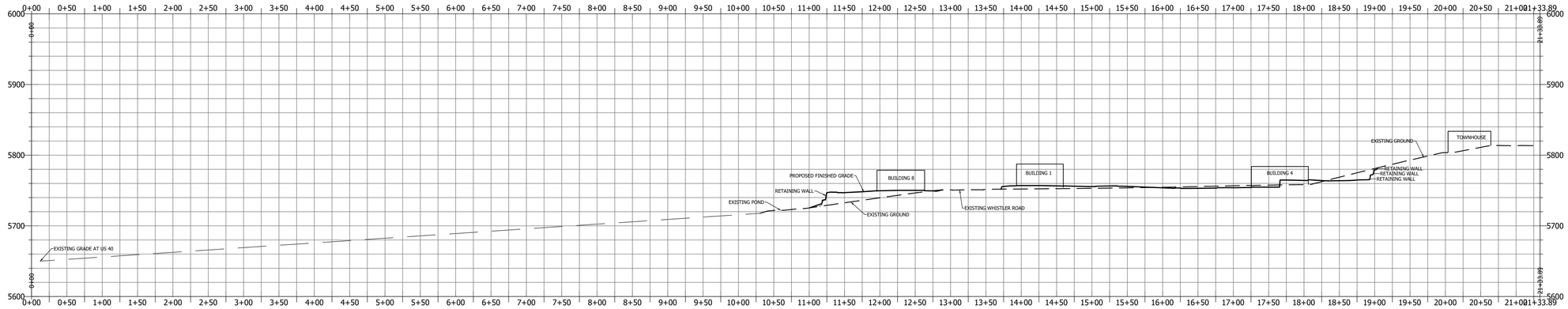
DRAWN: LKM	2025-07-31
APPROVED: TJB	2025-07-31
PROJECT #:	2171002
X-EXB-2171001.dwg	

EX-5
EXHIBIT 5

h:\2190\2171002\d_production\Civil\04_Plan Set\X-EXB-2171001.dwg 2025-07-31 4:29:08 PM CHRIS LEE



Alignment - SECTION E - STA: 0+00 TO 21+33.89



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No. 11790169
7/31/2025
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LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

DRAWN: LKM	2025-07-31
APPROVED: TJB	2025-07-31
PROJECT #:	2171002
X-EXB-2171001.dwg	

EX-2
EXHIBIT 2

h:\2100\2171002\d_production\Civil\04_Plan Set\X-EXB-2171001.dwg 2025-07-31 4:28:25 PM CHRIS LEE

1 A0.01 SITE PLAN
SCALE: 1" = 60'-0"

LEGEND

- BUILDING TYPE A
- BUILDING TYPE X
- BUILDING TYPE C1
- CLUBHOUSE
- COLOR SCHEME 1
- COLOR SCHEME 2

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. SEE CIVIL PLANS FOR EXACT LOCATIONS OF BUILDING, SIDEWALKS, CURB & GUTTERS, ETC.

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ASCEND AT HIGHLANDS STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, SUMMIT COUNTY, UTAH

SITE PLAN

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
SITE PLAN

P2.01

FRONT ELEVATION - BLDG A

3/32" = 1'-0"

LEFT ELEVATION - BLDG A

3/32" = 1'-0"

REAR ELEVATION - BLDG A

3/32" = 1'-0"

RIGHT ELEVATION - BLDG A

3/32" = 1'-0"

MATERIAL LEGEND

- FAUX STONE
- HORIZONTAL HARDIE BOARD SIDING: SW 7014
- HORIZONTAL FIBER CEMENT SIDING: SW 7547
- VERTICAL BOARD AND BATTEN: SW 7067
- ASPHALT SHINGLES
- GARAGE DOOR - PREFINISHED COLOR PER MANUFACTURER SPECS

COLORS ARE FOR REFERENCE ONLY. PLEASE SEE PRODUCT SPECS FOR EXACT COLORS.

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HEBER CITY, SUMMIT COUNTY, UTAH

BLDG A- ELEVATIONS - SCHEME 1

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
BLDG A - ELEVATIONS - SCHEME 1

P2.02

FRONT ELEVATION - BLDG A

3/32" = 1'-0"

LEFT ELEVATION - BLDG A

3/32" = 1'-0"

REAR ELEVATION - BLDG A

3/32" = 1'-0"

RIGHT ELEVATION - BLDG A

3/32" = 1'-0"

MATERIAL LEGEND
FAUX STONE
HORIZONTAL HARDIE BOARD SIDING: SW 7014
VERTICAL BOARD AND BATTEN: SW 7547
VERTICAL FIBER CEMENT SIDING: SW 6200
ASPHALT SHINGLES
GARAGE DOOR - PREFINISHED COLOR PER MANUFACTURER SPECS

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HEBER CITY, SUMMIT COUNTY, UTAH

BLDG A - ELEVATIONS - SCHEME 2

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
BLDG A - ELEVATIONS - SCHEME 2

P2.03

FRONT ELEVATION - BLDG C1

3/32" = 1'-0"

LEFT ELEVATION - BLDG C1

3/32" = 1'-0"

REAR ELEVATION - BLDG C1

3/32" = 1'-0"

RIGHT ELEVATION - BLDG C1

3/32" = 1'-0"

MATERIAL LEGEND

- FAUX STONE
- HORIZONTAL HARDIE BOARD SIDING: SW 7014
- HORIZONTAL FIBER CEMENT SIDING: SW 7547
- VERTICAL BOARD AND BATTEN: SW 7067
- ASPHALT SHINGLES
- GARAGE DOOR - PREFINISHED COLOR PER MANUFACTURER SPECS

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HEBER CITY, SUMMIT COUNTY, UTAH

BLDG C1- ELEVATIONS - SCHEME 1

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
BLDG C1 - ELEVATIONS - SCHEME 1

P2.04

FRONT ELEVATION - BLDG X

3/32" = 1'-0"

REAR ELEVATION - BLDG X

3/32" = 1'-0"

LEFT ELEVATION - BLDG X

3/32" = 1'-0"

RIGHT ELEVATION - BLDG X

3/32" = 1'-0"

MATERIAL LEGEND

- FAUX STONE
- HORIZONTAL HARDIE BOARD SIDING: SW 7014
- HORIZONTAL FIBER CEMENT SIDING: SW 7547
- VERTICAL BOARD AND BATTEN: SW 7067
- ASPHALT SHINGLES
- GARAGE DOOR - PREFINISHED COLOR PER MANUFACTURER SPECS

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HEBER CITY, SUMMIT COUNTY, UTAH

BLDG X - ELEVATIONS - SCHEME 1

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
BLDG X - ELEVATIONS - SCHEME 1

P2.05

FRONT ELEVATION - BLDG X

3/32" = 1'-0"

REAR ELEVATION - BLDG X

3/32" = 1'-0"

LEFT ELEVATION - BLDG X

3/32" = 1'-0"

RIGHT ELEVATION- BLDG X

3/32" = 1'-0"

MATERIAL LEGEND

- FAUX STONE
- HORIZONTAL HARDIE BOARD SIDING: SW 7014
- VERTICAL BOARD AND BATTEN: SW 7547
- VERTICAL FIBER CEMENT SIDING: SW 6200
- ASPHALT SHINGLES
- GARAGE DOOR - PREFINISHED COLOR PER MANUFACTURER SPECS

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HEBER CITY, SUMMIT COUNTY, UTAH

BLDG X - ELEVATIONS - SCHEME 2

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
BLDG X - ELEVATIONS - SCHEME 2

P2.06

NORTH ELEVATION

1/8" = 1'-0"

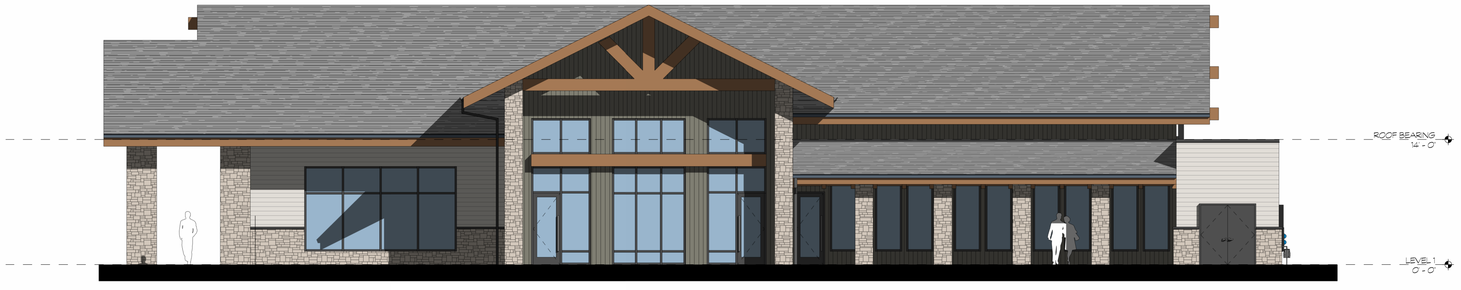
WEST ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

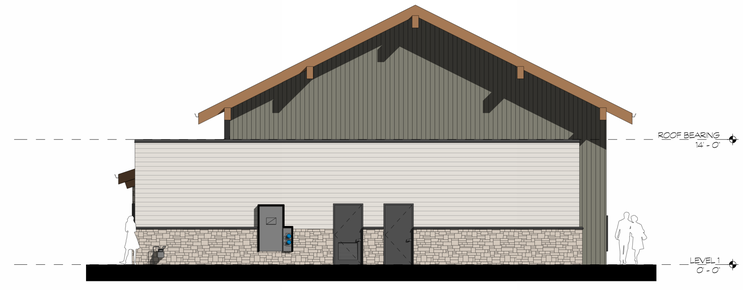
- FAUX STONE
- HORIZONTAL FIBER CEMENT SIDING : SW 7014
- VERTICAL FIBER CEMENT SIDING : SW 6200
- ASPHALT SHINGLES

COLORS ARE FOR REFERENCE ONLY. PLEASE VERIFY WITH OWNERSHIP FOR EXACT COLORS.



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

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

ASCEND AT HIGHLANDS STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, SUMMIT COUNTY, UTAH

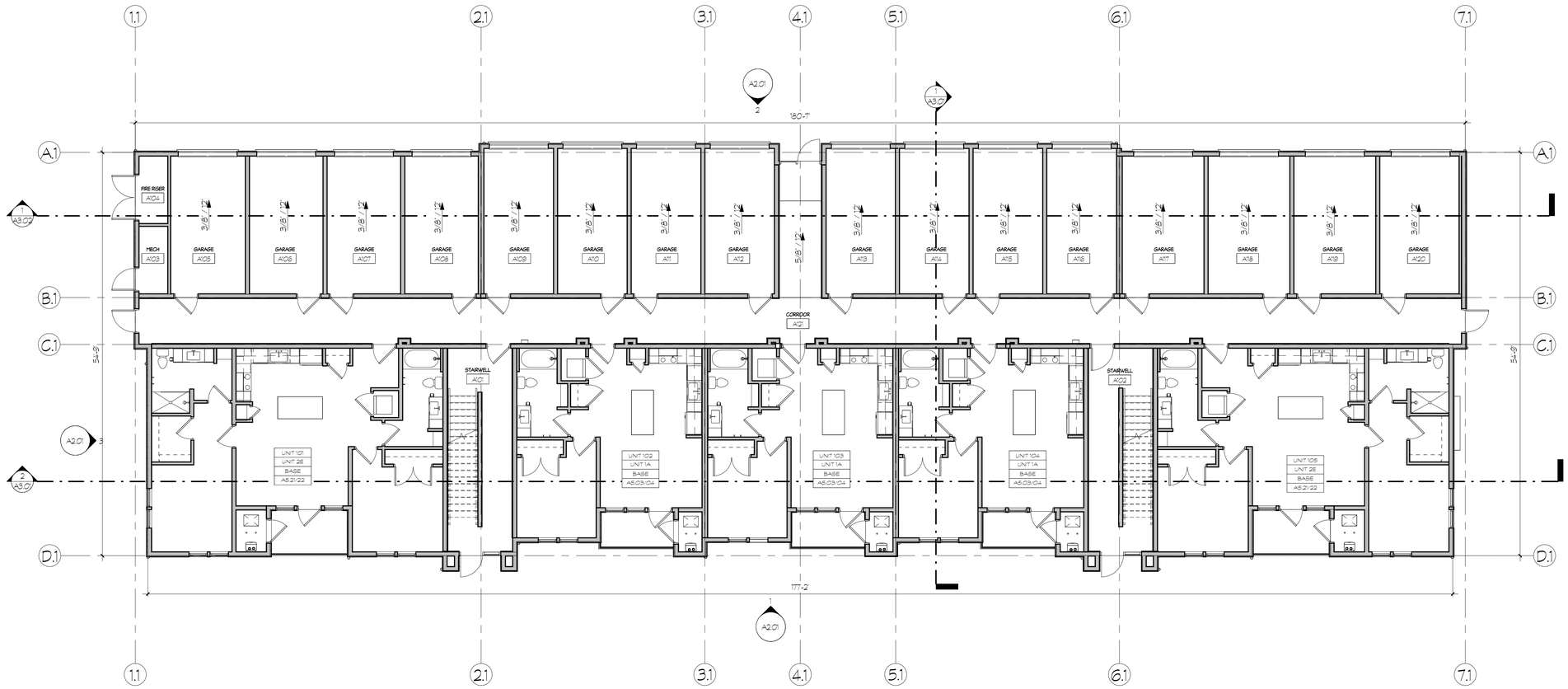
CLUBHOUSE- ELEVATIONS

REVISIONS

DRAWN: xx
APPROVED: LKM
PROJECT #:
CLUBHOUSE - ELEVATIONS

P2.07

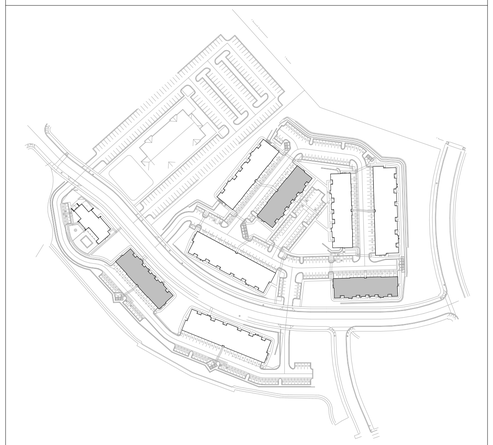
KEYNOTES



1 A1.01 OVERALL FLOOR PLAN BUILDING A1 - LEVEL 1

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG A



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Date

April 8, 2025

No.	Description	Date

Sheet Title

Floor Plan Building A1 - Level 1

Sheet Number

A1.01

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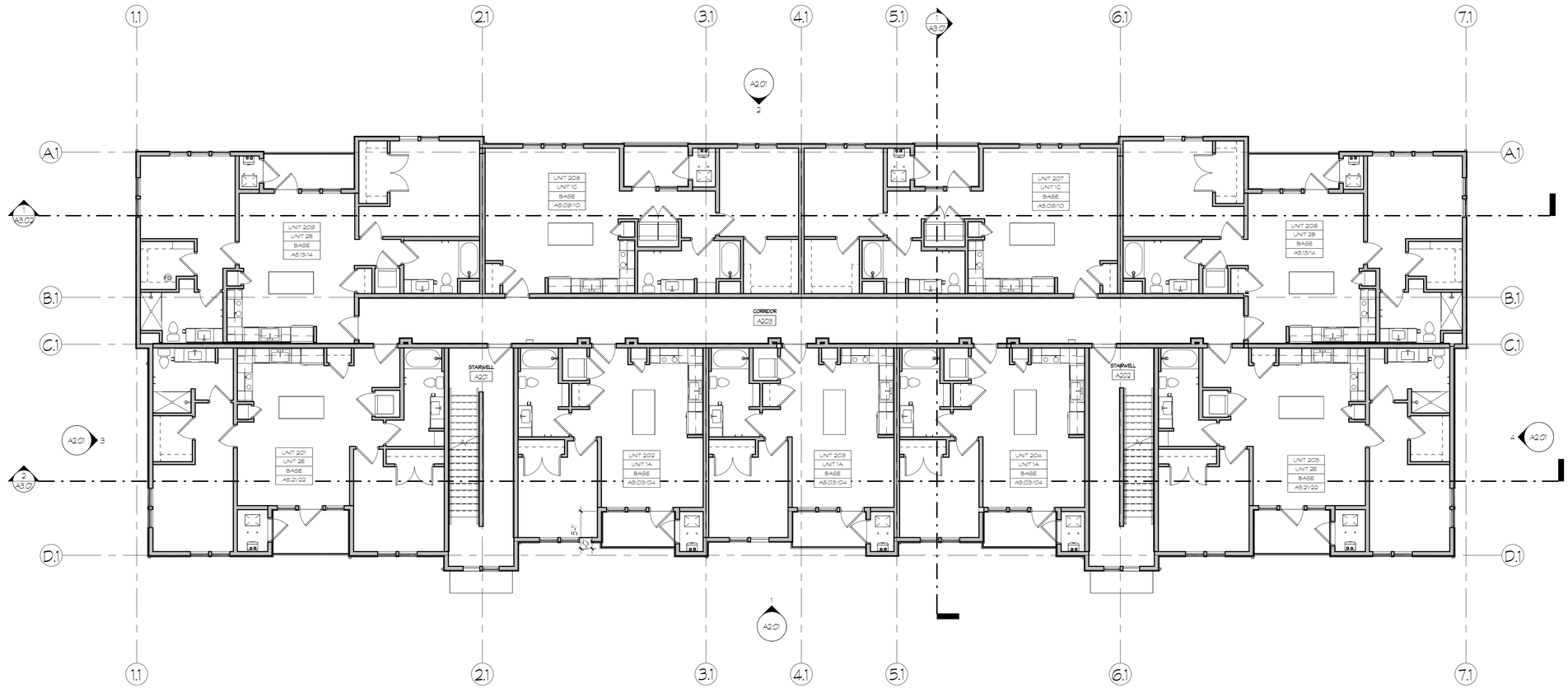
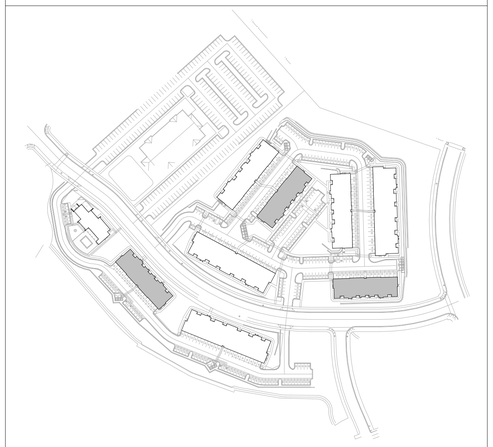


