



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, January 16, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting and work session, on Wednesday, January 16, 2019 at 6:00 p.m. in the Vineyard City Hall, 125 S Main St., Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

5. BUSINESS ITEMS:

5.1 Lakefront at Vineyard Town Center: Proposed Site Plan Application

The proposed site plan application is for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District attached to tax ID number 17:026:0045.

6. WORK SESSION

6.1 The Yard A Site Plan

Discuss a proposed site plan and conditional use permit from 600 Mill, LLC regarding The Yard Phase A. The proposal consists of 10 retail buildings and eight drive thru's. The property is located on the southeast corner of Mill Road and 650 N, addressed 542, 554, 608, 614, 618, and 634 North Mill Road. A total of 70,085 square feet is proposed.

6.2 Zoning Text Amendment: Regulations for Golf Driving Ranges

Discuss regulations for golf driving ranges in Vineyard.

6.3 Zoning Text Amendment: Regulations for Short Term Rental Units

Discuss regulations for short term rental units to ensure proper regulation, safety and parking.

6.4 Zoning Map Amendment: Rezoning City Owned Property

Discuss a proposal to rezone city-owned property located at tax ID number 17:023:0017 to Public Facilities (PF). The property is 9.05 acres of size and was recently annexed into the City for a future Public Works yard and office.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

9. ADJOURNMENT

The next regularly scheduled meeting is January 16, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: January 15, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



VINEYARD SHORES

Preserve

Villas

The Lake Front Residential District allows for the building types of small single-family lots, townhomes, mansion homes and single-purpose buildings. The applicant is proposing a total of 685 residential units, a density of 13.41 units per acre.

Community Development

CATEGORY	PROPOSED	COMMENTS	CONFORMANCE
Property Size	51.07 Acres		NA
Small Lot Single Family Dwellings	15 total lots	These lots are located on the south portion of the property.	YES, an allowed building type.
Minimum Lot Size	4500 SF	Lot sizes range from 4,517 SF to 6,844 SF	YES
Minimum Lot Width	40 feet		YES
Condo Buildings	40 total buildings	Located throughout the development	YES, an allowed building type.
Condo Units	410 total units (10 units per building)		
Townhome Buildings	56 total buildings	Located throughout the development	YES, an allowed building type.
Townhome Units	270 total units		
Total Residential Units	685		NA
Total Density	13.41 Units/Acre	The Lake Front Residential district does not call out a maximum density for this area.	

3.06 STREET TYPES

The Lake Front Residential has two street types within its district, Side Streets and the Lake Front Street.

3.060.010 General Requirements

Requirement	Staff Comment	Compliant
All new vehicular ROWs shall match one of the street types.	300 West and Vineyard Loop Road match the Town Center street types of the Lake Front Street and Side Streets.	YES
Gated streets are not permitted except at the entrance to a secure parking lot.	The applicant is not proposing any gated streets	NA
Streets may be privately (alleys) or publicly owned, but all streets shall be available for public use at all times	Side streets are privately owned. 300 West and Vineyard Loop Road are publicly owned.	YES
All construction in the public and private ROW shall follow specifications and design defined by the City Engineer and Fire Department.	Applicant is required to work with the Engineering department and Orem Fire department.	NA

Community Development

3.06.020 General Street Type Standards

Requirement	Staff Comment	Compliant
Street trees are required along all street frontages. Spacing for trees is 40 feet on center for large and 35 feet on center for medium and 25 feet for small trees.	Rocky Mountain Power will allow for 12' trees under the powerlines on 300 West. Applicant needs to work with staff and Rocky Mountain Power on the tree types. 20 Trees on Vineyard Loop Road, all trees are at least 45' apart. Trees proposed for Vineyard Loop Road will not be accepted – staff sent a list of trees that would be acceptable.	
Minimum width of park strip for large trees shall be 8 feet, medium trees shall be 6-8 feet and 5-6 feet for small trees. Park strip – a landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.	Vineyard Loop Road needs to be 8' park strip from back of curb on both sides. 300 West is required to have an 8' park strip. With an updated site plan, staff will need to verify	

3.06.030 General Street Layout Requirements

Requirement	Staff Comment	Compliant
Crosswalks shall be a minimum of 6 feet wide. Measured from the mid strip to mid stripe.	Measuring 10 feet in width	YES
Crosswalks shall be marked with textured or color pavement, thermoplastic applications or another marking approved by City Planner.	Applicant is proposing striped crosswalks.	YES
To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge.	300 West and Vineyard Loop Road: 42' on Vineyard Loop and 40' on 300 Engineering has approved this, stating that this is okay because	YES

Community Development

	it's not possible at an intersection and traffic is being controlled by a stop sign.	
To shorten pedestrian crossing distances, bulb-outs shall be utilized at all intersections, unless otherwise required by PW.	Proposing bulb-out at 300 W and Vineyard Loop Road	YES
Accessible ramps and warning panels, per the ADA or any more stringent state requirements, are required where all sidewalks or trails terminate at a cross walk or curb.		YES
Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting street		YES
The depth of the bulb-out shall match the width of utilized on-street parking.	With updated site plan, staff will need to verify.	
The radius of the bulb-out shall match the requirements for the intersection.	Approved by engineering	YES
Planted areas shall be included where appropriate to delineate pedestrian crossings and to enhance the streetscape.	Proposing un-manicured vegetation at pedestrian crossings at 300 West and Vineyard Loop Road.	YES

3.06.060 Side Streets

The side street within the Lake Front Residential district is the extension of 600 North, also known as Vineyard Loop Road, into the subject property and intersects with the extension of 300 West. Side streets are meant to accommodate pedestrians and bicyclists, but since they are low-speed and low-traffic, active transportation users will not require the same degree of separation or protection.

Requirement	Staff Comment	Compliant
Typical ROW: 61 ft. to 81 ft.	Cross Section shows 88'.	YES
Travel Lanes: 1 in each direction		YES
Lane Width: 11 ft. to 13 ft.	Staff will need to verify with an updated cross section	
Allowable Turn Lanes: NA	Proposing a turn lane	
Parking: Parallel required on both sides of the street	Providing 26 of spaces in total on both sides.	YES

Community Development

Pavement width: 18 ft. to 22 ft. on each side of centerline		YES
Bicycle Facilities: Shared bike lanes	Applicant will need to provide signage per MUTCD standards	
Pedestrian facilities: 6 ft. to 10 ft. sidewalk	Sidewalks are 6 foot minimum – the engineering department is okay with a 5 foot sidewalk and trails are 10 foot minimum. This will need to be verified with the updated site plan/civil drawings.	
Street Buffer: Park strip between sidewalk and protect bike lane varies depending on street tree size, 6ft. -8 ft.+ allows for trees, bike racks, planter beds, street furnishings and lights.	Need updated cross sections to verify.	

3.06.070 Lake Front Street

The extension of 300 West into the Vineyard Shores development is considered to be the Lake Front Street. 300 West will come to a “T” intersection at 400 North and then continue north through the subject property following the powerline corridor until it runs into the future alignment of the Lake Promenade and Vineyard Connector. The Lake Front street is intended to accommodate a two-way vehicular traffic that features on-street parking on either side of the road and has a different cross-section that is more residential focused than commercial.

Requirement	Staff Comments	Compliant
Permitted District: Lake Front Commercial and Lake Front Residential Districts.	This portion of the Lake Front Street is within the Lake Front Residential district	YES
Typical ROW: 100 ft. to 200 ft.	Engineering has approved the following cross section for 300 West: TOTAL ROW: 88 FT 5' sidewalk 8' park strip 2' curb and gutter 7' parking 5' bike lane 3-12' lanes 5' bike lane 2' curb and gutter 8' park strip 10' trail	YES, the engineering department has approved an 88 foot right of way. Need updated cross sections to verify.

Community Development

Travel Lanes: 1 lane in each direction	3 lanes in total	YES
Lane Width: 11 ft. to 13 ft.	Need to verify with updated cross sections	
Allowable turn lanes: NA	Proposing a turn lane	
Parking Lanes: parallel required on one side	Parallel parking is proposed to alternate sides, and they are providing a total of: 84 parking spaces.	YES
Pavement width: 29 ft to 25 ft.		YES
Median: permitted	Not proposed	NA
Bicycle facilities: not designated	Bike Lanes are required per the Engineering department	Required by Engineering Dept.
Pedestrian Facilities: Minimum 8 ft. wide clear sidewalk.	Engineering has approved a 5-foot sidewalk on the East side and a 10-foot trail on the West side.	YES, per engineering department
Street Buffer: A larger street buffer should be negotiated with adjacent land owners.		NA

3.10 Building Types

The Lake Front Residential District allows for the building types of small single-family lots, townhomes, mansion homes and single-purpose buildings. The applicant is proposing building types of small single-family lots, townhomes, and single-purpose buildings.

3.10.010 Single Purpose

The applicant is proposing to use the single purpose building as condominium buildings. A total of forty (40) condominium buildings are proposed and each building as ten (10) units for a total of 400 condo-units.

Requirement	Staff Comment	Compliant
Min. Front Setback: 0 ft.	Setbacks are set at 0 feet	YES
Max. Front Setback: 15 ft.		
Min. Side Yard Setback: 0 ft.		YES
Min. Rear Yard Setback: 20'	Need to verify with updated plats	
Min. Vineyard Connector ROW Setback: 14 ft.	Proposed buildings are more than 14'	YES
Permitted Parking Location: Rear/side	Proposed parking on the rear	
Min. Overall Height: 14 ft.	Proposing ~40 feet in height	YES
Max. Overall Height: 48 ft.		

Community Development

Ground Story Min. Height: 14 ft. Max. Height: 20 ft.	Proposing 11.9 feet for ground story. Applicant is asking for a modification.	
Upper Stories Min. Height: 9 ft. Max. Height: 14 ft.	Proposing between 9'-10' for the 2 nd and 3 rd story.	YES
Minimum Ground Story Transparency (measured between 2' and 8' above grade): 30%. Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior facades are not required to meet these standards unless otherwise stated.	Asking for a modification on some of the elevations. Staff will have to verify at building permit.	
Minimum Upper Story Transparency: 30%	Staff will have to verify at building permit.	
Blank Wall Limitations: - No rectangular area greater than 30% of a story's façade, as measured from floor to floor, may be windowless. - No horizontal segment of a story's façade greater than 15 feet in width may be windowless		YES, staff will need to verify at building permit.
Front Façade Entrance Type: Storefront, Stoop, Porch	Porch	YES
Other Façade Requirements: Residential uses shall include one or more of the following on the minimum 50% of all units: bay windows, box out windows, balconies, and patios.	100% of the units have a balcony.	YES
Balconies required if Residential	All units have a balcony	YES
Principal Entrance Location: Street		YES

Community Development

Variation in Materials: Material type shall vary between first floor and above floors.	Brick Veneer Stucco Composite Lap Siding	YES
Permitted Roof Types: Parapet, flat, pitched, shed.	Proposing pitched roof.	YES

3.10.110.4 Entrance Types – Porch Entrance Type

The applicant is proposing a porch entrance type for the single purpose building.

Requirement	Staff Comment	Compliant
All primary entrances to all buildings are required to have a 5-foot minimum protective entrance.	The awning provides this.	YES
If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflective windows.	The porch entrance is a breezeway that goes to both sides of the building.	YES
The porch shall be a minimum of 5 feet deep and 8 feet wide	The entrance is about 10 feet in width and the total length of the walkway is ~52 feet with an awning over the entrance of 5 feet.	YES
All entries shall be located off a porch.	All entries to the units are off of the porch/breezeway entrance	YES

3.10.120.3 Roof Types – Pitched Roof Type

Requirement	Staff Comment	Compliant
The roof may not be sloped less than a 4:12(rise/run) or more than 8:12. Slopes less than 4:12 are permitted to occur on the second story or higher roofs.	Roof pitch dimension will need to be provided for each housing type, staff will verify at building permit process.	
Hipped, gabled, and combination of hips and gables with or without dormers are permitted. *Dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.	Proposing a hip roof	YES

Occupied space may be incorporated behind this roof type	Not Proposing	
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3.10.130 Additional Design and Mix Standards

Requirements	Staff Comments	Compliant
80% of each façade shall be constructed of primary materials. For facades over 100 SF, more than one material shall be used to meet this requirement. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, fiber, cement board, shingles, architectural concrete, or panel siding and glass.	Proposing 3 materials - Brick Veneer - Hardie Accent - Siding Accent Front: 74% Left/Right: 48% Rear: 70%	YES
Secondary Façade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation and exterior architectural metal panels and cladding	Stucco Trim Soffit/Facia	YES
Up to 60% stucco permitted on building facades. The City Planner may approve a higher percentage.	Front: 26% Left Side: 52% Right Side: 52% Rear: 30%	YES
Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam slate and ceramic tile. Engineered wood or slate may be approved during the site plan process with an approved sample and examples	GAF Timberline Asphalt Shingle	YES

Community Development

of successful, high quality local installations.		
Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.	Not Proposing any of these materials	YES
All upper story windows on all residential and mixed-use buildings shall be recess and double hung.		YES
If installed, shutters, whether functional or not, shall be sized for the windows. Wood or metal. Must cover entire window surface.	Not proposing for condos	NA
Balconies, patios, and porches shall be a minimum of 50 SF with a minimum depth of 5 feet.	Typical Balcony is 7.10' X 12.3' Or 87.33 SF	YES
Balconies that are not integral to the façade shall be independently secured and unconnected to other balconies.	All balconies apart of facade	YES
At least 50% of MF residential shall have a balcony, patio or porch. May be reduced to 40% if a usable rooftop open space is constructed.	All units have a balcony	YES
Railings, may vary and may promote privacy within the balcony, railings do not have to open.	Railing provided and open	YES

3.10.060 Townhome

The applicant is proposing fifty-six (56) total Townhome Buildings, for a total of 270 townhome units.

Requirement	Staff Comment	Compliant
Front Setback: 5-20 ft.		YES
Min. Side Yard Setback: for end units is a minimum of 5 feet.	Need updated site plan/plat	
Min. Rear Yard Setback: 20 ft.	Need updated site plan/plat	
Min. Rear Yard Setback on Alleys: 5 ft.		NA
Min. Vineyard Connector ROW Setback: 14 ft.	Not applicable, no townhomes near vineyard connector.	NA

Community Development

Parking and Loading Location: Rear/Side	Parking is located on the front façade. Applicant will need to request a modification.	
Parking within Building:	Permitted, proposing parking in garages.	YES
Min. Overall Height: 23 ft.	Traditional B: 31.11' Contemporary B: 31.11' Alley Load TH B: 36.5 Traditional D: 31.11' Staff will verify all heights at the building permit process.	
Max. Overall Height: 48 ft.		
Ground Story Min. Height: 9 ft. Max Height: 14 ft.	All ground levels are 9 feet	YES
Upper Stories Min. Height: 9 ft. Max. Height: 14 ft.	Asking for a modification	
Min. Ground Story Transparency (measured between 2-8 ft. above grade): 25%	Asking for modification on some townhomes.	
Min. Upper Story Transparency: 25%		
Blank Wall Limitations: - No rectangular area greater than 20% of a story's façade, as measured from floor to floor, may be windowless. - No horizontal segment of a story's façade greater than 15 feet in width may be windowless.		YES
Front Façade Entrance Type: Stoop or Porch	Proposing porches for all townhomes.	YES
Principal Entrance Location: Street.	Front door and garage face the alley street	
Permitted Roof Types: Pitched, Flat, Parapet	Pitched for all	

Community Development

3.10.110.4 Entrance Types – Porch Entrance Type

Requirement	Staff Comments	Compliant
The entire ground story street-facing façade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.	All townhomes have a porch entrance type	
All primary entrances to all buildings are required to have a 5-foot minimum protective entrances for the purpose of protecting the user from precipitation and snow roof slides and may encroach the front setback. Protective entrances may include gables, awnings, over hanging structures.		YES
If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflective windows.	Not fully enclosed	NA
The porch shall be a minimum of 5 feet deep and 8 feet wide	Staff would like to see a porch detail for each Townhome design.	
Porch elevation shall be located a max of 2-6 feet above the sidewalk without a visible basement and a maximum 4-6 ft above the sidewalk with a visible basement		YES
Porch may be two stories to provide a balcony on the second floor.		NA
All entries shall be located off a porch.		YES

3.10.130 Additional Design and Mix Standards

Requirements	Staff Comments	Applicant Response
80% of each façade shall be constructed of primary materials. For facades over 100	Stone/Brick Hardie	

Community Development

SF, more than one material shall be used to meet this requirement.	Applicant is asking for modifications	
Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, fiber, cement board, shingles, architectural concrete, or panel siding and glass.		
On Mansion Style and townhome style buildings, up to 60% of an exterior façade may be stucco.	Applicant is asking for a modification to this requirement	
Secondary Façade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation and exterior architectural metal panels and cladding	Stucco Trim Soffit/Fascia B&B/Trim	
Up to 60% stucco permitted on building facades. The City Planner may approve a higher percentage.	Sides and Rear elevations are over this requirement. Applicant is asking for a modification.	
Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam slate and ceramic tile. Engineered wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.	Asphalt Shingles	YES
Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.	Not proposing any.	YES
All upper story windows on all residential and mixed-use		YES

Community Development

buildings shall be recess and double hung.		
The following applies in all locations where balconies, patios and/or porches are incorporated into the façade design facing any street or parking lot.		YES
Balconies, patios, and porches shall be a minimum of 50 SF with a minimum depth of 5 feet.	Staff would like to see a porch detail for each townhome type to verify.	
At least 50% of MF residential shall have a balcony, patio or porch. May be reduced to 40% if a usable rooftop open space is constructed.	All townhomes have a porch	YES
Railings, may vary and may promoted privacy within the balcony, railings do not have to open.		YES

3.10.090 Small Lot Single Family Dwellings

The applicant is proposing fifteen (15) small lot single family dwellings.

Requirement	Staff Comment	Compliant
Front Setback: 5-15 ft.	Staff will verify at building permit.	YES
Corner Setback: 10-15 ft.		YES
Min. Side Yard Setback: 5 ft.		YES
Min. Rear Yard Setback: 20 ft.		YES
Min. Vineyard Connector ROW Setback: 14 ft.		NA
Minimum Lot Width: 40 ft.		YES
Minimum Lot Size: 4500 SF		Lots range from 4700 SF to 7000SF
Parking and Loading locations: Rear (alley) or front	Front.	YES
Min. Overall Height: 18 ft.	Proposing between 28 -31'. Staff will verify at building permit	YES
Max. Overall Height: 38 ft.		
Ground Story Min. Height: 9 ft. Max. Height: 14 ft.	Need to verify – plans say 8 feet	
Upper Stories Min. Height: 9 ft. Max. Height: 14 ft.	Need to verify – plans say 8'	

Community Development

Parking within Building: Permitted		YES
Min. Ground Story Transparency (measured between 2-8 ft. above grade): 25%	Staff will need to verify at the building permit process.	
Min. Upper Story Transparency: 25%		
Blank Wall Limitations: 3.10.020		
To prevent direct viewing from one building to another, window placement on the side façades of adjacent buildings shall be offset so that the windows do not align.		
Front Façade Entrance Type: Stoop, Porch	Porch	YES
Principal Entrance Location: Street		YES
Permitted Roof Types: Parapet, Flat, Pitched, shed.		YES

3.10.110.4 Entrance Types – Porch Entrance Type

Requirement	Staff Comments	Compliant
The entire ground story street-facing façade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.	Porch type proposed	YES
All primary entrances to all buildings are required to have a 5-foot minimum protective entrances for the purpose of protecting the user from precipitation and snow roof slides and may encroach the front setback. Protective entrances may include gables, awnings, over hanging structures.	Staff will need to verify at the building permit process.	
The porch shall be a minimum of 5 feet deep and 8 feet wide		

Community Development

Porch elevation shall be located a max of 2-6 feet above the sidewalk without a visible basement and a maximum 4-6 ft above the sidewalk with a visible basement	Staff will need to verify at the building permit process.	
All entries shall be located off a porch.		YES

3.10.130 Additional Design and Mix Standards

Requirements	Staff Comments	Compliant
80% of each façade shall be constructed of primary materials. For facades over 100 SF, more than one material shall be used to meet this requirement.	Applicant is asking for a modification.	
Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, fiber, cement board, shingles, architectural concrete, or panel siding and glass.	A material list is needed for all single family dwellings, staff will verify this at the building permit process.	
Secondary Façade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim and ornamentation and exterior architectural metal panels and cladding		
Up to 60% stucco permitted on building facades. The City Planner may approve a higher percentage.	Sides and rear are over.	
Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam slate and ceramic tile. Engineered wood	Asphalt Shingles – need to verify with material list	

Community Development

or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.		
Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.	Need material list to verify	
All upper story windows on all residential and mixed-use buildings shall be recess and double hung.		YES
If installed, shutters, whether functional or not, shall be sized for the windows. Wood or metal. Must cover entire window surface.	Not proposing	
Balconies, patios, and porches shall be a minimum of 50 SF with a minimum depth of 5 feet.	Staff will need to see a porch detail for each type, will verify at building permit process.	
50% of the small lot family dwellings shall have front porches.	All small lot family dwellings will have a front porch.	YES

3.10.130.11 Amenity requirements for Multi-Family projects

For multi-family residential building developments in excess of 150 units, building shall include:

- 6 items from the Unit Features Section
- 5 items from the General Amenities Section
- 4 items from the Recreation Amenities Section
- 3 items from the Energy Efficiency Enhancements Section

Developers may propose an equivalent number of alternative amenities in any category as part of a site plan review, subject to final approval by the City Planner.

Triple pane windows on Main Street and Lake Promenade Streets. NA	Covered parking Yes, garages	Pool min. 400 SF 4750 Sq Ft.	Compliance with Energy Star New Homes Standard for buildings three stories or fewer. NA
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Community Development

Washer/dryer hookups Each unit will have a washer/dryer hookup	Garages Yes, at least 1 garage space with each unit.	Project wide indoor and outdoor WIFI The clubhouse will provide indoor and outdoor WIFI.	Compliance with Energy Star MF High Rise Program for building 4 stories or greater. NA
Larger balconies, porches, patios – over 60 SF All units.	Secured interior bike storage Yes, garages will have room for bike storage	Playground structure 3 playground tot-lots, and the clubhouse area will have a playground area.	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20% of the projects estimated electric own demand NA
Dishwasher Each unit will have a dishwasher.	Library Not proposing one	Hot tub minimum 120 SF No proposed hot tub.	Design and install required connections for the installation of PV or solar hot water system in future NA
Enhanced soundproofing between units (ceilings, floors, and walls) Yes	Meeting room/s Yes, in the clubhouse	Community Garden Not proposing one	Electric Vehicle charging station Applicant will provide 1 station at the clubhouse and make it an available upgrade for the homeowners
Solid core doors throughout. Units will have solid core doors throughout	Interior social space of 500 SF or larger Clubhouse building is 4700 SF	Sport Court 4 pickleball courts 1 basketball court	Participation in a recycling program as part of a rental agreement or HOA HOA will provide a recycling program
8.5 and higher ceilings All ceilings are 9 feet.	Rooftop terrace (can be combined with above) Not proposing any	Exercise Room Clubhouse will include one	Installation of tankless hot water systems. Standard with all units

Community Development

Composite or granite countertops Yes, standard.	Public transit incentives Not proposing any	Exterior social spaces of 500 SF or larger including shade, barbeques and seating. Clubhouse are is 4500 SF	
Hardwood floors on 50% or more of the floors. Not proposing	Theater room Clubhouse will have a theater		
Secured interior storage (50 SF) Yes			

3.12 Open Space

3.12.010 General Requirements

Requirement	Staff Comment	Compliant
For all uses, 20% of the total project area is required as on-site open space. This requirement may be reduced to 10%. Refer to reduction table if applying for any reductions.	Total Site: 51.07 acres Total Required Open Space: 10.2 acres (444,312 SF) A 10% reduction would require a total open space of: 5.1 acres (222,156) Total open space proposed that meets one of the open space types: 2.8 acres (123,953 SF) Will promenade and Utah lake improvements count?	

Community Development

All open space provided within any district development shall comply with one of the Open Space Types defined within this Chapter.	Types are: Lake Promenade, Plazas, Pocket Park, Commons or Courtyards.	
Fencing. Side and rear fencing shall be maximum height of 60 inches, unless approved by the City Planner for such circumstances as proximity to railroad row and use around swimming pools, ball fields, and ball courts etc.	Wrought Iron fence proposed around Clubhouse, show on site plan. Max Height is 60 inches. Staff needs to see a detail	
Fence opacity shall be no greater than 30%	Proposing wrought iron fence. Staff needs detail of fence.	
Chain-link fence is not permitted along any street with exception of dedicated sports field or court fencing	No chain link fence proposed	
Open Space Types may either be publicly or privately owned	Open space that meet the open types are private. Except for the improvements of the Lake Promenade and Utah Lake beach front.	
Connections to existing or planned trails or open space types shall be made when the open space abuts such as the Lake Front Trail, Promenade.	2 public pedestrian access around the clubhouse to the lakeshore trail/lake. Trail along 300 West goes to the promenade. Internal connections to 300 West Trail Private access pedestrian sidewalks from the condo buildings against the lake. 2 more accesses have been provided between the condo buildings on the north and south side that provide a connection to the lake trail.	

Community Development

Design Based Open Space Reductions. The City Planner may grant a reduction of the open space requirement of up to 5% of the total on-site space required for improvements that meet the Town Park Improvement Standards which includes elements such as: Lighting, Public Art, Seating and Furnishings, Creative bicycle racks, Transit Shelter enhancements, Pavilions, trails, and landscaping.	These improvements requirements can be found under the open space type. 5% reduction = .5 acres (22,215 SF)	
In Lieu Substitutions for Open Space Requirements.	Applicant is asking for modifications to the open space requirement. These modifications will affect the open space type requirements. Staff still needs to discuss this with applicant.	

3.12.030 Plazas

Intent: To provide small-scale outdoor space for civic, social, and commercial purpose. Plazas on corners highlight Main Street. The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance.

A plaza may contain a greater amount of impervious coverage than other Open Space Types. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Requirement	Staff Comments	Compliant
Min. Size (acres): 0.01		
Max. Size (acres): 1.0		
Min. Dimension (feet): 20' in one direction		

Community Development

Min. Access/Exposure: 100% of total plaza length open to the street		
Clear Zones: 6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising.		
Frontage Orientation of Adjacent Parcels: Corner, Street.		

Improvements	Staff Comments	Compliant
Playgrounds: Permitted		
Partially Enclosed Structures: Permitted to max. of 10% of plaza space		
Impervious/Semi-Pervious Surface: 80% max.		
Lighting: Required, max 16' fixture height		
Seating: 1 per 300 SF		
Trees: 1 per 500 SF		
Landscaping: 50% live plant material in planter areas.		

3.12.040 Pocket Park

Intent. To provide an informal, small to medium scale outdoor space for active and passive recreation. Pocket Parks are encouraged in the TCS, TCMU, Village Office and Lake Front commercial areas. They may be privately owned and access controlled. Activities may include small playgrounds, vegetable gardens, barbecue, pavilion, and outdoor gathering areas.

Requirement	Staff Comments	Compliant
Min. Size (acres): 0.5		
Max. Size (acres): 1.5		
Min. Dimension (feet): 30' in one direction		
Min. Access/Exposure: 50% of total length of street		

Community Development

Clear Zones: 4' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising		
Frontage Orientation of Adjacent Parcels: Front of Corner side.		

Improvements	Staff Comments	Compliant
Designated Sports Fields: Not Permitted		
Playgrounds: Permitted		
Fully Enclosed Structures: Permitted for a max. of 10% of space		
Impervious/Semi-Pervious Surface: 30% + 10% maximum.		

3.12.050 Commons or Courtyard

Intent. To provide outdoor amenities and living space to property tenants. Activities may include playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but encouraged to be located adjacent to and opening onto streets.

Requirements	Staff Comments	Applicant Response
Permitted in all districts		
Min. size (acres): 0.1		
Max. size (acres): 3.0		
Min. dimension: 45 ft. in one direction		
Min. Access/Exposure: 50% of total length of street or S-line frontage. Minimum of two access points, 20' minimum width		
Clear Zones: 4 ft. min. pedestrian clear zone maintained around outdoor furnishings and merchandising		

Community Development

Frontage orientation of adjacent parcels: side or rear		
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Improvements	Staff Comments	Compliant
Designated Sports Fields: Not Permitted		
Playgrounds: Permitted		
Fully Enclosed Structures: Permitted for a max. of 10% of space		
Impervious/Semi-Pervious Surface: 30% + 10% maximum.		
Lighting: Required, max. 16' fixture height		
Seating: 1 per 100 SF, 1 table per 2000 SF		
Trees: 1 per 500 SF		
Landscaping: 50% live plant material in planter areas		

3.14 Landscape

3.14.010 General Requirements

Requirement	Staff Comment	Compliant
The amount of onsite landscape SF required (not including public ROW) is 50% of required open space.	All open space is landscaped	YES
Shared Driveway, buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.	There is no landscaping for the shared condo driveways but there is for the townhomes.	
Points of Access, buffering is not required at driveways or other points of access to a lot.	Landscaping at all access points have been added as well as the driveways of the townhome product. To create a good feel in the community.	

Community Development

Landscaping along streets is required as outlined in 3.06 Street Types	Streets are being updated per city standards, landscaping will match code for specific street designs. Staff will need to verify	
Installation Requirements need to be followed	Tree Manual was given to applicant.	
Plant material shall be sized according to the following requirements at the time of installation. - Deciduous Shade/understory Tree: 2" Caliper - Evergreen Tree: 8' in height - Understory Tree: 6' in height - Ornamental Tree: 1.5" caliper - Shrubbery, Deciduous: container class 5 - Shrubbery, Evergreen: container class 5 - Ground cover 3" in height	Staff needs to verify with updated plans	
Planting Beds may include shrubs, ornamental grasses, ground cover, vines, annuals or perennials. Nonliving material, such as pine straw, colored gravel or mulch are permitted for up to 50% of a bed area. Annual beds must be maintained seasonally, replanting as necessary.	Planter Beds areas include; Shrubs, Ornamental Grasses and Ground Covers. Nonliving material does not equal more than 50% of the bed area.	
50 shrubs are required per 1 acre of project size. 2 perennials or ornamental grasses count towards 1 shrub.	51.07 acres = 2500 required shrubs Shrubs Proposed: 2,038 Perennials Proposed: 4 = 2 shrubs	YES

Community Development

	Grasses Proposed: 1283 = 641.5 shrubs Total Shrubs proposed: 2681.5	
No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided: Medium trees: 3 feet Large Trees: 4 feet	Staff needs to verify with new landscape plan	
For more than 20 trees a minimum 1 tree species type per every 10 trees up to 50 trees	Proposed # of Trees: 992 Proposed # of Tree Types: 11 Tree Types Required: 20 Staff is not going to require 20 types of trees. A list has been provided of approved tree types.	
Trees shall be a minimum of 2-inch caliper at the time of installation	Staff needs to verify with the updated landscape plan	
Trees shall be planted at least 30 feet and 20 feet apart for large and medium trees, respectively	Staff needs to verify	
20 trees are required per 1 acre of project. Street trees do not count toward this requirement.	Total Acreage: 51.07 Total required trees: 1021 Total Proposed Trees: 992 Staff will need to verify with the updated landscape plan. Trees have been added. We will continue to update this number with staff as 300 W designs are finalized	
All irrigation systems shall be design to minimize the use of water	Irrigation plan will need to be submitted	
Irrigation system shall provide sufficient coverage to all landscape areas		
Irrigation system shall not spray or irrigate impervious surfaces,		

Community Development

including sidewalks, driveways, streets, and parking and loading areas.		
The culinary fed systems shall be equipped with a back-flow prevention device.		
All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public-view.		

3.14.030 Street Trees and Streetscape Design:

To line all new streets with a consistent and appropriate planting of trees, pavement design and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

Requirements	Staff Comment	Compliant
Pedestrian and vehicular lighting shall be specified and locations and quantities noted.	Staff needs to verify with updated civil drawings	
Any other elements designed to establish the identity of each street, such as banners, pavement markers, artwork, or signage shall be included in the streetscape design.	None planned/proposed	
Street trees are not required on alleys	Proposing trees in alleys	
Each lot is required to have 1 tree for every 40 feet of street frontage with a minimum of 1 street tree.	Need to add trees on west side of 300 West, will need to work with Rocky Mountain Power and Staff.	
Large trees must be spaced a min. of 30 feet and a max of 60 ft on center.	Staff will need to verify with updated landscape plan.	
Medium trees must be spaced a min. 20 feet and a max. of 40 feet on center.		
Where the distance from the back of curb to the edge of the ROW or property line is less than 9 feet with a sidewalk, the applicant shall work with the	Applicant will need to work with staff	

Community Development

City Planner to determine the appropriate tree species.		
Where the distance from the back of the curb to the edge of the ROW or property line is less than 9 feet with a sidewalk, the applicant shall work with the city planner to determine the appropriate tree species.	Applicant will need to work with staff.	
Where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.		
For tree wells adjacent to sidewalks 5 ft. wide or less, open soil is not permitted. The opening must be covered with a tree grate or pervious pavement	Not proposing any tree wells	

3.14.040 Parking Lot Frontage Buffer:

Requirement	Staff Comment	Compliant
Buffer Depth: 7 feet	Applicant will have to work with staff on 300 W layout. This will affect open space buffers.	
Medium or large shade trees required at least every 40 feet; locate on the street side of the fence, spacing should alternated with street tress (look at graphic)	Applicant will have to work with staff on the 300 West Trees. Trees on Vineyard Loop Road are ~45 feet apart.	
Hedge. Required parking screen on street side of fence, between shade trees and front of vehicular areas. (graphic)	Staff will need to verify updated landscape plan.	
Hedge Compositions. Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	Ornamental grass won't meet this requirement for areas in front of parking lots. Staff will need to verify with updated landscape plan.	
Existing vegetation may be credited toward buffer area.	No existing vegetation	
Fence(optional) shall be located 2 ft. from back of curb of vehicular area.	No fence proposed	

3.14.060 Interior Parking Lot Landscape:

Requirement	Staff Comment	Compliant
Internal areas not dedicated to parking or drives shall be landscaped within a minimum of 1 medium or large shade tree for the first 150 SF and one medium and large shade tree for every 650 SF thereafter.	Staff will need to verify with updated landscape plan	
Required Island Locations: Terminal ends of free-standing rows or bays of parking; after every 12th parking space for rows of parking greater than 8 spaces in length. - Freestanding rows or bay of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking. - There shall be no more than 8 continuous parking spaces in a row without a landscape island	Need to provide landscaped islands every 8 stalls for all parking along 300 West. Staff will need to verify with updated landscape plan.	
Minimum Width: 5 feet; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; islands under 9' shall provide for aeration	Ensure islands are a minimum of 5'. Propose a type of tree for each island. Depending on the tree proposed, the island may need to be bigger. This needs to be discussed with Don.	
Required Trees Within Islands: Minimum of 1 medium or large tree per island.	Staff will have to verify with updated landscape plan.	
Tree Requirements per Parking Space (Trees within a designated buffer area may not be utilized to meet these requirements.): Each parking space must be located within 50 feet of a tree	Staff will need to verify with updated civil plans.	

planted within the parking lot interior. A minimum of 1 shade tree must be planted within parking lot interior or within 4 feet of parking lots edge for every 8 space.		
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3.16 Parking:

The applicant is proposing 111 public parking stalls located on 300 West and Vineyard Loop Road, a total of 370 private guest parking stalls. Each unit is required to have two (2) parking stalls, the applicant is proposing a total 1,940 parking stalls for each unit which is approximately 2.8 stalls permit unit.

Requirement	Staff Comment	Compliant
The standard requirement for residential parking is 2 stalls per unit.	Staff needs an update site plan narrative to show the correct amount of parking.	
Developers shall clearly indicate the location of dedicated visitor parking through directions signage, marked stalls, or other means.	Applicant will provide adequate signage.	
Parallel parking permitted on designated street types and shall not be striped.	Applicant is proposing stripped but staff does not want it stripped.	
Dimension: 23' by 9'	Staff will need to verify with updated site plan and civil plans.	
Incorporation of stormwater management best practices is required, such as incorporating drainage swales and slotted curbs in medians and within landscaped islands in parking lots. Final design shall meet the requirements of the City Engineer	Provided in the civil plans.	
Parking lot lighting shall be confined to the lot. No poles shall be located closer than 10 feet to any street. All lighting shall use cutoff techniques to ensure dark skies intent. All poles shall be black.	Total of 25 Street lights throughout the development. Meets city standards. Light detail will need to be submitted for parking lot lighting and amenity areas.	



