

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	August 19th, 2026 September 2nd, 2026
ACTION REQUESTED:	G-26-04, A request to amend the General Plan Land Use Map from LD, OS and NCOM to LD, MD, MHD and CCOM located at approximately 2000 South and 20 East
APPLICANT:	Jason Ward
OWNER:	Adams Family Farms, LLC
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend Approval onto City Council

The Planning Commission tabled this item during the August 19th, 2026 meeting to give the applicant time to consider the feedback discussed. The applicant has not provided an updated exhibit; however, they are wanting to further discuss the original plan.

Background

The applicant is proposing to amend the General Plan Land Use Map located at approximately 2000 South and 20 East covering a total of 140.32 acres. The current Land Use designation at this location is OS, LD and NCOM. The applicant is proposing the following changes:

- 7.56 acres of OS to a proposed LD. LD allows single family homes with a 3-4 d.u/acre ratio. This is the bright yellow area on the map and is in the Hillside Overlay. This area has visible hillside scarring. Changing the general plan from OS to LD will allow future development to include this area and address hillside mitigation efforts.
- 50.32 acres of LD to a proposed MD. MD also allows single family residences with a 4.5 - 6 d.u/acre ratio. This is the mild yellow area on the map and is seen in three different areas on the map. As shown on the map, the MD will act as a buffer transitioning from the LD to the more dense and commercial use areas.

-41.79 acres of LD to a proposed MHD. MHD allows attached single family residences and multifamily with a 7-12 d.u./acre ratio. This is the orange area on the map and is seen in two different areas, specifically the corner of 2000 South and 20 East and next to the intermediate school on the corner of 240 West and 3090 South.

-40.65 acres of LD and NCOM to a proposed CCOM. CCOM allows AP, C-1 and C-2 type uses. This is the pink area on the map and fronts Merrill Rd intended to conveniently serve area residents.

The surrounding General Plan Land Use designations are OS, LD, VLD and NCOM. Staff has reviewed the requested change and is comfortable with the proposal as it incorporates land use buffering and compatibility transitions. Furthermore, it appropriately locates higher-density residential and commercial uses along major public roadways and the intermediate school.

Recommendation

Staff recommends the Planning Commission recommend approval of G-26-04, as outlined above and shown in the exhibits, onto the City Council.

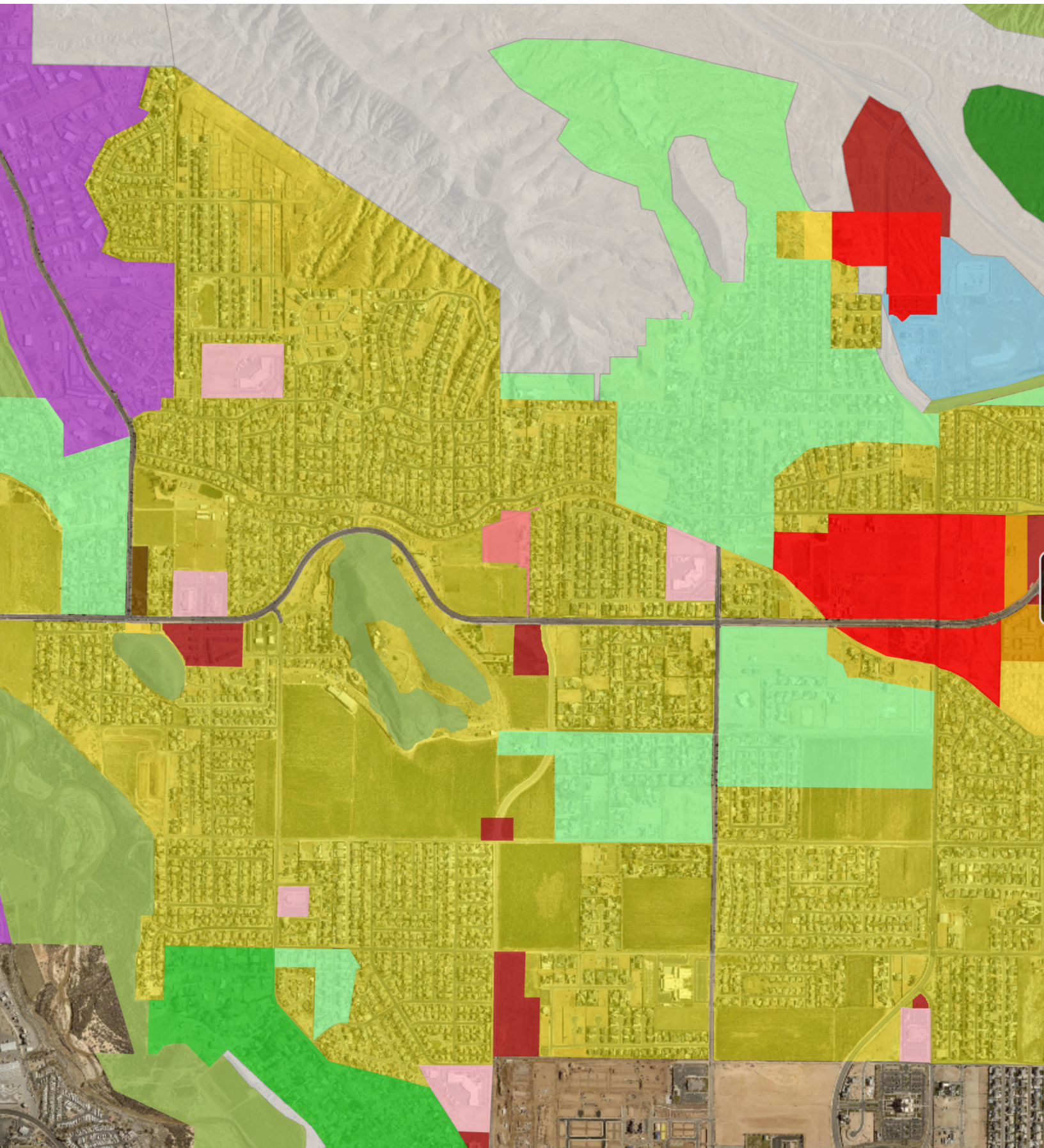
Date: August 3, 2026

To: Washington City Planning and Zoning
Attn: Eldon Gibb – City Planner
111 North 100 East
Washington, Utah 84780

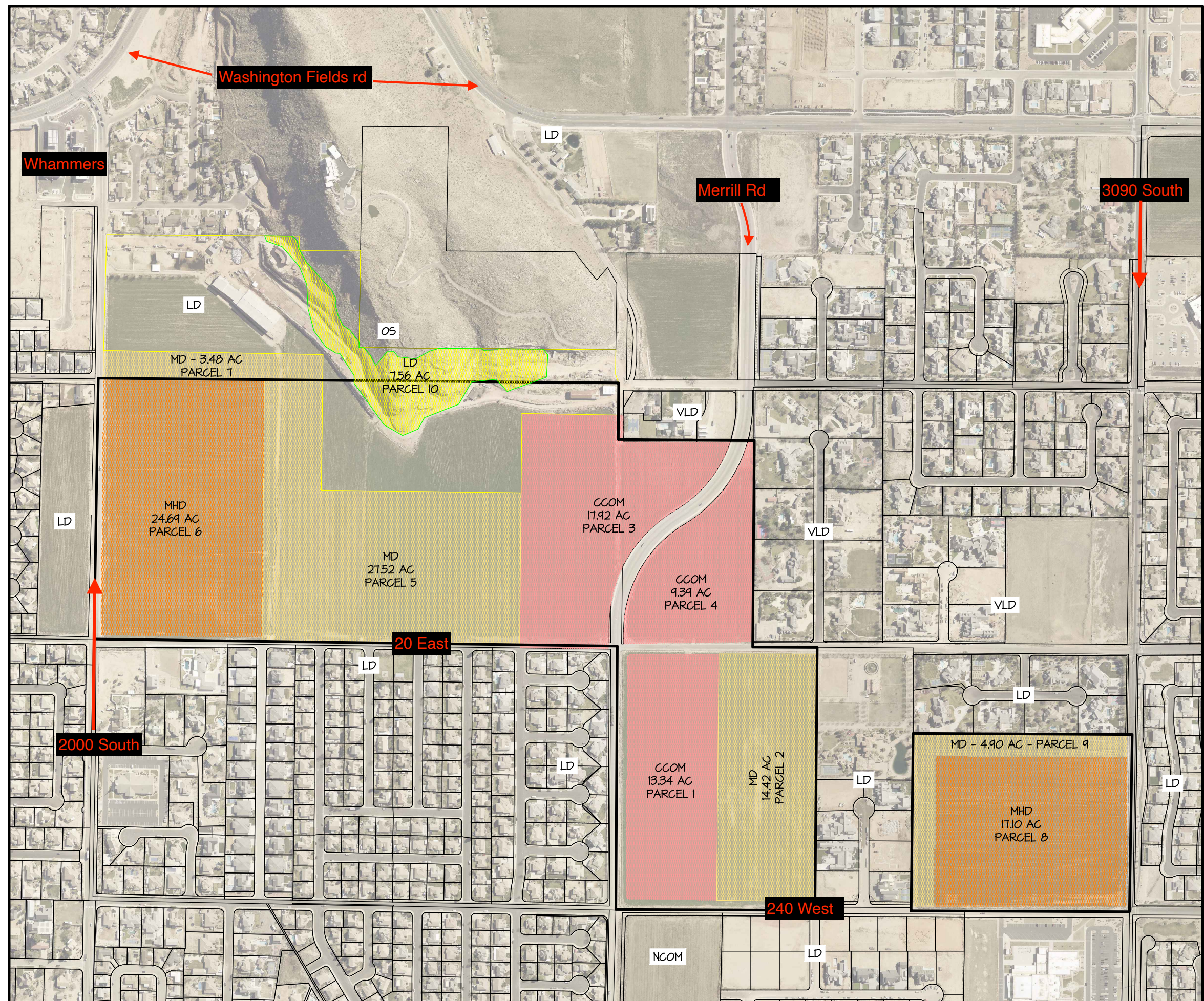
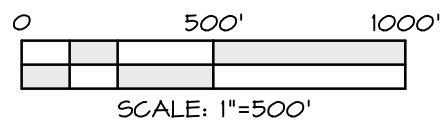
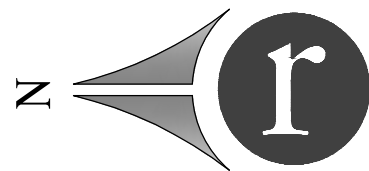
From: Jason S. Smith, PE,
Principal Engineer

Subject: **Adams Family
General Plan
Project Number: 14573-24**

This document has been prepared for Adams Family Farm LLC and the Adams Family Trust, in support of the proposed General Plan Amendment, to facilitate the beneficial use for the parcels, and surrounding community, and associated utility and roadway improvements located south of 2000 South and east of 20 East, in addition to a parcel southwest of the intersection of Merrill Road and 20 East, and a separate parcel to the northeast of the intersection of 3090 South and 240 West. (Parcels W-5-2-26-2401, & W-5-2-26-2402, W-5-2-26-203, 6325, 6326, 6327, 6328, 6330, 6539-B-1, 6542, 6540-B, 6540-C) in Washington, Utah. The proposed project is comprised of 40.65 acres of community commercial, 41.79 acres of medium high density residential, 50.32 acres of medium density residential, and 37.63 of low density residential. Access and utility services will be provided along 2000 South, 20 East, Merrill Road, 240 West and 3090 South.



	COMMUNITY COMMERCIAL ZONE 40.65 AC
	MEDIUM HIGH DENSITY RES. ZONE (7-12 UNITS PER ACRE) 41.79 AC
	MEDIUM DENSITY RES. ZONE (4.5-6 UNITS PER ACRE) 50.32 AC
	LOW DENSITY RES. ZONE (3-4 UNITS PER ACRE) 7.56 AC



DATE:	12/04/2025
DOB NO.:	14573-24
DESIGNED BY:	JLH
CHECKED BY:	JSS
WG:	Wash. Fields

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS



2 East Riverside Drive, Suite A-2
St. George, Utah 84790
(435) 673-8586 Fx (435) 673-8397
www.racivil.com

General Plan Exhibit
FOR
Adams Farm Master Plan
Adams Family Farm
Washington City

SHEET

EX 2

OF **2** SHEETS



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: September 2nd, 2026

ACTION REQUESTED: C-26-08 - A request for a Conditional Use Permit for a convenience store, gas station and car wash located at the southeast corner of Buena Vista Blvd and Washington Pkwy

APPLICANT: Meghan Chachra

OWNER: SITLA

ENGINEER: Joanna Graham - with Kimley Horn

REVIEWED BY: Eldon Gibb - Community Development Director

RECOMMENDATION: Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit to build a new convenience store, gas station and car wash located at the southeast corner of Buena Vista Blvd and Washington Pkwy. The property is zoned General Commercial (C-3) with C-3 surrounding the site and Solente PCD to the north.

Automobile service stations require Conditional Use Permit approval. Conditional Use Permits (in this regard) are reviewed for any unique characteristics or potential impact the proposed use may have to adjacent land uses to ensure the proposed use is compatible at the proposed location. In certain circumstances, there could be "conditions" that would be put into place to mitigate or eliminate concerns so the business can function while reducing the impact that the operation of the business has in the area. These types of situations are more often seen in re-development and/or existing buildings being converted to a different type of use or when proximity to residential uses are of concern.

A few months prior, Washington City approved a dual brand Hilton Hotel just east of this site with more commercial to come within this area (approximately 65 acres designated as C-3).

This proposal is approximately 3.69 acres and includes the following:

- 6,445 sq. ft Quick Trip convenience store / fuel station with a small quick serve restaurant inside. The building is 22' feet in height and the fuel station will have 8 dual sided fuel pumps.

- 30' foot by 120' foot drive through carwash with a covered kiosk. The carwash is 23' feet tall with the step up portion being 40' feet.

The quick trip building incorporates a reddish-brown brick and dark stone combination with a light grey aluminum finish. The car wash incorporates almond taupe stacked rock with grey stucco and a red roof. Staff has reviewed the proposal finding it meets the standards as outlined in the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the C-3 zone and this Conditional Use Permit.
3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approved by the Public Works

Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from view.

7. All signage will be in accordance with the adopted sign regulations of the city.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of the required permits. Live growth plants shall be used to help screen the refuse walls where applicable.

10. The landscaping will be installed as approved with this submittal to ensure the landscaping requirements are met. The landscaping will adhere to the city's water conservation ordinance.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. If any of the property is subdivided, a cross access easement and shared parking agreement will need to be recorded with the properties.

13. The parking will be adhered to as presented in the exhibits of this application.

14. On site vacuum equipment will be screened with a solid wall and gate to blend in with the development.

15. The car-wash water system shall be built and operated to limit the maximum amount of new consumed water from the utility for car washes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with quantity maximums per vehicle washed.



MEMORANDUM

To: Washington City Planning Department

From: Joanna Graham
Kimley-Horn and Associates, Inc.

Date: July 20, 2026

Subject: Conditional Use Application Narrative – QuikTrip Gas Station and Bubble Bath Car Wash

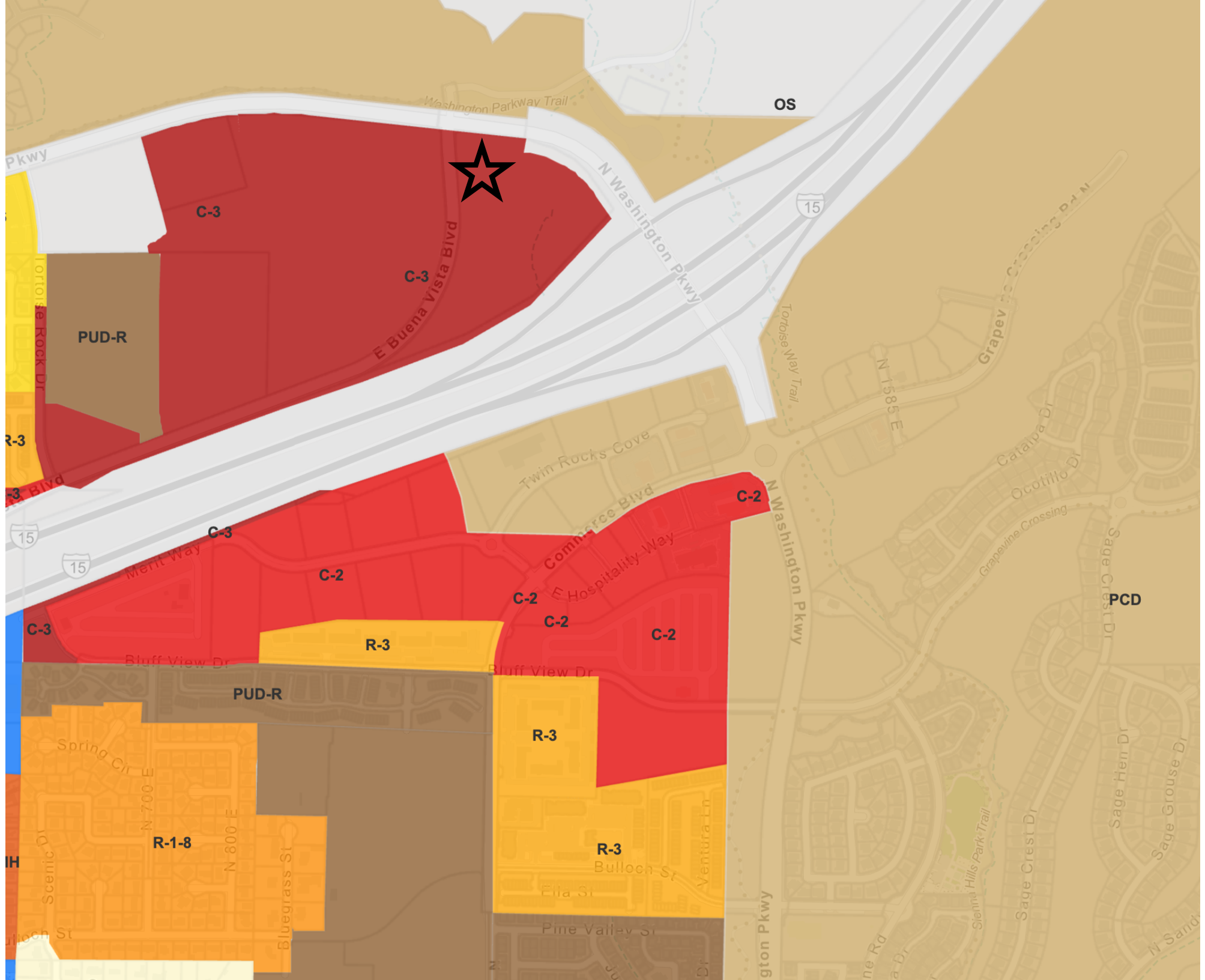
On behalf of QuikTrip Corporation, Kimley-Horn and Associates respectfully submits this Conditional Use Permit (CUP) application for a proposed QuikTrip convenience store, fueling facility, and automated car wash within Washington City, Utah.

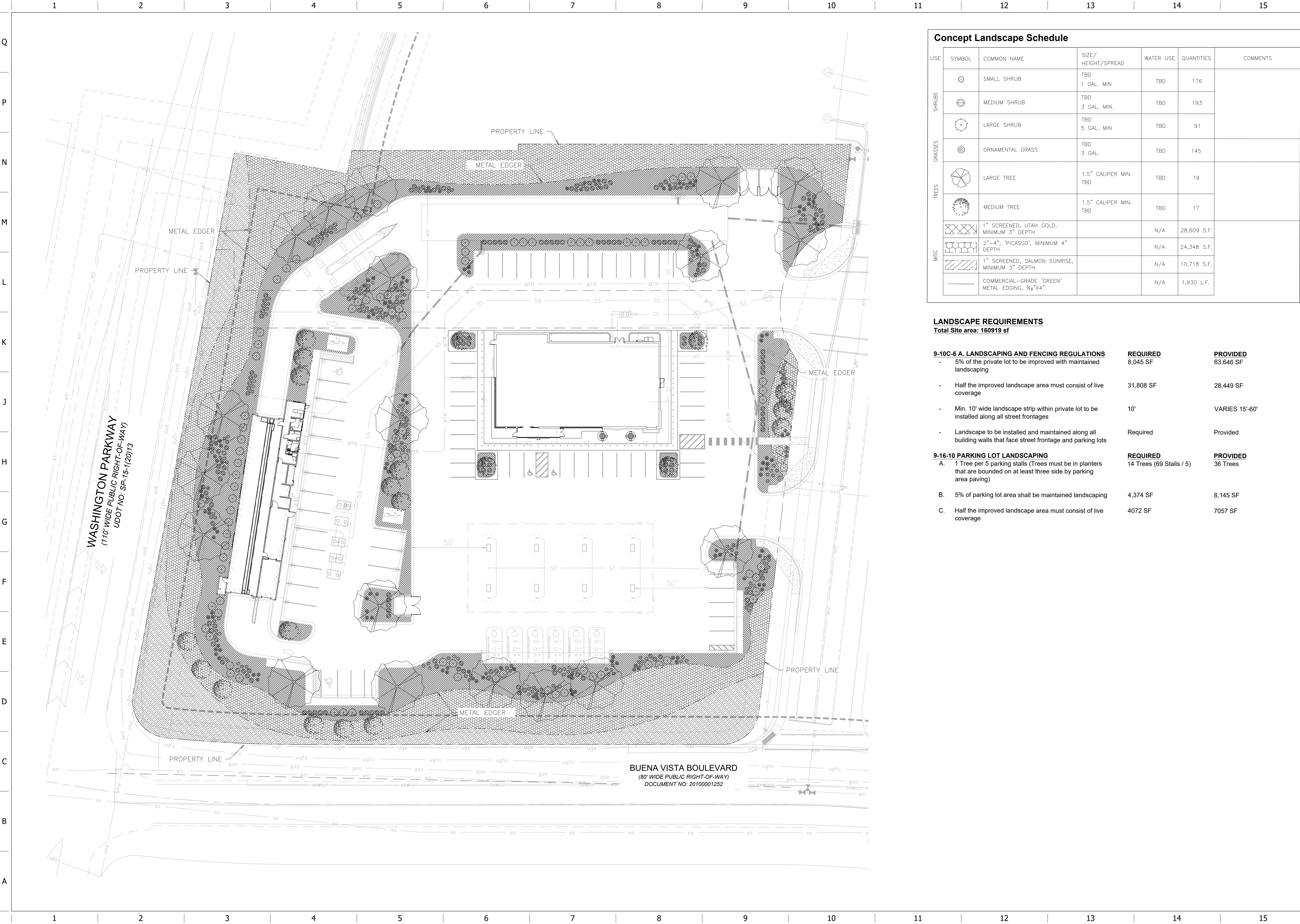
The proposed development will provide a modern convenience retail facility serving residents, visitors, and the traveling public. The project includes the convenience store building, fuel dispensing canopy and pump islands, the car wash facility, employee and customer parking, internal circulation drives, landscaping and site amenities, and utility infrastructure and stormwater facilities.

The facility is intended to operate 24 hours per day, 7 days per week.

The site is located within a commercial development area planned for retail and service-oriented uses. The proposed use complements the surrounding commercial development pattern, is consistent with the General Plan, and provides services that support both local and regional transportation needs. The master developer has approved of the proposed site plan, and their authorization is provided in this submission.







Concept Landscape Schedule						
USE	SYMBOL	COMMON NAME	SIZE/ HEIGHT/SPREAD	WATER USE	QUANTITIES	COMMENTS
SHRUBS		SMALL SHRUB	TBD 1 GAL. MIN	TBD	176	
		MEDIUM SHRUB	TBD 3 GAL. MIN.	TBD	193	
		LARGE SHRUB	TBD 5 GAL. MIN	TBD	91	
GRASSES		ORNAMENTAL GRASS	TBD 3 GAL.	TBD	145	
		LARGE TREE	1.5" CALIPER MIN. TBD	TBD	19	
TREES		MEDIUM TREE	1.5" CALIPER MIN. TBD	TBD	17	
		1" SCREENED, UTAH GOLD, MINIMUM 3" DEPTH		N/A	28,609 S.F.	
MISC		2"-4", "PICASSO", MINIMUM 4" DEPTH		N/A	24,348 S.F.	
		1" SCREENED, SALMON SUNRISE, MINIMUM 3" DEPTH		N/A	10,718 S.F.	
		COMMERCIAL-GRADE "GREEN" METAL EDGING, 3/8"x4"		N/A	1,930 L.F.	

