

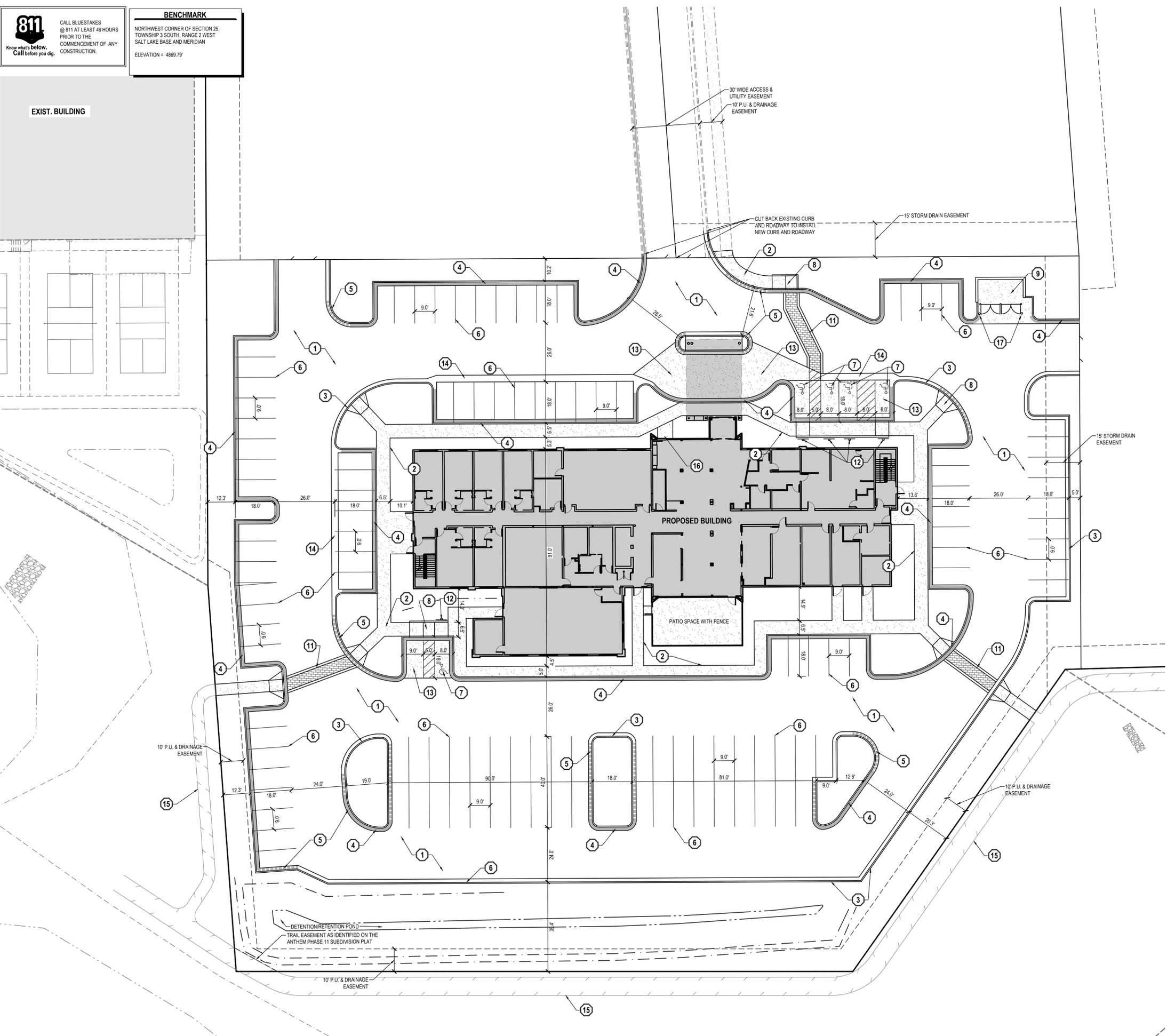
Attachment D

Site/ Landscaping Plans

811
CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
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BENCHMARK
NORTHWEST CORNER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4869.79'

EXIST. BUILDING



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
 - 2 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 3 24" COLLECTION CURB AND GUTTER PER DETAIL 2/C-500.
 - 4 24" REVERSE PAN CURB AND GUTTER PER DETAIL 3/C-500.
 - 5 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 6 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 7 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - 8 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - 9 TRASH ENCLOSURE PER ARCHITECTURAL PLANS AND DETAIL WITH CONCRETE FLOOR PER DETAIL 8/C-500.
 - 10 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
 - 11 INSTALL STAMPED CONCRETE CROSS WALK PER DETAIL 15/C-500.
 - 12 HANDICAP PARKING SIGN PER DETAIL 5/C-500.
 - 13 STAMPED, COLORED CONCRETE PAVING PER DETAIL 4/C-500. COORDINATE COLOR AND PATTERN WITH ARCHITECT.
 - 14 3.0' CONCRETE WATERWAY PER DETAIL 6/C-500.
 - 15 FUTURE TRAIL BY OTHERS
 - 16 INSTALL 4 STALL BIKE RACK PER DETAIL 14/C-500.
 - 17 8" PIPE BOLLARD PER DETAIL 16/C-500.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL BUILDING FLOOR PLAN AREA	54,918	
PAVEMENT	65,115	58%
MAIN FLOOR FOOTPRINT	15,183	13%
LANDSCAPING	32,717	29%
TOTAL SITE	113,015 2.59 ACRES	100%

PARKING REQUIREMENTS
HOTEL - 1.2 STALLS PER ROOM
90 ROOMS
TOTAL STALLS REQUIRED - 108 STALLS

PARKING PROVIDED TABLE

STANDARD STALLS	115
ADA STALLS	5
TOTAL STALLS	120

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RICHFIELD
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1183 S. REDWOOD RD, SUITE #102N
SOUTH JORDAN, UT 84095