Community Development

Bike Parking: Multi-family: min. 2 spaces or .05 spaces per bedroom, whichever is greater.	There will be room for 2 counts per garage as well as a number of racks provided throughout the community. We are estimating 6 to 10, "7 bike" bike racks.	
All parking lots shall have a minimum setback from the Vineyard Connector of 14'	No parking lots planned near to the Vineyard Connector	

RECOMMENDATION:

Staff recommends the Planning Commission either approve site plan application with the conditions listed below or to continue the site application to the next planning commission meeting.

CONDITIONS:

1. The applicant/owner shall maintain general conformance with all proposed building elevations for townhome, single purpose (condominium) and single-family building types. Staff shall review all building permit and ensure substantial conformance with the Town Center Special Zoning District form-based regulations of these building types prior to issuance of building permits.
2. The applicant/owner shall maintain general conformance with the proposed landscaping, trail, park amenities and open space plans. Staff shall review these plans to ensure substantial compliance with the Town Center Special Zoning District form-based regulations.
3. Open space along Utah Lake and the proposed Lake Promenade Park shall be approved by city staff. Open space credit shall be provided in conformance with provisions of the Town Center Special Zoning District.
4. The applicant pays any outstanding fees and makes any redline corrections.
5. The applicant is subject to all federal, state and local laws.

PROPOSED MOTION:

"I move to approve the Lakefront at Vineyard Town Center site plan with the proposed conditions."

OR

"I move to continue the site plan application to the next planning commission meeting."

Attachments:

Site Plan Application

Site Plan

Landscaping Plan

Elevation Drawings

Other

11/15/18 Received *(MIS)*



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: ____ Fee Owed: \$ ____
Received by: ____ Receipt #: ____ Cash/Card/Check#

PROJECT INFORMATION

Name: **Lakefront @ Vineyard Town Center**

Address: **300 W Vineyard Loop Rd**

Acreage/Property Size: **51 Ac**

APPLICANT INFORMATION

Name: **Edge Construction - Steve Maddox**

Mailing Address: **13702 S 200 W B12, Draper, UT 84020**

Phone #: **801-494-0150**

Fax #: _____

Email Address: _____

Owner Information

Owner Name: **Edge Vineyard Shores LLC**

Owner Address: **13702 S 200 W B12, Draper, UT 84020**

Owner Phone #: **801-494-0150**

Owner Email Address: _____

Owner's Signature: *Steve Maddox*



PROPERTY OWNERS AFFIDAVIT

I (we) Michael L. Helling of Anderson Geneva, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

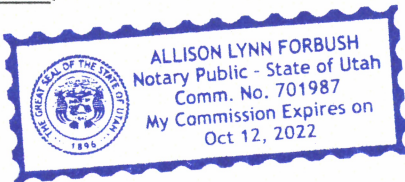
Michael L. Helling
Manager
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Salt Lake

Subscribed and sworn to (affirmed) before me this 15th day of November, 2018.



Allison L Forbush
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), Michael L. Helling of Anderson Geneva, LLC, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

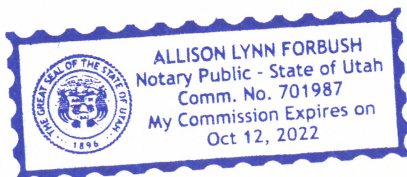
Michael L. Helling
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Salt Lake

Subscribed and sworn to (affirmed) before me this 15th day of November, 2018.



Allison L Forbush
Notary Public



PROPERTY OWNERS AFFIDAVIT

I (we) Edge Homes Utah, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

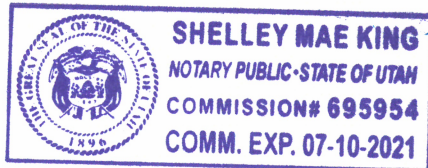
Steve Maddox
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 13 day of November, 2018.



Shelley King
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____ VINEYARD, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

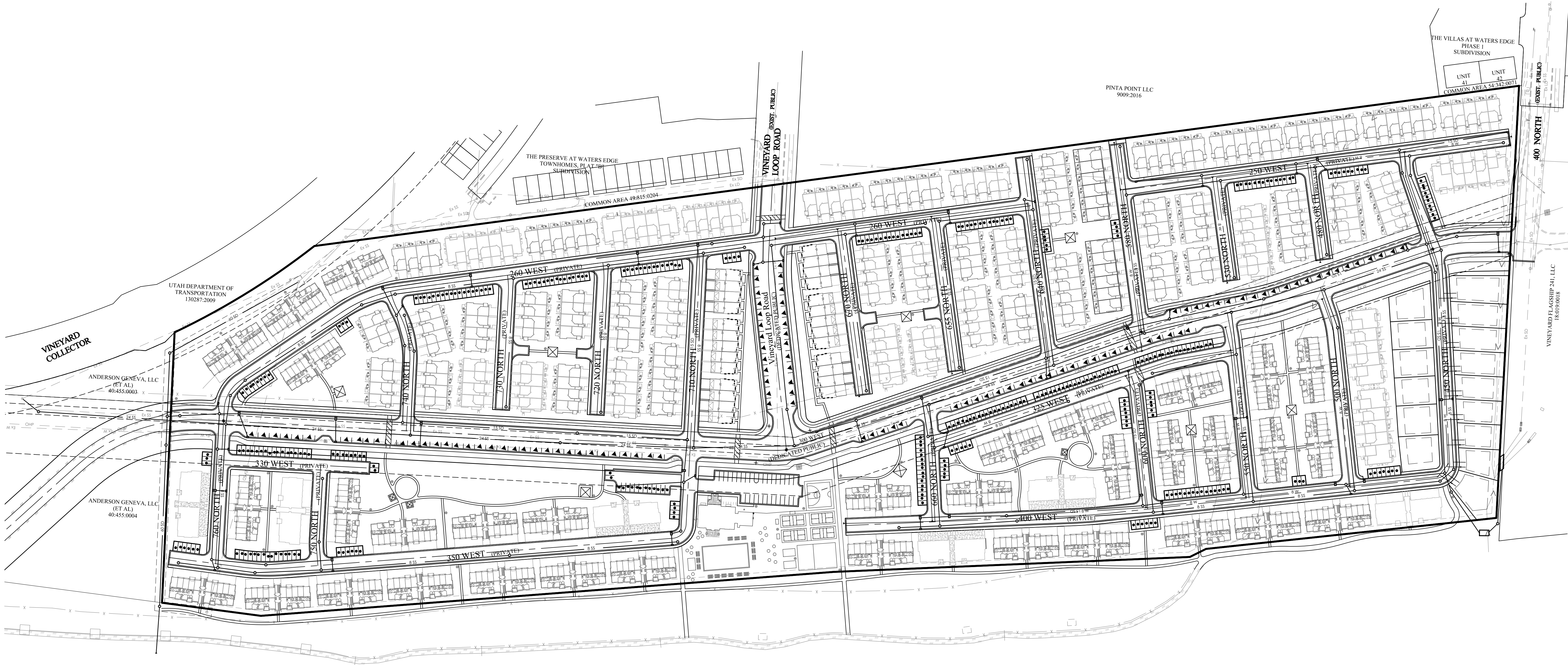
Owner's Signature (co-owner, if any)

State of _____

County of _____

Subscribed and sworn to (affirmed) before me this _____ day of _____, 20____.

Notary Public



SITE PLAN NARRATIVE

LOCATED IN: VINEYARD, UTAH COUNTY, UTAH

ORIGINAL PROPERTY 51.07 ACRES
OPEN SPACE - LAKE FRONT APPROX. 13.58 ACRES
OPEN SPACE - BEACH PARK APPROX. 6.20 ACRES
OPEN SPACE - TOTAL APPROX. 19.8 ACRES
OPEN SPACE PERCENTAGE APPROX. 38.8%

TOTAL DENSITY 13.41 UNITS/ACRE
RESIDENTIAL PARKING STALLS 1,940
GUEST PARKING STALLS 370
PUBLIC PARKING STALLS 111
TOTAL PARKING STALLS 2,421

SINGLE FAMILY LOTS	15
CONDO BUILDINGS	40
TOTAL CONDO UNITS	400
TOWNHOME 6-PLEX UNITS	84
TOWNHOME 5-PLEX UNITS	100
TOWNHOME 4-PLEX UNITS	80
TOWNHOME 3-PLEX UNITS	6
TOTAL TOWNHOME UNITS	270
TOTAL RESIDENTIAL UNITS	685
CLUB HOUSE BUILDING SQFT.	4700 SQFT

LEGEND

BOUNDARY	ROW	CENTERLINE	LOT LINE	EXIST. STORM DRAIN	EXIST. SANITARY SEWER	EXIST. CULINARY WATER	EXIST. FENCE	EXIST. CONTOUR MAJOR	EXIST. CONTOUR MINOR	STREET SIGN	STREET LIGHT	SD MH, INLET, AND COMBO	SEWER MANHOLE	VALVE, TEE & BEND	WATER BLOW-OFF	FIRE HYDRANT	STREET MONUMENT (TO BE SET)	EXIST. STREET MONUMENT	EXIST. SD INLET & MH	EXIST. SEWER MH	EXIST. VALVE, TEE, & BEND	EXIST. FIRE HYDRANT	PUBLIC PARKING	PRIVATE GUEST PARKING
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GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

LAKEFRONT @ VINEYARD TOWN CENTER

VINEYARD CITY, UTAH

OVERALL SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
#	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6

OVERALL SITE PLAN	
Scale: 1"=100'	Drawn: TCA
Date: 01/15/19	Job #: 18-006
Sheet:	01

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

LAKEFRONT

Vineyard, Utah

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

- SUMMARY
- SITE CONDITIONS
- PERMITS
- PLANT DELIVERY, QUALITY, AND AVAILABILITY
- FINAL INSPECTION
- LANDSCAPE SUBSTANTIAL COMPLETION
- WARRANTY

1.2 SITE CONDITIONS

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

- B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 WARRANTY

- A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE, WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

- B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF \$35.00 PER MAN HOUR (MINIMUM CHARGE OF \$140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF \$50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

- C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

- A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LARGER THAN 4:1 SLOPE.

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

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

- D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

- E. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

- F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

- G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

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

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

3.2 TURF GRADING

- A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDUATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 3/4" IN DIAMETER.

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

- H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

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

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

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

3.4 TURF - SOD LAYING

- A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

- B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

- C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

- D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

- E. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

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

- G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	32	2" CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	58	2" CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	100	2" CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	80	8" TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRIPIDAZAM'	CRIMSON POINT FLOWERING PLUM	88	1.5" CAL.	MODERATE	
ARRR	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	55	2" CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	16	2" CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	3	2" CAL	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	49	2" CAL	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	538	5 GAL	HIGH	
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	195	5 GAL	LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	186	5 GAL.	MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	115	5 GAL	MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRYBUSH	1,006	5 GAL.	MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	4	1 GAL	MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS STRICTUS	POPCUPINE GRASS	400	2 GAL	MODERATE	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	498	2 GAL	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH	286	2 GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	99	2 GAL.	LOW	

SITE MATERIALS (TOTAL SITE)

	LAWN AREA :	510,634 SQ. FT.
	MULCHED AREA :	64,480 SQ.FT. (597 CU. YDS.)
	DECORATIVE ROCK AREAS :	68,650 SQ.FT. (445 CU. YDS.)
	TALL UN-MANICURED GRASSES :	TOTAL SITE: 78,054 SQ.FT.
	UN-MANICURED NATURAL VEGETATION AREA :	TOTAL SITE: 54,151 SQ.FT.

***THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES - ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
- THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
- THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
- 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
- ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
- NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
- ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
- LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

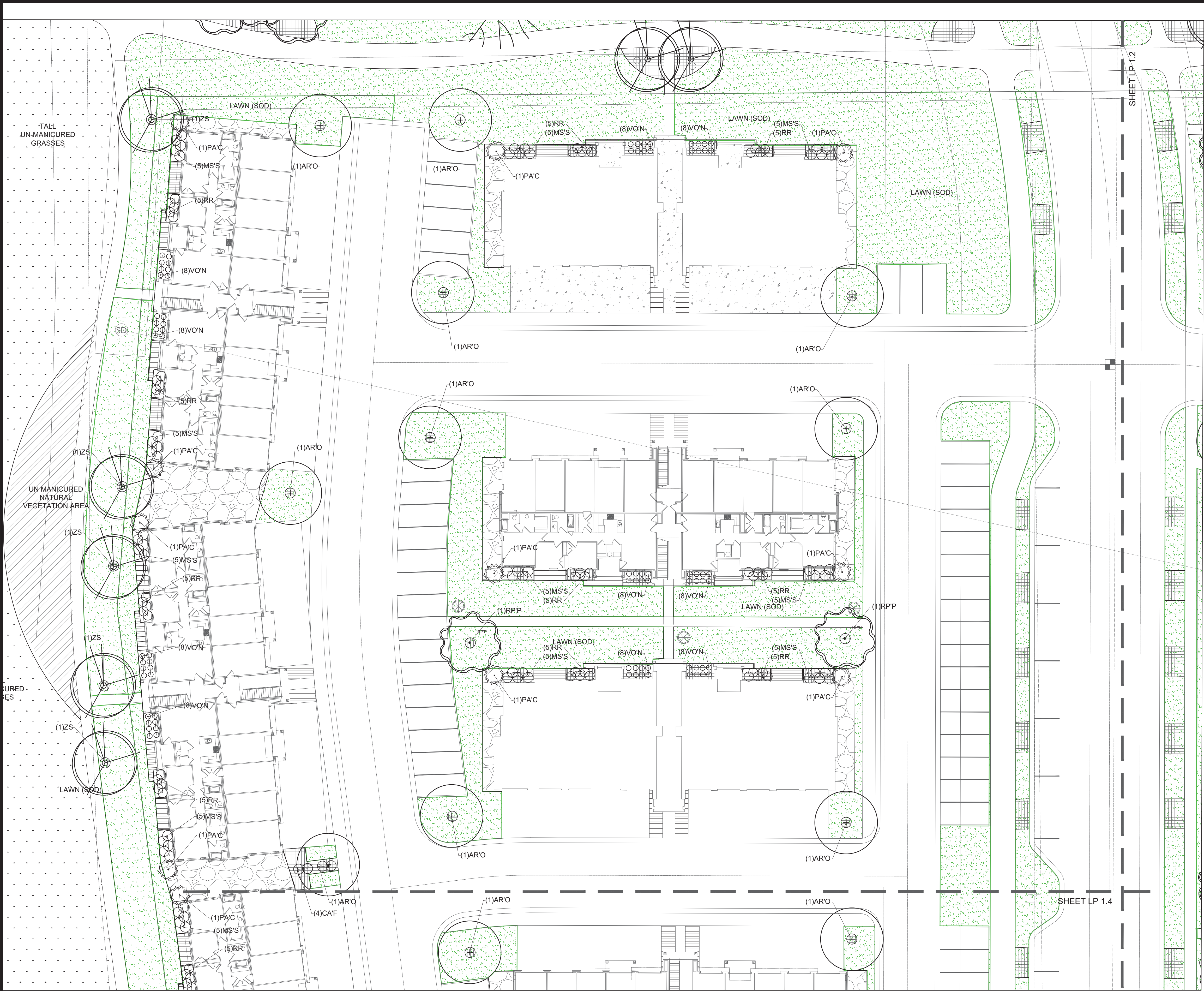
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
- ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

LANDSCAPE NOTES

- DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
- CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
- TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
- TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
- TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
- TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
- REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
- CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
- REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
- BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE. NEVER USE MECHANICAL COMPACTION. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
- WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
- ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
- ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
- HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
- GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE. THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
- BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
- COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
- GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
- MULCH SHALL BE ADDED TO A DEPTH OF THREE (3) INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
- 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
- MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP																								
01-15-2019	UT18016	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 LAKEFRONT VINEYARD, UTAH	Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150	 PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/15/2019																								
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TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CROIZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2"	CAL.	LOW	
GTS	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2"	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2"	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5	GAL.	HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5	GAL.	LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5	GAL.	MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	GAL.	MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5	GAL.	MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1	GAL.	MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2	GAL.	MODERATE	
CAF	CALAMAGOSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2	GAL.	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2	GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2	GAL.	LOW	

SITE MATERIALS (TOTAL SITE)

- LAWN AREA :
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS", 18% "MARQUIS KENTUCKY BLUEGRASS", 17% "NEWPOSS KENTUCKY BLUEGRASS", 17% "TOUCHDOWN KENTUCKY BLUEGRASS", 18% "APM PERENNIAL RYEGRASS", 18% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- MULCHED AREA :
MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- DECORATIVE ROCK AREAS:
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- TALL UN-MANICURED GRASSES
- UN-MANICURED NATURAL VEGETATION AREA

***THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES - ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWINGS WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

ISSUE DATE

01-15-2019

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LAKEFRONT VINEYARD, UTAH

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LANDSCAPE ARCHITECT / PLANNER

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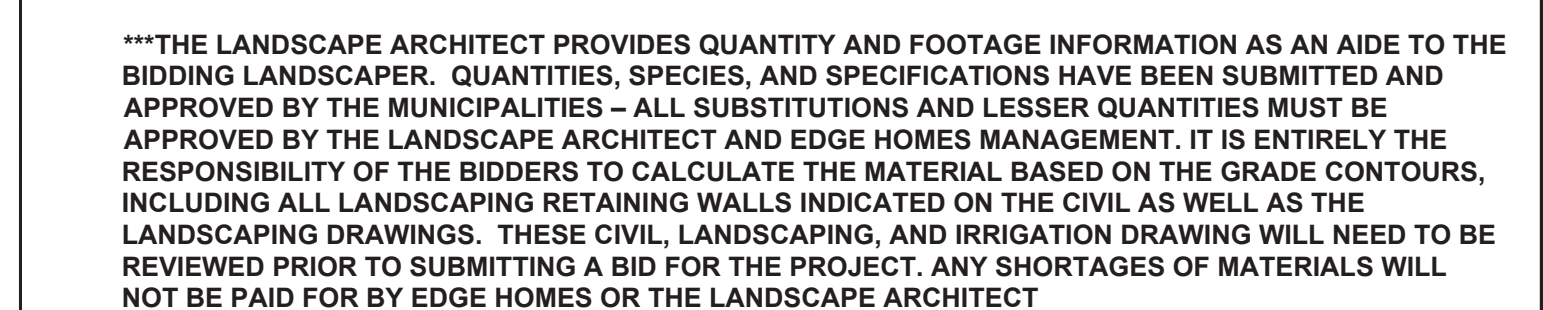
LICENSE STAMP

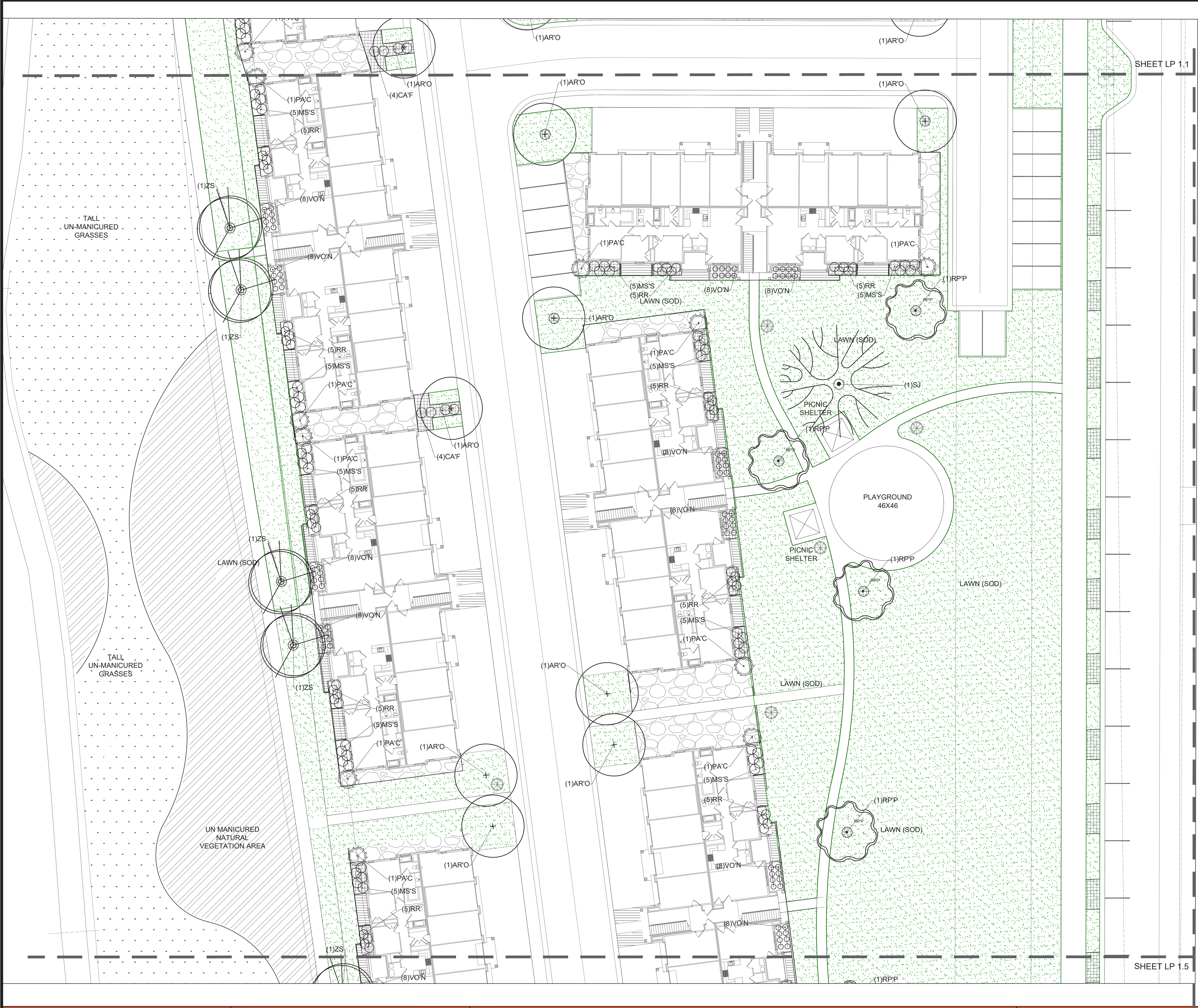
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CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.1





TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8"	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRUIZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2"	CAL.	LOW	
GTS	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2"	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2"	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5 GAL.		HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.		LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5 GAL.		MODERATE	
EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.		MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5 GAL.		MODERATE	

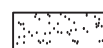
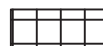
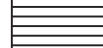
PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1 GAL.		MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2 GAL.		MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2 GAL.		LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.		MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2 GAL.		LOW	

SITE MATERIALS (TOTAL SITE)

-  LAWN AREA :
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR KENTUCKY BLUEGRASS', 18% 'MARQUIS KENTUCKY BLUEGRASS', 17% 'NEWPORT KENTUCKY BLUEGRASS', 17% 'TOUCHDOWN KENTUCKY BLUEGRASS', 18% 'APM PERENNIAL RYEGRASS', 18% 'ACCENT PERENNIAL RYEGRASS' OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
-  MULCHED AREA :
MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
-  DECORATIVE ROCK AREAS :
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
-  TALL UN-MANICURED GRASSES
-  UN-MANICURED NATURAL VEGETATION AREA

***THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES - ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWINGS WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

ISSUE DATE
01-15-2019

PROJECT NUMBER
UT18016

NO. REVISION DATE

1 XXXX XX-XX-XX

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7

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


GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LAKEFRONT VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

CLIENT / ENGINEER:
FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP


PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.4



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRUIZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2"	CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2"	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2"	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5 GAL.		HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.		LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5 GAL.		MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.		MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5 GAL.		MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1 GAL.		MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2 GAL.		MODERATE	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2 GAL.		LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.		MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2 GAL.		LOW	

SITE MATERIALS (TOTAL SITE)

- LAWN AREA :
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 18% "APM PERENNIAL RYEGRASS, 18% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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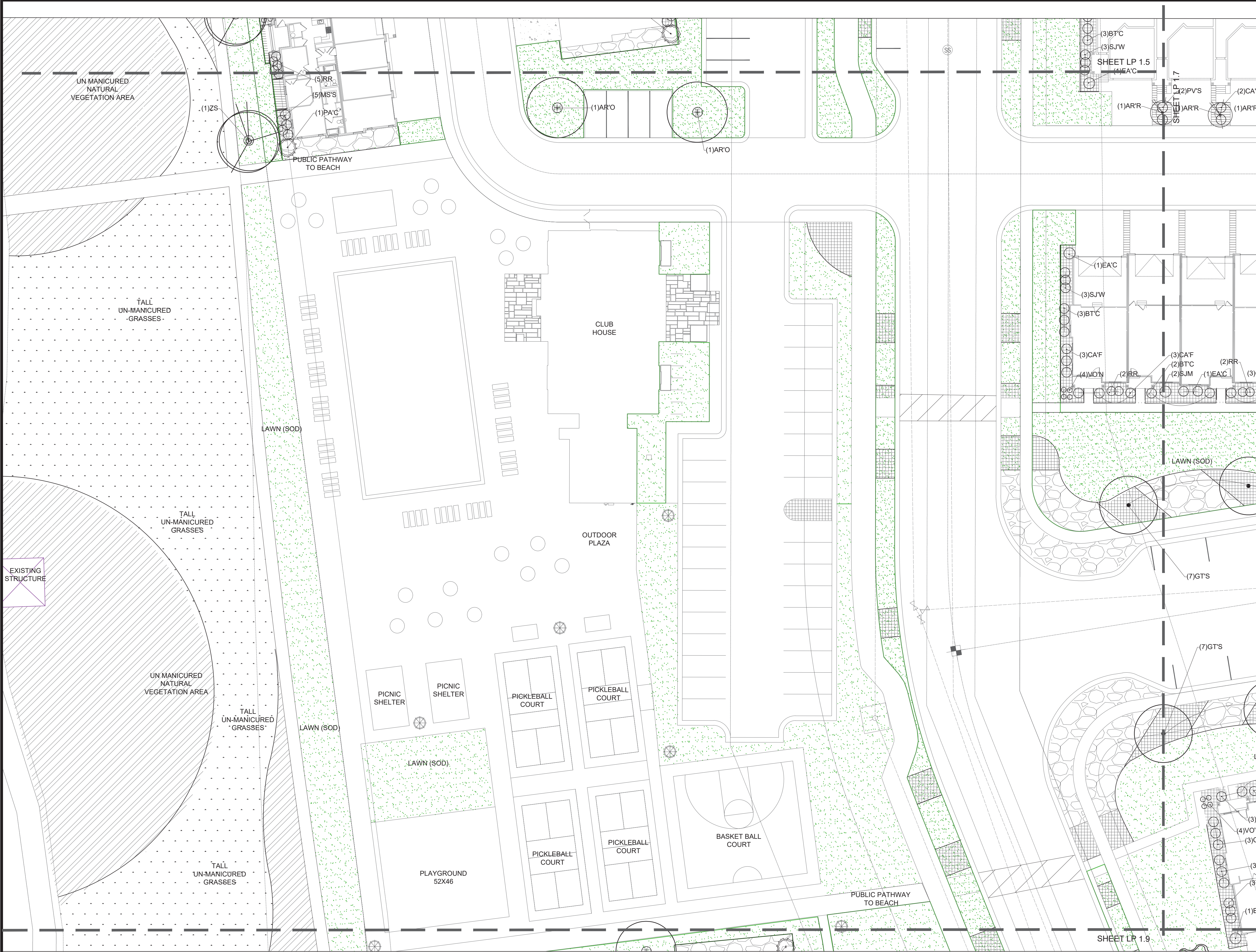
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LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.5



TREE LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
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PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
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GT'S	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
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SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
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SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5	GAL.	MODERATE	
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VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5	GAL.	MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
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SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
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CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2	GAL.	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2	GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2	GAL.	LOW	

SITE MATERIALS (TOTAL SITE)	
	LAWN AREA : LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 18% "APM PERENNIAL RYEGRASS, 18% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
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ISSUE DATE

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PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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1-800-662-4111
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PROJECT INFORMATION

LAKEFRONT VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
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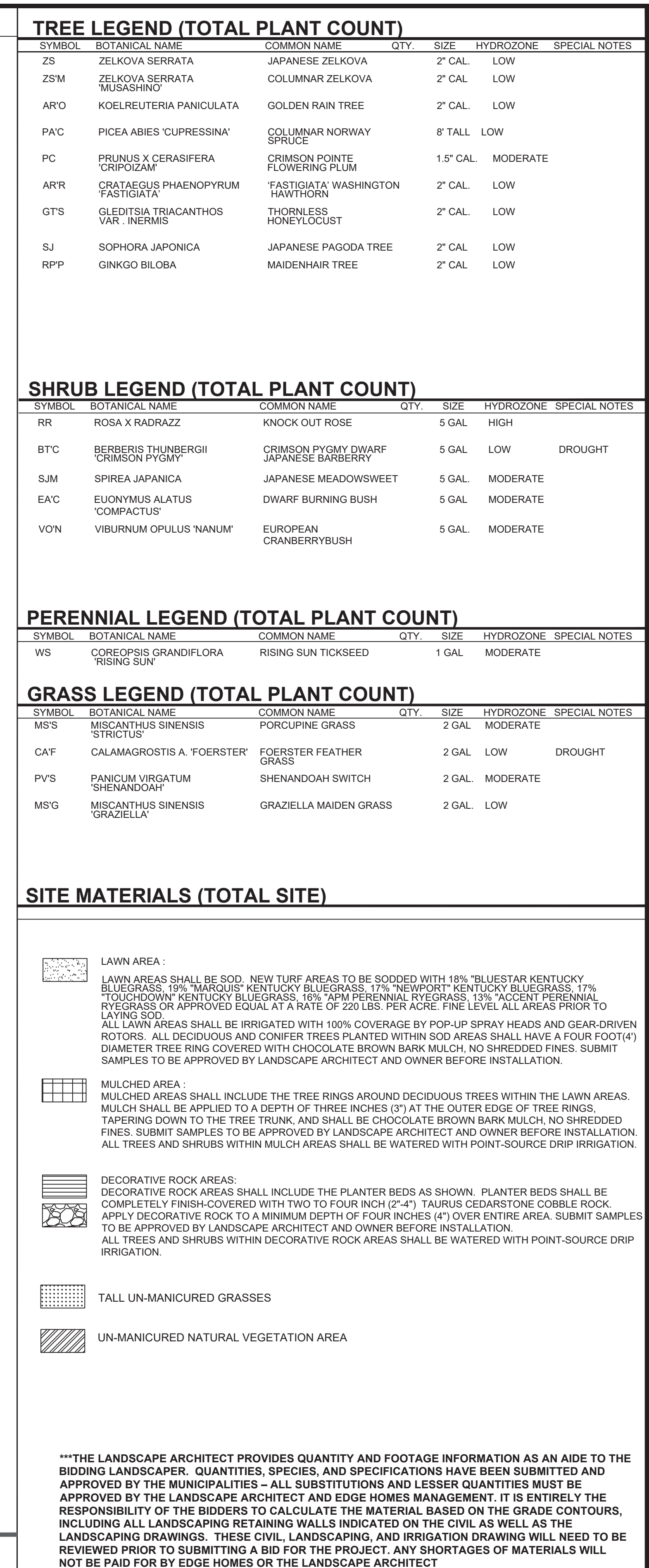
LICENSE STAMP

P.M.: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.8



LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP									
 PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		 <table><tr><td>PM:</td><td>JTA</td></tr><tr><td>DRAWN:</td><td>KBA</td></tr><tr><td>CHECKED:</td><td>TM</td></tr><tr><td>PLOT DATE:</td><td>1/15/2019</td></tr></table>		PM:	JTA	DRAWN:	KBA	CHECKED:	TM	PLOT DATE:	1/15/2019
PM:	JTA										
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		LANDSCAPE PLAN									
		PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.10									



SHRUB LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE		5 GAL	HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL	LOW	DROUGHT
SJM	SPIREA JAPANICA	JAPANESE MEADOWSWEET		5 GAL.	MODERATE	
EJC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL	MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN NANUM VIBURNUM		5 GAL.	MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS		2 GAL	MODERATE	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER		2 GAL	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHEENANDOAH SWITCH		2 GAL	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS		2 GAL	LOW	

 **LAWN AREAS :**
LAWN AREAS SHALL BE SODDED. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUI'S KENTUCKY BLUEGRASS, 17% "RYEGRASS" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "PM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.

 **MULCHED AREA :**
MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.

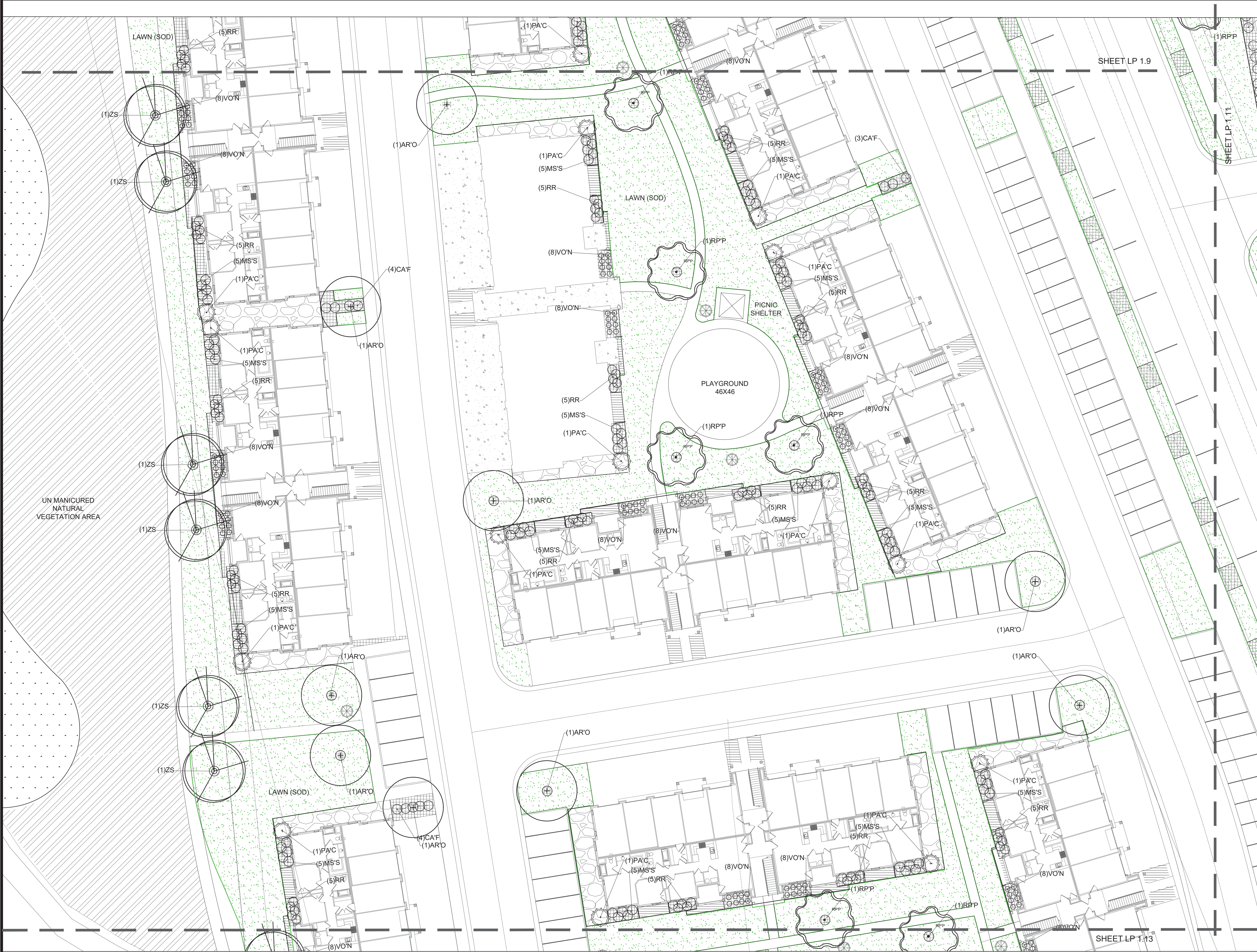
 **DECORATIVE ROCK AREAS:**
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.

