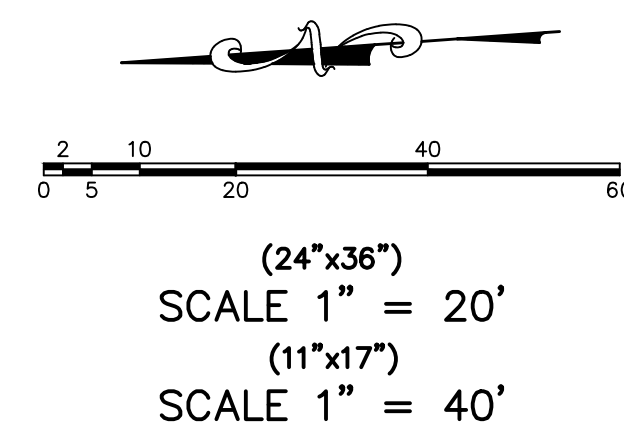


MATCHLINE - SEE SHEET 9B



SHEET NO.

9A

NO.	DATE	REVISIONS
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11		
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TBC PLAN

SANTAQUIN, UTAH

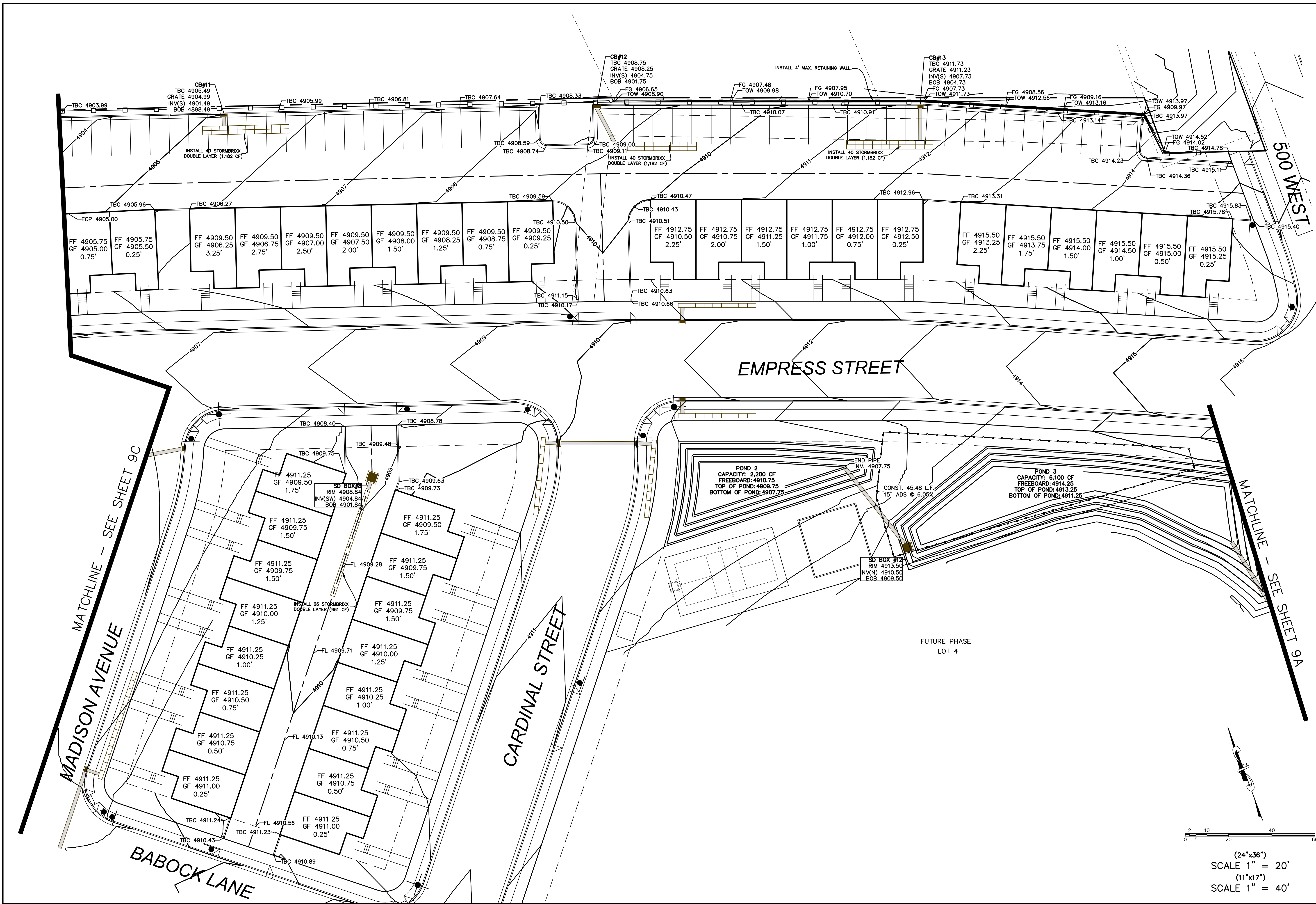
SILVER OAKS PHASE 1

ATLAS  
**ENGINEERING**  
 L.L.C.

PHONE: 801-655-0566  
 945 E. 800 N., SUITE 6A  
 SPANISH FORK, UT 84660

C:\USERS\A.DELPINO\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2021\21-008 ERCANBRACK SANTAQUIN\CADD\FINAL\09-TBC PLAN.DWG





SHEET NO.

9B

NO.	REVISIONS	DATE
1	ADDED RETAINING WALL BEHIND TBC ALONG NE PROPERTY	1-7-25
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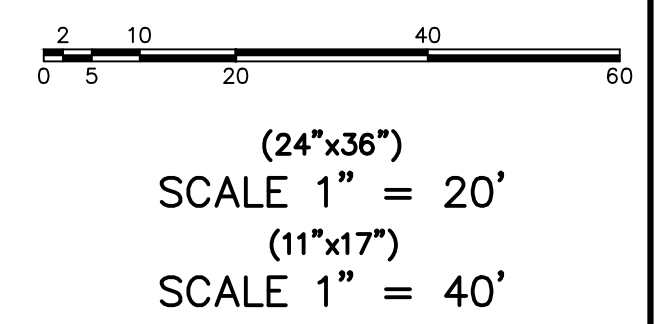
TBC PLAN

SANTAQUIN, UTAH

SILVER OAKS PHASE 1

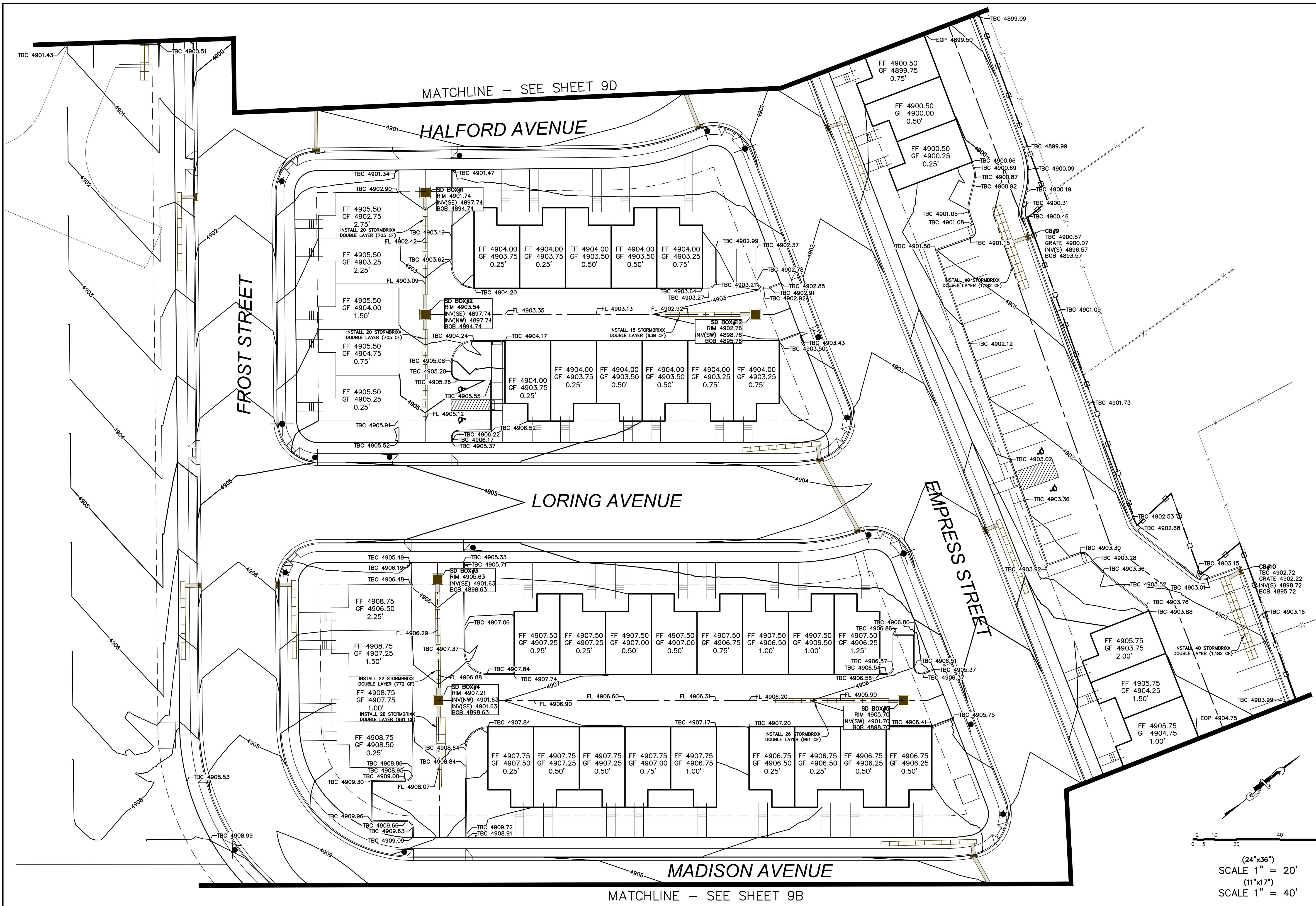
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
945 E. 800 N., SUITE 16A  
SPANISH FORK, UT 84660



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MATCHLINE - SEE SHEET 9D

HALFORD AVENUE

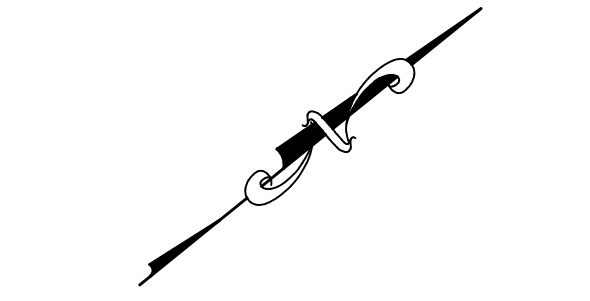
FROST STREET

LORING AVENUE

EMPRESS STREET

MADISON AVENUE

MATCHLINE - SEE SHEET 9B



24'x36"  
 SCALE 1" = 20'  
 (11"x17")  
 SCALE 1" = 40'

SHEET NO.

9C

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TBC PLAN

SANTAQUIN, UTAH

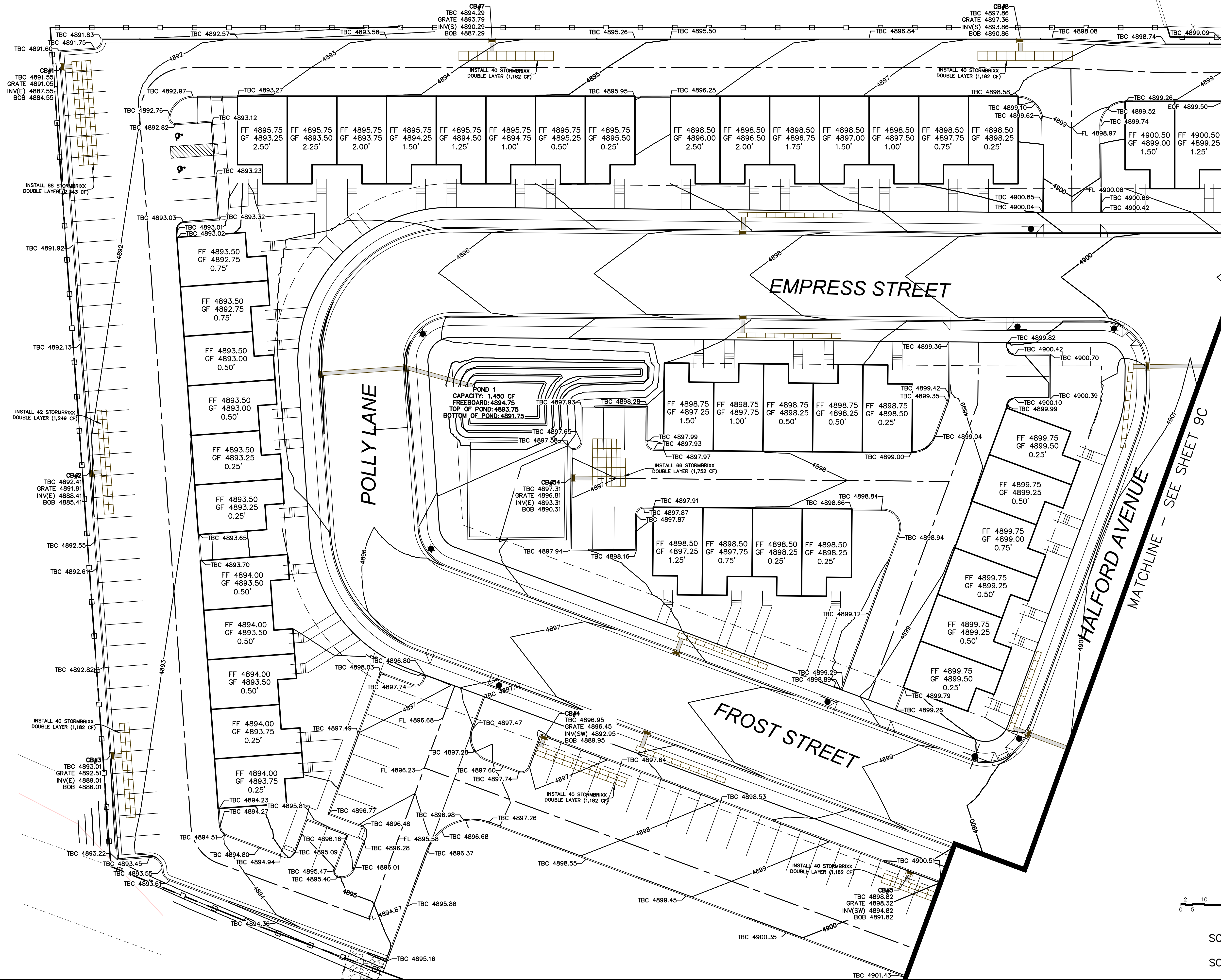
SILVER OAKS PHASE 1



PHONE: 801-655-0566  
 945 E. 800 N., SUITE A  
 SPANISH FORK, UT 84660

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SHEET NO.

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TBC PLAN

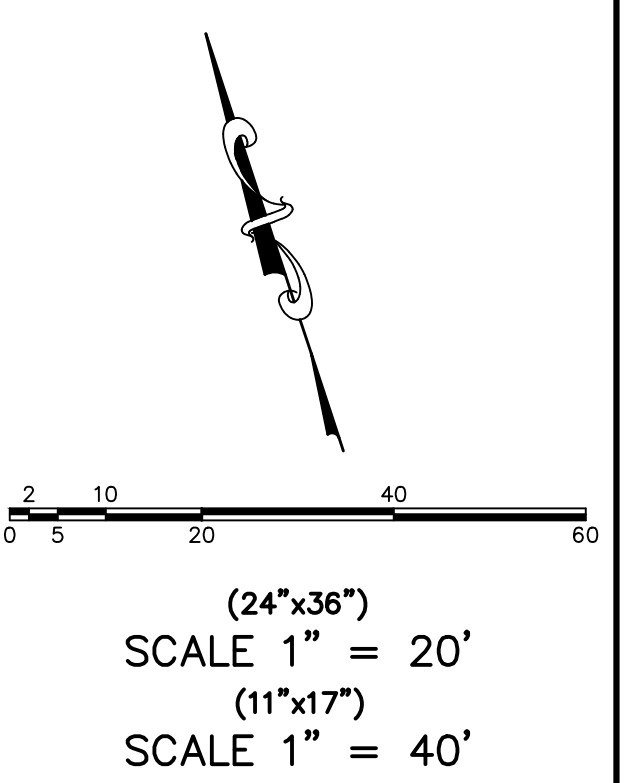
SANTAQUIN, UTAH

SILVER OAKS PHASE 1

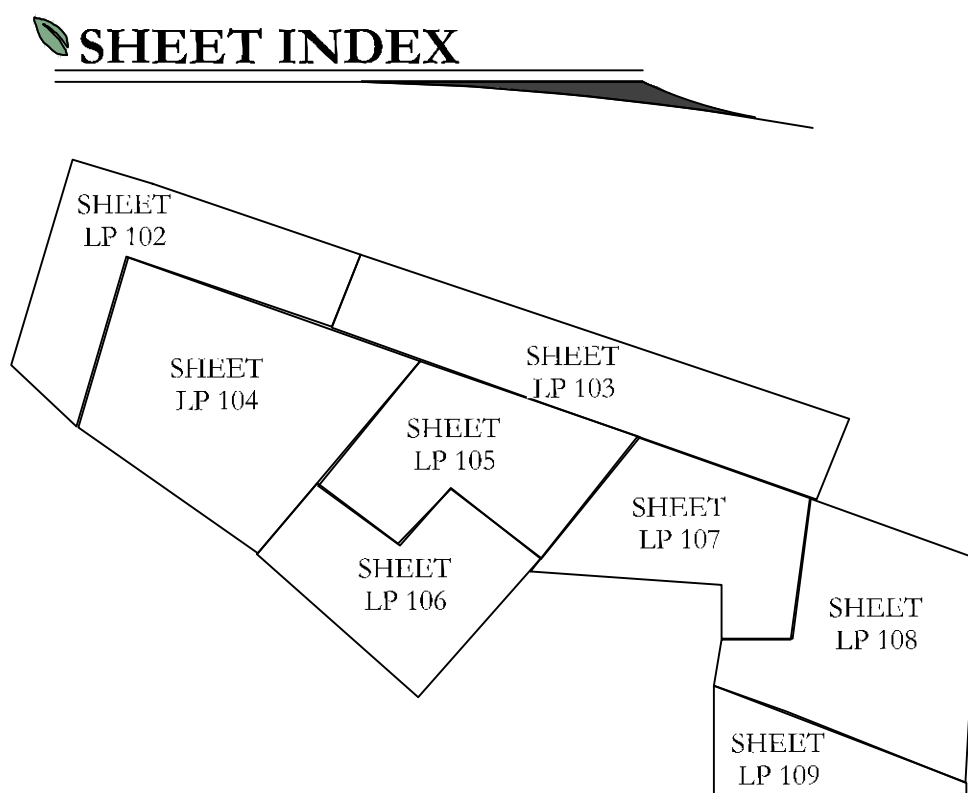
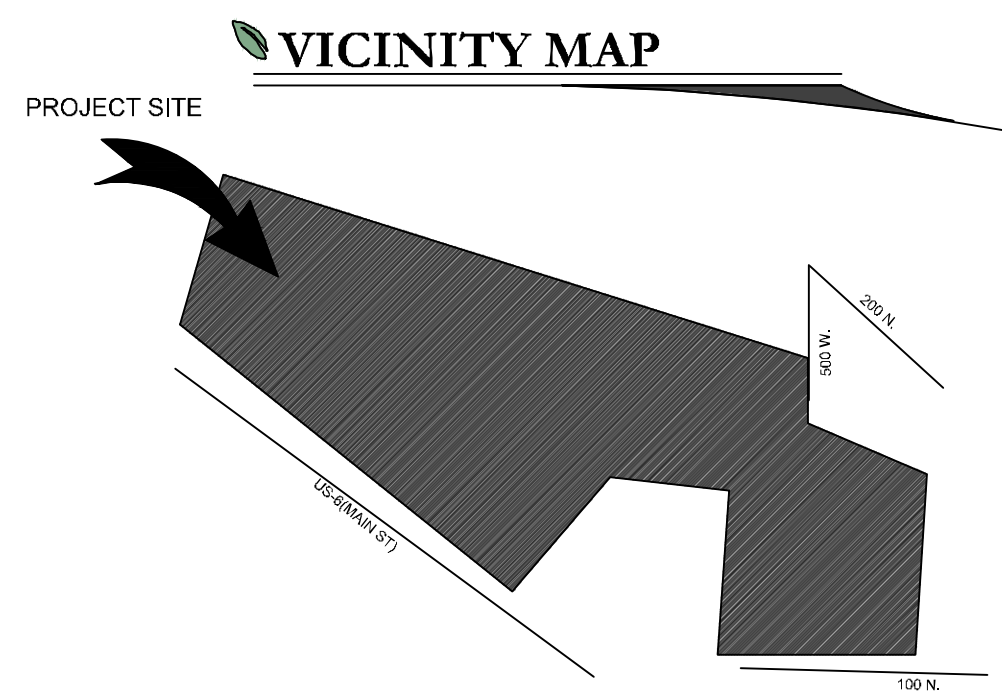
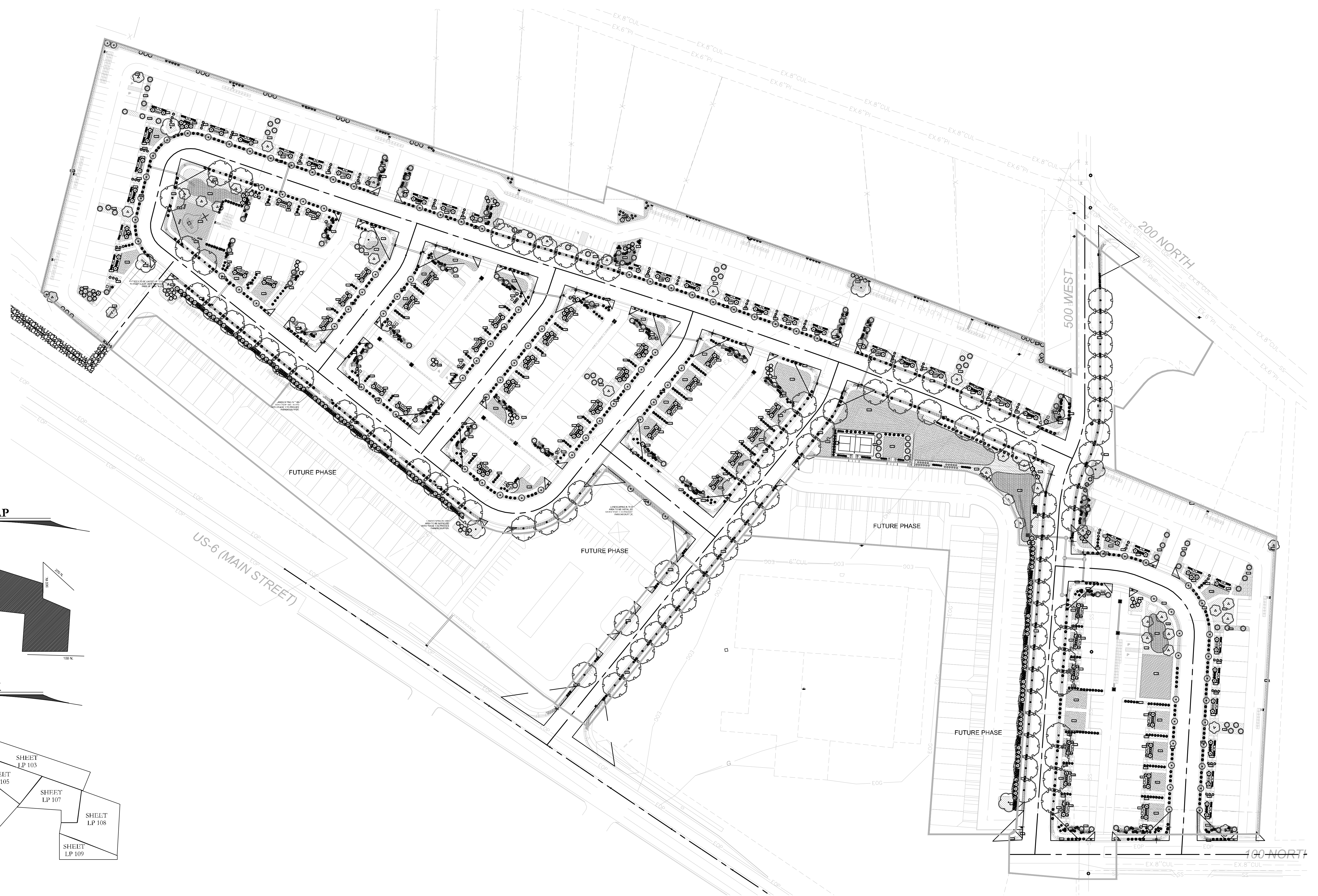
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
945 E. 800 N., SUITE 100  
SPANISH FORK, UT 84660

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ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
2/6/2025		UT23029		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		<h1>SILVER OAKS PH 1</h1> <h2>SANTAQUIN, UTAH</h2>		ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING		 PKJ DESIGN GROUP LANDSCAPE ARCHITECTURE • PLANNING & VISUALIZATION				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025 <b>LANDSCAPE OVERALL PLAN</b> <b>PERMIT SET</b>	
NO.	REVISION	DATE													
1	XXXX	XX-XX-XX													
2															
3															
4															
5															
6															
7															



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**PKJ**  
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3450 N. TRIUMPH BLVD, SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com

LP-100



# LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- 1. SUMMARY**
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
- Site Conditions
  - Guarantees
  - Maintenance
  - Soil Amendments
  - Fine Grading
  - Landscape Edging
  - Furnish and Installing Plant
  - Turf Planting
  - Weed Barrier
- 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 not in accordance 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. 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.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 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.
- 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 and preferably before the bid due date.
- 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.
- 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 pronounced to be designated areas of a project.
- 7. MAINTENANCE**
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-grying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 8. GUARANTEE**
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS**
- 1. LANDSCAPE MATERIALS**
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not planted shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inches by two (2) by eight (8) feet common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- pH: 5.5-7.5
  - EC (electrical conductivity): < 2.0 millimhos per centimeter
  - SAR (sodium adsorption ratio): < 3.0
  - % OM (percent organic matter): >1%
  - Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- Washed mortar sand free of organic material.
  - Portland Cement (see concrete spec. below for type)
  - Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
  - Only potable water for mixing.
- I. Landscape Metal Edging 5.3" steel edging with 18" dowels into the ground for stabilization.