CONTACT:
JAY KANSAGRA
PHONE: 435-531-0514

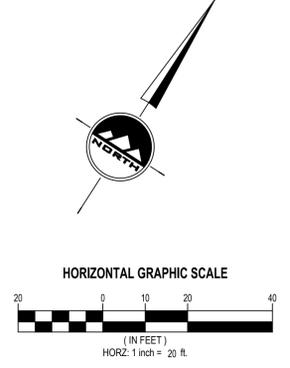
ANTHEM COMMERCIAL HOTEL
5141 W. DENALI PARK DR
HERRIMAN, UTAH

REGISTERED PROFESSIONAL ENGINEER
5/06/2024
5150016-2202
BRADEN D. MORGAN
STATE OF UTAH

SITE PLAN

PROJECT NUMBER: 4056FFFF.1
PRINT DATE: 2024-05-06
PROJECT MANAGER: B.M.
DESIGNED BY: B.M.

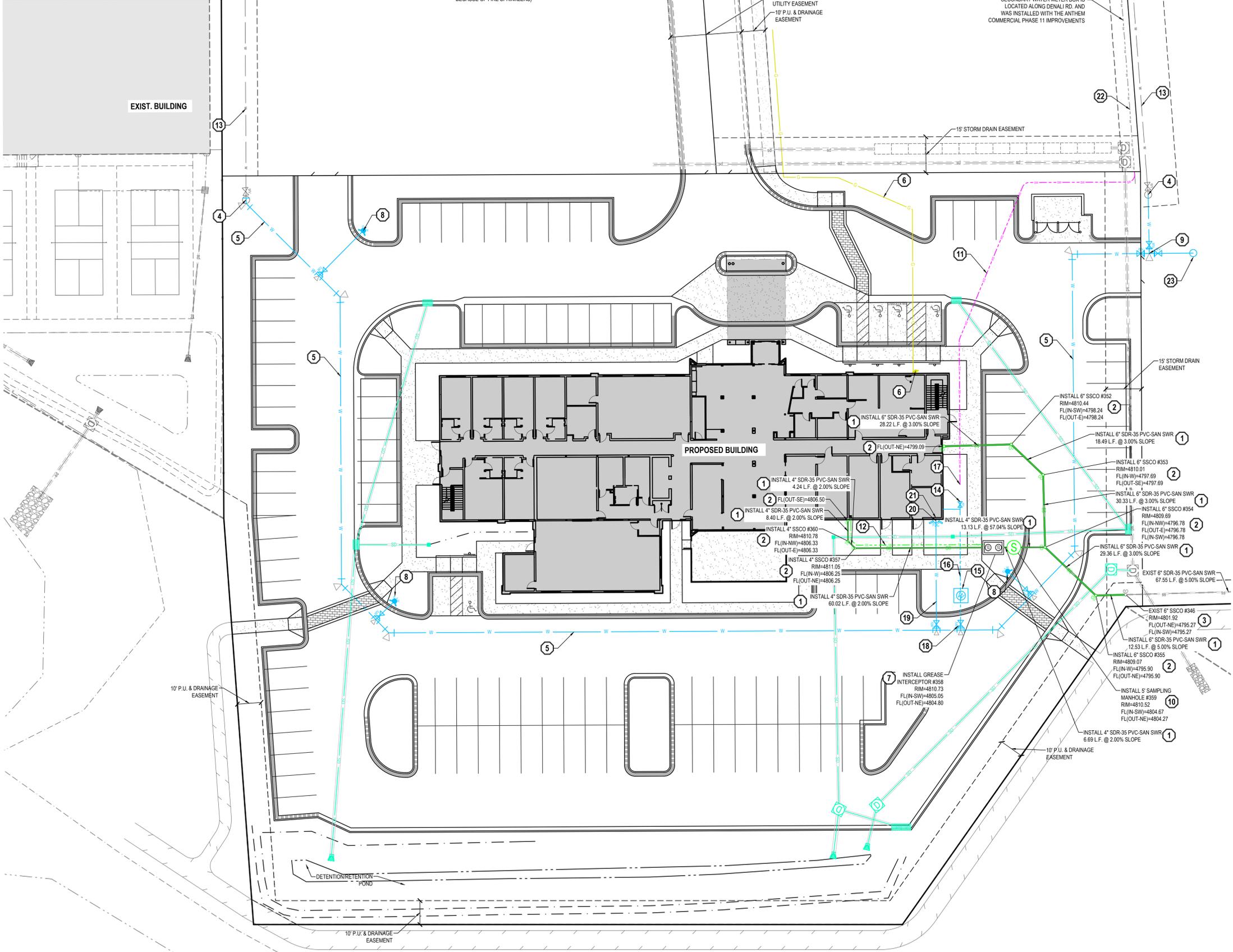
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FIRE FLOW CALCULATIONS
BUILDING WILL BE FIRE SPRINKLED
TOTAL BUILDING GROSS FLOOR AREA: - 54,918 SQUARE FEET
BUILDING CONSTRUCTION TYPE: - V-A
FIRE FLOW REQUIREMENTS: - 2,125 gpm
(FROM INTERNATIONAL FIRE CODE ASSUMING 50% REDUCTION BECAUSE OF FIRE SPRINKLERS)



