



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

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing, regular planning commission meeting and work session, on Wednesday, February 6, 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

Minutes from October 17th, November 7th, and November 14th of 2018. Minutes from January 16th of 2019.

5. BUSINESS ITEMS:

5.1 Public Hearing & Consideration: The Yard A Conditional Use Permit Application and Site Plan Application.

The Planning Commission will consider continuing the public hearing for the conditional use permit application and consideration of the site plan application to February 20, 2019.

5.2 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. (This item is continued from January 16, 2019.)

5.3 Public Hearing & Consideration: Zoning Text Amendment, Ordinance #2019-01: Regulations for Golf Driving Ranges

The Planning Commission will hold a public hearing on Ordinance #2019-01. This new code section proposes allowances for golf safety netting height, standards for protection netting, requirements for site and building lighting and minimum buffering from residential uses.

5.4 Public Hearing & Consideration: Zoning Map Amendment, Ordinance #2019-02: Rezoning City Owned Property

The Planning Commission will hold a public hearing on Ordinance #2019-02. This ordinance proposes rezoning 9.05 acres of real property to Public Facility (PF) with Tax ID 17:023:0017 located at 281 west 1600 north. This property was recently annexed into Vineyard City from Lindon City and previously zoned Public Facility (PF) under the Lindon City Zoning Ordinance. Vineyard is proposing to utilize this property for a future Public Works Yard and Facility.

5.5 Bike Utah: Chris Wiltsie & Shawna Mecham with Mountainland Association of Governments

The Planning Commission will hear a presentation regarding the Governor's 1,000-mile campaign. The presentation will focus on how Vineyard can make the trail system better and more integrated with other regional trails.

5.6 Work Session: Zoning Text Amendments

5.6.1 Short Term Rental Units

5.6.2 Lot Line Adjustment

5.7 Planning Commission Special Meeting

The Planning Commission will consider a request to schedule a Special Meeting

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is February 20, 2019.

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: February 5, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, October 17, 2018 at 6:00 p.m.**

Present	Absent
Madam Chair Welsh	Commissioner Tim Blackburn
Commissioner Stan Jenne	Commissioner Nate Carter
Commissioner Bryce Brady	Commissioner Shan Sullivan
Commissioner Anthony Jenkins	
Commissioner Jeff Knighton	

Staff Present: Planner Elizabeth Hart, City Manager Jake McHargue, City Engineer Don Overson

Others Present: City Councilmember Tyce Flake, Resident David Lauret

1. CALL TO ORDER 6:05 PM

Madam Chair Welsh called the meeting to order at 6:05 PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh initiated the pledge of allegiance and Commissioner Knighton gave the invocation.

3. OPEN SESSION

Madam Chair Welsh opened up the open session up at 6:06PM and seeing that there were no comments she closed the open session at 6:07PM.

4. MINUTES REVIEW AND APPROVAL

Commissioners reviewed the minutes from the May 2nd and May 16th Planning Commission meetings. Commissioner Jenne mentioned that his name was spelled wrong on the May 16th meeting and this was noted by Ms. Hart.

Motion: Commissioner Brady motioned to approve the minutes with the correction of Commissioner Jenne's name. Commissioner Jene seconded the motion. All were in favor and the motion passed unanimously.

5. Work Session:

Mr. Brim started the work session by explaining that they were going to be working on cleaning up a lot of small zoning text amendments. He explained that they are looking for

36 feedback from the commissioners regarding the changes. Mr. Brim then turned the meeting
37 over to Mr. McHargue to go over the remediation project at Geneva Steel.

38 Mr. McHargue gave a presentation about the CAMU or Contaminated Area Management
39 Unit. He explained that they are doing a CAMU because they didn't have the funds to take it
40 all off site and having a CAMU onsite to the best option. They have selected a contractor
41 and equipment will be brought in on the east side December 1st and construction will begin
42 the beginning of January or February. The project will take two years and cost a total of 82
43 million dollars with Vineyard paying a small percentage and US Steel and the RDA are
44 footing the rest of the bill.

45
46 Mr. McHargue went into detail about how the project would be completed and explained
47 that after it was finished there would be a mound that would slowly feather out to the east.
48 The project will be overseen by the EPA and the Utah Department of Environmental Quality.
49 It's currently a conditional use permit in Vineyard's zoning code so we're proposing a zoning
50 amendment to change it to a permitted use.

51
52 Mr. Brim, explained that the area is secluded and there are regulations imposed on the
53 project site at both the federal and state level. This includes things like odor control and
54 dust control and representatives from the EPA come out weekly to go out on the site. Mr.
55 Brim explained the city is nervous about sending it through a conditional use permit process
56 because there are already so many requirements for it on the state and federal level that
57 adding a local layer could potentially conflict with their standards.

58
59 Commissioner Jenkins- asked if the project needs to be cleaned up before work can begin
60

61 Mr. McHargue- answered that once the contamination has been taken care of a *no further*
62 *action letter* will be given to the city by the developer. He explained that it's a two year
63 project so he doesn't anticipate development happening before then.

64
65 Commissioner Jenne, asked about restrictions that would be put in place after the property
66 has been decontaminated.

67
68 Mr. McHargue, after it's been completed you can't penetrate the ground so there can't be
69 any homes or businesses there. He added that they have been in negotiations with UVU
70 about possibly putting a parking lot in there.

71
72 Commissioner Jenne asked if that would just apply to the CAMU area
73

74 Mr. McHargue, responded that it doesn't apply to where it's feathered out only the area
75 that is directly over the CAMU.

76
77 Commissioner Knighton asked how big the CAMU footprint is
78

79 Mr. Overson, responded that it is 17 acres

80
81 Discussion ensued among Mr. McHargue and the Commissioners regarding what would be
82 put in place of the CAMU. Commissioner Knighton talked about potentially putting in a park
83 and Madam Chair Welsh brought up that Anderson had mentioned a baseball field. Mr.
84 Overson explained that it wouldn't be within the city's purview for another few years as
85 Anderson and US Steel still own it and have to maintain it and they retain ownership after it
86 becomes a CAMU.

87
88 Mr. McHargue, let the commissioners know that there is a meeting scheduled with US Steel
89 and Anderson Geneva for City Council on December 12th and they will be able to explain
90 what it looks like and answer questions.

91
92 Resident David Lauret, asked how deep they are going to go and Mr. McHargue answered
93 three feet.

94
95 Madam Chair Welsh, asked if there would be any conflict if Planning Commission added any
96 conditions to it. Mr. Brim, explained that the purpose of a conditional use permit is to add
97 conditions that previously weren't on there but because this project is regulated at the
98 federal and state level there is no need for conditions. He added that adding conditions at
99 the local level could potentially have a detrimental effect.

100
101 Commissioner Jenne, commented that he is worried that if there is a big grass park there it
102 will be a big cost to the city. He added that the city needs to be careful about how it's
103 developed and who is going to be taking care of it.

104
105 Mr. McHargue, responded that that is happening at this point and would be a decision that
106 would be made once the CAMU is complete.

107
108 Commissioner Knighton, asked what would need to happen after the project has been
109 completed.

110
111 Mr. Brim, explained that it isn't giving them a permit in the way we normally do it's just a
112 use category that refers to the clean-up of the land. Once the clean-up is done it will be
113 owned and controlled by Anderson Geneva and if the city were to eventually take it over
114 than the commission could discuss turning it into a park and whether or not the city would
115 have the budget for that.

116
117 Commissioner Brady, asked how high the CAMU would be and if it could potentially slope
118 dangerously.

119
120 Mr. Overson, answered that at the railroad track abatement would be a 2:1 slope and 20-
121 25ft tall and it would slope east at 2% grade.

City Attorney David Church, asked Mr. Brim if it would be advisable to create another zoning district for it without having to change anything else.

Mr. Brim, explained that changing to the zoning will affect the entire area which is between 500-800 acres and the CAMU is just a small portion of that so it's better to have it as just a use so that it won't affect so much land. Mr. Brim then addressed the planning commission and said that if there were no further questions he would draft up a conditional use permit.

Madam Chair Welsh, asked if anyone had additional questions. Seeing that no one did the commission moved on to the zoning ordinance amendments

5.1 Zoning Ordinance Amendments

- **Small Wireless Facilities**

Mr. Brim, explained that technology in cities is moving away from the use of large poles and is becoming more wireless. Because of this, state code now allows wireless providers to attach to public infrastructure. This means they would be able to attach a repeater onto a street lamp or other public utility line. Vineyard has the option to put in guidelines to require that these blend in with the infrastructure. He added that there can be additional standards but in place so that it can't block walkways and has to be integrated efficiently. Other cities have such as Ogden and Salt Lake have already implemented standards that Vineyard can use as an example.

Commissioner Jenkins, asked Mr. Brim if this would be a conditional use. Mr. Brim, responded that it has to be a permitted use because state code restricts the amount that we can regulate and essentially says that the city can't say no. What the city has control over is the administrative process. By putting in code standards they can be taken through a checklist and there can be a design them especially in the downtown area so that they'll fit in. He added that he felt this would likely be a longer project.

Commissioner Jenne, asked if the state code allows the city to have a say in where these things go.

Mr. Brim, answered that they can't block travel ways and walkways

Madam Chair Welsh, commented that it was her understanding that they were put on stop signs or light poles.

Mr. Brim, responded that they can be regulated to a certain degree but we can't tell them no and we can develop a franchise agreement but it's pretty limited.

Commissioner Brady, asked is it is possible to require them to say Vineyard City on them

Mr. Brim, what you're going to see is that it's going to be Vineyard City's light and instead of having giant antennas they will be smaller units that will be spread out throughout the city.

Madam Chair Welsh, commented that we can regulate it so they have to paint it black or whatever color the pole is so that it blends in.

Mr. Brim, responded yes and Ogden and Salt Lake have requirements that is has to look like it's part of the structures. He added that we can look at examples from those other city.

Madam Chair Welsh, commented that we need to set a precedent with the first one so that the next one that comes in will follow the set precedent.

- Trailers

Mr. Brim, explained that there are a lot of small lots in Vineyard and we are starting to see a lot of trailers on these small lots. These trailers are on driveways and many are starting to overlap the sidewalks. He continued that it wouldn't be so bad if there were only a few but when you get a large number on a street it starts to become a problem. He explained that Vineyard's current code requires that RV's motorhomes, camping trailers, and other similar trailers be parked in a side yard behind a fence or in the backyard on a pad. He noted that he realizes that a large portion of the city is not in compliance now which is why the code needs to be changed to be very clear. Mr. Brim talked about adding to the code to specify landscaping type trailers so that it mitigates confusion.

Commissioner Brady, asked what the current code is for those parking on the street to which Mr. Brim responded two days.

Commissioner Brady, asked what would happen if they just move it for the day and then come back.

Mr. Brim, answered that the idea is that they would need to move it further than a quarter of a mile

Commissioner Brady, commented that there are a lot of landscapers that their cars aren't parked there all the time they are only there when those people aren't working.

Mr. Brim, explained that it would count if it's a consistent presence because it's in a residential area and that landscaping trailer would be intended for commercial use. If you're a landscaper you should be parking that trailer in a landscaper's yard or an outdoor storage facility. He added that this is intended to keep the neighborhood from turning quasi commercial.

Madam Chair Welsh, asked if these types of trailers could be stored on your property if they are behind a fence or inside of a garage.

Mr. Brim, yes and you can put it on your driveway for 48 hrs if you need to winterize it or you need to prep it before a trip. He noted that he knows that city employees aren't going to be driving around and checking that it's on a complaint basis. The city doesn't want people using their front yard as storage and it creates the issue of blocking the sidewalk. What we are trying to mitigate is people leaving things out on their driveways for long periods of time and creating problems.

Commissioner Brady, commented that we should consider that people will be bringing are those cargo pods when they move.

Mr. Brim, there are a couple of neighborhoods where they have moving stuff in there for months and there are the type of situations we want to be looking for when we put it in the code. He added he would have to look into what other cities have in their code in order to create something that would work in Vineyard.

Commissioner Jenne, commented that he had two concerns with things being parked on the streets. One that the streets in Vineyard really aren't meant to accommodate traffic that's going in both directions and parking on the street can create problems driving through neighborhoods and in addition creates safety issues. The safety issues being that there are a lot of kids in neighborhoods and they could run out behind these trailers and you would never see them. The second concern that he had was that he doesn't want to be so hard on what people can and can't put on their own driveways. He added that as long as they aren't blocking the sidewalk he doesn't want to take away too many individual property rights.

Mr. Brim, addressed commissioners and said that they could potential go the other way and make code looser. His concern is that in communities that are really dense the way Vineyard is you have to think about the aesthetic impact this code would have on the community. The city's preference is treating all trailers the same and right now the code says RV's and motorhomes and there is a lot of gray area so staff's preference is that we keep all trailers the same.

Commissioner Jenne, reiterated that he would just hate to see too many restrictions

Mr. Brim, responded that he agrees and that there is a potential to create a break-out use but at the moment the code isn't very clear. If we wanted to allow for people to put them in their driveway what we're seeing more and more of is these trailers blocking the sidewalk.

Commissioner Jenne, responded that he agreed that it is a problem

Mr. Brim, concluded that staff could do research into this code but that the majority of communities treat them the same.

- Residential Driveway Slope

Morgan, this is so we don't have driveways that are really steep and we've gotten a couple of those.

Ms. Hart, explained that they wanted to give driveways a maximum suggested slope of 8% because that is what was suggest by both the engineering and the building department. This came about because in Cascade and Providence there's a sewer line that they built in a different direction that raised the houses higher and it caused the driveways to become very steep. That is why the height was changed to 35ft so that we could prevent slopping.

Mr. Brim, added that 8% is still quite a bit of a slope. What we're are trying to do is to prevent people from sliding down their driveway. He explained that they don't want to have a snowmelt under the driveway.

Madam Chair Welsh, asked if some of the driveways in the gardens are more than 8%.

Mr. Overson, responded that some of them are. He added that the there are two things that contribute to this problem walk-out basements narrow lots. Mr. Overson explained that because so many people want walk out basements they have to raise foundation because the lot is so narrow. It is in part due to so many of the Homestead properties wanting walk-out basements which raises the foundations and causes steep slopes. He concluded that is a combination of problems and having a maximum slope will make a big difference.

- Height Exemptions – Flagpoles

Ms. Hart, addressed commissioners and said that in our sign code they decided on regulating the height of flagpoles to 35ft in residential areas. In the current sign code it says that flagpoles and church steeples are exempt and we want to clarify that flagpoles are not exempt and must meet the 35ft height requirement.

Mr. Brim, commented that is a little higher in commercial districts. He went on to explain that this code is already in place but when the sign code was adopted the exemptions weren't amended so we wanted to go back through and make that clear.

Commissioner Jenne, commented that the height of the buildings are 35ft above curb so basically we're saying that flagpoles can't be higher than that.

Mr. Brim, responded yes and it provides some height that is reasonable in a residential district and doesn't allow people to put large flagpoles in residential areas.

- Parking Table – Drive Thru

Mr. Brim, stated that they are going to be changing the parking table in the drive thru ordinance but not the drive thru standards. This parking table historically had the lane distances for the drive thru's and we want that to reference the drive thru code because that code has all of the drive thru regulations. He added that this is just clean-up and doesn't involve any changes in the standards.

- Building Code Reference

Ms. Hart, explained that there's a section in Vineyard's code saying that you have to follow the building codes that are adopted. They are going to take that out and reference just the municipal code that actually talks about what is adopted for the building code.

Mr. Brim, commented that you have to follow the building code anyway this is just clean-up

- Regional Mixed Use (RMU) Height standard

Mr. Brim, talked about the dimensional standards table that includes all heights and setback for each district. The RMU code itself has a separate height that than the one we adopted in the code. Mr. Brim then goes on to read from the code "allowable building height shall be 52 ft. with the maximum number of stories shall be four for a stand-alone residential use or four stories for a non-residential and vertical mixed use buildings. We don't want there to be two different methods of building height so before and as before it was measured by stories that has been changed to 60ft so however many stories they could fit into that would be a decision made by a designer or architect.

Commissioner Knighton and Madam Chair Welsh discussed that this made it possible for them to have more than four stories within their buildings.

- District Use Table – RMU Home Occupation

- Home Occupation – Groups

Mr. Brim, started off by saying that he knew there was concerns with this but an official decision had never been made.

Commissioner Knighton, stated that under the current code it doesn't allow for things group lessons like guitar or dance and he wanted to know if there was any way to change the code to allow for certain uses. He added that these lessons were a way to provide these types of services at a more economical benefit to those taking lessons

and provides additional income to those giving lessons. He felt the code could be changed to encourage small positive uses but that would prevent someone from turning their home into a place where 30 kids were coming for dance lessons.

A discussion ensued on the positive effects of home occupations and the commissioners were concerned that they current code was discouraging of something that is very appealing about the community in Vineyard. Ms. Hart brought up the idea of requiring a conditional use permit. Mr. Brim, agreed that this could work as long as there was a minimum lot size. He explained that in certain group lessons parents tend to stay and watch and if there is not enough space in can create higher levels of traffic as well as parking issues. Mr. Brim, explained that the point of home occupations is to give a place for businesses to grow and when they got large enough they should move to a commercial space.

Mr. Brim, explained that they could look into the possibility of these uses to be similar to a preschool in that if it went above a certain number of kids it would need to be moved to a commercial use.

Commissioner Knighton, commented that a conditional use permit would be the best solution in this scenario.

Commissioner Brady researched the possibility of using your accessory structure as part of your home occupation. He reported that Orem, Provo, Lehi, Pleasant Grove and Sandy all allow you to use your accessory structure as part of your home occupation but there are stipulations. He added that he doesn't think that you should be able to look at a home and be able to tell that someone is running a business out of their home. He continued that he does however think that you should be allowed to store things for your business in there.

Mr. Brim, asked the commissioners were all in agreement on that. He added that on Staff's research with Provo they had a lot of issues with non-official mechanics storing parts outside and they would like to be more on the conservative side. It could however be opened up as a possibility if someone wanted to include that shed as part of the 25% square footage that you get when using your house for a home occupation.

All the commissioner were in favor of researching more on the issue.

- Towing

Mr. Brim, explained that in their current zoning ordinance that was just adopted towing yard and towing businesses are not allowed because they are not a permitted use within any of the zoning districts in vineyard. He continued that staff feels that it would be beneficial as parking becomes more of a problem it could be a benefit to the city to have

379 a towing yard in the FOI or industrial district. This is because currently if you get towed
380 your car could potentially be really far away.

381
382 Madam Chair Welsh, asked if this means that within Vineyard there is no allowance for
383 a towing yard.

384
385 Mr. Brim, answered that currently it is not allowed and staff wanted to see what your
386 take on it was. He added that if the commission is interested then staff could look into
387 allowing it in the manufacturing district and develop some design guidelines.

388
389 Commissioner Knighton, asked if they were typically found in manufacturing districts to
390 which Mr. Brim responded yes.

391
392 Madam Chair Welsh, asked if there is any way they could restrict them

393
394 Mr. Brim, responded that you could restrict them by district but not by individual
395 number. He added that the commissioner could do a break out session and look at it
396 more closely.

397
398 Discussion ensued regarding allowing a towing company and the benefits that would
399 bring to the city. Commissioner discussed whether this would bring additional tax
400 revenue into the city and concluded it didn't bring much additional revenue but did
401 provide people with easier access to their cars if they were towed. Mr. Brim, talked
402 about the current code requiring a towing yard be within five miles of the city and
403 commissioners discussed that potentially being an issue. City Council Member Tyce
404 Flake commented that the five miles was put in by City Council and it couldn't be
405 change.

406
407 Commissioners clarified that Mr. Brim wasn't asking if the city would be over a tow yard
408 he was just asking if there could be zoning for it.

409
410 Discussion concluded with Mr. Brim saying that they could have another work session
411 and look into some best practices.

412
413 • Short Term Rentals

414
415 Mr. Brim, explained that there isn't anything being proposed tonight they just wanted
416 to discuss the issue and given an update. He added that they are going to have a
417 workshop with city council about possibly allowing it because it's currently not
418 permitted in any district.

419
420 Commissioner Jenkins asked what the definition for a short-term rental is to which Mr.
421 Brim responded any rental fewer than 30 days

Madam Chair Welsh asked about residents being grandfathered in to the old code and Mr. Brim explained that after the meeting held no one came in to get a zoning verification letter in order to be grandfathered in. They still have the opportunity to do that, they would just need to bring in proof that they had the short-term rental prior to the change and then we would send out a zoning verification letter.

Mr. Brim, then went on to explain that residents who wanted to be grandfathered in would be considered a lawful non-conforming use. This means that at the time they were within their rights but the zone then changed and so they would need to prove that and get a zoning verification letter from the city. He then continued and said that they were considering the possibility of allowing short-term rentals to some degree and that would be what the joint meeting with city council would be about.

City Council Member Tyce Flake, talked about what has been going on with the Utah League of Cities and Towns and the legislative committees. He explained that the legislature is in favor of short-term rentals as a means to provide low-cost housing. They want to use ADU's, High-Density housing, and short term rentals as a means of providing low cost housing. They are hoping to get a set amount of required low-cost housing. They are proposing to limit cities from getting road taxes, grants, and sales taxes unless they provide a certain amount of affordable housing. They are doing this all based on a mathematical equation and cities are fighting back saying each individual city is different.

Madam Chair Welsh, asked if there was a push to get consensus on the code

City Councilmember Tyce Flake, stated that for Vineyard the problem is that there is high density housing but we as a city have no control over.

Mr. Brim, commented that from a housing standpoint because we allow ADU's Vineyard does pretty well with providing affordable housing. His concern was allowing short-term rentals could potentially take away a unit that could be used as a regular ADU. The owner of the unit might rent out the basement as a short term rather than long if they see more profit and we don't want to be taking away from the rental pool. He then added that staff just wanted to let the commission know and that they will all be invited to the meeting.

- Hearing Officer

Mr. Brim, explained that all appeals would go to one person instead of a board. It would go to one person who is trained in land use law. Our code is currently written that the City Manager is the Hearing Officer because it creates conflicts of interest. We could contract out with someone who is a land use attorney or a couple attorneys.

465

466 • Accessory Dwelling Units

467

468 Ms. Hart explained solution about restricting ADUs based on lot sizes to be 4500 square
469 foot lots or less would not be allowed to have ADUs. This is mostly for ensuring that
470 exterior entrance goes straight into the ADU. The interior access must come from the
471 primary residence, not from the garage. If an ADU does not meet the driveway
472 standards they cannot have an ADU – many of the smaller lots do not meet the
473 driveway standards.

474

475 Mr. Brim, Orem requires 8,000 square feet. If we did that many of our current ADUs
476 would not be permitted. Vineyard would probably need a 5,000-6,000 square foot
477 space. There are a lot of very small lots in the city. The concern is that when you start
478 putting two units onto lots that 3,400-4,000 square feet it creates a lot of traffic and
479 parking. Orem requires 5 onsite spaces. Vineyard requires 4. Staff is unclear if 5 parking
480 space would work. Many properties would probably be unable to find 5 parking spots.

481

482 Commissioner Brady, also voice concern about parking. The garage parking and
483 driveway are counted as 4 parking spots, but he said he does not know anyone who
484 parks in their garage and then allows someone to park behind them.

485

486 Mr. Brim, replied that if you are going to count the garage spaces as ADU parking, one of
487 the spaces must go to the tenants so that they can park behind themselves. Vineyard
488 doesn't want to make the process so hard that people stop doing it, but we are at a
489 point where we make sure we don't have too many.

490

491 Commissioner Jenkins, do ADUs need to have a separate mailing address?

492

493 Ms. Hart, the code does state they need to have a unique mailing address. Engineering
494 does the addressing so they've been assigning ADUs an address.

495

496 • Landscaping – Vineyard Tree Manual

497

498 Commissioner Jenkins, Vineyard should look into some water wise solutions. There was
499 a state of emergency called for the State of Utah because this has been the driest year
500 in recorded history in the second hottest year in recorded history. Whatever Vineyard
501 can do to encourage and set an example, we should do.

502

503 Mr. Brim, Staff has a nonofficial planning committee that meets once a week. Staff has
504 looked at these kinds of issues and one thing Staff is going to do is adopt landscaping
505 standards for smaller spaces. Parking strips and medians below 4 feet would better to

506 have something that doesn't use water (rock, etc.). Standards are coming forward to
507 address those situations.

508
509
510 Mr. Brim asked for any questions.

511
512 Commissioner Jenkins, Is Vineyard doing any proactive code enforcement?

513
514 Mr. Brim, the city is doing a little bit. Staff does code enforcement on a complaint basis,
515 but if there are similar situations in the neighborhood Staff addresses them.

516
517 Discussion ensued about implementation of code enforcement.

518
519 Commissioner Jenne asked about compliance with the sign ordinance.

520
521 Mr. Brim, the code is a lot clearer about what you can and can't do.

522
523 Commissioner Jenne, asked if there has been more sign enforcement with developers.

524
525 Ms. Hart, that is something the City will have McKenna as she incorporates her role
526 more. There's a lot of temporary signs that need to be remedied.

527
528 Further discussion ensued about sign code enforcement.

529
530 Joseph Smith, resident from Sleepy Ridge, asked clarification questions about double
531 sided park of the street. The ordinance for parking is that you can't park more than 48
532 hours. On a short-term rental like that are there any restrictions on parking?

533
534 Mr. Brim, the current code does not allow for short-term rentals. So you can go to our
535 online portal and you can submit a complaint. The city can start with a letter stating the
536 code they're in violation of and action that will be taken. After that we can send our
537 police officers out, who will go by the rental and ask questions. They can only ticket cars
538 if there's signage up. There is a winter parking code, but you have to provide space for
539 emergency vehicles.

540
541 Further discussions ensued about Sleepy Ridge streets and parking.

542
543 Mr. Smith asked a follow-up question if there is an ordinance that states that homes
544 need to be landscaped.

Mr. Brim, the City does have a weed ordinance. It basically says you need to maintain your lot and whatever weeds there are. If you're a vacant lot you're not required to landscape. If you're a house you need a maintained lawn.

Discussion ensued about regulations requiring landscaping.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- Commissioner Jeff Knighton: Report on APA conference
 - Toured Holladay Village Center,
 - This has been facilitated by the city by moving their facilities into that area. They have found what was old in the city and turned it into something new. Vineyard doesn't have old things yet.
 - Demographics in Utah Session
 - By 2065 the metropolitan area from Santaquin to north Ogden will be the same size as Seattle, Tacoma area. That's all coming in the next 45 years. There will still be a lot of population growth, which in this corridor will mean density population because we're squished between the mountains and the lake.

6. STAFF REPORTS

- Morgan Brim, Community Development Director
 - Vineyard has bid on two projects:
 - Light Manufacturing: 85 employees. They really like the Forge. The employees like the area. The employees are pushing this area. The bid is showing what we have to offer.
 - Project Hemlock: IT company. They want to be in Utah county area. 1,000 employees. They're pretty far out from the decision on this project.
 - Many shops are coming
 - Puppy Barn
 - Rocket Fizz
 - Chubby's
- Don Overson, Public Works Director/City Engineer
 - Overpass – UP has thrown another wrench. Public Works has had to suspend the bid process until those issues are resolved. Hopefully the bids will begin again in November and we will start work in December.
 - Vac truck – has been delivered. This will help clean sewers, land drains, and storm drains.

7. ADJOURNMENT

Motion: COMMISSIONER KNIGHTON MADE A MOTION TO ADJURN THE MEETING. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING WAS ADJURNED AT 8:09PM.

MINUTES APPROVED ON:

589
590
591
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CORRECTED BY: /s/ McKenna Marchant
McKenna Marchant, Planning Technician

DRAFT



**MINUTES OF THE VINEYARD
PLANNING COMMISSION MEETING
Vineyard Council Chambers, 125 S Main Street, Vineyard, Utah
Wednesday, November 7, 2018 at 6:02 p.m.**

Present	Absent
Madam Chair Cristy Welsh	Commissioner Anthony Jenkins
Commissioner Shan Sullivan	Commissioner Jeff Knighton
Commissioner Bryce Brady	
Commissioner Tim Blackburn	
Commissioner Nate Carter	
Others Present	
Commissioner Stan Jenne	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, City Recorder Pamela Spencer, Councilmember Tyce Flake

Others Speaking: Scott Mansfield with Starbucks

6:02 PM REGULAR SESSION

Chair Welsh called the meeting to order at 6:02 PM and led the Pledge of Allegiance.

OPEN SESSION

Chair Welsh called for public comments. Hearing none, she closed the session.

MINUTES REVIEW AND APPROVAL

There were no minutes presented for approval.

BUSINESS ITEMS:

4.1 Sign Standard Waiver Application – Starbucks

The applicant, Scott Mansfield with Starbucks, is requesting approval for a sign standard waiver. The applicant is proposing a total of three (3) wall signs on the Starbucks building located at 748 E. Mill Road within the Regional Mixed Use (RMU) district. A sign standard waiver may be approved by the Planning Commission as an alternative to the standards set forth in Chapter 15.48 Signs of the Vineyard Zoning Ordinance.

Chair Welsh turned the time over to Community Development Director Morgan Brim.

Mr. Brim introduced Scott Mansfield with Starbucks and then explained the sign waiver process and the sign code. The applicant was asking for approval to exceed the maximum allowed number of wall signs, as well as the total maximum sign area. The applicant was proposing a 3rd sign on the North (front) elevation of the building and a total sign area of 133 SF. Mr. Brim explained that the current code allowed for one sign per elevation with a maximum of two signs. It also allowed for one square foot of sign per every one linear foot of building frontage not to exceed 60 square feet or a total of 120 square feet. He said that the drive-thru and logo was being counted as one sign. He reviewed the signs listed in the application. He stated that staff was recommending approval of the waiver.

Commissioner Sullivan asked about the lighting of the signs. Mr. Brim replied that it would meet the code.

Chair Welsh stated for the record that she had met Mr. Mansfield several years ago.

Chair Welsh asked why the front of the building had to have a drive-thru sign. Mr. Mansfield stated that it was so people would know which way to go. Chair Welsh felt that they did not need that sign. She said that the people coming into the parking lot would be coming from the east and west and would already have seen the signs. Mr. Brim stated that both sides had drive-thru signs. There was a discussion about the drive-thru signs. Mr. Brim stated that this was a request to go above and beyond the signage. The consensus was that they did not need the extra drive-thru sign at the front of the building. Mr. Mansfield also felt that there was no need to have the extra drive-thru sign. Mr. Brim recommended that the commission be specific in their motion if they wanted to remove that drive-thru sign.

Commissioner Brady asked if the menu board would have a logo on it. Mr. Brim explained that the menu board and monument sign were not under consideration at this time.

Chair Welsh asked if it would be better to put the Starbucks sign on the south side of the building. There was a discussion about sign placements. Mr. Brim mentioned that the only access would be from Mill Road and the sign could be relocated in the future if necessary.

Commissioner Carter asked if the sign design was coming from Starbucks. Mr. Mansfield stated that Starbucks knew this was a conditional use and would be happy to just have their logo included. He added that there was no logo on the menu board.

Chair Welsh called for further questions. Mr. Brim recommended they open the discussion up for public comment.

Chair Welsh called for public comments. Hearing none, she closed the public comments and called for a motion.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE SIGN STANDARD WAIVER FOR ONE ADDITIONAL WALL SIGN FOR THE STARBUCKS PROJECT WITH AN AMENDMENT TO DELETE THE DRIVE THRU SIGN ON THE NORTH ELEVATION. COMMISSIONER SULLIVAN SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 Public Hearing and Consideration of Ordinance 2018-16 - Zoning Text Amendments

The City of Vineyard is proposing text amendments to the Vineyard Zoning Ordinance including:

- **Section 15.12.050 District Use Table** – to allow home occupations within the RMU, to allow environmental remediation activities as a permitted use and clarifying occupancy of dwelling units.
- **Section 15.32.120 Exception to Maximum Height Limitations** – to remove flagpoles.
- **Section 15.34.060 Accessory Dwelling Units** – to clarify where the exterior and interior entrances must be located.
- **Section 15.38.030 Parking Requirements** – to add a maximum driveway slope, removing drive-thru standards and changing parking standards for medical offices and clinics.
- **Section 15.40.080 Design Standards and Requirements** – to refer planting installation and materials to the approved Vineyard Tree Manual and to change street tree requirements.
- **Section 15.60.020 Definitions** – clarifying one family occupancy per dwelling unit.
- **Section 2.08.5 Development Standard – Building Height** – to refer to the District Use Table for the RMU district.
- **Chapter 15.44** – to delete in its entirety and reference Title 11 in the Municipal Code.

Chair Welsh turned the time over to Community Development Director Morgan Brim.

Mr. Brim reminded the commission that they had discussed these items in a previous meeting. He reviewed the amendments.

Section 15.12.050 District Use Table –

Residential⁸ – added a clarification that: **8. A dwelling unit shall be occupied by one (1) family, as defined herein.**

Mr. Brim explained that this would limit dwelling units to one family and help with the occupancy part of code enforcement. Commissioner Carter asked if there was anything in the code that stated what a family was. Mr. Brim replied yes and read the definition of a family.

Commissioner Blackburn asked if someone renting out a portion of their home was in violation of the code. Mr. Brim replied that they had recently added Accessory Dwelling Units (ADU) to the code and explained the reason behind it. There was a discussion about ADUs. Commissioner

Blackburn asked for clarification that those who were renting out their basement should have a permit to do so. Mr. Brim replied yes.

Chair Welsh asked for clarification that four students could live together. Mr. Brim explained that they were not changing the definition of family, but stating that they were only allowing one family, according to the definition of family, per dwelling unit. There was further discussion about the family unit. There was a discussion about parking requirements for an ADU and parking enforcement.

Chair Welsh asked if the ADU had to have a kitchen to qualify and an ADU. Mr. Brim replied that they would have to meet the definition of dwelling.

Chair Welsh asked about the support staff, domestic help, etc., portion in the definition of a family. Mr. Brim replied that it was what the state qualified them as. There was further discussion about the definition.

There was a discussion about other changes that were being made because of errors made when the code was migrated to the new online software program. These items did not need approval as they were already part of the code.

Environmental remediation – permitted in the BP, RC, FOI, M, PF Zoning Districts. Mr. Brim explained that it would be a longer process for the company doing the remediation if they had to meet the state and federal code and then go through the conditional use process as well. He mentioned that US Steel would be doing a presentation next month.