 **TALL UN-MANICURED GRASSES**

 **UN-MANICURED NATURAL VEGETATION AREA**

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ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
01-15-2019			UT18016						LAKEFRONT VINEYARD, UTAH			Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150			 PKJ DESIGN GROUP					
NO.	REVISION	DATE										Client / Engineer:			PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com					
1	XXXX	XX-XX-XX	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org															PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/15/2019		
2																				
3																				
4																				
5																				
6																				
7																				



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRUIZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2"	CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2"	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2"	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5 GAL.		HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL.		LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5 GAL.		MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.		MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5 GAL.		MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1 GAL.		MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2 GAL.		MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2 GAL.		LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.		MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2 GAL.		LOW	

SITE MATERIALS (TOTAL SITE)

- LAWN AREA :
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "MARQUIS KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN KENTUCKY BLUEGRASS, 18% "APM PERENNIAL RYEGRASS, 18% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- MULCHED AREA :
MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
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DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- TALL UN-MANICURED GRASSES
- UN-MANICURED NATURAL VEGETATION AREA

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ISSUE DATE

01-15-2019

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

PROJECT INFORMATION

LAKEFRONT VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84047
(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

LICENSE STAMP

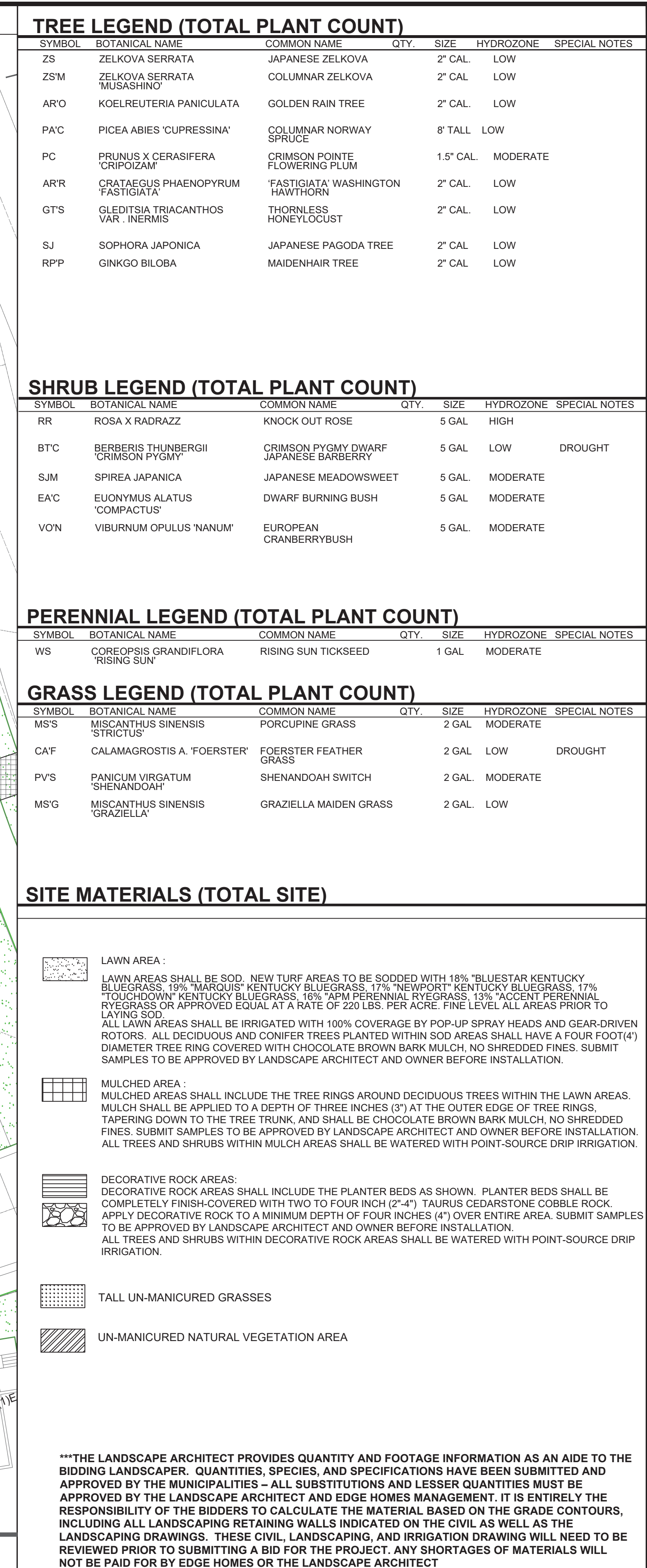
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

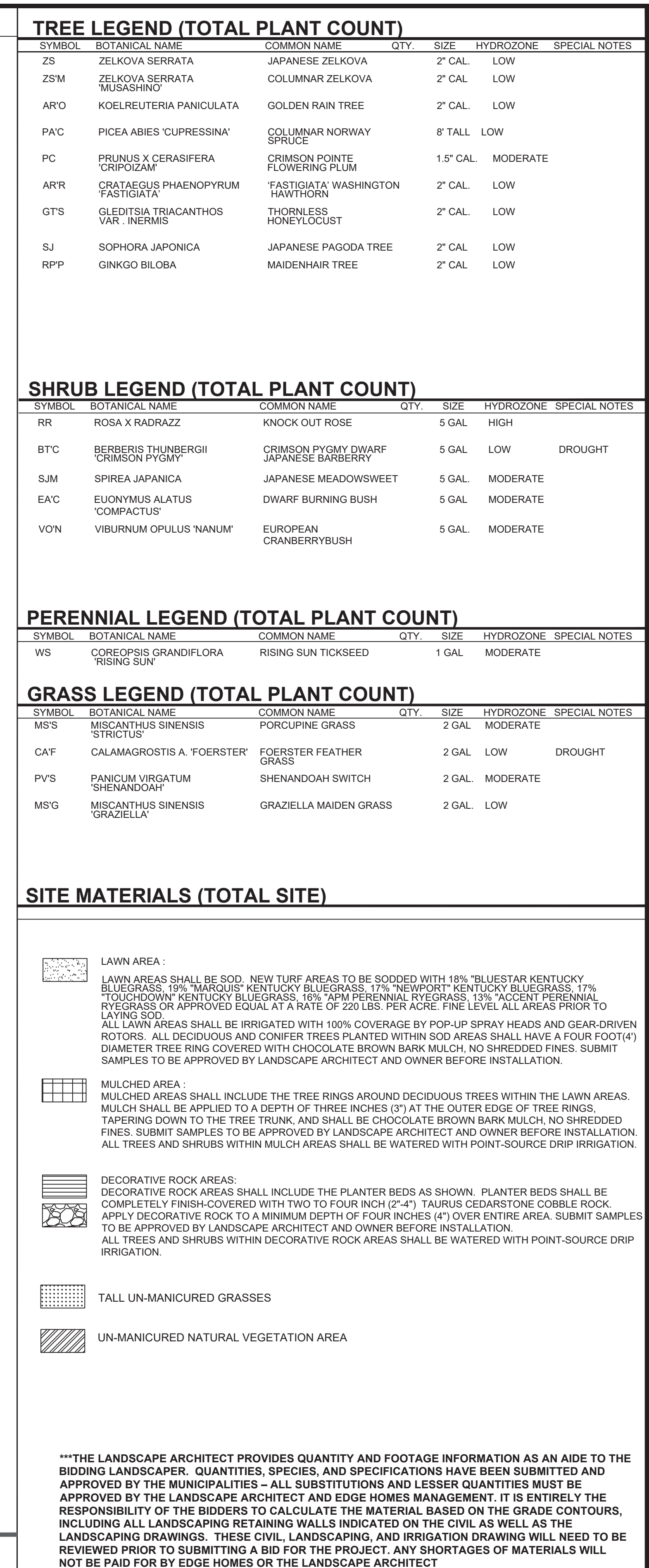
LP-1.12

PKJ DESIGN GROUP L.L.C.

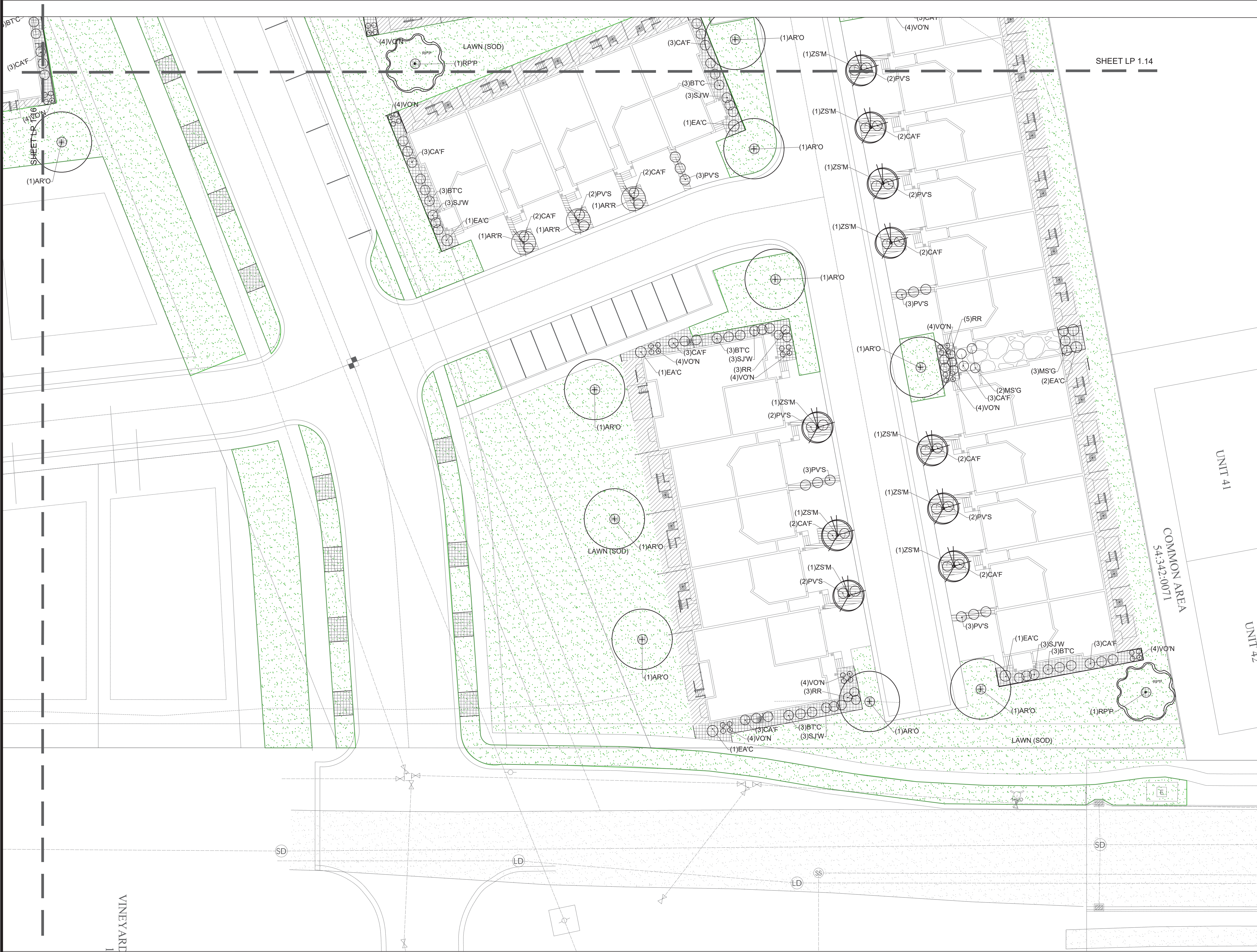
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com



LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP								
 PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 <table border="1" data-bbox="2856 1778 2939 1862"> <tr> <td>PM:</td> <td>JTA</td> </tr> <tr> <td>DRAWN:</td> <td>KBA</td> </tr> <tr> <td>CHECKED:</td> <td>TM</td> </tr> <tr> <td>PLOT DATE:</td> <td>1/15/2019</td> </tr> </table>	PM:	JTA	DRAWN:	KBA	CHECKED:	TM	PLOT DATE:	1/15/2019
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DRAWN:	KBA								
CHECKED:	TM								
PLOT DATE:	1/15/2019								
LANDSCAPE PLAN									
PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.13									



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		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.14	



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA 'MUSASHINO'	JAPANESE ZELKOVA	2'	CAL.	LOW	
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2'	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2'	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRIOZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2'	CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2'	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2'	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2'	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5	GAL.	HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5	GAL.	LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5	GAL.	MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	GAL.	MODERATE	
VON	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5	GAL.	MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1	GAL.	MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2	GAL.	MODERATE	
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2	GAL.	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2	GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2	GAL.	LOW	

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LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "TAURUS KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN KENTUCKY BLUEGRASS, 18% "APM PERENNIAL RYEGRASS, 18% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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ISSUE DATE 01-15-2019		PROJECT NUMBER UT18016		PLAN INFORMATION 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		PROJECT INFORMATION LAKEFRONT VINEYARD, UTAH		DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150 Client / Engineer: FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/15/2019 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.15	
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TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	CAL.	LOW	
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2"	CAL.	LOW	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRUIPOZAM'	CRIMSON POINTE FLOWERING PLUM	1.5"	CAL.	MODERATE	
AR'R	CRATAEGUS PHAENOPYRUM 'FASTIGIATA'	'FASTIGIATA' WASHINGTON HAWTHORN	2"	CAL.	LOW	
GT'S	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST	2"	CAL.	LOW	
SJ	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2"	CAL.	LOW	
RPP	GINKGO BILOBA	MAIDENHAIR TREE	2"	CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	5	GAL.	HIGH	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5	GAL.	LOW	DROUGHT
SJM	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5	GAL.	MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5	GAL.	MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	5	GAL.	MODERATE	

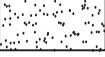
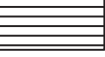
PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1	GAL.	MODERATE	

GRASS LEGEND (TOTAL PLANT COUNT)

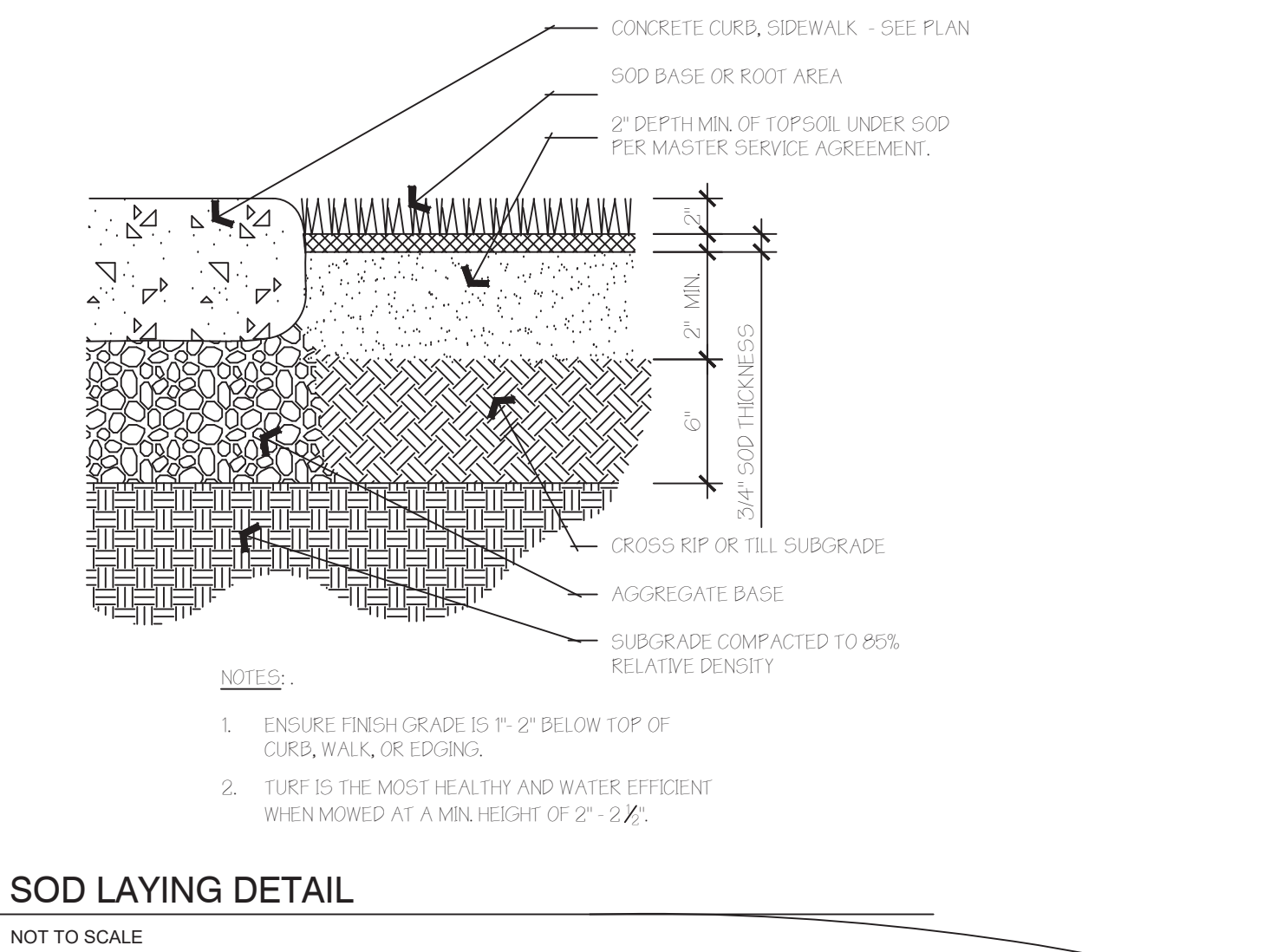
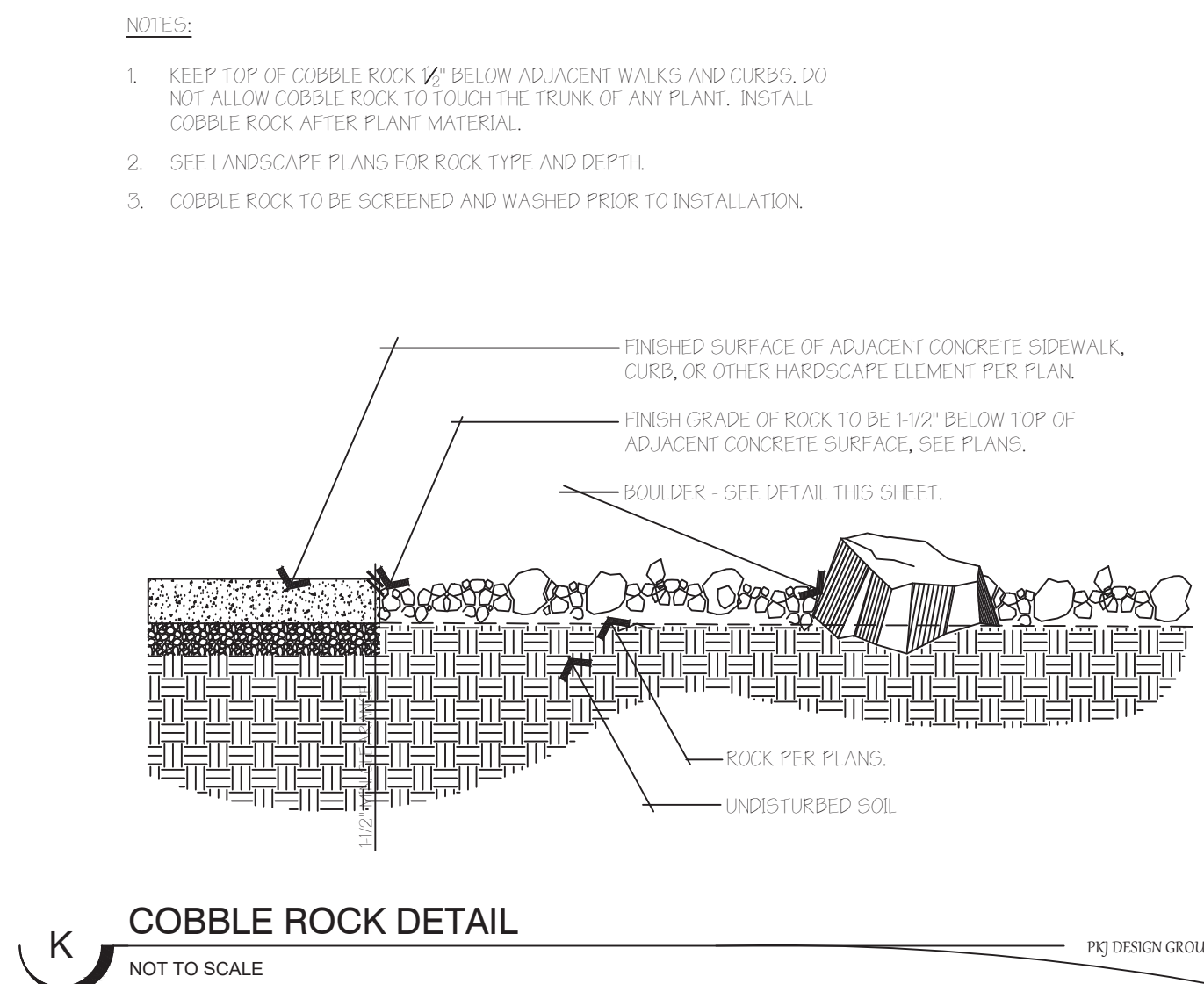
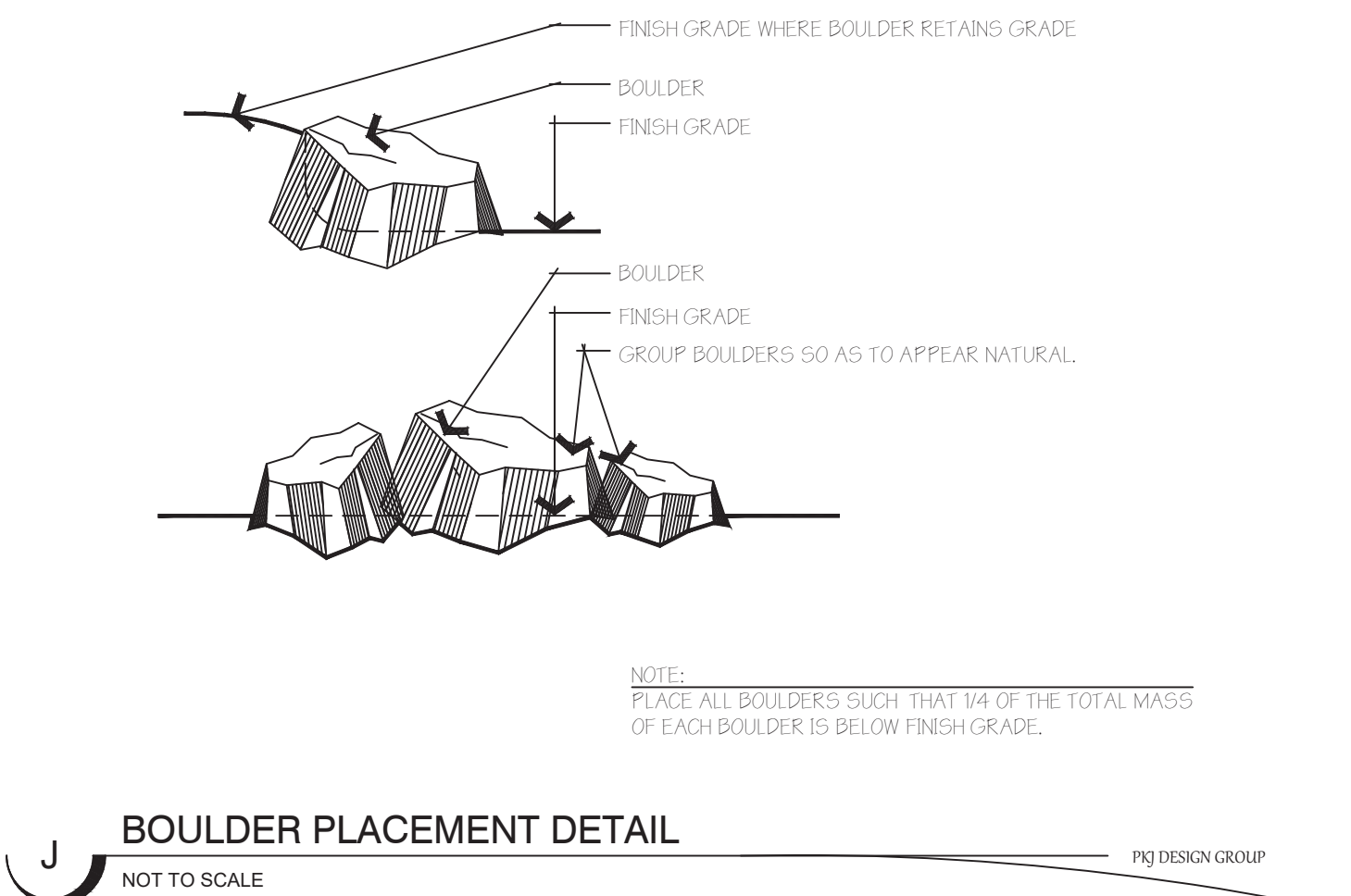
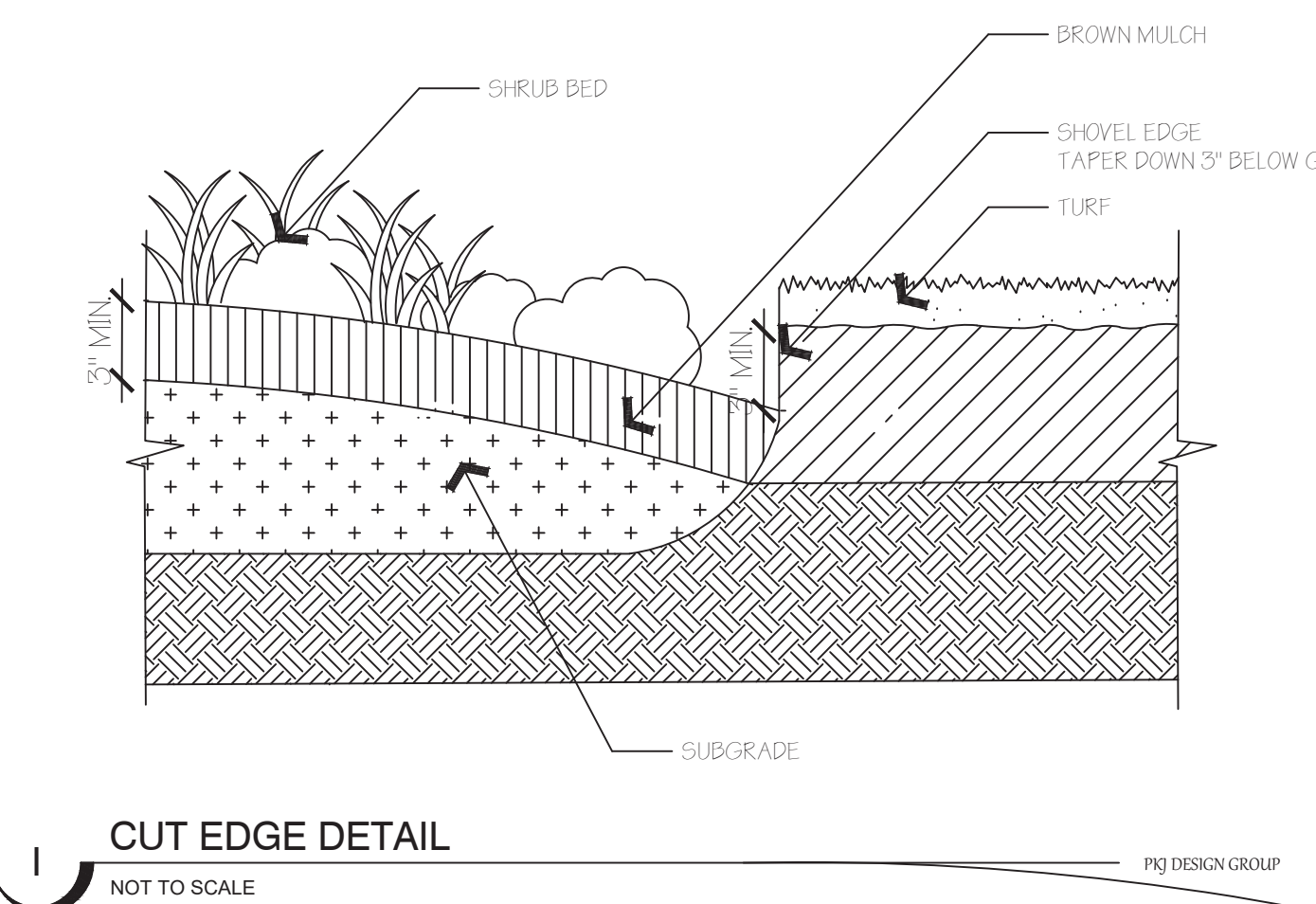
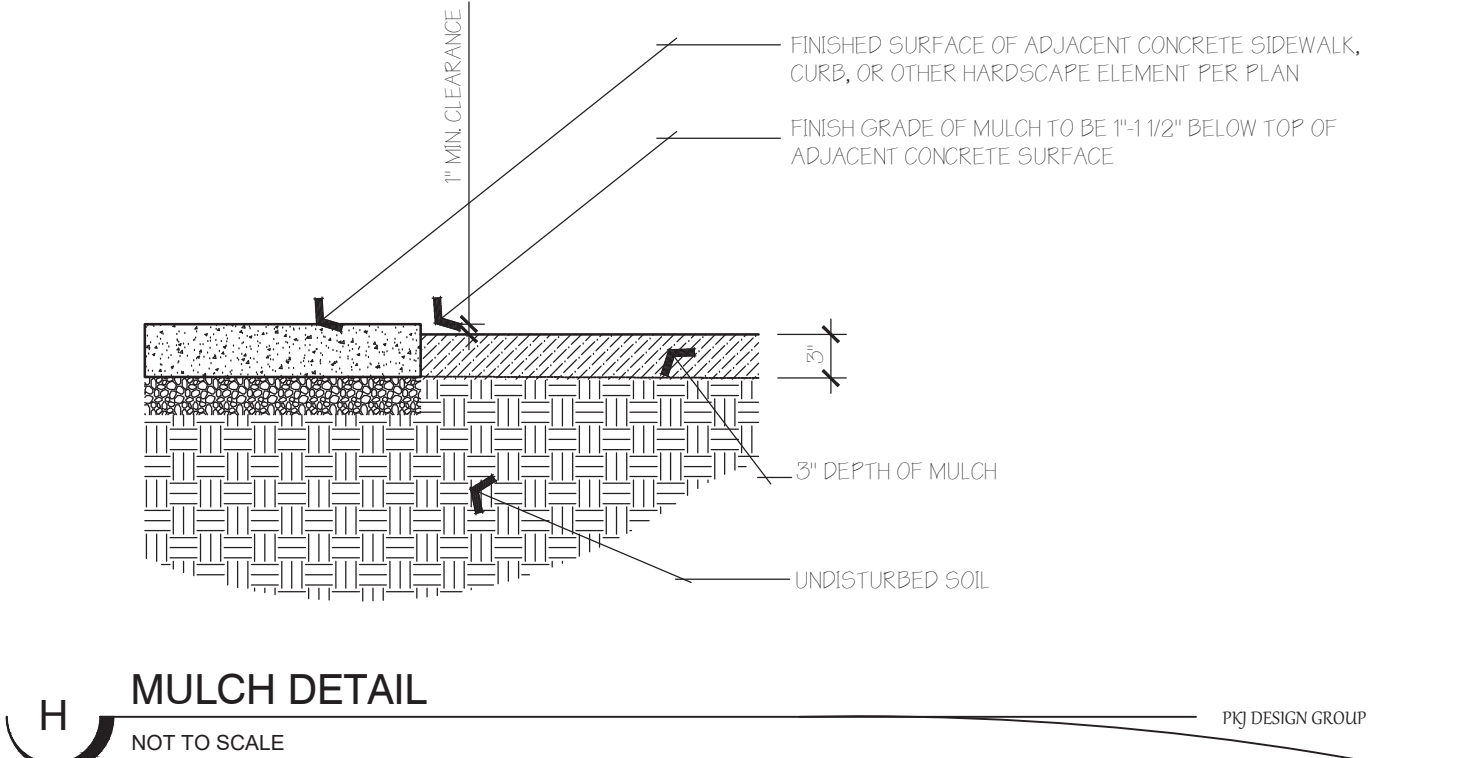
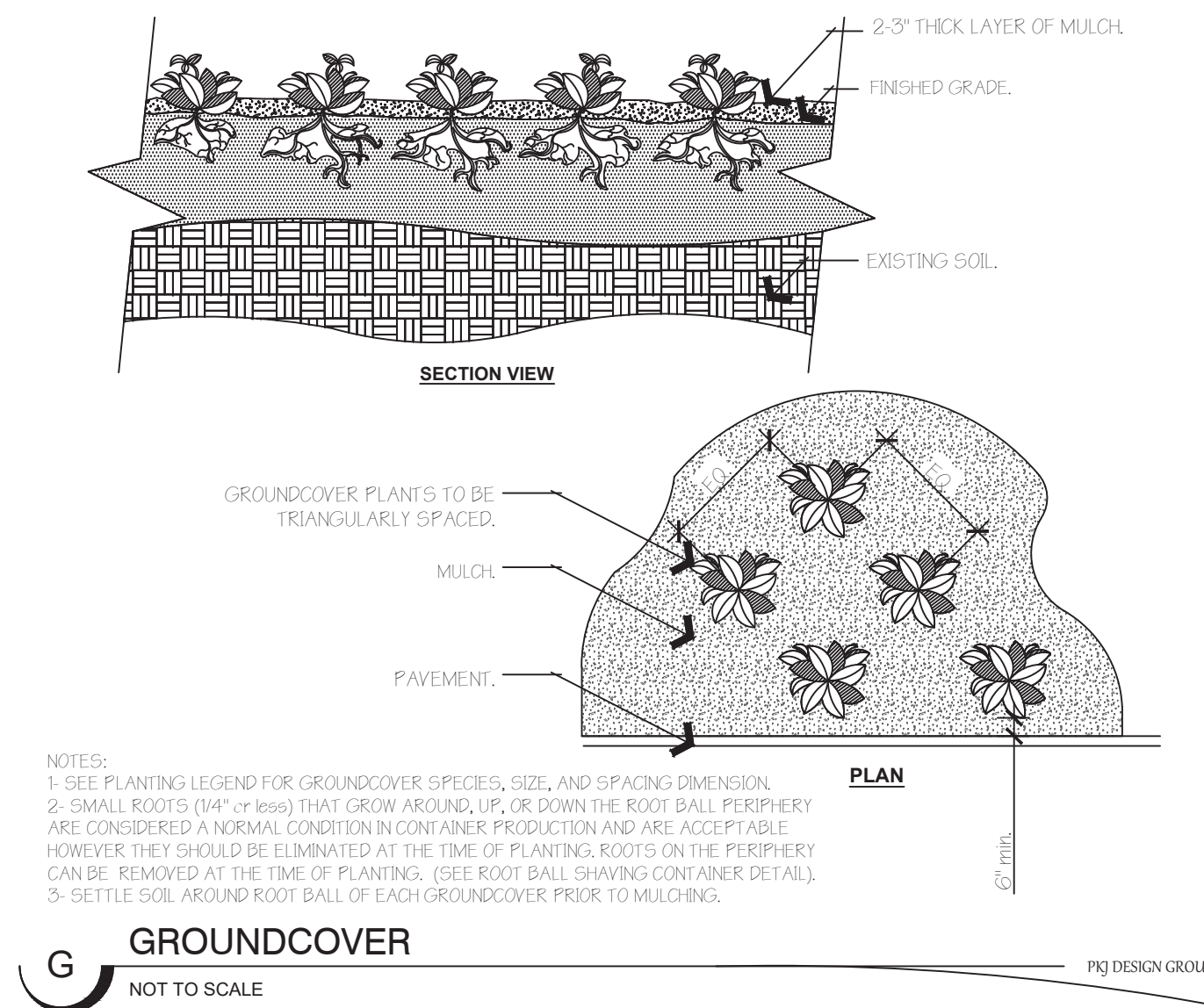
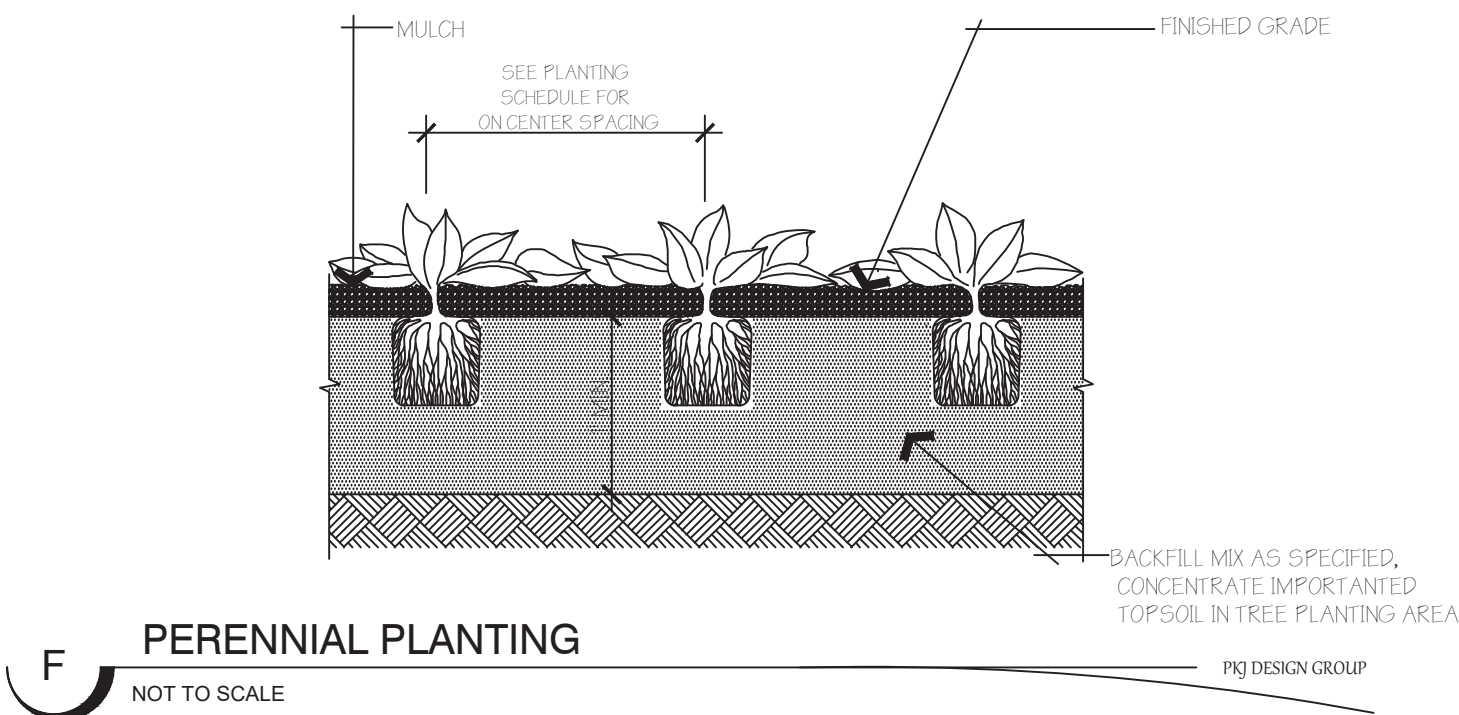
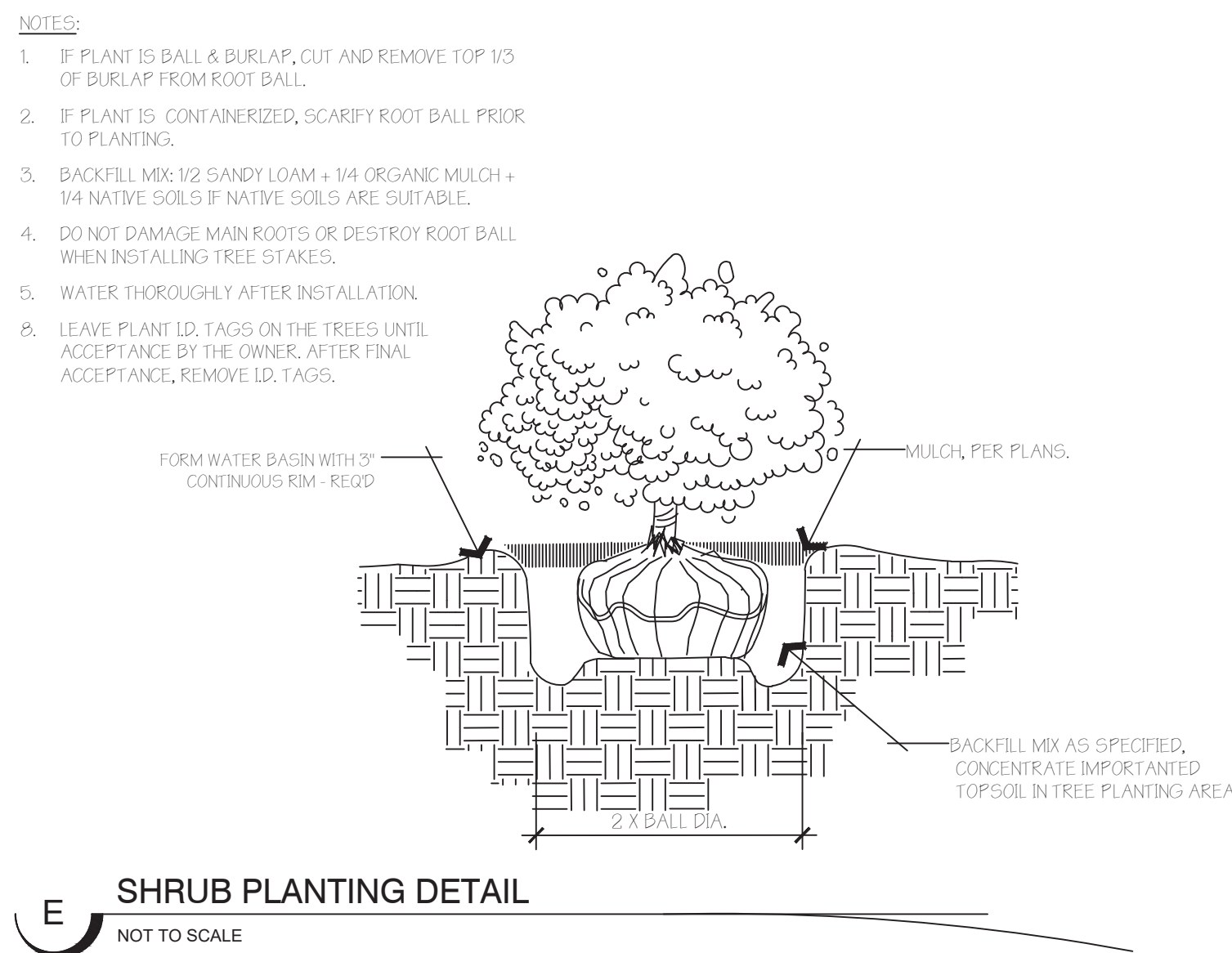
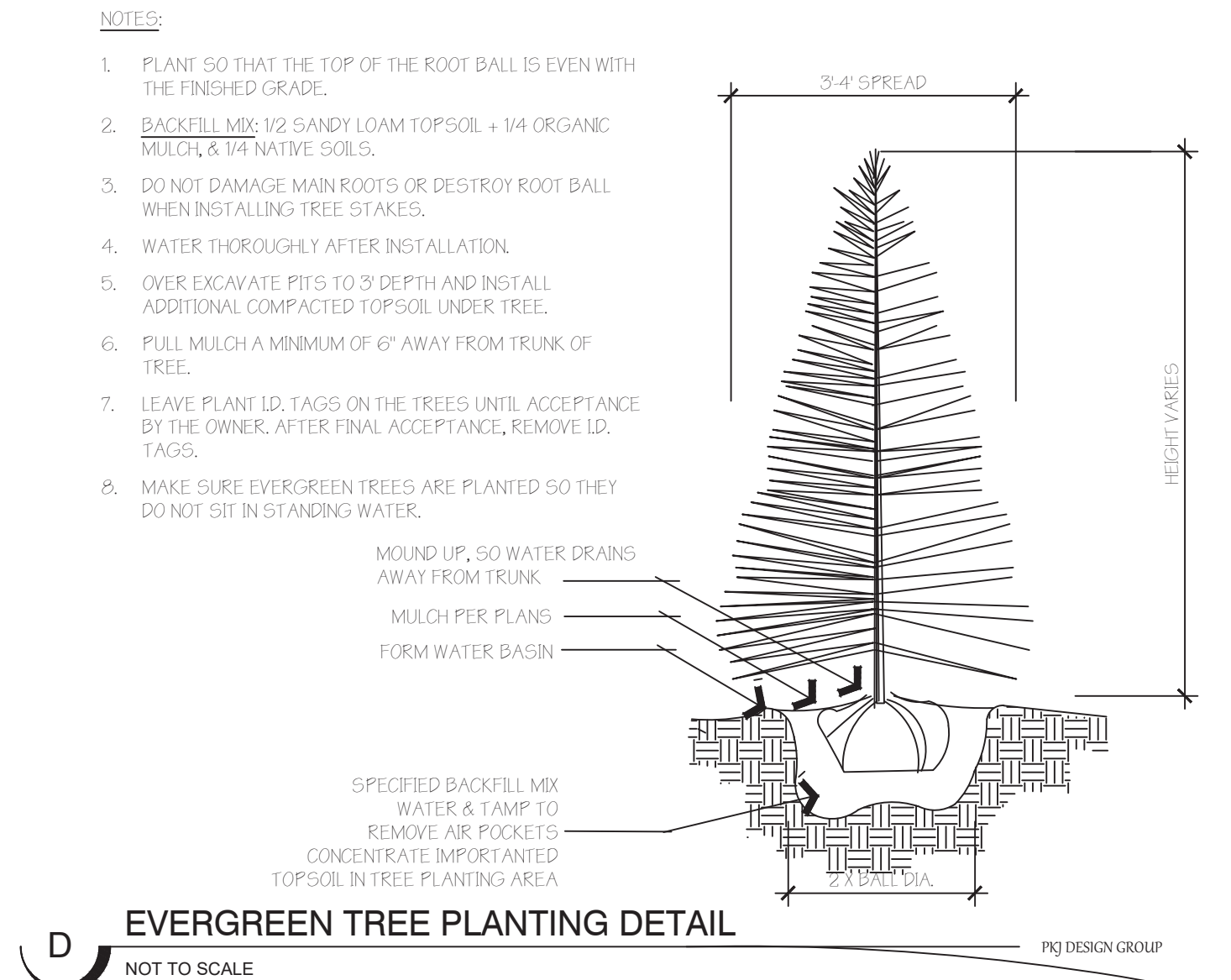
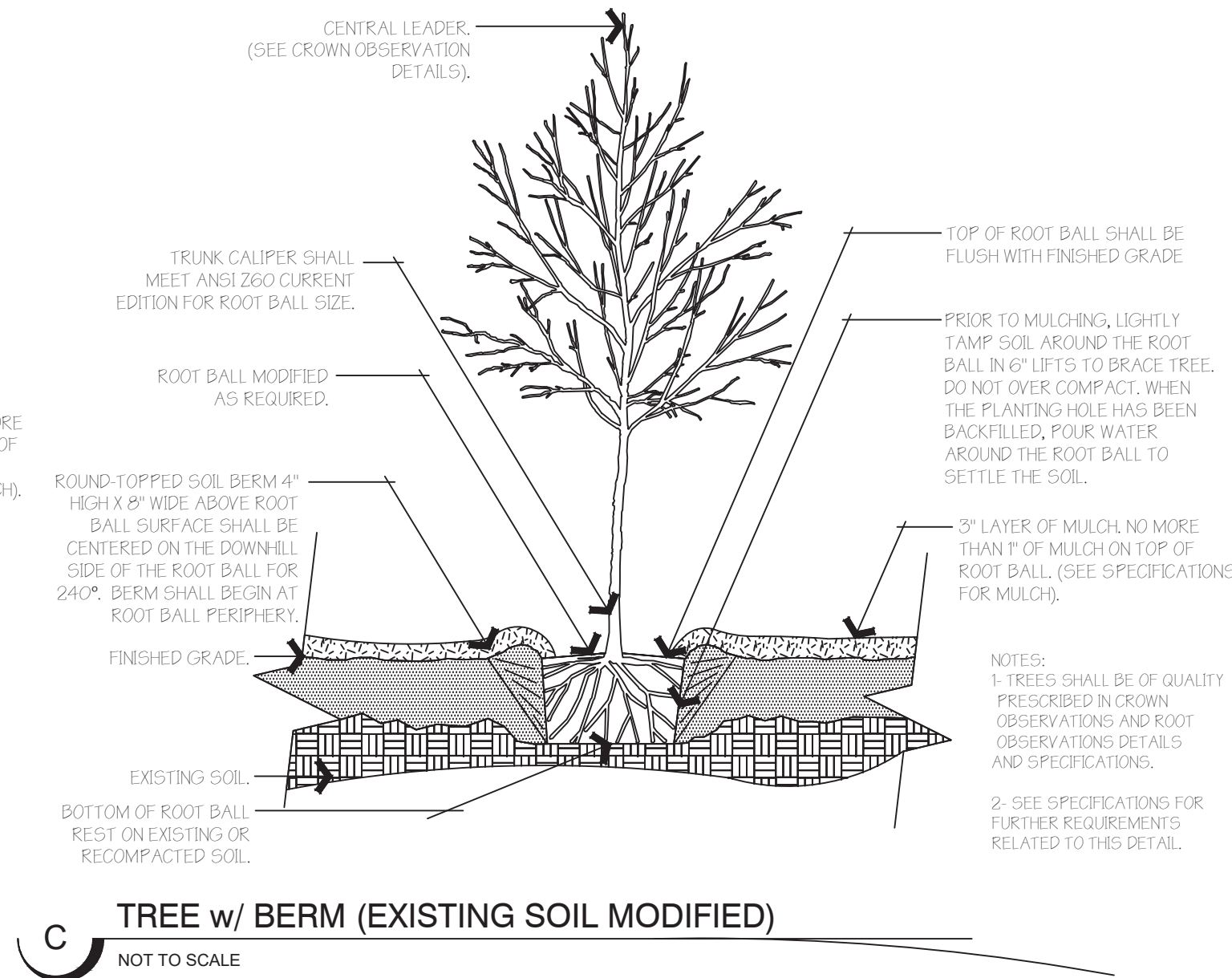
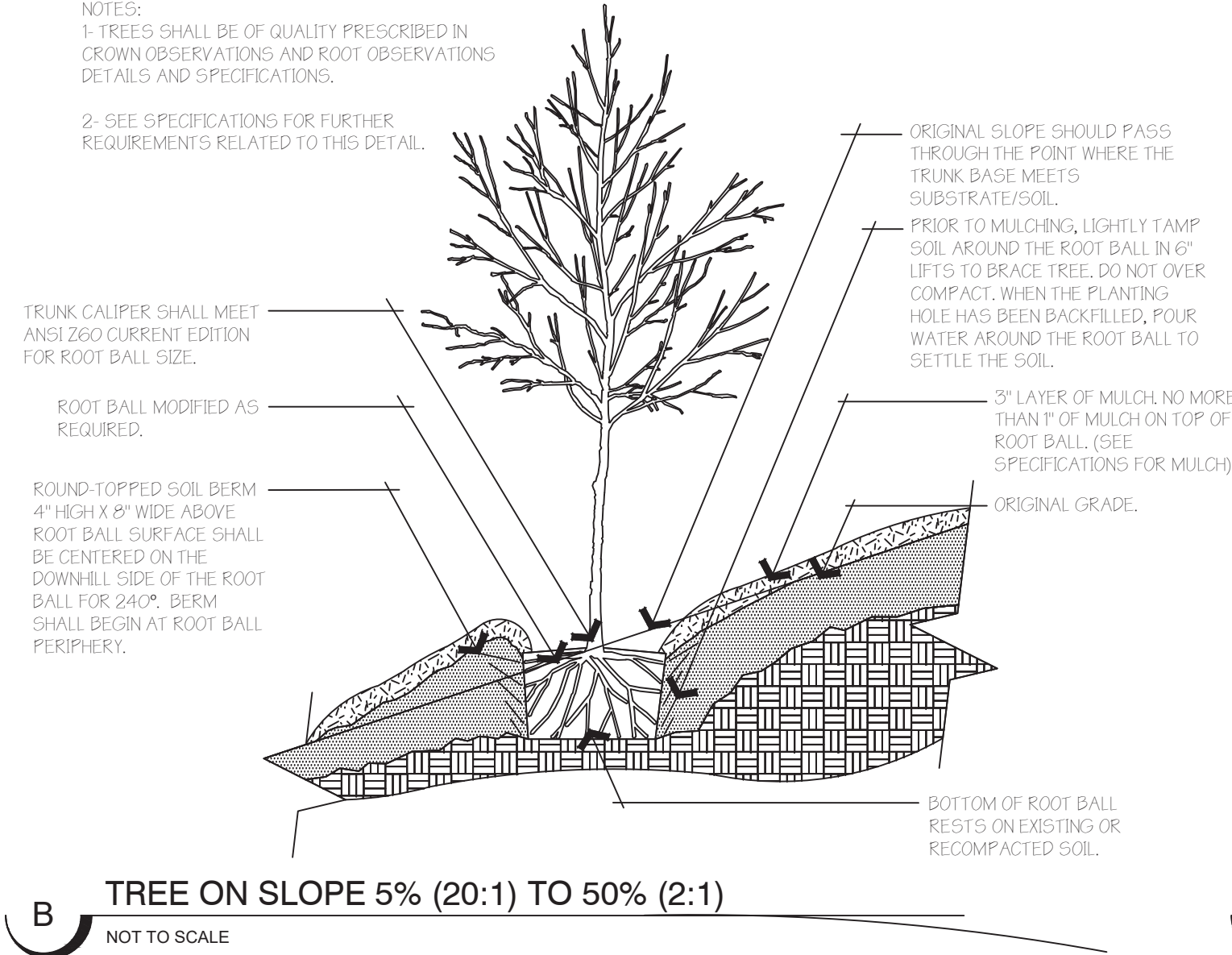
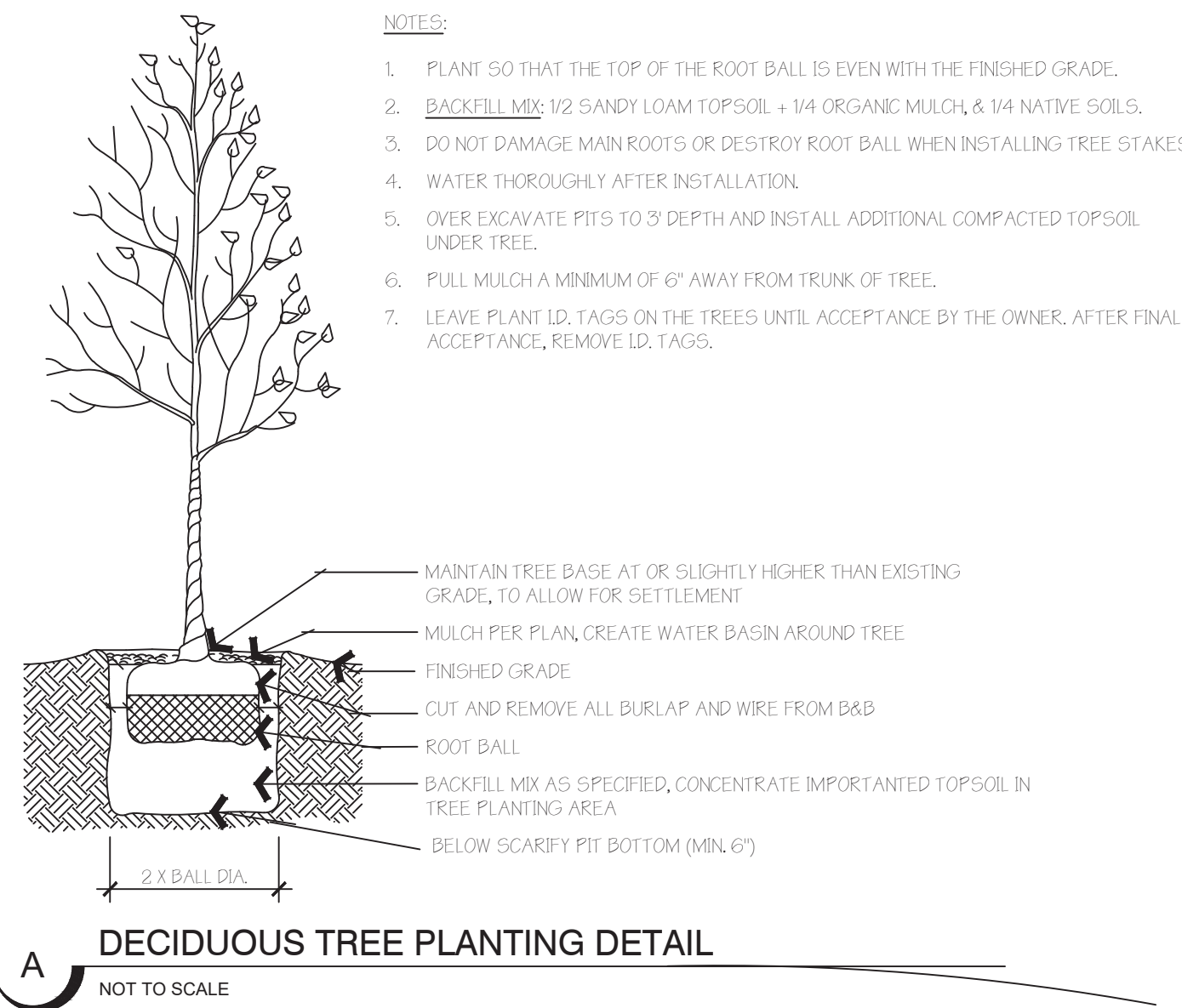
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CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2	GAL.	LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2	GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2	GAL.	LOW	