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SEWER NOTES**
1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTHWEST VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER SOUTHWEST VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS. LENGTH, SIZE AND SLOPE PER PLAN.
 - 2 SANITARY SEWER CLEANOUT PER SOUTHWEST VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 3 CONNECT TO EXISTING SEWER CLEANOUT PER SOUTHWEST VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 4 REMOVE EXISTING BLOWOFF VALVE AND CONNECT TO EXISTING 8" WATER LINE.
 - 5 8" C-900 PVC CULINARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
 - 6 GAS METER AND GAS LINE. COORDINATE WITH DOMINION ENERGY FOR EXACT LOCATION AND ROUTING.
 - 7 800 GALLON GREASE INTERCEPTOR PER SOUTHWEST VALLEY SEWER STANDARD DETAIL PT-1 AND SPECIFICATIONS.
 - 8 FIRE HYDRANT ASSEMBLY COMPLETE PER HERRIMAN CITY STANDARD PLAN CW-15. HYDRANT ISOLATION VALVE TO BE FLANGED TO TEE FITTINGS. ISOLATION VALVES ARE NOT ALLOWED IN THE CURB AND GUTTER.
 - 9 INSTALL 8" TEE WITH 3 GATE VALVES AND THRUST BLOCK.
 - 10 5" SAMPLING MANHOLE PER SOUTHWEST VALLEY SEWER STANDARD DETAIL PT-4 AND SPECIFICATIONS.
 - 11 1.5" IPS DR-9 POLY SECONDARY WATER LATERAL.
 - 12 3" SANITARY SEWER VENT LINE. EXTEND BACK TO BUILDING AND THROUGH ROOF.
 - 13 EXIST. 8" WATER LINE.
 - 14 1.5" STOP AND WASTE VALVE AND POINT OF CONNECTION FOR IRRIGATION PER RPZ ASSEMBLY. SEE IRRIGATION PLANS FOR DETAILS.
 - 15 INSTALL 2" WATER METER PER HERRIMAN CITY STANDARD DRAWING CW-11.
 - 16 INSTALL REDUCER AT METER AND 4" PVC C900 WATER LINE FROM METER TO BUILDING.
 - 17 IRRIGATION TO BE SERVICED BY CULINARY WATER OR SECONDARY WATER WITH SWING CONNECTION. INSTALL PHYSICAL DISCONNECT CULINARY TO IRRIGATION PER HERRIMAN CITY STANDARD DRAWING IR-37.
 - 18 ISOLATION VALVE PER HERRIMAN CITY STANDARD DRAWING CW-11A.
 - 19 INSTALL 6" DR-14 CLASS 305 PVC FIRE SERVICE LINE PER HERRIMAN CITY STANDARDS.
 - 20 FIRE DEPARTMENT CONNECTION W/ KNOX LOCKING CAPS. SEE ARCHITECTURAL PLANS.
 - 21 TRANSITION TO WELDED STAINLESS STEEL PIPE AND EXTEND INTO FIRE RISER ROOM INCLUDING 90° BEND AND THRUST BLOCKS TO BLIND FLANGE 12 INCHES ABOVE THE FLOOR. COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR EXACT LOCATION.
 - 22 EXIST. 1.5" SECONDARY WATER SERVICE LINE.
 - 23 INSTALL BLOW OFF HYDRANT PER HERRIMAN CITY STANDARDS DETAIL CW-14.

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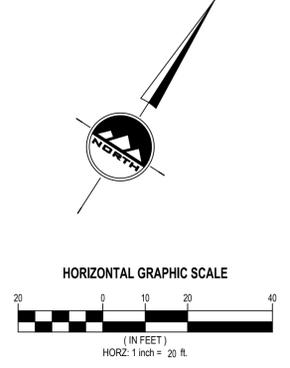
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5/06/2024
5150016-2202
BRADEN D. MORGAN
BRADEN D. MORGAN
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER: 4056FFFF.1
PRINT DATE: 2024-05-06
PROJECT MANAGER: B.M.
DESIGNED BY: B.M.