Home Occupations – Mr. Brim explained that the current code did not allow for home occupations in the RMU district and they needed to change it.

Section 15.32.120 Exception to Maximum Height Limitations – flag poles.

They needed to remove the exemption for flag poles to meet the sign code.

Section 15.34.060 Accessory Dwelling Units – clarifying regulations.

Mr. Brim explained that they were changing the requirement from “must” to “shall” provide an entrance from the outside of the building for emergency services. He added that ADUs had to have an interior entrance as well. Commissioner Blackburn clarified that ADUs had to have two entrances. Mr. Brim replied yes.

Section 15.38.030 Parking Requirements –

Grade/Slope – adding an 8% maximum driveway grade/slope requirement to residential lots.

Drive-thru Standards – There were drive-thru standards in two locations so they were removing them from the parking standards.

Medical Office and Clinics – parking requirement change.

Mr. Brim explained that the city had a high requirement at one space per 150 square feet. He said that they were proposing a change to one space per 250 square feet. There was a discussion about parking spaces for business.

Commissioner Carter asked about the change on the restaurant use, in the District Use Table, from N to P³ in the Flex Office Industry District (FOI). Mr. Brim explained that this change would allow for businesses to offer a campus café or cafeteria for their employees.

Section 15.40.080 Design Standards and Requirements

Landscaping – changes made to refer to the city’s tree manual. Mr. Brim explained the process for the use of the tree manual.

Commissioner Blackburn asked if the trees would be planted in the public space or on private property. Mr. Brim replied that it was only a recommendation for the types of trees on private property and a requirement for the public rights-of-way.

Commissioner Brady asked what would happen if someone had already installed a tree that was not on the approved list. Councilmember Flake replied that they could require them to pull it out if it was in the public right-of-way. Councilmember Flake explained what was stated in the manual.

Commissioner Brady asked how long someone had to plant the required trees in the park strips. Mr. Overson replied that the standard said that they had one growing season to plant them and if they could not, then they had to bond for it. Commissioner Brady mentioned that there were no trees planted by the developer in most of The Homesteads development. There was a discussion about landscaping in the Homesteads development.

Street Frontages – Mr. Brim explained that the spacing of trees was set at 20 feet, which was too close. The recommended spacing was 40 feet, which they felt was appropriate. Chair Welsh expressed concern about the spacing of the trees in the promenade. Mr. Brim explained that the Town Center had its own tree standards. Councilmember Flake explained the landscaping in the Town Center. He felt that they would not fall within the standards of the parking strip and they could adapt the code standards. Mr. Overson felt that they should address that Town Center code now because they were getting ready to design and build Main Street and would need to address the infrastructure and decide where to plant trees. He added that the train station was also in the design phase. Chair Welsh asked if the code they were discussing tonight would affect the Town Center. Mr. Overson replied that it would have its own requirements. Mr. Brim mentioned that The Forge development had its own landscaping requirements as well.

Chair Welsh expressed concern about a limited number of trees being planted in commercial areas. There was a discussion about the spacing of trees. Chair Welsh felt that it should be more specific about the type of trees.

Mr. Brim suggested that they could approve the recommendation of the ordinance with the exception of the tree spacing and have further discussion about it at another meeting.

Chapter 15.44 Building Codes – Building Codes were now included in the Municipal Code and needed to be removed from the Zoning Code.

Section 15.60.020 Definitions – Dwelling Unit – occupied by no more than one (1) family as defined herein...

Section 2.08.5 Development Standard – Building Height in the Special Service Districts – RMU Special Use District – conflicting regulations. Removed height and referenced the Dimensional Standards Table.

Mr. Brim explained that the city’s development code had never been repealed. (This will be included in a future code amendment.)

Mr. Brim stated that staff was recommending approval of the Zoning Code amendments.

Chair Welsh called for a motion to open the public hearing.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE PUBLIC HEARING AT 7:05 PM. COMMISSIONER CARTER SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Welsh called for public comments.

Motion: COMMISSIONER BLACKBURN MOVED TO CLOSE THE PUBLIC HEARING AT 7:06 PM. COMMISSIONER BRADY SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Welsh called for a motion.

Motion: COMMISSIONER SULLIVAN MOVED TO MOVE FORWARD WITH THE RECOMMENDATION ORDINANCE 2018-16 WITH THE EXCEPTION OF THE TREE SPACING, WHICH WE WILL REVISIT AT A LATER DATE. COMMISSIONER CARTER SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.3 Planning Commission Special Meeting

The Planning Commission will consider a request to schedule a Special Meeting.

Mr. Brim explained what a special meeting was. He said that they had a request by an applicant for a special meeting. He was proposing they hold it on November 12. He explained that it was for the next phase of the Mill Town development, which was 23 acres south of the Megaplex. There was a discussion about the date and time.

Chair Welsh called for a motion.

Motion: COMMISSIONER BRADY MOVED TO HOLD A SPECIAL PLANNING COMMISSION MEETING ON WEDNESDAY NOVEMBER 14, 2018 AT 5:00 IN THE COUNCIL CHAMBERS. COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.4 Chair and Vice Chair Appointment

The Planning Commission will appoint a chair and vice chair.

Chair Welsh suggested that this item be postponed to another meeting. The Commissioners present agreed. There was a discussion about the process.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

There were no reports given.

STAFF REPORTS

Community Development Director Morgan Brim – Mr. Brim reported that Maverik had submitted an application for a conditional use permit for the southern portion of their property to accommodate trucks and campers. He reported that The Vineyard Shores site plan would be presented in December or January. There was a discussion about the name of The Shores. Mr. Brim reported that the Mill Town development would have nine buildings included with their site plan and conditional use permit. He mentioned that they had changed the name from “Mill Town” to “The Yard.”

Public Works Director/City Engineer Mr. Overson – Mr. Overson reported that there was a delay with the bidding of the Center Street overpass. He explained that Union Pacific had laid off several employees and the project manager working on the overpass permit was one that was let go. He said that staff was hopeful that they would be assigned a new project manager soon. Chair Welsh asked about the timeline on the overpass. Mr. Overson explained that he wanted the bid process reinstated by December so they could do the winter work and stay on the original timeline. Mr. Overson reported that they had the third stakeholder meeting for the Town Center train station and that they were moving forward with options for the site plan. There was a discussion about landscaping on Main Street. Mr. Overson hoped that the train station design would be approved by April to start construction on the platform and parking. He reported that they were hoping to bid the extension of Main Street at the same time. He said that they hoped to have the construction of the overpass, the train station and Main Street all done a year from April 2019.

Commissioner Blackburn asked if there would be a problem with the restaurants in front of the Megaplex staying open during construction of the new buildings. Mr. Overson replied that most of the construction would be done from the back and hoped to have the road widened when they did the reconstruction. There was a discussion about the traffic pattern near the Megaplex and other developments.

Commissioner Brady asked about the budget to delineate the wetlands near the City offices and the timeline for that project. Mr. Overson replied that they would have the bid in in February and delineation would be done in April. They would then verify plant life in the fall. The discussion about wetlands continued.

There was a discussion about the 3- and 6-acre parks in the Waters Edge development. Mr. Overson thought that they would prep the land now for planting in the spring. The discussion continued.

Commissioner Blackburn asked about the installation of the sign by the Maverik introducing people to Vineyard. Mr. Brim replied that the Maverik had agreed to include it with their conditional use permit.

ADJOURNMENT

Chair Welsh called for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 7:29 PM. COMMISSIONER CARTER SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, CARTER, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is December 5, 2018. A special meeting may be scheduled at a non-regularly scheduled time and date.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

MINUTES OF THE VINEYARD PLANNING
COMMISSION SPECIAL SESSION
Vineyard City Offices, 125 S. Main Street, Vineyard, Utah
Wednesday, November 14, 2018 at 5:06 PM

Present	Absent
Madam Chair Cristy Welsh	Commissioner Jeff Knighton
Commissioner Tim Blackburn	Commissioner Nate Carter
Commissioner Bryce Brady	
Commissioner Anthony Jenkins	
Others Present	
Commissioner Stan Jenne	
Commissioner Shan Sullivan	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Recorder Pamela Spencer

5:06 PM SPECIAL SESSION

Chair Welsh opened the special session at 5:06 PM. Commissioner Jenkins gave the invocation.

OPEN SESSION

Chair Welsh called for public comments. Hearing none, she closed the public session.

MINUTES REVIEW AND APPROVAL

There were no minutes submitted for approval.

BUSINESS ITEMS:

5.1 Preliminary Plat – The Yard Plat B

The applicant is requesting preliminary and final plat approval. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development.

Chair Welsh turned the time over to Community Development Director Morgan Brim.

Mr. Brim reviewed the request. He mentioned that they were the same owners and had changed the name from “Mill Town” to “The Yard.” He said that they would be developing the 23 acres in conjunction with their retail area. He explained the they were breaking the lot into nine parcels, one of which would be set aside for future light rail.

45 Mr. Brim stated that staff was recommending approval. He explained that it was a simple plat
46 amendment to cup up the parcels, and that the roadways were being preserved.

47
48 Commissioner Jenkins asked if splitting up the lots would limit economic development. Mr.
49 Brim replied no and explained that they were designed for specific uses.

50
51 Commissioner Blackburn asked if on Lots 5, 6 & 7 they had anticipated meeting the needs of
52 perspective occupants. Mr. Brim replied yes. He explained that they had set aside parcels for
53 professional and medical offices.

54
55 Commissioner Blackburn asked where the parking stalls and access in and out of the
56 development would be located. Mr. Brim replied that there would be a shared parking agreement
57 across all of the parcels. He added that conceptual plans met the parking code.

58
59 Commissioner Blackburn asked if Lot 8 could be further subdivided. Mr. Brim replied no and
60 explained that it was a proposed build and lease lot. He further explained that the code allowed
61 for multiple buildings on one lot. He felt that part of the reason they were breaking up the lots
62 was to potentially sell off some of the parcels and to also have the ability to use them as
63 collateral on loans, etc.

64
65 Chair Welsh asked if Lot 2 went across the road. Mr. Brim replied that it did. He explained that it
66 was a private lane. He added that there would be two access points off of Mill Road.
67 Commissioner Blackburn asked if the roads would remain private or become city owned.
68 Assistant City Engineer Chris Wilson explained that this was only a proposed road alignment.

69
70 Mr. Brim stated that this was a simple subdivision and that the owners would still have to go
71 through a site plan and conditional use permit process.

72
73 Chair Welsh called for further comments. Hearing none, she called for a motion.

74
75 **Motion:** COMMISSIONER BLACKBURN MOVED TO APPROVE RECOMMENDING
76 APPROVAL TO THE CITY COUNCIL FOR THE YARD B PRELIMINARY PLAT WITH
77 THE CONDITIONS AS PROPOSED. COMMISSIONER BRADY SECONDED THE
78 MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, AND JENKINS
79 VOTED AYE. COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH
80 ONE ABSENT.

82 **5.2 Planning Commission 2019 Calendar**

83 The commission will discuss and take action on the 2019 Planning Commission Calendar.

84
85 There was a discussion about the proposed calendar. The consensus was to keep the September 4
86 meeting as a regularly scheduled meeting and to remove the January 2, July 3, and December 18
87 meeting dates.

88
89 Chair Welsh called for a motion.

90
91 **Motion:** COMMISSIONER JENKINS MOVED TO APPROVE THE 2019 PLANNING
92 COMMISSION MEETING SCHEDULE WITH OFF DATES OF JANUARY 2, JULY 3, AND
93 DECEMBER 18 AND KEEPING SEPTEMBER 4 AS A REGULARLY SCHEDULED
94 MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR WELSH,
95 COMMISSIONERS BLACKBURN, BRADY, AND JENKINS VOTED AYE.
96 COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

97
98 **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

99 No commission reports were given.

100
101 **STAFF REPORTS**

102 No staff reports were given.

103
104 Commissioner Jenkins asked about the installation of signs on new buildings for which they had
105 not seen sign permit applications and if they were meeting the code. Mr. Brim asked everyone to
106 let staff know if they see signs on buildings that had not gone through the sign permit process.
107 There was further discussion about sign permitting and code enforcement.

108
109 **ADJOURNMENT**

110 Chair Welsh called for a motion to adjourn the meeting.

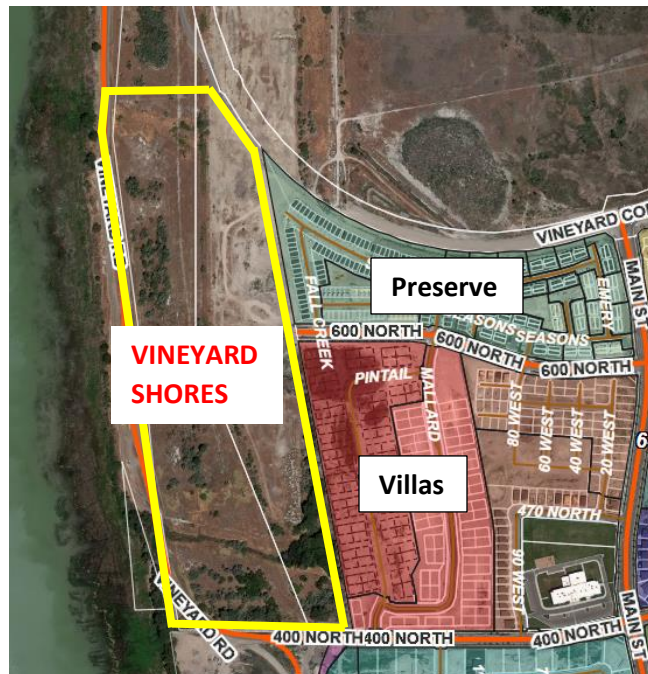
111
112 **Motion:** COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 5:23 PM.
113 COMMISSIONER JENKINS SECONDED THE MOTION. CHAIR WELSH,
114 COMMISSIONERS BLACKBURN, BRADY, AND JENKINS VOTED AYE.
115 COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

116
117 The next regularly scheduled meeting is December 5, 2018.

118
119
120 MINUTES APPROVED ON: _____

121
122 CERTIFIED CORRECT BY: /s/ Pamela Spencer
123 PAMELA SPENCER, CITY RECORDER

Date: February 6, 2019
From: Elizabeth Hart, planner
To: Planning Commission
Item: Lakefront at Town Center Site Plan
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting site plan approval for the Lakefront at Vineyard Town Center development. The subject property is located within the Town Center Lake Front Residential district. The subject property extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions Preserve and Villas to the edge of the existing Vineyard Road/Utah Lake. The applicant is proposing fifteen (15) Single-Family Lots, forty (40) Condo buildings with ten (10) units per building and fifty-six (56) Townhome buildings (total 270 Townhome units) for a total of 685 residential units.

This application was continued from the January 16th Planning Commission meeting.

ANAYLISIS

The Lake Front Residential district is within the Town Center zoning district, the intent of this area is to promote the connection to the edge of Utah Lake and adjacent trail system. Buildings front on Utah Lake with internal open spaces and access.

Community Development

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

General Analysis

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	Applicant is required to work with the Engineering	NA

defined by the City Engineer and Fire Department.	department and Orem Fire department.	
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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.	YES, the applicant has updated the type of tree to be used for Vineyard Loop Road. Trees for 300 West will be worked on with staff.
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.	Applicant is required to work with staff to ensure compliance.

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	300 West and Vineyard Loop Road: 42' on Vineyard Loop and 40' on 300	YES

Community Development

a landscape median, bulb-outs and/or other pedestrian refuge.	Engineering has approved this, stating that this is okay because 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.		NO, Applicant is required to work with staff to ensure compliance.
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.		Applicant is required to work with staff to ensure compliance.

Community Development

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
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.	Applicant is required to work with staff to ensure compliance.
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.		Applicant is required to work with staff to ensure compliance.

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.		Applicant is required to work with staff to ensure compliance.
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.

For the design and material requirements for each proposed building type staff has added a condition of approval that 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 permits to ensure substantial conformance with the Town Center Special Zoning District form-based regulations of these building types prior to issuance of building permits.

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'		YES

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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.		
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.		Staff has added a condition that states: 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.
Minimum Upper Story Transparency: 30%		
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		
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:	100% of the units have a balcony.	YES

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bay windows, box out windows, balconies, and patios.		
Balconies required if Residential	All units have a balcony	YES
Principal Entrance Location: Street		YES
Variation in Materials: Material type shall vary between first floor and above floors.		YES
Permitted Roof Types: Parapet, flat, pitched, shed.		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.		YES
Hipped, gabled, and combination of hips and gables with or without dormers are permitted. *Dormer is a roofed structure, often containing a	Proposing a hip roof	YES

window, that projects vertically beyond the plane of a pitched roof.		
Occupied space may be incorporated behind this roof type	Not Proposing	NA

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.		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.
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.		
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		

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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.	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 single purpose building types	NA
Balconies, patios, and porches shall be a minimum of 50 SF with a minimum depth of 5 feet.	Typical Balcony for the single purpose types is 87 SF and 7.10' deep	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 Townhome is a building typically comprised of multiple vertical units, each with its own entrance to the street or alley. This building type may be organized as townhouses or row house, and could also incorporate live/work units.

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

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Min. Side Yard Setback: for end units is a minimum of 5 feet.		YES
Min. Rear Yard Setback: 20 ft.		YES
Min. Rear Yard Setback on Alleys: 5 ft.		NA
Min. Vineyard Connector ROW Setback: 14 ft.	Not applicable, no townhomes near vineyard connector.	NA
Parking and Loading Location: Rear/Side	Depending on the townhome type the parking is either on the front or rear. All parking on the front requires a modification approval from the city planner.	
Parking within Building:	Permitted, proposing parking in garages.	YES
Min. Overall Height: 23 ft.		YES
Max. Overall Height: 48 ft.		
Ground Story Min. Height: 9 ft. Max Height: 14 ft.		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.
Upper Stories Min. Height: 9 ft. Max. Height: 14 ft.		
Min. Ground Story Transparency (measured between 2-8 ft. above grade): 25%		
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.		
Front Façade Entrance Type: Stoop or Porch	Proposing porches for all townhomes.	YES
Principal Entrance Location: Street.	Principal Entrance is facing the street.	YES
Permitted Roof Types: Pitched, Flat, Parapet	Pitched for all	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.	All townhomes have a porch entrance type	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.		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 has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.

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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 SF, more than one material shall be used to meet this requirement.		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.
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.		
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.		

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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 buildings shall be recess and double hung.		YES
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 has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.

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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 small lot single family dwelling is a residential building comprised of one to two stories with an entrance to the street.

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'	
Parking within Building: Permitted		YES
Min. Ground Story Transparency (measured between 2-8 ft. above grade): 25%		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states:
Min. Upper Story Transparency: 25%		

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Blank Wall Limitations: No reticular area greater than 30% of a story's façade. No horizontal segment of a story's façade greater than 15 feet in width may be windowless.		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.
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 has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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
The porch shall be a minimum of 5 feet deep and 8 feet wide		

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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		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.
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.		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.
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.		
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.		
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		

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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.		
Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.		
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.		Staff has added a condition that allows staff to check these requirements more thoroughly at the building permit, the condition states: 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.
Balconies, patios, and porches shall be a minimum of 50 SF with a minimum depth of 5 feet.		
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

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- 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.

Unit Features Section		General Amenities Section		Recreation Amenities Section		Energy Efficiency Enhancements Section	
Item	Compliance	Item	Compliance	Item	Compliance	Item	Compliance
Triple pane windows on Main Street and Lake Promenade Streets.	NA	Covered parking	Yes, garages	Pool min. 400 SF	Yes, the pool is 4750 Sq Ft.	Compliance with Energy Star New Homes Standard for buildings three stories or fewer.	Not Proposing
Washer/dryer hookups	Yes, each unit will have a washer/dryer hookup	Garages	Yes, at least 1 garage space with each unit.	Project wide indoor and outdoor WIFI	Yes, 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	Yes, all units.	Secured interior bike storage	Yes, garages will have room for bike storage	Playground structure	Yes, 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

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Dishwasher	Yes, 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	Yes, applicant will provide 1 station at the clubhouse and make it an available upgrade for the homeowners
Solid core doors throughout.	Yes, units will have solid core doors throughout	Interior social space of 500 SF or larger	Yes, Clubhouse building is 4700 SF	Sport Court	Yes, 4 pickleball courts 1 basketball court	Participation in a recycling program as part of a rental agreement or HOA	Yes, HOA will provide a recycling program
8.5 and higher ceilings	Yes, all ceilings are 9 feet.	Rooftop terrace (can be combined with above)	Not proposing any	Exercise Room	Yes Clubhouse will include one	Installation of tankless hot water systems.	Yes
Composite or granite countertops	Yes	Public transit incentives	Not proposing any	Exterior social spaces of 500 SF or larger including	Yes, Clubhouse area is 41,577 SF		

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				shade, barbeques and seating.		
Hardwood floors on 50% or more of the floors.	Not proposing	Theater room	Yes, 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.	Total Site: 51.07 acres Total Required Open Space: 10.2 acres (444,312 SF) The applicant meets the 20% open space requirement with an In Lieu Substitution for improvements on the Lake Promenade. See In-Lieu Substitution Requirement below.	YES
All open space provided within any district development shall comply with one of the Open Space Types defined within this Chapter.	The applicant is proposing Plazas, Pocket Park, Commons or Courtyards.	YES
Fencing. Side and rear fencing shall be maximum height of 60 inches, unless approved by the	Wrought Iron fence proposed around Clubhouse will only be 5 feet.	YES

Community Development

City Planner for such circumstances as proximity to railroad row and use around swimming pools, ball fields, and ball courts etc.	Fencing in the rear of the townhomes are X feet	
Chain-link fence is not permitted along any street with exception of dedicated sports field or court fencing	No chain link fence proposed	YES
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.	YES
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.	YES

3.12.010.6 In Lieu Substitutions for Open Space Requirements

The intent of this section is that the city finds that in certain circumstances, land in other locations may be substituted for on site open space requirements where it is advantageous to create important and critical open space areas such as the Promenade within the Vineyard Town Center.

The applicant is requesting that improvements to the Lake Promenade be an off-site open space substitution.

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.

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Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance.

Requirement	Staff Comments	Compliant
Min. Size (acres): 0.01	There are ten (10) plaza areas within the development. Each plaza area meets the minimum requirements listed here.	YES
Max. Size (acres): 1.0		
Min. Dimension (feet): 20' in one direction		
Clear Zones: 6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising.		

Improvements	Staff Comments	Compliant
Playgrounds: Permitted	None added in these areas	
Partially Enclosed Structures: Permitted to max. of 10% of plaza space	None proposed	
Lighting: Required, max 16' fixture height	Lighting has been added to each area.	
Seating: 1 per 300 SF	Benches and Picnic tables have been added to each area.	
Trees: 1 per 500 SF	At least 1 tree has been added to each area.	
Landscaping: 50% live plant material in planter areas.	All plazas are landscaped with a sidewalk in the middle.	

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		YES
Max. Size (acres): 1.5		

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Min. Dimension (feet): 30' in one direction	There are 4 Pocket Park areas that meet the minimum requirements.	
Clear Zones: 4' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising		

Improvements	Staff Comments	Compliant
Designated Sports Fields: Not Permitted	Not proposing	
Playgrounds: Permitted	Proposing 2 total lots in 2 of the pocket parks	
Fully Enclosed Structures: Permitted for a max. of 10% of space	Not proposing	
Impervious/Semi-Pervious Surface: 30% + 10% maximum.	Pocket parks are landscaped and have sidewalks running through them for access to the tot lots and pavilions.	

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	Compliant
Min. size (acres): 0.1	The clubhouse area is considered a commons area and meets the minimum requirements. The total size of the clubhouse area is ~49,000 SF or 1 acre.	YES
Max. size (acres): 3.0		
Min. dimension: 45 ft. in one direction		
Clear Zones: 4 ft. min. pedestrian clear zone maintained around outdoor furnishings and merchandising		

Improvements	Staff Comments	Compliant
Designated Sports Fields: Not Permitted	The basketball court and pickleball court will not be counted as an improvement.	

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Playgrounds: Permitted	Proposing 1 playground area.	
Fully Enclosed Structures: Permitted for a max. of 10% of space	Not proposing any	
Impervious/Semi-Pervious Surface: 30% + 10% maximum.	Would not meet this improvement	
Lighting: Required, max. 16' fixture height	Proposing some lighting on site.	
Seating: 1 per 100 SF, 1 table per 2000 SF	Proposing some	
Trees: 1 per 500 SF	Not proposing any trees within this area	
Landscaping: 50% live plant material in planter areas	Would not meet this improvement	

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.	YES
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.	NA
Landscaping along streets is required as outlined in 3.06 Street Types		YES
Installation Requirements need to be followed		Tree Manual was given to applicant.
Plant material shall be sized according to the following		YES

Community Development

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		
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.	YES
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 Grasses Proposed: 1283 = 641.5 shrubs Total Shrubs proposed: 2681.5	YES
No trees may be planted closer to any curb or sidewalk than as		YES

Community Development

follows unless a permeable surface is provided: Medium trees: 3 feet Large Trees: 4 feet		
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. They are proposing a total of 9 types of trees.	YES
Trees shall be a minimum of 2-inch caliper at the time of installation		YES
Trees shall be planted at least 30 feet and 20 feet apart for large and medium trees, respectively		YES
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: 479	The applicant is requesting a modification for this requirement.
All irrigation systems shall be design to minimize the use of water		An irrigation plan has been submitted and will be reviewed by the public works department.
Irrigation system shall provide sufficient coverage to all landscape areas		
Irrigation system shall not spray or irrigate impervious surfaces, 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.		

Community Development

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.		YES
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	NA
Street trees are not required on alleys	Proposing trees in alleys	NA
Each lot is required to have 1 tree for every 40 feet of street frontage with a minimum of 1 street tree.		YES/NO, the applicant is required to work with staff on the trees required for 300 West.
Large trees must be spaced a min. of 30 feet and a max of 60 ft on center.	All trees meet this requirement	YES
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 City Planner to determine the appropriate tree species.	Applicant will work with engineering department to meet this requirement.	
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 the public works department on this.	
Where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.		NA

Community Development

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	NA
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3.14.040 Parking Lot Frontage Buffer:

Requirement	Staff Comment	Compliant
Buffer Depth: 7 feet		YES
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	Applicant will have to work with staff on the 300 West Trees. Trees on Vineyard Loop Road are ~45 feet apart.	Staff has added a condition that allows staff to work with the applicant to become in conformance with the ordinance, the condition states: 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.
Hedge. Required parking screen on street side of fence, between shade trees and front of vehicular areas.	A Hedge detail will need to be submitted for the parking lots along 300 West.	
Hedge Compositions. Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"		
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.		YES
Required Island Locations: Terminal ends of free-		NA

Community Development

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		
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		YES
Required Trees Within Islands: Minimum of 1 medium or large tree per island.	A tree will have to be added to the proposed islands	NO
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 planted within the parking lot interior. A minimum of 1 shade tree must be planted within parking lot interior or within 4		YES

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 per unit.

Requirement	Staff Comment	Compliant
The standard requirement for residential parking is 2 stalls per unit.		YES
Developers shall clearly indicate the location of dedicated visitor parking through directions signage, marked stalls, or other means.	Applicant will provide adequate signage.	YES
Parallel parking permitted on designated street types and shall not be striped.	Applicant is proposing stripped but staff does not want it stripped.	YES
Dimension: 23' by 9'		YES
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. Applicant will need to work with the public works department.	
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.	YES
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.	YES



Community Development

All parking lots shall have a minimum setback from the Vineyard Connector of 14'	No parking lots planned near to the Vineyard Connector	YES
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FINDINGS:

The proposed site plan application meets the Vineyard Town Center Zoning Ordinance

RECOMMENDATION:

Staff recommends approval of the site plan application with the conditions listed below.

CONDITIONS:

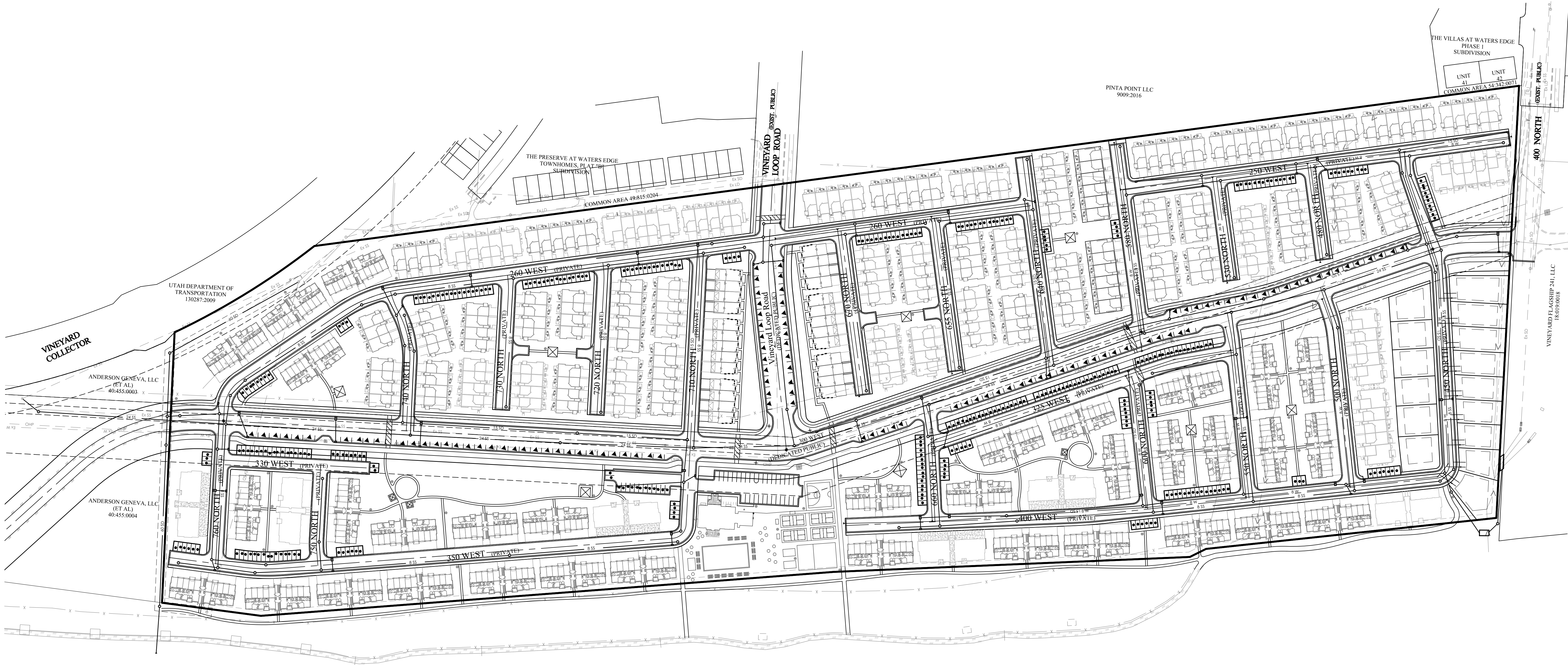
1. The applicant/owner shall maintain general conformance with all proposed building elevations for townhome, single purpose (condominium) and single-family building types. Staff shall review all building permits and ensure substantial conformance with the Town Center Special Zoning District form-based 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. The proposed amenities within the clubhouse area including the clubhouse building, clubhouse parking lot, pool area, tot lot, pickle ball courts, basketball courts and landscaping shall be installed, as approved by City Staff in accordance with the approved site plan/landscaping plan, prior to issuance of the 172nd residential building permit (Approximately 25% of total units).
4. Proposed lakeside improvements shown in the approved site plan, as approved by City Staff, shall be installed prior to issuance of the 343rd residential building permit (Approximately 50% of total units). The developer may request reimbursement for lake side improvements through the Vineyard RDA.
5. An in-lieu open space credit of 4.6 acres shall be granted for the adjoining Lake Promenade. Lake Promenade improvements shall be installed prior to the issuance of the 343rd residential building permit (Approximately 50% of total units). Improvements, as approved by City Staff, shall be installed in general conformance to the plan shown in Section 3.12.020 Lake Promenade of the Vineyard Zoning Ordinance.
6. The applicant pays any outstanding fees and makes any redline corrections.
7. 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."