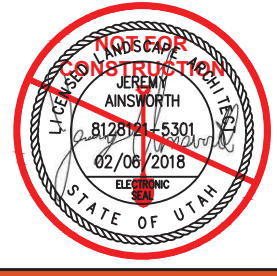
SITE MATERIALS (TOTAL SITE)

-  **LAWN AREA :**
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "MARQUIS KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN KENTUCKY BLUEGRASS, 18% "APM PERENNIAL RYEGRASS, 18% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
-  **MULCHED AREA :**
MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
-  **DECORATIVE ROCK AREAS:**
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
-  **TALL UN-MANICURED GRASSES**
-  **UN-MANICURED NATURAL VEGETATION AREA**

***THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES - ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWINGS WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

ISSUE DATE 01-15-2019		PROJECT NUMBER UT18016		PLAN INFORMATION 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		PROJECT INFORMATION LAKEFRONT VINEYARD, UTAH		DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150 Client / Engineer: FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP  PLOT DATE: 1/15/2019 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.16	
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VINEYARD SHORES

VINEYARD, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

WORK TO BE DONE INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE PROJECT IRRIGATION SYSTEM AS INDICATED ON THE CONSTRUCTION DRAWINGS, AND AS SPECIFIED HEREIN. INCLUDES BUT IS NOT LIMITED TO: FURNISHING AND INSTALLING UNDERGROUND AND ABOVE GROUND SPRINKLER SYSTEM COMPLETE WITH ANY ACCESSORIES NECESSARY FOR PROPER FUNCTION AND OPERATION OF THE SYSTEM. ALL PLANT MATERIAL ON THE PROJECT SHALL BE IRRIGATED. REMOVAL AND DISPOSAL OF ANY EXISTING SPRINKLER SYSTEM COMPONENTS ARE NOT TO BE SAVED, WHICH ARE DISTURBED DURING THE CONSTRUCTION PROCESS. RESTORATION OF ANY ALTERED OR DAMAGED EXISTING LANDSCAPE TO ORIGINAL STATE AND CONDITION. CONTRACTOR TO FOLLOW WORK SCOPE AND MASTER SERVICE AGREEMENT FOR ALL WARRANTY INSTALLATION SERVICE AND MAINTENANCE REQUIREMENTS.

1.2 SYSTEM DESCRIPTION

A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.

B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDCAPE, BUILDINGS OR OTHER FEATURES.

C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES, WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANIFOLD GROUPS AND PROTECTED BY MANIFOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.

1.3 DEFINITIONS

A. WATER SUPPLY: SECONDARY WATER PIPING AND COMPONENTS, FURNISHED AND INSTALLED BY OTHERS TO PROVIDE IRRIGATION WATER TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO SADDLES, NIPPLES, SPOOLS, SHUT OFF VALVES, CORPORATION STOP VALVES, WATER METERS, PRESSURE REGULATION VALVES, AND PIPING UPSTREAM OF (OR PRIOR TO) THE POINT OF CONNECTION.

B. POINT OF CONNECTION: LOCATION WHERE THE CONTRACTOR SHALL TIE INTO THE WATER SUPPLY. MAY REQUIRE SADDLE, NIPPLES, SPOOLS, ISOLATION VALVES OR STOP AND WASTE VALVE FOR LANDSCAPE IRRIGATION NEEDS AND USE.

C. MAIN LINE PIPING: PRESSURIZED PIPING DOWNSTREAM OF THE POINT OF CONNECTION TO PROVIDE WATER TO REMOTE CONTROL VALVES AND QUICK COUPLERS. NORMALLY UNDER CONSTANT PRESSURE.

D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, SPRINKLER HEADS, DRIP SYSTEMS OR BUBBLERS.

1.4 REFERENCES

A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:

i. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS

ii. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.

1.5 SUBMITTALS

A. SHALL ONLY BE REQUIRED IN JURISDICTIONS WHERE THE CITY MAINTAINS THE COMMON AREAS, OR IF REQUIRED BY THE JURISDICTION. AT LEAST THIRTY (30) DAYS PRIOR TO ORDERING OF ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM. SUBMITTALS SHALL BE IN THREE RING BINDERS OR OTHER SIMILAR BOUND FORM. PROVIDE FIVE COPIES OF SUBMITTALS TO OAR FOR DISTRIBUTION. PLACE COVER OR INDEX SHEET INDICATING ORDER IN SUBMITTAL DOCUMENT. NO MATERIAL SHALL BE ORDERED, DELIVERED OR ANY WORK PRECEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE BEEN REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.

B. OPERATION AND MAINTENANCE MANUAL:

i. SHALL BE LEFT ON CONTROL TIMER FOR OWNER AND REPRESENTATIVE.

a. SECTION LISTING INSTRUCTIONS TO BE PROVIDED TO OWNER. A COMPUTER VIDEO LINK PER WORKSCOPE AND MASTER SERVICE AGREEMENT FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.

D. INSTALLER IS TO PROVIDE TO OWNER AS-BUILT DRAWINGS OF MAINLINE AND WIRE SCHEMATICS AND SLEEVING AND ZONING LOCATIONS.

C. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.

1.6 QUALITY ASSURANCE

A. ACCEPTANCE: DO NOT INSTALL WORK OF THIS SECTION PRIOR TO ACCEPTANCE BY OWNER FIND OF AREA TO RECEIVE SUCH WORK.

B. REGULATORY REQUIREMENTS: ALL WORK AND MATERIALS SHALL BE ACCORDING TO ANY AND ALL RULES, REGULATIONS OR CODES, WHETHER THEY ARE STATE OR LOCAL LAWS AND ORDINANCES. CONTRACT DOCUMENTS, DRAWINGS OR SPECIFICATIONS MAY NOT BE CONTRUED OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.

C. ADEQUATE WATER SUPPLY: WATER SUPPLY TO THIS PROJECT EXISTS, INSTALLED BY OTHERS. CONNECTIONS TO THESE SUPPLY LINES SHALL BE BY THIS CONTRACTOR. VERIFY THAT PROPER CONNECTION IS AVAILABLE TO SUPPLY LINE AND IS OF ADEQUATE SIZE. VERIFY THAT SECONDARY CONNECTION COMPONENTS MAY BE INSTALLED IF NECESSARY. PERFORM STATIC PRESSURE TEST PRIOR TO COMMENCEMENT OF WORK. NOTIFY OAR IN WRITINGS OF PROBLEMS ENCOUNTERED PRIOR TO PROCEEDING.

D. WORKMANSHIP AND MATERIALS:

i. IT IS THE INTENT OF THIS SPECIFICATION THAT ALL MATERIAL HEREIN SPECIFIED AND SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE OF OWNER APPROVED COMPONENTS OR EQUAL QUALITY.

ii. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.

E. CONTRACTOR QUALIFICATIONS:

i. INSTALLER TO BE LICENSED AND INSURED AND MEET REQUIREMENTS OF EDGE HOMES WORK SCOPE AND MASTER SERVICE AGREEMENT (MSA)

1.7 DELIVERY-STORAGE-HANDLING

A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED AT PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTOR'S EXPENSE.

1.8 SCHEDULING

A. PERFORM SITE SURVEY, RESEARCH UTILITY RECORDS, CONTACT UTILITY LOCATION SERVICES. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL HAZARDS AND UTILITIES PRIOR TO WORK COMMENCEMENT. CONTRACTOR SHALL VERIFY ALL SLEEVE INSTALLATION, PERFORMED BY OTHERS, IS INTACT AND IN PLACE. IF NOT, CONTACT OWNER REPRESENTATIVE. IRRIGATION SYSTEM POINT OF CONNECTION COMPONENTS, BACKFLOW PREVENTION AND PRESSURE REGULATION DEVICES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ALL DOWNSTREAM COMPONENTS. ALL MAIN LINES SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS PRIOR TO INSTALLATION OF ANY SPRINKLER HEADS.

1.9 WARRANTY

A. CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY. WARRANTY SHALL COVER ALL MATERIALS, WORKMANSHIP AND LABOR. WARRANTY SHALL INCLUDE FILLING AND OR REPAIRING DEPRESSIONS OR REPLACING TURF OR OTHER PLANTINGS DUE TO SETTLEMENT OF IRRIGATION TRENCHES OR IRRIGATION SYSTEM ELEMENTS. VALVE BOXES, SPRINKLERS OR OTHER COMPONENTS SETTLED FROM ORIGINAL FINISH GRADE SHALL BE RESTORED TO PROPER GRADE. IRRIGATION SYSTEM SHALL HAVE BEEN ADJUSTED TO PROVIDE PROPER, ADEQUATE COVERAGE OF IRRIGATED AREAS. PER EDGE HOMES WORK SCOPE AND MASTER SERVICE AGREEMENT/INSTALLER.

1.10 MAINTENANCE

A. FURNISH THE FOLLOWING ITEMS TO OWNER'S REPRESENTATIVE:

i. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.

PART 2 - PRODUCTS

2.1 POINT OF CONNECTION

A. THE CONTRACTOR SHALL CONNECT ONTO EXISTING IRRIGATION OR WATER MAIN LINE AS NEEDED FOR POINT(S) OF CONNECTION. CONTRACTOR SHALL INSTALL NEW MAIN LINE AS INDICATE.

2.2 CONNECTION ASSEMBLY

A. SECONDARY WATER SHALL BE USED ON THIS PROJECT.

2.3 CONTROL SYSTEM

A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY OWNER.

B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.

i. INSTALLATION OF WALL-MOUNT OR PEDESTAL MOUNTED CONTROLLERS: IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THIS TASK. POWER CONFIGURATION FOR WALL-MOUNT OR PEDESTAL CONTROLLERS SHALL BE 120 VAC UNLESS OTHERWISE NOTED.

ii. LOCATE CONTROLLER(S) IN GENERAL LOCATION SHOWN ON CONSTRUCTION DRAWINGS. COORDINATE POWER SUPPLY AND BREAKER ALLOCATION WITH ELECTRICAL CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POWER CONNECTIONS TO CONTROLLERS, WHETHER THEY ARE WALL MOUNT OR PEDESTAL MOUNT. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL OR OTHER PROJECT TRADES AS NEEDED TO FACILITATE INSTALLATION OF POWER TO CONTROLLERS.

C. DECODER CONTROLLER SYSTEM CONTROLS THE FIELD DECODERS WITH ONLY A TWO-WIRE PATH RUNNING BETWEEN ALL THE DECODERS AND THE DECODER CONTROLLER. THIS TWO-WIRE PATH CARRIES ALL THE COMMUNICATION FOR THE DECODERS AS WELL AS POWERING THE SOLENOIDS OF THE CONTROL VALVES. DECODERS CAN BE ADDED TO THE FIELD IN ANY TYPE OF LAYOUT DESIRED. THIS FLEXIBLE INSTALLATION SIMPLIFIES THE INSTALLATION PROCESS, AND ALSO ALLOWS THE INSTALLATION TO BE DONE IN MULTIPLE PHASES. THE DECODER SYSTEM CAN BE INSTALLED IN PHASES INITIALLY. WHEN ADDITIONAL AREAS ARE BEING PREPARED FOR IRRIGATION, THEY CAN BE CONNECTED TO THE REST OF THE SYSTEM SIMPLY BY SPLICING INTO THE TWO-WIRE PATH ON THE EXISTING LAYOUT. IF A VALVE NEEDS TO BE ADDED OR IF SPRINKLERS NEED TO BE ADDED, SIMPLY WIRE THE NEW VALVE TO A DECODER AND CONNECT THE NEW DECODER TO THE EXISTING TWO-WIRE PATH AND PROGRAM THE ADDRESS FOR THIS DECODER INTO THE CONTROLLER. THIS ALLOWS FOR INSTALLATION OF A DECODER SYSTEM IN MULTIPLE STEPS AND ALSO FOR SIMPLE EXPANSION OF THE DECODER SYSTEM IN THE FUTURE.

i. A LOOP CONFIGURATION REQUIRES LOOPING BACK THE 2-WIRE PATH FROM THE FARTHEST DECODER BACK TO THE DECODER CONTROLLER. THE MAIN 2-WIRE PATH CAN BE LOOPED, AND ANY BRANCH PATHS FROM THE MAIN 2-WIRE PATH CAN ALSO BE LOOPED. FROM THE MAIN PATH BACK TO THE MAIN PATH. IN A LOOP CONFIGURATION, THE CRITICAL PATH IS THE DISTANCE MEASURED BY FOLLOWING THE 2-WIRE PATH AROUND THE LOOP OUT TO THE FARTHEST DECODER AND BACK TO THE TWO WIRE CONTROLLER. THE MAXIMUM DISTANCE FOR THE CRITICAL PATH, FOR A LOOP CONFIGURATION IS 6.61 MILES FOR 14 AWG CABLE, AND 10.52 MILES FOR 12 AWG CABLE. FOR METRIC CABLE THE MAXIMUM DISTANCE FOR THE CRITICAL PATH IS 12.0 KILOMETERS FOR 2.5 MM² CABLE. SEE MANUFACTURES DIAGRAM OF THE LOOP CONFIGURATION LAYOUT.

WIRE - USE ONLY 2- WIRE FOR ALL 2-WIRE PATH APPLICATIONS BASED UPON THE FOLLOWING FACTORS:

a. WIRE SIZE: 2.5MM², 12 OR 14 AWG

b. DUAL CONDUCTOR - SOLID CORE

c. DOUBLE ISOLATION

d. CONSTRUCTION: SPECIAL IRRIGATION CONTROL WIRE

e. CONDUCTOR: TIN COATED, SOFT DRAWN BARE COPPER (ASTM SPEC. 33)

f. TWO (2) CONDUCTORS SOLID (14AWG AND 12 AWG)

g. INSULATION: POLYVINYL CHLORIDE (PVC)

h. OUTER JACKET: POLYETHYLENE (PE)

i. TEMPERATURE: 60°C

j. VOLTAGE: 600 VOLTS

K. CONTROLLER 2-WIRE DECODER SYSTEM DESIGN GUIDE PER MANUFACTURERS SPECIFICATIONS.

D. WIRE SPLICES

USE ONLY 3M DBR/7 SPLICE KITS FOR ALL ELECTRICAL WIRING CONNECTIONS TO THE 2-WIRE PATH. IMPROPER WIRING CAN CAUSE SERIOUS DAMAGE TO YOUR CONTROLLER OR IRRIGATION SYSTEM.

