

LOT COVERAGE: 51.5%  
(9501 SF)

**LEGEND:**

(EXISTING/PROPOSED) PROPERTY LINE		4286		4286
EXISTING GRADE (MINOR/MAJOR) CONTOUR LINE		4286		4286
FINISHED GRADE (MINOR/MAJOR) CONTOUR LINE		4558		4558
(EXISTING/PROPOSED) BUILDING				
(EXISTING/PROPOSED) FENCE LINE				
(EXISTING/PROPOSED) WATER LINE				
(EXISTING/PROPOSED) SEWER LINE				
(EXISTING/PROPOSED) SEWER FORCE MAIN				
(EXISTING/PROPOSED) STORM DRAIN LINE				
(EXISTING/PROPOSED) IRRIGATION LINE				
(EXISTING/PROPOSED) GAS LINE				
(EXISTING/PROPOSED) OVERHEAD ELECTRIC LINE				
(EXISTING/PROPOSED) UNDERGROUND ELECTRIC LINE				
(EXISTING/PROPOSED) TELPEHONE/COMM LINE				
(EXISTING/PROPOSED) CONCRETE				
(EXISTING/PROPOSED) ASPHALT PAVEMENT				
(EXISTING/PROPOSED) GRAVEL AREAS/PAVEMENT				
PROPOSED LANDSCAPED AREAS				
(EXISTING/PROPOSED) WATER METER				
(EXISTING/PROPOSED) WATER MANHOLE				
(EXISTING/PROPOSED) WATER VALVE				
(EXISTING/PROPOSED) FIRE HYDRANT				
(EXISTING/PROPOSED) IRRIGATION METER				
(EXISTING/PROPOSED) SEWER MANHOLE				
(EXISTING/PROPOSED) SEWER CLEANOUT				
(EXISTING/PROPOSED) POWER POLE				
(EXISTING/PROPOSED) STORM DRAIN MANHOLE				
(EXISTING/PROPOSED) STORM DRAIN CATCH BASIN				
(EXISTING/PROPOSED) COMMUNICATIONS BOX/PEDESTAL				
(EXISTING/PROPOSED) ELECTRICAL BOX/TRANSFORMER				
(EXISTING/PROPOSED) LIGHT POLE				



**WHITE PINE ENGINEERING**  
- CIVIL STRUCTURAL -

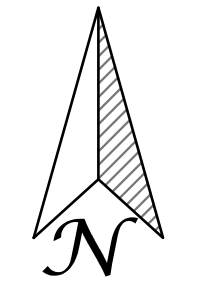
www.whitepineeng.com

435-515-0126  
jackson@whitepineeng.com  
tom@whitepineeng.com

P.O. BOX 669  
HYDE PARK, UTAH  
84318

POWELL DEVELOPMENT GROUP 825 WEST HOYT PLACE SLC

825 WEST HOYT PLACE  
SALT LAKE CITY, UTAH



REVIEW SET ONLY  
NOT FOR CONSTRUCTION

0' 10' 20'  
SCALE: 12"X18": 1" = 20'  
24"X36": 1" = 10'

DESIGNED BY: T. HILL  
CHECKED BY: J. SAGERS

SHEET TITLE:

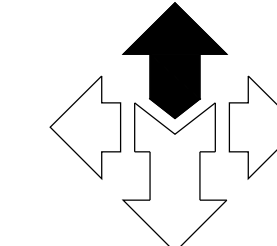
SITE PLANS  
CONCEPT PLAN

**C-101**

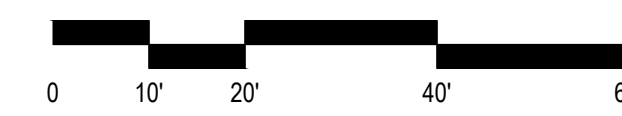
# HOYT PLACE P.U.D.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN AND BLOCK 70, PLAT "C",  
SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NORTH



SCALE: 1" = 20'



### SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON HIS PLAN, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

HOYT PLACE P.U.D.

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAN.

### SUBDIVISION DESCRIPTION

BEGINNING AT A POINT SOUTH 89°59'01" WEST 191.40 FEET AND NORTH 00°00'57" WEST 155.05 FEET FROM THE SOUTHEAST CORNER OF LOT 1 BLOCK 70, PLAT C SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 89°58'56" WEST 105.30 FEET; THENCE NORTH 00°00'57" WEST 175.04 FEET; THENCE NORTH 89°58'45" EAST 105.30 FEET; THENCE SOUTH 00°00'57" EAST 175.05 FEET TO THE POINT OF BEGINNING.  
CONTAINS 18,432 SQ. FT. OR 0.423 ACRES (12 LOTS AND COMMON AREA)

**DRAFT**



DAVID B. DRAPER  
L.S. LICENSE NO. 6861599

### OWNER'S DEDICATION

PDG HOYT, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS HOYT PLACE P.U.D., DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAN TO BE DEDICATED FOR PUBLIC USE. OWNER(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAN FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

PDG HOYT, LLC

BY:  
PRINT NAME: DRAKE POWELL  
TITLE: MANAGER

### NOTARY ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE )

ON THIS \_\_\_ DAY OF \_\_\_, IN THE YEAR 20\_\_\_ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DRAKE POWELL, THE MANAGER OF PDG HOYT, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE HOYT PLACE P.U.D., AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID PDG HOYT, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

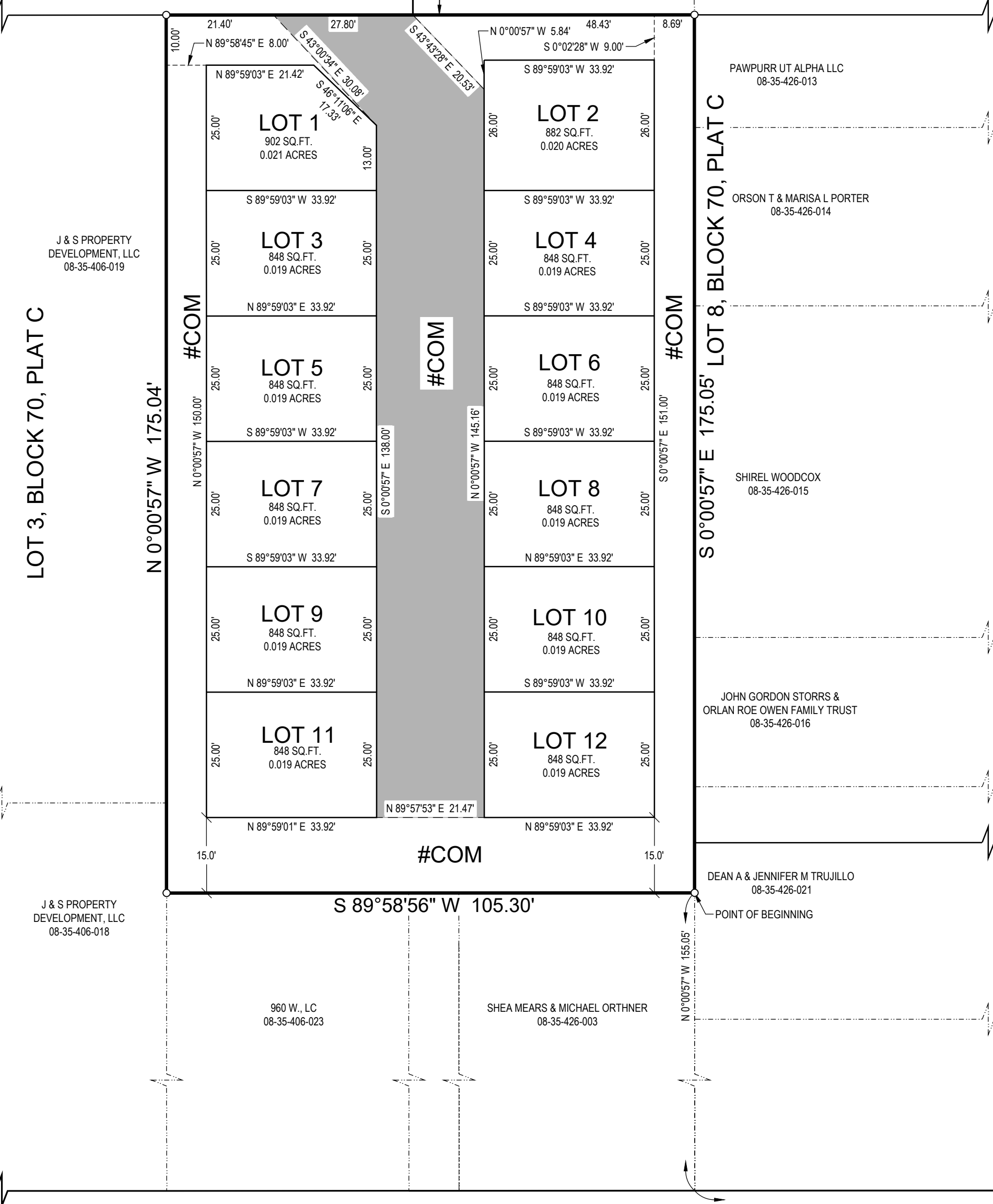
PRINT NAME: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

FOUND BRASS CAP MONUMENT WITH RING AND LID AT THE INTERSECTION WITH 300 NORTH STREET

HOYT PLACE (PRIVATE)

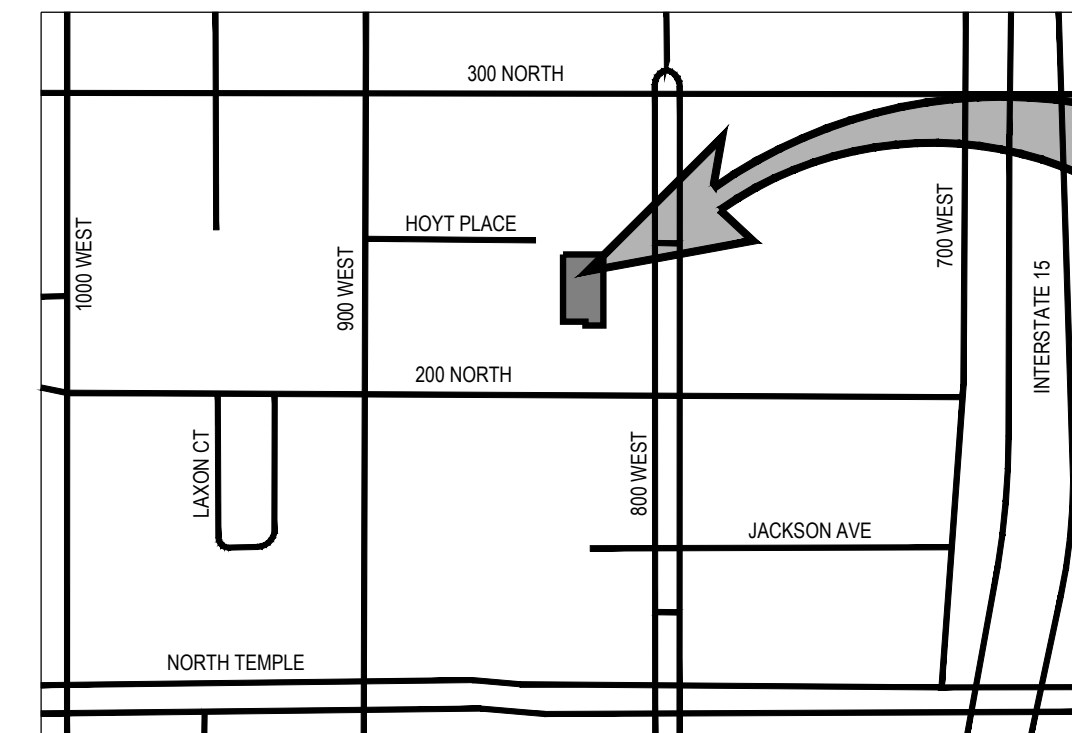
LOT 3, BLOCK 70, PLAT C

900 WEST STREET



### LEGEND

- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING DEED LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG"
- PUBLIC UTILITY, INGRESS, EGRESS, DRAINAGE EASEMENT TO BE EFFECTUATED BY THE RECORDING OF THIS PLAN



VICINITY MAP  
SCALE: N.T.S.

### NOTES

- SUBJECT TO AND/OR TOGETHER WITH A FIRE TURN AROUND EASEMENT RECORDED 2023 AS ENTRY NO. \_\_\_\_\_ IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_
- SUBJECT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT RECORDED OCTOBER 5, 1917 AS ENTRY NO. 384855.



800 WEST STREET

200 NORTH STREET  
(PAVED PUBLIC RIGHT OF WAY WIDTHS VARY)

BASIS OF BEARING N 89°59'06" E 1584.57' (N 89°59'11" E 1584.00')

SHEET

1 OF 1

S:\2024\Hwy 213 Survey\Hwy 213 P.U.D.dwg Sep 23, 2024 - 8:26am

<p><b>CITY ENGINEERING DIVISION</b></p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.</p> <p>CITY ENGINEER _____ DATE _____ CITY SURVEYOR _____ DATE _____</p>	<p><b>CITY OF PUBLIC UTILITIES DEPT.</b></p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS _____ DAY OF _____ A.D. 20__.</p> <p>_____ SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>
--	--

**DEVELOPER & OWNER**  
PDG HOYT, LLC  
358 S 700 E SUITE B #206  
SALT LAKE CITY, 84102

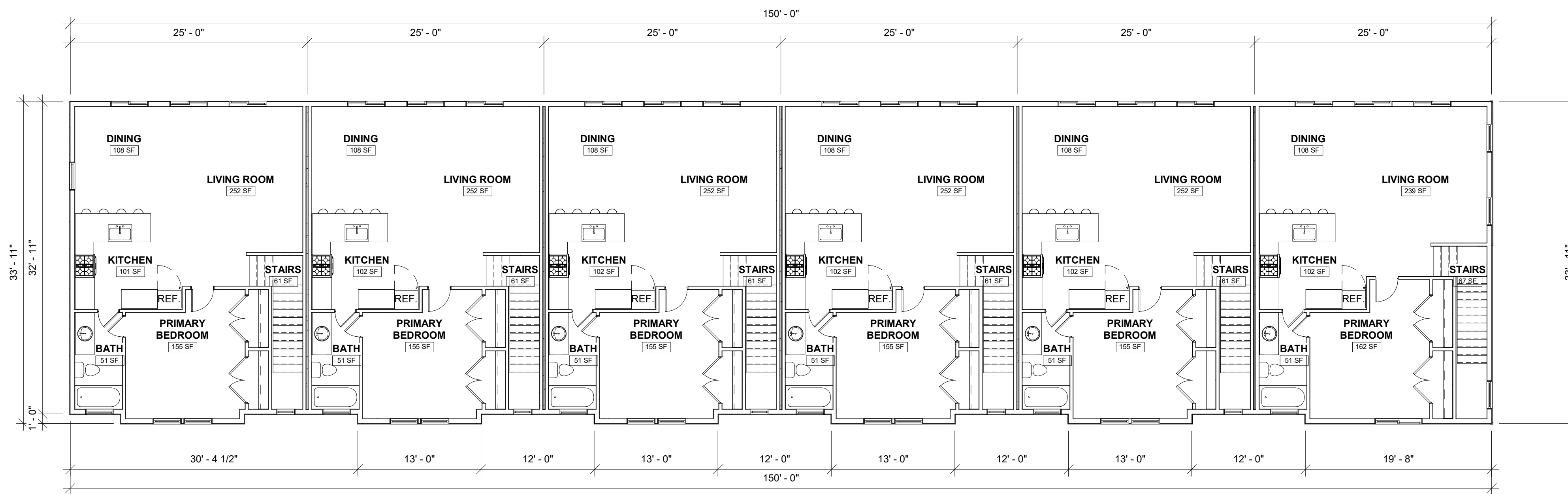
PREPARED BY:

**McNEIL ENGINEERING™**  
Economic and Sustainable Designs, Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

### HOYT PLACE P.U.D.

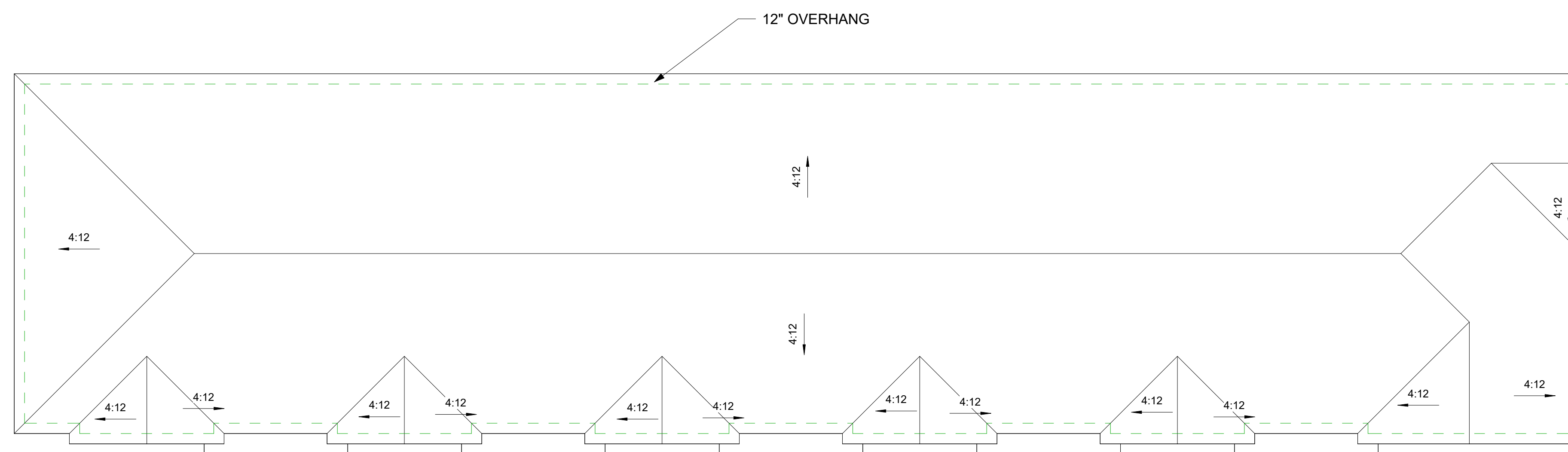
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN AND BLOCK 70, PLAT "C",  
SALT LAKE CITY SURVEY  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____</p> <p>SHEETS _____</p>	<p><b>SALT LAKE COUNTY HEALTH DEPARTMENT</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__.</p> <p>_____ SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p><b>CITY PLANNING DIRECTOR</b></p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20__.</p> <p>BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p>_____ PLANNING DIRECTOR</p>	<p><b>CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__.</p> <p>_____ SALT LAKE CITY ATTORNEY</p>	<p><b>CITY MAYOR</b></p> <p>PRESENTED TO THE SALT LAKE CITY MAYOR THIS _____ DAY OF _____ A.D. 20__, AND IS HEREBY APPROVED.</p> <p>_____ SALT LAKE CITY MAYOR</p>	<p><b>SALT LAKE COUNTY RECORDER</b></p> <p>RECORD NO. _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>_____ SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET _____</p> <p>OF _____</p> <p>SHEETS _____</p>
---	---	--	--	--	---	---



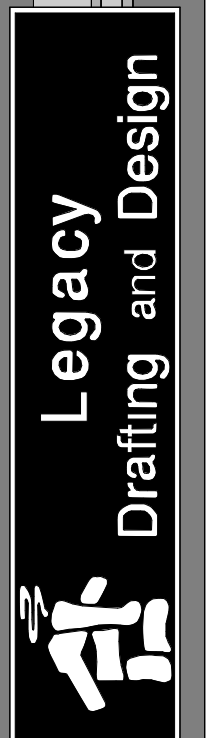
**SECOND LEVEL FLOOR PLAN**

SCALE 1/8" = 1'-0"



**ROOF PLAN**

SCALE 1/8" = 1'-0"



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\*\*\*NOTE: Designer is not an  
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responsible for verifying all  
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prior to construction or the ordering  
of any materials.

**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

BUILDING	
MAIN LEVEL	1936 SF
2ND LEVEL	4813 SF
TOTAL	6749 SF
GARAGE TOTAL	2549 SF

TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE	510 SF

TYPE 3	
MAIN LEVEL	299 SF
2ND LEVEL	858 SF
TOTAL	1157 SF
GARAGE	498 SF

**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

00-00-00
00-00-00
00-00-00

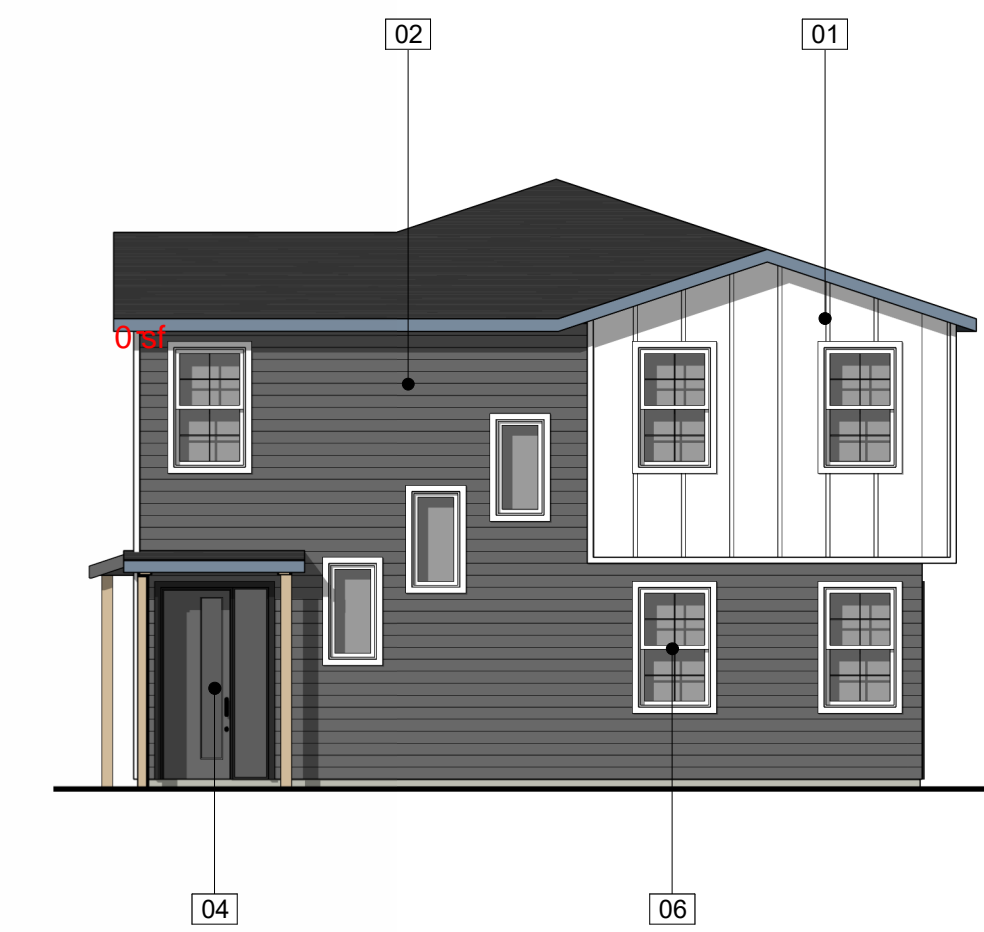
**SHEET NUMBER:**  
**A-3**  
10/10/24



- T.O. RIDGE 25'-0"
- T.O. 2ND PLATE 19'-0"
- 2ND LEVEL 10'-0"
- T.O. PLATE 9'-0"
- MAIN LEVEL 0'-0"
- GRADE -0'-6"

**BACK ELEVATION**

SCALE 1/8" = 1'-0"

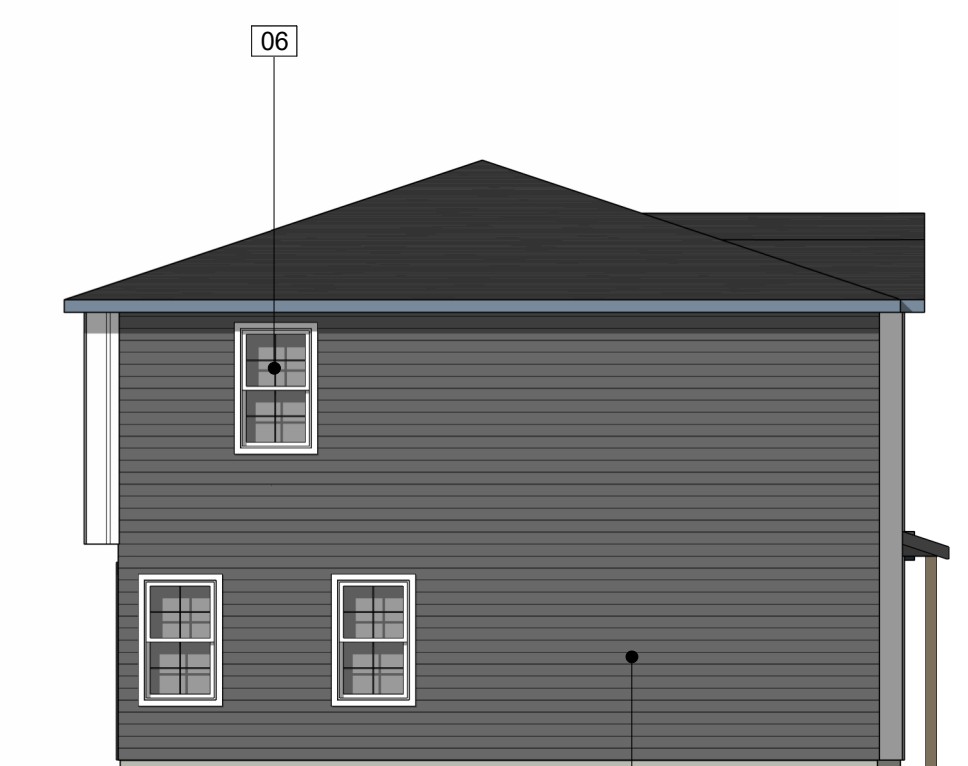


- T.O. RIDGE 25'-0"
- T.O. 2ND PLATE 19'-0"
- 2ND LEVEL 10'-0"
- T.O. PLATE 9'-0"
- MAIN LEVEL 0'-0"
- GRADE -0'-6"

**RIGHT ELEVATION**

SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BOARD & BATTEN
02	HARDIE BOARD LAP SIDING
03	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
04	FIBERGLASS ENTRY DOOR
05	METAL SEEM GARAGE DOOR
06	VINYL FRAMED WINDOWS
07	EXPOSED FOUNDATION