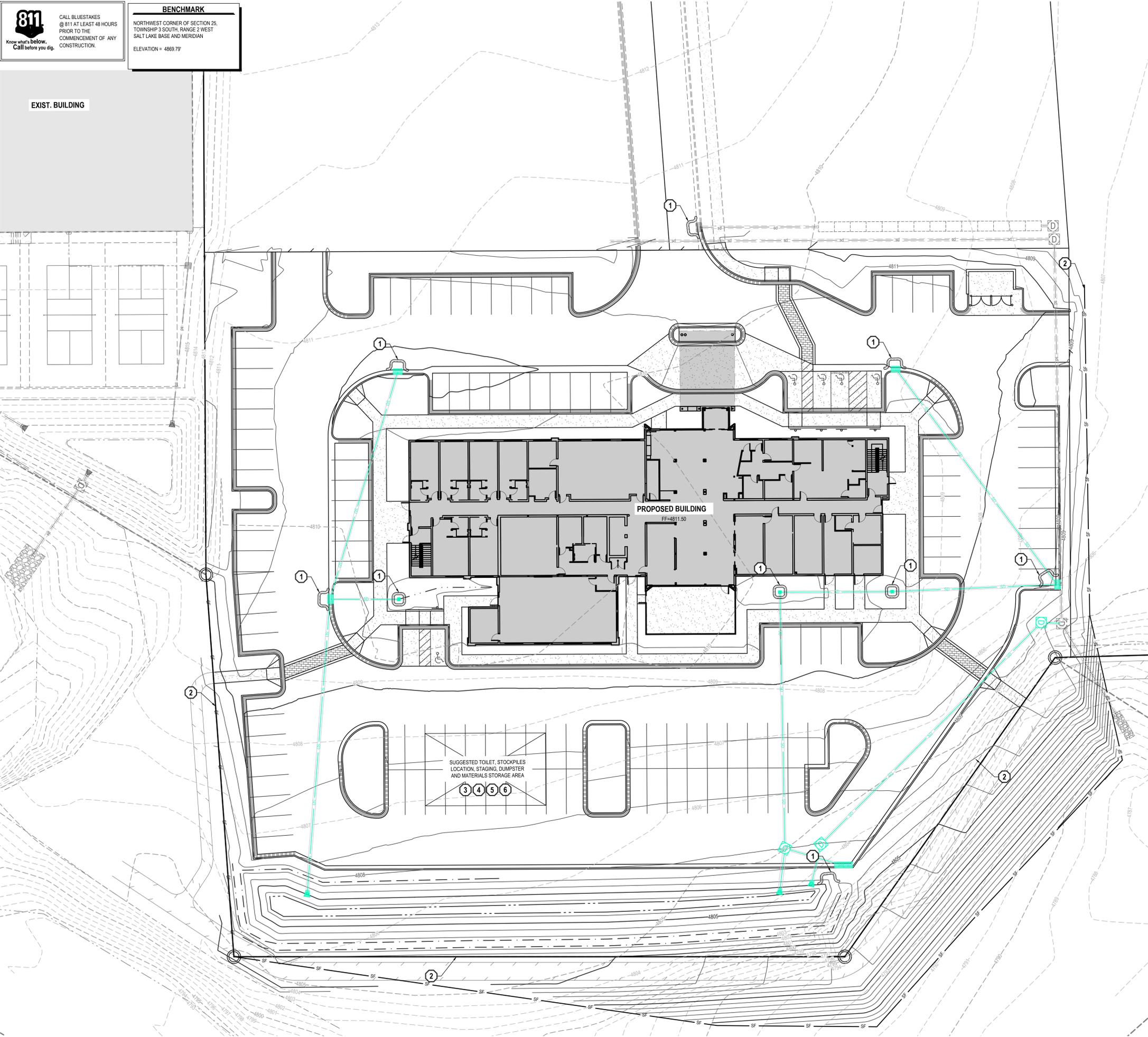
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EXIST. BUILDING



GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

- INLET PROTECTION PER DETAIL 9/C-500.
- SILT FENCE PER DETAIL 10/C-500.
- PORTABLE TOILET PER DETAIL 11/C-500.
- VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12/C-500.
- SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

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CONTACT:
JAY KANSAGRA
PHONE: 435-531-0514

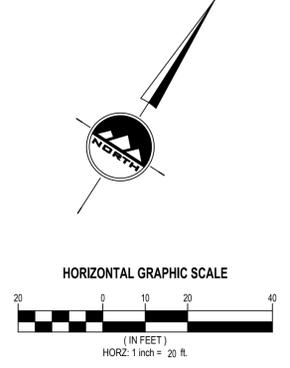
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HERRIMAN, UTAH



EROSION CONTROL PLAN

PROJECT NUMBER: 4056FFFF.1
PROJECT MANAGER: B.M.
PRINT DATE: 2024-05-06
DESIGNED BY:

C-400



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ILDING

- LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY-APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
 - LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
 - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986).
 - CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL STOCKPILED ON SITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS, THEN CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER.
 - PROVIDE THE FOLLOWING TOPSOIL MINIMUMS:
A.6" TOPSOIL IN ALL PLANTER BEDS
 - ALL PLANT MATERIAL AND SQUARE FOOTAGE QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
25		Columnar Blue Spruce	Picea pungens var. glauca 'Fastigiata'	6' Min.
10		Bigtooth Maple	Acer grandidentatum	2" Cal.
7		Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	6' Min.
19		Eastern Redbud	Cercis canadensis	2" Cal.

Shrubs and Grasses

Qty	Symbol	Common Name	Botanical Name	Plant Size
41		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
39		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
86		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
57		Winged Euonymus	Euonymus alatus 'Grove's Compactus'	5 Gallon
66		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
23		Hosta	Hosta	5 Gallon
55		Creeping Juniper	Juniperus horizontalis	5 Gallon
67		Spreading Cotoneaster	Cotoneaster dammeri 'Coral Beauty'	5 Gallon
105		Fountain Grass	Pennisetum setaceum	1 Gallon

- In all planter bed areas, install 4" deep 2"-3" dia. Nepheli Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.
- Install native grass seed mix.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	66,894	59%
ROOF	15,311	14%
LANDSCAPING	30,810	27%
TOTAL SITE	113,015	100%

