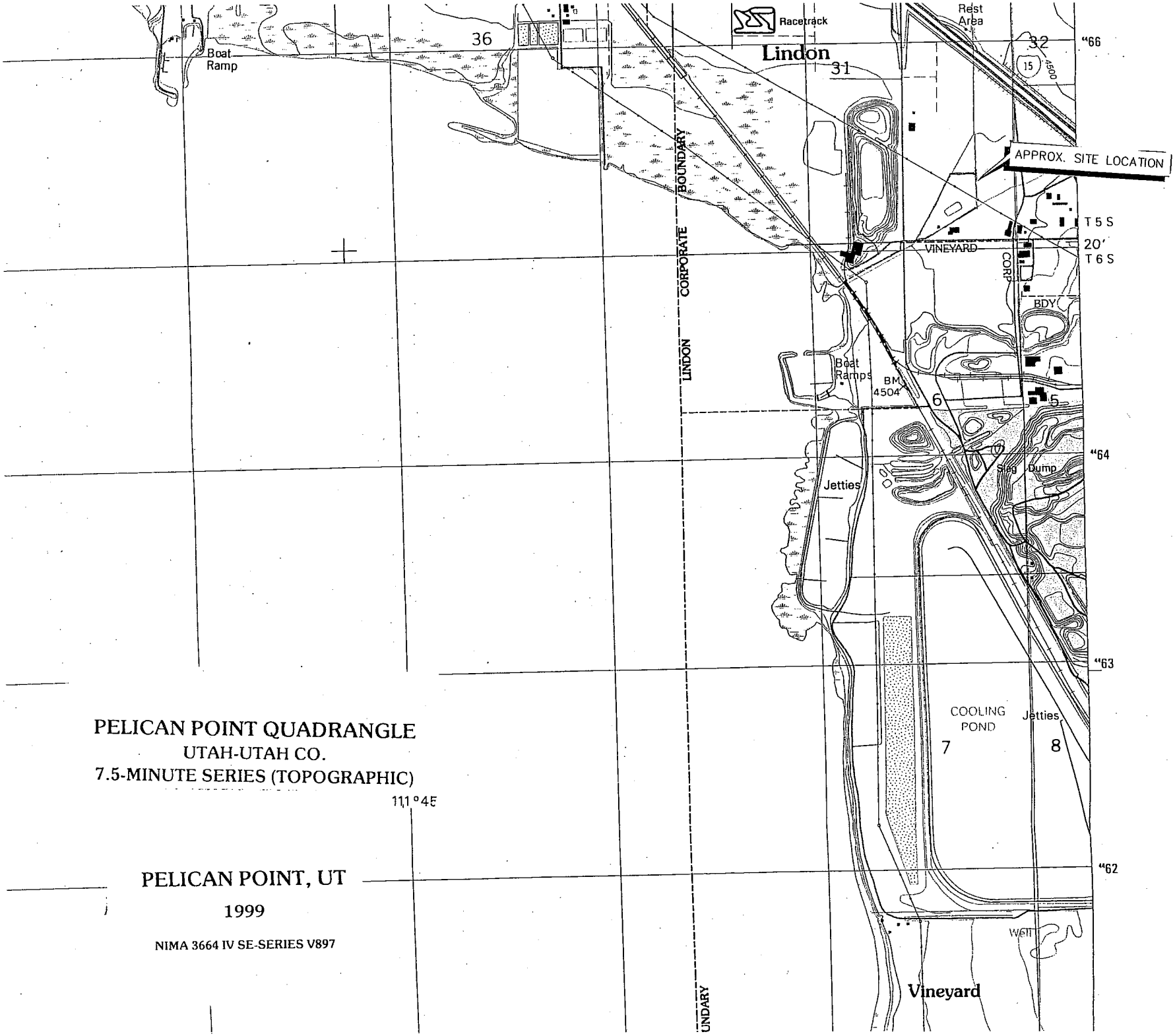


PELICAN POINT QUADRANGLE
UTAH-UTAH CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

PELICAN POINT, UT

1999

NIMA 3664 IV SE-SERIES V897

1800 WEST STREET

FUTURE BUILDING SITE
BUILDING, PARKING AND WALKS
SHOWN FOR REFERENCE ONLY

LOT 1

LOT 2

LOT 3

N

-40 0 40 80

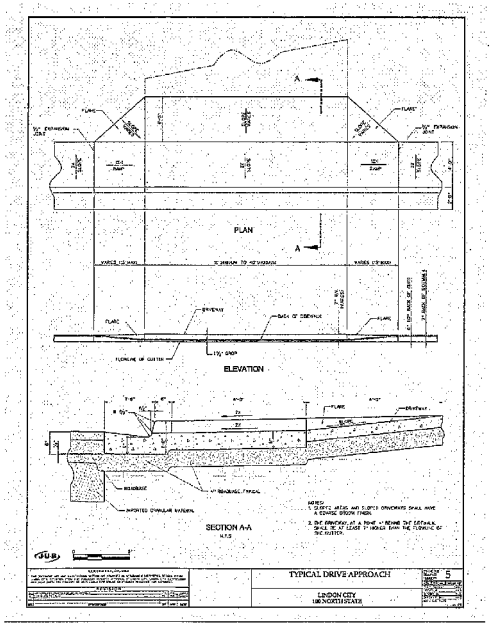
SCALE IN FEET

1"=40' (24"X36" SHEET)

1"=80' (11"X17" SHEET)

LEGEND

- EXIST. RIGHT OF WAY
- BOUNDARY
- BUILDING LINE
- EXIST. CURB & GUTTER
- PROP. FENCE LINE
- EXIST. EDGE OF OIL
- PROP. CURB AND GUTTER
- FUTURE
- GRAVEL AREA
- CONCRETE AREA
- PASTURE AREA