LANDSCAPE REQUIREMENTS

Total Site area: 160919 sf

9-10C-6 A. LANDSCAPING AND FENCING REGULATIONS	REQUIRED	PROVIDED
- 5% of the private lot to be improved with maintained landscaping	8,045 SF	63,646 SF
- Half the improved landscape area must consist of live coverage	31,808 SF	28,449 SF
- Min. 10' wide landscape strip within private lot to be installed along all street frontages	10'	VARIES 15'-60'
- Landscape to be installed and maintained along all building walls that face street frontage and parking lots	Required	Provided
9-16-10 PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
A. 1 Tree per 5 parking stalls (Trees must be in planters that are bounded on at least three side by parking area paving)	14 Trees (69 Stalls / 5)	36 Trees
B. 5% of parking lot area shall be maintained landscaping	4,374 SF	8,145 SF
C. Half the improved landscape area must consist of live coverage	4072 SF	7057 SF

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.:193276002

Kimley»Horn
111 EAST BROADWAY, SUITE 600
SALT LAKE CITY, UT 84111
(385) 429-8103

QuikTrip No. 7500
SEC WASHINGTON PRKWAY & BUENA VISTA BLVD
WASHINGTON, UT



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DIVISION:
VERSION: 001
DESIGNED BY: TL
DRAWN BY: TL
REVIEWED BY: CR

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08/17/2026

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L100

PRELIMINARY
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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.: 193276002

Kimley»Horn
111 EAST BROADWAY, SUITE 600
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(385) 429-8103

QuikTrip No. 7500

SEC WASHINGTON PRKWAY & BUENA VISTA BLVD
WASHINGTON, UT



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PROTOTYPE: P-123 (08/14/25)
DIVISION:
VERSION: 001
DESIGNED BY: MC
DRAWN BY: MC
REVIEWED BY: JG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08/17/2026

SHEET TITLE:

SITE PLAN
OVERALL

SHEET NUMBER:

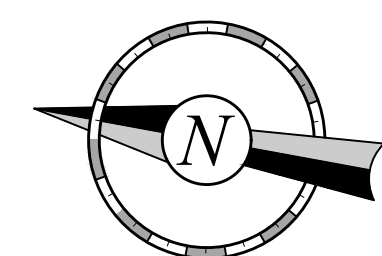
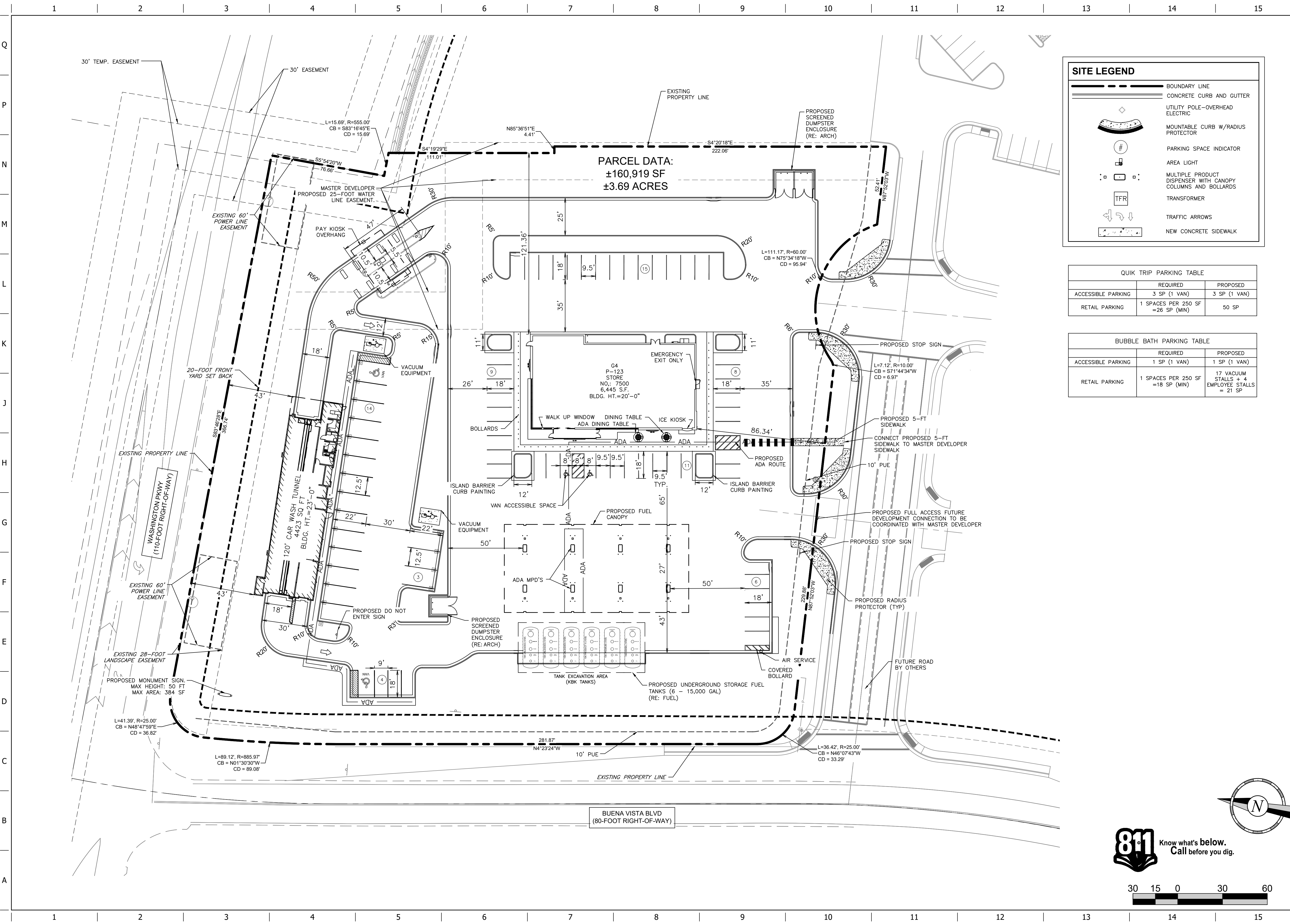
C100

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- UTILITY POLE-OVERHEAD ELECTRIC
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- TRAFFIC ARROWS
- NEW CONCRETE SIDEWALK

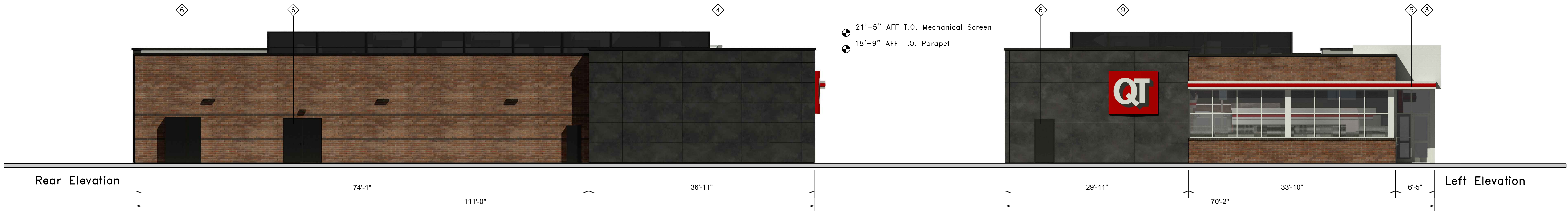
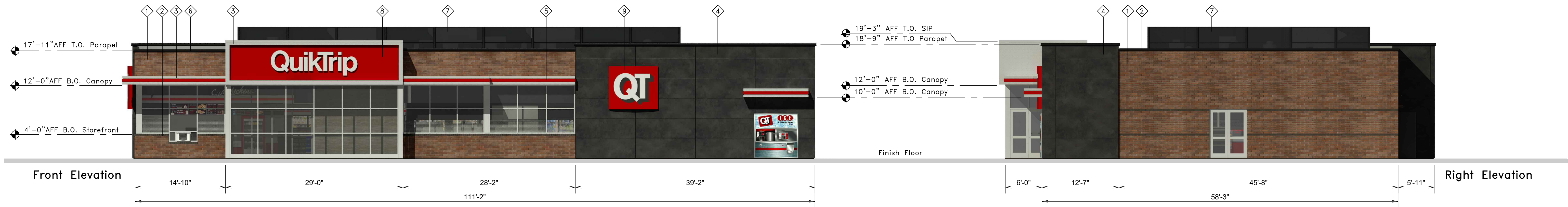
QUIK TRIP PARKING TABLE		
	REQUIRED	PROPOSED
ACCESSIBLE PARKING	3 SP (1 VAN)	3 SP (1 VAN)
RETAIL PARKING	1 SPACES PER 250 SF =26 SP (MIN)	50 SP

BUBBLE BATH PARKING TABLE		
	REQUIRED	PROPOSED
ACCESSIBLE PARKING	1 SP (1 VAN)	1 SP (1 VAN)
RETAIL PARKING	1 SPACES PER 250 SF =18 SP (MIN)	17 VACUUM STALLS + 4 EMPLOYEE STALLS = 21 SP





QT QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 7500		G4 Building Elevations		Address: Washington Gateway		City, State: Washington City, Utah		<table><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>BRUSHED ALUMINUM</td><td>REYNOBOND</td><td>PASCIA</td></tr><tr><td>4</td><td>OSSIDO NERO</td><td>CROSSVILLE</td><td>EXTERIOR TILE</td></tr><tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>6</td><td>QT BROWN</td><td>SHERWIN - WILLIAMS</td><td>METAL PAINT</td></tr><tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO 95 MESH</td></tr><tr><td>8</td><td>CL-60</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr><tr><td>9</td><td>IDB-56</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr></table>				#	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BRUSHED ALUMINUM	REYNOBOND	PASCIA	4	OSSIDO NERO	CROSSVILLE	EXTERIOR TILE	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT	7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH	8	CL-60	ALLEN INDUSTRIES	SIGNAGE	9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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Serial # 00-0000-G4	Scale: 1/8"=1'-0"	Issue Date: 04.07.25	Drawn By: JK	Rev/Notes: 	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																																															





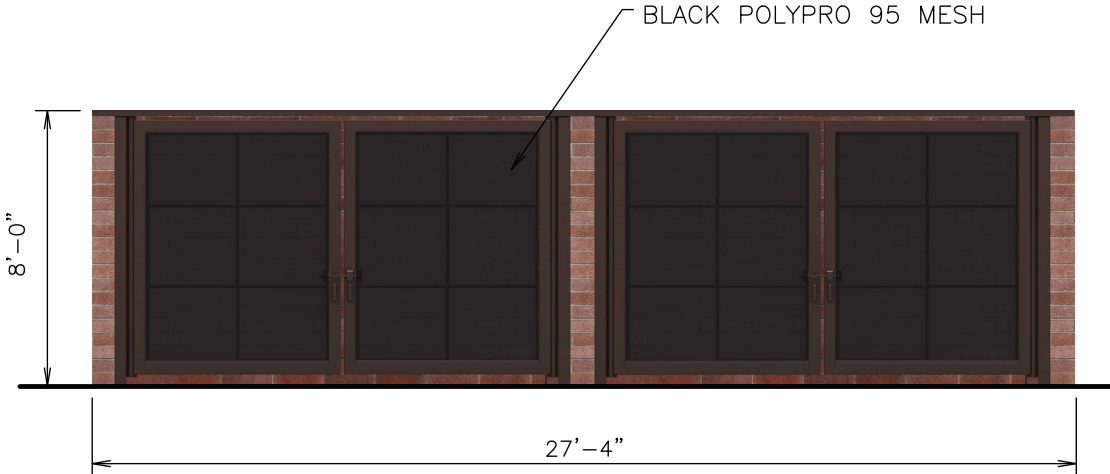
QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7500		G4 Building Elevations		Address: Washington Gateway		City, State: Washington City, Utah	
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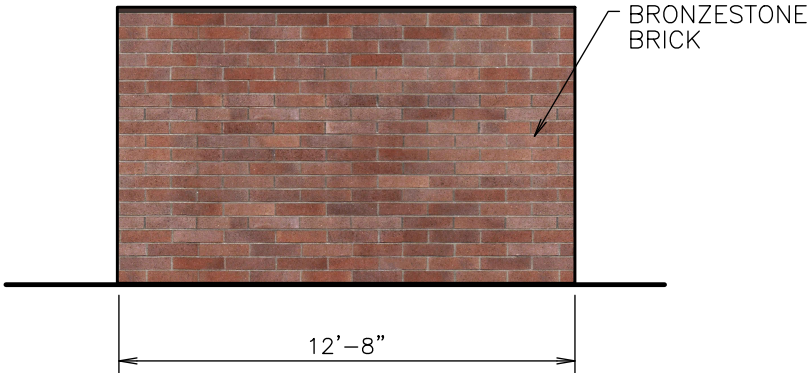
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2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	PASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TRICORN BLACK	SHERWIN - WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

1 2 3 4 5 6

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FRONT ELEVATION



SIDE ELEVATION



Trash Enclosure
Double Polypro 95 Mesh Doors

NOTES	
DRAWN BY	
ISSUE DATE	05.26.22

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	

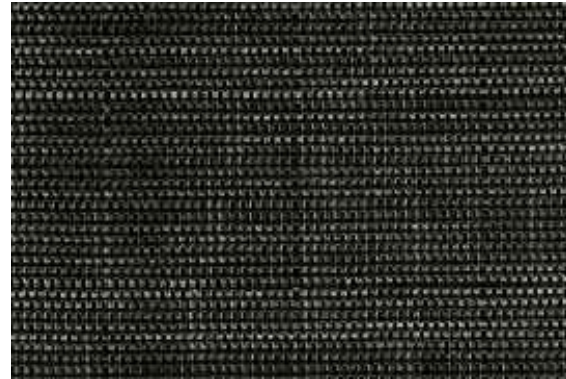
SPECIFICATIONS:

SCALE:
1/4" = 1'-0"
SERIAL NUMBER:
STORE NUMBER:

1 2 3 4 5 6



Brushed Aluminum - Reynobond
Building /Gas Canopy Fascia



Polypro 95 Mesh - Black
Trash Enclosure/Mechanical Screen



Tricorn Black Metal Paint -
Light Poles/Bollards/Service Doors
Canopy Columns



Aluminum - Tubelite
Entry Door/Window Frame



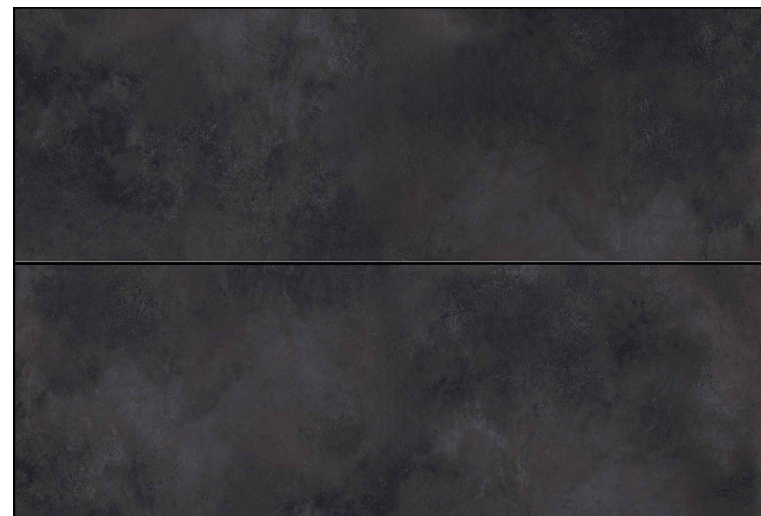
G4 Material Samples
Convenience Store with Fuel
Prepared by: QuikTrip



Translucent #2793 Red -
Accent Band/Awning



Bronzestone Brick -
Interstate Brick - Building



Stone Panel - Ossido Nero
Crossville - Building



Midnight Black Brick -
Interstate Brick - Building



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 61271 Bubble Bath 140 Tower Exit

Address: Washington Gateway

City, State: Washington City, Utah

Serial # 00000-BB-140TX

Scale: 1/8"=1'-0"

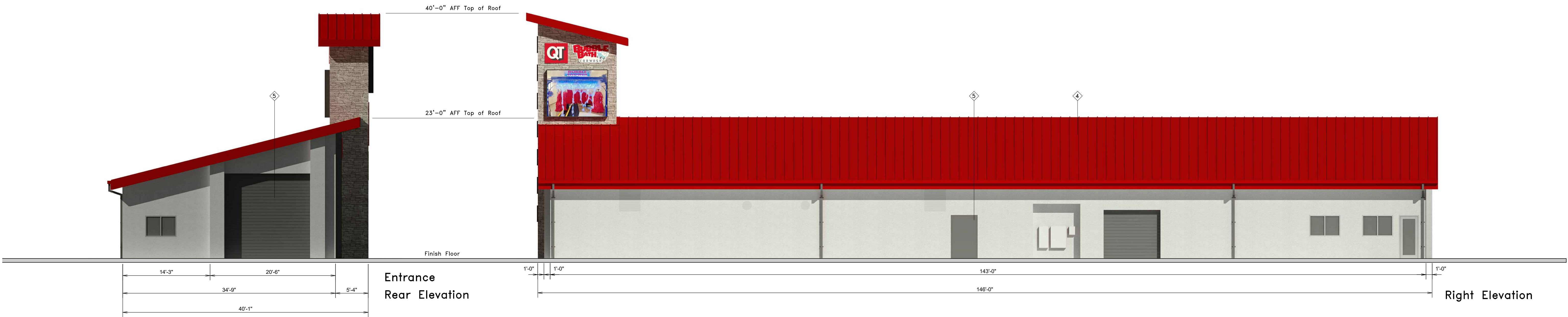
Issue Date: 03.06.25

Drawn By: JK

Rev/Notes:

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#	FINISH	MANUFACTURER	SPECIFICATION
1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER
2	AFRICAN GRAY	STO	A1000 EIFS
3	ICICLE	STO	A1000 EIFS
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	GRAY	SHERWIN-WILLIAMS	METAL PAINT
6	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
7	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
8	DIGITAL SIGN		





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	61271		Bubble Bath 140 Tower Exit		Address:	Washington Gateway		City, State:	Washington City, Utah	
Serial #	00000-BB-140TX		Scale:	1/8"=1'-0"	Issue Date:	03.10.25		Drawn By:	JK	Rev/Notes:
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#	FINISH	MANUFACTURER	SPECIFICATION
1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER
2	AFRICAN GRAY	STO	A1000 EIFS
3	ICICLE	STO	A1000 EIFS
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	GRAY	SHERWIN - WILLIAMS	METAL PAINT
6	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
7	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
8	DIGITAL SIGN		

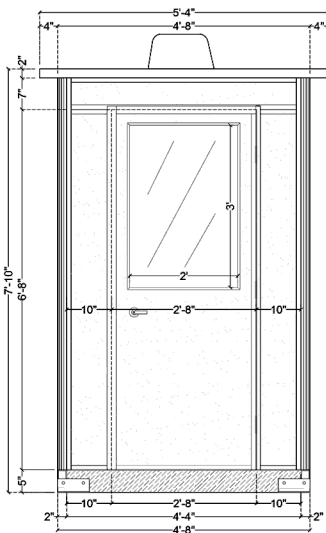


Bubble Bath Pay Kiosk

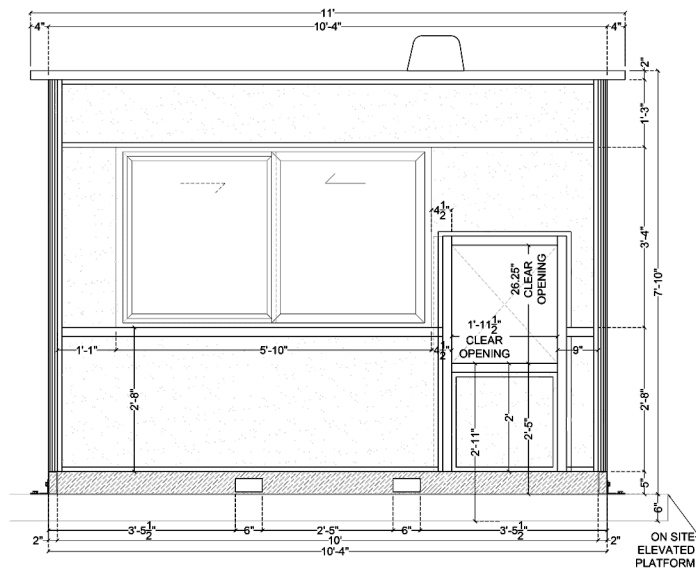
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DRAWN BY	
NOTES	

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	

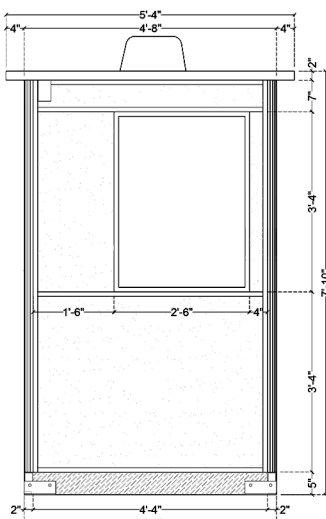
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SERIAL NUMBER:
STORE NUMBER:



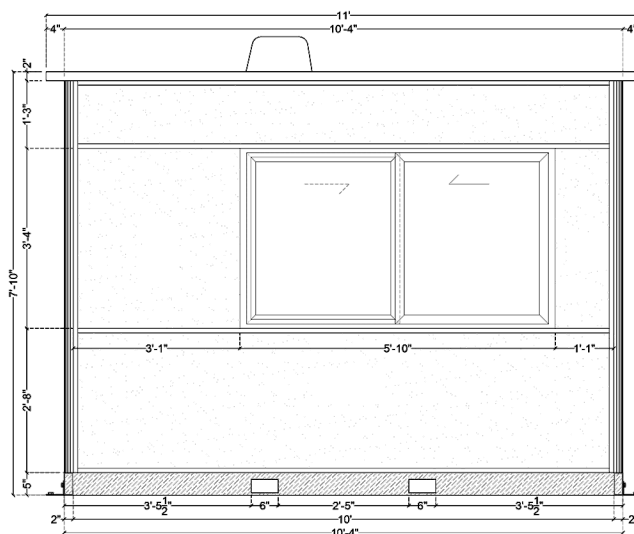
1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

SPECIFICATIONS:





Aluminum - Tubelite
Entry Door/Window Frame



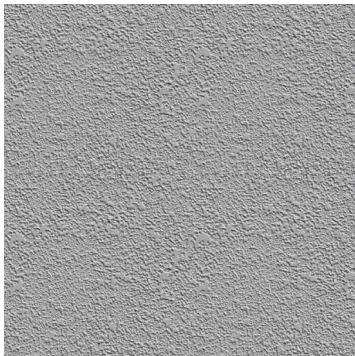
GRAY Metal Paint -
Bay Doors/Service Doors/Downspouts



QT BubbleBath
Material Samples
Prepared by: QuikTrip



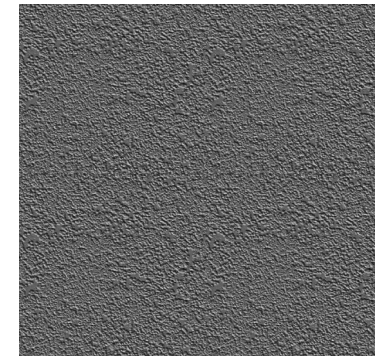
RED Metal Paint -
Roof



EIFS - ICICLE
STO - A100G - Building



Stacked Stone - Almond Taupe -
Quality Stone Veneer - Building Tower
Physical Sample to be provided by Manufacturer



EIFS - AFRICAN GRAY
STO - A100G - Building

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: September 2nd, 2026

ACTION REQUESTED: Z-26-18 - A request to rezone approximately 8.23 acres located at approximately 100 East 965 South, from the current PUD-C to a proposed PUD-R zoning designation.

APPLICANT: Emmitt Younger - Rosenberg and Associates

OWNER: K & D Family LLC

ENGINEER: Jared Bates - Rosenberg and Associates

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend onto City Council with conditions

Background

The applicant is requesting approval to change the zoning of approximately 8.23 acres in size from PUD-C to a PUD-R designation utilizing the Multiple Family Development Standards. The project is located at 100 East and 965 South. Surrounding zoning is PUD-C to the north and south and Industrial to the west. The General Plan was recently changed from Business Park to MHD earlier this year which allows for a 7-12 d.u./acre ratio.

The proposed development is proposing sixty-nine (69) detached townhome units broken down as sixty-three (63) three-bedroom units and six (6) two-bedroom units. This is an 8.4 d.u./acre ratio. There are two existing residential homes that this development will provide access to off of the improved 965 South public roadway and the 30' foot access easement (roadbase).

The amenities for the project are scattered throughout the project providing a total of 14,900 sq. ft. and include a playground next to unit 501, a gathering / dog area next to unit 401, open lawn, and a shade structure next to unit 701, one pickle ball court and open play area next to unit 406 and shade structures, BBQ and open lawn next to unit 312. The required area of amenities for this development is 13,800 sq. ft.

Parking meets the minimum standard of 2.25 parking spaces for three-bedroom units, 2 parking spaces for two-bedroom units and 1 visitor parking space for every 3.25 units utilizing the 30% visitor stall reduction for the thirty-two (32) two-car garages. All of the driveways will be a

minimum of 20' feet in length and vary between 16' feet and 26' feet in width. Taking this into consideration, 64 designated off street parking spaces are required and the applicant is providing 65.

Exterior finishes and building elevations have been provided showing a modern design. Units 101-106 are designated as two bedrooms and will be 25' feet tall. The wider units will not exceed the 35' feet as they are shown as two-stories. The applicant is proposing to exceed the 35 foot height limitation by 3' feet, proposing a 38' foot height for the three bedroom single car garage units located internally to the development.

The applicant is also proposing the setback along the north boundary line to be 10' feet along with the setback between the two and three-story units. Washington City has approved a 10' foot boundary line setback and a 10' foot separation between two-story residential buildings in other PUD-R developments and this would be the first 10' foot separation between a three-story building if approved.

Recommendation

Staff has provided 2 findings and 11 conditions for the Planning Commission to consider for the proposed PUD-R development moving onto the City Council:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone and build-out as approved in this application.
2. A traffic study shall be submitted for review and approval prior to submitting the Construction Drawings. The study will address the city's Master Transportation Plan.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The exterior building elevations shall be built as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval with the

Construction Drawing application and shall conform to the city's water conservation ordinance and approved zoning plan. The developer shall install the common area landscaping and irrigation infrastructure adjacent to 100 east and 965 south prior to issuing the first building permit.

6. A six-foot block wall (above the established tallest grade) shall be installed adjacent to 100 east and 965 south extending to the flood plain as shown on the plan and providing access for Washington City to the City owned land.

7. All structure and site improvements shall meet the minimum City-adopted building and fire codes requirements.

8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

9. The proposed amenities shall be completed before one-third (1/3) build out of the development (in each of the designated phases) is completed.