- PART III - EXECUTION**
- 3.1. GRADING**
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surface. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. 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 1/2" in diameter.
- B. The finish grade of the topsoil 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 two times the diameter of the root ball.
- F. 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 flange, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

If you use soil and remove all burlap, wire baskets, ties, or supports, use before beginning and backfilling operations. Do not use

- planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. 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.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, sears, 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.
- L. 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.
- 4. TURF - SOD LAYING**
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blenishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plan and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. 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.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. 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.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with stings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

- 3.5. WEED BARRIER**
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.

## LANDSCAPE NOTES

- INSTALLATION**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
  - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL Dictate QUANTITIES TO BE USED.
  - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
  - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
  - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
  - SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
  - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.
  - IF REQUIRED BY CITY OR OWNER SPECIFIED, DRAIN 5 OZ WELD BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
  - ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS, ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
  - A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

- 3. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.**
- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
  - GRADING AND DRAINAGE REQUIREMENTS
  - AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE, SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
  - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
  - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
  - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND WALLS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WORK OF ALL SWALES, BERMS, OR GRADE.
  - DEVICES FOR CHANNELING ROOF RUN OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAIN WATER AT A MINIMUM OF 1' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKLASH, WHICHEVER DISTANCE IS GREATER

# SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
<b>1. LANDSCAPE</b>			
	L01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUEE KENTUCKY BLUEGRASS, 1% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOLCHIDOWN KENTUCKY BLUEGRASS, 16% "APM PERENNIAL KYEGRASS, 19% "ACCENT PERENNIAL KYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PLR ACR. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GLAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROOK BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,835 sf
	L10	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORIN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	55,387 sf
	L11	1" MINUS GRAY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORIN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	30,297 sf
	L12	2 1/4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORIN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	24,592 sf
	L13	2" GRAY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KLEP WELD BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TRIFLORIN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,285 sf
	L28	5" DEEP STEEL EDGING - INSTALLED PER MANUFACTURER SPECIFICATION.	2,371 lf
	L30	PLAYGROUND SURFACE. SOFT FALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	181 cy
	L301	Landscape Forms - LINE Landscape Panel with 1/2" horizontal rods. 4 ft. height, or equivalent. Verify product with Landscape Architect	89

# PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>CONIFERS</b>						
	PNA	118	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
<b>DECIDUOUS TREES</b>						
	AGA	43	Amelanchier s. grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CCT	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MRS	102	Malus s. 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2" Cal
	TCC	98	Tilia cordata 'Greenspire' Greenspire Lindlar Linden	B & B		2" Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>DECIDUOUS SHRUBS</b>				
	BTM	166	Berberis thunbergii 'Marta' TM Sunjoy Gold Pillar Barberry	5 gal
	BYO	306	Berberis thunbergii 'Orange Tinsel' Orange Torch Barberry	2 gal
	CTF	83	Cornus florida Flaming Dogwood	5 gal
	FNS	303	Forsythia s. 'NIMBI S' TM Shine 'Oh Sugar Baby Dwarf Forsythia	5 gal
	HPL	106	Hydrangea paniculata 'Jane' TM Little Lime Hydrangea	5 gal
	PBP	203	Prunus besseyi 'POHS' TM Pawnee Bittersweet Cherry	5 gal
<b>EVERGREEN SHRUBS</b>				
	BGM	95	Buxus s. 'Green Mountain' Green Mountain Boxwood	5 gal
	CPS	95	Cistus pungens 'Spanish Gold' Spanish Gold Bloom	5 gal
<b>GRASSES</b>				
	BGB	269	Bouleoua gracilis 'Blonde Ambition' Blonde Ambition Blue Grass	1 gal
	CAG	596	Calamagrostis s. scabriflora 'Karl Foerster' Feather Reed Grass	1 gal
	PVS	293	Panarium virginicum 'Shenandoah' Shenandoah Switch Grass	1 gal
<b>PERENNIALS</b>				
	FPE	135	Fuchsia s. 'Purple Emperor' Purple Emperor Caneflower	1 gal
<b>ROSES</b>				
	RNW	352	Rosa s. 'Noisette' TM Flower Carpet White Groundcover Rose	5 gal

## SITE REQUIREMENT CALCULATIONS

- OPEN SPACE REQUIREMENTS:**  
30% of open space must be landscaped. At least 50% of open space shall be unobstructed and for tenant use. Open space includes sidewalks and paths.  
**Has Been Provided**
- Landscape Area: 191,847 sq. ft.**
- TURF AREAS:**  
No sod permitted in areas less than 4' in width.  
**Has Been Provided**
- FOUNDATION PLANTING REQUIREMENTS:**  
A group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per fifty (50) linear feet or fraction thereof, of elevation where the building exceeds one hundred feet (100') in length.  
**Has Been Provided**
- PARK STRIPS:**  
One tree per thirty feet (30') of frontage or fraction thereof. Species selected from Santaquin City Street Tree List.  
**Has Been Provided**
- PLANTING DIVERSITY:**  
Total Number of Trees on Site: 374  
Maximum Percentage of Any one Species for 40 or More Trees: 50%  
Species, Amount, and Percentage Provided:  
Arnold Sentinel Austrian Pine: 148, 40%  
Autumn Brilliance Service Berry: 51, 14%  
Forest Pansy Redbud: 10, 3%  
Raspberry Spear Crabapple: 84, 22%  
Greenspire Littleleaf Linden: 81, 22%

- ACCESSORY STRUCTURES:**  
Trash enclosures and other accessory structures shall have a minimum five foot (5') wide planting area along three (3) sides and a minimum of four (4) shrubs per landscaped side. These planting areas may overlap required landscape yards.  
**Has Been Provided**
- PARKING LOT LANDSCAPING REQUIREMENTS:**  
Landscaping shall be provided in the amount of six percent (6%) of the interior space of parking lots with less than one hundred (100) spaces, and ten percent (10%) of the interior space of all parking lots with one hundred (100) spaces or more.  
**Has Been Provided**
- Screening from the street and all nonresidential uses shall be of sufficient height and opacity to continuously block the lowest three feet (3') of the cross section view of the parking area from the street or adjacent use.  
Islands shall include one or more canopy shade trees and four (4) or more shrubs per eighty (80) square feet of planter area. Additionally, ground cover shall be provided over the entire landscape area.  
**Has Been Provided**
- CLEAR VIEW AREAS:**  
Landscaping: Low growing landscaping materials within the clear view area shall be kept below thirty six inches (36") in height. Trees are allowed in the clear view area but shall be pruned so that leafed branches are greater than eight feet (8') above nearest asphalt grade.
- CLEAR VIEW AREA DIMENSIONS:**  
40' x 40' Triangles provided on streets with 25 mph speed limits and on all interior lanes  
70' x 70' Triangles provided on Main Street with a 50 mph speed limit  
12' x 12' Triangles provided at all driveways and parking lot entrances

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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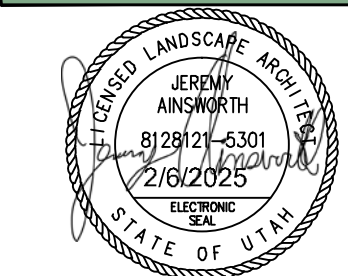
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# SILVER OAKS PH 1

## SANTAQUIN, UTAH

ATLAS ENGINEERING  
ATT: ANDREW DELPIVO  
801-655-0566  
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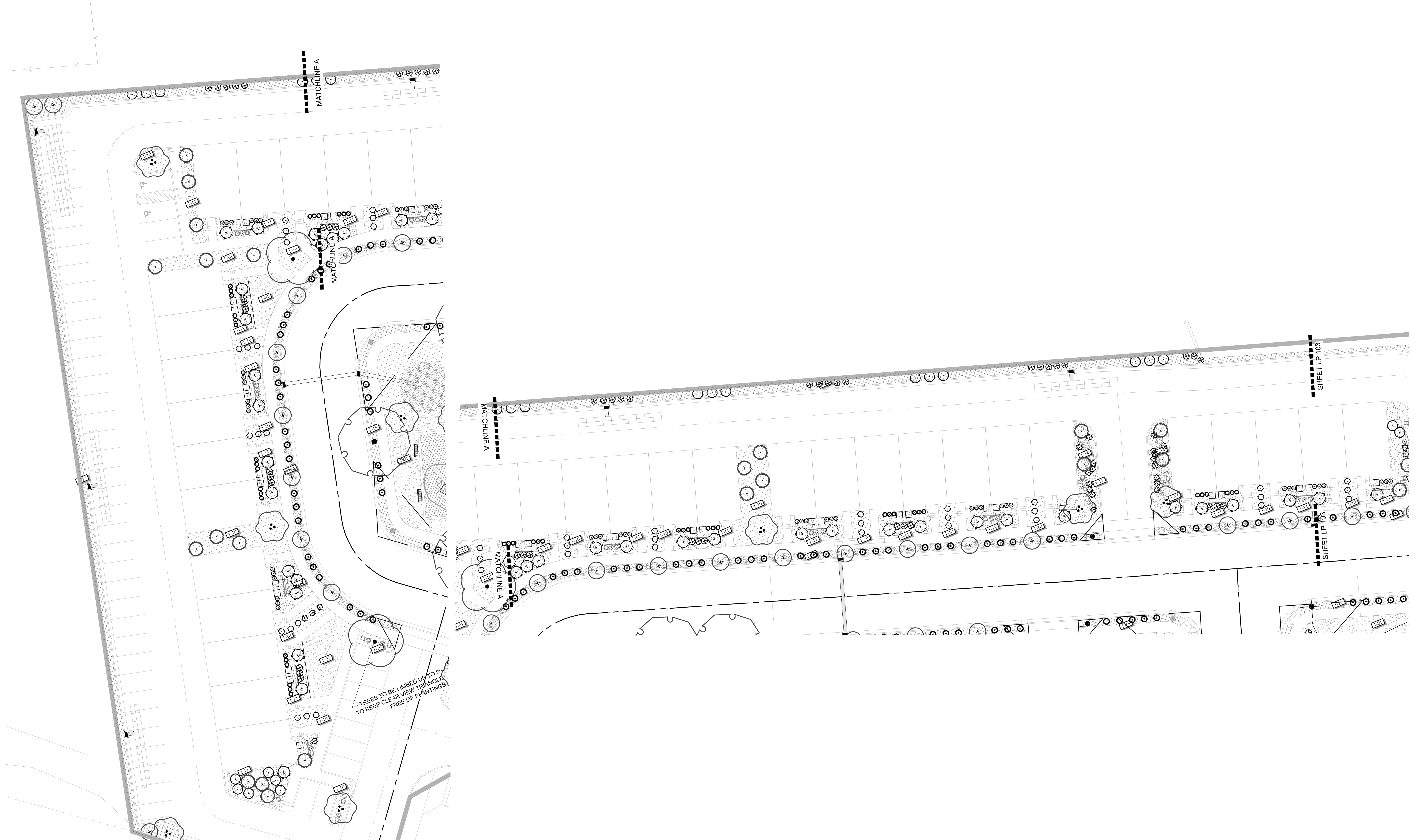


**LANDSCAPE COVER**  
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LP-101



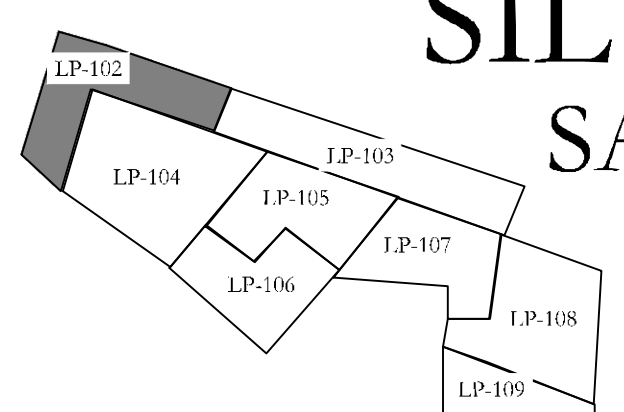
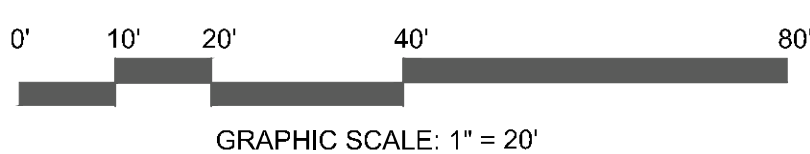
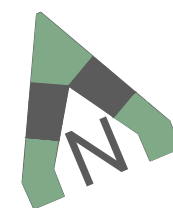


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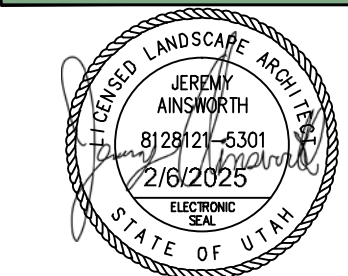


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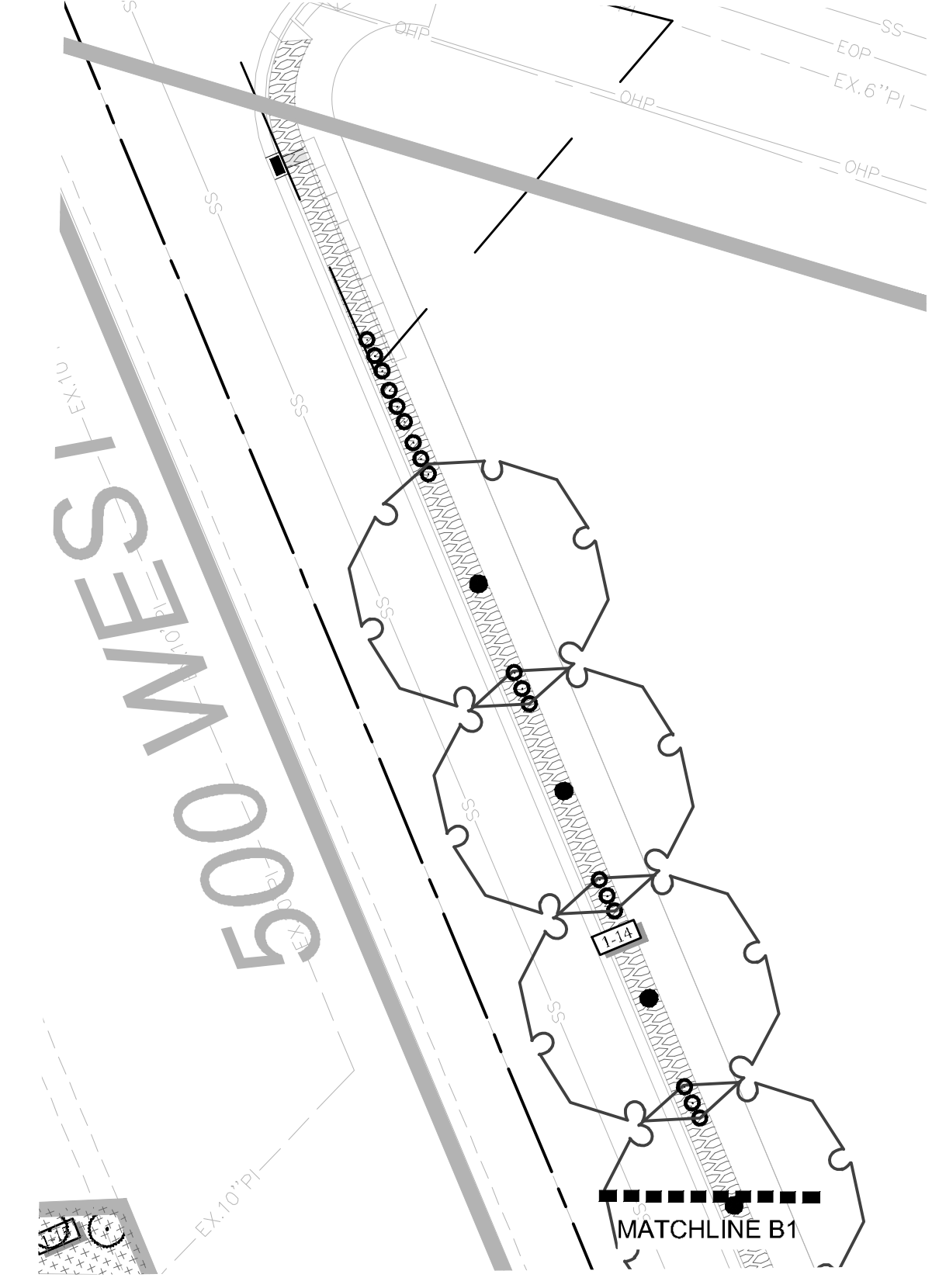
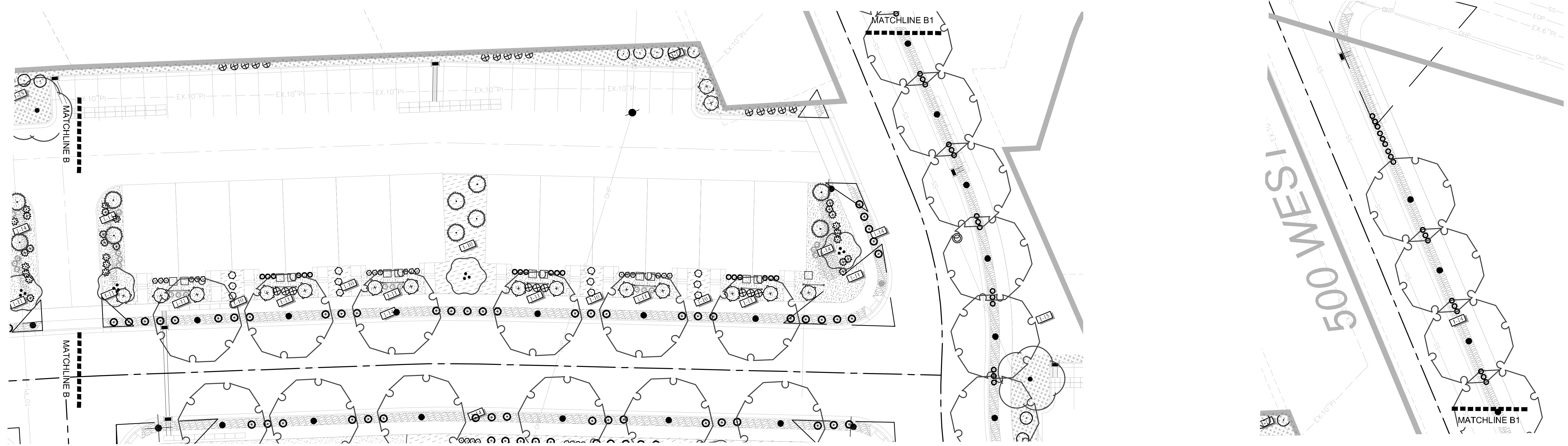
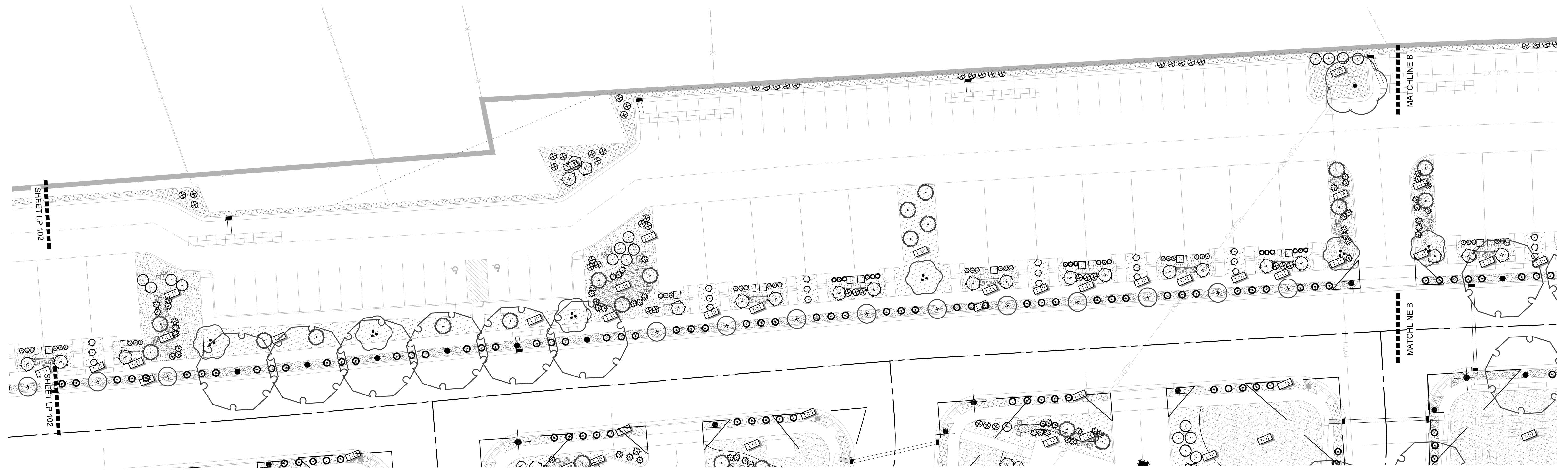


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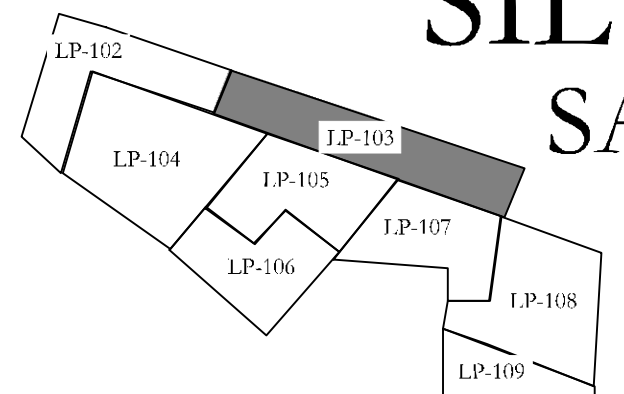
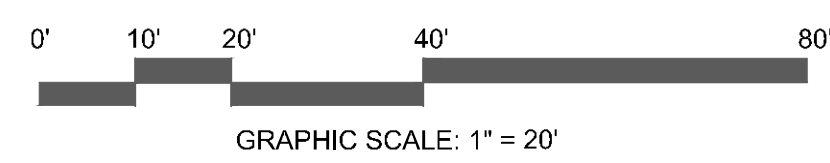


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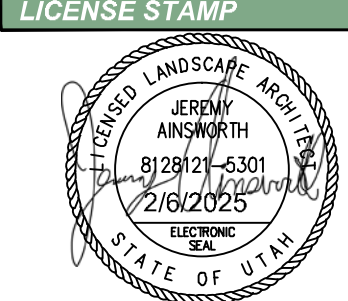


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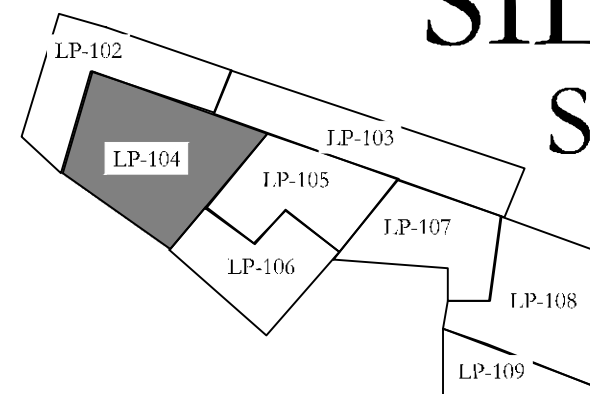
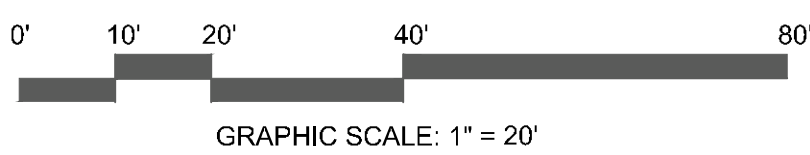
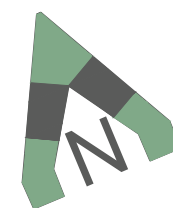
FUTURE PHASE

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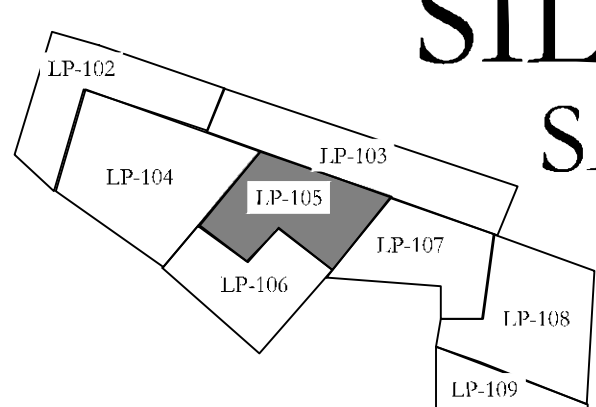
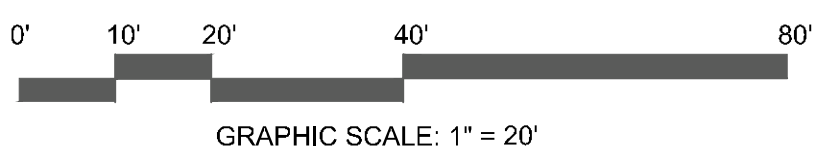
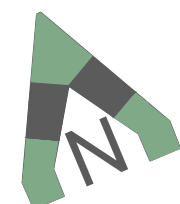