1 A1.02 OVERALL FLOOR PLAN BUILDING A1 - LEVEL 2

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG A



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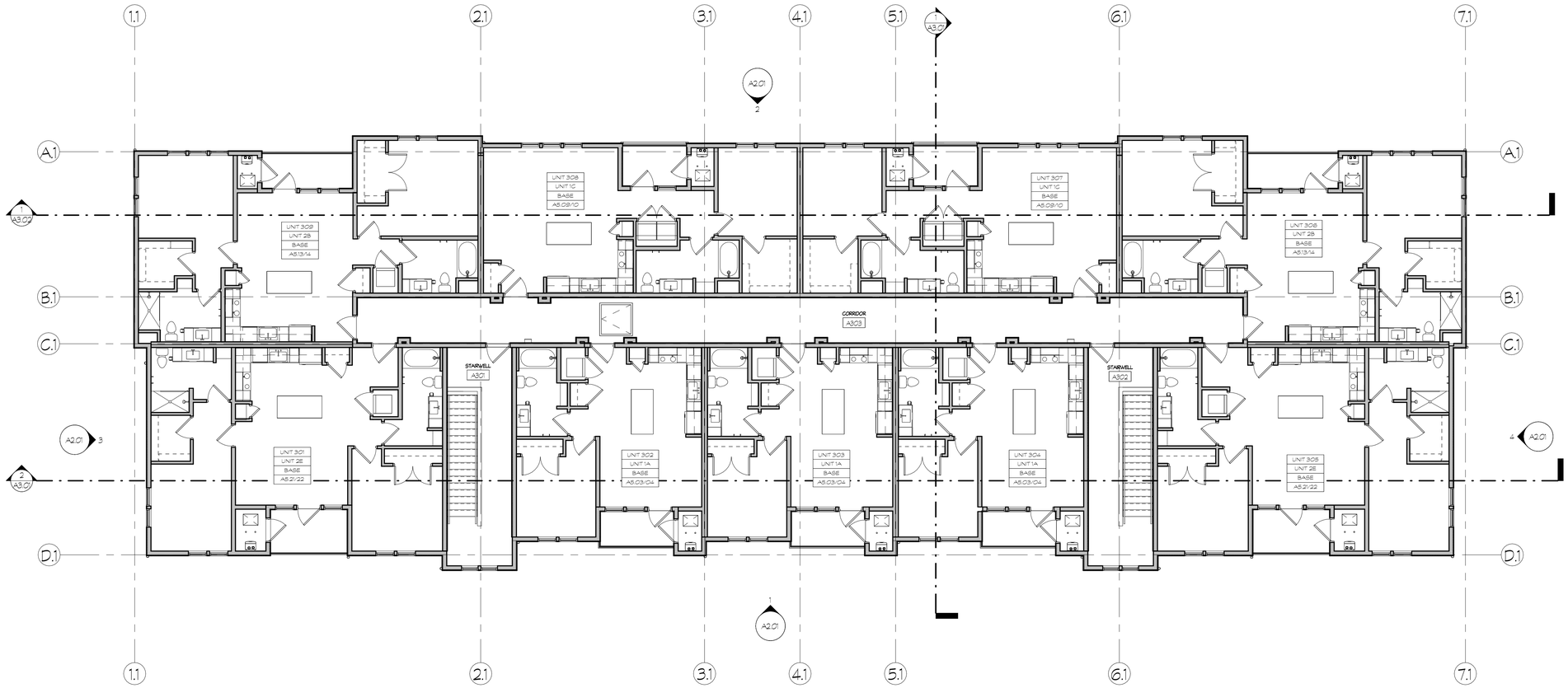
No.	Description	Date

Sheet Title
Floor Plan Building A1 - Level 2

Sheet Number
A1.02

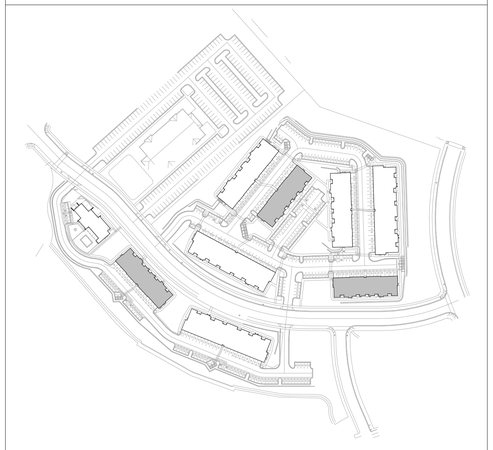
KEYNOTES



1 A1.03 OVERALL FLOOR PLAN BUILDING A1 - LEVEL 3

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG A



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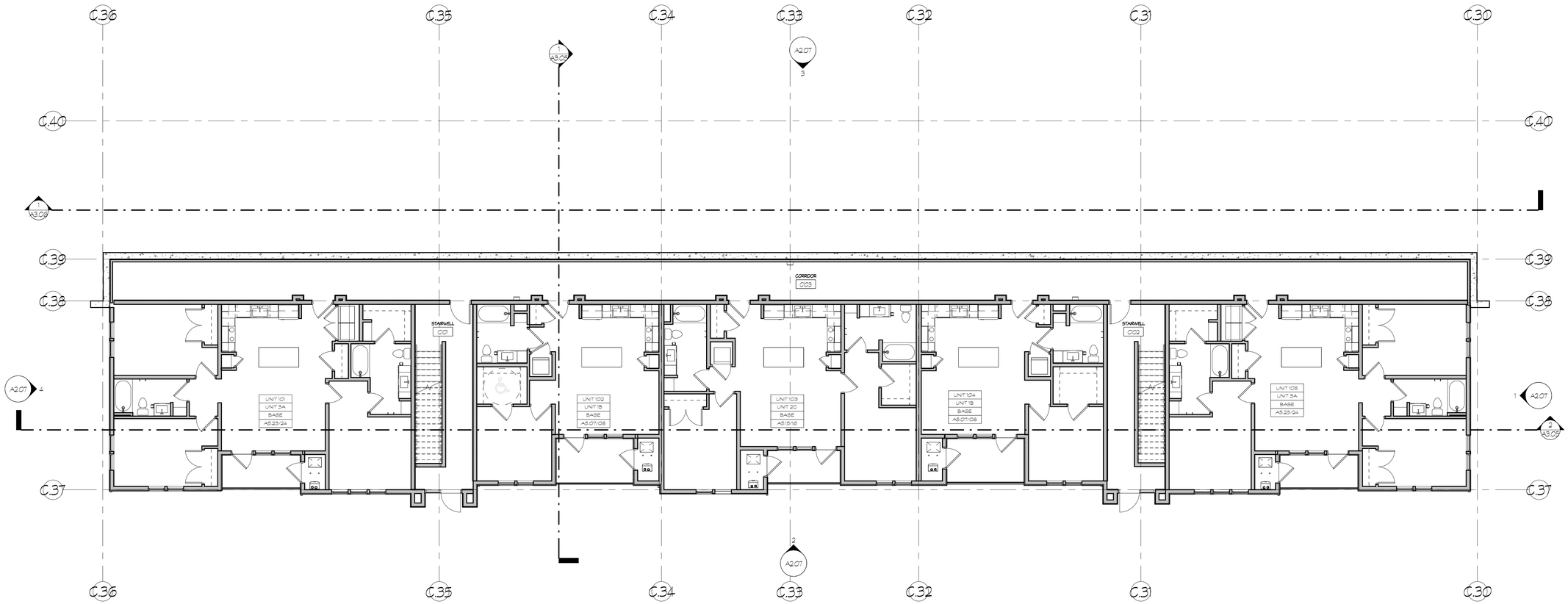
Sheet Title

Floor Plan Building A1 - Level 3

Sheet Number

A1.03

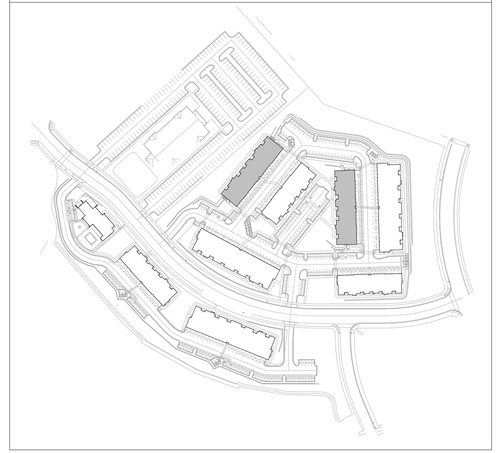
KEYNOTES



1 A1.05 OVERALL FLOOR PLAN BUILDING C1 - LEVEL 1

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG C



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April 8, 2025

No.	Description	Date

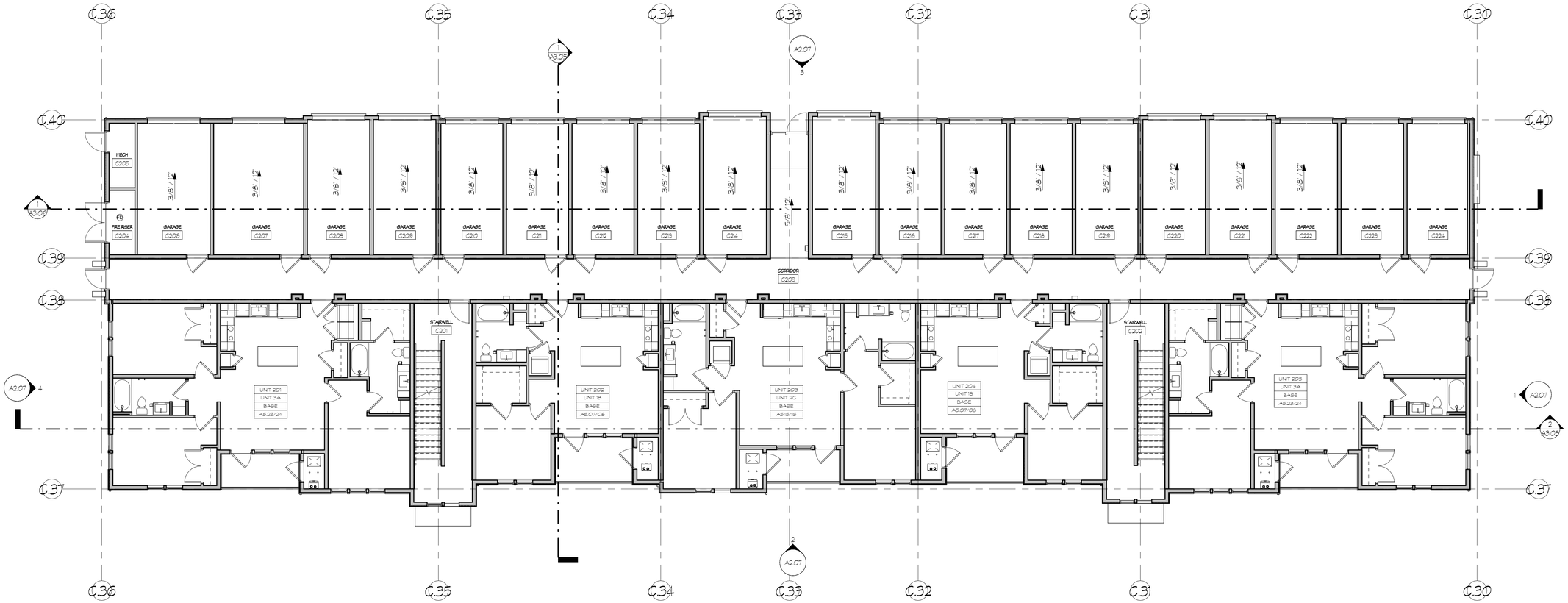
Sheet Title

Floor Plan Building C1 - Level 1

Sheet Number

A1.05

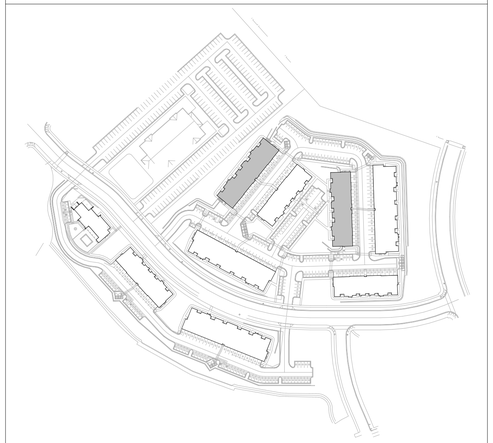
KEYNOTES



1 A1.06 OVERALL FLOOR PLAN BUILDING C1 - LEVEL 2

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG C



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Sheet Title

Floor Plan Building C1 - Level 2

Sheet Number

A1.06

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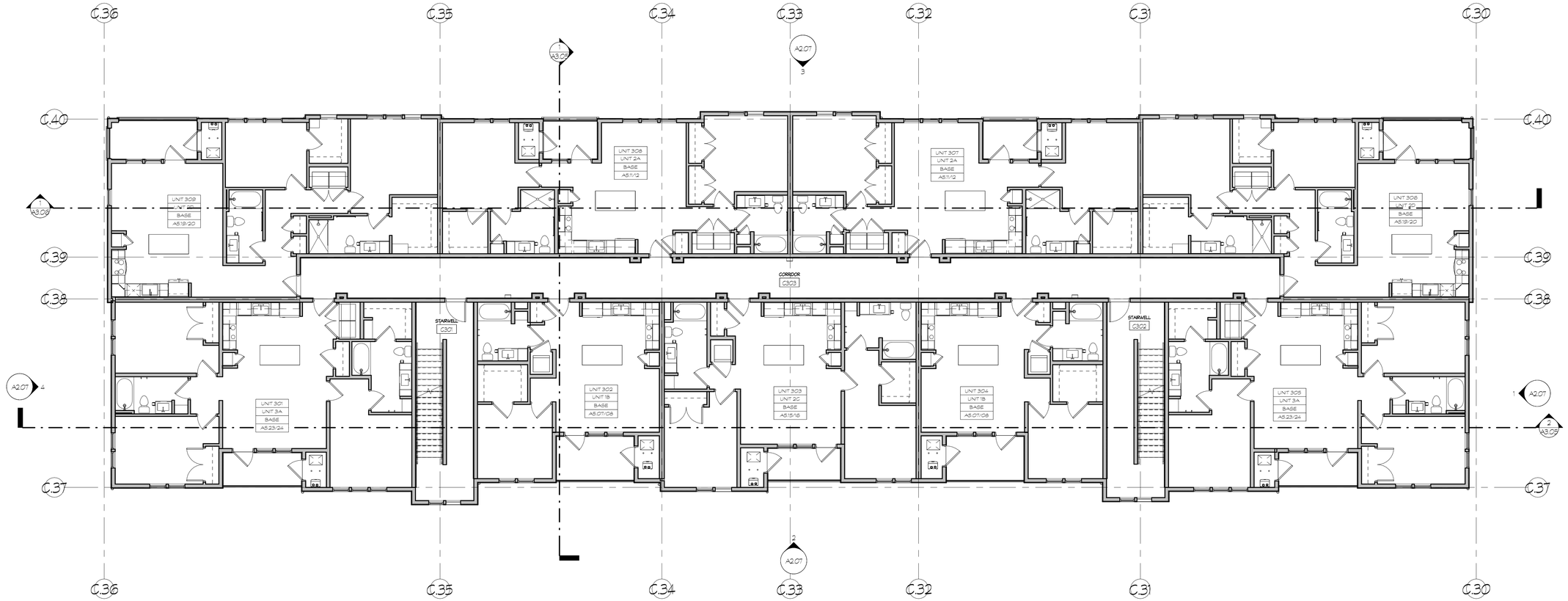
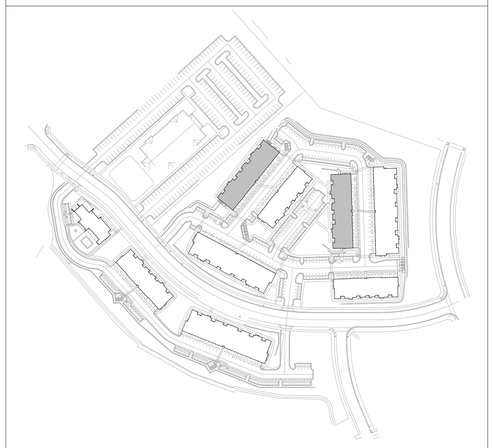


