



Bountiful City
Planning Commission Agenda
Tuesday, May 07, 2024
6:30 p.m.

NOTICE IS HEREBY GIVEN that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from April 16, 2024
 - Review
 - Action
3. Preliminary and Final Architectural Site Plan Review for Professional and Medical Office Building at 370 West 500 South
Senior Planner Corbridge
 - Review
 - Action; Recommendation to City Council
4. Planning Director's report, update, and miscellaneous items
5. Adjourn

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, April 16, 2024 – 6:30 p.m.**

4
5 Official notice of the Planning Commission Meeting was given by posting an agenda at City
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.
7

8 **City Council Chambers**

9 795 South Main Street, Bountiful, Utah 84010

10
11 Present: Planning Commission Chair Lynn Jacobs, Sean Monson,
12 Krissy Gilmore, Beverly Ward, and Richard
13 Higginson
14
15 Planning Director Francisco Astorga
16 City Engineer Lloyd Cheney
17 City Attorney Bradley Jeppson
18 Recording Secretary Sam Harris
19
20 Excused: Planning Commission Alan Bott and James Clark
21 Senior Planner Ambrer Corbridge
22

23 **1. Welcome**

24
25 Chair Jacobs called the meeting to order at 6:32 p.m. and welcomed everyone.
26

27 **2. Consideration to approve meeting minutes from March 19, 2024**

28
29 Commissioner Monson motioned to approve the minutes from March 19, 2024, and
30 Commissioner Ward seconded the motion. The motion was approved with Commissioners
31 Jacobs, Monson, Gilmore, Ward, and Higginson voting “aye.”
32

33 **3. Variance Request to allow a Single-Family Dwelling and Driveway to Develop on**
34 **Slopes over 30%, Exceed 10’ tall Retaining Wall, and Cut/Fill Hillside over 10’ in height**
35 **at 1868 Stone Hollow Drive**

36
37 Planning Director Astorga presented the item on behalf of Senior Planner Corbridge as outlined
38 in the staff report published in the packet.
39

40 A Public Hearing was opened at 6:49 pm.
41

42 Mark Thompson, 1536 Stone Hollow Drive, indicated that he is an attorney and that he was
43 representing himself and Phil Walker, 1868 East Stone Hollow Drive. He opposed the proposed
44 Variance. He suggested an alternative entry point that would minimize disturbance to the
45 sensitive area and presented a packet with a previous plan as evidence against the current
46 proposal's compliance.

1
2 City Engineer Cheney indicated that Mr. Thompson's choice to cite the drive approach at the
3 bottom of the gully is influenced by avoiding disturbance to the adjacent steep slope and
4 adhering to the City's maximum driveway slope regulations, but this would require other
5 variances due to the increased slope. Additionally, the necessity of accommodating a fire truck's
6 turning radius prompts the driveway's relocation northward, though this will involve some
7 retaining and grading work, which could potentially affect the surrounding vegetation and
8 utilities.

9
10 Jan Boardman, 1412 South Stone Hollow Drive, indicated that she is an HOA Committee
11 Member and noted that the Andersons building plans align with HOA regulations. She also
12 highlighted ongoing issues with embankment sloughing onto the sidewalk and suggested a
13 solution before the Andersons proceeded to ensure safety for children walking to the bus stop.

14
15 The Public Hearing was closed at 7:00 pm.

16
17 The Commission discussed and deliberated the proposed Variance.

18
19 Commissioner Gilmore motioned to approve the Variance Request to allow a Single-Family
20 Dwelling and Driveway to Develop on Slopes over 30%, Exceed 10' tall Retaining Wall, and
21 Cut/Fill Hillside over 10' in height at 1868 Stone Hollow Drive, and Commissioner Monson
22 seconded the motion. The motion was approved with Commissioners Jacobs, Monson, Gilmore,
23 Ward, and Higginson voting "aye."

24
25
26 **4. Planning Director's Report/Update**

27
28 Planning Director Astorga mentioned to the Commission that the next Planning Commission
29 Meeting will be held on May 7, 2024, and provided an update regarding the status of the General
30 Plan update.

31
32 **5. Adjourn**

33
34 Chair Jacobs adjourned the meeting at 7:20 p.m.

Planning Commission Staff Report



Subject: Preliminary/Final Architectural and Site Plan
for a Medical Office Building
Address: 370 West 500 South
Author: Amber Corbridge, Senior Planner
Department: Planning
Date: May 7, 2024

Background

The applicant, Whitney Johnson, with Stout Building Contractors, is requesting a Preliminary/Final Architectural Site Plan Approval to build a new medical office building located at 370 West 500 South. The property is zoned C- G (General Commercial) where professional offices, including medical, are listed as permitted use. The applicant states this proposal is to build a new two-story building for use as a professional and light-medical office space.

Analysis

The building would be approximately 18,000 square ft., 30' tall, and sit behind a vacant lot (future Jack in the Box site) facing 500 South. The proposed use requires at least seventy-two (72) parking stalls, and seventy-two (72) stalls are being proposed. The building would include a main entrance facing 500 South with large commercial storefront windows. The exterior building materials include neutral-colored wood plank cladding, brick veneer, and stucco, as shown in the rendering below:



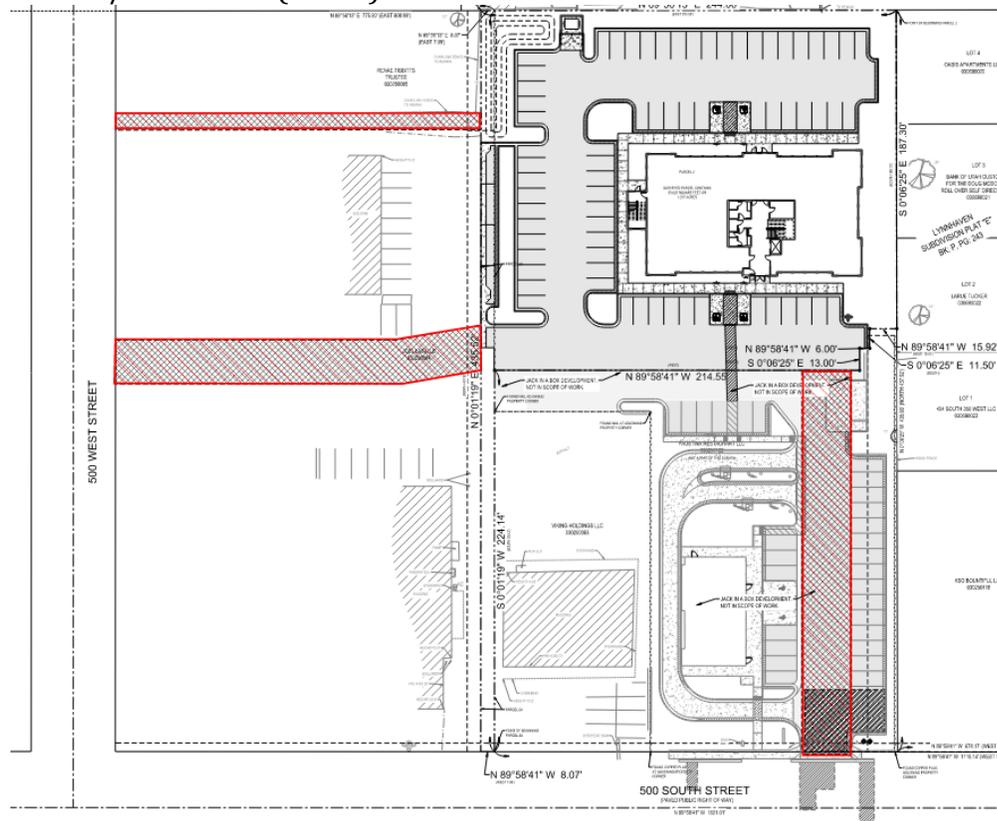
Architectural and Site Plan Review

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards are reviewed for compliance. There are outstanding conditions of approval regarding the lighting plan, landscape plan, and site plan (see attached plans), which need to be satisfied prior to the City issuing building permits.

The proposed access for this commercial lot will need to comply with UDOT requirements, as the only entrance to the lot is through private property adjacent to UDOT owned rights-of-way. The property will also need to record necessary easements/agreements regarding access, parking, and utilities as conditions of approval. The site plan below shows the proposed access/easements (in red) to this site:



According to the owner of the property, the UDOT application is in the final review stages to move the existing 500 South access from the west to the east, as shown above.

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as the proposed use is improving the use of the site from storage units and parking lot to a new office building. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

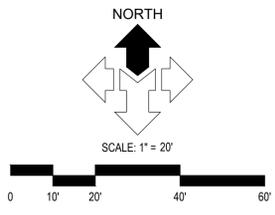
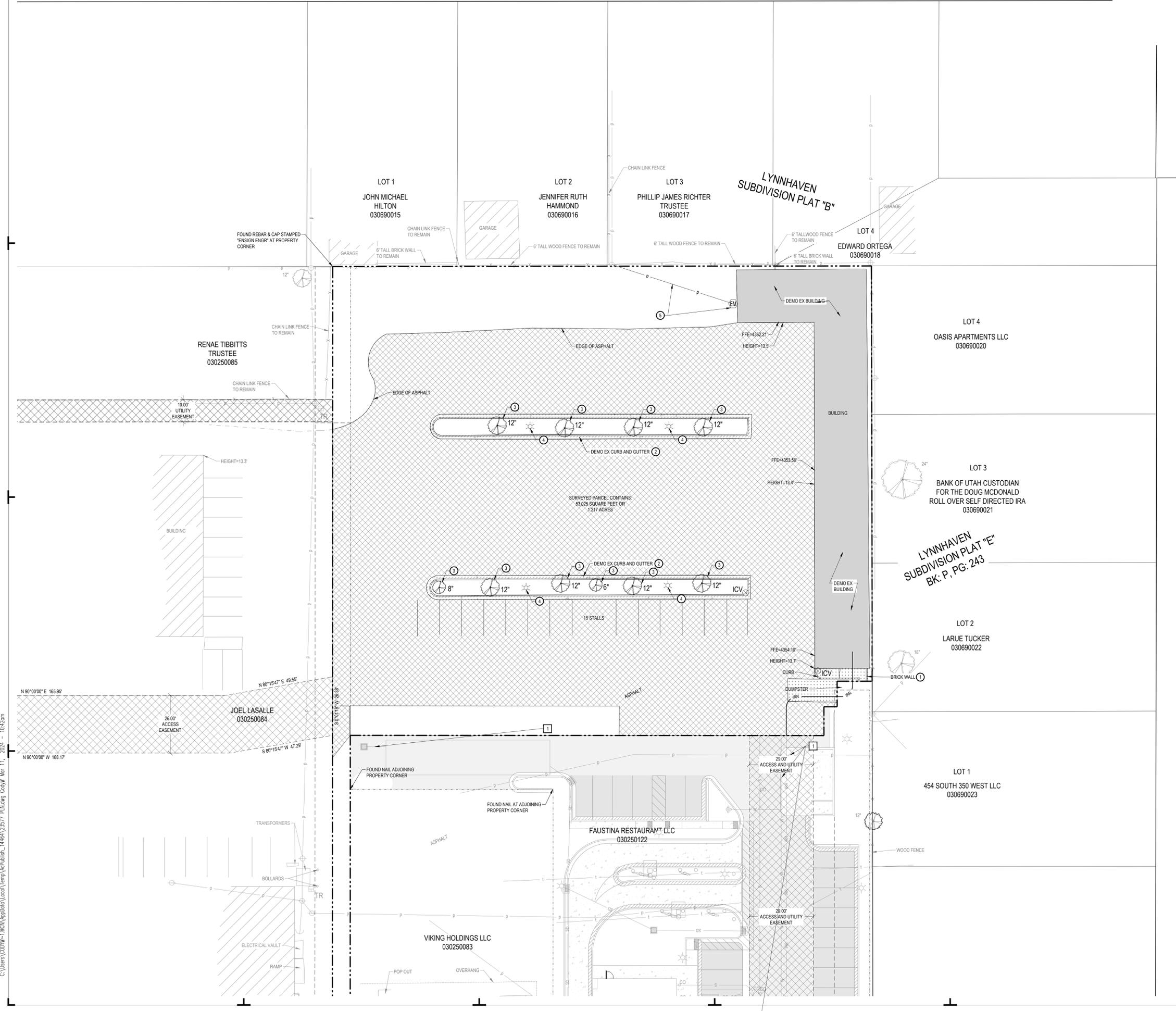
Staff recommends that the Planning Commission review the Preliminary/Final Architectural and Site Plan application for a new medical professional office building, and forward a positive recommendation to the City Council to approve, subject to:

1. Provide UDOT approval letter of access shown on the plans.
2. Record necessary easements/agreements for access and utilities.
3. Meet all department staff review comments.

Note: Final approval and building permits will be granted when all conditions are met and satisfied.

Attachments

1. Design Plan Set



GENERAL NOTES:
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	BOUNTIFUL CITY WATER
STORM	BOUNTIFUL CITY STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
SANITARY SEWER	INTEGRA
NATURAL GAS	SOUTH DAVIS SEWER DISTRICT
POWER	DOMINION ENERGY
	ROCKY MOUNTAIN POWER

KEYED NOTES:
 DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1. EXISTING WALL, INCLUDING FOOTINGS TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- 2. EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- 3. EXISTING TREE(S) TO BE REMOVED AND PROPERLY DISPOSED OF.
- 4. EXISTING LIGHT POLE AND ASSOCIATED EQUIPMENT/HARDWARE TO BE REMOVED. CONTRACTOR AND OWNER TO COORDINATE ON LOCATION TO STORE FOR POSSIBLE RE-USE.
- 5. COORDINATE WITH ROCKY MOUNTAIN POWER FOR REMOVAL OF POWER METER AND POWER LINE.
- 6. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

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BOUNTIFUL OFFICE BUILDING
 347 W 500 S
 BOUNTIFUL, UT 84010
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, S.1.B. & M.

REV	DATE	DESCRIPTION

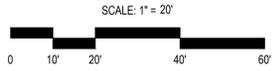
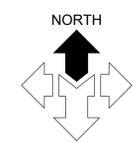
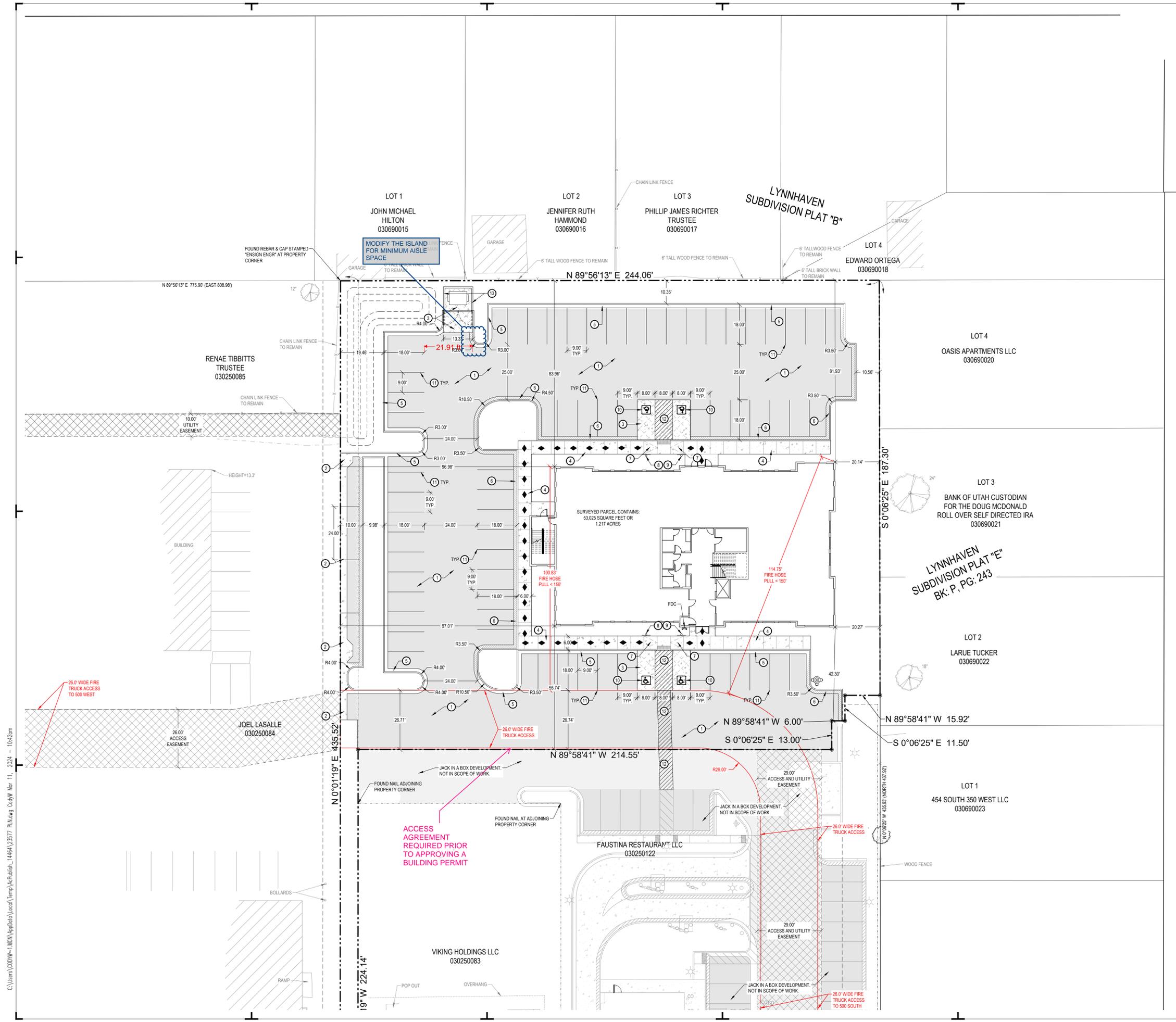
PROJECT NO: 23577
 DRAWN BY: TJO
 CHECKED BY: CCW
 DATE: 02-29-2024

DEMOLITION PLAN

C0.10

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

C:\Users\CDW\OneDrive\Temp\Project\Local\Temp\Project\Local\1446A\23577 - BOUNTIFUL OFFICE BUILDING - 10/2/2024 - 10/2/2024



DESCRIPTION	AREA	%
HARDSCAPE	32,091 SQFT	61%
LANDSCAPE	11,788 SQFT	22%
BUILDINGS	9,166 SQFT	17%
TOTAL	53,025 SQFT	100%

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- ① STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - ② 36" CONCRETE WATERWAY PER DETAIL 'D3' ON SHEET C5.01.
 - ③ CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - ④ CONCRETE SIDEWALK, PER BOUNTIFUL STANDARD PLAN ON SHEET C5.01.
 - ⑤ 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D2', SHEET C5.01.
 - ⑥ 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'C2', SHEET C5.01.
 - ⑦ ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - ⑧ ADA PARKING SIGN, SEE DETAIL 'D5', SHEET C5.01.
 - ⑨ VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'D6', SHEET C5.01.
 - ⑩ PAINTED ADA SYMBOL, SEE DETAIL 'D5', SHEET C5.01.
 - ⑪ 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - ⑫ 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - ⑬ DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ◆◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