2.4 SLEEVING

A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6" MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.5 MAIN LINE PIPE

A. ALL MAIN LINE PIPE 4" AND LARGER SHALL BE CLASS 200 GASKETED BELL END. ALL MAIN LINE PIPE 3" IN SIZE AND SMALLER SHALL BE SCHEDULE 40 PVC SOLVENT WELD BELL END.

i. MAXIMUM FLOWS ALLOWED THROUGH MAIN LINE PIPE SHALL BE:

ii. 22 GPM - 1 1/4" PIPE

iii. 30 GPM - 1 1/2" PIPE

iv. 53 GPM - 2" PIPE

v. 75 GPM 2 1/2" PIPE

vi. 110 GPM - 3" PIPE

vii. 180 GPM - 4" PIPE

viii. 400 GPM - 6" PIPE

ix. MAIN LINE PIPE SHALL BE BURIED WITH 18" COVER

2.6 MAIN LINE FITTINGS

A. ALL MAIN LINE FITTINGS 3" AND LARGER SHALL BE GASKETED DUCTILE IRON MATERIAL. ALL DUCTILE IRON FITTINGS HAVING CHANGE OF DIRECTION SHALL HAVE PROPER CONCRETE THRUST BLOCK INSTALLED. ALL MAIN LINE FITTINGS SMALLER THAN 1 1/2" IN SIZE SHALL BE SCHEDULE 40 PVC. FITTINGS 1 1/2" - 3" SHALL BE SCHEDULE 80.

2.7 ISOLATION VALVES

A. ISOLATION VALVES 3" AND LARGER SHALL BE CAST IRON GATE VALVE, RESILIENT WEDGE, PUSH ON TYPE, WITH 2" SQUARE OPERATING NUT. PLACE SLEEVE OF 6" OR LARGER PIPE OVER TOP OF VALVE VERTICALLY AND THEN EXTEND TO GRADE. PLACE 10" ROUND VALVE BOX OVER SLEEVE AT GRADE.

B. ISOLATION VALVES 2-1/2" AND SMALLER SHALL BE BRASS BALL VALVES, CONTAINED IN A STANDARD SIZE VALVE BOX. VALVES SHALL BE INSTALLED WITH S/80 PVC TOE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE 'OFF' POSITION.

2.8 REMOTE CONTROL VALVES

A. REMOTE CONTROL VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. REMOTE CONTROL VALVES SHALL BE LOCATED SEPARATELY AND INDIVIDUALLY IN SEPARATE CONTROL BOXES.

2.9 MANUAL CONTROL VALVES

A. QUICK COUPLER VALVE SHALL BE ATTACHED TO THE MANIFOLD SUB-MAIN LINE USING A SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET AND BRASS STABILIZER ELBOW. QUICK COUPLER VALVE SHALL BE PLACED WITHIN A 10" ROUND VALVE BOX. TOP OF QUICK COUPLER VALVE COVER SHALL ALLOW FOR COMPLETE INSTALLATION OF VALVE BOX LID, BUT ALSO ALLOW FOR INSERTION AND OPERATION OF KEY. BASE OF QUICK COUPLER VALVE AND TOP OF QUICK COUPLER SWING JOINT SHALL BE ENCASED IN 1/2" GRAVEL. CONTRACTOR SHALL NOT PLACE QUICK COUPLER VALVES FURTHER THAN 200 FEET APART, TO ALLOW FOR SPOT WATERING OR SUPPLEMENTAL IRRIGATION OF NEW PLANT MATERIAL. QUICK COUPLER VALVE AT POC SHALL NOT BE ELIMINATED OR RELOCATED.

2.10 LATERAL LINE PIPE

A. ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC, SOLVENT WELD, AND BELL END. LATERAL PIPE SHALL BE BURIED WITH 12-18" OF COVER TYPICALLY. LATERAL PIPE SHALL BE 1/2", 1", 1 1/2", 2" IN SIZE AS INDICATED ON CONSTRUCTION DRAWINGS.

2.11 LATERAL LINE FITTINGS

A. ALL LATERAL LINE FITTINGS SHALL BE S/40 PVC

2.12 SPRAY SPRINKLERS

A. SPRAY HEAD SPRINKLERS SHALL BE AS SPECIFIED ON THE DRAWINGS. NOZZLES SHALL BE AS SPECIFIED ON THE DRAWINGS.

2.13 VALVE BOXES

A. VALVE BOXES SHALL BE USED ON THIS PROJECT. SIZES ARE AS DIRECTED IN THESE SPECIFICATIONS, DETAIL SHEETS OR PLAN SHEETS. VALVE BOXES SHALL BE CENTERED OVER THE CONTROL VALVE OR ELEMENT THEY COVER. VALVE BOX SHALL BE SIZED LARGE ENOUGH TO ALLOW AMPLE ROOM FOR SERVICES ACCESS, REMOVAL OR REPLACEMENT OF VALVE OR ELEMENT. VALVE BOX SHALL BE SET TO FLUSH TO FINISH GRADE OF TOPSOIL OR BARKED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX PIT TO PROPER GRADE.

2.14 IMPORT BACKFILL

A. ALL MAIN LINE PIPE, LATERAL LINE PIPE AND OTHER IRRIGATION ELEMENTS SHALL BE BEDDED AND BACKFILLED WITH CLEAN SOIL, FREE OF ROCKS 3" AND LARGER. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BACKFILL MATERIAL AS NECESSARY DUE TO ROCKY CONDITIONS. TRENCHES AND OTHER ELEMENTS SHALL BE COMPACTED AND/OR WATER SETTLED TO ELIMINATE SETTLEMENT. DEBRIS FROM TRENCHING OPERATIONS UN-usable FOR FILL SHALL BE REMOVED FROM PROJECT AND DISPOSED OF PROPERLY BY CONTRACTOR.

2.15 OTHER PRODUCTS

A. SUBSTITUTION OF EQUIVALENT PRODUCTS IS SUBJECT TO THE OAR'S APPROVAL AND MUST BE DESIGNATED AS ACCEPTED IN WRITING.

i. THE CONTRACTOR SHALL PROVIDE AND INSTALL MATERIALS TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL.

PART 3 - EXECUTION

3.1 PREPARATION

A. CONTRACTOR SHALL REPAIR OR REPLACE WORK DAMAGED BY IRRIGATION SYSTEM INSTALLATION. IF DAMAGED WORK IS NEW, REPLACEMENT OR THE ORIGINAL INSTALLER OF THAT WORK SHALL PERFORM REPAIRS. THE EXISTING LANDSCAPE OF THIS PROJECT SHALL REMAIN IN PLACE. CONTRACTOR SHALL PROTECT AND WORK AROUND EXISTING PLANT MATERIAL. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE LAID OUT THE DAY PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL NOT CUT EXISTING TREE ROOTS LARGER THAN 2" TO INSTALL THIS PROJECT. ROUTE PIPE, WIRE AND IRRIGATION ELEMENTS AROUND TREE CANOPY DRIP LINE TO MINIMIZE DAMAGE TO TREE ROOTS. CONTRACTOR SHALL HAVE NO PART OF EXISTING SYSTEM USED BY OTHER PORTIONS OF SITE LANDSCAPE WITHOUT WATER FOR WITHOUT WATER FOR MORE THAN 24 HOURS AT A TIME.

3.2 TRENCHING AND BACKFILLING

A. PULLING OF PIPE SHALL NOT BE PERMITTED ON THIS PROJECT. OVER EXCAVATE TRENCHES BOTH IN WIDTH AND DEPTH. ENSURE BASE OF TRENCH IS ROCK OR DEBRIS FREE TO PROTECT PIPE AND WIRE. GRADE TRENCH BASE TO ENSURE FLAT, EVEN SUPPORT OF PIPING. BACKFILL WITH CLEAN SOIL OR IMPORT MATERIAL. CONTRACTOR SHALL BACKFILL NO LESS THAN 2" AROUND ENTIRE PIPE WITH CLEAN, ROCK FREE FILL. MAIN LINE PIPING AND FITTINGS SHALL NOT BE BACKFILLED UNTIL INSTALLER HAS INSPECTED AND PIPE HAS PASSED PRESSURE TESTING. PERFORM BALANCE OF BACKFILL OPERATION TO ELIMINATE ANY SETTLING.

3.3 SLEEVING

A. SLEEVE ALL PIPING AND WIRING THAT PASS UNDER PAVING OR HARDCAPE FEATURES. WIRING SHALL BE PLACED IN SEPARATE SLEEVING FROM PIPING. SLEEVES SHALL BE POSITIONED RELATIVE TO SIDEWALKS OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY. EXCLUDING STRUCTURES 60" WIDE OR LESS.

3.4 GRADES AND DRAINAGE

A. PLACE IRRIGATION PIPE AND OTHER ELEMENTS AT UNIFORM GRADES. WINTERIZATION SHALL BE BY EVACUATION WITH COMPRESSED AIR. AUTOMATIC DRAINS WILL BE INSTALLED ON THIS PROJECT. MANUAL DRAINS SHALL ONLY BE INSTALLED AT POC WHERE DESIGNATED ON CONSTRUCTION DRAWINGS, UNLESS PIPE EXCEEDS 2" OR LESS.

3.5 PVC PIPE

A. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY PIPE MANUFACTURER.

B. INSTALL MAIN LINE PIPES WITH 18" OF COVER, LATERAL LINE PIPES WITH 12" OF COVER.

C. DRAWINGS SHOW DIAGRAMMATIC OR CONCEPTUAL LOCATION OF PIPING - CONTRACTOR SHALL INSTALL PIPING TO MINIMIZE CHANGE OF DIRECTION, AVOID PLACEMENT UNDER LARGE TREES OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDCAPE FEATURES.

D. PLASTIC PIPE SHALL BE CUT SQUARELY. BURRS SHALL BE REMOVED. SPIGOT ENDS OF PIPES 3" AND LARGER SHALL BE BEVELED.

E. PIPE SHALL NOT BE GLUED UNLESS AMBIENT TEMPERATURE IS AT LEAST 50 DEGREES F, UNLESS APPROVED BY MANUFACTURER'S SPECIFICATIONS. PIPE SHALL NOT BE GLUED IN RAINY CONDITIONS UNLESS PROPERLY TENTED. ALL SOLVENT WELD JOINTS SHALL BE ASSEMBLED USING IPS 711 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

F. APPROPRIATE THRUST BLOCKING SHALL BE PERFORMED ON FITTINGS 3" AND LARGER. ALL THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE OR PASTE UNLESS DIRECTED BY PRODUCT MANUFACTURER OR SEALING BY O-RING.

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS, IF USED, SHALL BE AS DIRECTED BY CONTROLLER MANUFACTURER AND ASIC GUIDELINES, NOT TO EXCEED A RESISTANCE READING OF 5 OHMS.

B. LOCATE CONTROLLERS IN PROTECTED, INCONSPICUOUS PLACES, WHEN POSSIBLE. COORDINATE LOCATION OF PEDESTAL CONTROLLERS WITH LANDSCAPE ARCHITECT TO MINIMIZE VISIBILITY.

C. COORDINATE LOCATION OF WALL MOUNT CONTROLLERS WITH BUILDING OR ELECTRICAL CONTRACTOR TO FACILITATE ELECTRICAL SERVICE AND FUTURE MAINTENANCE NEEDS. WALL MOUNT SHALL BE SECURELY FASTENED TO SURFACE. IF EXTERIOR MOUNTED, WALL MOUNT CONTROLLERS SHALL HAVE ELECTRICAL SERVICE WIRE AND FIELD CONTROL WIRE IN SEPARATE, APPROPRIATE SIZED WEATHERPROOF ELECTRICAL CONDUIT, PVC PIPE SHALL NOT BE USED.

D. WIRE UNDER HARDCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEEPS ELBOWS FROM EXTERIOR TO INTERIOR OF BUILDING. THIS EXCLUDES HARDCAPES LESS THAN 60" IN WIDTH.

E. PEDESTAL CONTROLLERS SHALL BE PLACED UPON VIT-STRONG GUN QUICK PAD AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROLLERS SHALL BE ORIENTED SUCH THAT OWNER'S REPRESENTATIVE MAINTENANCE PERSONNEL MAY ACCESS EASILY AND PERFORM FIELD SYSTEM TESTS EFFICIENTLY.

F. PLACE STANDARD VALVE BOX AT BASE OF CONTROLLER OR NEARBY TO ALLOW FOR THREE TO FIVE FEET OF SLACK FIELD CONTROL WIRE TO BE PLACED AT EACH CONTROLLER. THIS CONTRACTOR SHALL PROVIDE CONDUIT ACCESS IF NEEDED FOR ELECTRICAL CONTRACTOR, ELECTRICAL SUPPLY AND INSTALLATION, AS WELL AS HOOK-UP TO CONTROLLER SHALL BE BY THIS CONTRACTOR.

3.7 VALVES

A. ISOLATION VALVES, REMOTE CONTROL VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION AND CONTRACT SPECIFICATIONS AND DETAILS.

B. VALVE BOXES SHALL BE SET OVER VALVES SO THAT ALL PARTS OF THE VALVE CAN BE REACHED FOR SERVICE.

C. VALVE BOX AND LID SHALL BE SET TO BE FLUSH WITH FINISHED GRADE.

3.8 SPRINKLER HEADS

A. NO SPRINKLER SHALL BE LOCATED CLOSER THAN 6" TO WALLS, FENCES, OR BUILDINGS.

B. HEADS ADJACENT TO WALKS, CURBS, OR PATHS SHALL BE LOCATED AT GRADE AND 2" AWAY FROM HARDCAPE.

C. CONTROL VALVES SHALL BE OPENED AND FULLY FLUSH LATERAL LINE PIPE AND SWING JOINTS PRIOR TO INSTALLATION OF SPRINKLERS.

D. SPRAY HEADS SHALL BE INSTALLED AND FLUSHED AGAIN PRIOR TO INSTALLATION OF NOZZLES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT IF NECESSARY DUE TO GRADE CHANGES DURING LANDSCAPE CONSTRUCTION.

3.9 FIELD QUALITY CONTROL

A. MAIN LINE PIPES SHALL NOT BE BACKFILLED OR ACCEPTED UNTIL THE SYSTEM HAS BEEN TESTED FOR 2 HOURS AT 100 PSI.

B. MAIN LINE PRESSURE TEST SHALL INCLUDE ALL PIPE AND COMPONENTS FROM THE POINT OF CONNECTION TO THE UPSTREAM SIDE OF REMOTE CONTROL VALVES. TEST SHALL INCLUDE ALL MANIFOLD COMPONENTS UNDER CONSTANT PRESSURE. PIPING MAY BE TESTED IN SECTIONS THAT CAN BE ISOLATED.

C. SCHEDULE TESTING WITH OAR 48 HOURS IN ADVANCE FOR APPROVAL. SPRINKLER SYSTEM SHALL PASS FINAL INSPECTION PER WORK SCOPE AND MASTER SERVICE AGREEMENT.

D. LEAKS OR DEFECTS SHALL PROMPTLY BE REPAIRED OR RECTIFIED AT THE CONTRACTORS EXPENSE AND RETESTED UNTIL ABLE TO PASS TESTING.

E. GROUNDING RESISTANCE AT PEDESTAL CONTROLLER, IF USED, SHALL ALSO BE TESTED AND SHALL NOT EXCEED 5 OHMS.

3.10 ADJUSTMENT

A. SPRINKLER HEADS SHALL BE ADJUSTED TO PROPER HEIGHT WHEN INSTALLED. CHANGES IN GRADE OR ADJUSTMENT OF HEAD HEIGHT AFTER INSTALLATION SHALL BE CONSIDERED A PART OF THE ORIGINAL CONTRACT AND AT CONTRACTOR'S EXPENSE.

B. ADJUST ALL SPRINKLER HEADS FOR ARC, RADIUS, PROPER TRIM AND DISTRIBUTION TO COVER ALL LANDSCAPED AREAS THAT ARE TO BE IRRIGATED.

C. ADJUST SPRINKLERS SO THEY DO NOT WATER BUILDINGS, STRUCTURES, OR OTHER HARDCAPE FEATURES.

D. ADJUST RUN TIMES OF STATION TO MEET NEEDS OF PLANT MATERIAL THE STATION SERVICES.

3.11 CLEANING

A. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANLINESS OF JOBSITE. WORK AREAS SHALL BE SWEEP CLEANLY AND PICKED UP DAILY.

B. OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.

C. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OFFSITE OF TRASH AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT.

D. OAR SHALL PERFORM PERIODIC AS WELL AS A FINAL CLEANLINESS INSPECTION.

E. CONTRACTOR SHALL LEAVE PROJECT IN AT LEAST A 'BROOM CLEAN' CONDITION.

END OF SECTION

IRRIGATION NOTES

1. ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.

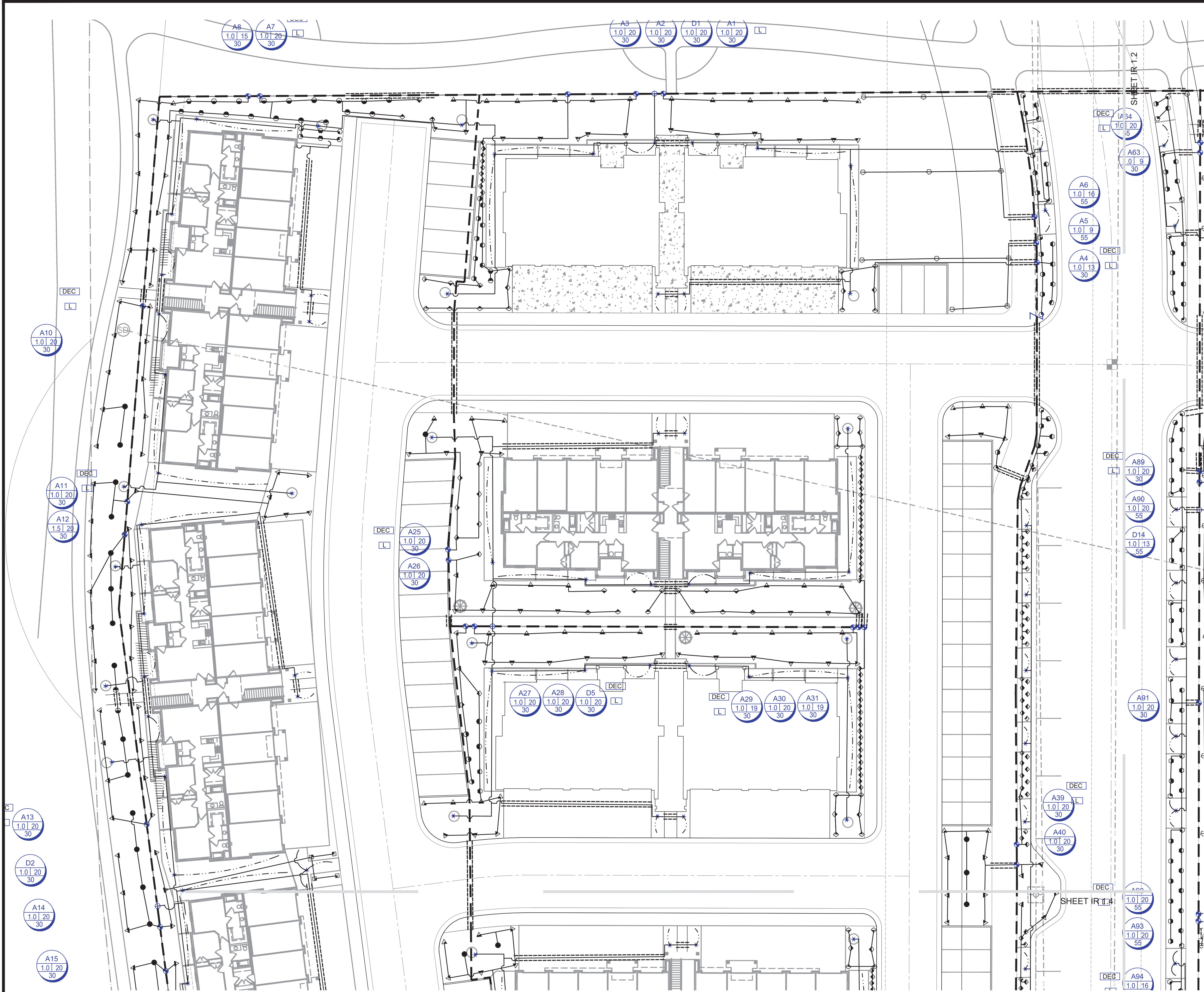
2. ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. MAIN LINE FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER.

3. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.

4. PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.

5. MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.

6. CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" TH



IRRIGATION LEGEND																								
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							QTY	REMARKS											
					Q	T	H	TT	TQ	F														
	4" SPRAY POP UP MPR 5" RADIUS	Q.T.H.F.	5"	30	.10	.15	.20	na	na	.40	--	USE ADJUSTABLE												
	4" SPRAY POP UP MPR 8" RADIUS	Q.T.H.F.	8"	30	.26	.35	.52	na	na	1.05	--	NOZZLES AS												
	4" SPRAY POP UP MPR 10" RADIUS	Q.T.H.F.	10"	30	.39	.53	.79	na	na	1.58	--	NECESSARY												
	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T	12"	30	.85	.87	1.30	1.74	1.95	2.60	--													
	4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T	15"	30	.92	1.23	1.85	2.48	2.78	3.70	--													
	4" SPRAY POP UP MPR 4'X15" SIDE STRIP PATTERN	SST	15"	30	1.21	12.6	24.3	na	na	varies	--													
	4" SPRAY POP UP MPR 4'X8" END STRIP PATTERN	EST	15"	30	.61	--	--	--	--	--	--													
	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies	--													
	4" SPRAY POP UP ROTOR SERIES NOZZLES 60"	Q.T.H.F.	65"	65	6.6	12.6	24.3	na	na	varies	--													
	EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM, COORDINATE WITH OWNER EXACT LOCATION.											COORDINATE WITH OWNER FOR LOCATION												
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											SEE DETAIL												
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											SEE DETAIL												
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE											SEE DETAIL												
	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)											SEE DETAIL												
	QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN											10" AND VALVE BOX												
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											SEE DETAIL												
	REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT											JUMBO BOX-PURPLE												
	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT											SEE DETAIL												
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS											INSTALL FLUSH CAP												
	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS											SEE DETAIL												
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER											SEE PIPE SIZING CHART												
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											SEE DETAIL												
	DRIP LINE: TUBING COMMERCIAL GRADE											SEE DETAIL												
	CLASS 200 SLEEVE PER PLAN											SEE DETAIL												
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM											SEE DETAIL												
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											SEE DETAIL												
	PROVIDE 2 WIRE LOOP SYSTEM.											SEE DETAIL												

DRIP ZONE						
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED	
XFSP DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.	
TOTAL DRIP ZONE FLOW	20 GPM			TIME TO APPLY 1/4" OF WATER		23
MAXIMUM LATERAL LENGTH OF TUBING	350 FT			REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)			NUMBER OF FLUSH POINTS		2
APPLICATION RATE	.64 INCH PER HOUR			SUGGESTED HEADER AND FOOTER PIPE SIZE		CLASS 200 1 1/4"
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN						

90 Day Establishment Period Irrigation Schedule (April, May, June)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi	

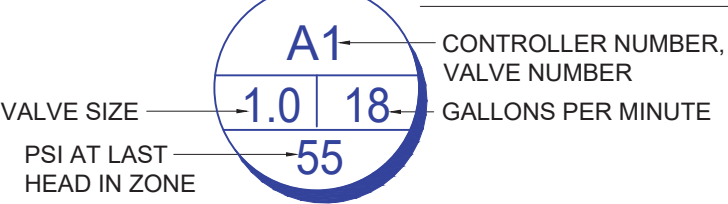
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi	

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE
12-17-2018

PROJECT NUMBER
UT18016

PLAN INFORMATION

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

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

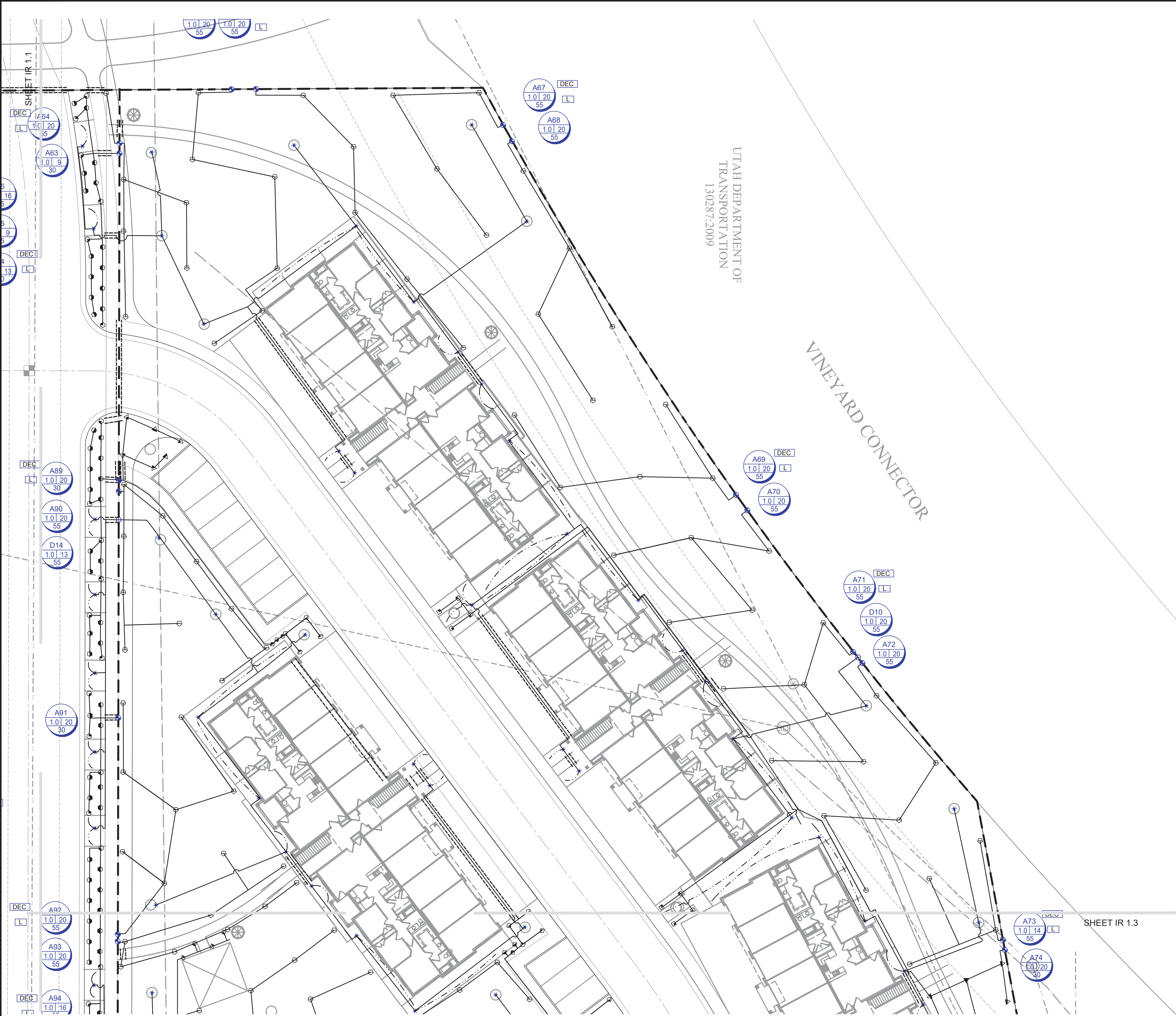
PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.1



IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							QTY	REMARKS
					Q	T	H	TT	TQ	F			
◆	4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F.	5'	30	.10	.15	.20	na	na	.40	--	--	USE ADJUSTABLE
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○	4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F.	10'	30	.39	.53	.79	na	na	1.58	--	--	NECESSARY
○	4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T.T	12'	30	.85	.87	1.30	1.74	1.95	2.60	--	--	
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■	4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies	--	--	
■	4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15'	30	.61						--	--	
○	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies	--	--	
○	4" SPRAY POP UP ROTOR SERIES NOZZLES, 60'	Q.T.H.F.	65'	65	6.6	12.6	24.3	na	na	varies	--	--	
△	EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM, COORDINATE WITH OWNER EXACT LOCATION.										--	--	COORDINATE WITH OWNER FOR LOC
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
⚡	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										--	--	SEE DETAIL
⚡	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)										--	--	SEE DETAIL
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⚡	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT										--	--	SEE DETAIL
⚡	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										--	--	INSTALL FLUSH CA
⚡	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.										--	--	SEE DETAIL
*****	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER										--	--	SEE PIPE SIZING CH
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	--	SEE DETAIL
---	DRIP LINE: TUBING COMMERCIAL GRADE										--	--	SEE DETAIL
---	CLASS 200 SLEEVE PER PLAN										--	--	SEE DETAIL
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DRIP ZONE

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APPLICATION RATE		.64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE		CLASS 200 1 1/4"
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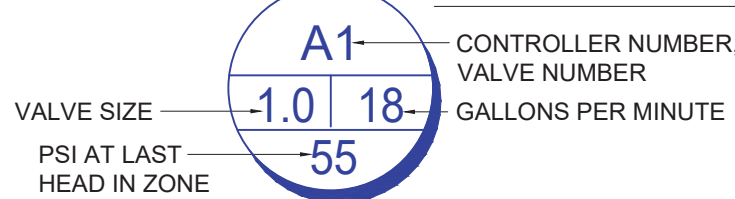
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VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE
12-17-2018

PROJECT NUMBER
UT18016

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

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

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

7/15/2019
12/10/2017
12/10/2017
12/10/2017

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-1.2



SHEET IR 1.2

IRRIGATION LEGEND

SYMBOL	MANUFACTURER--MODEL NUMBER	PAT.	RD.	PSI	GPM							QTY	REMARKS
					Q	T	H	TT	TQ	F			
◆	4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F	5'	30	.10	.15	.20	na	na	.40	--	--	USE ADJUSTABLE
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○	4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F	10'	30	.39	.53	.79	na	na	1.58	--	--	NECESSARY
○	4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T	12'	30	.65	.87	1.30	1.74	1.95	2.60	--	--	
▼	4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.T	15'	30	.92	1.23	1.85	2.48	2.78	3.70	--	--	
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○	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	--	--	
○	4" SPRAY POP UP ROTOR SERIES NOZZLES, 60'	Q.T.H.F	65'	65	6.6	12.6	24.3	na	na	varies	--	--	
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⚡	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)												SEE DETAIL
⚡	QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN												SEE DETAIL
⚡	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.												SEE DETAIL
⚡	REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT												JUMBO BOX-PURPLE
⚡	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT												SEE DETAIL
⚡	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS												INSTALL FLUSH CA
⚡	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.												SEE DETAIL
*****	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER												SEE PIPE SIZING CH
-----	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART												SEE DETAIL
-----	DRIP LINE: TUBING COMMERCIAL GRADE												SEE DETAIL
-----	CLASS 200 SLEEVE PER PLAN												SEE DETAIL
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM												SEE DETAIL
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.												SEE DETAIL
NOT SHOWN	PROVIDE 2 WIRE LOOP SYSTEM.												SEE DETAIL

DRIP ZONE

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90 Day Establishment Period Irrigation Schedule (April, May, June)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	40 psi

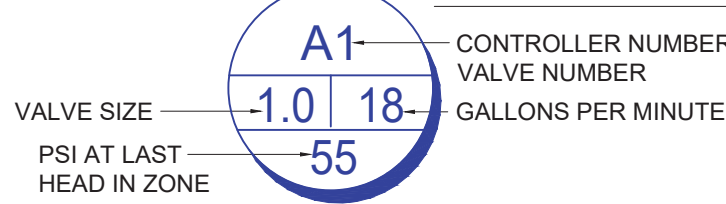
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	45 min	45 min	45 min	45 min	45 min	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

12-17-2018

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

PROJECT INFORMATION

VINEYARD SHORES

VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.3



IRRIGATION LEGEND													
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						QTY	REMARKS	
					Q	T	H	TT	TQ	F			
	4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F.	5'	30	.10	.15	.20	na	na	.40	--	USE ADJUSTABLE	
	4" SPRAY POP UP MPR 8' RADIUS	Q.T.H.F.	8'	30	.26	.35	.52	na	na	1.05	--	NOZZLES AS NECESSARY	
	4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F.	10'	30	.39	.53	.79	na	na	1.58	--		
	4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T.T	12'	30	.85	.87	1.30	1.74	1.95	2.60	--		
	4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.T.T	15'	30	.92	1.23	1.85	2.48	2.78	3.70	--		
	4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies	--		
	4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15'	30	.61						--		
	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies	--		
	4" SPRAY POP UP ROTOR SERIES NOZZLES, 60'	Q.T.H.F.	65'	65	6.6	12.6	24.3	na	na	varies	--		
	EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM, COORDINATE WITH OWNER EXACT LOCATION.										--	COORDINATE WITH OWNER FOR LOCATION	
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										--	SEE DETAIL	
	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)										--	SEE DETAIL	
	QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN										--	SEE DETAIL	
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT										--	JUMBO BOX-PURPLE	
	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT										--	SEE DETAIL	
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										--	INSTALL FLUSH CA	
	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS										--	SEE DETAIL	
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER										--	SEE PIPE SIZING CHART	
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	SEE PIPE SIZING CHART	
	DRIP LINE: TUBING COMMERCIAL GRADE										--	SEE DETAIL	
	CLASS 200 SLEEVE PER PLAN										--	SEE DETAIL	
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM										--	SEE DETAIL	
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	PROVIDE 2 WIRE LOOP SYSTEM.										--	SEE DETAIL	

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED
XFSP DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23		
MAXIMUM LATERAL LENGTH OF TUBING	350 FT.	REQUIRED NUMBER OF STAKES	500		
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT. (varies per plan)	NUMBER OF FLUSH POINTS	2		
APPLICATION RATE	.64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE	CLASS 200 1 1/4"		
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

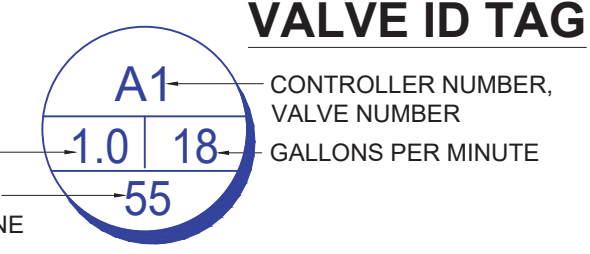
90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE
12-17-2018

PROJECT NUMBER
UT18016

PLAN INFORMATION

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

PROJECT INFORMATION

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-1.4



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						QTY	REMARKS
					Q	T	H	TT	TQ	F		
4" SPRAY POP UP MPR 5" RADIUS	Q.T.H.F.	5"	30	.10	.15	.20	na	na	.40	--	--	USE ADJUSTABLE
4" SPRAY POP UP MPR 8" RADIUS	Q.T.H.F.	8"	30	.26	.35	.52	na	na	1.05	--	--	NOZZLES AS
4" SPRAY POP UP MPR 10" RADIUS	Q.T.H.F.	10"	30	.39	.53	.79	na	na	1.58	--	--	NECESSARY
4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T	12"	30	.85	.87	1.30	1.74	1.95	2.60	--	--	
4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T	15"	30	.92	1.23	1.85	2.48	2.78	3.70	--	--	
4" SPRAY POP UP MPR 4"X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies	--	--	
4" SPRAY POP UP MPR 4"X8' END STRIP PATTERN	EST	15'	30	.61	--	--	--	--	--	--	--	
4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies	--	--	
4" SPRAY POP UP ROTOR SERIES NOZZLES, 60"	Q.T.H.F.	65"	65	6.6	12.6	24.3	na	na	varies	--	--	
EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM, COORDINATE WITH OWNER EXACT LOCATION.										--	--	COORDINATE WITH OWNER FOR LOC
VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										--	--	SEE DETAIL
2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)										--	--	SEE DETAIL
QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN										--	--	10" RND. VALVE BO
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT										--	--	JUMBO BOX-PURPL
DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT										--	--	SEE DETAIL
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM										--	--	INSTALL FLUSH CA
PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.										--	--	SEE DETAIL
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER										--	--	SEE PIPE SIZING C
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	--	SEE DETAIL
DRIP LINE: TUBING COMMERCIAL GRADE										--	--	SEE DETAIL
CLASS 200 SLEEVE PER PLAN										--	--	SEE DETAIL
NOT SHOWN										--	--	SEE DETAIL
NOT SHOWN										--	--	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.
NOT SHOWN										--	--	PROVIDE 2 WIRE LOOP SYSTEM.