NOTES

NOTES

REVISIONS		
NO.	DESCRIPTION	DATE

KUNZ-MICKELSON
OVERALL SITE PLAN

6554.0810 PROJECT NUMBER

DWG\SITE-OV DRAWING FILE

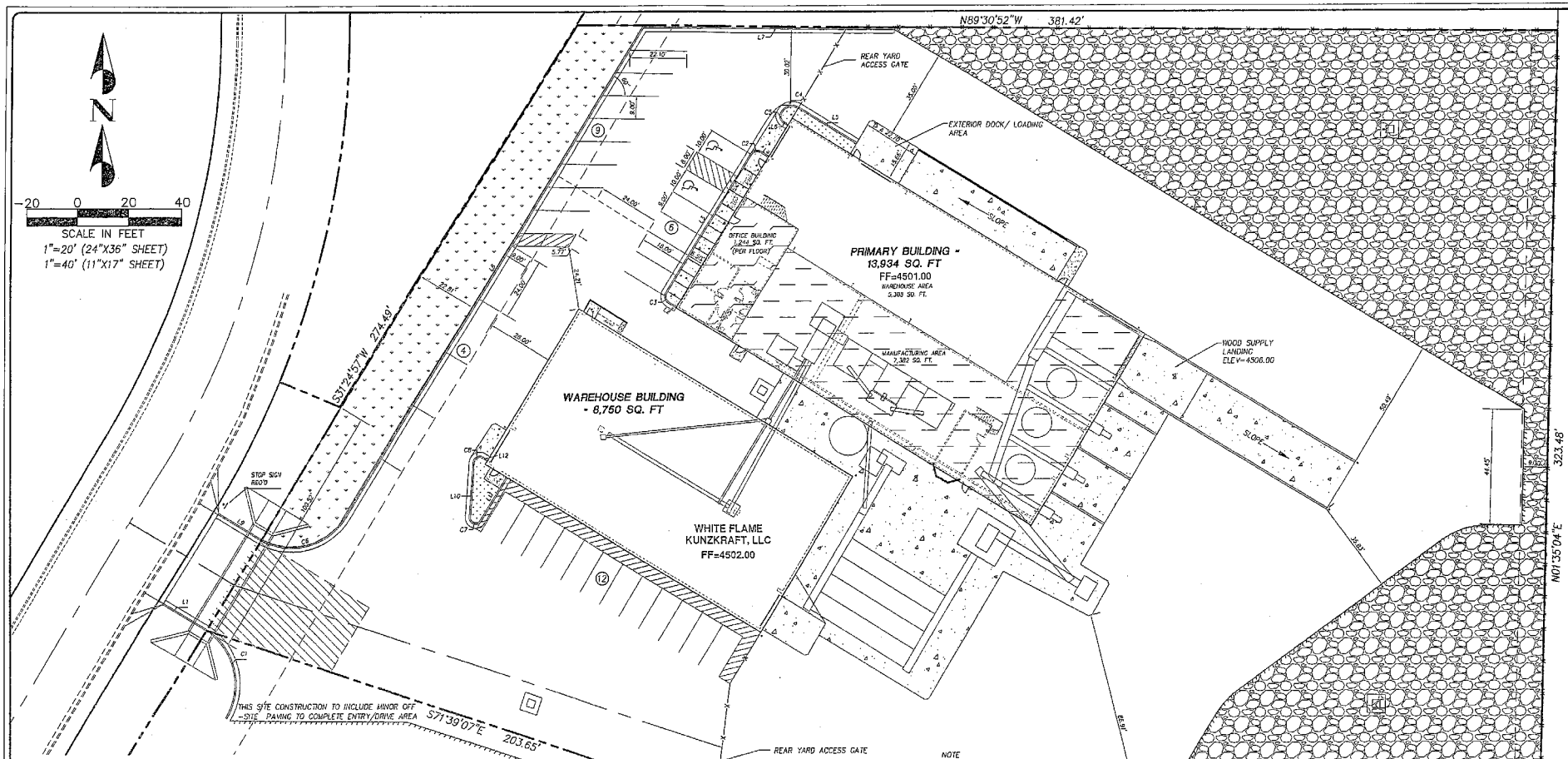
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 06-11-07

OV SITE PLAN

C2

SHEET NO.



LEGEND

- EXIST. RIGHT OF WAY
- BOUNDARY
- BUILDING LINE
- EXIST. CURB & GUTTER
- EXIST. FENCE LINE
- PROP. FENCE LINE
- EXIST. EDGE OF OIL
- PROP. CURB AND GUTTER
- ACCESS EASEMENT
- LANDSCAPE AREA
- MANUFACTURE AREA
- OFFICE AREA
- GRAVEL AREA
- CONCRETE AREA

LINE TABLE

LINE	LENGTH	BEARING
L1	18.09'	N 58°35'03" W
L2	3.50'	S 58°47'32" E
L3	62.67'	S 31°12'28" W
L4	3.50'	N 58°47'32" W
L5	27.01'	N 58°47'32" W
L6	2.00'	N 58°47'32" W
L7	98.40'	S 89°30'52" E
L8	221.33'	N 31°12'28" E
L9	17.91'	S 58°35'03" E
L10	21.33'	S 04°10'37" W
L11	19.50'	S 31°12'28" W
L12	2.19'	N 58°47'32" W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	39.18'	25.00'	89°47'31"	24.91'	N 13°41'17" W	35.29'
C2	3.93'	2.50'	90°00'00"	2.50'	S 76°12'28" W	3.54'
C3	3.93'	2.50'	90°00'00"	2.50'	S 13°47'32" E	3.54'
C4	7.07'	4.50'	90°00'00"	4.50'	S 76°12'28" W	6.36'
C5	3.93'	2.50'	90°00'00"	2.50'	S 13°47'32" E	3.54'
C6	39.36'	25.00'	90°12'29"	25.09'	N 76°18'43" E	35.42'
C7	5.34'	2.00'	152°58'09"	8.32'	S 72°18'27" E	3.89'
C8	4.09'	2.00'	117°01'51"	3.27'	S 62°41'33" W	3.41'

LAND USE TABLE

PROPERTY USE AREA	154,055	SQ.FT.
LANDSCAPE AREA	5,667	SQ.FT.
ASPHALT AREA	63,549	SQ.FT.
CONCRETE AREA	12,067	SQ.FT.
GRAVEL AREA	30,088	SQ.FT.
BUILDING AERA	22,684	SQ.FT.