1 A1.07 OVERALL FLOOR PLAN BUILDING C1 - LEVEL 3

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG C



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No.	Description	Date

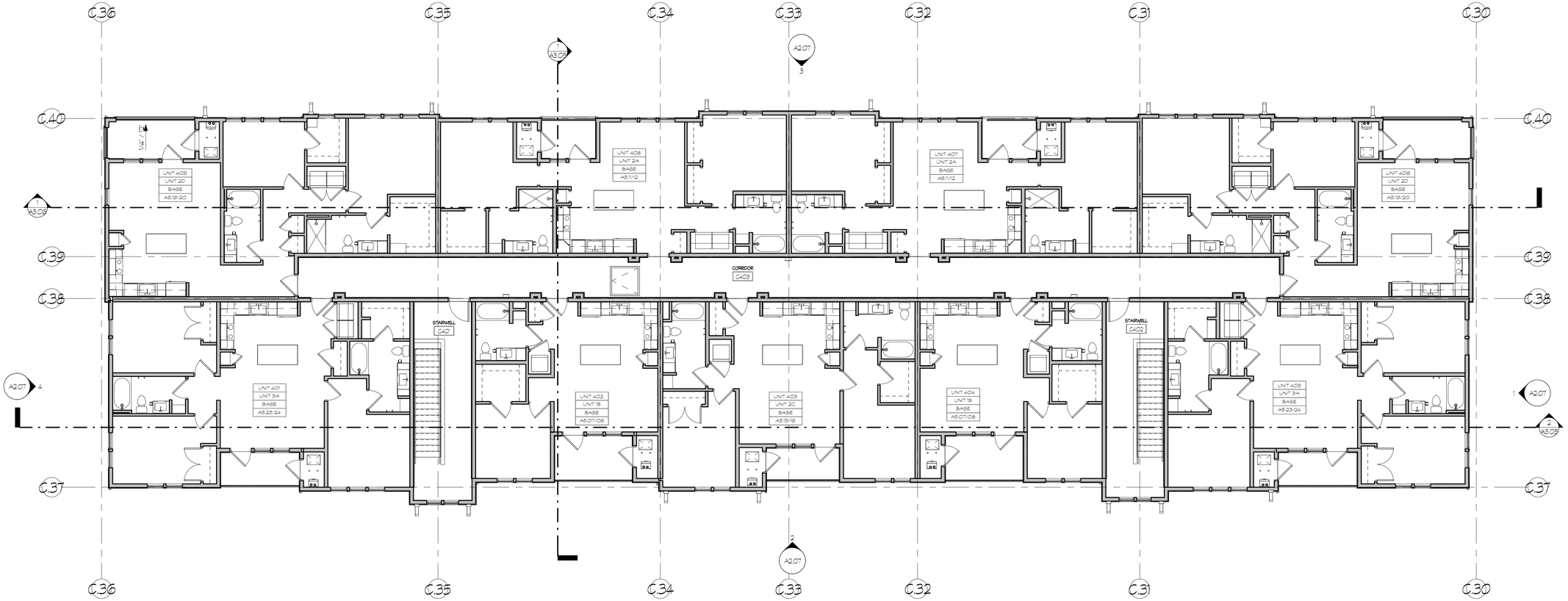
Sheet Title

Floor Plan Building C1 - Level 3

Sheet Number

A1.07

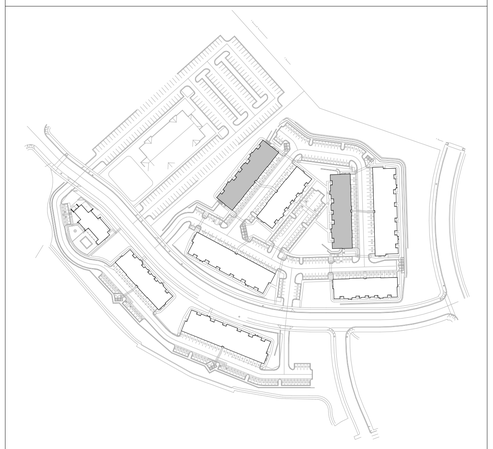
KEYNOTES



1 A1.08 OVERALL FLOOR PLAN BUILDING C1 - LEVEL 4

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG C



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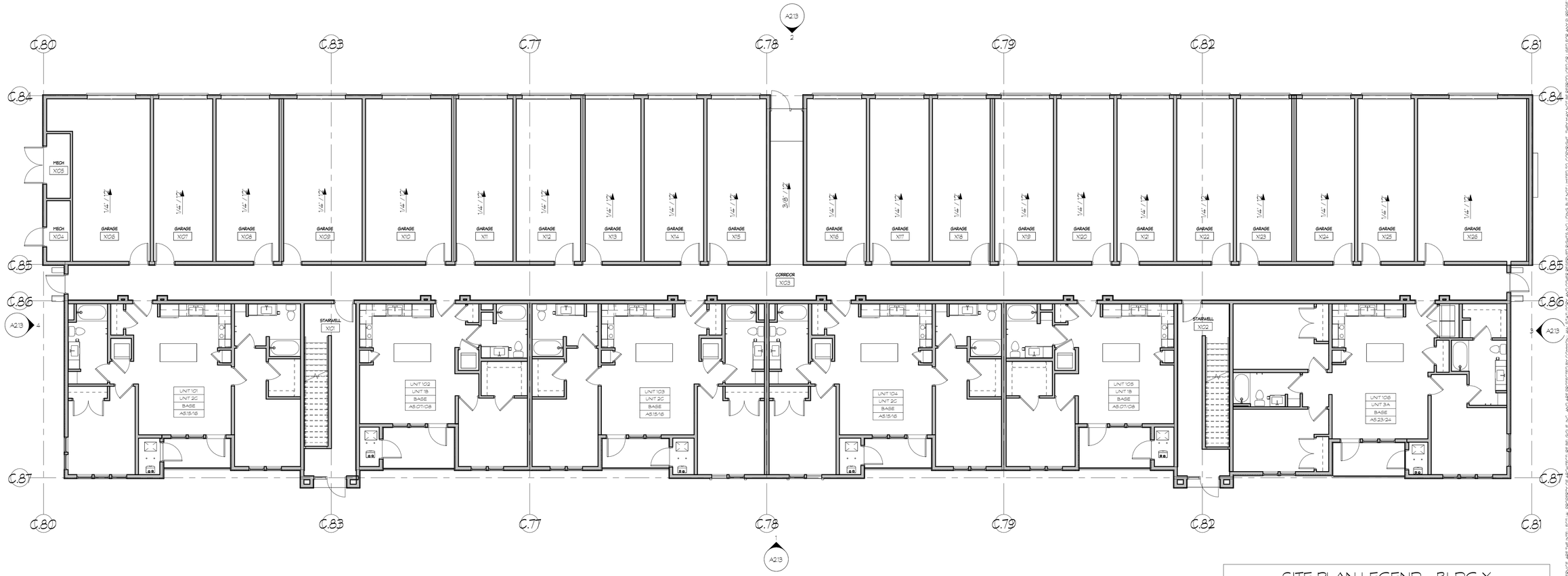
Sheet Title

Floor Plan Building C1 - Level 4

Sheet Number

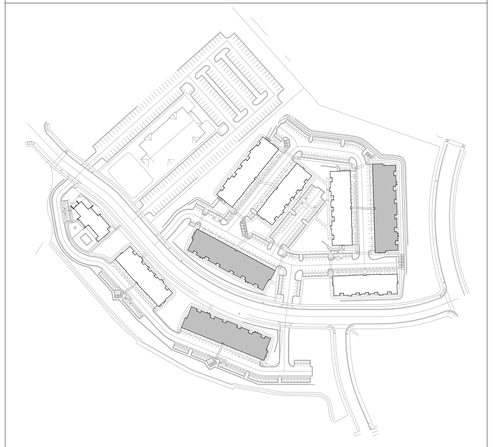
A1.08



1 / A1.10 OVERALL FLOOR PLAN BUILDING X - LEVEL 1

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG X



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April 8, 2025

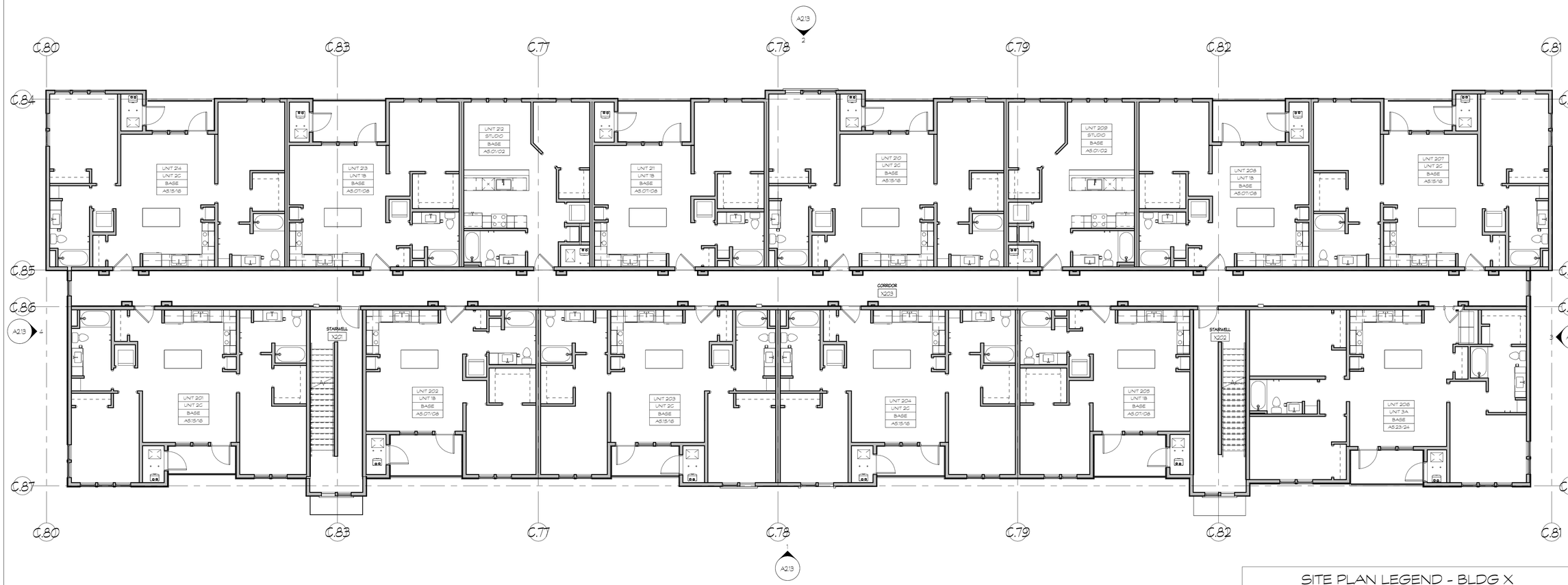
No.	Description	Date

Sheet Title

Floor Plan Building X - Level 1

Sheet Number

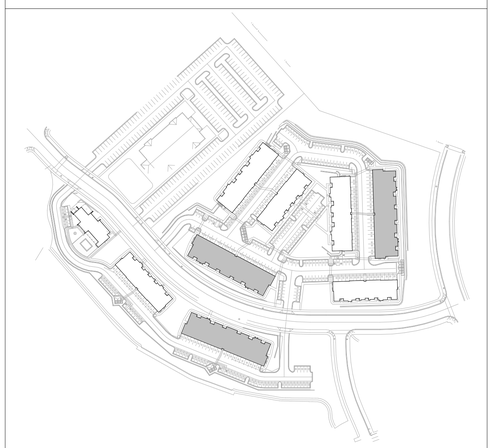
A1.10



1 / A1.11 OVERALL FLOOR PLAN BUILDING X - LEVEL 2

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG X



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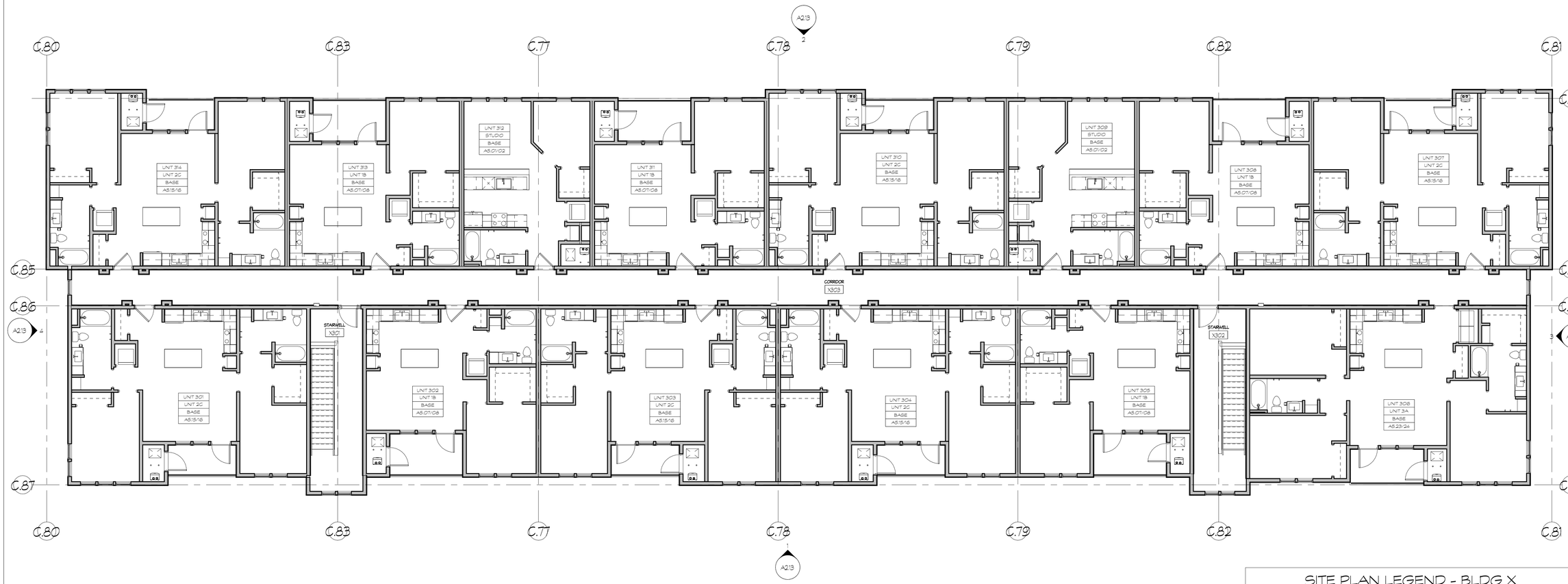
April 8, 2025

No.	Description	Date

Sheet Title
Floor Plan Building X - Level 2

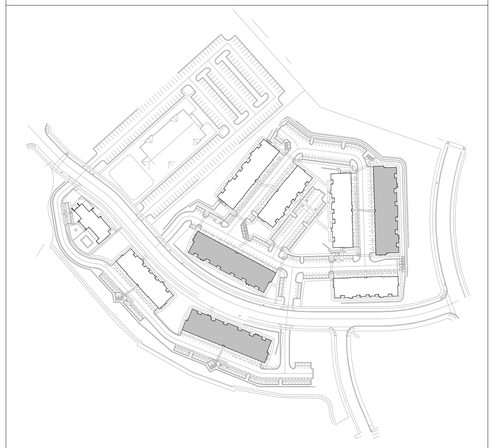
Sheet Number
A1.11



1 A1.12 OVERALL FLOOR PLAN BUILDING X - LEVEL 3

SCALE: 1/8" = 1'-0"

SITE PLAN LEGEND - BLDG X



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Date

April 8, 2025

No.	Description	Date

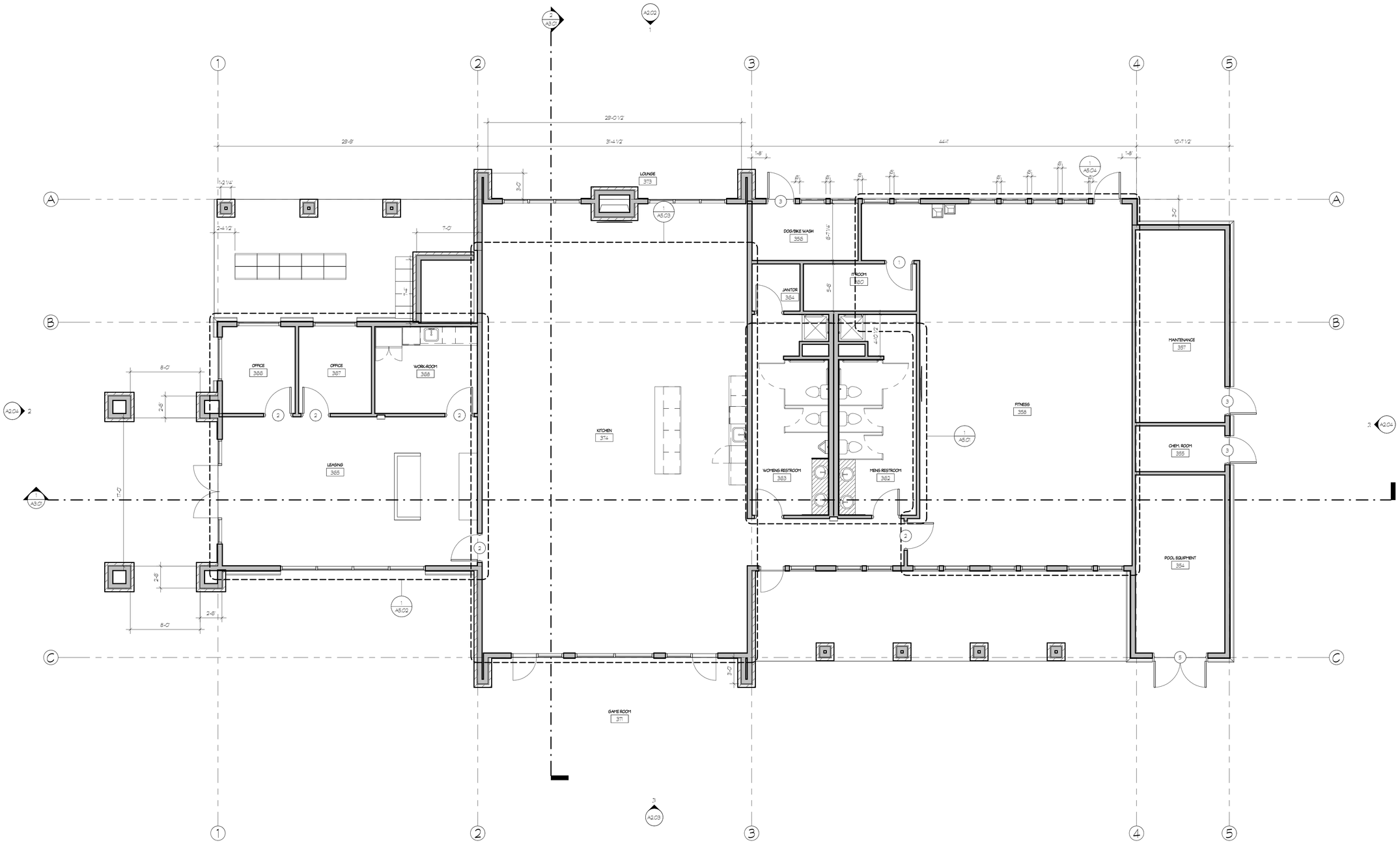
Sheet Title

Floor Plan Building X - Level 3

Sheet Number

A1.12

KEYNOTES



1 A1.01 FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0"

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INTERIOR DESIGNER

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HIGHLANDS CLUBHOUSE

HEBER CITY, UTAH

Project Number
Project Number

Date
5-8-25

No.	Description	Date

Sheet Title
Floor Plan - Level 1

Sheet Number
A1.01

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONSTRUCTION ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	35,508 sf
	1-10	NON-IRRIGATED REVEGETATION SEED MIX-TYPE 1 HYDROSEED WITH PLS (PURE LIVE SEED) 7.00 LBS/ACRE WESTERN WHEATGRASS 5.00 LBS/ACRE SLENDER WHEATGRASS 5.00 LBS/ACRE BLUEBUNCH WHEATGRASS 5.00 LBS/ACRE INDIAN RICEGRASS 2.00 LBS/ACRE CRESTED WHEATGRASS 1.50 LBS/ACRE ANNUAL RYEGRASS 1.50 LBS/ACRE PERENNIAL RYEGRASS 0.50 LBS/ACRE PRAIRIE JUNEGRASS 0.25 LBS/ACRE SAND DROPSEED TOTAL: 27.75 LBS PER ACRE TEMPORARY IRRIGATION IS NEEDED FOR ESTABLISHEMENT. SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-108.	103,232 sf
	1-14	1.5" TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	37,032 sf
	1-15	1.5" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	52,151 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	38
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	15
	2-05	4" DEEP STEEL EDGING INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	1,123 lf
	2-10	ACID STAINED PAD: COLOR AND TYPE TO BE SELECTED BY OWNER. SUBMIT SAMPLES.	924 sf

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N

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217

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JEREMY ANSWORTH
5123512 - 5301
LANDSCAPE ARCHITECT
8/1/2025
ELECTRONIC SEAL
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S, R3E, SLB+M.
HEBER CITY, SUMMIT COUNTY, UTAH