10. Trash collection bins (refuse) shall be handled by each unit. Screening for the refuse bin (trash can) shall be provided by the development and incorporated into the construction drawing plan and building permit applications

11. All outdoor lighting will be directed inward to the development.

Date: August 25, 2026

To: Washington City Planning and Zoning
Attn: Eldon Gibb – Community Development Director
111 North 100 East
Washington, Utah 84780

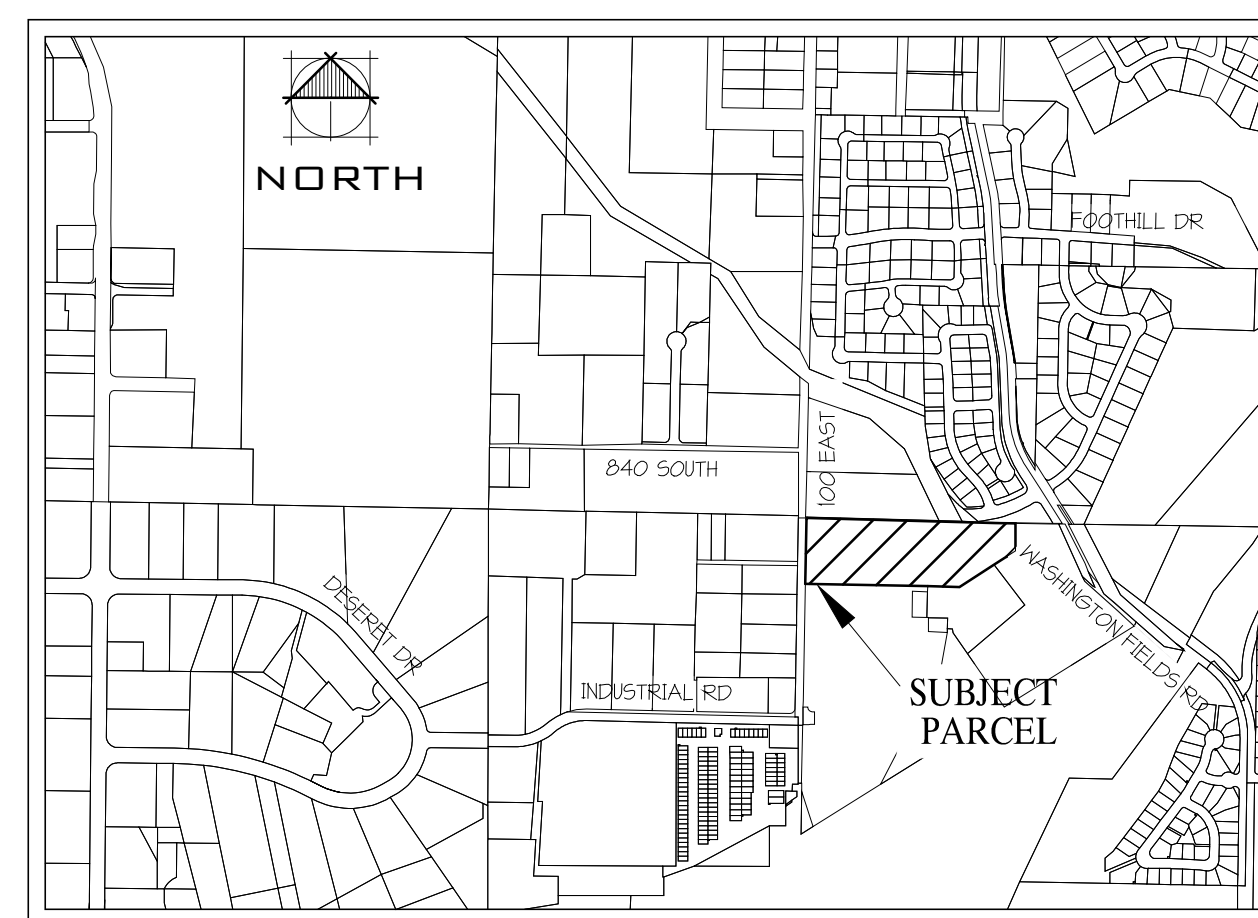
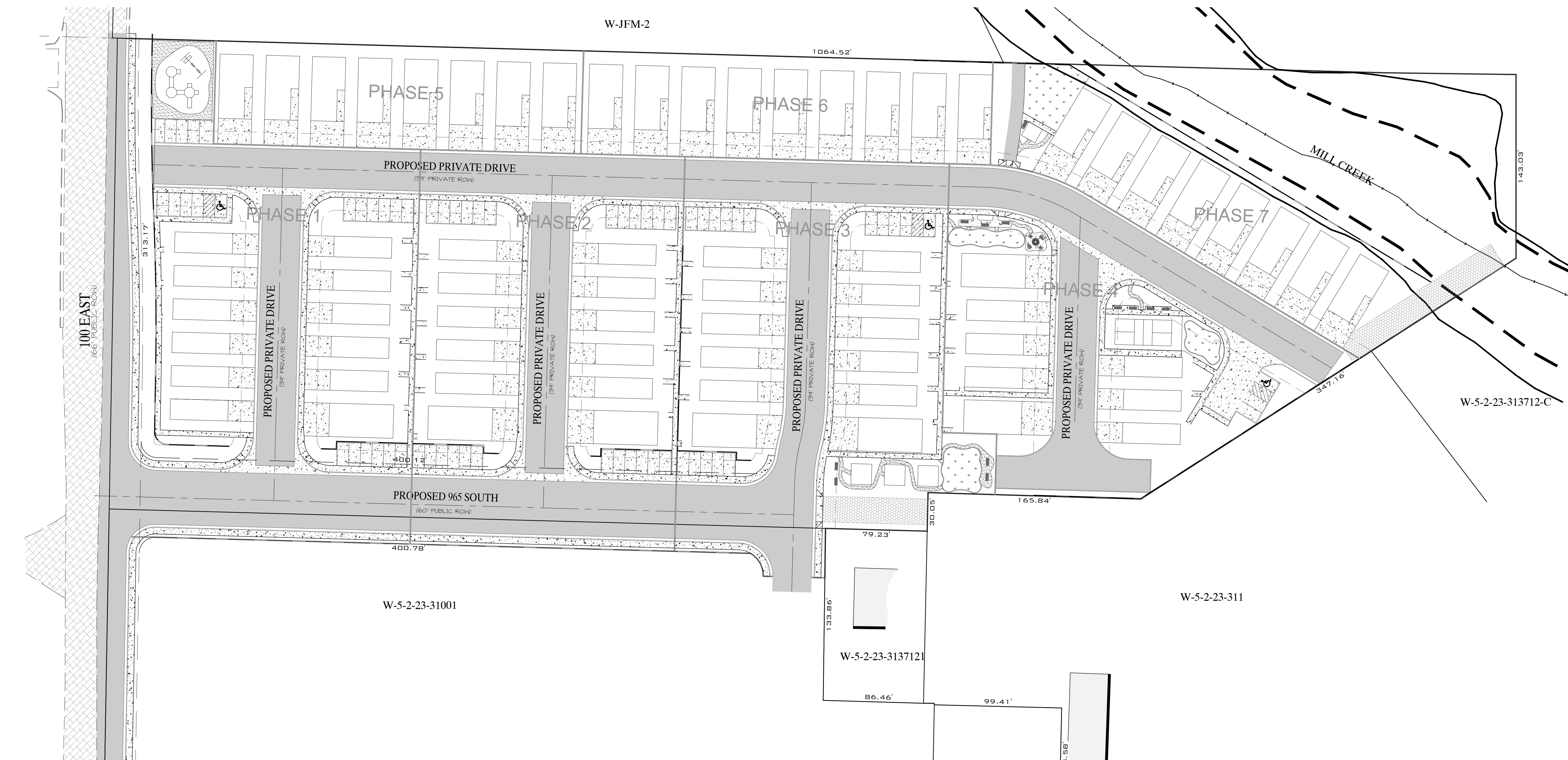
From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Washington Trust Farm Project
Zone Change
Project Number: 13694-25-009**

This document has been prepared for K & D Family, LLC, in support of the proposed zone change for the Washington Trust Farm residential development, located northeast of the intersection of 100 East and 965 South (Parcel W-5-2-23-31001) in Washington, Utah. It is proposed to change 8.23 acres of undeveloped ground from the PUD-C zone to the PUD-R zone to accommodate a multifamily development. The proposed development is comprised of 63, 3 bedroom townhome units and 6, 2 bedroom townhome units (69 total units). Parking for each unit will be self-contained; with 83 guest parking spaces. The proposed project density is 8.4 units per acre and provides 14,900 sq ft of amenity area. Multiple access points for the project will be provided off 965 South, which will be developed into a 60' public roadway. Parcels located east of the project will continue to have access off of 965 South. A connection to the future trail along Mill Creek is provided near the northwest property boundary.

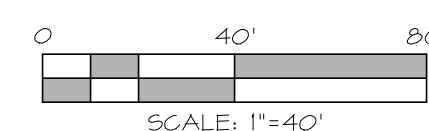
PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8586

A PROPOSED DEVELOPMENT LOCATED IN SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



VICINITY MAP

N.T.S.



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THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN
OR SHOWN INCORRECTLY.

DATE:	7/16/26		
JOB NO.:	13644-25		
DESIGNED BY:	ETV		
CHECKED BY:	JWB		
DWG:	ZONE CHANGE		
DATE			
REVISIONS			



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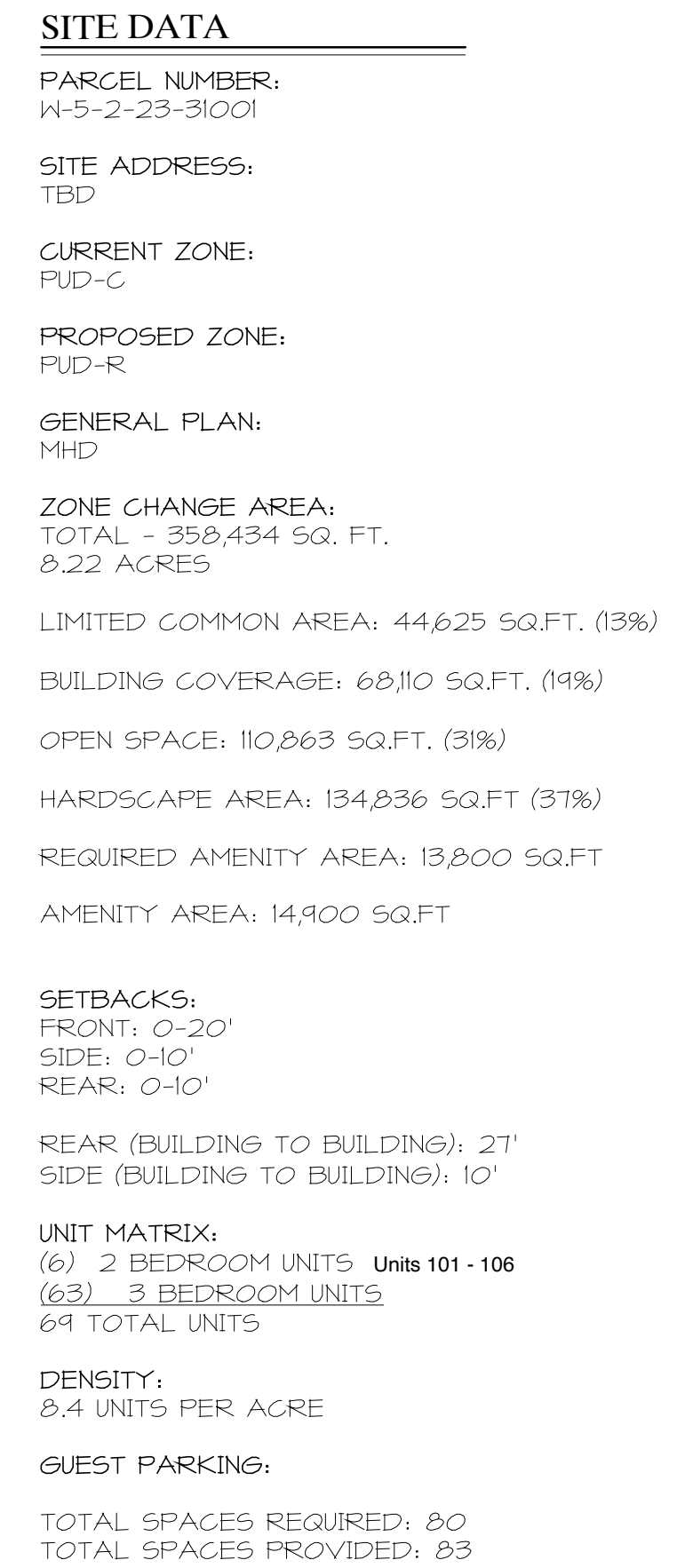
352 East Riverside Drive, Suite A-2 St.
George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

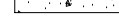
COVER SHEET
FOR
WASHINGTON TRUST FARM PROJECT - ZONE CHANGE
WASHINGTON
UTAH

SHEET
1.0
OF 7 SHEETS

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8586

A PROPOSED DEVELOPMENT LOCATED IN SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	TOP BACK CURB	
	ASPHALT PAVEMENT	
	CONCRETE	
	LIMITED COMMON AREA	
	AMENITY AREA	
	OPEN SPACE	

*UNITS 101-106 WILL BE TWO
BEDROOM UNITS*

PROJECT OWNER/ DEVELOPER
K4D FAMILY LLC
PO BOX 249
ENTERPRISE, UT 84125

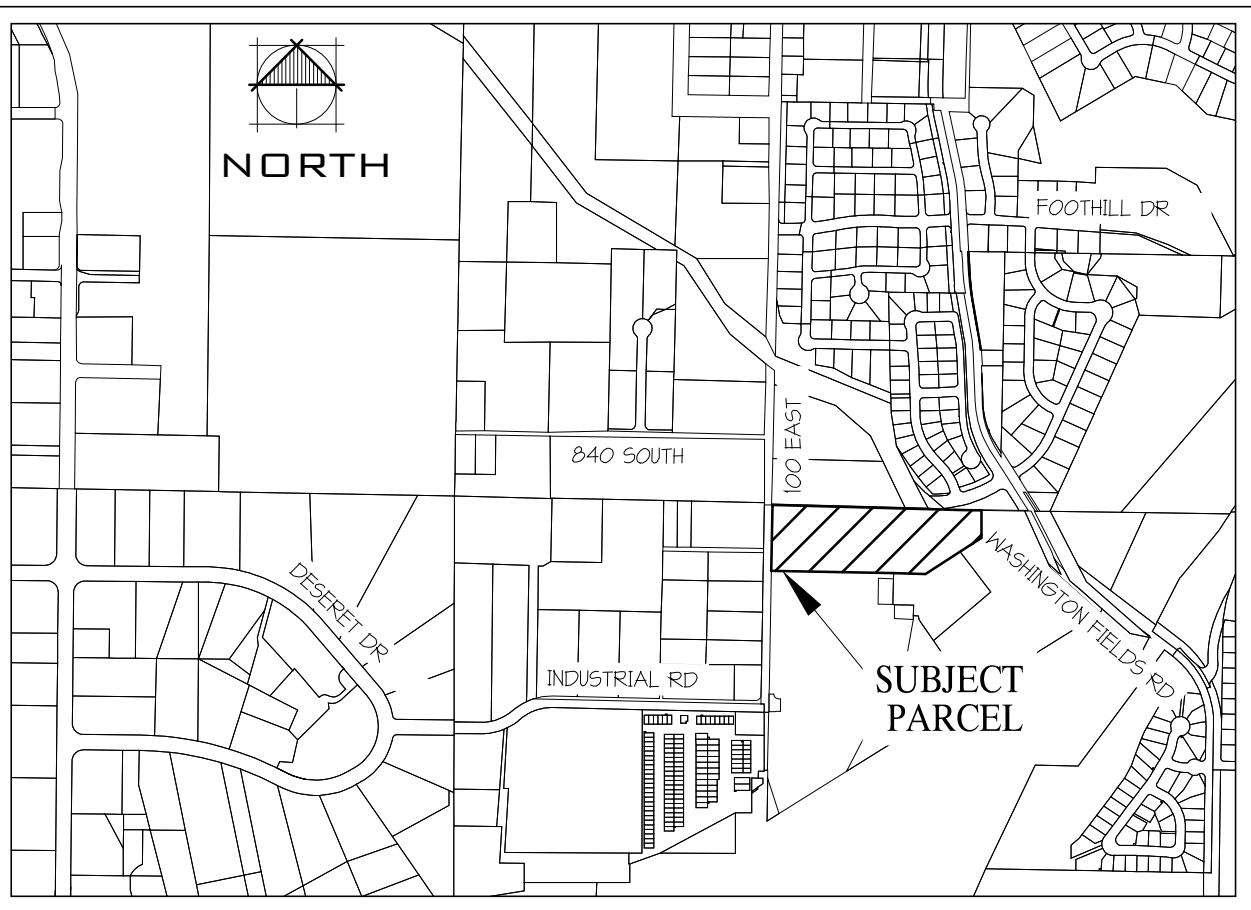
PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84110

CONTACT: JOHNNY KERRY
(435) 878-2721

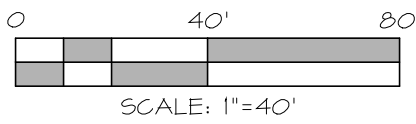
CONTACT: JARED BATES
(435) 673-8586

WASHINGTON TRUST FARM PROJECT

A PROPOSED DEVELOPMENT LOCATED IN SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



VICINITY MAP
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EARTHWORK VOLUMES: TOTAL AREA

12,093 (F) CU. YD. CUT
2,106 (C) CU. YD. FILL
9,387 (F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES; THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED GROUND SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
— 4272 —	1' CONTOUR	— 4272 —
— 4270 —	5' CONTOUR	— 4270 —
— — —	TOP BACK CURB	— — —
— — —	RETAINING WALL	— — —
▨	ASPHALT PAVEMENT	▨
▩	CONCRETE	▩
■	STORM DRAIN DROP INLET	■
■	STORM DRAIN CURB INLET	■
⊙	STORM DRAIN MANHOLE	⊙

DATE:	1/16/26
JOB NO.:	13644-25
DESIGNED BY:	ETY
CHECKED BY:	JWB
DWG:	ZONE CHANGE
DATE:	
REVISIONS:	

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George, Utah 84908
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GRADING PLAN
FOR
WASHINGTON TRUST FARM PROJECT - ZONE CHANGE
WASHINGTON
UTAH



LEGEND

EXISTING	DESCRIPTION	PROPOSED
4212	1' CONTOUR	4212
4210	5' CONTOUR	4210
	TOP BACK CURB	
	RETAINING WALL	
	ASPHALT PAVEMENT	
	CONCRETE	

DATE:	7/16/26
JOB NO.:	13644-25
DESIGNED BY:	ET
CHECKED BY:	JWB
DWG:	ZONE CHANGE
DATE:	
REVISIONS:	

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George, Utah 84901
Ph (435) 673-8800; Fax (435) 673-8397
www.rosenbergs.com

100 EAST SITE GRADING PLAN
FOR
WASHINGTON TRUST FARM PROJECT - ZONE CHANGE
WASHINGTON
UTAH



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PROJECT OWNER/ DEVELOPER
K4D FAMILY LLC
PO BOX 249
ENTERPRISE, UT 84115

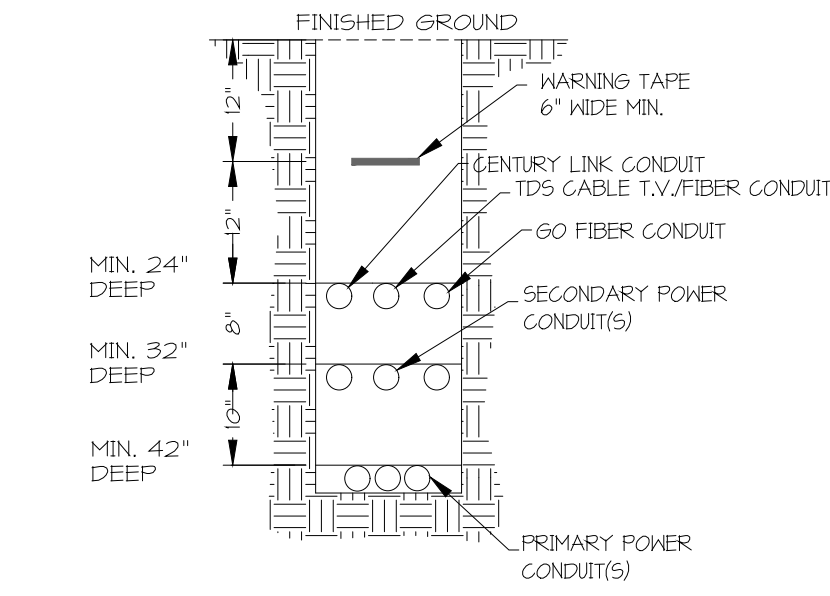
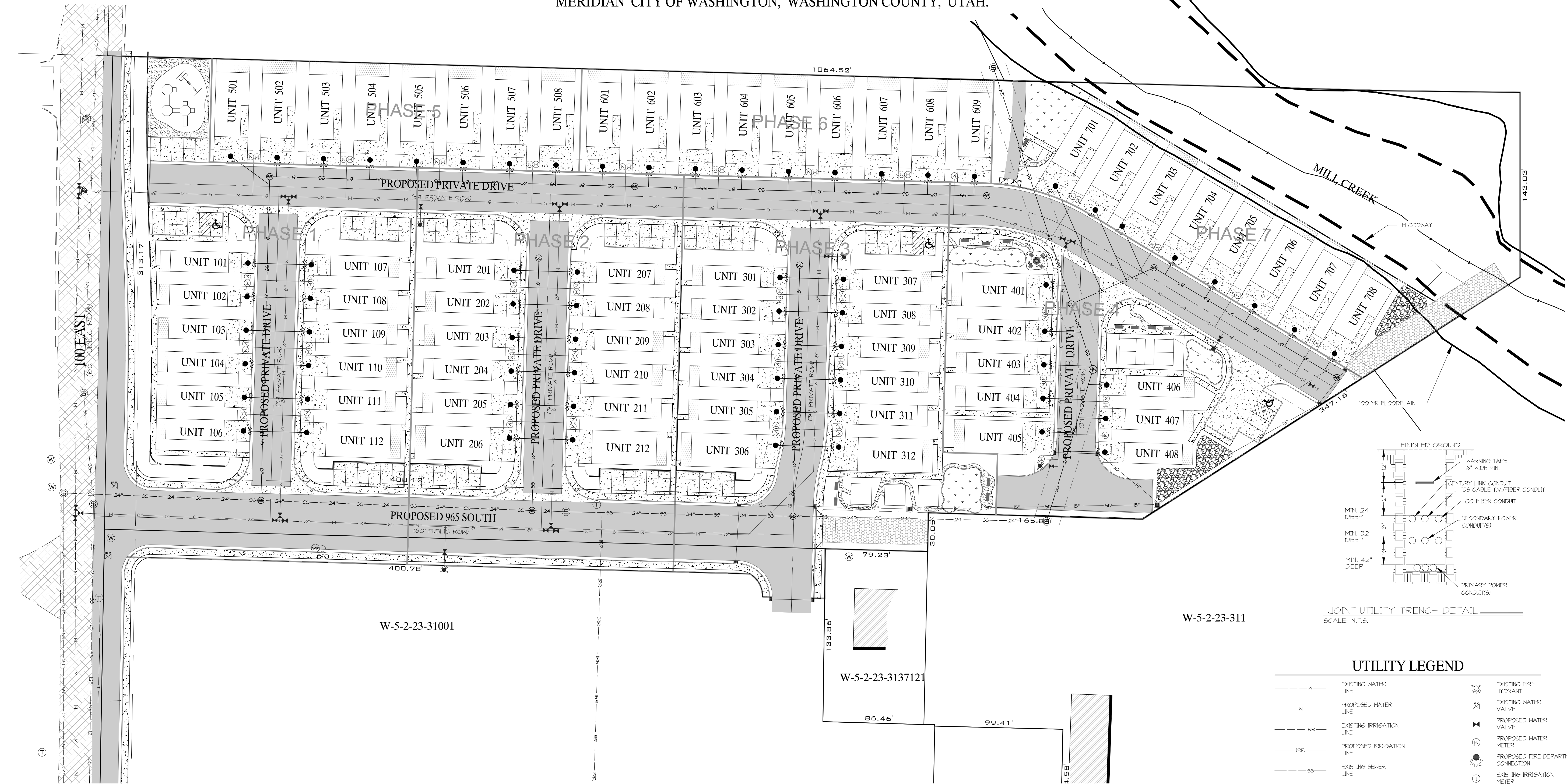
PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790

CONTACT: JOHNNY KERRY
(435) 878-2721

CONTACT: JARED BATES
(435) 673-8586

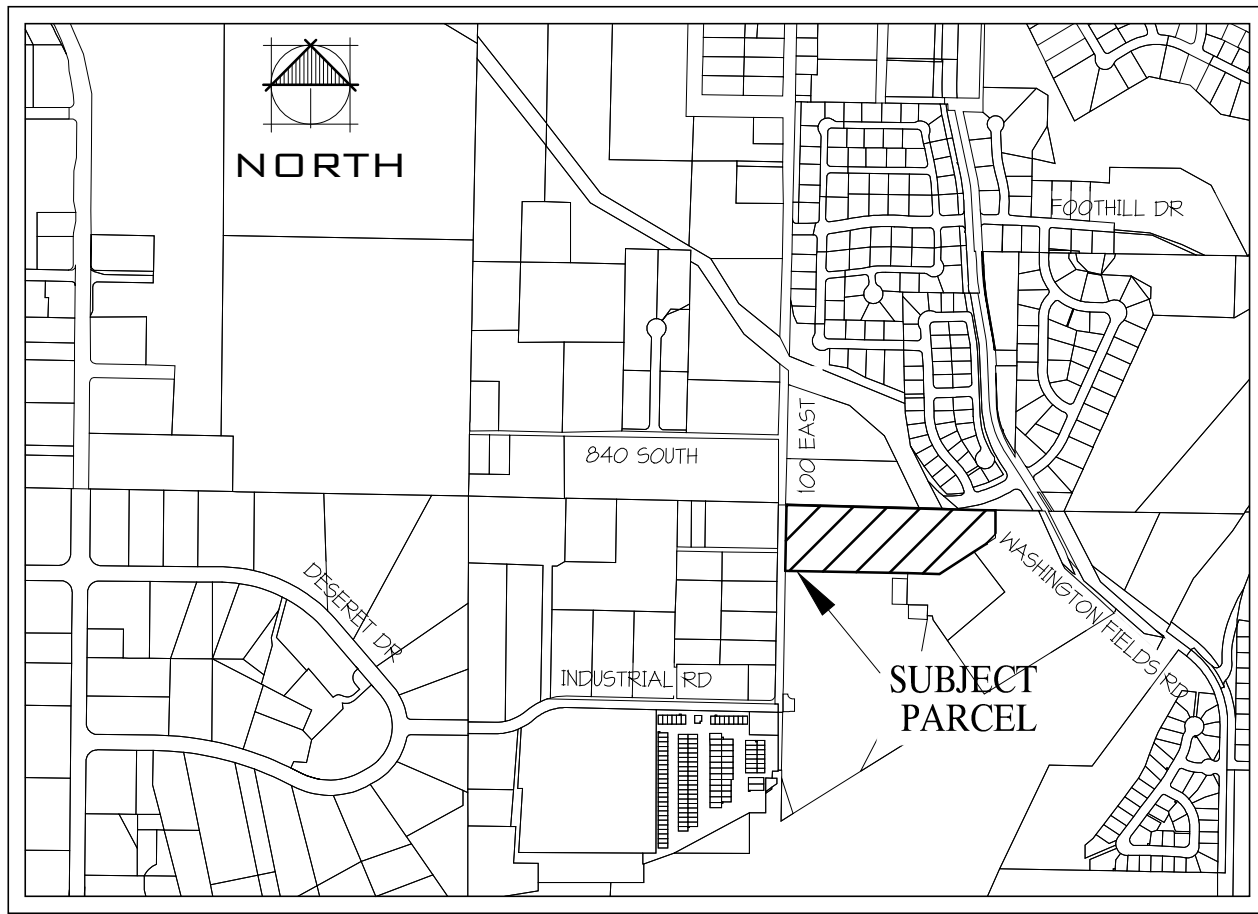
WASHINGTON TRUST FARM PROJECT

A PROPOSED DEVELOPMENT LOCATED IN SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.

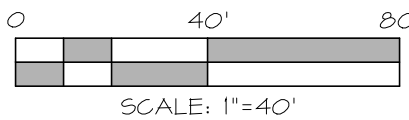


UTILITY LEGEND

---	W	EXISTING WATER LINE	⊗	EXISTING FIRE HYDRANT
---	W	PROPOSED WATER LINE	⊗	EXISTING WATER VALVE
---	IRR	EXISTING IRRIGATION LINE	⊗	PROPOSED WATER VALVE
---	IRR	PROPOSED IRRIGATION LINE	⊗	PROPOSED WATER METER
---	SS	EXISTING SEWER LINE	⊗	PROPOSED FIRE DEPARTMENT CONNECTION
---	SS	PROPOSED SEWER LINE	⊗	EXISTING IRRIGATION METER
---	SD	EXISTING STORM DRAIN LINE	⊗	EXISTING SEWER MANHOLE
---	SD	PROPOSED STORM DRAIN LINE	⊗	PROPOSED SEWER MANHOLE
---	ABC	EXISTING THREE-PHASE POWER LINE	⊗	PROPOSED 6\"/>
---	ABC	EXISTING SECONDARY POWER LINE	⊗	EXISTING CATCH BASIN
---	P	PROPOSED THREE-PHASE POWER LINE	⊗	EXISTING STORM DRAIN MANHOLE
---	G	EXISTING GAS LINE	⊗	EXISTING CURB INLET
---	G	PROPOSED GAS LINE	⊗	PROPOSED CURB INLET
---			⊗	EXISTING POWER POLE
---			⊗	EXISTING COMM PEDESTAL
---			⊗	EXISTING TRANSFORMER
---			⊗	PROPOSED TRANSFORMER
---			⊗	EXISTING POWER POLE
---			⊗	EXISTING GUY WIRE
---			⊗	EXISTING GAS METER



N.T.S.