PARKING REQUIREMENT TABLE

TYPE	S.F.	SPACES REQ.	TOTAL
MAIN FLOOR OFFICE	1,244	1 SPACE/350 S.F.	3.55
UPPER FLOOR OFFICE	1,244	1 SPACE/350 S.F.	3.55
MANUFACTURING	7,382	1 SPACE/750 S.F.	9.84
WAREHOUSE-PRIMARY BLD	5,303	1 SPACE/1000 S.F.	5.31
WAREHOUSE-SECOND BLD	8,750	1 SPACE/1000 S.F.	8.75
TOTAL PARKING SPACES REQ'D			31
TOTAL PARKING SPACES PROVIDED			31

NOTES

REVISIONS		
NO.	DESCRIPTION	DATE

WHITE FLAME SITE PLAN

6554.0619 — PROJECT NUMBER
DWG\WSITE-01 — DRAWING FILE

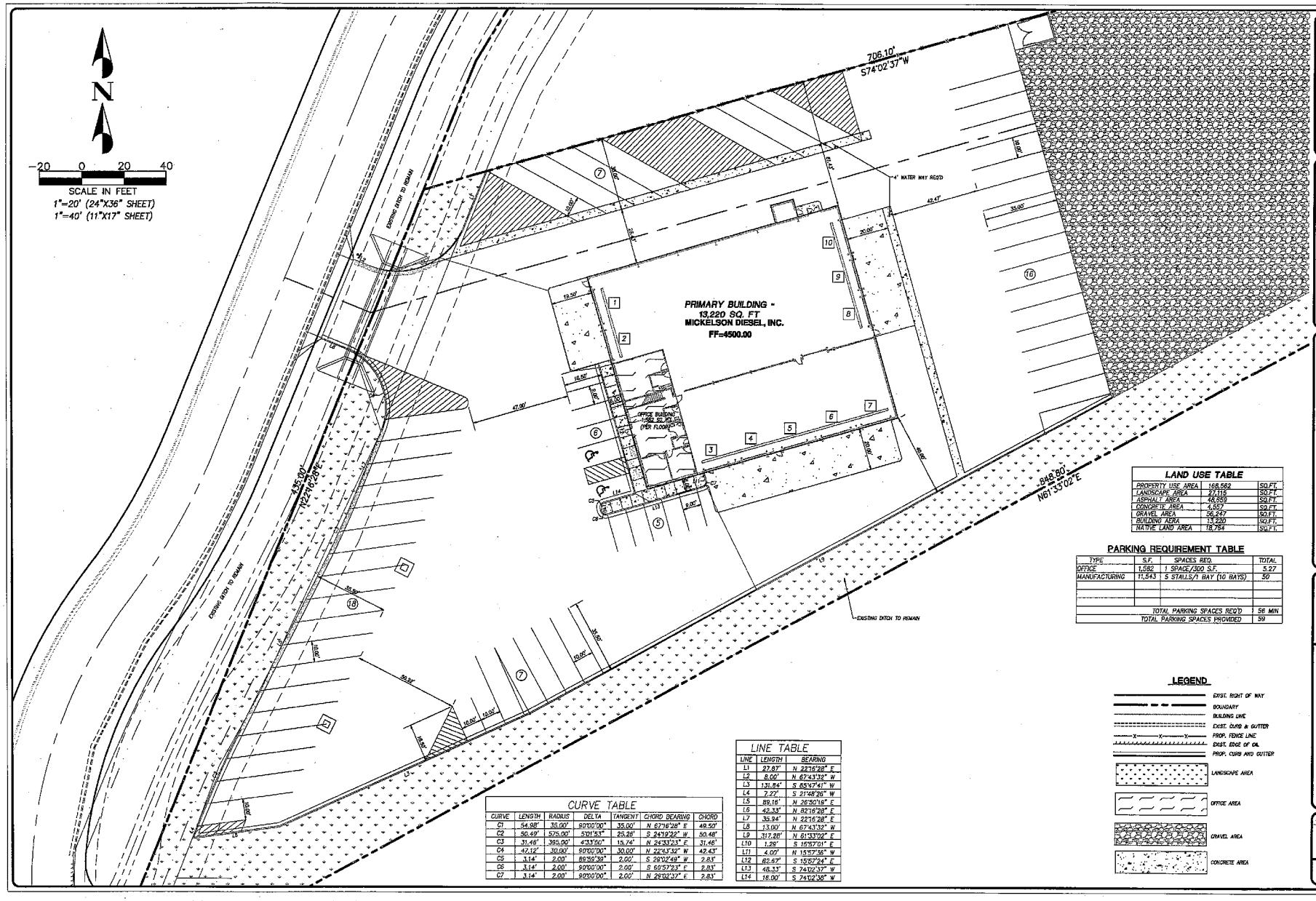
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 06-11-07

SITE PLAN

C1

SHEET NO.



LAND USE TABLE

PROPERTY USE AREA	168,562	SQ.FT.
LANDSCAPE AREA	27,115	SQ.FT.
ASPHALT AREA	48,659	SQ.FT.
CONCRETE AREA	4,557	SQ.FT.
GRAVEL AREA	56,247	SQ.FT.
BUILDING AERA	13,220	SQ.FT.
NATIVE LAND AREA	18,764	SQ.FT.

PARKING REQUIREMENT TABLE

TYPE	S.F.	SPACES REQ.	TOTAL
OFFICE	1,582	1 SPACE/300 S.F.	5.27
MANUFACTURING	11,543	5 STALLS/1 BAY (10 BAYS)	50
		TOTAL PARKING SPACES REQ'D	56 MIN
		TOTAL PARKING SPACES PROVIDED	59

LEGEND

- EXIST. RIGHT OF WAY
- BOUNDARY
- BUILDING LINE
- EXIST. CURB & GUTTER
- PROP. FENCE LINE
- EXIST. EDGE OF OIL
- PROP. CURB AND GUTTER
- LANDSCAPE AREA
- OFFICE AREA
- GRAVEL AREA
- CONCRETE AREA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	54.98'	35.00'	90°00'00"	35.00'	N 67°16'28" E	49.50'
C2	50.49'	575.00'	5°01'53"	25.26'	S 24°19'22" W	50.48'
C3	31.46'	395.00'	4°33'50"	15.74'	N 24°33'23" E	31.46'
C4	47.12'	30.00'	90°00'00"	30.00'	N 22°43'32" W	42.43'
C5	3.14'	2.00'	89°59'39"	2.00'	S 29°02'49" W	2.83'
C6	3.14'	2.00'	90°00'00"	2.00'	S 60°57'23" E	2.83'
C7	3.14'	2.00'	90°00'00"	2.00'	N 29°02'37" E	2.83'