Attachments:

Site Plan Application
Site Plan
Landscaping Plan
Elevation Drawings
Other



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	01/15/19	18-006
2	01/15/19	18-006
3	01/15/19	18-006
4	01/15/19	18-006
5	01/15/19	18-006
6	01/15/19	18-006

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 WRITINGS 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 UNDULATIONS 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	
ARO	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	99	2" CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	80	8" TALL	LOW	
PC	PRUNUS X CERASIFERA 'CRIPIDAZ'	CRIMSON POINT FLOWERING PLUM	88	1.5" CAL.	MODERATE	
ARR	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	48	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	
BT'C	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	CALAMAGOSTIS 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

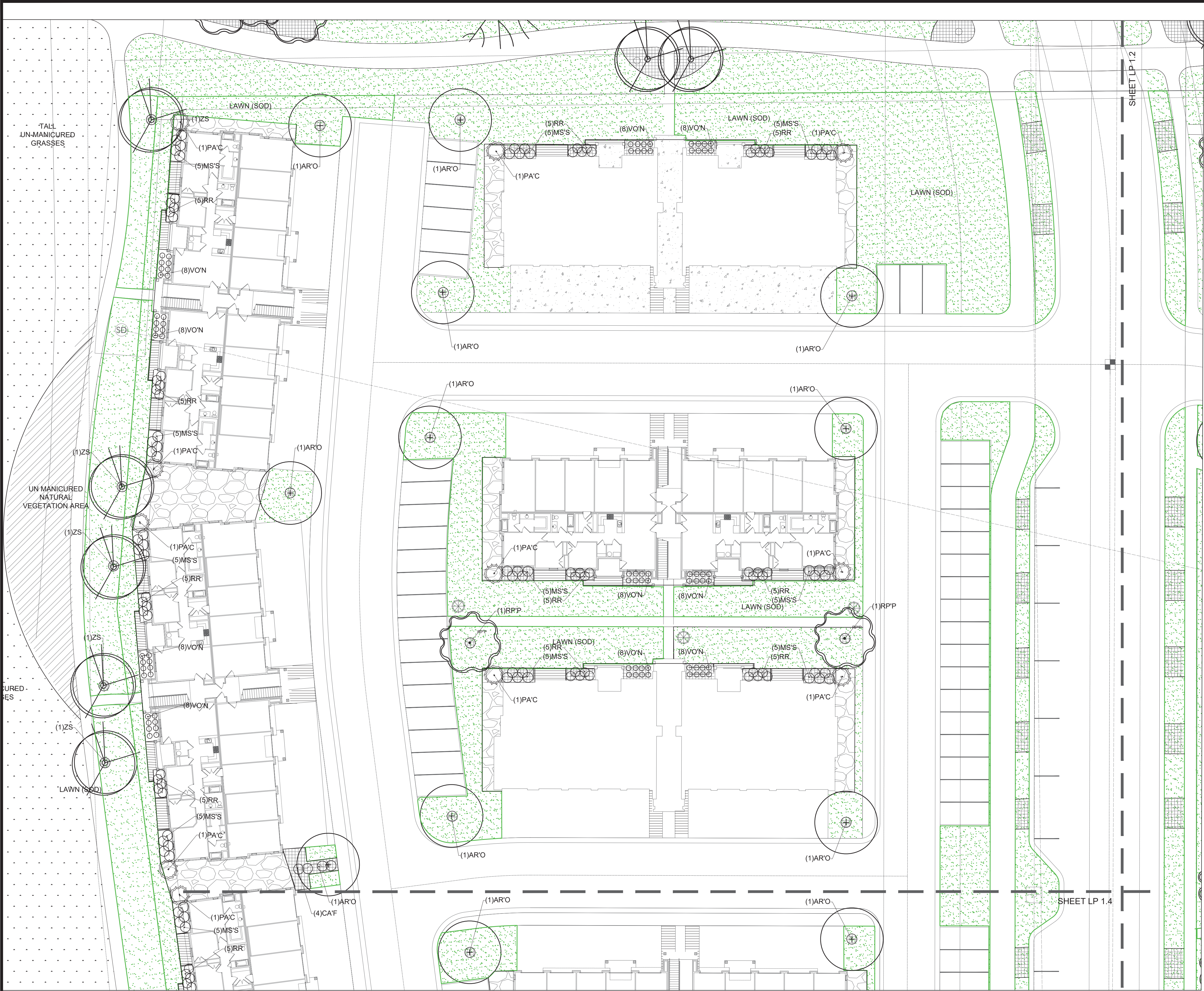
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) 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 WILL 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 IMPORTED 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		
01-31-2019			UT18016								
NO.	REVISION	DATE	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org			 LAKEFRONT VINEYARD, UTAH			 EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150		
1	CITY COMMENTS	01-29-2019									
2											
3											
4											
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7											
			 0' 100' 200' 400' 800' GRAPHIC SCALE: 1" = 200'						FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075		
									DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: 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: 1/31/2019		
									LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COVER		



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	
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	

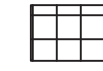
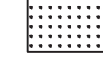
PERENNIAL LEGEND (TOTAL PLANT COUNT)

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

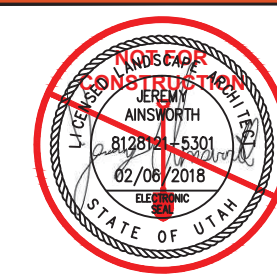
GRASS LEGEND (TOTAL PLANT COUNT)

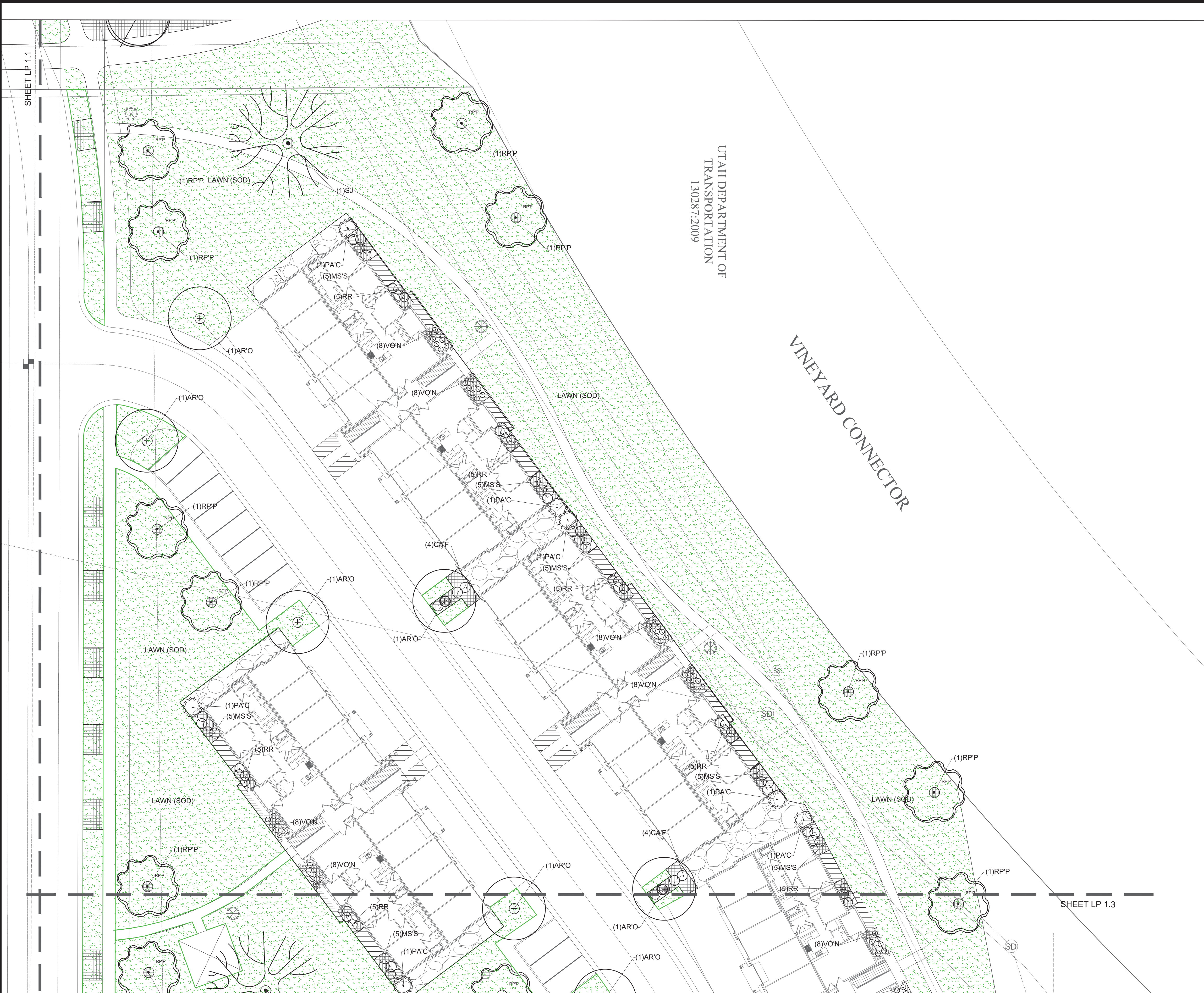
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2 GAL.		MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2 GAL.		LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH	2 GAL.		MODERATE	
MS'G	MISCANTHUS SINENSIS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

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ISSUE DATE 01-31-2019		PROJECT NUMBER UT18016		PLAN INFORMATION  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		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  PLOT DATE: 1/31/2019	
NO. 1 2 3 4 5 6 7		REVISION XXXX		DATE XX-XX-XX				Client / Engineer: FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075				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	
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	

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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	
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)

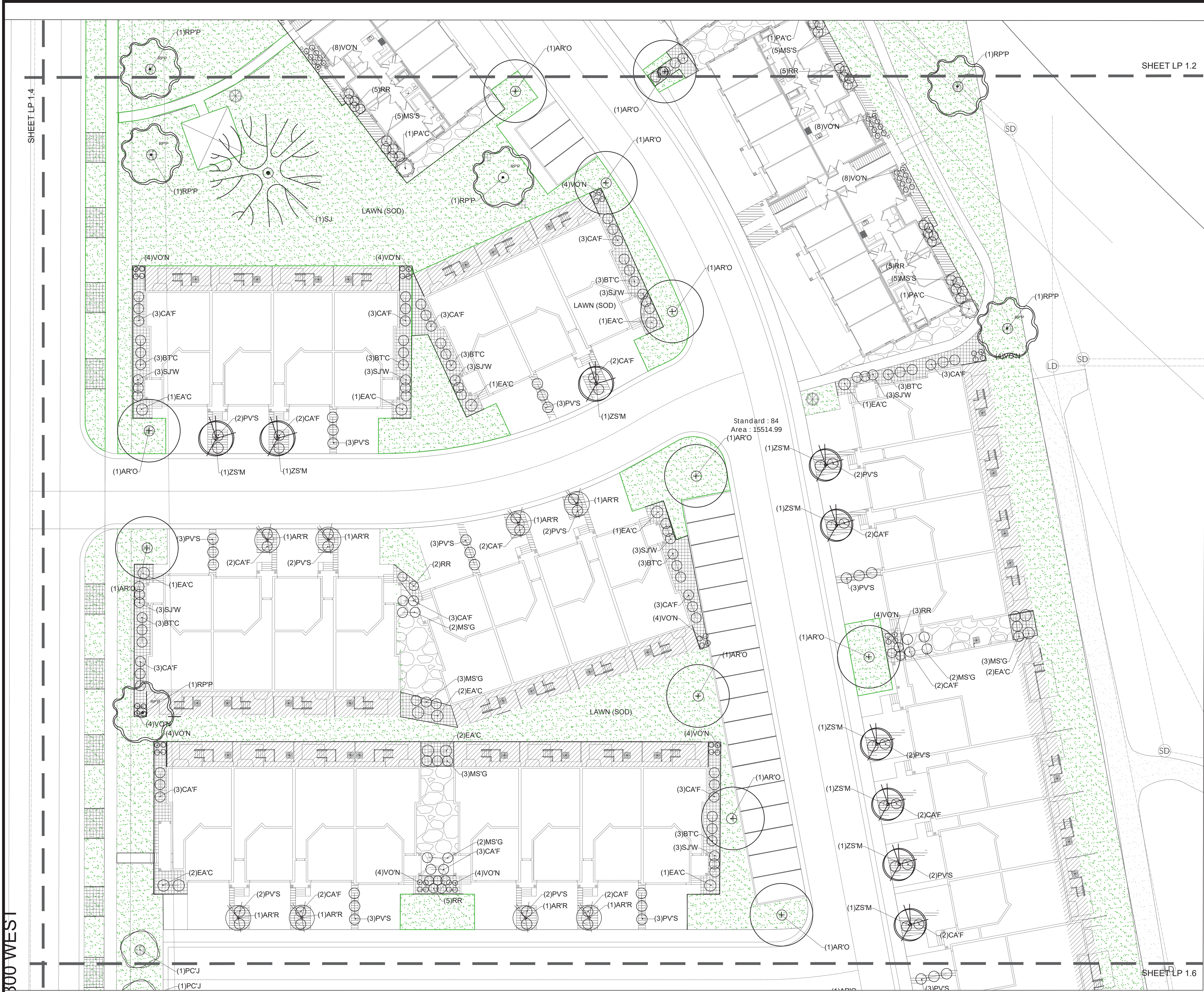
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
MS'S	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	2 GAL.		MODERATE	
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	2 GAL.		LOW	DROUGHT
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.		MODERATE	
MS'G	MISCANTHUS 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.
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- 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
01-31-2019	UT18016	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'	LAKEFRONT VINEYARD, UTAH	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	PKJ DESIGN GROUP 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: 1/31/2019
LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.2						



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.
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
01-31-2019

PROJECT NUMBER
UT18016

NO. REVISION DATE

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1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

LAKEFRONT VINEYARD, UTAH

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

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

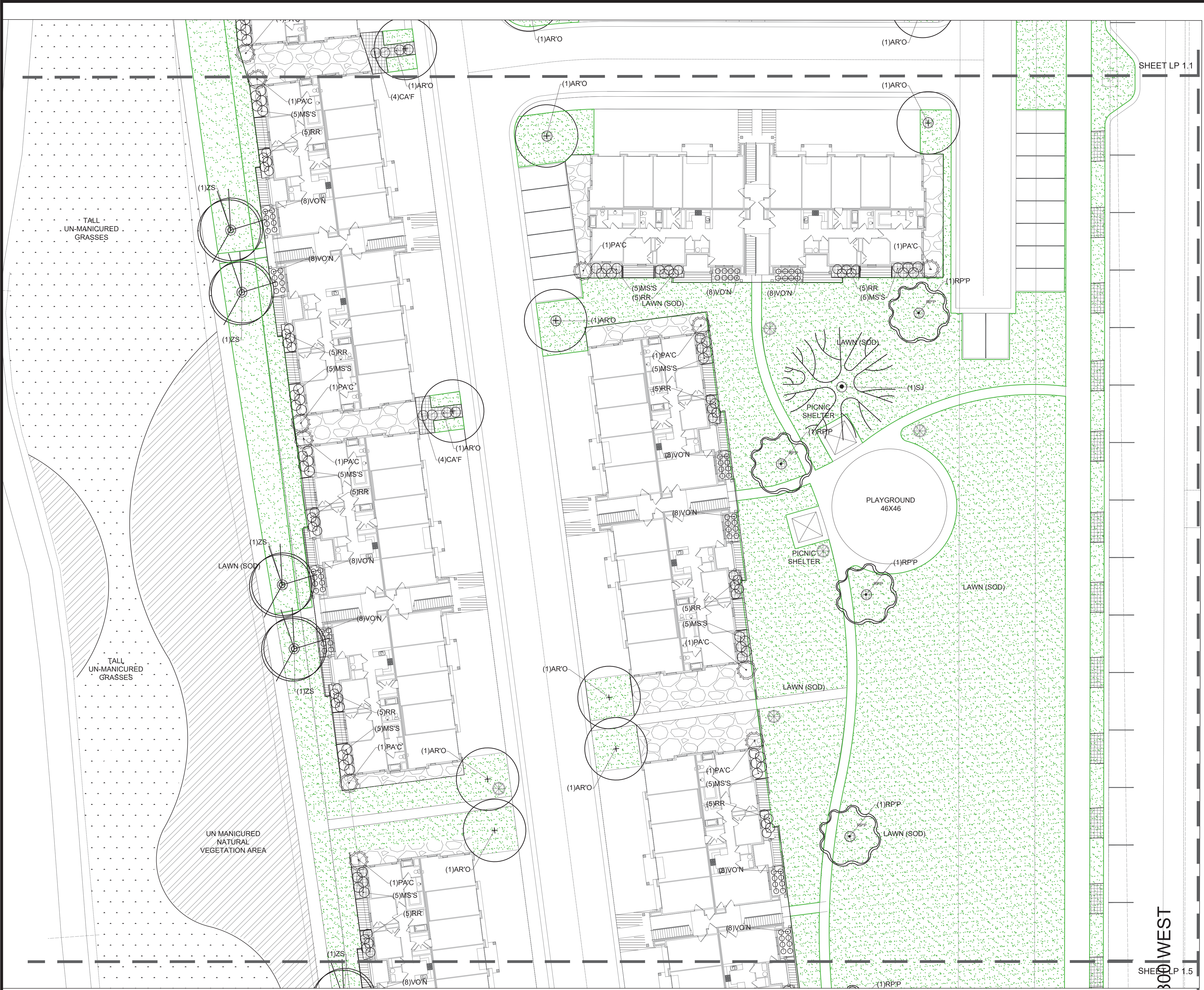
LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

PLOT DATE: 1/31/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.3



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 'CRINOZAM'	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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- TALL UN-MANICURED GRASSES
- UN-MANICURED NATURAL VEGETATION AREA

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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: 1/31/2019

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

LAKEFRONT VINEYARD, UTAH

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Developer / Property Owner:

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(801) 494-0150

Client / Engineer:

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

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www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/31/2019

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	
AR'O	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
PA'C	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'	TALL	LOW	
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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	

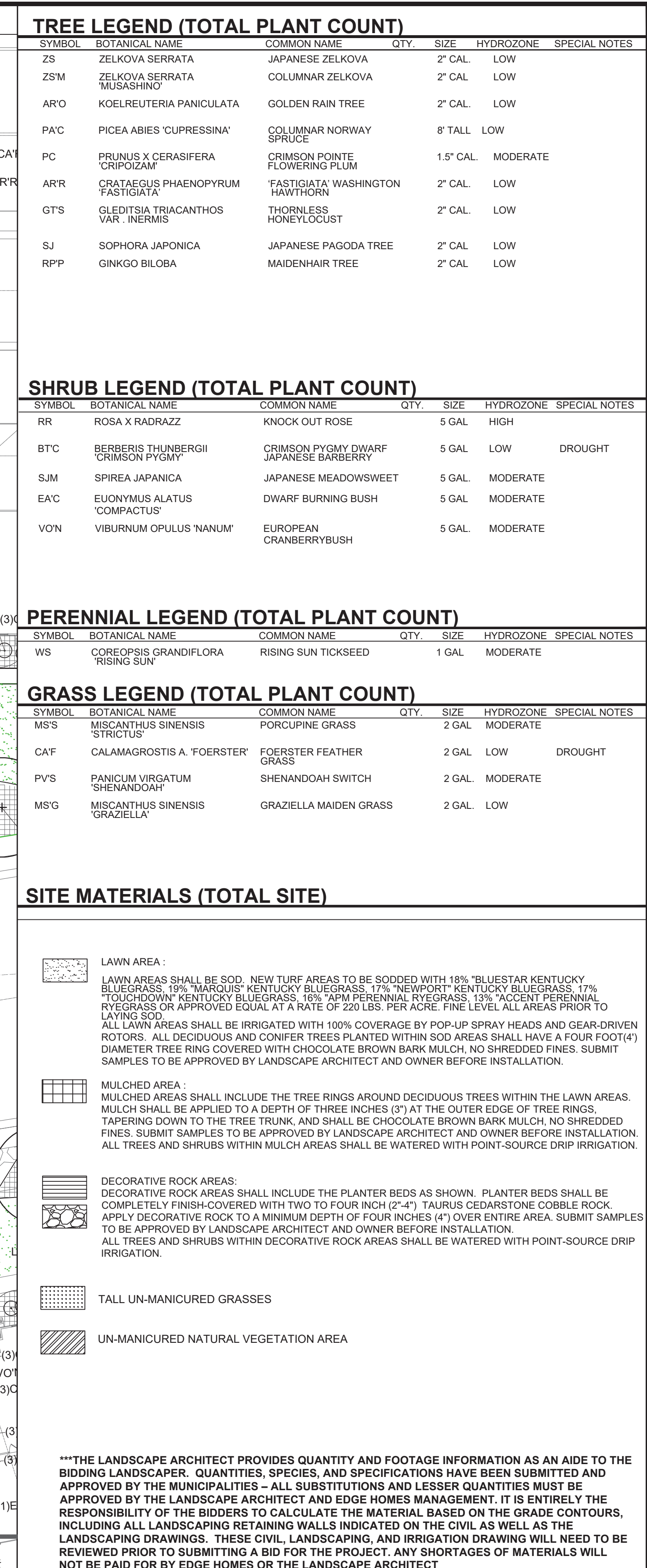
PERENNIAL LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
WS	COREOPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1	GAL.	MODERATE	

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	

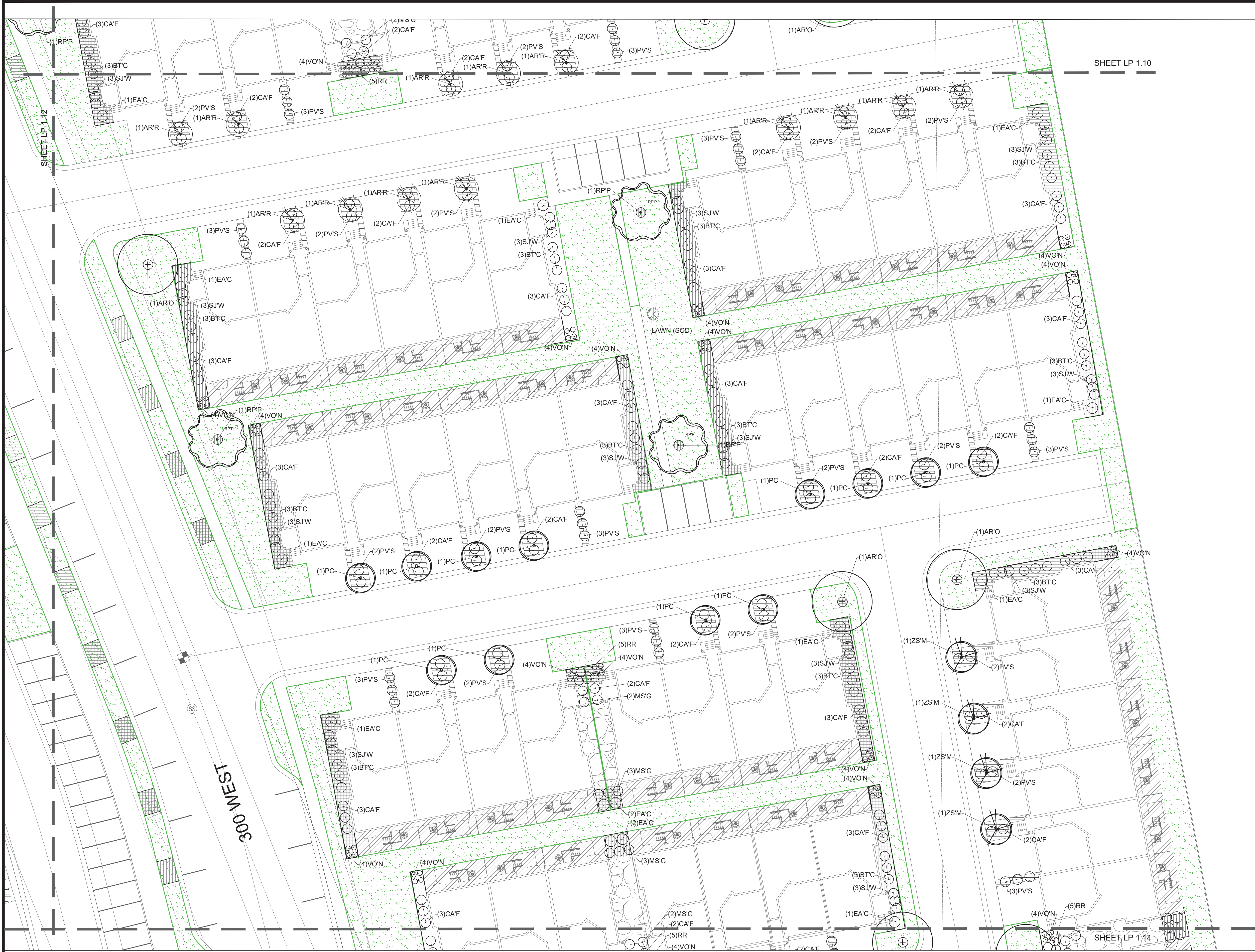
- SITE MATERIALS (TOTAL SITE)**
- LAWN AREA :
LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 18% "MARQUIS KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN KENTUCKY BLUEGRASS, 18% APM PERENNIAL RYEGRASS, 18% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
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 - 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																							
01-31-2019		UT18016		BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		N		EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150		PKJ DESIGN GROUP																									
<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					LAKEFRONT VINEYARD, UTAH		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 LP-1.6	
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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  LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.8		PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 1/31/2019
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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 'CRUICIZAM'	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.
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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TALL UN-MANICURED GRASSES

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ISSUE DATE
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NO. REVISION DATE

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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

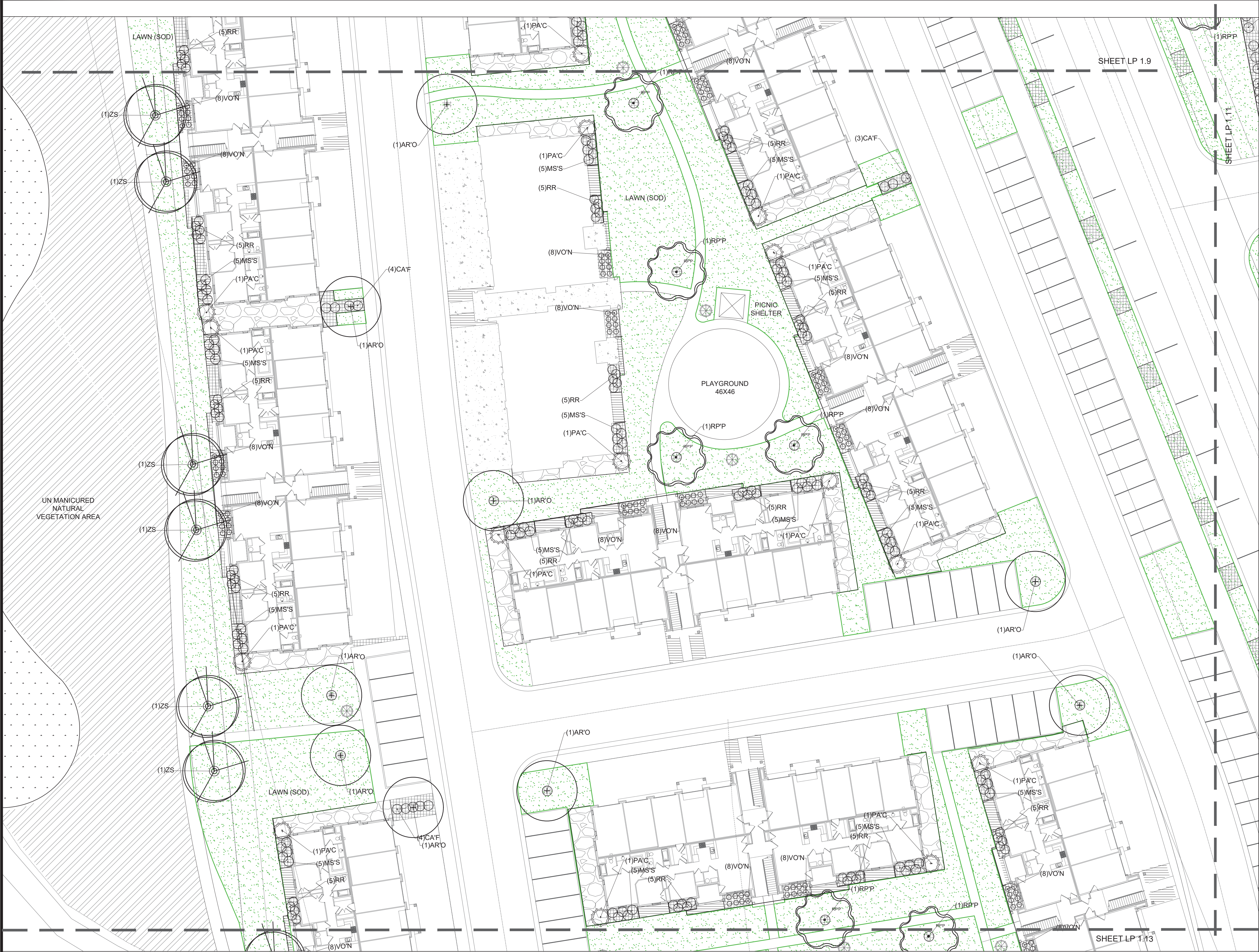
LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

P.M.: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/31/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.11



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	
ARO	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	CAL.	LOW	
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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 MEADOWSWEEP	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	2 GAL.		MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2 GAL.		LOW	

SITE MATERIALS (TOTAL SITE)

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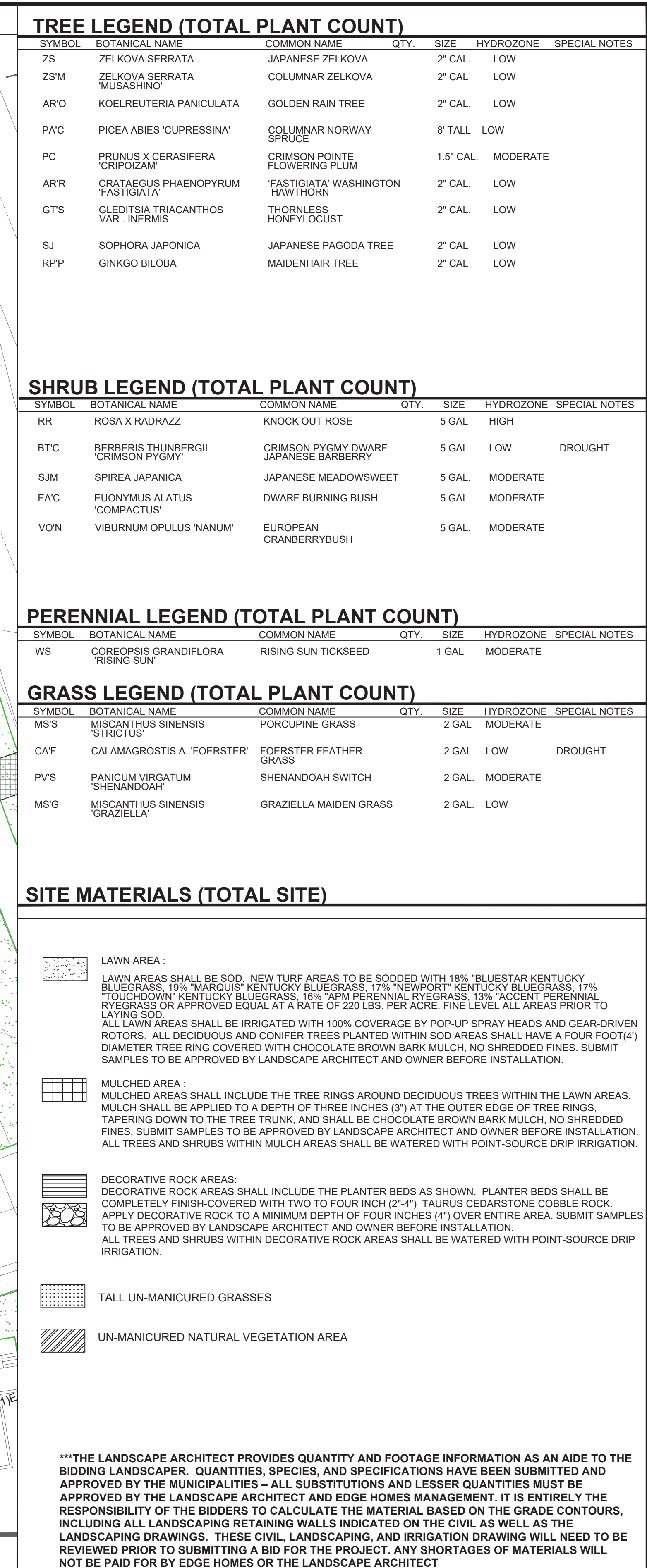
LANDSCAPE ARCHITECT / PLANNER

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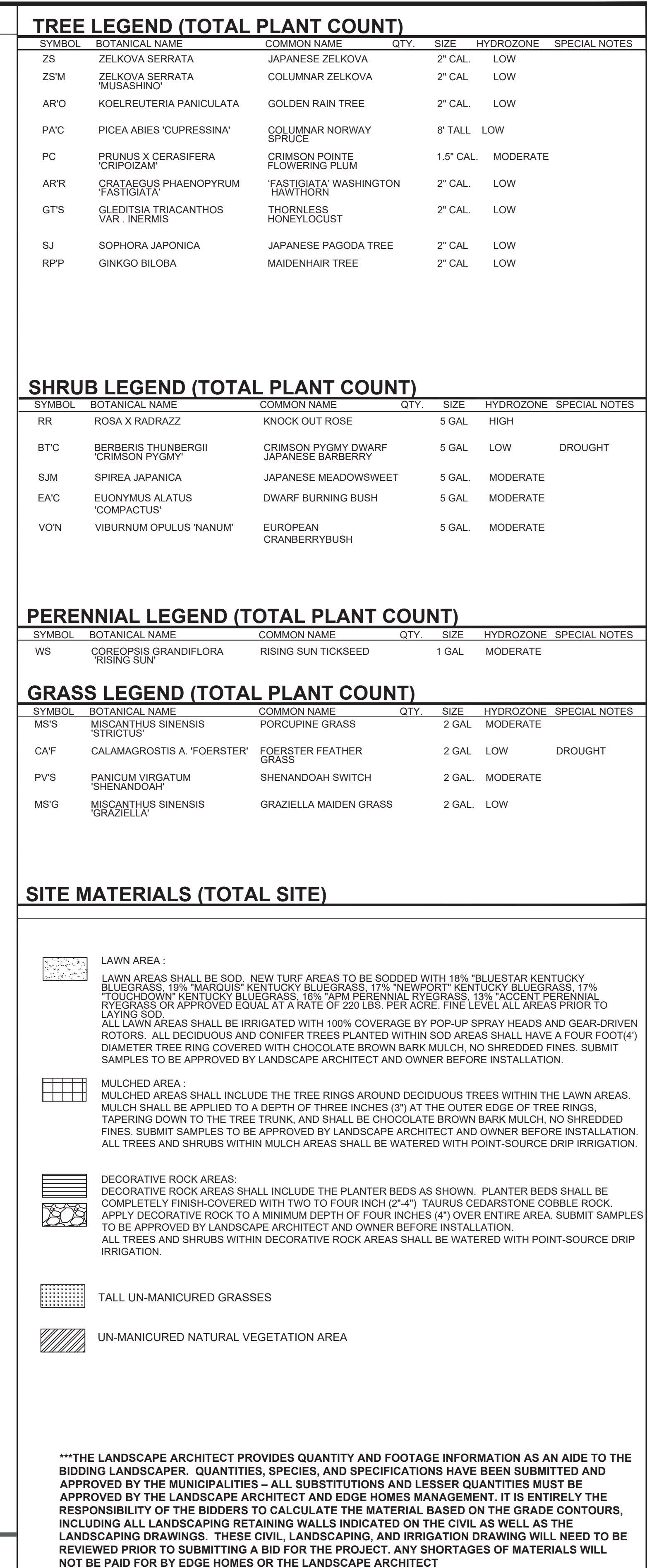
LICENSE STAMP