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LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	TOP BACK CURB	---
---	ASPHALT PAVEMENT	---
---	CONCRETE	---

WASTE TO BE HANDLED BY INDIVIDUAL CANS FOR EACH UNIT

DATE:	1/16/26
JOB NO.:	13644-25
DESIGNED BY:	ET
CHECKED BY:	JWB
DWG:	ZONE CHANGE
DATE:	
REVISIONS:	

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UTILITY PLAN - SEWER, WATER & IRRIGATION
FOR
WASHINGTON TRUST FARM PROJECT - ZONE CHANGE
WASHINGTON
UTAH

PROJECT OWNER/ DEVELOPER
K4D FAMILY LLC
PO BOX 249
ENTERPRISE, UT 84125

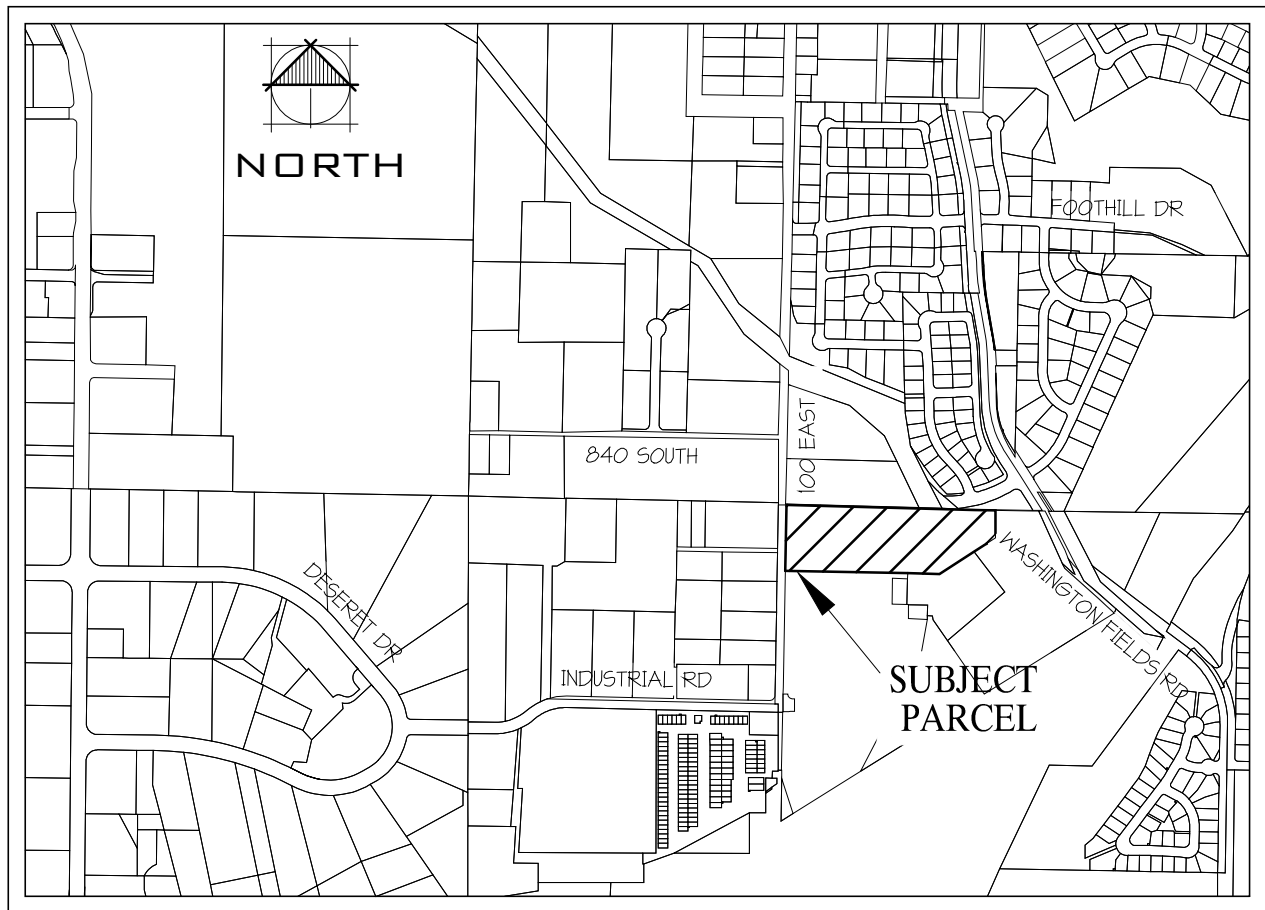
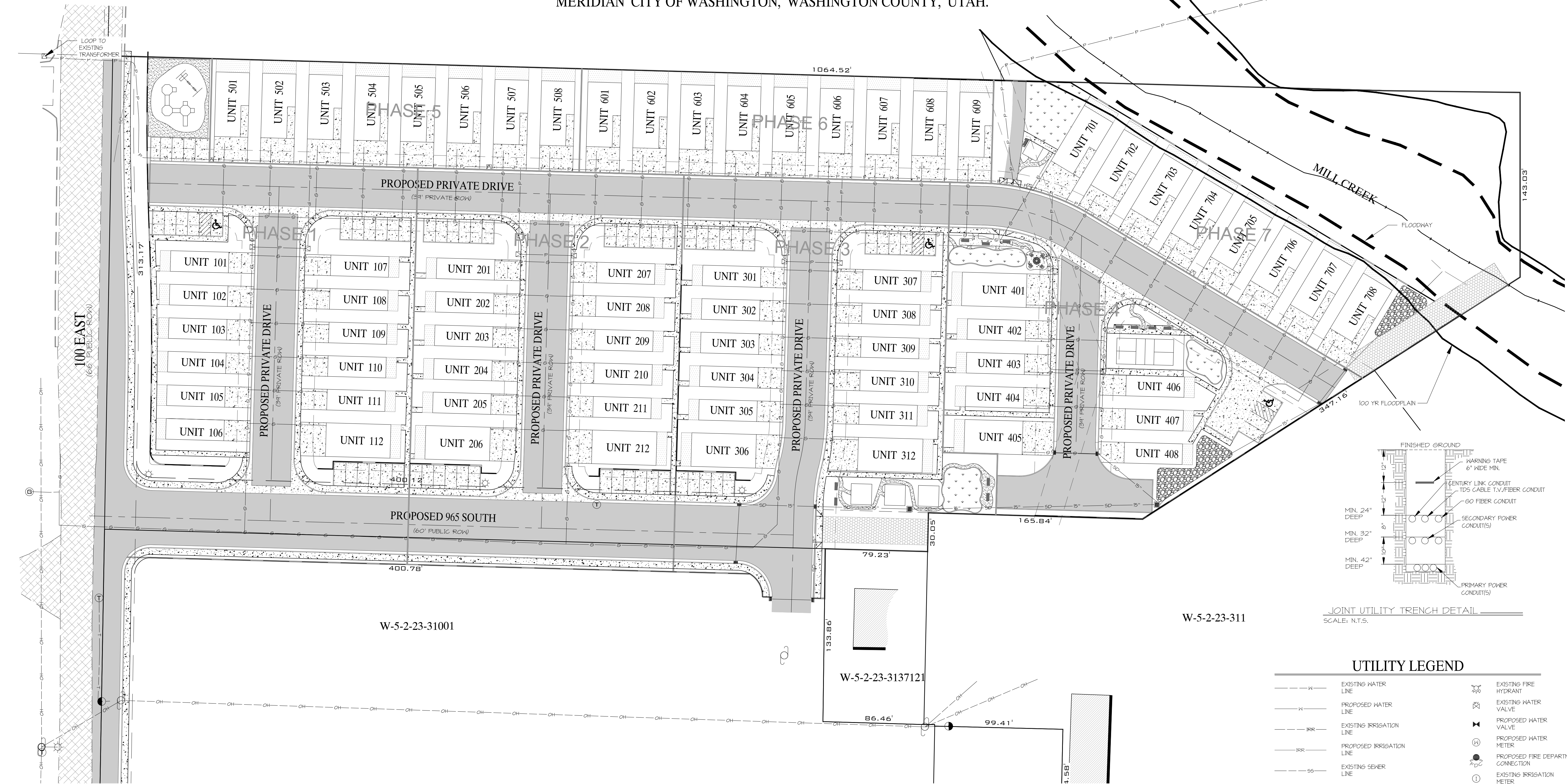
PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UT 84790

CONTACT: JOHNNY KERRY
(435) 878-2721

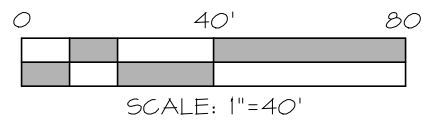
CONTACT: JARED BATES
(435) 673-8586

WASHINGTON TRUST FARM PROJECT

A PROPOSED DEVELOPMENT LOCATED IN SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



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LEGEND

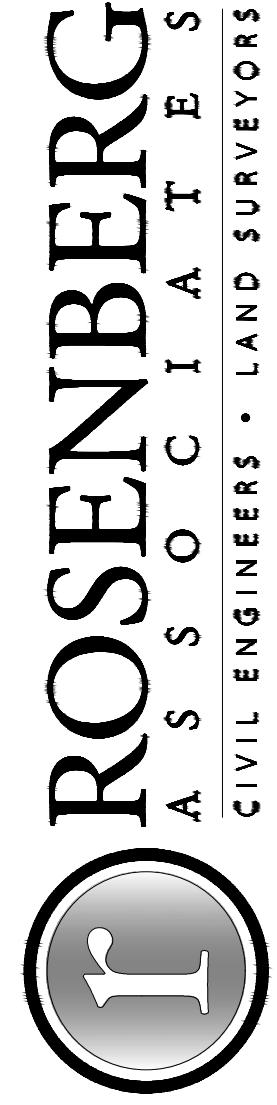
EXISTING	DESCRIPTION	PROPOSED
	TOP BACK CURB	
	ASPHALT PAVEMENT	
	CONCRETE	

UTILITY LEGEND

	EXISTING WATER LINE		EXISTING FIRE HYDRANT
	PROPOSED WATER LINE		EXISTING WATER VALVE
	EXISTING IRRIGATION LINE		PROPOSED WATER VALVE
	PROPOSED IRRIGATION LINE		PROPOSED WATER METER
	EXISTING SEWER LINE		PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED SEWER LINE		EXISTING IRRIGATION METER
	EXISTING STORM DRAIN LINE		EXISTING SEWER MANHOLE
	PROPOSED STORM DRAIN LINE		PROPOSED SEWER MANHOLE
	EXISTING THREE-PHASE POWER LINE		PROPOSED 6" SEWER CLEANOUT
	EXISTING SECONDARY POWER LINE		EXISTING CATCH BASIN
	PROPOSED THREE-PHASE POWER LINE		EXISTING STORM DRAIN MANHOLE
	EXISTING GAS LINE		EXISTING CURB INLET
	PROPOSED GAS LINE		PROPOSED CURB INLET
	EXISTING TRANSFORMER		EXISTING POWER POLE
	PROPOSED TRANSFORMER		EXISTING COMM PEDESTAL
	EXISTING POWER POLE		EXISTING TRANSFORMER
	EXISTING BUY WIRE		EXISTING POWER POLE
	EXISTING GAS METER		EXISTING BUY WIRE

SCALE: N.T.S.

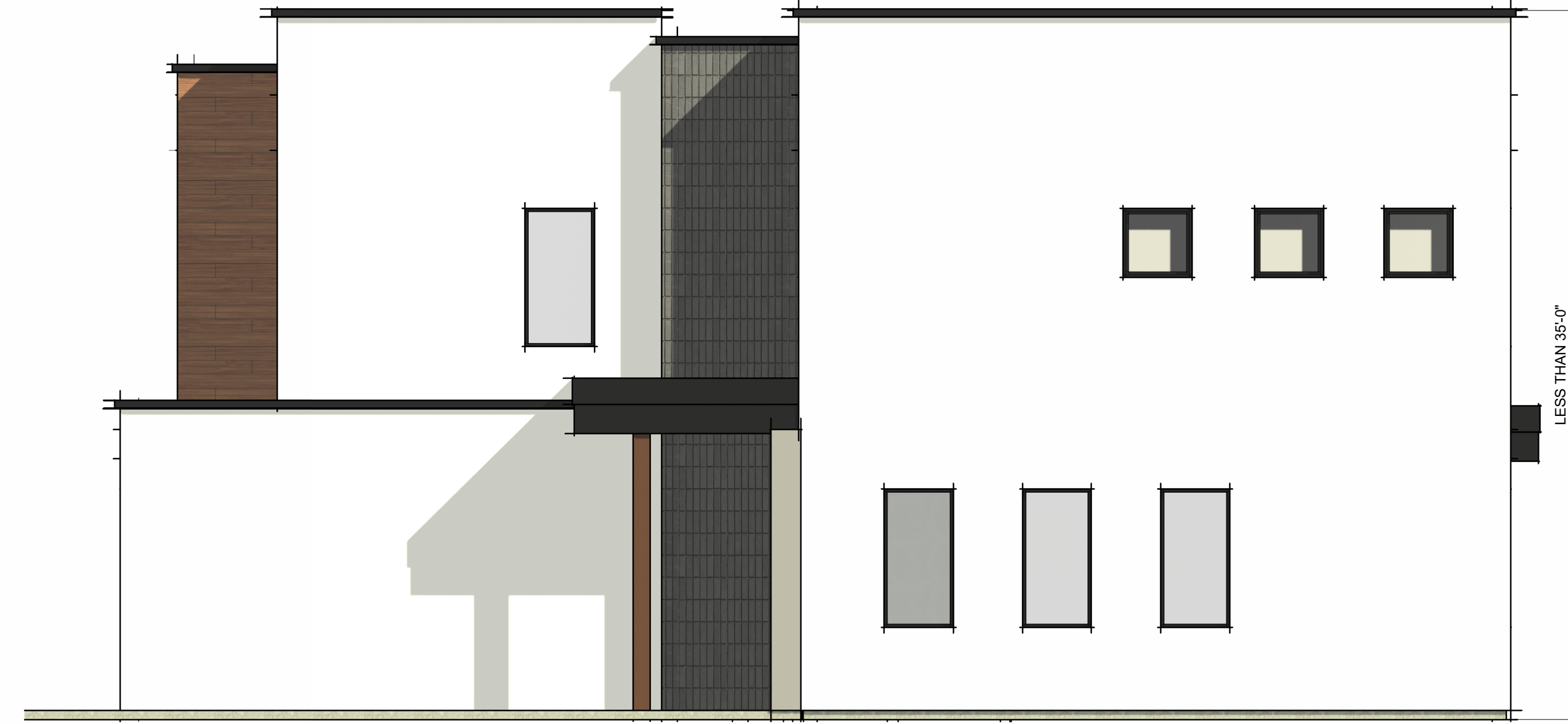
DATE:	1/16/26
JOB NO.:	13644-25
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CHECKED BY:	JWB
DWG:	ZONE CHANGE
DATE:	
REVISIONS:	



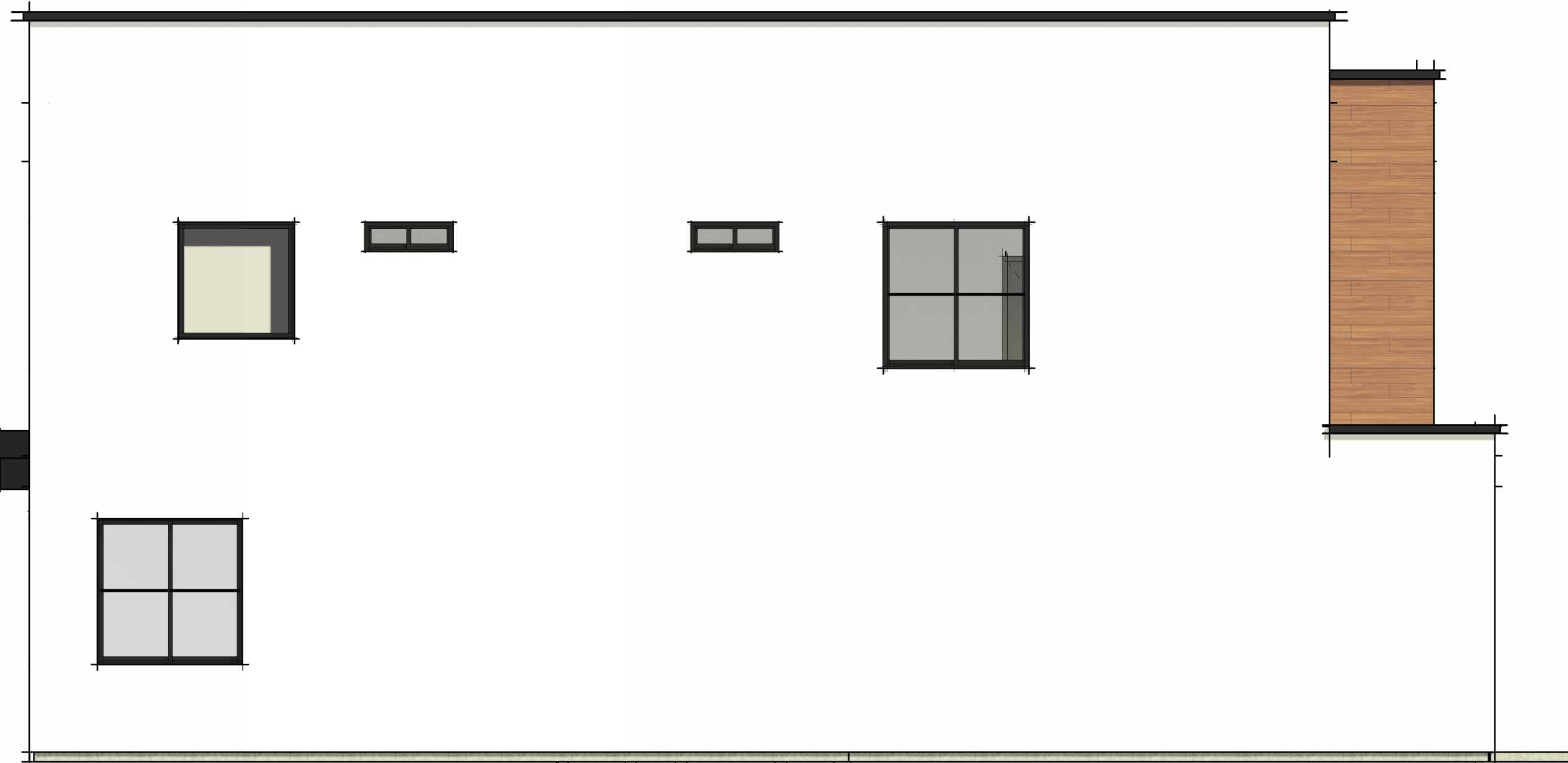
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Ph (435) 673-8586; Fx (435) 673-8397
www.rackal.com

UTILITY PLAN - GAS & POWER
FOR
WASHINGTON TRUST FARM PROJECT - ZONE CHANGE
WASHINGTON
UTAH





4 3 BED - 2 BATH RIGHT ELEVATION
1/4" = 1'-0"



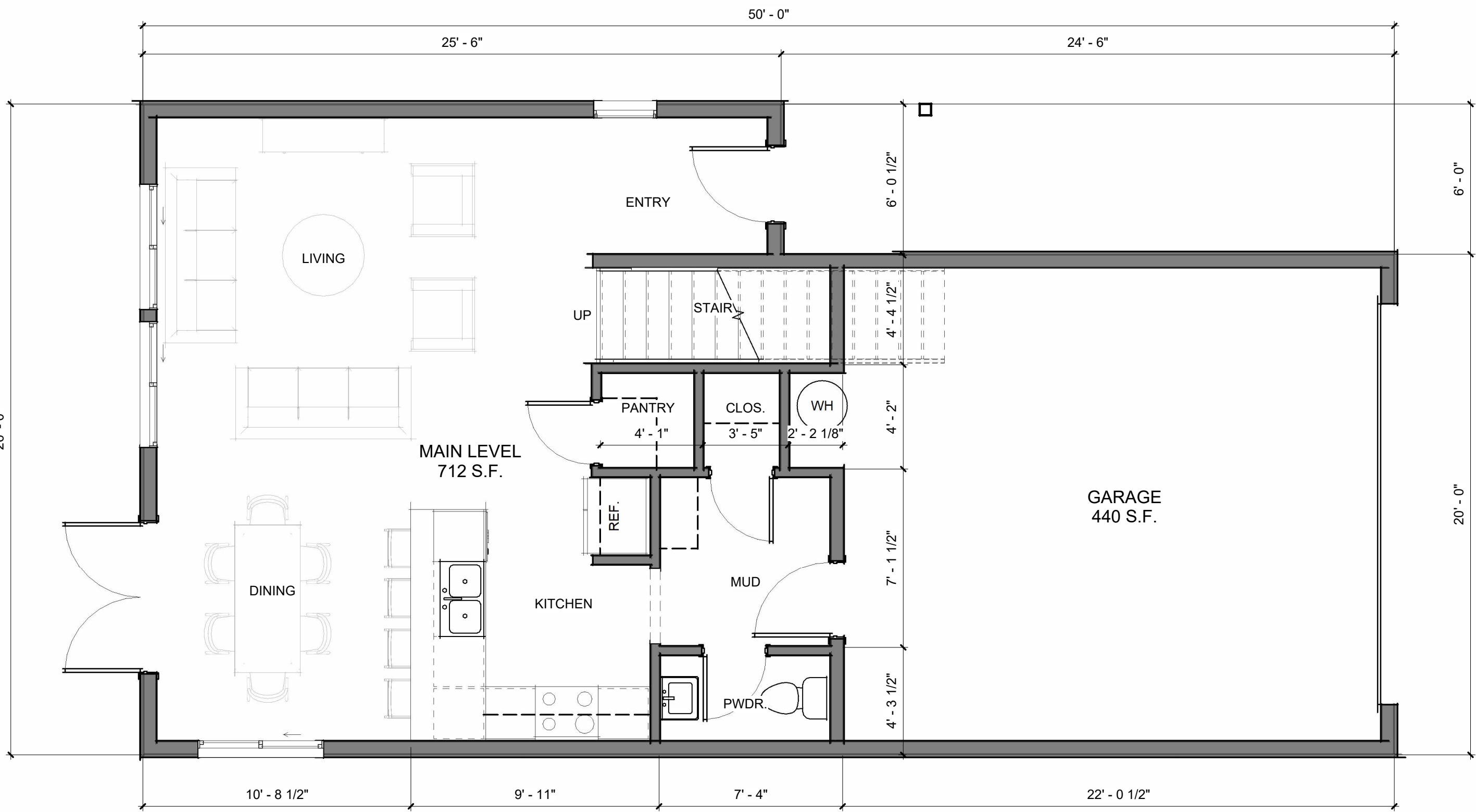
3 3 BED - 2 BATH LEFT ELEVATION
1/4" = 1'-0"



2 3 BED - 2 BATH REAR ELEVATION
1/4" = 1'-0"

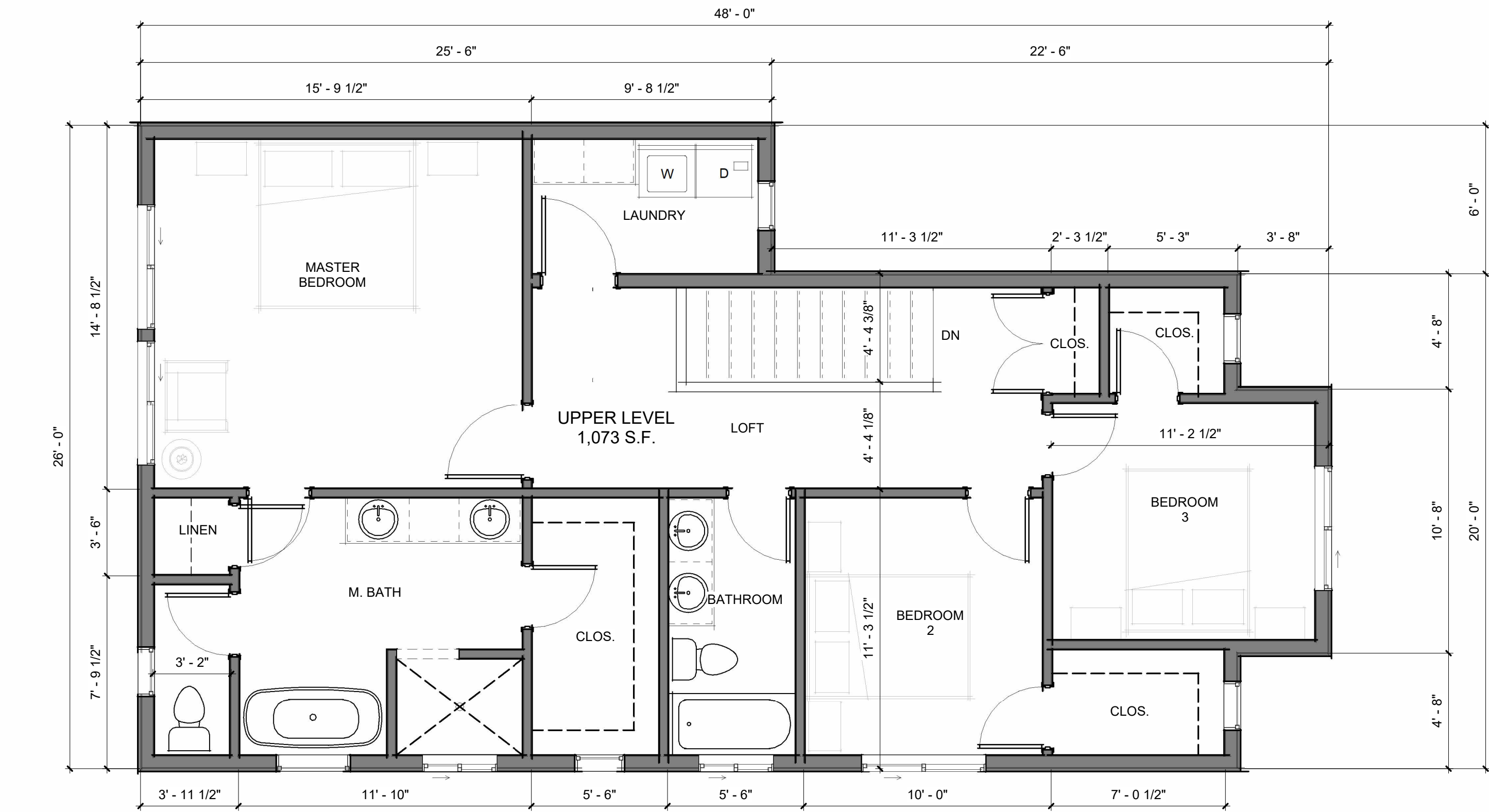


1 3 BED - 2 BATH FRONT ELEVATION
1/4" = 1'-0"



A1 MAIN LEVEL FLOOR PLAN - 3 BED - FRONT LOAD

C1 UPPER LEVEL FLOOR PLAN - 3 BED FRONT LOAD



AREA CALCULATIONS

LEVEL 1	712 S.F.
LEVEL 2	1,073 S.F.
TOTAL LIVING AREA	1,785 S.F.
GARAGE	440 S.F.
TOTAL BUILDING AREA	2,225 S.F.

KEYNOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- B. DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" U.N.O.
- C. CABINETRY AND CASEWORK SHOWN FOR BID PURPOSES AND REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER & INTERIOR DESIGNER.
- D. PROVIDE BACKING FOR ALL FIXTURES AND GRAB BARS. REFER TO MANUFACTURER AND SPECIFICATIONS FOR INSTALLATION.
- E. PROVIDE METAL CORNER BEAD AT ALL GYPSUM BOARD CORNERS.
- F. PROVIDE WATER-RESISTANT GYPSUM BOARD ON WALLS BEHIND PLUMBING FIXTURES PER IBC SECTION 2509
- G. FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP OF STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKINGS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN IBC SECTION 717.2.2 THROUGH 717.2.7
- H. ALL WALLS ADJACENT TO AN OPEN PLENUM CEILING SYSTEM OR EXPOSED STRUCTURE SHALL TERMINATE AT METAL ROOF DECK.
- I. VERIFY ALL EQUIPMENT, FIXTURE, APPLIANCE, ETC. LOCATIONS WITH RESPECTIVE DRAWINGS.