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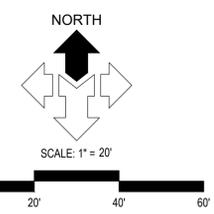
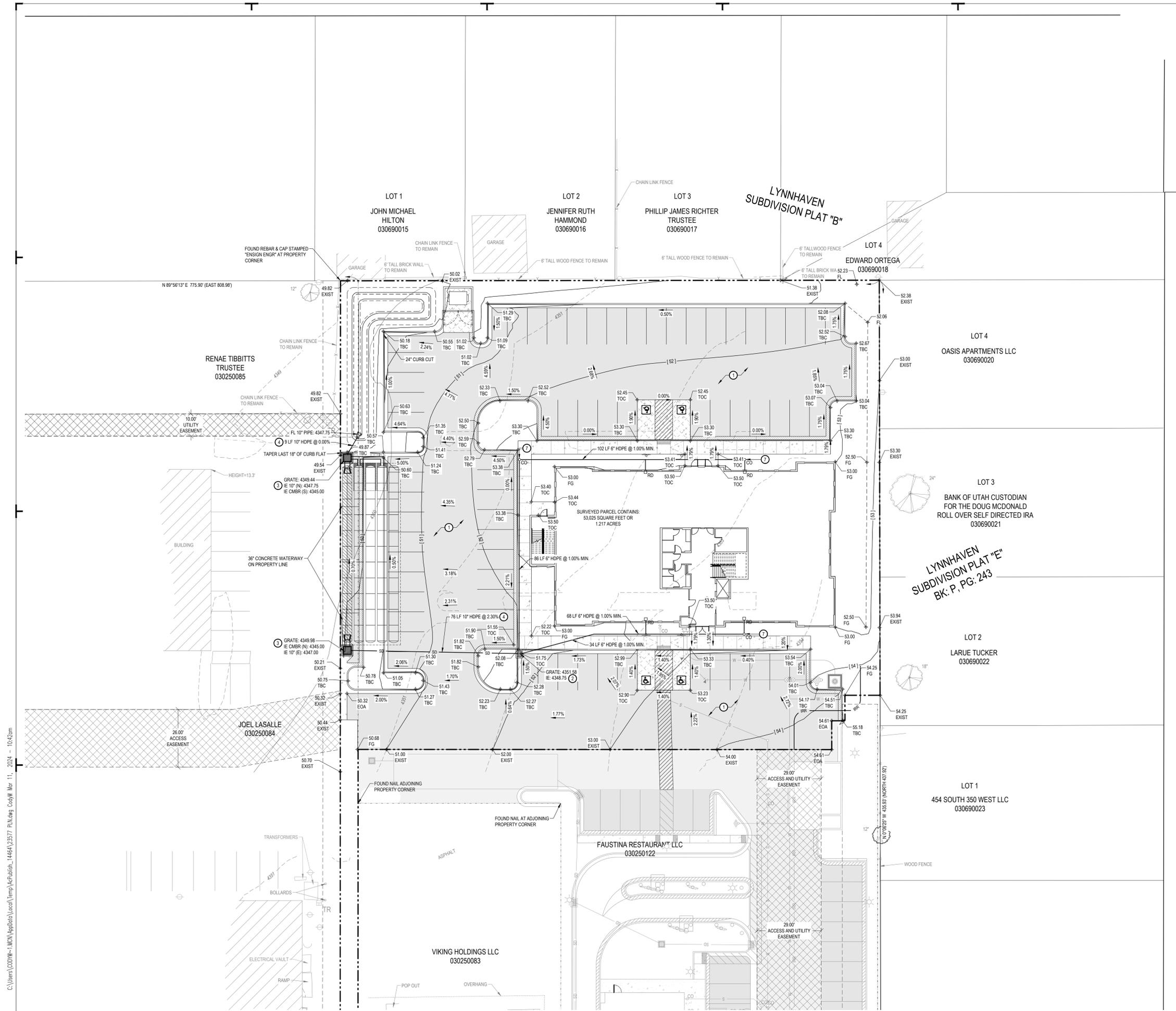
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Blue Stakes of UTAH811
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CIVIL SITE PLAN
C1.01

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GENERAL NOTES:
 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING 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 FOUNDATION WHERE IT SHALL BE 98% 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 & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

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. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES 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.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C4', SHEET C5.02.
- 3 STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C2', SHEET C5.02.
- 4 10" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
- 5 SURFACE RETENTION BASIN WITH MAX SIDE SLOPES 3:1.
 FREEBOARD: 4349.75'
 HIGH WATER: 4348.75'
 BOTTOM OF BASIN: 4347.75'
 DESIGN VOLUME: 405 CF
- 6 UNDERGROUND STORMTECH SC-740 CHAMBER SYSTEM INCLUDING ALL ITEMS BY ADS. SEE DETAILS ON SHEET C5.05.
 TOP OF GRAVEL: 4348.00'
 TOP OF CHAMBERS: 4347.50'
 BOTTOM OF CHAMBERS: 4345.50'
 BASE STONE ELEVATION: 4344.50'
 DESIGN VOLUME: 4,747 CF
- 7 STORM DRAIN CLEANOUT PER DETAIL 'D6' ON SHEET C5.01.

COMMON GRADING ABBREVIATIONS:
 SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE BASEMENT FLOOR ELEVATION
- BW FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDOC STORM DRAIN CLEANOUT BOX
- SDOB STORM DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL WATERWAY



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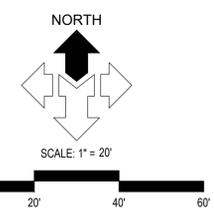
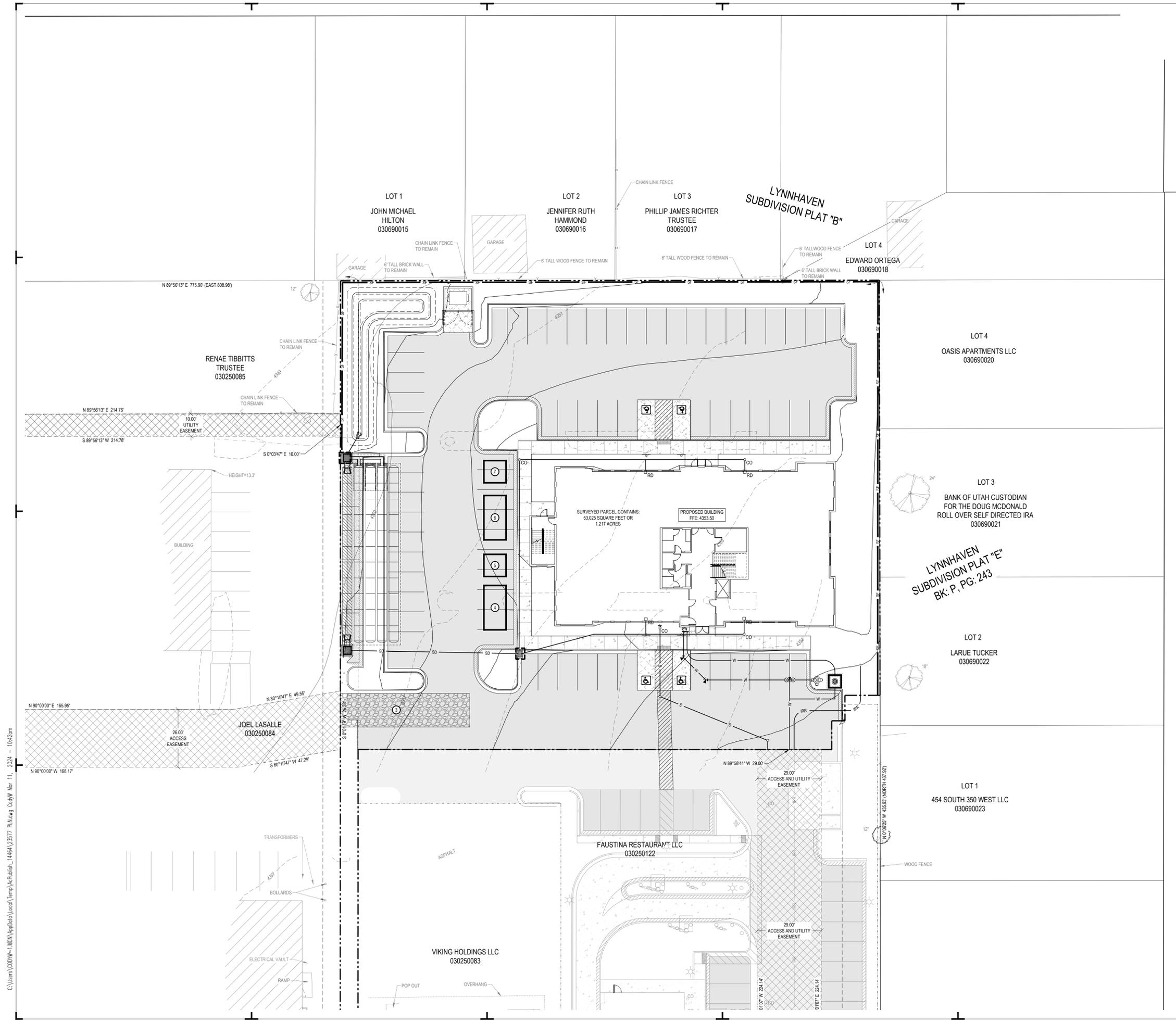
REV	DATE	DESCRIPTION

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GRADING AND DRAINAGE PLAN

C2.01

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GENERAL NOTES:
 THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
 WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT OPEN FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.
 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
 THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.
 SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.
 CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.
 NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.
 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
 ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
 ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
 ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑤ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
 ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

SWPPP, STORM WATER PERMIT, BOND AND FEES ARE REQUIRED FOR THIS PROJECT.
 AN INSPECTION AND VERIFICATION OF BMP INSTALLATION REQUIRED PRIOR TO A BUILDING PERMIT BEING ISSUED ON THIS SITE.

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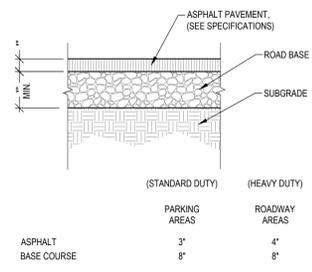
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EROSION CONTROL PLAN
C2.10

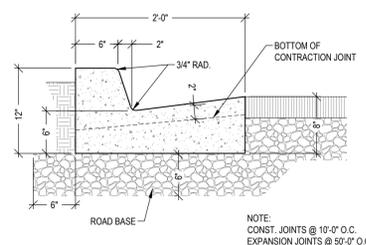
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 Bluestakes.org

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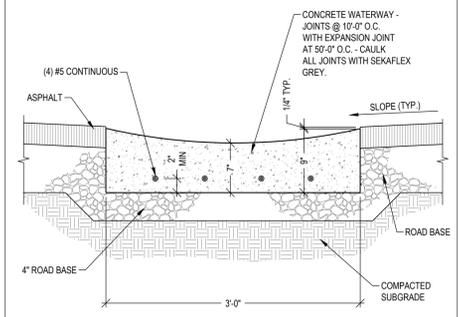
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ASPHALTIC PAVEMENT SECTION
SCALE: N.T.S. **D1**



24" CURB & GUTTER
SCALE: N.T.S. **D2**



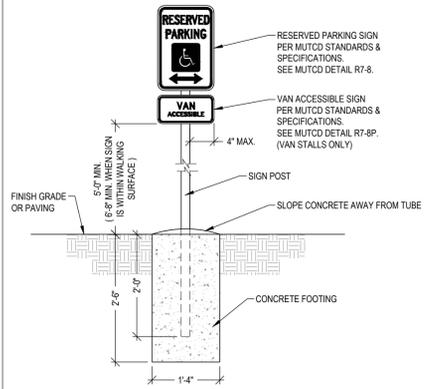
36" CONCRETE WATERWAY
SCALE: N.T.S. **D3**



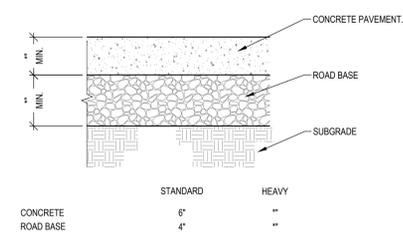
PAINTED EMBLEM ON ASPHALT PAVING TYP. AT ALL ADA PARKING STALLS PER CITY REQUIREMENTS. (2 COATS)

NOTE: SEE SPECIFICATIONS FOR PAINT TYPE AND COLOR. (2 COATS)

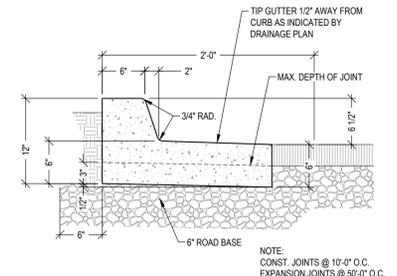
PAINTED ADA SYMBOL
SCALE: N.T.S. **D5**



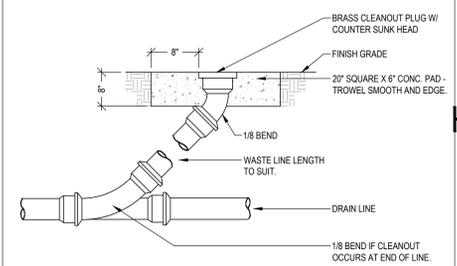
ADA PARKING SIGN
SCALE: N.T.S. **D6**



CONCRETE PAVEMENT SECTION
SCALE: N.T.S. **C1**

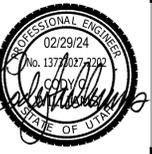


24" RELEASE CURB & GUTTER
SCALE: N.T.S. **C2**



CLEANOUT DETAIL
SCALE: N.T.S. **C6**

McNEIL ENGINEERING
Economic and Sustainable Designs. Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



BOUNTIFUL OFFICE BUILDING

347 W 500 S
BOUNTIFUL, UT 84010

LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, S.1.B. & M.

REVISIONS

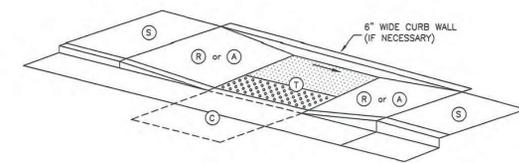
REV	DATE	DESCRIPTION

PROJECT NO: 23577
DRAWN BY: TJO
CHECKED BY: CCW
DATE: 02-29-2024

CIVIL DETAILS

C5.01

TURNING SPACE AT STREET LEVEL



EXAMPLE 5

ELEMENT	DIMENSION
(A)	4 FEET WIDE MINIMUM
(B)	4 FEET SQUARE MINIMUM

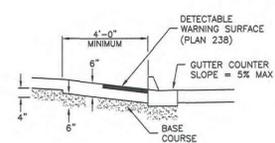
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	STREET GRADE	2
CURB RAMP (R)	8.33	2
CLEAR SPACE (C)	5	STREET GRADE
SIDEWALK (S)	STREET GRADE	2
APPROACH (A)	8.33	2

- (c) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE



MATERIALS

APWA Mid-block curb cut assembly

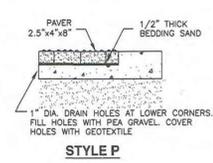
Plan **236.3**
September 2011



APWA Detectable warning surface

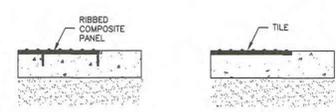
Plan **238**
July 2011

PERPENDICULAR ASSEMBLY



STYLE P

NON-PERPENDICULAR ASSEMBLY

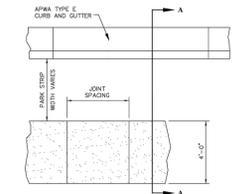


STYLE R

STYLE T

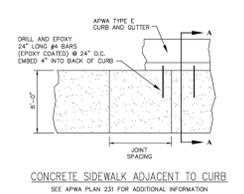
BOUNTIFUL STANDARD SIDEWALK

PLAN VIEW

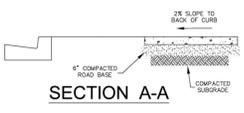


CONCRETE SIDEWALK w/PARKSTRIP
SEE APWA PLAN 231 FOR ADDITIONAL INFORMATION

PLAN VIEW

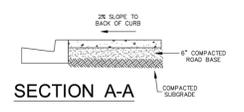


CONCRETE SIDEWALK ADJACENT TO CURB
SEE APWA PLAN 231 FOR ADDITIONAL INFORMATION



SECTION A-A

- NOTES:**
- SEE DRIVE APPROACH DETAILS FOR SIDEWALK THICKNESS THROUGH DRIVE APPROACHES.
 - EXPANSION JOINT SPACING: 100 FT OR AT DRIVE APPROACHES
 - JOINT SPACING: WIDTH (MIN), 1.5 WIDTH (MAX)
 - APWA MATERIAL SPECIFICATIONS APPLY.

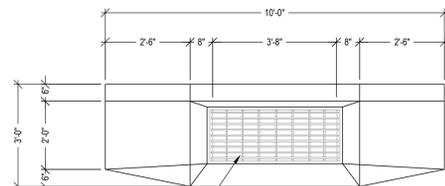


SECTION A-A

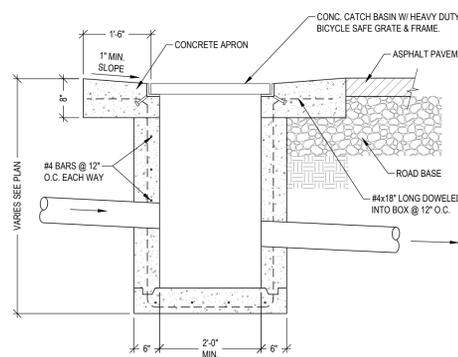
- NOTES:**
- SEE DRIVE APPROACH DETAILS FOR SIDEWALK THICKNESS THROUGH DRIVE APPROACHES.
 - EXPANSION JOINT SPACING: 100 FT OR AT DRIVE APPROACHES
 - JOINT SPACING: WIDTH (MIN), 1.5 WIDTH (MAX); MATCH CURB JOINT SPACING.
 - APWA MATERIAL SPECIFICATIONS APPLY.
 - TREAT JOINT ENDS OR SPOT COATED REINFORCING PRIOR TO PLACING CONCRETE FOR SIDEWALK.