- T.O. RIDGE 25'-0"
- T.O. 2ND PLATE 19'-0"
- 2ND LEVEL 10'-0"
- T.O. PLATE 9'-0"
- MAIN LEVEL 0'-0"
- GRADE -0'-6"

**LEFT ELEVATION**

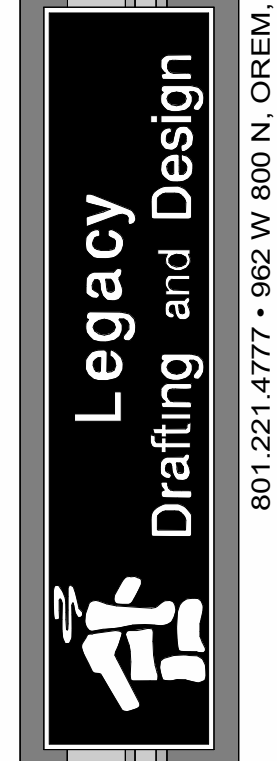
SCALE 1/8" = 1'-0"



- T.O. RIDGE 25'-0"
- T.O. 2ND PLATE 19'-0"
- 2ND LEVEL 10'-0"
- T.O. PLATE 9'-0"
- MAIN LEVEL 0'-0"
- GRADE -0'-6"

**FRONT ELEVATION**

SCALE 1/8" = 1'-0"



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**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

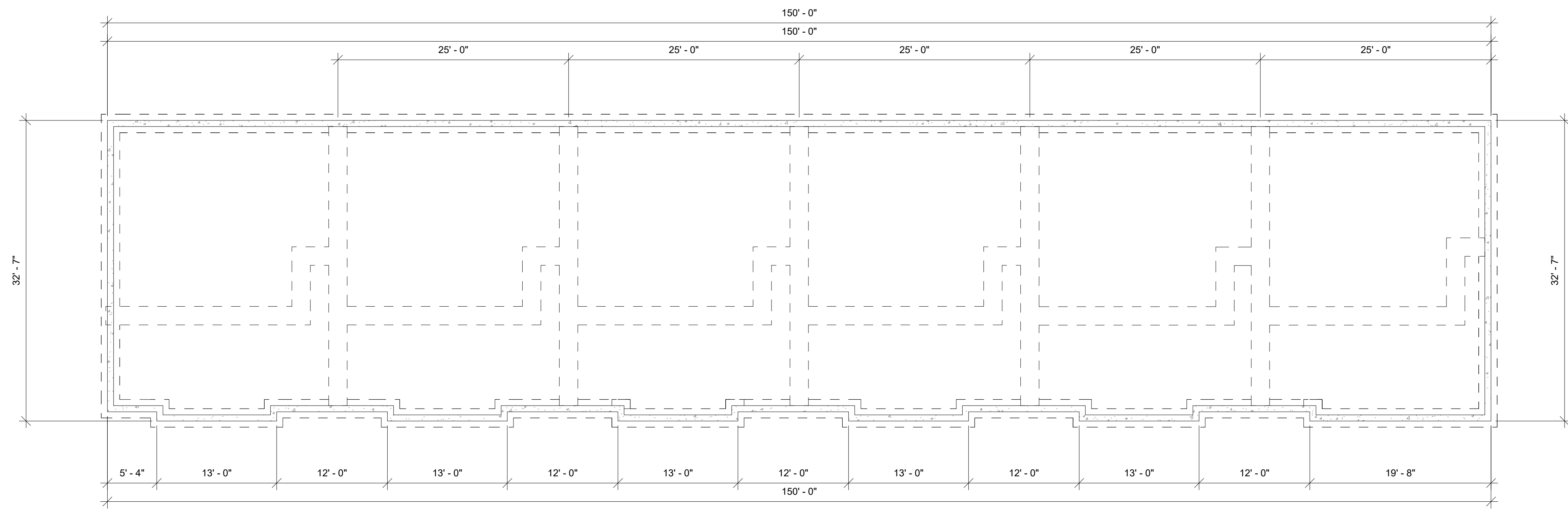
SQUARE FOOTAGE	
<b>BUILDING</b>	
MAIN LEVEL	1938 SF
2ND LEVEL	4813 SF
TOTAL	6751 SF
GARAGE TOTAL	2549 SF
<b>TYPE 2</b>	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE	510 SF
<b>TYPE 3</b>	
MAIN LEVEL	299 SF
2ND LEVEL	836 SF
TOTAL	1135 SF
GARAGE	498 SF

**PROJECT MANAGER:**  
JB

**DRAFTER:**  
OV, TK

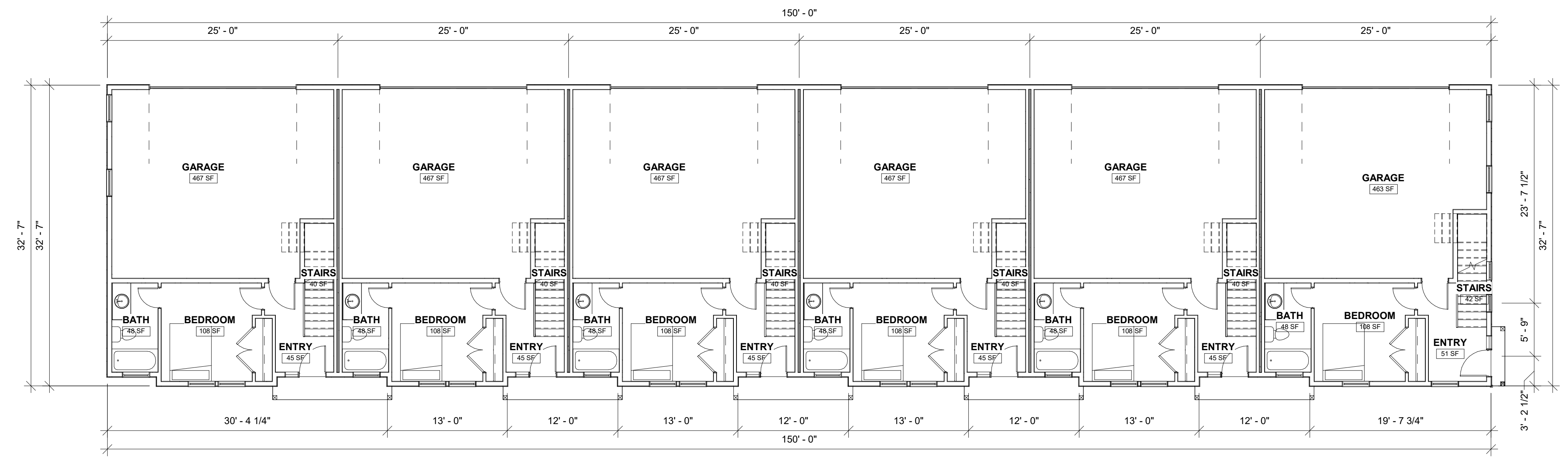
REVISIONS:	
00-00-00	
00-00-00	
00-00-00	

**SHEET NUMBER:**  
**A-1**  
10/10/24



**FOOTING AND FOUNDATION PLAN**

SCALE 1/8" = 1'-0"



**MAIN LEVEL FLOOR PLAN**

SCALE 1/8" = 1'-0"



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**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

BUILDING	
MAIN LEVEL	1906 SF
2ND LEVEL	4813 SF
TOTAL	6719 SF
GARAGE TOTAL 2549 SF	
TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE 510 SF	
TYPE 3	
MAIN LEVEL	289 SF
2ND LEVEL	858 SF
TOTAL	1147 SF
GARAGE 498 SF	

**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

00-00-00
00-00-00
00-00-00

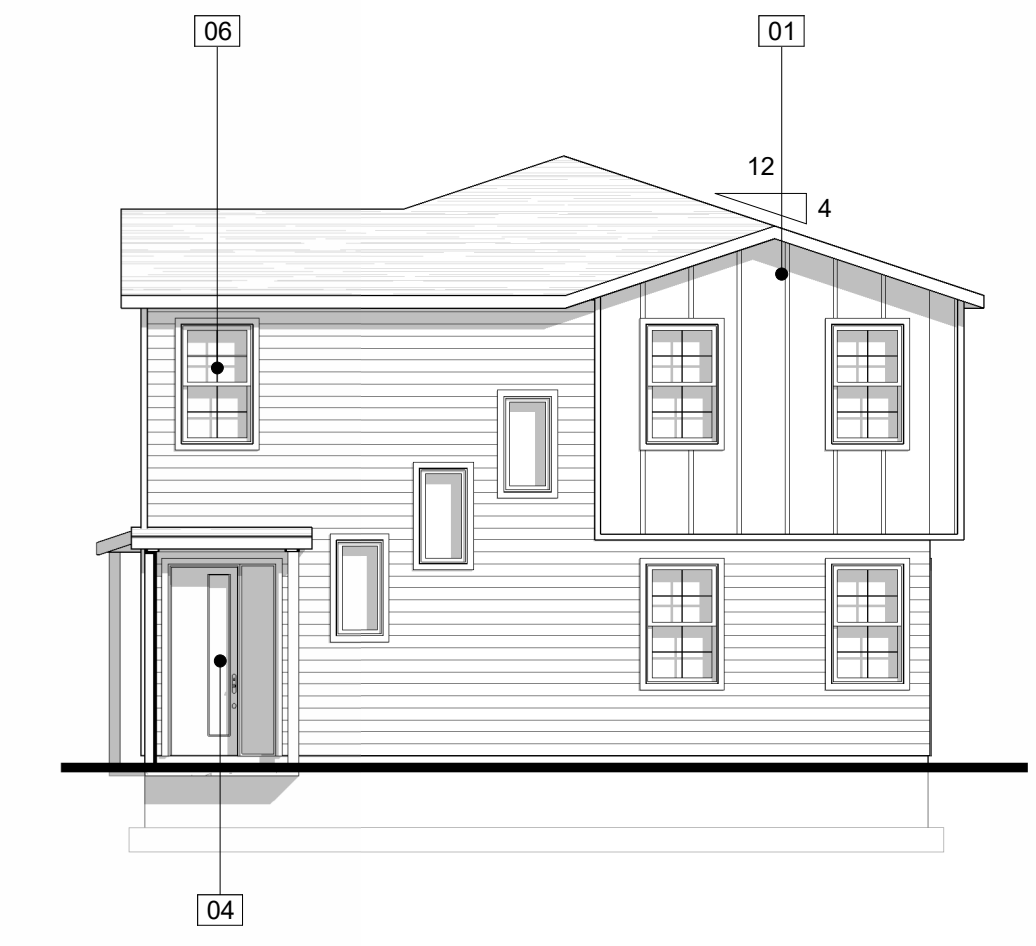
**SHEET NUMBER:**  
**A-2**  
10/10/24



T.O. RIDGE 25'-0"  
T.O. 2ND PLATE 19'-0"  
2ND LEVEL 10'-0"  
T.O. PLATE 9'-0"  
MAIN LEVEL 0'-0"  
GRADE -0'-6"  
T.O. FOOTING -3'-0"

**BACK ELEVATION**

SCALE 1/8" = 1'-0"

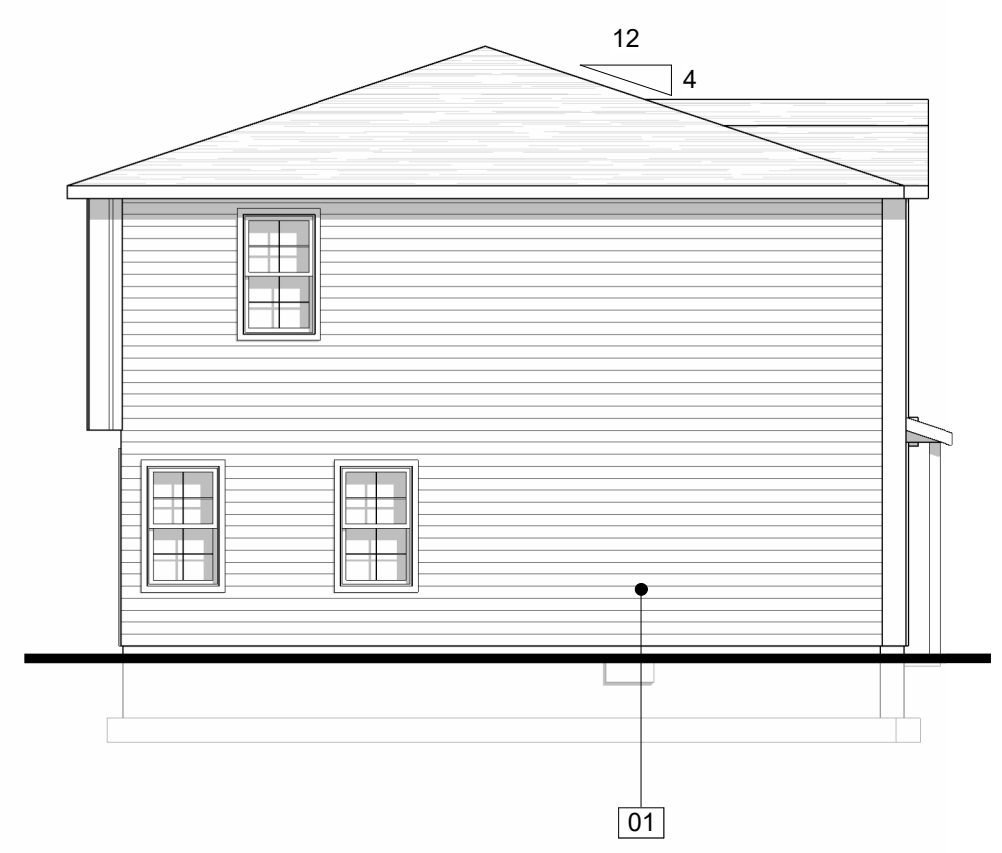


T.O. RIDGE 25'-0"  
T.O. 2ND PLATE 19'-0"  
2ND LEVEL 10'-0"  
T.O. PLATE 9'-0"  
MAIN LEVEL 0'-0"  
GRADE -0'-6"  
T.O. FOOTING -3'-0"

**RIGHT ELEVATION**

SCALE 1/8" = 1'-0"

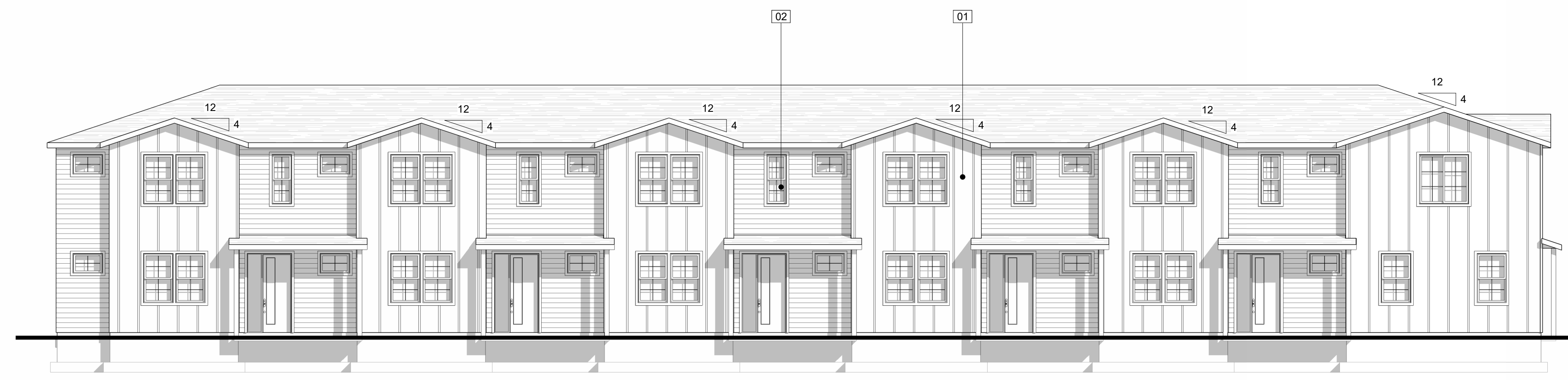
MATERIAL LEGEND	
NUMBER	MATERIAL
01	BOARD & BATTEN
02	HARDIE BOARD LAP SIDING
03	30 YEAR ARCHITECTURAL ASPHALT SHINGLES
04	FIBERGLASS ENTRY DOOR
05	METAL SEEM GARAGE DOOR
06	VINYL FRAMED WINDOWS
07	EXPOSED FOUNDATION



T.O. RIDGE 25'-0"  
T.O. 2ND PLATE 19'-0"  
2ND LEVEL 10'-0"  
T.O. PLATE 9'-0"  
MAIN LEVEL 0'-0"  
GRADE -0'-6"  
T.O. FOOTING -3'-0"

**LEFT ELEVATION**

SCALE 1/8" = 1'-0"



T.O. RIDGE 25'-0"  
T.O. 2ND PLATE 19'-0"  
2ND LEVEL 10'-0"  
T.O. PLATE 9'-0"  
MAIN LEVEL 0'-0"  
GRADE -0'-6"  
T.O. FOOTING -3'-0"

**FRONT ELEVATION**

SCALE 1/8" = 1'-0"

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prior to construction or the ordering  
of any materials.

**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

BUILDING	
MAIN LEVEL	1936 SF
2ND LEVEL	4813 SF
TOTAL	6749 SF
GARAGE TOTAL 2549 SF	
TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE 510 SF	
TYPE 3	
MAIN LEVEL	259 SF
2ND LEVEL	658 SF
TOTAL	917 SF
GARAGE 486 SF	

**PROJECT MANAGER:**

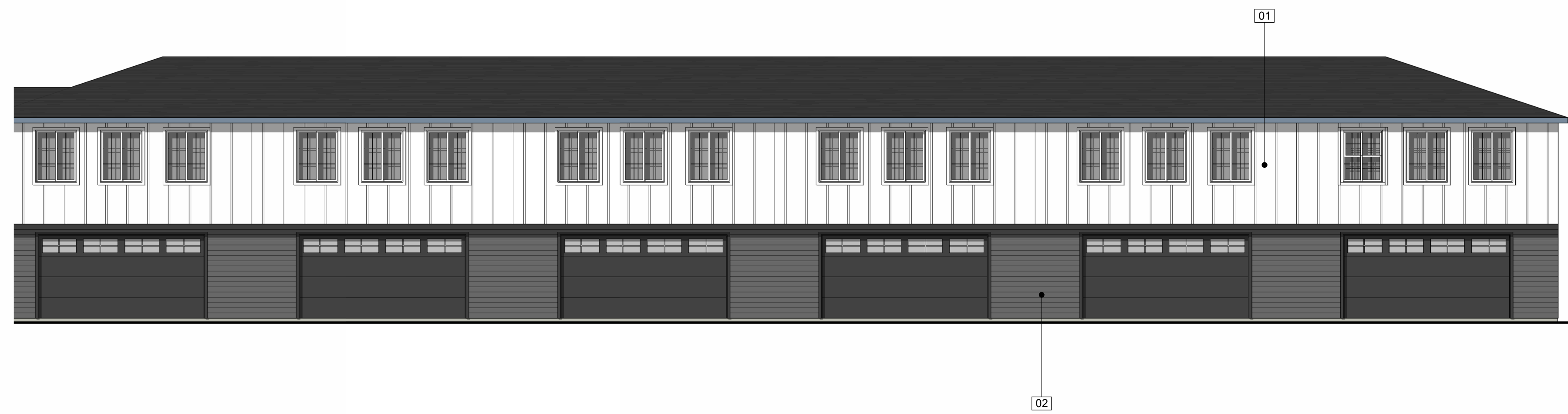
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

00-00-00
00-00-00
00-00-00

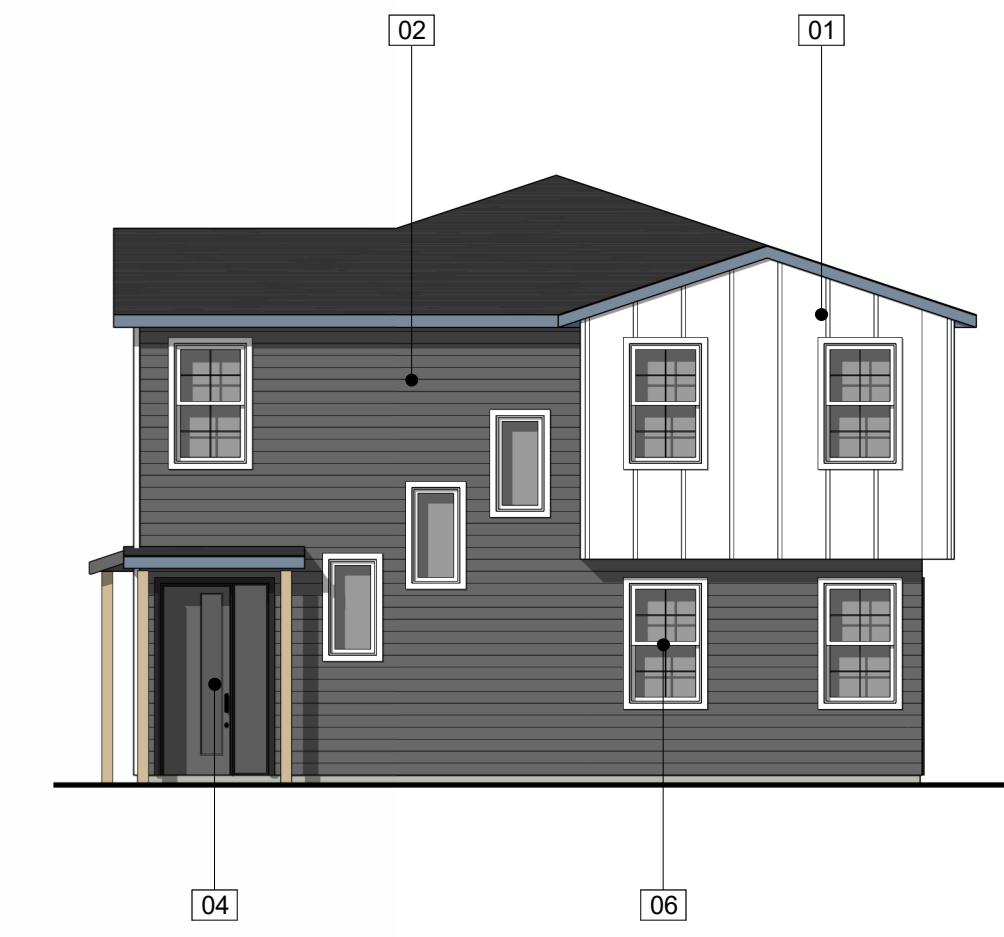
**SHEET NUMBER:**

**A-4**  
10/10/24



**BACK ELEVATION**

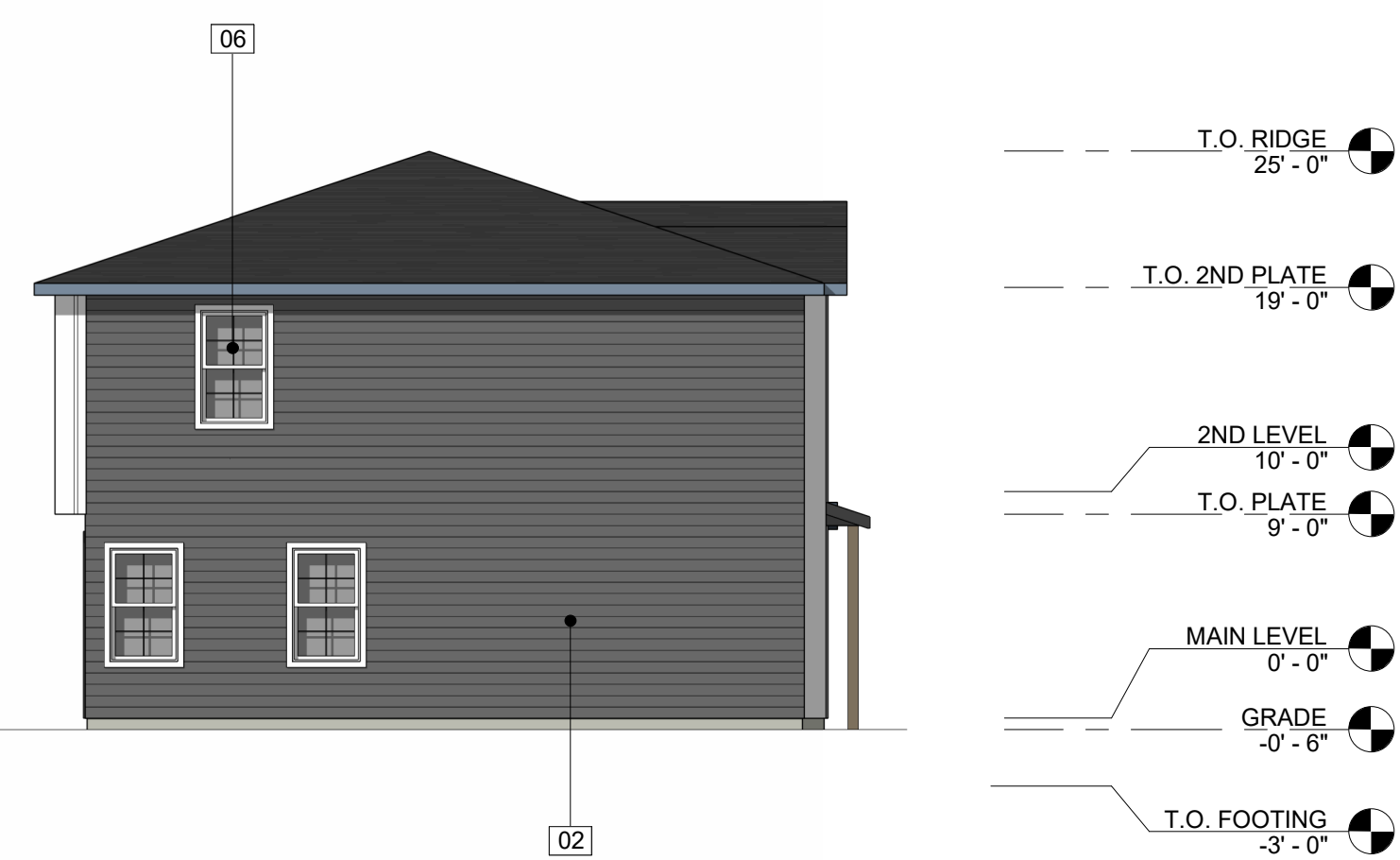
SCALE 1/8" = 1'-0"



**RIGHT ELEVATION**

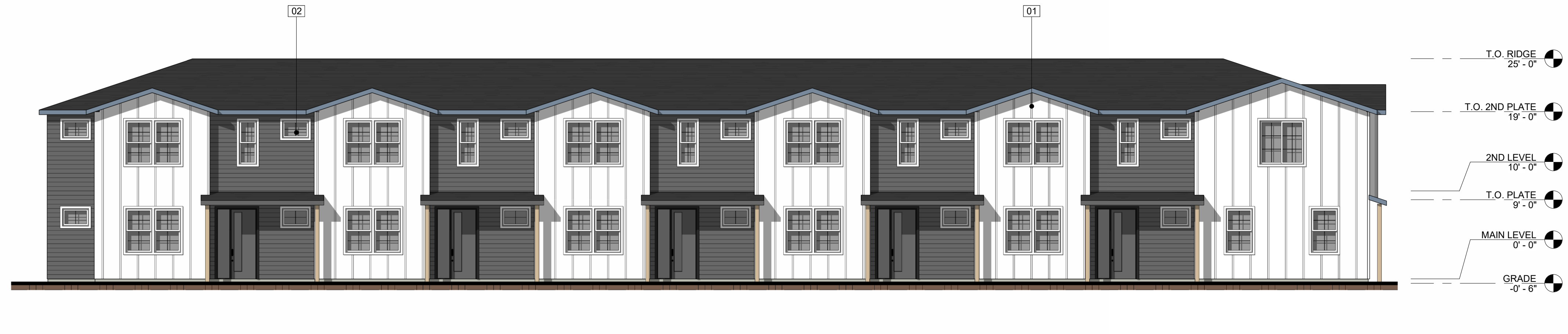
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
01	BOARD & BATTEN
02	HARDIE BOARD LAP SIDING
04	FIBERGLASS ENTRY DOOR
06	VINYL FRAMED WINDOWS



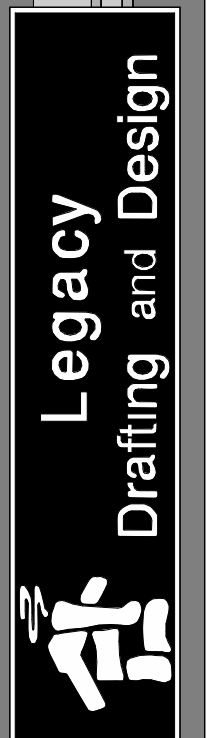
**LEFT ELEVATION**

SCALE 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE 1/8" = 1'-0"



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of any materials.