LINE TABLE

LINE	LENGTH	BEARING
L1	27.87'	N 22°16'28" E
L2	8.00'	N 67°43'32" W
L3	131.84'	S 65°47'41" W
L4	7.27'	S 21°48'26" W
L5	89.16'	N 26°50'16" E
L6	42.33'	N 82°16'28" E
L7	35.94'	N 22°16'28" E
L8	13.00'	N 67°43'32" W
L9	317.28'	N 61°33'02" E
L10	1.29'	S 15°57'01" E
L11	4.00'	N 15°57'36" W
L12	62.67'	S 15°57'24" E
L13	48.33'	S 74°02'37" W
L14	16.00'	S 74°02'38" W

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

MICKELSON DIESEL
SITE PLAN

8554.0610 | DWG\MSITE-01
PROJECT NUMBER | DRAWING FILE

PRELIMINARY NOT FOR CONSTRUCTION

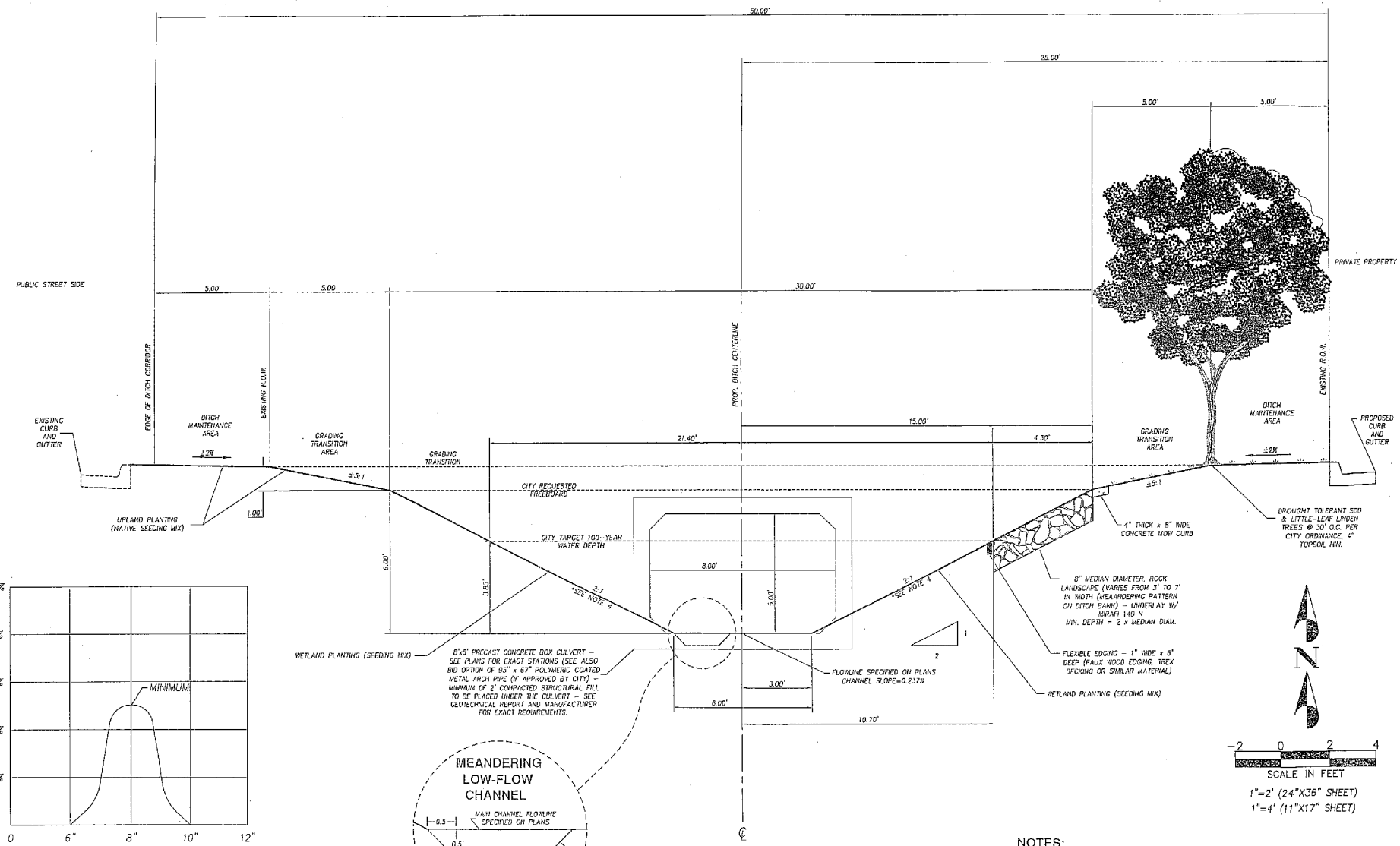
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

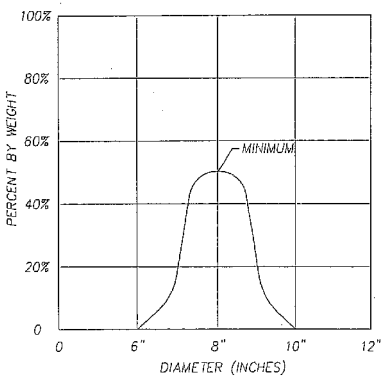
PLOT DATE: 06-08-07

SITE PLAN

C1

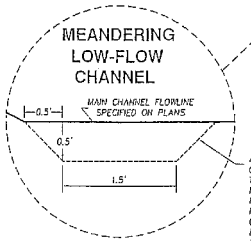
SHEET NO.





8" MEDIAN RIP-RAP SIZING CURVE

NOTE: NO ROCK LESS THAN 1/2 MEDIAN OR GREATER THAN 1 1/2 MEDIAN DIAMETER ALLOWED, 50% MIN. OF ROCK MUST BE BETWEEN 6"-10" DIAM.



A 6" DEEP x 1.5' WIDE, LOW-FLOW CHANNEL SHALL MEANDER THROUGHOUT THE BOTTOM OF THE MAIN CHANNEL. THIS CHANNEL TO BE PLACED IN A RANDOM MEANDERING PATTERN, RAISE FLOWLINE AT CULVERT LOCATIONS (ALLOW FLOW TO BUBBLE UP AT CULVERT TO MATCH MAIN CHANNEL FLOWLINE)

NOTES:

1. THE IMPROVEMENTS AS SHOWN IN THIS CROSS-SECTION ARE PROPOSED PER THE REQUIREMENTS OF LINDON CITY AS A PART OF THE SUBDIVISION PROCESS, AS SUCH, ALL CONSTRUCTION SHALL COMPLY WITH LINDON CITY STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
2. THE SLOPES SHOWN IN THE DITCH MAINTENANCE AREA AND THE GRADING TRANSITION AREA WILL VARY SOMEWHAT FROM THE SLOPES SHOWN HEREON AS NECESSARY TO TIE TO EXISTING AND PROPOSED IMPROVEMENTS.
3. SEE PEPC ENGINEERING, LLC WETLAND SPECIALIST FOR WETLANDS SEED MIX.
4. INSTALL EROSION CONTROL MATT (BIO-DEGRADABLE) AT TIME OF SEEDING- STAKE IN PLACE.