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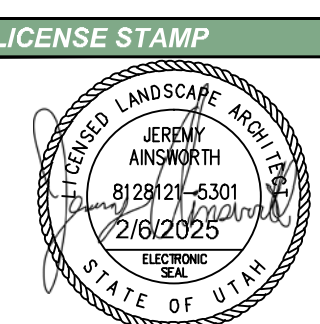
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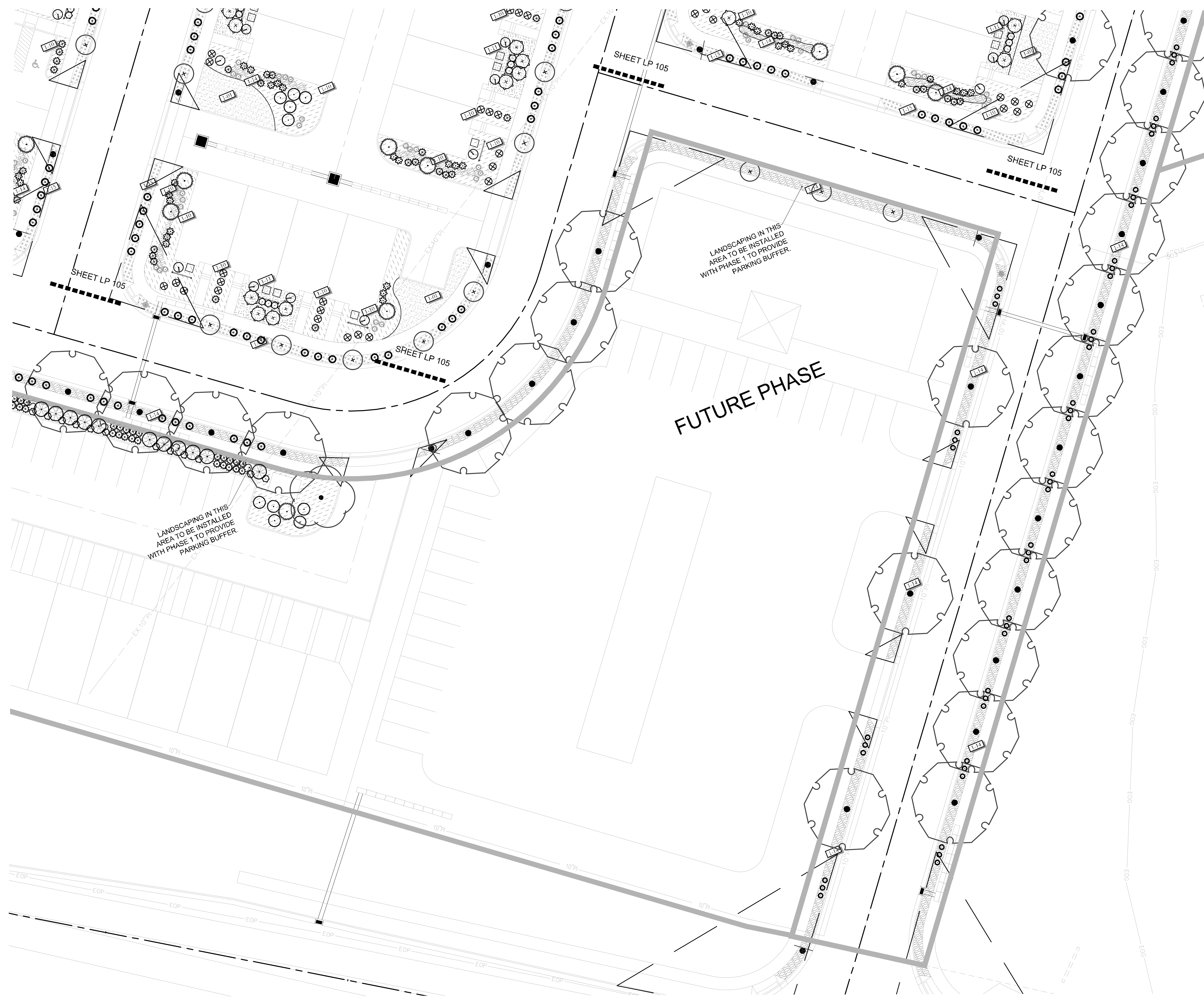


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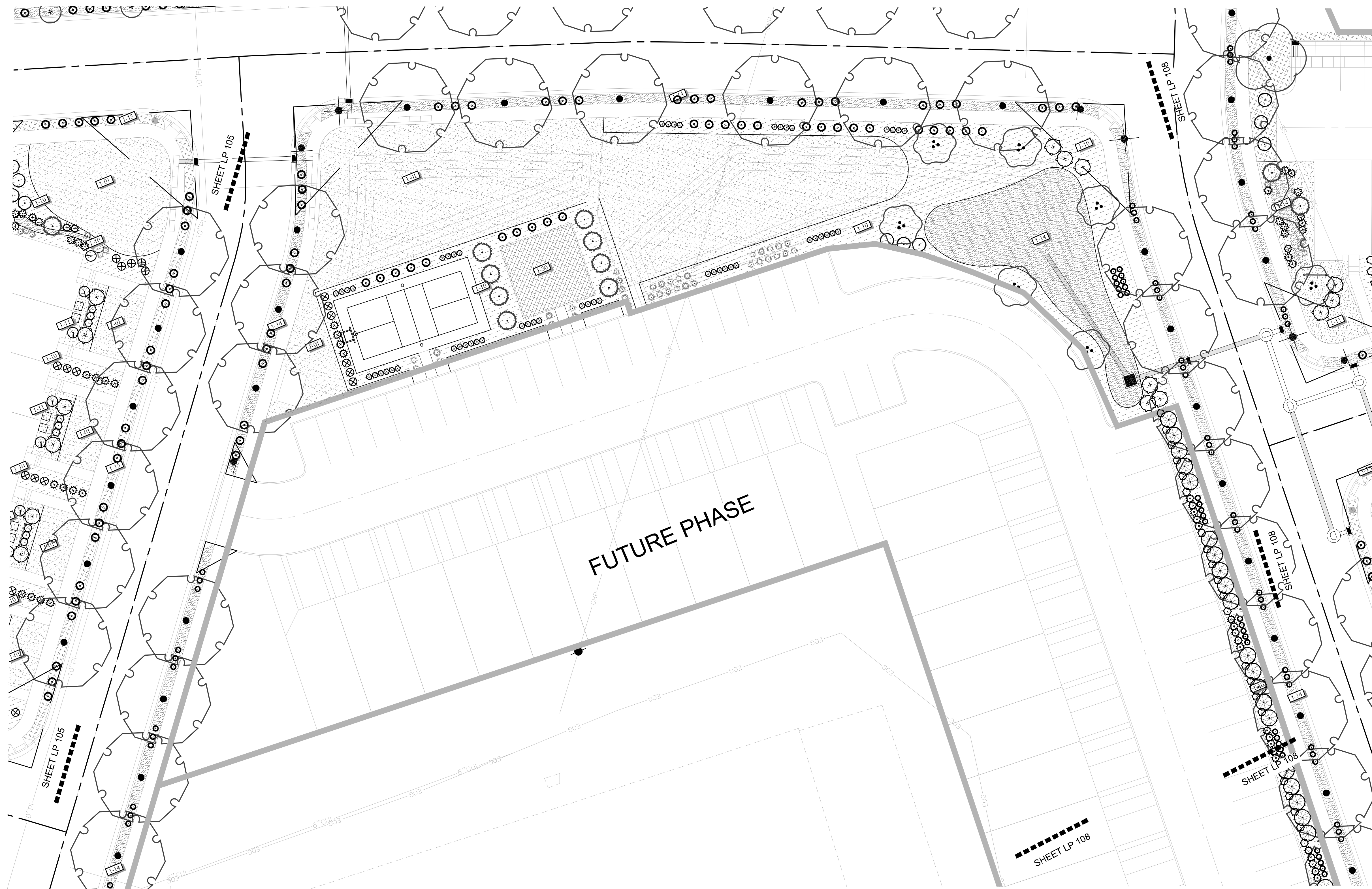
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<b>CONIFERS</b>						
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	CCF	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MFS	102	Malus x 'Raspberry Speer' Raspberry Speer Crabapple	B & B		2" Cal
	TCCG	98	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2" Cal
<b>DECIDUOUS SHRUBS</b>						
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	CLP	83	Cotoneaster lucidus Peking Cotoneaster	5 gal		
	FNS	303	Forsythia x 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia	5 gal		
	HLL	106	Hydrangea paniculata 'Jane' TM Little Lime Hydrangea	5 gal		
	PIVP	203	Prunus besseyi 'PWI15' TM Pawnee Bittersweet Cherry	5 gal		
<b>EVERGREEN SHRUBS</b>						
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	CPS	95	Cytisus pargans 'Spanish Gold' Spanish Gold Broom	5 gal		
<b>GRASSES</b>						
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	CAK	596	Calamagrostis x acutiflora 'Karl Foerster' Festus Reed Grass	1 gal		
	PWS	293	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal		
<b>PERENNIALS</b>						
	FPPE	135	Lithospermum x 'Purple Empress' Purple Empress Coneflower	1 gal		
<b>ROSES</b>						
	RNW	352	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal		

ISSUE DATE PROJECT NUMBER PLAN INFORMATION PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT LANDSCAPE ARCHITECT / PLANNER LICENSE STAMP DRAWING INFO

2/6/2025	UT23029			ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025																								
<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <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> </tbody> </table>	NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7						<h1>SILVER OAKS PH 1</h1> <h2>SANTAQUIN, UTAH</h2>	<p>PKJ DESIGN GROUP</p> <p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.</p>	<p><b>PKJ</b> DESIGN GROUP Landscape Architecture • Planning • Visualization</p> <p>3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com</p>	<p><b>LANDSCAPE PLAN</b></p> <p><b>PERMIT SET</b></p> <p>LP-106</p>
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**PLANT LEGEND** (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. FOR QUANTITIES APPROX. THE DESIGNER SHALL TAKE INTO ACCOUNT.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>CONIFERS</b>						
	PNA	118	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
<b>DECIDUOUS TREES</b>						
	AGA	43	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CCT	7	Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	B & B		2" Cal
	MRS	102	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2" Cal
	TCG	98	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	B & B		2" Cal
<b>DECIDUOUS SHRUBS</b>						
	BTM	166	Berberis thunbergii 'Maria' TM Stanjor Gold Pillar Barberry	5 gal		
	BTG	306	Berberis thunbergii 'Orange Torch' Orange Torch Barberry	2 gal		
	CLP	83	Cotoneaster lucidus Peking Cotoneaster	5 gal		
	FNS	303	Forsythia x 'NIMBUS' TM Show Off Sugar Baby Dwarf Forsythia	5 gal		
	HLL	106	Hydrangea paniculata 'Jane' TM Little Lane Hydrangea	5 gal		
	PHP	203	Prunus besseyi 'PWIS' TM Pawnee Brides Sand Cherry	5 gal		
<b>EVERGREEN SHRUBS</b>						
	BGM	95	Buxus x 'Green Mountain' Green Mountain Boxwood	5 gal		
	CPS	95	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal		
<b>GRASSES</b>						
	BGB	269	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal		
	CAK	596	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	PVS	293	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal		
<b>PERENNIALS</b>						
	EPE	135	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	1 gal		
<b>ROSES</b>						
	RNW	352	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal		

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GRAPHIC SCALE: 1" = 20'

# SILVER OAKS PH 1

## SANTAQUIN, UTAH

ATLAS ENGINEERING  
ATT: ANDREW DELPIVO  
801-655-0566  
A@ATLASENGINEERING

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**LANDSCAPE PLAN**  
**PERMIT SET**

LP-108



**SITE MATERIALS LEGEND** (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. QUANTITIES IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

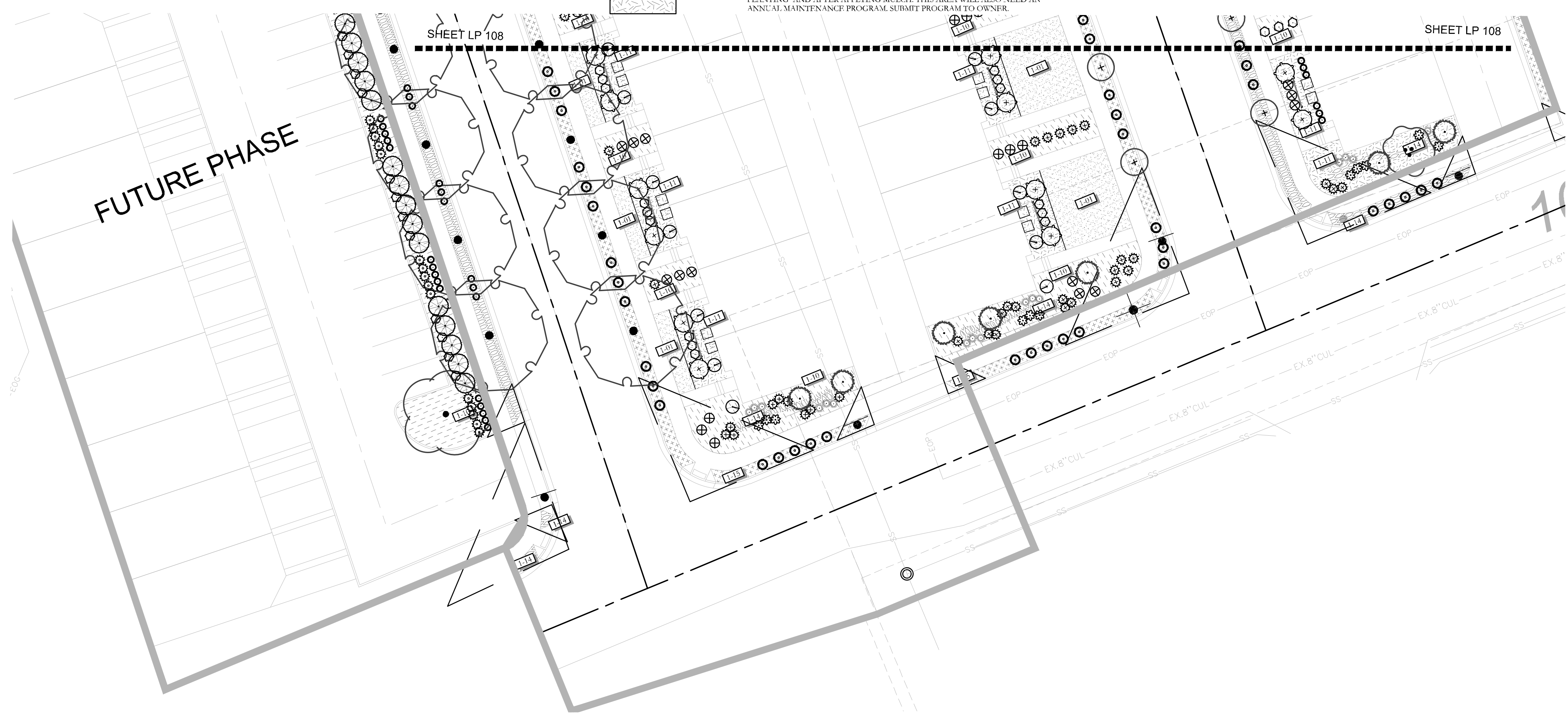
SYMBOL	CODE	DESCRIPTION	QTY
<b>1 LANDSCAPE</b>			
	L-101	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% BLUESTAR KENTUCKY BLUEGRASS, 19% MARQUIS KENTUCKY BLUEGRASS, 17% "NLWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "PM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROXIMATE AT A RATIO OF 22:1:1:1:1. PER ACRE: FILL LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR DRIVEN ROTORS. ALL DRIPHEADS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 100% 1.5" DIA. TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	25,835 sf
	L-102	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	55,387 sf
	L-103	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	30,297 sf
	L-104	2.4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	24,592 sf
	L-105	2.4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,285 sf
	L-106	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	2,371 lf
	L-107	PLAYGROUND SURFACE - SOFTFALL ENGINEERED WOOD FIBER. INSTALL AS PER MANUFACTURER SPECIFICATIONS.	181 sq
	L-108	Landscape Forms - L-101 Landscape Panel with 1/2" horizontal rods, 4 ft. height, or equivalent. Verify product with Landscape Architect	89

**3 WALLS AND COLUMNS**

SYMBOL	DESCRIPTION	QTY
	Landscape Forms - L-101 Landscape Panel with 1/2" horizontal rods, 4 ft. height, or equivalent. Verify product with Landscape Architect	89

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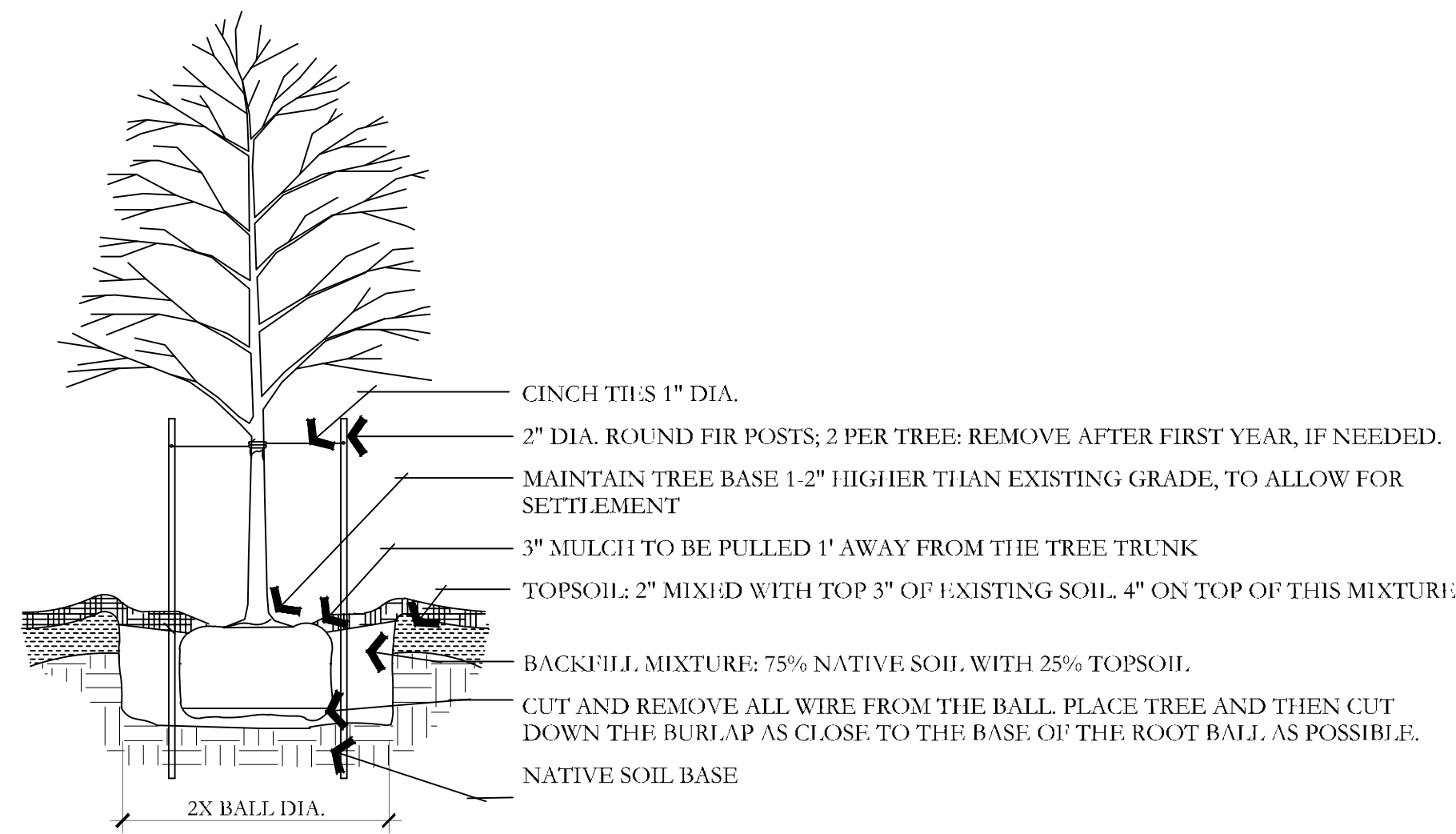
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	PN-A	118	<i>Pinus nigra</i> 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		6'
<b>DECIDUOUS TREES</b>						
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	CCT	7	<i>Cercis canadensis</i> 'Forest Pansy' Forest Pansy Faecm Redbud	B & B		2" Cal
	MRS	102	<i>Malus x 'Raspberry Spear'</i> Raspberry Spear Crabapple	B & B		2" Cal
	TCG	98	<i>Tilia cordata</i> 'Greenspire' Greenspire Littleleaf Linden	B & B		2" Cal
<b>DECIDUOUS SHRUBS</b>						
	BTM	166	<i>Berberis thunbergii</i> 'Mata' Sanjoy Gold Pilar Barberry			5 gal
	BTG	306	<i>Berberis thunbergii</i> 'Orange Torch' Orange Torch Barberry			2 gal
	CLP	83	<i>Cotoneaster lucidus</i> Peking Cotoneaster			5 gal
	FXS	303	<i>Forsythia x 'NIMBUS'</i> Show Off Sugar Bibo Dwarf Forsythia			5 gal
	HLL	106	<i>Hydrangea paniculata</i> 'Jane' Little Lane Hydrangea			5 gal
	PBP	205	<i>Prunus besseyi</i> 'DOLLS' Pawnee Buttes Sand Cherry			5 gal
<b>EVERGREEN SHRUBS</b>						
	BGM	95	<i>Buxus x 'Green Mountain'</i> Green Mountain Boxwood			5 gal
	CPS	95	<i>Cytisus purgans</i> 'Spanish Gold' Spanish Gold Broom			5 gal
<b>GRASSES</b>						
	HGB	249	<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama			1 gal
	CAV	596	<i>Calamagrostis x acutifloris</i> 'Karl Foerster' Feather Reed Grass			1 gal
	PVS	293	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass			1 gal
<b>PERENNIALS</b>						
	LPU	135	<i>Echinacea x 'Purple Emperor'</i> Purple Emperor Coneflower			1 gal
<b>ROSES</b>						
	RNW	352	<i>Rosa x 'Nocesnee'</i> Flower Carpet White Groundcover Rose			5 gal



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NO. REVISION 1 XXXX 2 3 4 5 6 7	DATE XX-XX-XX	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<b>SILVER OAKS PH 1</b> <b>SANTAQUIN, UTAH</b>	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.	<b>PKJ DESIGN GROUP</b> Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	<b>LANDSCAPE PLAN</b> <b>PERMIT SET</b>	<table border="1"> <tr><td>DATE</td><td>2/6/2025</td></tr> <tr><td>DESIGNED</td><td>ANDREW DELPIVO</td></tr> <tr><td>CHECKED</td><td>JMA</td></tr> <tr><td>DRAWN</td><td>ACP</td></tr> <tr><td>PLOT</td><td>JTA</td></tr> </table>	DATE	2/6/2025	DESIGNED	ANDREW DELPIVO	CHECKED	JMA	DRAWN	ACP	PLOT	JTA
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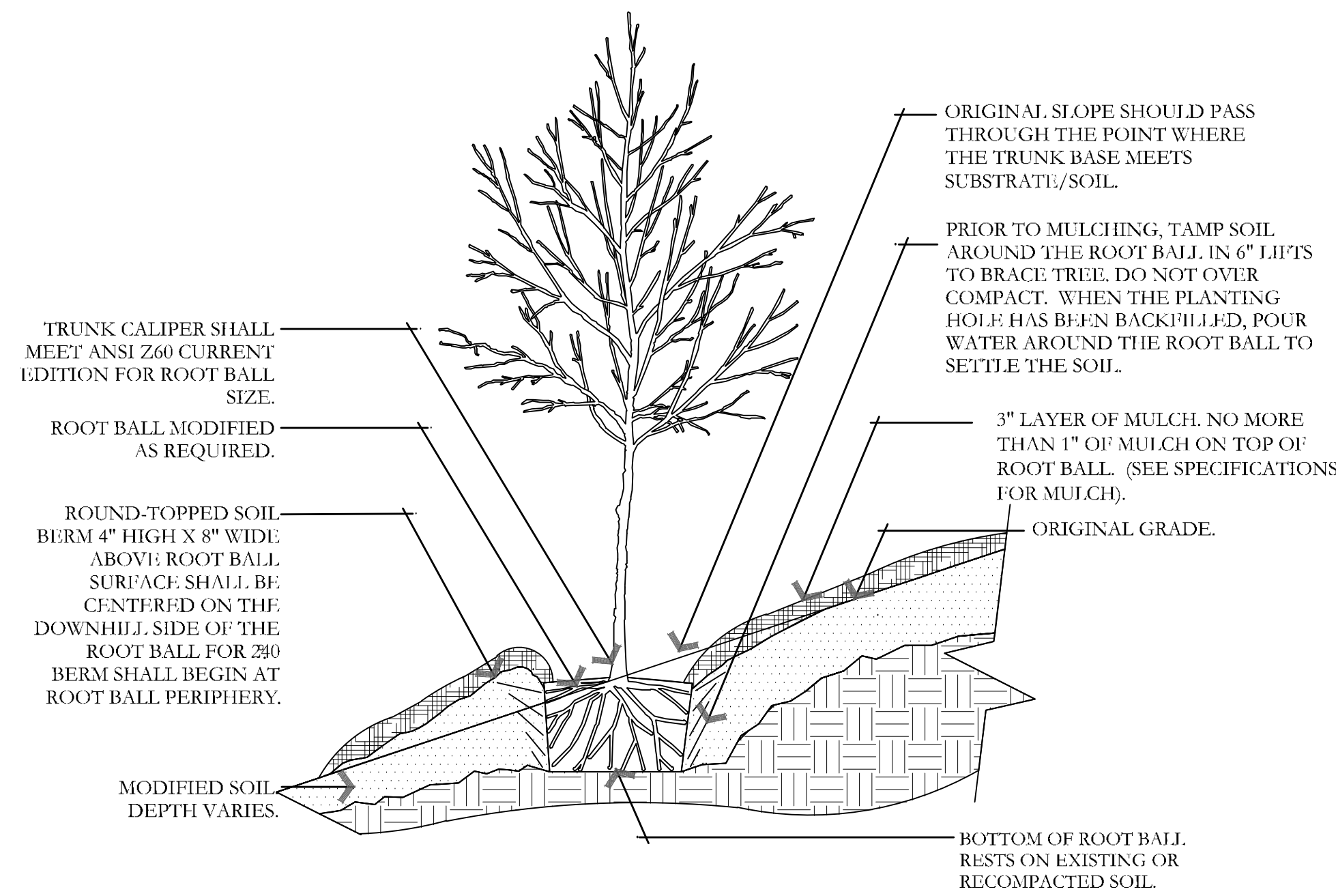