**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

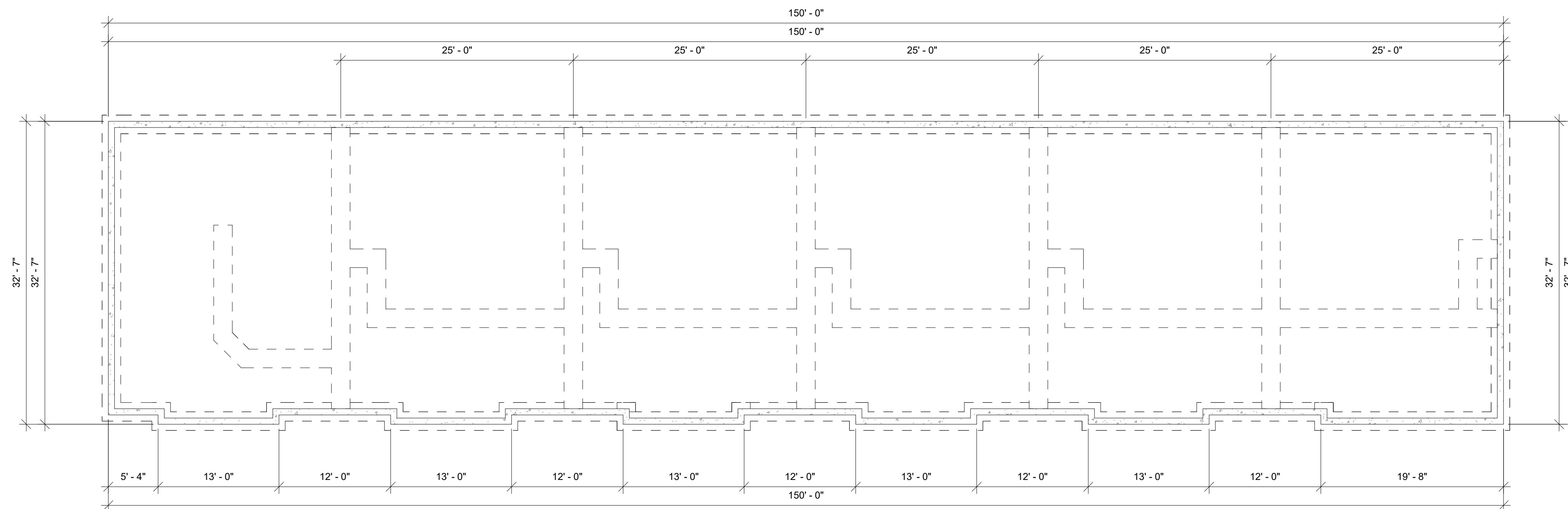
BUILDING	
MAIN LEVEL	1938 SF
2ND LEVEL	4813 SF
TOTAL	6751 SF
GARAGE TOTAL	2549 SF
TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE	510 SF
TYPE 3	
MAIN LEVEL	299 SF
2ND LEVEL	836 SF
TOTAL	1135 SF
GARAGE	498 SF

**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

REVISIONS:	
00-00-00	
00-00-00	
00-00-00	

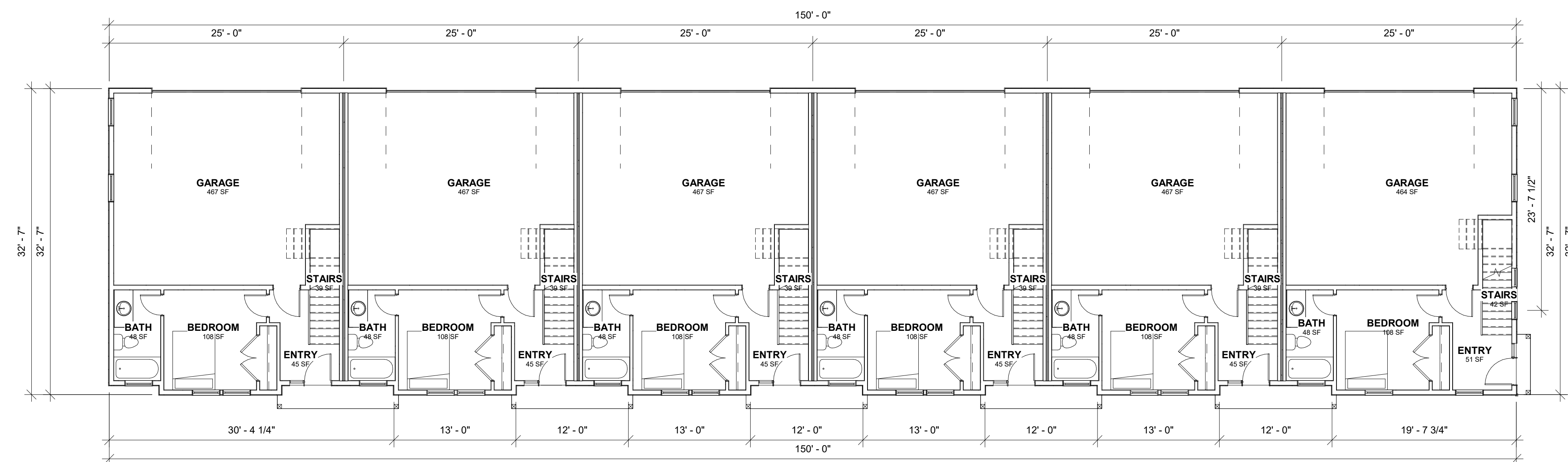
**SHEET NUMBER:**

**A-1**  
8/26/2024



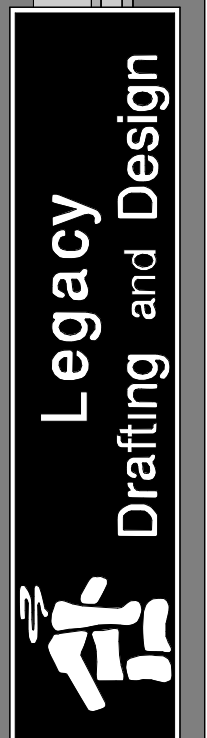
**FOOTING AND FOUNDATION PLAN**

SCALE 1/8" = 1'-0"



**MAIN LEVEL FLOOR PLAN**

SCALE 1/8" = 1'-0"



**Legacy  
Drafting and Design**  
801.221.4777 • 962 W. 800 N. OREM, UT 84057  
E-MAIL: info@LegacyHomeDesign.com

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dimensions, conditions, etc. on site  
prior to construction or the ordering  
of any materials.

**BUILDING 2  
HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

BUILDING	
MAIN LEVEL	1906 SF
2ND LEVEL	4813 SF
TOTAL	6719 SF
GARAGE TOTAL 2549 SF	
TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE 510 SF	
TYPE 3	
MAIN LEVEL	289 SF
2ND LEVEL	858 SF
TOTAL	1147 SF
GARAGE 498 SF	

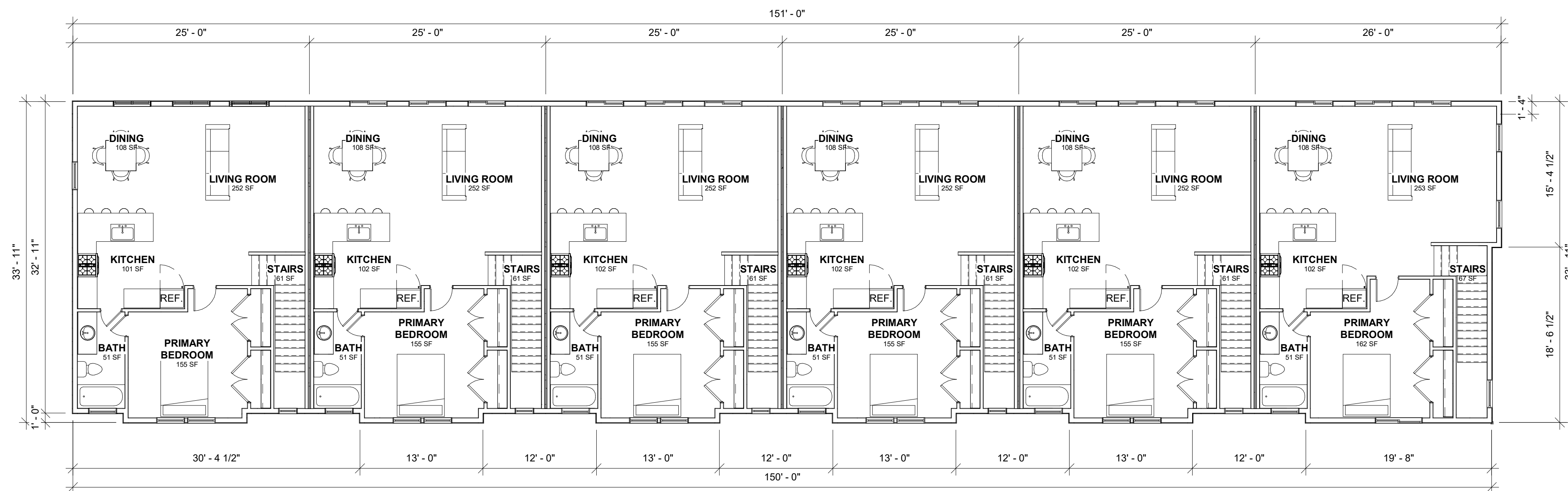
**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

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△	00-00-00
△	00-00-00

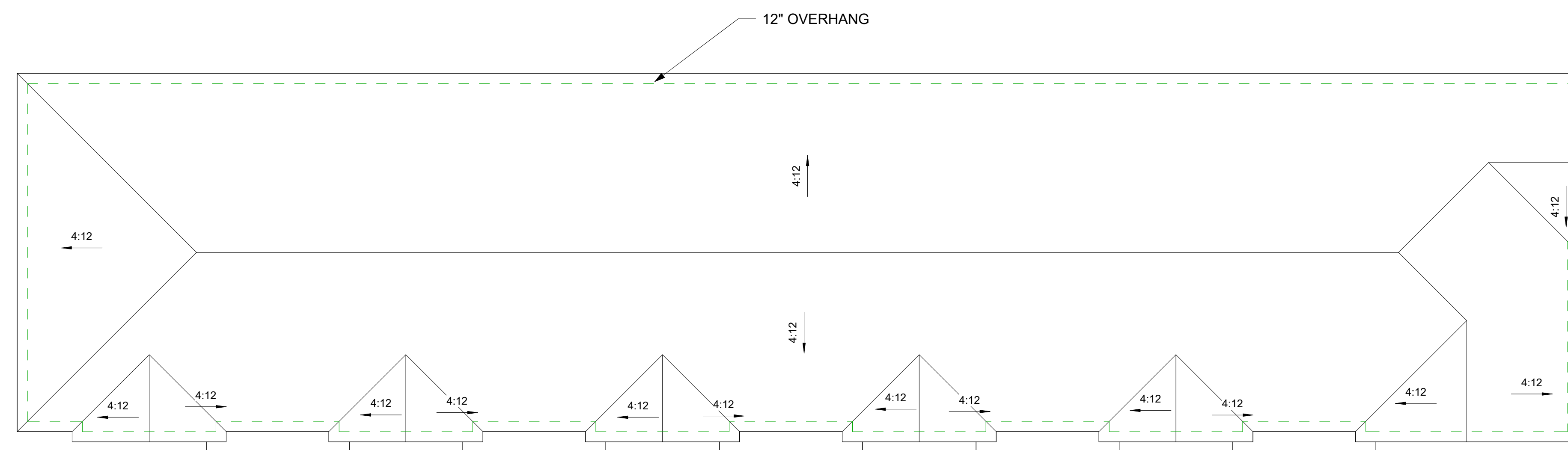
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**A-2**  
8/26/2024





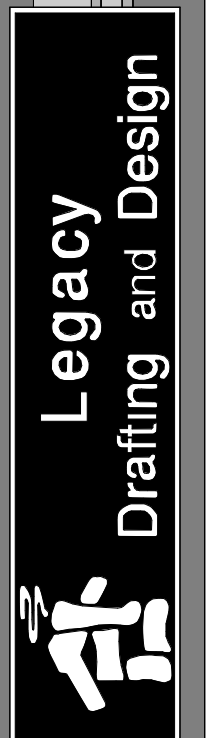
**SECOND LEVEL FLOOR PLAN**

SCALE 1/8" = 1'-0"



**ROOF PLAN**

SCALE 1/8" = 1'-0"



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prior to construction or the ordering  
of any materials.

**BUILDING 2**  
**HOYT TOWN HOMES**  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

BUILDING	
MAIN LEVEL	1936 SF
2ND LEVEL	4813 SF
TOTAL	6749 SF
GARAGE TOTAL	2549 SF

TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE	510 SF

TYPE 3	
MAIN LEVEL	299 SF
2ND LEVEL	858 SF
TOTAL	1157 SF
GARAGE	498 SF

**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

00-00-00
00-00-00
00-00-00

**SHEET NUMBER:**  
**A-3**  
8/26/2024

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of any materials.

BUILDING 2  
HOYT TOWN HOMES  
SALT LAKE CITY, UT

**SQUARE FOOTAGE**

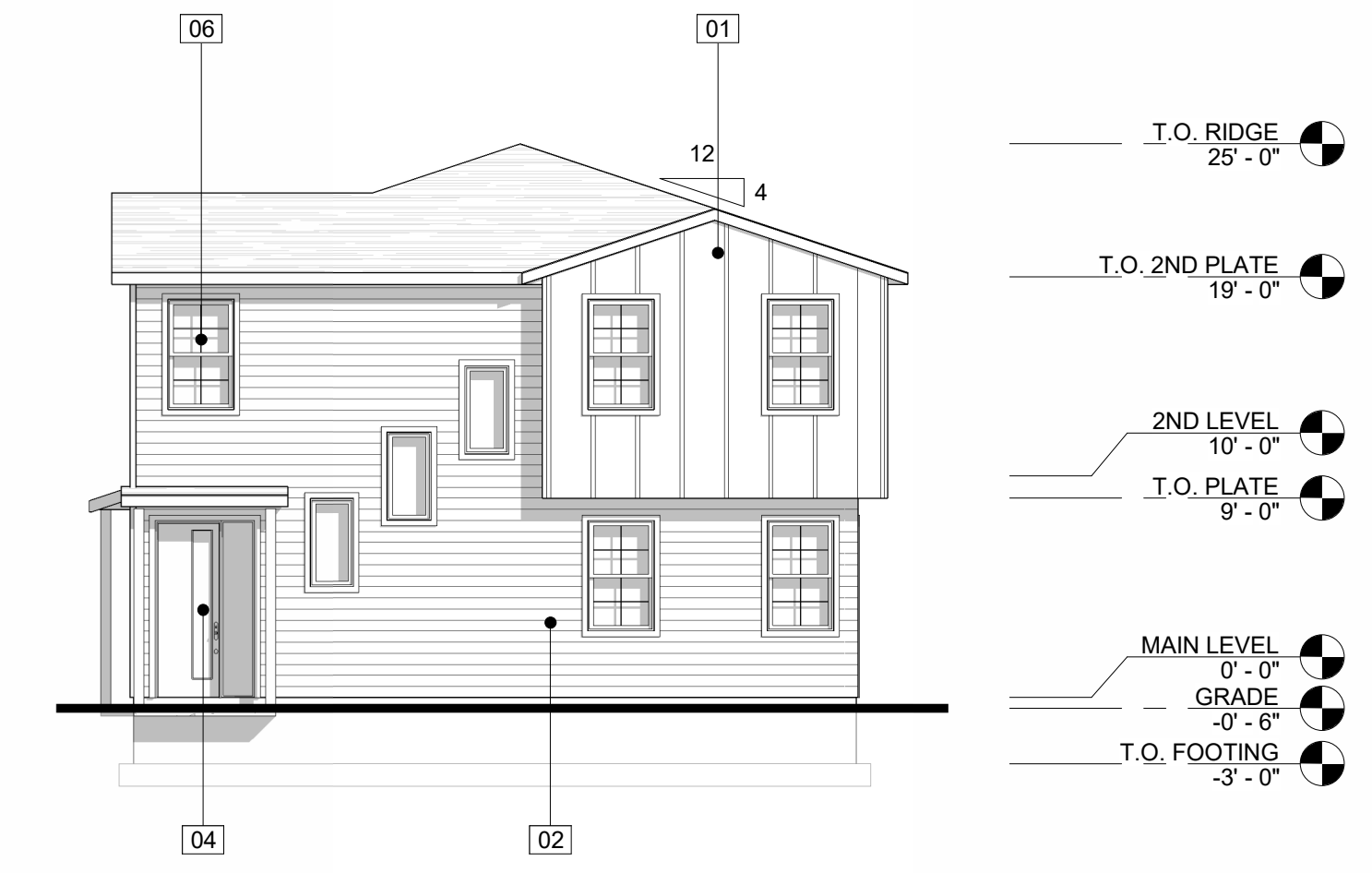
BUILDING	
MAIN LEVEL	1936 SF
2ND LEVEL	4813 SF
TOTAL	6749 SF
GARAGE TOTAL	2549 SF
TYPE 2	
MAIN LEVEL	286 SF
2ND LEVEL	836 SF
TOTAL	1122 SF
GARAGE	510 SF
TYPE 3	
MAIN LEVEL	299 SF
2ND LEVEL	658 SF
TOTAL	1157 SF
GARAGE	486 SF

**PROJECT MANAGER:**  
JB  
**DRAFTER:**  
OV, TK

**REVISIONS:**

00-00-00
00-00-00
00-00-00

**SHEET NUMBER:**  
**A-4**  
8/26/2024



**RIGHT ELEVATION**  
SCALE 1/8" = 1'-0"



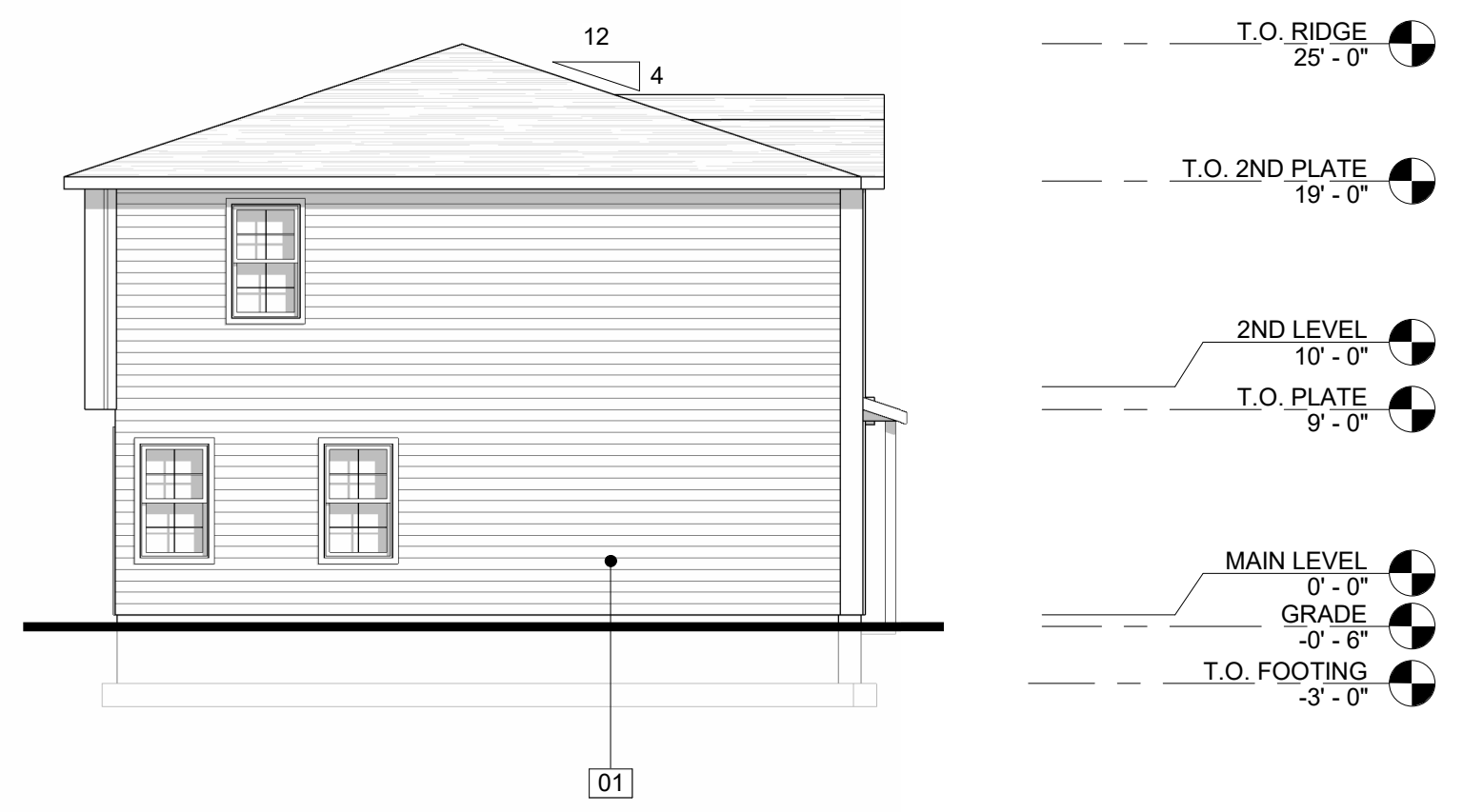
**BACK ELEVATION**  
SCALE 1/8" = 1'-0"

**MATERIAL LEGEND**

NUMBER	MATERIAL
01	BOARD & BATTEN
02	HARDIE BOARD LAP SIDING
04	FIBERGLASS ENTRY DOOR
06	VINYL FRAMED WINDOWS



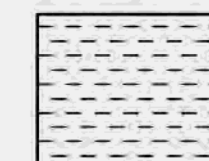
**FRONT ELEVATION**  
SCALE 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE 1/8" = 1'-0"

**SYMBOL CODE DESCRIPTION QTY**

**1 LANDSCAPE**



**1-104** 1" MINUS TAN CRUSHED ROCK  
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

3,029 sf



**1-200** UTELITE PLANTER SOIL MIX  
FILL RAISED PLANTER WITH UTELITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER.  
25% UTELITE SOIL CONDITIONER  
50% SCREENED TOPSOIL  
25% APPROVED COMPOST  
MECHANICALLY MIX COMPONENTS. WHEN STOCKPILING THE FINISHED MIX, COVER AND PILE WITH A PLASTIC TARP TO PREVENT DRYING OUT AND SOIL SEPARATION FROM RAIN.  
SCREENED TOPSOIL: 30%-50% SAND; 30%-50% SILT; 10%-25% CLAY; <5% ORGANIC MATTER.  
APPROVED COMPOST: pH 6-8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE 25-35%; 3/8" COARSE MATERIAL 98% PASSING

