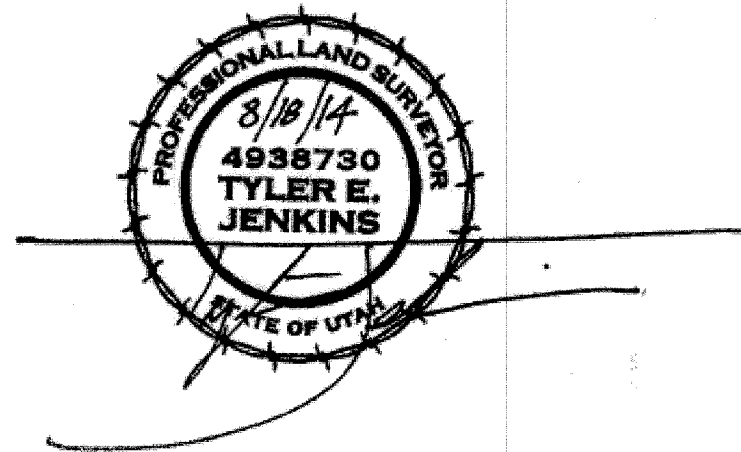


NEVIS AT NEWPARK FINAL SITE PLAN

AMENDING ALL OF LOT P-2, NEWPARK PARCEL P SUBDIVISION, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE DIRECTION OF HAMLET DEVELOPMENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



TYLER E. JENKINS
P.L.S. NO. 4938730

LEGAL DESCRIPTION

ALL OF LOT P-2, NEWPARK PARCEL P SUBDIVISION, RECORDED AT ENTRY NO. 939829, ON FILE AT THE SUMMIT COUNTY, UTAH RECORDER'S OFFICE.

OWNER'S DEDICATION

KNOW THAT ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

NEVIS AT NEWPARK

DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

OWNER:

BY: [Signature]
NAME: MICHAEL BRODSKY
TITLE: CHAIRMAN OF HAMLET HOMES CORPORATION, MANAGING MEMBER OF NEVIS AT NEWPARK LLC
FOR: NEVIS AT NEWPARK LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 19th DAY OF August A.D., 2014, MICHAEL BRODSKY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE CHAIRMAN OF HAMLET HOMES CORPORATION, MANAGING MEMBER OF NEVIS AT NEWPARK LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

OWNER:

BY: [Signature]
NAME: LARRY BURTON
TITLE: PRESIDENT
FOR: US TITLE COMPANY OF UTAH

CORPORATE ACKNOWLEDGEMENT

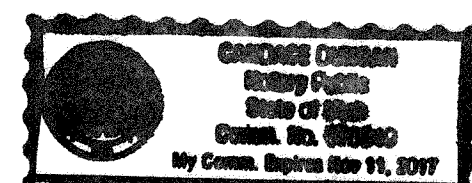
ON THE 19th DAY OF August A.D., 2014, LARRY BURTON PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF US TITLE COMPANY OF UTAH, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

OWNER:

BY: [Signature]
NAME: Peter Christensen
TITLE: VP
FOR: BANK OF UTAH

CORPORATE ACKNOWLEDGEMENT

ON THE 19th DAY OF August A.D., 2014, [Signature] PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Senior Vice President OF BANK OF UTAH, A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.



5/29/15
MY COMMISSION EXPIRES
RESIDING IN Salt Lake COUNTY

11-11-2017
MY COMMISSION EXPIRES
RESIDING IN Salt Lake COUNTY

CONSENT TO RECORD

The undersigned JEFFREY L. GOUGH hereby consents to the recording of the foregoing Nevis at Newport by MICHAEL BRODSKY, and hereby does agree that in the event of the foreclosure of judicial or non-judicial proceedings, the same shall be sold subject to said Nevis at Newport.

DATED 9/2/2014

[Signature]
Signature

JEFFREY L. GOUGH, AUTHORIZED REPRESENTATIVE
Printed name and title

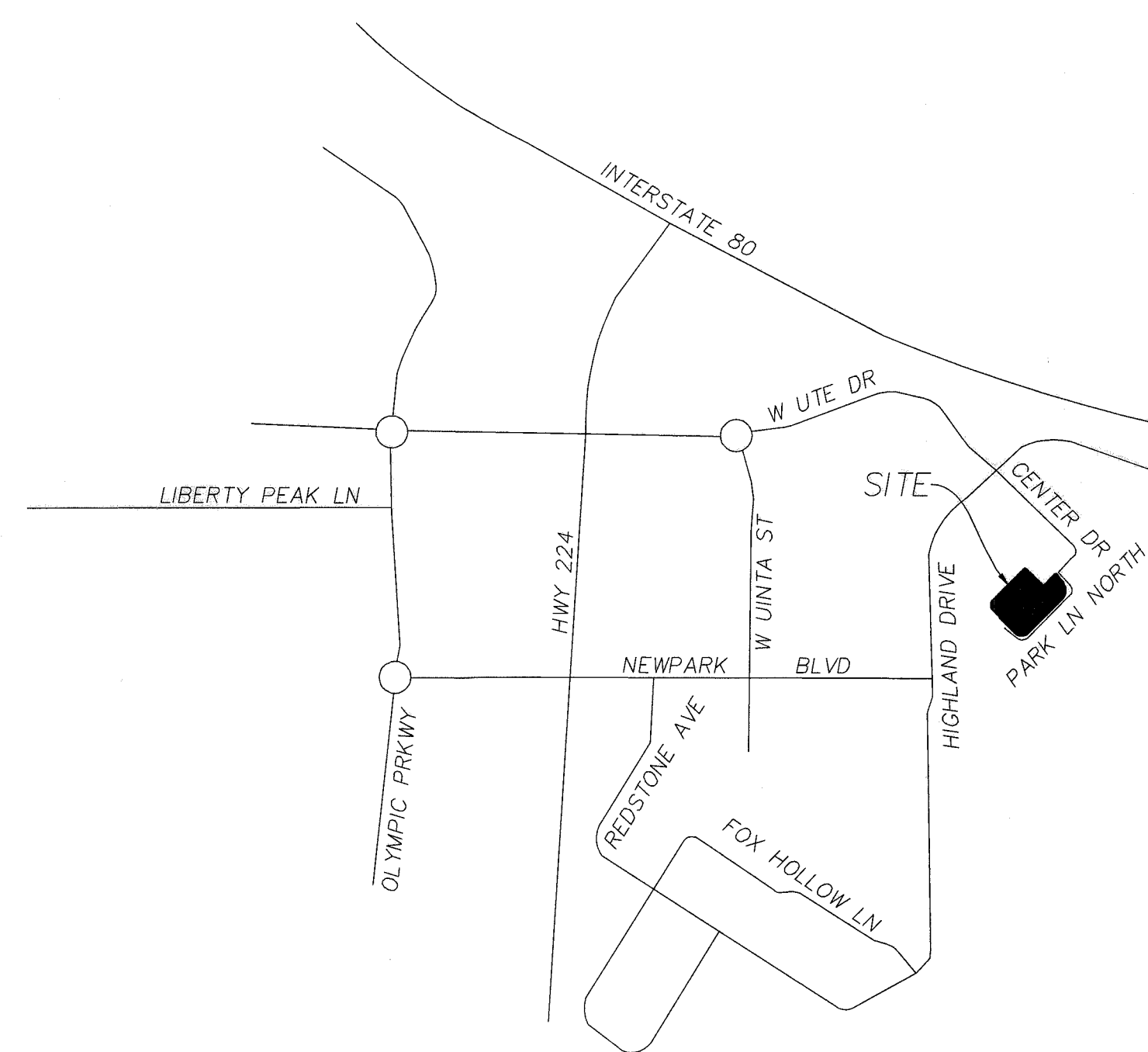
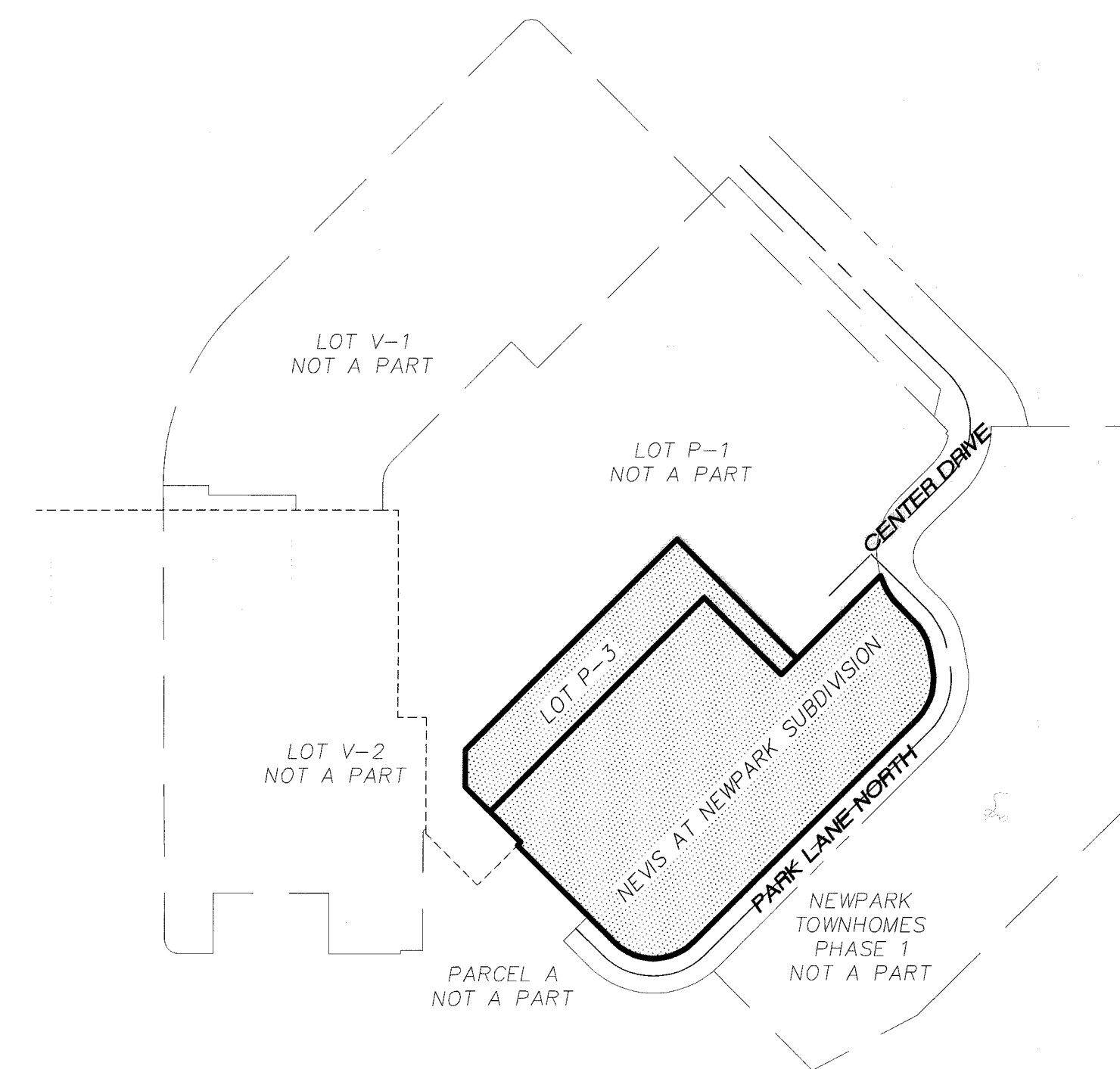
For: COTTONWOOD NEWPARK TRACT, LLC

STATE OF Utah : ss.