LANDSCAPE AREA TABLE

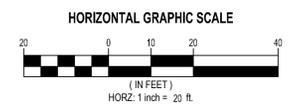
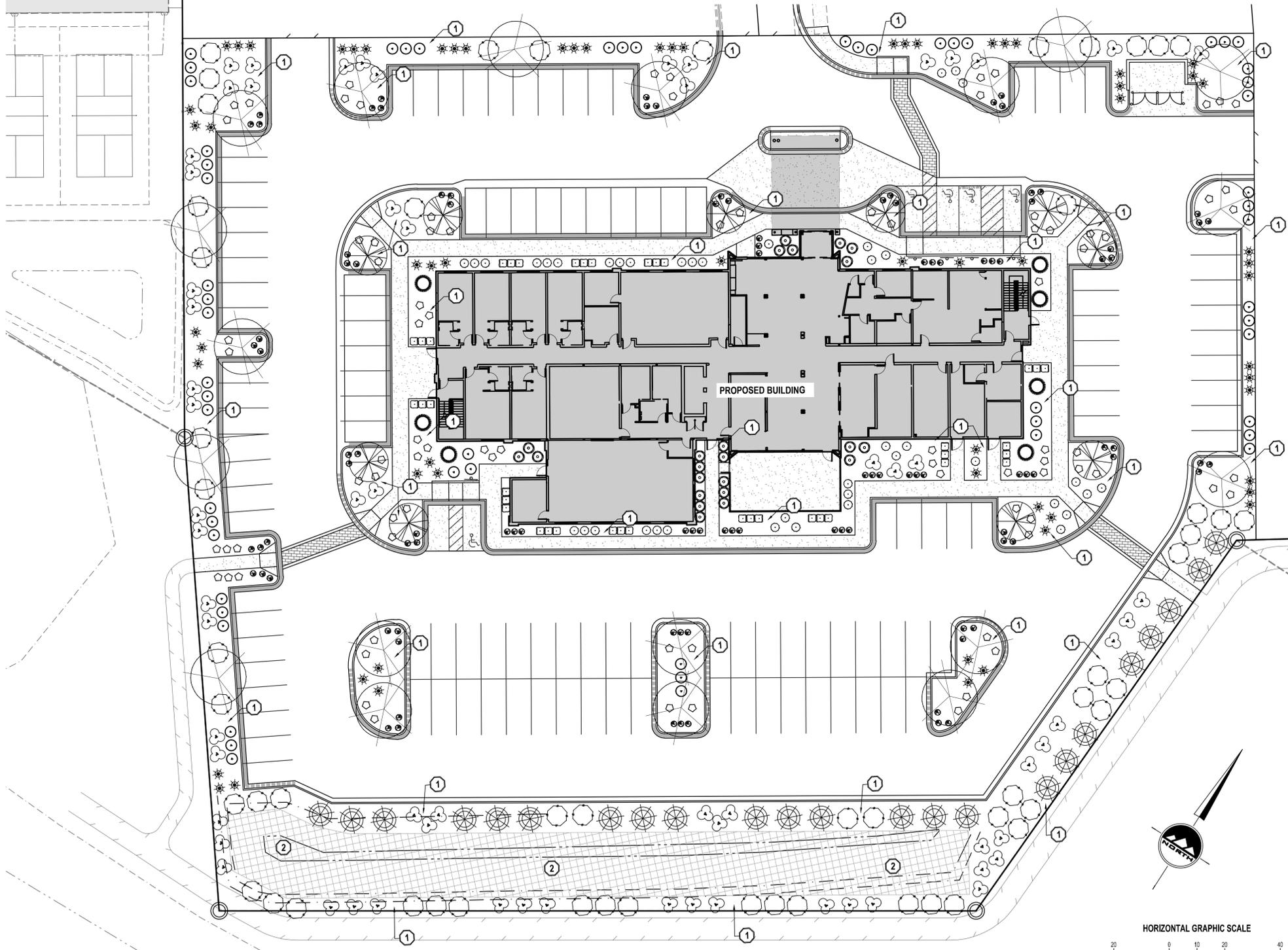
PLANT NAME	AREA (SF)	QUANTITY	TOTAL (SF)
CRIMSON PYGMY BARBERRY	13	41	533
LITTLELEAF BOXWOOD	13	39	507
CINQUEFOIL	7	86	602
WINGED EUONYMUS	20	57	1,140
MUGO PINE	13	66	858
HOSTA	7	23	161
CREEPING JUNIPER	50	55	2,750
SPREADING COTONEASTER	28	67	1,876
FOUNTAIN GRASS	7	105	735
NATIVE GRASS	6,255	N/A	6,255
TOTAL PLANT MATERIAL		539	15,417 (50%)

LANDSCAPE REQUIREMENT TABLE

All landscape plans required by Herriman City Code § 10-23-5 shall submit a completed Landscape Requirement Table.

	Required	Provided
Property size (acres and Sqft)		2.59 acres
Building footprint		15,311
Hardscape % of Property size		73%
Overall Landscape sqft		30,810
Live plant material sqft	15,405 (50%)	15,417
Trees 1 tree/500 sqft	61 Trees	61 Trees
Trees in lawn areas		None
Parkstrip trees 1 per every 30' of frontage	N/A	No parkstrip
Lawn areas less than 8 feet wide	N/A	None
Lawn areas on slopes greater than 25% or a 4:1	N/A	None
Residential		
Turf Grass provided	Allowed <35% of the total landscaped area	N/A
Small residential lot exemption when total landscaped area is < 250 sqft	Sec Water Efficiency Standards 6.G.vi	N/A
Commercial, Industrial, Institutional and multi-family	Sec Water Efficiency Standards 6.H	

For more information or clarification, please reference the Water Efficiency Standards (www.herriman.org/water-efficiency-standards)