84 sf

**2 HARDSCAPE**



**2-001** BOULDERS- DECORATIVE  
3' ROUND BOULDERS. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.

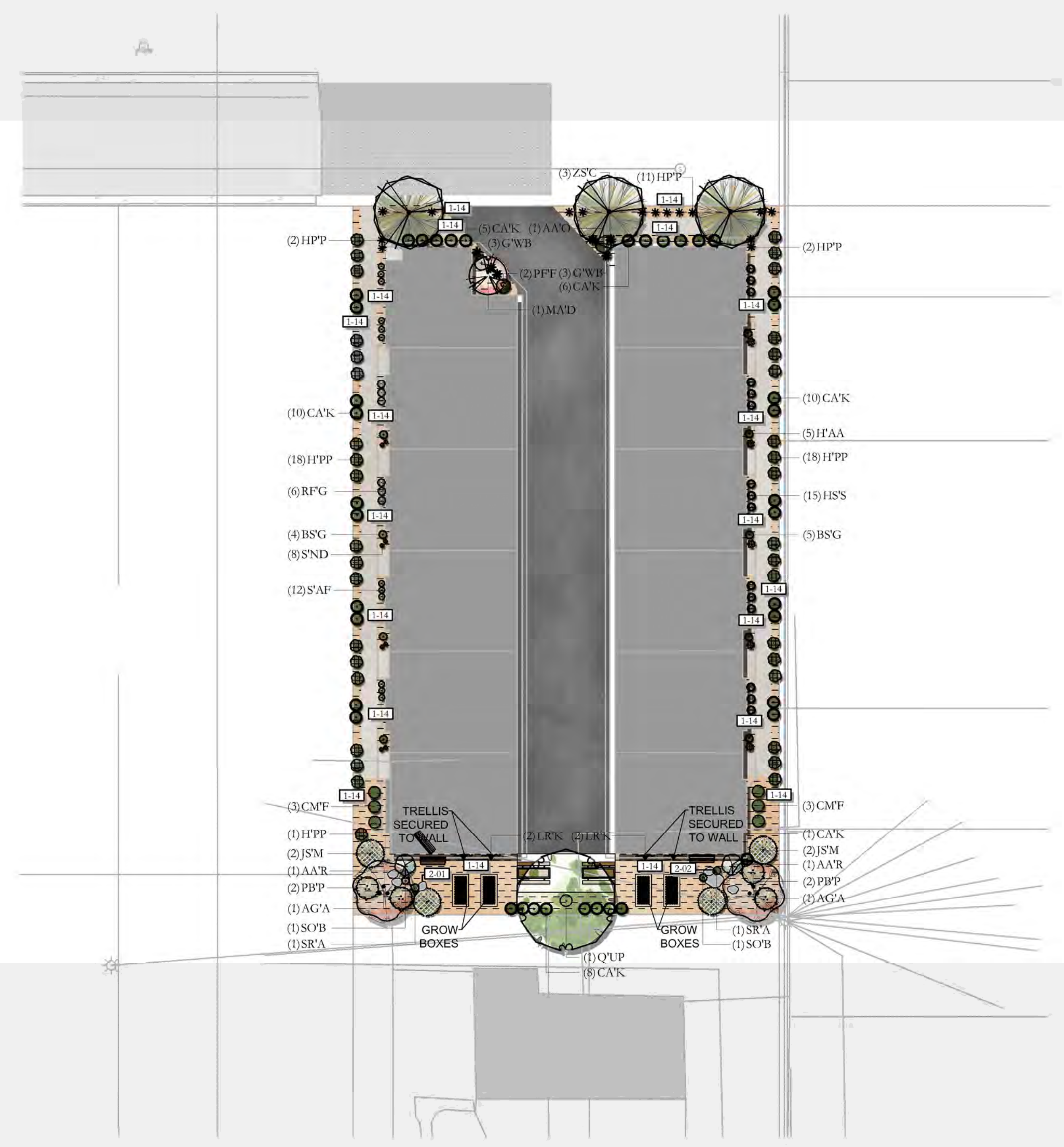
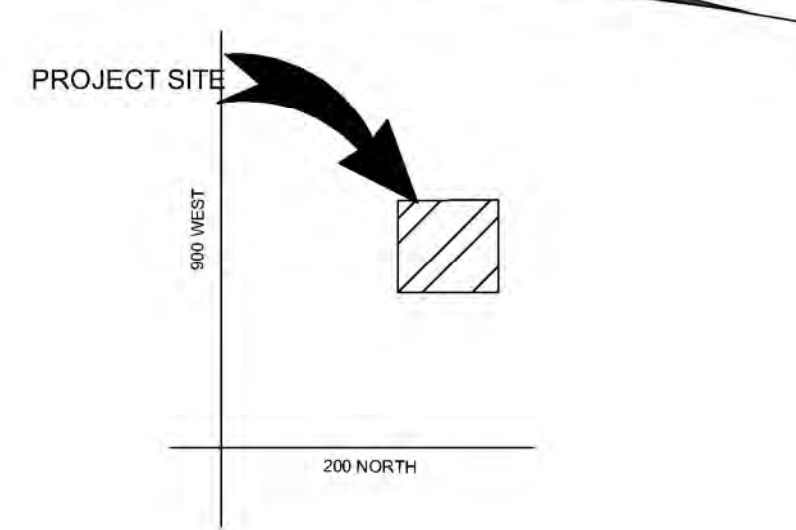
5



**2-002** BOULDERS- DECORATIVE  
5' FOOT ROUND BOULDERS. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.

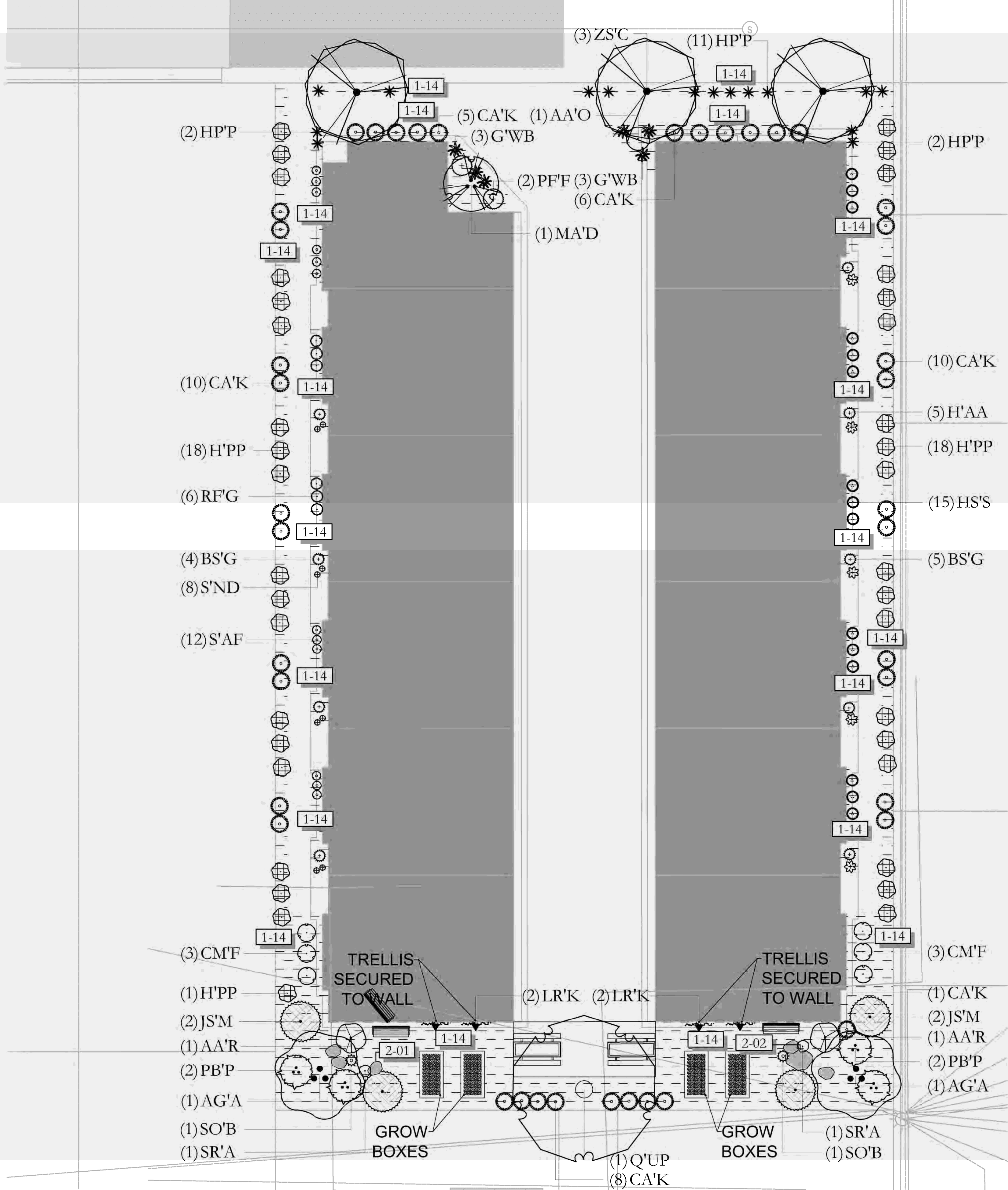
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**VICINITY MAP**



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>DECIDUOUS TREES</b>				
	AGA	2	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; z4; Utah Lake water tolerant	B & B Multi-trunked
	MVD	1	Malus x adstringens 'Durko' Gladiator™ Crabapple Td2; 20x10; AV 247; sun; Utah Lake water tolerant	B & B 2" Cal
	QUP	1	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak Td3; 55x25; AV 1256; sun; z3; Utah Lake water tolerant	B & B 2" Cal
	ZSC	3	Zelkova serrata 'JFS-KWI'™ City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B 2" Cal
<b>DECIDUOUS SHRUBS</b>				
	AVO	1	Amelanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry Sd2; 15x4; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	AAR	2	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	CMF	6	Fernbush Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal
	HPP	37	Hibiscus syriacus 'Gandini Santiago' Purple Pillar® Rose of Sharon Sd3; 12-15'x3'; AV 22; sun; z5; Utah Lake water tolerant	2 gal
	PFF	2	Potentilla fruticosa 'Fargo' Dakota Sunspot™ Fargo Yellow Shrubby Cinquefoil Sd2; 2-3'x3-4'; AV 7; sun; z2; Utah Lake water tolerant	5 gal
	PBP	4	Prunus besseyi 'P0115' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV 19.5; sun; z4;	5 gal
<b>EVERGREEN SHRUBS</b>				
	BSG	9	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood moderate; 9x2; Sun to part shade; z5; Utah Lake water tolerant	5 gal
	JSM	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper Se2; 18x8; AV 20; sun; z3; Utah Lake water tolerant	10"
	SOB	2	Salvia officinalis 'Berggarten' Berggarten Garden Sage Se2; 1.5'x2; AV 10; sun; z5;	1 gal
	SRA	2	Salvia rosmarinus 'Arp' Arp Rosemary Se2; 2x2' AV 10; sun; z6	1 gal
<b>GRASSES</b>				
	CAK	40	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	HSS	15	Helictotrichon sempervirens 'Sapphir' Blue Oat Grass Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal
<b>PERENNIALS</b>				
	GWB	6	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Wandflower P1; 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	1 gal
	HAA	5	Hemerocallis x 'Always Afternoon' Lavendar Davilly P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
	HPP	15	Hesperaloe parviflora 'Perpa'™ Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	1 gal
	RFG	6	Rudbeckia fulgida 'Goldsturm' Black-eyed Susan P3; 3x2; AV 3; sun; z3; Utah Lake water tolerant	1 gal
	SND	8	Salvia nemorosa 'New Dimension Blue' New Dimension Blue Sage P2; 8-12" x 12-18"; sun; AV 3; z5; Utah Lake water tolerant	1 gal
	SAF	12	Sedum x 'Autumn Fire' Autumn Fire Sedum P1; 2x1.5; sun; z3; AV 1.75; Utah Lake water tolerant	1 gal
<b>VINE/ESPALIER</b>				
	LRK	4	Lonicera reticulata Kintzley's Ghost Honeysuckle GV1; 12' x 5'; full to part sun; AV 62; z4;	1 gal

<b>ISSUE DATE</b> 9/13/2024	<b>PROJECT NUMBER</b> UT24123	<b>PROJECT INFORMATION</b>	<b>PROJECT INFORMATION</b>	<b>DEVELOPER / PROPERTY OWNER / CLIENT</b> POWELL DEVELOPMENT GROUP ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM	<b>LANDSCAPE ARCHITECT / PLANNER</b> PKJ DESIGN GROUP	<b>LICENSE STAMP</b> PKJ DESIGN GROUP 9/13/2024	<b>DRAWING INFO</b> PLOT DATE: 9/13/2024
<b>NO.</b> 1 2 3 4 5 6 7	<b>REVISION</b> XXXX	<b>DATE</b> XX-XX-XX	<b>BLUE STAKES OF UTAH</b> UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<b>HOYT PLACE</b> 825 W. HOYT PLACE SALT LAKE CITY, UTAH	<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>COLOR ILLUSTRATION</b> CITY PERMIT SET	<b>LP-COLOR</b>



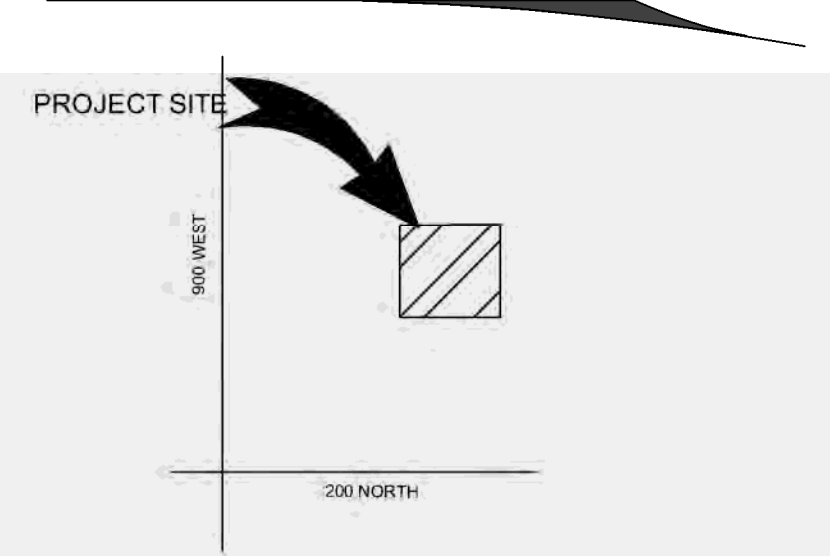
**SITE MATERIALS LEGEND** (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
<b>1 LANDSCAPE</b>			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,029 sf
	1-30	UTELITE PLANTER SOIL MIX FILL RAISED PLANTER WITH UTELITE PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER. 25% UTELITE SOIL CONDITIONER 50% SCREENED TOPSOIL 25% APPROVED COMPOST MECHANICALLY MIX COMPONENTS. WHEN STOCKPILING THE FINISHED MIX, COVER AND PILE WITH A PLASTIC TARP TO PREVENT DRYING OUT AND SOIL SEPARATION FROM RAIN. SCREENED TOPSOIL: 30%-50% SAND; 30%-50% SILT; 10%-25% CLAY; <5% ORGANIC MATTER. APPROVED COMPOST: pH 6-8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE 25-35%; 3/8" COARSE MATERIAL 98% PASSING	84 sf
<b>2 HARDSCAPE</b>			
	2-01	BOULDERS - DECORATIVE 3' ROUND BOULDERS. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	5
	2-02	BOULDERS - DECORATIVE 5' FOOT ROUND BOULDERS. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	1

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
<b>DECIDUOUS TREES</b>					
	AG'A	2	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; z4; Utah Lake water tolerant	B & B	Multi-trunked
	MA'D	1	Malus x adstrimens 'Durelo' Gladiator™ Crabapple Td3; 20x16; AV 247; sun; Utah Lake water tolerant	B & B	2" Cal
	Q'UP	1	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak Td3; 55x25; AV 1256; sun; z3; Utah Lake water tolerant	B & B	2" Cal
	ZS'C	3	Zelkova serrata 'JFS-KW1'™ City Sprite Zelkova Td4; 24x18; AV 490; sun; z5; Utah Lake water tolerant	B & B	2" Cal
<b>DECIDUOUS SHRUBS</b>					
	AA'O	1	Amelanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry Sd2; 15x4; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal	
	AA'R	2	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal	
	CM'F	6	Chamaebatiaria millefolium Fernbush Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	H'PP	37	Hibiscus syriacus 'Gandini Santiago' Purple Pillar® Rose of Sharon Sd3; 12-15'x3'; AV 22; sun; z5; Utah Lake water tolerant	2 gal	
	PFF	2	Potentilla fruticosa 'Fargo' Dakota Sunspot™ Fargo Yellow Shrubby Cinquefoil Sd2; 2-3'x3-4'; AV 7; sun; z2; Utah Lake water tolerant	5 gal	
	PB'P	4	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5'x6'; AV 19.5; sun; z4;	5 gal	
<b>EVERGREEN SHRUBS</b>					
	BS'G	9	Buxus sempervirens 'Graham Blandy' Graham Blandy English Boxwood moderate; 9x2; Sun to part shade; z5; Utah Lake water tolerant	5 gal	
	JS'M	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper Sc2; 18x8; AV 20; sun; z3; Utah Lake water tolerant	10"	
	SO'B	2	Salvia officinalis 'Berggarten' Berggarten Garden Sage Sc2; 1.5'x2'; AV 10; sun; z5;	1 gal	
	SR'A	2	Salvia rosmarinus 'Arp' Arp Rosemary Sc2; 2x2' AV 10; sun; z6	1 gal	
<b>GRASSES</b>					
	CA'K	40	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	HS'S	15	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass Tw1; 4x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal	
<b>PERENNIALS</b>					
	G'WB	6	Gaura lindheimeri 'Whirling Butterflies' Whirling Butterflies Wandflower P1; 3x2.5; AV 4.5; sun z5; Utah Lake water tolerant	1 gal	
	H'AA	5	Hemerocallis x 'Always Afternoon' Lavender Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal	
	H'PP	15	Hesperaloe parviflora 'Perpa'™ Brakeflights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	1 gal	
	RF'G	6	Rudbeckia fulgida 'Goldsturm' Black-eyed Susan P3; 3x2; AV 3; sun; z3; Utah Lake water tolerant	1 gal	
	S'ND	8	Salvia nemorosa 'New Dimension Blue' New Dimension Blue Sage P2; 8-12" x 12-18"; sun; AV 3; z5; Utah Lake water tolerant	1 gal	
	S'AF	12	Sedum x 'Autumn Fire' Autumn Fire Sedum P1; 2x1.5; sun; z3; AV 1.75; Utah Lake water tolerant	1 gal	
	LR'K	4	Lonicera reticulata Kintzley's Ghost Honeysuckle GV1; 12'x5'; full to part sun; AV 62; z4;	1 gal	

**VICINITY MAP**



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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9/13/2024 UT24123

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

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

GRAPHIC SCALE: 1" = 10'

**HOYT PLACE**  
825 W. HOYT PLACE  
SALT LAKE CITY, UTAH

POWELL DEVELOPMENT GROUP  
ATT: DRAKE POWELL  
949-397-1116  
DRAKE@POWELLDG.COM

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Landscape Architecture • Planning • Visualization

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

LANDSCAPE OVERALL PLAN  
CITY PERMIT SET

LP-100

DRAWING INFO:  
P.M.: JTA  
DRAWN: SAV  
CHECKED: JMA  
PLOT DATE: 9/13/2024

LANDSCAPE PLAN SPECIFICATIONS

- 1.1 SUMMARY
1.2 SITE CONDITIONS
1.3 PERMITS
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
1.5 FINISH INSPECTION
1.6 LANDSCAPE SUBSTANTIAL COMPLETION
1.7 MAINTENANCE
1.8 GUARANTEE

PART II - PRODUCTS

GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS
GENERAL LANDSCAPE NOTES
LAWN/GRASS AREA
SOD

LANDSCAPE MATERIALS

- A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD.
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 GROUND COVERS.
D. WEED BARRIER: DEWITT'S 5' OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMpany.COM OR APPROVED EQUAL.

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 AT TWO (2) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACES. 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.

BACKFILLING AND BACKFILLING OPERATIONS DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- I. APPLY VITAMIN B4 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.
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DISEASED PORTIONS OF THE BRANCHES AND BRANCHES SHALL BE PROMPTLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE.
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.

SITE MATERIALS LEGEND

Table with 4 columns: SYMBOL, CODE, DESCRIPTION, QTY. Includes entries for 1 LANDSCAPE (3,029 sq ft) and 2 HARDSCAPE (84 sq ft).

2 HARDSCAPE

Table with 4 columns: SYMBOL, CODE, DESCRIPTION, QTY. Includes entries for BOULDERS-DECORATIVE (5 and 1).

EVERGREEN SHRUBS

Table with 4 columns: SYMBOL, CODE, DESCRIPTION, QTY. Lists various evergreen shrub species and quantities.

GRASSES

Table with 4 columns: SYMBOL, CODE, DESCRIPTION, QTY. Lists grass species like Calamagrostis and Festuca.

PERENNIALS

Table with 4 columns: SYMBOL, CODE, DESCRIPTION, QTY. Lists various perennial plants like Gaura and Salvia.

SITE REQUIREMENT CALCULATIONS

Table with 3 columns: STREET FRONTAGE, REQUIRED, PROVIDED. Shows calculations for HOYT PLACE.

INTERIOR LANDSCAPING

- ONE THIRD COVERAGE-PROVIDED (TREES, SHRUBS, GRASSES, PERENNIALS)
INSTALLER RESPONSIBILITIES AND LIABILITIES
LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

Table with 3 columns: ISSUE DATE, PROJECT NUMBER, PLAN INFORMATION. Includes revision table with 7 rows.

HOYT PLACE
825 W HOYT PLACE
SALT LAKE CITY, UTAH
Includes contact information for Blue Stakes of Utah.

HOYT PLACE
825 W HOYT PLACE
SALT LAKE CITY, UTAH
Includes contact information for Powell Development Group.

POWELL DEVELOPMENT GROUP
ATT: DRAKE POWELL
949-397-1116
DRAKE@POWELLDG.COM
Includes PKJ Design Group logo and contact info.

PLANT LEGEND

Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists deciduous trees like Amelanchier and Malus.

Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists deciduous shrubs like Amelanchier and Hibiscus.

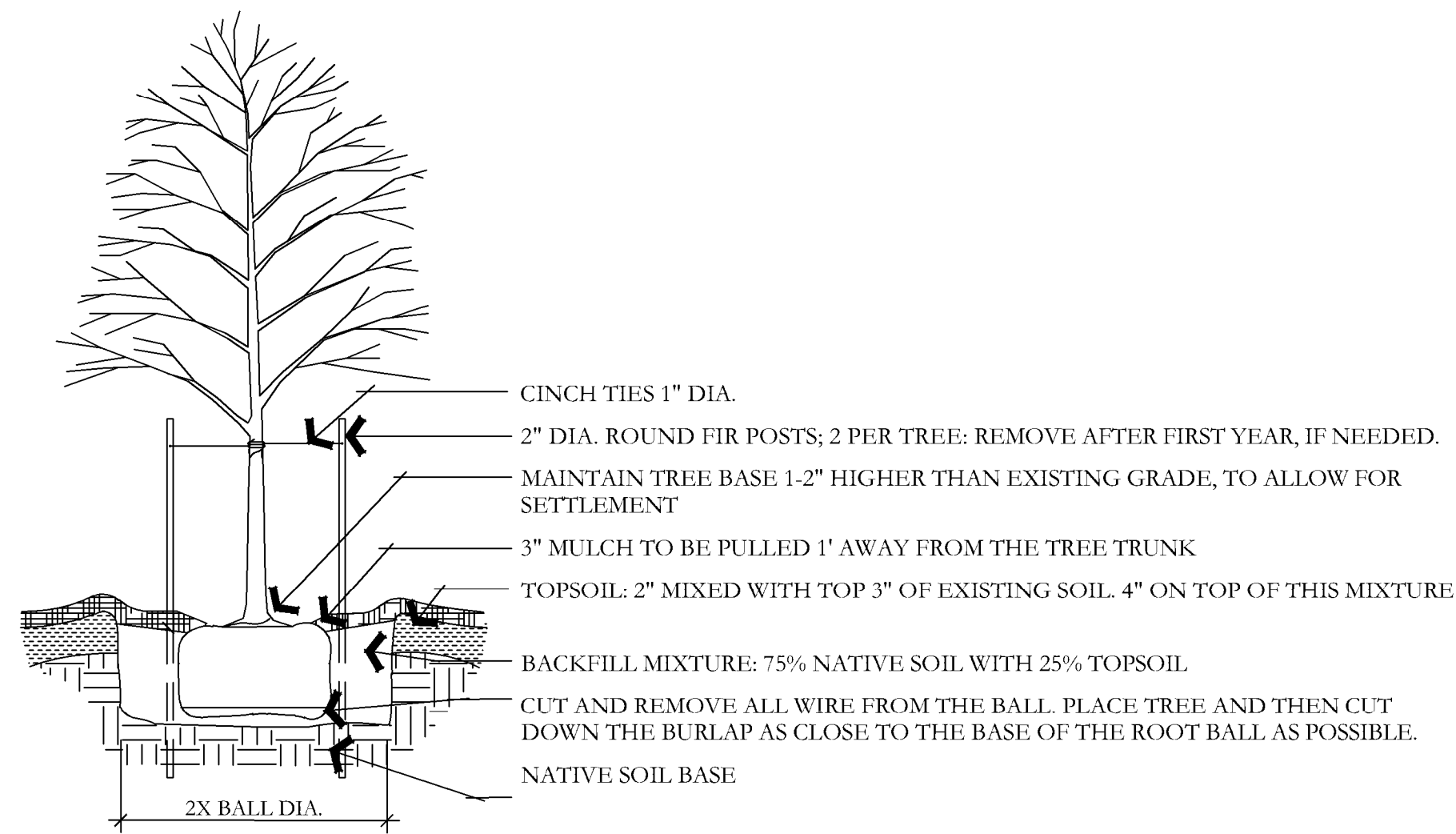
Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists evergreen shrubs like Buxus and Juniper.

Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists grasses like Calamagrostis.