**A DECIDUOUS TREE PLANTING**

NOT TO SCALE

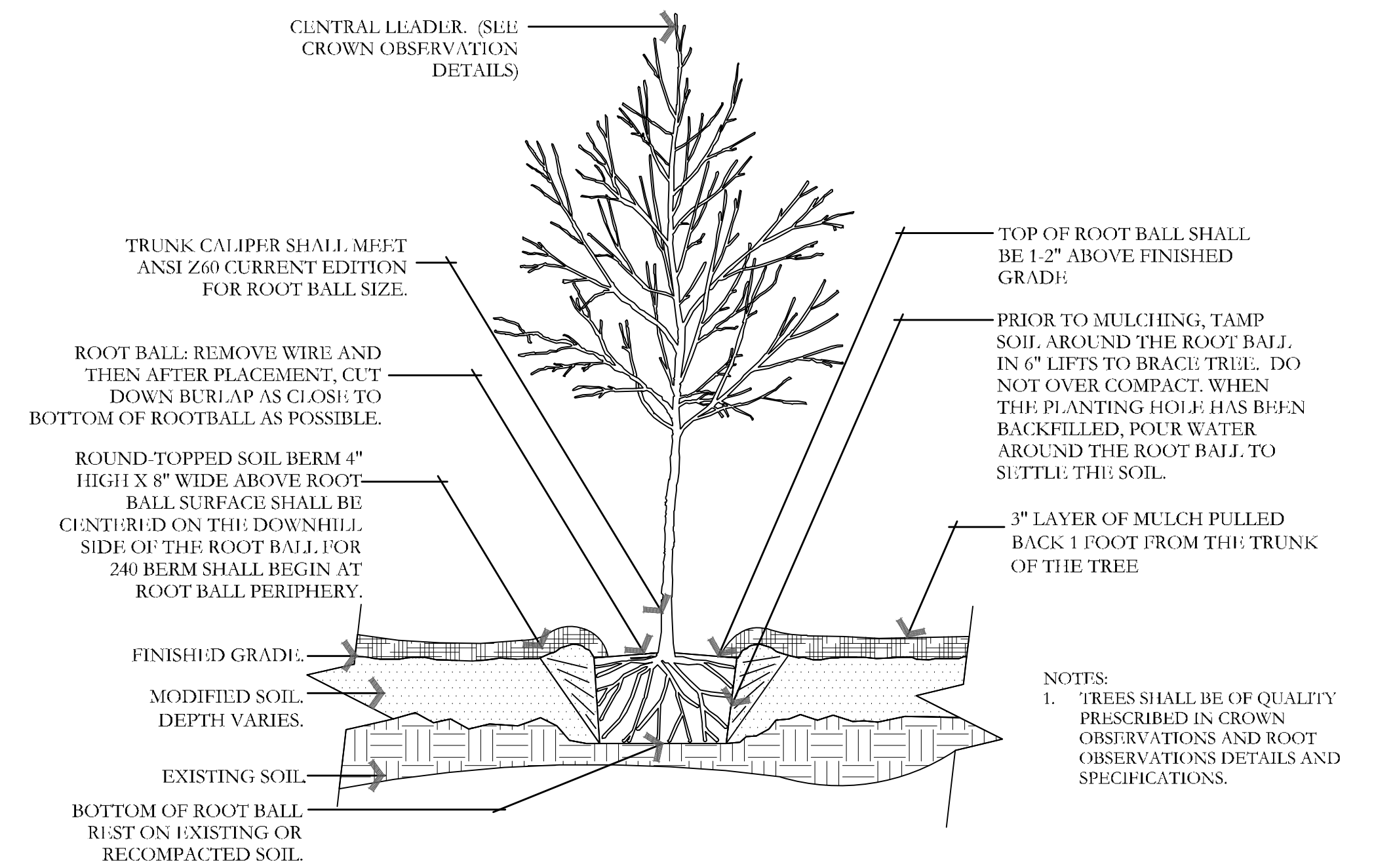
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**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**

NOT TO SCALE

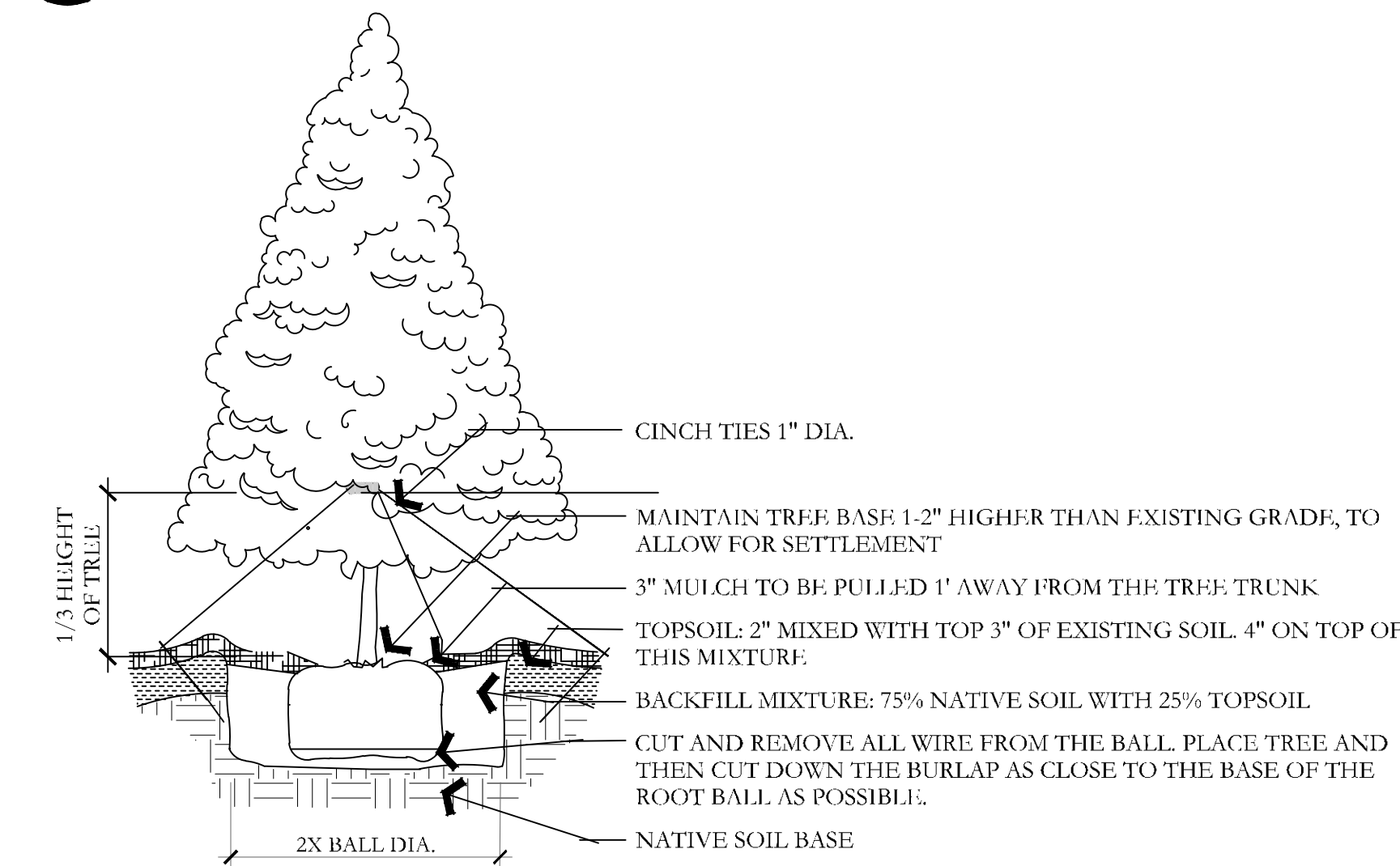
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**C TREE W/ BERM (EXISTING SOIL MODIFIED)**

NOT TO SCALE

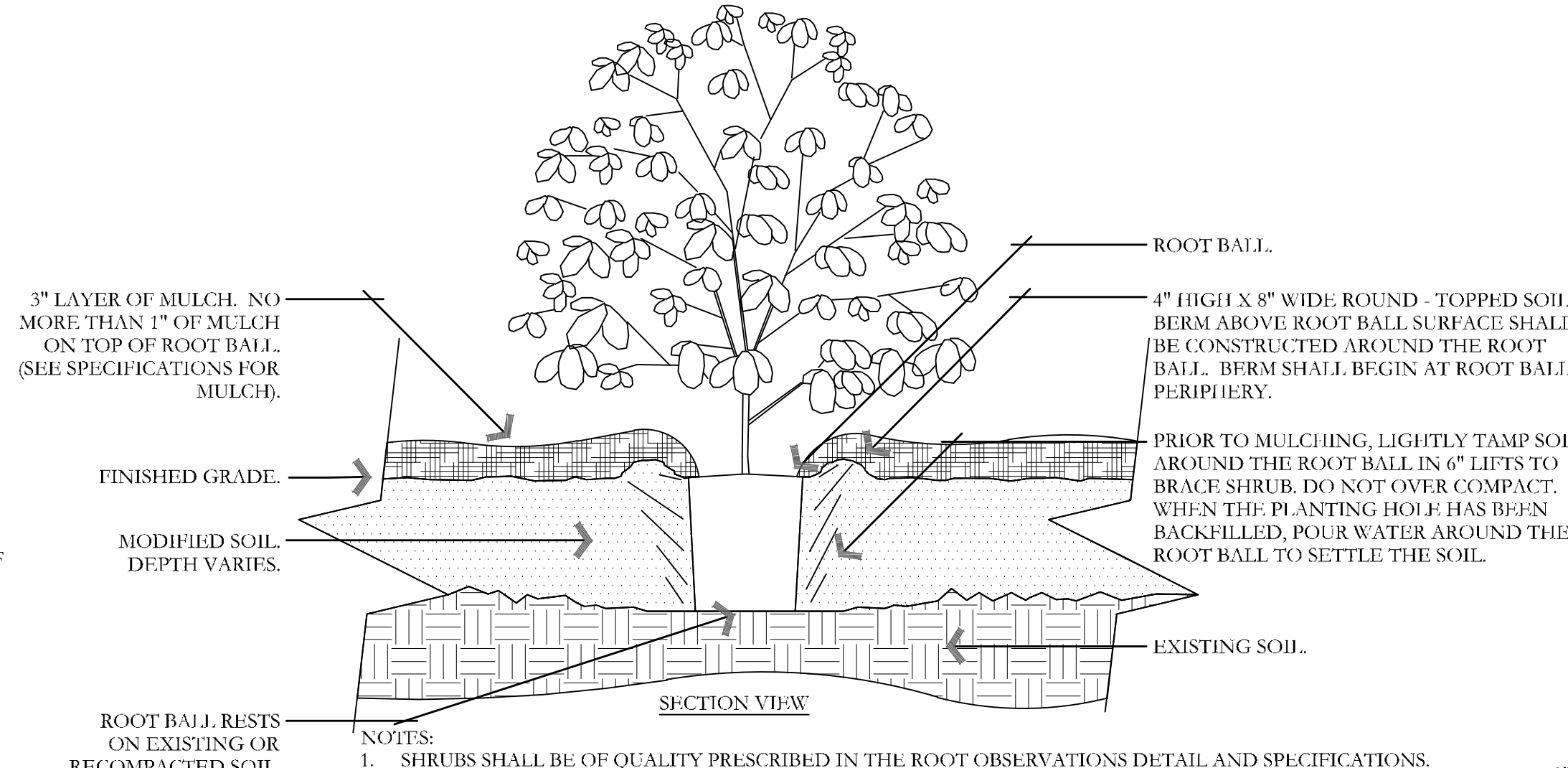
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**D EVERGREEN TREE PLANTING**

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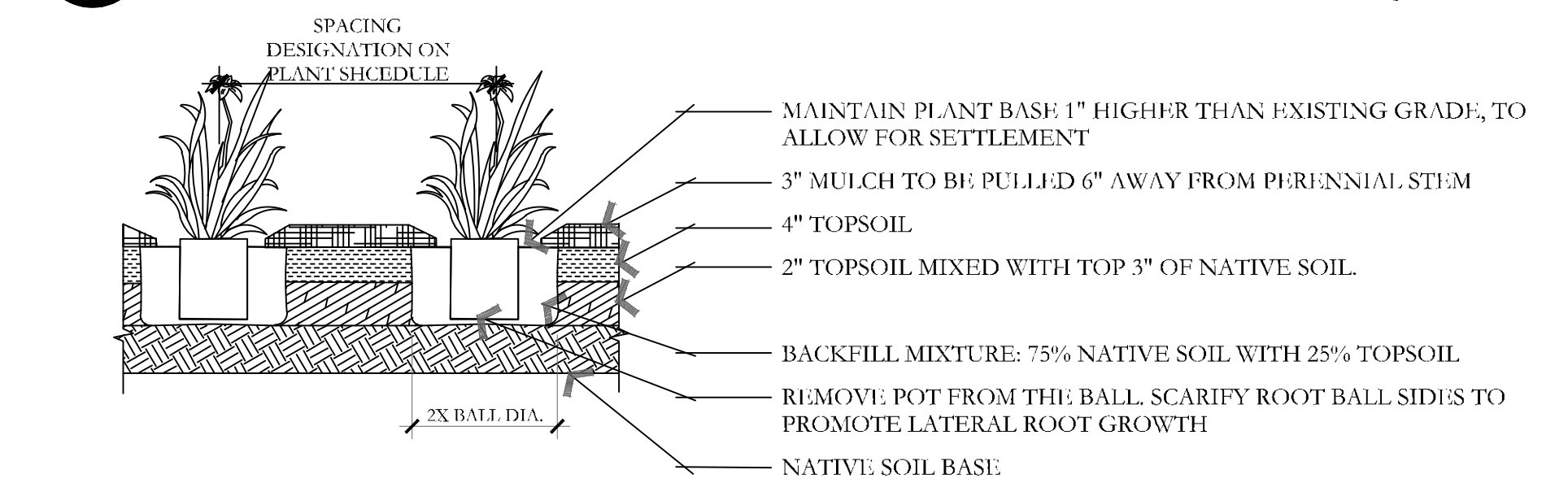
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**E SHRUB - MODIFIED SOIL**

NOT TO SCALE

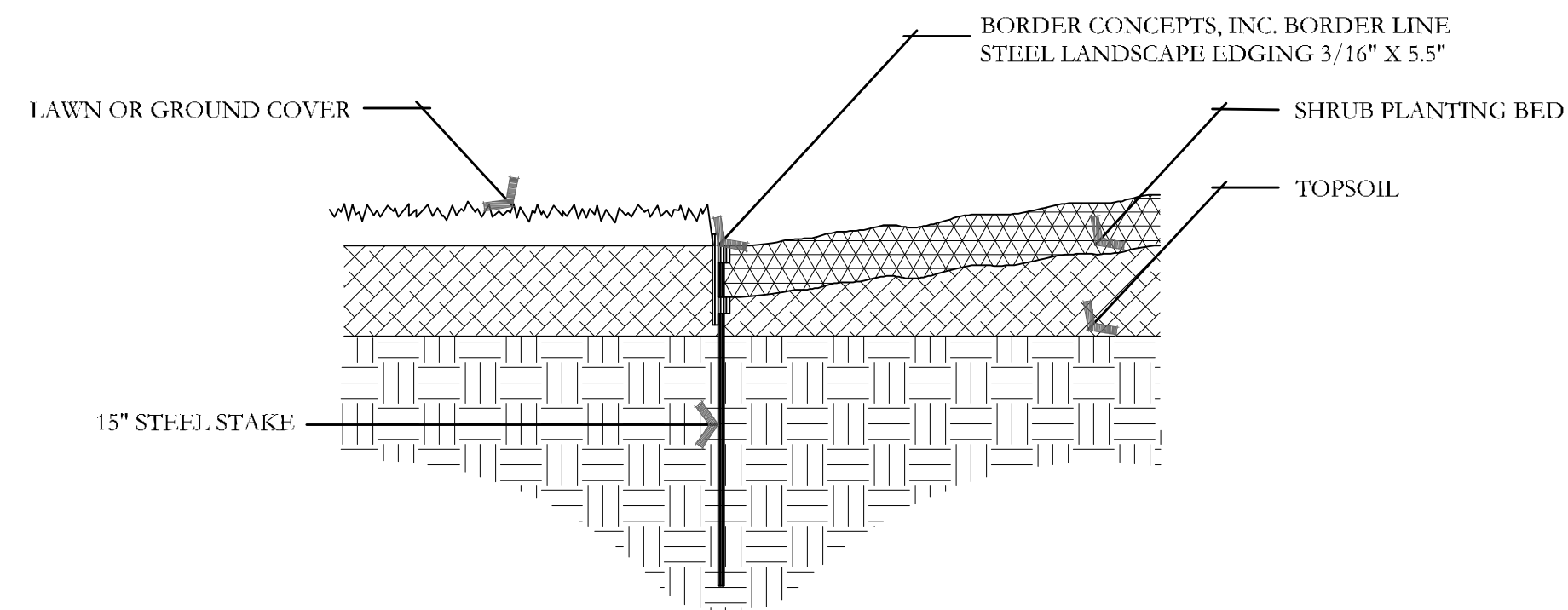
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**F PERENNIAL PLANTING**

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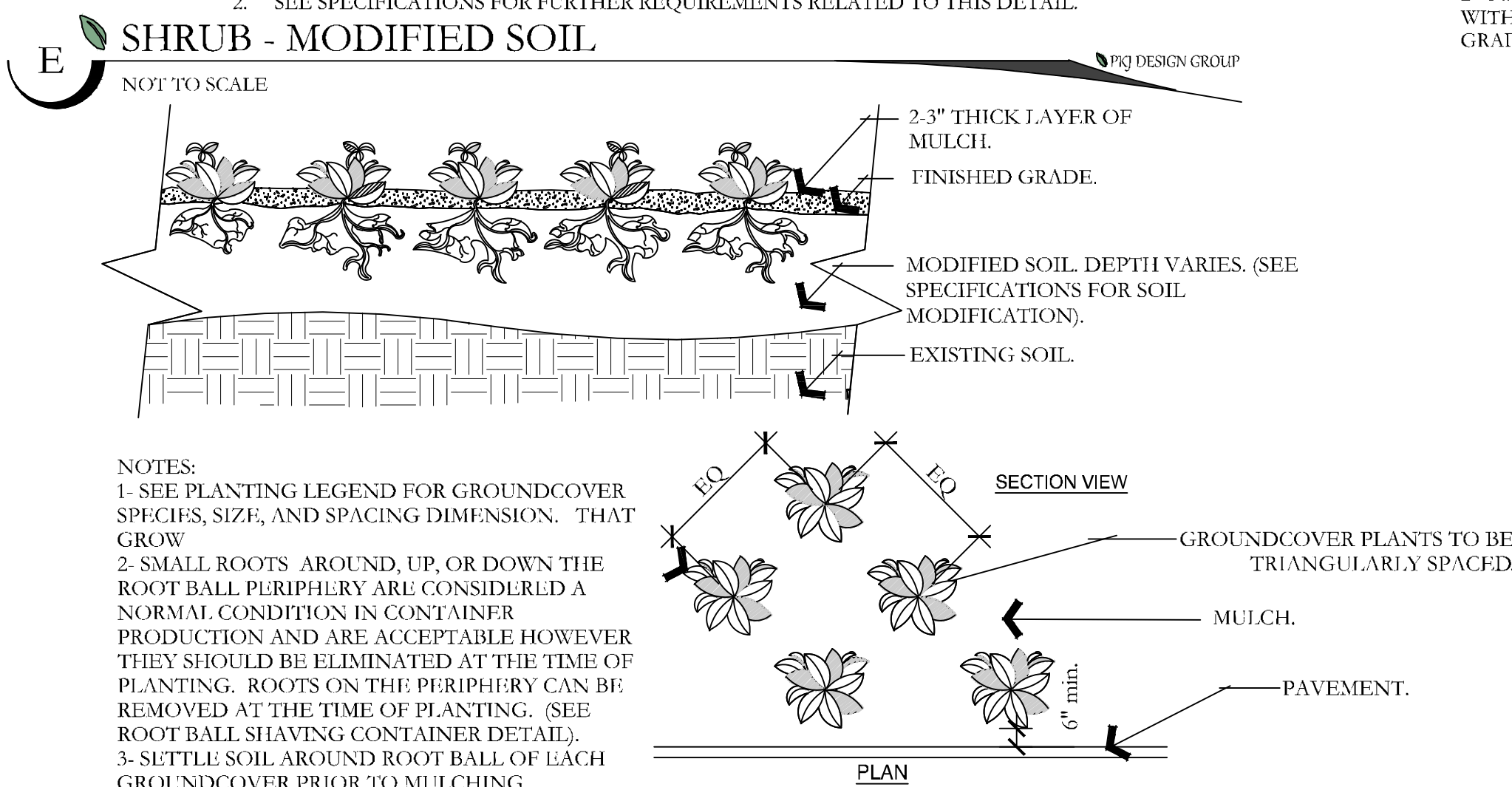
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**G METAL EDGING DETAIL**

NOT TO SCALE

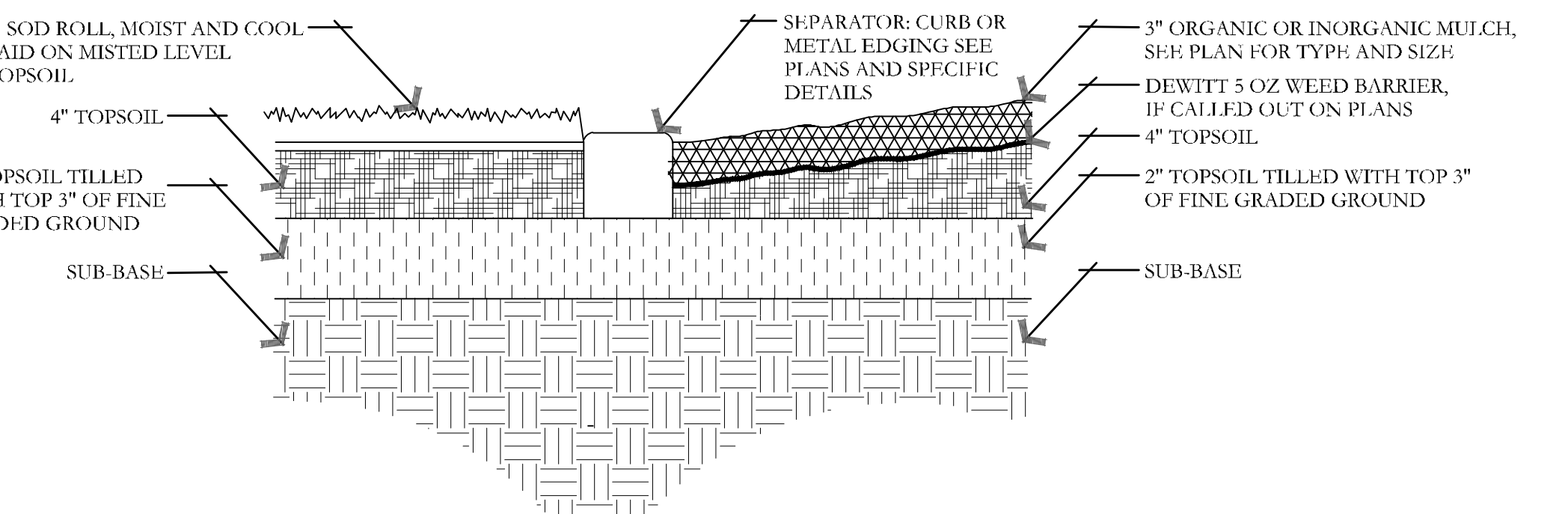
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**H PERENNIAL/GROUNDCOVER PLANTING**

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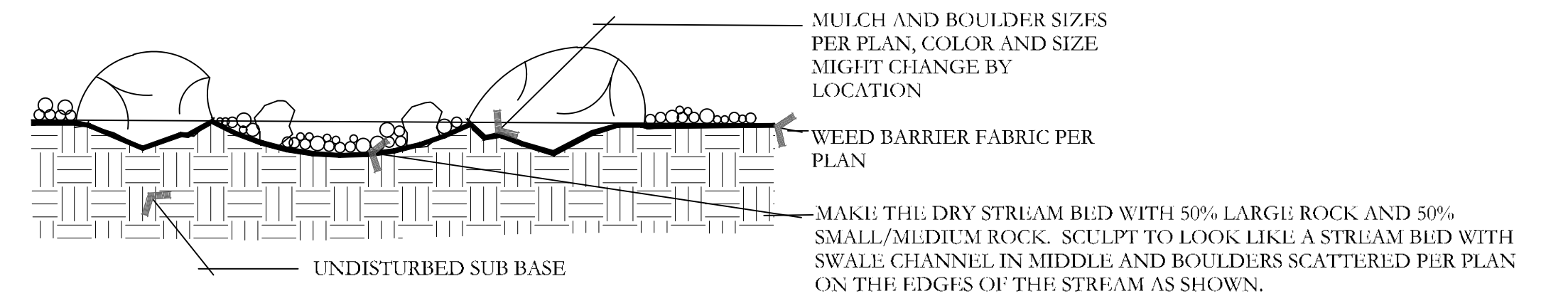
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**I SOD LAYING/MULCH DETAIL**

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**J BOULDER AND DRY STREAM BED DETAIL**

NOT TO SCALE

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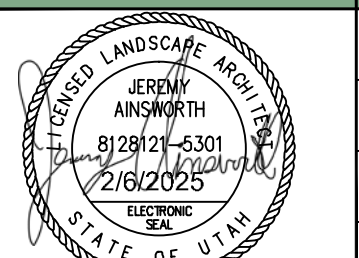
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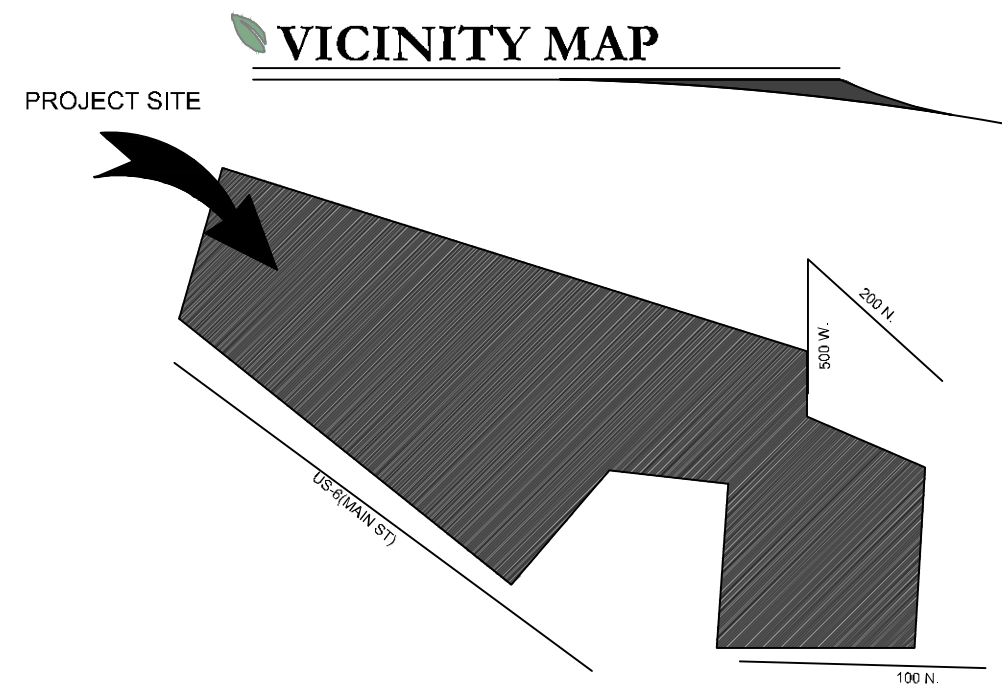
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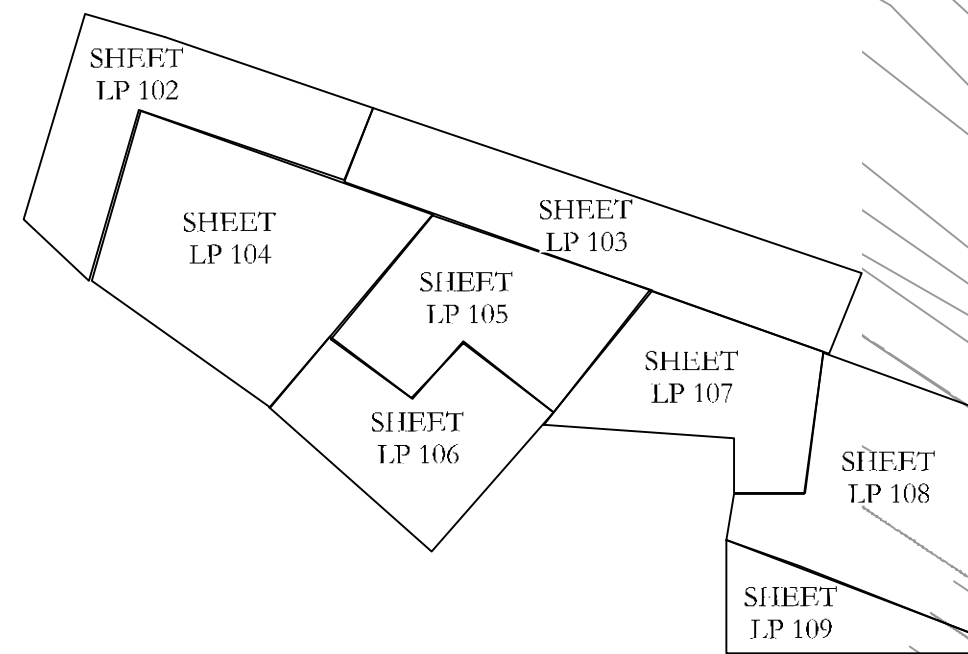
**LANDSCAPE DETAILS**  
PERMIT SET

LP-501





**SHEET INDEX**



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 1ST @ 30 PSI
○	RAINBIRD 5000 SLRILS MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
○	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
○	CONTROLLER: RAINBIRD TX-IMPRO WITH COMMUNICATION CARTRIDGE (4G/FIBER/FIB), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
○	RAINBIRD WR2 RC WIRELESS RAIN SHUT OFF DEVICE
○	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
○	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURER'S RECOMMENDATIONS (30 MICRON)
○	MASTER VALVE
○	USF100 FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
○	QUICK COUPLER: RAINBIRD 44RC INSTALL PER MANUFACTURER'S SPEC.
○	SMART VALVE IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
○	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
○	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN - USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
○	DRIP CONTROL ZONE KIT: RAINBIRD XC7100FV-M FLOW INDICATING BASKET FILTER-PER PLAN-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
○	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 2" MIN. COVER
○	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.
○	PIPE SIZING: 1"=1", 1 1/2"=1 1/2", 2"=2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
○	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TRILE)
○	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
○	CLASS 200 SLEEVE PER PLAN
○	NO SYMBOL
○	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. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

**DRIP ZONE**

TYPE	PART NUMBER	EMITTER FLOW
○	XFS-CV-09-18	9 GPH
○	XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○	RAINBIRD XFS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○		*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS
○		*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION.