REVISED 10/2016

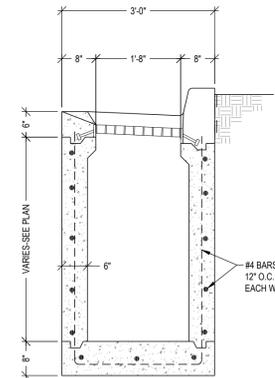
C:\Users\COD\My Documents\Temp\Apwa\Utah\14464\23577_Plan.dwg, C:\Users\COD\My Documents\Temp\Apwa\Utah\14464\23577_Plan.dwg, Mar 11, 2024, 10:42am



CURB INLET PLAN
SCALE: N.T.S.

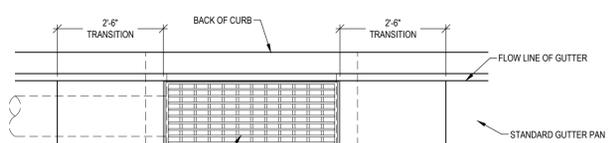


CURB INLET SECTION
SCALE: N.T.S.

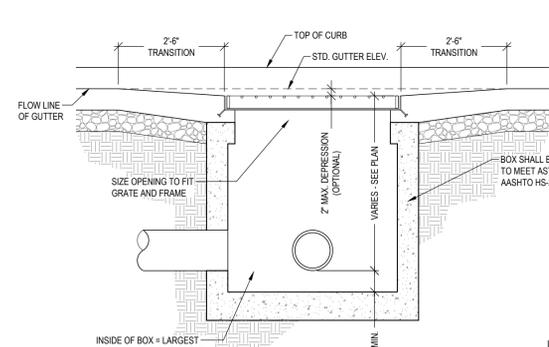


CURB INLET SECTION
SCALE: N.T.S.

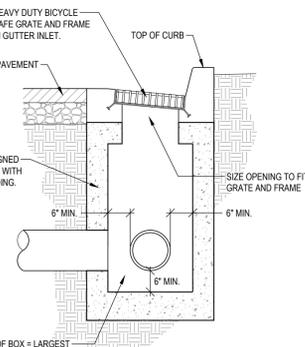
CATCH BASIN
SCALE: N.T.S.



PLAN



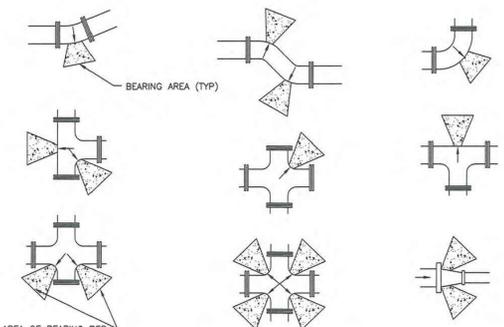
SECTION



SECTION

GUTTER INLET
SCALE: N.T.S.

- NOTES:
- GUTTER INLET SHALL BE DESIGNED TO MEET ASTM C478 WITH AASHTO HS-20 LOADING.
 - OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
 - DURACRETE, OR EQUAL.
 - CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
 - PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
 - IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE

SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	3.75	3.5
12"	14	20	11	5.5	3
14"	19	28.5	14.5	7.5	4
18"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	18



Direct bearing thrust block

Plan 561
August 2010

BOUNTIFUL STANDARD 1 1/2" AND 2" CULINARY WATER SERVICE INSTALLATION OF NEW SERVICES

PLAN VIEW

SECTION A-A

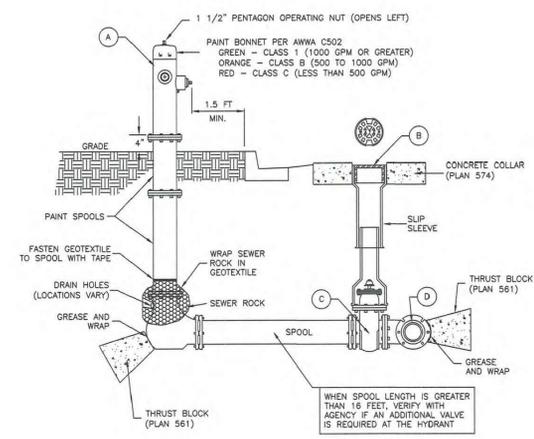
SERVICE LATERAL MATERIALS SCHEDULE

ITEM	DESCRIPTION
TAPPING SADDLE	FORD: 2028-1-3P (1 1/2") MUELLER: BR2B_JP-180 (1 1/2") 2028-1-4P (2") BR2B_JP-200 (2")
CORPORATION VALVE	FORD: FB1100-6 (1 1/2") MUELLER: H-1023 FB1100-7 (2")
LATERAL PIPE	CL200 CTS HDPE TUBING or TYPE K COPPER TUBING
METER METER	FORD: VB176-188-44-88 (1 1/2") MUELLER: B-2423 VB177-188-44-77 (2")

NOTES

- METER FURNISHED AND SET BY BOUNTIFUL CITY WATER DEPT.
- SUBMIT AS-BUILT DRAWINGS OF METER LOCATIONS TO BOUNTIFUL CITY ENGINEERING DEPT. REFERENCE ALL MEASUREMENTS TO FRONT PROPERTY CORNERS.
- MARK END OF LATERAL WITH 6"x3" STEEL "TEE" POST, EMBED 1'-4" (MIN.) PAINT TOP 12" OF POST WITH BLUE ENAMEL PAINT.
- IF PARK STRIP WIDTH IS LESS THAN 6'-0" WIDE, INSTALL WATER METER 1'-0" BEHIND SIDEWALK.
- FURNISH TRAFFIC RATED BOX, LID, FRAME AND COVER FOR INSTALLATIONS SUBJECT TO WHEEL LOADS.
- CONSULT BOUNTIFUL CITY WATER DEPT FOR ALTERNATE METER LOCATION IN NON-TYPICAL CONDITIONS.

REVISED APRIL, 2009



LEGEND

No.	ITEM	DESCRIPTION
(A)	FIRE HYDRANT	AWWA C502
(B)	VALVE BOX WITH LID	2-PIECE CAST IRON
(C)	GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)	TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY



Fire hydrant with valve

Plan 511
February 2011



REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 23577
DRAWN BY: TJO
CHECKED BY: CCW
DATE: 02-29-2024



BOUNTIFUL OFFICE BUILDING

347 W 500 S
BOUNTIFUL, UT 84010

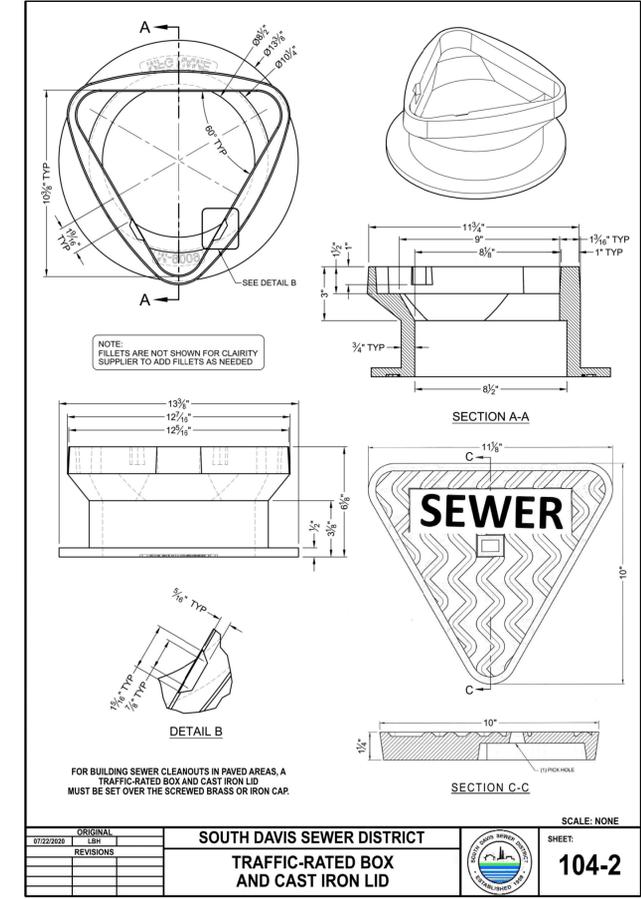
LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, S.1.B. & M.

REV	DATE	DESCRIPTION

PROJECT NO: 23577
 DRAWN BY: TJO
 CHECKED BY: CCW
 DATE: 02-29-2024

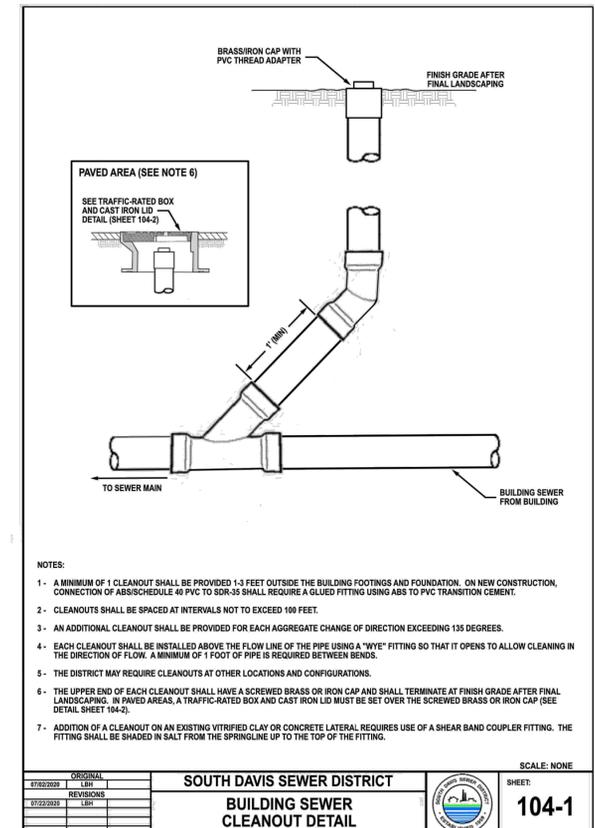
CIVIL DETAILS

C5.03



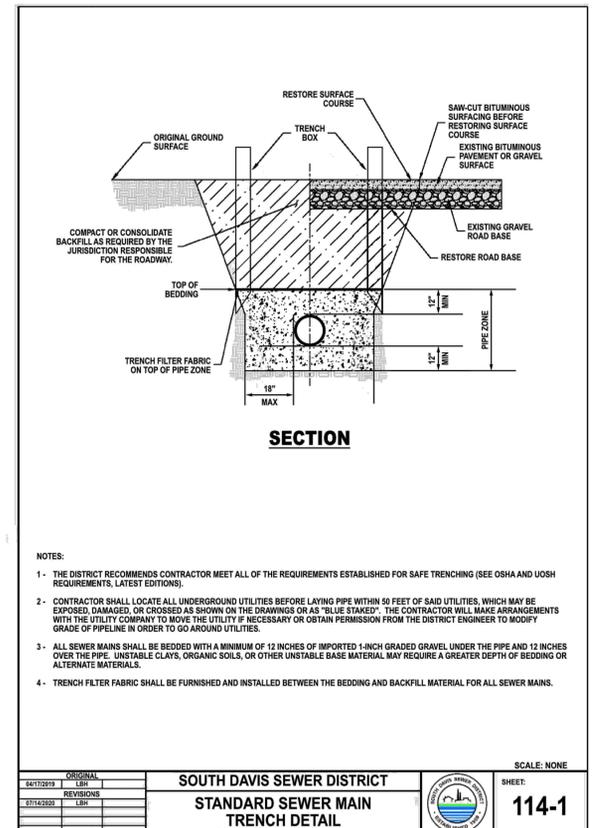
ORIGINAL	REVISIONS
07/20/2020	

SOUTH DAVIS SEWER DISTRICT
TRAFFIC-RATED BOX AND CAST IRON LID
 SCALE: NONE
SHEET: 104-2



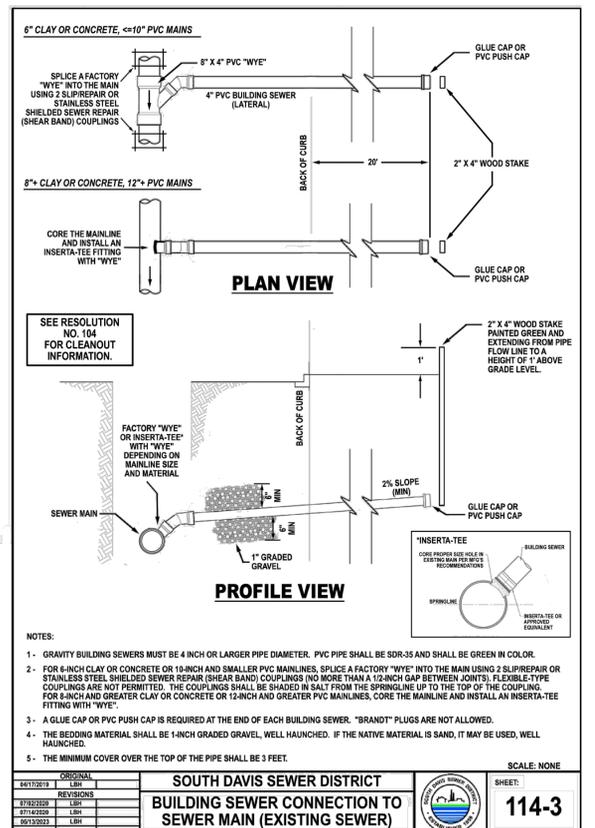
ORIGINAL	REVISIONS
07/20/2020	

SOUTH DAVIS SEWER DISTRICT
BUILDING SEWER CLEANOUT DETAIL
 SCALE: NONE
SHEET: 104-1



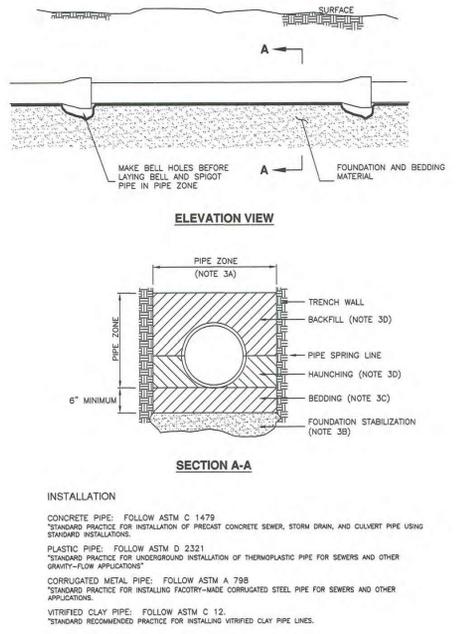
ORIGINAL	REVISIONS
04/17/2019	

SOUTH DAVIS SEWER DISTRICT
STANDARD SEWER MAIN TRENCH DETAIL
 SCALE: NONE
SHEET: 114-1



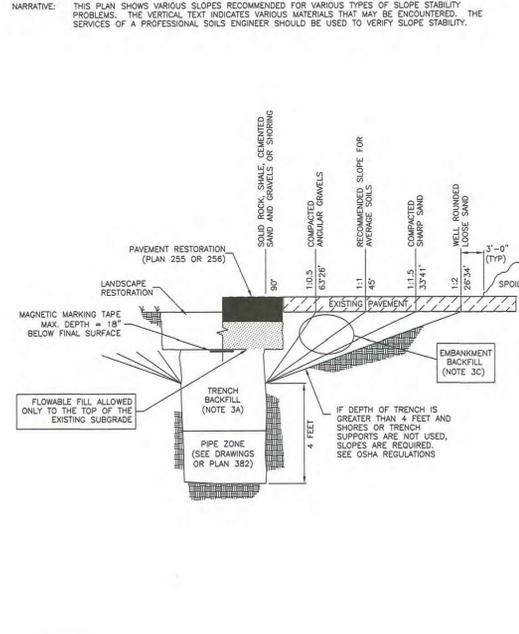
ORIGINAL	REVISIONS
04/17/2019	

SOUTH DAVIS SEWER DISTRICT
BUILDING SEWER CONNECTION TO SEWER MAIN (EXISTING SEWER)
 SCALE: NONE
SHEET: 114-3



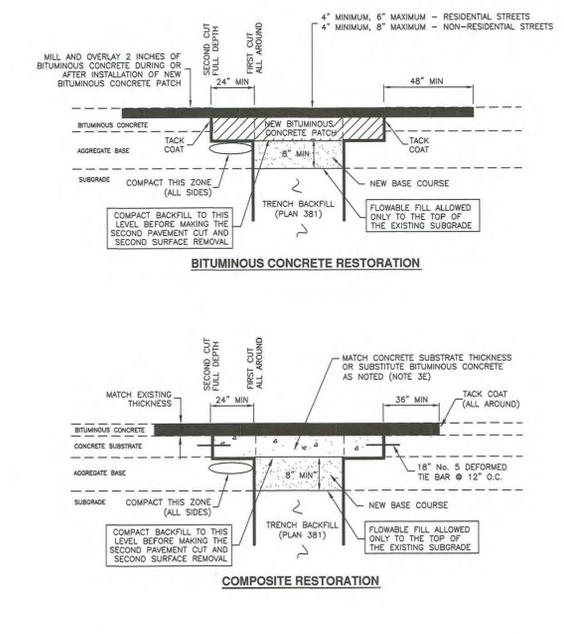
ORIGINAL	REVISIONS
07/20/2020	

SOUTH DAVIS SEWER DISTRICT
PIPE ZONE BACKFILL
 SCALE: NONE
SHEET: 382



ORIGINAL	REVISIONS
07/20/2020	

SOUTH DAVIS SEWER DISTRICT
TRENCH BACKFILL
 SCALE: NONE
SHEET: 381

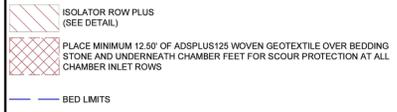
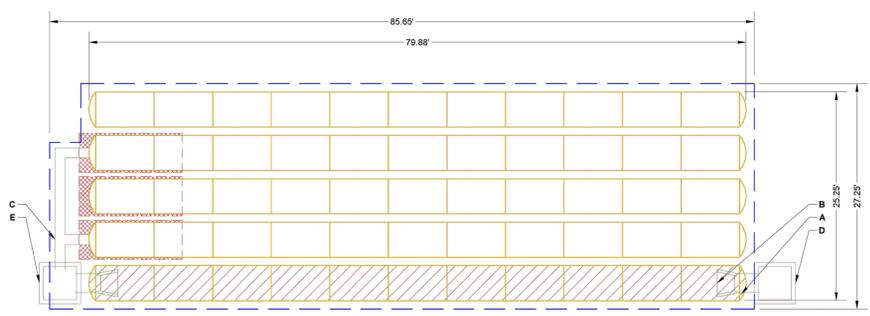


ORIGINAL	REVISIONS
07/20/2020	

SOUTH DAVIS SEWER DISTRICT
BITUMINOUS PAVEMENT T-PATCH
 SCALE: NONE
SHEET: 255

NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.