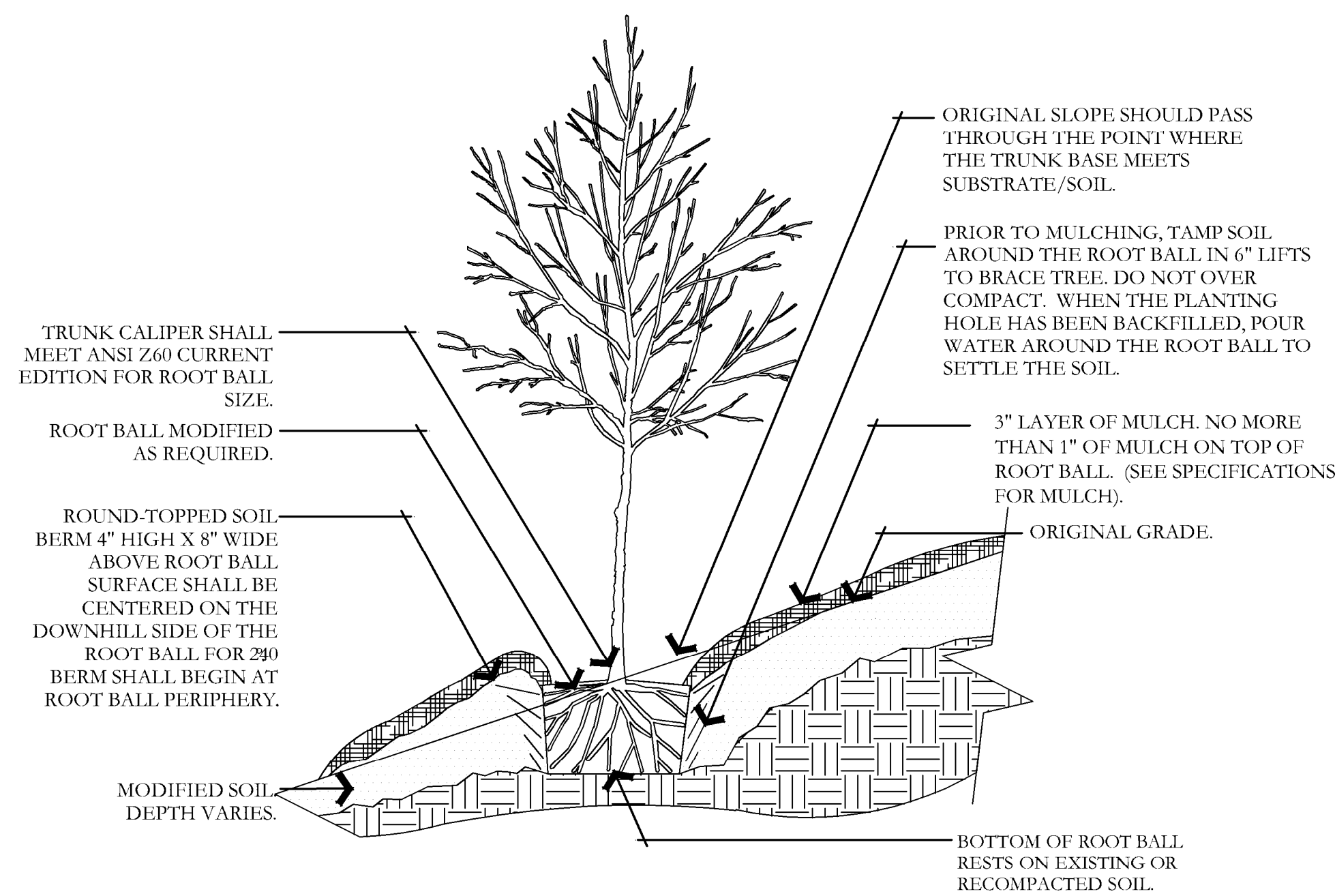
Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists perennials like Gaura and Salvia.

Table with 5 columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, CONT. Lists various other plants like Sedum and Lonicera.

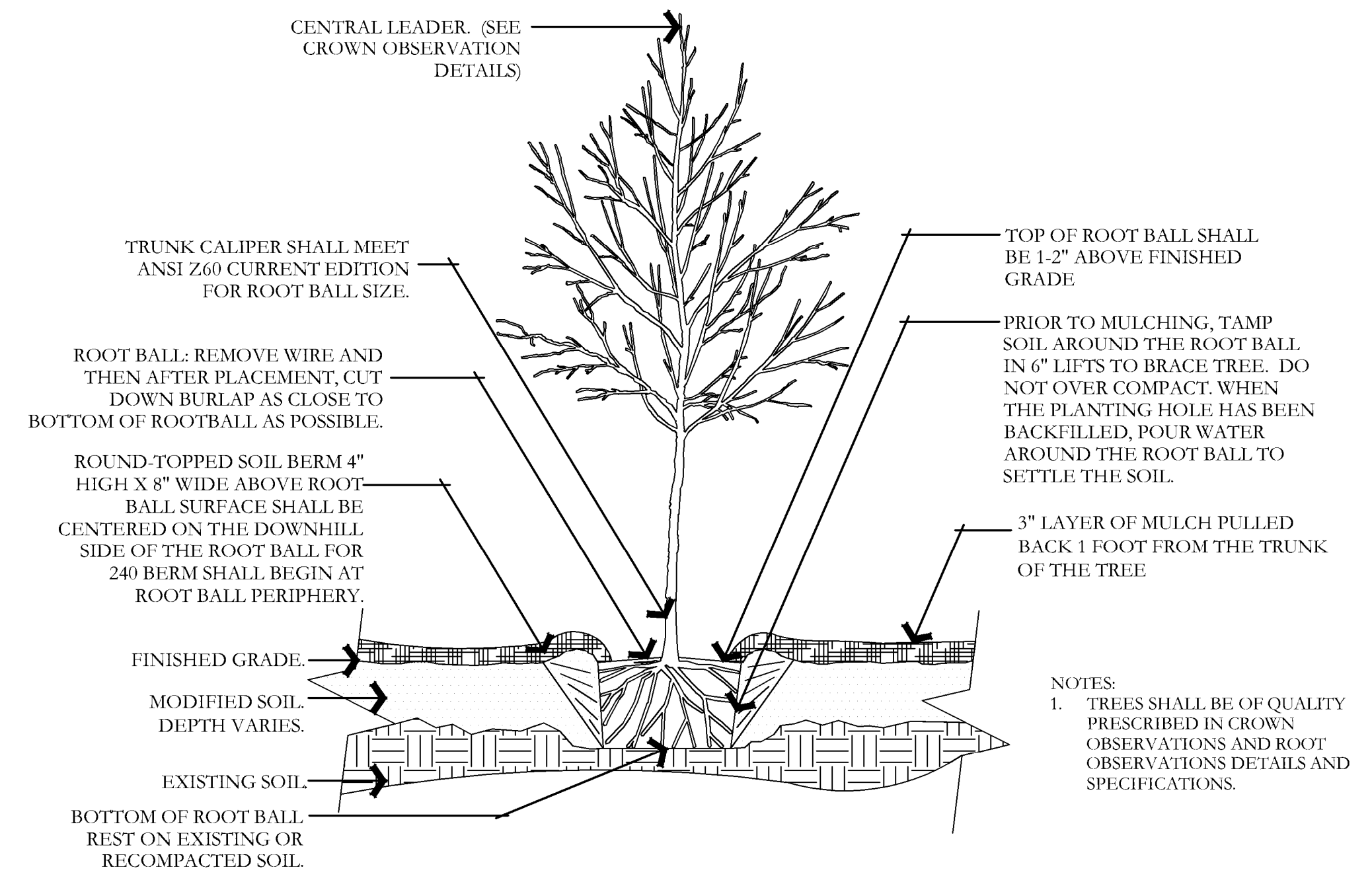
LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP
LICENSE STAMP: STATE OF UTAH
DRAWING INFO: JTA, SAV, JMA
PLOT DATE: 9/13/2024
CITY PERMIT SET: LP-101



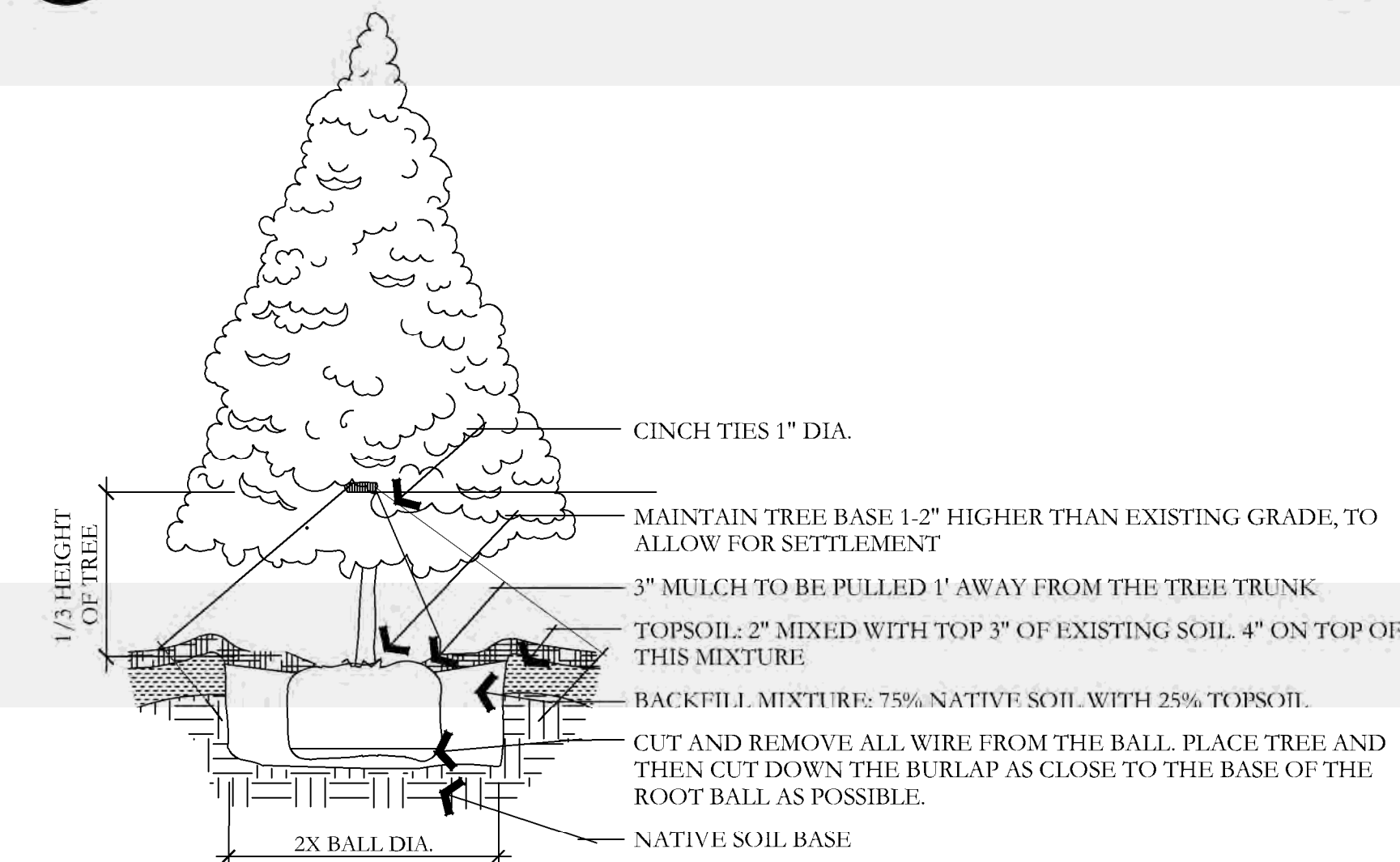
**A DECIDUOUS TREE PLANTING**  
NOT TO SCALE



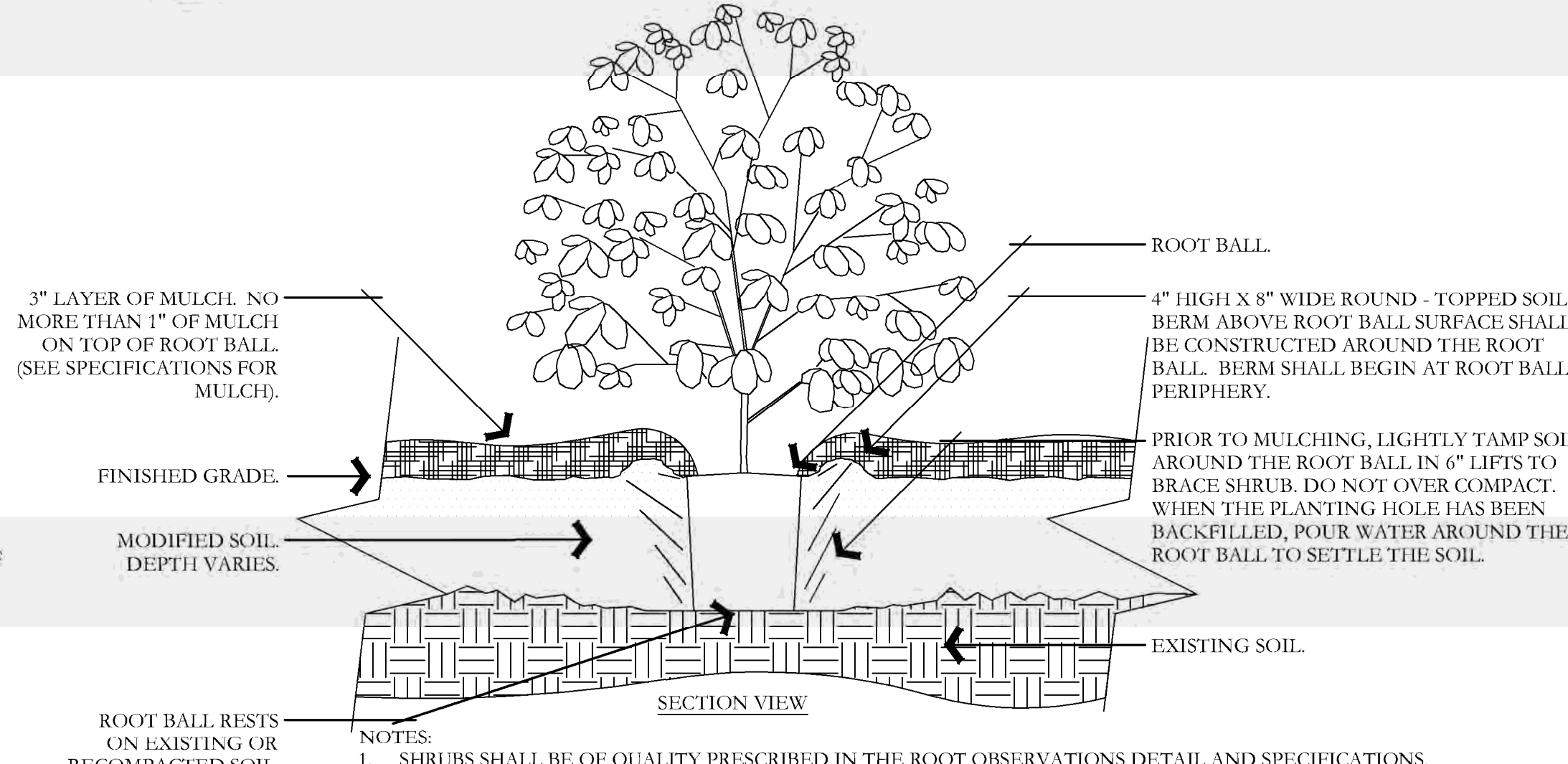
**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**  
NOT TO SCALE



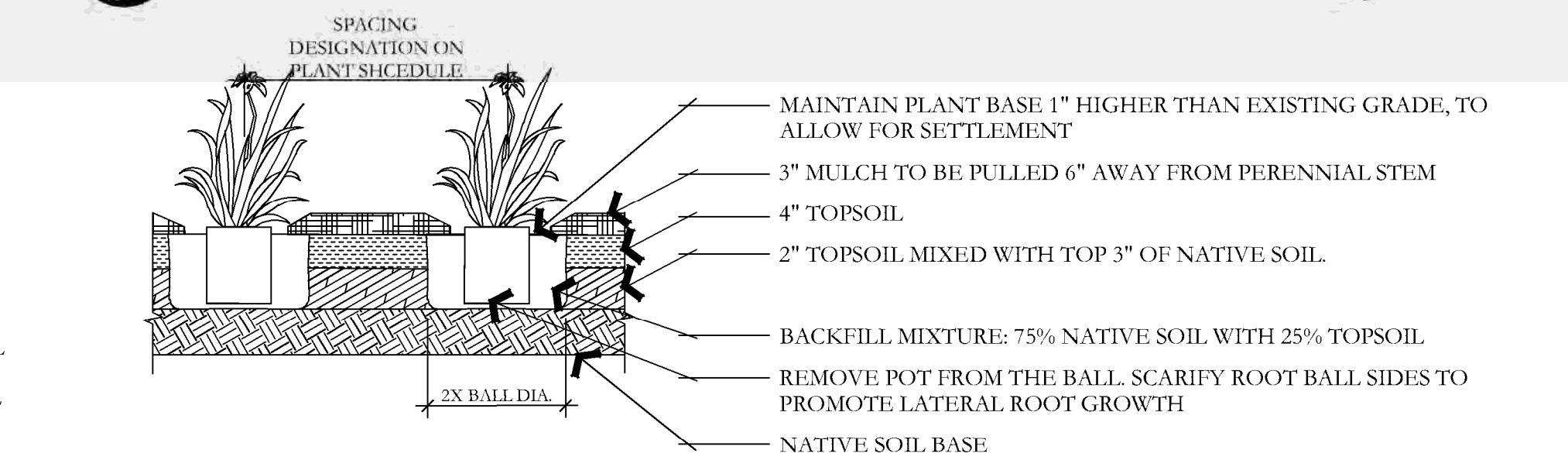
**C TREE W/ BERM (EXISTING SOIL MODIFIED)**  
NOT TO SCALE



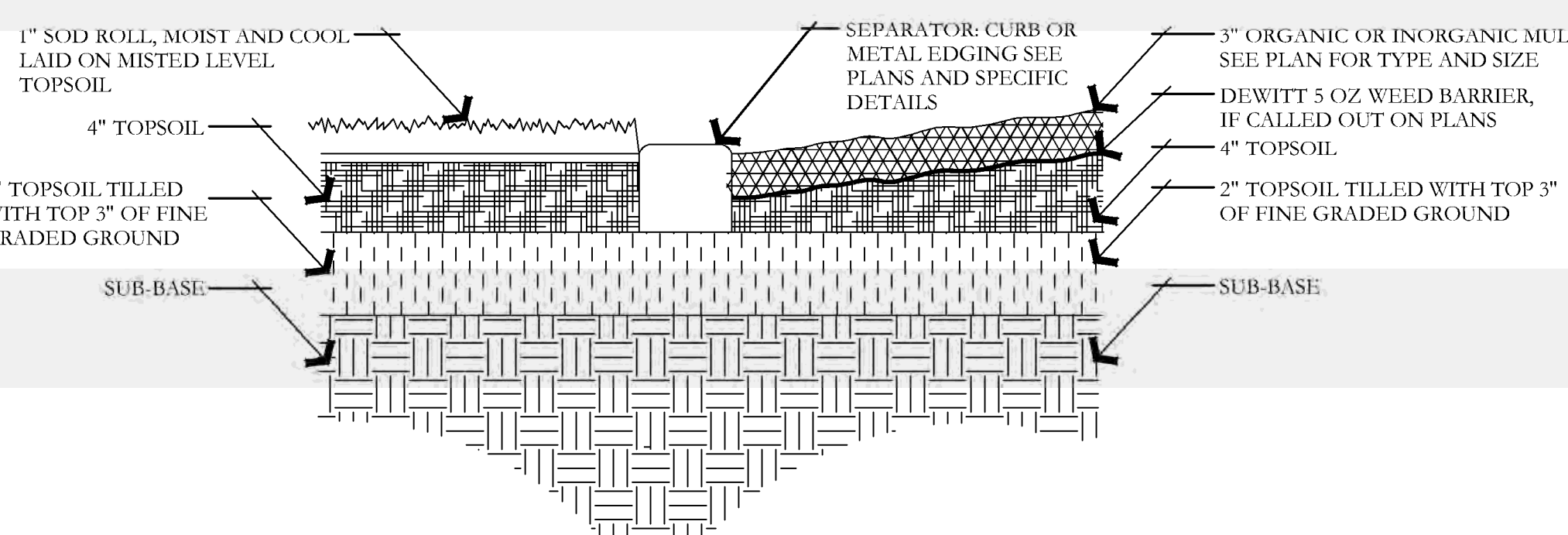
**D EVERGREEN TREE PLANTING**  
NOT TO SCALE



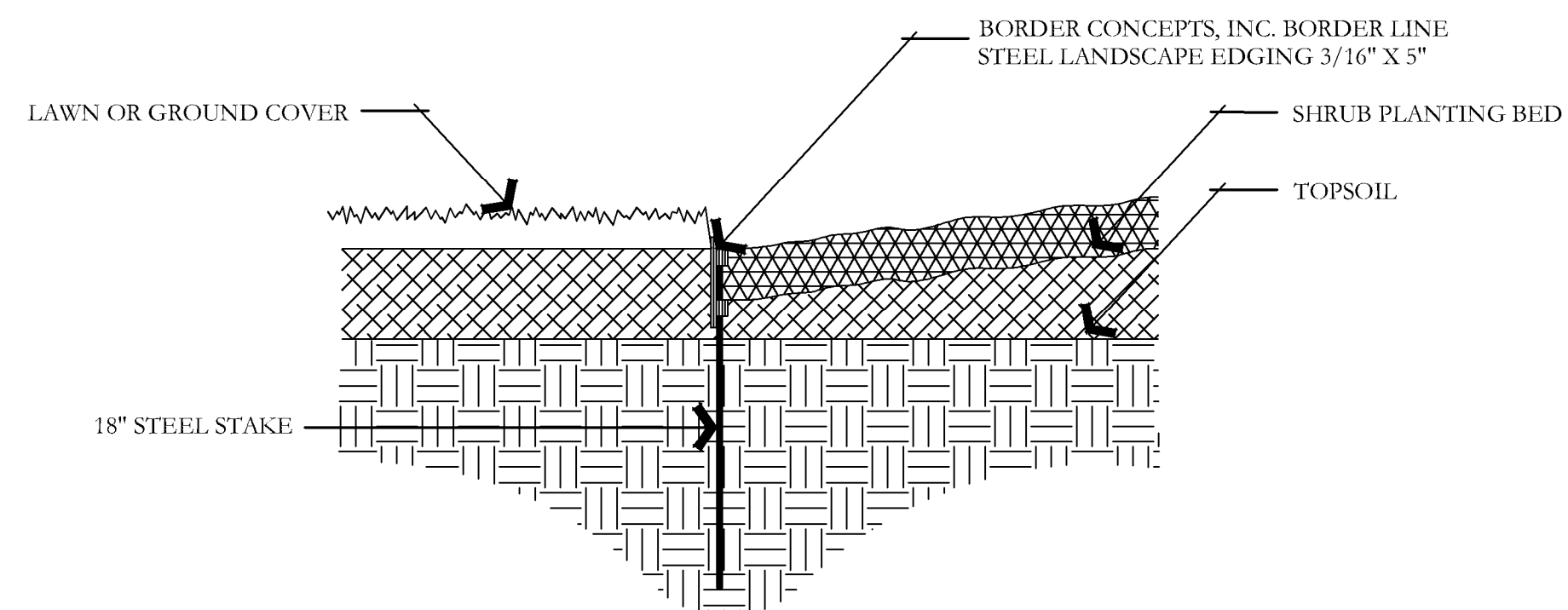
**E SHRUB - MODIFIED SOIL**  
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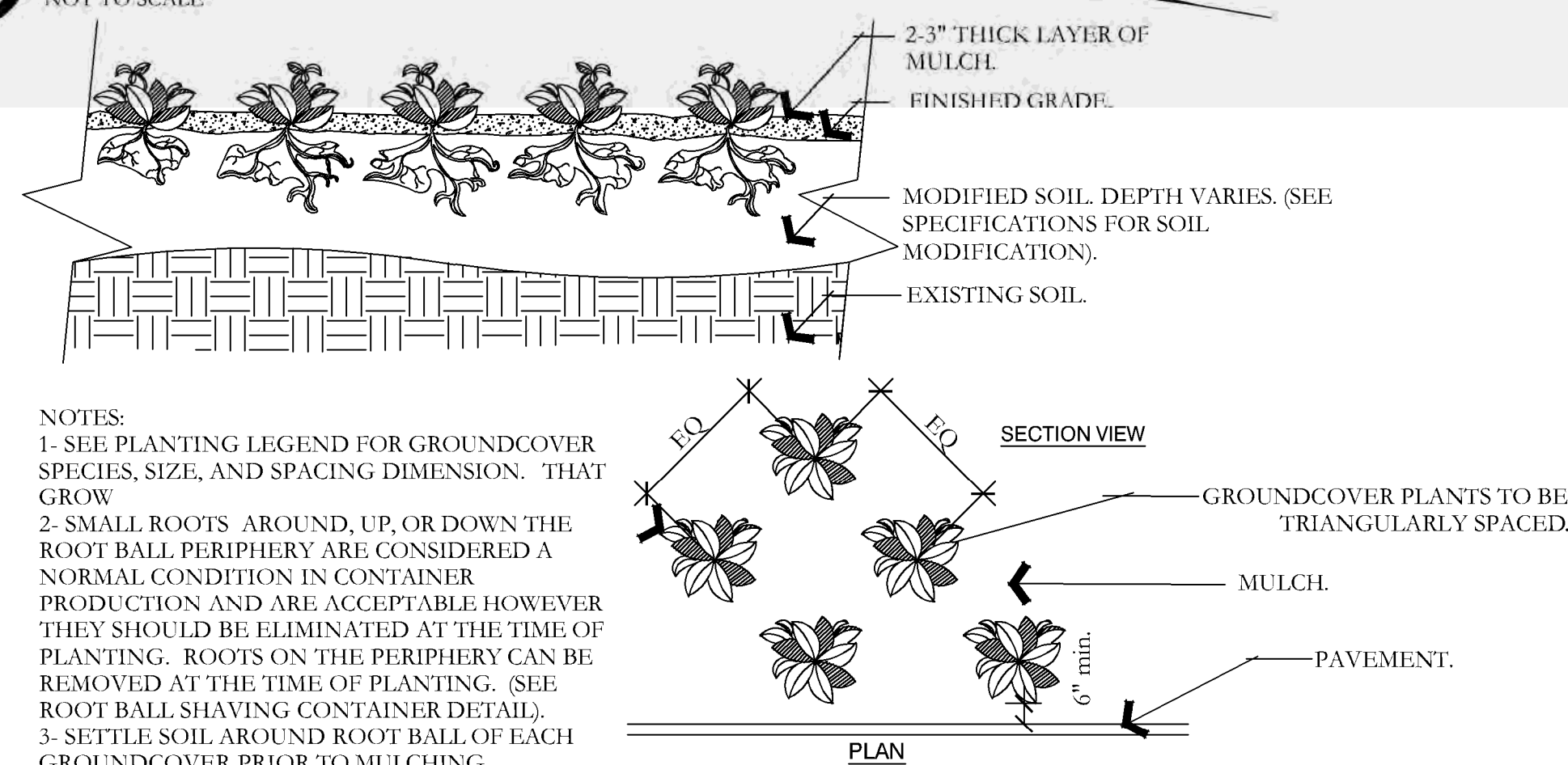
**F PERENNIAL PLANTING**  
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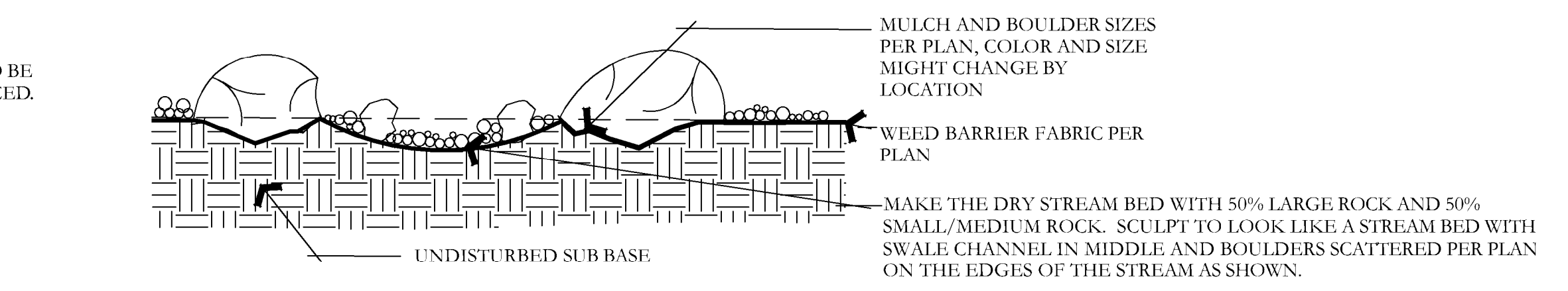
**I SOD LAYING/MULCH DETAIL**  
NOT TO SCALE