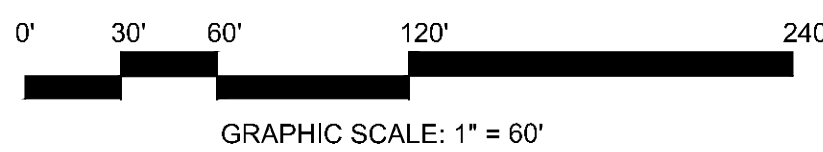
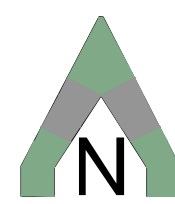


ISSUE DATE: 2/6/2025 PROJECT NUMBER: UT23029 PLAN INFORMATION: PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO: PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025

2/6/2025 UT23029

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**SILVER OAKS  
SANTAQUIN, UTAH**

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**IRRIGATION OVERALL PLAN**

PERMIT SET

IR-100



# IRRIGATION PLAN 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: trenching 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. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

#### 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 pipe and wire in sleeving under landscapes. 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 overlap onto landscape, 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 demonstrate location 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 filter, 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 filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

#### 1.4 REFERENCES

A. The following standards will apply to the work of this Section:

- a. ASTM - American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

#### 1.5 SUBMITTALS

A. 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 proceeded 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.

- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
  - i. Manufacturers catalog cut sheet and current printed specifications for each element or component of the irrigation system.
  - ii. Parts list for each operating element of the system
  - iii. Manufacturer printed literature on operation and maintenance of operating elements of the system
  - iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
  - i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
  - ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services including zone number, type of plant material and location on project that zone services. I format map with heat shrink clear plastic.

#### 1.6 QUALITY ASSURANCE

- A. Acceptance: Do not install work in this section prior to acceptance by OAR.
- 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

- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
  - b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E. Contractor Qualifications:
- i. Contractor shall provide document or resume including at least the following items:
    - 1. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
    - 2. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
  - ii. Contractor is bondable for the work to be performed.
  - iii. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
  - iv. Listing of suppliers where materials will be obtained for use on this Project.
  - v. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

- vi. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- vii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

#### 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 leakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

#### 1.8 SIKUINUING

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. Install sleeving prior to installation of concrete, paving or other permanent site elements. 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 regrading depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components set/delivered from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

#### 1.10 OWNERS INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

#### 1.11 MAINTENANCE

- A. Furnish the following items to Owner's Representative:
  - a. Two quick coupler keys with hose valves.
  - b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
  - a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

## PART 2 - PRODUCTS

### 2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

### 2.2 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 indicated.

### 2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

### 2.4 CONTROL SYSTEM

- A. Power supply to the irrigation controller shall be provided for by this Contractor.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected.
  - a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
  - b. 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. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P5079D.
- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WTRF SPLICE" or "WTS" on box lid.

### 2.5 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 4" 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 16" minimum beyond work or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeves ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, unless used to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

### 2.6 MAIN LINE PIPING

- 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.
  - a. Maximum flows allowed through main line pipe shall be:
    - 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
  - b. Main line pipe shall be buried with 24" cover

### 2.7 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 3" in size shall be Schedule 80 PVC.

### 2.8 ISOLATION VALVES

- A. Isolation valves 3" and larger shall be Warex brand model 2500 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 drive at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC JOF. 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 6'0" position.

### 2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

### 2.10 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.

### 2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 swing joint assembly with snap-back nutlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

### 2.12 LATERAL LINE PIPING

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 3/4", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

### 2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC.

### 2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

### 2.15 VALVE BOXES

A. Rainbird 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.

### 2.16 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 sealed to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposal of project by Contractor.

### 2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
 

- a. The Contractor shall provide 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, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Continuation of trench and valve locations shall be laid out for the OAR prior to any excavation opening. 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 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. Unsur face of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure full, 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 OAR 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 landscape 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.

### 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 shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

### 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 landscape 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. Pipes shall not be glued in rainy conditions unless properly vented. All solvent weld joints shall be assembled using IPS 711 glue and PPU 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 shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under landscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sleeves above from exterior to interior of building.

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.

G. Electrical contractor is in charge of providing 15" conduit from controller to outside landscape area. Provide power and storm for controller. Provide conduit to landscape power into the controller.

### 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. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

### 3.8 SPRINKLER HEADS

- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walls, curbs, or paths shall be located at grade and 2" away from landscape.
- C. Control valves shall be opened. Then 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. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.

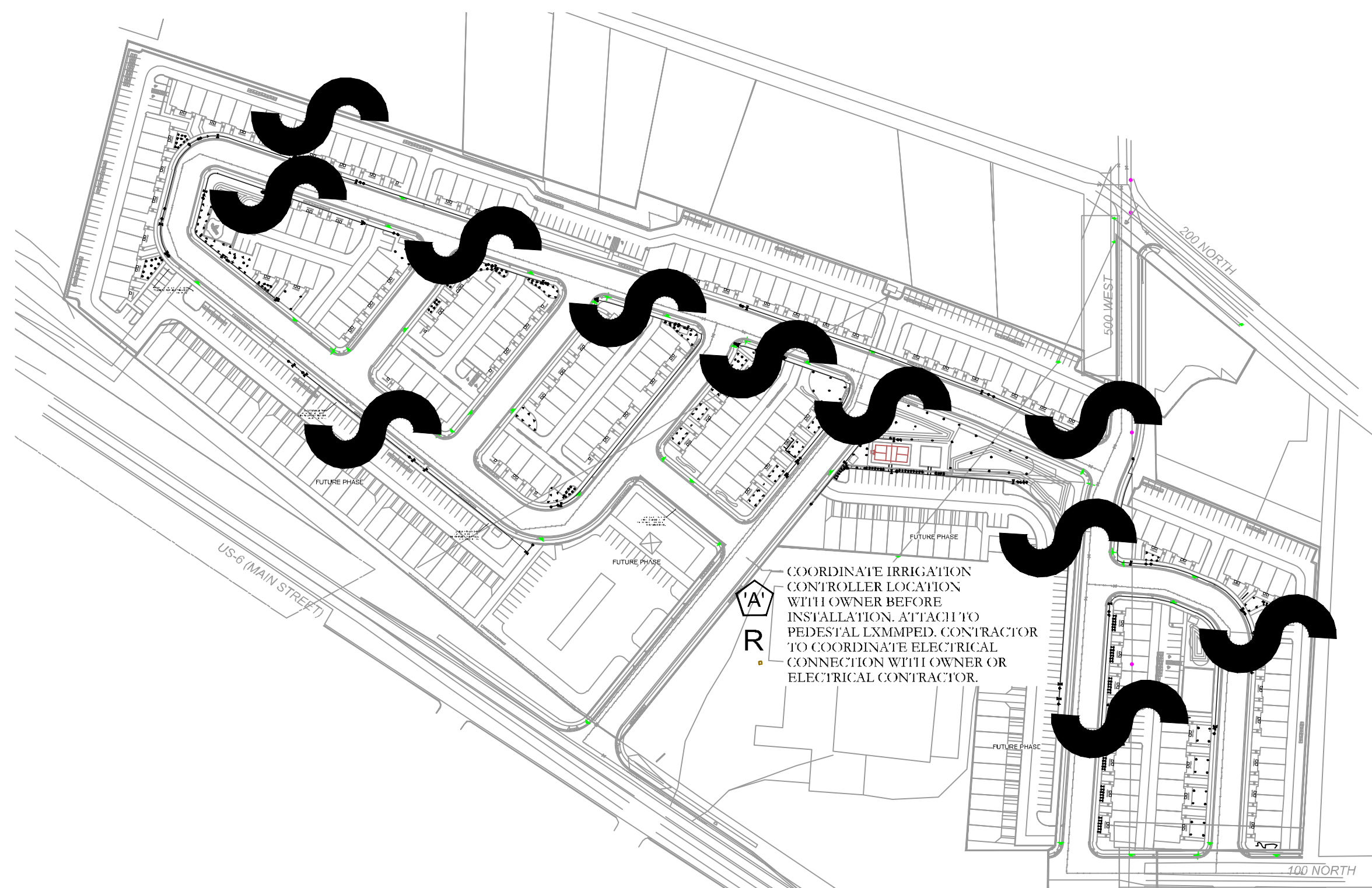
### 3.10 ADJUSTMENT

- 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 rim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other landscape 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 swept cleaned and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite 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



## 2" MAINLINE ROUTING ,CONTROLLER AND 11 P.O.C. LOCATIONS OVERVIEW

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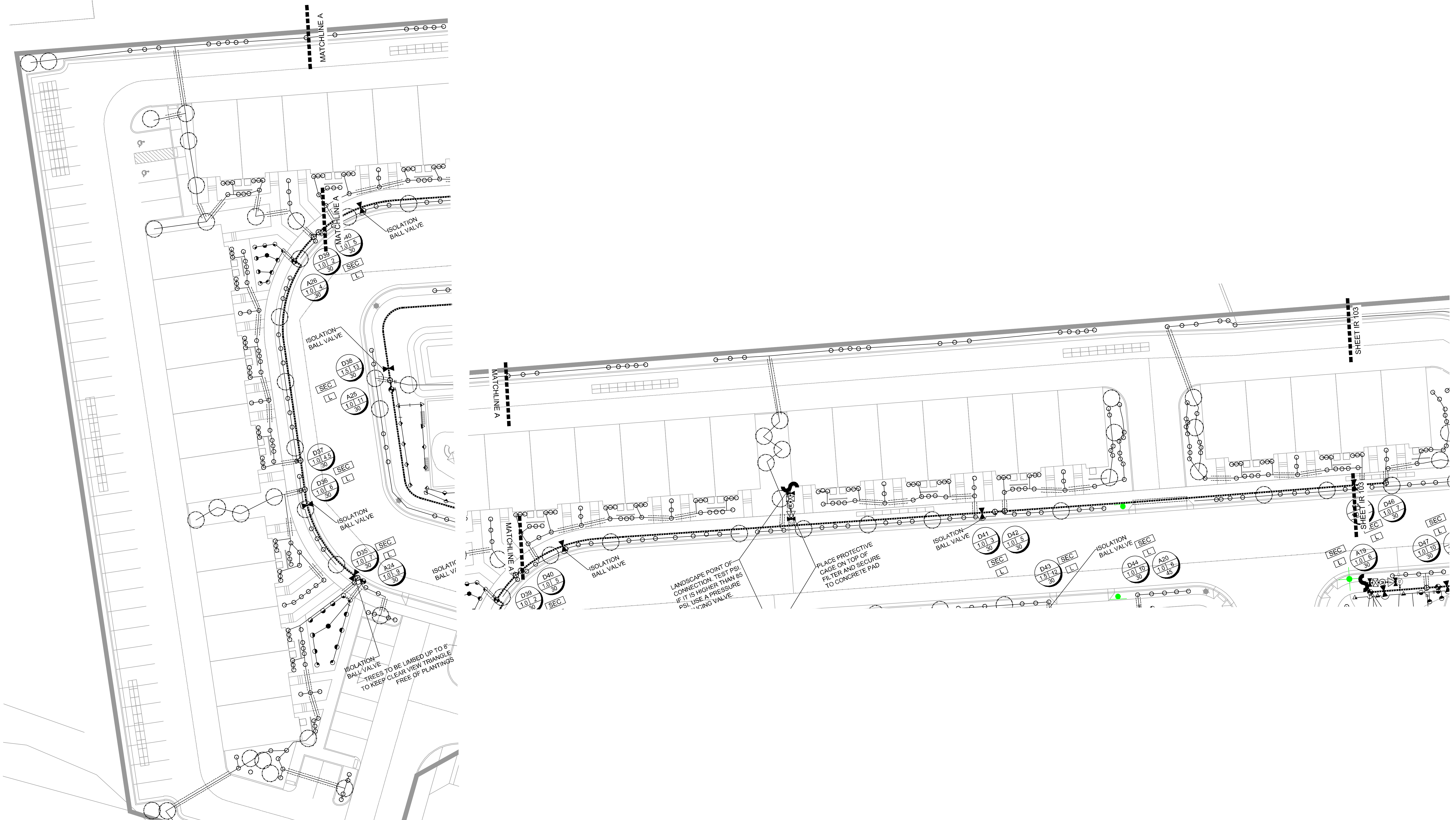
**IRRIGATION COVER PERMIT SET**

IR-101

DATE: 2/6/2025  
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CHECKED: JMA  
PLOT DATE: 2/6/2025

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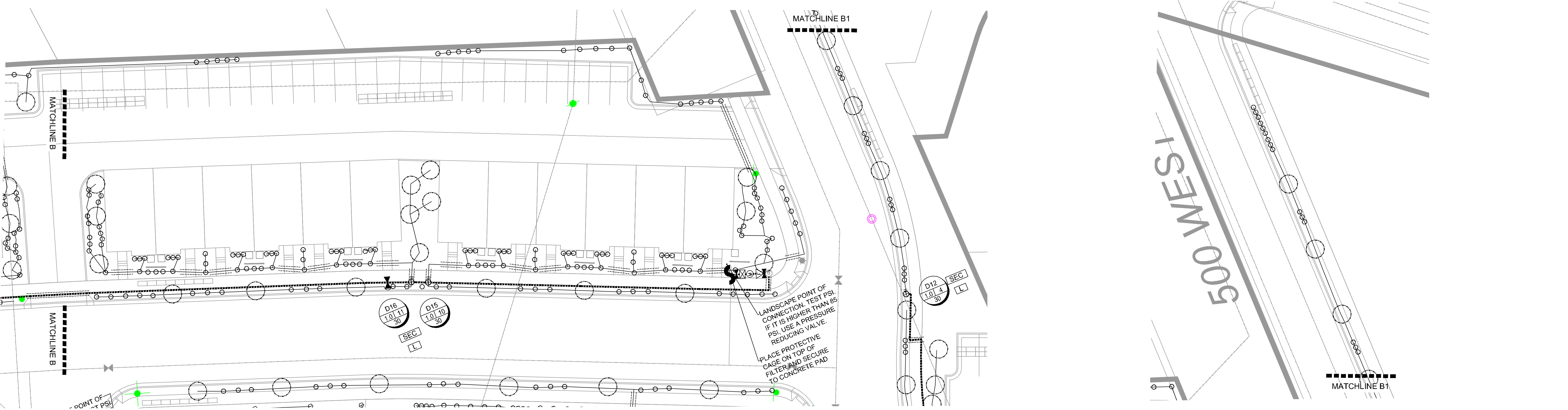
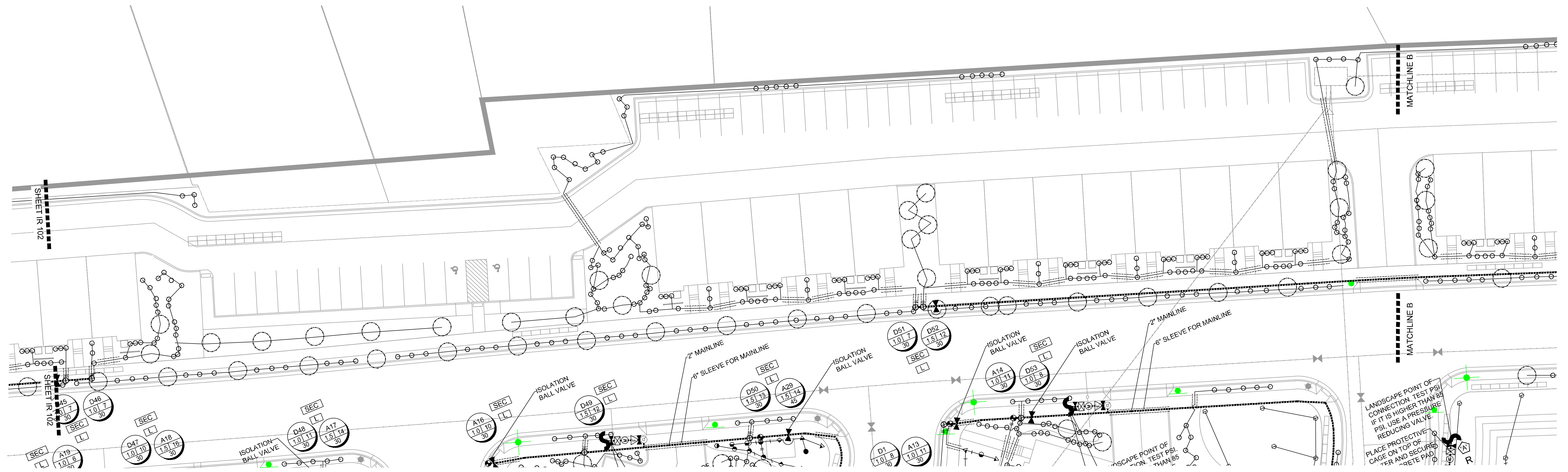




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2/6/2025		UT23029		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		 		SILVER OAKS SANTAQUIN, UTAH		ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING		 PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025 <b>IRRIGATION PLAN</b> <b>PERMIT SET</b> IR-102	
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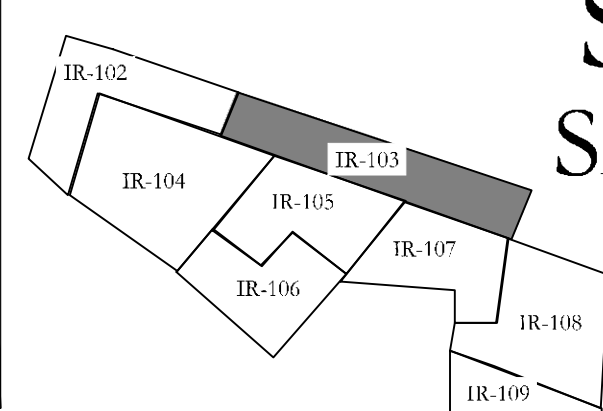
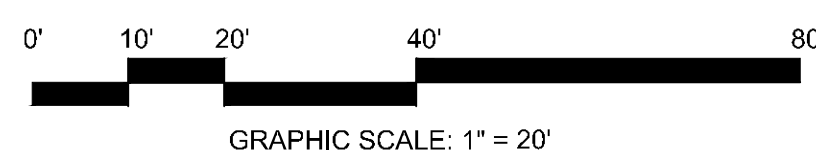
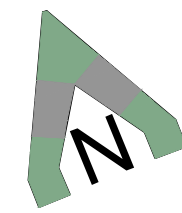


ISSUE DATE PROJECT NUMBER PLAN INFORMATION PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT LANDSCAPE ARCHITECT / PLANNER LICENSE STAMP DRAWING INFO

2/6/2025 UT23029

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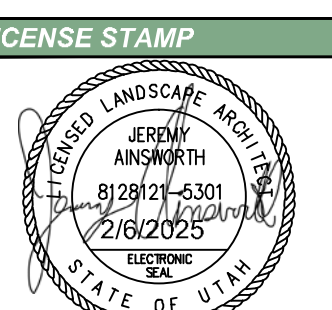
# SILVER OAKS SANTAQUIN, UTAH

ATLAS ENGINEERING  
ATT: ANDREW DELPIVO  
801-655-0566  
A@ATLASENGINEERING

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LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com



**IRRIGATION PLAN**  
PERMIT SET

DATE: JTA  
DRAWN: ACP  
CHECKED: JMA  
PLOT DATE: 2/6/2025

IR-103



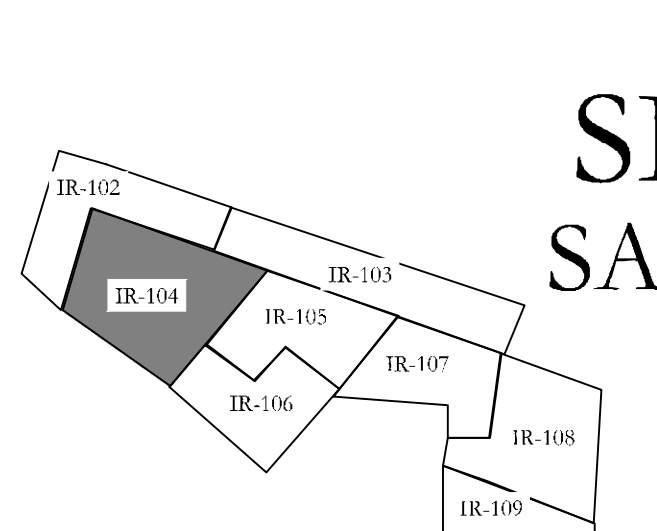


ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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2/6/2025		UT23029	
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GRAPHIC SCALE: 1" = 20'



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**IRRIGATION PLAN**  
**PERMIT SET**

PM: JTA  
 DRAWN: ACP  
 CHECKED: JMA  
 PLOT DATE: 2/6/2025

**IR-104**



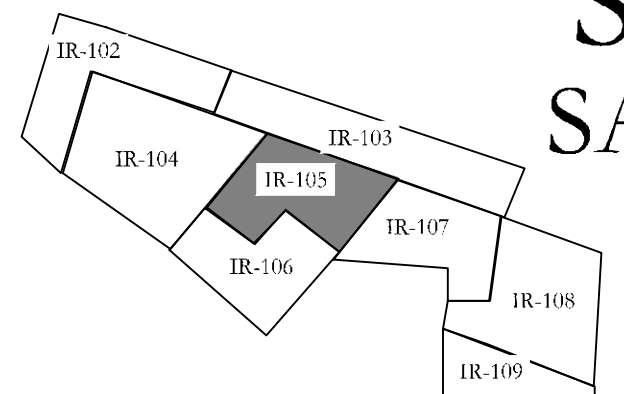
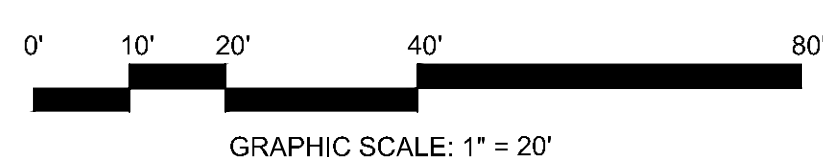
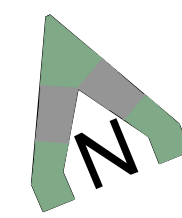


ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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# SILVER OAKS SANTAQUIN, UTAH

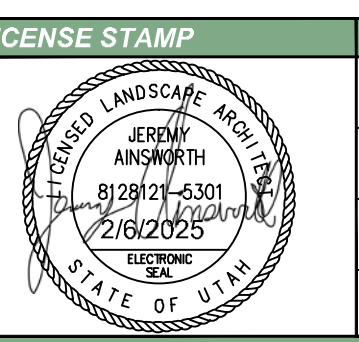
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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	2/6/2025

**IRRIGATION PLAN**  
 PERMIT SET

IR-105





### IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, U#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
⊗	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
⊗	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTAL. PER MANUFACTURER'S RECOMMENDATIONS (30 MICRONS)
⊗	MASTER VALVE
⊗	US100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
⊗	QUICK COUPLER: RAINBIRD 44-RC INSTAL. PER MANUFACTURER'S SPEC.
⊗	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
⊗	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⊗	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊗	DRIP CONTROL ZONE KIT: RAINBIRD XZ100IVM- FLOW INDICATING BASKET FILTER (PLR PLAN)-PRBR.COM MED FLOW (SIZE AS NOTED ON PLAN)
---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
---	PIPE SIZING: 1/2", 3/4", 1", 1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISER: S-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLL/VE PLR PLAN
NO SYMBOL	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. ONLY WIRE FROM POE TO CONTROL VALVE IS SHOWN. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POE TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

### DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPH
SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

- ### IRRIGATION NOTES
- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
  - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
  - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
  - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
  - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
  - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
  - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
  - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
  - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
  - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
  - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
  - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
  - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED HIGHLIGHTED HIGHLIGHT COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
  - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
  - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETED.
  - TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
  - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
  - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
  - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER (UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT).
  - 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:
- | SIZE       | GPM     |
|------------|---------|
| I 3/4"     | 8 GPM   |
| II 1"      | 12 GPM  |
| III 1 1/2" | 30 GPM  |
| IV 2"      | 53 GPM  |
| V 2 1/2"   | 75 GPM  |
| VI 3"      | 110 GPM |
| VII 4"     | 180 GPM |
- #### VALVE ID TAG

A1	CONTROLLER NUMBER
18	VALVE NUMBER
55	GALLONS PER MINUTE

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

ISSUE DATE 2/6/2025	PROJECT NUMBER UT23029	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																									
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**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
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○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, #H14-12.6 GPM, #H26-24.3 GPM NOZZLES @ 55 PSI
○	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
○	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
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○	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTAL J. PER MANUFACTURER'S RECOMMENDATIONS (130 MICRONS)
○	MASTER VALVE
○	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
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○	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
○	PIPE SIZING: 1/2", 3/4", 1", 1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
○	DRIP RAYS: S-18-400 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
○	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
○	CLASS 200 SLLI/VE PLR PLAN
○	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
○	1/4" GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOCK SYSTEM. ONLY WIRE TO BE CAPTURED IN FLOW. (USE SIZING CHARTS) CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

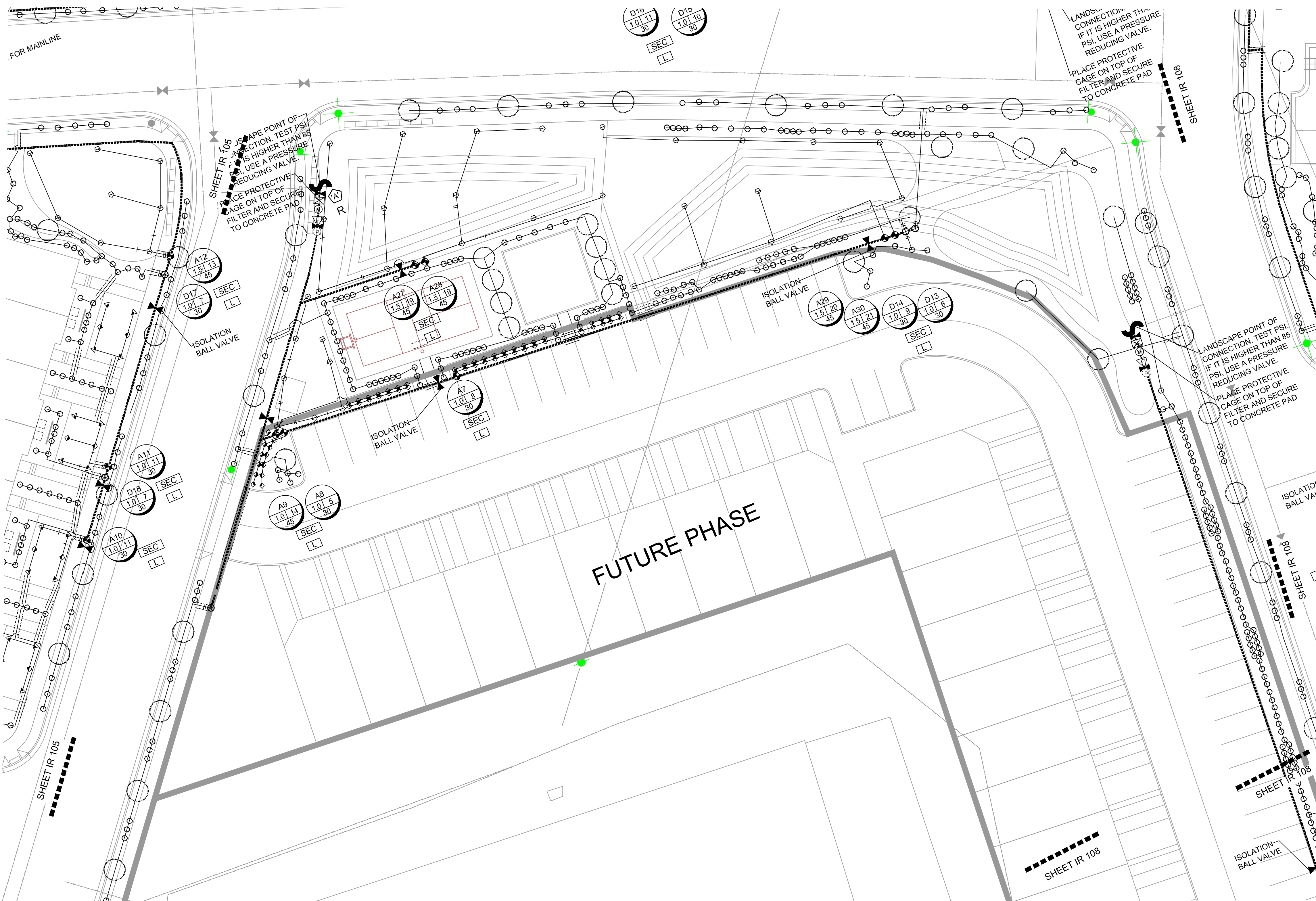
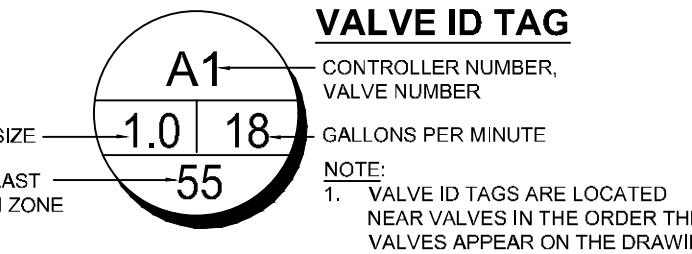
**DRIP ZONE**

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPM
SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

**IRRIGATION NOTES**

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
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- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. ALL UNIDIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED 1/4" GAUGE SOLID COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER (UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT).
- 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:

PIPE SIZE	GPM
I 3/4"	8 GPM
II 1"	12 GPM
III 1 1/2"	30 GPM
IV 2"	53 GPM
V 2 1/2"	75 GPM
VI 3"	110 GPM
VII 4"	180 GPM



ISSUE DATE: 2/6/2025 PROJECT NUMBER: UT23029 PLAN INFORMATION: PROJECT INFORMATION: DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO

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**IRRIGATION PLAN PERMIT SET**

**IR-107**

DRAWING INFO:  
DATE: 2/6/2025  
DRAWN: ACP  
CHECKED: JMA  
PLOT DATE: 2/6/2025





### IRRIGATION LEGEND

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, U#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
△	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHWAY ASSEMBLY - INSTAL. PER MANUFACTURER'S RECOMMENDATIONS (130 MICRONS)
M	MASTER VALVE
▽	US100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE WIRE IS CAPTURED FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44-RC INSTAL. PER MANUFACTURER'S SPEC.
SOL	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⊕	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XZ100I/MV- FLOW INDICATING BASKET FILTER (PLR PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS
---	PIPE SIZING: 1/2", 3/4", 1", 1 1/2", 2" SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISER: 1/2"-401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLEEVE: PLR PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM
---	1/4" GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE IS CAPTURED FLOW. (USE SIZING CHARTS) CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

### DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
○	XIS-CV-09-18	9 GPM
○	SHRUBS-DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○	TREES-DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
○	*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS	
○	*SEE DETAILS FOR SHRUB AND TREE DRIP LINE CONFIGURATION	

- ### IRRIGATION NOTES
- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
  - INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
  - VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
  - ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
  - CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
  - MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
  - NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
  - TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
  - PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
  - DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
  - A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
  - INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
  - CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 7" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATE HDPE/ALUMINUM COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
  - CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
  - DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETED.
  - LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
  - PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
  - CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
  - 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:
- | SIZE       | GPM     |
|------------|---------|
| I 3/4"     | 8 GPM   |
| II 1"      | 12 GPM  |
| III 1 1/2" | 30 GPM  |
| IV 2"      | 53 GPM  |
| V 2 1/2"   | 75 GPM  |
| VI 3"      | 110 GPM |
| VII 4"     | 180 GPM |
- VALVE ID TAG**
- |         |                    |
|---------|--------------------|
| A1      | CONTROLLER NUMBER  |
| 1-01-18 | VALVE NUMBER       |
| 55      | GALLONS PER MINUTE |
- NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 2/6/2025 PROJECT NUMBER: UT23029 PLAN INFORMATION: PROJECT INFORMATION: DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO

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IR-108

IR-108



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER MODEL NUMBER
○	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
○	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
○	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, U#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
⊠	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (30 MICRONS)
M	MASTER VALVE
▽	US100 FLOW SENSOR SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTUREING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44-RC INSTALLED PER MANUFACTURER'S SPEC.
SOL	SMART VALVE: IVMSOL. INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
⊕	REMOTE CONTROL VALVE: RAINBIRD IVMSOL. AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN - USE JUMBO BOX PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XC210101M - FLOW INDICATING BASKET FILTER (PLR PLAN) - PRBR - COM MED FLOW (SIZE AS NOTED ON PLAN)
---	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
---	LATERAL LINE: SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS
---	PIPE SIZING: 1"=1", 1 1/2"=1 1/2", 2"=2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
---	DRIP RISERS: 1/2" (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
---	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
---	CLASS 200 SLLSIVE PLR PLAN

NO SYMBOL 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. ONLY WIRE FROM POINT OF CONNECTION TO CONTROL VALVE. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

**DRIP ZONE**

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XIS-CV-09-18	9 GPM
SHRUBS DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
TREES DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT	*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION		

**IRRIGATION NOTES**

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLANTS OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED HIGH GALT COPPER TO BE USED FOR ALL CONTROL WIRE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- 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:

TYPE	SIZE	GPM
I	3/4"	8 GPM
II	1"	12 GPM
III	1 1/2"	30 GPM
IV	2"	53 GPM
V	2 1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

CONTROL NUMBER: A1

VALVE NUMBER: 1.0 18

GALLONS PER MINUTE: 55

PSI AT LAST HEAD IN ZONE: 55

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



ISSUE DATE: 2/6/2025 PROJECT NUMBER: UT23029 PLAN INFORMATION: PROJECT INFORMATION: DEVELOPER / PROPERTY OWNER / CLIENT: LANDSCAPE ARCHITECT / PLANNER: LICENSE STAMP: DRAWING INFO: PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025