PROPOSED LAYOUT		PROPOSED ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT		MAX FLOW	
55	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED)	4355.50					24" BOTTOM PREFABRICATED EZ END CAP PART# SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS			0.10'		
10	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	4349.50					INSTALL FLAMP ON 24" ACCESS PIPE / PART# SC74024RAMP (TYP 2 PLACES)					
8	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4349.00					12" x 12" TOP MANIFOLD ADS 8x12					
6	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4349.00					(DESIGN BY ENGINEER / PROVIDED BY OTHERS)			12.50'		
49	STONE VOID	TOP OF STONE	4348.00					CONCRETE STRUCTURE					
4747	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED)	TOP OF SC-740 CHAMBER	4348.00					CONCRETE STRUCTURE					4.6 CFS IN
2307	SYSTEM AREA (SQ FT)	12" x 12" TOP MANIFOLD INVERT	4345.01										
229.8	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT	4345.01										
		24" ISOLATOR ROW PLUS INVERT	4345.01										
		BOTTOM OF SC-740 CHAMBER	4345.00										
		BOTTOM OF STONE	4344.55										



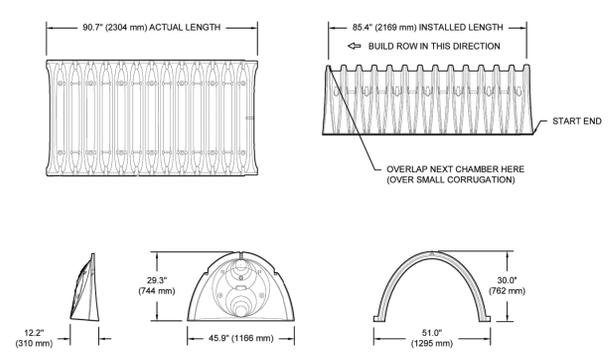
NOTES

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE.
- BECAUSE OF THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

SPACE INTENTIONALLY LEFT BLANK

SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0' X 30.0' X 85.4'	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m ³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m ³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE01T / SC740EPE01TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC	—	—	—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	—	—	—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	—	—	—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	—	—	—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	—	—	—	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2684.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

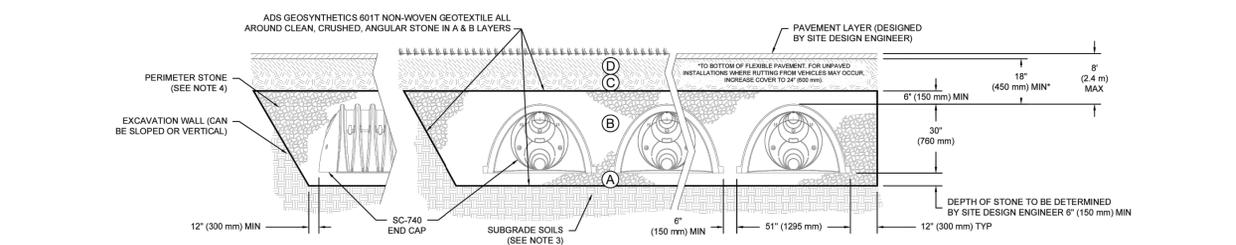
NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-740 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR #1 LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNERS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

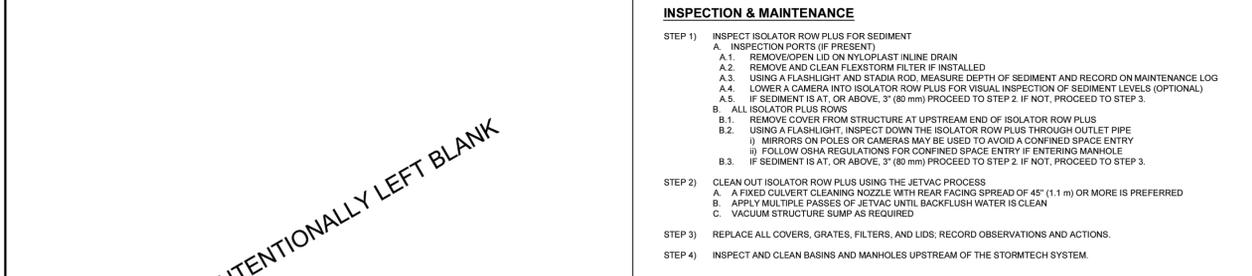


NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 560 LBS/FT². THE ASG IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-740 CROSS SECTION DETAIL

3 SC-740 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SPACE INTENTIONALLY LEFT BLANK

DRAWN: CW
 CHECKED: N/A
 REV: NOT TO SCALE

DATE:
 PROJECT #:
 BOUNTIFUL OFFICE BUILDING
 BOUNTIFUL, UT, USA

StormTech Chamber System
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 BOUNTIFUL, UT 84010
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, S.1.B. & M.

REV	DATE	DESCRIPTION

PROJECT NO: 23577
 DRAWN BY: TJO
 CHECKED BY: CCW
 DATE: 02-29-2024

CIVIL DETAILS
C5.04

COMMON EARTHWORK NOTES

- VERIFICATION OF CONDITIONS:
 - FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE. CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
 - PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND THAT ALL UTILITIES ARE AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
 - PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION UNDERGROUND WORK.
 - UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.
- PROTECTION:
 - SPILLAGE:
 - AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
 - REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
 - DUST CONTROL:
 - TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
 - CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
 - EXISTING PLANTS AND FEATURES:
 - DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
 - DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
 - INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
 - DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
 - PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
 - LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.
- REPAIR / RESTORATION:
 - ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
 - REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
 - INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.
- NON-CONFORMING WORK:
 - IF SPECIFIC PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

- IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN PLANTING AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
 - CHEMICAL CHARACTERISTICS:
 - SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
 - PH 5.5 TO 8.0.
 - SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
 - ORGANIC MATTER: GREATER THAN ONE PERCENT.
 - PHYSICAL CHARACTERISTICS:
 - GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
 - SAND: 15 TO 60 PERCENT.
 - SILT: 10 TO 60 PERCENT.
 - CLAY: 5 TO 30 PERCENT.
 - CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
 - SOIL:
 - SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
 - SOIL SHALL BE TOPSOIL IN NATURE.
 - SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
- INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES, PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.
- FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ABOVE SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
 - GROUND COVER AREAS: 2 INCHES BELOW.
 - SEEDED AREAS: ONE INCH BELOW.
 - SODDED AREAS: 2 INCHES BELOW.
 - TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
- RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANE. REMOVE ALL IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.

IRRIGATION NOTES

- FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.
- FIELD TESTS AND INSPECTIONS:
 - IRRIGATION SYSTEM:
 - SYSTEM PRESSURE TEST:
 - NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
 - IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
 - TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
 - VERIFY THERE ARE NO LEAKS.
 - RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
 - TEST REPORT:
 - FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
 - SUBSTANTIAL COMPLETION WALKTHROUGH:
 - LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE SHALL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
 - INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING START-UP SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
 - IRRIGATION APPROVAL:
 - IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
 - CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.
- WINTERIZATION AND SPRING START-UP:
 - DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING TEMPERATURES AND RE-START IRRIGATION SYSTEM AT BEGINNING OF GROWING SEASON:
 - WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
 - TURN OFF WATER SOURCE AT POINT OF CONNECTION.
 - BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR, HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
 - TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
 - OPEN ALL MANUAL DRAIN VALVES.
 - DRAIN, WRAP, PROTECT, AND REMOVE ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
 - DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
 - DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
 - CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROTECT FROM DAMAGE.
 - NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
 - SPRING START-UP SHALL INCLUDE FOLLOWING:
 - CLOSE ALL MANUAL DRAIN VALVES.
 - CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
 - REMOVE FREEZE PROTECTION AS REQUIRED.
 - TURN ON WATER SOURCE AT POINT OF CONNECTION.
 - VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
 - FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
 - REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
 - NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.
 - SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.
- CLOSEOUT SUBMITTALS:
 - SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
 - OPERATIONS AND MAINTENANCE DATA:
 - PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
 - PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
 - PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
 - PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
 - PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
 - IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
 - RECORD DOCUMENTATION:
 - PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
 - TESTING AND INSPECTION REPORTS.
 - IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
 - DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
 - SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
 - FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
 - TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
 - TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
- FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT.

- REGULATORY REQUIREMENTS:
 - WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
 - NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- QUALIFICATIONS:
 - IRRIGATION SUBCONTRACTOR:
 - COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
 - MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
 - MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
 - USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
 - FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
 - UPON REQUEST, SUBMIT DOCUMENTATION.
 - IRRIGATION INSTALLER:
 - PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
 - MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.
- WARRANTY:
 - WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
 - FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLACINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
 - REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
 - REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.
- VERIFICATION OF CONDITIONS:
 - PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON IRRIGATION LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
 - NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 35 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOURCE PRESSURE DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.
- PROTECTION:
 - REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
 - DO NOT CUT EXISTING ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.
- LAYOUT OF IRRIGATION SYSTEM:
 - LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
 - DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
 - MINOR ADJUSTMENTS TO LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
 - MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
- TRENCHING AND BACKFILLING:
 - PULLING OF PIPE IS NOT PERMITTED.
 - EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
 - COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
 - DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
- SLEEVING:
 - SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
 - POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
 - INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR FOR AS NEEDED FOR TIMELY INSTALLATION.
- GRADES AND DRAINING:
 - IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
 - SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
 - WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
 - 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
 - INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
 - PROVIDE RUBBER VALVE CAP MARKER.
 - PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
 - SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
 - PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL IN LOW POINT OF EACH EXCAVATION LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

- INSTALLATION OF PIPE:
 - INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
 - UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRAIN TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
 - INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
 - LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
 - CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
 - MAKE SOLVENT WELD JOINTS AS FOLLOWS:
 - DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
 - CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
 - APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
 - APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
 - INSERT PIPE COMPLETELY INTO FITTING.
 - DO NOT OVER APPLY PRESSURE TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
 - ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
 - TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
 - IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.
- CONTROL VALVES AND CONTROL VALVE WIRING:
 - INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
 - INSTALL ELECTRICAL EQUIPMENT FOR ADEQUATE REMOVAL.
 - PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
- WIRING:
 - GRADE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
 - WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2,590 M).
 - DO NOT LOOP WIRING.
 - INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
 - FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
 - TRADITIONAL WIRING:
 - TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3,050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
 - USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
 - RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS.
 - RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
 - SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
 - MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN UN-CONNECTED WIRE. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS UN-CONNECTED WIRE.
 - ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.
- SPRINKLER HEADS AND ROTOR POP-UPS:
 - SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
 - DO NOT INSTALL SPRINKLERS USING SLICE INLETS. INSTALL USING BALE INLETS ONLY.
 - HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

PLANTING NOTES:

- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
- LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS:
 - STAKE LOCATIONS AND OUTLINE AREAS.
 - SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
 - MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
- MAINTENANCE:
 - GENERAL:
 - BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
 - MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT AND CONTINUE ONE (1) CONTINUOUS MONTH THEREAFTER.
 - REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
 - SEEDED LAWN:
 - SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STRIP OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
 - AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
 - AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWN.
 - APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
 - SODDED LAWN:
 - MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
 - WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SUB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
 - CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
 - APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
 - AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWN.
 - TREES, SHRUBS, AND PLANTS:
 - MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
 - RESTORE PLANTING BASINS.
 - TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
 - SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.
- PROTECTION:
 - PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
 - PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
 - TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
 - PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
 - KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.
- WARRANTY:
 - PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
 - WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
 - WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
 - WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

- DELIVERY, STORAGE, AND HANDLING:
 - DO NOT VERIFY AND ACCEPTANCE REQUIREMENTS:
 - DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
 - DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
 - PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
 - DO NOT PRUNE AND TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
 - PROVIDE PROTECTIVE COVERING DURING DELIVERY, STORAGE AND HANDLING REQUIREMENTS.
 - HANDLE BALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
 - IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
 - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
 - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
 - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL READY FOR PAVEMENT.
 - WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOST HUMID LOCATIONS. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.
 - PLANT MATERIAL:
 - CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY ON CONTRACT DOCUMENTS AND TO ANLA / ANS1 Z60.1.
 - PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE (A.J.C.) AND ARE INDICATED IN THESE INSTANCES. FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
 - QUALITY:
 - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR ROOT ROT EGGS, INJURY, AND HAZARD TO OTHERS. HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
 - DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
 - PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
 - BARE ROOT TREES ARE NOT ACCEPTABLE.
 - PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
 - MEASUREMENTS:
 - MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
 - MEASUREMENTS SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST DIRECTION, MEASUREMENTS SHOULD BE 12 INCH (300 MM) STOCK.
 - PLANTS PROPERLY TRIMMED AND TRANSPORTED SHOULD MEASURE SAME IN EVERY DIRECTION.
 - MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
 - WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
 - PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
 - IF COMPLYING WITH ANY CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
 - IF AT NO ADDITIONAL COST TO OWNER.
 - IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
 - SHAPE AND FORM:
 - PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
 - WELL-GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.
- EXCAVATION:
 - IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
 - PLANT EXCAVATION SIZE:
 - DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
 - DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH, UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES". REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
 - ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
 - WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
 - THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
 - SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1,500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESSES UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
 - IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1,200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
 - DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT DRAIN PROPERLY.

DRAWING INDEX

SHEET	DESCRIPTION
L0.01	LANDSCAPE NOTES & SPECIFICATIONS
L2.01	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE IRRIGATION PLAN
L5.01	LANDSCAPE DETAILS
L5.02	LANDSCAPE IRRIGATION DETAILS
L5.03	LANDSCAPE IRRIGATION DETAILS

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Reviewed by **03/27/2024**
Building Department
 Don Simons, Building Official
REVIEWED, NO COMMENTS.

BOUNTIFUL MOB
 347 WEST 500 SOUTH
 BOUNTIFUL, UTAH

REV	DATE	DESCRIPTION

PROJECT NO: 23577
 DRAWN BY: TG
 CHECKED BY: SS
 DATE: DECEMBER 2023
 PROPERTY NO:
 LANDSCAPE NOTES & SPECIFICATIONS

L0.01



BOUNTIFUL CITY DATA

CH. 6: COMMERCIAL
 CH. 16: LANDSCAPING AND FENCING

ZONED AS	GENERAL COMMERCIAL (C-G)	
TOTAL SITE AREA	52,991 S.F.	
ON-SITE LANDSCAPE AREA	11,676 S.F. = 22%	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED LANDSCAPE AREA	15% MIN. = 7,949 S.F.	11,676 S.F. = 22%
REQUIRED TREES - 1 PER 750 S.F. OF REQUIRED LANDSCAPE AREA (EXCL. REQUIRED BUFFER TREES)	7,949 S.F. / 750 = 11	11
REQUIRED SHRUBS - 1 PER 200 S.F. OF REQUIRED LANDSCAPE AREA	7,949 S.F. / 200 = 40	>40
LAWN AREAS	20% MAX. = 1,590 S.F.	0%
SETBACKS:		
FRONT YARD	20' MIN.	YES
SIDE YARD	10' MIN.	YES
REAR YARD	10' MIN.	YES
YARD ABUTTING RESIDENTIAL	20' MIN. ON THE ABUTTING SIDE(S)	YES
BUFFER:		
LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTIES	10' MIN.	YES
REQUIRED TREES (FROM TREE SELECTION LIST) - 1 PER 30' ALONG BUFFER		YES
PARKING LOT:		
REQUIRED LANDSCAPE AREA	5% = 1,496 S.F.	2,764 S.F. = 9%
LANDSCAPE BUFFER ADJACENT TO PROPERTY LINE	5' MIN.	YES
REQUIRED TREES - 1 PER 40' OF LANDSCAPE MEDIAN		YES

WHAT MATERIALS/METHODS ARE BEING USED HERE? SHOW PEDESTRIAN PATH MARKINGS OR MATERIALS

LANDSCAPE SCHEDULE

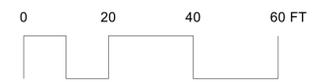
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	
DECIDUOUS TREES						
	7	LAVELLE HAWTHORN	CRATAEGUS x LAVALLEI	2" CAL.	D/L5.01	
	8	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	D/L5.01	
EVERGREEN TREES						
	7	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORSTMANN'	6' HT.	E/L5.01	
	3	HOOPSII BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	8' HT.	E/L5.01	
SHRUBS						
	41	FERN BUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	B/L5.01	
	83	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GAL.	B/L5.01	
	72	PAWNEE BUTTES WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	B/L5.01	
	23	SILVER TOTEM BUFFALOBERRY	SHEPHERDIA ARGENTEA 'TOTEM'	5 GAL.	B/L5.01	
ORNAMENTAL GRASSES						
	404	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	1 GAL.	A/L5.01	
	27	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GAL.	A/L5.01	
SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	79	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4" DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (885) 447-9374.	F/L5.01
CRUSHED ROCK						
	9,928 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (885) 447-9374.	G/L5.01
	944 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2" DIAMETER	CRUSHED ROCK FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS. ONESOURCEMATERIALS.COM, (885) 447-9374.	G/L5.01
MULCH						
	725 S.F.	"SUPREME SHREDDED BARK"	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS.		MILLER COMPANIES (435) 245-3157 OR APPROVED EQUAL	G/L5.01
			ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL			