**G METAL EDGING DETAIL**  
NOT TO SCALE



**H PERENNIAL/GROUNDCOVER PLANTING**  
NOT TO SCALE



**J BOULDER AND DRY STREAM BED DETAIL**  
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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9/13/2024 UT24123

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

**HOYT PLACE**  
825 W. HOYT PLACE  
SALT LAKE CITY, UTAH

POWELL DEVELOPMENT GROUP  
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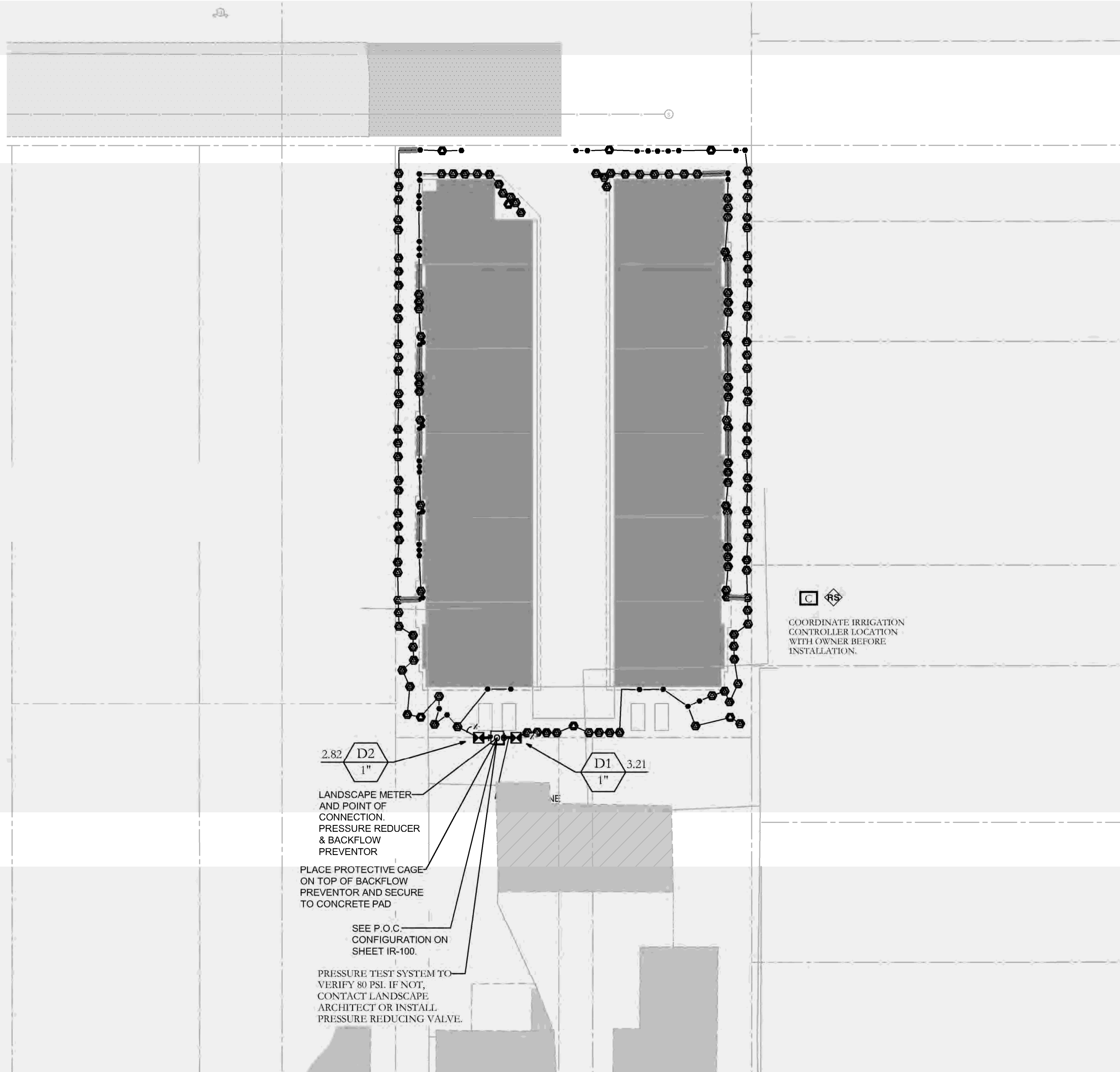
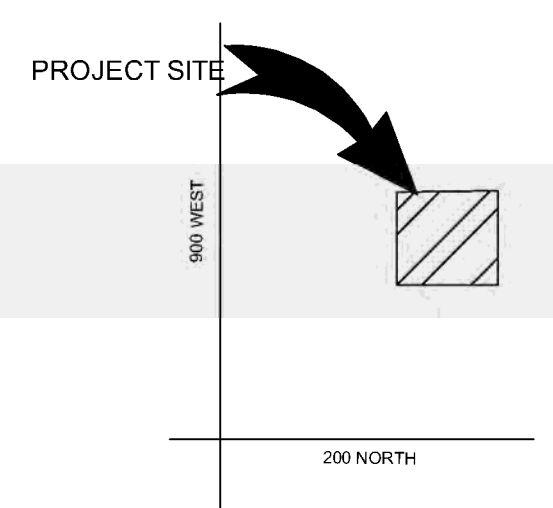


DRAWING INFO	
PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	9/13/2024

**LANDSCAPE DETAILS**  
CITY PERMIT SET

LP-501

**VICINITY MAP**



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-1VMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications, 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
●	Rain Bird XFS-09-18 Drip Ring(SHRUB)	180
●	Rain Bird XFS-09-18 Drip Ring(TREE)	7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⌘	Shut Off Valve	1
Ⓜ	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
Ⓟ	Zurn 975XL 1-1/2" Reduced Pressure Backflow device	1
☐	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/ Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
Ⓡ	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
Ⓢ	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P)   LXD   LXMIE2(P)   ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
Ⓜ	Water Meter 1-1/2"	1
—	Irrigation Lateral Line: PVC Schedule 40 3/4"	913.8 l.f.
---	Irrigation Mainline: PVC Schedule 40	11.1 l.f.
---	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	74.8 l.f.

**P.O.C. CONFIGURATION**

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- SOURCE DATA
- BACKFLOW PREVENTOR
- SHUTOFF VALVE
- MASTER VALVE
- 1" FLOW SENSOR
- QUICK COUPLER

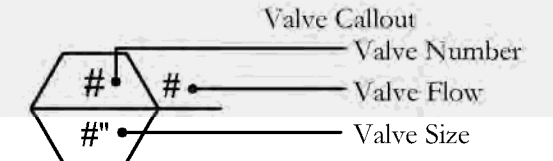
2.82 D2 1" LANDSCAPE METER AND POINT OF CONNECTION, PRESSURE REDUCER & BACKFLOW PREVENTOR

PLACE PROTECTIVE CAGE ON TOP OF BACKFLOW PREVENTOR AND SECURE TO CONCRETE PAD

SEE P.O.C. CONFIGURATION ON SHEET IR-100.

PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.

☐ Ⓡ COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/13/2024	UT24123	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<h1>HOYT PLACE</h1> <h2>825 W. HOYT PLACE</h2> <h3>SALT LAKE CITY, UTAH</h3>	POWELL DEVELOPMENT GROUP ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM	<b>PKJ</b> DESIGN GROUP Landscape Architecture • Planning • Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/13/2024 <b>IRRIGATION OVERALL PLAN</b> CITY PERMIT SET IR-100
NO. REVISION DATE 1 XXXX XX-XX-XX 2 3 4 5 6 7		GRAPHIC SCALE: 1" = 20' 		COPYRIGHT © PKJ DESIGN GROUP 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.		3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	

# 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: furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. 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 locations 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 hardscapes. 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 poles or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

#### 1.3 DEFINITIONS

A. Water Supply: Cullinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, 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 backflow preventor, 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 system or bubblers.

#### 1.4 REFERENCES

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

- ASTM-American Society for Testing and Materials
- 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 2.4 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:

- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
  - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
  - Parts list for each operating element of the system
  - 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

- 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.
- Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown on 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 indicating zone number, type of plant material and location on project that zone services. Laminate 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 those 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 at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

#### D. Workmanship and Materials:

- 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.
- All work shall be performed in accordance with the best standards of practice relating to the trade.

#### E. Contractor Qualifications:

- Contractor shall provide document or resume including at least the following items:
  - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
  - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- Contractor is bondable for the work to be performed.
- References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- 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.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. 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 damage Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

#### 1.8 SEQUENCING

A. Perform site surveys, 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 repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

#### 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:

- Two quick coupler keys with hose valves.
- 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:

- 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. Connection must meet state guidelines.

##### 2.3 CONNECTION ASSEMBLY

A. Cullinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

##### 2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount 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 power connections to Controller, 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. Page Electric Co., LP specification number P7079D.

a. A minimum of 36" 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 wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBV wire connectors. 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 "WIRE SPLICER" or "WS" 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 SGR40 PVC solvent weld. Sleeving 6" and larger shall be C1, 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walls or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

##### 2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

- 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
- 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 Watrous 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 sleeve 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 SCHED 80 PVC Tee Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.

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 Laseo G178212 swing joint assembly with snap-lock outer 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 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

##### 2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 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 RAIN BIRD VALVE BOXES

A. Carson 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 boxes shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve boxes shall be set to flush to finish grade of topsoil orarked 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 settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

##### 2.17 OTHER PRODUCTS

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

- 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. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation operation. 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. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, wet fine 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 sleeving, 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. Burs 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. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specifications, 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 sweeps allows 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 at controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet 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 Carson 1419124 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 walks, 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 trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other 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 cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of waste and debris generated as a result of this project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a "broom clean" condition.

##### END OF SECTION

## IRRIGATION NOTES

UTILITIES HAPPEN DURING CONSTRUCTION

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES, DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.

3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.

4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER. USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.

5. 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.

6. 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 UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. 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.

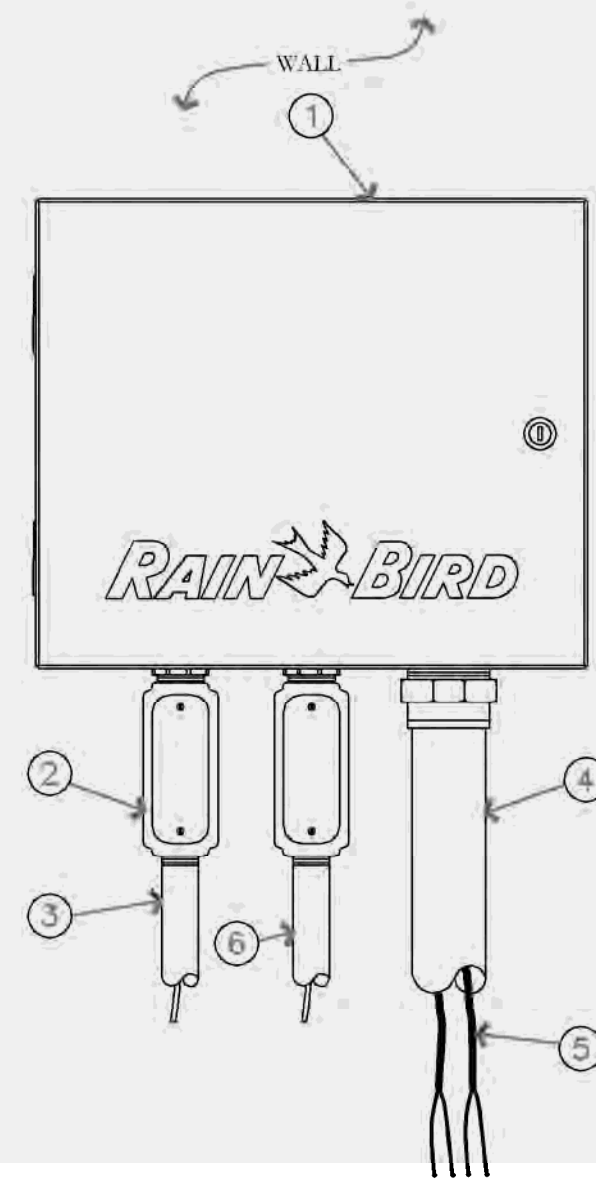
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.

8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.

9. 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.

10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD





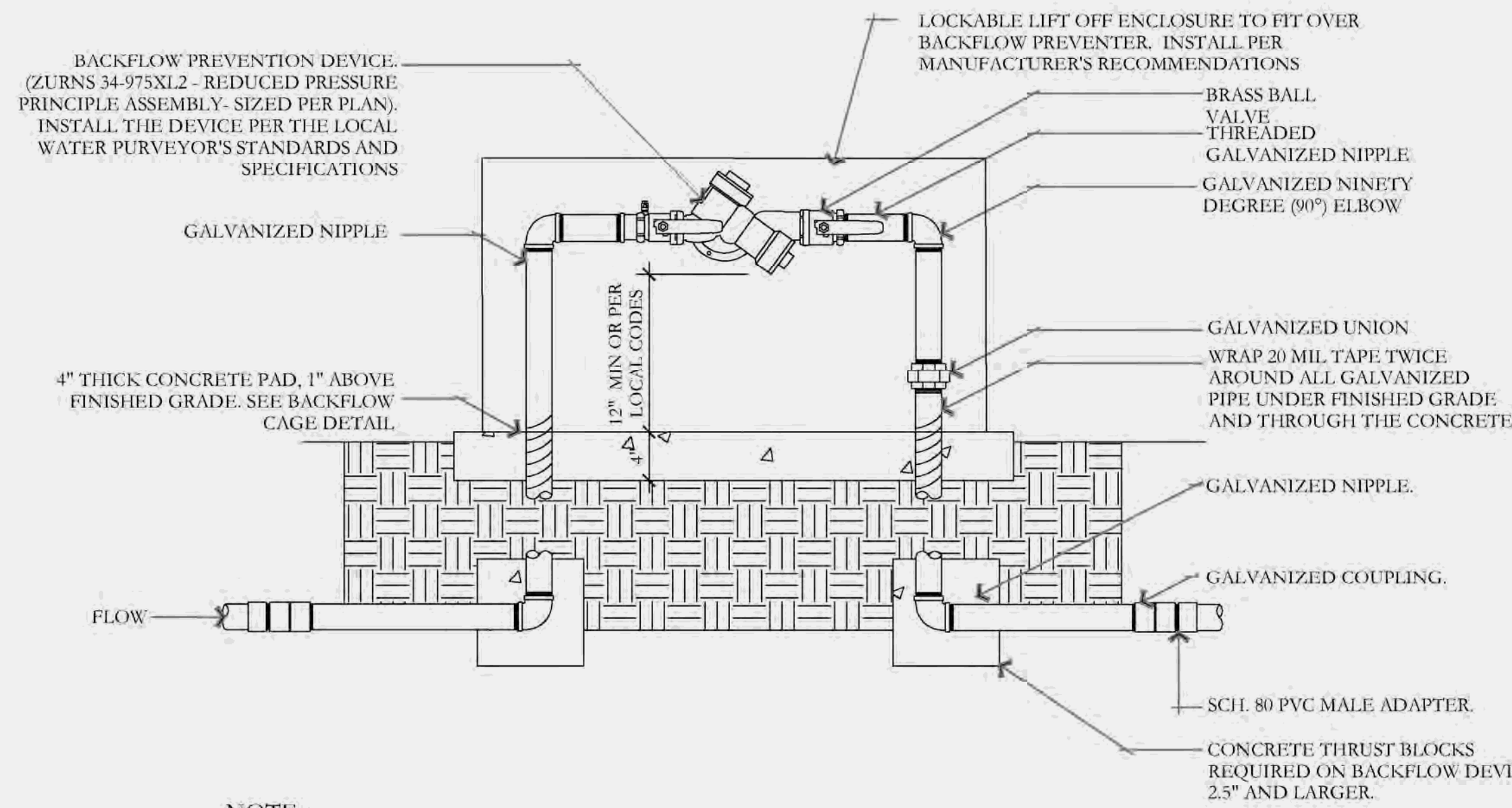
- 1 TWO-WIRE CONTROLLER. RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
- 4 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
- 5 MAXI-CABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 6 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:  
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.  
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.  
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

**KEY SPECIFICATIONS**

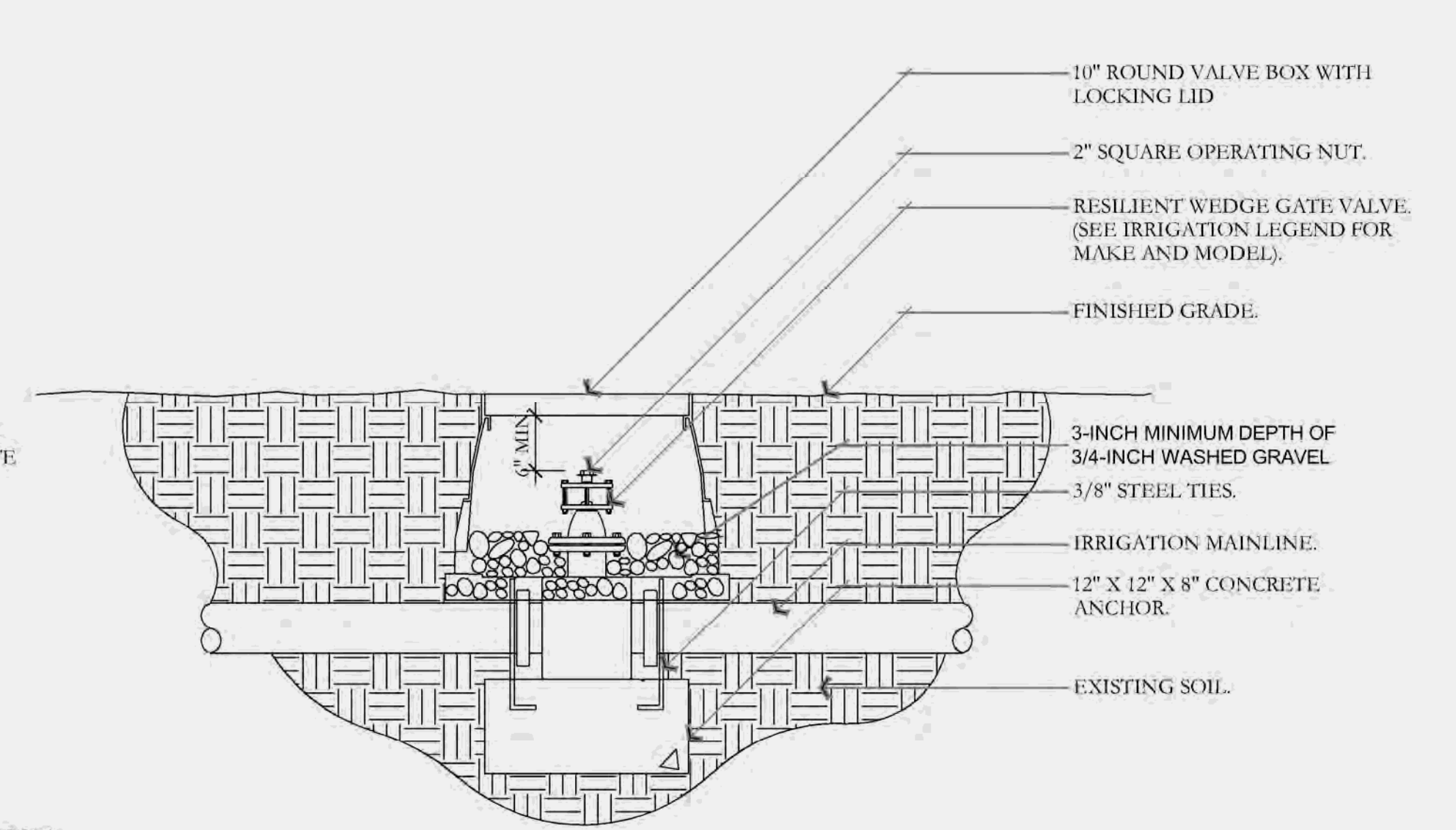
FEATURE	MAX PROGRAMS	MAX STATIONS	MAX SIMULATIONS	MAX MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

**A** ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET  
NOT TO SCALE



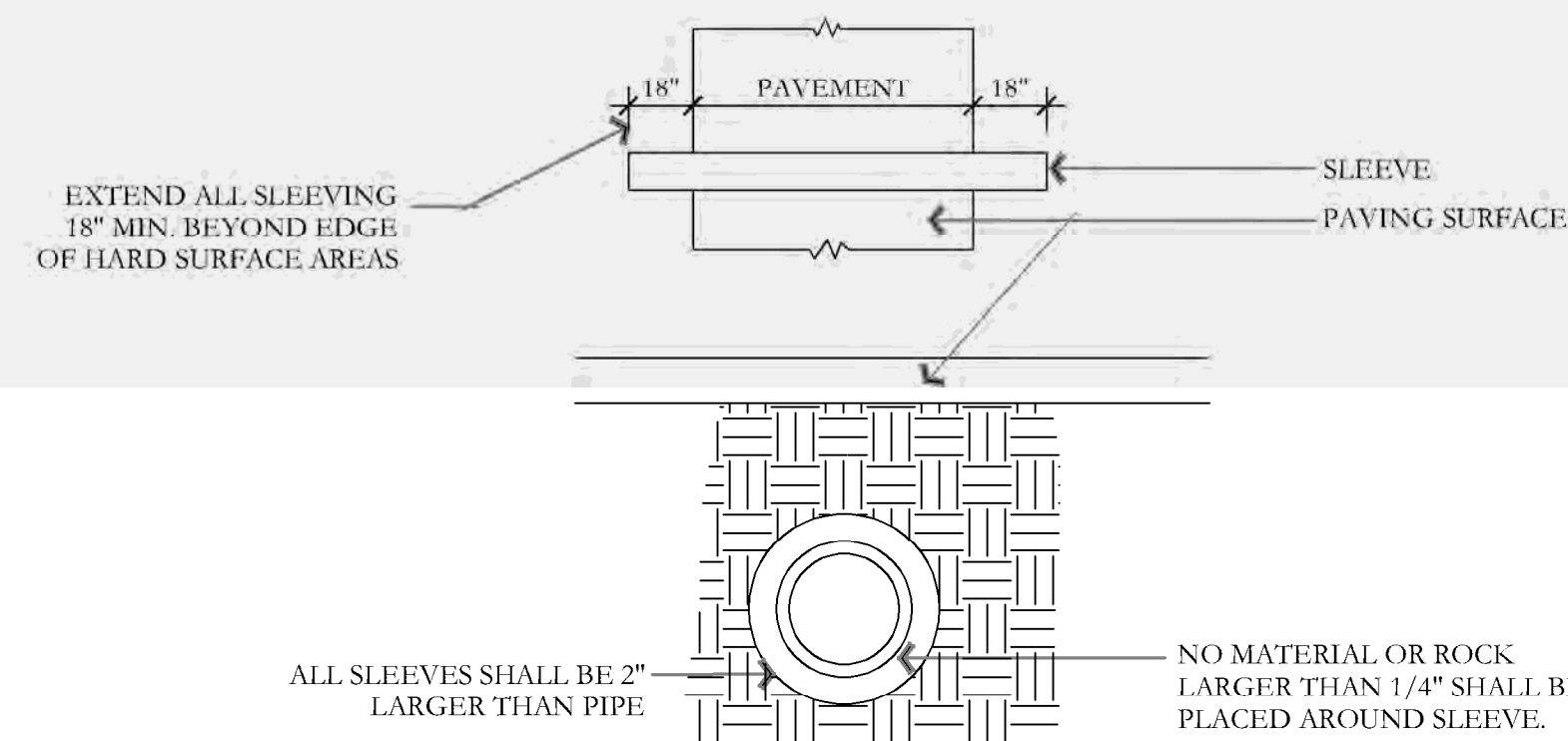
- NOTE:  
 1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.  
 2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.  
 3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.  
 4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.  
 5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.  
 6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.  
 7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.  
 8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