PLOT DATE: 1/31/2019

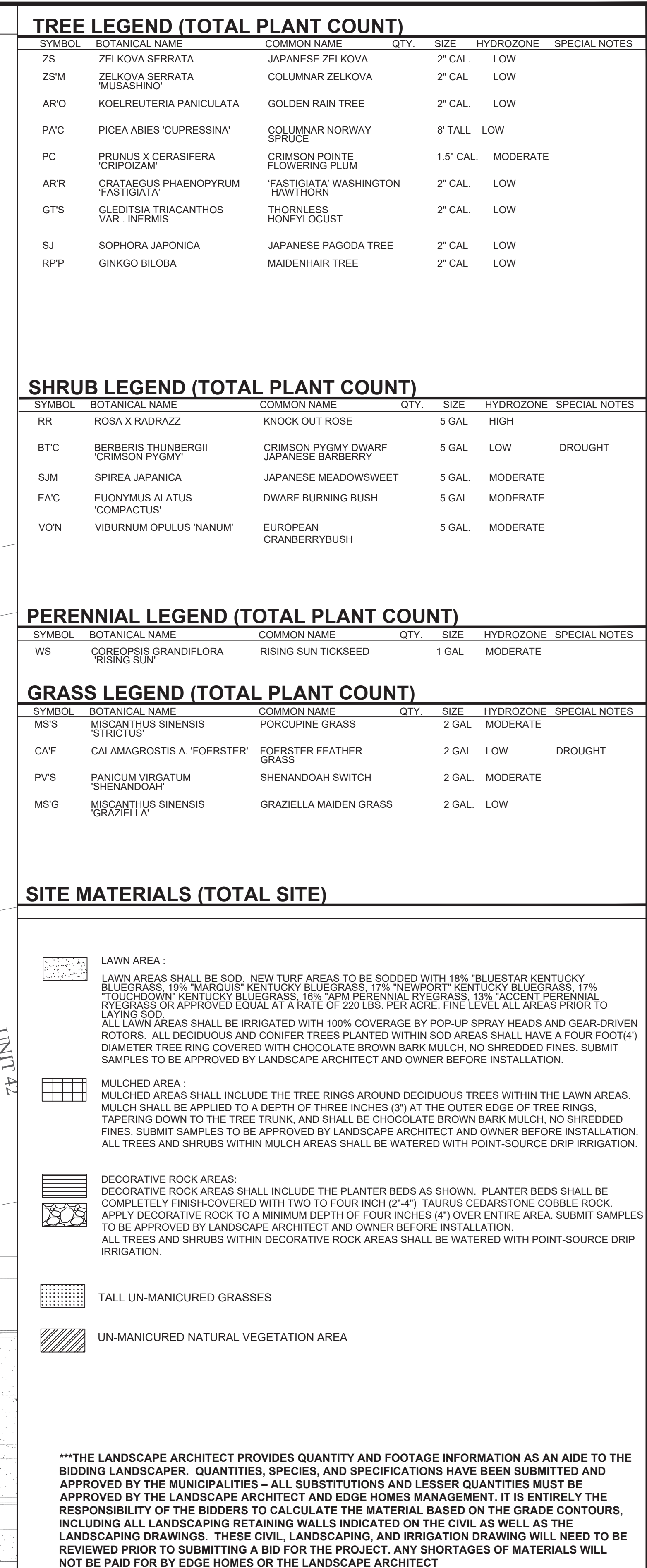
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.12



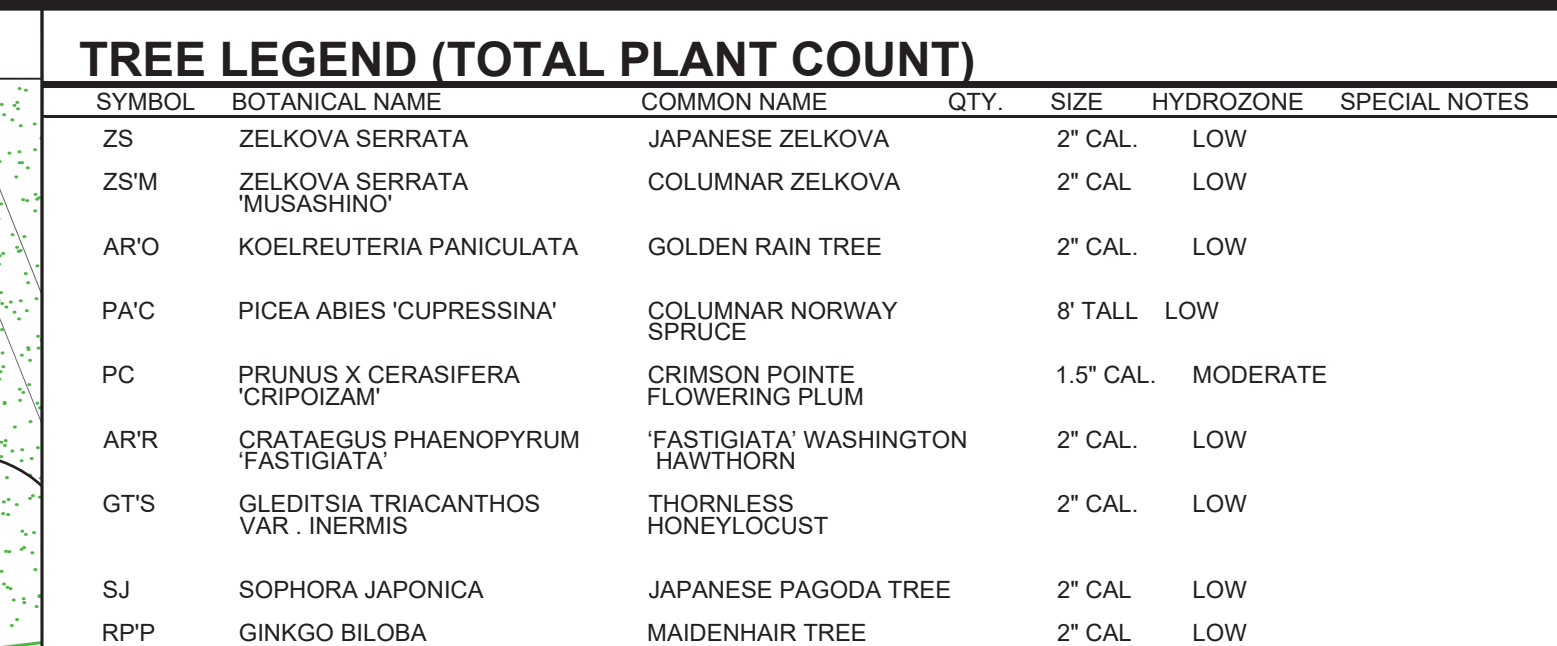
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LANDSCAPE PLAN	
PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.13	



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PRELIMINARY PLANS NOT FOR CONSTRUCTION	
LP-1.14	



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		LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.15	



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	
BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY		5 GAL.	LOW	DROUGHT
SJM	SPIREA JAPANICA	JAPANESE MEADOWSWEET		5 GAL.	MODERATE	
EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH		5 GAL.	MODERATE	
VO'N	VIBURNUM OPULUS 'NANUM'	EUROPEAN		5 GAL.	MODERATE	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

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		2 GAL.	MODERATE	
MS'G	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS		2 GAL.	LOW	

SITE MATERIALS (TOTAL SITE)

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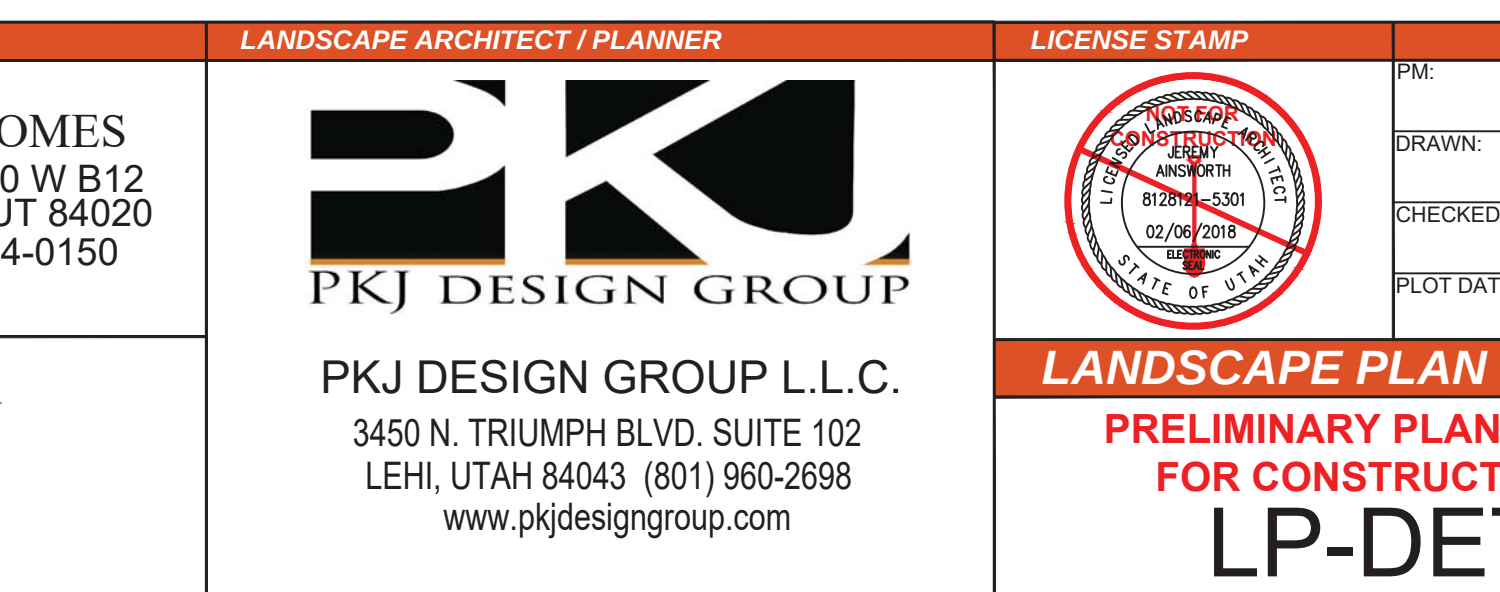
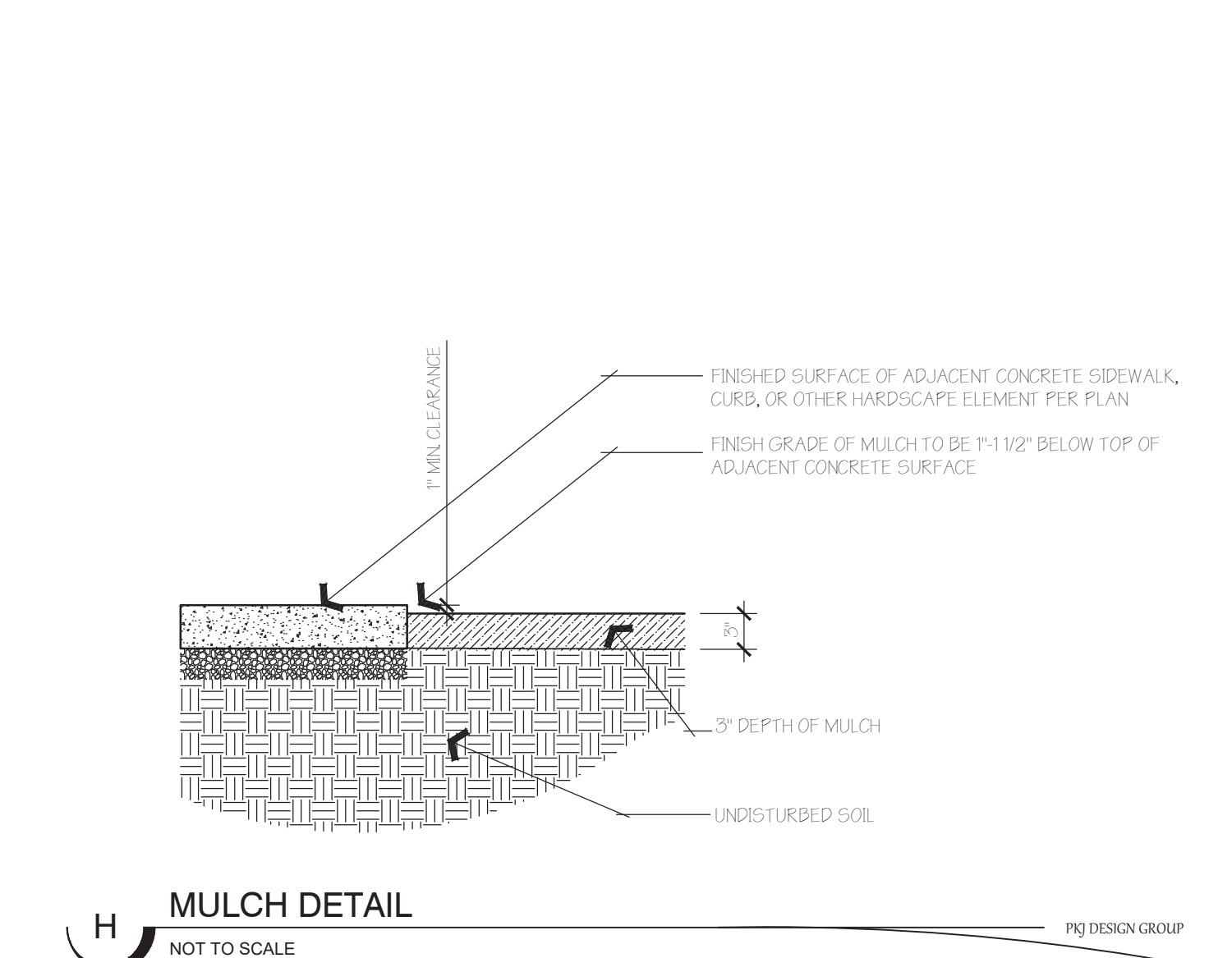
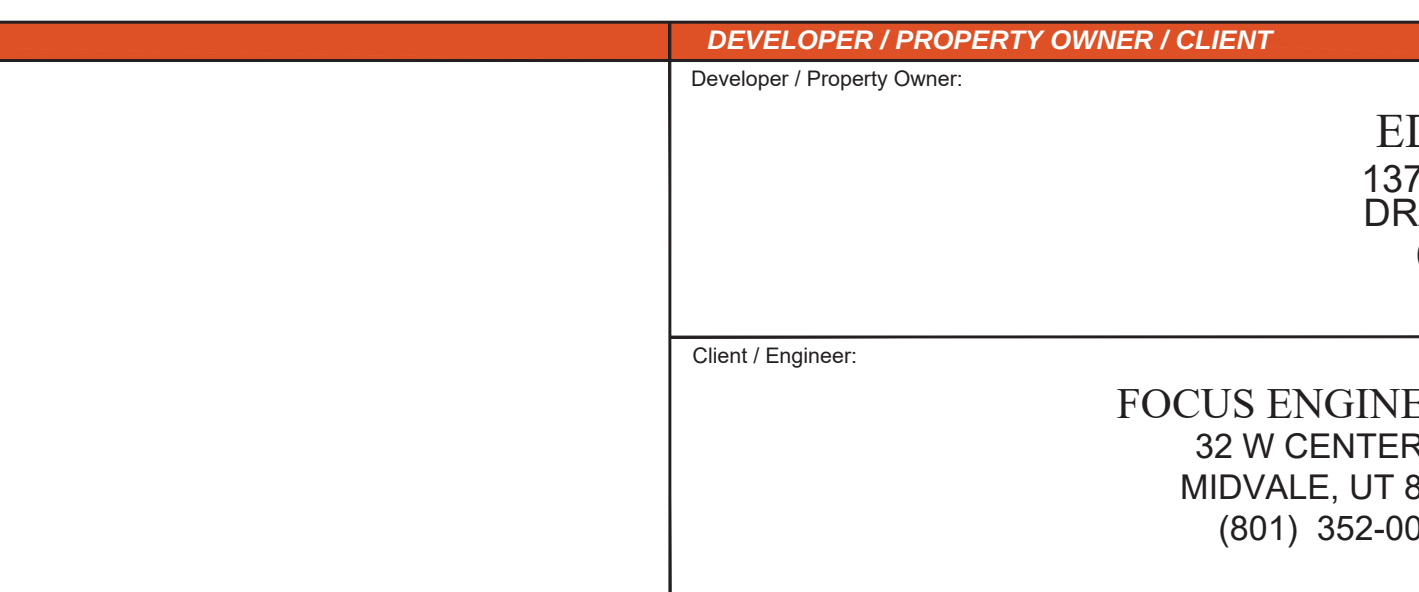
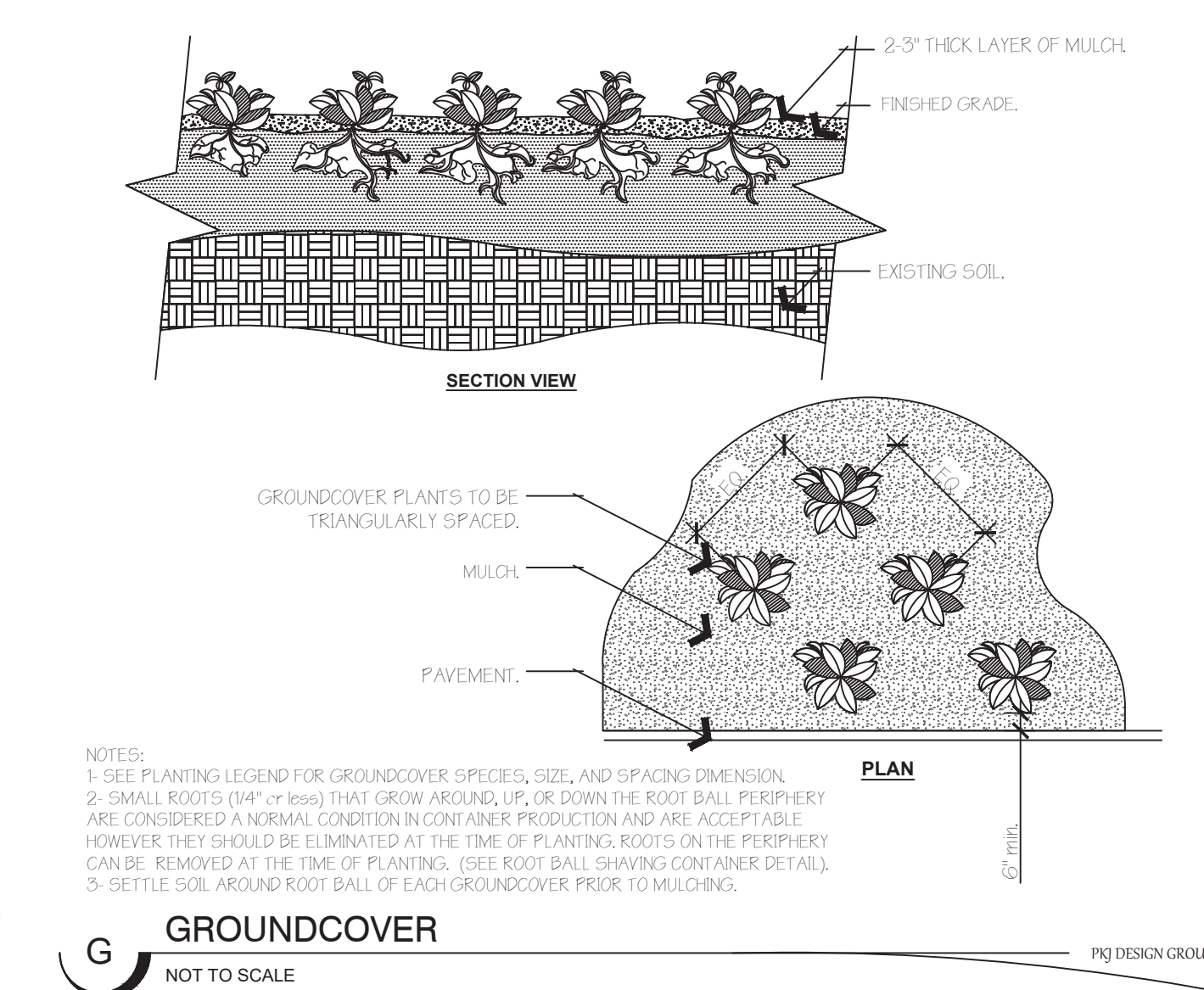
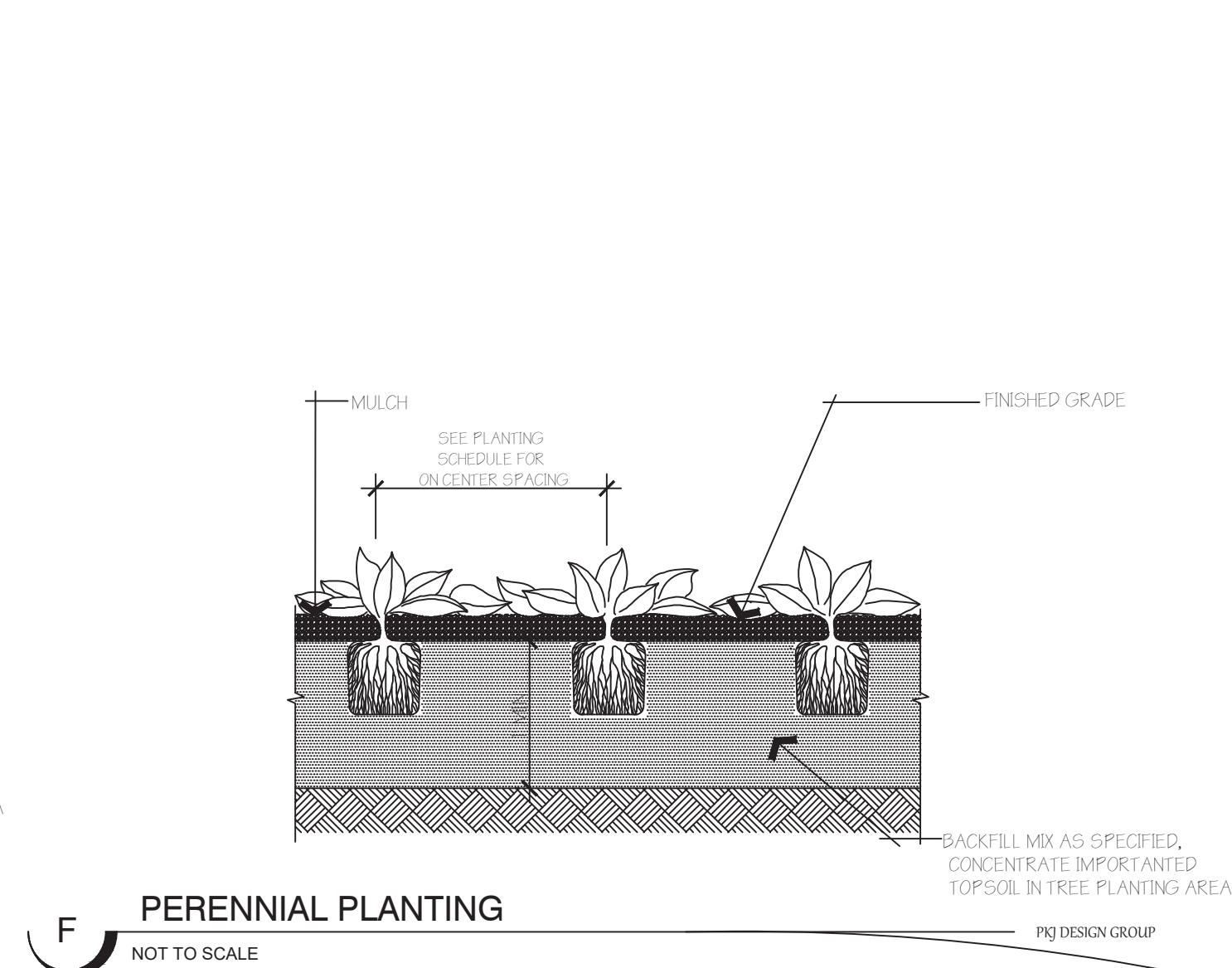
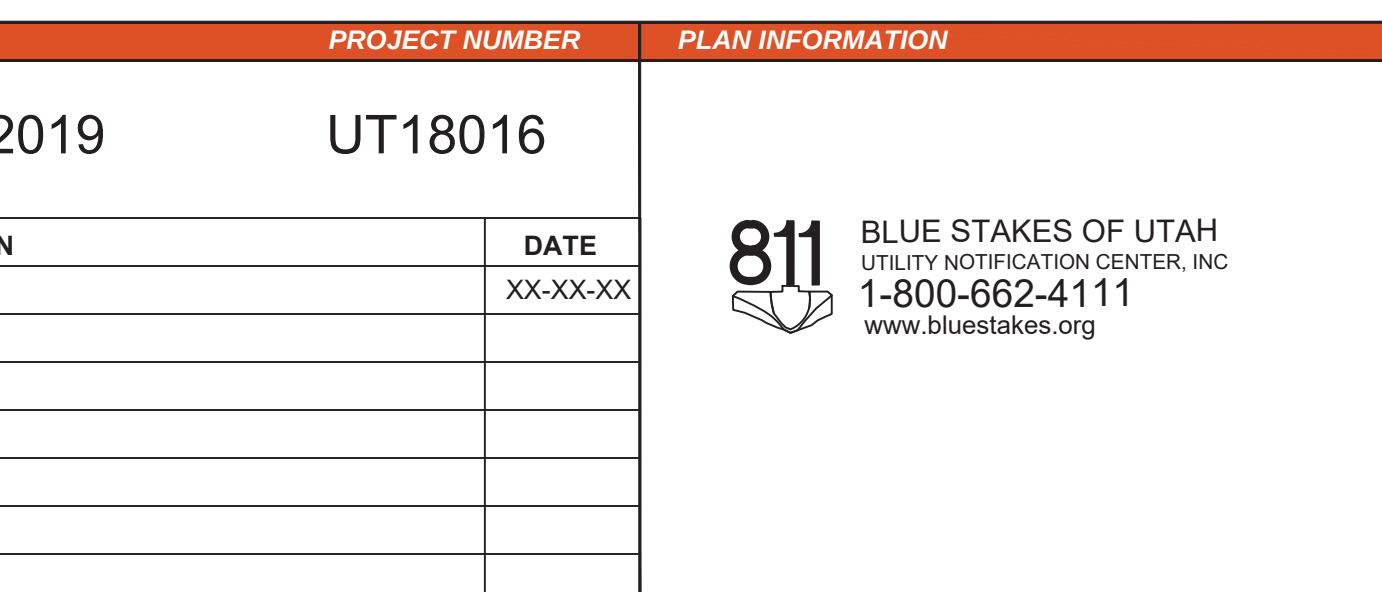
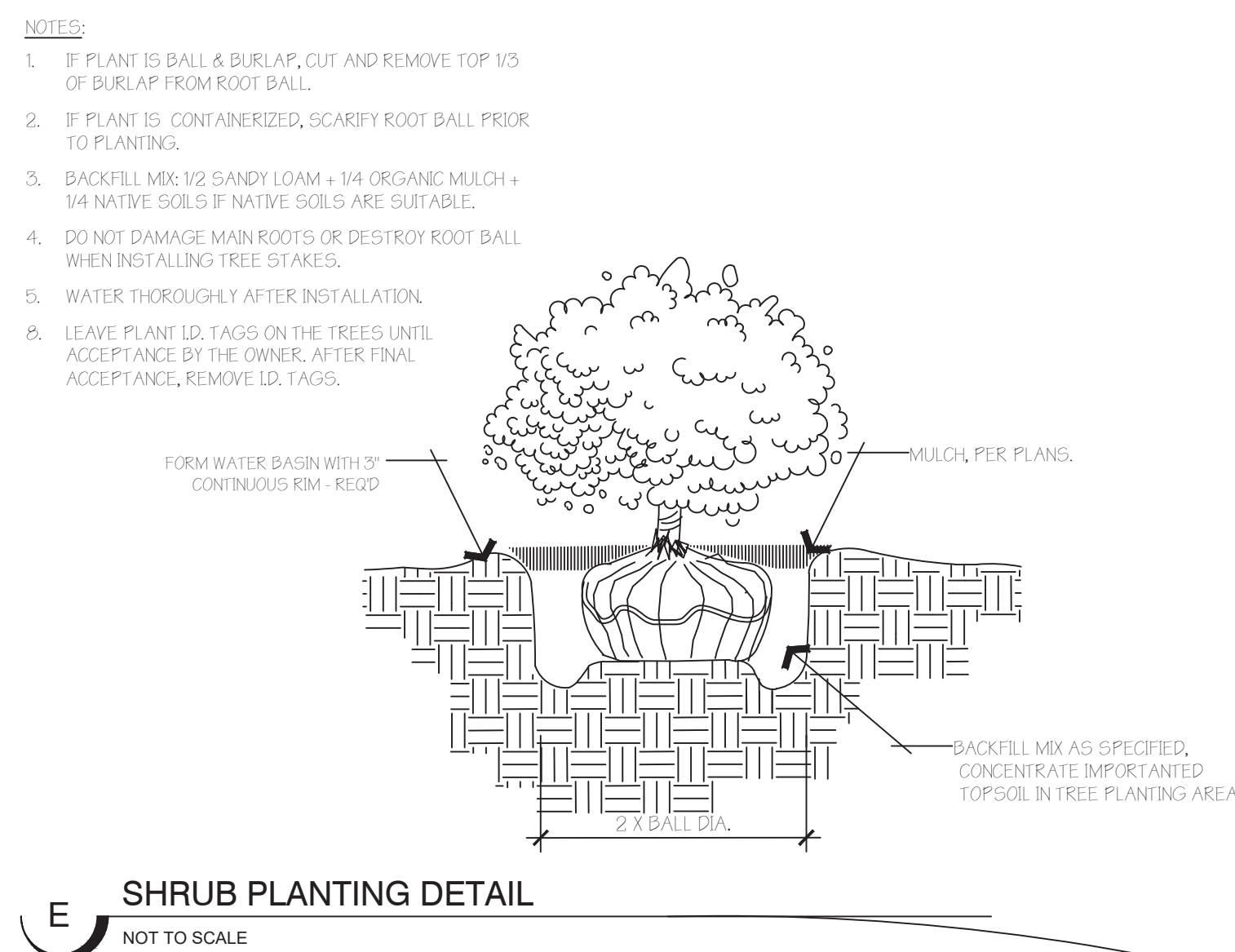
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT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

 **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 DRAWINGS RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING PLANS. 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

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP																							
01-31-2019			UT18016			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org N 0' 10' 20' 40' 80' GRAPHIC SCALE: 1" = 20'			LAKEFRONT VINEYARD, UTAH			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			PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			PKJ DESIGN GROUP 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 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 CONSTRUED 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 WRITING 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 SLP 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 TEE 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 ENGAGED IN 1/4" 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", 1 3/4" OR 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 1" 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 SETTILING. 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 OAR 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 STRUCTURES OR OBSTRUCTIONS TO ALLOW FOR PIPE OR WIRE WITHIN TO BE REMOVED IF NECESSARY. EXCLUDING SIDEWALKS 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 GLEU 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, PROTECTED 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 BOX 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" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL. ONLY WHEN MAIN LINE EXCEEDS 2" DIAMETER.

7. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

8. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS MANUFACTURED BY RAINBIRD OR APPROVED EQUAL AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.

9. INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION.

10. CONTRACTOR ACCORDING TO THE WORK SCOPE AND MASTER SERVICE AGREEMENT SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.

11. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3" OF EXTRA WIRE. INSTALL 2-WIRE SYSTEM AND A LOOP CONFIGURATION PER MANUFACTURERS SPECIFICATION.

12. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

13. SPACE ALL SPRAY HEADS 2' AWAY FROM ANY HARDCAPE.

14. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM 50% DISTRIBUTION UNIFORMITY OF 80%.

15. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.

16. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.

17. ALL WORK SHALL BE IN ACCORDANCE WITH JURISDICTIONAL CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.

18. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.

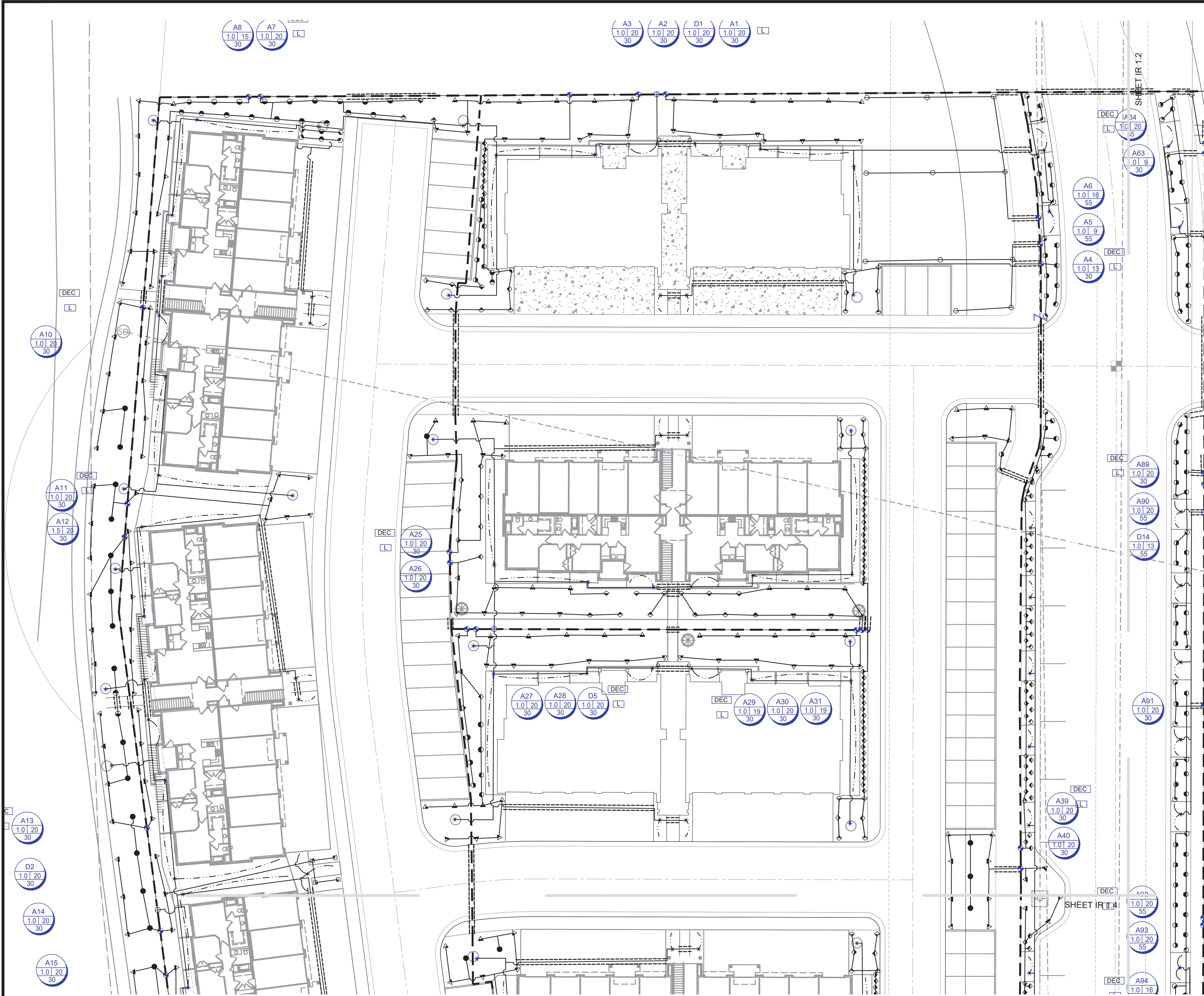
19. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.

20. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE SPRINKLER NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDCAPES.

21. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

REFERENCE MAP

IR1.1	IR1.2
IR1.4	IR1.3
IR1.5	IR1.6
IR1.8	IR1.7
IR1.9	IR1.10
IR1.12	IR1.11
IR1.13	IR1.14
IR1.16	IR1.15



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 NOZZLES AS NECESSARY
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.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'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 30'	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 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
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																																																
<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																											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	

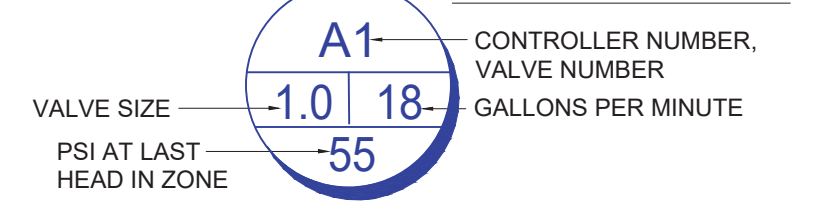
Note: Begin irrigation 4:00 am, only 1 cycle per day.

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		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



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'

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

LANDSCAPE ARCHITECT / PLANNER

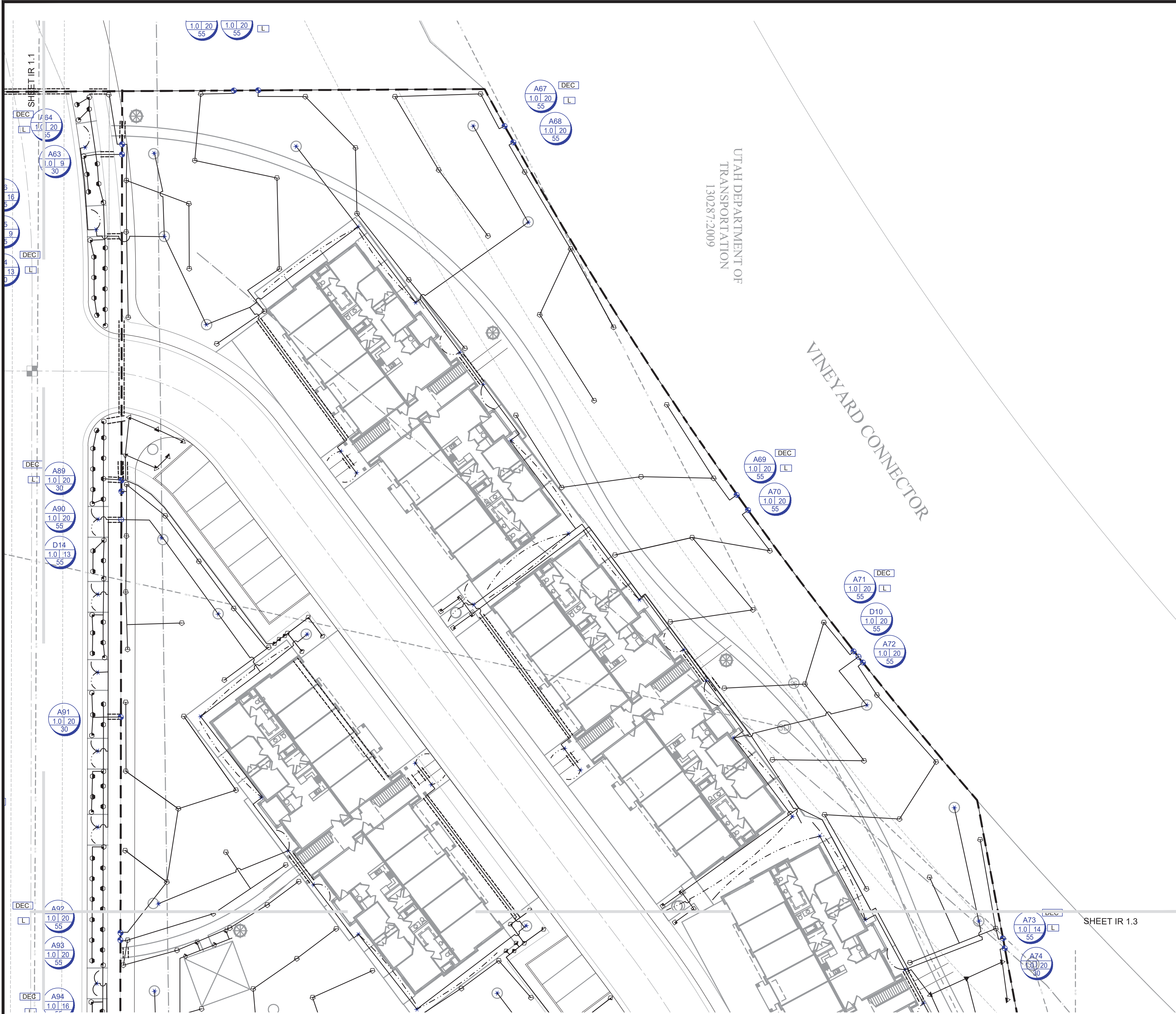
PKJ DESIGN GROUP

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

LICENSE STAMP

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PLOT DATE: 12/13/2018

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
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	130	1.74	1.95	2.60	--	--	--	
4" SPRAY POP UP MPR 15' RADIUS	Q.T.H.T.T	15'	30	92	123	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	--	--	--	
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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
DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS										--	--	--	INSTALL FLUSH CA
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DRIP LINE: TUBING COMMERCIAL GRADE										--	--	--	SEE DETAIL
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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
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Note: Begin irrigation 4:00 am, only 1 cycle per day.

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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

VALVE ID TAG

VALVE SIZE	A1-1.0 18-55	CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE
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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

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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
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MIDVALE, UT 84047
(801) 352-0075

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP

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www.pkjdesigngroup.com

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12/13/2017

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DRAWN: KBA
CHECKED: TM
PLOT DATE: 12/13/2018

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 NOZZLES AS NECESSARY
●	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.F	12"	30	65	87	130	1.74	1.95	2.60	--	--	
▽	4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.TT	15"	30	92	123	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'	O.T.H.F	varies	30	varies	varies	varies	na	na	varies	--	--	
○	4" SPRAY POP UP ROTOR SERIES NOZZLES: 60'	O.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
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
⊗	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 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"

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)

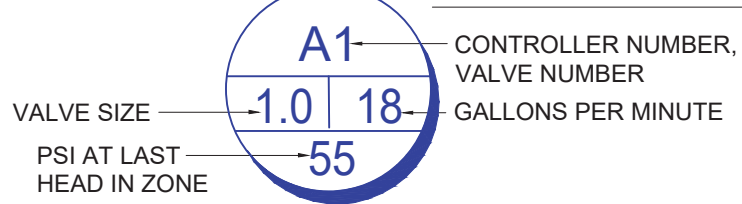
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

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



- 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
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

LICENSE STAMP
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: 12/13/2018

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.3



IRRIGATION LEGEND													
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM				TQ	F	QTY	REMARKS	
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	130	1.74	1.95	2.60	--	--		
4" SPRAY POP UP MPR 15" RADIUS	Q.T.H.T.T.	15"	30	92	123	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 LOCA	
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 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	
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	

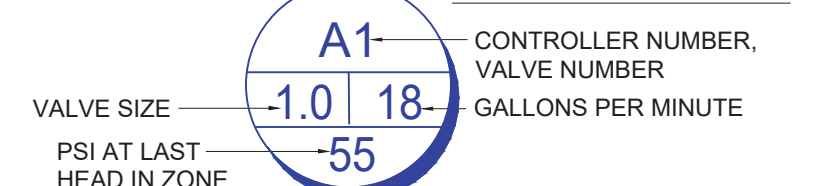
Note: Begin irrigation 4:00 am, only 1 cycle per day.

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		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



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

ISSUE DATE
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PROJECT NUMBER
UT18016

PLAN INFORMATION
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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PROJECT INFORMATION

VINEYARD SHORES

VINEYARD, UTAH

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

CLIENT / ENGINEER
FOCUS ENGINEERING
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LICENSE STAMP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.4

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 12/13/2018



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.F	12'	30	.65	.87	1.30	1.74	1.95	2.60	--	
4" SPRAY POP UP MPR 15' RADIUS		Q.T.H.F	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 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
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2" T SUPER FILTER - RECOMMENDATIONS (130 MICRON)											--	SEE DETAIL
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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
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PROVIDE 2 WIRE LOOP SYSTEM.											--	SEE DETAIL

DRIP ZONE						

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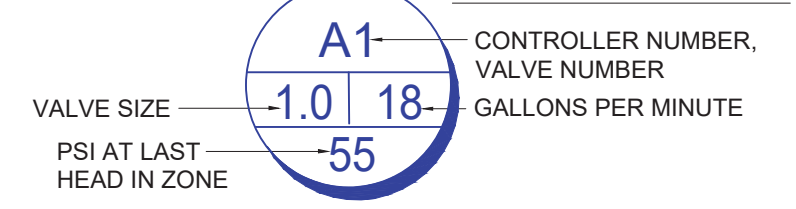
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PLAN INFORMATION

811

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PROJECT INFORMATION

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VINEYARD, UTAH

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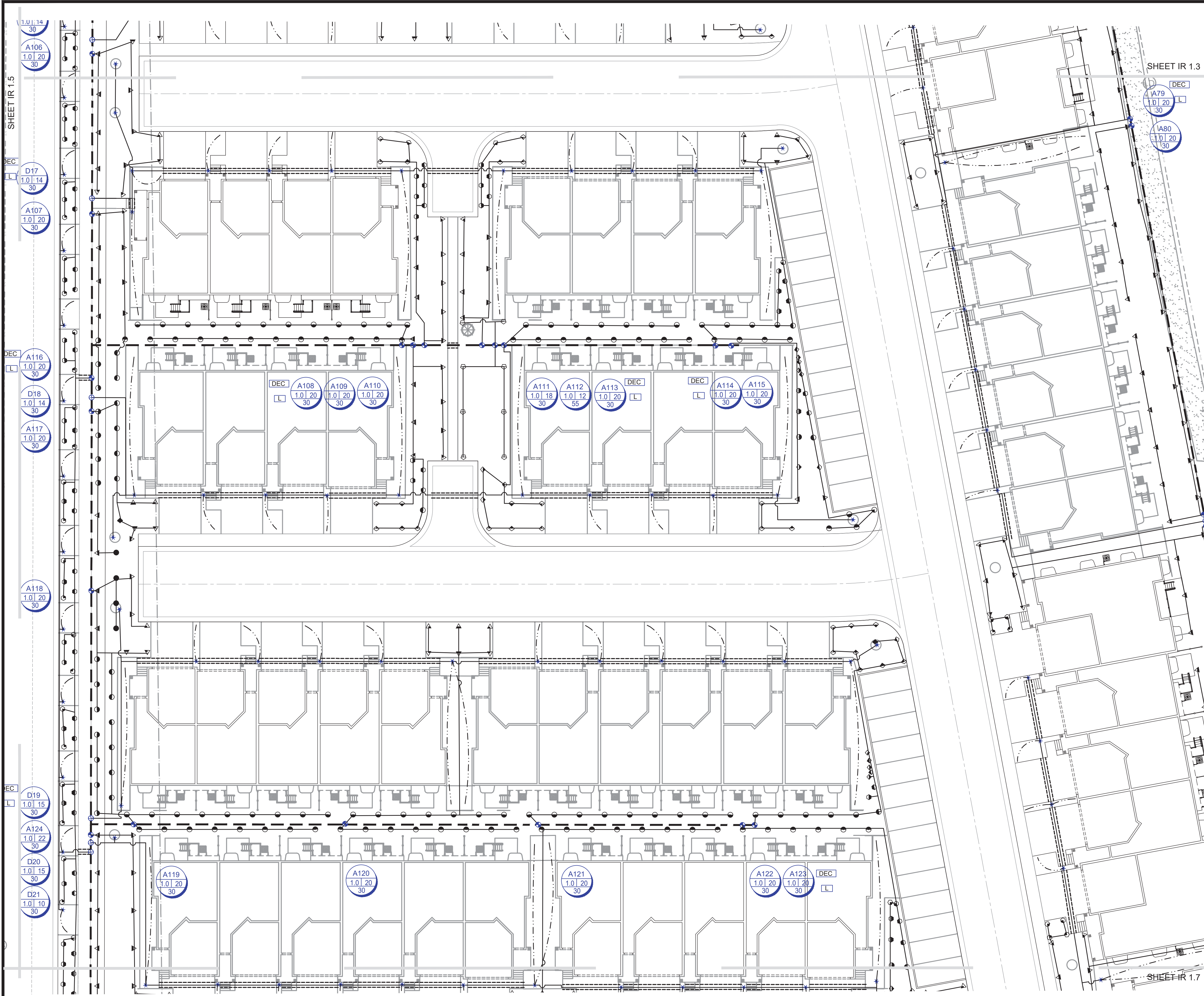
LICENSE STAMP

JTA
KBA
TM
12/13/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.5



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 12" RADIUS	Q.T.H.T.T.F	12"	30	.65	.87	1.30	1.74	1.95	2.60	--		
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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 30'	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	
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	
○	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-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 CH	
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	SEE PIPE SIZING CH	
---	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	XF5-09-18	.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	

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
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

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																							
<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					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		PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 12/13/2018 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-1.6	
NO.	REVISION	DATE																															
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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.TQ	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.											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" RND. 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 PIPE SIZING CHART	
	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)								
	Turf	Shrubs	15 min	15 min	15 min	Wed	Thurs	Sat
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

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	45 min	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
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

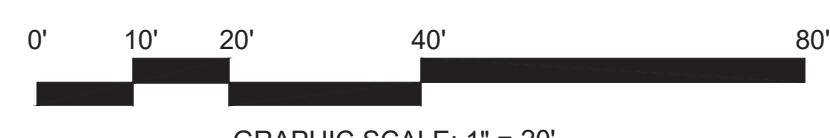
VALVE ID TAG

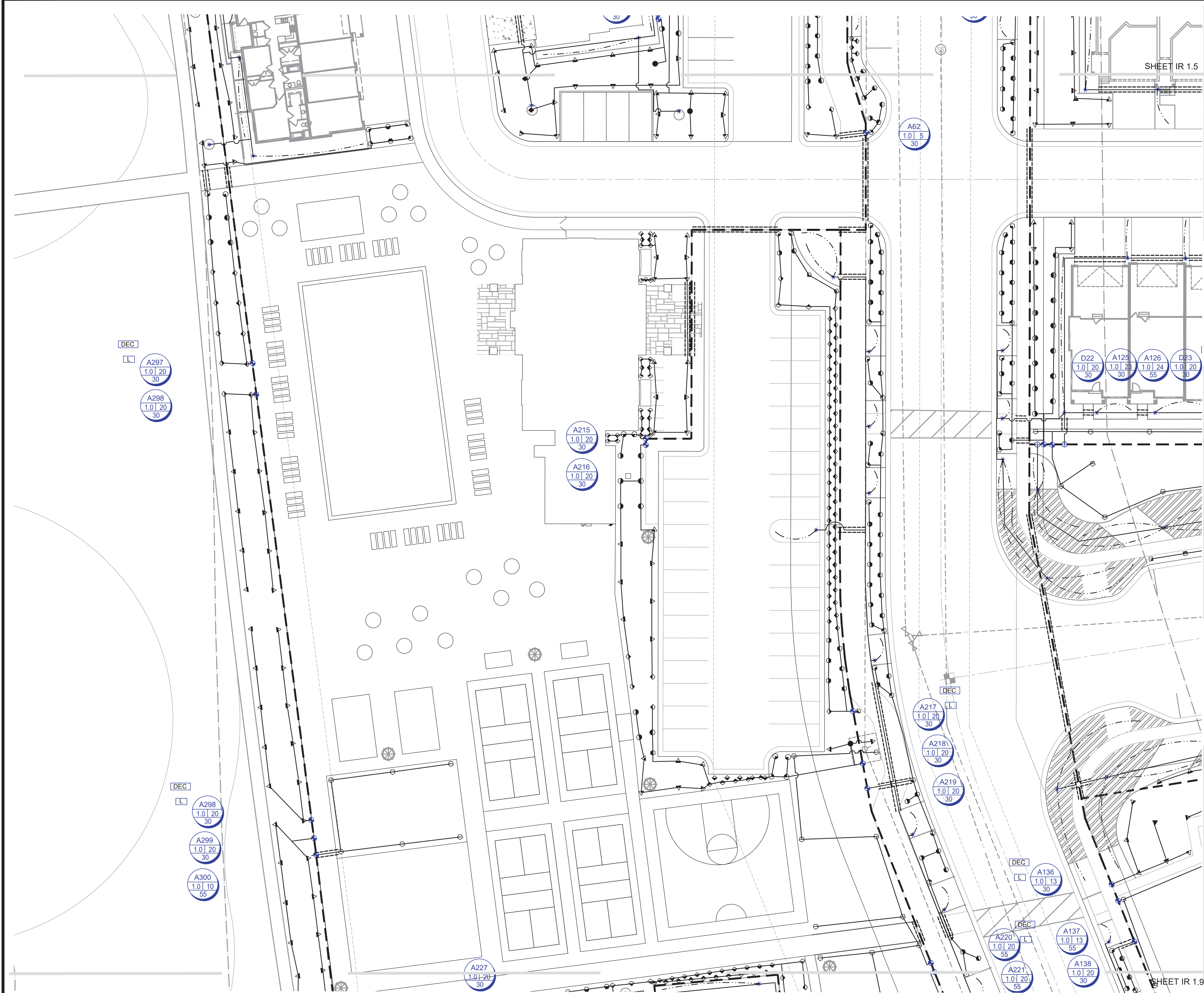
CONTROLLER NUMBER, VALVE NUMBER, GALLONS PER MINUTE

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		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																											
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												IR-1.7																									



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM						QTY	REMARKS
					Q	T	H	TT	TQ	F		
SHEET IR 1.5	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	.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	5.6	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
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
	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 CH
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART										--	SEE PIPE SIZING CH
	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
	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	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	40 psi

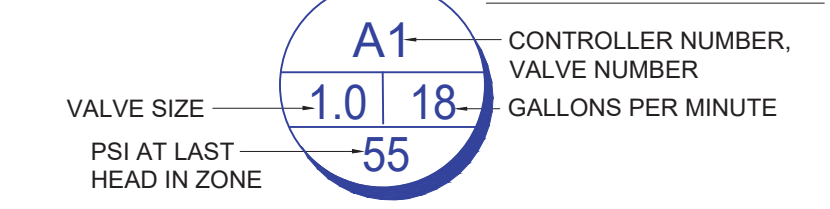
Note: Begin irrigation 4:00 am, only 1 cycle per day.

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

NO. REVISION DATE
1 XXXX XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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
12/13/2017
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.8

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 12/13/2018



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							Q
					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	.78	na	na	1.58		
◆	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T.Q.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.											
DEC	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: 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					

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
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min

A1

1.0

18

55

VALVE ID TAG

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

ISSUE DATE
12-17-2018

PROJECT NUMBER
UT18016

PLAN INFORMATION

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

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

LICENSE STAMP

PKJ DESIGN GROUP

12/13/2017

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.9

NO. REVISION DATE

1 XXXX XX-XX-XX

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811

THE STAKES OF UTAH

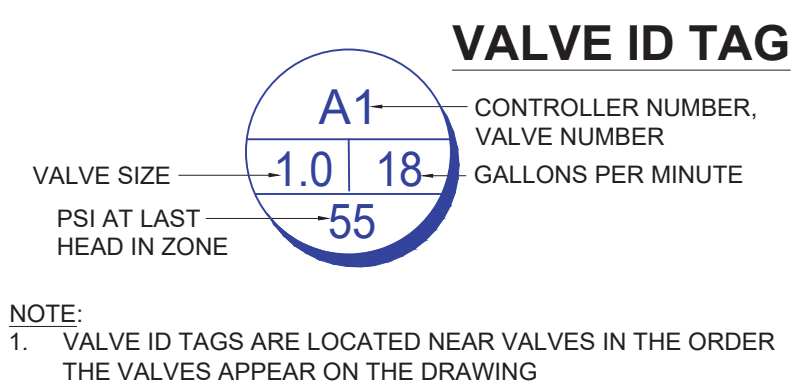
NOTIFICATION CENTER, INC.

801-662-4111

www.thestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'



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:
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ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
12-17-2018			UT18016			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org N 0'10'20'40'80' GRAPHIC SCALE: 1" = 20'			VINEYARD SHORES VINEYARD, UTAH			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			PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			NOT FOR CONSTRUCTION UNTIL 12/19/2017 CA PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 12/13/2018 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-1.10		
NO.	REVISION	DATE																		
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7																				



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	.40	
●	4" SPRAY POP UP MPR 8" RADIUS	Q.T.H.F.	8"	30	.26	.35	.52	na	na	1.05	
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⊖	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.Q.F.	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.										
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
L	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 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										
---	DRIPLINE: 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										
---	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					

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
Shrubs	30 min	30 min	45 min	45 min	45 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

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 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: 12/13/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.11



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							Q
					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	.75	na	na	1.58		
◆	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T.Q.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.											
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.											
L	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: 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																																															
<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																											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 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
Turf	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	40 psi

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

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

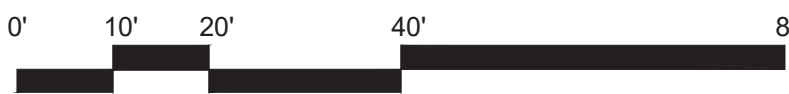
VALVE ID TAG

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		Developer / Property Owner: EDGE HOMES 13702 S 200 W B12 DRAPER, UT 84020 (801) 494-0150		 PKJ DESIGN GROUP																							
<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			 0' 10' 20' 40' 80' GRAPHIC SCALE: 1" = 20'		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		PLOT DATE: 12/13/2018	
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										LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-1.12																							



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM							Q
					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	78	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			
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: 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	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
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min

VALVE ID TAG

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

0'

10'

20'

40'

80'

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.
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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: 12/13/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.13



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	.75	na	na	1.58	
◆	4" SPRAY POP UP MPR 12" RADIUS	Q.T.H.T.T.Q.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.										
DEC	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: TUBING COMMERCIAL GRADE										
⬢	CLASS 200 SLEEVE PER PLAN										
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM										
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
	XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"
	TOTAL DRIP ZONE FLOW	20 GPM			TIME TO APPLY 1 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
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0
							Operating Pressure
							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
Turf	Turf	15 min	15 min		15 min		15 min
Shrubs	Shrubs	45 min		45 min		45 min	
							Operating Pressure
							30 psi

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

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

VALVE ID TAG

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

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PLAN INFORMATION

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VINEYARD, UTAH

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(801) 494-0150

Client / Engineer:

FOCUS ENGINEERING
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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: 12/13/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-1.14



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	.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	.75	na	na	1.58	
4" SPRAY POP UP MPR 12" RADIUS		Q.T.H.TQF	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											
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	XF5-09-18	.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	

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
Shrubs	30 min	30 min	45 min	45 min	45 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
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

GRAPHIC SCALE: 1" = 20'

VINEYARD SHORES
VINEYARD, UTAH

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

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

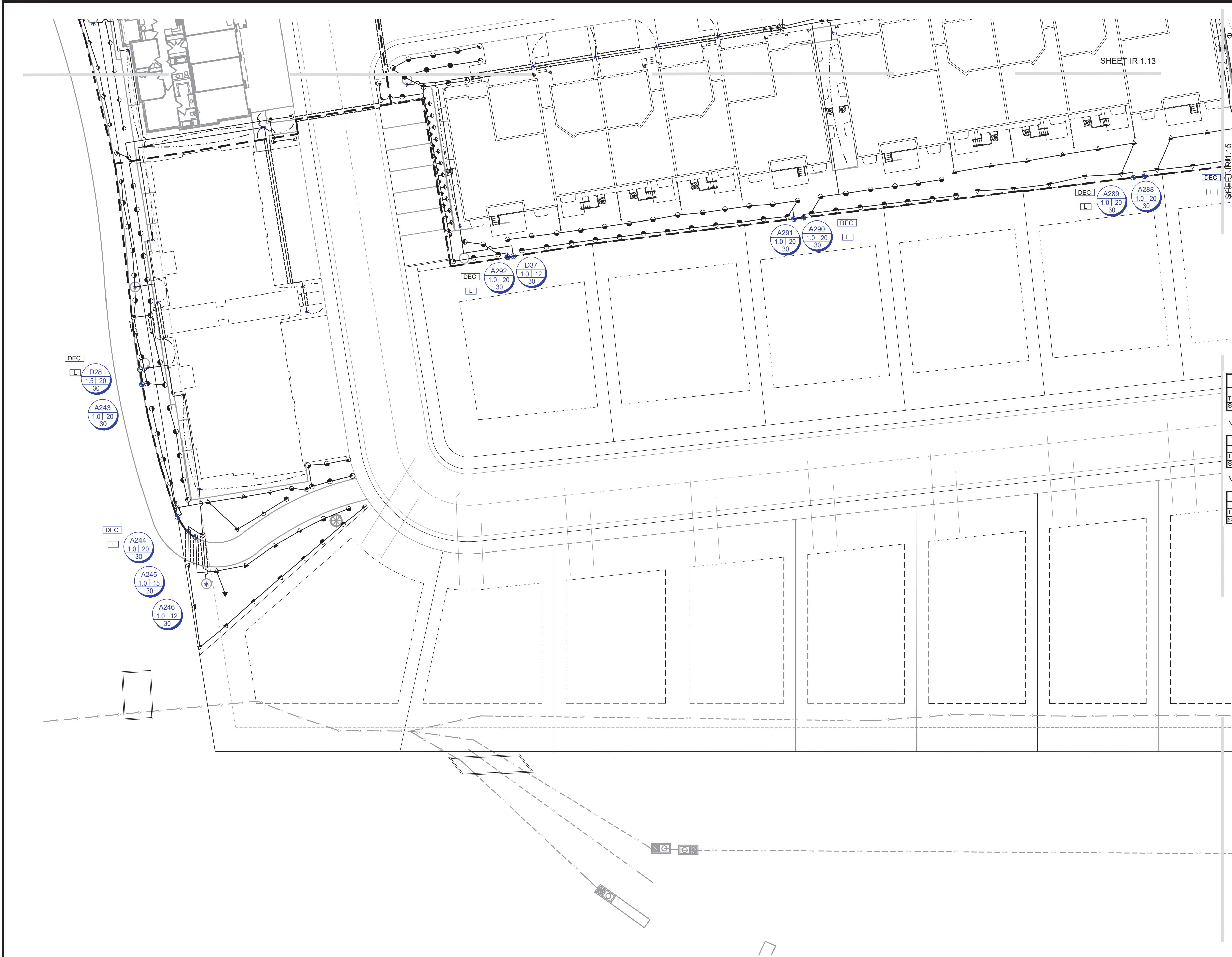
Client / Engineer:
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP

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
JTA
KBA
TM
12/13/2018

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-1.15



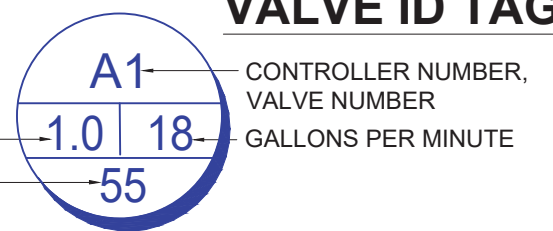
IRRIGATION LEGEND											
SYMBOL	MANUFACTURER—MODEL NUMBER	PAT.	RD.	PSI	GPM						Q
					Q	T	H	TT	TQ	F	
◆	4" SPRAY POP UP MPR 5' RADIUS	Q.T.H.F	5'	30	.10	.15	.20	na	na	.40	
●	4" SPRAY POP UP MPR 8' RADIUS	Q.T.H.F	8'	30	.26	.35	.52	na	na	1.05	
●	4" SPRAY POP UP MPR 10' RADIUS	Q.T.H.F	10'	30	.39	.53	.75	na	na	1.58	
◆	4" SPRAY POP UP MPR 12' RADIUS	Q.T.H.T.T.Q.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.										
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
L	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.										
+	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE										
2"	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: 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	XFS-09-18	.9 GPH	18"	18"	
TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1 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	Thurs	Fri	Sat	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	25 min	0	25 min	0	25 min	0	40 psi

Regular Irrigation Schedule (see Seasonal Differential Chart)							
Type	Sun	Mon	Tues	Wed	Thurs	Fri	Operating Pressure
Turf	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	45 min	45 min	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
Shrubs	30 min	30 min	45 min	45 min	45 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
12-17-2018

PROJECT NUMBER
UT18016

PLAN INFORMATION

PROJECT INFORMATION

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
JTA
KBA
TM
12/13/2018

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

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

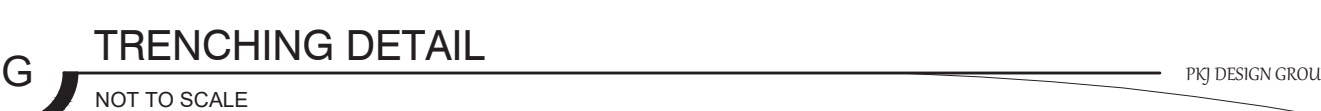
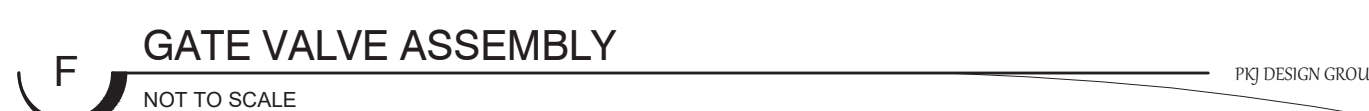
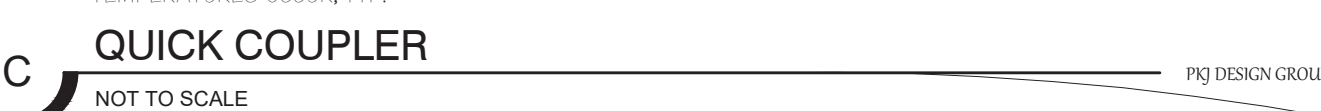
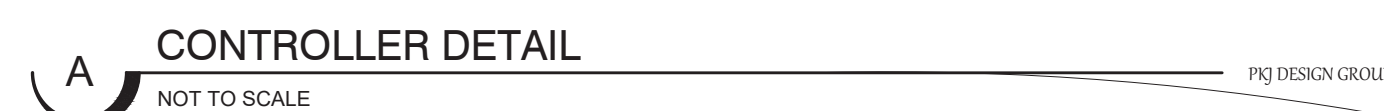
GRAPHIC SCALE: 1" = 20'