NO.	REVISION	DATE
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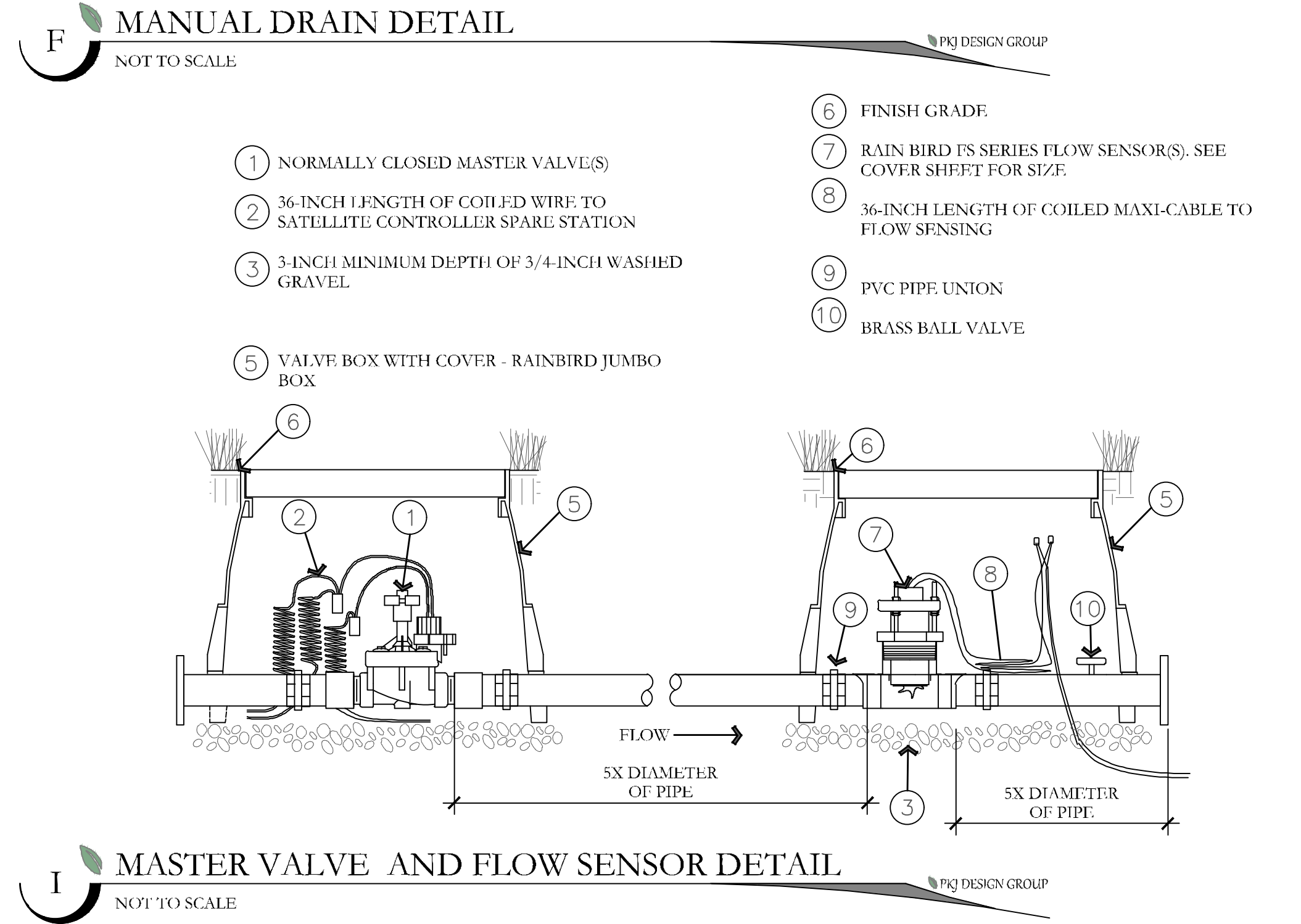
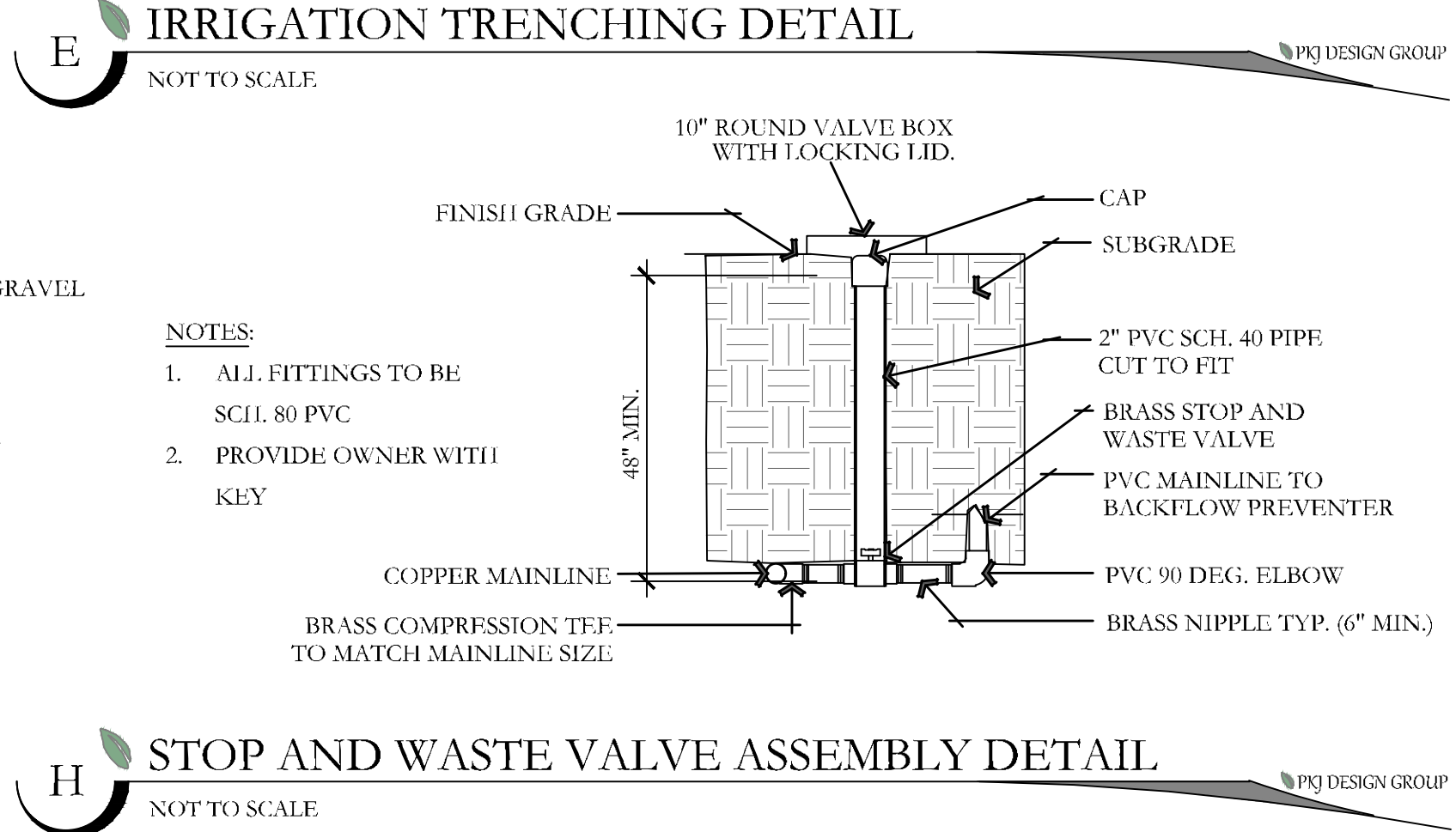
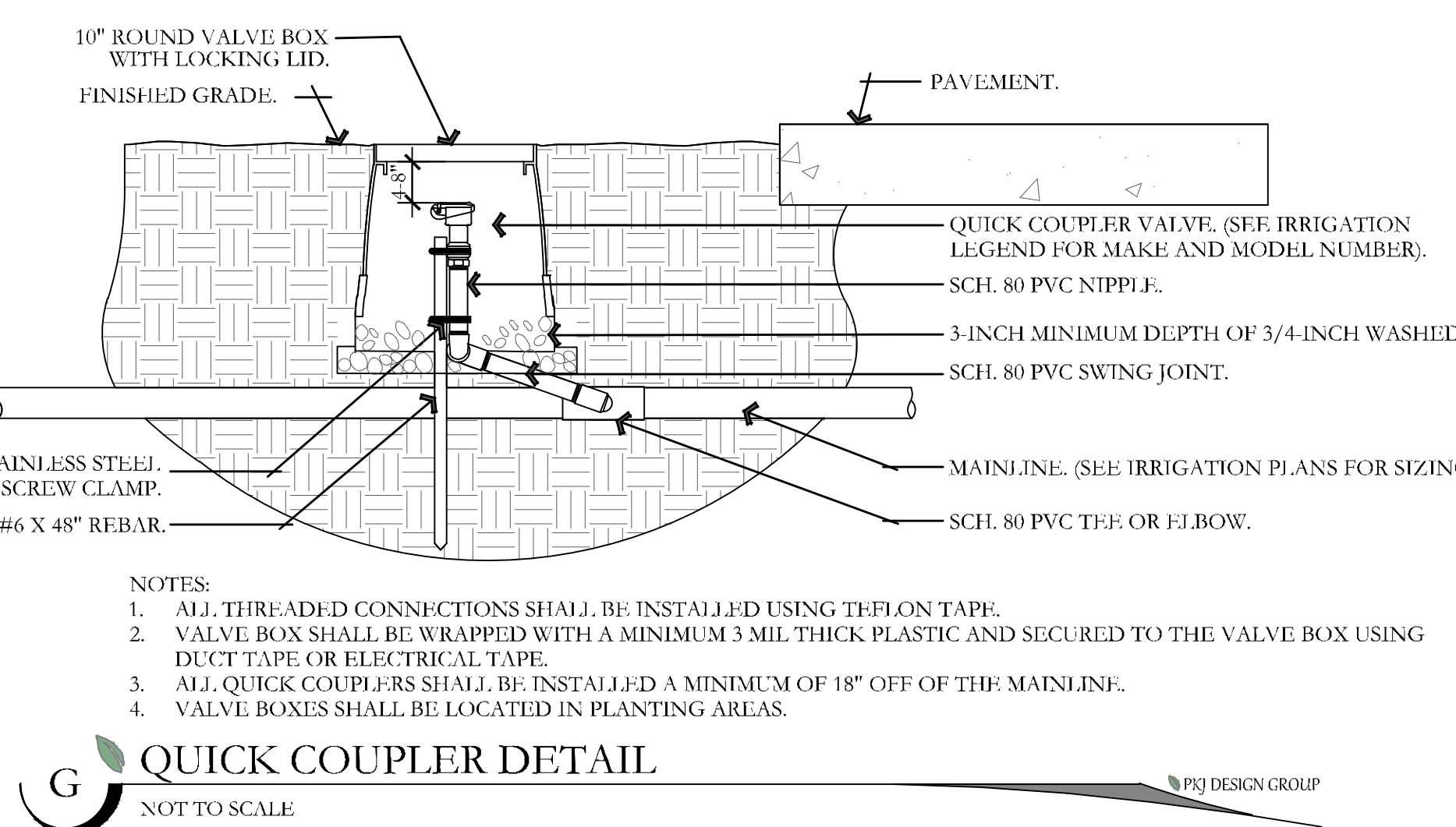
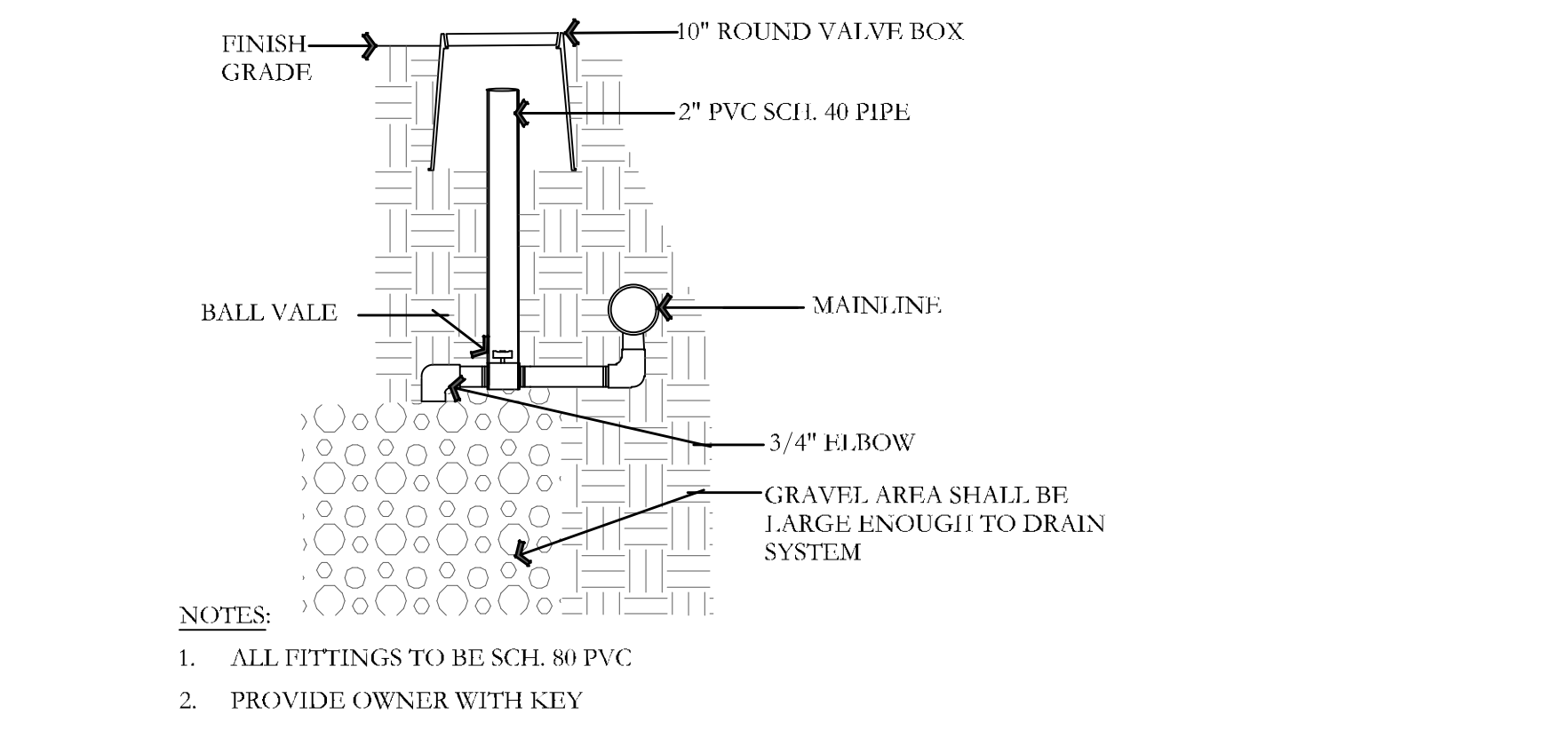
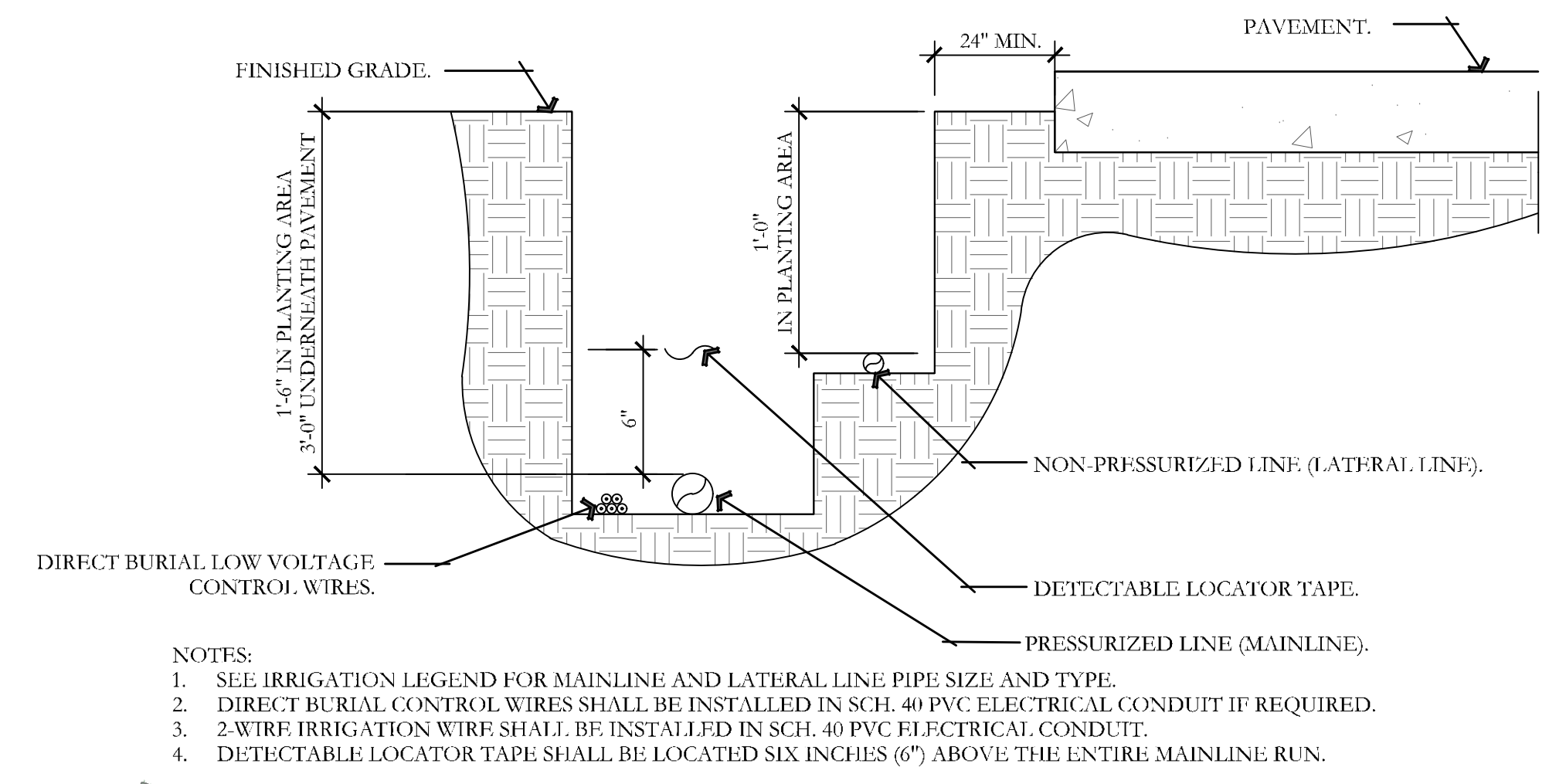
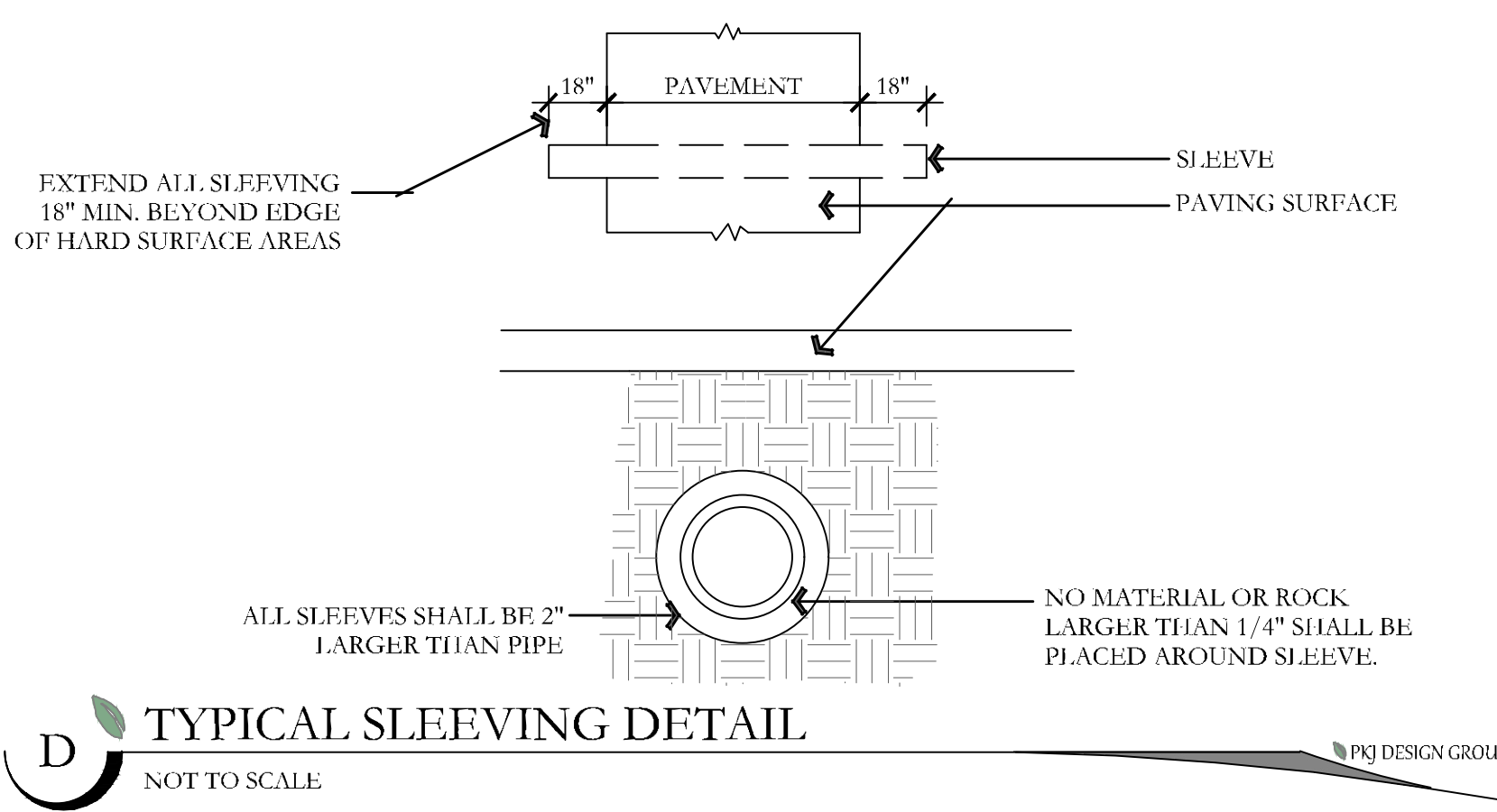
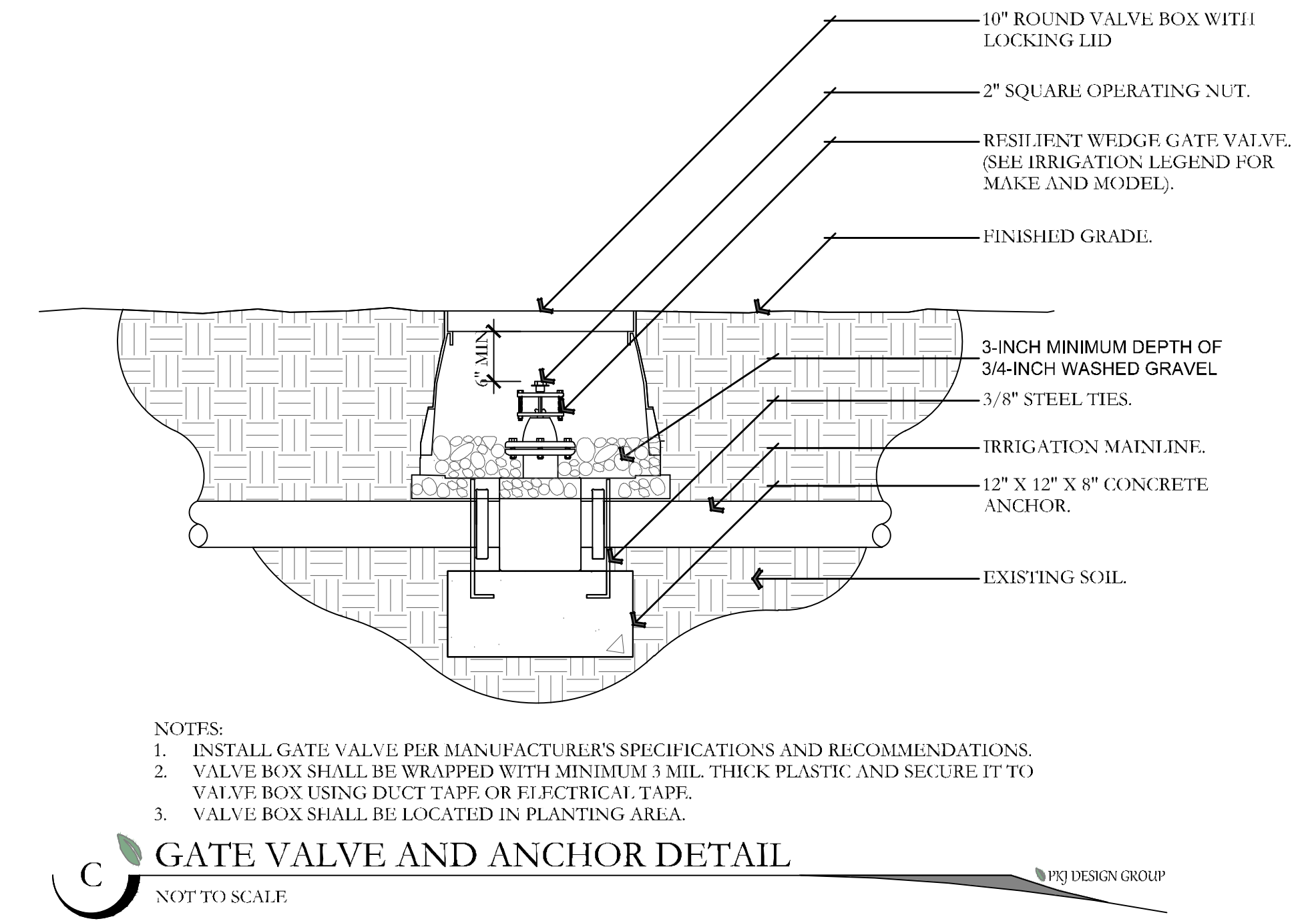
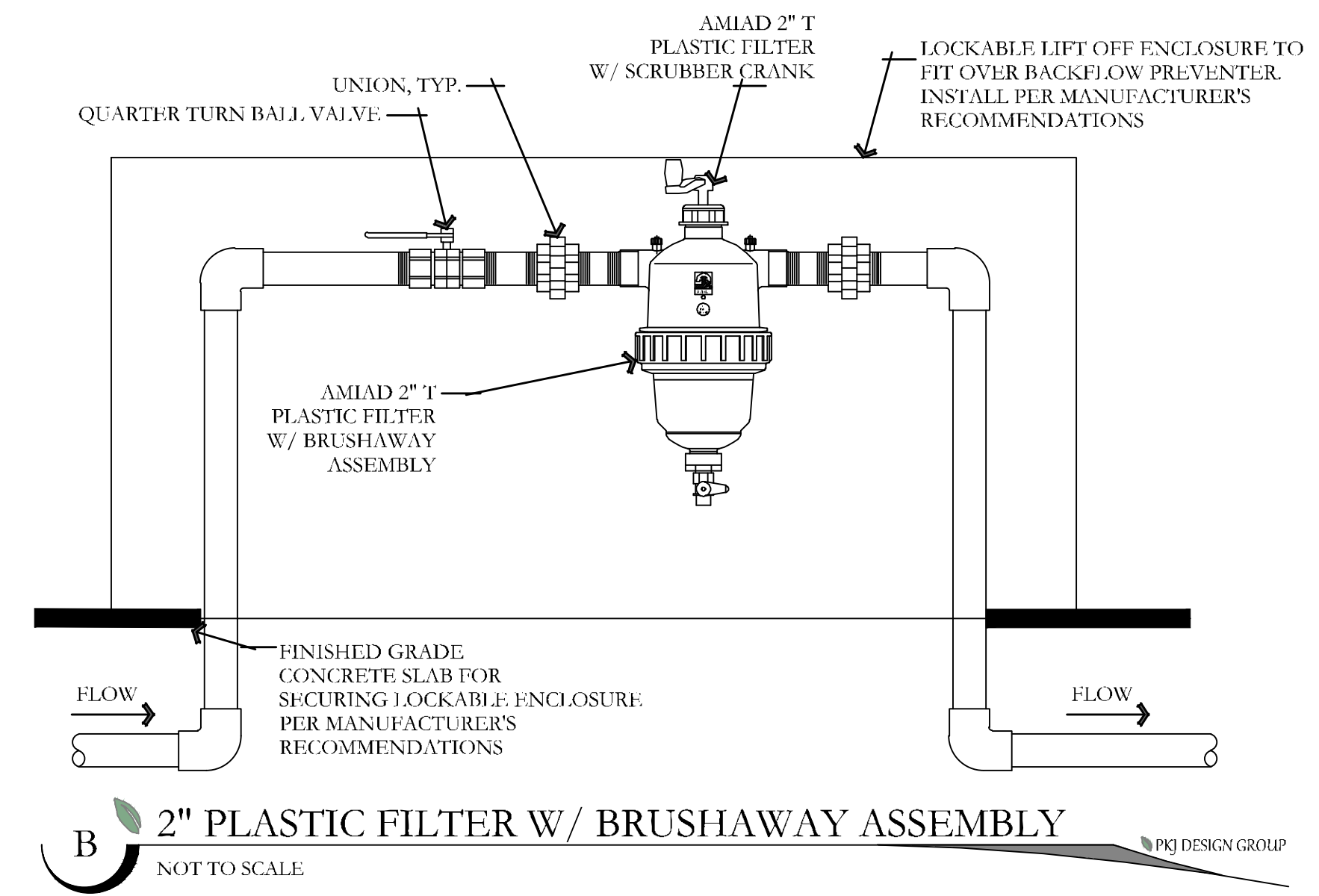
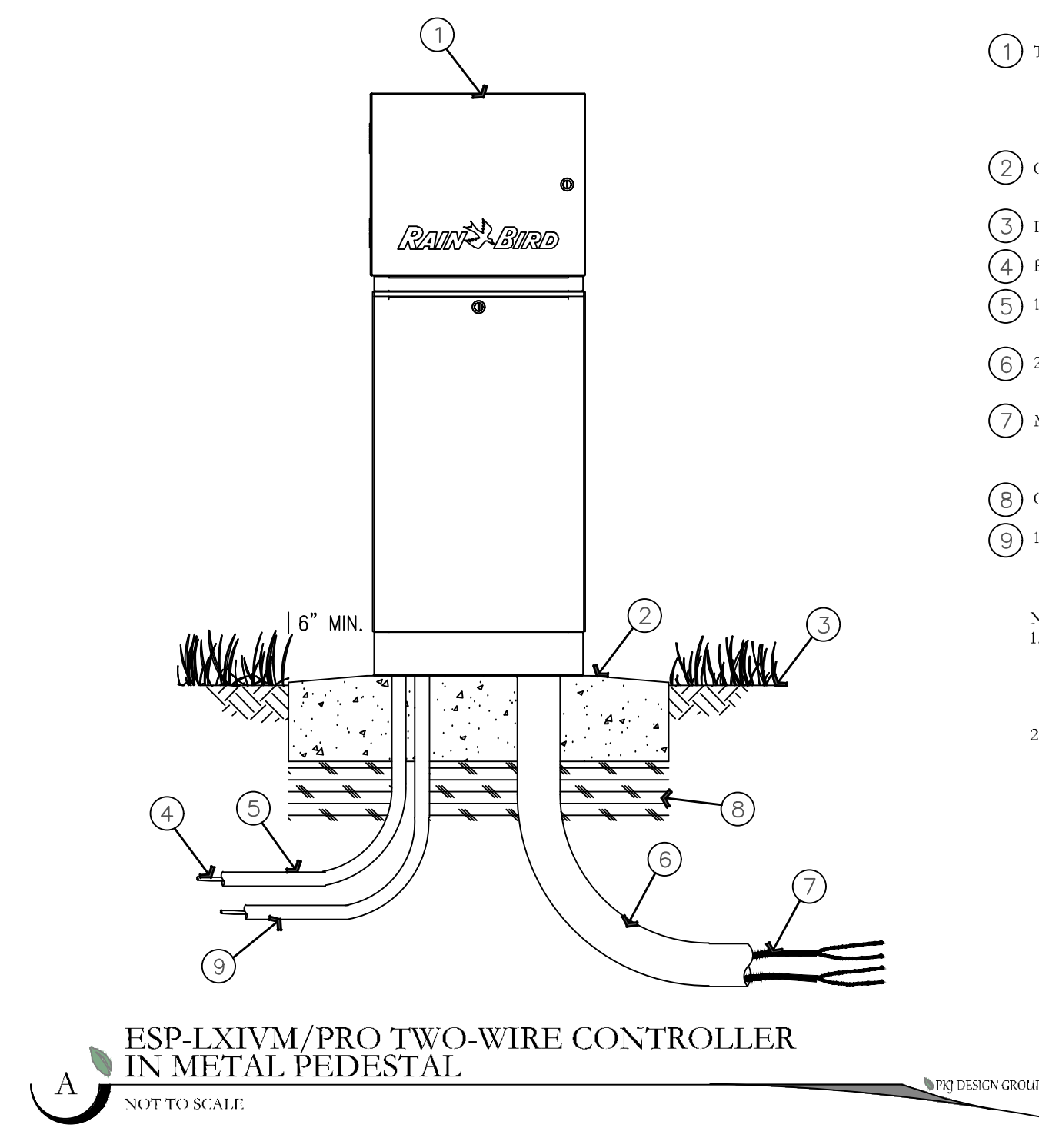
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**IRRIGATION PLAN PERMIT SET**

IR-109





ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/6/2025	UT23029		SILVER OAKS SANTAQUIN, UTAH	ATLAS ENGINEERING ATT: ANDREW DELPIVO 801-655-0566 A@ATLASENGINEERING	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 2/6/2025

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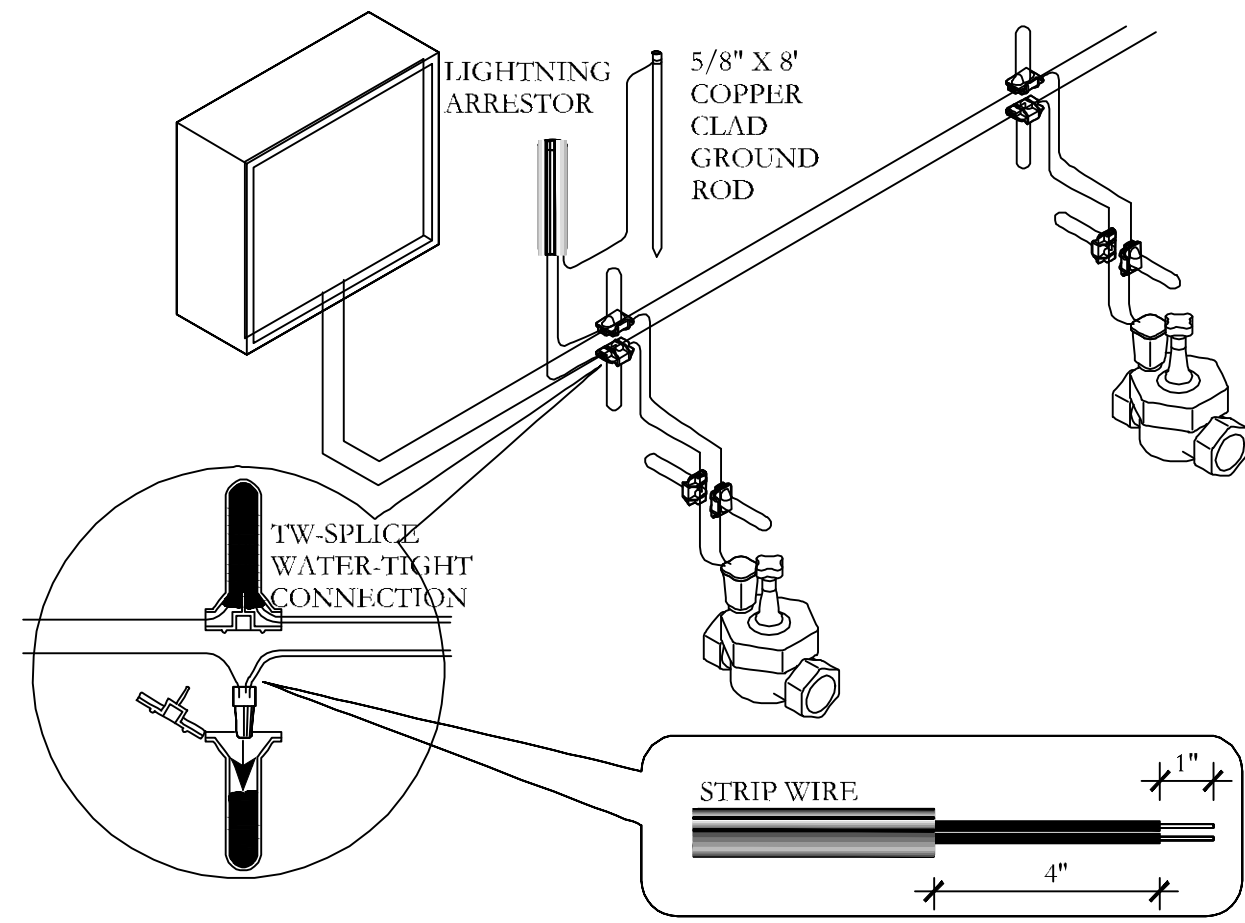
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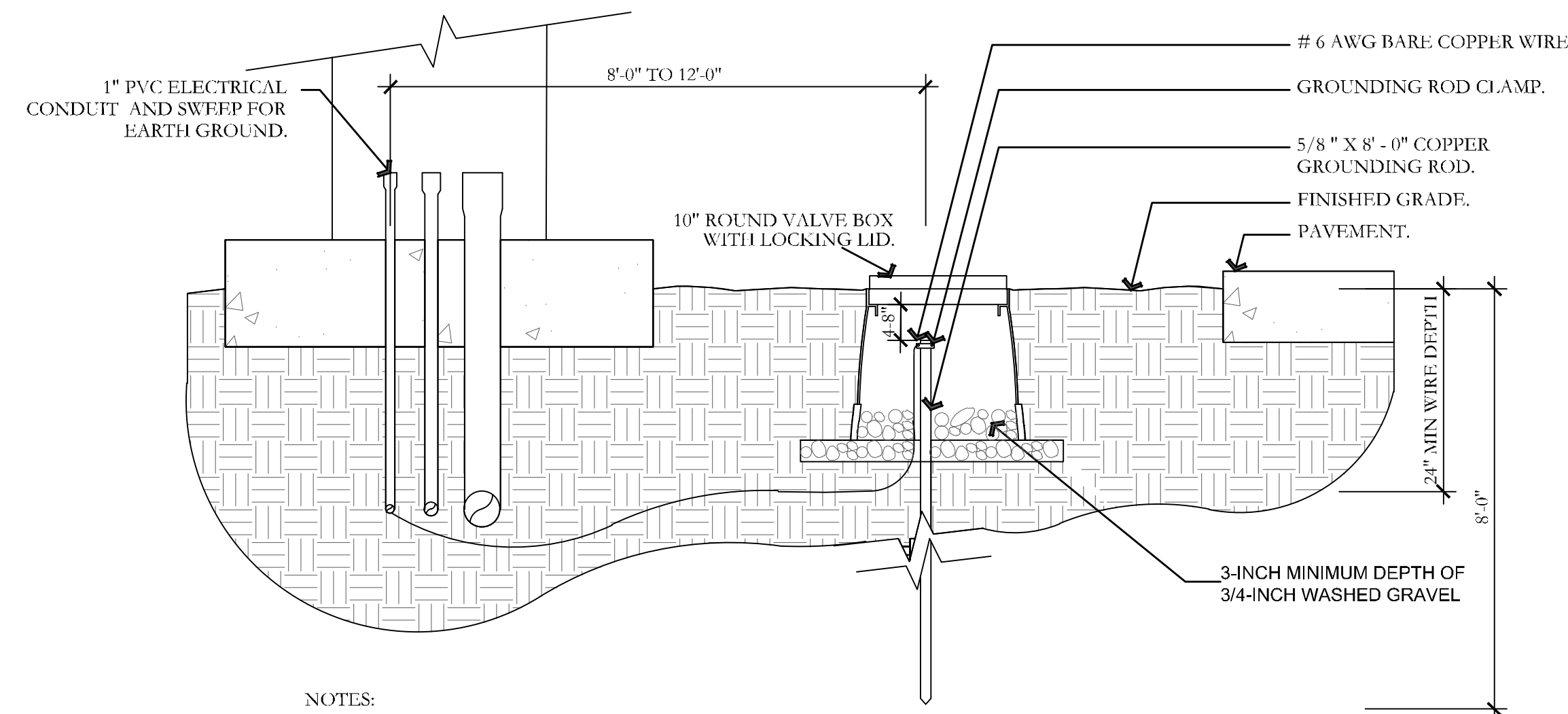