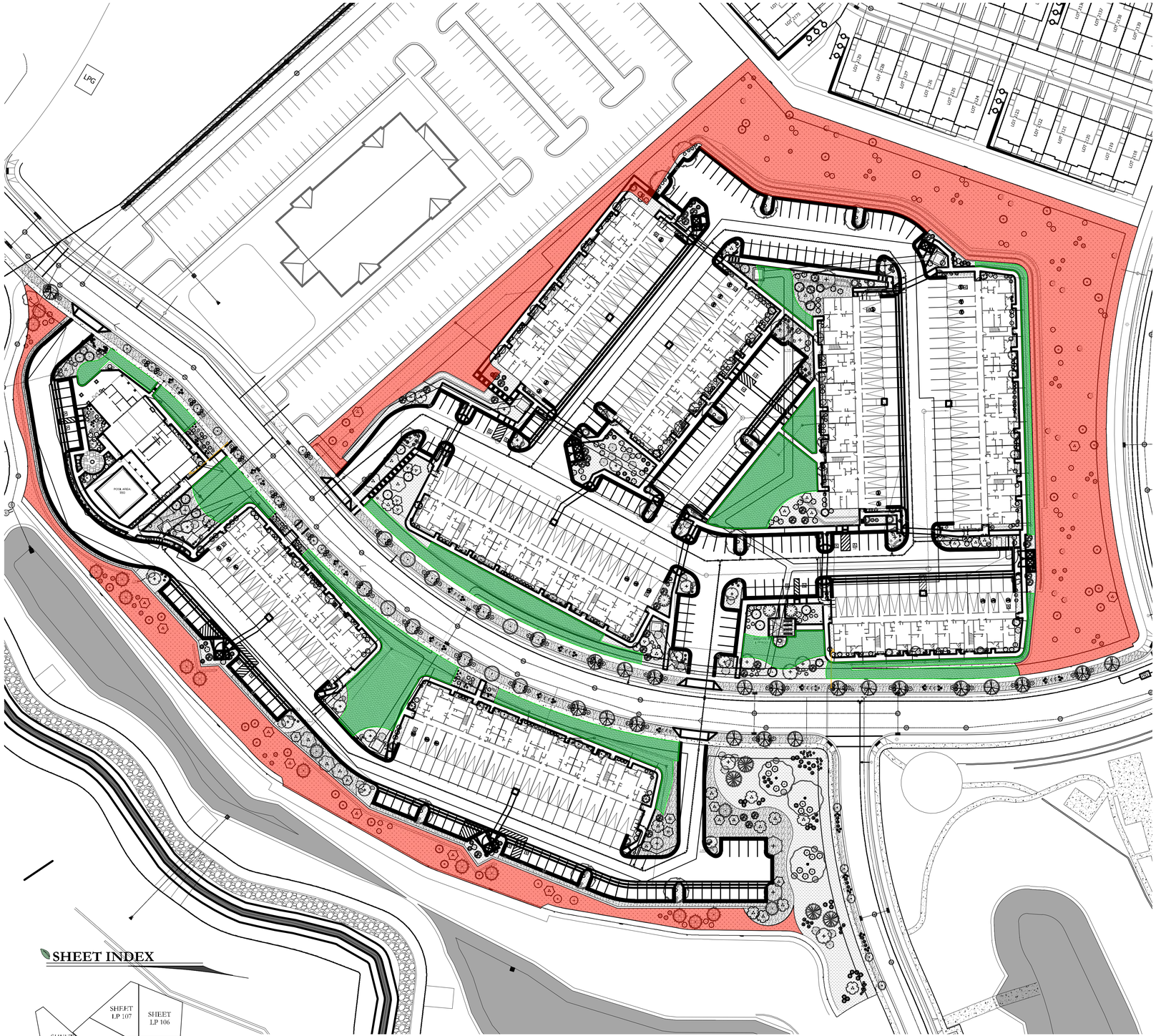
LANDSCAPE COLOR PLAN

REVISIONS

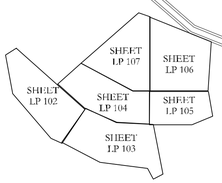
DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-COLOR



SHEET INDEX



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	2.10	ACID STAINED PAD: COLOR AND TYPE TO BE SELECTED BY OWNER. SUBMIT SAMPLES.	924 sf

WATER DESIGNATION

STANDARD DEDICATION: 35,601 sf

WATERWISE DEDICATION: 89,124 sf

TEMPORARY DEDICATION: 103,987 sf

SITE REQUIREMENT CALCULATIONS

TREES AND SHRUBS

SITE AREA: 507,563 SQ FT - 11.65 ACRES
LANDSCAPE AREA: 227,680 SQ FT - 5.23 ACRES

	REQUIRED	PROVIDED
INTERNAL TREES ON SITE(20/AC)	233	216 +46 STREET = 262
TREES IN PARKSTRIP		46
INTERNAL SHRUBS ON SITE (50/AC) 2 perennials/grasses for 1 Shrub up to 60%	583	601
SHRUBS IN PARKSTRIP: TO MATCH ADJACENT STREETS		147
4' PLANTING STRIP AROUND BLDGS:		X
NATIVE/ WILDLIFE FRIENDLY:	25%	
LAWN:	<60% (135,467 SQ FT)	35,601 SQ FT (26.3%)

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HEBER CITY, SUMMIT COUNTY, UTAH

LANDSCAPE OVERALL PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS. ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE:

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE: 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 4" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACES. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADE. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED TIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR ENAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER, PINE NEEDLES, ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED:** USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED, DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION:** HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION:** ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND TO FEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCESS WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA:** WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **ADDING FORBS:** SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT SOY WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WITED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 25' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4-6 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OR TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT SOY WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WITED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT LEGEND

ABOVE PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	ACF	16	Abies concolor White Fir	B & B		6'-7'
	CGP	7	Chamaecyparis nootkatensis glauca 'Pendula' Blue Weeping Alaska Cypress	B & B		7'-9'
	JSM	34	Juniperus scopulorum `Moonglow` Moonglow Juniper	B & B		6`
	JSW	30	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B		6`
	PPH	4	Picea pungens glauca `Hoopsii` Hoopsi Blue Spruce	B & B		7`-9`
	PLH	15	Pinus leucodermis 'Heldreichii' Bosnian Pine	B & B		7'-8'
DECIDUOUS TREES						
	ACR	3	Acer griseum 'JFS KW22AGRI' Copper Rocket Copper Rocket™ Paperbark Maple	B & B	2"Cal	
	ACS	21	Amelanchier canadensis 'Sprizam' Spring Glory® Canadian Serviceberry

811 BLUE STAKES OF UTAH
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www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PKJ DESIGN GROUP
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LEHI, UTAH 84043 (801) 995-2217

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America's Builder
12351 S. Gateway Park Place Ste D-100
Draper, Utah 84020
Contact: Dalton Lyons 720-224-0461
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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
7/30/2025
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T 3S, R 5E, SLB+M.
HEBER CITY, SUMMIT COUNTY, UTAH

LANSCAPE PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-102

SHEET LP 102

SHEET LP 104

SHEET LP 104

SHEET LP 102

3,479 of 5,690 (61%)

261 of 436 sf (60%)

21 of 84 sf (25%)

(1) PC'C

(9) PA'B

(14) BG'B

92 of 294 sf (31%)

68 of 66 sf (103%)

166 of 218 sf (42%)

75 of 138 sf (54%)

(6) S'NP'L

86 of 205 sf (42%)

(3) JS'W

(6) M'GB

(11) E'KR

91 of 144 sf (65%)

(3) CP'S

(1) AC'S

(1) J'GG

DOGGIE WASTE STATION

205 of 497 sf (60%)

108 of 205 sf (79%)

92 of 67 sf (138%)

(6) S'NP'L

21 of 53 sf (40%)

91 of 296 sf (30%)

(1) PG'C

(1) J'GG

(1) CP'S

1050 of 2032 sf (52%)

(1) Q'UP

(6) BG'B

(1) RG'C

(3) CL'C

(3) CN'R

(3) CL'C

(2) RG'C

(2) AC'F

1585 of 2407 sf (66%)

(1) A'HP

(1) M'GB

(1) Q'UP

(6) BG'B

1000 of 2720 sf (37%)

(1) AC'S

(3) LP'A

(3) AC'F

(3) CN'R

(3) AC'S

66 of 102 sf (65%)

(1) AC'S

(2) CP'S

(2) M'M

(1) CP'S

(3) J'GG

(1) M'M

(3) RG'C

(2) RG'C

(1) AC'G

(2) JS'M

(1) AC'F

(3) RG'C

(2) RG'C

(1) AC'G

(2) CP'S

(2) M'M

(1) CP'S

(1) J'GG

(4) CC'G

(2) SR'B

(1) RG'C

(1) SR'B

(3) CC'G

(1) AC'F

(6) BG'B

(1) Q'UP

(3) J'GG

(1) M'M

(2) PP'H

(8) SD'C

6124 of 14798 sf (41%)

(2) PP'H

1072 of 4985 sf (21%)

529 of 858 sf (62%)

(7) AX'M

(13) M'ML

(13) SD'C

(3) UP'L

(8) PB'P

(3) PO'F

(6) PB'P

944 of 1467 sf (64%)

(3) M'ML

(25) M'ML

SHEET LP 107

SHEET LP 106

SHEET LP 104

SHEET LP 105

SHEET LP 102

SHEET LP 103

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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
9128727-5301
7/30/2025
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

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LANSCAPE PLAN

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-103

USE TACKIFIER WITH SEED MIX

SHEET LP 107

SHEET LP 104

SHEET LP 103

SHEET LP 105

SHEET LP 106

DOGGIE WASTE STATION

DOGGIE WASTE STATION

TRASH CAN

BBQ/FIRE PIT & PERGOLA

FIRE PIT TIMER

GAS FIRE PIT

TABLE

TABLE

68 of 112 sf (61%) CS'B

(3) M'ML

41 sf (16%)

(2) CC'G

(2) JS'M

47 of 52 sf (91%)

10 of 52 sf (20%)

511 of 2346 sf (22%)

288 of 204 sf (141%)

(7) FX'S

(1) SR'B

10 of 52 sf (20%)

47 of 50 sf (94%)

(1) AC'S

(4) BG'B

75 of 284 sf (26%)

(7) PL'H

(3) A'JA

(4) RG'C

150 of 216 sf (75%)

(3) AM'M

(1) C'PS

(1) PI'F

(3) JS'M

629 of 7073 sf (22%)

(1) PC'C

(4) BG'B

196 of 284 sf (69%)

30 of 50 sf (61%)

16 of 69 sf (24%)

(1) F'KR

(6) CS'R

26 of 135 sf (19%)

(6) S'ND

(6) M'GB

(3) JS'W

86 of 199 sf (43%)

84 of 138 sf (61%)

16 of 66 sf (25%)

3,470 of 5,690 sf (61%)

(1) FS'C

(1) AC'S

(1) AC'S

65 of 73 sf (89%)

(1) C'PS

(1) PI'F

(3) JS'M

7 of 24 sf (29%)

(4) A...

(1) AC'S

35 of 73 sf (52%)

(1) SR'B

(6) BG'B

300 of 225 (134%)

291 of 153 sf (190%)

(1) Q'LF

(6) BG'B

532 of 134 (397%)

125 of 342 sf (40%)

(1) J'GG

(1) C'PS

(3) AM'M

(1) C'PS

(3) PI'F

(1) J'GG

(3) AM'M

(1) C'PS

(2) J'GG

(1) C'PS

(2) AM'M

(2) J'GG

(3) AM'M

(1) C'PS

245 of 415 sf (59%)

36 of 229 sf (16%)

21 of 87 sf (24%)

(3) BG'B

(3) JS'M

DOGGIE WASTE STATION

15 of 1243 sf (1%)

(1) J'GG

248 of 414 sf (60%)

(7) A'JB

(3) JS'M

(1) AC'S

(2) PI'F

45 of 52 (86%)

270 of 452 sf (60%)

(4) PL'H

(1) A'JB

(3) A'JA

(1) C'PS

336 of 811 sf (41%)

(14) CM'F

830 of 1388 sf (59%)

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SHEET LP 101
SHEET LP 102
SHEET LP 103
SHEET LP 104
SHEET LP 105
SHEET LP 106
SHEET LP 107

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812821-5301
7/30/2025
ELECTRONIC SEAL
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S., R5E., SLB.+M.
HEBER CITY, SUMMIT COUNTY, UTAH

LANDSCAPE PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-104

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
9128121-5301
7/30/2025
RENEWAL DATE
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

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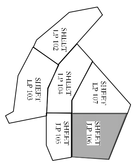
HEBER CITY, SUMMIT COUNTY, UTAH

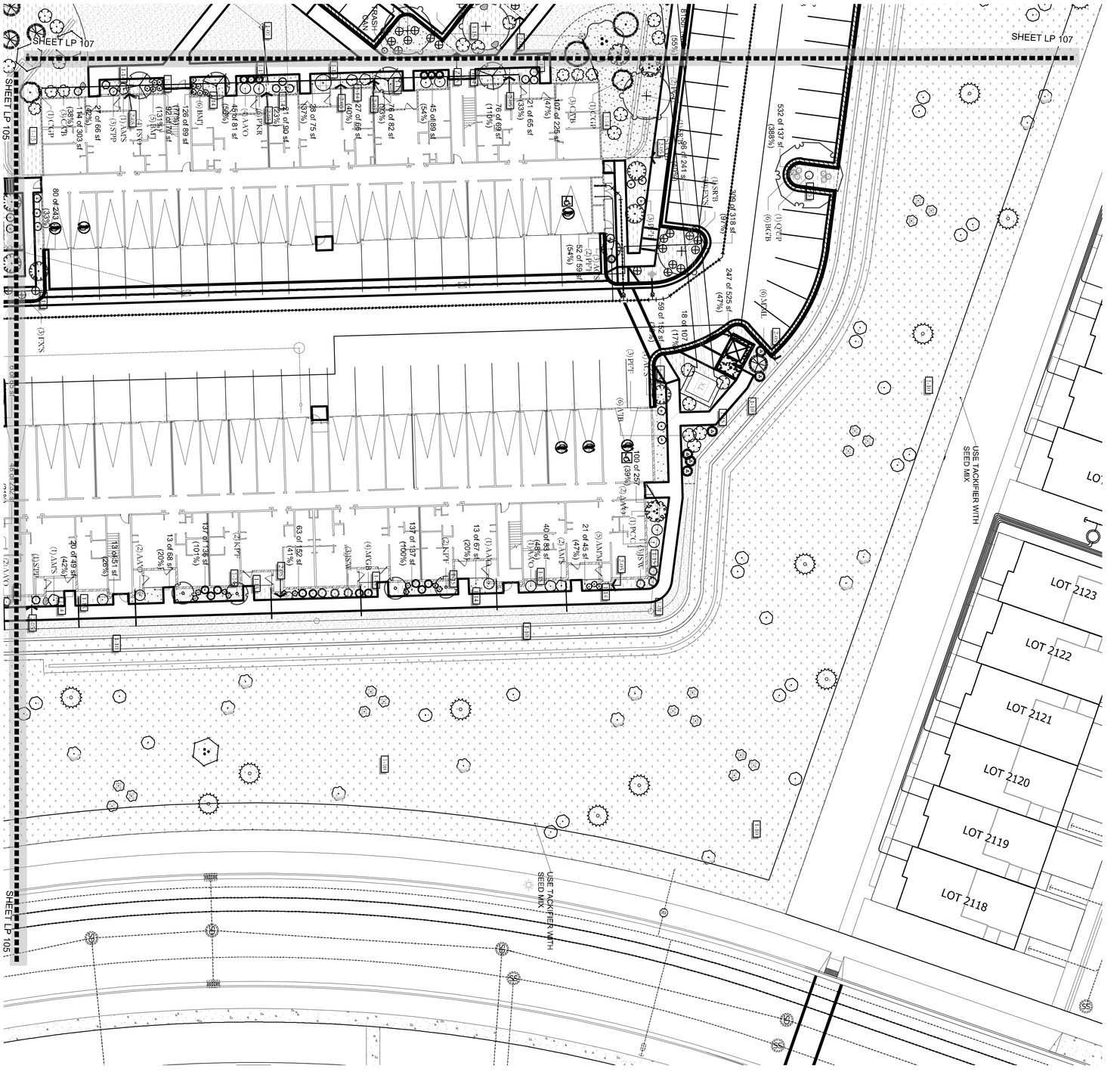
LANDSCAPE PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
LP-105




SHEET LP 107
SHEET LP 106
SHEET LP 105
SHEET LP 107
TRASH CAN
(3)FXS
(3)PFT
(6)UB
(3)SRB
(6)YAE
(1)CHTH
(6)MCH
(3)CHTH
(1)KH
(2)PFT
(3)SRB
(1)YCHTH
(6)MCH
(6)YAE
(3)AMNE
(1)PCC
(3)SRB
(1)AMS
(2)AYO
(3)SRB
(2)AMS
(2)PFT
(1)AMS
(2)AYO
(2)PFT
(1)AMS
(2)AYO
(1)AMS
(3)SRB
(1)AMS
(2)AYO
(1)CHTH
(3)SRB
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217

D·R·HORTON America's Builder
12351 S. Gateway Park Place Ste D-100
Draper, Utah 84020
Contact: Dalton Lyons 720-224-0461
DKLyons@drhorton.com

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813121 - 5301
7/30/2025
ELECTRONIC SEAL
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S, R5E, SLB+M.
HEBER CITY, SUMMIT COUNTY, UTAH

LANSCAPE PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-107

HYDROSEEDING REVEGETATION GRASS SEED MIXES

- PREPARATION AND APPLICATION
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. DUE TO TEMPORARY IRRIGATION, SEEDING CAN HAPPEN YEAR ROUND, BUT IS PREFERRED BY MAY 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATCOER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION. SEE ESTABLISHMENT SCHEDULE BELOW.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED. ESTABLISHMENT SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.

O **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS. A STEEP SLOPE WILL PROHIBIT MOWING. THEREFORE, MECHANICALLY REMOVE WEEDS AS POSSIBLE BEFORE THEY GO TO SEED. ALLOW GRASSES AND FORBS TO ESTABLISH NATURALLY. DO NOT USE BROADLEAF HERBICIDE ON FORBS. DO NOT MOW OVER PLANTED PLUGS OR MATURE SHRUBS.

- O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
- O **ADDING FORBS**: SHRUBS AND PERENNIALS IN PLUG FORM OR IN CONTAINERS, CAN BE ADDED A DAY AFTER HYDROSEEDING OR ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. THE LATTER OPTION USUALLY TAKES 1-2 YEARS AFTER HYDROSEEDING.

APPLY EROSION CONTROL BLANKET

EROSION CONTROL BLANKETS PREVENT SURFACE EROSION WHILE ACCELERATING VEGETATION ESTABLISHMENT. THEY ALSO TEMPORARILY STABILIZE AND PROTECT DISTURBED SOIL FROM RAINDROP IMPACT AND SURFACE EROSION. THEY INCREASE FILTRATION, CONSERVE SOIL MOISTURE, AND DECREASE COMPACTION AND SOIL CRUSTING.

EXTENDED TERM EROSION CONTROL BLANKETS PROVIDE EXTENDED LONGEVITY WHILE YIELDING PROTECTION FOR 24-36 MONTHS. THEY ARE IDEAL FOR ARID ENVIRONMENTS, STEEP SLOPES, CHANNELS OR AREAS WHERE VEGETATION ESTABLISHES SLOWLY.

USE IWT CARGO GUARD EROSION CONTROL BLANKET
HIGH VELOCITY EXCELSIOR OR COIR MAT. 36+ MONTHS EXTENDED TERM FOR SLOPES 2:1 TO SEVERE SLOPES

FOLLOW HYDROSEEDING NOTES ON THIS SHEET USING SEED MIXES AS INDICATED IN SCHEDULE. PLACE EROSION CONTROL BLANKET ON TOP OF HYDROSEEDING. AFTER 1 DAY INSERT PLUGS BY PLANTING BETWEEN HOLES IN BLANKET ACCORDING TO PATTERN INDICATED ON PLANTING PLAN.

PLANTING NATIVE 1 GAL. IN GRASSES

TIMING IS CRITICAL WHEN PLANTING NATIVE SEEDLINGS. IN ORDER TO MAXIMIZE SOIL MOISTURE, PLANT IN PREFERABLY OCTOBER/NOVEMBER OR AS SOON AS THE SNOW MELTS IN SPRING, GENERALLY MARCH.

IF USING PERMANENT IRRIGATION, A DRIP SYSTEM IS OPTIMAL. HOWEVER, OVERHEAD SPRAY CAN BE USED FOR TEMPORARY IRRIGATION.

WHEN PLANTING 1 GAL., DO NOT AMEND THE SOIL. THEY PREFER THE LEAN SOIL FOR BEST PERFORMANCE AND LONGEVITY. SOIL SHOULD BE SETTLED BEFORE PLANTING.