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED
XFSP DRIPLINE	XFSP-09-18	9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23		
MAXIMUM LATERAL LENGTH OF TUBING	350 FT.	REQUIRED NUMBER OF STAKES	500		
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2		
APPLICATION RATE	.64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE	CLASS 200 1 1/4"		
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER

GALLONS PER MINUTE

1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

12-17-2018

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

PROJECT INFORMATION

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

LICENSE STAMP

PM: JTA

DRAWN: KBA

CHECKED: TM

PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

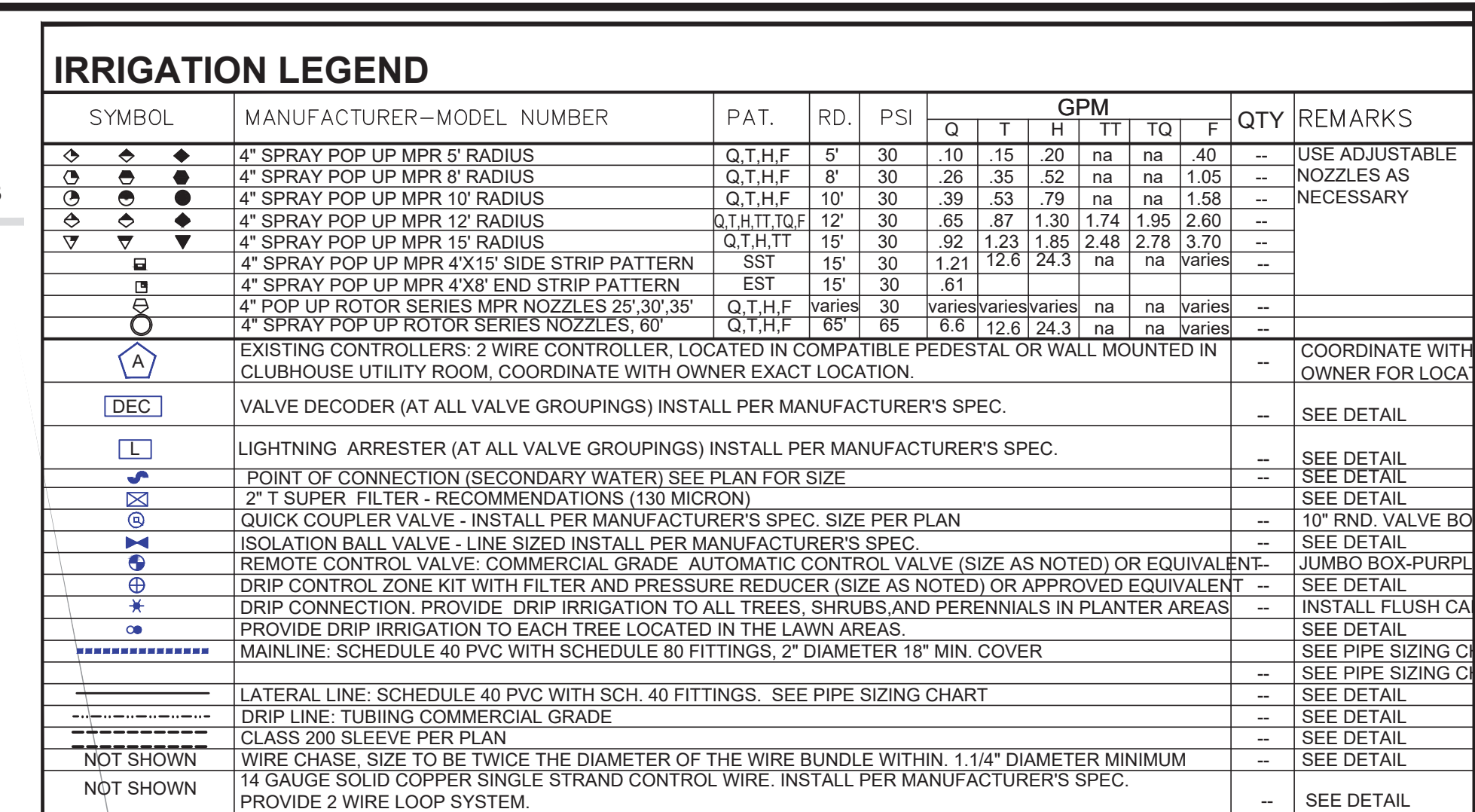
IR-1.5

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

PKJ DESIGN GROUP L.L.C.

3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com



D RIP ZONE						
	TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED
	XFSP DRIPLINE	XFS-09-18	.9 GPH	18"	18"	18-21 IN.
	TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
	MAXIMUM LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
	TOTAL LENGTH OF ZONE DRIPLINE		3,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
	APPLICATION RATE		64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE		C/ASS 200 1 1/4"
	*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

Diagram illustrating the components of a valve label:

- A1**: CONTROLLER NUMBER
- VALVE NUMBER**: (The number below the controller number)
- VALVE SIZE**: (The number to the left of the valve number, e.g., 1.0)
- 18**: GALLONS PER MINUTE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER
THE VALVES APPEAR ON THE DRAWING



IRRIGATION LEGEND													
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM						QTY	REMARKS	
					Q	T	H	TT	TQ	F			
	4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F	5'	30	.10	.15	.20	na	na	.40	--	USE ADJUSTABLE	
	4" SPRAY POP UP MPR 8' RADIUS	Q.T.H.F	8'	30	.26	.35	.52	na	na	1.05	--	NOZZLES AS	
	4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F	10'	30	.39	.53	.79	na	na	1.58	--	NECESSARY	
	4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T.T.F	12'	30	.65	.87	1.30	1.74	1.95	2.60	--		
	4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.T.T	15'	30	.92	1.23	1.85	2.48	2.78	3.70	--		
	4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies	--		
	4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15'	30	.61						--		
	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	--		
	4" SPRAY POP UP ROTOR SERIES NOZZLES, 60'	Q.T.H.F	65	65	6.6	12.6	24.3	na	na	varies	--		
	EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM. COORDINATE WITH OWNER EXACT LOCATION.										--	COORDINATE WITH OWNER FOR LOCATION	
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										--	SEE DETAIL	
	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)										--	SEE DETAIL	
	QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN										--	SEE DETAIL	
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT										--	JUMBO BOX-PURPLE	
	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT										--	SEE DETAIL	
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										--	INSTALL FLUSH CA	
	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS										--	SEE DETAIL	
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER										--	SEE PIPE SIZING CHART	
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	SEE DETAIL	
	DRIP LINE: TUBING COMMERCIAL GRADE										--	SEE DETAIL	
	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM										--	SEE DETAIL	
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.										--	SEE DETAIL	
	PROVIDE 2 WIRE LOOP SYSTEM.										--	SEE DETAIL	

DRIP ZONE						

90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

A1

1.0 | 18 | -55

CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

VALVE SIZE

PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.7

NO.

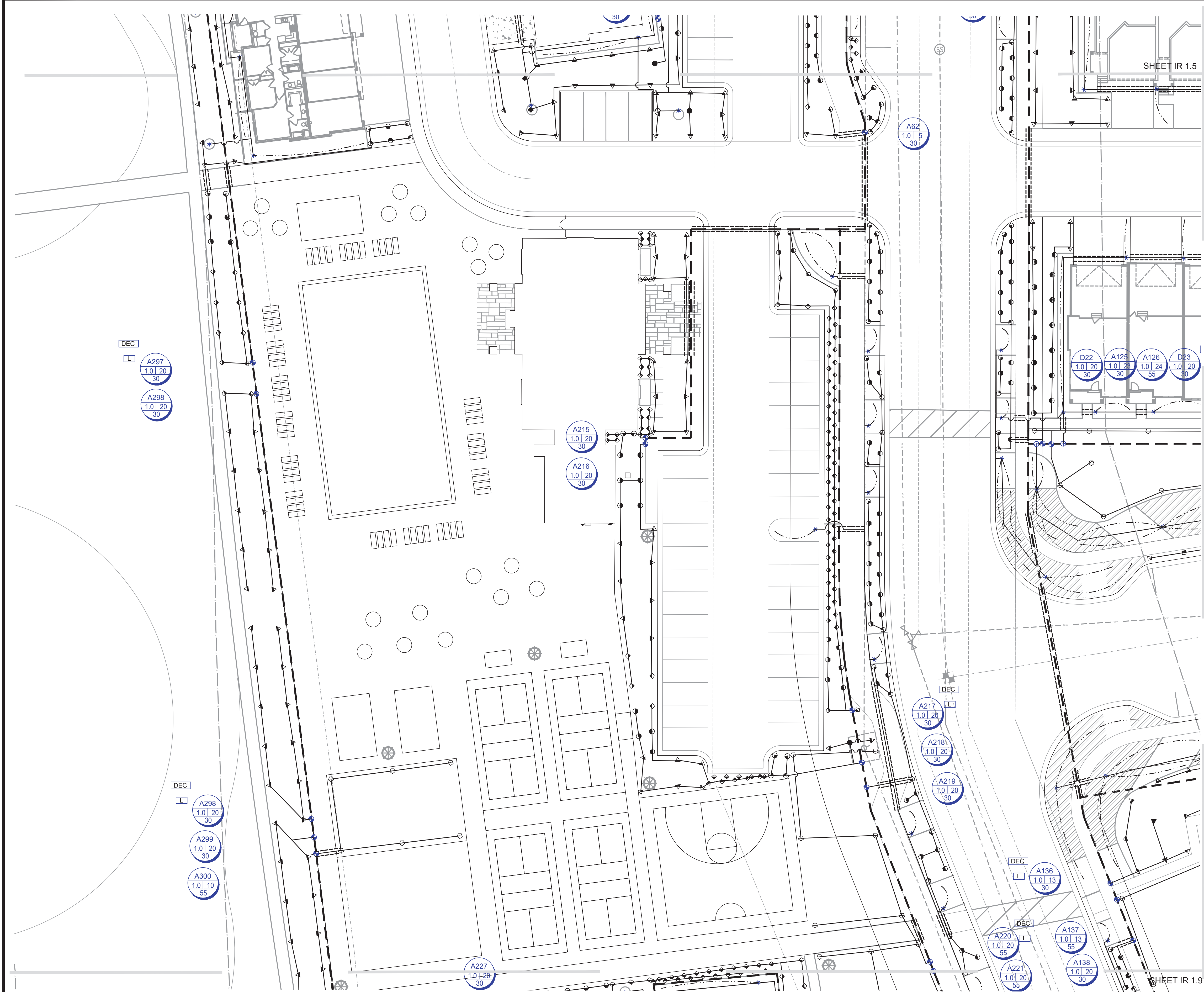
REVISION

DATE

1	XXXX	XX-XX-XX
2		
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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'



IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							QTY	REMARKS
					Q	T	H	TT	TQ	F			
	4" SPRAY POP UP MPR 5" RADIUS	Q.T.H.F	5"	30	.10	.15	.20	na	na	.40	--	--	USE ADJUSTABLE
	4" SPRAY POP UP MPR 8" RADIUS	Q.T.H.F	8"	30	.26	.35	.52	na	na	1.05	--	--	NOZZLES AS
	4" SPRAY POP UP MPR 10" RADIUS	Q.T.H.F	10"	30	.39	.53	.79	na	na	1.58	--	--	NECESSARY
	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T	12"	30	.85	.87	1.30	1.74	1.95	2.60	--	--	
	4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T	15"	30	.92	1.23	1.85	2.48	2.78	3.70	--	--	
	4" SPRAY POP UP MPR 4"X15" SIDE STRIP PATTERN	SST	15"	30	1.21	12.6	24.3	na	na	varies	--	--	
	4" SPRAY POP UP MPR 4"X8" END STRIP PATTERN	EST	15"	30	.61						--	--	
	4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	--	--	
	4" POP UP ROTOR SERIES NOZZLES, 60"	Q.T.H.F	65"	65	6.6	12.6	24.3	na	na	varies	--	--	
	EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM, COORDINATE WITH OWNER EXACT LOCATION.										--	--	COORDINATE WITH OWNER FOR LOCAT
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										--	--	SEE DETAIL
	2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)										--	--	SEE DETAIL
	QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN										--	--	10" RND. VALVE BO
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
	REMOTE CONTROL VALVE: COMMERCIAL GRADE AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT-										--	--	JUMBO BOX-PURPL
	DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT										--	--	SEE DETAIL
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS										--	--	INSTALL FLUSH CA
	PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.										--	--	SEE DETAIL
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER										--	--	SEE PIPE SIZING C
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	--	SEE DETAIL
	DRIP LINE: TUBING COMMERCIAL GRADE										--	--	SEE DETAIL
	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM										--	--	SEE DETAIL
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.										--	--	SEE DETAIL
	PROVIDE 2 WIRE LOOP SYSTEM.										--	--	SEE DETAIL

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	RECOMMENDED
XFSP DRIPLINE	XFS-09-18	9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23		
MAXIMUM LATERAL LENGTH OF TUBING	350 FT.	REQUIRED NUMBER OF STAKES	500		
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2		
APPLICATION RATE	.64 INCH PER HOUR	SUGGESTED HEADER AND FOOTER PIPE SIZE	CLASS 200 1 1/4"		

90 Day Establishment Period Irrigation Schedule (April, May, June)

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

VALVE ID TAG

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

A1-1.0 18-55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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PLAN INFORMATION

811

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PROJECT INFORMATION

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
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LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.8



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
					Q	T	H	TT	TQ	F		Q
4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F	5'	30	10	15	20	na	na	na	40		
4" SPRAY POP UP MPR 8' RADIUS	Q.T.H.F	8'	30	26	35	52	na	na	na	1.05		
4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F	10'	30	39	53	79	na	na	na	1.58		
4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T.T.F	12'	30	65	87	130	1.74	1.95	2.60			
4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.T.T	15'	30	92	123	185	2.48	2.78	3.70			
4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies			
4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15'	30	61								
4" POP UP ROTOR SERIES MPR NOZZLES 25', 30', 35'	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies			
4" SPRAY POP UP ROTOR SERIES NOZZLES, 60"	Q.T.H.F	65'	65	6.6	12.6	24.3	na	na	varies			
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VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE												
2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)												
QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN												
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.												
REMOTE CONTROL VALVE: COMMERCIAL GRADE. AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT												
DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT												
DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS												
PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.												
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER												
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART												
DRIP LINE: TUBINGS COMMERCIAL GRADE												
CLASS 200 SLEEVE PER PLAN												
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM												
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.												
PROVIDE 2 WIRE LOOP SYSTEM.												

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
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TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)				NUMBER OF FLUSH POINTS
APPLICATION RATE	.64 INCH PER HOUR				SUGGESTED HEADER AND FOOTER PIPE SIZE
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	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

A1

1.0

18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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VINEYARD, UTAH

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LICENSE STAMP

12/19/2017

8120-2301

1/15/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.9

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

811

BE THE STAKES OF UTAH

NOTIFICATION CENTER, INC.

801-662-4111

www.beastakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							Q
					Q	T	H	TT	TQ	F		
4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F	5'	30	.10	.15	.20	na	na	na	.40		
4" SPRAY POP UP MPR 8' RADIUS	Q.T.H.F	8'	30	.26	.35	.52	na	na	na	1.05		
4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F	10'	30	.39	.53	.79	na	na	na	1.58		
4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.TT	12'	30	.65	.87	1.30	1.74	1.95	2.60			
4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70			
4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN	SST	15'	30	1.21	12.6	24.3	na	na	varies			
4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15'	30	.61								
4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies			
4" SPRAY POP UP ROTOR SERIES NOZZLES 60'	Q.T.H.F	65'	65	6.6	12.6	24.3	na	na	varies			
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REMOTE CONTROL VALVE: COMMERCIAL GRADE. AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT												
DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT												
DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS												
PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.												
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER												
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART												
DRIP LINE: TUBING COMMERCIAL GRADE												
CLASS 200 SLEEVE PER PLAN												
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM												
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.												
PROVIDE 2 WIRE LOOP SYSTEM.												

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	
TOTAL DRIP ZONE FLOW	20 GPM				TIME TO APPLY 1/4" OF WATER
MAXIMUM LATERAL LENGTH OF TUBING	350 FT				REQUIRED NUMBER OF STAKES
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)				NUMBER OF FLUSH POINTS
APPLICATION RATE	.64 INCH PER HOUR				SUGGESTED HEADER AND FOOTER PIPE SIZE
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi	

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	45 min		45 min	15 min	45 min		45 min	40 psi	

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential						
April	May	June	July	August	Sept.	October
10 min	10 min	15 min	15 min	15 min	10 min	10 min
30 min	30 min	45 min	45 min	45 min	30 min	30 min

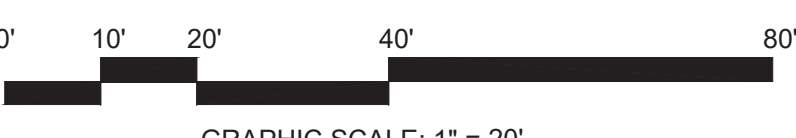
VALVE ID TAG

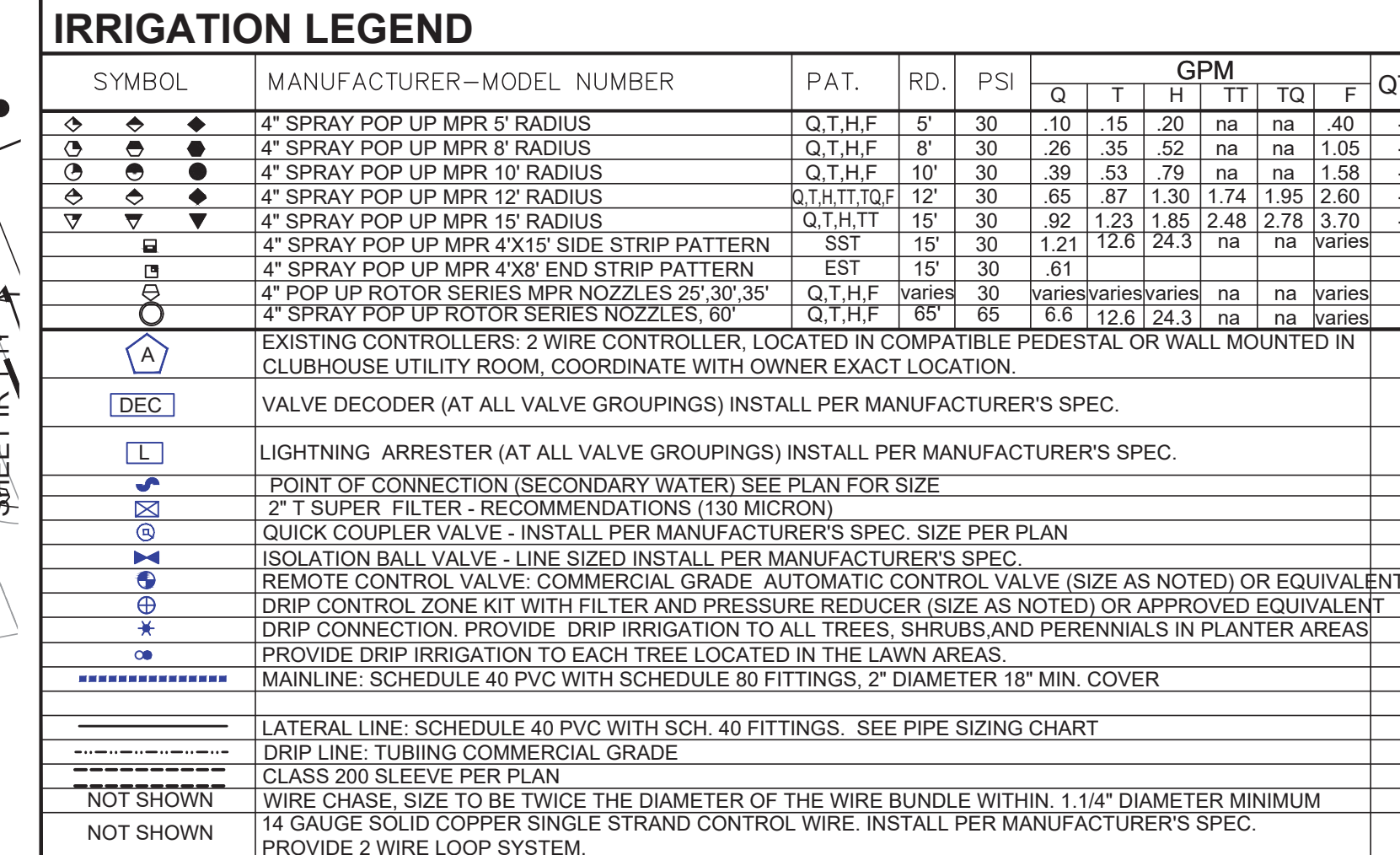
CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

VALVE SIZE: 1.0 | 18 | -55

PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

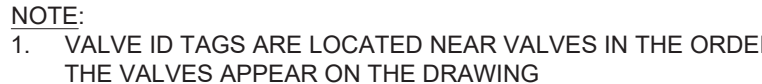
ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP																							
12-17-2018		UT18016		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org		VINEYARD SHORES VINEYARD, UTAH		EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150		 PKJ DESIGN GROUP		 JTA KBA TM 1/15/2019																							
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			 GRAPHIC SCALE: 1" = 20'				FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075		PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-1.11	
NO.	REVISION	DATE																																	
1	XXXX	XX-XX-XX																																	
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90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
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Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min





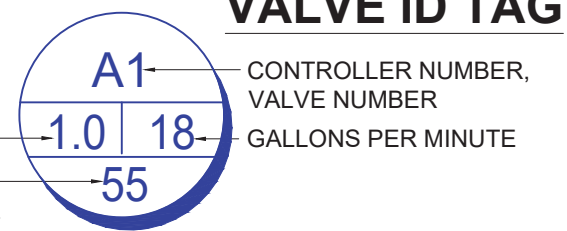
IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
4" SPRAY POP UP MPR 5" RADIUS	Q.T.H.F.	5"	30		1.0	1.5	2.0	na	na	na	na	40
4" SPRAY POP UP MPR 6" RADIUS	Q.T.H.F.	6"	30		2.6	3.5	5.2	na	na	na	na	1.05
4" SPRAY POP UP MPR 10" RADIUS	Q.T.H.F.	10"	30		3.9	5.3	7.9	na	na	na	na	1.58
4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T.F.	12"	30		6.5	8.7	1.30	1.74	1.95	2.60	na	2.60
4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T.	15"	30		9.2	1.23	1.85	2.48	2.78	3.70	na	3.70
4" SPRAY POP UP MPR 4"X15" SIDE STRIP PATTERN	SST	15"	30		1.21	12.6	24.3	na	na	varies	na	varies
4" SPRAY POP UP MPR 4"X8" END STRIP PATTERN	EST	15"	30		6.1							
4" POP UP ROTOR SERIES MPR NOZZLES 20", 30", 35"	Q.T.H.F.	varies	30		varies	varies	varies	na	na	varies	na	varies
4" SPRAY POP UP ROTOR SERIES NOZZLES, 60"	Q.T.H.F.	65"	65		6.6	12.6	24.3	na	na	varies	na	varies
EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM. COORDINATE WITH OWNER EXACT LOCATION.												
VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE												
2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)												
QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN												
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.												
REMOTE CONTROL VALVE: COMMERCIAL GRADE. AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT												
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MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER												
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DRIP LINE: TUBINGS COMMERCIAL GRADE												
CLASS 200 SLEEVE PER PLAN												
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM												
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.												
PROVIDE 2 WIRE LOOP SYSTEM.												

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
XFSP DRIPLINE	XFS-09-18	.9 GPH	18"	18"	
TOTAL DRIP ZONE FLOW	20 GPM				TIME TO APPLY 1/4" OF WATER
MAXIMUM LATERAL LENGTH OF TUBING	350 FT				REQUIRED NUMBER OF STAKES
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)				NUMBER OF FLUSH POINTS
APPLICATION RATE	64 INCH PER HOUR				SUGGESTED HEADER AND FOOTER PIPE SIZE
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
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Regular Irrigation Schedule (see Seasonal Differential Chart)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min		15 min		15 min		30 psi	
Shrubs	45 min		45 min		45 min		45 min	40 psi	

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
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NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE
12-17-2018

PROJECT NUMBER
UT18016

NO. REVISION DATE
1 XXXX XX-XX-XX
2
3
4
5
6
7

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

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP
12/19/2017
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.13

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019



IRRIGATION LEGEND											
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						
					Q	T	H	TT	TQ	F	Q
4" SPRAY POP UP MPR 5' RADIUS		Q.T.H.F	5'	30	.10	.15	.20	na	na	.40	
4" SPRAY POP UP MPR 8' RADIUS		Q.T.H.F	8'	30	.26	.35	.52	na	na	1.05	
4" SPRAY POP UP MPR 10' RADIUS		Q.T.H.F	10'	30	.39	.53	.79	na	na	1.58	
4" SPRAY POP UP MPR 12' RADIUS		Q.T.H.TT	12'	30	.65	.87	1.30	1.74	1.95	2.60	
4" SPRAY POP UP MPR 15' RADIUS		Q.T.H.TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70	
4" SPRAY POP UP MPR 4'X15' SIDE STRIP PATTERN		SST	15'	30	1.21	12.6	24.3	na	na	varies	
4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN		EST	15'	30	.61						
4" POP UP ROTOR SERIES MPR NOZZLES 25' 30' 35'		Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	
4" SPRAY POP UP ROTOR SERIES NOZZLES 60'		Q.T.H.F	65'	65	6.6	12.6	24.3	na	na	varies	
EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM. COORDINATE WITH OWNER EXACT LOCATION.											
VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE											
2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)											
QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN											
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.											
REMOTE CONTROL VALVE: COMMERCIAL GRADE. AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT											
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PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS											
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER											
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
DRIP LINE: TUBINGS COMMERCIAL GRADE											
CLASS 200 SLEEVE PER PLAN											
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM											
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											
PROVIDE 2 WIRE LOOP SYSTEM.											

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	
TOTAL DRIP ZONE FLOW	20 GPM				TIME TO APPLY 1/4" OF WATER
MAXIMUM LATERAL LENGTH OF TUBING	350 FT				REQUIRED NUMBER OF STAKES
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)				NUMBER OF FLUSH POINTS
APPLICATION RATE	.64 INCH PER HOUR				SUGGESTED HEADER AND FOOTER PIPE SIZE
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

A1

1.0 | 18-

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

12-17-2018

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VINEYARD SHORES

VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.14



IRRIGATION LEGEND											
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						
					Q	T	H	TT	TQ	F	Q
4" SPRAY POP UP MPR 5' RADIUS		Q.T.H.F	5'	30	.10	.15	.20	na	na	.40	
4" SPRAY POP UP MPR 8' RADIUS		Q.T.H.F	8'	30	.26	.35	.52	na	na	1.05	
4" SPRAY POP UP MPR 10' RADIUS		Q.T.H.F	10'	30	.39	.53	.79	na	na	1.58	
4" SPRAY POP UP MPR 12' RADIUS		Q.T.H.TT	12'	30	.65	.87	1.30	1.74	1.95	2.60	
4" SPRAY POP UP MPR 15' RADIUS		Q.T.H.TT	15'	30	.92	1.23	1.85	2.48	2.78	3.70	
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4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN		EST	15'	30	.61						
4" POP UP ROTOR SERIES MPR NOZZLES 20' 30' 35'		Q.T.H.F	varies	30	varies	varies	varies	na	na	varies	
4" SPRAY POP UP ROTOR SERIES NOZZLES 60'		Q.T.H.F	65'	65	6.6	12.6	24.3	na	na	varies	
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POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE											
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LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART											
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WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM											
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.											
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DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	
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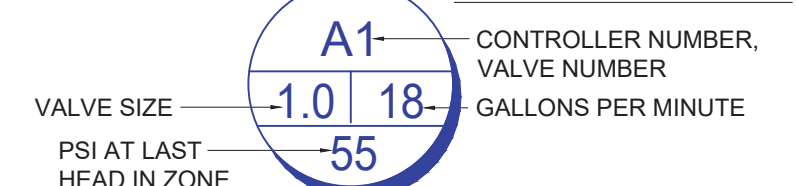
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Regular Irrigation Schedule (see Seasonal Differential Chart)									
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi	
Shrubs	45 min		45 min	15 min	45 min		45 min	40 psi	

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential						
	April	May	June	July	August	Sept. October
Turf	10 min	10 min	15 min	15 min	15 min	10 min 10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min 30 min

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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PROJECT NUMBER
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PLAN INFORMATION

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GRAPHIC SCALE: 1" = 20'

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VINEYARD, UTAH

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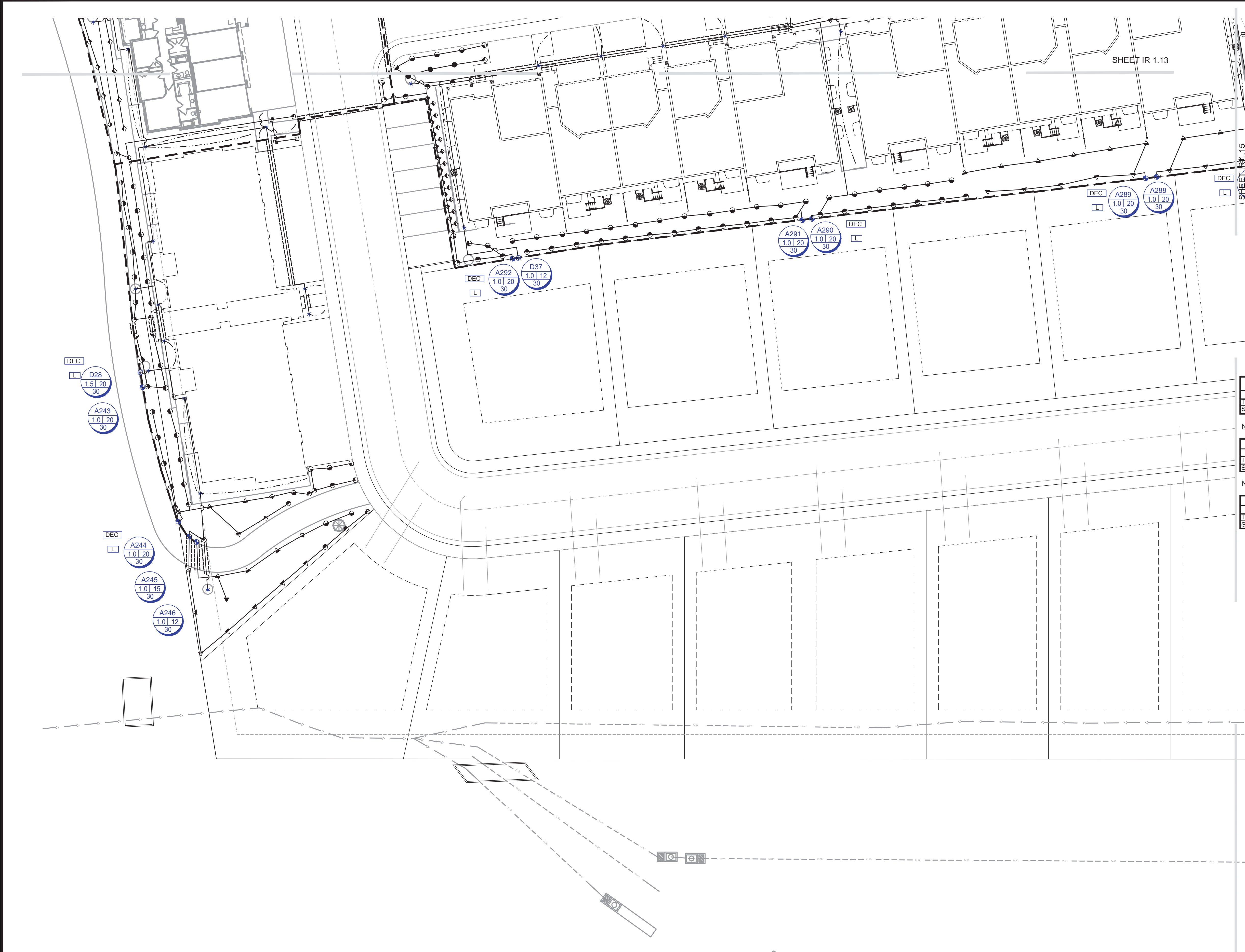
LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/15/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.15



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							
					Q	T	H	TT	TQ	F	Q	F
4" SPRAY POP UP MPR 5" RADIUS	Q.T.H.F.	5"	30	.10	.15	.20	na	na	na	.40		
4" SPRAY POP UP MPR 6" RADIUS	Q.T.H.F.	6"	30	.26	.35	.52	na	na	na	1.05		
4" SPRAY POP UP MPR 10" RADIUS	Q.T.H.F.	10"	30	.39	.53	.79	na	na	na	1.58		
4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T	12"	30	.65	.87	1.30	1.74	1.95	2.60			
4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T	15"	30	.92	1.23	1.85	2.48	2.78	3.70			
4" SPRAY POP UP MPR 4'X16' SIDE STRIP PATTERN	SST	15"	30	1.21	12.6	24.3	na	na	varies			
4" SPRAY POP UP MPR 4'X8' END STRIP PATTERN	EST	15"	30	.61								
4" POP UP ROTOR SERIES MPR NOZZLES 25', 30', 35'	Q.T.H.F.	varies	30	varies	varies	varies	na	na	varies			
4" SPRAY POP UP ROTOR SERIES NOZZLES 60'	Q.T.H.F.	65"	65	6.6	12.6	24.3	na	na	varies			
EXISTING CONTROLLERS: 2 WIRE CONTROLLER, LOCATED IN COMPATIBLE PEDESTAL OR WALL MOUNTED IN CLUBHOUSE UTILITY ROOM. COORDINATE WITH OWNER EXACT LOCATION.												
VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.												
POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE												
2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)												
QUICK COUPLER VALVE - INSTALL PER MANUFACTURER'S SPEC. SIZE PER PLAN												
ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.												
REMOTE CONTROL VALVE: COMMERCIAL GRADE. AUTOMATIC CONTROL VALVE (SIZE AS NOTED) OR EQUIVALENT												
DRIP CONTROL ZONE KIT WITH FILTER AND PRESSURE REDUCER (SIZE AS NOTED) OR APPROVED EQUIVALENT												
DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS												
PROVIDE DRIP IRRIGATION TO EACH TREE LOCATED IN THE LAWN AREAS.												
MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 18" MIN. COVER												
LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART												
DRIP LINE: TUBINGS COMMERCIAL GRADE												
CLASS 200 SLEEVE PER PLAN												
WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM												
14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC.												
PROVIDE 2 WIRE LOOP SYSTEM.												