VINEYARD SHORES
VINEYARD, UTAH

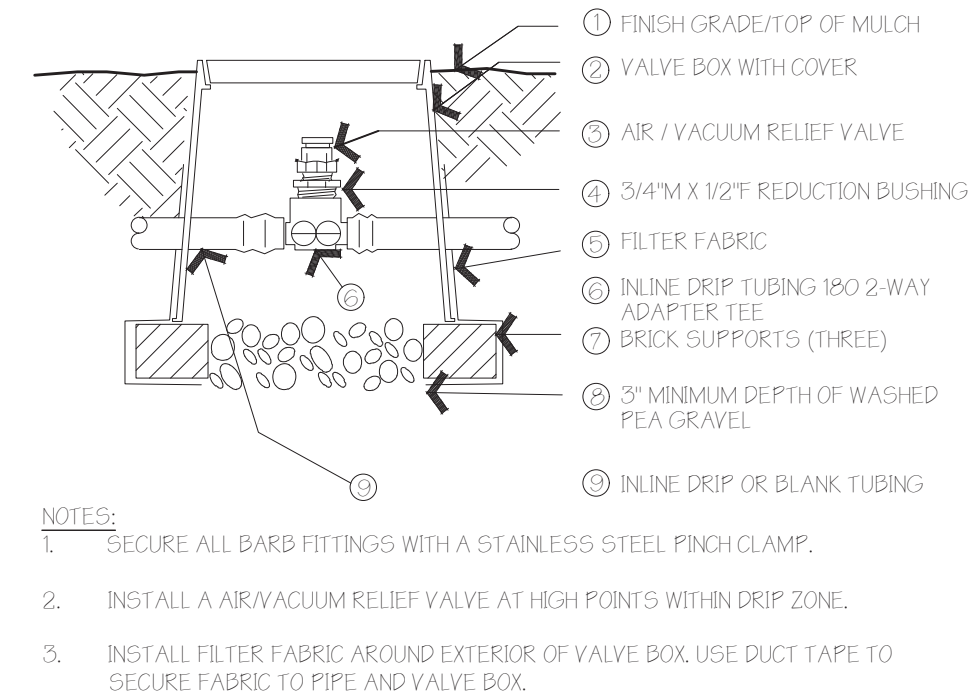
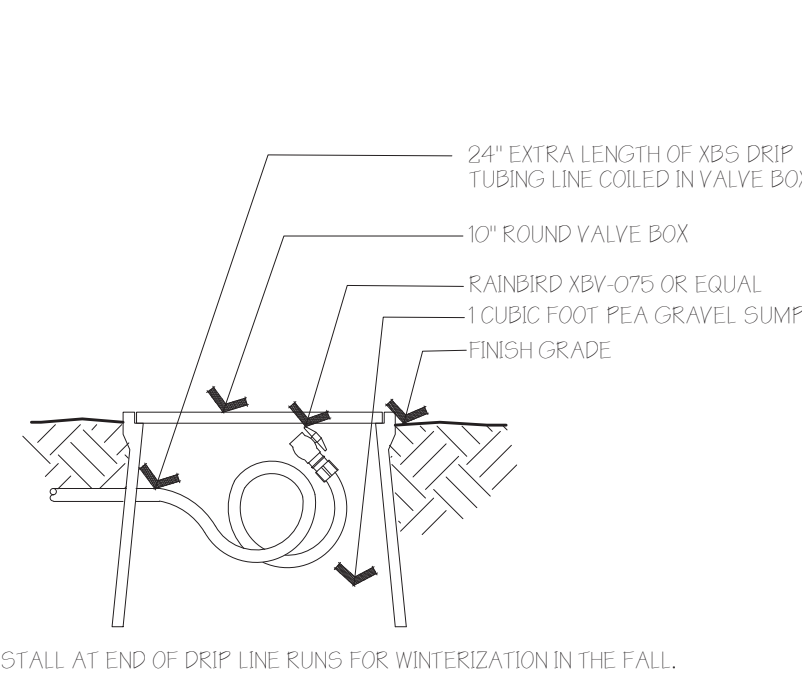
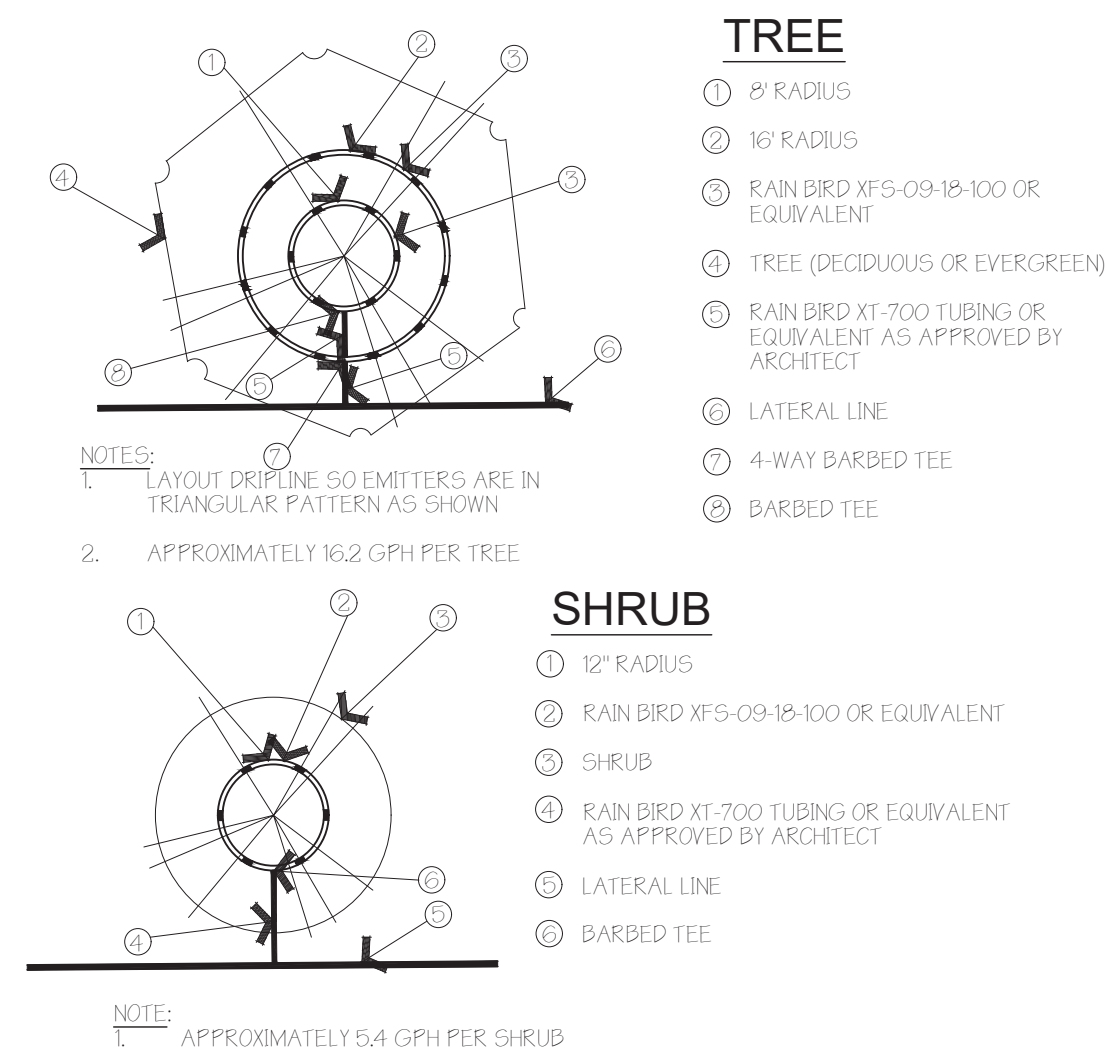
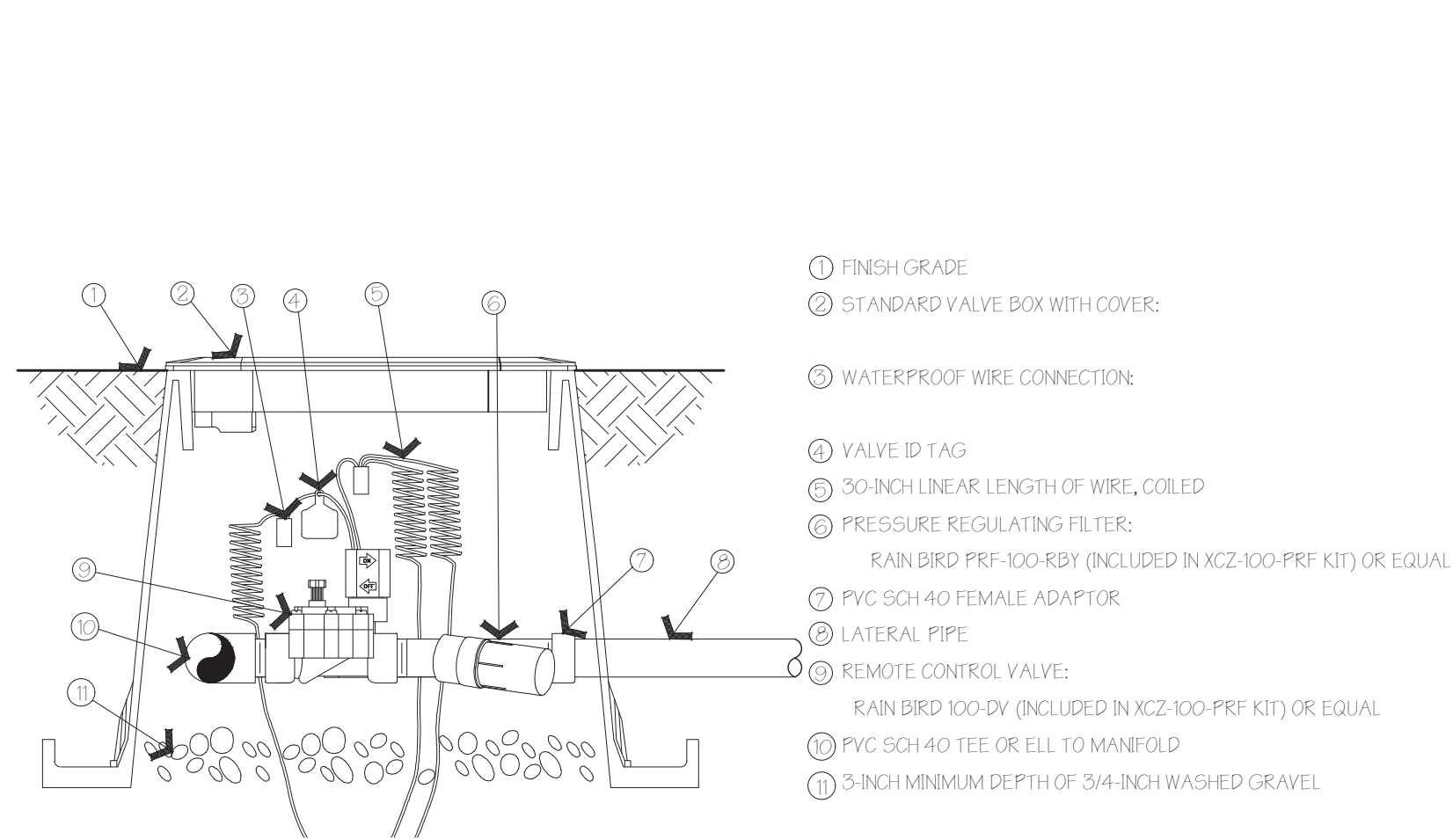
FOCUS ENGINEERING
32 W CENTER ST.
MIDVALE, UT 84047
(801) 352-0075

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-1.16



ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
12-17-2018			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 Client / Engineer: FOCUS ENGINEERING 32 W CENTER ST, MIDVALE, UT 84047 (801) 352-0075	PKJ PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	18026-JTA 12/13/2018 ANGUS STATE OF UTAH PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 12/13/2018 IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-5.1
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
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7								

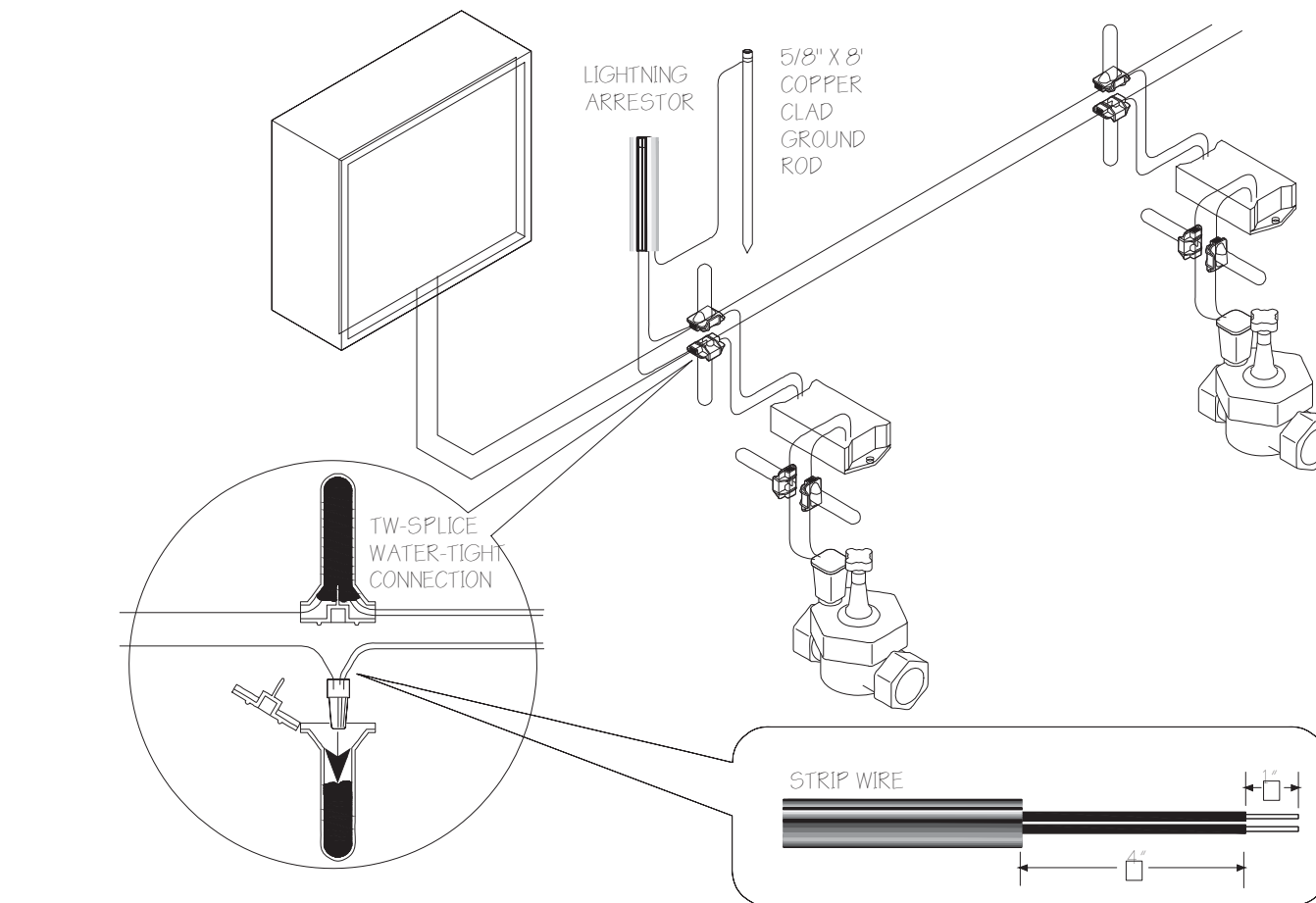
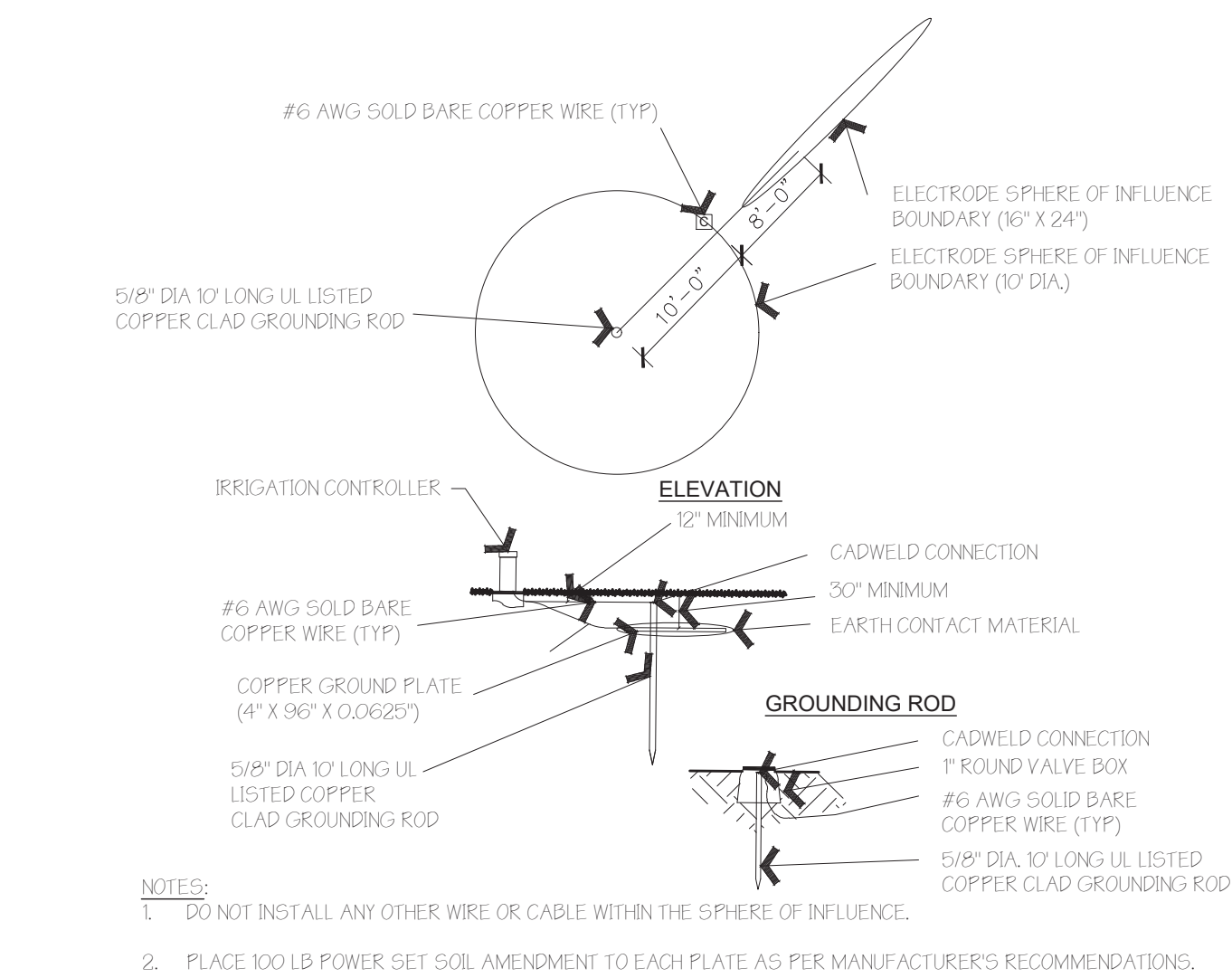


L DRIP CONTROL VALVE ASSEMBLY
NOT TO SCALE PKJ DESIGN GROUP

M DRIP IRRIGATION - IN LINE EMITTERS
NOT TO SCALE PKJ DESIGN GROUP

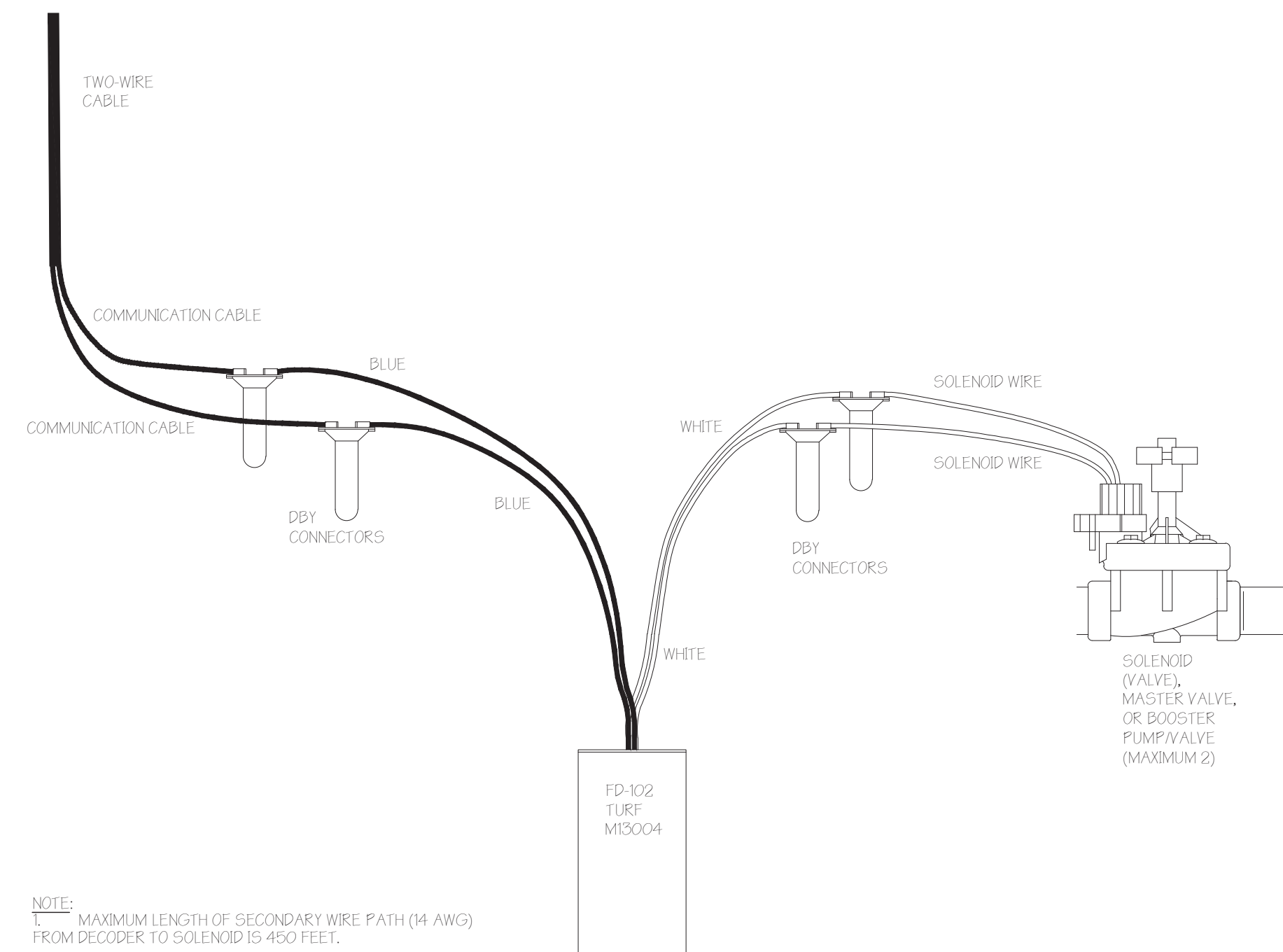
N FLUSH CAP BOX
NOT TO SCALE PKJ DESIGN GROUP

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
NOT TO SCALE PKJ DESIGN GROUP

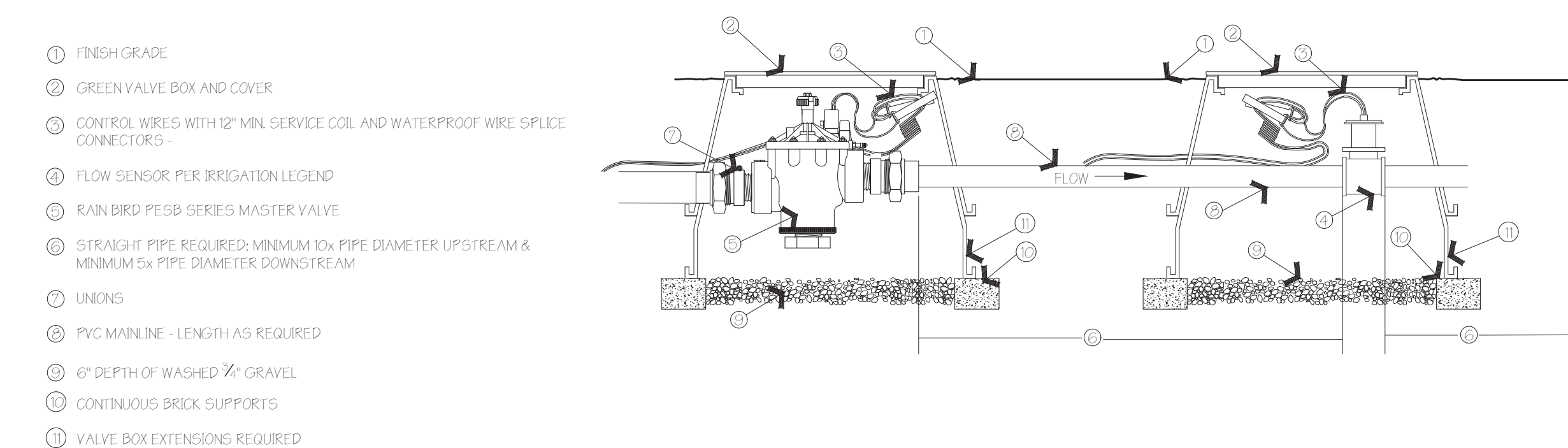


P GROUNDING DETAIL
NOT TO SCALE PKJ DESIGN GROUP

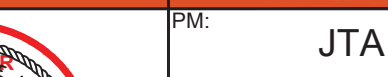
Q 2-WIRE CONNECTION
NOT TO SCALE PKJ DESIGN GROUP



R DECODER WIRING
NOT TO SCALE PKJ DESIGN GROUP



S MASTER VALVE & FLOW SENSOR
NOT TO SCALE PKJ DESIGN GROUP

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP					
12-17-2018			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			 PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 12/13/2018 IRRIGATION DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION IR-5.2		
NO.	REVISION	DATE	Client / Engineer:									FOCUS ENGINEERING 32 W CENTER ST. MIDVALE, UT 84047 (801) 352-0075											
1	XXXX	XX-XX-XX																					
2																							
3																							
4																							
5																							
6																							
7																							

- Pocket Park
- Plaza
- Commons
- Beach Park



Total Acreage: 51.07 ac.
Public Space: 5.72 ac.
Private Space: 5.40 ac.
Total Open Space: 11.12 ac.
Required Open Space: 10.2 ac.
Percentage Open: 22%

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 MULTI-FAMILY 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 COLOR PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COLOR		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		GRAPHIC SCALE: 1" = 100' 0' 50' 100' 200' 400'													



FRONT ELEVATION CONTEMPORARY 1 10 - PLEX

(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

EDGEhomes

13702 SOUTH 200 WEST B12 DRAPER UTAH 84020 - 801-494-0150

AUTHOR

REVISIONS

NUM.	DATE	INT.

CONTEMPORARY 1 - 10 PLEX

PLAN:

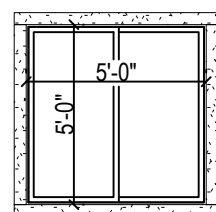
DATE: 01/02/2018

SHEET #:

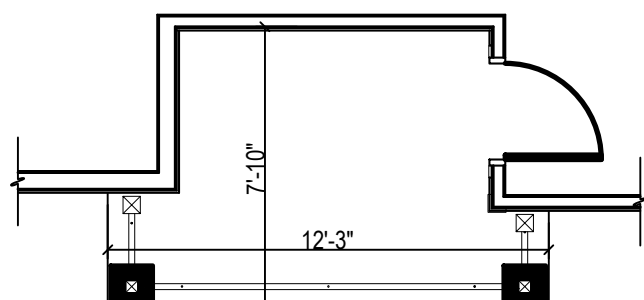
ADDRESS:



REAR ELEVATION CONTEMPORARY 1 10 - PLEX



TYPICAL FRONT & REAR WINDOW



TYPICAL BALCONY



RIGHT SIDE ELEVATION CONTEMPORARY 1 10 - PLEX

PRELIMINARY - NOT FOR CONSTRUCTION



AUTHOR		***
REVISIONS		
NUM.	DATE	INT.

CONTEMPORARY 1 - 10 PLEX

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



FRONT ELEVATION CONTEMPORARY 2 10 - PLEX

(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		42' - 6"		11'-8 5/8"		5%		27%		73%		33%		3570 SQ FT
SIDE (L/R)			42' - 6"						52%	52%	48%				1472 SQ FT 1472 SQ FT
REAR			42' - 6"						26%		74%				3724 SQ FT

PRELIMINARY - NOT FOR CONSTRUCTION

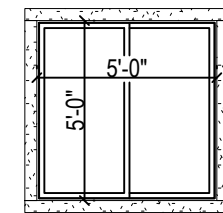
CONTEMPORARY 2 - 10 PLEX



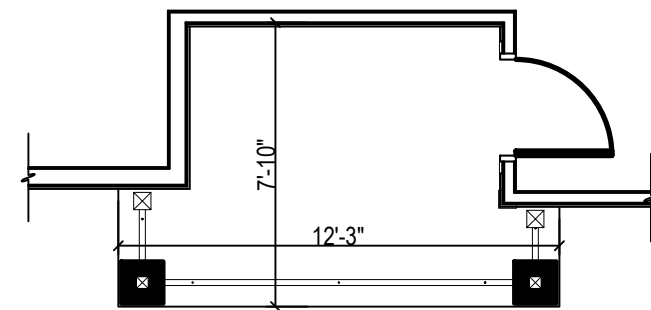
AUTHOR		***
REVISIONS		
NUM.	DATE	INT.



REAR ELEVATION CONTEMPORARY 2 10 - PLEX



TYPICAL FRONT & REAR WINDOW



TYPICAL BALCONY



LEFT/ RIGHT SIDE ELEVATION CONTEMPORARY 2 10 - PLEX

PRELIMINARY - NOT FOR CONSTRUCTION



AUTHOR			***
REVISIONS			
NUM.	DATE	INT.	

CONTEMPORARY 2 - 10 PLEX

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



FRONT ELEVATION TRADITIONAL 1 10 - PLEX

(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		44' - 9 1/2"		11'-9 1/4"		5%		23%		77%		33%		3975 SQ FT	
SIDE (L/R)			44' - 9 1/2"						40%		60%				1353 SQ FT	1353 SQ FT
REAR			44' - 9 1/2"						22%		78%				4138 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION



13702 SOUTH 200 WEST B12 DRAPER UTAH 84020 - 801-484-0150

REVISIONS		
NUM.	DATE	INT.

TRADITIONAL 1 - 10 PLEX

PLAN: ADDRESS:

DATE: 01/02/2018

SHEET #:

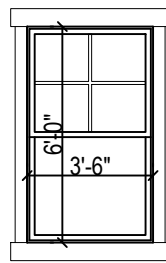
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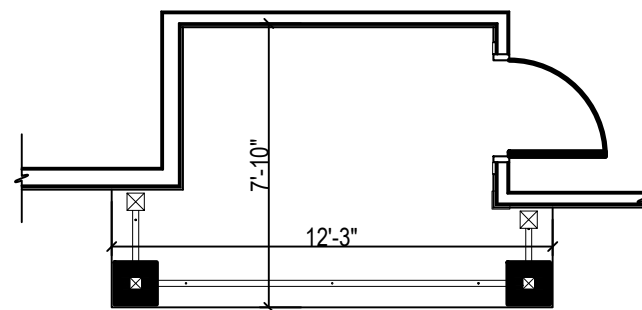
REAR ELEVATION TRADITIONAL 1 10 - PLEX



LEFT/ RIGHT SIDE ELEVATION TRADITIONAL 1 10 - PLEX



TYPICAL FRONT & REAR WINDOW



TYPICAL BALCONY

PRELIMINARY - NOT FOR CONSTRUCTION



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ADDRESS:

DATE: 01/02/2018

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FRONT ELEVATION TRADITIONAL 2 10 - PLEX

(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		42' - 9 1/2"		11'-9 1/4"		5%		21%		79%		33%		3744 SQ FT	
SIDE (L/R)			42' - 9 1/2"						37%		63%				1365 SQ FT	1365 SQ FT
REAR			42' - 9 1/2"						20%		80%				3907 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION



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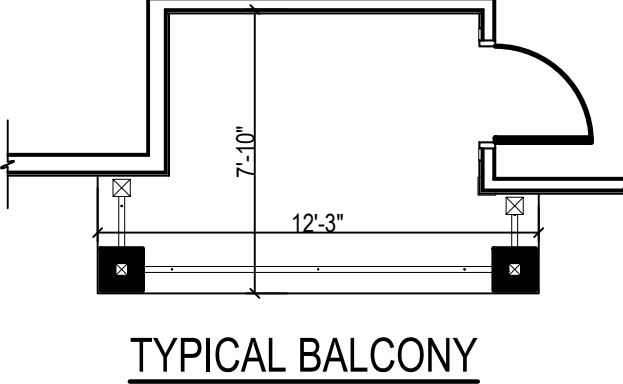
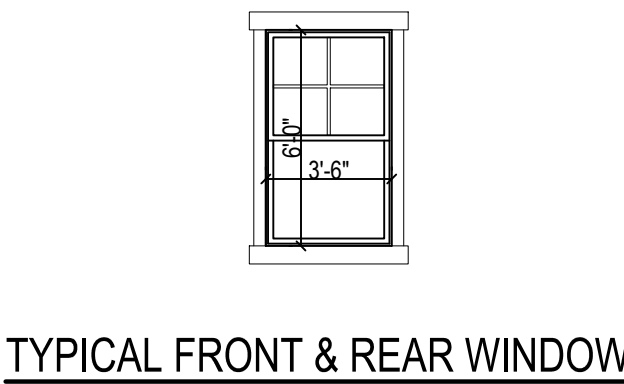
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TRADITIONAL 2 - 10 PLEX