KEEP PLANTS WELL WATERED TO PREVENT DRYING, AND KEEP OUT OF DIRECT SUN. TWO TO THREE HOURS BEFORE PLANTING THOROUGHLY WATER SEEDLINGS FOR EASE OF REMOVAL FROM CONTAINERS AND TO PREVENT DRYING OUT WHILE PLACING.

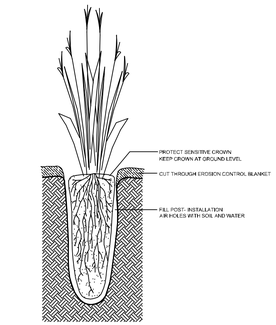
PLANTS SHOULD BE PLANTED DEEP ENOUGH TO COVER THE ENTIRE ROOTBALL, BUT NO DEEPER. MAINTAIN THE CROWN AT SOIL LEVEL. USE A HAND TROWEL, BULB PLANTER, OR HORI HORI TO DIG THE HOLE. SEE DIAGRAM BELOW.

BACKFILL SOIL BETWEEN THE PLUG AND THE HOLE. WATER IMMEDIATELY AFTER PLANTING TO FILL AIR HOLES IN SOIL A WEED FREE MULCH SUCH AS WHEAT STRAW OR AN EROSION CONTROL BLANKET WILL HELP HOLD MOISTURE AROUND THE PLANT. DO NOT USE BARK MULCH.

DEEPLY IRRIGATE 1-2 TIMES PER WEEK ESPECIALLY DURING LONG PERIODS OF HOT AND DRY WEATHER. IRRIGATE AT LEAST ONCE A WEEK FOR 2 SUMMERS UNTIL PLANTS TAKE ROOT AND ARE ESTABLISHED.

VIGILANT WEED CONTROL WILL HASTEN ESTABLISHMENT AND WORK TO PREVENT LOSS OF PLANT MATERIAL.

FLAGS MUST BE PLACED AT THE LOCATION OF EACH PLANT. IT MAKES IDENTIFICATION EASIER FOR SPRAYING



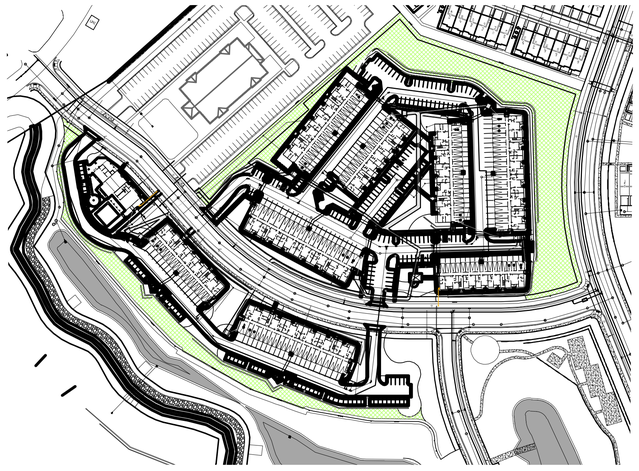
A PLANTING INSTRUCTIONS IN SEED
NOT TO SCALE

LOCATING PLANTS FOR PURCHASE

NATIVE SEEDLINGS CAN BE CHALLENGING TO LOCATE IN THE VOLUME REQUIRED AND THE NECESSARY TIMING. BELOW IS INFORMATION REGARDING A LOCAL NURSERY SPECIALIZING IN SEEDLINGS FOR REVEGETATION. THEY HAVE A GOOD SELECTION OF NATIVE SEEDLINGS INCLUDING THE ONES THAT ARE LISTED ON THE PLANT SCHEDULE. THEY WILL CONTRACT GROW OR WILL NEED ADVANCE NOTICE SO SEEDLINGS CAN BE STARTED IF NOT CURRENTLY AVAILABLE.

HIGH MOUNTAIN NURSERY
3645 S HWY 189
CHARLESTON, UT 84032

CHRIS 435-731-010 (MANAGER/SALES)
IAN 435-513-1524 (GROWER/PROPAGATION)



TYPE -1 SEED MIX

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

+	AU'S	3	Amelanchier utahensis Utah Serviceberry	1 gal
	CL'C	34	Cercocarpus ledifolius Curl-Leaf Mountain Mahogany	1 gal
	CN'R	37	Chrysothamnus nauseosus Rubber Rabbitbrush	1 gal
	FP'A	47	Fallugia paradoxa Apache Plume	1 gal
	PT'B	16	Purshia tridentata Antelope Bitterbrush	1 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1-10	NON-IRRIGATED REVEGETATION SEED MIX-TYPE 1 HYDROSEED WITH PLS (PURE LIVE SEED) 7.00 LBS/ACRE WESTERN WHEATGRASS 5.00 LBS/ACRE SLENDER WHEATGRASS 5.00 LBS/ACRE BLUEBUNCH WHEATGRASS 5.00 LBS/ACRE INDIAN RICEGRASS 2.00 LBS/ACRE CRESTED WHEATGRASS 1.50 LBS/ACRE ANNUAL RYEGRASS 1.50 LBS/ACRE PERENNIAL RYEGRASS 0.50 LBS/ACRE PRAIRIE JUNEGRASS 0.25 LBS/ACRE SAND DROPSEED TOTAL: 27.75 LBS PER ACRE TEMPORARY IRRIGATION IS NEEDED FOR ESTABLISHEMENT. SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-108.	103,232 sf

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HEBER CITY, SUMMIT COUNTY, UTAH

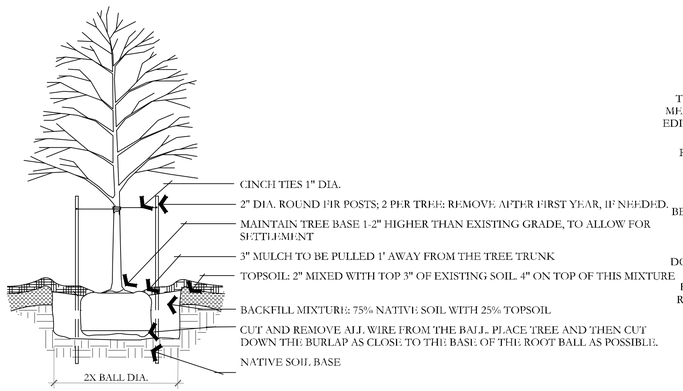
SEED MIX PLAN

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

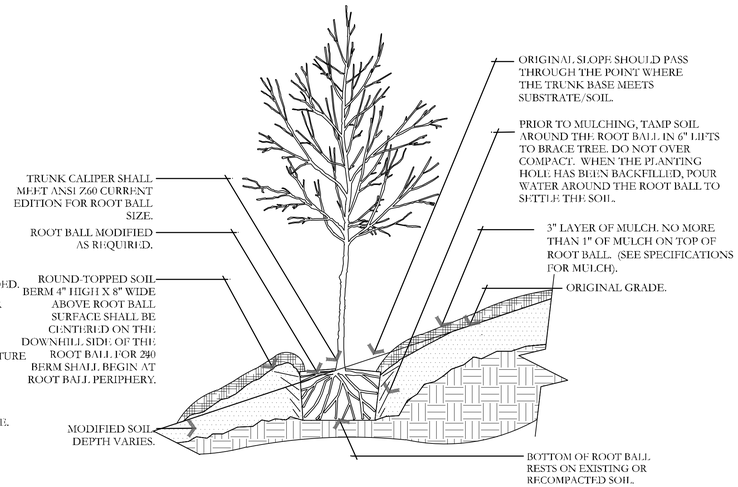
LP-108



A DECIDUOUS TREE PLANTING

NOT TO SCALE

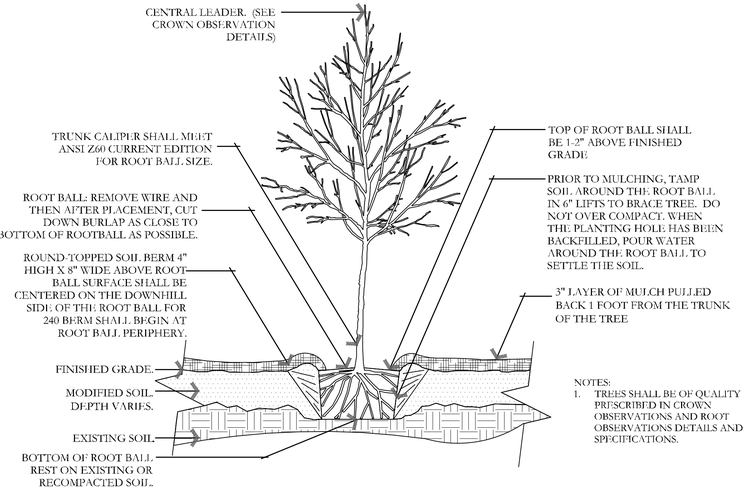
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

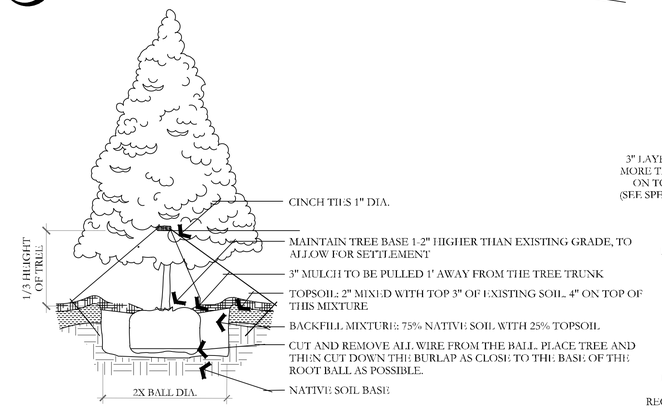
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

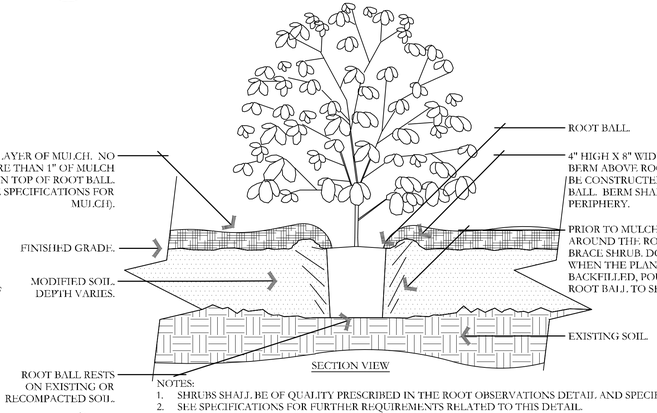
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

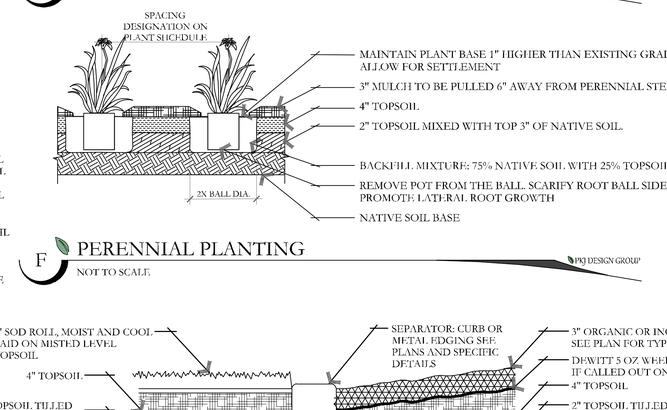
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

NOT TO SCALE

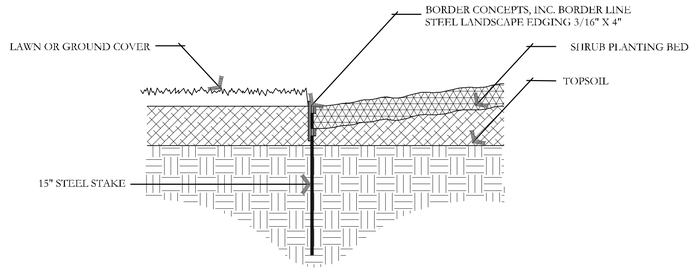
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



G METAL EDGING DETAIL

NOT TO SCALE.

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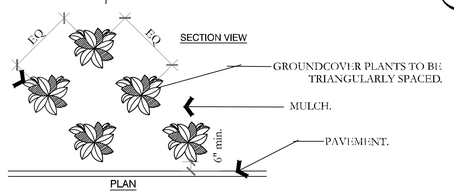
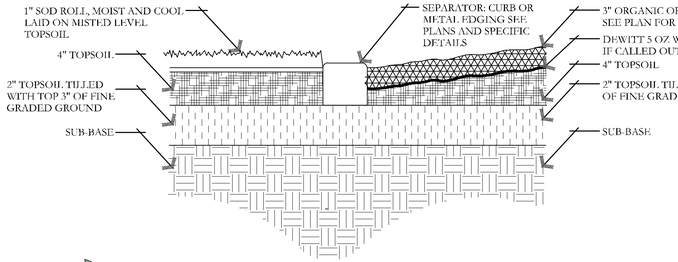


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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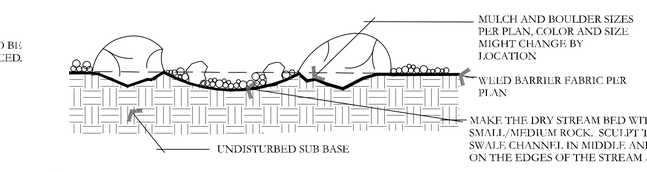

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

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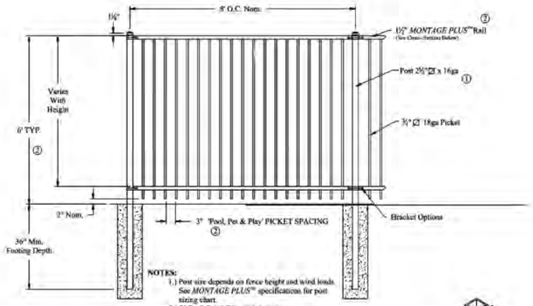
LANDSCAPE DETAILS

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

LP-501

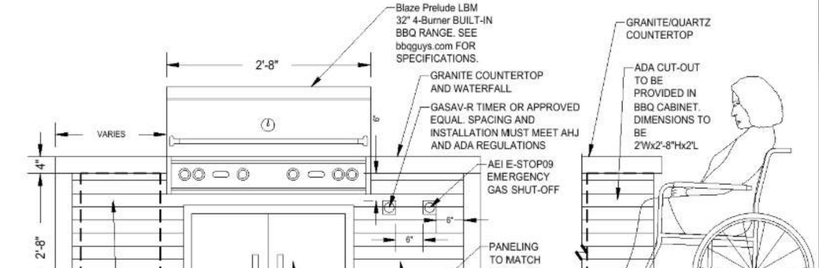


K 4' SAFETY RAILING & 6' FOR FENCE AND POOL DETAIL
NOT TO SCALE

L DUMOR TABLE 71-60-HGA
NOT TO SCALE

N DOGGIE WASTE STATION: DEPOT-006-B-GRN
NOT TO SCALE

O DUMOR TRASH RECEPTACLE: 158-32SH
NOT TO SCALE.

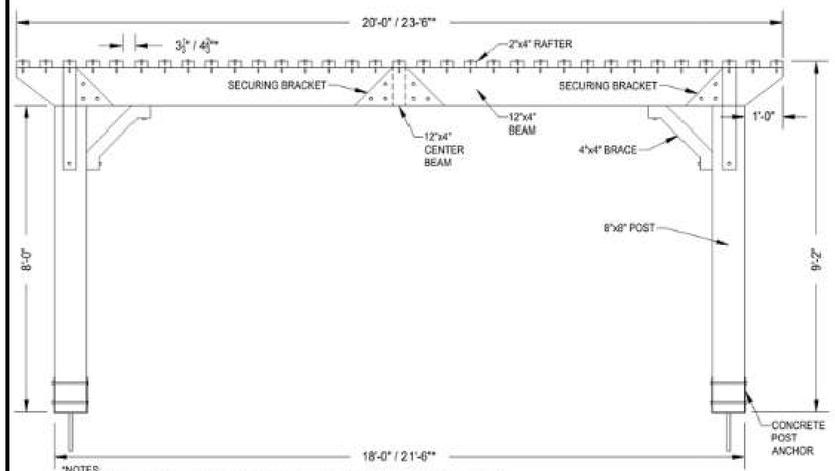


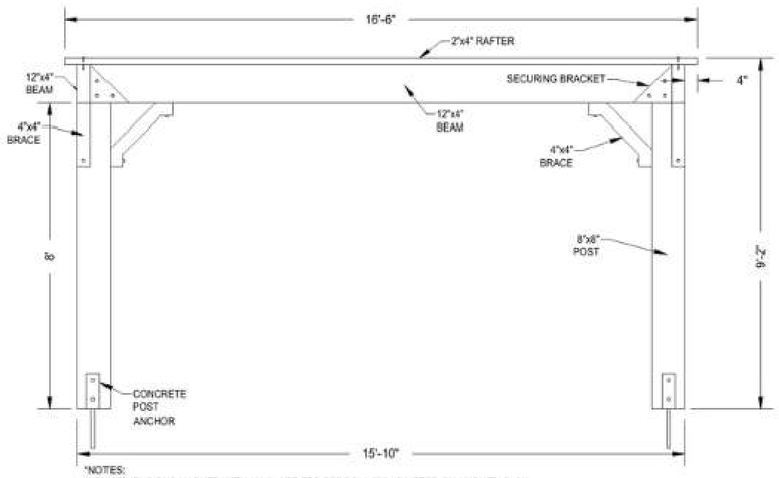
09 BBQ COUNTER DETAIL
NO SCALE

M BBQ COUNTER
NOT TO SCALE

P CLUBHOUSE GAS FIRE PIT: UNITY STEEL FIRE PIT
WOODLAND DIRECT # M48201602

R FIRE PIT TIMER
NOT TO SCALE





07 PERGOLA DIMENSION DETAILS
NO SCALE

Q CUSTOM PERGOLA
NOT TO SCALE

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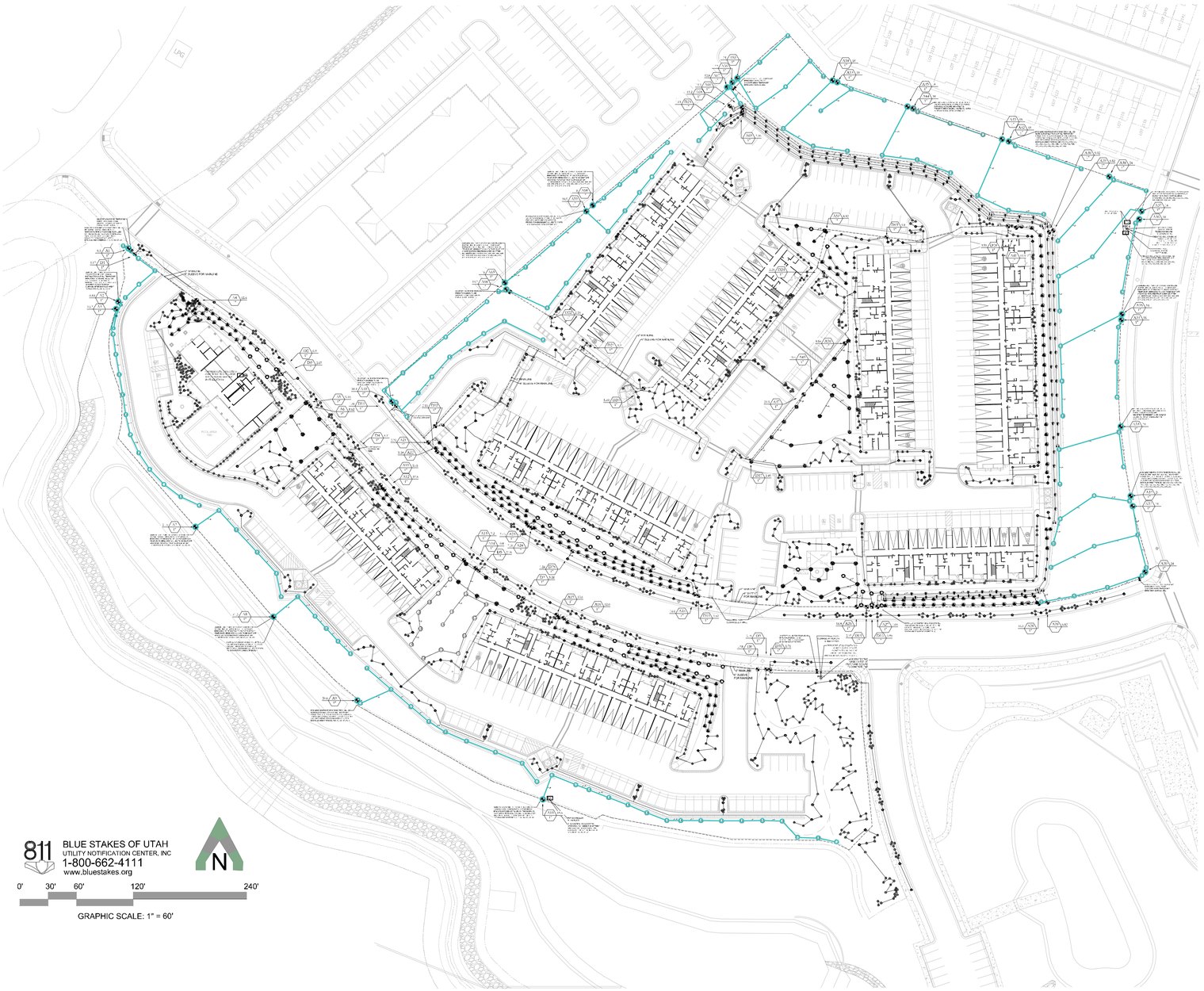
LANSCAPE DETAILS