GENERAL NOTE

- REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01

REFERENCE NOTES

- L-1. 1/4" x 6" METAL EDGING SEE DETAIL H/L5.01



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Djo
BEFORE YOU

1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



BOUNTIFUL MOB
 347 WEST 500 SOUTH
 BOUNTIFUL, UTAH

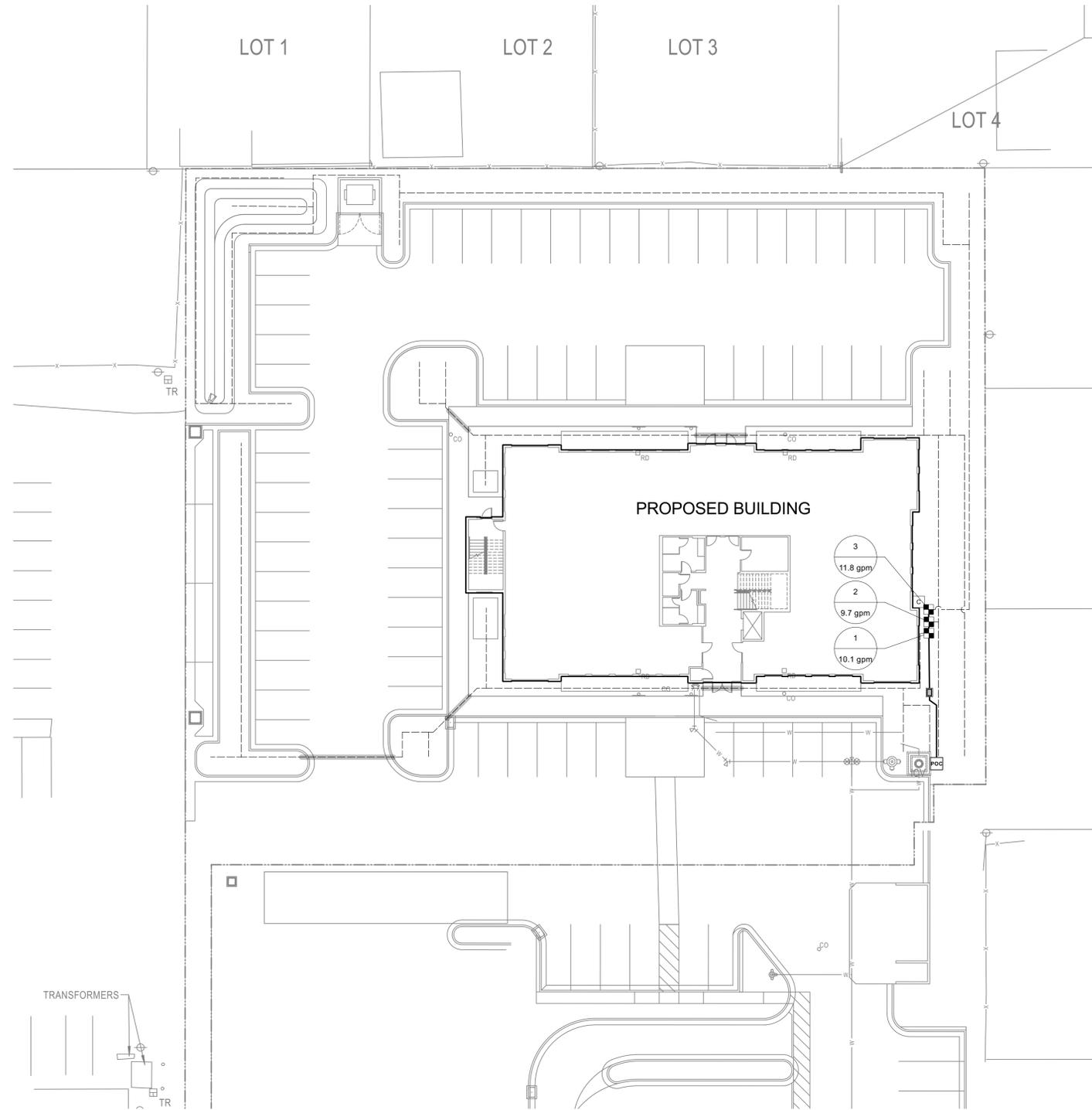
REVISIONS

REV	DATE	DESCRIPTION
03/05/24		CITY REVIEW COMMENTS

PROJECT NO: 23577
 DRAWN BY: TG
 CHECKED BY: SS
 DATE: DECEMBER 2023

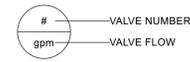
PROPERTY NO:
 LANDSCAPE PLANTING PLAN

L2.01



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	SERIES	DETAIL
	VALVES			
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L5.02
	OTHER EQUIPMENT			
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESPBLXME	G/L5.03
	POINT OF CONNECTION			A/L5.03
	CONCRETE PAD FOR FILTER ASSEMBLY			C/L5.03
SYMBOL	TYPE	MATERIAL	DETAIL	
	PIPE			
	1" DRIP SUPPLY LINE, 1/2" SWING PIPE (FUNNY PIPE) AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02	
	1" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02	
	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	B/L5.02	

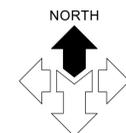


EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
GREEN VASE ZELKOVA	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	E/L5.02
HOOPSII BLUE SPRUCE	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	E/L5.02
HORSTMANN BLUE ATLAS CEDAR	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	E/L5.02
LAVELLE HAWTHORN	(4) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	E/L5.02
ALPINE CARPET JUNIPER	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02
FERN BUSH	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02
MAIDEN GRASS	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02
PAWNEE BUTTES WESTERN SAND CHER	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02
SILVER TOTEM BUFFALOBERRY	(1) 6-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02
TUFTED HAIR GRASS	(1) 2-GPH Emitter	GPH IRRIGATION PRODUCTS	GPSTCV SPEC-CHECK PC 'DESERT CAMO' COLOR	D/L5.02

GENERAL NOTE

- REFER TO IRRIGATION NOTES ON SHEET L0.01



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Call

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BEFORE YOU

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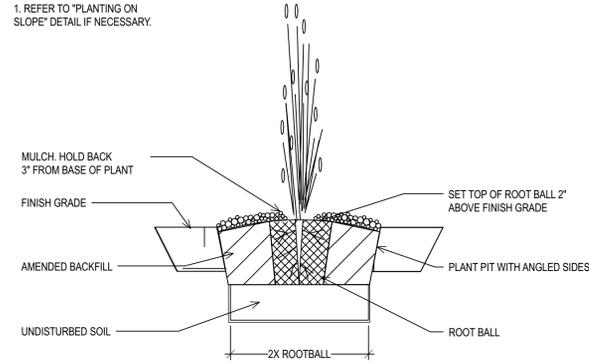
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LANDSCAPE
 IRRIGATION
 PLAN

L3.01

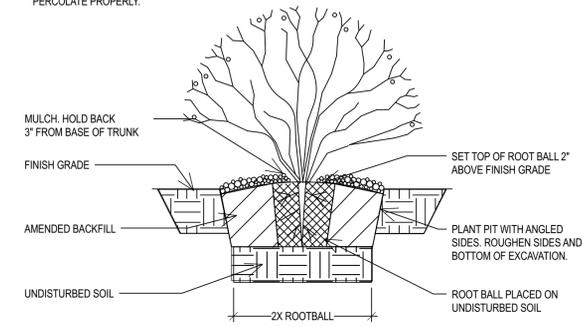
NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.



A GRASSES AND PERENNIALS

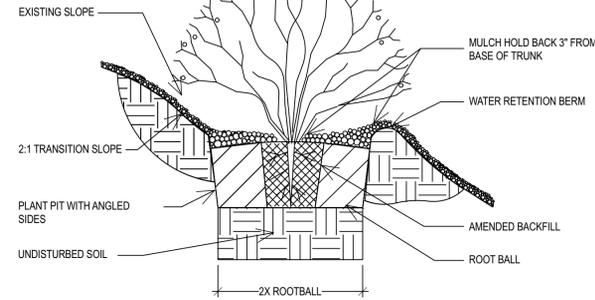
NO SCALE

- NOTES:
- REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 - AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 - DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



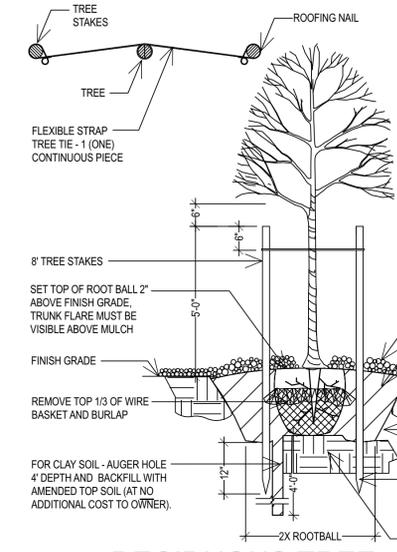
B SHRUB PLANTING

NO SCALE



C PLANTING ON SLOPE

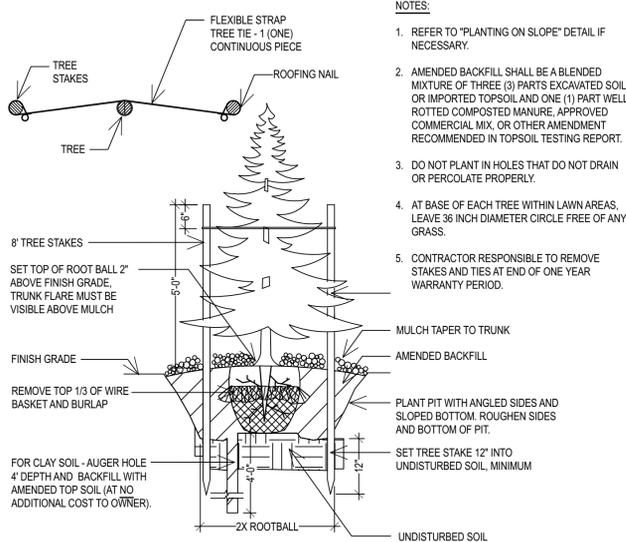
NO SCALE



D DECIDUOUS TREE

NO SCALE

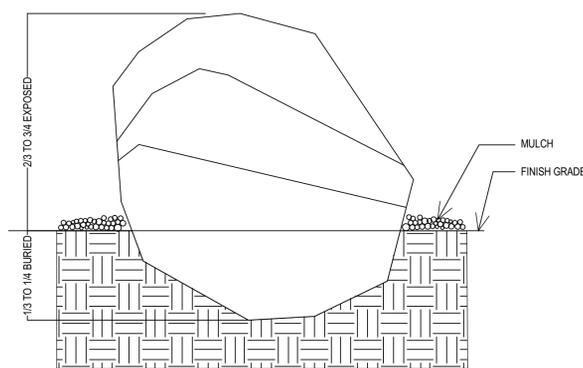
- NOTES:
- REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 - AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 - DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 - AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 - CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.



E EVERGREEN TREE

NO SCALE

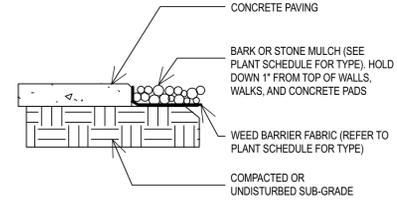
- NOTES:
- REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 - AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 - DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 - AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 - CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.



F BOULDER

NO SCALE

- NOTES:
- APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 - PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 - INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



G MULCH

NO SCALE



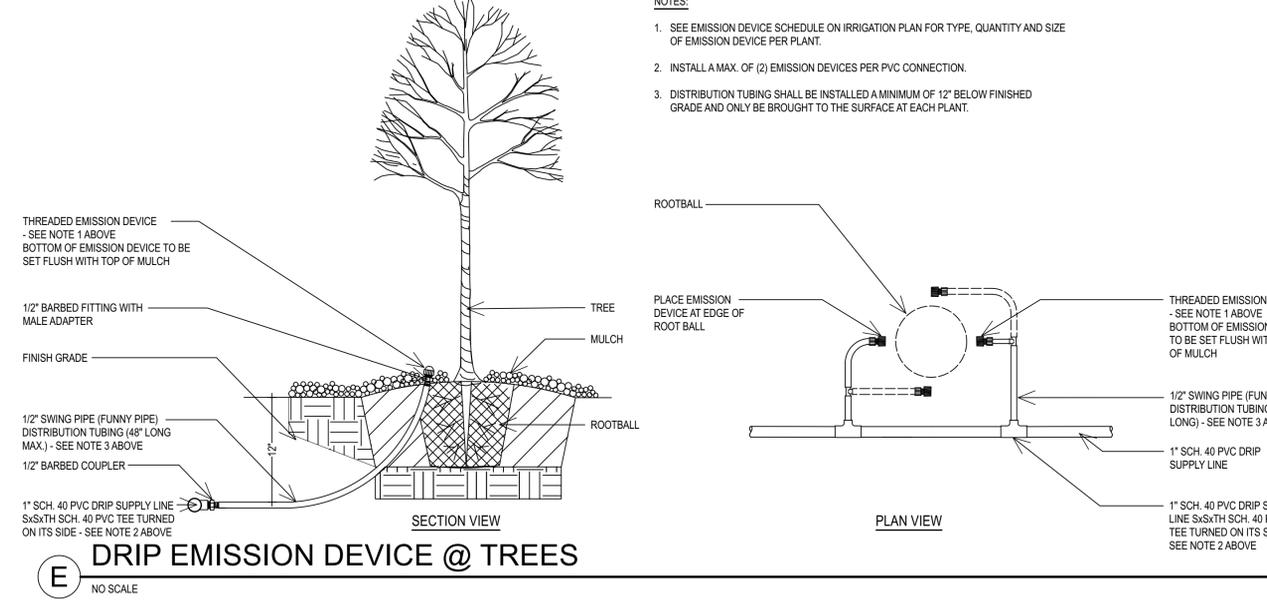
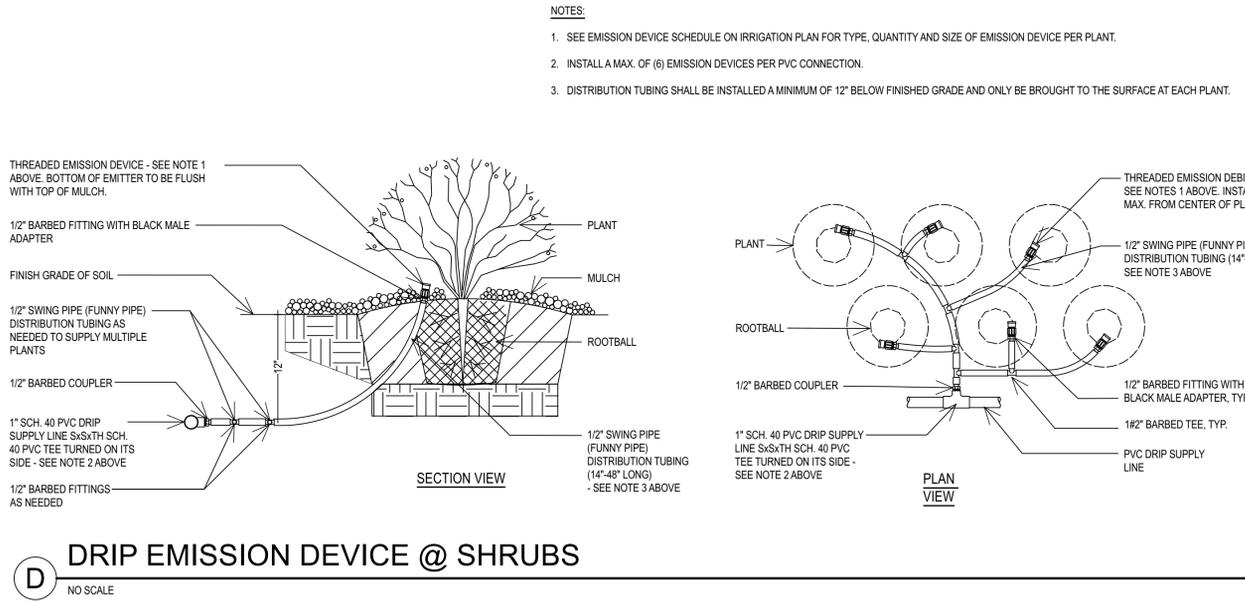
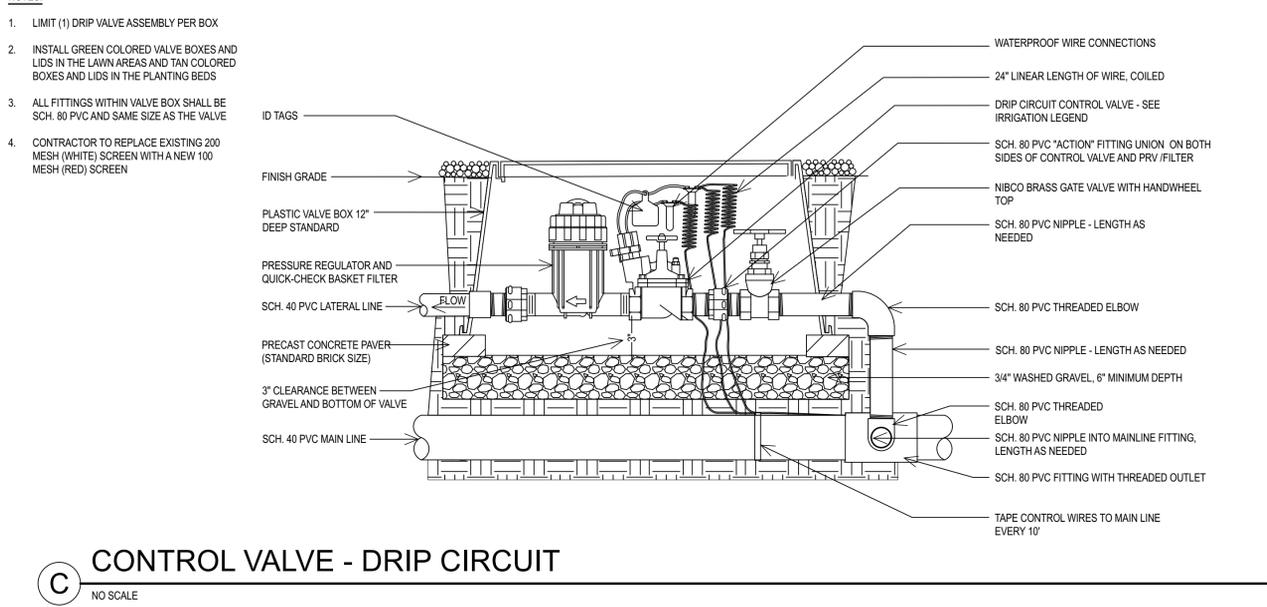
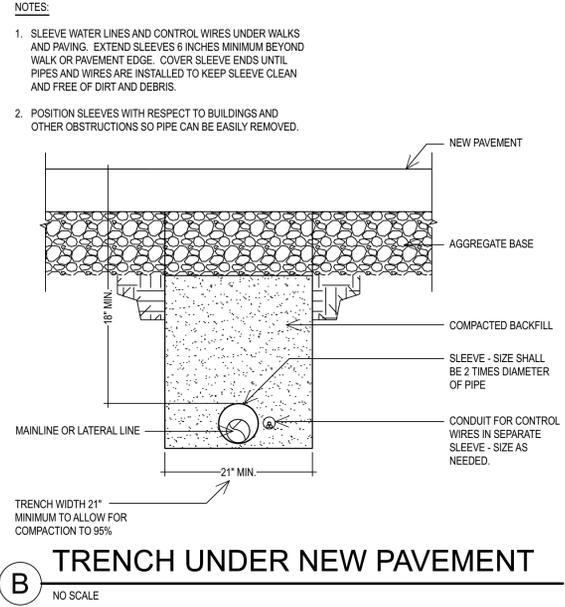
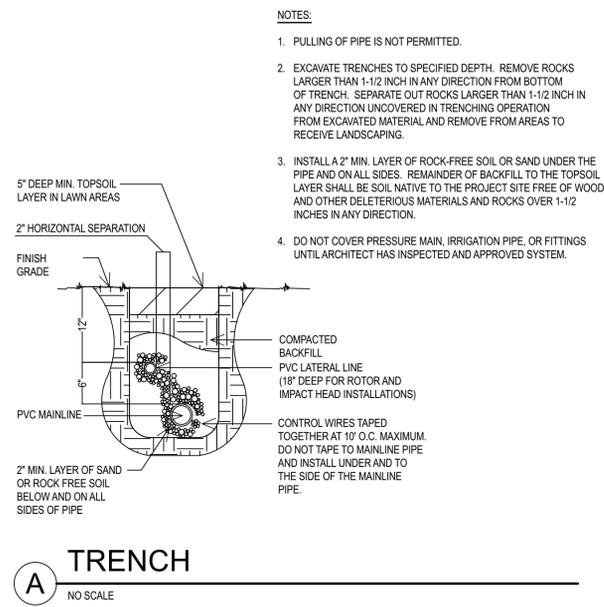
BOUNTIFUL MOB
347 WEST 500 SOUTH
BOUNTIFUL, UTAH