COUNTY OF Salt Lake
The foregoing instrument was acknowledged before me this 2 day of September, 2014, by JEFFREY L. GOUGH, the AUTHORIZED REPRESENTATIVE of COTTONWOOD NEWPARK TRACT, LLC
TITLE COMPANY

[Signature]
Notary Public
Commission Expires August 14, 2016
My Commission Expires: August 14, 2016

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake City, Utah



VICINITY MAP

SCALE (H)	NOT TO SCALE	DRAWN BY	B. YATES	CHECKED BY	T. JENKINS	TAX ID NO.	
NEVIS AT NEWPARK FINAL SITE PLAN AMEND. LOT P-2, NEWPARK PARCEL P SUB. HAMLET DEVELOPMENT (NE 1/4) SEC. 19, T. 1 S., R. 4 E., S.L.B.M.							
REDCON, INC. LAND SURVEYORS 90 NORTH MAIN STREET BOUNTIFUL, UTAH 84010 (801) 298-2401 FAX (801) 298-2024 REDCON.COM							
JOB NUMBER 413000-35							
DWG: 413000-35 SP							
DATE: 5/19/2014							
SHEET 1 OF 8							
ENTRY NO.: 100 2145							
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT REQUEST OF: <u>NEVIS AT NEWPARK LLC</u>							
DATE: <u>9/4/14</u> TIME: <u>1:45 pm</u> BOOK: <u>---</u> PAGE: <u>---</u>							
FEES: <u>\$264.00</u>							
<u>C. Willingham deputy</u> SUMMIT COUNTY RECORDER							

COUNTY PLANNING COMMISSION

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.
APPROVED THIS 19th DAY OF AUGUST 2014.
[Signature]
PLANNING COMMISSION CHAIRMAN

UTILITY EASEMENT APPROVAL

APPROVED THIS 20 DAY OF August 2014.
[Signature]
BY: ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP.,
AUTHORIZED AGENT

WATER DISTRICT

APPROVED THIS 19 DAY OF August 2014.
[Signature]
BY: MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT
AUTHORIZED AGENT

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED THIS 19th DAY OF August 2014.
[Signature]
BY: SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
AUTHORIZED AGENT

PARK CITY FIRE SERVICE DISTRICT

APPROVED THIS 19th DAY OF August 2014.
[Signature]
BY: PARK CITY FIRE SERVICE DISTRICT
FIRE MARSHAL

SUMMIT COUNTY PUBLIC WORKS

APPROVED THIS 29th DAY OF August 2014.
[Signature]
BY: SUMMIT COUNTY PUBLIC WORKS DEPARTMENT,
PUBLIC WORKS DIRECTOR

WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS.
APPROVED THIS 19th DAY OF August 2014.
[Signature]
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

COUNTY ASSESSOR

REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR.
APPROVED THIS 2 DAY OF September 2014.
[Signature]
SUMMIT COUNTY ASSESSOR

APPROVAL AS TO FORM

APPROVED THIS 9th DAY OF September 2014.
[Signature]
SUMMIT COUNTY ATTORNEY

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
APPROVED THIS 11 DAY OF Aug 2014.
[Signature]
SUMMIT COUNTY ENGINEER

COUNTY MANAGER

PRESENTED TO THE SUMMIT COUNTY MANAGER THIS 21st DAY OF August 2014, AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED.
[Signature]
SUMMIT COUNTY MANAGER

ENTRY NO.: 100 2145

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT
REQUEST OF: NEVIS AT NEWPARK LLC
DATE: 9/4/14 TIME: 1:45 pm BOOK: --- PAGE: ---
FEES: \$264.00
C. Willingham deputy
SUMMIT COUNTY RECORDER



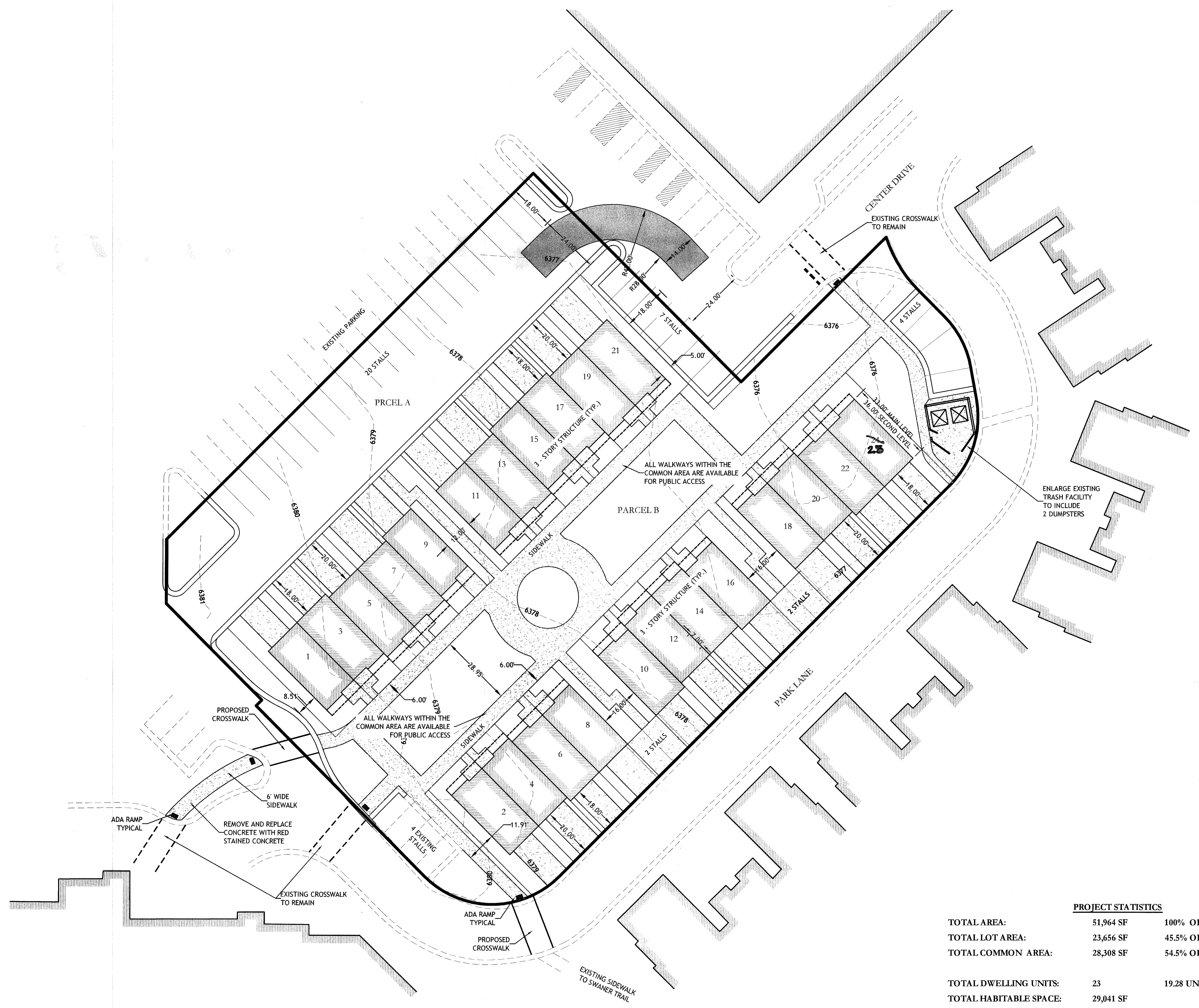
PO Box 522056 Salt Lake City, UT 84152-2056
(801) 201-7494 www.edmllc.net



SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223

NOTES:



PROJECT STATISTICS		
TOTAL AREA:	51,964 SF	100% OF TOTAL
TOTAL LOT AREA:	23,656 SF	45.5% OF TOTAL
TOTAL COMMON AREA:	28,308 SF	54.5% OF TOTAL
TOTAL DWELLING UNITS:	23	19.28 UNITS PER ACRE
TOTAL HABITABLE SPACE:	29,041 SF	
PARKING SPACES:	23 COVERED (ONE PER UNIT)	
	62 UNCOVERED (4 EXISTING STALLS)	

Nevis at Newport 1389 Center Drive Site Plan

PROJECT:	1401
DRAWN BY:	NMM
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: July 23, 2014

SHEET NUMBER:
C-1

ENTRY NO. 01002145
08/04/2014 01:45:46 PM B: 2255 P: 1173
Site Plan Page 1/1
FILED FOR RECORD IN 17TH COUNTY RECORDS
FEE \$264.00 BY NEVIS AT NEWPORT LLC