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
LP-502



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	155	40
1000	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	242	40
2000	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	49	40
3000	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	37	40
3500	Hunter MP3500 PROS-06-PRS40-CV Turf Rotator, 6in. Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	10	40
800 A 800 F	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	6	40
815	Hunter MP815 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc.	2	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.5	Hunter I-20-06-SS 1.5 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	61	25	1.2	29'
2.0	Hunter I-20-06-SS 2.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	17	25	1.4	33'
2.5	Hunter I-20-06-SS 2.5 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	2	25	1.7	33'
3.0	Hunter I-20-06-SS 3.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	2.2	35'
4.0	Hunter I-20-06-SS 4.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	3	37'
5.0	Hunter I-20-06-SS 5.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	3.7	37'
6.0	Hunter I-20-06-SS 6.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	12	25	4.3	38'
8.0	Hunter I-20-06-SS 8.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	65	25	6	37'

POC CONFIGURATION

- POC — SOURCE DATA
- SHUTOFF VALVE
- F — AMIAD SCREEN FILTER
- M — MASTER VALVE
- FS — 1" FLOW SENSOR
- QUICK COUPLER

Valve Callout
#• — Valve Number
— Valve Flow
#" — Valve Size

	Irrigation Lateral Line: PVC Schedule 40	274.5 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	18,921 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	2,123 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,131 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	163.2 lf
	Irrigation Mainline: PVC Schedule 40	6,608 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	1,743 lf

CB2	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1
CB3	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	2
POC 1	Point of Connection 2"	1
POC 2	Point of Connection 2"	1

M	Hunter IBV-BSP 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.	2	
	Hunter-ACCU-SYNC-ADJ-PresReduce	92	
	Zurn Wilkins 2-500XL 2" 500XL Water Pressure Redu	2	
C	Hunter A2C-150D-M 150-Station decoder controller with one (1) A2C-D75 module in an outdoor metal wall mount enclosure.	1	
CB1	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-40 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	23
	Hunter HDL-09-18-CV Drip Ring(SHRUB)	1,363
	Hunter HDL-09-18-CV Drip Ring(TREE)	249

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	58
	Hunter HQ-44RC 1" Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	2
	Shut Off Valve	8

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Draper, Utah 84020
Contact: Dalton Lyons 720-234-0481
DRLyons@drhorton.com

JERAM ANSWORTH
8/1/2025
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS
NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.+M.
HEBER CITY, SUMMIT COUNTY, UTAH
IRRIGATION OVERALL PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Maps: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P70791D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be Cl. 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

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

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco GITS212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or buried areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thread blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION.

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N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 150'

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	45 MIN.	45 MIN.		45 MIN.	45 MIN.	45 MIN.	45 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

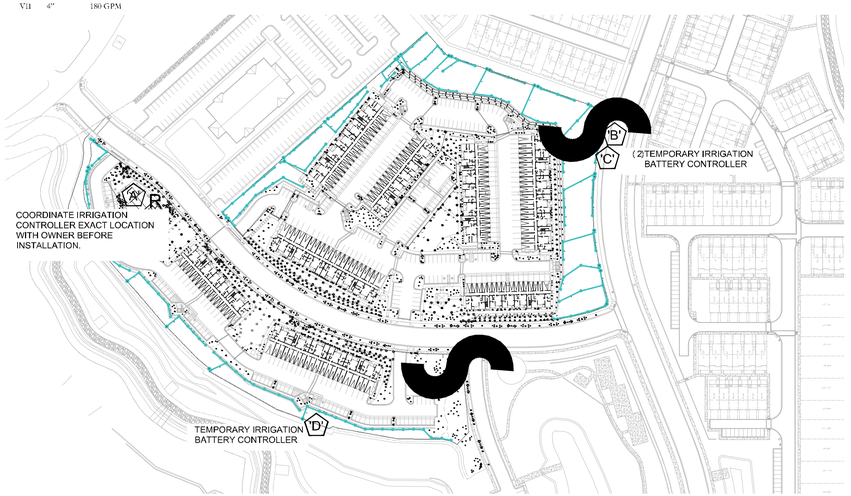
H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. 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 A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED IN. FINALLY, WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. 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:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



2" MAINLINE ROUTING ,CONTROLLER AND 2-P.O.C. LOCATIONS OVERVIEW

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217

D·R·HORTON® America's Builder
12351 S. Gateway Park Place Ste D-100
Draper, Utah 84020
Contact: Dalton Lyons 720-224-0481
DRLyons@drhorton.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8/1/2025 ELECTRONIC SEAL STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S, R5E, SLB+M.
HEBER CITY, SUMMIT COUNTY, UTAH

IRRIGATION SPECIFICATIONS

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-101

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8362121-5301
8/1/2025
STATE OF UTAH

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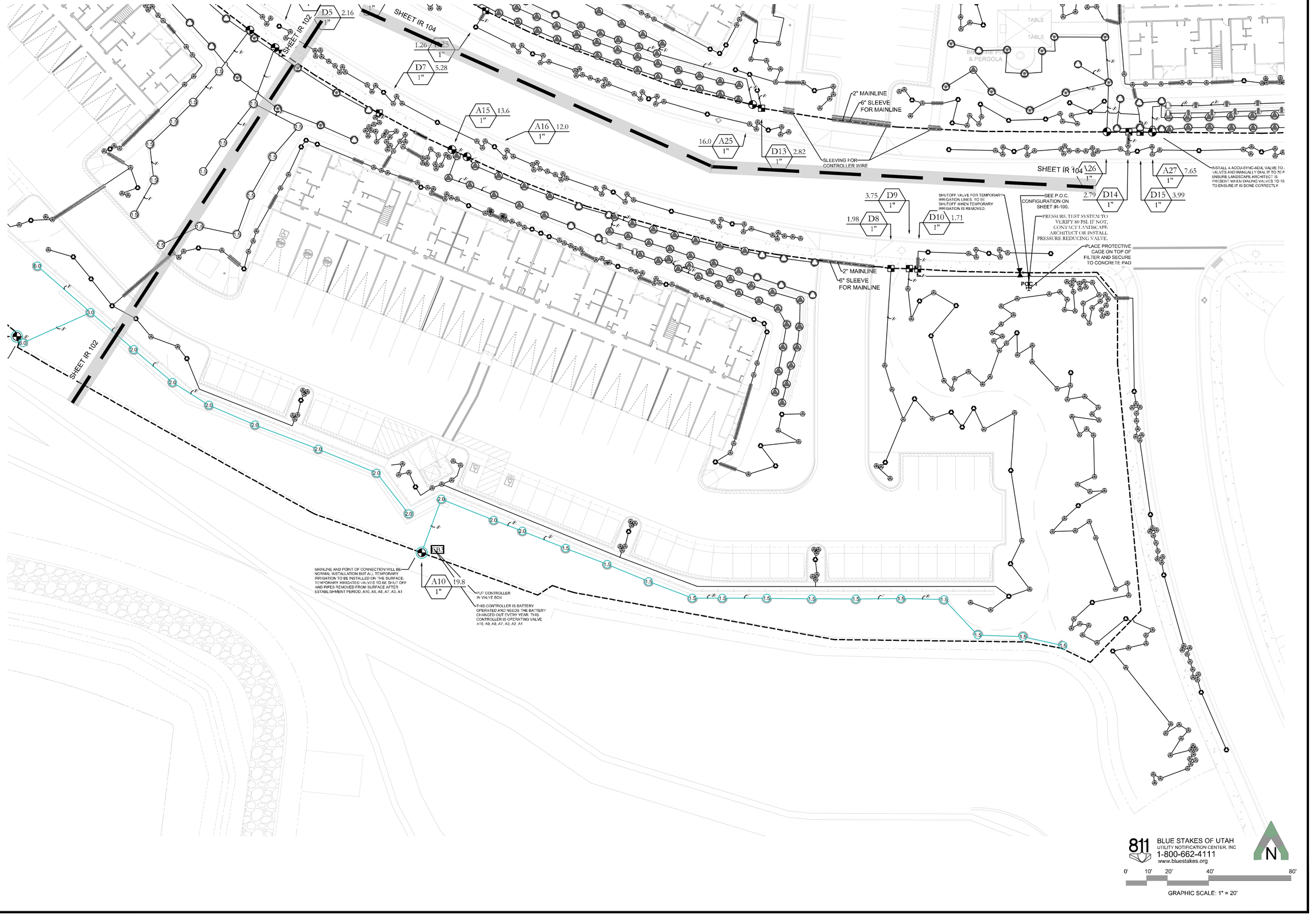
LOCATED IN THE W 1/2 OF SECTION 20, T3S., R1E., SLB.+M.
HEBER CITY, SUMMIT COUNTY, UTAH

IRRIGATION PLAN

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-102



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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSON
8128121-5501
8/1/2025
ELECTRONIC SEAL
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S, R5E, S.L.B.+M.
HEBER CITY, SUMMIT COUNTY, UTAH

IRRIGATION PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-103

SHUTOFF VALVE FOR TEMPORARY IRRIGATION LINES. TO BE SHUTOFF WHEN TEMPORARY IRRIGATION IS REMOVED.

SHEET IR 107

2" MAINLINE
6" SLEEVE FOR MAINLINE

SLEEVING FOR CONTROLLER WIRE

SHEET IR 104

SHEET IR 105

SHEET IR 103

TABLE

BBQ, FIRE PIT & PERGOLA

VAN

SHUTOFF VALVE FOR TEMPORARY

SEE P.O.C.

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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSON
8/8/21 - 5800 - LA
8/1/2025
ELECTRONIC SEAL
STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.+M.
HEBER CITY, SUMMIT COUNTY, UTAH

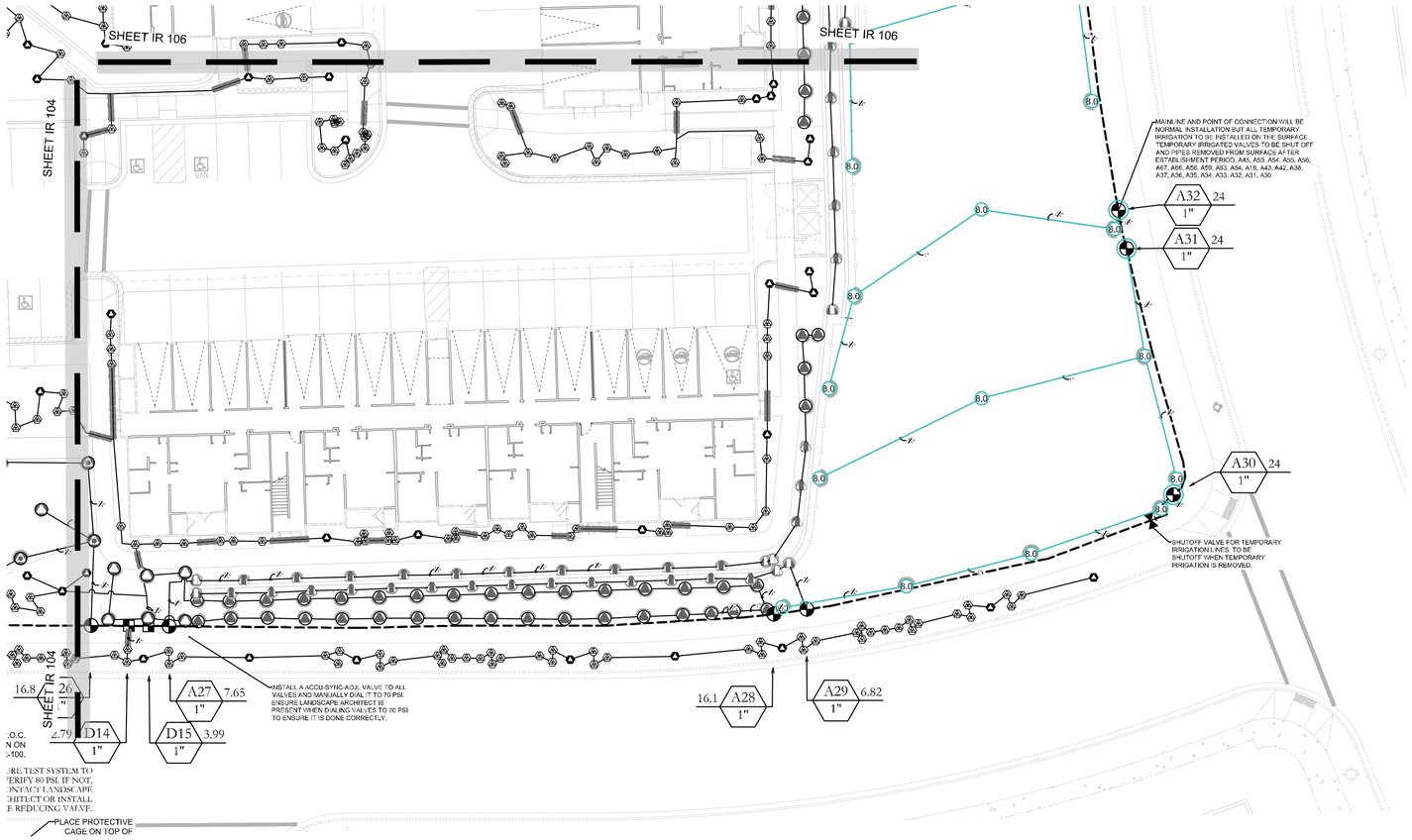
IRRIGATION PLAN

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

IR-104



IRRIGATION LEGEND

(GIVE PLANS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT, CONSULTATION, OR A PLANT GROUPING SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip.	155	40
1000	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	242	40
2000	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	49	40
3000	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	37	40
3500	Hunter MP3500 PROS-06-PRS40-CV Turf Rotator, 6in. Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	10	40
800 A 800 F	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	6	40
815	Hunter MP815 PROS-06-PRS40-CV Turf Rotator, 6in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc.	2	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.9	Hunter I-20-06-SS 1.5 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	61	25	1.2	29'
2.0	Hunter I-20-06-SS 2.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	17	25	1.4	33'
2.5	Hunter I-20-06-SS 2.5 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	2	25	1.7	33'
3.0	Hunter I-20-06-SS 3.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	2.2	35'
4.0	Hunter I-20-06-SS 4.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	3	37'
5.0	Hunter I-20-06-SS 5.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	25	3.7	37'
6.0	Hunter I-20-06-SS 6.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	12	25	4.3	38'
8.0	Hunter I-20-06-SS 8.0 Turf Rotor, 6in. Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	65	25	6	37'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-40 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	23
	Hunter HDL-09-18-CV Drip Ring(SHRUB)	1,363
	Hunter HDL-09-18-CV Drip Ring(TREE)	249

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	58
	Hunter HQ-44RC 1" Quick coupler valve, yellow rubber cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	2
	Shut Off Valve	8

	MANUFACTURER/MODEL/DESCRIPTION	QTY
M	Hunter IBV-BSP 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.	2
	Hunter-ACCU-SYNC-ADJ-PresReduce	92
	Zurn Wilkins 2-500XL 2" 500XL Water Pressure Redu	2
C	Hunter A2C-150D-M 150-Station decoder controller with one (1) A2C-D75 module in an outdoor metal wall mount enclosure.	1
CB1	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1
CB2	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1
CB3	Hunter XCH-1200-SS Electromechanical controller, 12 stations, outdoor model, battery-powered. Place in Valve Box. For residential/commercial use.	1
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	2
POC 1	Point of Connection 2"	1
POC 2	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40	274.5 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	18,921 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	2,123 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,131 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	163.2 lf
	Irrigation Mainline: PVC Schedule 40	6,608 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	1,743 lf

Valve Callout
#1 Valve Number
Valve Flow
#" Valve Size

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LICENSED LANDSCAPE ARCHITECT JEREMY ANSWORTH 8778421-5501 8/1/2025 ELECTRONIC SEAL STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S., R5E., SLB+M.
HEBER CITY, SUMMIT COUNTY, UTAH

IRRIGATION PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-105

SHEET IR 107

A45 18 1"

A44 18 1"

INSTALL A ACCU-SYNC-ADJL VALVE TO ALL VALVES AND MANUALLY DIAL IT TO 70 PSI. ENSURE LANDSCAPE ARCHITECT IS PRESENT WHEN DIALING VALVES TO 70 PSI TO ENSURE IT IS DONE CORRECTLY.

A43 18 1"

A42 18 1"

MAINLINE AND POINT OF CONNECTION WILL BE NORMAL INSTALLATION BUT ALL TEMPORARY IRRIGATION TO BE INSTALLED ON THE SURFACE. TEMPORARY IRRIGATED VALVES TO BE SHUT OFF AND PIPES REMOVED FROM SURFACE AFTER ESTABLISHMENT PERIOD. A45, A53, A54, A55, A56, A67, A66, A58, A59, A63, A64, A18, A43, A42, A38, A37, A36, A35, A34, A33, A32, A31, A30

A40 9.02 1"

A39 6.82 1"

A38 24 1"

THIS CONTROLLER IS BATTERY OPERATED AND NEEDS THE BATTERY CHANGED OUT EVERY YEAR. THIS CONTROLLER IS OPERATING VALVE A43, A42, A38, A37, A36, A35, A34, A33, A32, A31, A30

A37 18 1"

A36 18 1"

PUT CONTROLLER IN VALVE BOX

CB2

POC 2

A33

PLACE PROTECTIVE CAGE ON TOP OF FILTER AND SECURE TO CONCRETE PAD

PRESSURE TEST SYSTEM TO VERIFY SOME HOW NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.