REV	DATE	DESCRIPTION

PROJECT NO: 23577
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE
DETAILS

L5.01



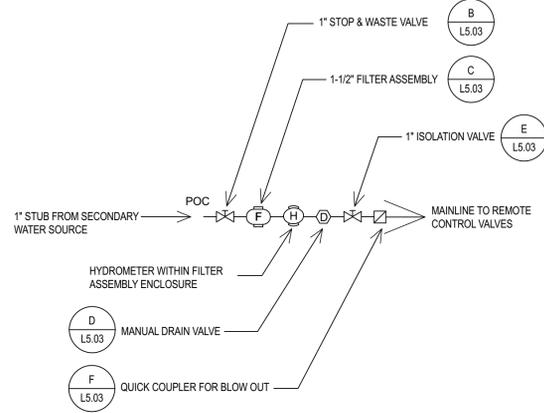
REV	DATE	DESCRIPTION

PROJECT NO: 23577
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

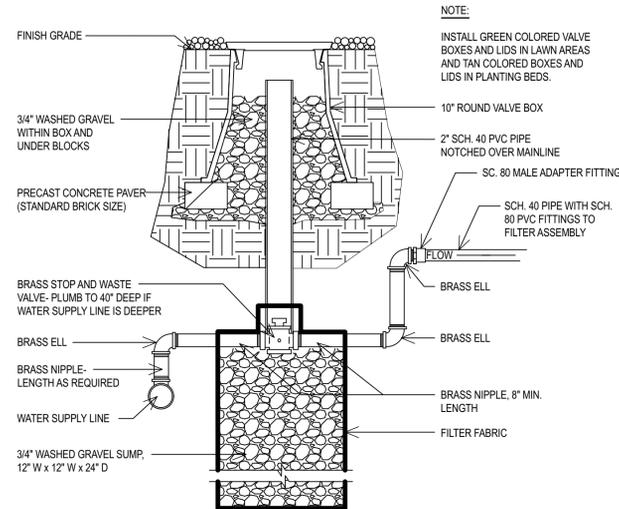
LANDSCAPE IRRIGATION DETAILS

L5.02

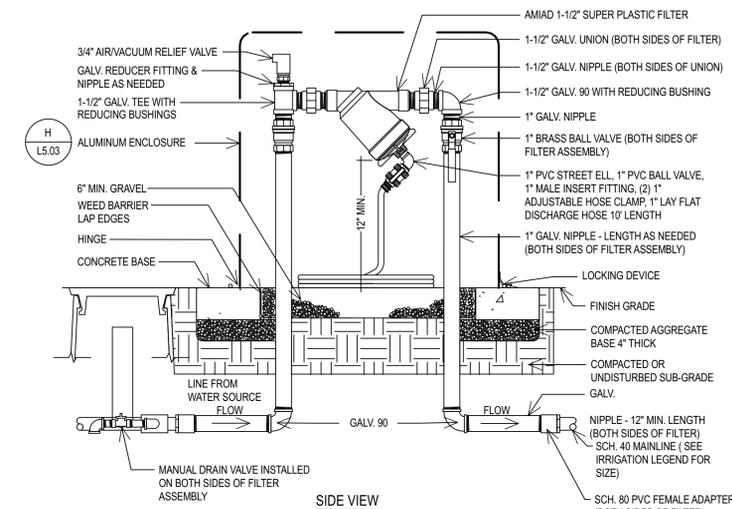
NOTE:
INSTALL ISOLATION VALVE AFTER THE FLOW SENSOR AND BEFORE THE QUICK COUPLER. THE FLOW SENSOR, MASTER VALVE, AND FILTER ASSEMBLY IS TO BE DRAINED MANUALLY.



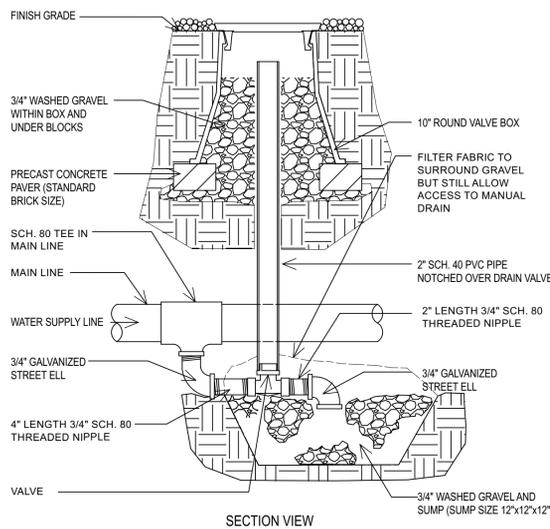
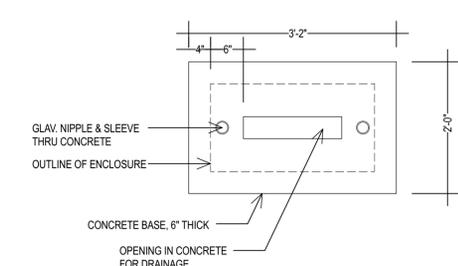
A POC SCHEMATIC LAYOUT
NO SCALE



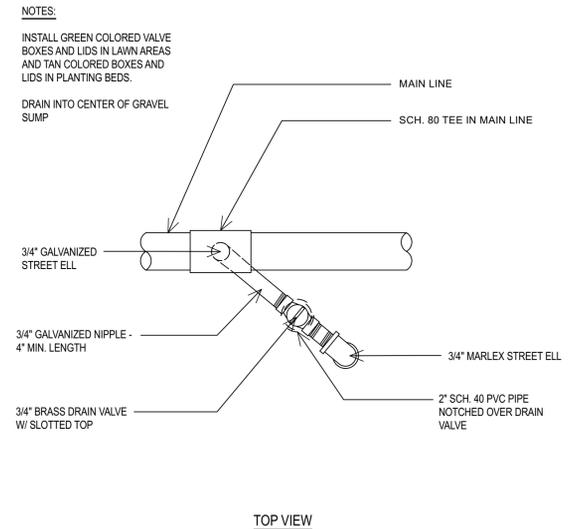
B STOP & WASTE VALVE
NO SCALE



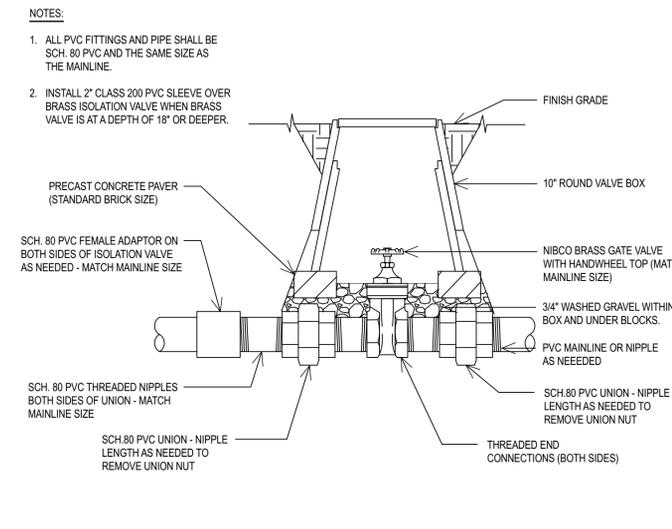
C FILTER ASSEMBLY - MANUAL
NO SCALE



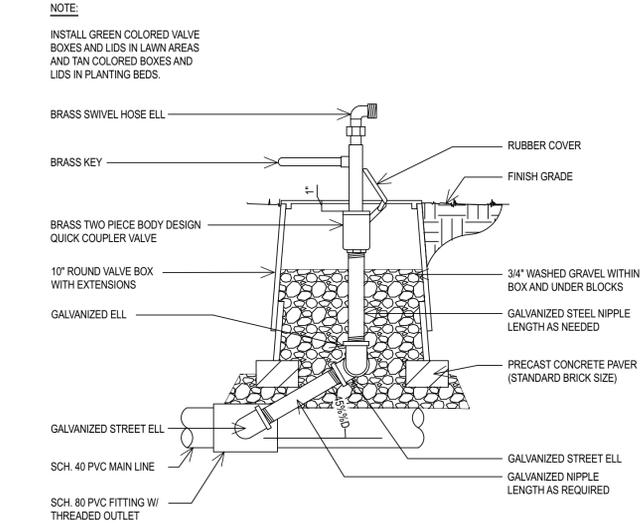
D MAINLINE DRAIN VALVE
NO SCALE



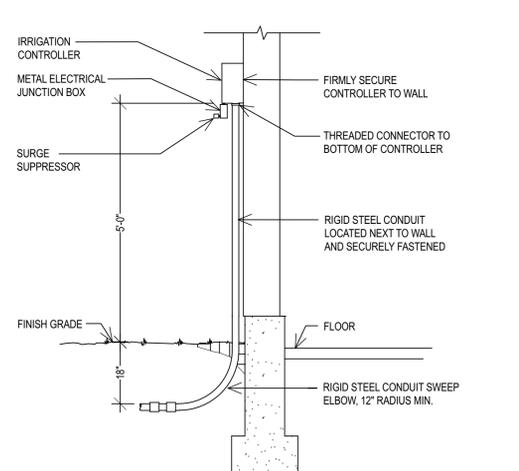
E ISOLATION VALVE - THREADED
NO SCALE



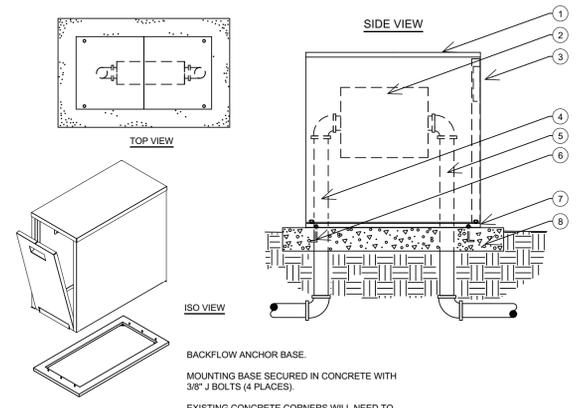
F QUICK COUPLER VALVE
NO SCALE



G CONTROLLER
NO SCALE



H FILTER ASSEMBLY ENCLOSURE
NO SCALE



H FILTER ASSEMBLY ENCLOSURE
NO SCALE

- LEGEND**
- ALUMINUM ENCLOSURE.
 - FILTER ASSEMBLY
 - HINGED DROP DOWN DOOR, PADLOCK AT TOP.
 - WATER SERVICE INLET PIPING.
 - WATER SERVICE OUTLET PIPING.
 - 3/8" "L" STYLE ANCHOR BOLTS.
 - ANCHOR PLATE MOUNTING.
 - POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.

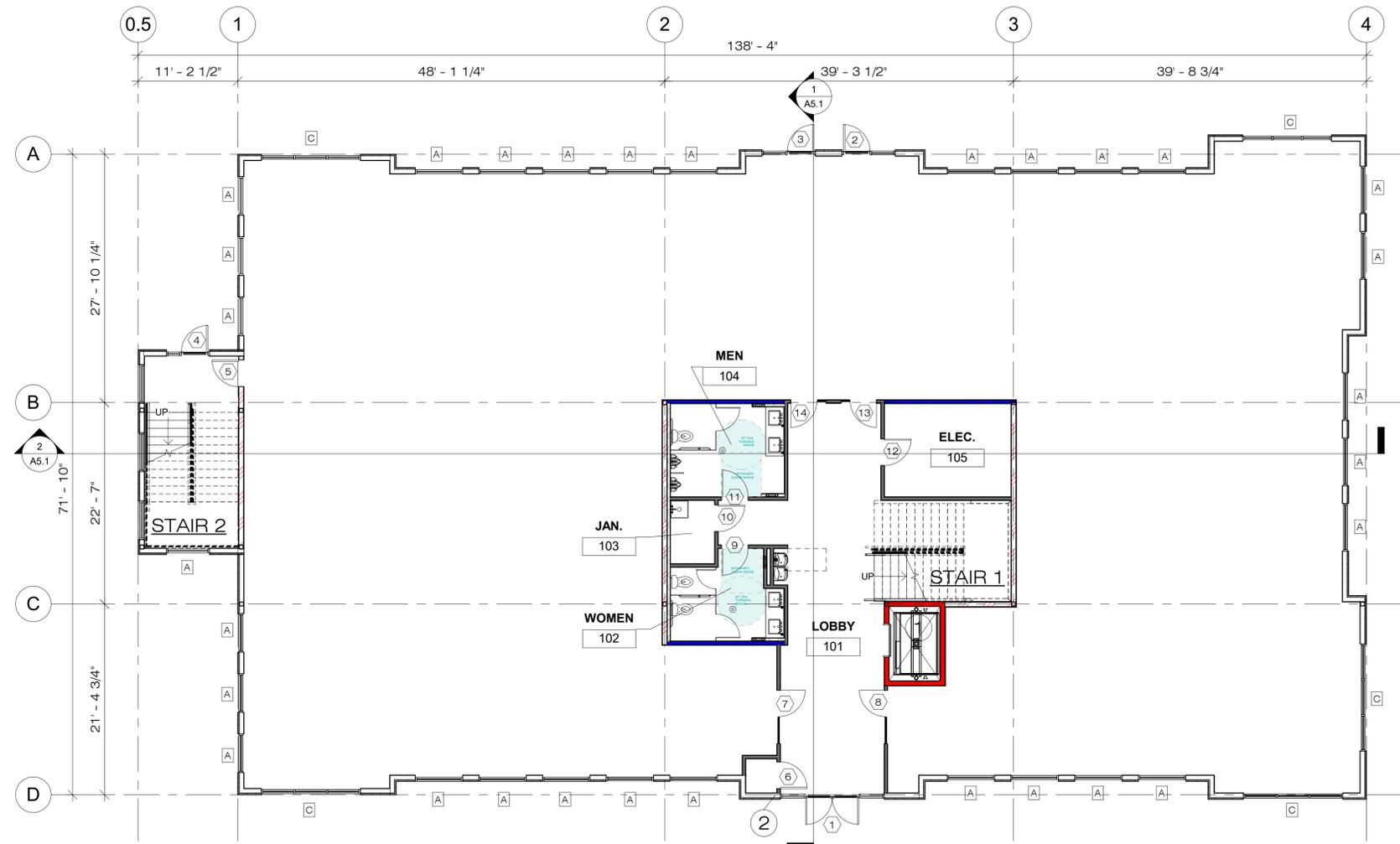


REV	DATE	DESCRIPTION

PROJECT NO: 23577
DRAWN BY: TG
CHECKED BY: SS
DATE: DECEMBER 2023
PROPERTY NO:

LANDSCAPE IRRIGATION DETAILS

L5.03



CODE DATA

- 1 TYPE OF CONSTRUCTION V-B
- 2 B OCCUPANCY
- 3 AUTOMATIC FIRE SPRINKLERS
- 4 FIRE RATED CORRIDORS: NONE (TABLE 1020.2 B OCCUPANCY W/ SPRINKLERS)
- 5 FIRE RATED EXIT ACCESS STAIRWAYS: NONE (1019.3 EXCEPTION 1)

370 W 500 S

WALL TYPES

<p> NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1)</p> <p> NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1) SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE.</p> <p> NEW 2X WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE</p> <p> NEW 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE</p>	<p> NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).</p> <p> NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).</p> <p> ALTERNATE: PROVIDE SOUND INSULATION: NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/ COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).</p> <p> NEW 1-HOUR FIRE RATED WALL. SEE FIRE RATED WALL ASSEMBLY.</p> <p> NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') ONE SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).</p>
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FLOOR PLAN NOTES

- 1 PROVIDE CLASS I OR II VAPOR RETARDER ON INTERIOR SIDE OF ALL EXTERIOR WALLS.

CLASS I: SHEET POLYETHYLENE, NONPERFORATED ALUMINUM FOIL WITH A PERM RATING OF LESS THAN OR EQUAL TO 0.1.
CLASS II: KRAFT-FACED FIBERGLASS BATTS OR PAINT WITH A PERM RATING GREATER THAN 0.1 AND LESS THAN OR EQUAL TO 1.0.
 - 2 PROVIDE NEW 5'-0" X 5'-0" LANDING MAX SLOPE 1:48 AT ALL EXTERIOR DOORS.
 - 3 WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- NOTE:
PROVIDE 5,000 ALLOWANCE FOR HARDWOOD MOULDING/ TRIM. COORD. PROFILE W/ INTERIOR DESIGNER

KEY NOTES

- 1 THYSSENKRUPP ENDURA MRL 2500 LB CAPACITY TWIN POST ABOVE GROUND 2-STAGE, 90 FPM UP / 115 FPM DOWN, MACHINE ROOM-LESS, W/ SMOKE SENSOR FOR AUTOMATIC CLOSING.
- 2 PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECTS APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.