DRIP ZONE					
TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	
XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	
TOTAL DRIP ZONE FLOW	20 GPM				
MAXIMUM LATERAL LENGTH OF TUBING	350 FT				
TOTAL LENGTH OF ZONE DRIPLINE	3,000 FT (varies per plan)				
APPLICATION RATE	.64 INCH PER HOUR				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN					

90 Day Establishment Period Irrigation Schedule (April, May, June)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)								
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	0	45 min	0	45 min	0	45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

VALVE ID TAG

CONTROLLER NUMBER,
VALVE NUMBER
GALLONS PER MINUTE

A1-

1.0 | 18-

-55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

NOTE:

1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE

12-17-2018

PROJECT NUMBER

UT18016

PLAN INFORMATION

811

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

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

VINEYARD SHORES
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
32 W CENTER ST,
MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

7/15/2019

12/19/2017

1/15/2019

LICENSE STAMP

PM:

JTA

DRAWN:

KBA

CHECKED:

TM

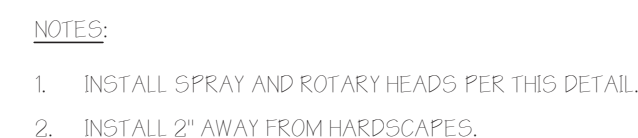
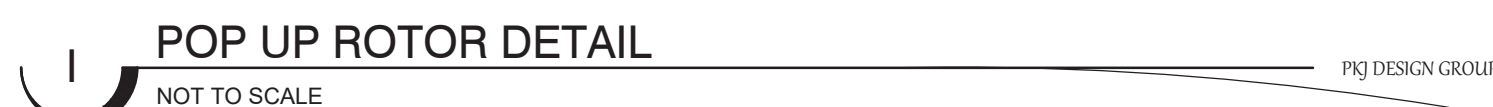
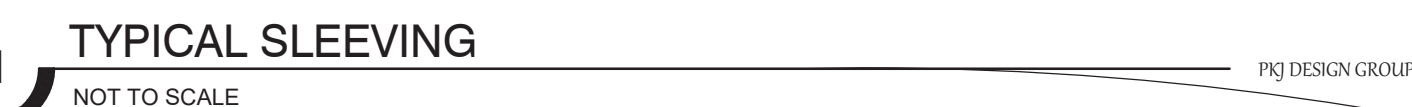
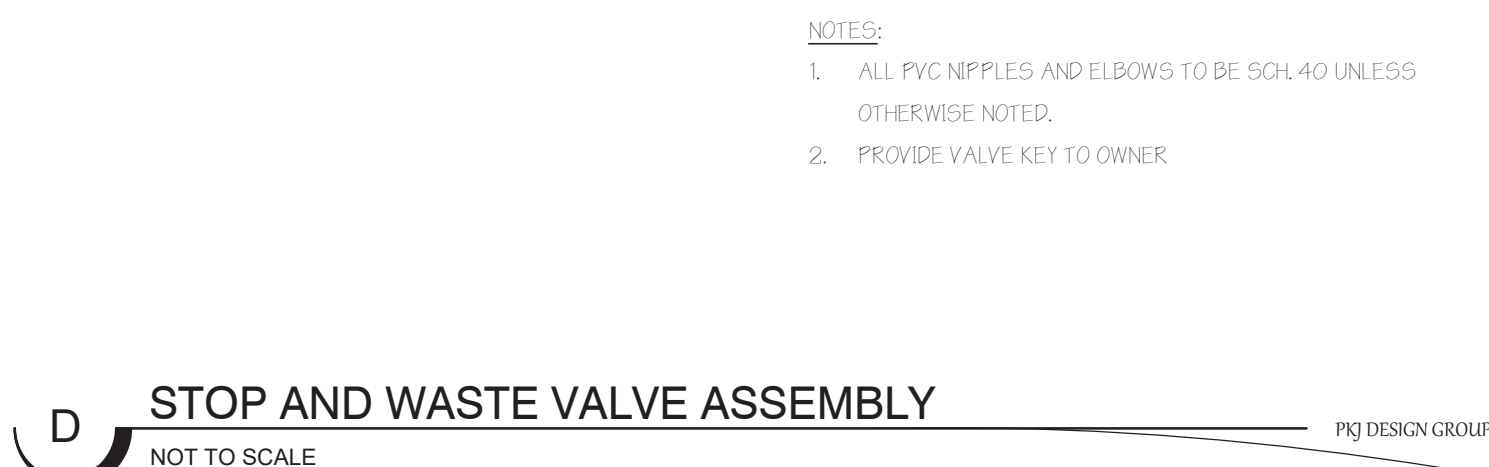
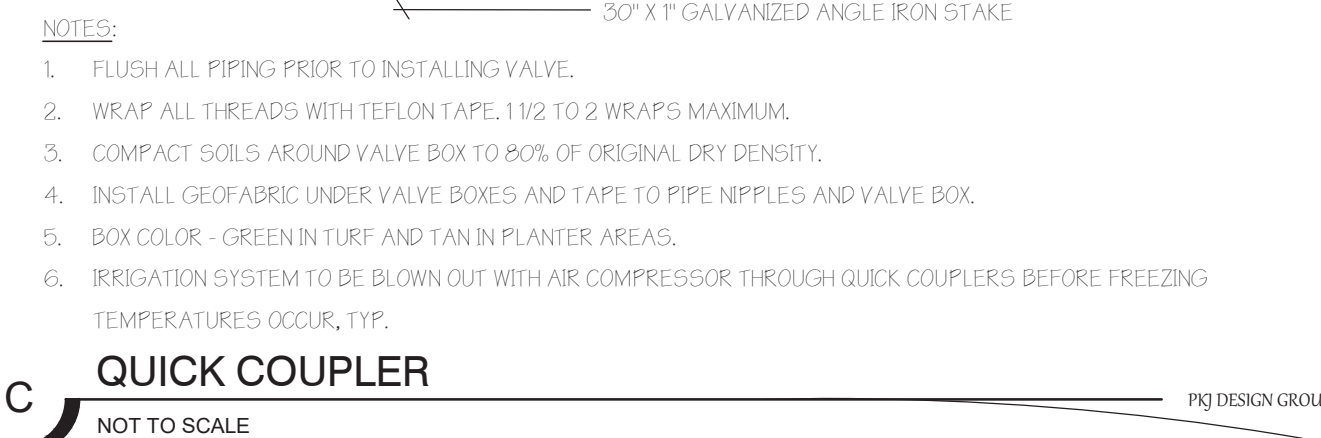
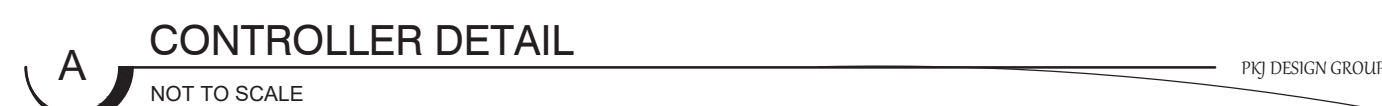
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1/15/2019

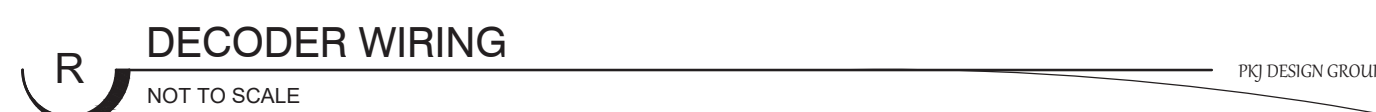
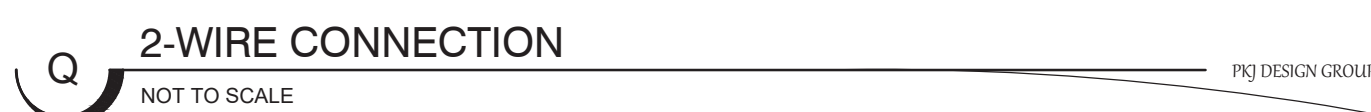
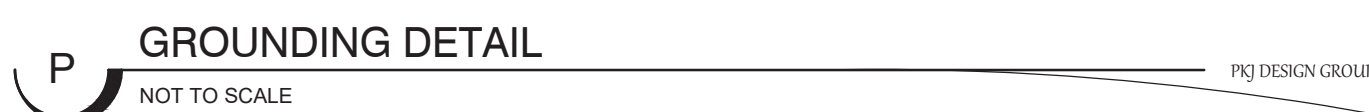
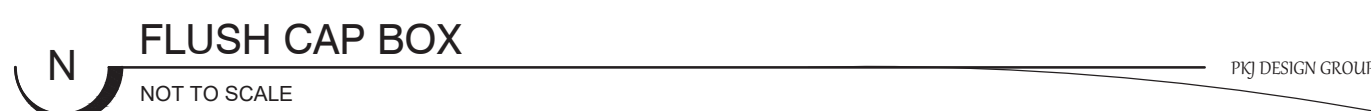
LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

IR-1.16



ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
01-15-2019			UT18016	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	LAKEFRONT VINEYARD, UTAH	Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150	PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	STATE OF UTAH PROFESSIONAL ENGINEER JTA 18016 12/31/2019 IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-5.1 PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/15/2019
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								



LAKEFRONT VINEYARD, UTAH

IR-5.2

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/15/2019



ISSUE DATE 01-15-2019		PROJECT NUMBER UT18016		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
NO. REVISION DATE		1 XXXX XX-XX-XX		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		LAKEFRONT MULTI-FAMILY VINEYARD, UTAH		Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150		PKJ DESIGN GROUP		PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/15/2019	
2 3 4 5 6 7				0' 50' 100' 200' 400' GRAPHIC SCALE: 1" = 100'				Client / Engineer: FOCUS ENGINEERING 32 W CENTER ST. MIDVALE, UT 84047 (801) 352-0075		PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		COLOR PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COLOR	



FRONT ELEVATION CONTEMPORARY CONDO 10 - PLEX

CONDOMINIUM (10- PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 30%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	REAR / ALLEY		41'		11'-8 5/8"		5%		26%		74%		33%		4152 SQ FT	
SIDE (L/R)			41'						52%	52%	48%				1472 SQ FT	1472 SQ FT
REAR			41'						30%		70%				4152 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION

CONTEMPORARY CONDO UNITS - 10 PLEX



AUTHOR		REVISIONS	
NUM.	DATE	DATE	INT.

PLAN:

DATE: 01/02/2018

SHEET #:

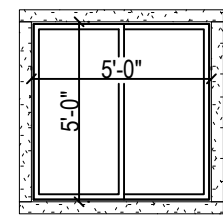
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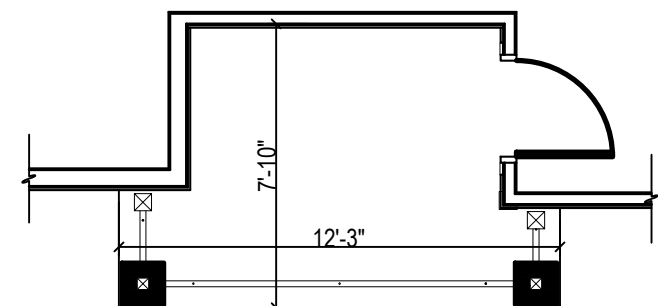
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REAR ELEVATION CONTEMPORARY CONDO 10 - PLEX



TYPICAL FRONT & REAR WINDOW



TYPICAL BALCONY



LEFT SIDE ELEVATION CONTEMPORARY CONDO 10 - PLEX



RIGHT SIDE ELEVATION CONTEMPORARY CONDO 10 - PLEX

PRELIMINARY - NOT FOR CONSTRUCTION



CONTEMPORARY CONDO UNITS - 10 PLEX

PLAN: ADDRESS: DATE: 01/02/2018 SHEET #:



FRONT ELEVATION TRADITIONAL B

TOWNHOME B (5-PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		31' - 11"		12'-2 1/8"		5%		22%		78%		28%		2368 SQ FT	
SIDE (L/R)			31' - 11"						92%	92%	8%	8%			920 SQ FT	920 SQ FT
REAR			31' - 11"						73%		27%				2180 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION

TOWNHOME TRADITIONAL B - 5 PLEX

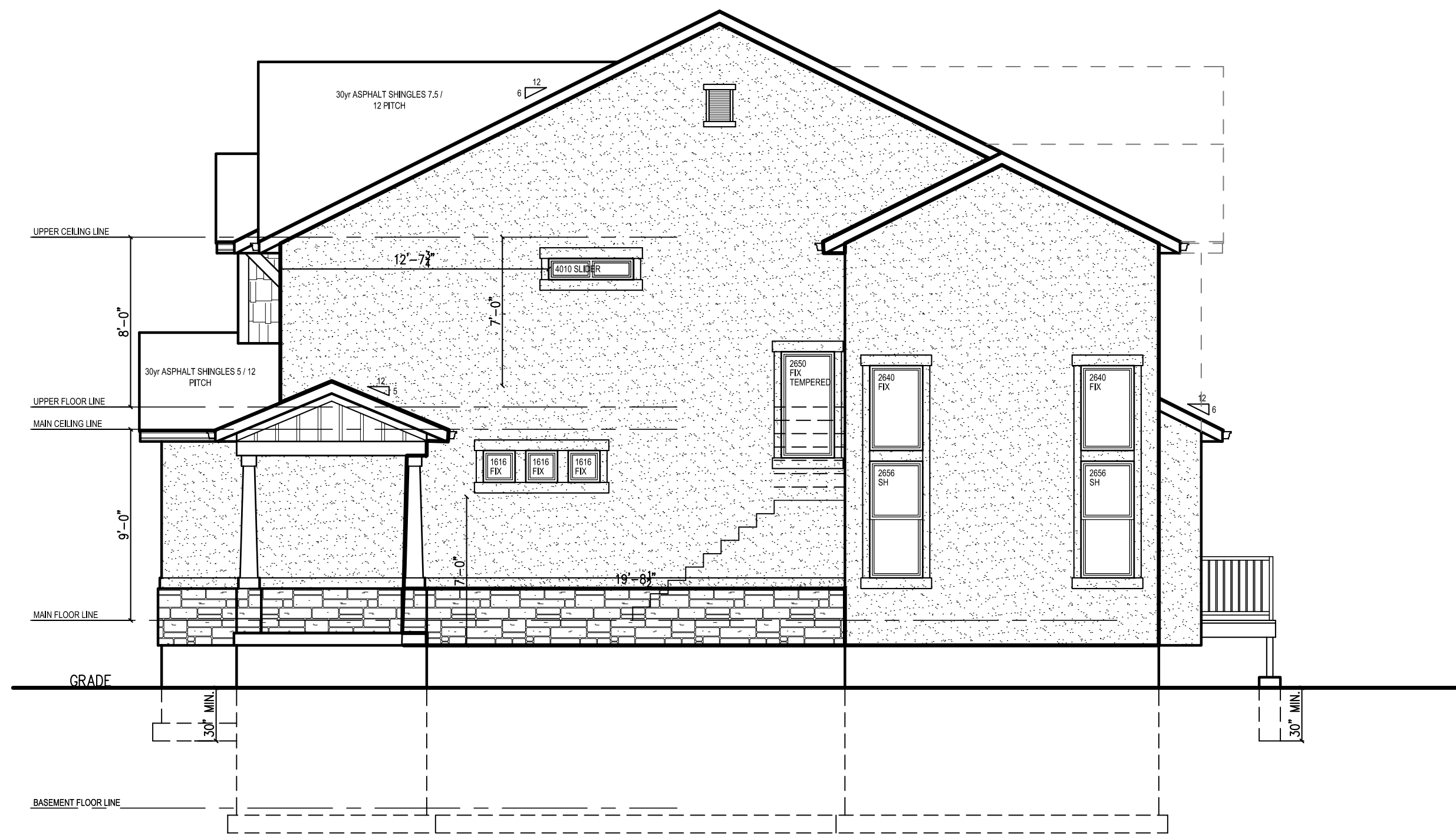


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NUM.	DATE	DATE	INT.

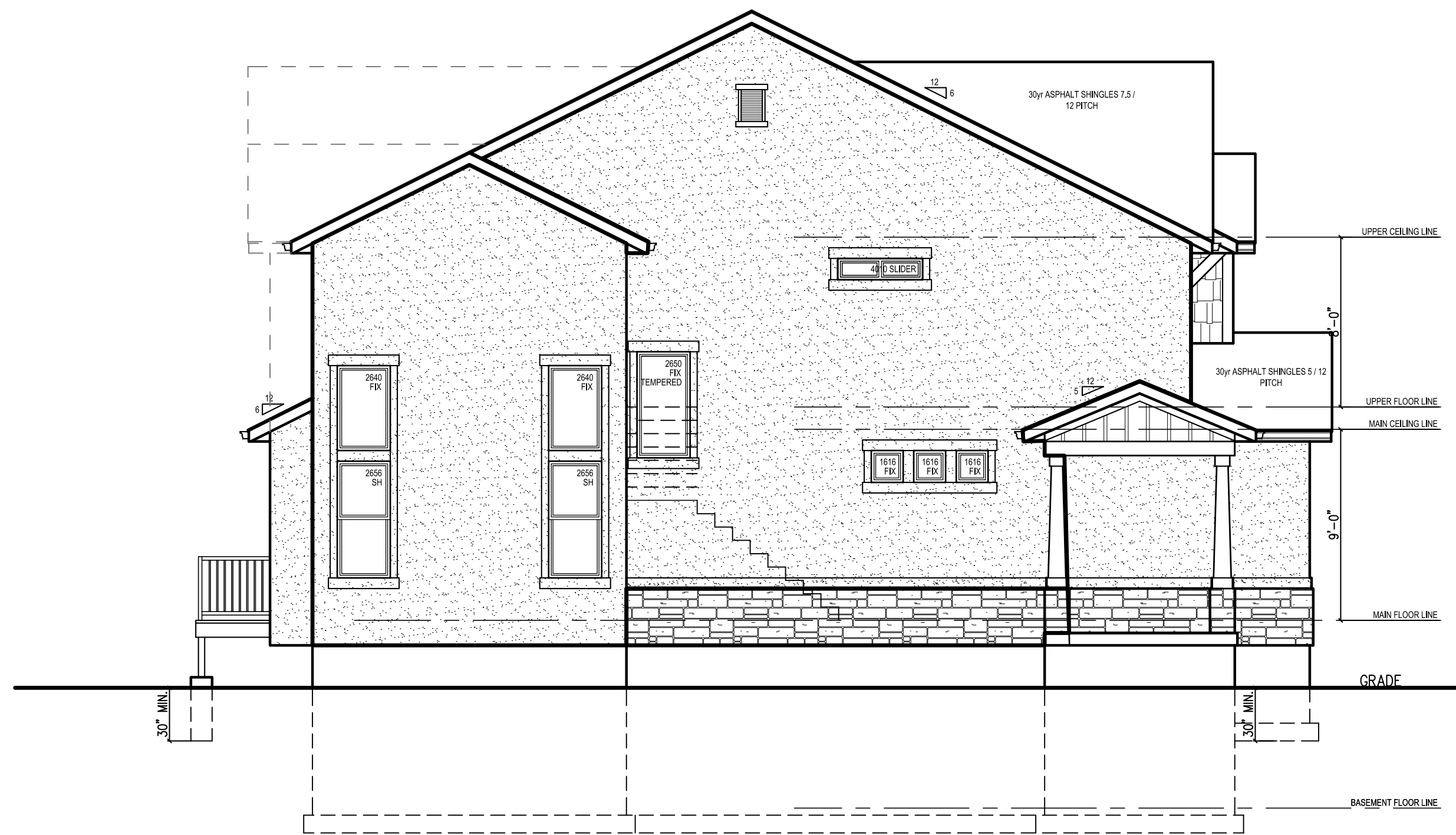
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REAR ELEVATION TRADITIONAL B



RIGHT SIDE ELEVATION TRADITIONAL B



LEFT SIDE ELEVATION TRADITIONAL B

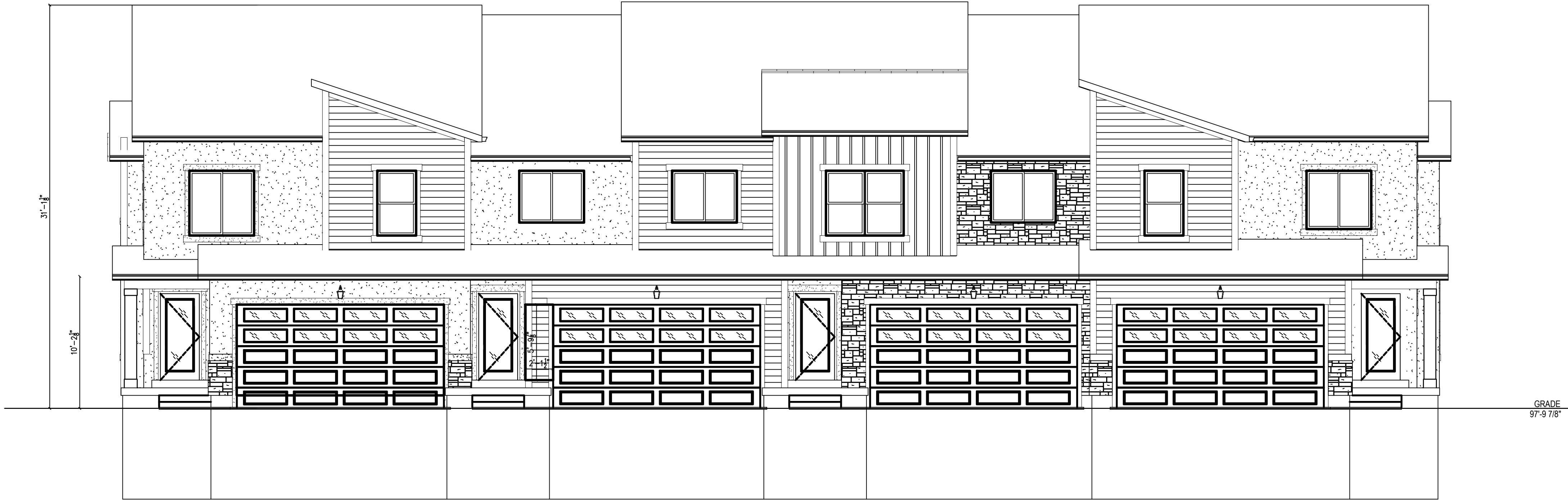
PRELIMINARY - NOT FOR CONSTRUCTION

TOWNHOME TRADITIONAL B - 5 PLEX



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REVISIONS		
NUM.	DATE	INT.

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	



FRONT ELEVATION CONTEMPORARY B

TOWNHOME B (4-PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		31' - 1 1/8"		12'-2 1/8"		1%		20%		80%		27%		1696 SQ FT	
SIDE (L/R)			31' - 1 1/8"						92%	92%	8%	8%			931 SQ FT	931 SQ FT
REAR			31' - 1 1/8"						92%		8%				1757 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION

TOWNHOME CONTEMPORARY B - 4 PLEX



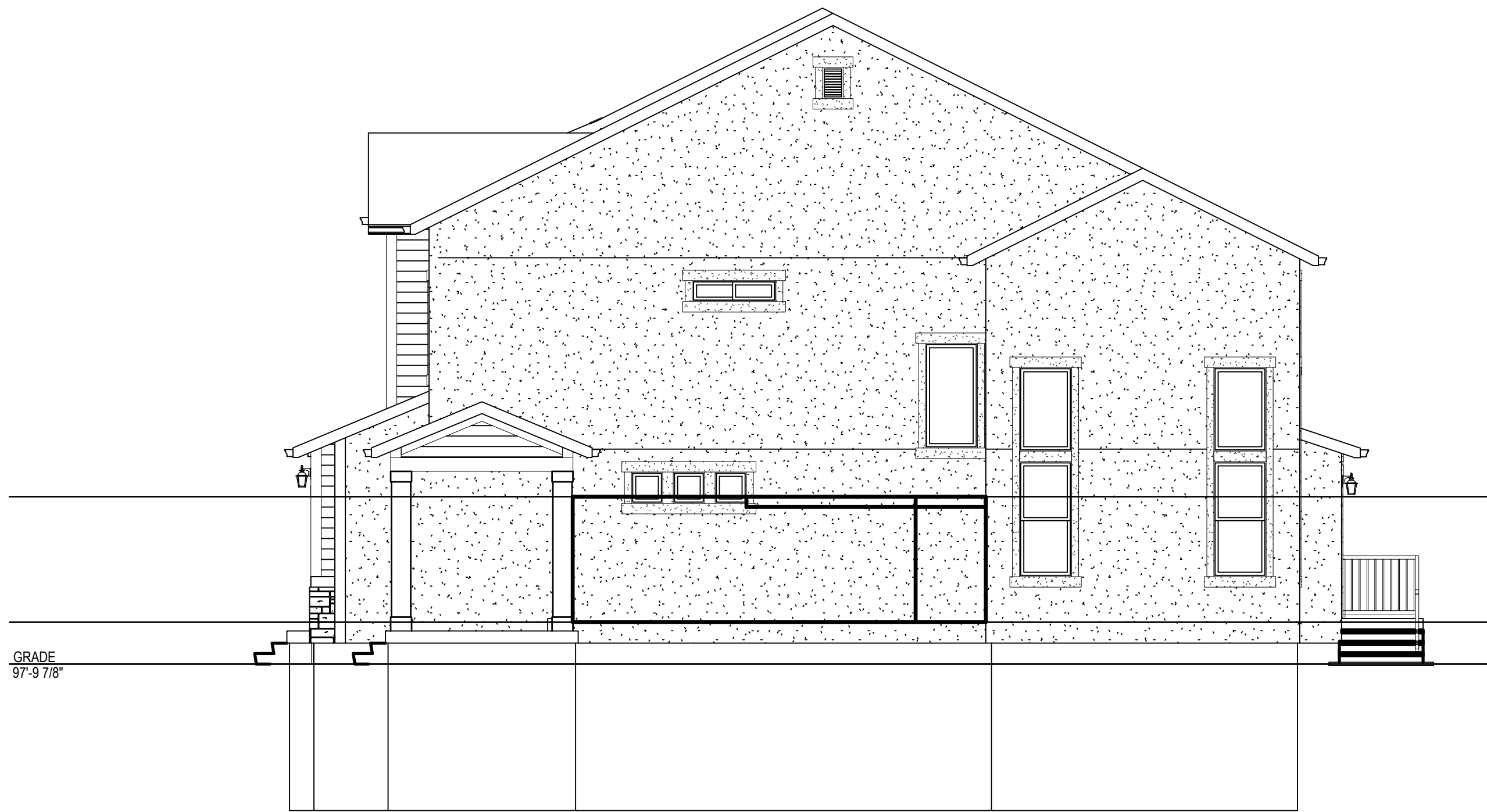
AUTHOR		***
REVISIONS		
NUM.	DATE	INT.

PLAN:

DATE: 01/02/2018

SHEET #:

ADDRESS:



RIGHT SIDE ELEVATION CONTEMPORARY B



LEFT SIDE ELEVATION CONTEMPORARY B



REAR ELEVATION CONTEMPORARY B

PRELIMINARY - NOT FOR CONSTRUCTION

TOWNHOME CONTEMPORARY B - 4 PLEX



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NUM.	DATE	INT.

PLAN: ADDRESS: DATE: 01/02/2018 SHEET #: 11



ALLEY LOAD (4- PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	REAR / ALLEY		31' - 11"		12'-2 1/8"		2%		0%		100%		23%		1864 SQ FT	
SIDE (L/R)			31' - 11"						71%	71%	29%	29%			1864 SQ FT	1864 SQ FT
REAR			31' - 11"						42%		58%				1653 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION

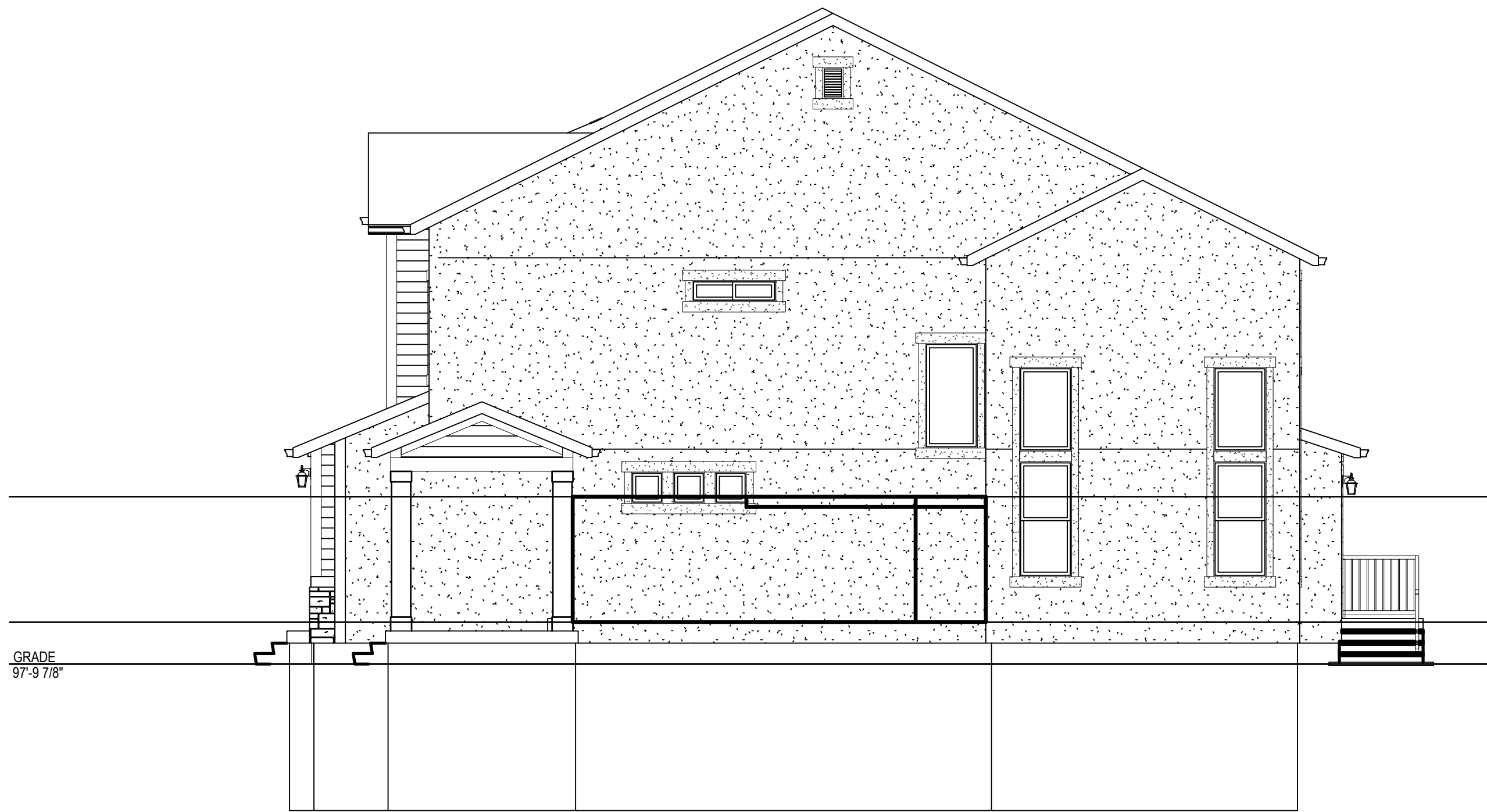
ALLEY LOAD TOWNHOME B - 4 PLEX



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REVISIONS			
NUM.	DATE	INT.	

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	

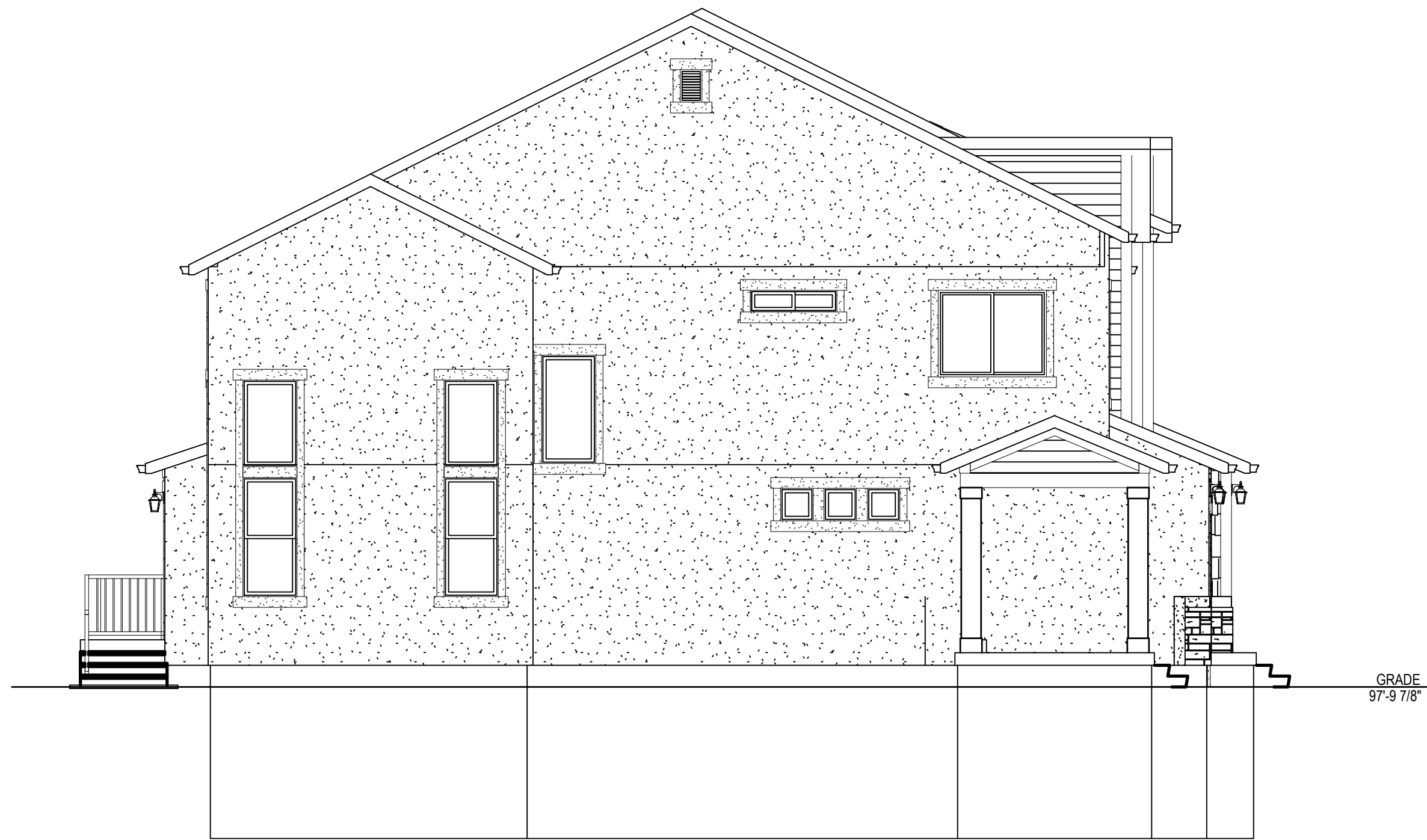
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RIGHT SIDE ELEVATION CONTEMPORARY B



REAR ELEVATION CONTEMPORARY B



LEFT SIDE ELEVATION CONTEMPORARY B

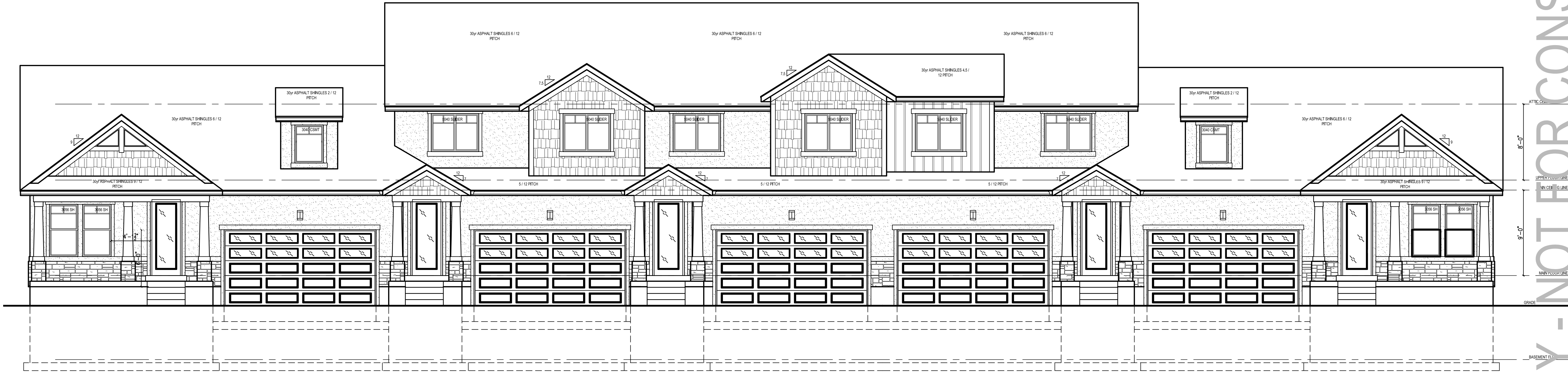
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AUTHOR			***
REVISIONS			
NUM.	DATE	INT.	