C:\Users\Nash\Dropbox\Projects\Nevis at Newport\Drawings\1 Site Planning

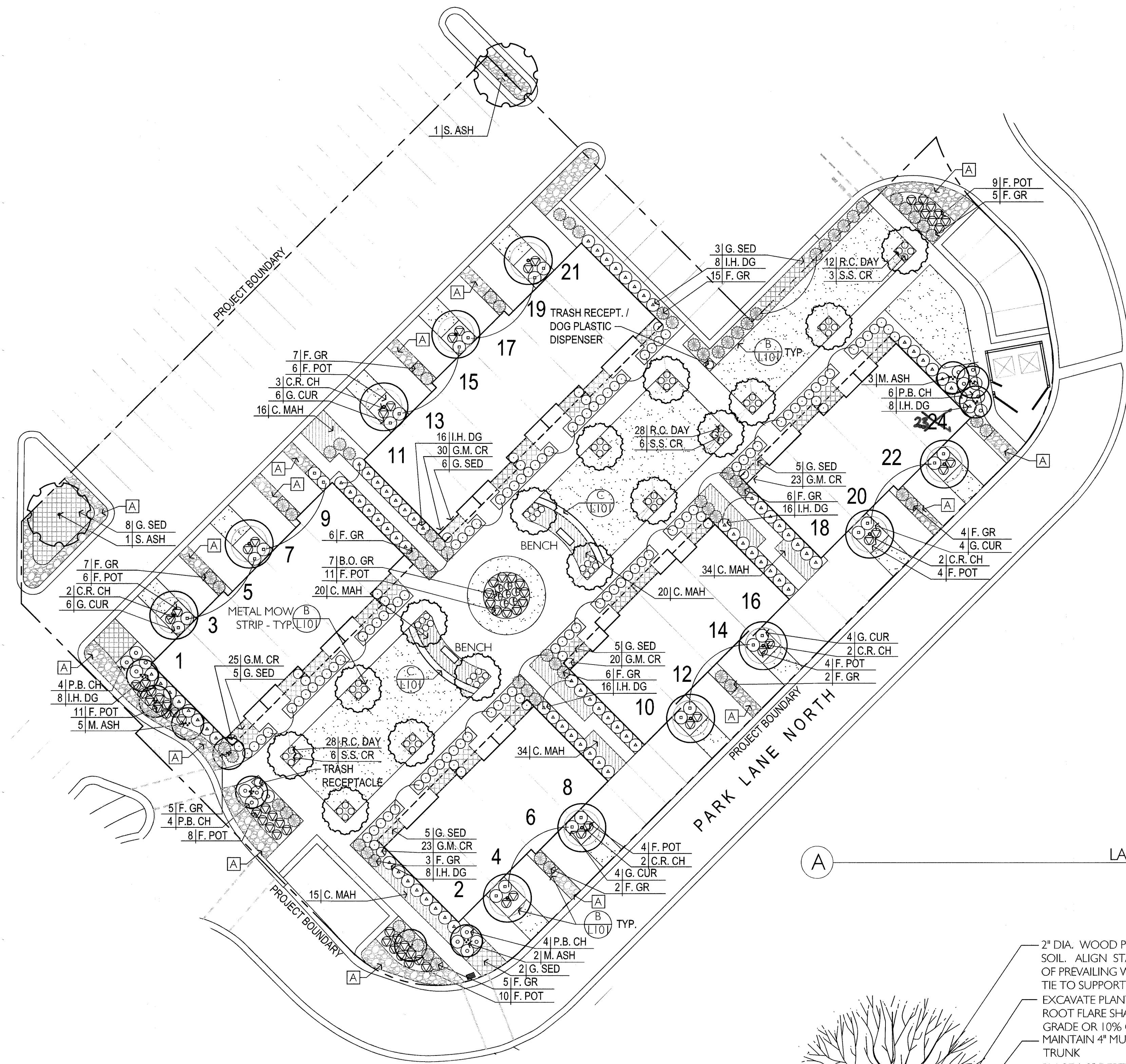
ISSUE DESCRIPTION	DATE
	07.23.2014

LANDSCAPE SCHEDULE

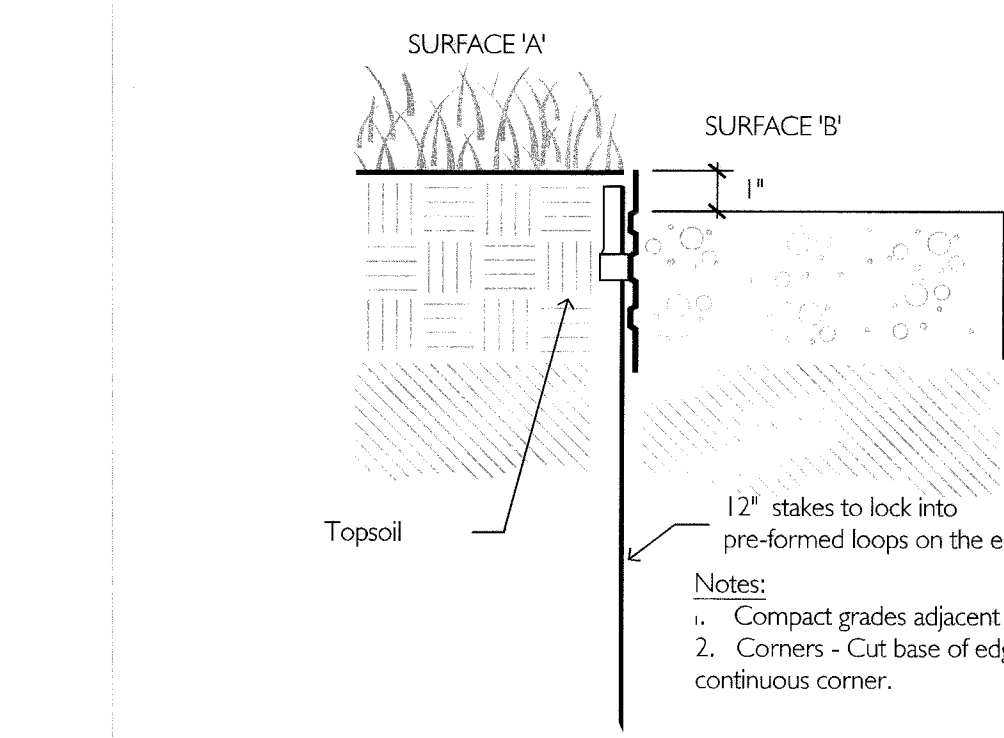
DECIDUOUS TREES				
S. ASH	2	Fraxinus pennsylvanica 'Summit'	Summit Ash	2" Cal. As Shown
S.S. CR	15	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal. As Shown
C.R. CH	11	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal. As Shown
M. ASH	10	Sorbus aucuparia 'Fastigiata'	Pyramidal Mountain Ash	2" Cal. As Shown
SHRUBS				
I.H. DG	80	Cornus alba 'Bailhala'	Ivory Halo Dogwood	2 Gal. 4' o.c.
F. POT	73	Potentilla fruticosa 'Frosty'	Frosty Shrubby Cinquefoil	2 Gal. 3' o.c.
P.B. CH	20	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal. 4' o.c.
G. CUR	24	Ribes aureum	Golden Currant	2 Gal. 4' o.c.
G.M. CR	121	Ribes alpinum 'Green Mound'	Green Mound Currant	2 Gal. 3' o.c.
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVERS				
R.C. DAY	68	Hemerocallis 'Rocket City'	Rocket City Daylily	1 Gal. 24" o.c.
B.O. GR	7	Helictotrichon spempervirens	Blue Oat Grass	1 Gal. 30" o.c.
C. MAH	139	Mahonia repens	Creeping Mahonia	1 Gal. 24" o.c.
F. GR	73	Miscanthus sinensis purpurascens	Flame Grass	1 Gal. 4' o.c.
G. SED	32	Sedum acre 'Matrona'	Goldmoss Stonecrop	Flat / 36 12" o.c.
LAWN				
5,930 S.F.		Water Wise Bluegrass		Sod
MULCH				
9,038 S.F.		Medium Wood Mulch		Min. 3"
1,000 S.F.		Gravel, Crushed, 1 1/2"		
				Metal, Min. 3/16" x 4" - All planter bed / turf / gravel mulch interfaces

LANDSCAPE GENERAL NOTES

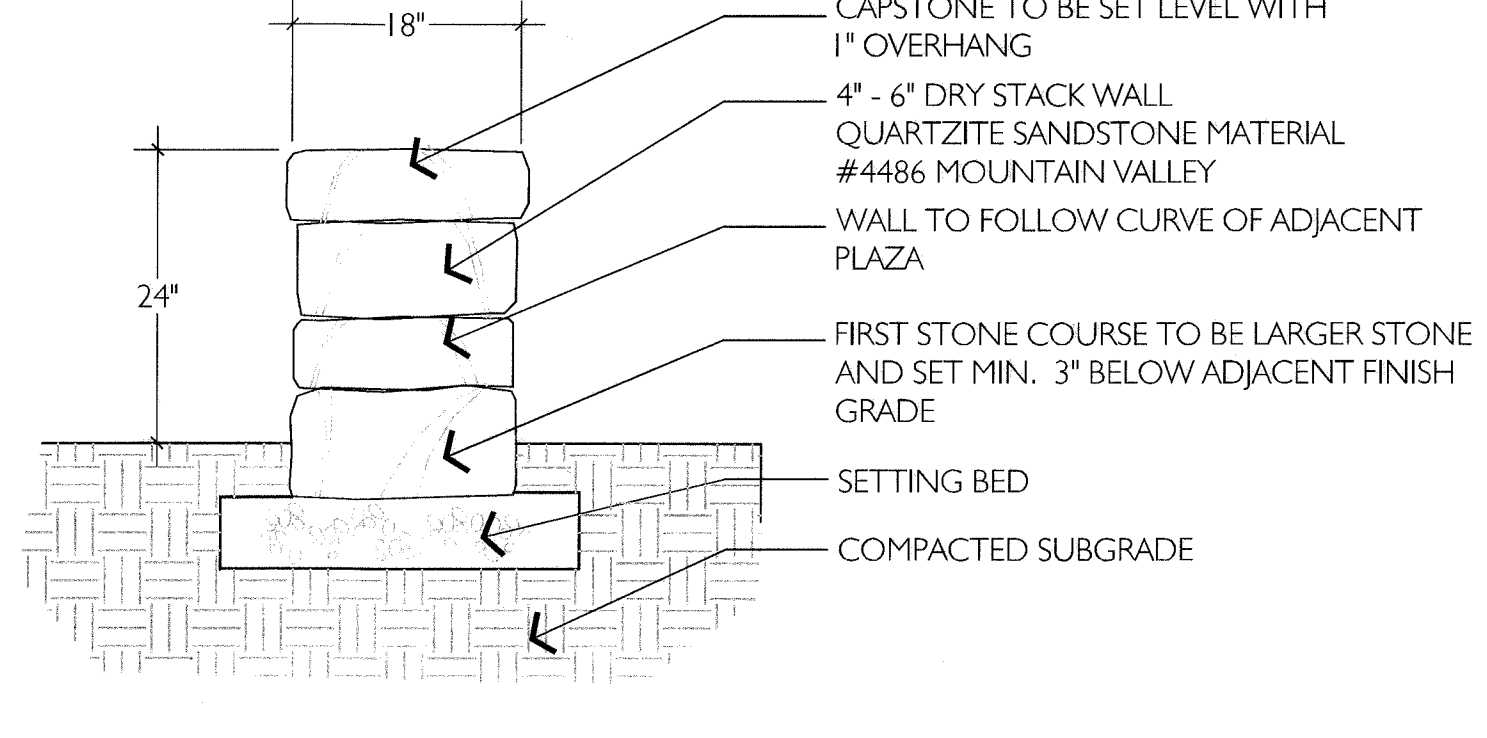
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. The topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.
- Turf areas adjacent to driveways to mounded 6" to provide positive drainage.



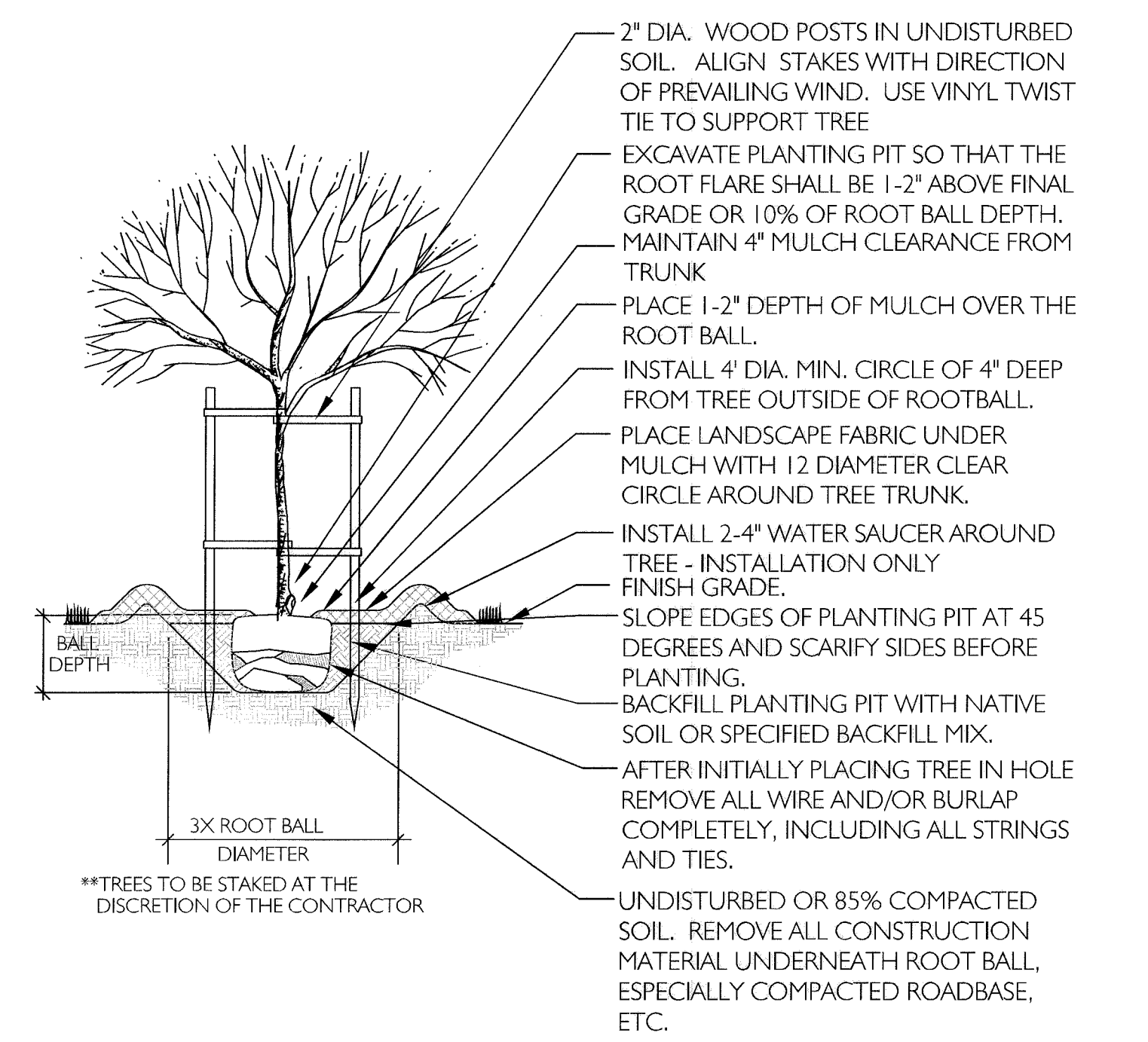
LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH



METAL MOW STRIP
NOT TO SCALE

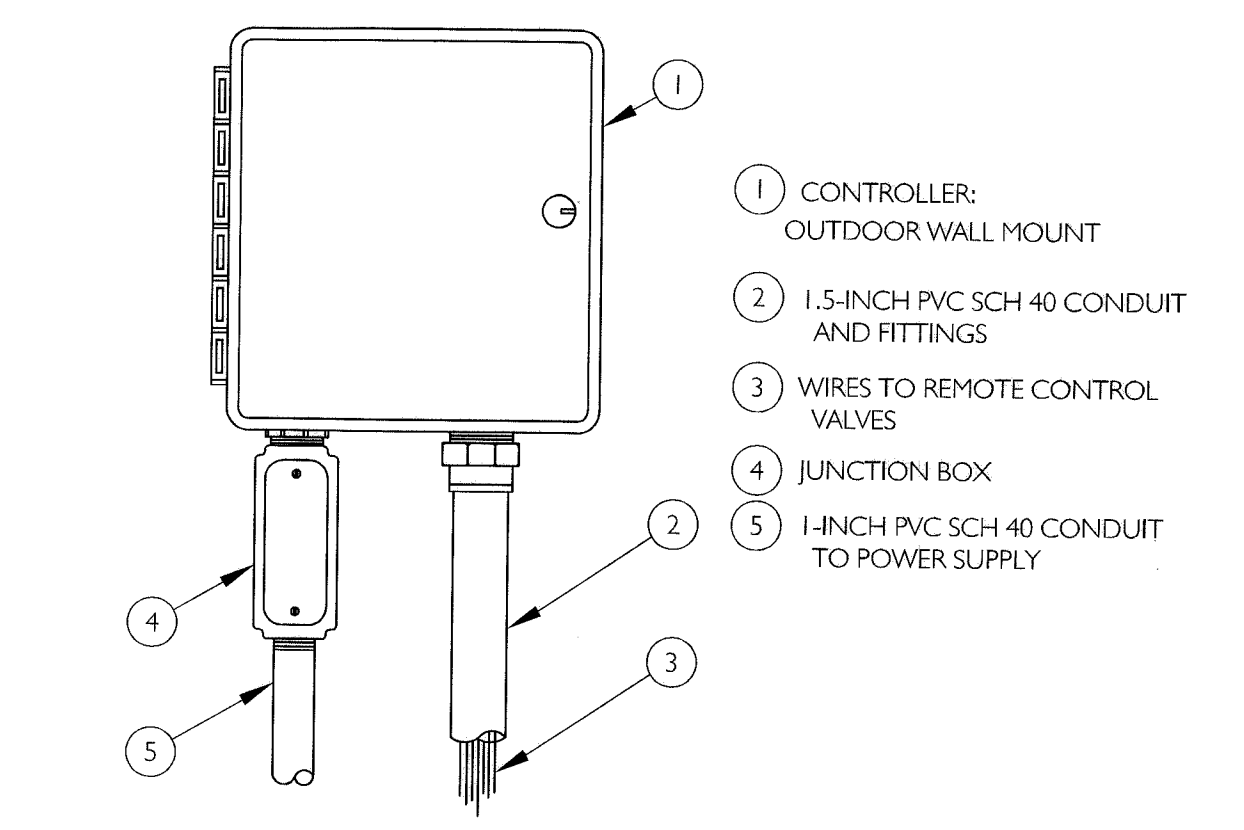


DRY STACK STONE WALL
NOT TO SCALE



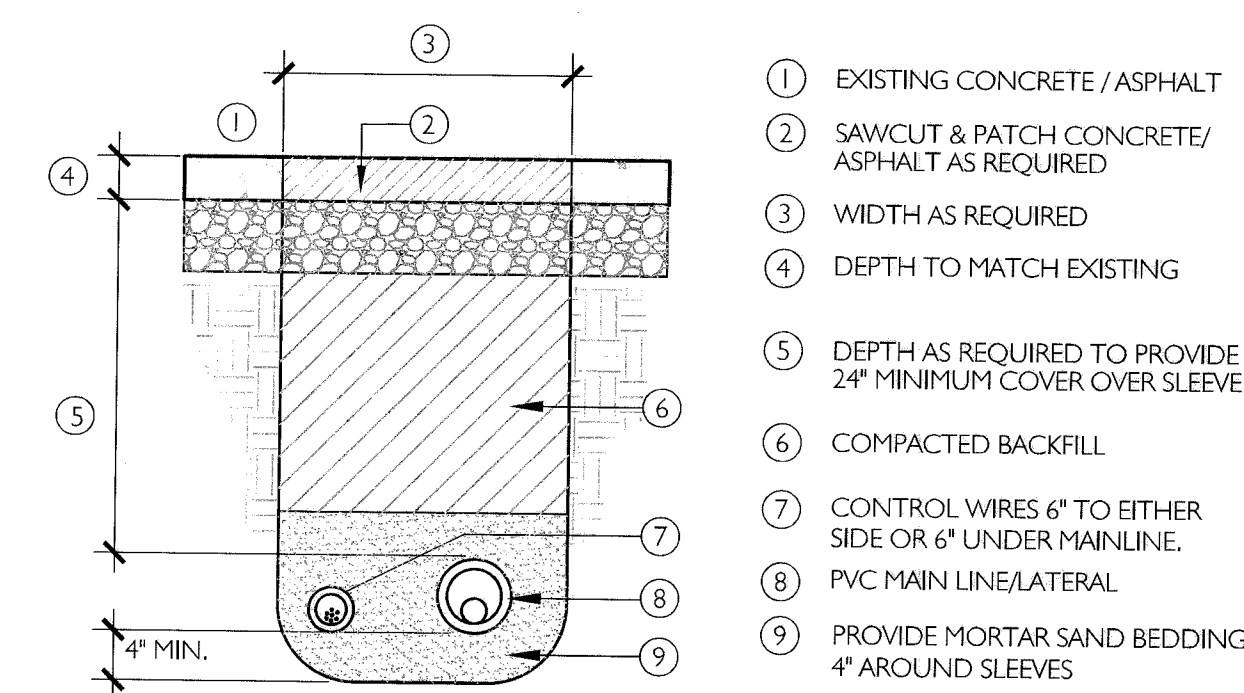
TREE AND SHRUB PLANTING
NOT TO SCALE

This drawing is an unrecorded professional drawing of SCOTT THOMPSON IRRIGATION, LLC and shall not be used, in whole or in part, for any other project without the written permission of the author. The drawing is the property of SCOTT THOMPSON IRRIGATION, LLC. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. Copyright © 2018 by SCOTT THOMPSON IRRIGATION, LLC.



- 1 CONTROLLER: OUTDOOR WALL MOUNT
- 2 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

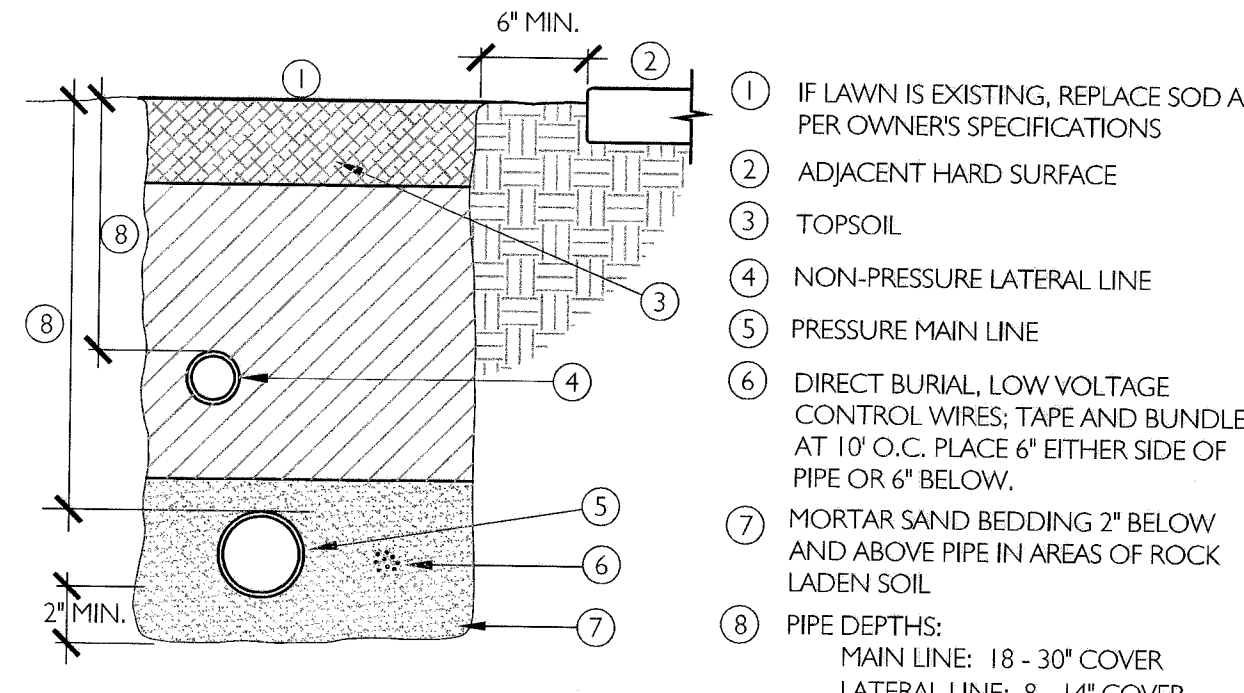
A OUTDOOR CONTROLLER MOUNT
NOT TO SCALE



- 1 EXISTING CONCRETE / ASPHALT
- 2 SAWCUT & PATCH CONCRETE/ ASPHALT AS REQUIRED
- 3 WIDTH AS REQUIRED
- 4 DEPTH TO MATCH EXISTING
- 5 DEPTH AS REQUIRED TO PROVIDE 24" MINIMUM COVER OVER SLEEVE
- 6 COMPACTED BACKFILL
- 7 CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE.
- 8 PVC MAIN LINE/LATERAL
- 9 PROVIDE MORTAR SAND BEDDING 4" AROUND SLEEVES

NOTE: 1. SLEEVE TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
2. WIRE SLEEVE SHALL BE TWICE THE DIAMETER OF THE WIRE BUNDLE.
3. SLEEVE TO EXTEND 12" INTO PLANTING AREA.