**B** BACKFLOW PREVENTION DETAIL  
NOT TO SCALE

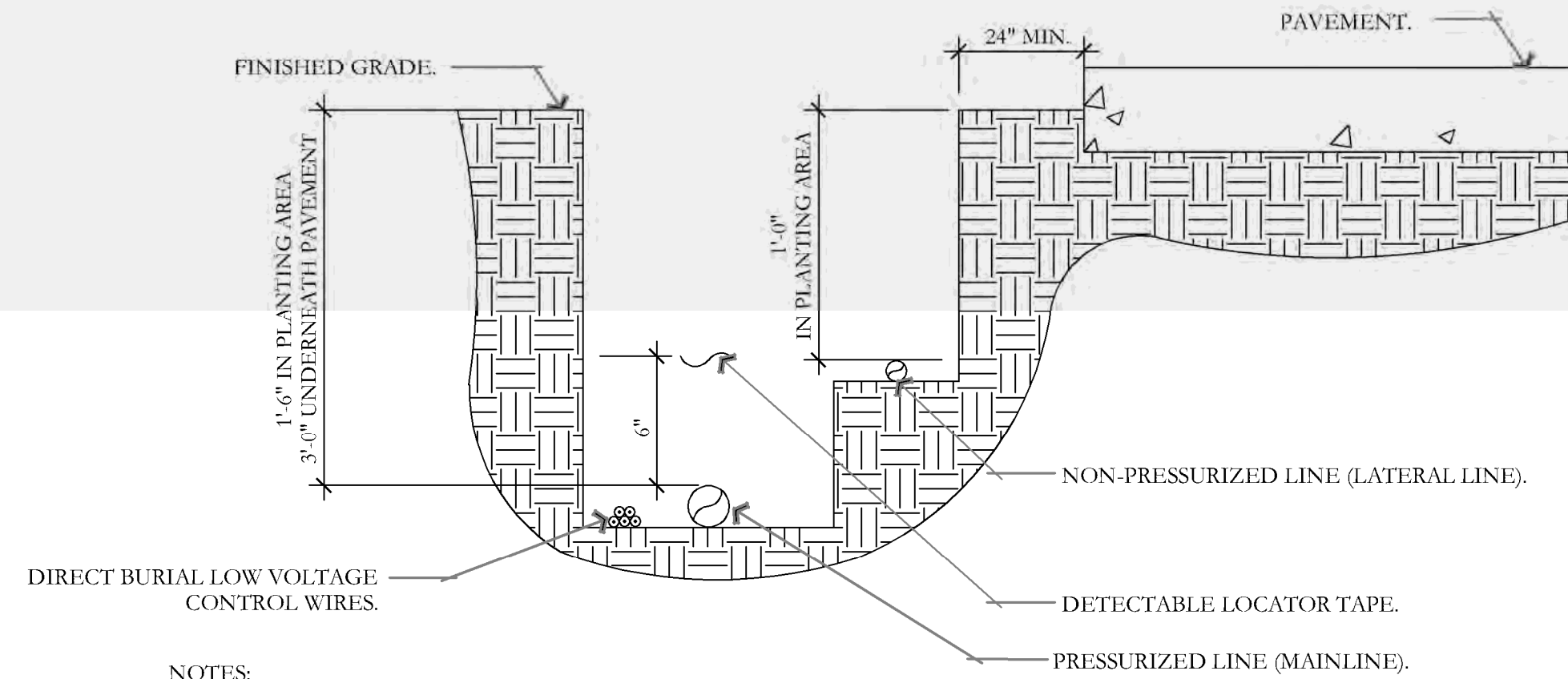


- NOTES:  
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.  
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.  
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

**C** GATE VALVE AND ANCHOR DETAIL  
NOT TO SCALE

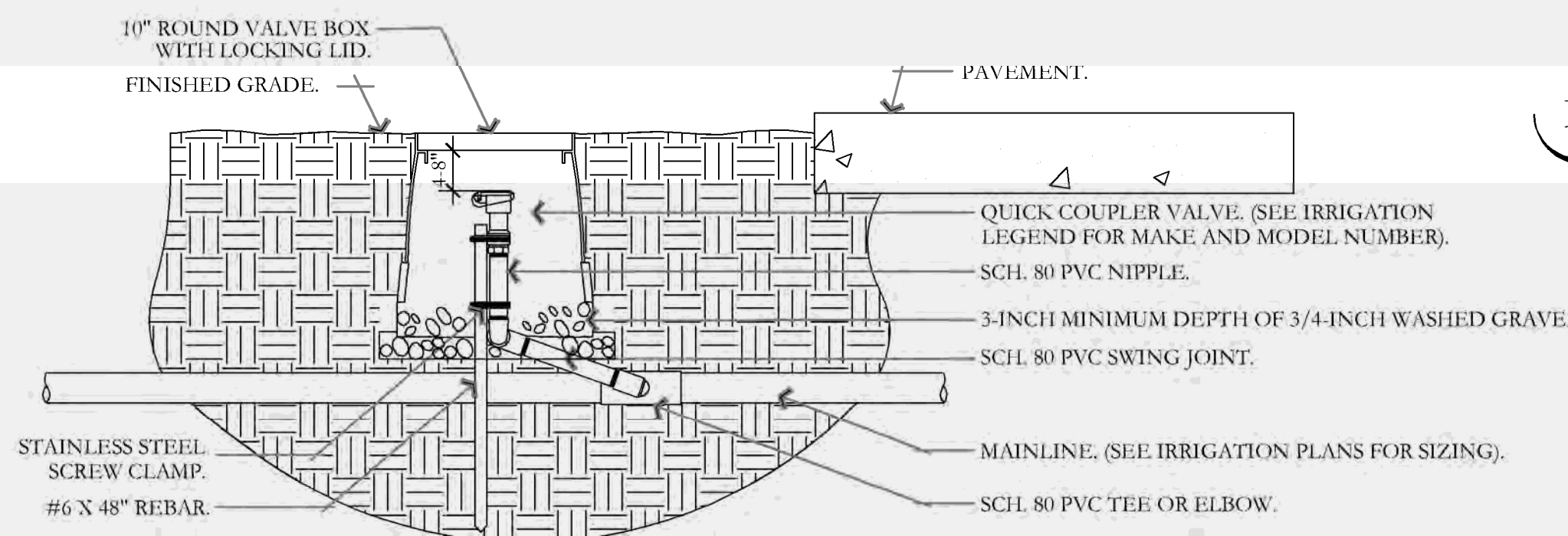


**D** TYPICAL SLEEVING DETAIL  
NOT TO SCALE



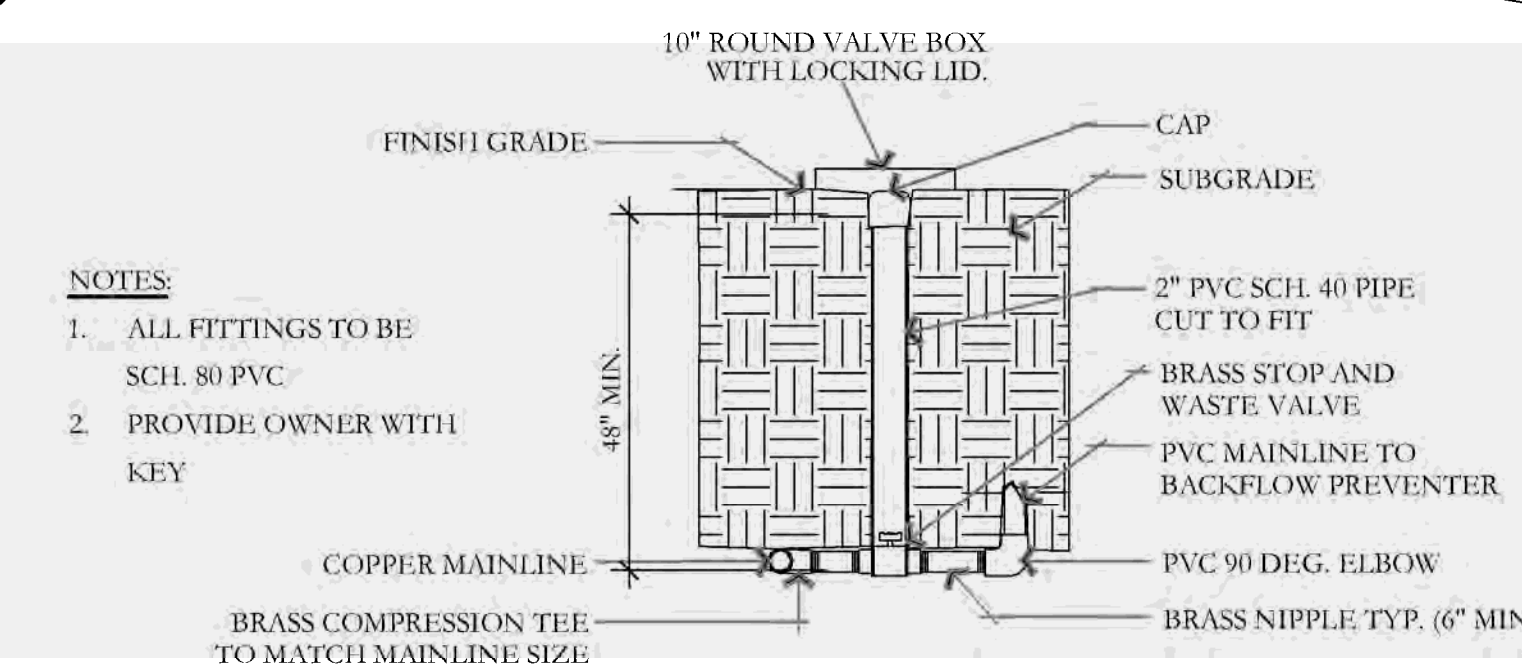
- NOTES:  
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.  
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.  
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.  
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

**E** IRRIGATION TRENCHING DETAIL  
NOT TO SCALE



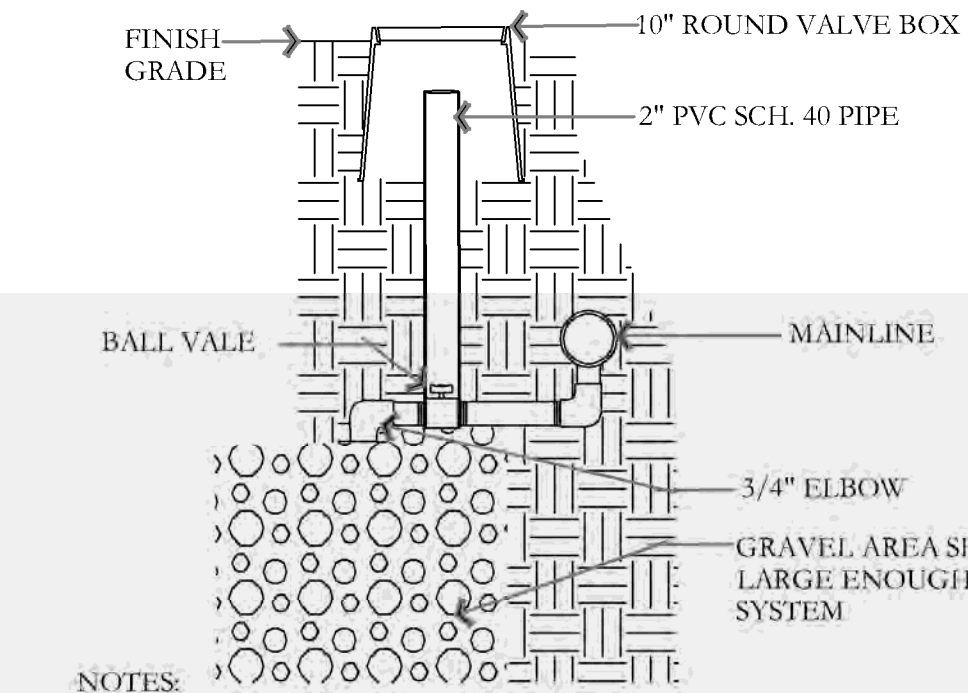
- NOTES:  
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.  
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.  
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.  
 4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

**G** QUICK COUPLER DETAIL  
NOT TO SCALE



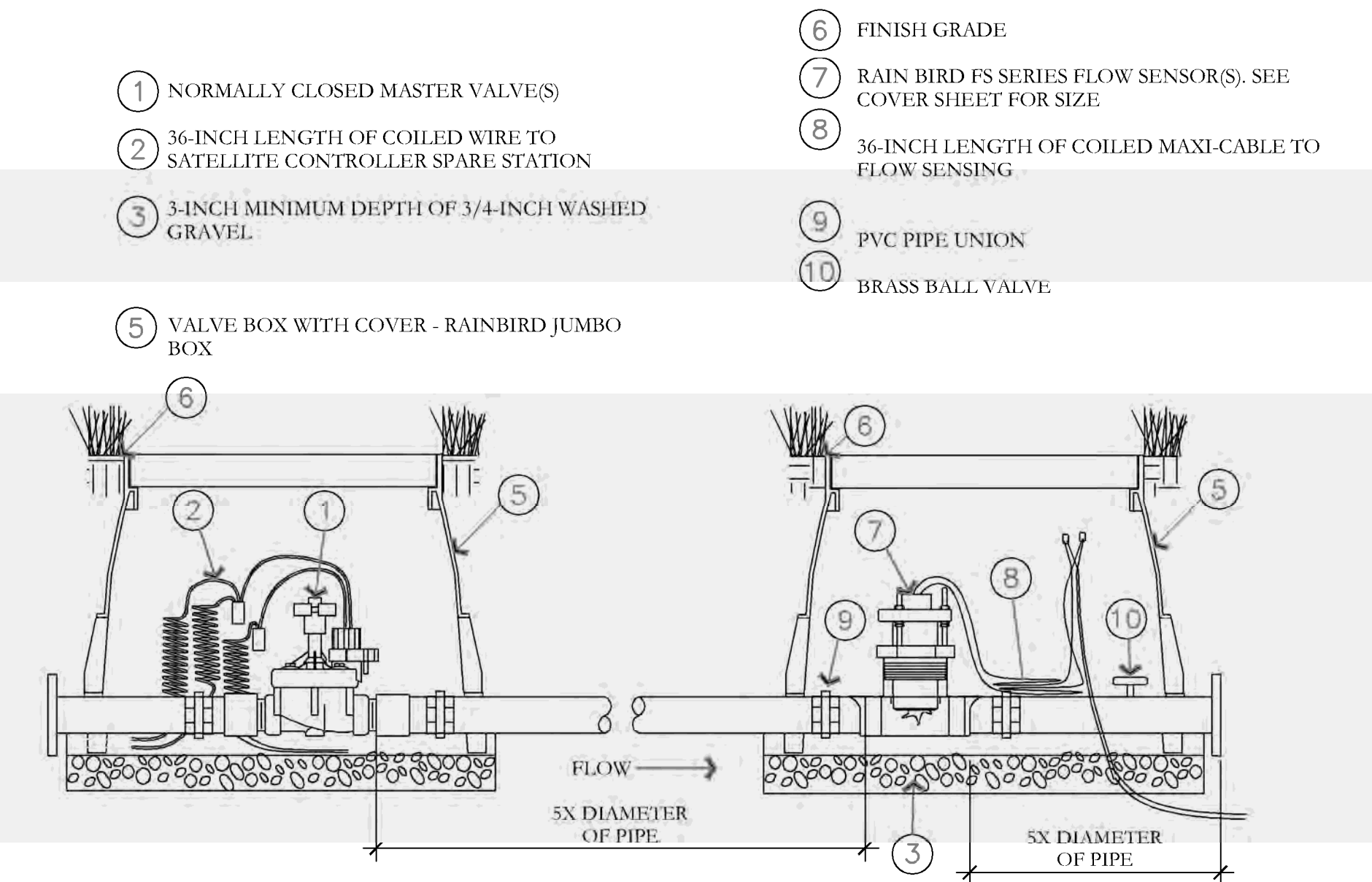
- NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC.  
 2. PROVIDE OWNER WITH KEY.

**H** STOP AND WASTE VALVE ASSEMBLY DETAIL  
NOT TO SCALE



- NOTES:  
 1. ALL FITTINGS TO BE SCH. 80 PVC.  
 2. PROVIDE OWNER WITH KEY.

**F** MANUAL DRAIN DETAIL  
NOT TO SCALE



- NOTES:  
 1. NORMALLY CLOSED MASTER VALVE(S)  
 2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION  
 3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL  
 4. FINISH GRADE  
 5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX  
 6. FINISH GRADE  
 7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE  
 8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING  
 9. PVC PIPE UNION  
 10. BRASS BALL VALVE

**I** MASTER VALVE AND FLOW SENSOR DETAIL  
NOT TO SCALE

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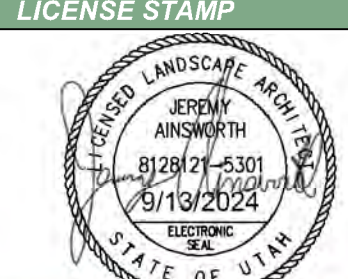
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 825 W. HOYT PLACE  
 SALT LAKE CITY, UTAH

POWELL DEVELOPMENT GROUP  
 ATT: DRAKE POWELL  
 949-397-1116  
 DRAKE@POWELLDG.COM

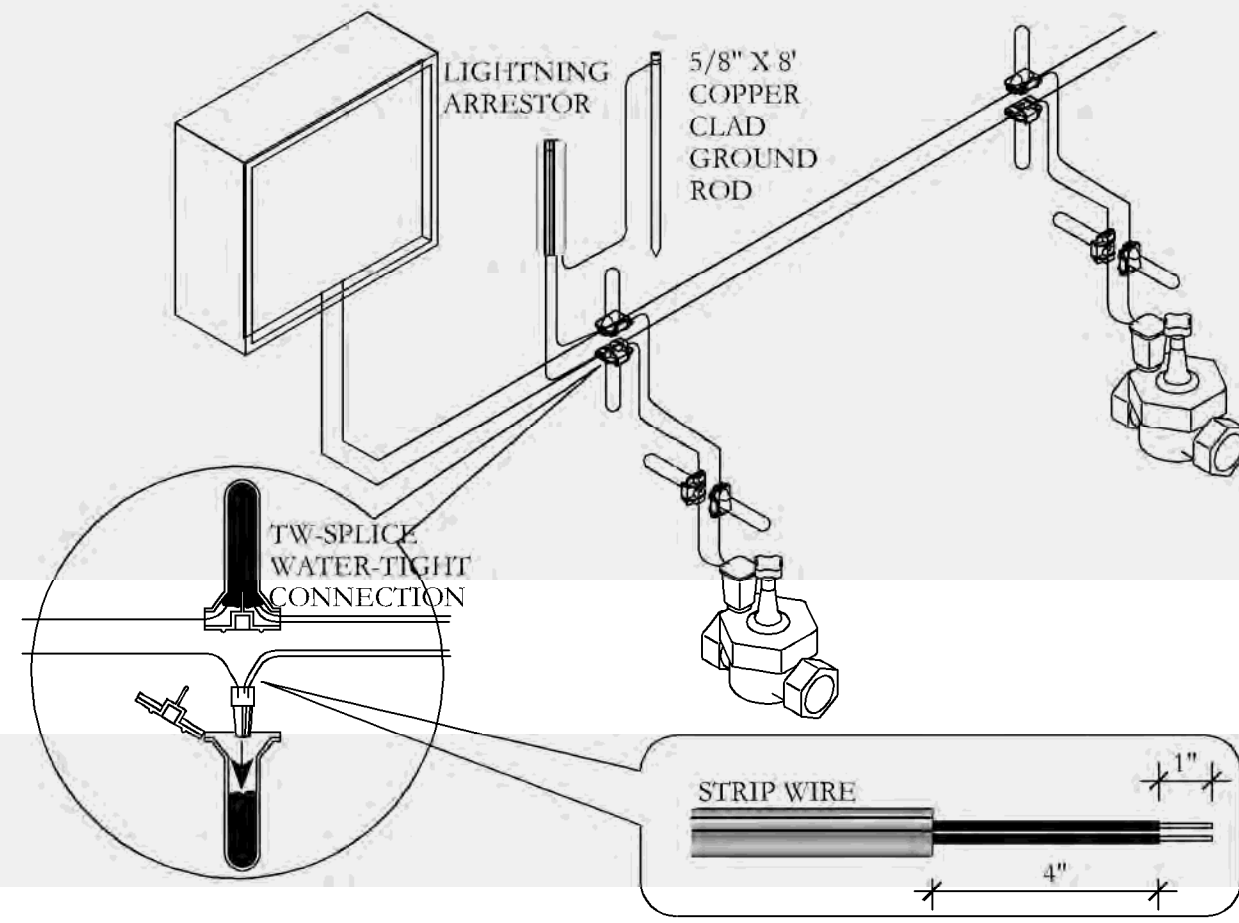
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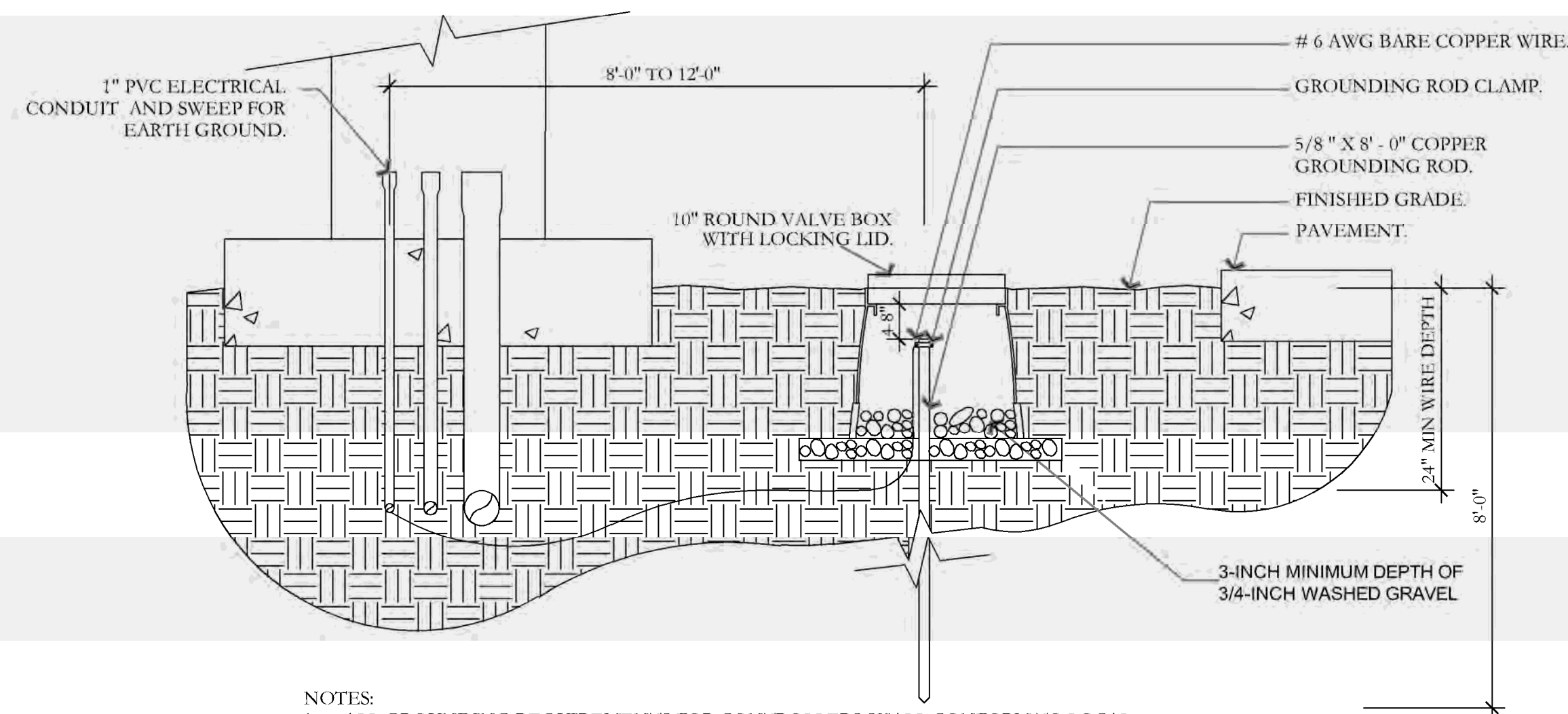