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ANTHEM COMMERCIAL HOTEL

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LANDSCAPE PLAN

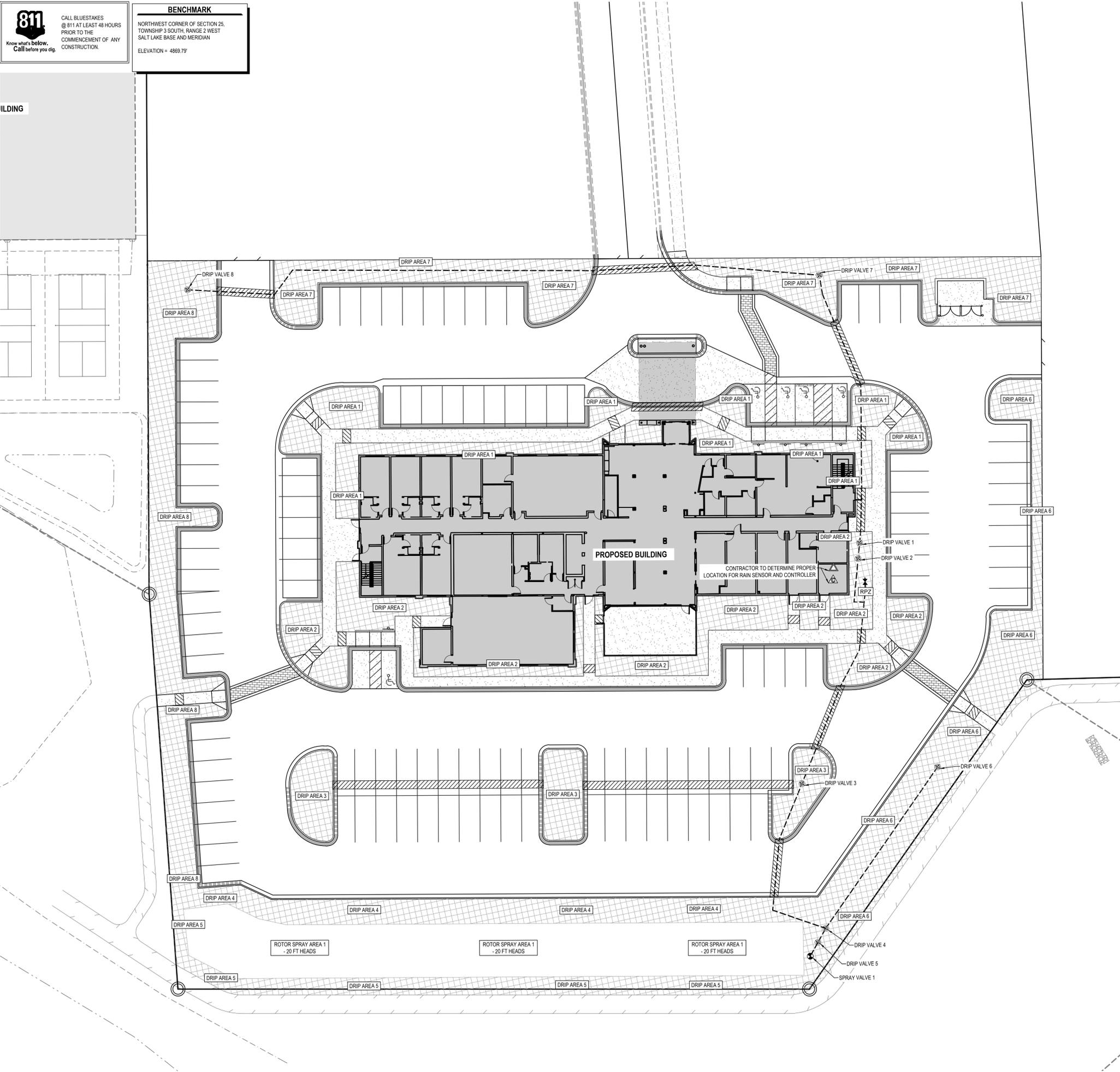
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PROJECT MANAGER: B.M.
DESIGNED BY:

L-100

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SALT LAKE BASE AND MERIDIAN
ELEVATION = 4869.79'

BUILDING



Irrigation

Qty	Symbol	Description
1		Rain Bird 200-PGA Globe*
8		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Mainline - 1 1/2" Schedule 40 PVC
1		1 1/2 inch meter
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1		RPZ Backflow Prevention Device
		Rain Bird 3/4" XBS Black Stripe Tubing with Rain Bird XB-10 Emitters**

*Use the spray valve until native grasses are established
**Install 2 emitters per shrub, 4 emitters per tree

NOTES
THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.



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ANTHEM COMMERCIAL HOTEL

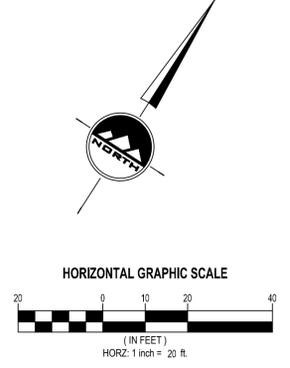
5141 W. DENALI PARK DR
HERRIMAN, UTAH

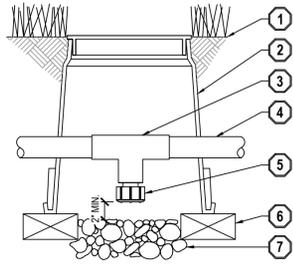


IRRIGATION PLAN

PROJECT NUMBER: 4056FFFF.1
PRINT DATE: 2024-05-06
PROJECT MANAGER: B.M.
DESIGNED BY:

L-200

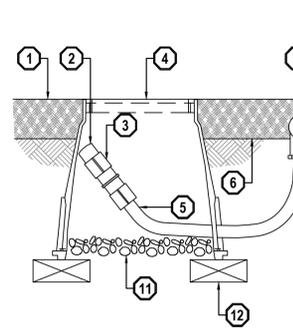




- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-6RD
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE: RAIN BIRD 15A-FDV-075
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

13 LATERAL LINE DRAIN VALVE DETAIL

SCALE: NONE

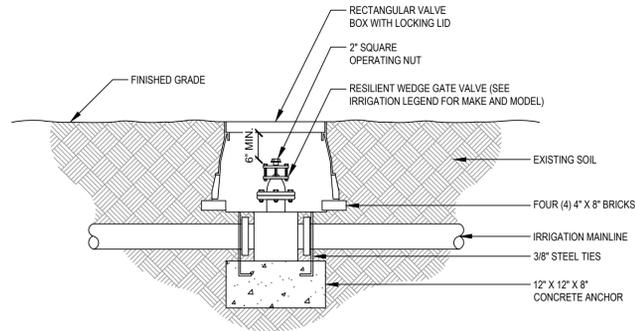


- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9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