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

KUNZ-MICKELSON SUBDIVISION
CITY REQUIRED IMPROVEMENTS

6554.0610 PROJECT NUMBER
DWG\XSECT-01 DRAWING FILE

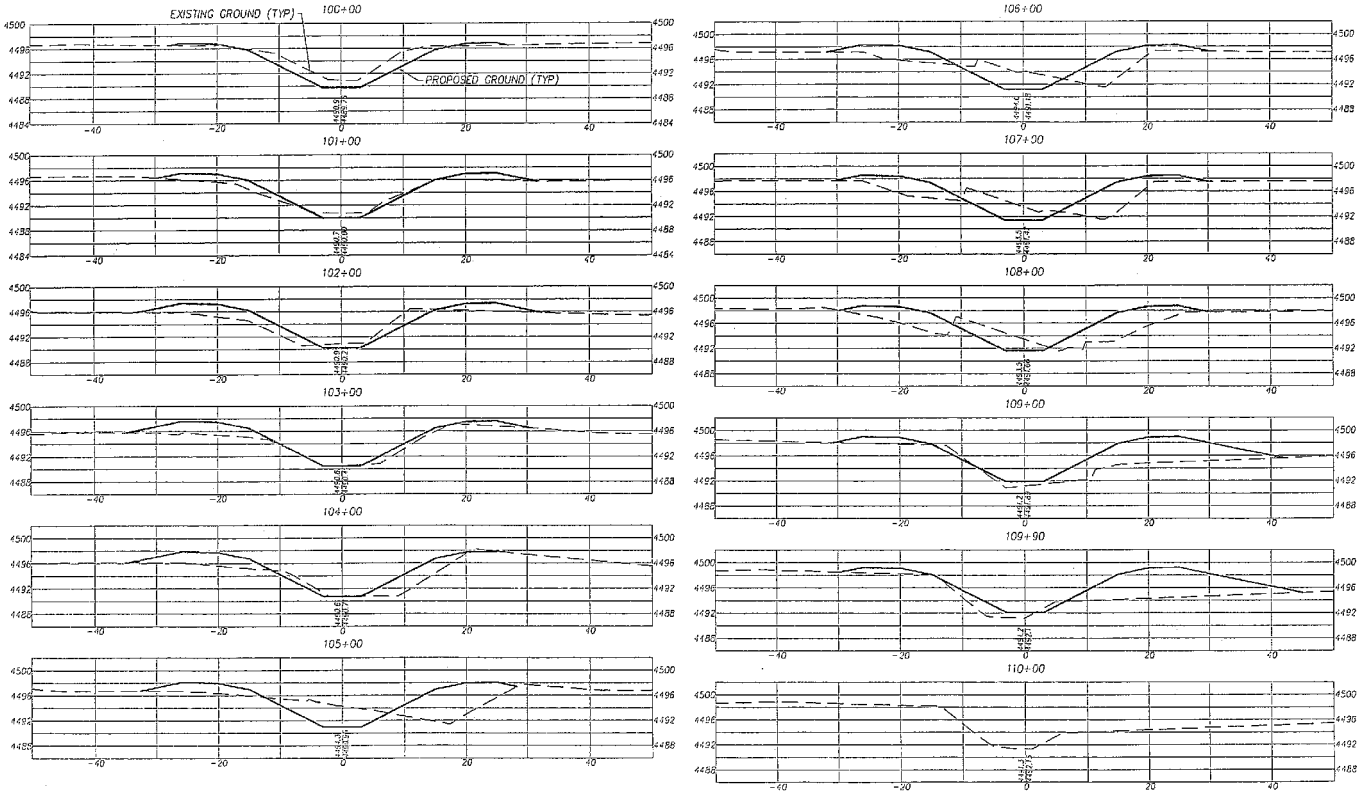
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

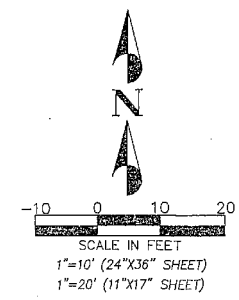
PLOT DATE: 06-11-07

DITCH DETAILS

X1

SHEET NO.





NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

KUNZ-MICKELSON SUBDIVISION
CITY REQUIRED IMPROVEMENTS
DITCH CROSS-SECTION

6554.0610
PROJECT NUMBER

DWG\XSECT-02
DRAWING FILE

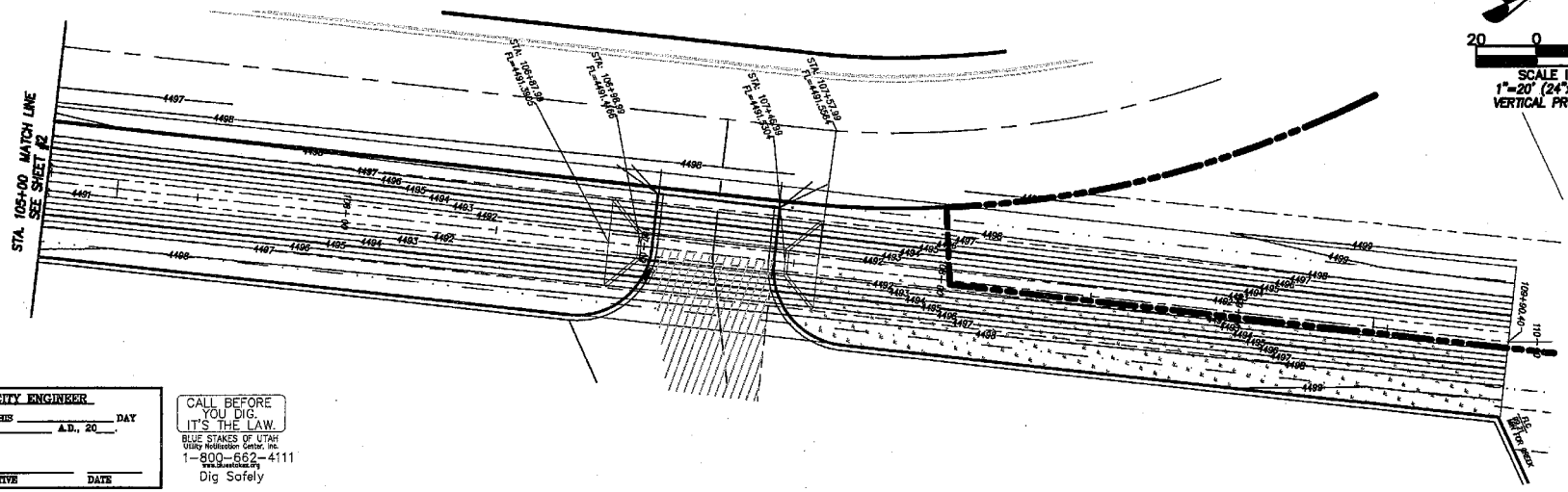
ALPINE
CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 05-11-07