GENERAL NOTES

300 W 300 S DOWNTOWN HOUSING PROJECT
300 W 300 S
ST. GEORGE, UT 84770
SITE PLAN CONCEPT - 2023-10-24

△ DATE REVISION

PROJECT NUMBER 21-096

3 BED
FLOOR
PLANS -
FRONT
LOAD

AE106

FFKR ARCHITECTS

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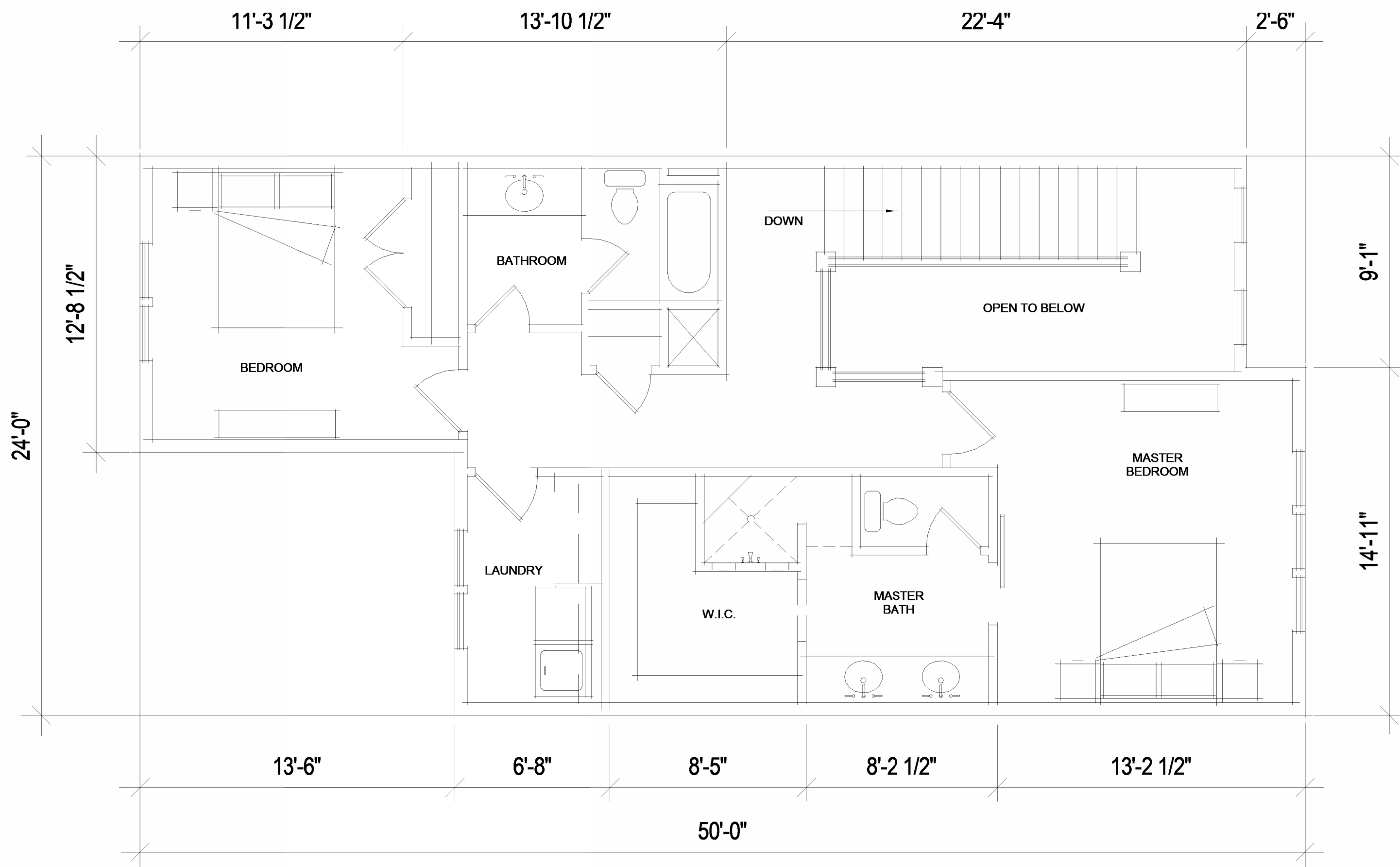
A B C D

1 2 3 4 5

2

UPPER LEVEL FLOOR PLAN - TWO BED - TWO CAR

1/4" = 1'-0"



GENERAL NOTES

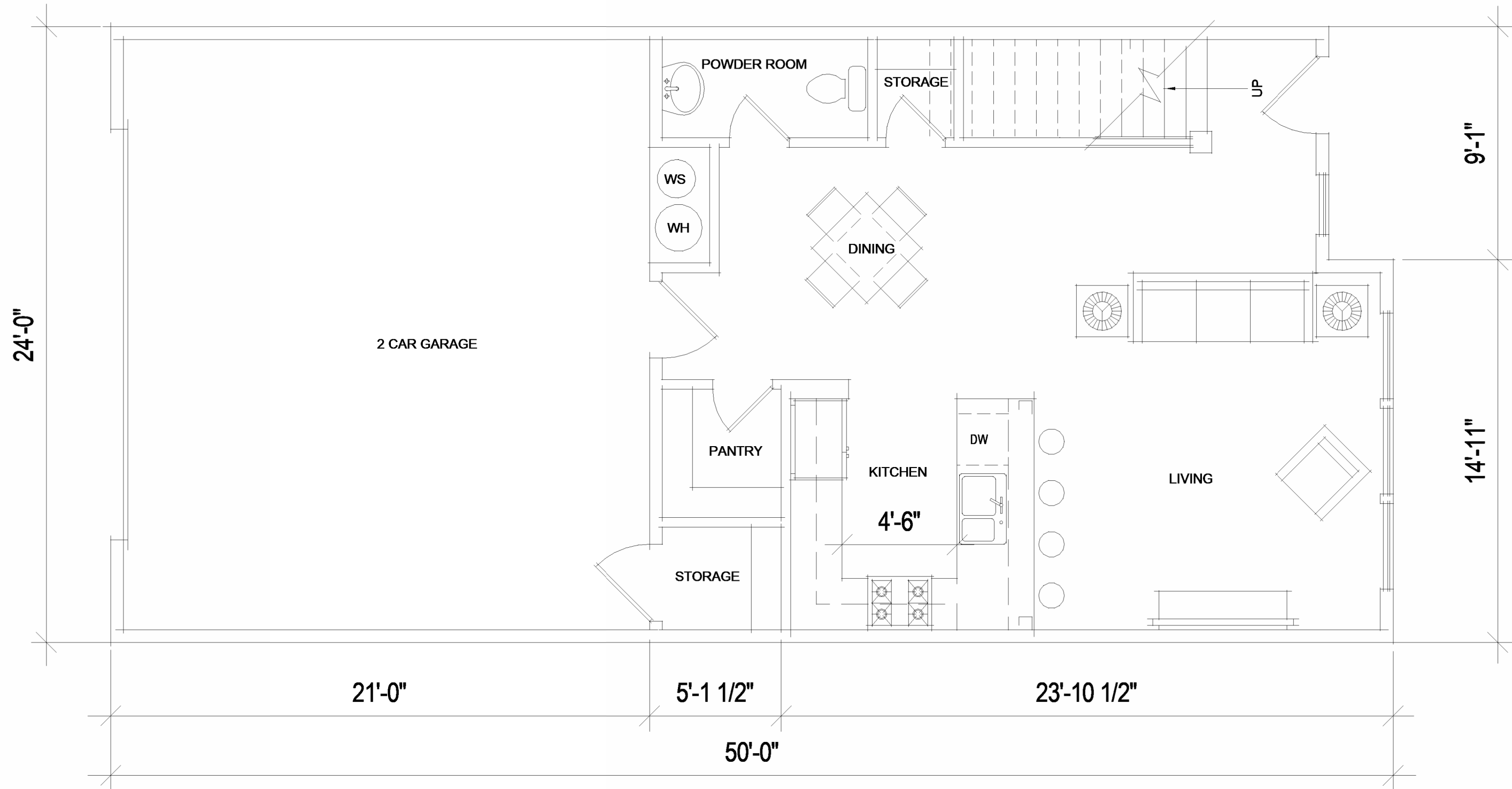
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KEYNOTES

1

MAIN LEVEL FLOOR PLAN - TWO BED - TWO CAR

1/4" = 1'-0"



AREA CALCULATIONS

LEVEL 1	673 S.F.
LEVEL 2	857 S.F.
TOTAL LIVING AREA	1,530 S.F.
GARAGE	504 S.F.
TOTAL BUILDING AREA	2,034 S.F.

300 W 300 S DOWNTOWN HOUSING PROJECT

300 W 300 S
ST. GEORGE, UT 84770
SITE PLAN CONCEPT - 2023-10-24

△ DATE REVISION

PROJECT NUMBER 21-096

TWO
BEDROOM
FLOOR
PLANS,
TWO CAR

AE104

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730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

- ## KEYNOTES

AREA CALCULATIONS

LEVEL 1	673 S.F.
LEVEL 2	1,010 S.F.
TOTAL LIVING AREA	1,683 S.F.
GARAGE	504 S.F.
TOTAL BUILDING AREA	2,187 S.F.



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A

B

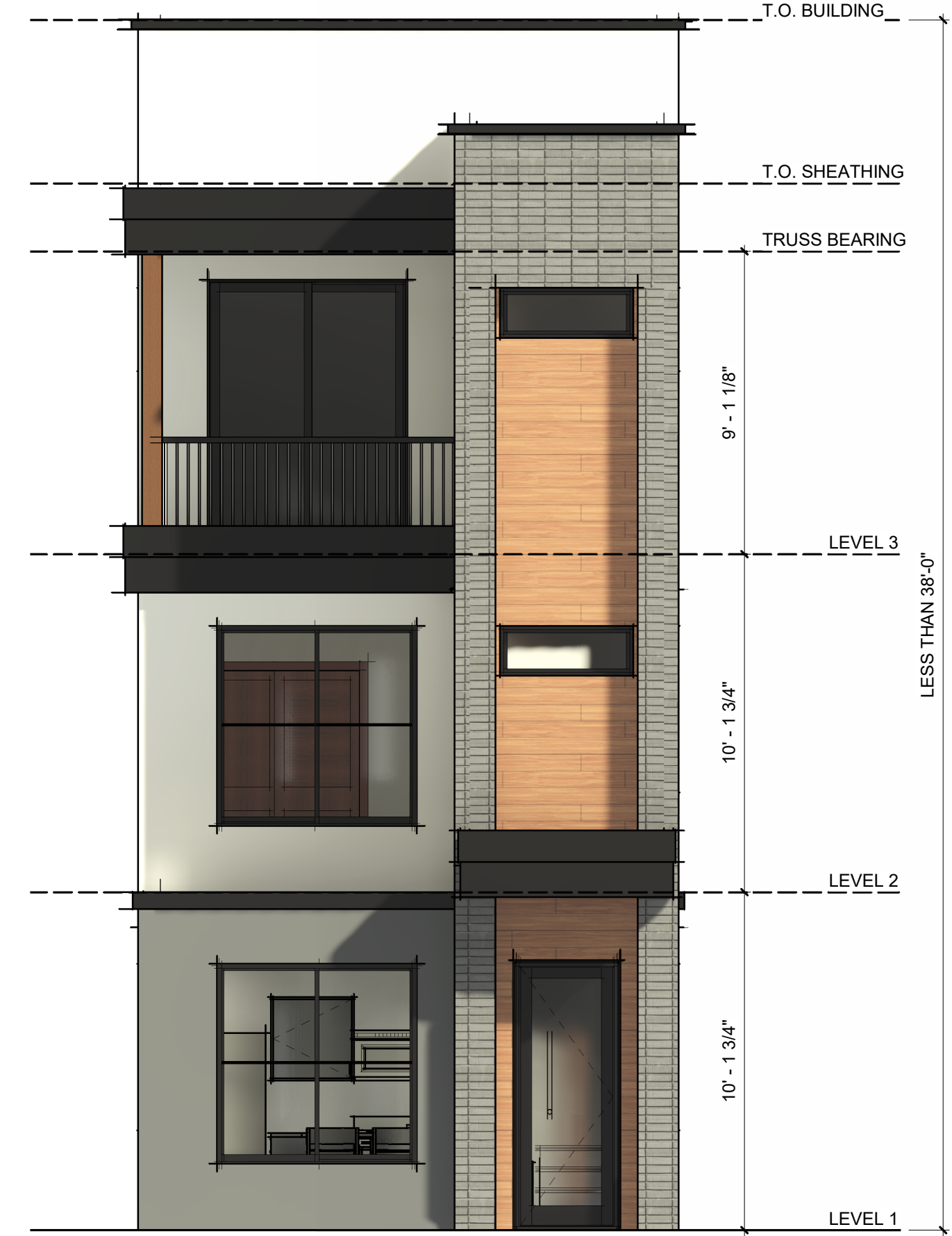
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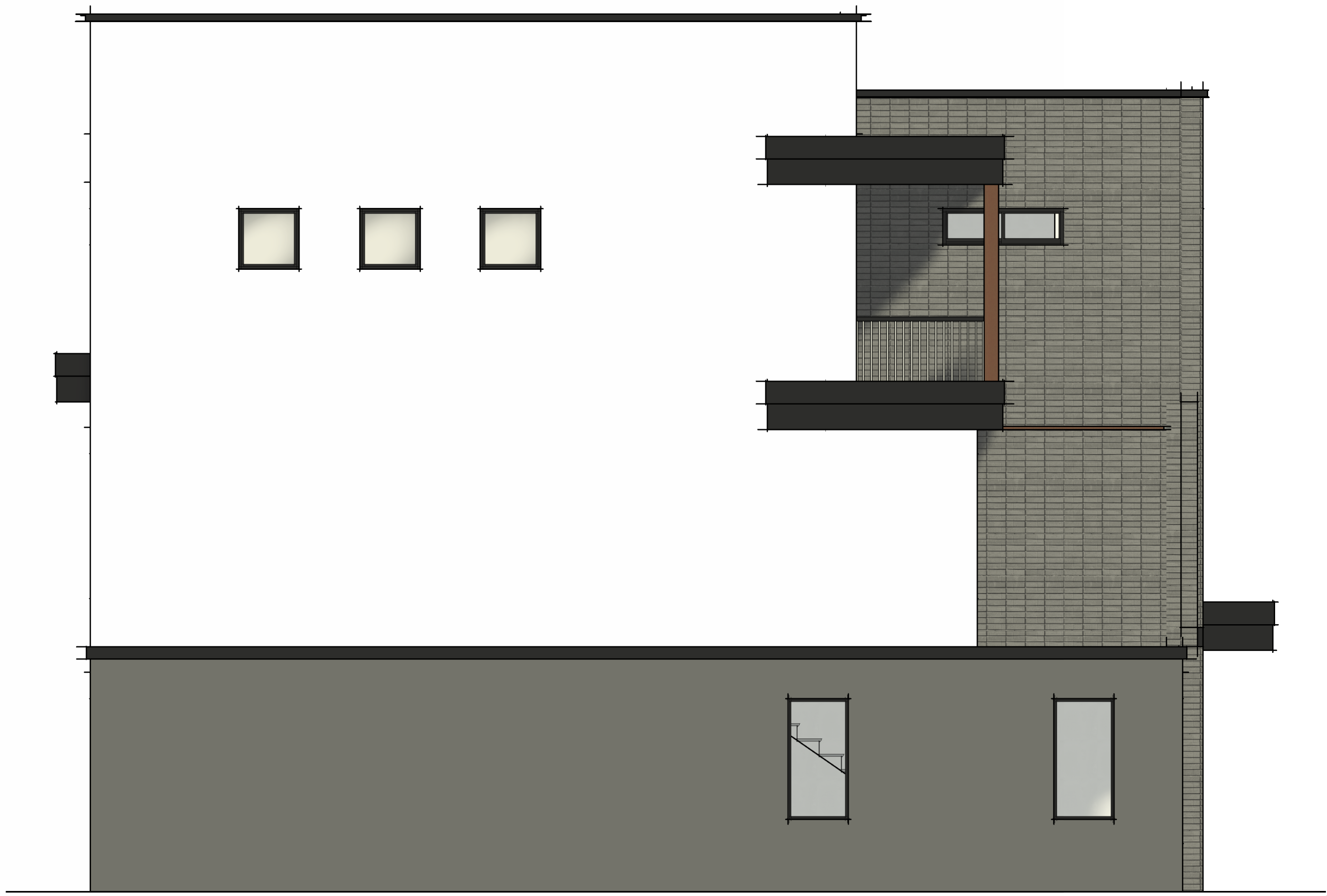
2"

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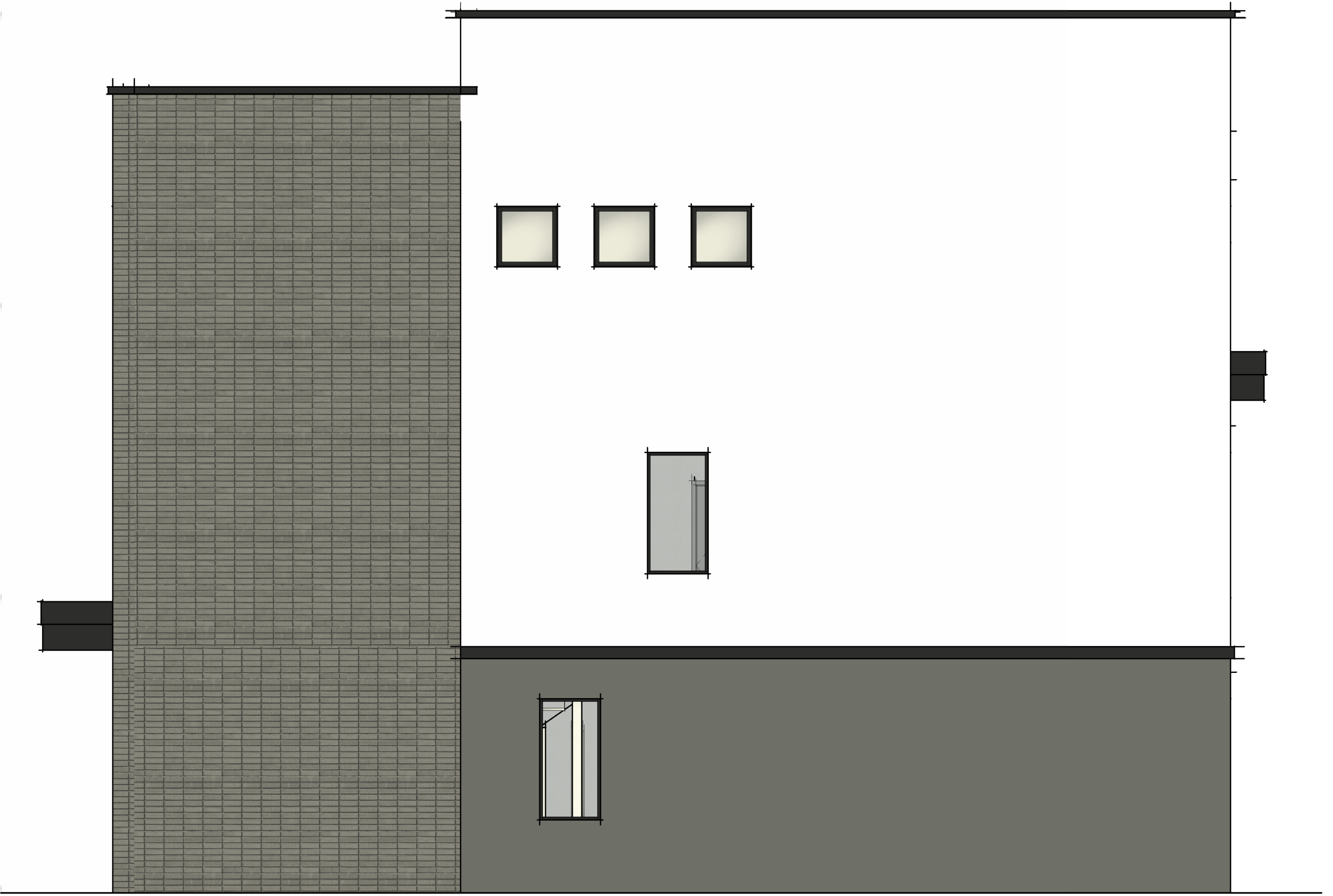
A1 THREE BED FRONT ELEV.
1/4" = 1'-0"



A2 THREE BED LEFT ELEV.
1/4" = 1'-0"



C1 THREE BED REAR ELEV.
1/4" = 1'-0"



C2 THREE BED RIGHT ELEV.
1/4" = 1'-0"

300 W 300 S DOWNTOWN HOUSING PROJECT
300 W 300 S
ST. GEORGE, UT 84770
SITE PLAN CONCEPT - 2023-10-24

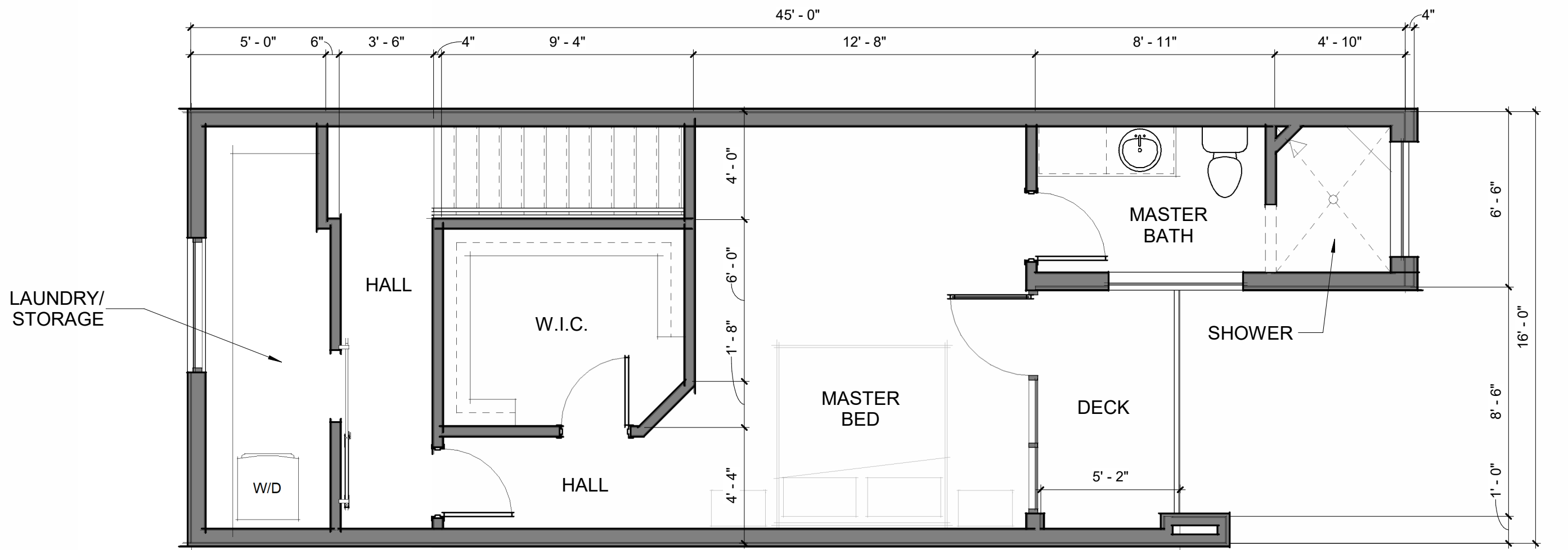
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PROJECT NUMBER 21-096

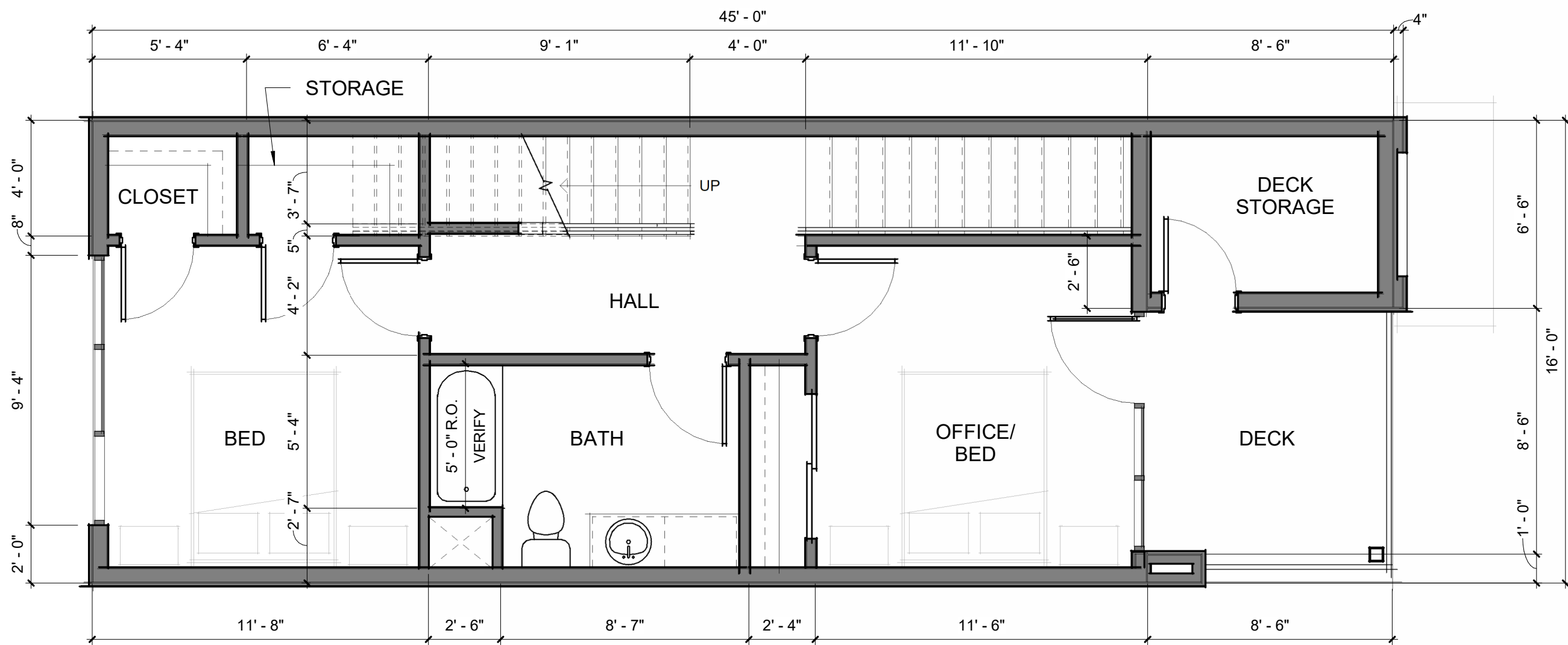
THREE
BED
THREE
STORY
ELEVATIONS

AE203

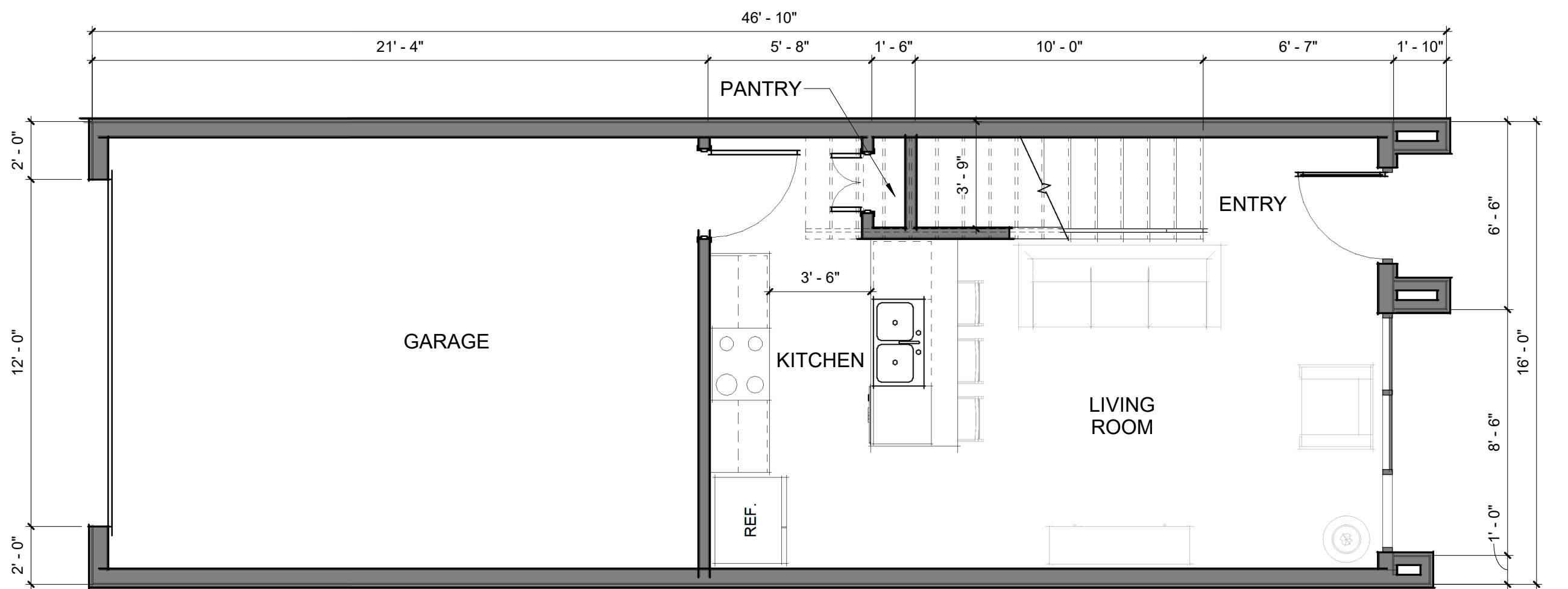
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C1 3RD LEVEL FLOOR PLAN - THREE BED
1/4" = 1'-0"