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

14 ON-SURFACE DRIPLINE FLUSH POINT DETAIL

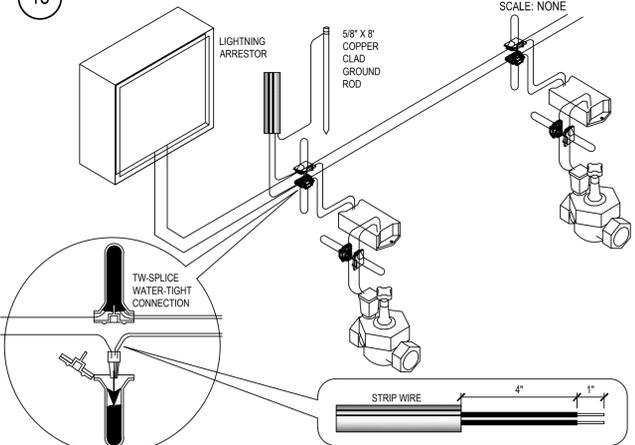
SCALE: NONE



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

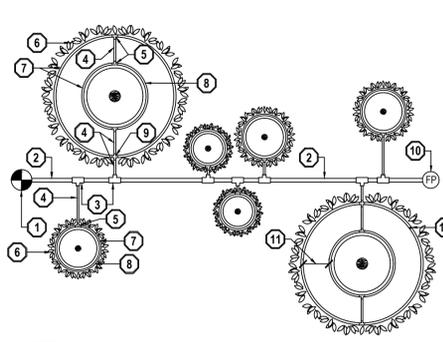
15 GATE VALVE AND ANCHOR DETAIL

SCALE: NONE



16 TWO-WIRE CONNECTION DETAIL

SCALE: NONE

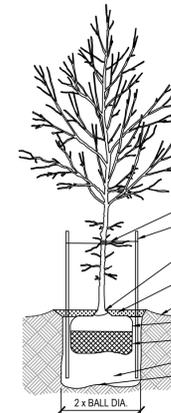


- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC SCH 40 TEE OR EL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR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

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

9 ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

SCALE: NONE



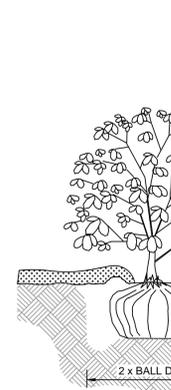
NOTES:

1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH AND 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. STAKING IS REQUIRED: LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.

- CINCH TIES 1" DIA.
- 2" DIA. ROUND FIR POSTS; 2 PER TREE
- MAINTAIN TREE BASE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT
- MULCH PER PLAN, CREATE WATER BASIN AROUND TREE
- FINISHED GRADE
- CUT AND REMOVE ALL BURLAP AND WIRE FROM ROOTS
- ROOT BALL
- BACKFILL MIX AS SPECIFIED
- BELOW SCARIFY PIT BOTTOM (MIN. 6")

10 DECIDUOUS TREE PLANTING

SCALE: NONE



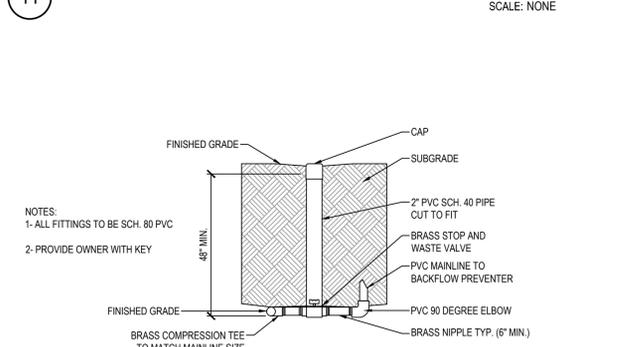
NOTES:

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

- FORM WATER BASIN WITH 3" CONTINUOUS RIM (REQ.)
- MULCH PER PLANS
- SPECIFIED BACKFILL MIX, WATER AND TAMP TO REMOVE AIR POCKETS (REQ.)