DITCH SECTIONS

X2

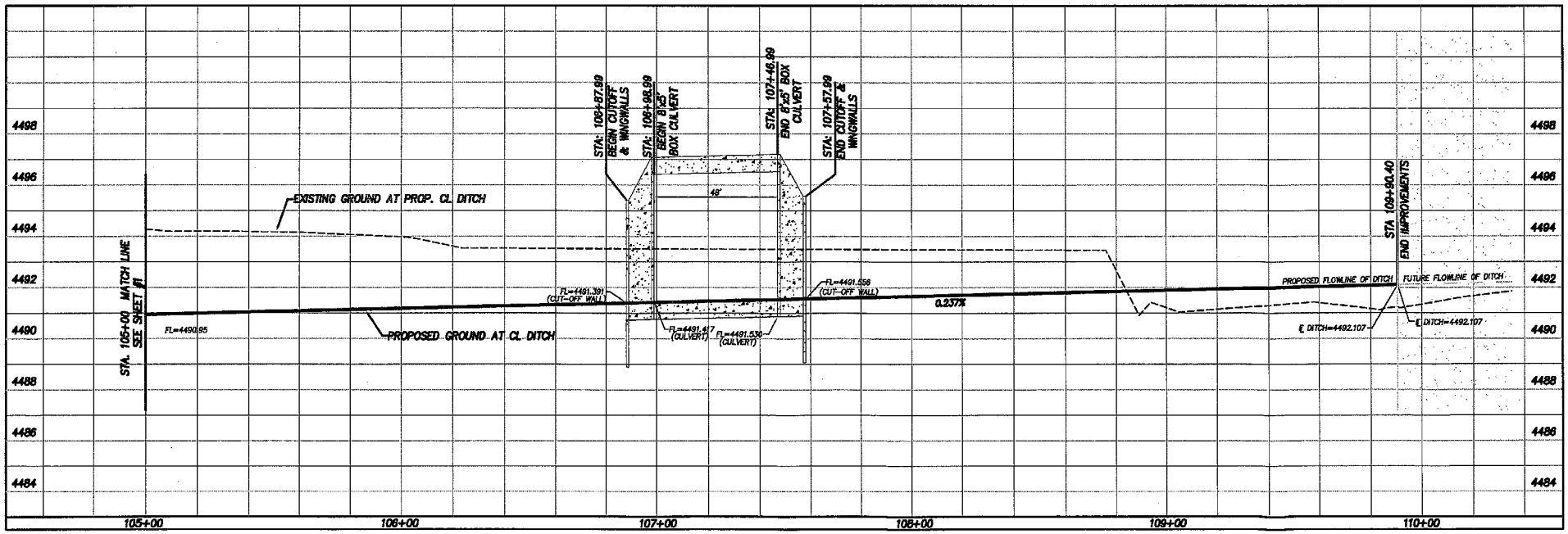
SHEET NO.



SCALE IN FEET
1"=20' (24"x36" ONLY)
VERTICAL PROFILE: 1"=2'

CITY ENGINEER
APPROVED THIS _____ DAY
OF _____ A.D., 20___.
REPRESENTATIVE DATE

CALL BEFORE YOU DIG.
IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely



NOTES

REVISIONS		
NO.	DESCRIPTION	DATE

KUNZ-MICKELSON SUBDIVISION
PLAN & PROFILE
6554.0510 PROJECT NUMBER
PLPR0-02 DRAWING FILE

ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 06-11-07
PLAN PROFILE
P2
SHEET NO.

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 20___.