**IRRIGATION DETAILS**  
 CITY PERMIT SET

IR-501

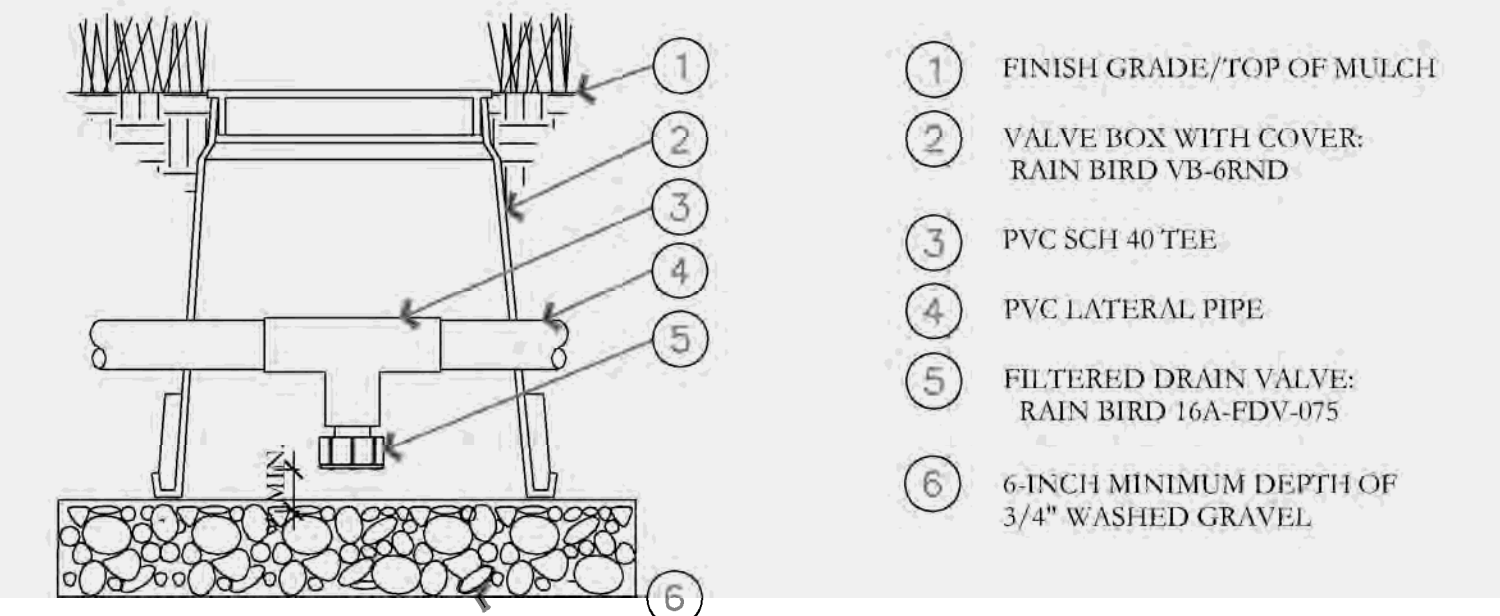


**J** 2-WIRE CONNECTION DETAIL  
NOT TO SCALE

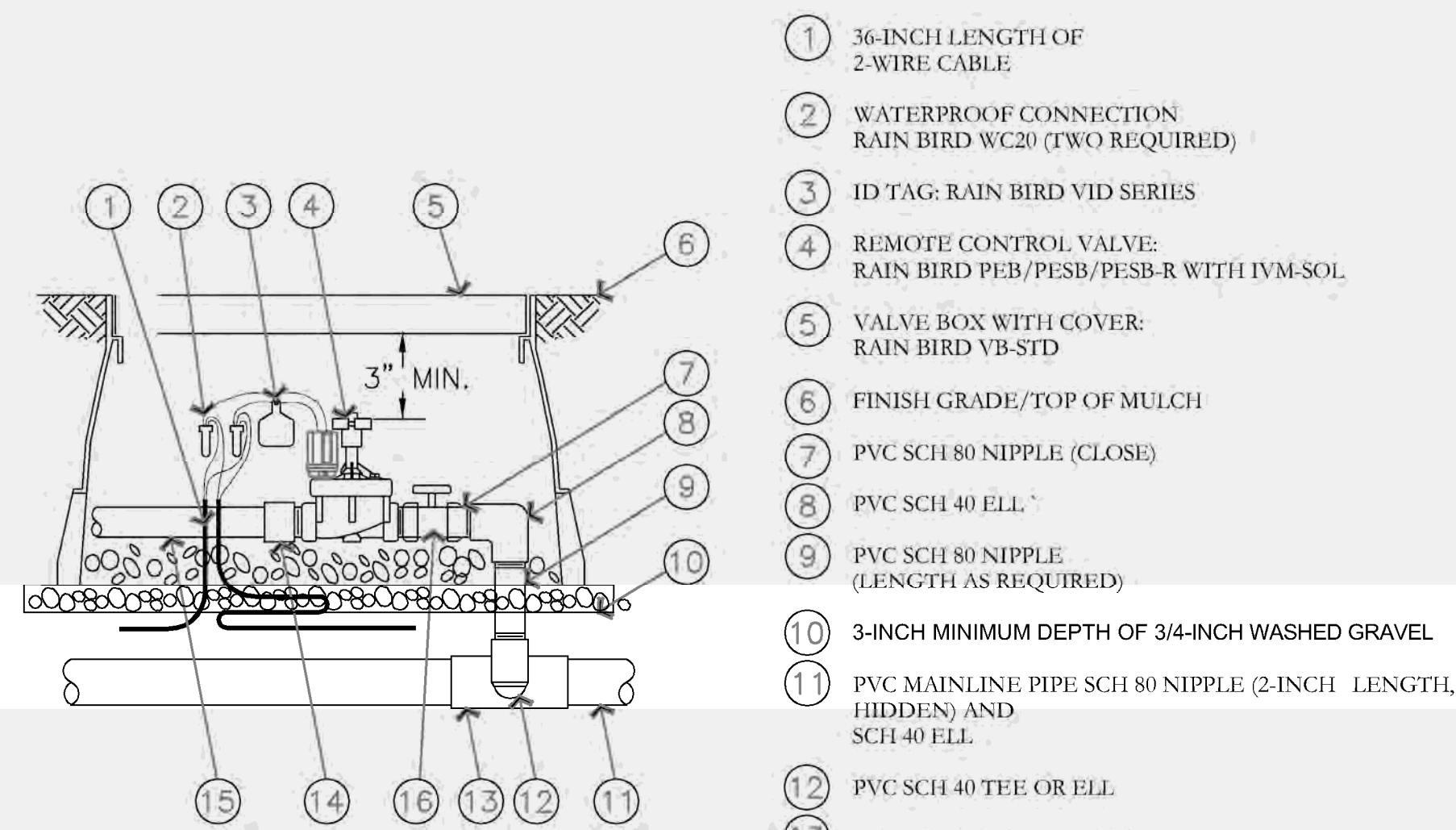


- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
  2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
  3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING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

**K** GROUNDING ROD DETAIL  
NOT TO SCALE

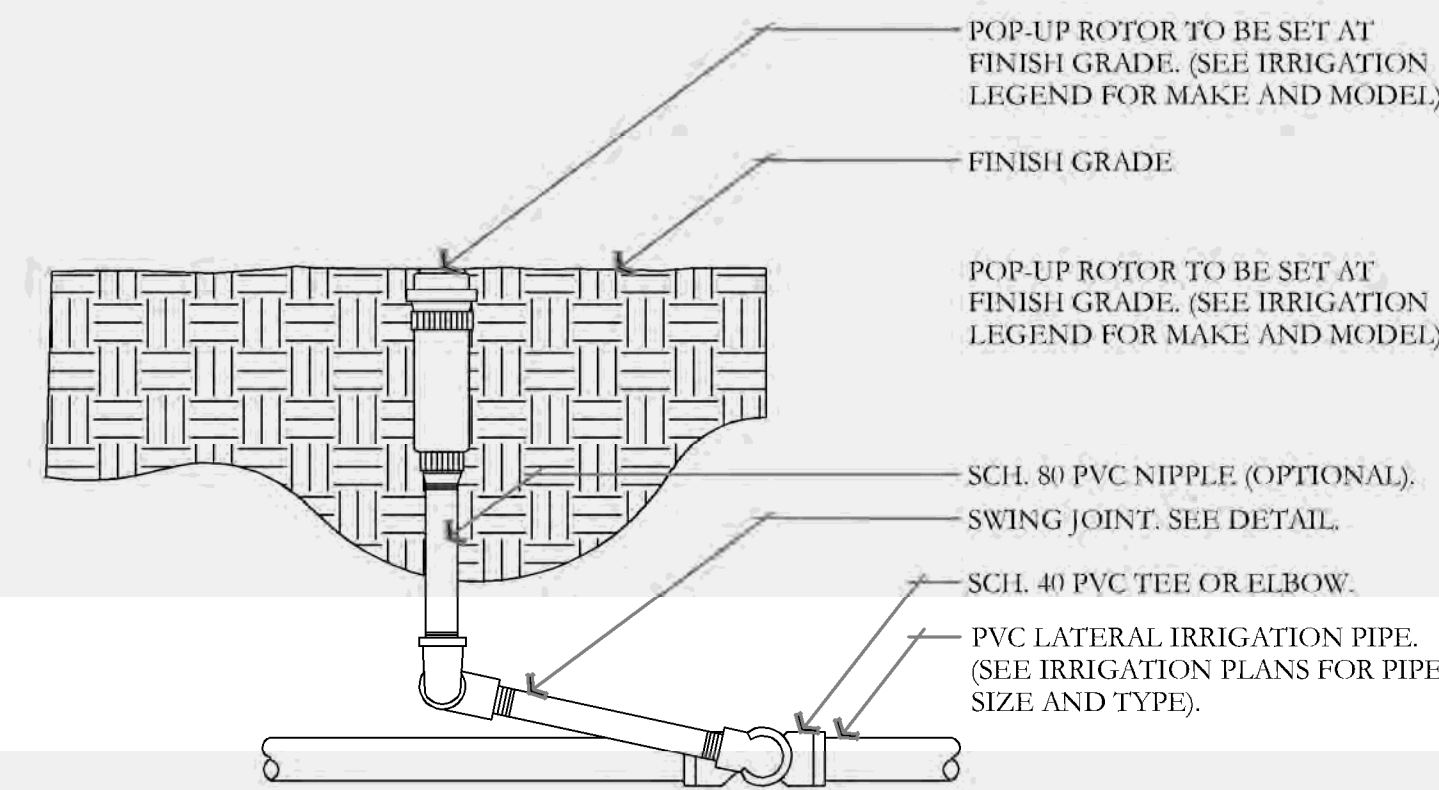


**L** MANUAL LINE DRAIN VALVE DETAIL  
NOT TO SCALE



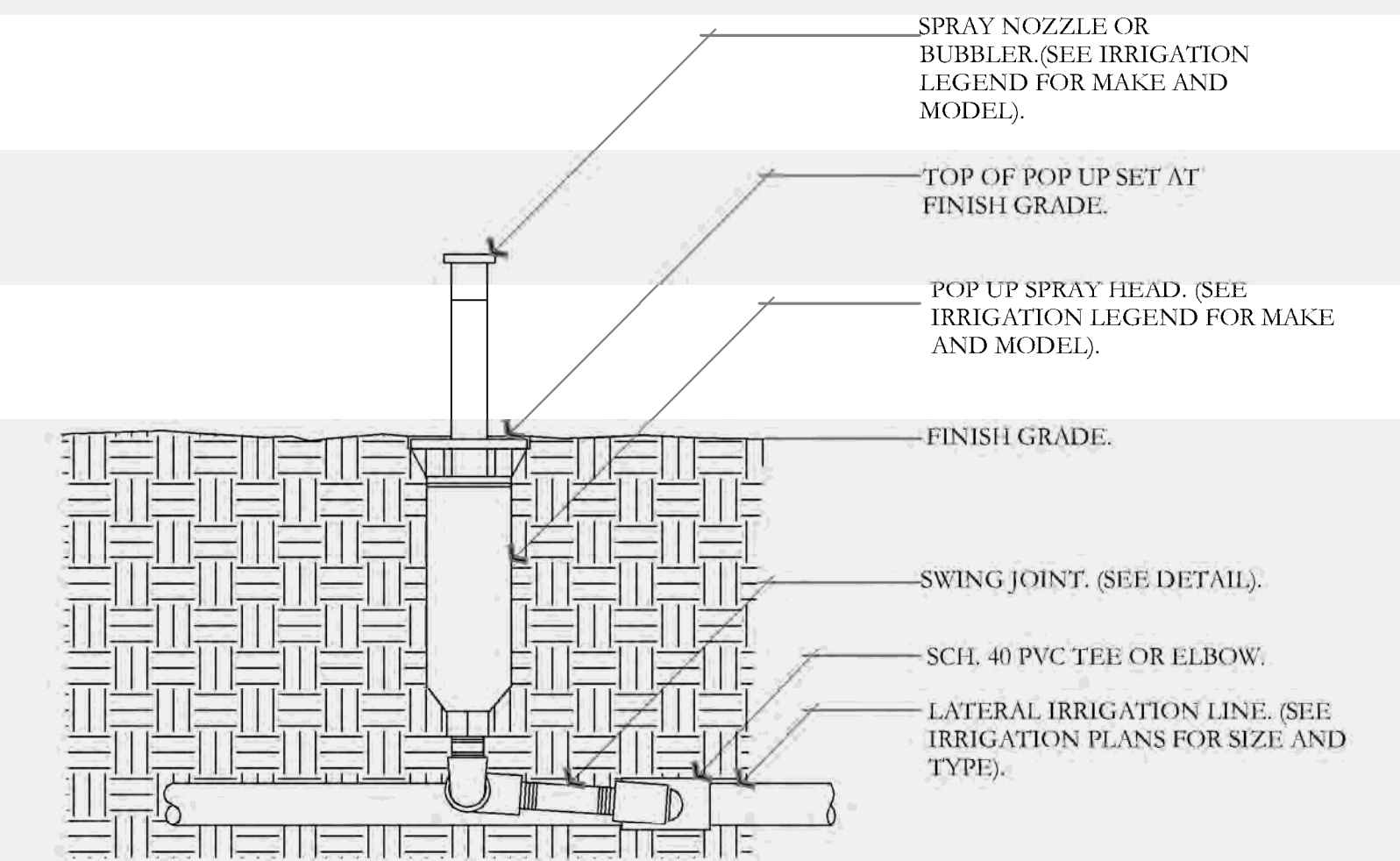
1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
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



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

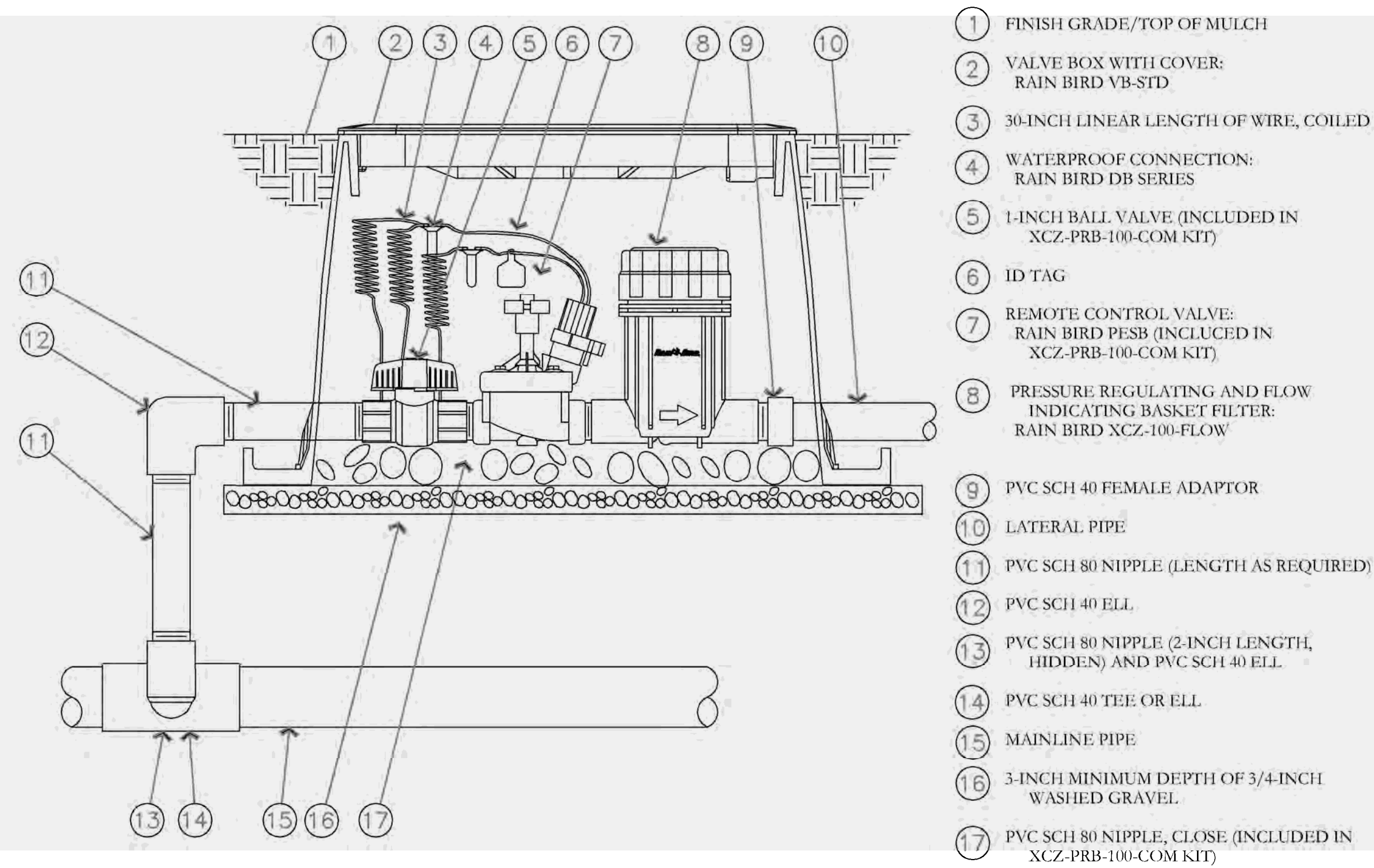
**N** ROTOR HEAD DETAIL  
NOT TO SCALE



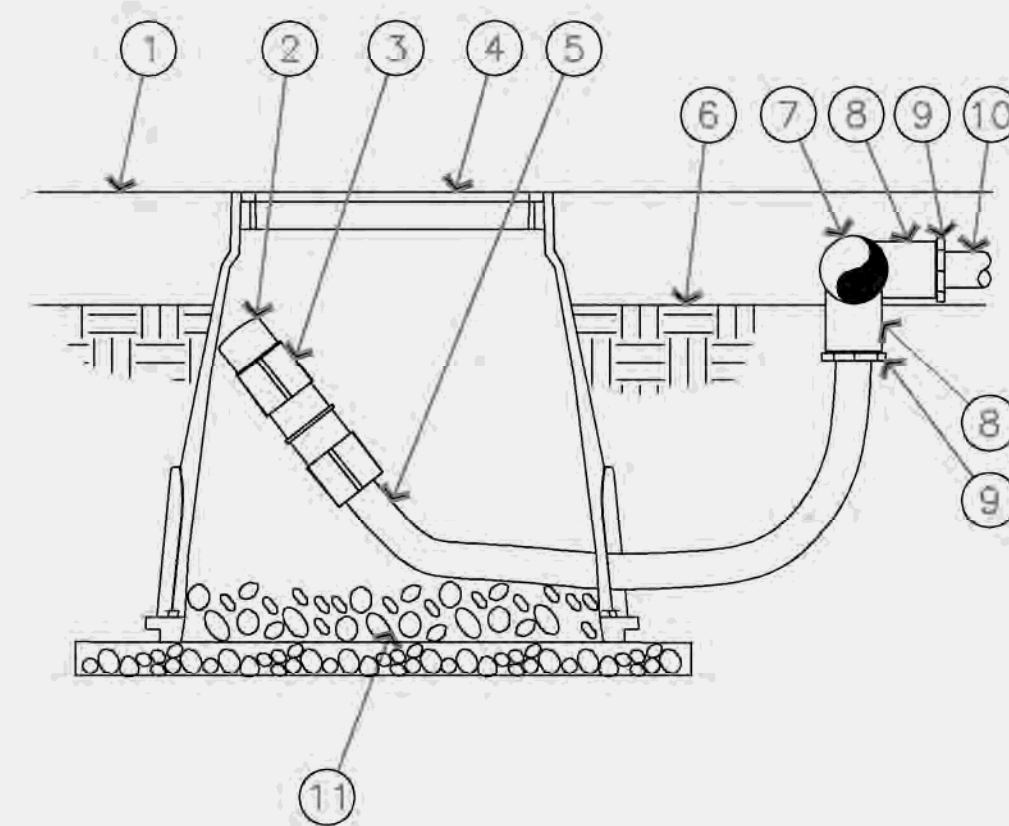
- NOTE:
1. 4\"/>

**O** POP UP-SPRAY HEAD DETAIL  
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																						
9/13/2024	UT24123			POWELL DEVELOPMENT GROUP ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/13/2024																						
<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			BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<h2>HOYT PLACE</h2> <p>825 W. HOYT PLACE SALT LAKE CITY, UTAH</p>	COPYRIGHT: PKJ DESIGN GROUP 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.	PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	<b>IRRIGATION DETAILS</b> <b>CITY PERMIT SET</b> <b>IR-502</b>
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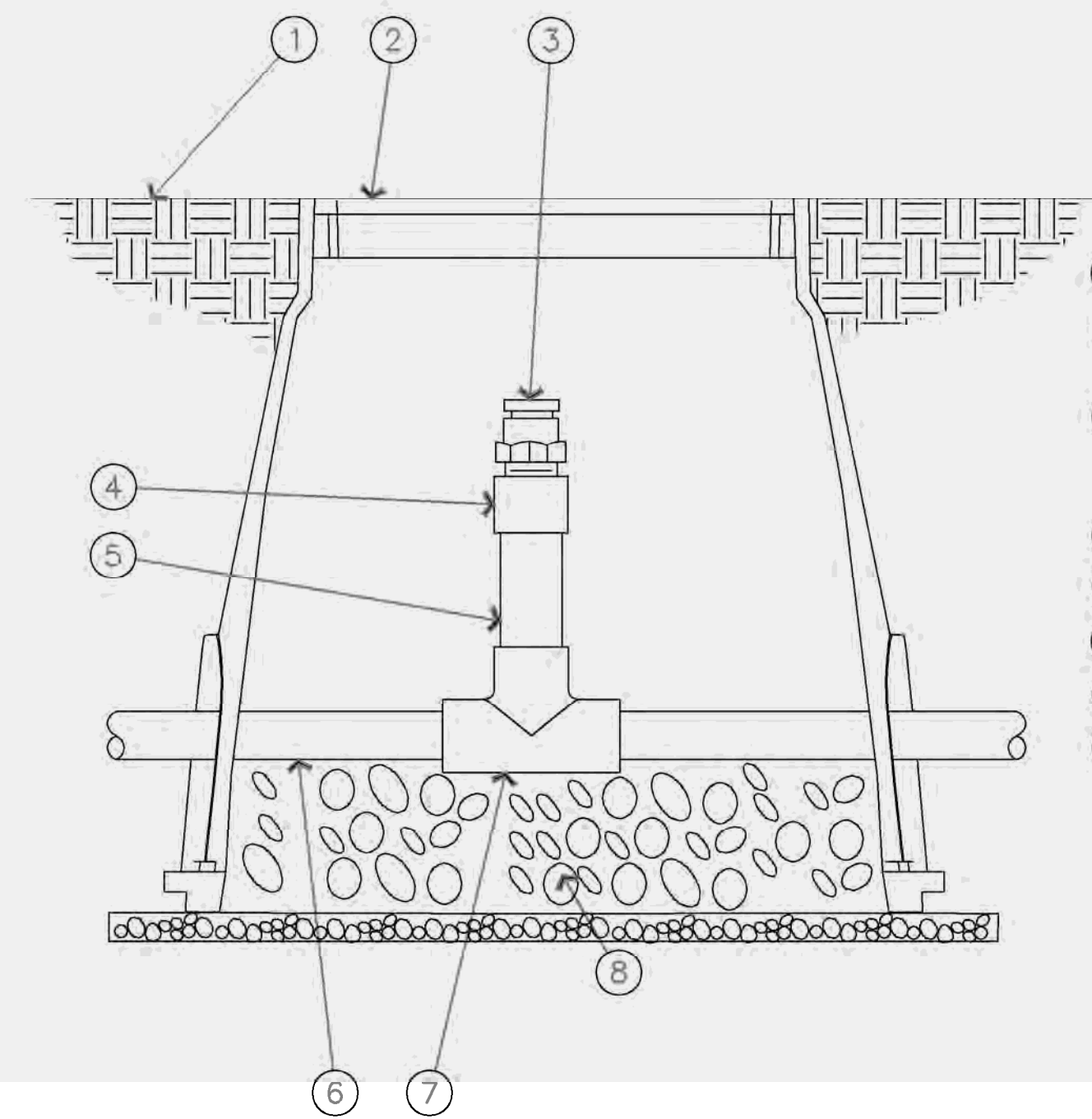


- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 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 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 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)



- 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 SEB 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.



- 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

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

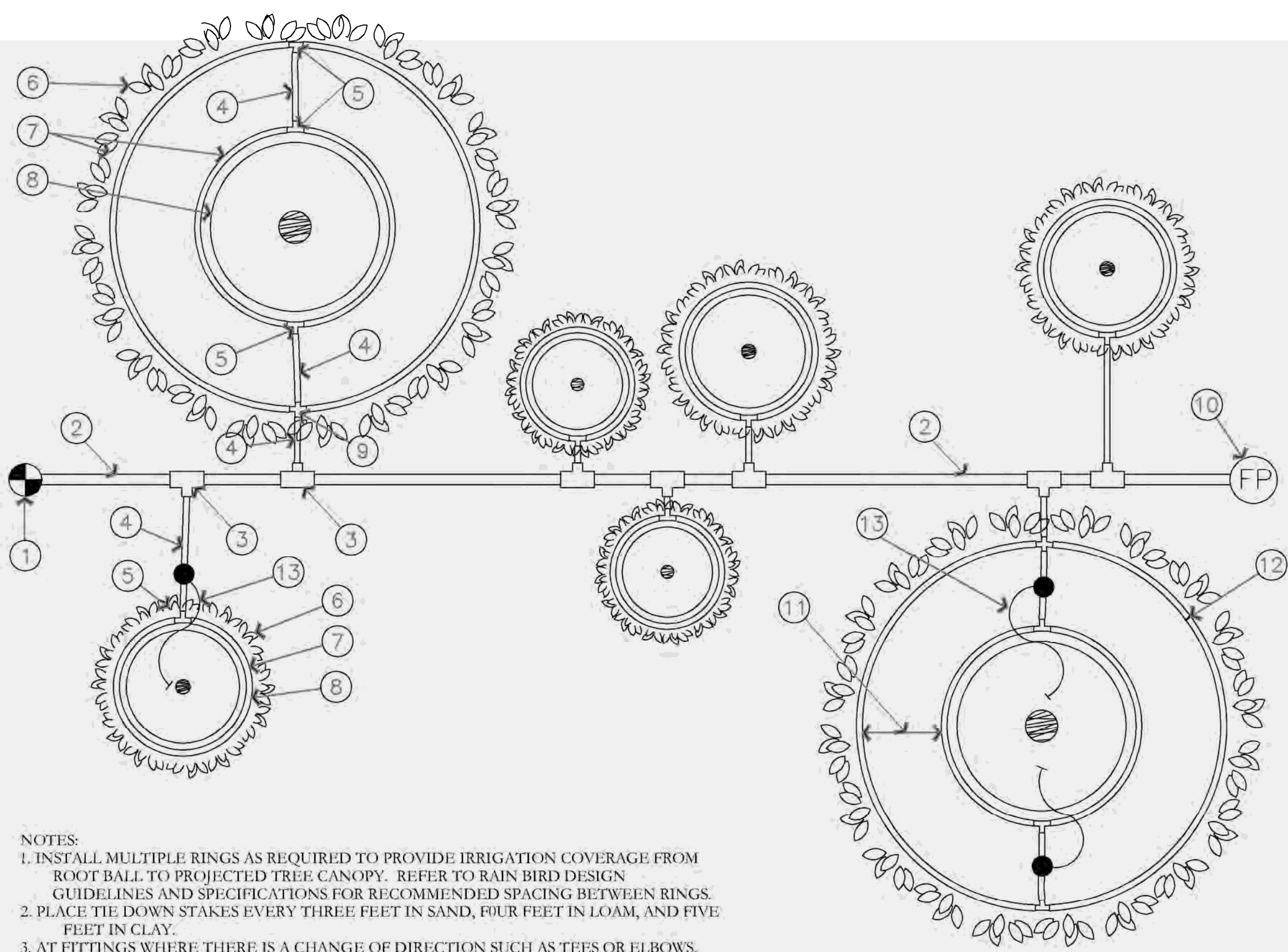
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**Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL**  
NOT TO SCALE

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

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- 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-TEE (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)
- 13 POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO	
9/13/2024	UT24123			POWELL DEVELOPMENT GROUP ATT: DRAKE POWELL 949-397-1116 DRAKE@POWELLDG.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/13/2024	
NO.	REVISION	DATE	<div style="text-align: center;"> <h1>HOYT PLACE</h1> <h2>825 W. HOYT PLACE</h2> <h3>SALT LAKE CITY, UTAH</h3> </div>					<b>IRRIGATION DETAILS</b> <b>CITY PERMIT SET</b> IR-503
1	XXXX	DATE XX-XX-XX						
2								
3								
4								
5								
6								
7								

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