B1 2ND LEVEL FLOOR PLAN - THREE BED
1/4" = 1'-0"



A1 MAIN LEVEL FLOOR PLAN - THREE BED
1/4" = 1'-0"

GENERAL NOTES

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KEYNOTES

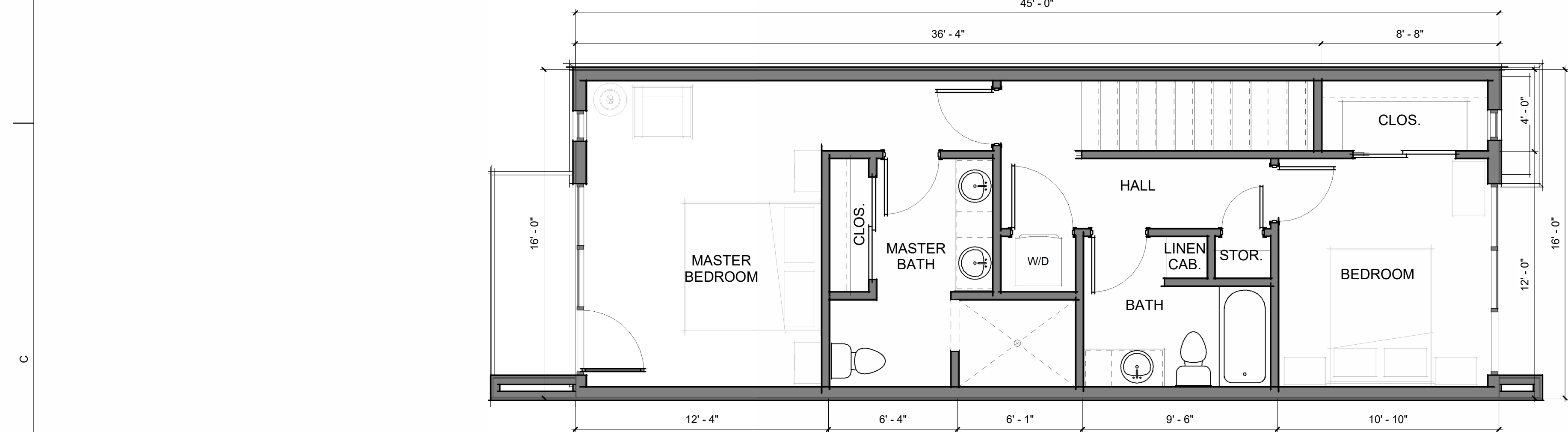
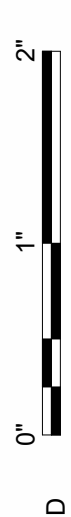
AREA CALCULATIONS

LEVEL 1	382 S.F.
LEVEL 2	575 S.F.
LEVEL 3	548 S.F.
TOTAL LIVING AREA	1,505 S.F.
GARAGE	331 S.F.
TOTAL BUILDING AREA	1,836 S.F.

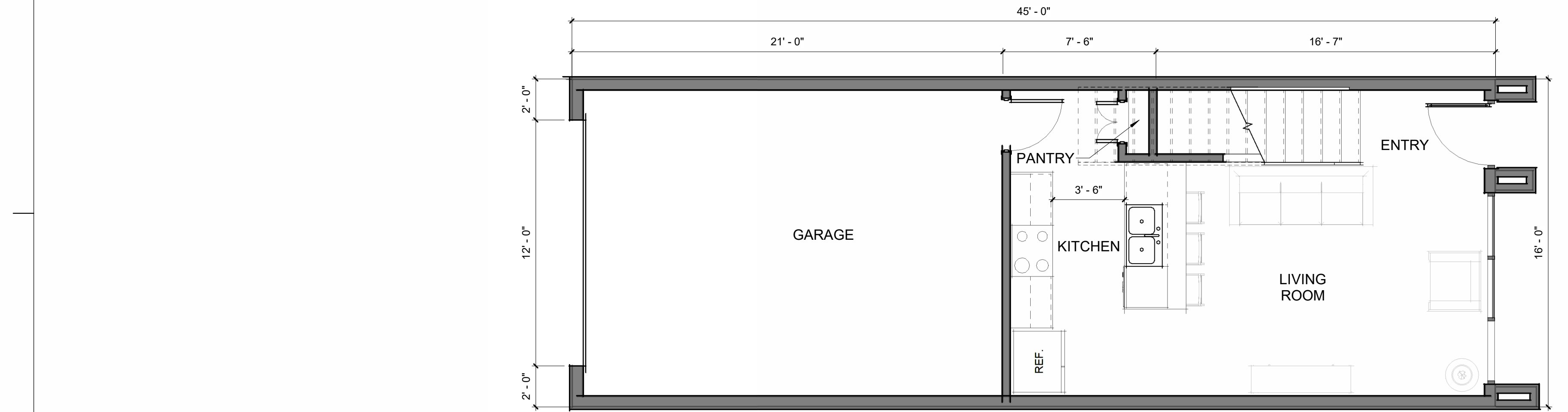
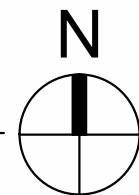
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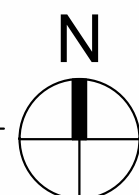
1 2 3 4 5



C1 UPPER LEVEL FLOOR PLAN - TWO BED
1/4" = 1'-0"



A1 MAIN LEVEL FLOOR PLAN - TWO BED
1/4" = 1'-0"



GENERAL NOTES

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KEYNOTES

AREA CALCULATIONS

LEVEL 1	368 S.F.
LEVEL 2	674 S.F.
TOTAL LIVING AREA	1,042 S.F.
GARAGE	351 S.F.
TOTAL BUILDING AREA	1,393 S.F.

300 W 300 S DOWNTOWN HOUSING PROJECT
300 W 300 S
ST. GEORGE, UT 84770
SITE PLAN CONCEPT - 2023-10-24

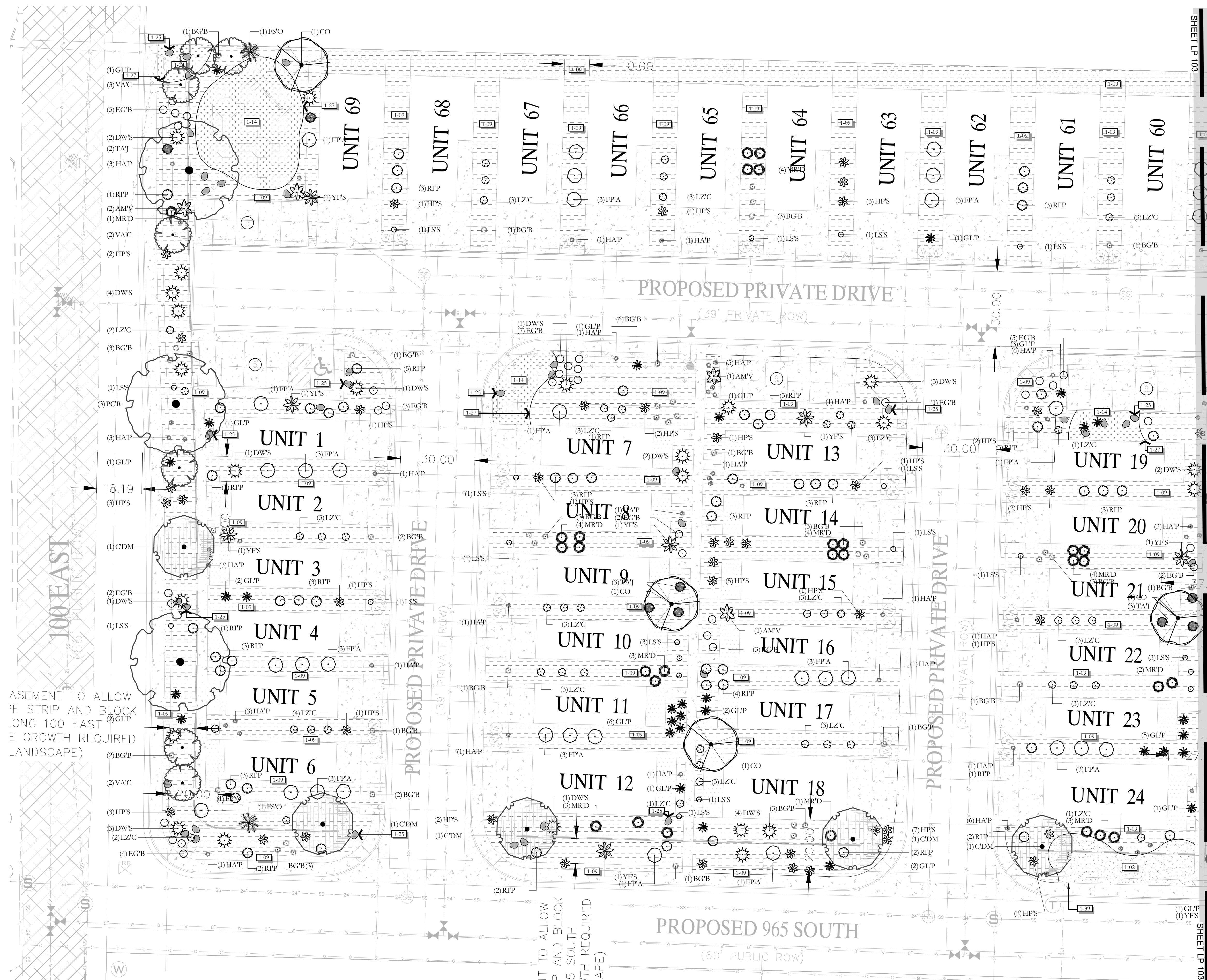
△ DATE REVISION

PROJECT NUMBER 21-096

TWO
BEDROOM
FLOOR
PLANS

AE102

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SHEET LP 103



ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
8/19/2026		UT26062		THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/13/2026				STEVE BEESLEY 714-943-5840		PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com				PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 8/19/2026	
NO. REVISION		DATE		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		TRUST FARM WASHINGTON, UTAH						LANDSCAPE PLAN CITY PERMIT SET LP-103			
1 XXXX		XX-XX-XX		0' 10' 20' 40' 80' GRAPHIC SCALE: 1" = 20'		SHEET LP 102		SHEET LP 103							



TRUST FARM
WASHINGTON, UTAH



P.O.C. CONFIGURATION

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

- POC
- SHUTOFF VALVE
- AMIAD SCREEN FILTER
- MASTER VALVE
- 1" FLOW SENSOR
- QUICK COUPLER

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	46	45
	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	27	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCV-100-IVMQ(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	12	
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	862	
	Rain Bird XFS-09-18 Drip Ring(TREE)	31	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rainbird PESB-IVM 1" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	4	
	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 Watts Full Port Ball Valve w/ Stainless Steel Handle	1	
	Rain Bird EFB-CP-PRS-D 1-1/2" 1.5in. 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	
	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 1in. 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 LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1	
	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 1.5in. T-Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	1	
	Point of Connection 2"	1	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	10,304 lf	
	Irrigation Lateral Line: PVC Schedule 40 1"	205.2 lf	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	33.0 lf	
	Irrigation Mainline: PVC Schedule 40	2,044 lf	
	Pipe Sleeve: PVC Class 200 SDR 21	824.3 lf	
	Valve Callout Valve Number Valve Flow Valve Size		

8/19/2026

UT26062

811

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

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

TRUST FARM
WASHINGTON, UTAH

STEVE BEESLEY
714-943-5840

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PKJ
DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

IRRIGATION OVERALL PLAN
CITY PERMIT SET
IR-100

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

NO.

REVISION

DATE

1 XXXX XX-XX-XX

2

3

4

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS			E.CONTRACTOR QUALIFICATIONS:		
PART 1 - GENERAL			a. CONTRACTOR SHALL PROVIDE DOCUMENT OR RESUME INCLUDING AT LEAST THE FOLLOWING ITEMS:		
1.1 SUMMARY			i. THAT CONTRACTOR HAS BEEN INSTALLING SPRINKLERS ON COMMERCIAL PROJECTS FOR FIVE PREVIOUS CONSECUTIVE YEARS.		
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, REMOVED AND DISPOSED 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.			ii. CONTRACTOR IS LICENSED TO PERFORM LANDSCAPE AND IRRIGATION CONSTRUCTION IN THE STATE OF THIS PROJECT.		
1.2 SYSTEM DESCRIPTION			iii. CONTRACTOR IS BONDABLE FOR THE WORK TO BE PERFORMED.		
A. DESIGN OF IRRIGATION COMPONENTS: LOCATIONS OF IRRIGATION COMPONENTS ON CONSTRUCTION DRAWINGS MAY BE APPROXIMATE. PIPING, SLEEVING AND/OR OTHER COMPONENTS SHOWN ON CONSTRUCTION DRAWINGS MAY BE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY AND DEMONSTRATION OF COMPONENT GROUPINGS AND SEPARATIONS. ALL IRRIGATION COMPONENTS SHALL BE PLACED IN LANDSCAPED AREAS, WITH THE EXCEPTION OF POPE AND WIRE IN SLEEVING UNDER HARDCAPES. ACTUAL ROUTING OF PIPE, WIRE OR OTHER COMPONENTS MAY BE ALTERED DUE TO SITE CONDITIONS NOT ACCOUNTED FOR IN THE DESIGN PROCESS.			iv. REFERENCES OF FIVE PROJECTS OF SIMILAR SIZE AND SCOPE COMPLETED WITHIN THE LAST FIVE YEARS. THREE OF THE PROJECTS LISTED SHALL BE LOCAL.		
B. CONSTRUCTION REQUIREMENTS: ACTUAL PLACEMENT MAY VARY AS REQUIRED TO ACHIEVE A MINIMUM OF 100% COVERAGE WITHOUT OVERSPRAY ONTO HARDCAPE, BUILDINGS OR OTHER FEATURES.			v. LISTING OF SUPPLIERS WHERE MATERIALS WILL BE OBTAINED FOR USE ON THIS PROJECT.		
C. LAYOUT OF IRRIGATION COMPONENTS: DURING LAYOUT AND STAKING, CONSULT WITH OWNER APPROVED REPRESENTATIVE (HEREAFTER REFERRED TO AS OAR) TO VERIFY PROPER PLACEMENT OF IRRIGATION COMPONENTS, AND TO PROVIDE CONTRACTOR RECOMMENDATIONS FOR CHANGES WHERE REVISIONS MAY BE ADVISABLE. SMALL OR MINOR ADJUSTMENTS TO SYSTEM LAYOUT ARE PERMISSIBLE TO AVOID EXISTING FIELD OBSTRUCTIONS SUCH AS UTILITY BOXES OR STREET LIGHT POLES. CONTRACTOR SHALL PLACE REMOTE CONTROL VALVES IN GROUPS AS PRACTICAL TO ECONOMIZE ON QUANTITY OF MANHOLD ISOLATION VALVES. QUICK COUPLER VALVES SHALL BE PLACED WITH MANHOLD GROUPS AND PROTECTED BY MANHOLD ISOLATION VALVES. QUICK COUPLER VALVES ARE SHOWN ON CONSTRUCTION DOCUMENTS IN APPROXIMATE LOCATIONS.			vi. EVIDENCE THAT CONTRACTOR CURRENTLY EMPLOYS WORKERS IN SUFFICIENT QUANTITIES TO COMPLETE PROJECT WITHIN TIME LIMITS THAT ARE ESTABLISHED BY THE CONTRACT.		
1.3 DEFINITIONS			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.		
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.			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.		
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.			1.7 DELIVERY-STORAGE-HANDLING		
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.			A. DURING DELIVERY, INSTALLATION AND STORAGE OF MATERIALS FOR PROJECT, ALL MATERIALS SHALL BE PROTECTED FROM CONTAMINATION, DAMAGE, VANDALISM, AND PROLONGED EXPOSURE TO SUNLIGHT. ALL MATERIAL STORED AT PROJECT SITE SHALL BE NEATLY ORGANIZED IN A COMPACT ARRANGEMENT AND STORAGE SHALL NOT DISRUPT PROJECT OWNER OR OTHER TRADES ON PROJECT SITE. ALL MATERIAL TO BE INSTALLED SHALL BE HANDLED BY CONTRACTOR WITH CARE TO AVOID BREAKAGE OR DAMAGE. DAMAGED MATERIALS ATTRIBUTED TO CONTRACTOR SHALL BE REPLACED WITH NEW AT CONTRACTORS EXPENSE.		
D. LATERAL LINE PIPING: CIRCUIT PIPING DOWNSTREAM OF REMOTE CONTROL VALVES TO PROVIDE WATER TO SPRINKLER HEADS, DRIP SYSTEMS OR RUBBLERS.			1.8 SEQUENCING		
1.4 REFERENCES			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, FILTER 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.		
A. THE FOLLOWING STANDARDS WILL APPLY TO THE WORK OF THIS SECTION:			1.9 WARRANTY		
a. ASTM-AMERICAN SOCIETY FOR TESTING AND MATERIALS			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.		
b. IA - THE IRRIGATION ASSOCIATION: MAIN BMP DOCUMENT, LANDSCAPE IRRIGATION SCHEDULING AND WATER MANAGEMENT DOCUMENT.			1.10 OWNERS INSTRUCTION		
1.5 SUBMITTALS			A. AFTER SYSTEM IS INSTALLED, INSPECTED, AND APPROVED, INSTRUCT OWNERS REPRESENTATIVES IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. COORDINATE INSTRUCTION WITH REFERENCES TO PREVIOUSLY SUBMITTED OPERATION AND MAINTENANCE MANUAL.		
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 MAY BE IN THREE RING BINDERS OR OTHER SMALL 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 PRECIEDED IN THE FIELD UNTIL THE REQUIRED SUBMITTALS HAVE BEEN REVIEWED IN ITS ENTIRETY AND STAMPED APPROVED. DELIVERED MATERIAL SHALL MATCH THE APPROVED SAMPLES.			1.11 MAINTENANCE		
B. OPERATION AND MAINTENANCE MANUAL:			A. FURNISH THE FOLLOWING ITEMS TO OWNERS REPRESENTATIVE:		
a. AT LEAST THIRTY (30) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE MANUAL TO OAR, CONTAINING:			a. TWO QUICK COUPLER KEYS WITH HOSE SWIVELS.		
i. MANUFACTURER CATALOG CUT SHEET AND CURRENT PRINTED SPECIFICATIONS FOR EACH ELEMENT OR COMPONENT OF THE IRRIGATION SYSTEM.			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.		
ii. PARTS LIST FOR EACH OPERATING ELEMENT OF THE SYSTEM			B. PROVIDE THE FOLLOWING SERVICES:		
iii. MANUFACTURER PRINTED LITERATURE ON OPERATION AND MAINTENANCE OF OPERATING ELEMENTS OF THE SYSTEM.			a. WINTERIZE: ENTIRE IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT. WINTERIZE BY "BLOW-OUT" METHOD USING COMPRESSED AIR. COMPRESSOR SHALL BE CAPABLE OF MINIMUM OF 75 PSI. THIS OPERATION SHALL OCCUR AT THE END OF FIRST GROWING SEASON AFTER NEEDED 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 OWNERS REPRESENTATIVE IN PROPER START-UP AND WINTERIZATION PROCEDURE.		
iv. SECTION LISTING INSTRUCTIONS FOR OVERALL SYSTEM OPERATION AND MAINTENANCE. INCLUDE DIRECTIONS FOR SPRING START-UP AND WINTERIZATION.			2.2 POINT OF CONNECTION		
b. PROJECT RECORD COPY			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.		
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.			2.3 CONNECTION ASSEMBLY		
ii. COMPLETED PROJECT AS-BUILT DRAWINGS			A. SECONDARY WATER SHALL BE USED ON THIS PROJECT. INSTALL FILTER AND RPZ AS NEEDED.		
iii. SHOW DETAIL AND DIMENSION CHANGES MADE DURING INSTALLATION. SHOW SIGNIFICANT DETAILS AND DIMENSIONS THAT WERE NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.			2.4 CONTROL SYSTEM		
iv. 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.			A. POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED FOR BY THIS CONTRACT.		
v. DIMENSIONS ARE TO BE TAKEN FROM PERMANENT CONSTRUCTED SURFACES, FEATURES, OR FINISHED EDGES LOCATED AT OR ABOVE FINISHED GRADE.			B. CONTROLLER SHALL BE AS SPECIFIED IN THE DRAWINGS. CONTROLLER SHALL BE SURGE PROTECTED.		
vi. 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.			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.		
1.6 QUALITY ASSURANCE			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.		
A. ACCEPTANCE: DO NOT INSTALL WORK IN THIS SECTION PRIOR TO ACCEPTANCE BY OAR.			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 .0045 INCHES. THE WIRES SHALL BE UL LISTED FOR DIRECT BURIAL IN IRRIGATION SYSTEMS AND BE RATED AT A MINIMUM OF 30 VAC. PAISE ELECTRIC CO., LP SPECIFICATION NUMBER P979D.		
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. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OR INTERPRETED TO PERMIT WORK OR MATERIALS NOT CONFORMING TO THE ABOVE CODES.			a. A MINIMUM OF 24" OF ADDITIONAL WIRE SHALL BE LEFT AT EACH VALVE, EACH SPLICE BOX AND AT EACH CONTROLLER.		
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.			b. COMMON WIRE SHALL BE WHITE IN COLOR, 12 GAUGE. CONTROL WIRE SHALL BE RED IN COLOR. 14 GAUGE SPARE/EXTRA WIRE (IF FT) SHALL BE LOOPED WITHIN EACH VALVE BOX OF THE GROUPING IT IS TO SERVICE.		
D. WORKMANSHIP AND MATERIALS:			D. RCV WIRE SPLICING: CONNECTORS SHALL BE 3M BRAND DRY 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 "WIRE SPLICE" OR "WS" ON BOX LID.		
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.			2.5 SLEEVING		
b. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF PRACTICE RELATING TO THE TRADE.			A. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT EXISTING UNDERGROUND UTILITIES AND COMPONENTS. SLEEVING MINIMUM SIZE SHALL BE 2". SLEEVING 2" THROUGH 4" IN SIZE SHALL BE S/40 PVC SOLVENT WELD. SLEEVING 6" AND LARGER SHALL BE CL 200 PVC GASKETED. SLEEVE		

DIAMETER SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PIPE WITHIN THE SLEEVE. SLEEVES SHALL BE EXTENDED 6" MINIMUM BEYOND WALK OR EDGE OF PAVEMENT. WIRE OR CABLE SHALL NOT BE INSTALLED IN THE SAME SLEEVE AS PIPING, BUT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE ENDS ON SLEEVE SIZES 4" AND LARGER SHALL BE CAPPED WITH INTEGRAL CORRESPONDING SIZED PVC SLIP CAP, PRESSURE FIT, UNTIL USED, TO PREVENT CONTAMINATION. SLEEVES SHALL BE INSTALLED AT APPROPRIATE DEPTHS FOR MAIN LINE PIPE OR LATERAL PIPE.

2.6 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.

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 WATEROUS 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 S/80 PVC TEE NIPPLES ON BOTH SIDES OF THE VALVE. VALVE SHALL BE PLACED SO THAT THE HANDLE IS VERTICAL TOWARD THE TOP OF THE VALVE BOX IN THE "OFF" POSITION.

2.9 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 MANHOLD 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 G175212 SWING JOINT ASSEMBLY WITH SNAP-LOCK OUTLET 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 20 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" 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 BE FLUSH TO FINISH GRADE OF TOPSOIL, OR BARBED AREAS. CONTRACTOR SHALL PROVIDE EXTENSIONS OR STACK ADDITIONAL VALVE BOXES AS NECESSARY TO BRING VALVE BOX FIT 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 SETTILING. 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 OARS 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. COORDINATION OF TRENCH AND VALVE LOCATIONS SHALL BE Laid OUT FOR THE OAR PRIOR TO ANY EXCAVATION OCCURRING. PLANT MATERIAL DEEMED DAMAGED BY THE OAR SHALL BE REPLACED WITH NEW PLANT MATERIAL AT CONTRACTORS 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, 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 SETTILING.

3.3 SPRINKLER HEADS

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

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

C. CONTROL VALVES SHALL BE OPENED, 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.

3.4 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 TREE OR LARGE SHRUBS, AVOID PLACEMENT UNDER HARDCAPE FEATURES.