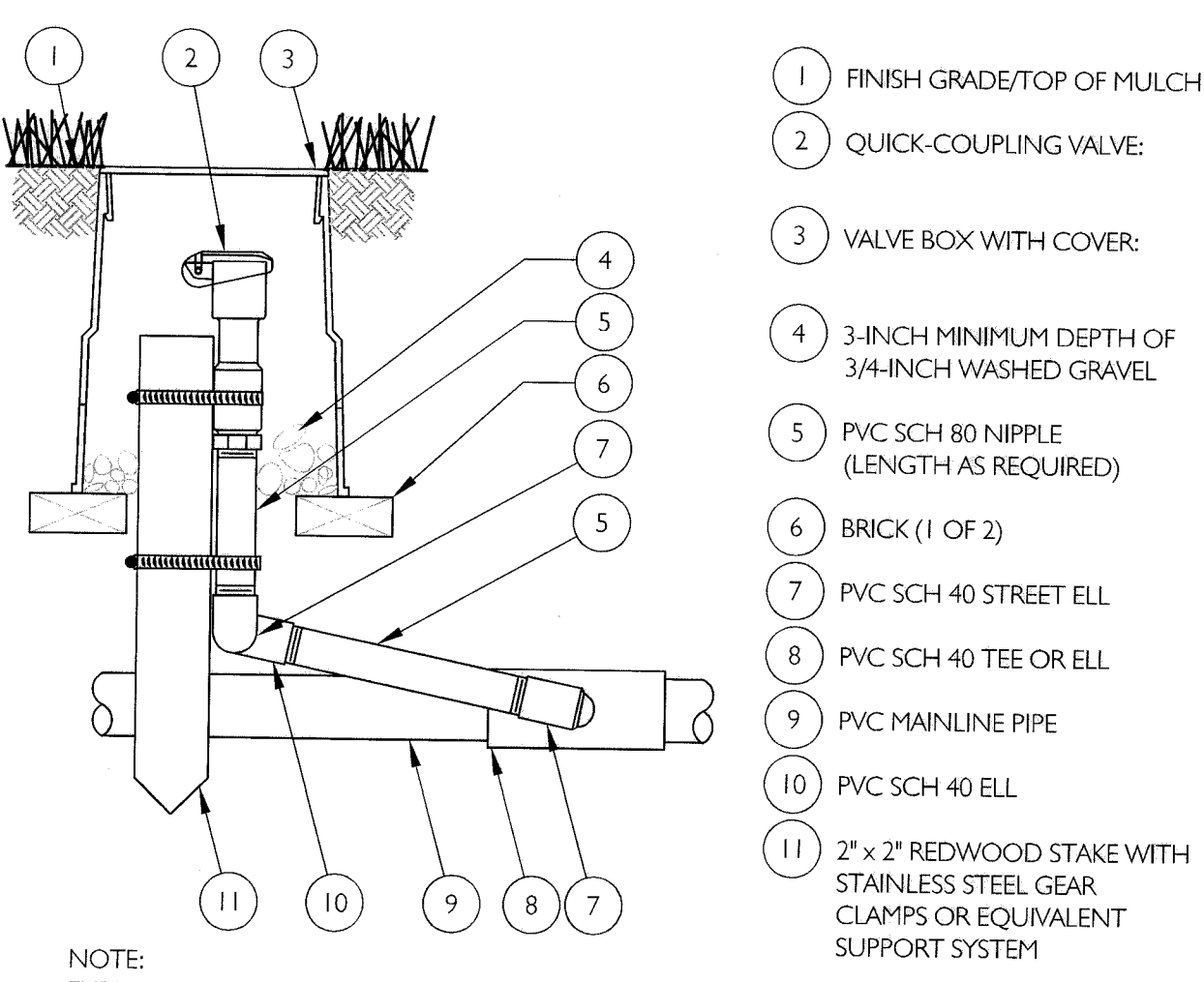
B PIPE SLEEVING
NOT TO SCALE



- 1 IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
- 2 ADJACENT HARD SURFACE
- 3 TOPSOIL
- 4 NON-PRESSURE LATERAL LINE
- 5 PRESSURE MAIN LINE
- 6 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, TAPE AND BUNDLE AT 10" O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
- 7 MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE IN AREAS OF ROCK LADEN SOIL
- 8 PIPE DEPTHS:
MAIN LINE: 18 - 30" COVER
LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

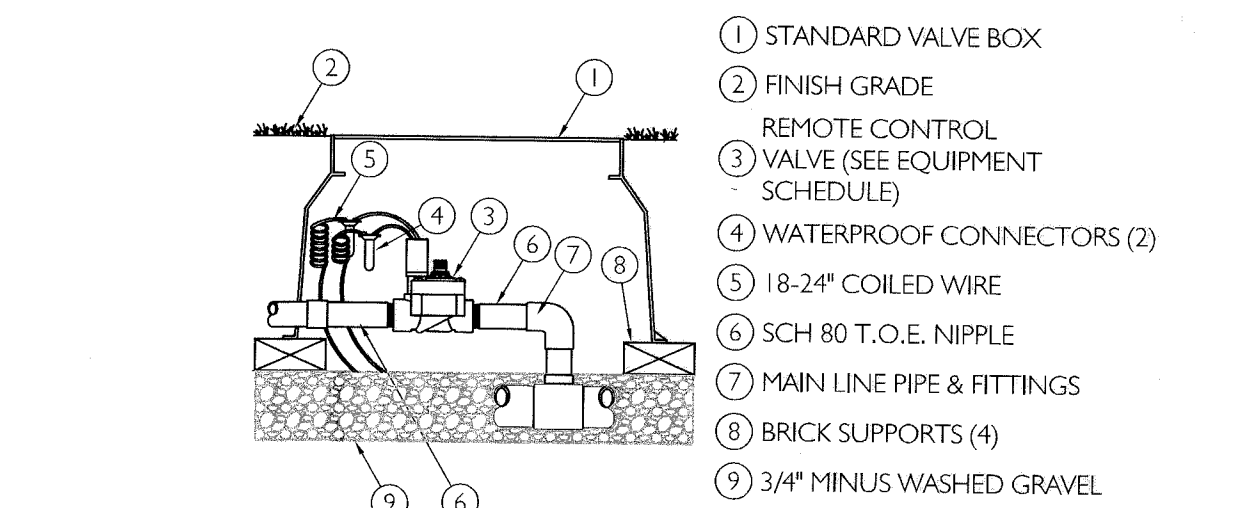
C PIPE TRENCH
NOT TO SCALE



- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLER VALVE
- 3 VALVE BOX WITH COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

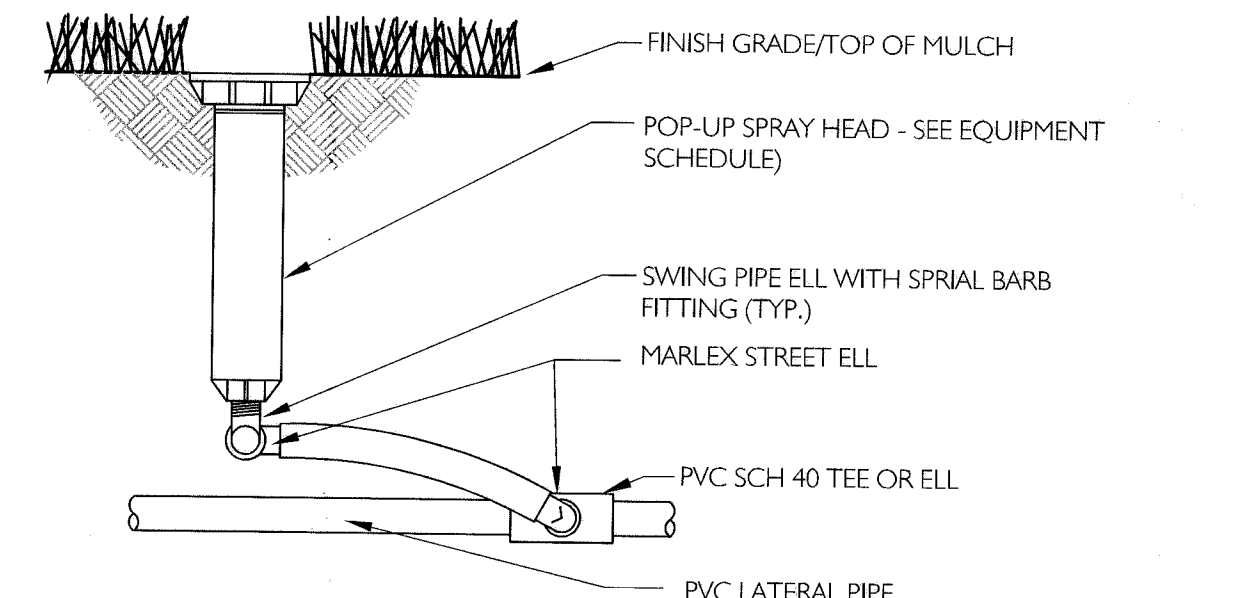
NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLER VALVE INLET SIZE.

D QUICK COUPLER VALVE
NOT TO SCALE

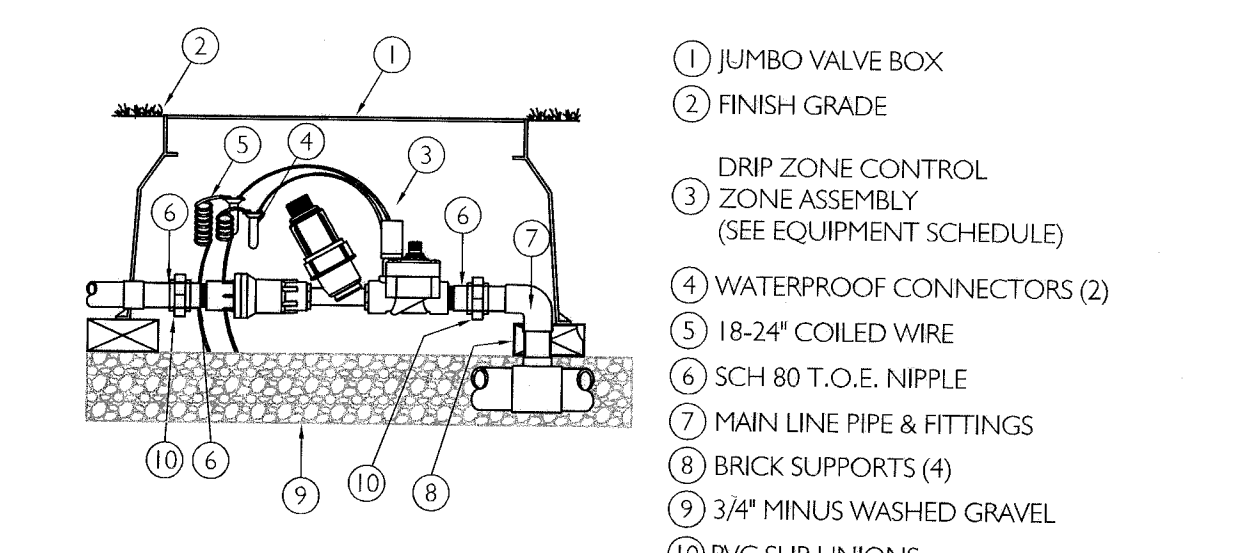


- 1 STANDARD VALVE BOX
- 2 FINISH GRADE
- 3 REMOTE CONTROL VALVE (SEE EQUIPMENT SCHEDULE)
- 4 WATERPROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL

E REMOTE CONTROL VALVE ASSEMBLY
NOT TO SCALE

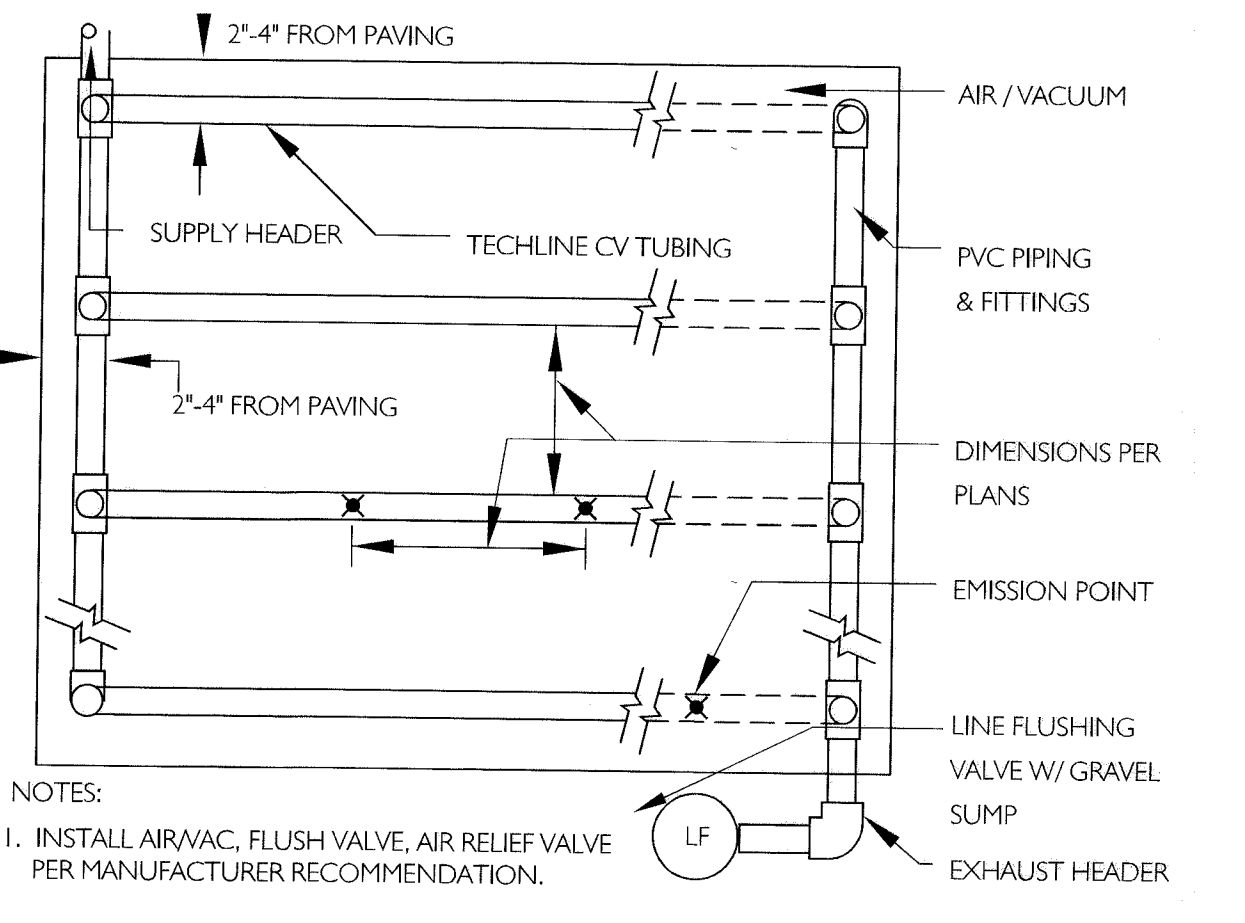


F 4" POP-UP SPRAY HEAD DETAIL
NOT TO SCALE



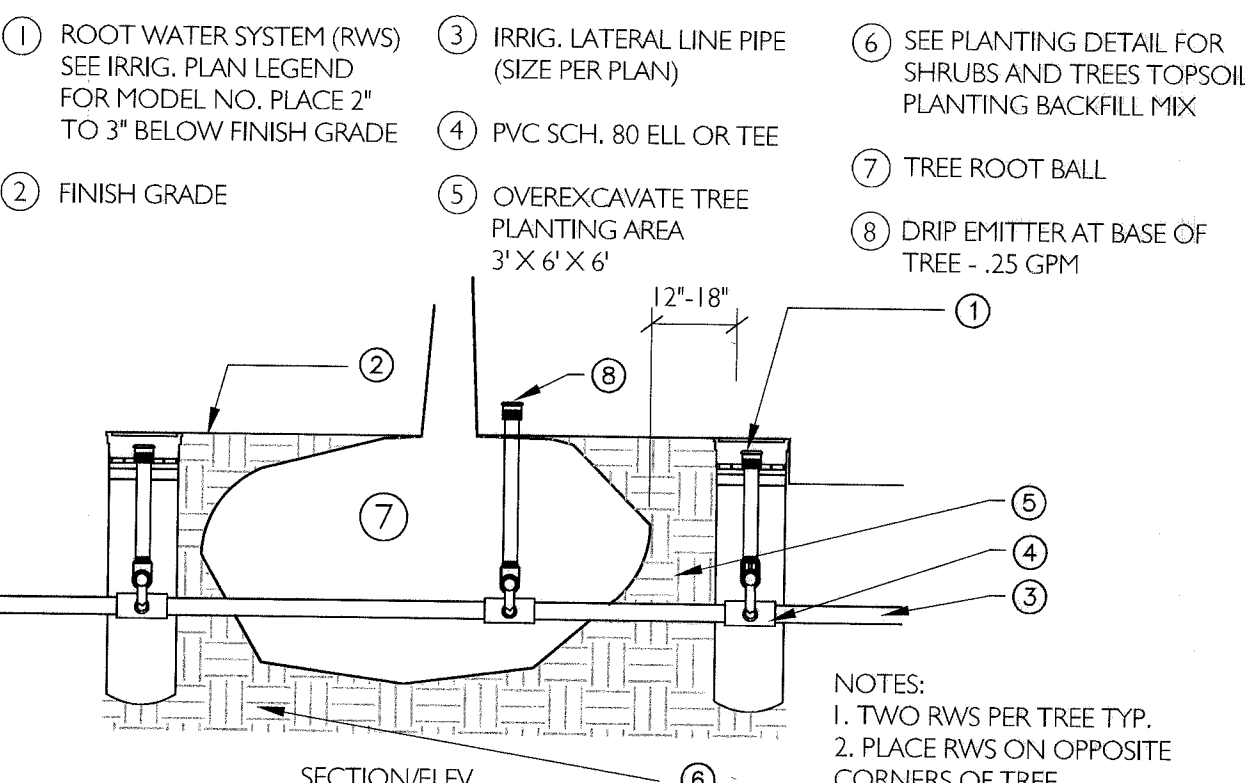
- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 DRIP ZONE CONTROL ZONE ASSEMBLY (SEE EQUIPMENT SCHEDULE)
- 4 WATERPROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 PVC SLIP UNIONS

G DRIP IRRIGATION VALVE ASSEMBLY
NOT TO SCALE



- NOTES:
1. INSTALL AIR/VAC, FLUSH VALVE, AIR RELIEF VALVE PER MANUFACTURER RECOMMENDATION.

H IN LINE DRIP TUBING SAMPLE LAYOUT
NOT TO SCALE

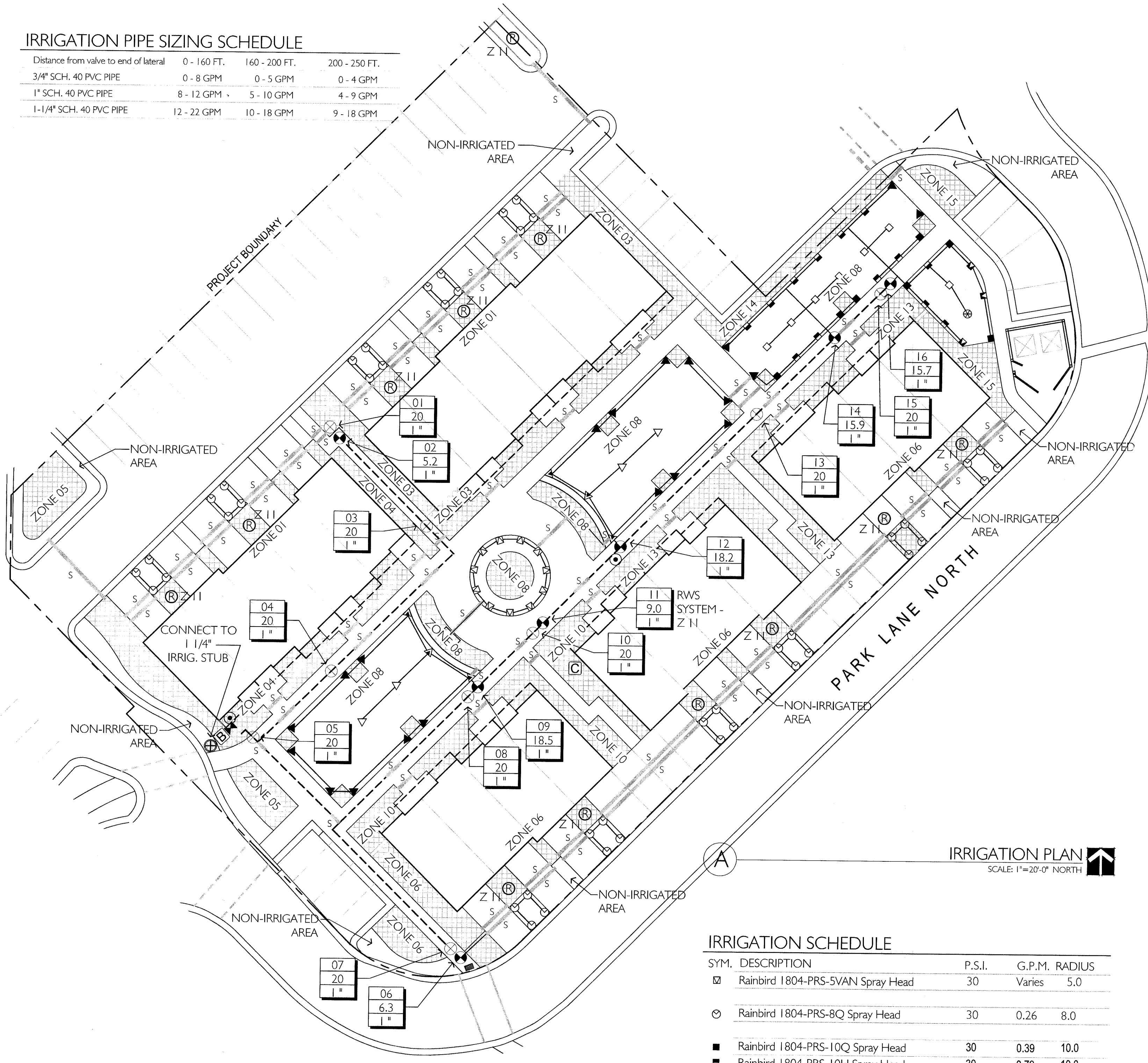


- 1 ROOT WATER SYSTEM (RWS) SEE IRRIG. PLAN LEGEND FOR MODEL NO. PLACE 2" TO 3" BELOW FINISH GRADE
- 2 FINISH GRADE
- 3 IRRIG. LATERAL LINE PIPE (SIZE PER PLAN)
- 4 PVC SCH. 80 ELL OR TEE
- 5 OVEREXCAVATE TREE PLANTING AREA 3' X 6' X 6'
- 6 SEE PLANTING DETAIL FOR SHRUBS AND TREES TOPSOIL PLANTING BACKFILL MIX
- 7 TREE ROOT BALL
- 8 DRIP EMITTER AT BASE OF TREE -.25 GPM

I TREE ROOT WATERING
NOT TO SCALE

IRRIGATION PIPE SIZING SCHEDULE

Distance from valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM



IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

IRRIGATION SCHEDULE

SYM.	DESCRIPTION	P.S.I.	G.P.M.	RADIUS
☒	Rainbird 1804-PRS-SVAN Spray Head	30	Varies	5.0
☉	Rainbird 1804-PRS-8Q Spray Head	30	0.26	8.0
■	Rainbird 1804-PRS-10Q Spray Head	30	0.39	10.0
■	Rainbird 1804-PRS-10H Spray Head	30	0.79	10.0
□	Rainbird 1804-PRS-10F Spray Head	30	1.58	10.0
■	Rainbird 1804-PRS-10 VAN Spray Head	30	Varies	10.0
▼	Rainbird 1804-PRS-15Q Spray Head	30	0.92	15.0
▼	Rainbird 1804-PRS-15H Spray Head	30	1.85	15.0
▼	Rainbird 1804-PRS-15F Spray Head	30	3.70	15.0
▼	Rainbird 1804-PRS-15 VAN Spray Head	30	Varies	15.0

- Inline Drip Line - Netafim-09-18-xxx
- ⊙ Root Watering System - RWS-B-1401 - 2 / Tree
- ⊕ Rainbird PEB Automatic Valve
- ⊕ Rainbird XZC-100-PRBCOM
- ⊕ Isolation Gate Valve
- ⊕ Quick Coupler Valve Assembly
- ⊕ Rainbird ESP-16LXME Controller, 16 Stations
- ⊕ Backflow Preventer - 1"
- ⊕ Stop and Waste - 1"
- Lateral Pipe - Schedule 40 PVC
- 1 1/4" Sch 40 PVC Mainline
- Irrigation Sleeving (See Plan)

Valve #	GPM	Valve Size
A-01	26.7	1"

IRRIGATION NOTES

- Base drawings for irrigation design have been provided by others. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas.
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturer's published radii. See Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published coverage radius.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head. If operational pressure varies, coordinate with Landscape Architect.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POCs and Main line are designed for one zone to be operated at a time, per POC & Controller.