REPRESENTATIVE _____ DATE _____

CALL BEFORE YOU DIG. IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
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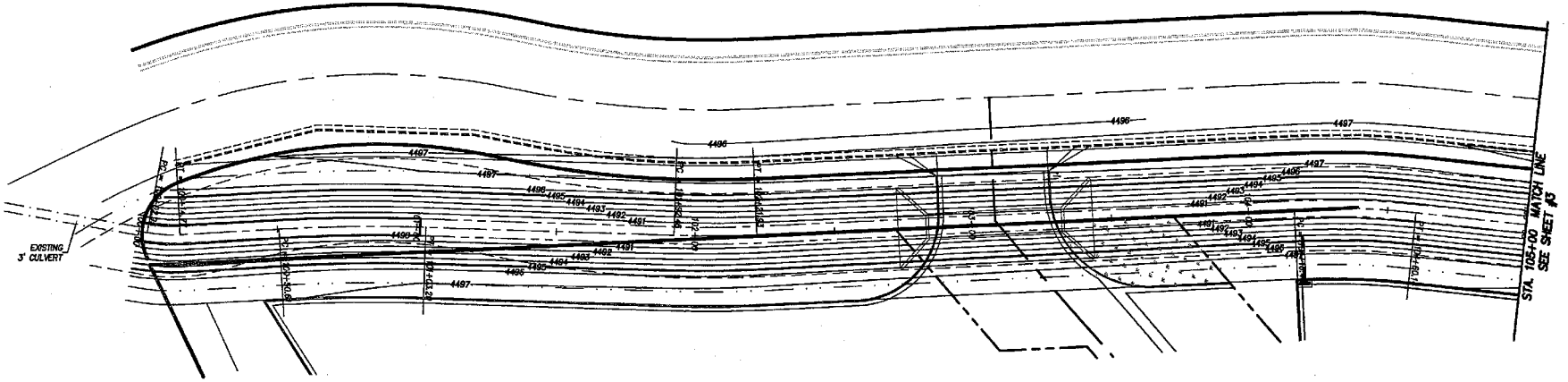
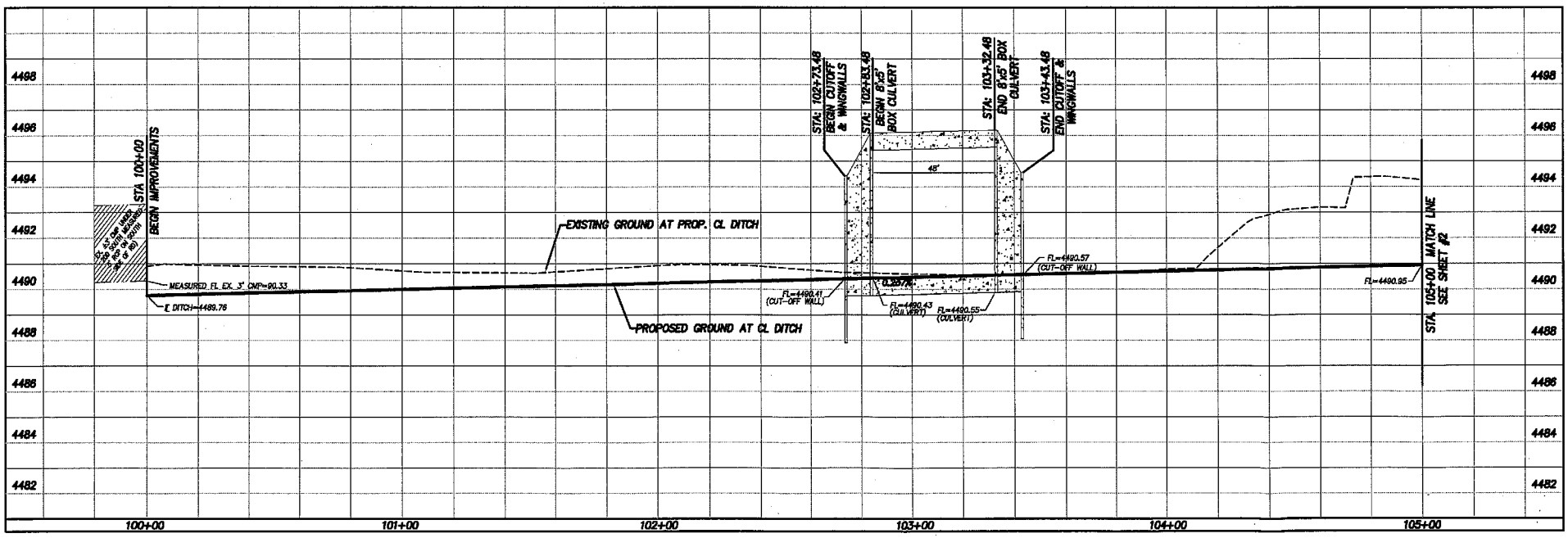
Dig Safely

20 0 20 40
SCALE IN FEET
1"=20' (24"x36" ONLY)
VERTICAL PROFILE: 1"=2'





NOTES

REVISIONS		
NO.	DESCRIPTION	DATE

KUNZ-MICKELSON SUBDIVISION

PLAN & PROFILE

6554.0510 PROJECT NUMBER

PLPRO-01 DRAWING FILE

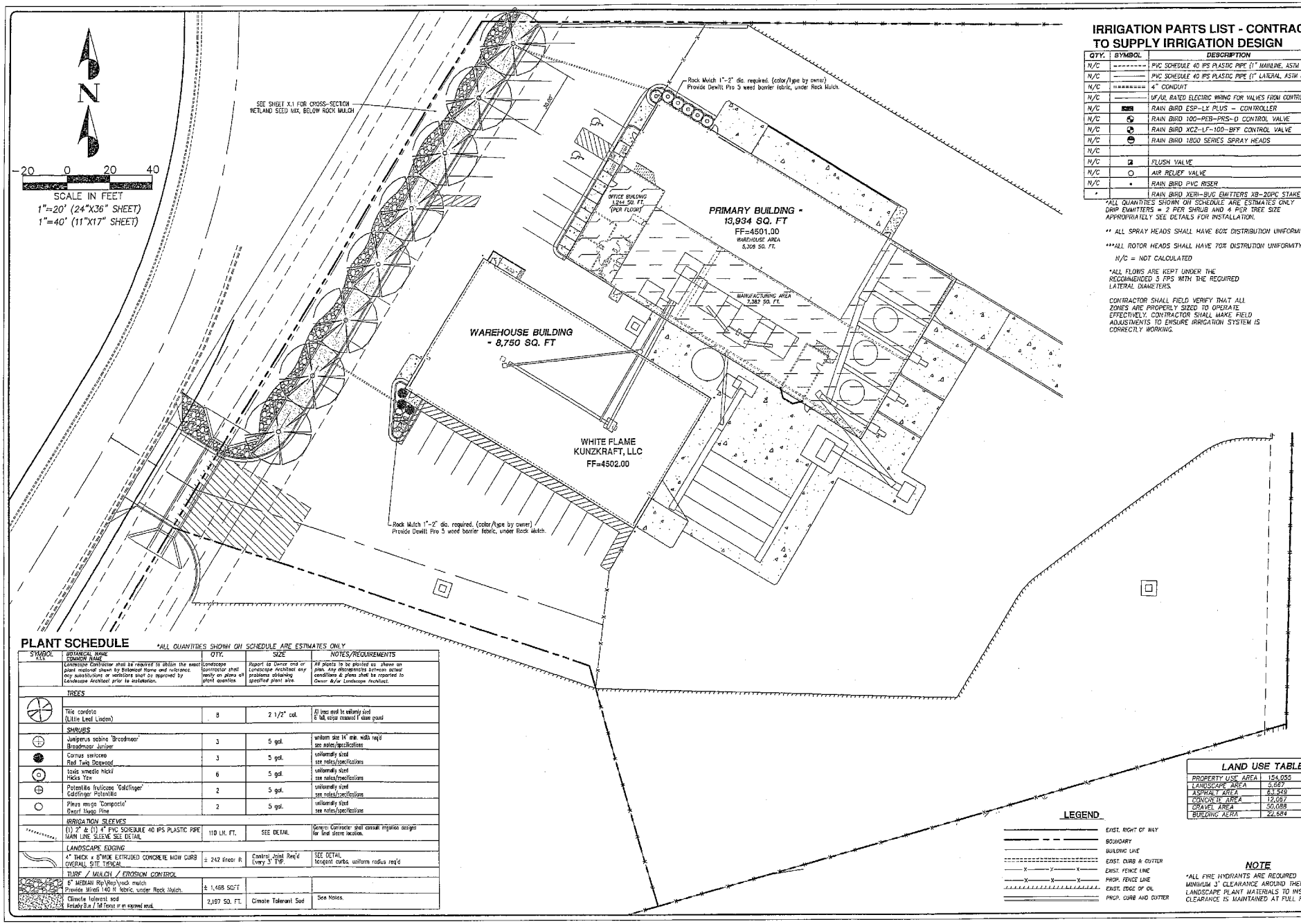
ALPINE CIVIL DESIGNS
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 06-11-07

PLAN PROFILE

P1

SHEET NO.