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

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 71 GLUE AND P70 PRIMER ACCORDING TO MANUFACTURER'S SPECIFICATION, NO EXCEPTIONS. ALL WORKERS PERFORMING GLUE OPERATIONS SHALL PROVIDE EVIDENCE OF CERTIFICATION. GLUED MAIN LINE PIPE SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO BEING ENERGIZED. LATERAL LINES SHALL CURE A MINIMUM OF 2 HOURS PRIOR TO BEING ENERGIZED AND SHALL NOT REMAIN UNDER CONSTANT PRESSURE UNLESS CURED FOR 24 HOURS.

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

3.6 CONTROLLERS

A. ALL GROUNDING FOR PEDESTAL CONTROLLERS 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 HARDCAPE SURFACES SHALL BE PLACED CONTINUOUSLY IN CONDUIT. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SLEEVING NEEDS FOR CONDUIT OR SWEPS ELBOWS 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 OWNERS 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 ROOM FOR CONTROLLER. PROVIDE ETHERNET TO HARDWARE 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 WALKS, CURBS, OR PATHS SHALL BE LOCATED AT GRADE AND 2" AWAY FROM HARDCAPE.

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 CONTRACTORS EXPENSE.

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

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

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

3.11 CLEANING

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

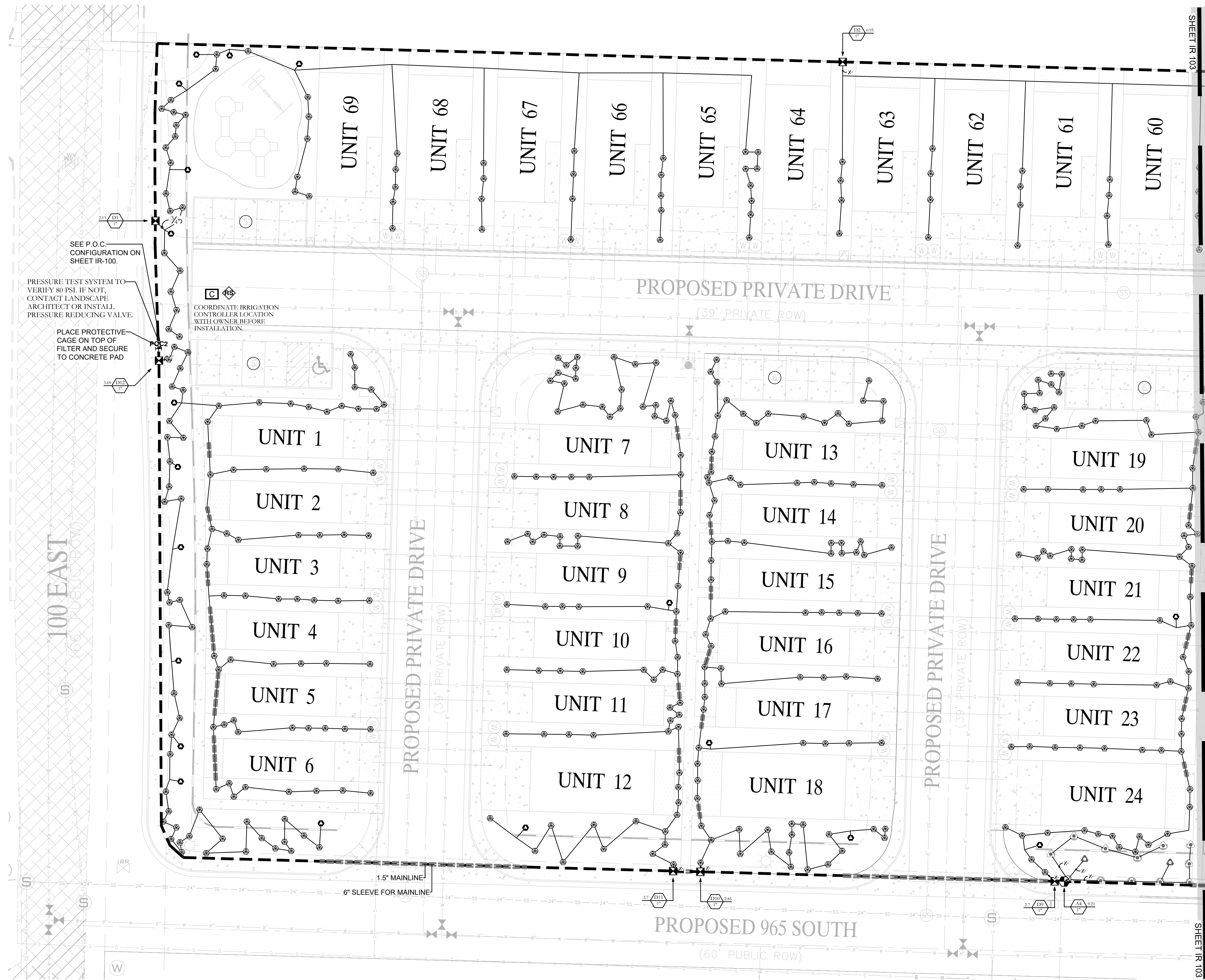
B. OPEN TRENCHES OR HAZARDS SHALL BE PROTECTED WITH YELLOW CAUTION TAPE.

C. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL 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



ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
8/19/2026		UT26062		** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/13/2026				STEVE BEESLEY 714-943-5840		JTA ACP KBA				PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 8/19/2026	

NO.

REVISION

DATE

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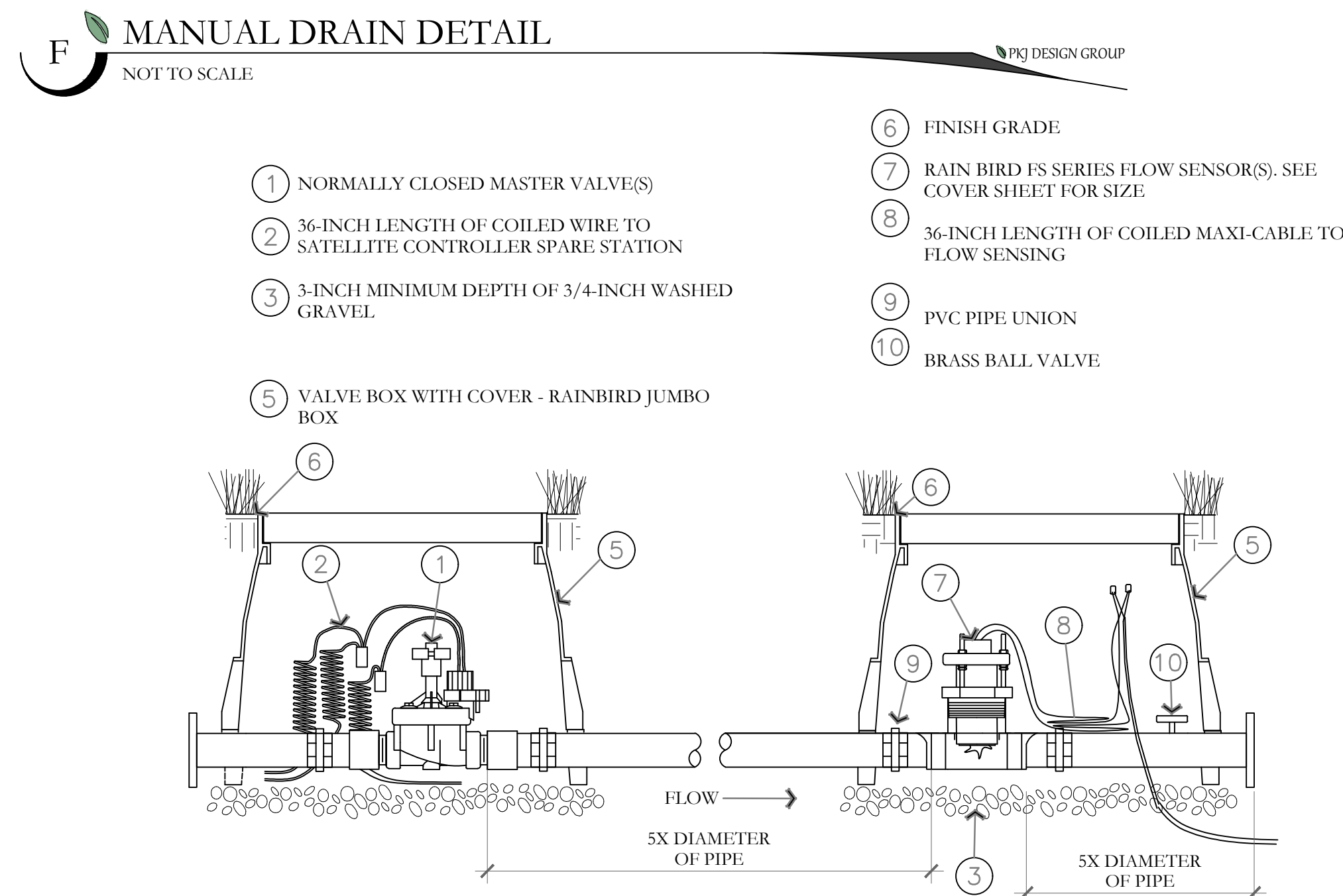
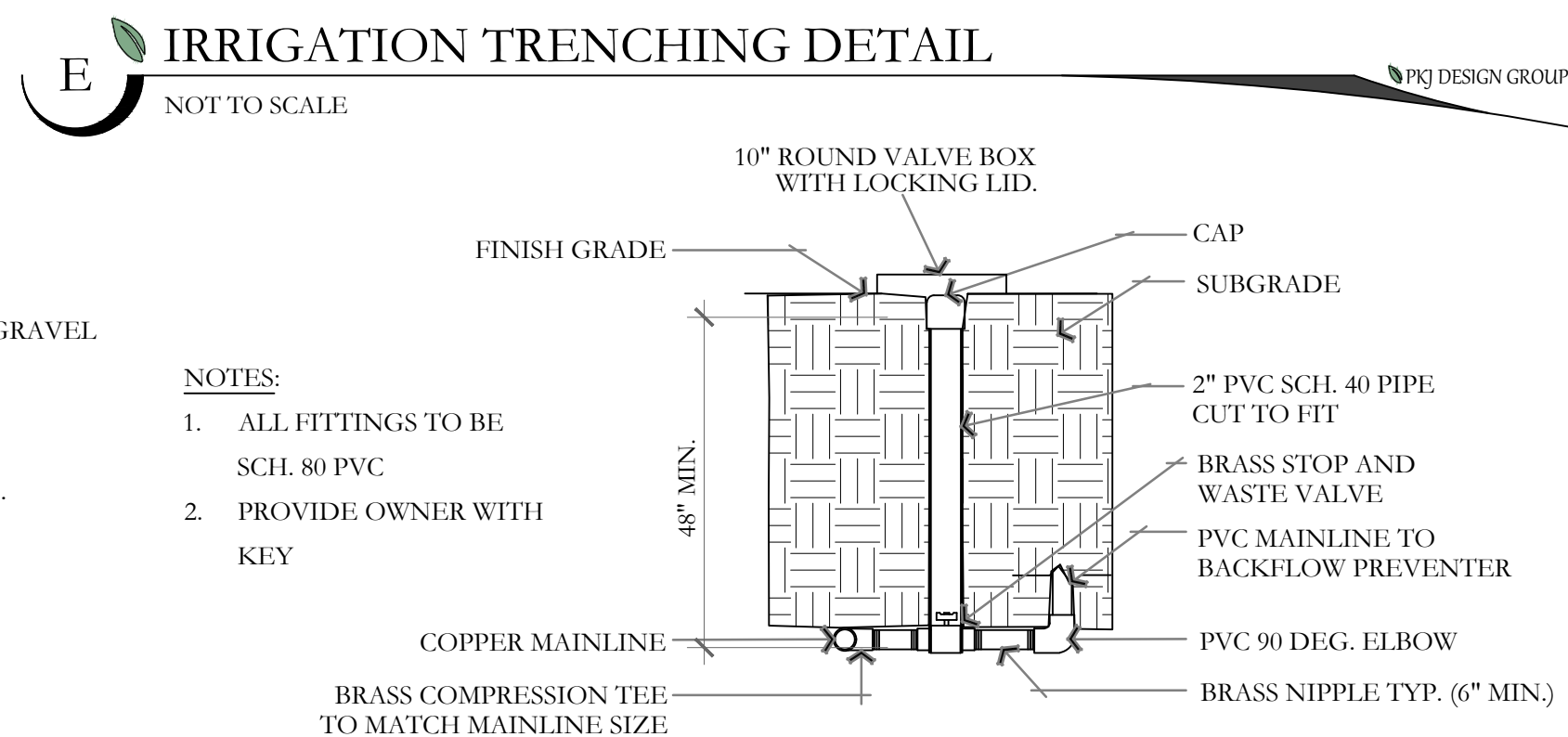
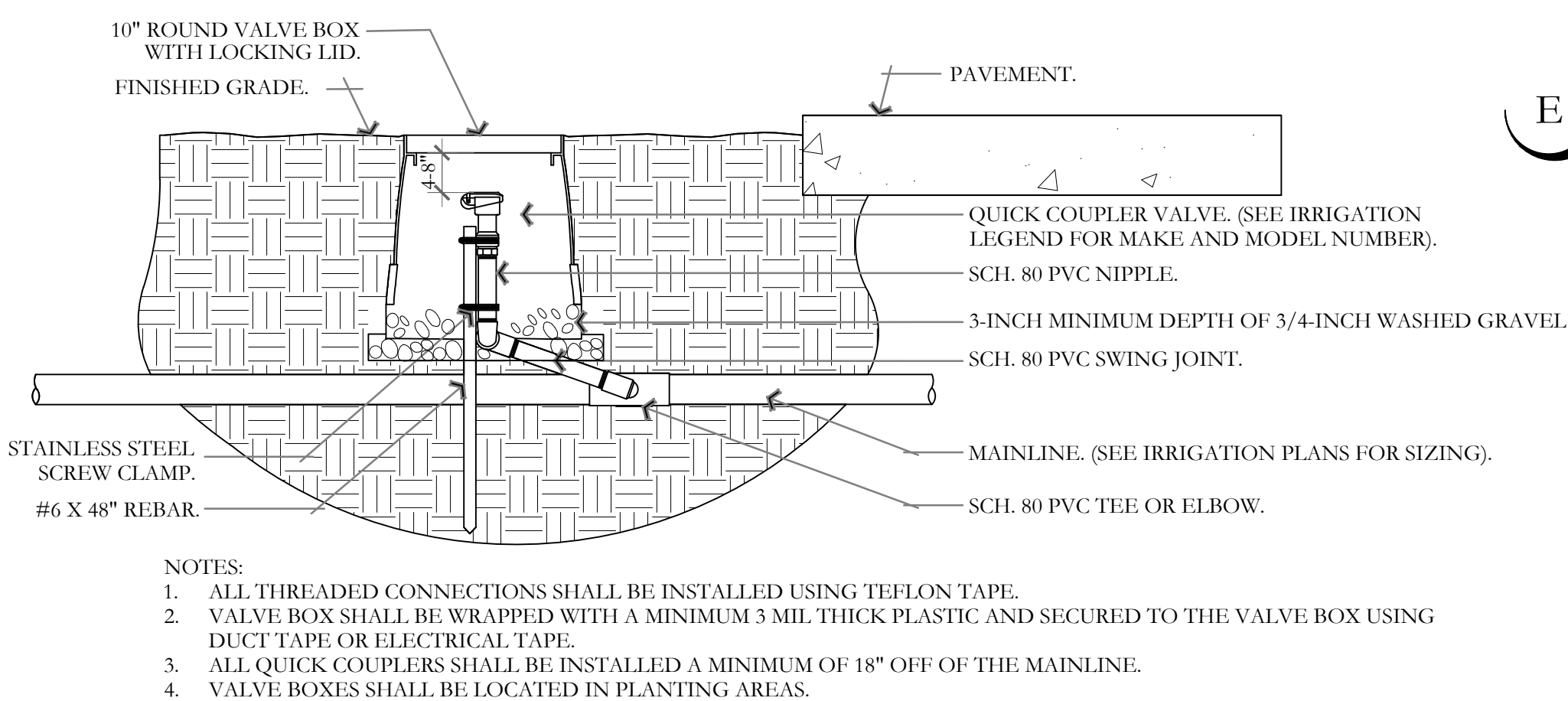
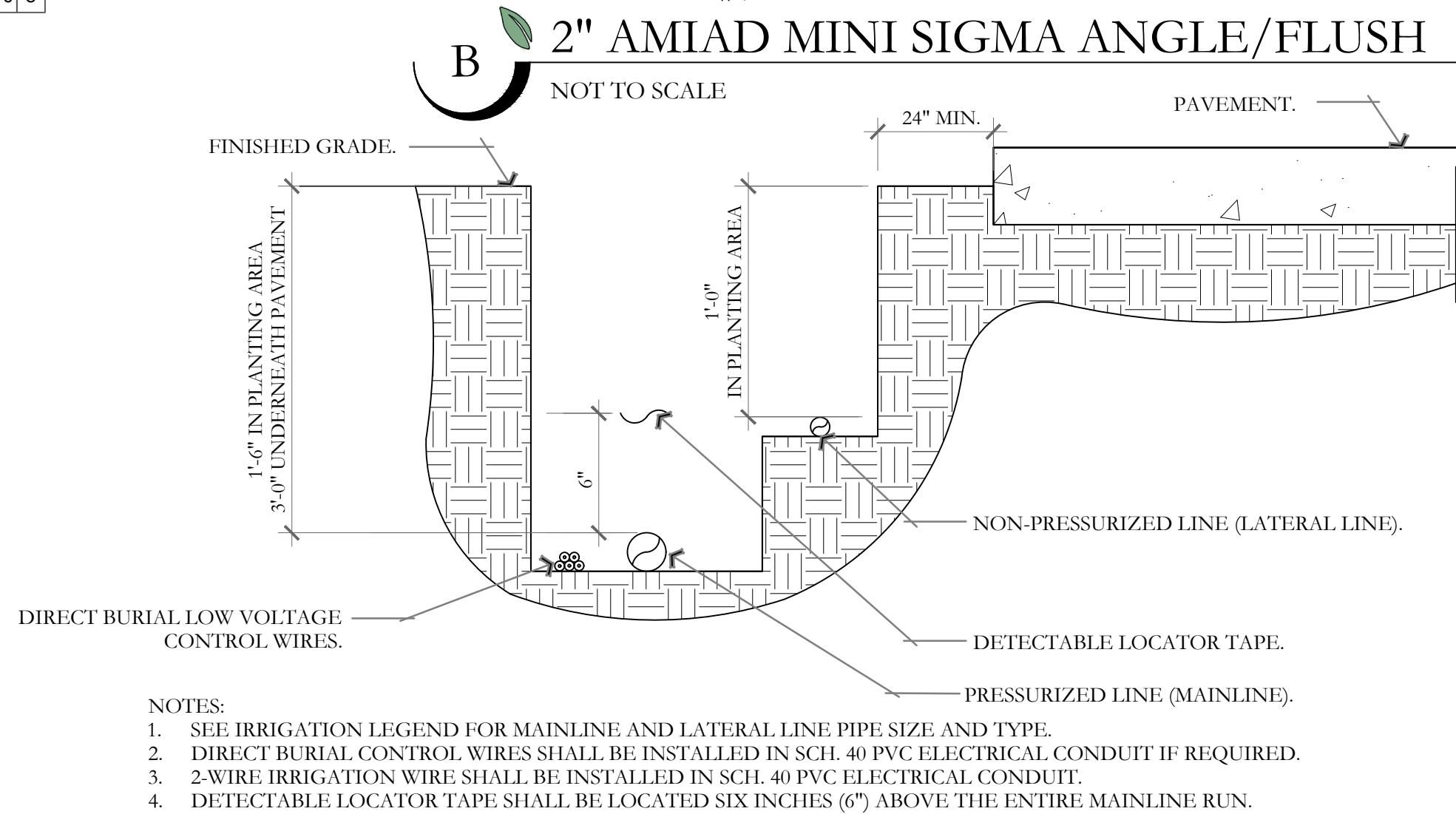
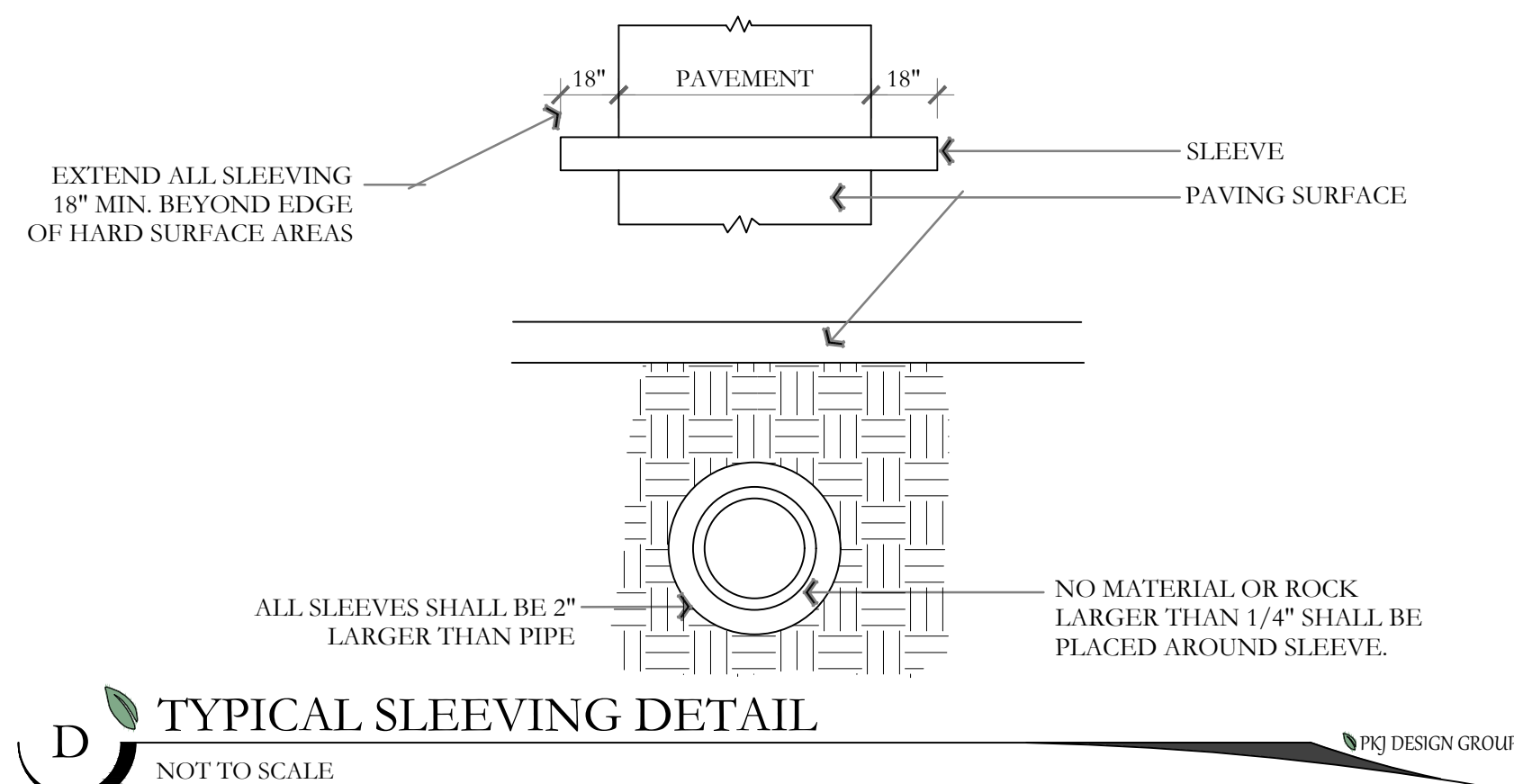
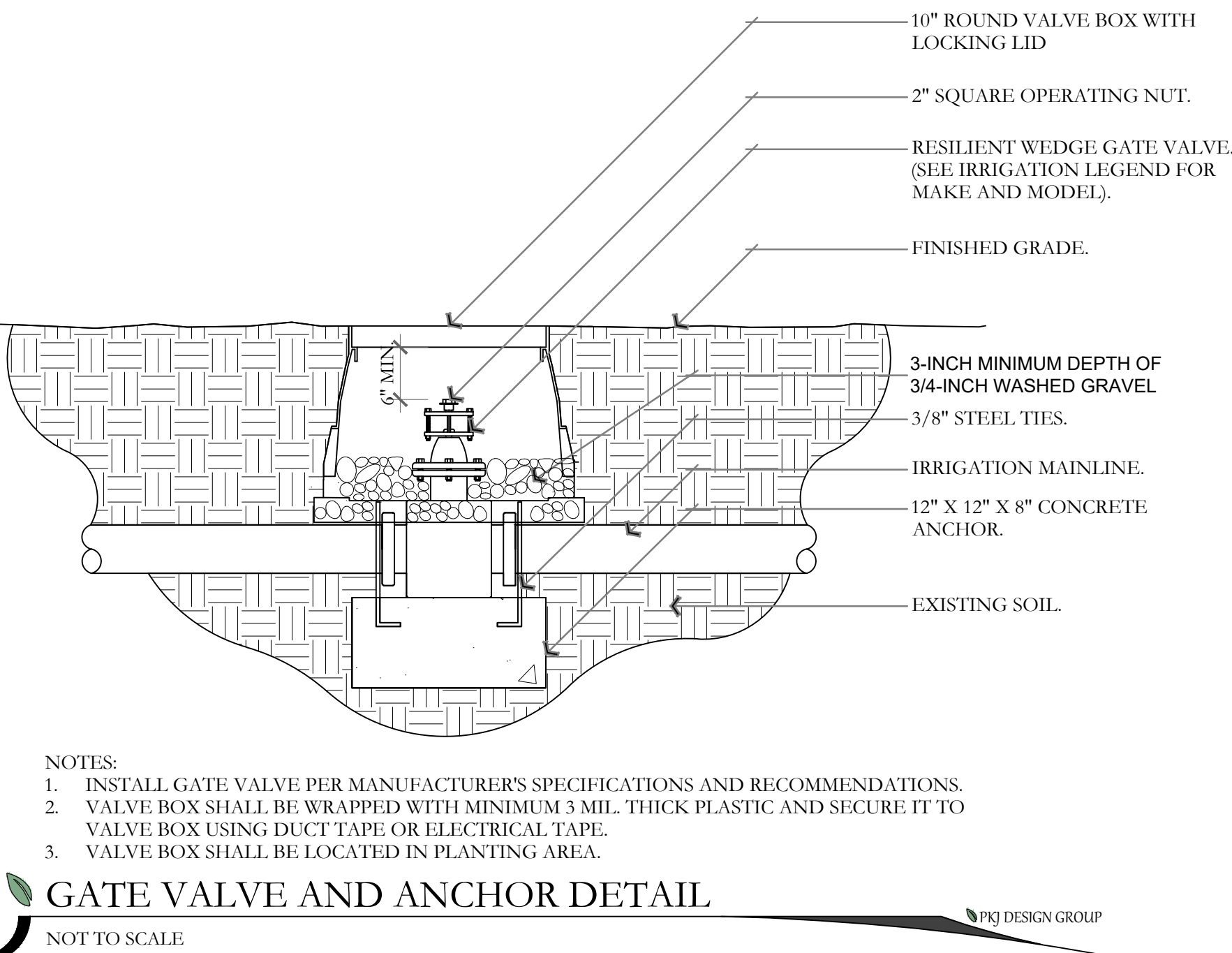
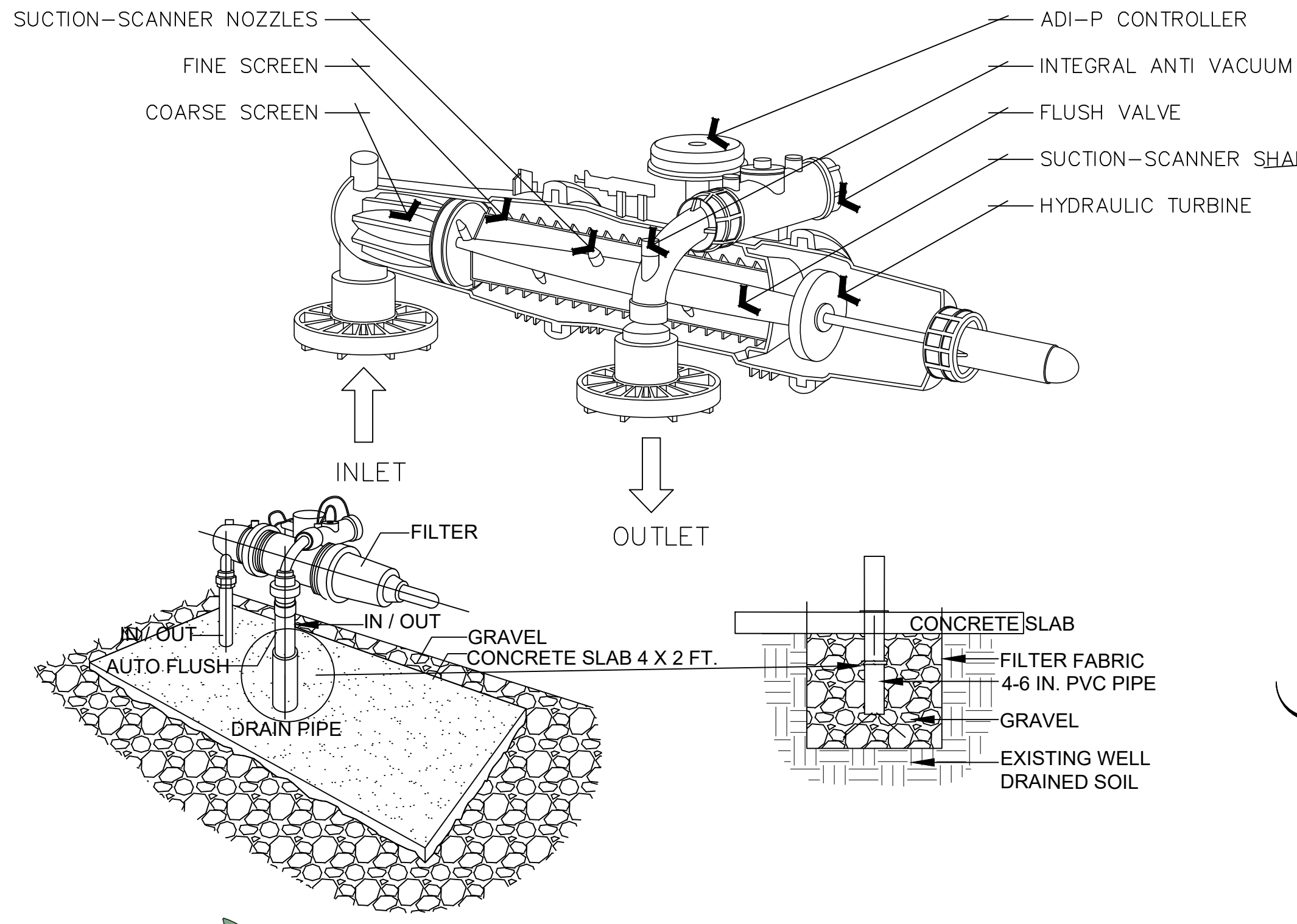
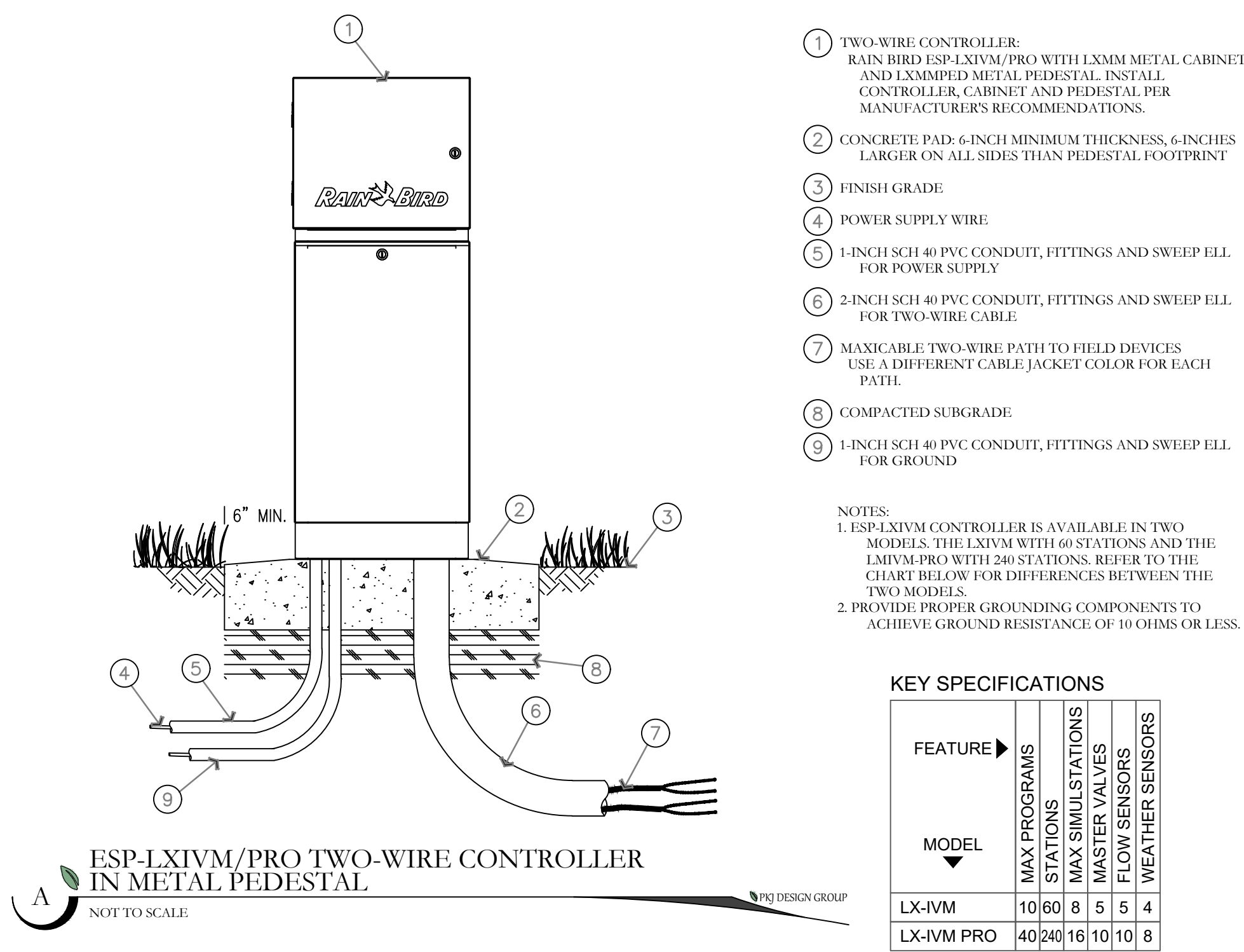
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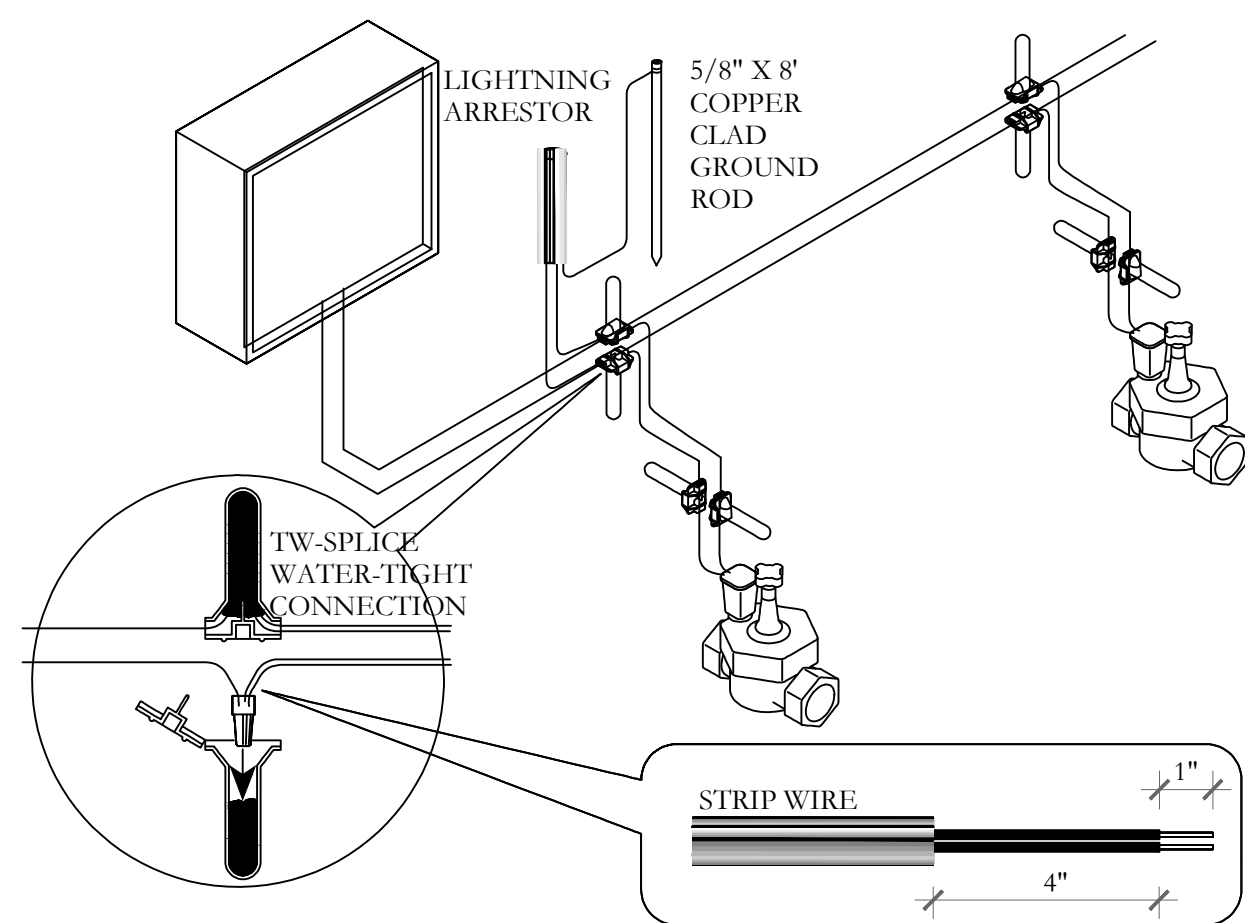
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