SEE P.O.C. CONFIGURATION ON SHEET IR-100.

THIS CONTROLLER IS BATTERY OPERATED AND NEEDS THE BATTERY CHANGED OUT EVERY YEAR. THIS CONTROLLER IS OPERATING VALVE A44, A45, A53, A54, A55, A56, A67, A66, A58, A59, A63, A64, A18

D19 1.8 1"

3.51 D18 1"

A41 11.9 1"

MAINLINE AND POINT OF CONNECTION WILL BE NORMAL INSTALLATION BUT ALL TEMPORARY IRRIGATION TO BE INSTALLED ON THE SURFACE. TEMPORARY IRRIGATED VALVES TO BE SHUT OFF AND PIPES REMOVED FROM SURFACE AFTER ESTABLISHMENT PERIOD. A45, A53, A54, A55, A56, A67, A66, A58, A59, A63, A64, A18, A43, A42, A38, A37, A36, A35, A34, A33, A32, A31, A30

A35 18 1"

A34 18 1"

INSTALL A ACCU-SYNC-ADJL VALVE TO ALL VALVES AND MANUALLY DIAL IT TO 70 PSI. ENSURE LANDSCAPE ARCHITECT IS PRESENT WHEN DIALING VALVES TO 70 PSI TO ENSURE IT IS DONE CORRECTLY.

A33 24 1"

LOT 2124 LOT 2123 LOT 2122 LOT 2121 LOT 2120 LOT 2119 LOT 2118

SHEET IR 107

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GRAPHIC SCALE: 1" = 20'

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217

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Draper, Utah 84020
Contact: Dillon Lyons 720-224-0481
DRLyons@drhorton.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8123121-5501 8/1/2025 ELECTRONIC SEAL STATE OF UTAH

ASCEND AT RIVERVIEW: STACKED FLATS

NORTH + SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T3S, R5E, S.L.B.+M.
HEBER CITY, SUMMIT COUNTY, UTAH

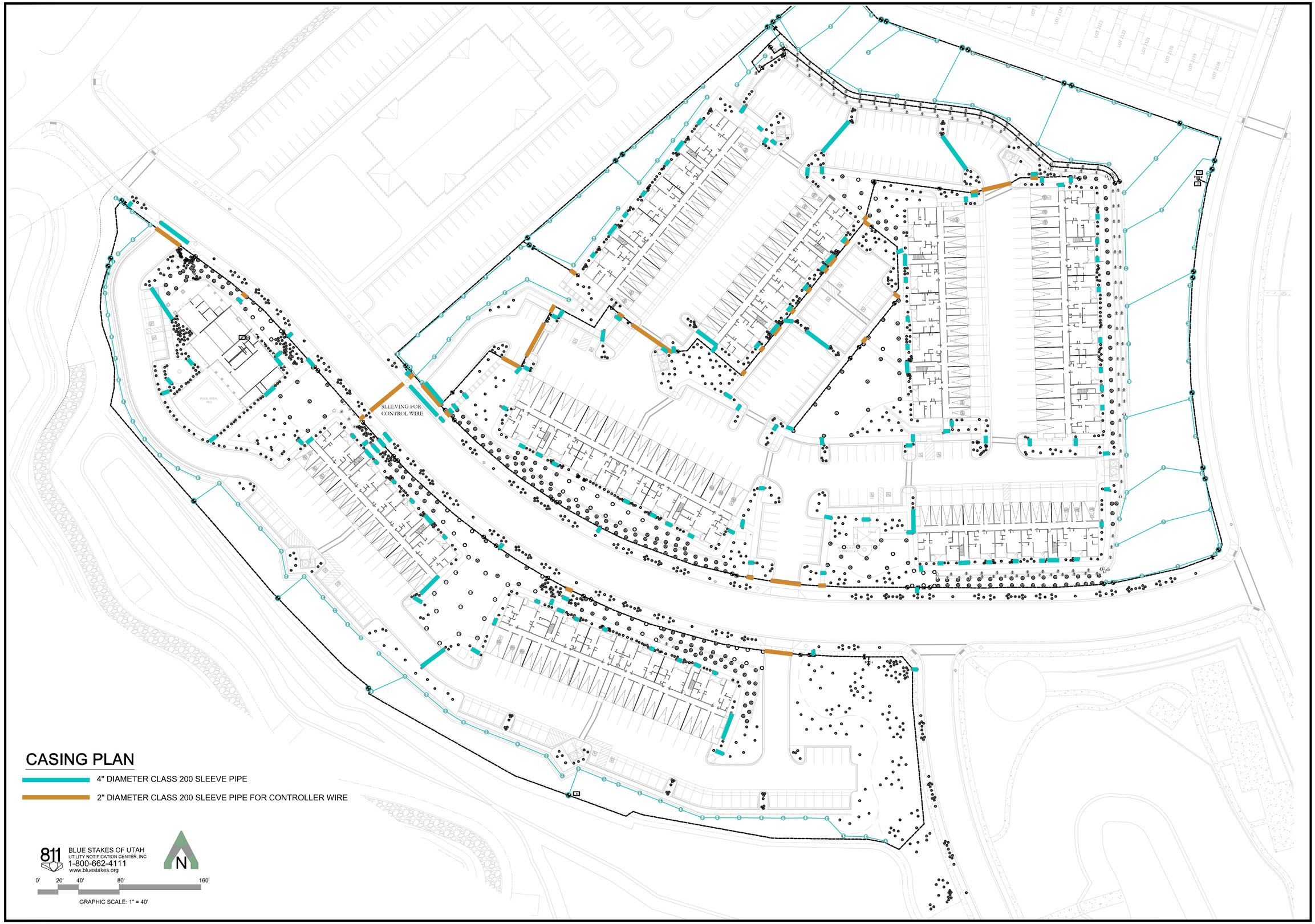
IRRIGATION PLAN

REVISIONS

DRAWN: KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET

IR-107



CASING PLAN

4" DIAMETER CLASS 200 SLEEVE PIPE

2" DIAMETER CLASS 200 SLEEVE PIPE FOR CONTROLLER WIRE

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N

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

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JEREMY AINSWORTH
8/1/2025
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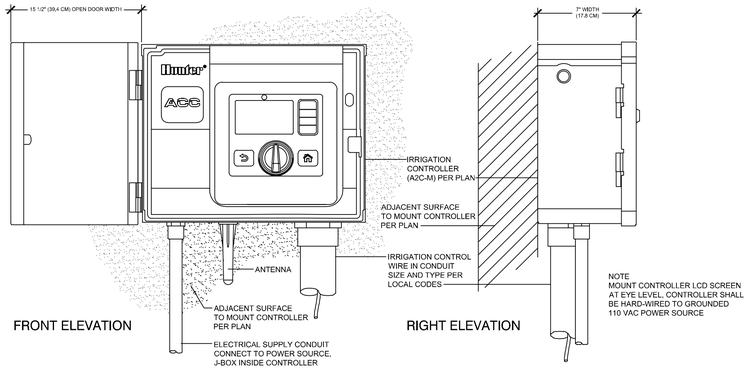
HEBER CITY, SUMMIT COUNTY, UTAH

IRRIGATION SLEEVING PLAN

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

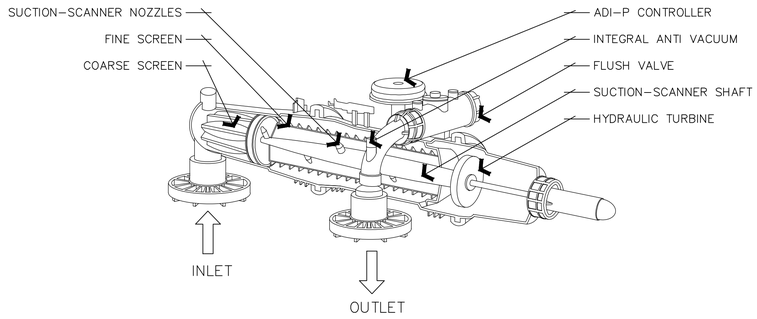
CITY PERMIT SET
IR-C



ACC2 DECODER - WALL MOUNT GRAY STEEL

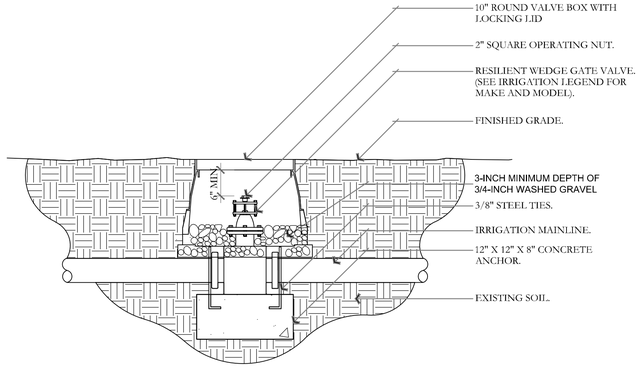
Hunter C.A2C.01

A NOT TO SCALE



B 2" AMIAD MINI SIGMA ANGLE

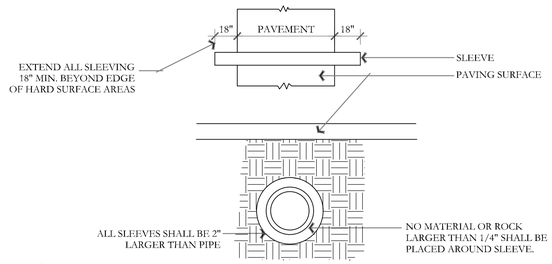
NOT TO SCALE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

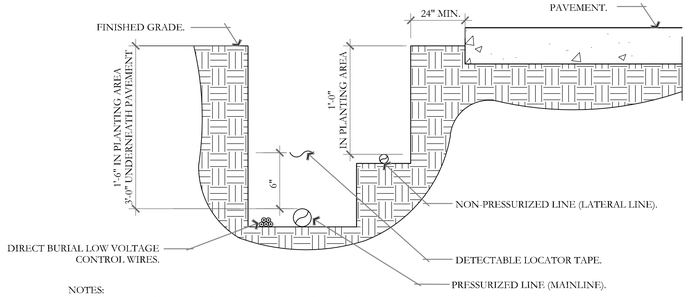
C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE



D TYPICAL SLEEVING DETAIL

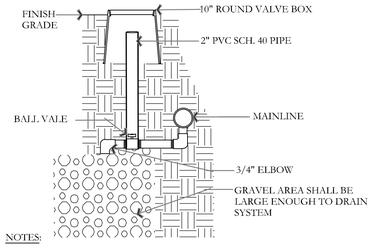
NOT TO SCALE



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

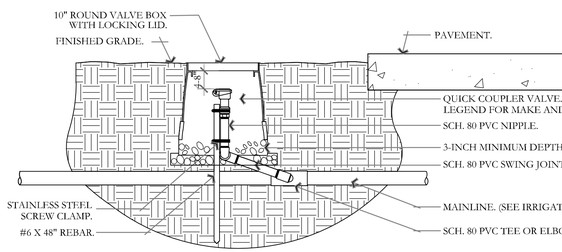
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

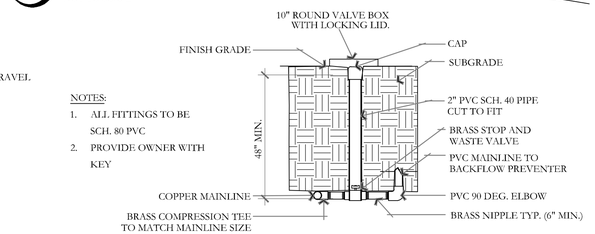
NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

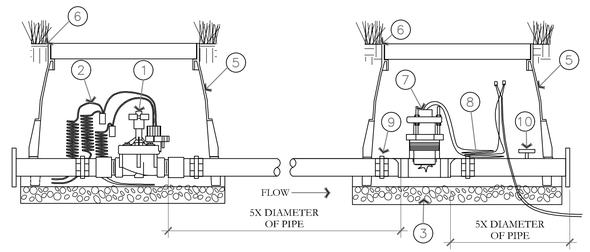


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

1 NORMALLY CLOSED MASTER VALVE(S)
2 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5 VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6 FINISH GRADE
7 RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9 PVC PIPE UNION
10 BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

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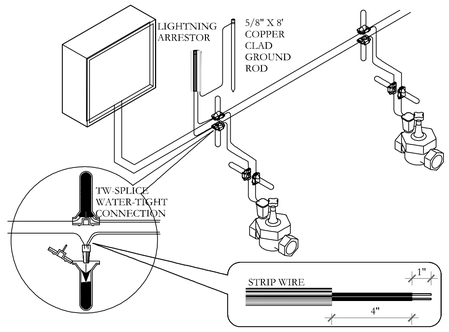
IRRIGATION DETAILS

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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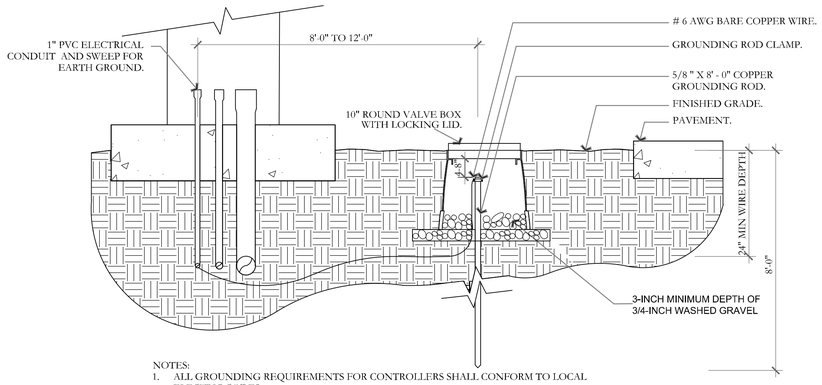
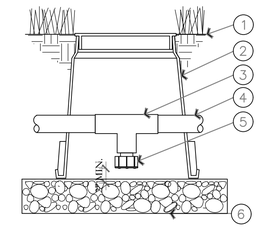


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

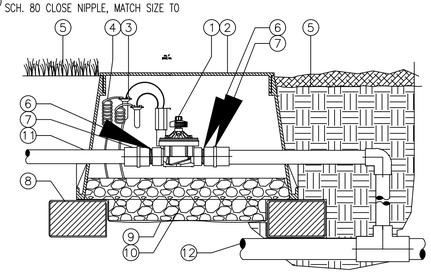
L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
7. VALVE
8. PVC SLIP X FPT ADAPTOR
9. BRICK SUPPORTS (4)
10. FILTER FABRIC – WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
12. IRRIGATION LATERAL MAINLINE AND FITTINGS



IN-LINE VALVE (ICV-101G)

Hunter V.ICV.01

NO SCALE

M NOT TO SCALE

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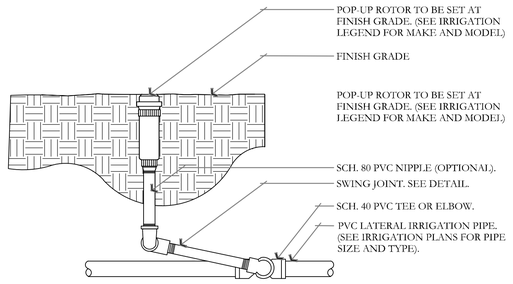
SPECIFICATION BUILDER (ICV)

1 – MODEL	2 – INLET/OUTLET	3 – OPTIONS (FACTORY INSTALLED)	4 – OPTIONS (USER INSTALLED)



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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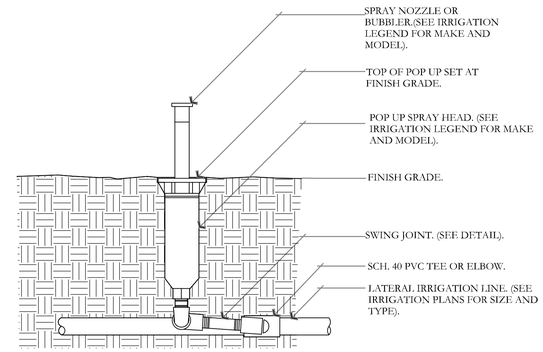

NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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IRRIGATION DETAILS

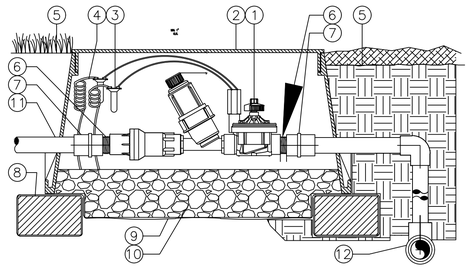
REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-502

LEGEND

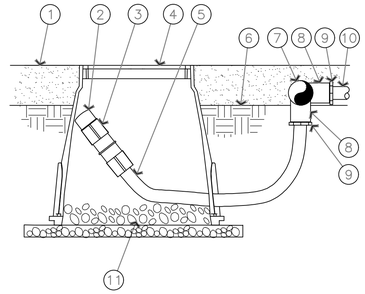
1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"–24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO
7. VALVE
8. PVC SLIP X FPT ADAPTOR
9. BRICK SUPPORTS (4)
   FILTER FABRIC – WRAP TWICE AROUND BRICK
10. SUPPORTS
11. 3/4" WASHED GRAVEL – 4" MIN. DEPTH
12. IRRIGATION LATERAL
    MAINLINE LATERAL AND FITTINGS



DRIP CONTROL ZONE KIT (ICZ-101)

Hunter V.ICZ.05 NO SCALE

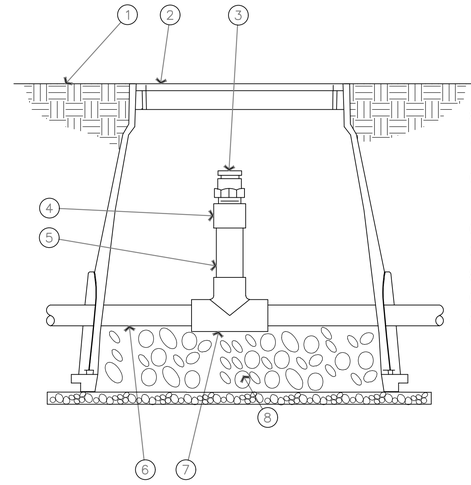
Q NOT TO SCALE
SPECIFICATION BUILDER (ICZ)



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

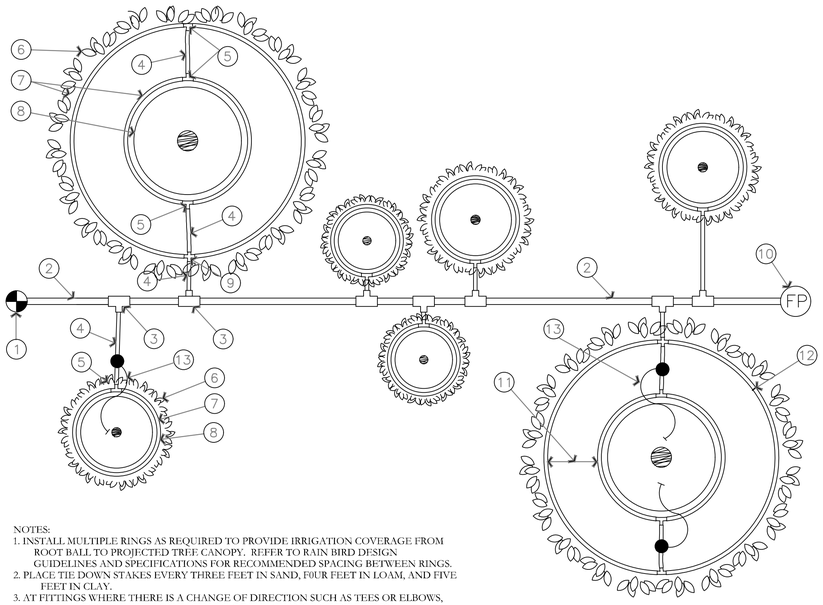
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

S AIR RELIEF VALVE DETAIL
NOT TO SCALE



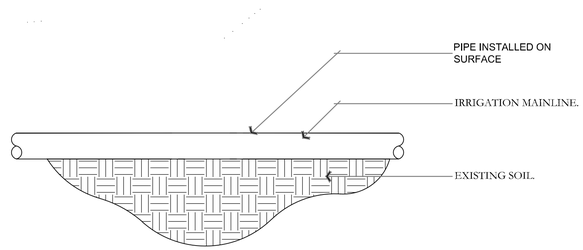
1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

TEMPORARY IRRIGATION NOTES:

ALL IRRIGATION FOR THE TEMPORARY SEED MIX TO HAVE IRRIGATION PIPING ON THE SURFACE AFTER THE VALVE
THESE AREAS WILL BE NEEDED FOR A 2 SEASON ESTABLISHMENT PERIOD.
VALVE TO BE DECOMMISSIONED AND REMOVED FROM ON SURFACE PIPING AND TURNED OFF AFTER ESTABLISHMENT PERIOD.