REAR ELEVATION TRADITIONAL 2 10 - PLEX



LEFT/ RIGHT SIDE ELEVATION TRADITIONAL 2 10 - PLEX

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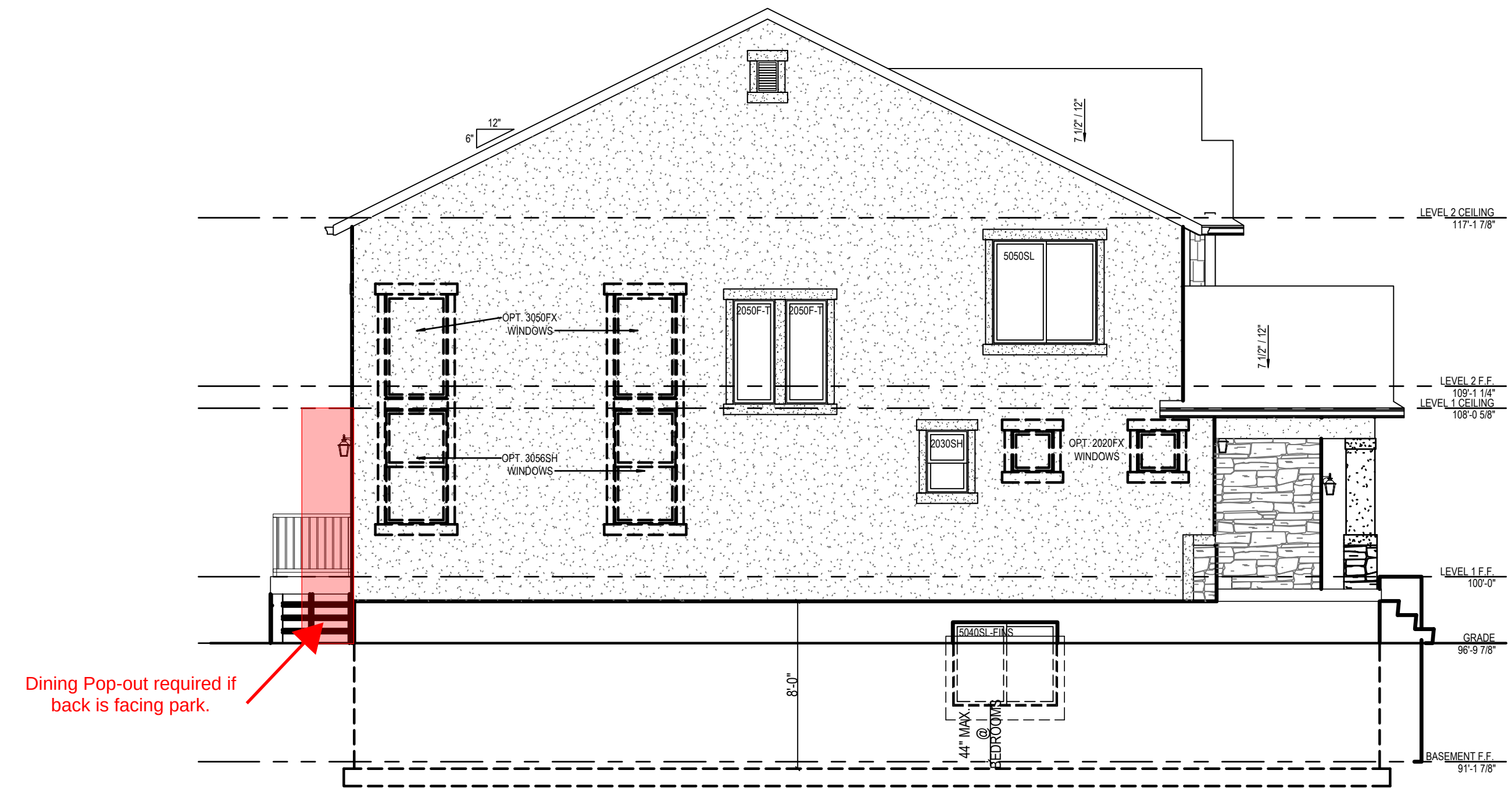
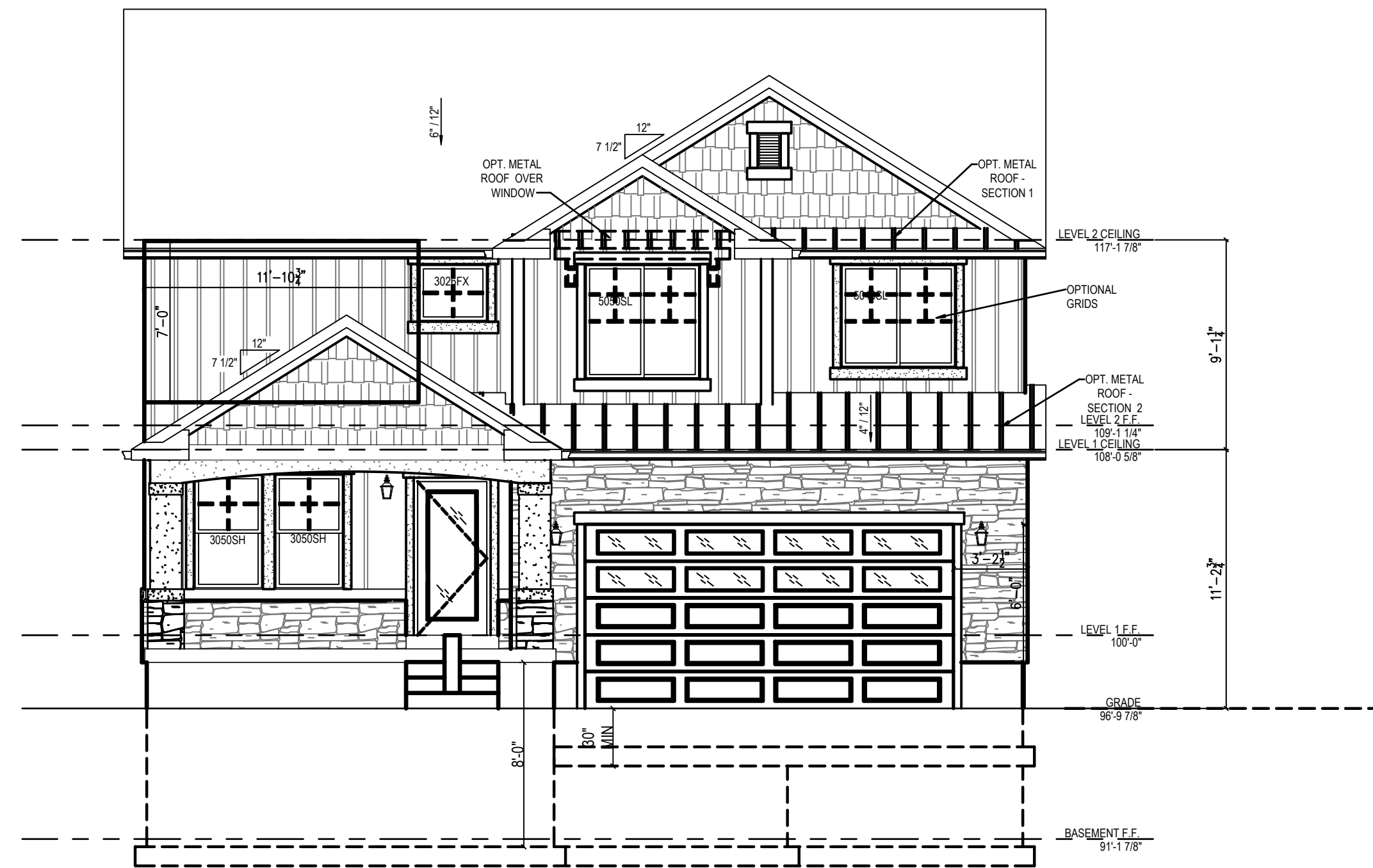
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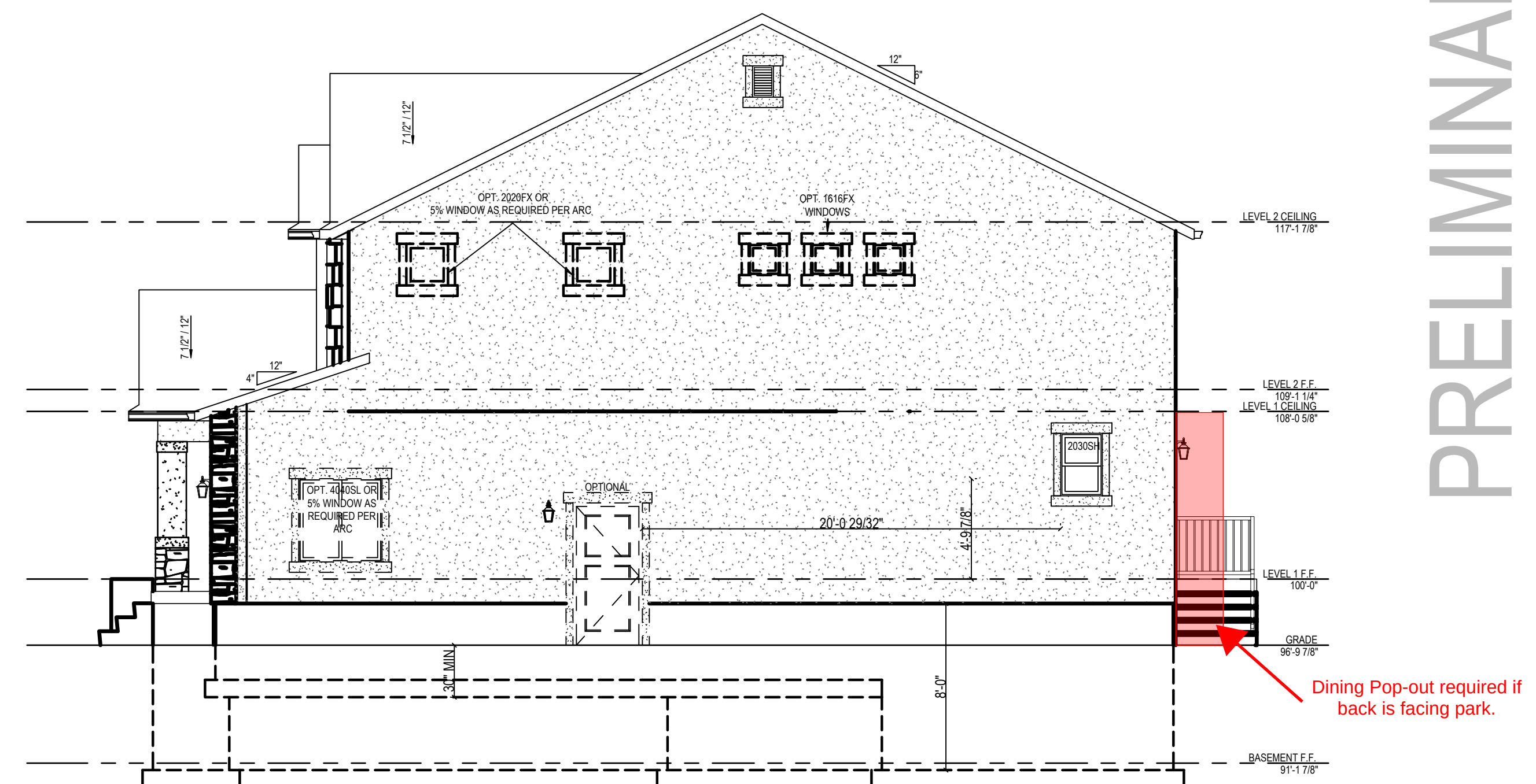
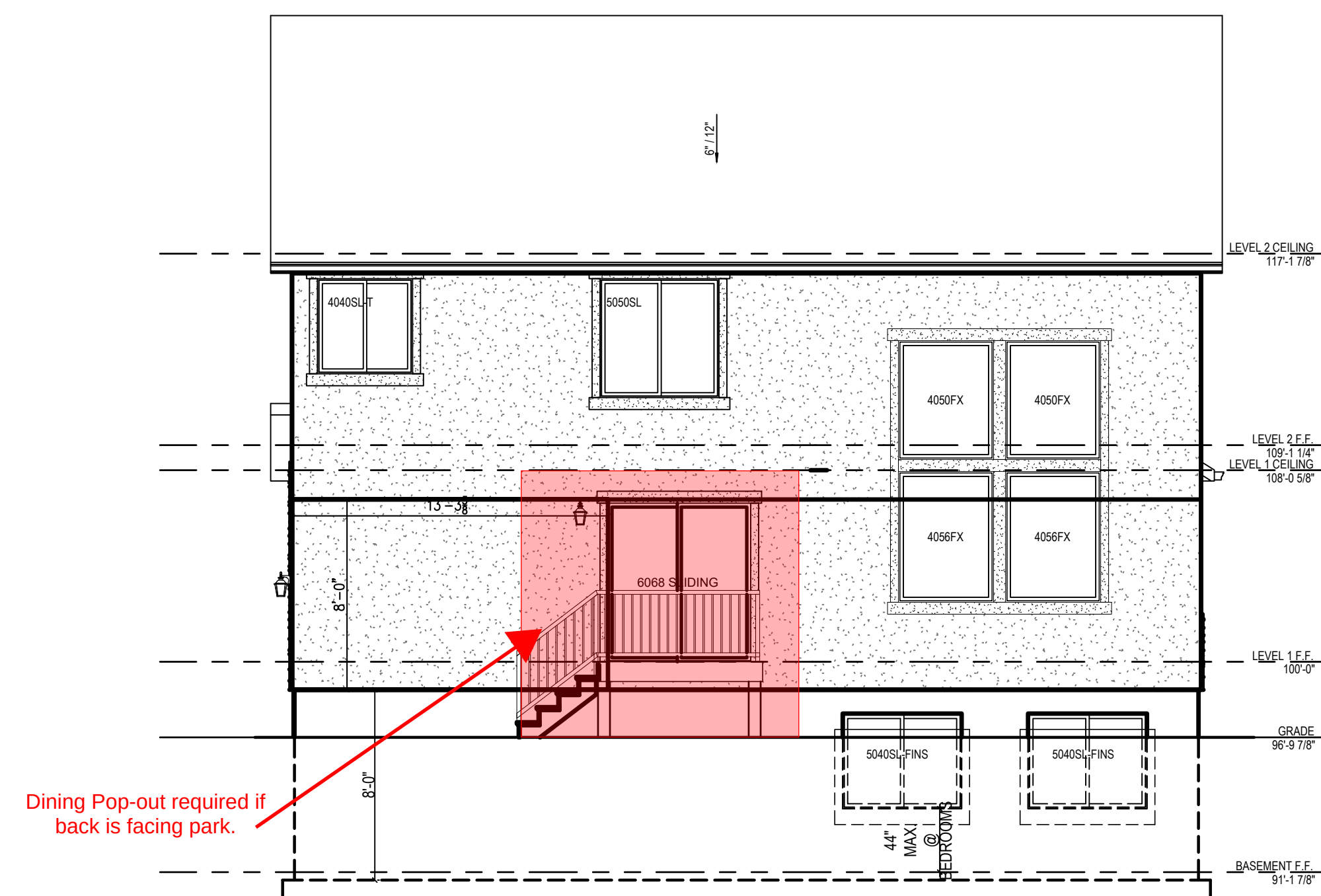
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TRADITIONAL 2 - 10 PLEX

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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	



PRELIMINARY - NOT FOR CONSTRUCTION



AUTHOR		***
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LAUREN

150

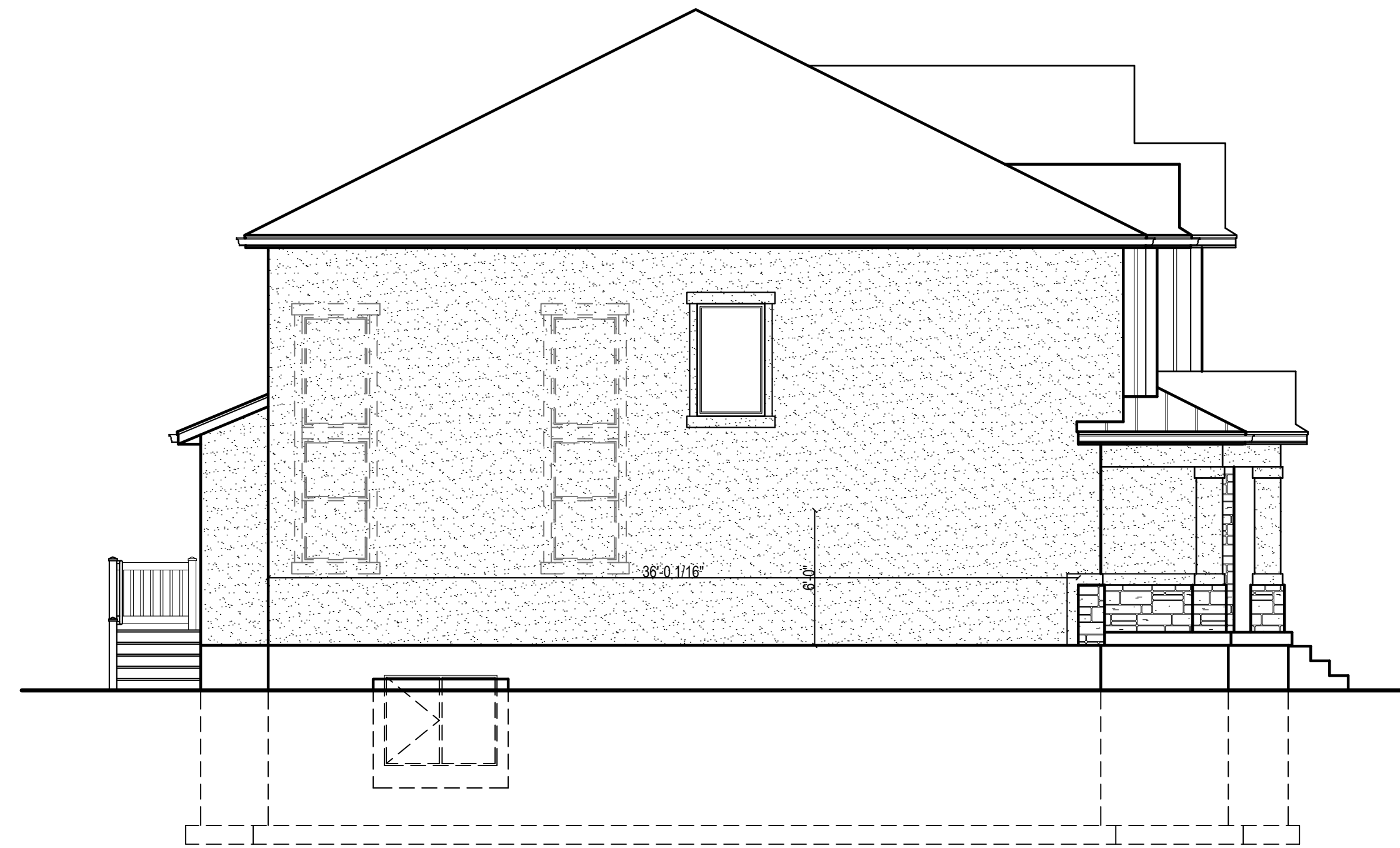
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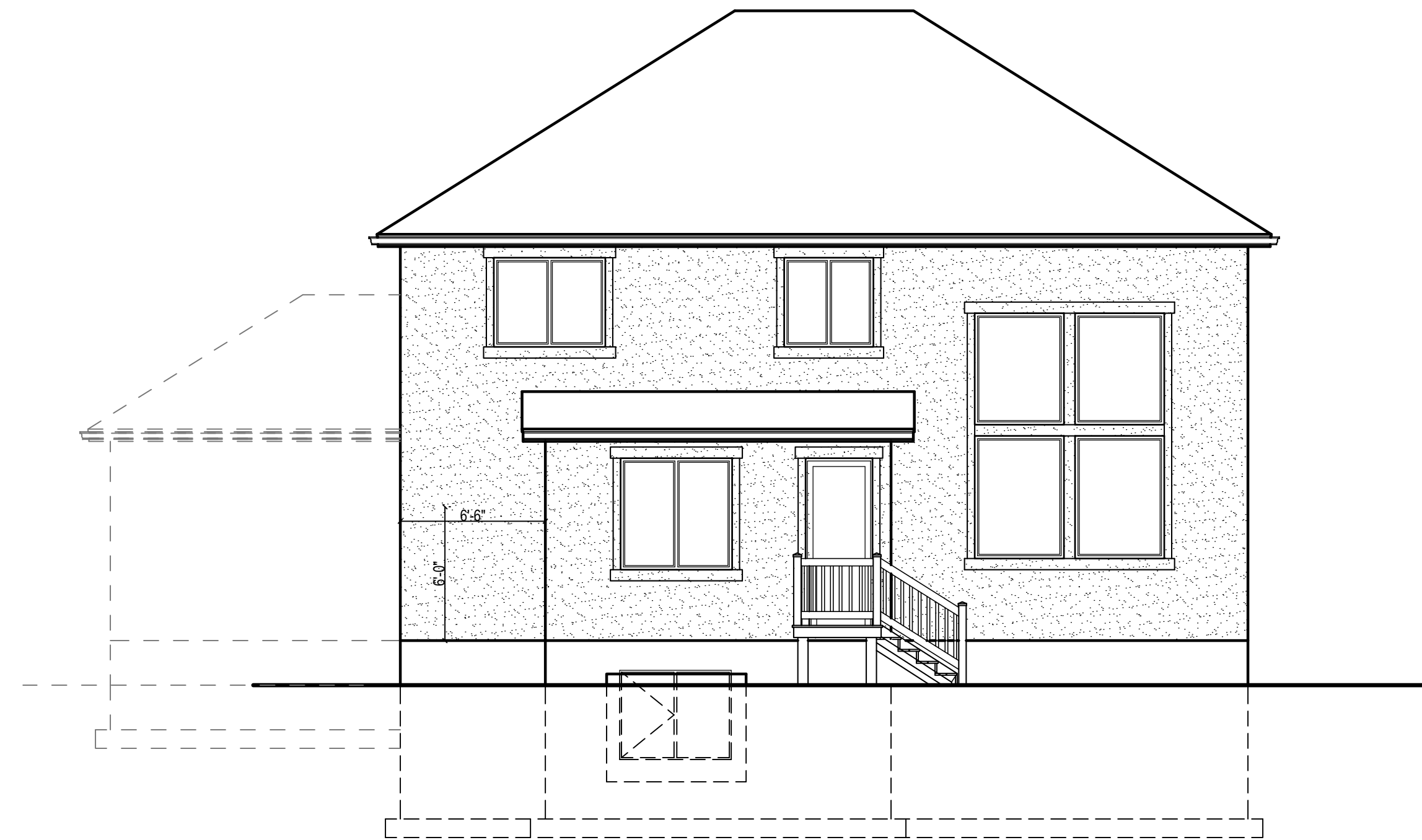


MORGAN - TRADITIONAL



MORGAN - TRADITIONAL

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



MORGAN - TRADITIONAL

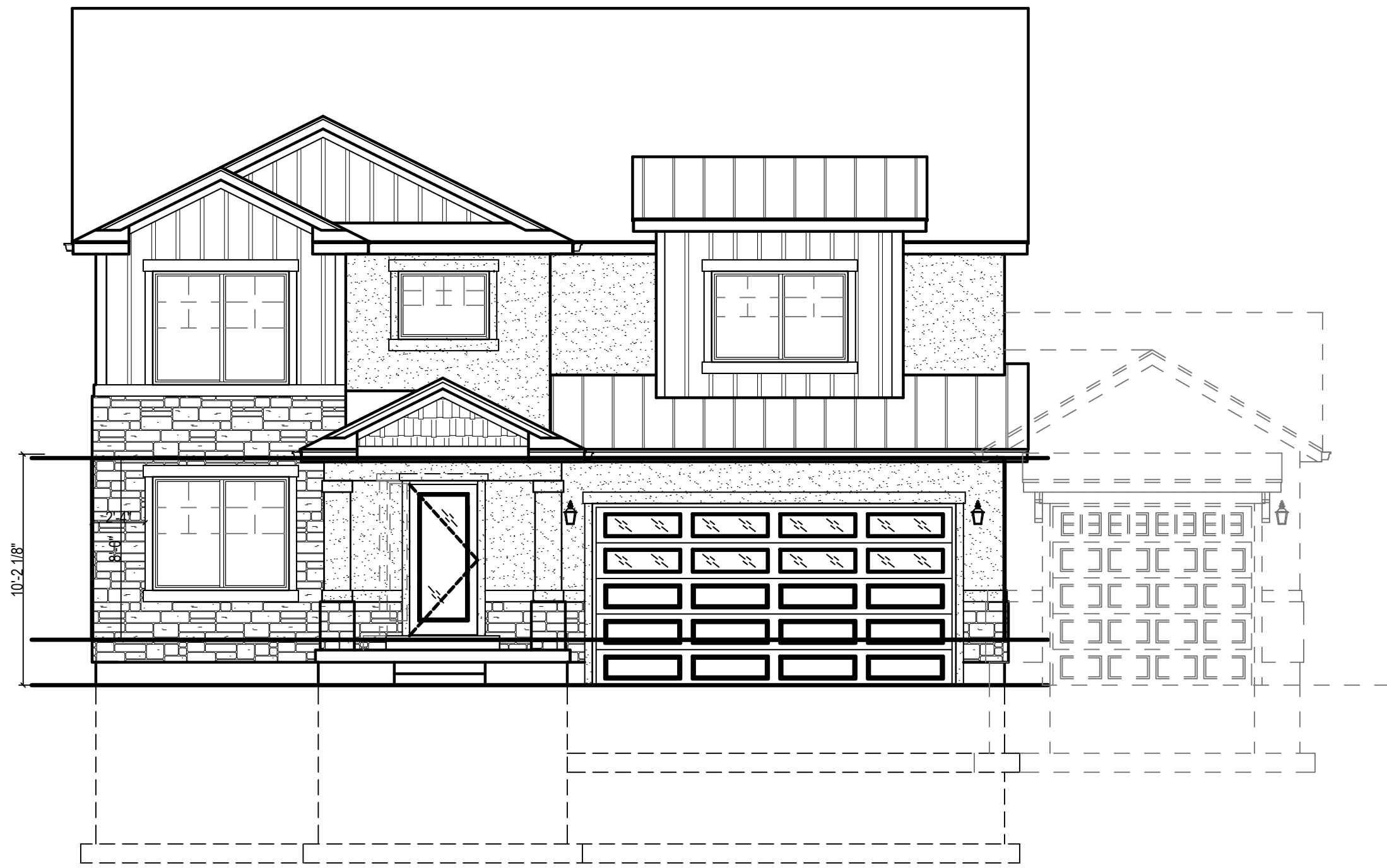
PRELIMINARY - NOT FOR CONSTRUCTION



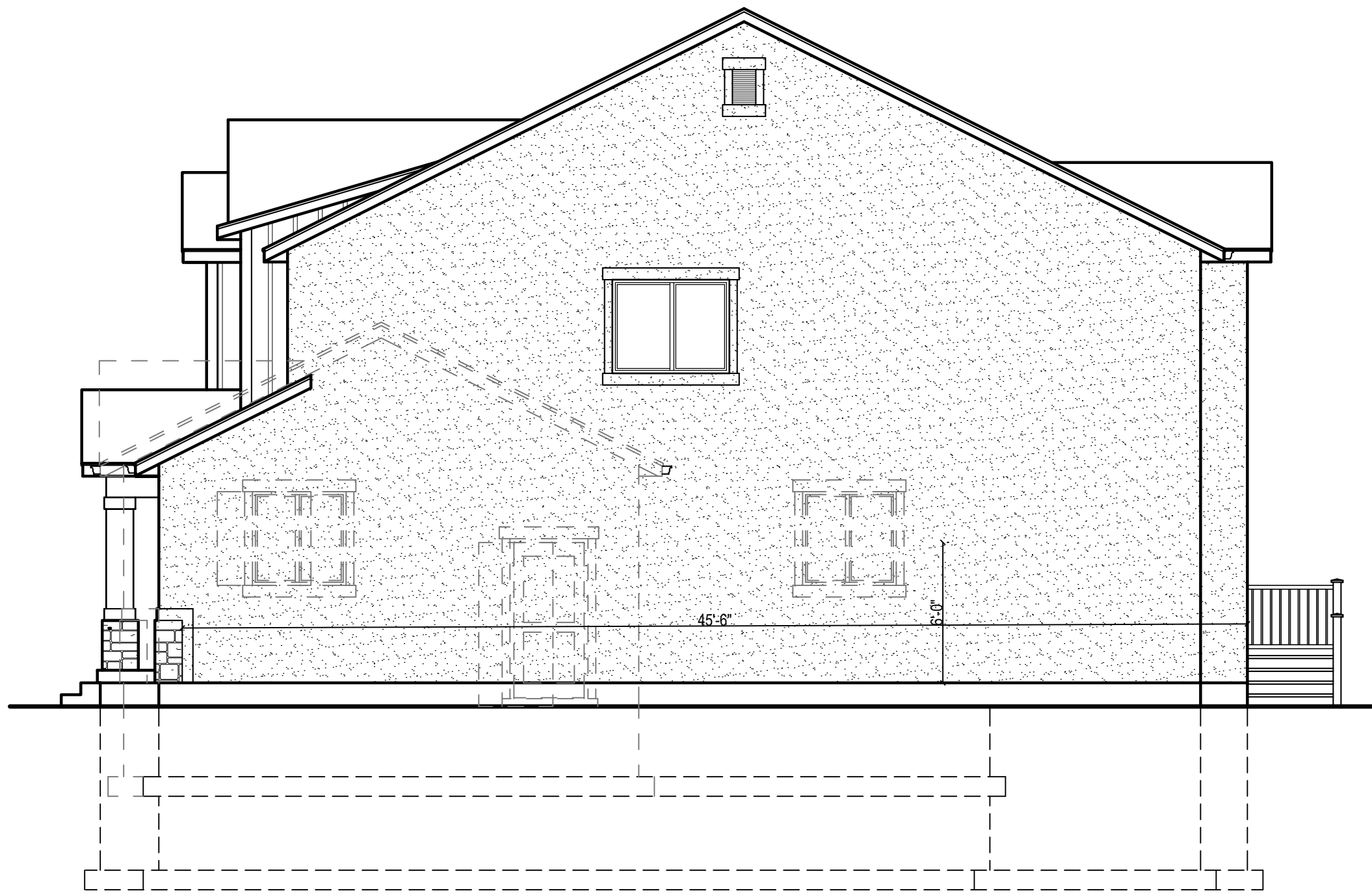
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MORGAN

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

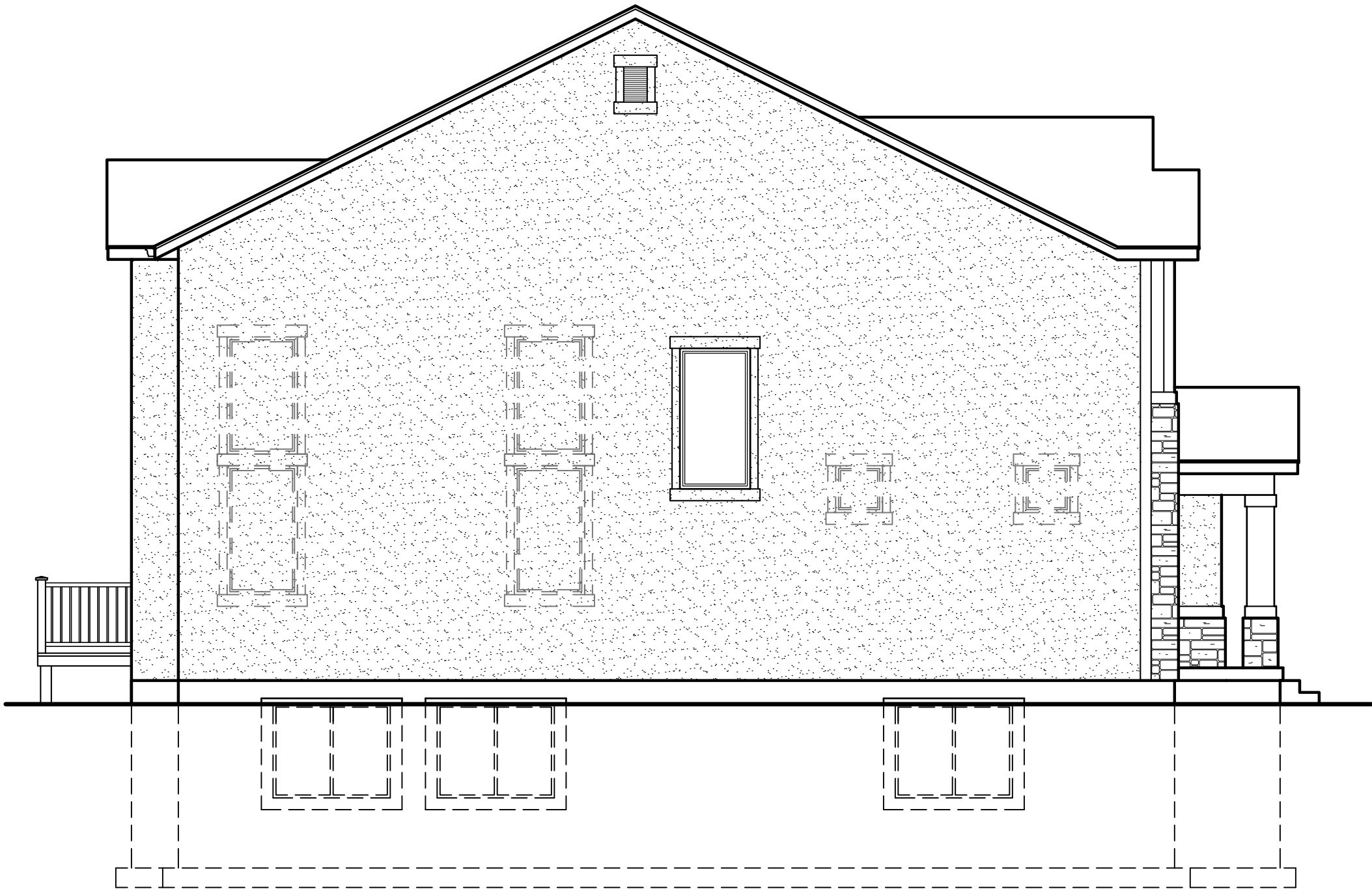


NATALIE - TRADITIONAL (GABLE)

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



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NATALIE

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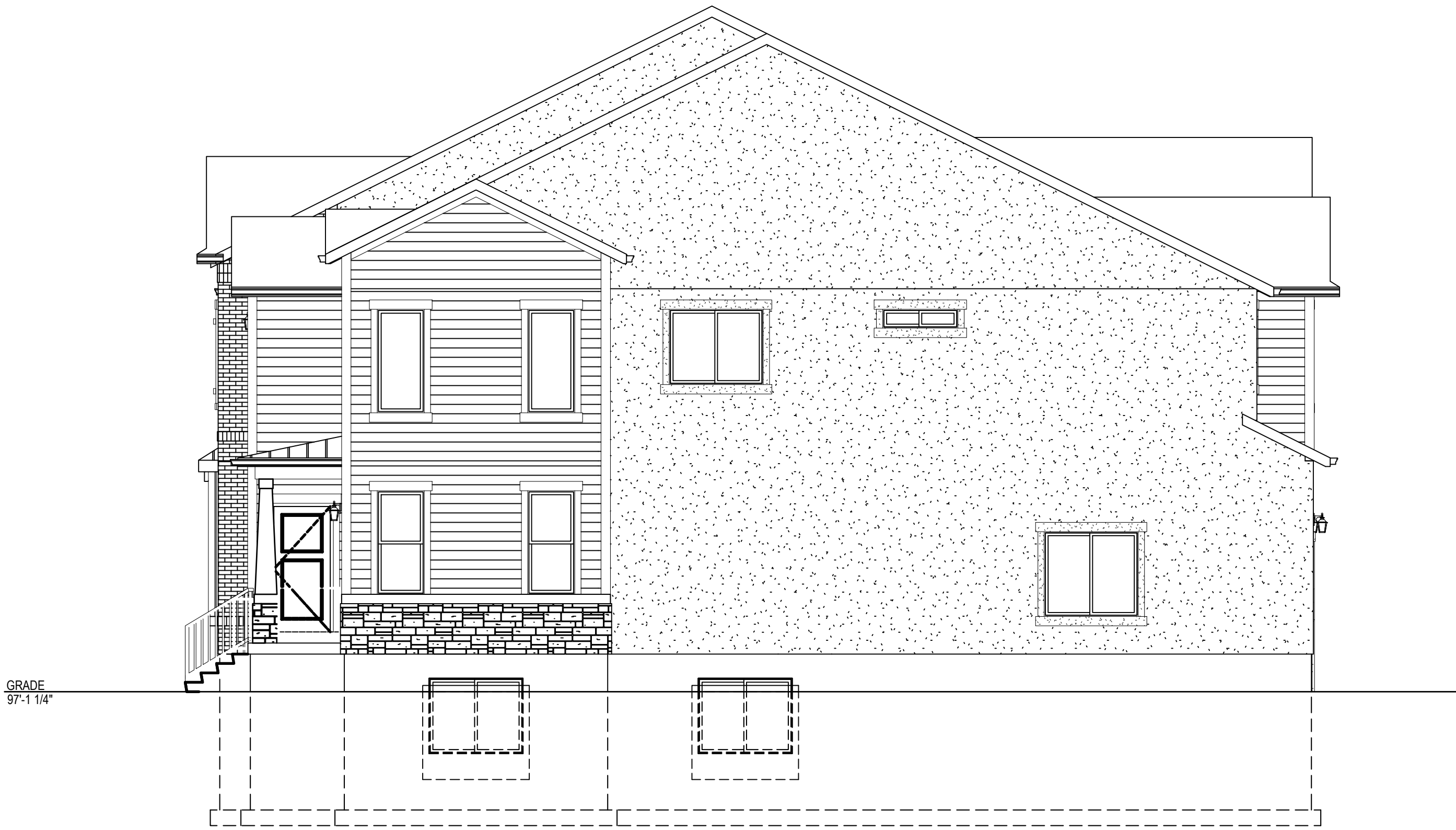
FRONT ELEVATION ALLEY LOAD