Drawn By: Scott B.

ISSUE DESCRIPTION	DATE
---	07.23.2014

#	REV. DESCRIPTION	DATE

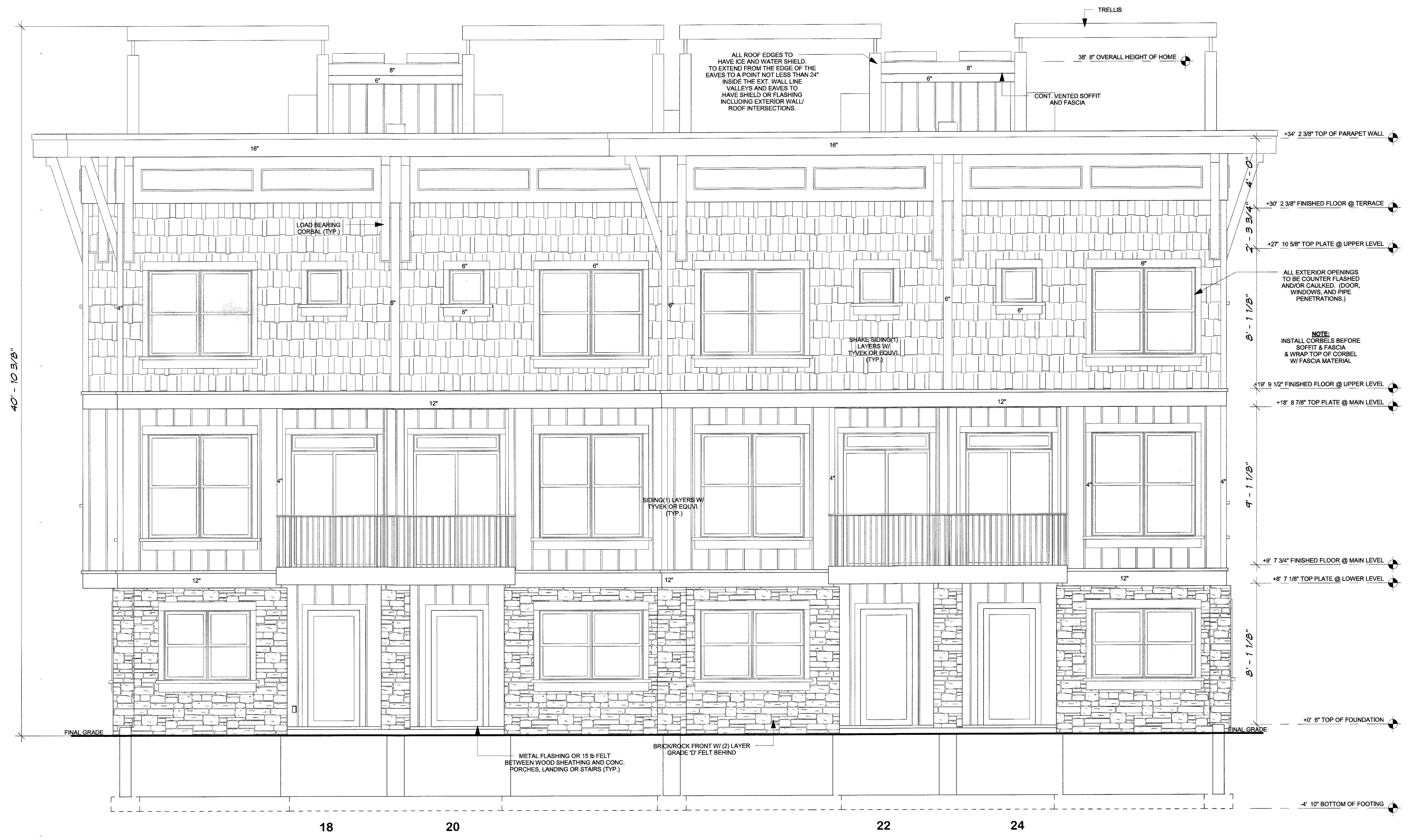
NEVIS AT NEWPARK
NORTH PARK LANE
PARK CITY, UTAH

IRRIGATION PLAN

L102

ENTRY NO. 01002145
09/04/2014 01:45:46 PM B: 2255 P: 1173
Site Plan PAGE 1/1
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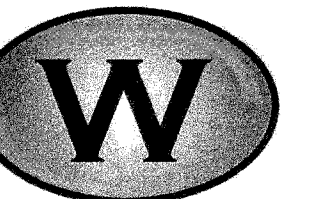
LEFT ELEVATION



NOTE:
MAIN LEVEL WINDOW'S HEAD HEIGHT @ 7'-8" UNO

NOTE:
UPPER LEVEL WINDOW SILLS TO BE A MIN. OF 24" ABOVE FLOOR

NOTE:
NO MECHANICAL VENTS ON FRONT OF HOME



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801-930-9499 office

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Nevis @ Newport

Arran Units 18,20,22,24

Designed for

Hamlet Homes

Finished Footage 1,233

Date March 2014

Drawn by DSW

PRINTED: 8/26/2014 1:45:19 PM

Sheet

4 GROUND LEVEL: 153

of 12 MAIN LEVEL: 544

UPPER LEVEL: 536

TOTAL: 1,233

SCALE: 1/4" = 1'-0"

ENTRY NO. 01002145
09/04/2014 01:45:46 PM B: 2255 P: 1173

SITE PLAN PAGE

DRY AND TRUSSELL 1/2" COUNTY RECORDED

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FRONT ELEVATION

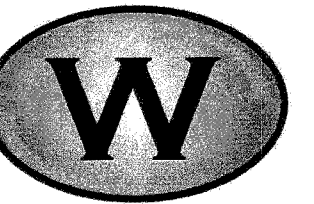
RIGHT ELEVATION



NOTE:
MAIN LEVEL WINDOW'S
HEAD HEIGHT @ 7'-8" UNO

NOTE:
UPPER LEVEL WINDOW
SILLS TO BE A MIN. OF 24"
ABOVE FLOOR

NOTE:
NO MECHANICAL VENTS
ON FRONT OF HOME



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Designed for

Hamlet Homes

Finished Footage 1,233

Date March 2014

Drawn by DSW

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8/26/2014
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Sheet

5

GROUND LEVEL: 153

MAIN LEVEL: 544

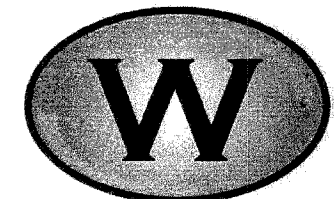
UPPER LEVEL: 536

TOTAL: 1,233

SCALE: 1/4" = 1'-0"

ENTRY NO. 01002145
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SHEET FILED PAGE 1/1
MARY ANN TRUSSELL SUMMIT COUNTY RECORDER
FEE: 254.00 BY NEVIS @ NEWPARK, LLC