**J 2-WIRE CONNECTION DETAIL**

NOT TO SCALE

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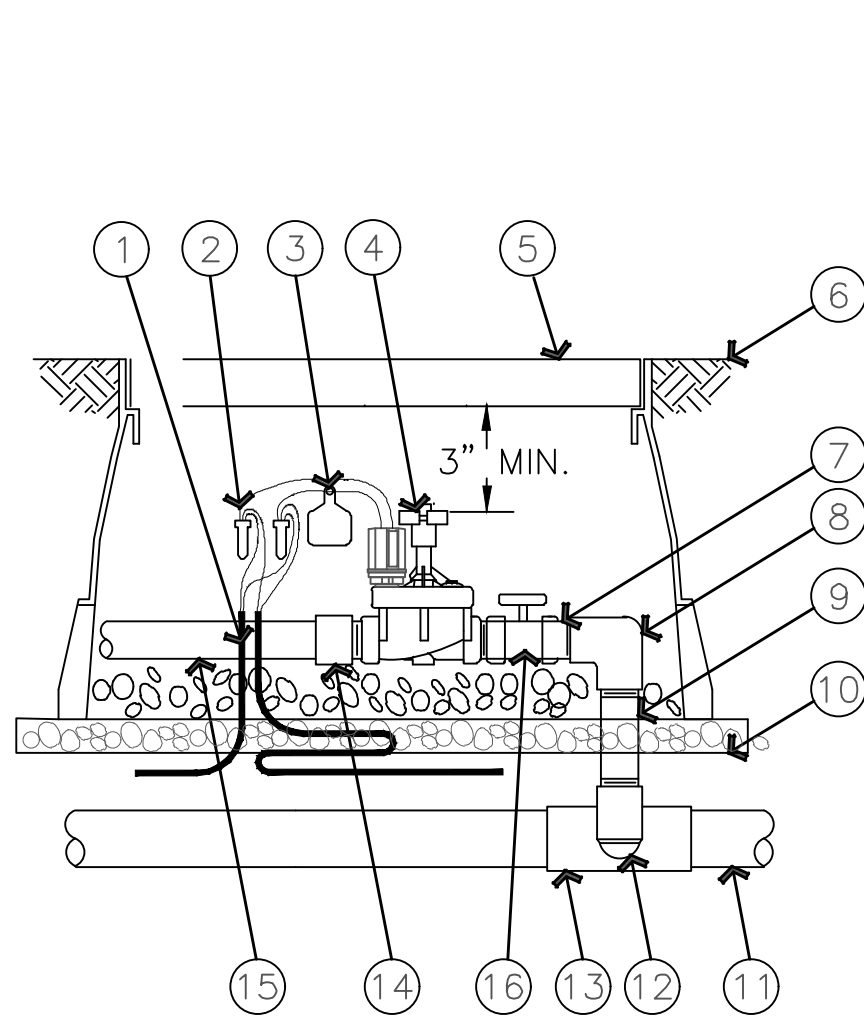


- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
  2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
  3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

**K GROUNDING ROD DETAIL**

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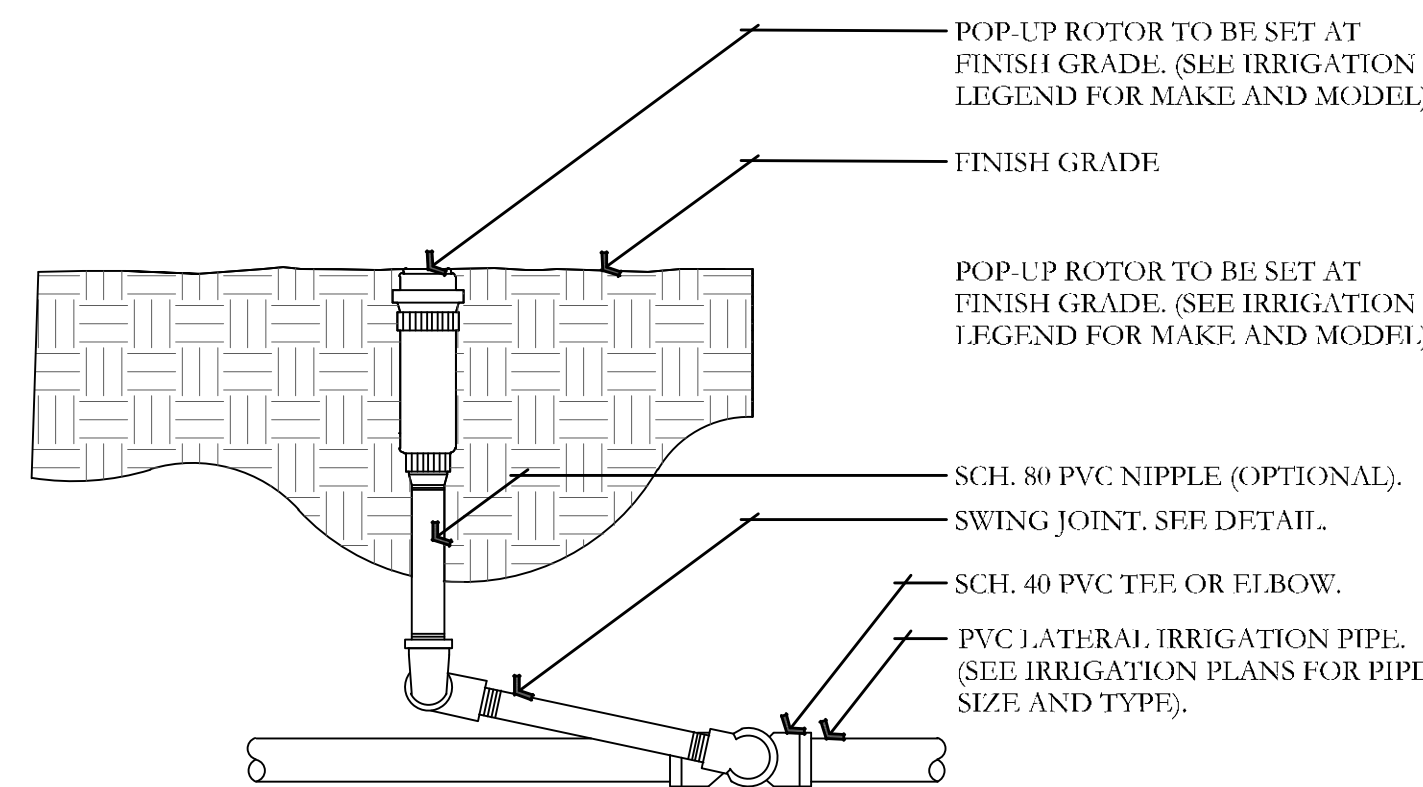


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID STRIPS
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

**M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL**

NOT TO SCALE

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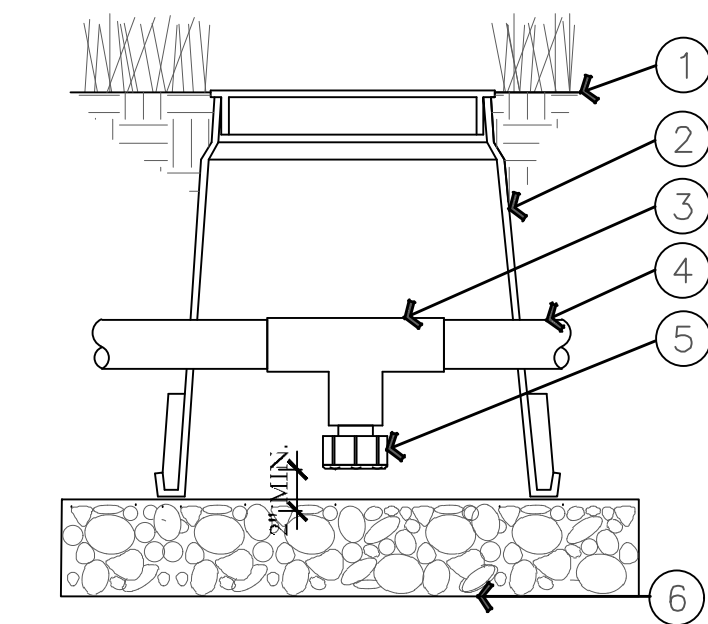


- NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEHLON TAPE.
  2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

**N ROTOR HEAD DETAIL**

NOT TO SCALE

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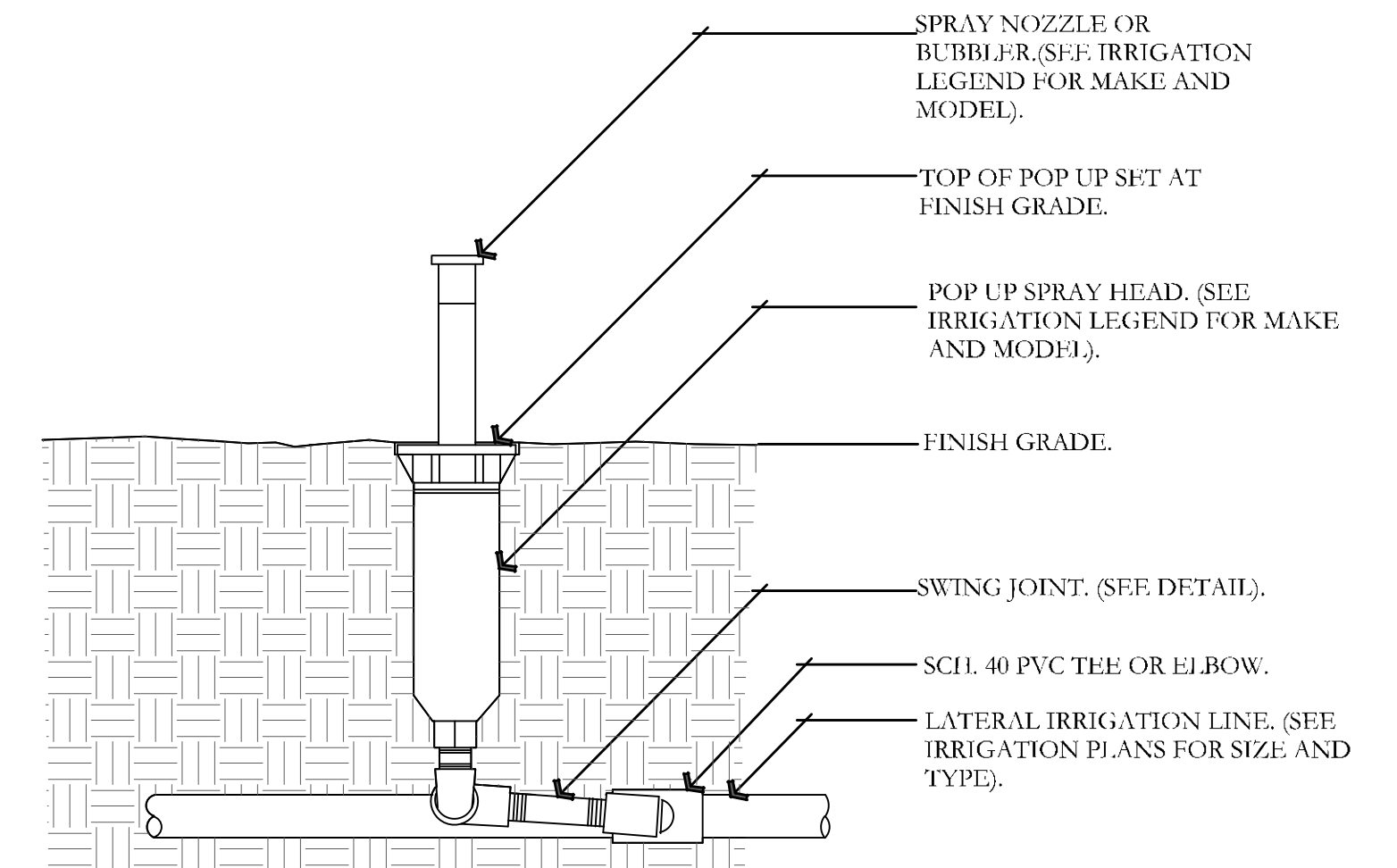


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-GRND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

**L MANUAL LINE DRAIN VALVE DETAIL**

NOT TO SCALE

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- NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
  2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
  3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
  4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEHLON TAPE.

**O POP UP-SPRAY HEAD DETAIL**

NOT TO SCALE

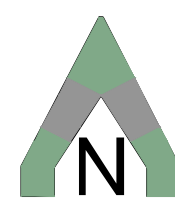
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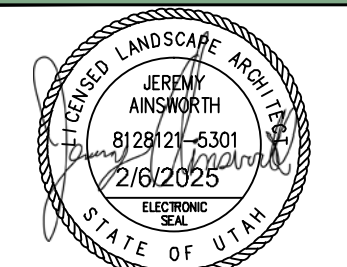
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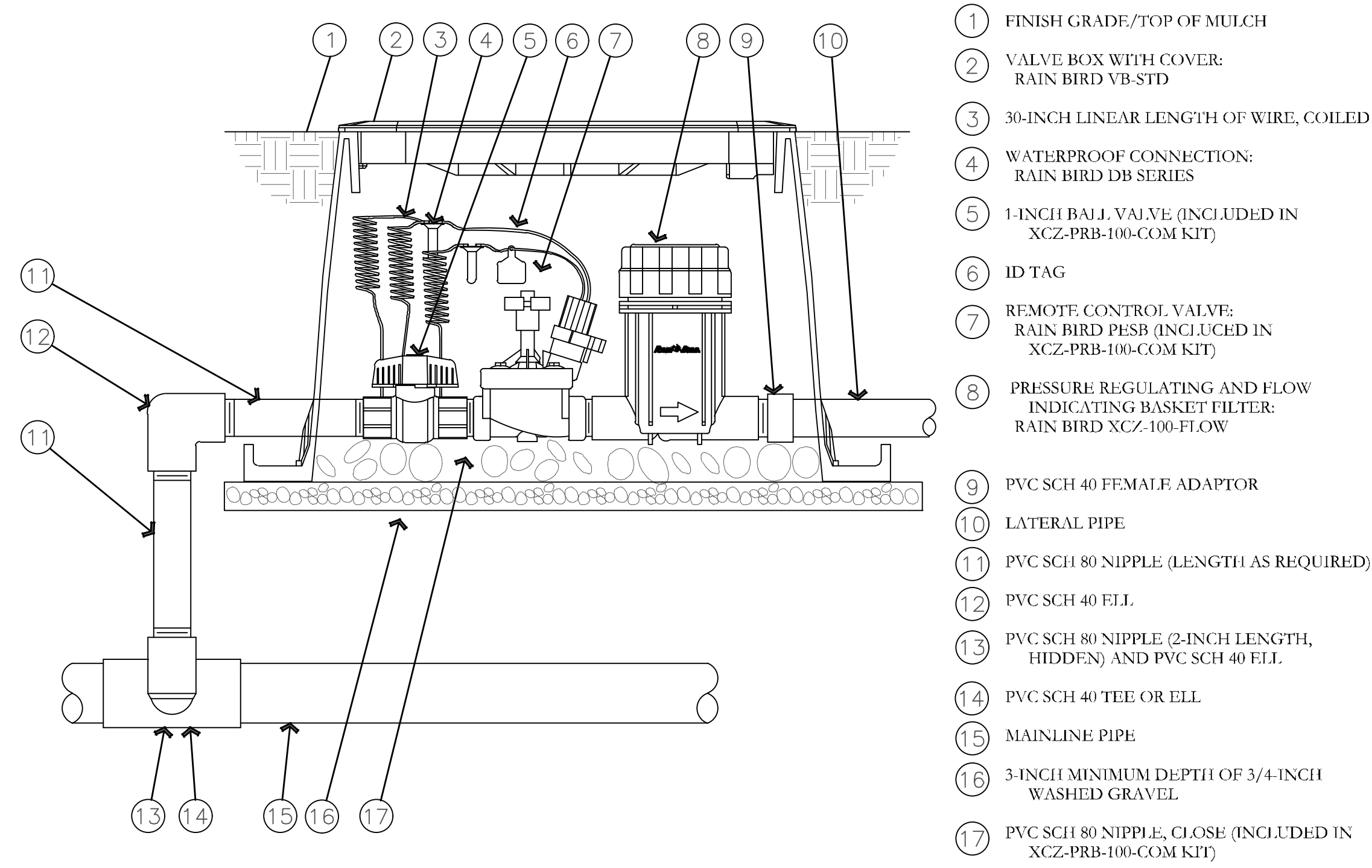
IRRIGATION DETAILS

PERMIT SET

IR-502

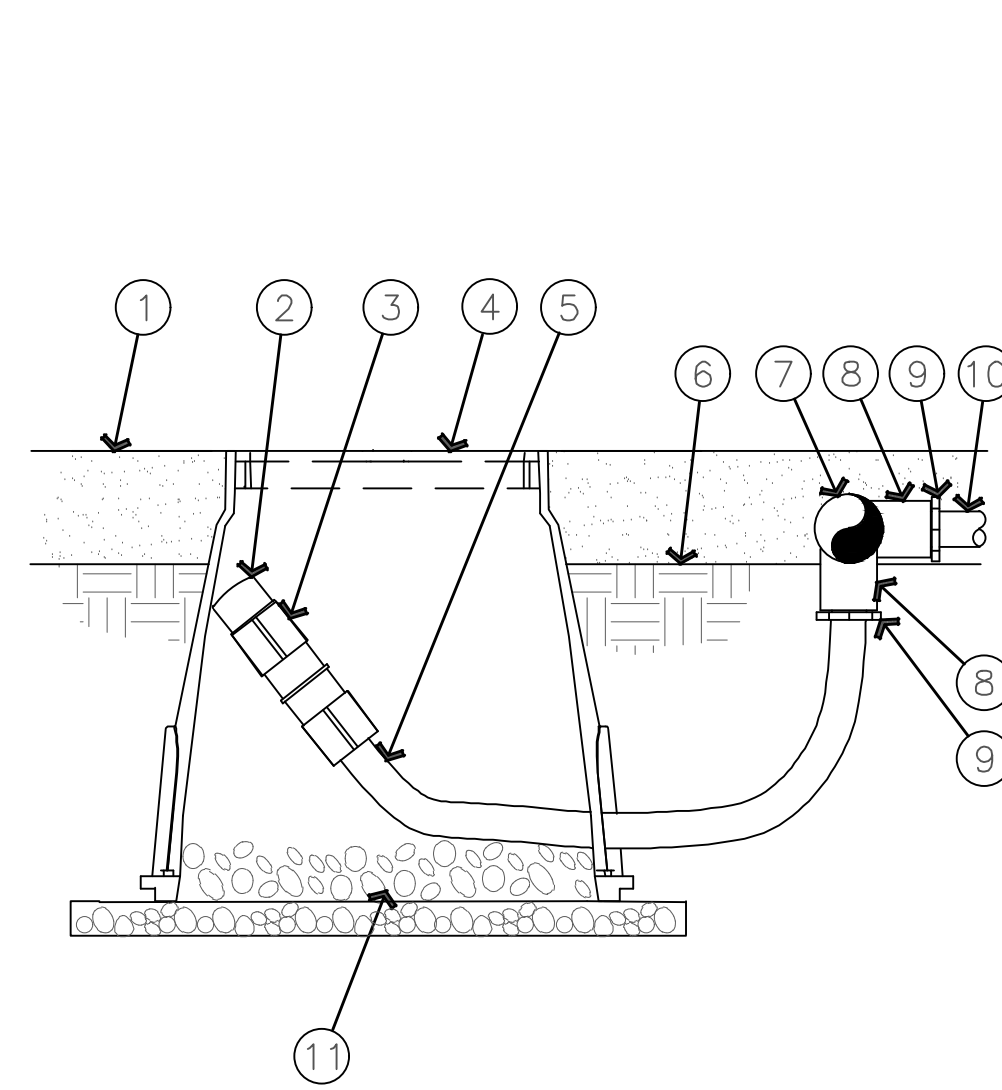
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CHECKED:	JMA
PLOT DATE:	2/6/2025





- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PRSB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 FLL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 FLL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

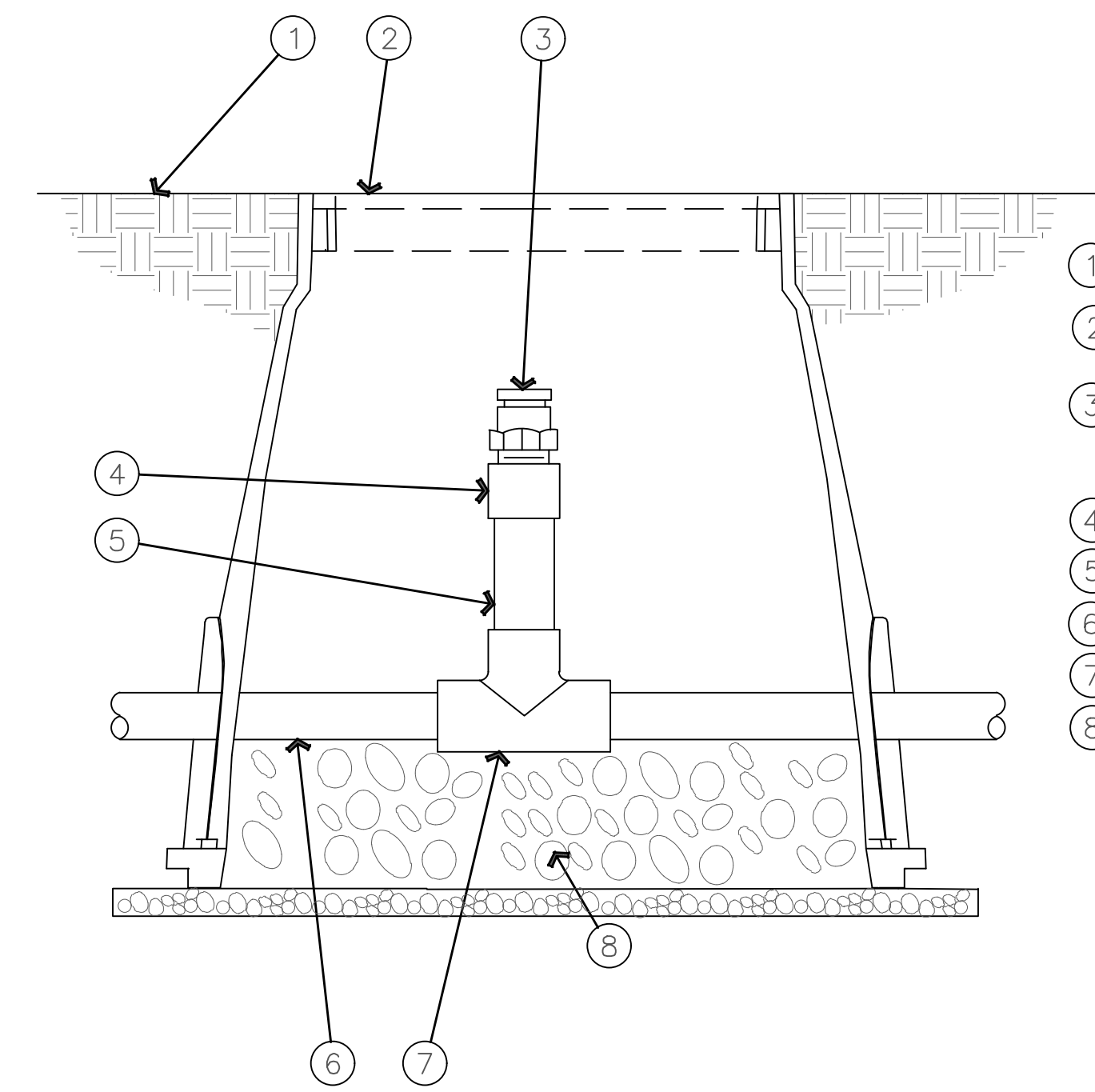
**P DRIP CONTROL ZONE KIT DETAIL**  
NOT TO SCALE



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

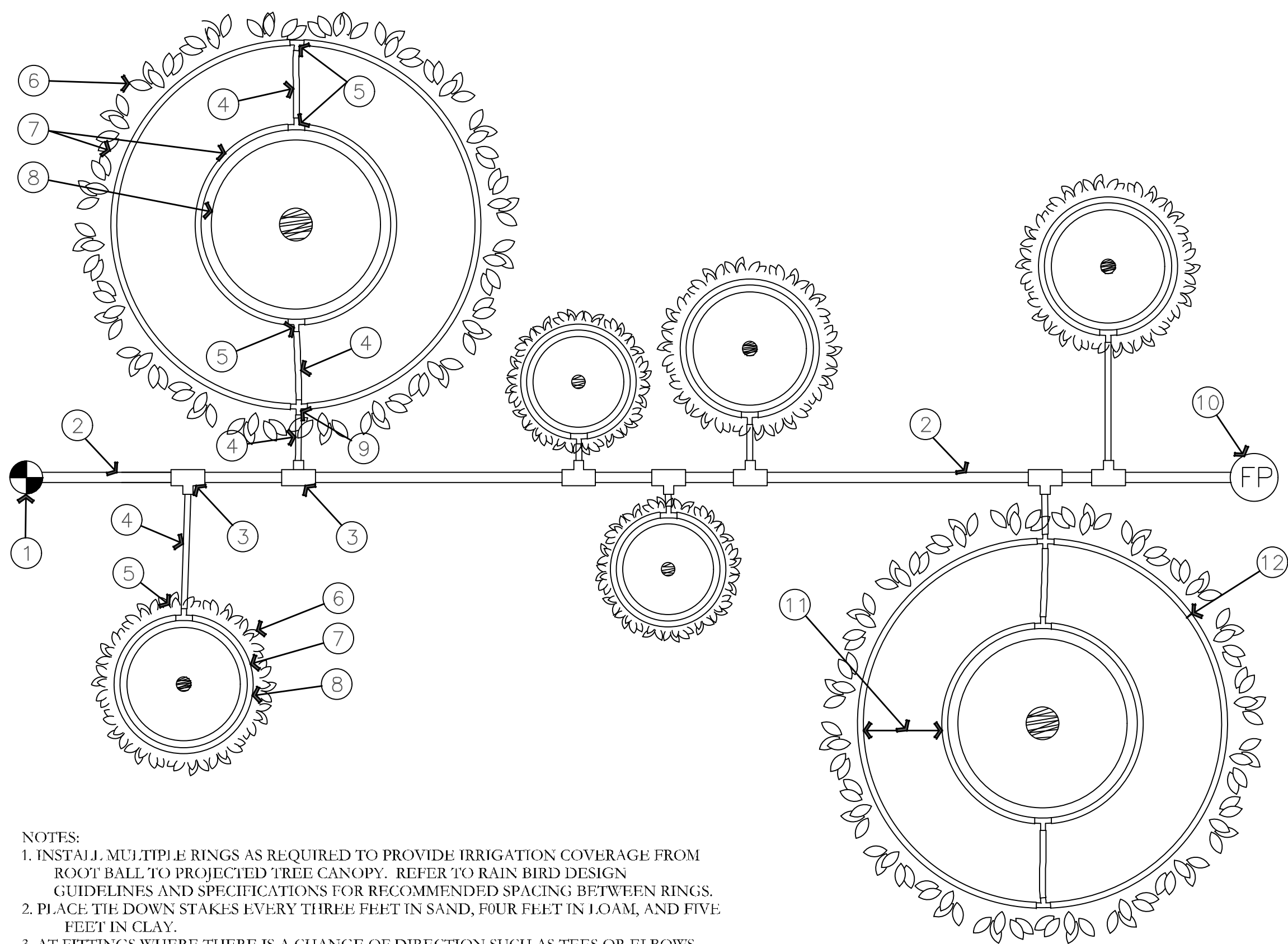
NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

**Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL**  
NOT TO SCALE



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

**R AIR RELIEF VALVE DETAIL**  
NOT TO SCALE



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

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

**S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL**  
NOT TO SCALE

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