NOTES:
1. INSTALL IRRIGATION PIPING ON THE SURFACE AFTER THE VALVE

U TEMPORARY IRRIGATION PIPING
NOT TO SCALE

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IRRIGATION DETAILS

REVISIONS

DRAWN:KBA
APPROVED: JTA
PROJECT #: UT24163

CITY PERMIT SET
IR-503

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)	FACP	FIRE ALARM CONTROL PANEL
A–1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CH-1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
FLUSH / SURFACE	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE		FIRE ALARM PULL STATION
NON-FUSED / FUSED	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER	BUGEYE / EGRESS	EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION (EVSE)		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
WP — MODIFIER A–3 — PANEL SPACE ASSIGNMENT REF — EQUIPMENT DESIGNATION		$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
#44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	2	TWO POLE SWITCH		FIRE ALARM HORN
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	3	3-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
TR	TAMPER RESISTANT	4	4-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	D	DIMMER SWITCH		FIRE ALARM STROBE CEILING MOUNTED
DISP	DISPOSAL	K	KEYED SWITCH		
DW	DISHWASHER	T	TIMER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
EWC	ELECTRIC WATER COOLER	M	MANUAL STARTER WITH THERMAL OVERLOAD		
REF	REFRIGERATOR	F	PADDLE FAN SPEED CONTROL (CANARM "CN" SERIES)	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
USB	HUBBELL USB15ACSW OR EQUAL DUPLEX PLUS USB CHARGER	OC	OCCUPANCY SENSOR SWITCH		
WASH	WASHING MACHINE	LV	LOW VOLTAGE CONTROL SWITCH		FIRE ALARM HORN CEILING MOUNTED
		LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	SIMPLEX RECEPTACLE OUTLET	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
		OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	(7)	SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	DUPLEX RECEPTACLE OUTLET	$$	DOUBLE GANG SWITCH	B	SMOKE ALARM BATTERY-BACKED
	QUAD RECEPTACLE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET		CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	CS/LF	SMOKE/CARBON MONOXIDE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
				D	DUCT SMOKE DETECTOR
	220V RECEPTACLE OUTLET	S	OCCUPANCY SENSOR (CEILING MOUNTED)	R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
				S/LF	SMOKE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
	ISOLATED GROUND RECEPTACLE OUTLET	DT	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)	(1)	HEAT DETECTOR
		PIR	PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		
	SPECIAL RECEPTACLE OUTLET	RC	ROOM CONTROLLER		GAS DETECTOR
T	THERMOSTAT OUTLET	LS	DAYLIGHT SENSOR	CO CO/NO2	CARBON MONOXIDE DETECTOR CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
S	REMOTE SENSOR OUTLET	P	PHOTOCELL		ADA TWO-WAY COMMUNICATIONS SYSTEM
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	V	VOLUME CONTROL	KP	ACCESS CONTROL KEY PAD
	NETWORK AND VOICE OUTLET		WALL SPEAKER	CR	ACCESS CONTROL CARD READER
	WIRELESS ACCESS POINT CEILING MOUNTED		CEILING SPEAKER	Sos	ACCESS CONTROL DOOR STRIKE
TV	TELEVISION OUTLET		SURVEILLANCE CAMERA	ML	ACCESS CONTROL MAG LOCK
	MOTOR OUTLET	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER	DS	ACCESS CONTROL DOOR SENSOR
	EXHAUST FAN	NURSE	NURSE CALL ANNUNCIATOR PANEL		ACCESS CONTROL REQUEST TO EXIT
	FLOOR MOUNTED DEVICE	N	NURSE CALL EMERGENCY CALL DEVICE		PUSHBUTTON
	CEILING MOUNTED DEVICE	N	NURSE CALL EMERGENCY CALL LIGHT	B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
ϕ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1ϕ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3ϕ	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
AFF	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	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WALL 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
ANN	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	GFEP	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	KILOVARS	PNL	PANEL	XP	EXPLOSION PROOF

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

DESIGN CONTACTS

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ELECTRICAL TEAM LEAD:	CALVIN BARLOW
ELECTRICAL DESIGNER:	FABIANA RUIZ

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E0.01	ELECTRICAL COVER SHEET
E0.02	SITE PHOTOMETRIC PLAN
E0.03	SITE SCHEDULES AND DETAILS

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7/31/25
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

ASCEND AT RIVERVIEW STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E.,
HEBER CITY, SUMMIT COUNTY, UTAH

ELECTRICAL COVER SHEET

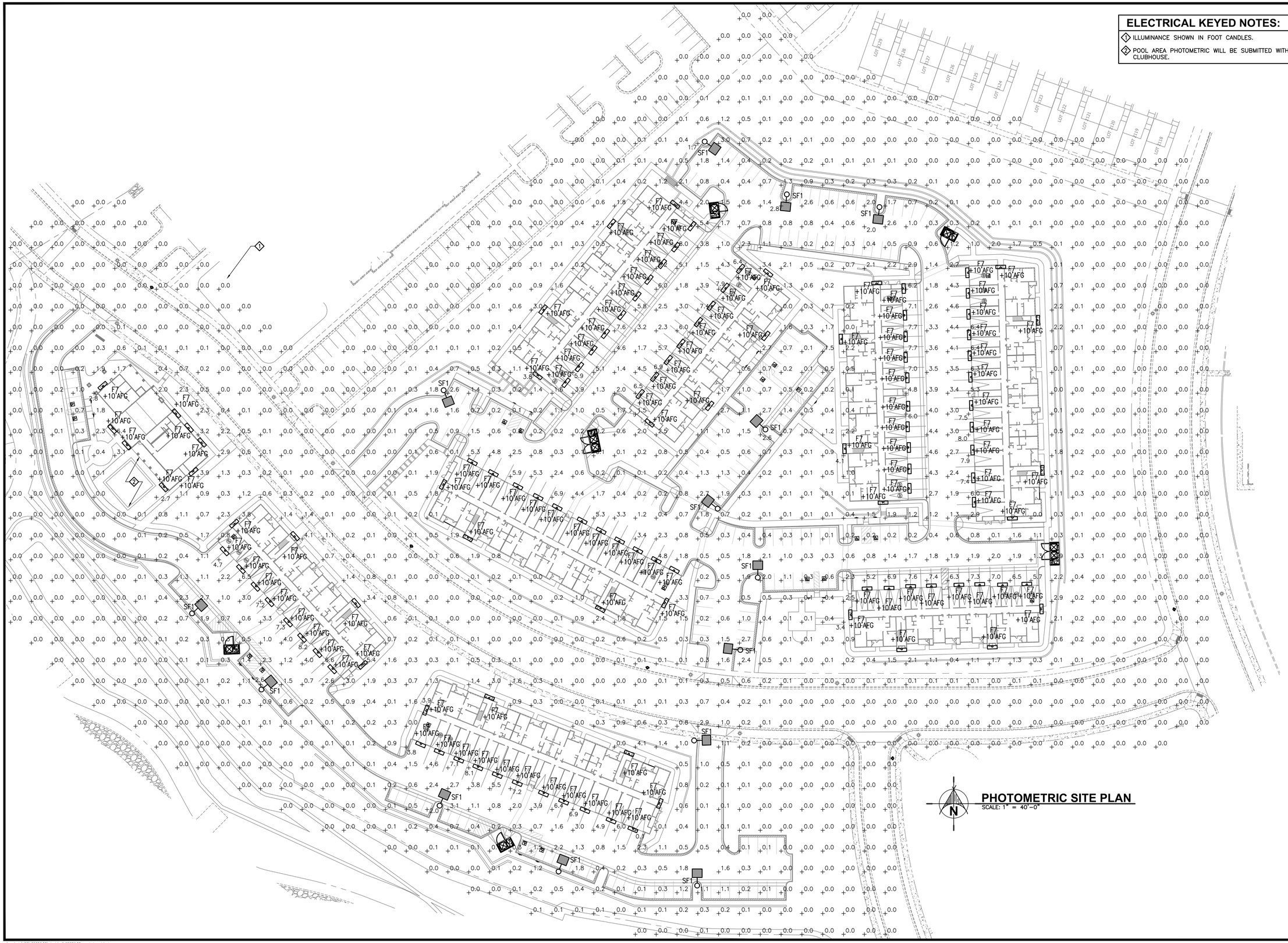
REVISIONS

DRAWN:
APPROVED:
PROJECT #:J25006.00
ELECTRICAL COVER SHEET

E0.01

ELECTRICAL KEYED NOTES:

1. ILLUMINANCE SHOWN IN FOOT CANDLES.
2. POOL AREA PHOTOMETRIC WILL BE SUBMITTED WITH CLUBHOUSE.



PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"

ROYAL ENGINEERING
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ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, SUMMIT COUNTY, UTAH

PHOTOMETRIC SITE PLAN

REVISIONS

DRAWN:
APPROVED:
PROJECT #:J25006.00
PHOTOMETRIC SITE PLAN

E0.02

I:\projects\J25\J25006.00\electrical\J25006.00 - photometric.dwg
Calvin Barlow
7/31/25

LIGHT FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE				DESCRIPTION	REMARKS
			TYPE	VOLTS	WATTS	MOUNTING		
F7	LITHONIA LIGHTING	DSXW2 LED 20C 700 30K T3M MVOLT	LED 3000 KELVIN 5148 LUMENS 70 CRI	120	47	SURFACE	WALL MOUNTED LED FIXTURE	MUST BE DARK SKY COMPLIANT. PROVIDE PHOTOCELL FOR CONTROL.

SITE LIGHTING FIXTURE SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE				POLE			REMARKS
			TYPE	VOLTS	WATTS	MOUNTING	#/POLE	MANUFACTURER	HEIGHT	CATALOG #	
SF1	ANP LIGHTING	BVA2401E060LDLT230K	LED 3000 KELVIN 6735 LUMENS 80 CRI	208	60	PA3113	1	LITHONIA GARDCO MCGRAW SPAULDING LTG CMT UNITED LSI	16'-0"	SSS 20 4C SSS-20-4-11 SSS-4A20-SFXXX SSS-20-40-1-**-SCBA ZA20-4-0-HS-PC-BC RPSQ-20-4-11 4SQBX-S11G-20-X-4BC	MUST BE DARK SKY COMPLIANT. PROVIDE PHOTOCELL FOR CONTROL

d²series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type F7

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)

A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[6] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[7] 120[8] 208[8] 240[8] 277[8,9] 347[8,9] 480[8,9]	**Shipped included** (blank) Surface mounting bracket **Shipped separately[5]** BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separately)[7] PER5 Five-wire receptacle only (control ordered separately)[7,9] PER7 Seven-wire receptacle only (control ordered separately)[7,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor,<15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options		Finish (required)			
Shipped installed	**Shipped separately**[13]	DDBXD Dark bronze	DSSTD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277, 347V)[7]	BSW Bird-deterrent spikes	DBLBXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240, 480V)[7]	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield[4]		DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection[13]					

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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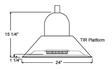
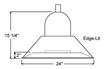
DSXW2-LED
Rev. 03/26/24
Page 1 of 4

ANP Lighting

Specifications BVA2401





Specifications

Material: Durable A356 cast aluminum and aluminum sheet metal. Hardware is stainless steel or zinc-plated steel.

Fixture Mounting: Pendant Mount: Hangs from tenon with Dual Clevis Pins.

Drivers: Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

Dark Sky Friendly: To maintain dark sky friendly compatibility: ≤ 3000K

Electrical: A lightning surge protective device is standard (20KA* Max/10KA* Nominal). Approximately 12" of pull wire extends from luminaire. All luminaires are prewired with 0-10V dimming leads. Post Arms and Wall Mounts are also prewired with line voltage & dimming leads.

Finish: A polyester powder coat high quality finish. Marine grade finish is available.

Certifications: UL Listed for outdoor, wet location. LED is IP66.

Modifications: Consult factory for custom or modified designs.

Buy American: This product is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS, and DOT regulations. Click here for additional information.

Project Name:
Fixture Type: SF1 Quantity:
Customer:

BVA2401 LED

EPA: 1.14
Weight: 21 lbs.

Catalog Logic

BVA2401	CPM78W30	T5	40K	PC	PA1613	72
Luminaire Series	Light Source & Wattage	Optics	CCT	Accessories	Mounting Source	Finish

Catalog Number: BVA2401 [1] [2] [3] [4] [5] – [6] – [7] – [8]

1 LIGHT SOURCE & WATTAGES

TIR Performance Platform
CPS30W18 (30W TIR Performance Platform)
CPS39W18 (39W TIR Performance Platform, CA Title 24)
CPS46W18 (46W TIR Performance Platform)
CPM78W30 (78W TIR Performance Platform)
CPM90W36 (90W TIR Performance Platform)
CPL120W48 (120W TIR Performance Platform)
Edge-Lit LED Comfort Solution*
E030LDS (30W Small Edge-Lit LED Comfort Solution)
E039LDS (39W Small Edge-Lit LED Comfort Solution, CA Title 24)
E050LDS (50W Small Edge-Lit LED Comfort Solution)
E065LDS (65W Small Edge-Lit LED Comfort Solution)
E080LDS (80W Small Edge-Lit LED Comfort Solution)
E060LDL (60W Large Edge-Lit LED Comfort Solution)
E070LDL (70W Large Edge-Lit LED Comfort Solution)
E080LDL (80W Large Edge-Lit LED Comfort Solution)
E090LDL (90W Large Edge-Lit LED Comfort Solution)
E105LDL (105W Large Edge-Lit LED Comfort Solution)
*See LED Performance Charts for distribution type compatibility.

2 OPTICS

T2 (Type II)
T3 (Type III)
T4 (Type IV)
T5 (Type V)

3 CCT (COLOR TEMPERATURE)

27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)
***Consult** Factory for 5000K

4 ACCESSORIES

HSS90 (90° House Side Shield)
HSS120 (120° House Side Shield)
***EMG-LED10** (10W LED Emergency Driver, See Below For Compatibility)
***EMG-LED20** (20W LED Emergency Driver, See Below For Compatibility)
***EMG-LED30** (30W LED Emergency Driver, See Below For Compatibility)
HLMSPC-06 (On/Off Motion Sensor/Photocell, High/Low field-configurable, 15' – 30' Sensor Mounting Height)
HLMSPC-10 (On/Off Motion Sensor/Photocell, High/Low field-configurable, 8' – 15' Sensor Mounting Height)
HLMSPC-FM (High/Low Motion Sensor/Photocell, Flush Mount, integral to luminaire. 40' Max Sensor Mounting Height.)
PC (Button Photo Cell)
TLPC (ANSI C136.41 Twist Lock Photocell, includes receptacle and 120-277V photo cell)
TL5 (ANSI C136.41 5-Pin Twist Lock Receptacle only)
TL7 (ANSI C136.41 7-Pin Twist Lock Receptacle only)
AD (AstroDIM™ - Night-time dimming, consult factory)
FAID (Field Adjustable Internal Dimmer)
*Most Emergency Drivers are remote mount only (consult factory). 10W & 30W Emergency Drivers are not compatible with all LED Light Source and Wattages. For percent lumens in emergency mode, see Technical Section

5 MOUNTING SOURCE

Post Mount Arms	Wall Mount Arms
PA1613	**WM1763**
PA1753	**WM1773**
PA2613	**WM3003**
PA3113	**WM3203**
PA3213	**WM3313**
PA5153	**WM5143**
PA6213	**WM5163**
All Post Mounts	All Wall Mounts
Rigid Stem Mount	
4ST36 (36" Rigid Stem, 4" OD Canopy) Other lengths available, consult factory.	
Pendant Chain Mount	
PEND-CH3 (36" Chain/ 5/8" OD Canopy) Other lengths available, consult factory.	
See last page for popular mounting sizes/styles.	

6 FINISHES

*Premium and Marine Grade Finish have additional charges.

Standard Colors	Standard Grade	Marine Grade*	Standard Colors	Standard Grade	Marine Grade*
Aspen Green	10	10M	Copper Clay	53	53M
Cantaloupe	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	NA	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architectural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M	**PREMIUM FINISH**	**Premium Grade***	**Marine Grade***
Aqua Green	47	47M	Textured Desert	80	80M
Galvanized	49	NA	Graystone	82	82M
Navy	50	50M	Oil Rubbed Bronze	83	83M
Architectural Bronze	51	51M	Carbon Graphite	96	96M
Patina Verde	52	52M			

Consult Factory for additional paint charges and availability.

2023 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not effect the product's overall performance or appearance.

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ANPlighting.com

07/20/2023

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DRLyons@drhorton.com

PROFESSIONAL ENGINEER
21 SEPTEMBER 2019
KURVAN BEAGLES
7/31/25
STATE OF UTAH

ASCEND AT RIVERVIEW
STACKED FLATS

NORTH & SOUTH PARCELS OF STACKED FLATS EXHIBIT
LOCATED IN THE W 1/2 OF SECTION 20, T.3S., R.5E., S.L.B.&M.
HEBER CITY, SUMMIT COUNTY, UTAH

SITE SCHEDULES AND DETAILS

REVISIONS

DRAWN:
APPROVED:
PROJECT #:J25006.00
SITE SCHEDULES AND DETAILS

E0.03

z:\projects\j25\j25006.00\electrical\j25006.00 – photometric.dwg
Calvin Barlow
7/31/25