11 SHRUB PLANTING

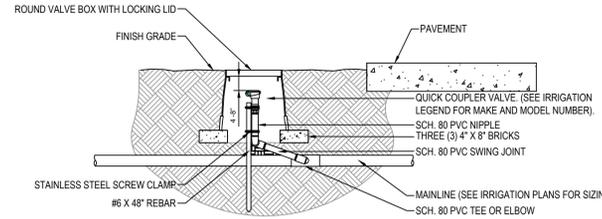
SCALE: NONE



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

12 STOP AND WASTE VALVE ASSEMBLY

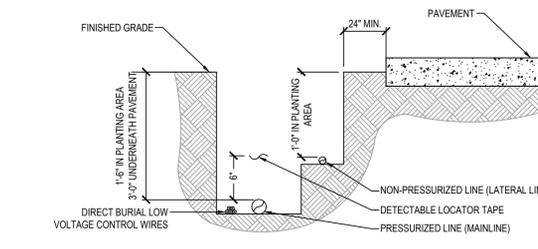
SCALE: NONE



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

5 QUICK-COUPLING VALVE

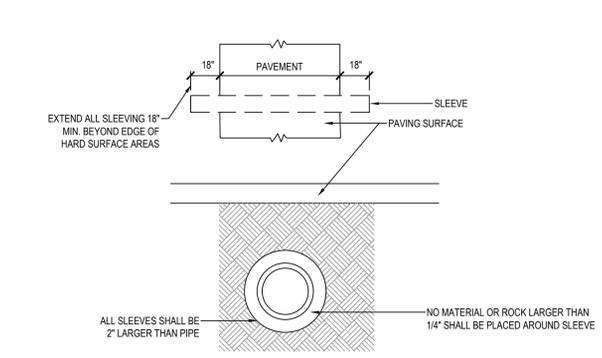
SCALE: NONE



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

6 IRRIGATION TRENCHING

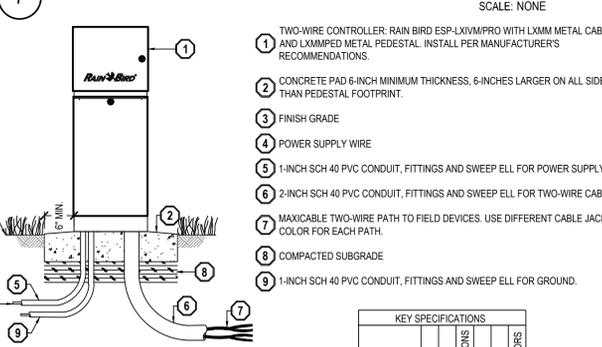
SCALE: NONE



- EXTEND ALL SLEEVING 18" MIN. BEYOND EDGE OF HARD SURFACE AREAS
- ALL SLEEVES SHALL BE 2" LARGER THAN PIPE
- NO MATERIAL OR ROCK LARGER THAN 1/4" SHALL BE PLACED AROUND SLEEVE

7 PIPE BENEATH PAVEMENT

SCALE: NONE

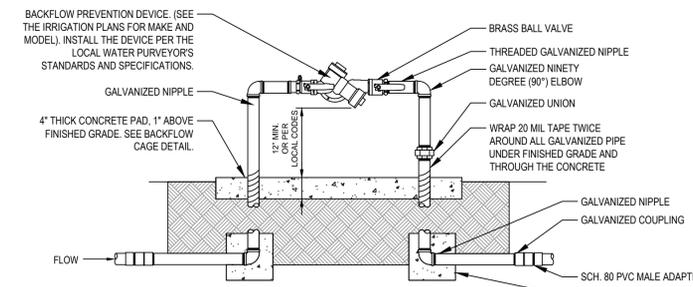


- NOTES:
1. ESP-LX1VM CONTROLLER IS AVAILABLE IN TWO MODELS, THE LX1VM WITH 60 STATIONS AND THE LX1VM-PRO WITH 240 STATIONS. REFER TO THE CHART ON THE RIGHT FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

FEATURE	MODEL
MAX PROGRAMS	LX-1VM
MAX STATIONS	LX-1VM
MAX SIMULATIONS	LX-1VM PRO
MASTER VALVES	LX-1VM PRO
FLOW SENSORS	LX-1VM PRO
WEATHER SENSORS	LX-1VM PRO

8 IRRIGATION CONTROLLER

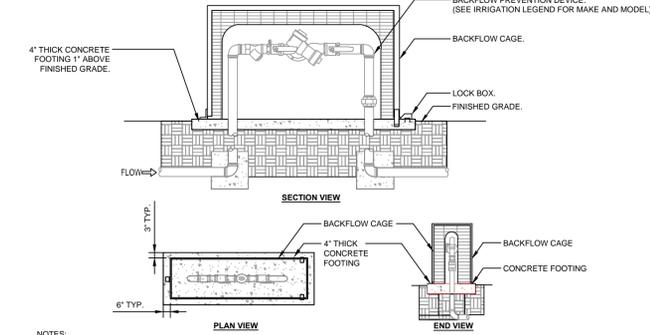
SCALE: NONE



- NOTE:
1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
 2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
 3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
 4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
 5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
 6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
 7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
 8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

3 CONTROL VALVE

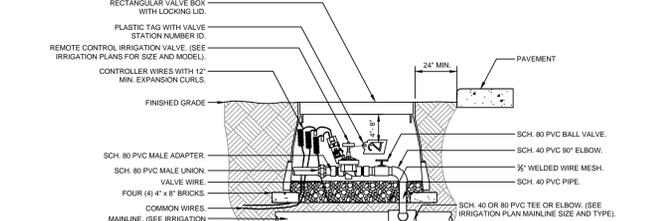
SCALE: NONE



- NOTES:
1. INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
 3. LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.
 4. CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

4 DRIP CONTROL ZONE KIT

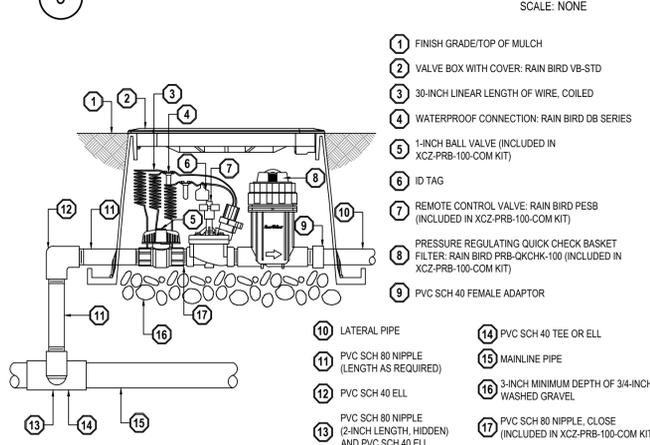
SCALE: NONE



- NOTE:
1. LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
 2. COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER, COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
 3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DRIBBY-4 CONNECTORS OR APPROVED EQUAL.
 4. VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
 5. MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).
 6. ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
 7. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

2 BACKFLOW CAGE

SCALE: NONE



1 BACKFLOW PREVENTER

SCALE: NONE

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LICENSED LANDSCAPE ARCHITECT
K. PERMAIN R. DAVIS
05/06/2024
NO. 144888
STATE OF UTAH

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 4056FFF.1
PRINT DATE: 2024-05-06
PROJECT MANAGER: B.M.
DESIGNED BY:

L-300