ALLEY LOAD TOWNHOME B - 4 PLEX

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	
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FRONT ELEVATION TRADITIONAL D

TOWNHOME D (5-PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		31' - 11"		12'-2 1/8"		1%		39%		61%		27%		2198 SQ FT	
SIDE (L/R)			31' - 11"						93%	93%	7%	7%			865 SQ FT	865 SQ FT
REAR			31' - 11"						74%		26%				2325 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION

ALLEY LOAD TOWNHOME D - 5 PLEX

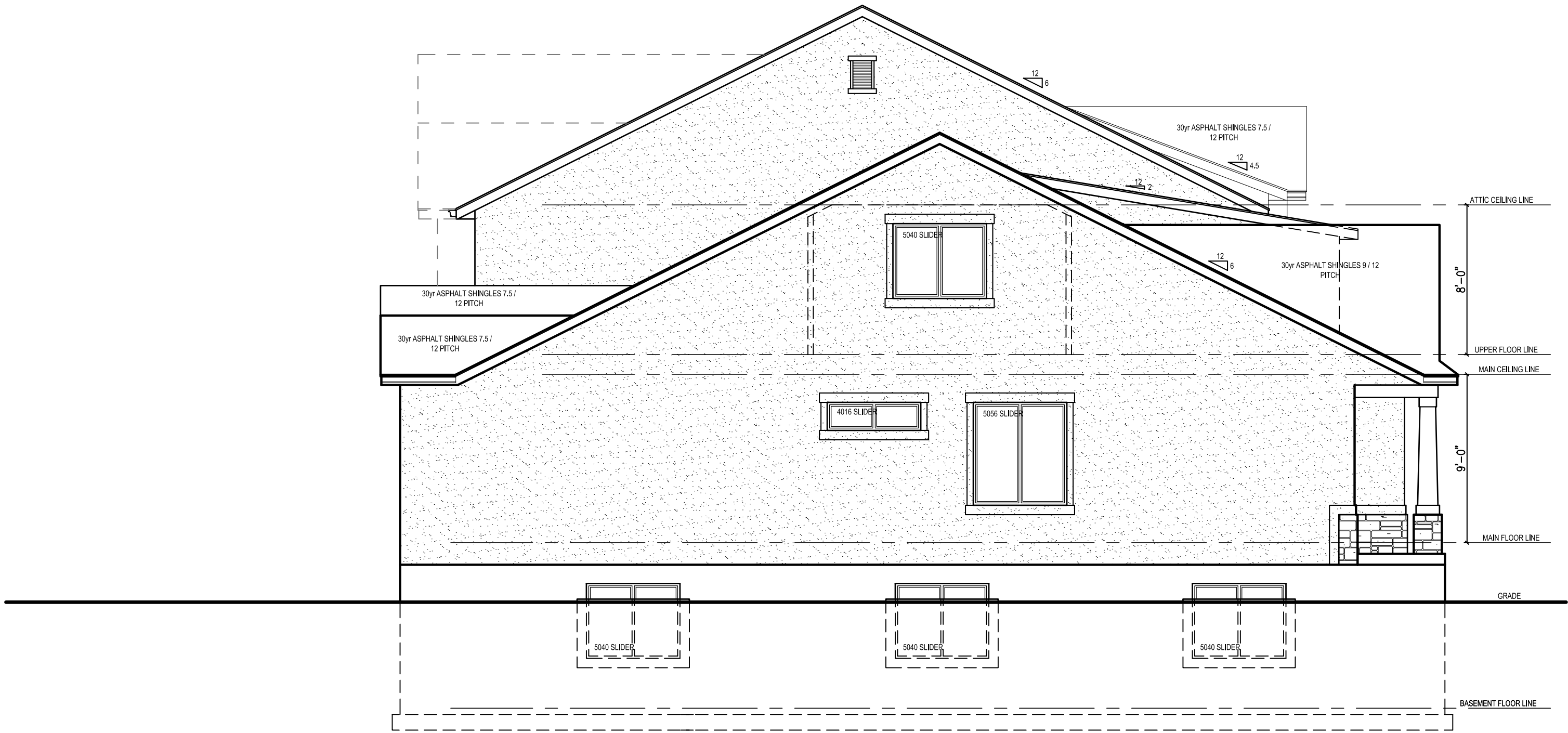


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REVISIONS		
NUM.	DATE	INT.

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	



REAR ELEVATION TRADITIONAL D



LEFT SIDE ELEVATION TRADITIONAL D

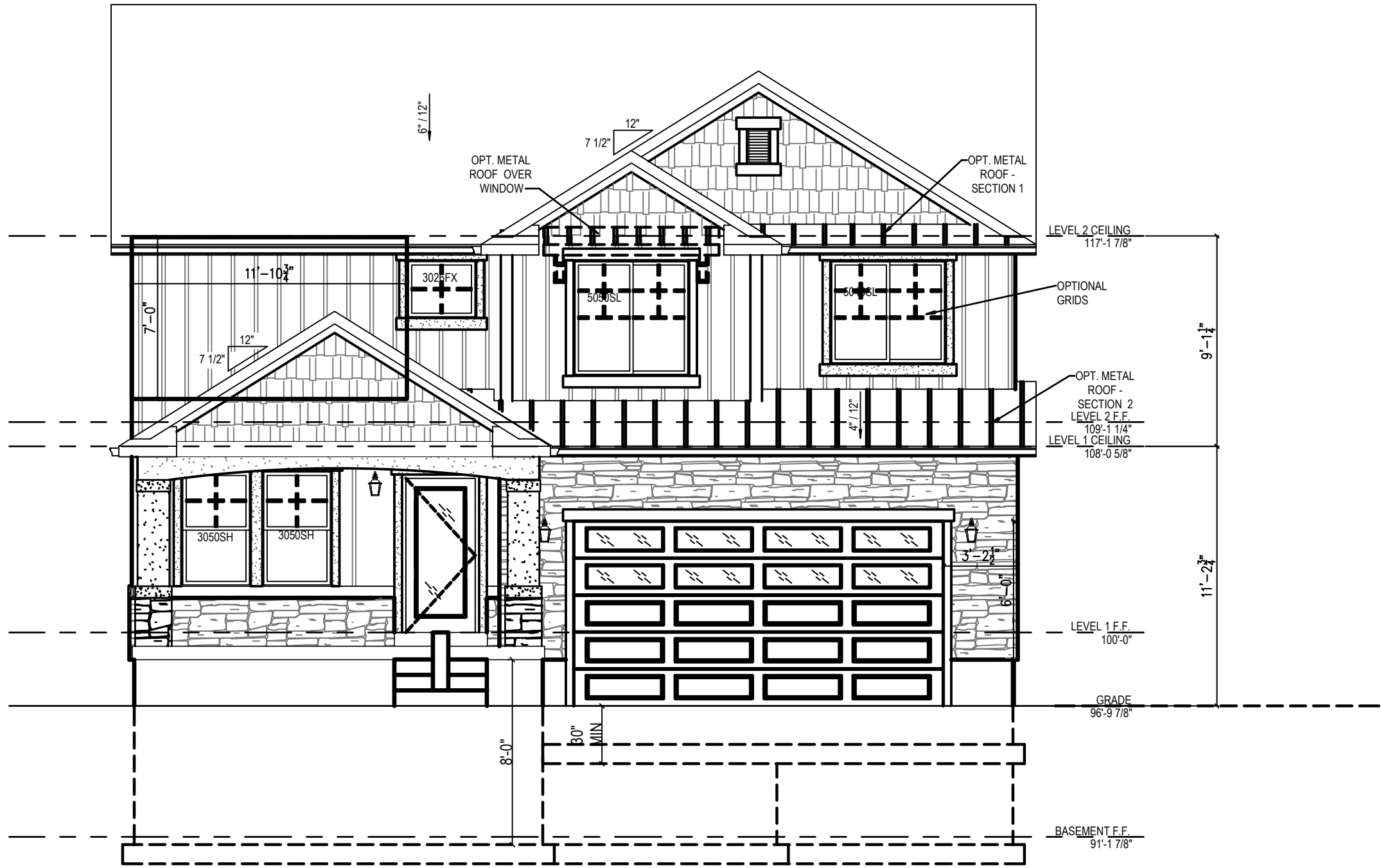
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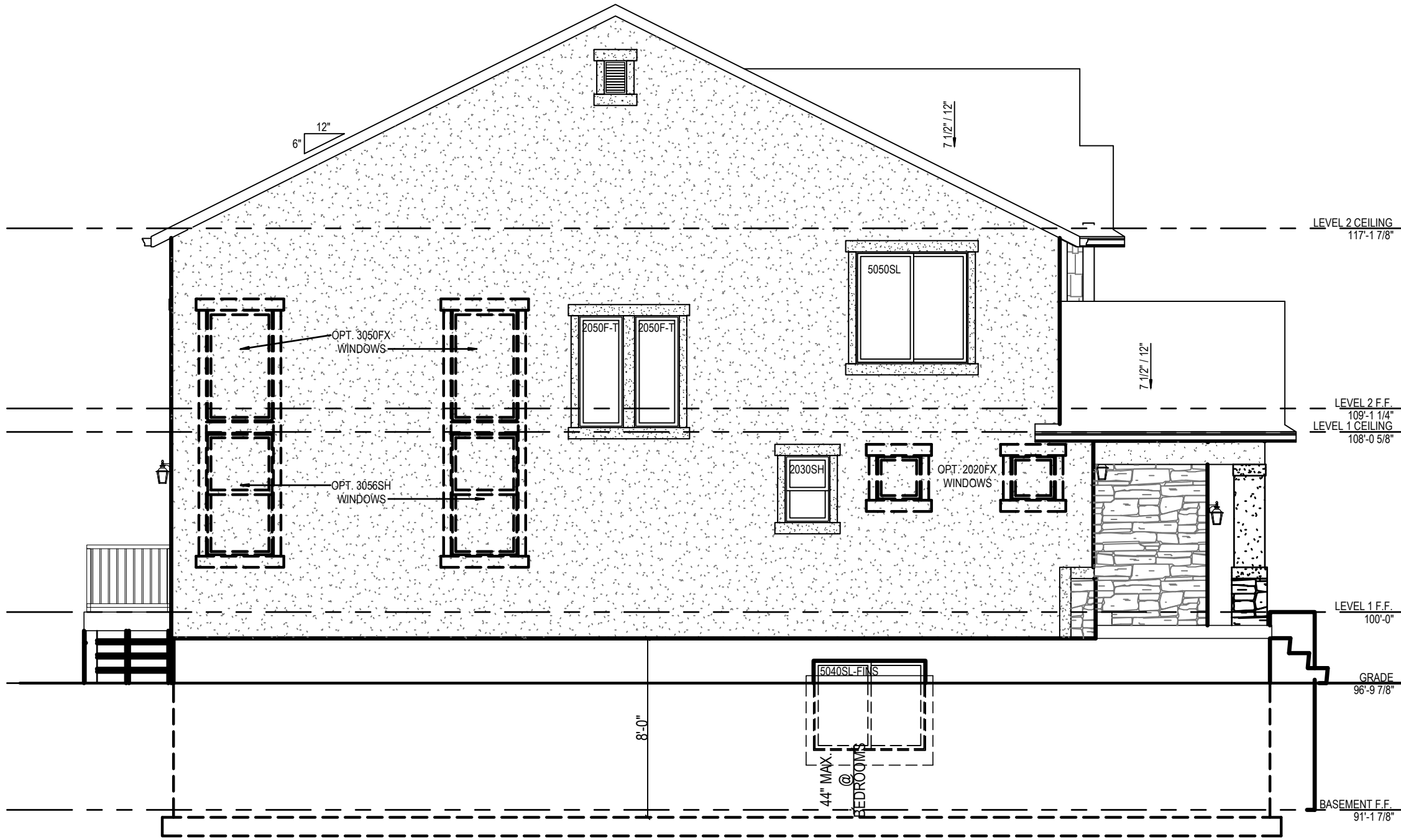
AUTHOR		***
REVISIONS		
NUM.	DATE	INT.

ALLEY LOAD TOWNHOME B - 4 PLEX

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	

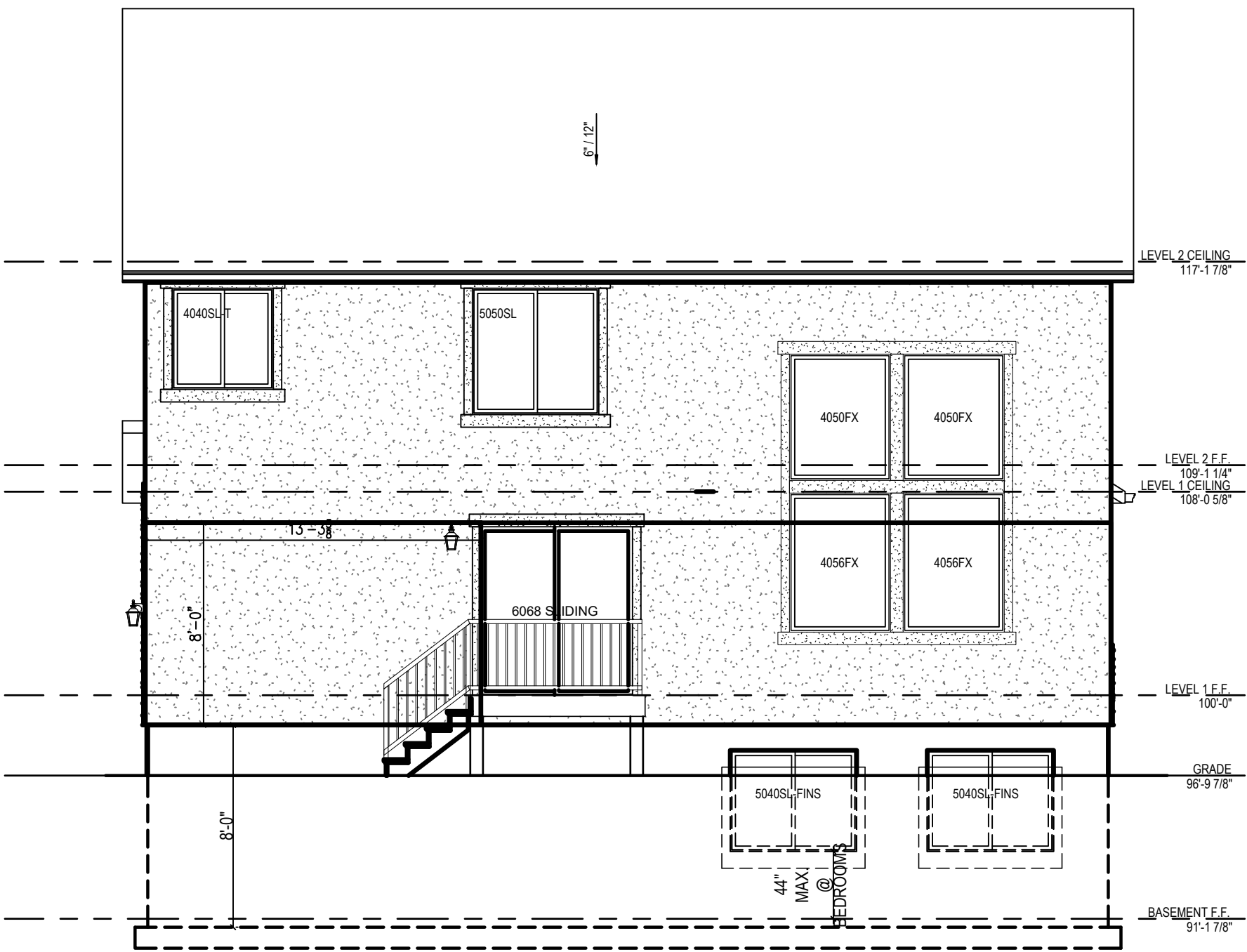


LAUREN - TRADITIONAL (GABLE)

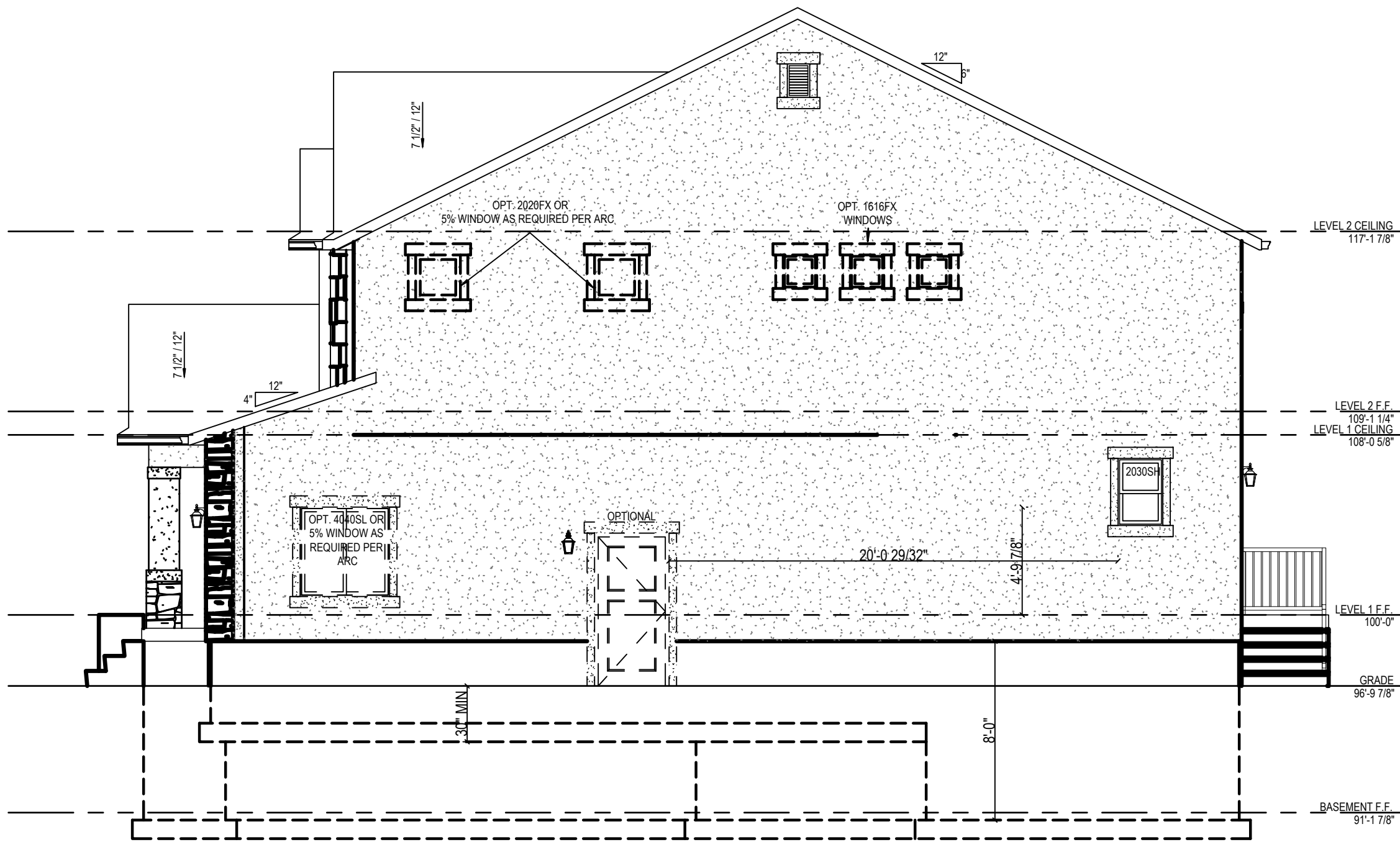


LAUREN - TRADITIONAL (GABLE)

SINGLE-FAMILY (LAUREN)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	
FRONT FACADE	FRONT		30' - 4"		11'-2 3/4"		8%		5%		95%		27%		571 SQ FT
SIDE (L/R)			30' - 4"						94%	98%	6%	2%			939 SQ FT 976 SQ FT
REAR			30' - 4"						75%		25%				669 SQ FT



LAUREN - TRADITIONAL (GABLE)



LAUREN - TRADITIONAL (GABLE)

PRELIMINARY - NOT FOR CONSTRUCTION



AUTHOR			***
REVISIONS			
NUM.	DATE	INT.	

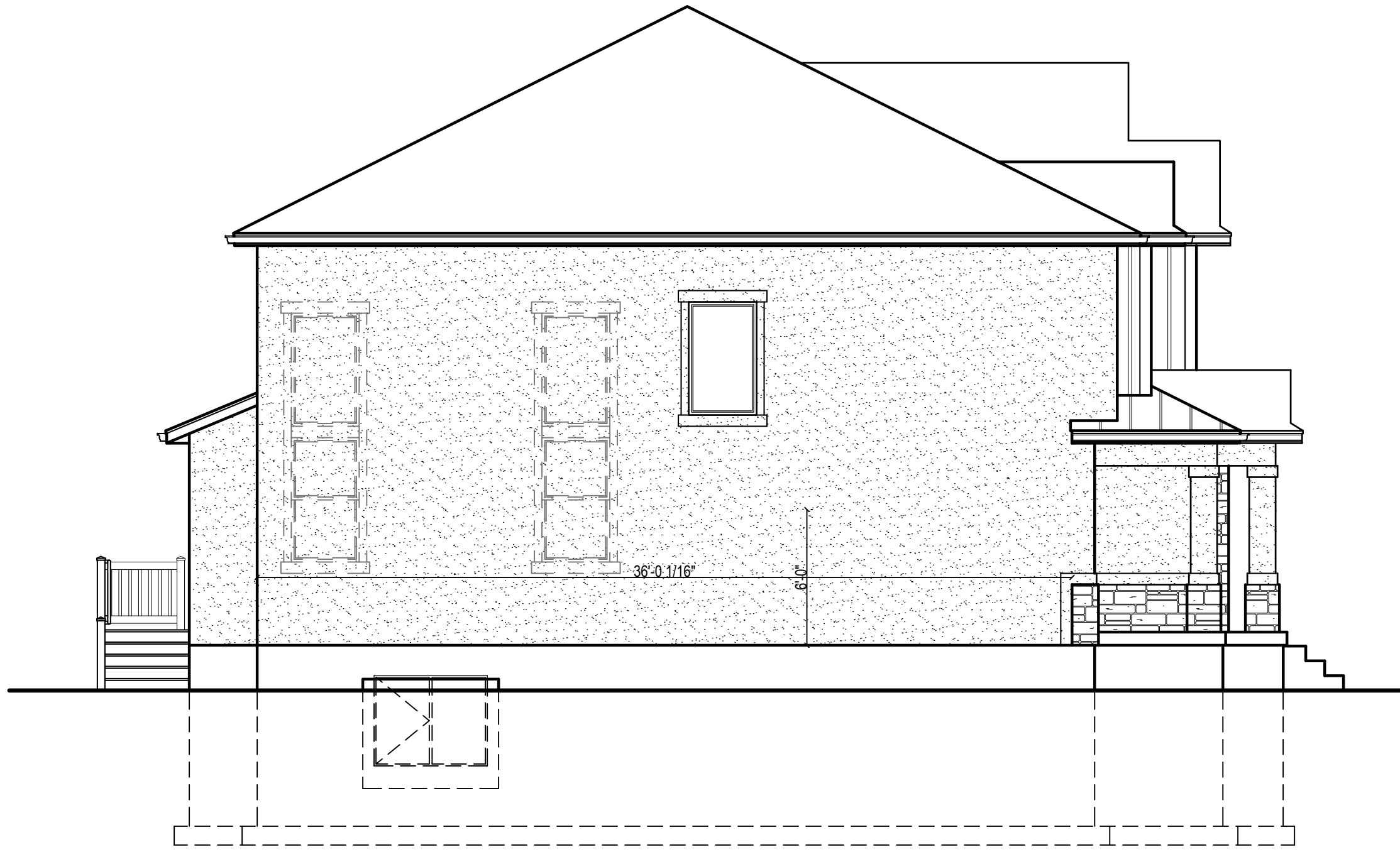
LAUREN

PLAN:
DATE: 01/02/2018
SHEET #:
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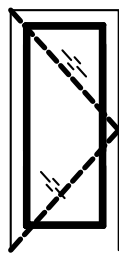
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MORGAN - TRADITIONAL (GABLE)



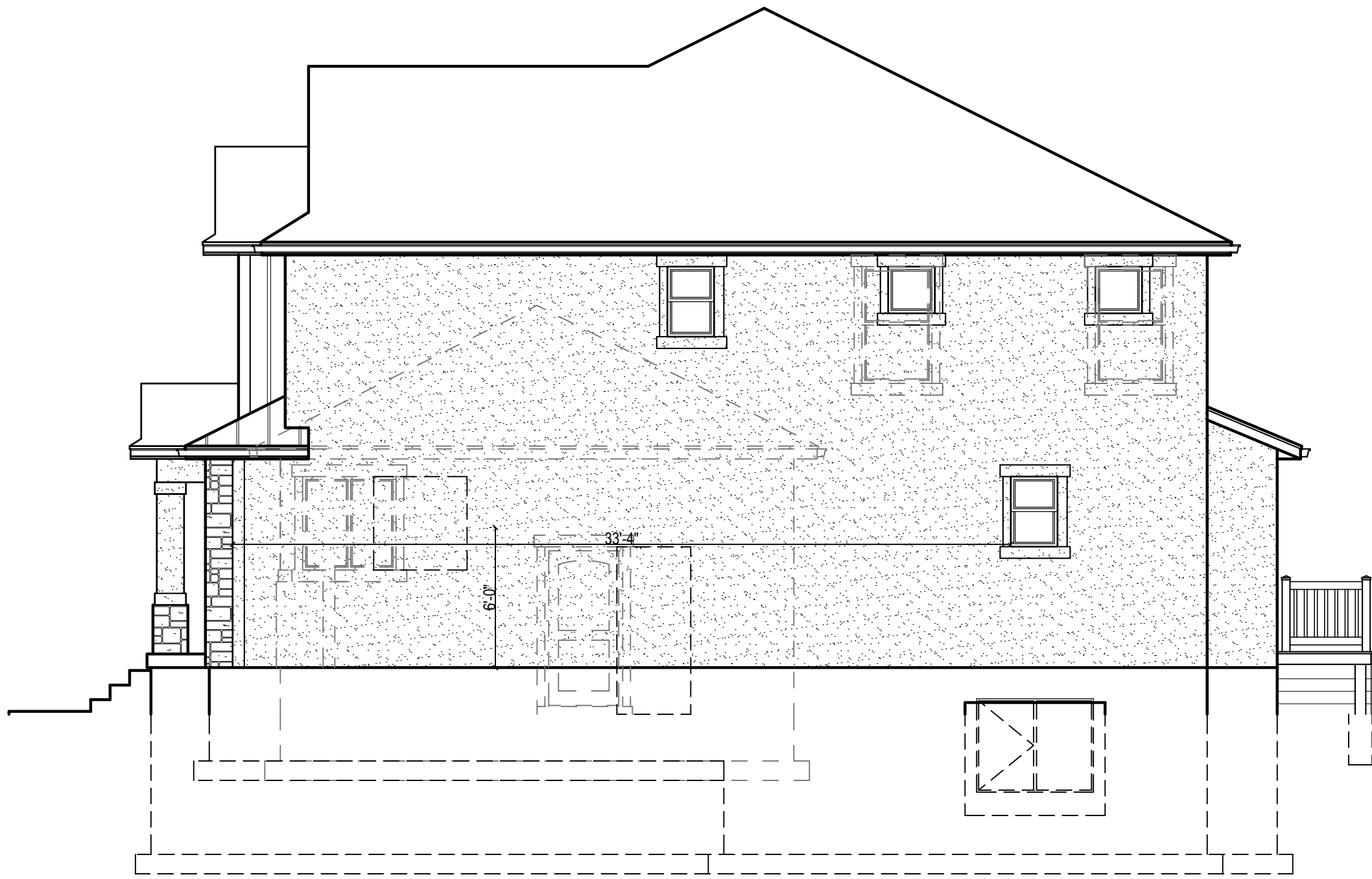
MORGAN - TRADITIONAL (GABLE)



SINGLE-FAMILY (MORGAN)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		28'-8"		11'-2 1/8"		8%		24%		67%		27%		662 SQ FT	
SIDE (L/R)			28'-8"						97%	96%	3%	4%			709 SQ FT	727 SQ FT
REAR			28'-8"						96%		4%				709 SQ FT	



MORGAN - TRADITIONAL (GABLE)



MORGAN - TRADITIONAL (GABLE)

PRELIMINARY - NOT FOR CONSTRUCTION



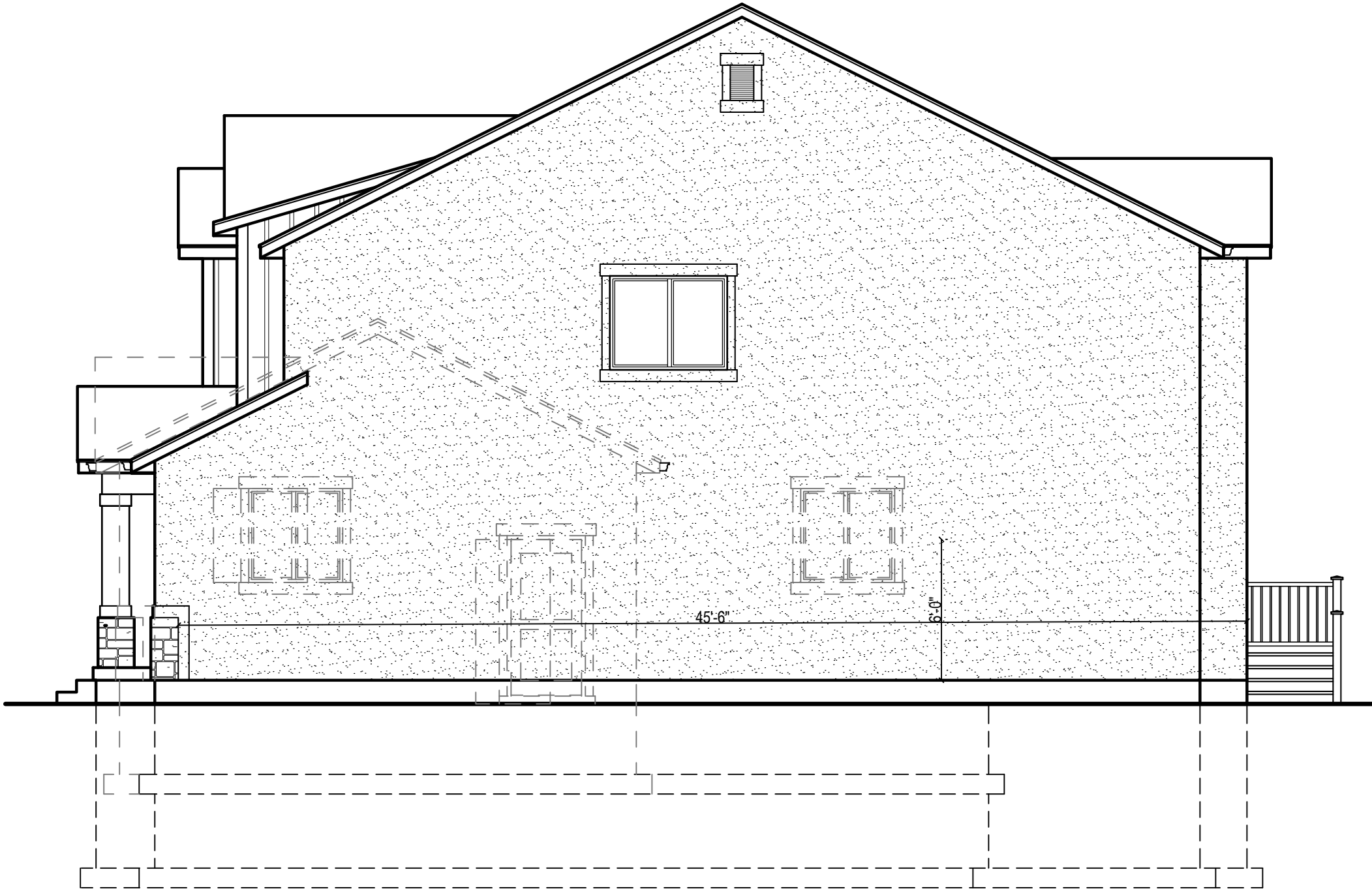
AUTHOR		***
REVISIONS		
NUM.	DATE	INT.

MORGAN

PLAN:	ADDRESS:
DATE: 01/02/2018	
SHEET #:	



NATALIE - TRADITIONAL (GABLE)

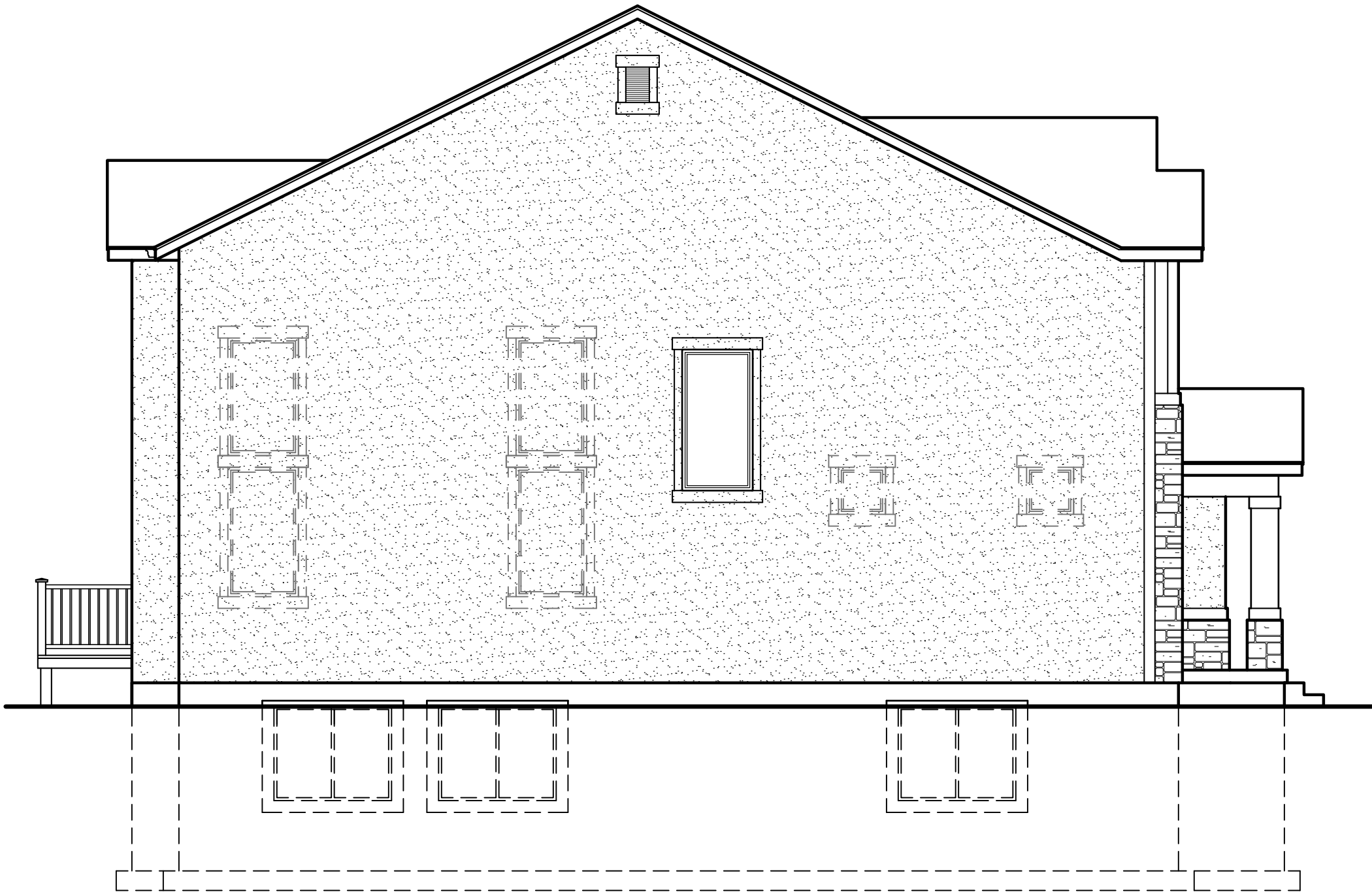


NATALIE - TRADITIONAL (GABLE)

SINGLE-FAMILY (NATALIE)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		29'-9 11/16"		10'-2 1/8"		7%		29%		71%		26%		674 SQ FT	
SIDE (L/R)			29'-9 11/16"						95%	98%	5%	2%			976 SQ FT	969 SQ FT
REAR			29'-9 11/16"						79%		21%				746 SQ FT	



NATALIE - TRADITIONAL (GABLE)



NATALIE - TRADITIONAL (GABLE)

PRELIMINARY - NOT FOR CONSTRUCTION



13702 SOUTH 200 WEST B172 DRAPER UTAH 84020 - 801.484.0150

AUTHOR***

REVISIONS

NUM.	DATE	INT.

PLAN:

NATALIE

ADDRESS:

DATE:01/02/2018

SHEET #:

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Clubhouse & Pool



Playgrounds/Tot Lots



Picnic Shelters



Trails