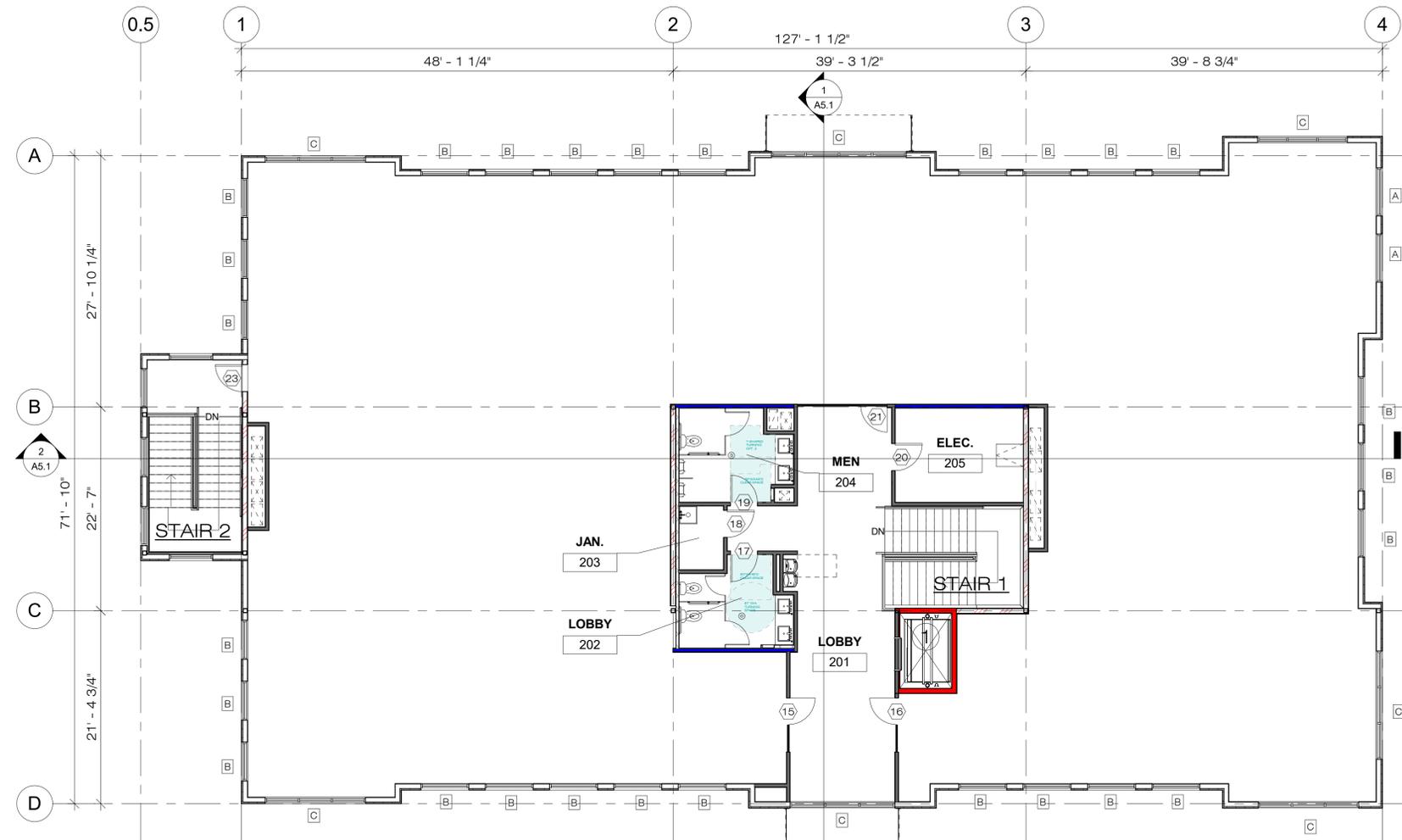
BOUNTIFUL UT, 84010
PROPOSED BUILDING

FIRST FLOOR
FLOOR PLAN

SCALE: 1/8" = 1'-0"
APRIL 11, 2024
2068101



A1.1



CODE DATA

- 1 TYPE OF CONSTRUCTION V-B
- 2 B OCCUPANCY
- 3 AUTOMATIC FIRE SPRINKLERS
- 4 FIRE RATED CORRIDORS: NONE (TABLE 1020.2 B OCCUPANCY W/ SPRINKLERS)
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WALL TYPES

<ul style="list-style-type: none"> NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1) NEW 2X6 WOOD STUDS W/ R-21 INSULATION W/ VAPOR BARRIER (SEE FLOOR PLAN NOTE #1) IN STUD CAVITY W/ 5/8" GYPSUM BOARD (TYPE 'X') INTERIOR SIDE, AND W/ SHEATHING (SEE STRUCTURAL), DUPONT™ TYVEK®, W/ EXTERIOR FINISH (SEE ELEVATIONS ON A3.1) SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE. NEW 2X WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE NEW 2X4 WOOD STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. SHEAR WALL: SEE STRUCT. DRAWINGS FOR SHEAR WALL SCHEDULE 	<ul style="list-style-type: none"> NEW 6" METAL STUDS W/ 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS). NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS). ALTERNATE: PROVIDE SOUND INSULATION: NEW 3-5/8" METAL STUDS W/ R-11 BATT INSULATION, PROVIDE/COORD. MECHANICAL SOUND BOOTS, AND 5/8" GYPSUM BOARD (TYPE 'X') EACH SIDE, COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS). NEW 1-HOUR FIRE RATED WALL. SEE FIRE RATED WALL ASSEMBLY. NEW 3-5/8" METAL STUDS 5/8" GYPSUM BOARD (TYPE 'X') ONE SIDE. COORD. STUD GAUGE, SIZING PER MANUF. LIMITING HEIGHT TABLES (5 PSF LOAD & L/240 DEFLECTION LIMIT REQUIREMENTS).
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KEY NOTES

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- 2 PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.

NOTE:
PROVIDE 5,000 ALLOWANCE FOR HARDWOOD MOULDING/TRIM. COORD. PROFILE W/ INTERIOR DESIGNER

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS

NOTE: ALL FURNITURE/EQUIPMENT SHOWN FOR REFERENCE ONLY. COORD. EXACT LOCATION AND REQUIREMENTS W/ TENANT/FURNITURE VENDOR.

370 W 500 S

BOUNTIFUL UT, 84010 PROPOSED BUILDING

SECOND FLOOR FLOOR PLAN

SCALE: 1/8" = 1'-0"
APRIL 11, 2024
2068101



A1.2



SAMUEL J. BRADY
ARCHITECTS

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Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



NOTE: PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

370 W 500 S

BOUNTIFUL UT, 84010 PROPOSED BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"
APRIL 11, 2024
2068101

A3.1

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
BRICK VENEER	TBD	TBD
WOOD PLANK CLADDING	PARKLEX PRODEMA	CINDER
WOOD PLANK CLADDING	PARKLEX PRODEMA	STONEGREY
EIFS STUCCO FINISH	STOLIT MILANO	STO 16279
EIFS STUCCO FINISH	STOLIT MILANO	STO 16005
METAL CAP	DREXEL METALS	CHARCOAL GRAY SR.27
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	MATCH METAL CAP COLOR
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS	GUARDIAN GLASS	CRYSTAL GRAY

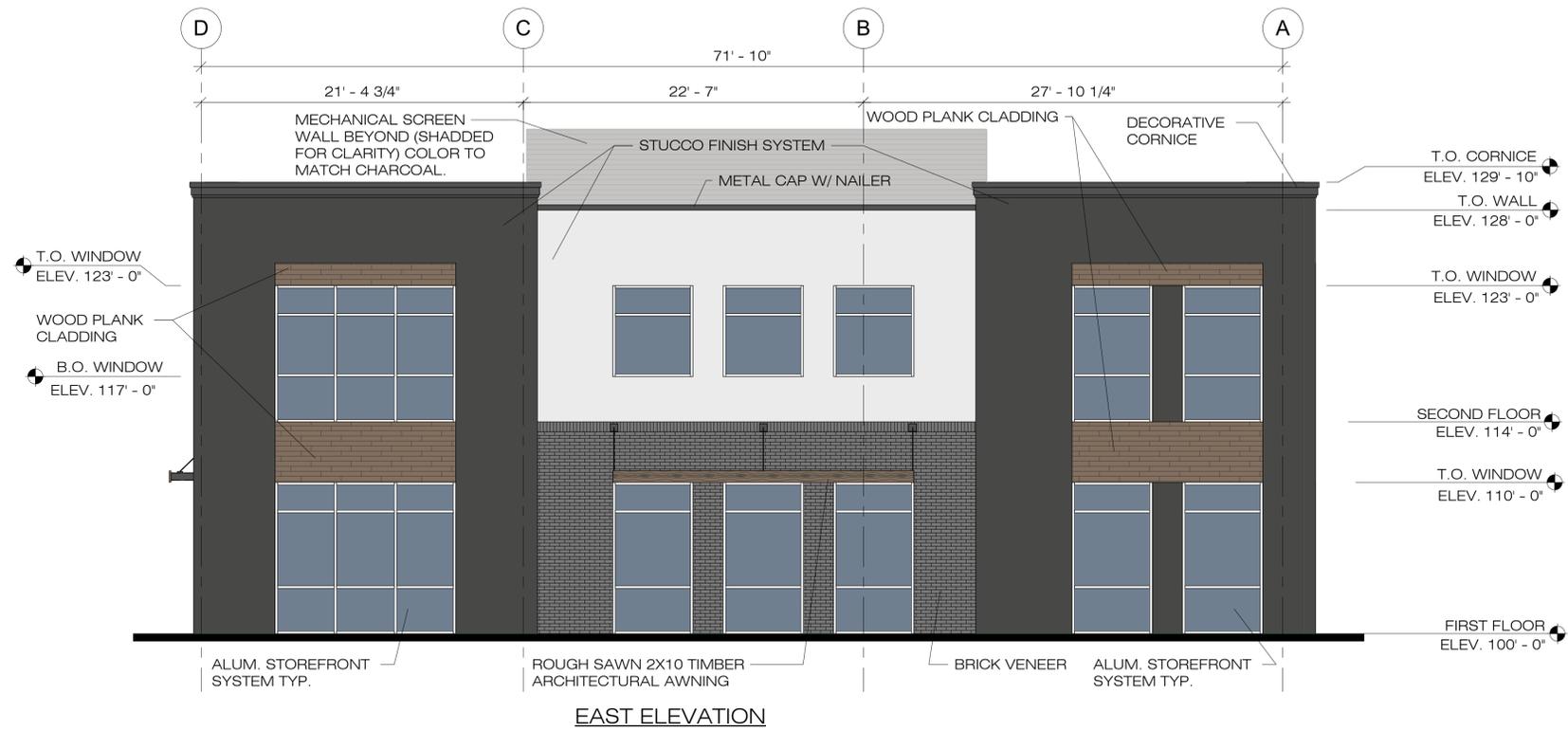
FINISH PERCENTAGE

MATERIAL	PERCENTAGE			
	NORTH	SOUTH	EAST	WEST
BRICK VENEER	19%	19%	12%	23%
ALUMINUM STOREFRONT	38%	38%	32%	32%
WOOD PLANK CLADDING	12%	13%	06%	10%
EIFS STUCCO	31%	30%	50%	35%

ARCHITECTURAL FEATURE PERCENTAGE

ARCHITECTURAL FEATURE	FACADE AREA	FEATURE AREA	PERCENTAGE
PRIMARY FACADE (SOUTH)	4,010.5 SF	1,104.46 SF	28%
SECONDARY FACADE (NORTH)	4,010.5 SF	1,093.38 SF	27%
OTHER FACADE (EAST)	2,179.63 SF	940.39 SF	43%
OTHER FACADE (WEST)	2,109.3 SF	989.55 SF	47%

NOTE:
 PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1
 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL
 BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND
 SHALL BE CONTRASTING COLOR OF THE
 BACKGROUND.



EAST ELEVATION

FINISH SCHEDULE

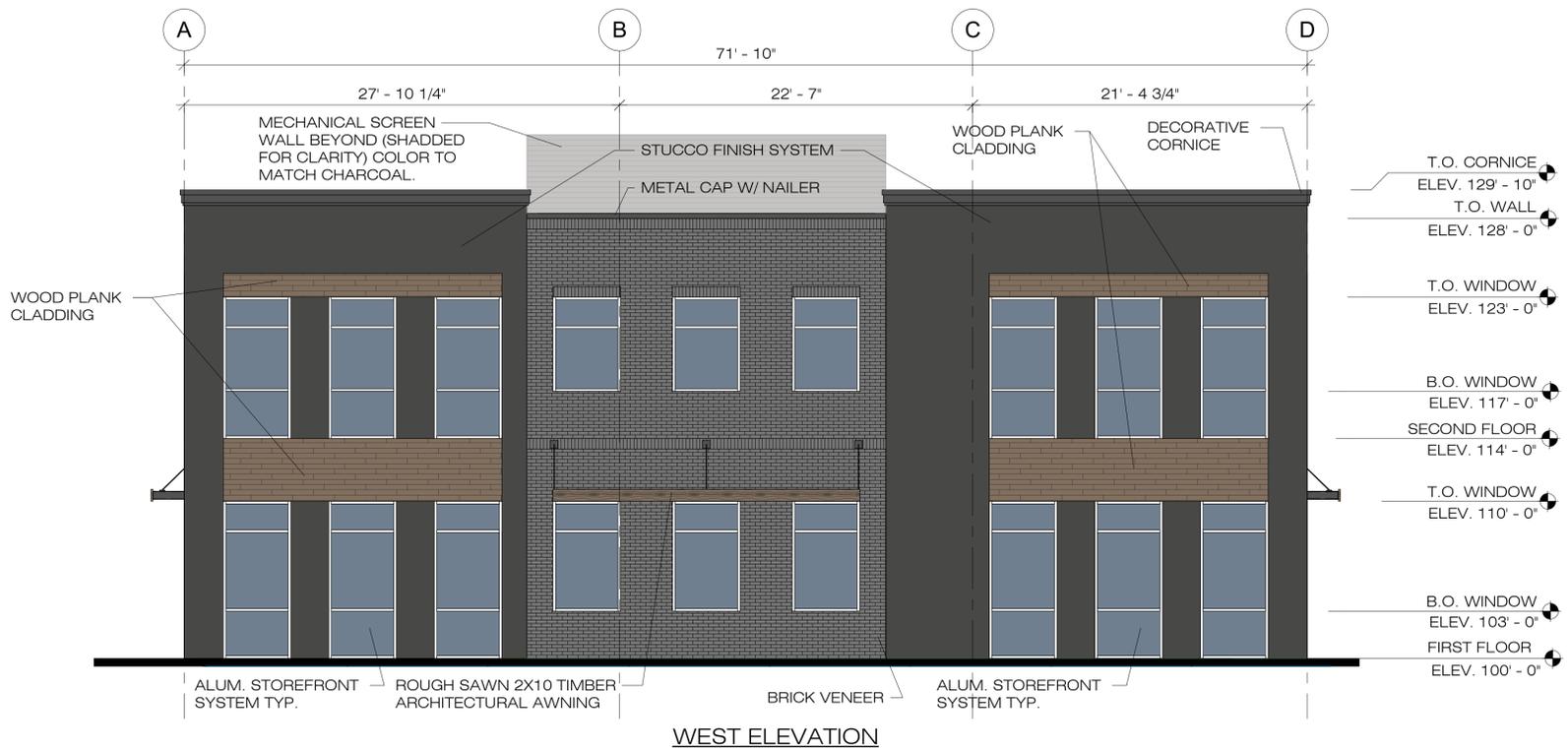
MATERIAL	MANUFACTURER	COLOR
BRICK VENEER	TBD	TBD
WOOD PLANK CLADDING	PARKLEX PRODEMA	CINDER
WOOD PLANK CLADDING	PARKLEX PRODEMA	STONEGREY
EIFS STUCCO FINISH	STOLIT MILANO	STO 16279
EIFS STUCCO FINISH	STOLIT MILANO	STO 16005
METAL CAP	DREXEL METALS	CHARCOAL GRAY SR.27
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	MATCH METAL CAP COLOR
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS	GUARDIAN GLASS	CRYSTAL GRAY

FINISH PERCENTAGE

MATERIAL	PERCENTAGE			
	NORTH	SOUTH	EAST	WEST
BRICK VENEER	19%	19%	12%	23%
ALUMINUM STOREFRONT	38%	38%	32%	32%
WOOD PLANK CLADDING	12%	13%	06%	10%
EIFS STUCCO	31%	30%	50%	35%

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OTHER FACADE (WEST)	2,109.3 SF	989.55 SF	47%



WEST ELEVATION



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370 W 500 S

BOUNTIFUL UT, 84010 PROPOSED BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"
 APRIL 11, 2024
 2068101

A3.2



SOUTHWEST CORNER



NORTHWEST CORNER

sba

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370 W 500 S

**BOUNTIFUL
UT, 84010
PROPOSED
BUILDING**

RENDERING

SCALE:
APRIL 11, 2024
2068101

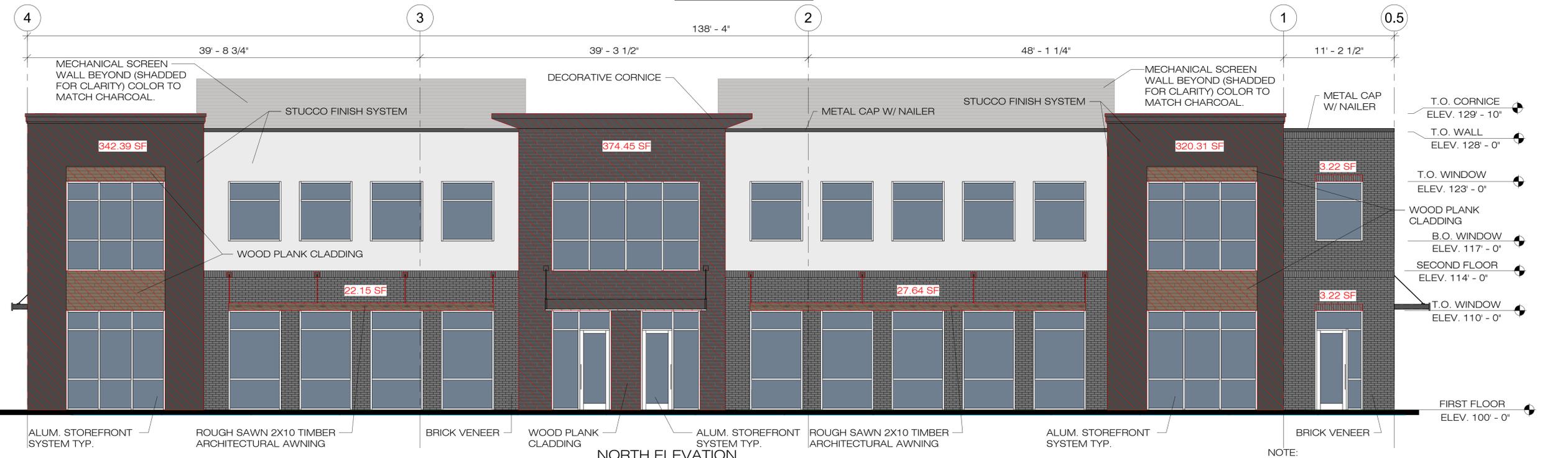
A3.3



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370 W 500 S

BOUNTIFUL UT, 84010 PROPOSED BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"
APRIL 11, 2024
2068101