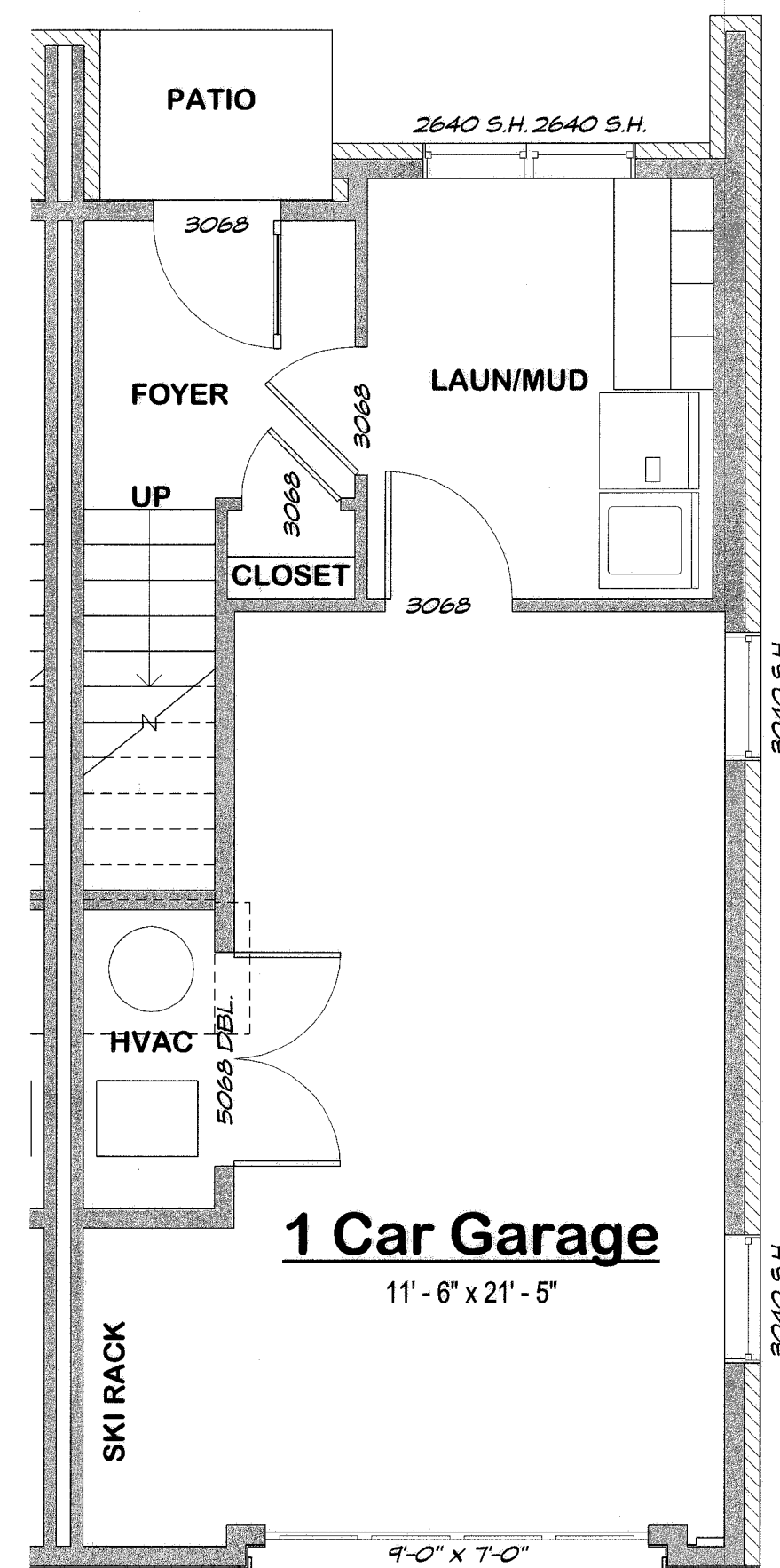
REAR ELEVATION



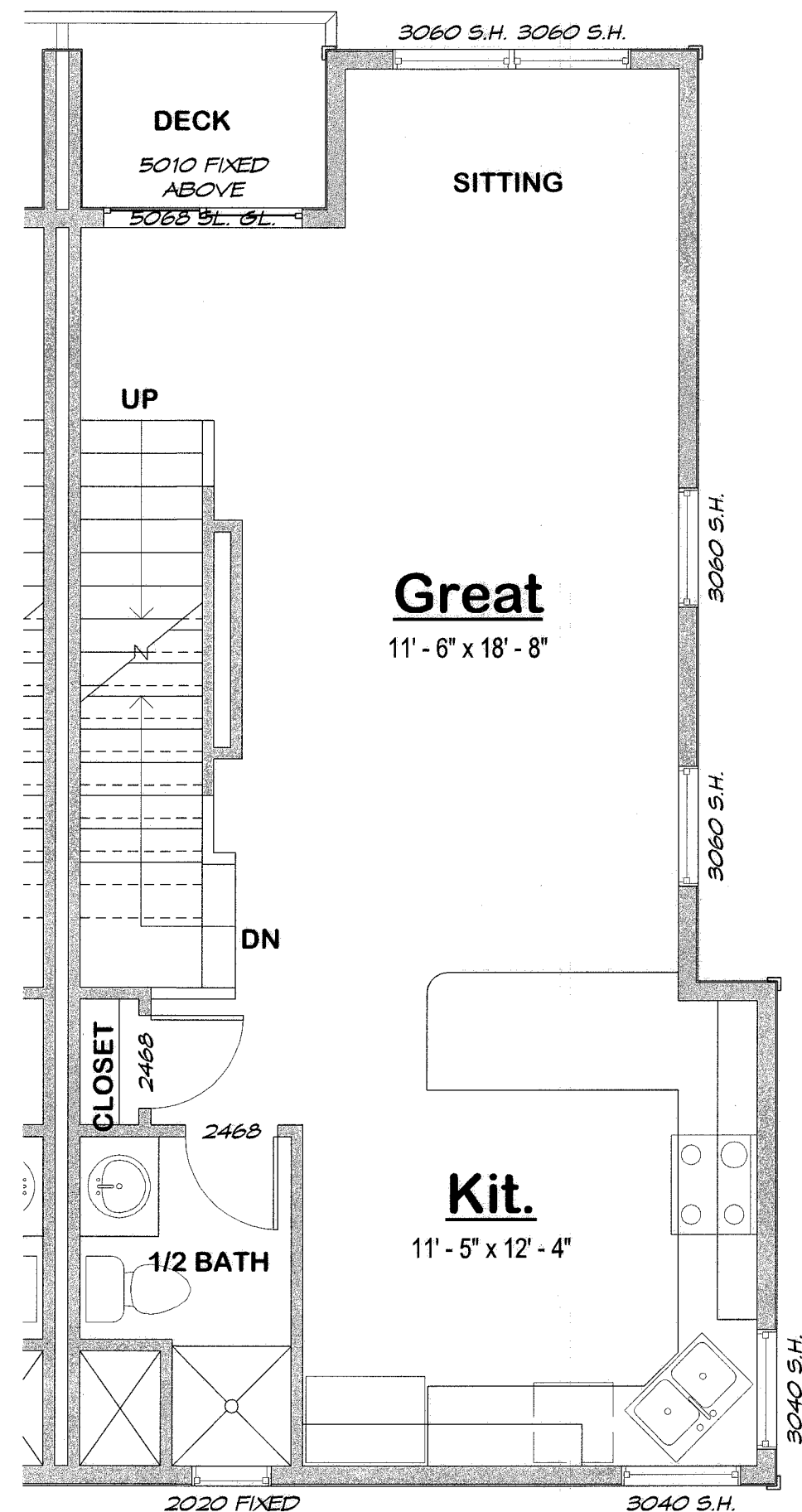
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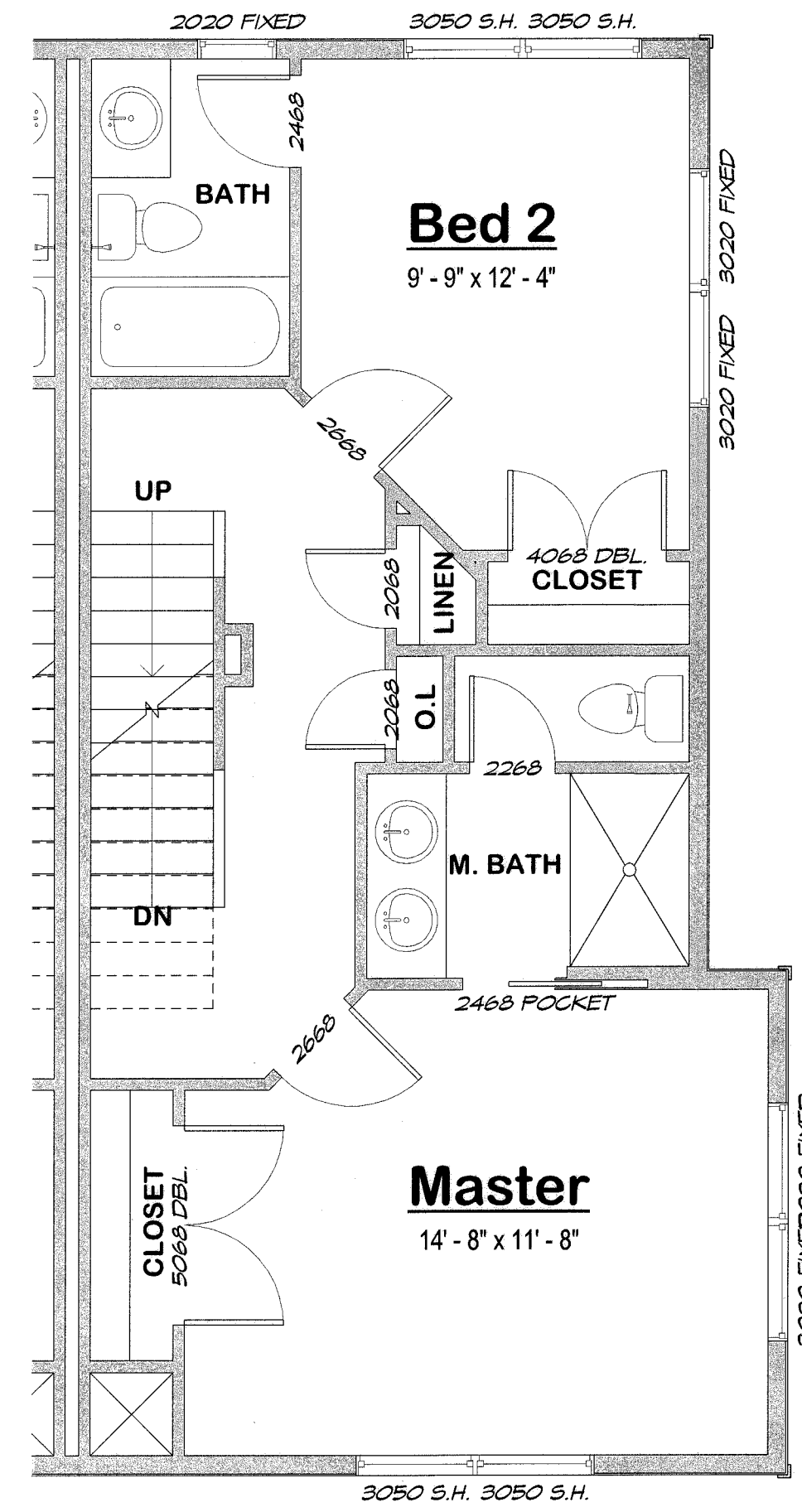
KEYNOTES



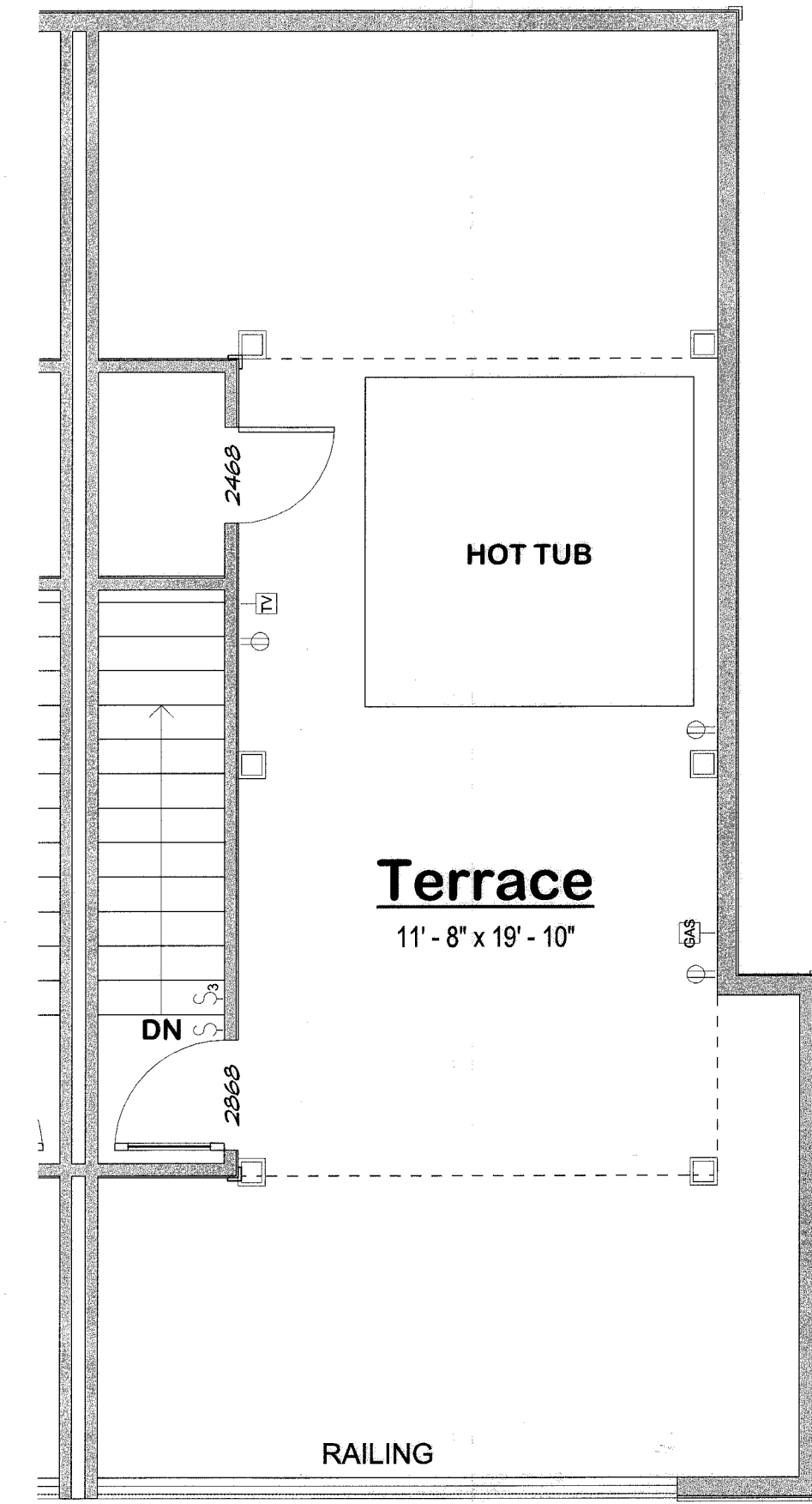
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



TERRACE LEVEL

POPOUT FLOOR PLANS

ENTRY NO. 01002145
09/04/2014 01:45:46 PM B: 2255 P: 1173
Site Plan PAGE 1/2
NOTY PAUL TRUSSELL SUMMIT COUNTY RECORDER
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Finished Footage 1,233

Date March 2014

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Sheet 33 of 12

GROUND LEVEL: 153
MAIN LEVEL: 544
UPPER LEVEL: 536
TOTAL: 1,233

SCALE: 1/4" = 1'-0"