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%		26%		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	

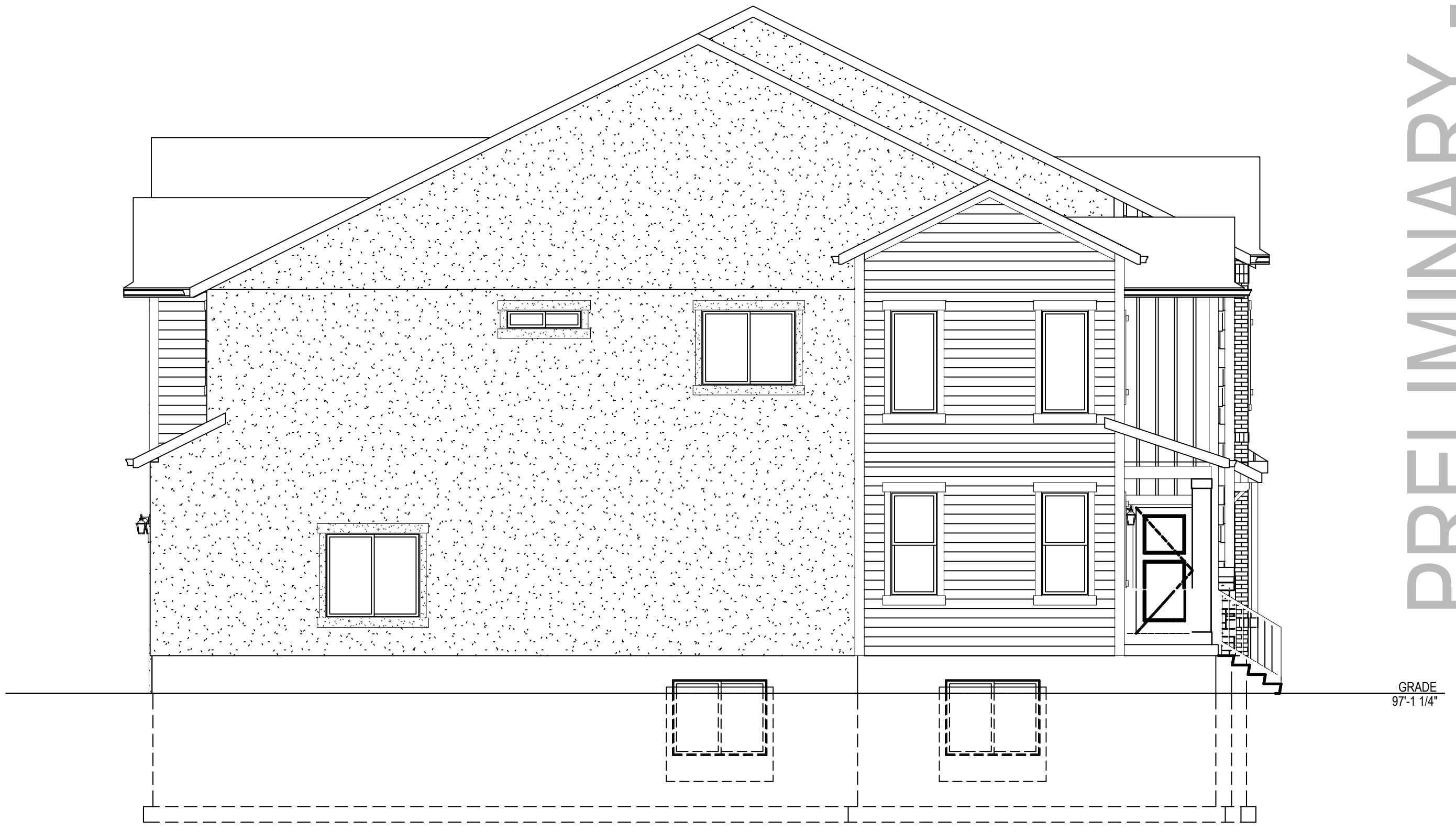
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REAR ELEVATION ALLEY LOAD

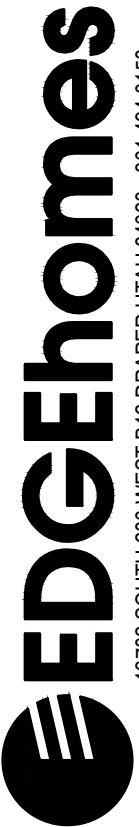


RIGHT SIDE ELEVATION ALLEY LOAD



LEFT SIDE ELEVATION ALLEY LOAD

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ALLEY LOAD TOWNHOME - 4 PLEX

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

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FRONT ELEVATION CONTEMPORARY

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%		28%		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	

CONTEMPORARY A TOWNHOME- 4 PLEX



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REAR ELEVATION CONTEMPORARY



RIGHT SIDE ELEVATION CONTEMPORARY



LEFT SIDE ELEVATION CONTEMPORARY

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CONTEMPORARY A TOWNHOME - 4 PLEX

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DATE: 01/02/2018
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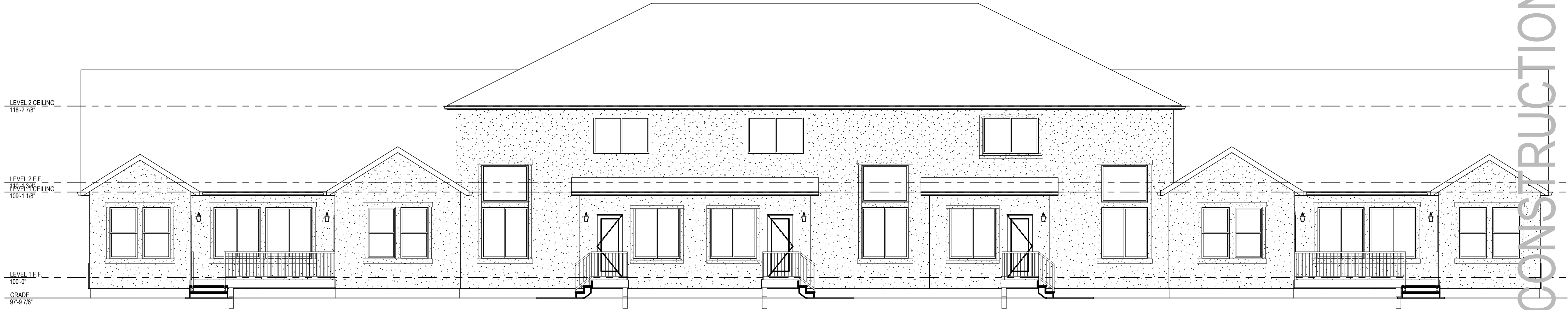


FRONT ELEVATION CONTEMPORARY D

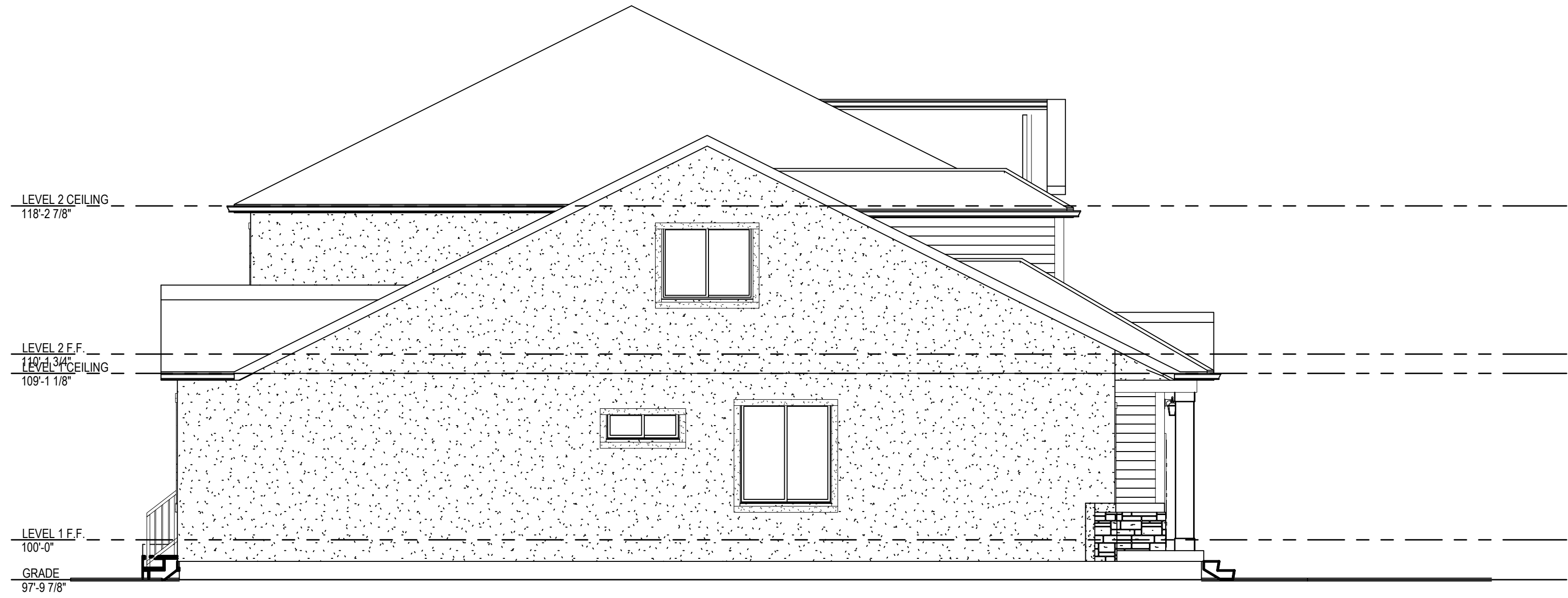
TOWNHOME D (5-PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30% MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.	
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT		
FRONT FACADE	FRONT		31' – 11"		12'-2 1/8"		1%		27%		73%		27%		2147 SQ FT	
SIDE (L/R)			31' – 11"						93%		7%				832 SQ FT	832 SQ FT
REAR			31' – 11"						82%		18%				2254 SQ FT	

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REAR ELEVATION CONTEMPORARY D



LEFT/ RIGHT SIDE ELEVATION CONTEMPORARY D



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II

CONTEMPORARY D TOWNHOME - 5 PLEX

ADDRESS:



FRONT ELEVATION TRADITIONAL

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' - 10 1/2"		12'-2 1/8"		5%		22%		78%		28%		2368 SQ FT	
SIDE (L/R)			31' - 10 1/2"						92%	92%	8%	8%			920 SQ FT	920 SQ FT
REAR			31' - 10 1/2"						73%		27%				2180 SQ FT	

PRELIMINARY - NOT FOR CONSTRUCTION



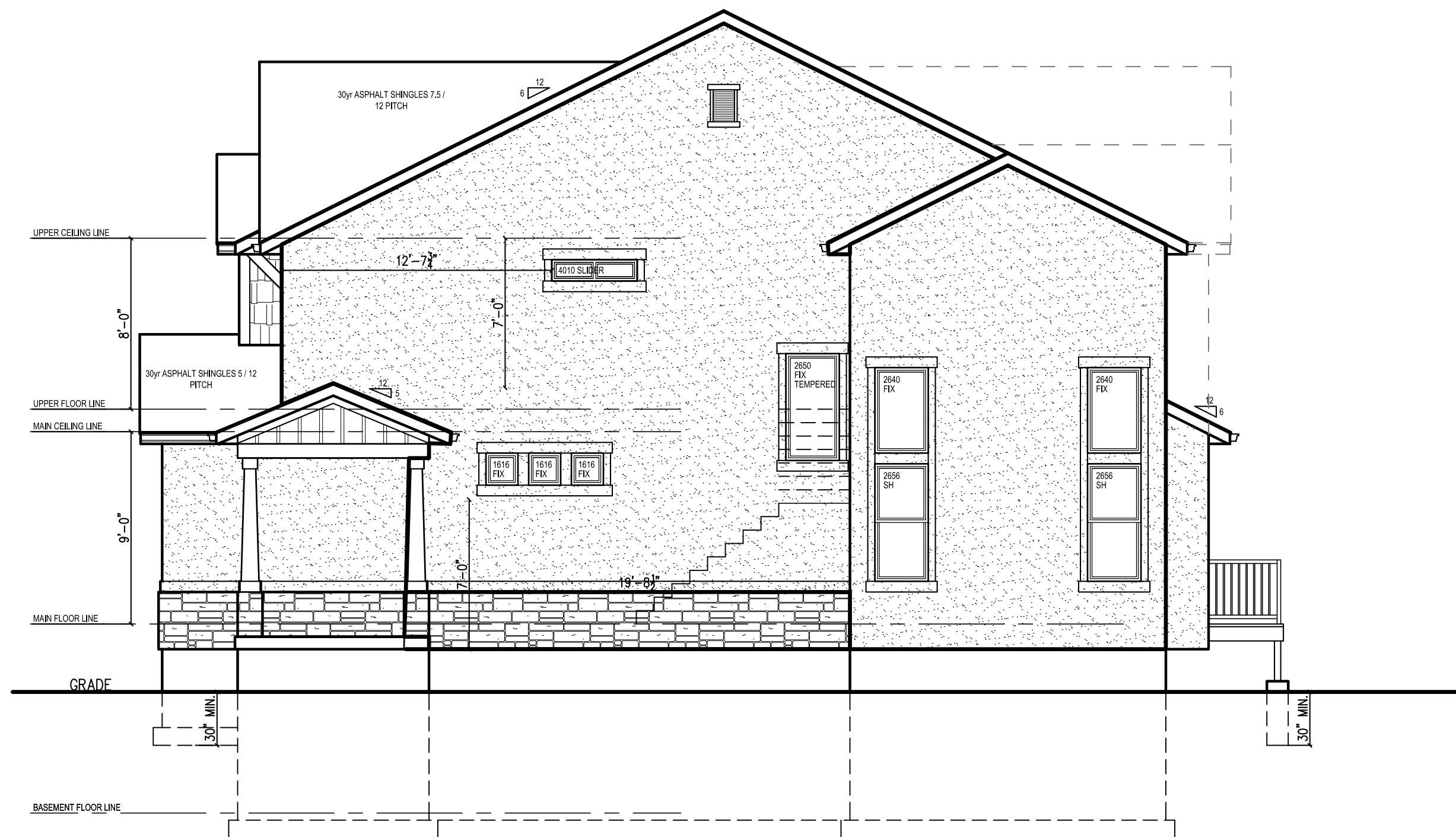
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TRADITIONAL A1 TOWNHOME - 5 PLEX

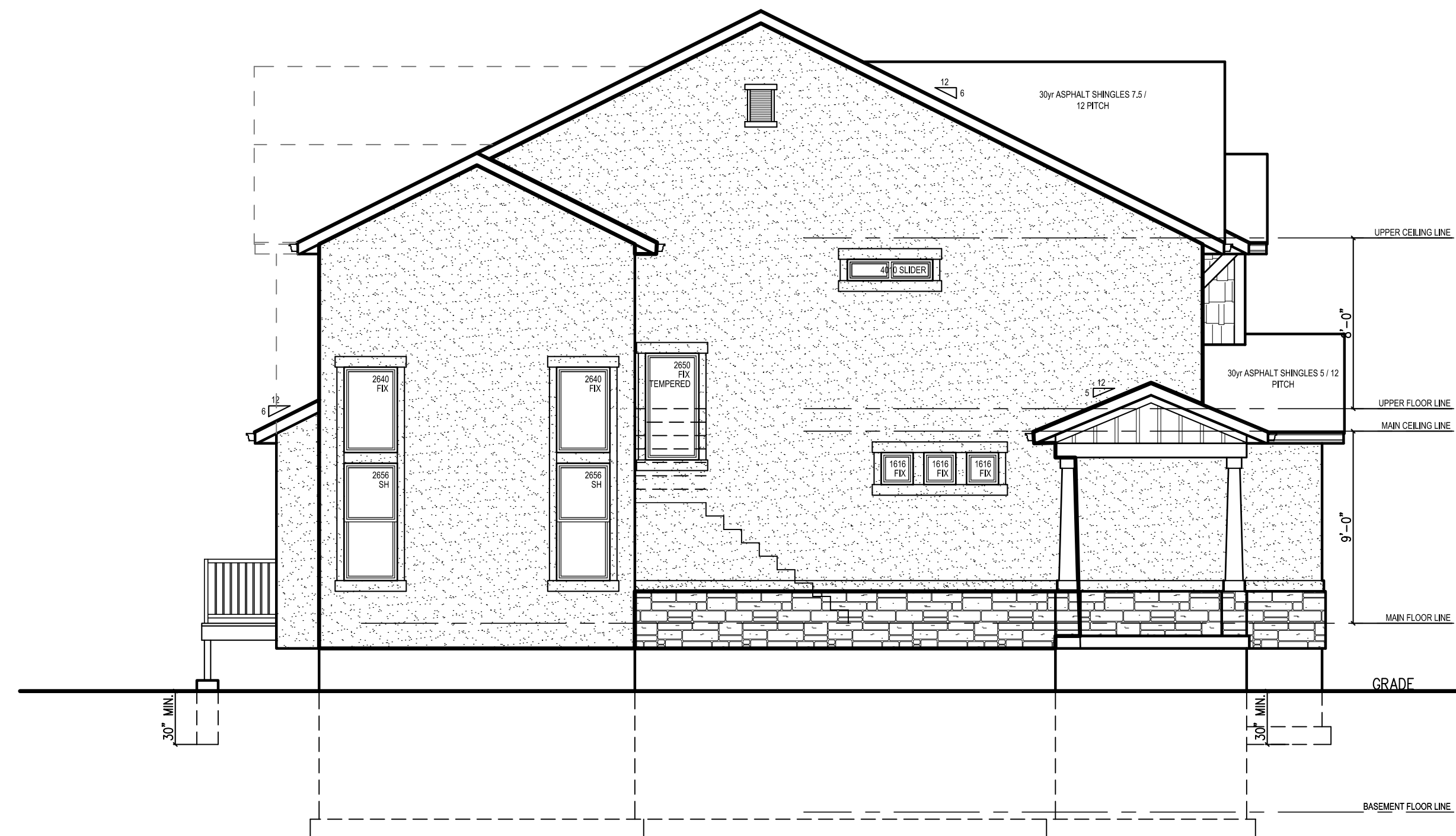
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REAR ELEVATION TRADITIONAL



RIGHT SIDE ELEVATION TRADITIONAL



LEFT SIDE ELEVATION TRADITIONAL

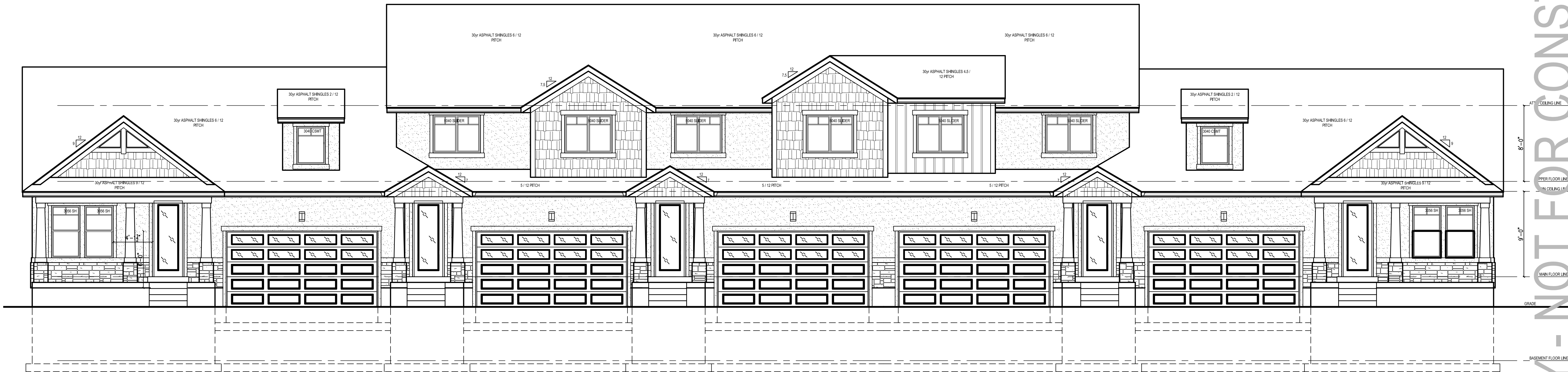
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TRADITIONAL A1 TOWNHOME - 5 PLEX

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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



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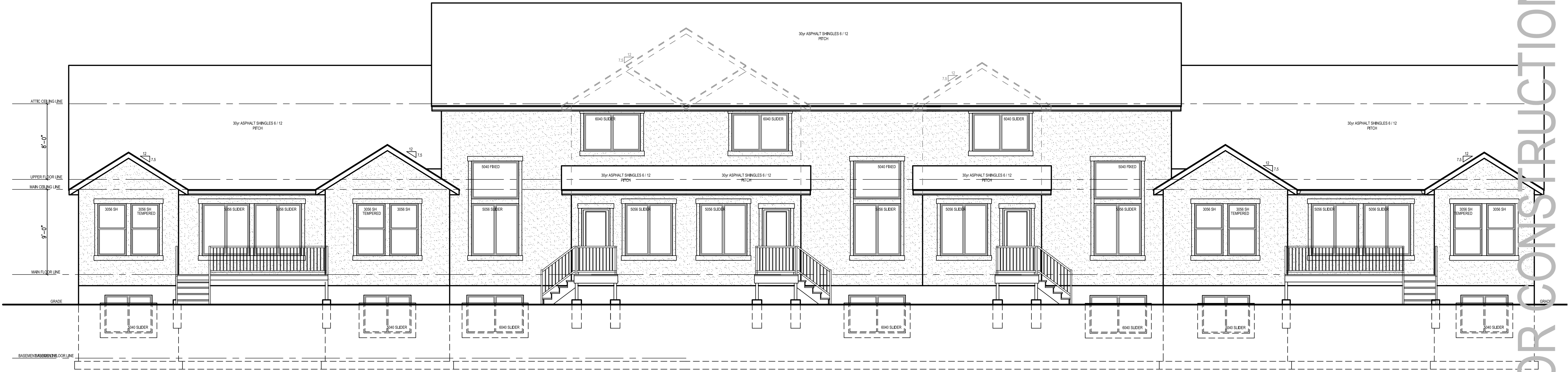
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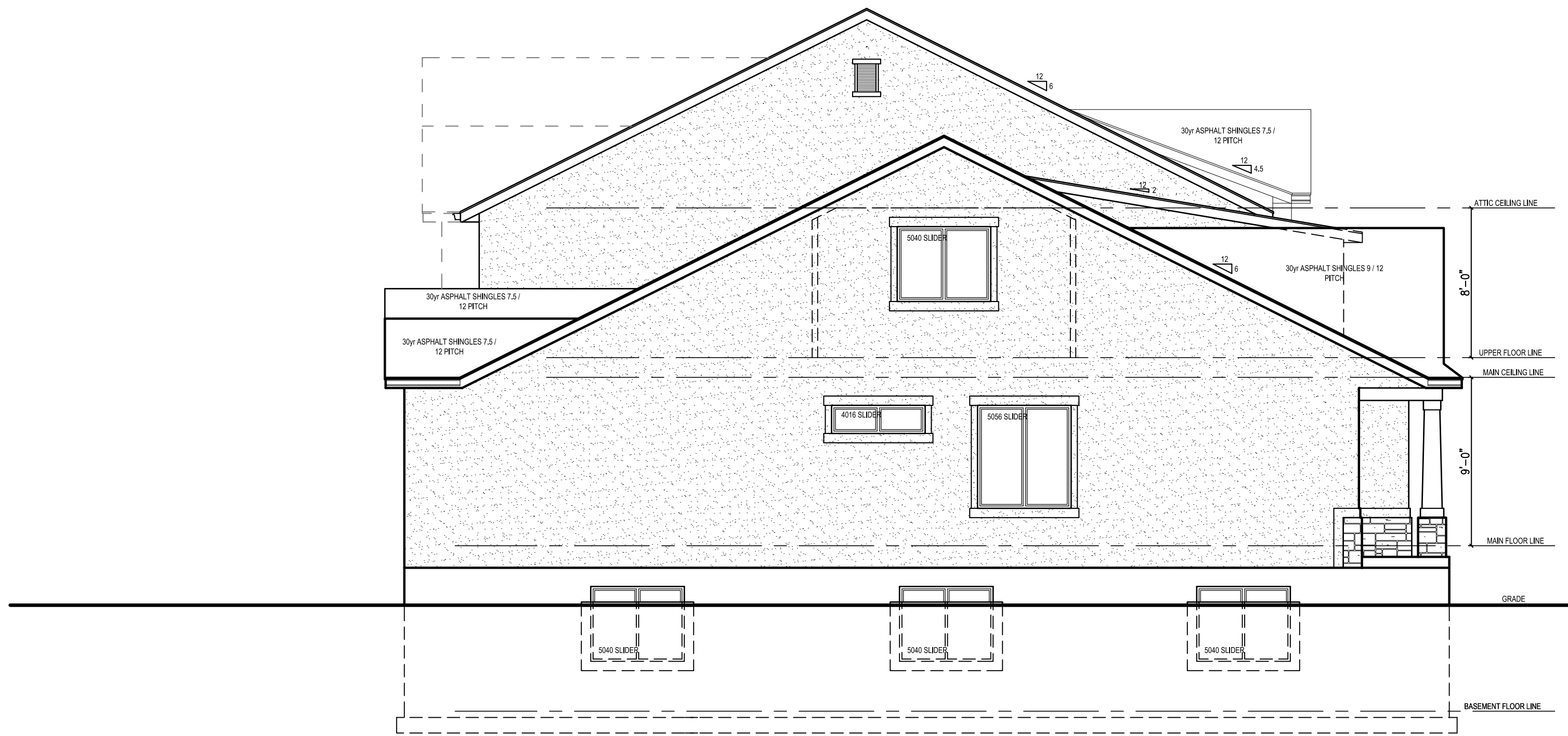
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TRADITIONAL D TOWNHOME - 5 PLEX



REAR ELEVATION TRADITIONAL D



LEFT SIDE ELEVATION TRADITIONAL D

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EDGEhomes

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TRADITIONAL D TOWNHOME - 5 PLEX

ADDRESS:

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FRONT ELEVATION TRADITIONAL

TOWNHOME 2B (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' - 4"		10'-3"		1%		0%		100%		27%		1850 SQ FT	
SIDE (L/R)			31' - 4"						87%	87%	13%	13%			934 SQ FT	934 SQ FT
REAR			31' - 4"						73%		27%				1833 SQ FT	



AUTHOR		***
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TRADITIONAL A2 TOWNHOME



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TRADITIONAL A2 TOWNHOME

PLAN:
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ADDRESS:



Date: February 6, 2019
Agenda Item: 5.3 Public Hearing and Consideration of Ordinance 2019-01 Regulations for Golf Driving Ranges
From: Morgan Brim, Community Development Director
Department: Community Development
Subject: Public Hearing for Zoning Ordinance Text Amendments

Recently the RDA Board of Vineyard approved an incentive package for Big Shots Golf. This text amendment proposes safety netting and lighting standards. These standards are similar to those employed by Midvale City governing the Top Golf Facility. The proposed lighting standards ensure light pollution doesn't project into the Edge Water Town Home community to the south.

RECOMMENDATION:

Staff is recommending a positive motion be forwarded to the City Council of Ordinance 2019-01.

PROPOSED MOTION:

"I move to forward a positive recommendation of Ordinance 2019-01 to the City Council."

ATTACHMENTS:

- Proposed Ordinance (Includes all text amendments)

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE CITY'S ZONING ORDINANCE TO ADD SECTION 15.34.200 DRIVING RANGES TO PROVIDE ALLOWANCES FOR GOLF SAFETY NETTING HEIGHT, STANDARDS FOR PROTECTION NETTING, REQUIREMENTS FOR SITE AND BUILDING LIGHTING AND MINIMUM SPACING FROM RESIDENTIAL USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code permits the City of Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, the City of Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on February 6, 2019 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council on February 6, 2019; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on February 13, 2019; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF VINEYARD:

Section 1: SECTION 15.34.200 DRIVING RANGES:

1. Golf Safety Netting.
 - a. Golf safety nets may be permitted for the purposes of retaining golf balls within the boundaries of an established driving range.
 - b. Golf safety netting shall only be permitted on the sides and rear of the driving range and are not permitted within the front yard area of the facility.
 - c. Golf safety netting and associated support system shall not exceed a height of one hundred eighty feet (180') measured from the adjacent grade of each pole.
 - d. A person shall not erect or maintain a golf safety net more than sixty feet (60') above grade when located in the rear or side yard.
 - e. Flags, signs, banners and other appurtenances are prohibited from being attached to the support structure or netting.
 - f. Golf safety nets shall be constructed in accordance with the following minimum standards:
 - i. All golf safety nets require a building permit.
 - ii. Support posts and netting shall be consistent in all detail and design throughout the project area serving the driving range.
 - iii. All golf safety nets shall be constructed in accordance with the manufacturer's recommendations.
 - iv. Support posts shall be constructed of rust-resistant metal approved by a structural engineer and shall meet all requirements of the city's Building Code and all other applicable codes.
 - v. Netting material shall be designed for the purpose of obstructing golf balls.

- vi. Support structures should be fitted with a device, such as a halyard, that allows the net panel(s) to be removed for repair or storage.
 - g. Golf safety nets shall be maintained and repaired by the property owner in accordance with the following minimum standards:
 - i. Any missing or broken support post that was a component of the original design of the golf safety net shall be repaired or replaced with similar material.
 - ii. Torn netting which no longer serves the intended purposes shall be repaired or replaced with similar material.
2. Golf Range Lighting.
- a. All lights placed on property entrances or on building facades shall be down-directed and shielded to direct light to the entry or pedestrian way. The lighting design shall minimize light trespass. Spotlights and floodlights are prohibited. All pedestrian pathways shall include either bollard lighting, or down-directed lighting which shall not exceed twelve feet in height.
 - b. Exterior lighting not attached to the building shall not exceed a height of twenty-five (25) feet.
 - c. Driving range lighting shall maintain a minimum distance of four-hundred feet (400') from residential buildings.
 - d. A lighting plan shall be submitted for review with all driving range site plan and/or conditional use permit applications demonstrating impacts on residential uses located in the general vicinity of the subject area. The Planning Commission may impose conditions to mitigate potential adverse to these properties.

Section 2: REPEALER CLAUSE. All Town of Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SERVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the Town, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this _____ day of _____, 2019.

Julie Fullmer, Mayor

ATTEST:

Pam Spencer, City Clerk



Date: February 6, 2019
Agenda Item: 5.4 Public Hearing and Consideration of Ordinance 2019-02 Zoning Map Amendment, Public Works Yard
From: Morgan Brim, Community Development Director
Department: Community Development
Subject: Public Hearing for Zoning Map Amendment

Last year, the city purchased 9.05 acres of property from Lindon City for a new public works facility. The property has now been annexed into the city. The property was previously zoned Public Facility under the Lindon City Zoning Ordinance. This proposal will rezone this property to Public Facility (PF) under the Vineyard Zoning Ordinance.

RECOMMENDATION:

Staff is recommending a positive motion be forwarded to the City Council of Ordinance 2019-02.

PROPOSED MOTION:

"I move to forward a positive recommendation of Ordinance 2019-02 to the City Council."

ATTACHMENTS:

- Proposed Ordinance

ORDINANCE NO. 2019-02

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING MAP TO ADD NEWLY ANNEXED PROPERTY LOCATED AT 281 WEST 1600 NORTH, TAX ID 17:023:0017, CONTAINING 9.05 ACRES OF REAL PROPERTY; REZONING PROPERTY TO PUBLIC FACILITY (PF) TO ACCOMMODATE THE CONSTRUCTION OF A NEW PUBLIC WORKS YARD AND ASSOCIATED BUILDING; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code permits the City of Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, the City of Vineyard is authorized to amend the City's Zoning Map pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on February 6, 2019 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council on February 6, 2019; and

WHEREAS, the Vineyard City Council, having reviewed the proposed zoning map amendment, held a public hearing on February 13, 2019; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed zoning map amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: PROPOSED ZONING MAP AMENDMENT ATTACHED AS EXHIBIT A.

Section 2: REPEALER CLAUSE. All City of Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the Town, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this_day of _____, 2019.

Julie Fullmer, Mayor

ATTEST:

Pam Spencer, City Clerk

DRAFT

EXHIBIT A

DRAFT



VINEYARD

ZONING MAP

DRAFT
JANUARY 2019



Utah
Lake

ZONES

	PD Overlay
	OS: Open Space
	A-1: Agriculture
	R&A-5: Residential Agricultural
	RE-20: Residential Estates
	R-1-15: Single-Family Residential
	R-2-15: Residential
	R-1-10: Single-Family Residential
	R-1-8: Single-Family Residential
	HDR-1: High Density Residential
	HDR-2: High Density Residential
	BP: Buisness Park
	FOI: Flex Office & Industry
	M: Manufacturing
	I-1: Industrial
	PF: Public Facility
	RC: Regional Commercial
	RMU: Regional Mixed Use
	TC: Town Center
	The Forge: Mixed Use
	Waters Edge: Special Purpose

Note: For additional requirements and sub-district information regarding the Waters Edge, Town Center, The Forge and Regional Mixed Use Districts refer to Chapter 7 of the zoning ordinance.

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