A3.4

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
BRICK VENEER	TBD	TBD
WOOD PLANK CLADDING	PARKLEX PRODEMA	CINDER
WOOD PLANK CLADDING	PARKLEX PRODEMA	STONEGREY
EIFS STUCCO FINISH	STOLIT MILANO	STO 16279
EIFS STUCCO FINISH	STOLIT MILANO	STO 16005
METAL CAP	DREXEL METALS	CHARCOAL GRAY SR.27
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	MATCH METAL CAP COLOR
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS	GUARDIAN GLASS	CRYSTAL GRAY

FINISH PERCENTAGE

MATERIAL	PERCENTAGE			
	NORTH	SOUTH	EAST	WEST
BRICK VENEER	19%	19%	12%	23%
ALUMINUM STOREFRONT	38%	38%	32%	32%
WOOD PLANK CLADDING	12%	13%	06%	10%
EIFS STUCCO	31%	30%	50%	35%

ARCHITECTURAL FEATURE PERCENTAGE

ARCHITECTURAL FEATURE	FACADE AREA	FEATURE AREA	PERCENTAGE
PRIMARY FACADE (SOUTH)	4,010.5 SF*	1,104.46 SF	28%
SECONDARY FACADE (NORTH)	4,010.5 SF	1,093.38 SF	27%
OTHER FACADE (EAST)	2,179.63 SF	940.39 SF	43%
OTHER FACADE (WEST)	2,109.3 SF	989.55 SF	47%



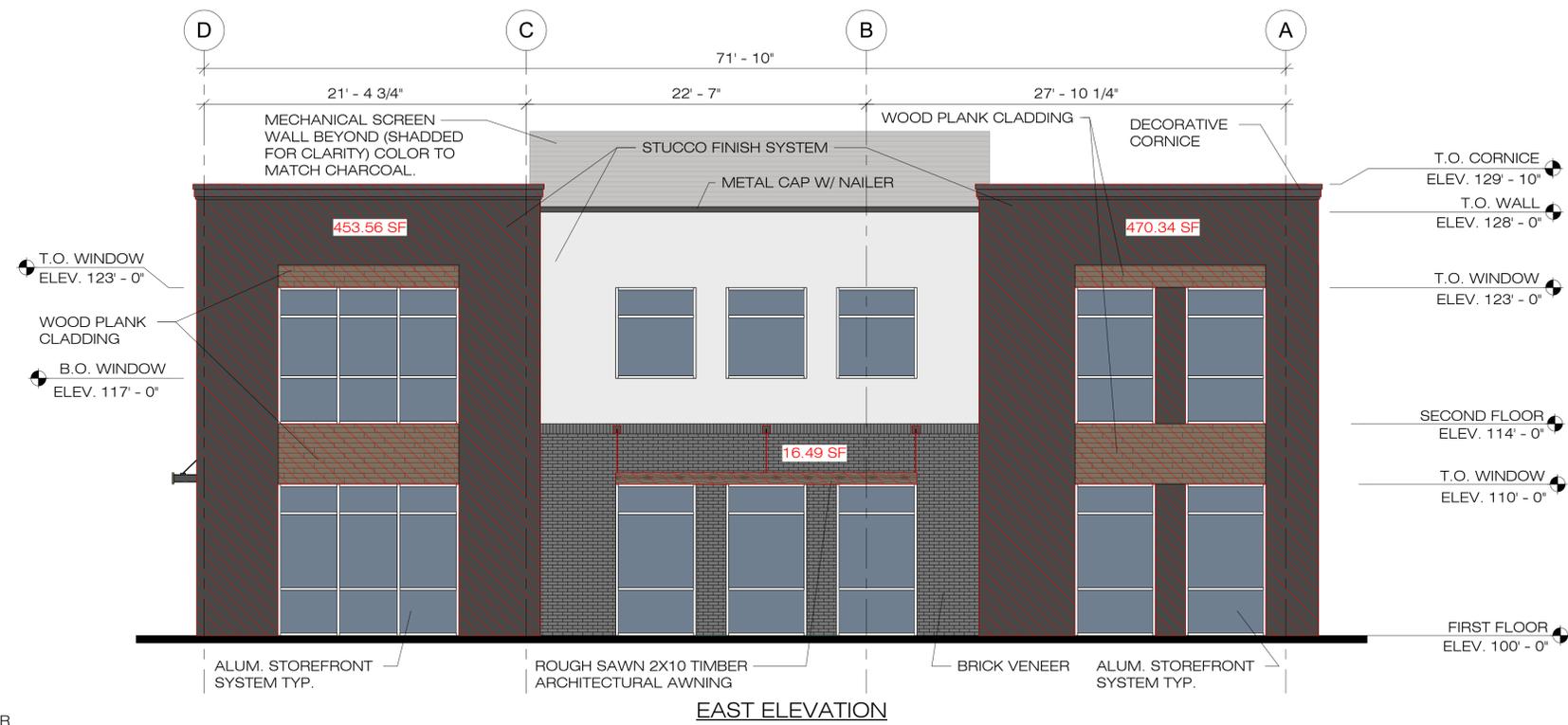
SAMUEL J. BRADY

ARCHITECTS

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Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR OWNER/TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQS. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.



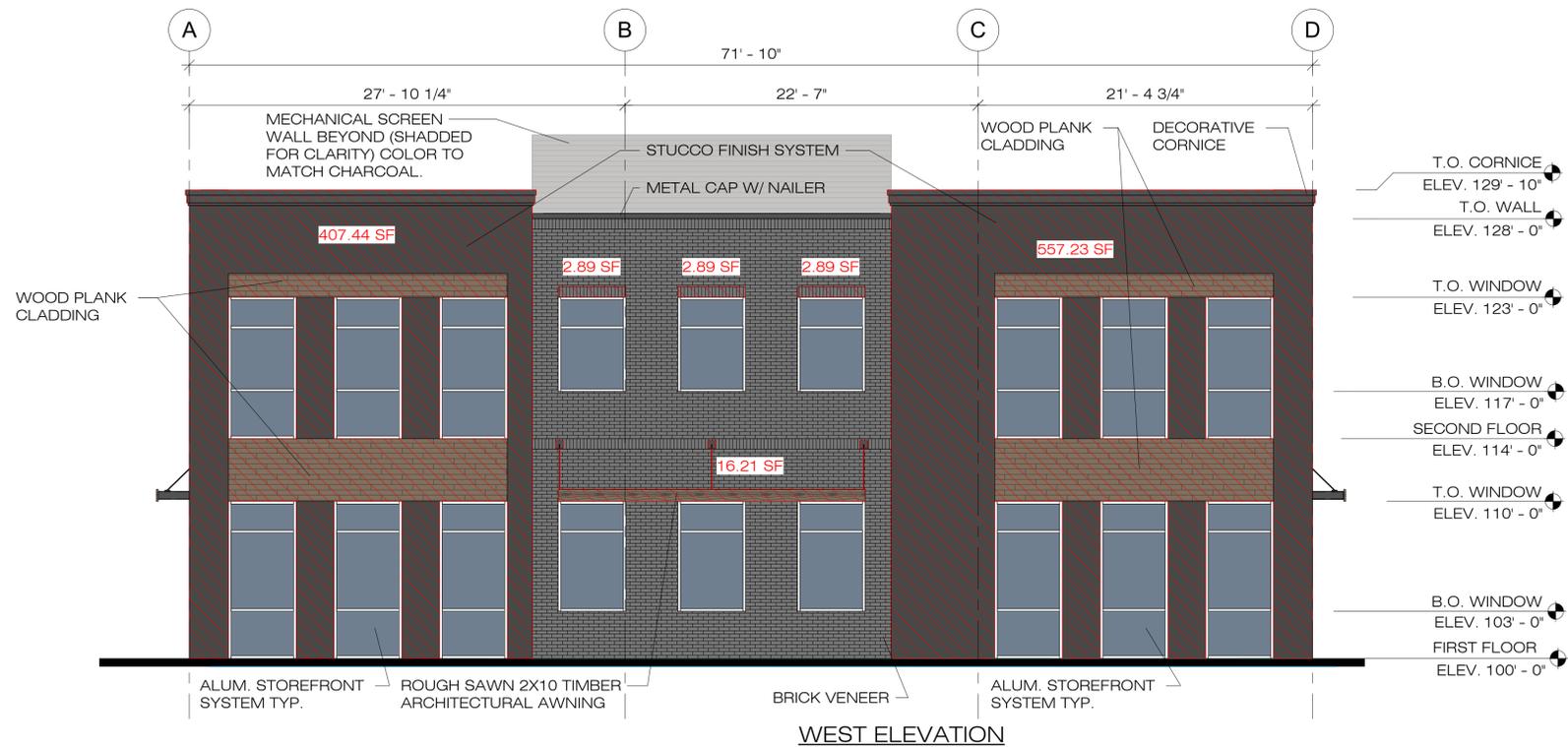
FINISH SCHEDULE		
MATERIAL	MANUFACTURER	COLOR
BRICK VENEER	TBD	TBD
WOOD PLANK CLADDING	PARKLEX PRODEMA	CINDER
WOOD PLANK CLADDING	PARKLEX PRODEMA	STONEGREY
EIFS STUCCO FINISH	STOLIT MILANO	STO 16279
EIFS STUCCO FINISH	STOLIT MILANO	STO 16005
METAL CAP	DREXEL METALS	CHARCOAL GRAY SR.27
CANOPY SUPPORT STEEL (PAINTED)	SHERWIN WILLIAMS	MATCH METAL CAP COLOR
ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE
EXTERIOR GLASS	GUARDIAN GLASS	CRYSTAL GRAY

FINISH PERCENTAGE

MATERIAL	PERCENTAGE			
	NORTH	SOUTH	EAST	WEST
BRICK VENEER	19%	19%	12%	23%
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370 W 500 S

BOUNTIFUL UT, 84010 PROPOSED BUILDING

EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"
APRIL 11, 2024
2068101

A3.5



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370 W 500 S

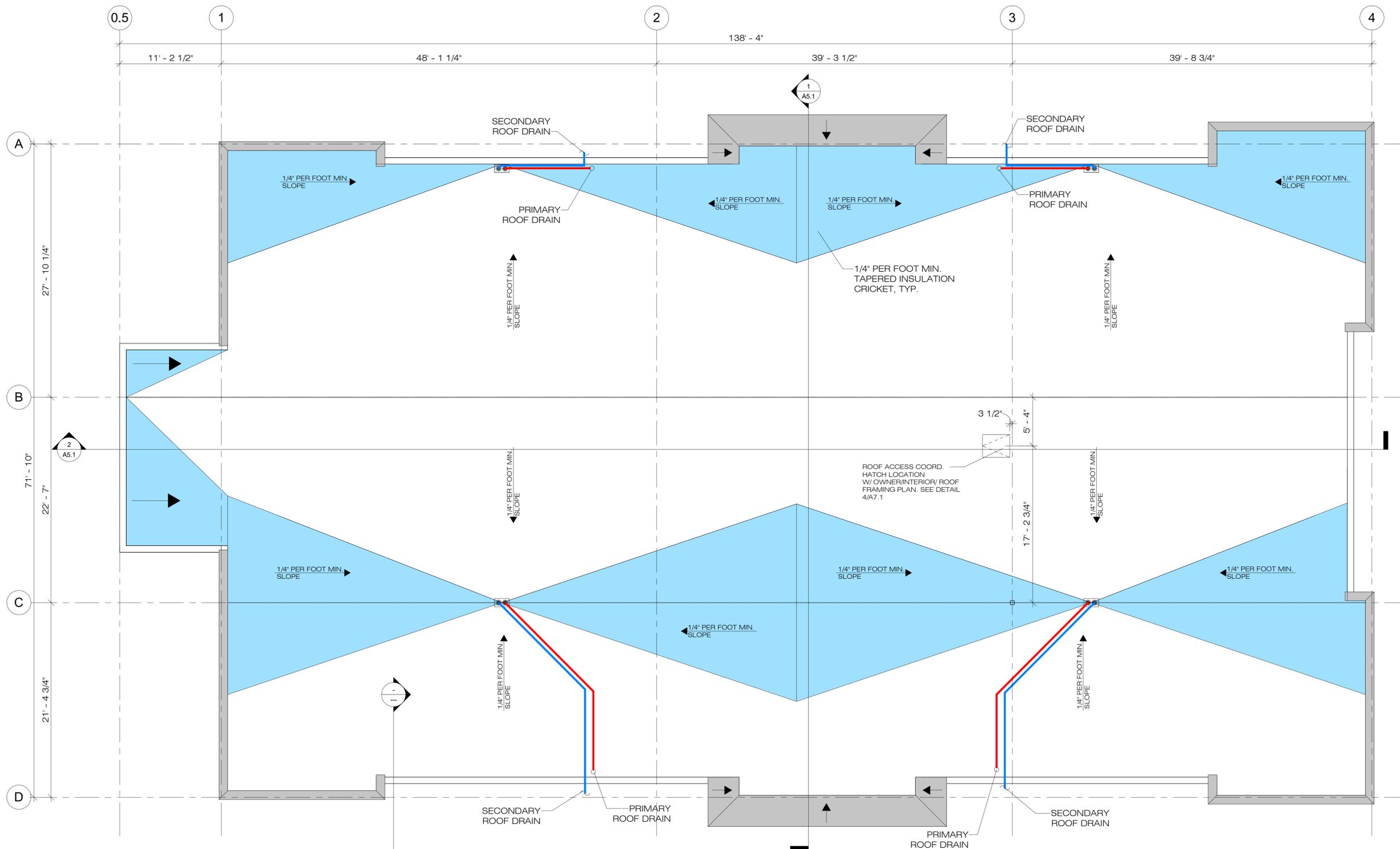
BOUNTIFUL UT, 84010 PROPOSED BUILDING

ROOF PLAN

SCALE: 3/16" = 1'-0"
APRIL 11, 2024
2068101

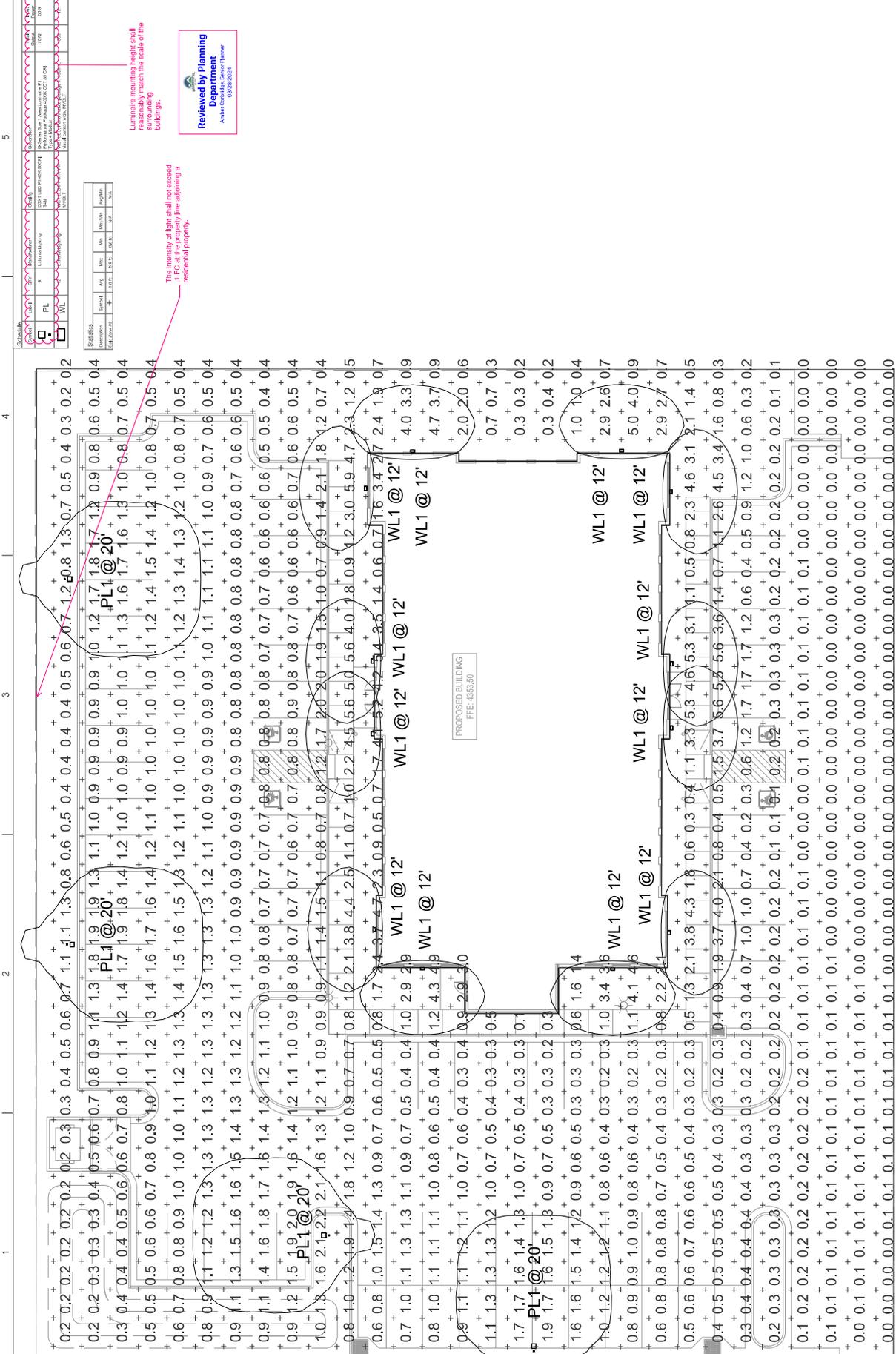


A7.0



ROOF PLAN NOTES

1. SEE ENGR. DWGS. FOR ROOF DRAINAGE SYSTEM/ EXACT LOCATION OF ALL ROOF DRAINS.
2. COORD. ROOF DRAINAGE W/ SITE DRAINAGE, SEE CIVIL ENGR. PLANS.
3. SEE DWG. A7.2 FOR PRIMARY AND SECONDARY ROOF DRAIN DETAILS.
4. COORDINATE ALL ROOF SLOPES W/ STRUCTURAL ROOF FRAMING PRIOR TO WORK.
5. INSULATE ALL DRAIN LINES
6. R-30 ROOF INSULATION W/ TPO MEMBRANE
7. PROVIDE BILCO BIL GUARD 2.0 HATCH RAIL SYSTEM.



1 LIGHTING PLAN
 ES001 SCALE: 1/8" = 1'-0"

Intensity of light shall not exceed
 -1 FC at the property line adjoining a
 residential property.

Luminaire mounting height shall
 reasonably match the scale of the
 surrounding buildings.



Standard	Dimension	Min.	Max.	Min.	Max.	Min.	Max.
PL	PL	10'	15'	10'	15'	10'	15'
WL	WL	10'	15'	10'	15'	10'	15'

Symbol	Description
□	PL
□	WL

Symbol	Description
□	PL
□	WL

Symbol	Description
□	PL
□	WL

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