IRRIGATION PARTS LIST - CONTRACTOR TO SUPPLY IRRIGATION DESIGN

QTY.	SYMBOL	DESCRIPTION
N/C	--------	PVC SCHEDULE 40 IPS PLASTIC PIPE (1" MAINLINE, ASTM D1784)
N/C	———	PVC SCHEDULE 40 IPS PLASTIC PIPE (1" LATERAL, ASTM D1784)
N/C	========	4" CONDUIT
N/C	———	UF/UL RATED ELECTRIC WIRING FOR VALVES FROM CONTROLLER
N/C		RAIN BIRD ESP-LX PLUS - CONTROLLER
N/C		RAIN BIRD 100-PEB-PRS-D CONTROL VALVE
N/C		RAIN BIRD XCZ-LF-100-BFF CONTROL VALVE
N/C		RAIN BIRD 1800 SERIES SPRAY HEADS
N/C		
N/C		FLUSH VALVE
N/C	○	AIR RELIEF VALVE
N/C	•	RAIN BIRD PVC RISER
*		RAIN BIRD XERI-BUG EMITTERS XB-20PC STAKE IN PLACE.

*ALL QUANTITIES SHOWN ON SCHEDULE ARE ESTIMATES ONLY
DRIP EMMITTERS = 2 PER SHRUB AND 4 PER TREE SIZE
APPROPRIATELY SEE DETAILS FOR INSTALLATION.

** ALL SPRAY HEADS SHALL HAVE 60% DISTRIBUTION UNIFORMITY.

***ALL ROTOR HEADS SHALL HAVE 70% DISTRUTION UNIFORMITY.

N/C = NOT CALCULATED

*ALL FLOWS ARE KEPT UNDER THE RECOMMENDED 5 FPS WITH THE REQUIRED LATERAL DIAMETERS.

CONTRACTOR SHALL FIELD VERIFY THAT ALL ZONES ARE PROPERLY SIZED TO OPERATE EFFECTIVELY. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO ENSURE IRRIGATION SYSTEM IS CORRECTLY WORKING.

PLANT SCHEDULE

*ALL QUANTITIES SHOWN ON SCHEDULE ARE ESTIMATES ONLY

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	NOTES/REQUIREMENTS
	Landscape Contractor shall be required to obtain the exact plant material shown by Botanical Name and reference. Any substitutions or variations shall be approved by Landscape Architect prior to installation.	Landscape Contractor shall verify on plans all plant quantities	Report to Owner and or Landscape Architect any problems obtaining specified plant size.	All plants to be planted as shown on plan. Any discrepancies between actual conditions & plans shall be reported to Owner &/or Landscape Architect.
	TREES			
	Tilia cordata (Little Leaf Linden)	8	2 1/2" cal.	All trees shall be uniformly sized 6' tall, canopy measured 1' above ground
	SHRUBS			
	Juniperus sabina 'Broadmoor' Broadmoor Juniper	3	5 gal.	uniform size 14" min. width req'd see notes/specifications
	Cornus sericea Red Twig Dogwood	3	5 gal.	uniformly sized see notes/specifications
	taxus x media hicksi Hicks Yew	6	5 gal.	uniformly sized see notes/specifications
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	2	5 gal.	uniformly sized see notes/specifications
	Pinus mugo 'Compacta' Dwarf Mugo Pine	2	5 gal.	uniformly sized see notes/specifications
	IRRIGATION SLEEVES			
	(1) 2" & (1) 4" PVC SCHEDULE 40 IPS PLASTIC PIPE MAIN LINE SLEEVE SEE DETAIL	110 LN. FT.	SEE DETAIL	General Contractor shall consult irrigation designs for final sleeve location.
	LANDSCAPE EDGING			
	4" THICK x 8" WIDE EXTRUDED CONCRETE MOW CURB OVERALL SITE TYPICAL	± 242 linear ft	Control Joint Req'd Every 3' TYP.	SEE DETAIL tangent curbs, uniform radius req'd
	TURF / MULCH / EROSION CONTROL			
	6" MEDIAN Rip\Rap\rock mulch Provide Mirafi 140 N fabric, under Rock Mulch.	± 1,468 SQFT		
	Climate tolerant sod Kentucky Blue / Tall Fescue or an approved equal.	2,197 SQ. FT.	Climate Tolerant Sod	See Notes.

LAND USE TABLE

PROPERTY USE AREA	154,055	SQ.FT.
LANDSCAPE AREA	3,667	SQ.FT.
ASPHALT AREA	63,349	SQ.FT.
CONCRETE AREA	12,067	SQ.FT.
GRAVEL AREA	50,688	SQ.FT.
BUILDING AERA	22,684	SQ.FT.

LEGEND

- EXIST. RIGHT OF WAY
- BOUNDARY
- BUILDING LINE
- EXIST. CURB & GUTTER
- EXIST. FENCE LINE
- PROP. FENCE LINE
- EXIST. EDGE OF OIL
- PROP. CURB AND GUTTER

NOTE

*ALL FIRE HYDRANTS ARE REQUIRED TO HAVE A MINIMUM 3' CLEARANCE AROUND THEM. PLACE ALL LANDSCAPE PLANT MATERIALS TO INSURE 3' CLEARANCE IS MAINTAINED AT FULL PLANT GROWTH.

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

WHITE FLAME
LANDSCAPE PLAN

6034.0810
PROJECT NUMBER

DWG WLANP-01
DRAWING FILE

ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 06-11-07

LANDS. PLAN

L1

SHEET NO.