IRRIGATION PLAN

CITY PERMIT SET

IR-102

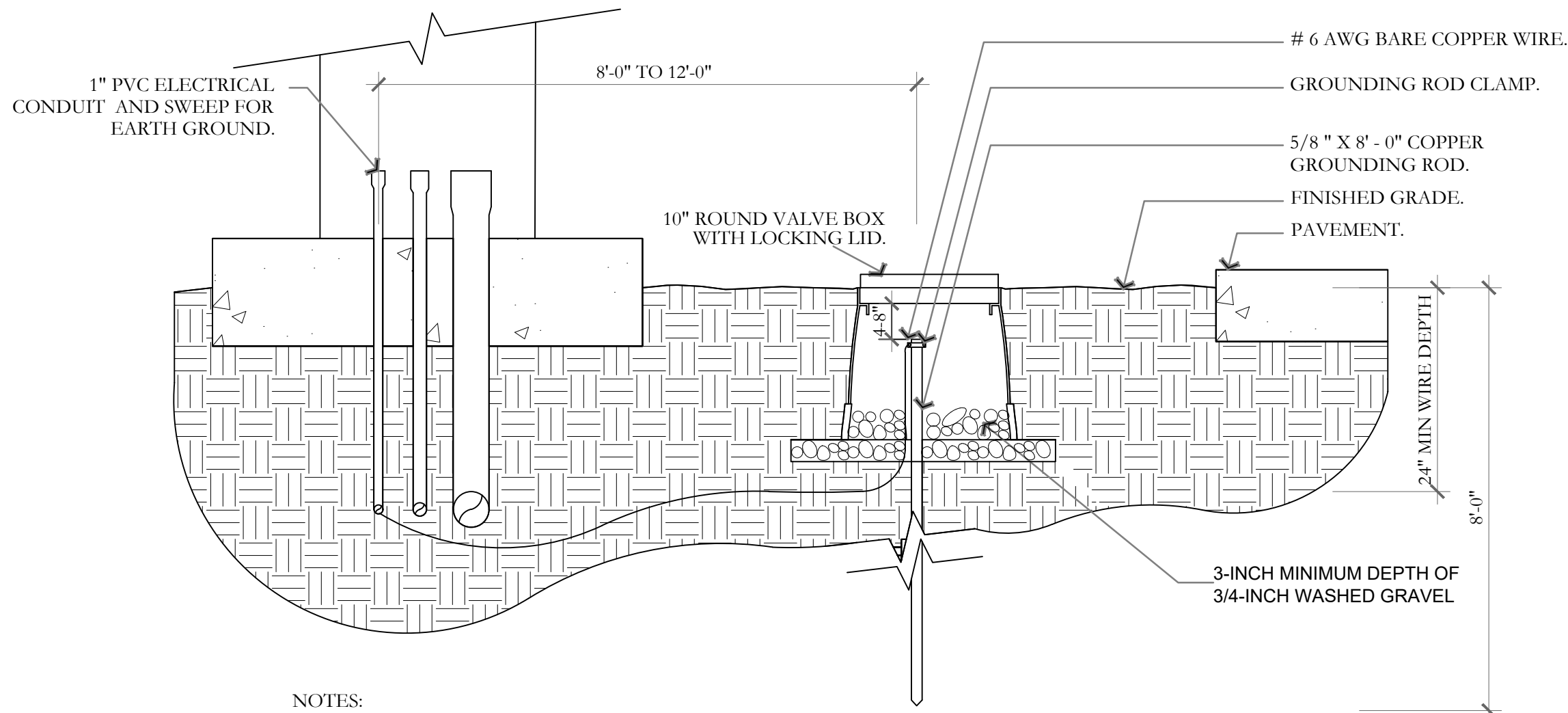




J 2-WIRE CONNECTION DETAIL

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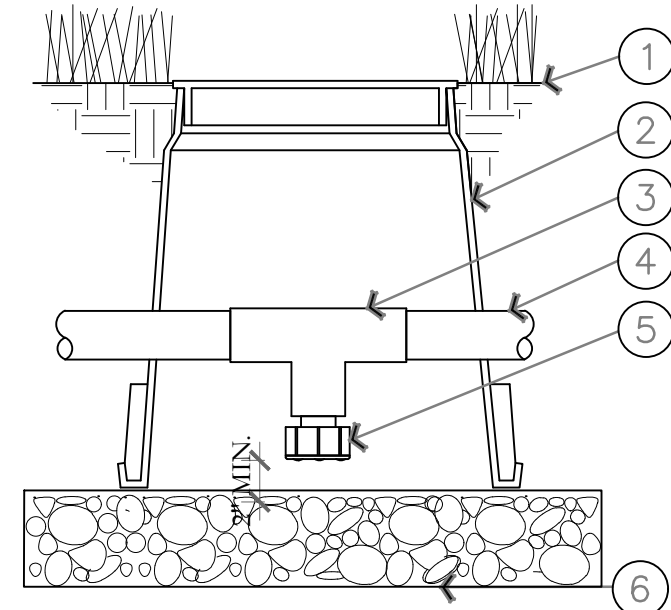
NOTES:

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

NOT TO SCALE

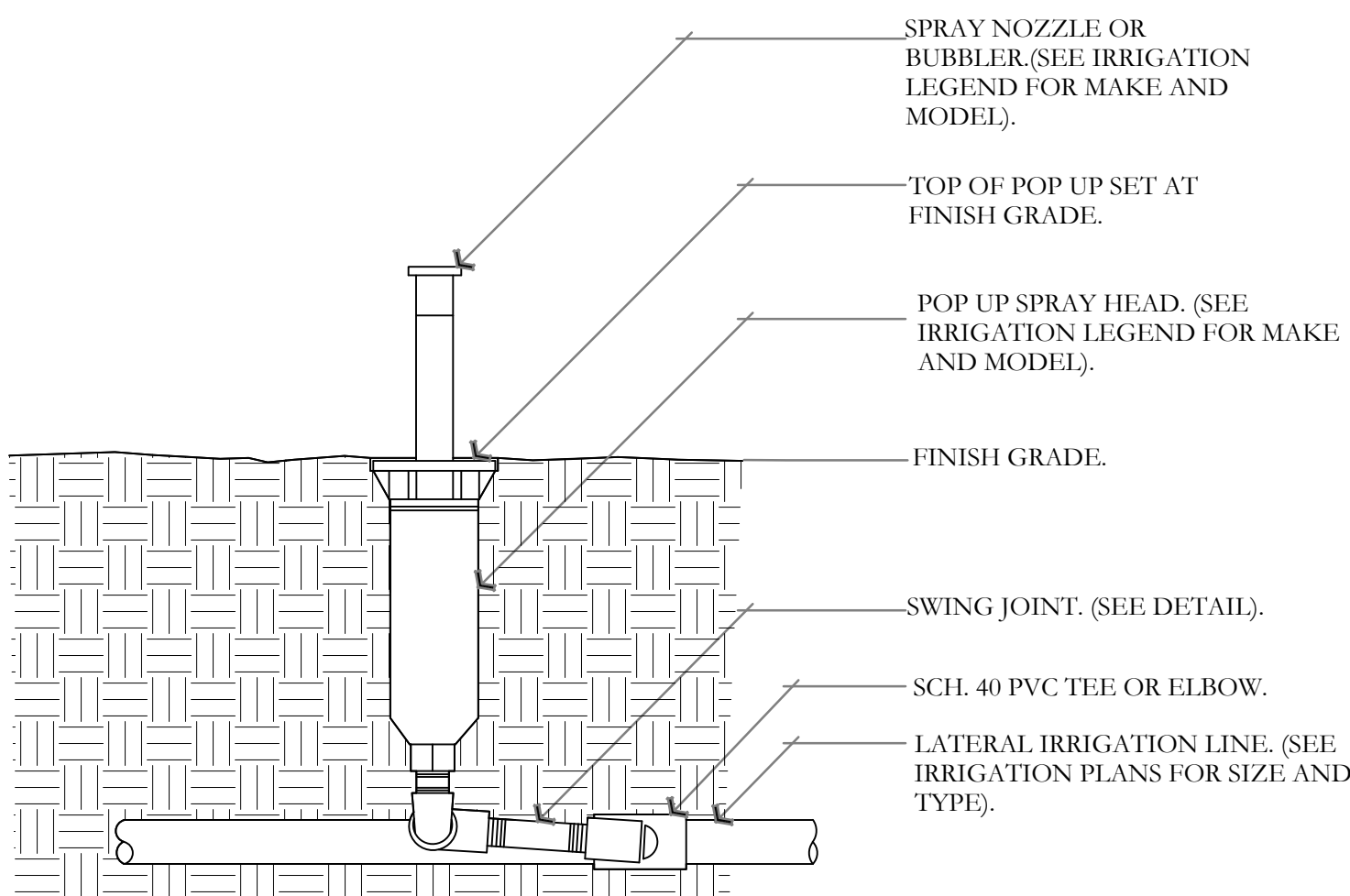
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L MANUAL LINE DRAIN VALVE DETAIL

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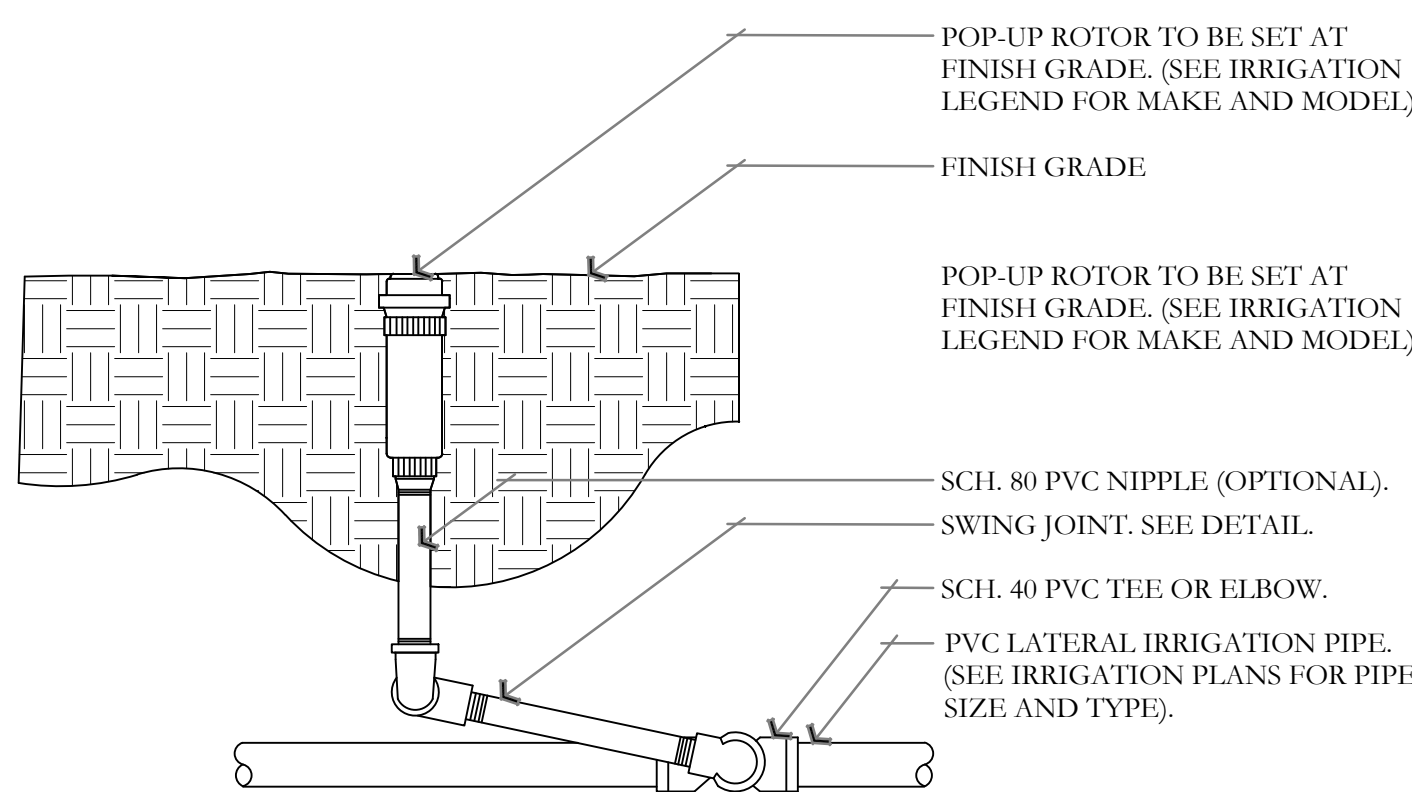
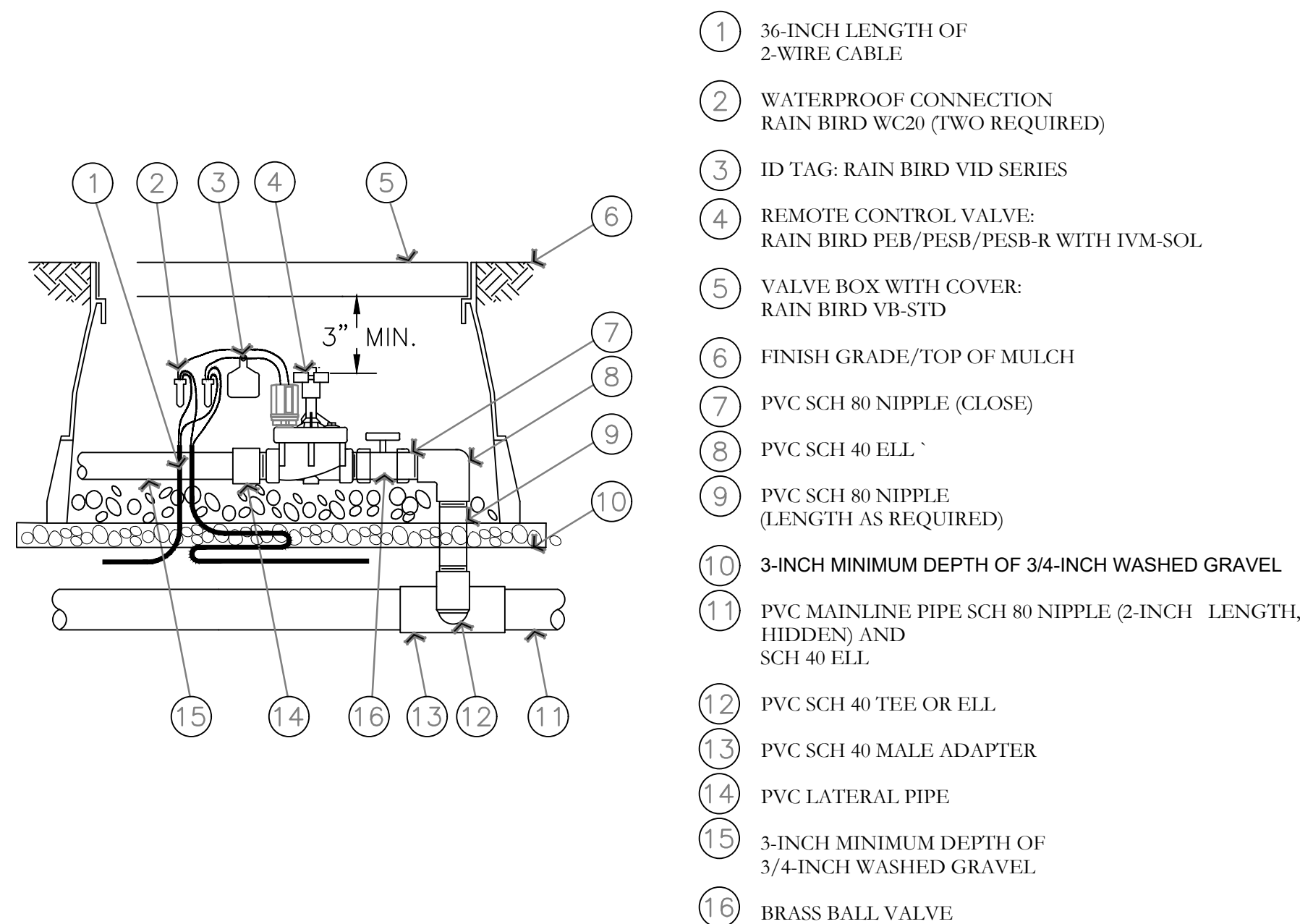
NOTE:

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.

M POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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NOTES:

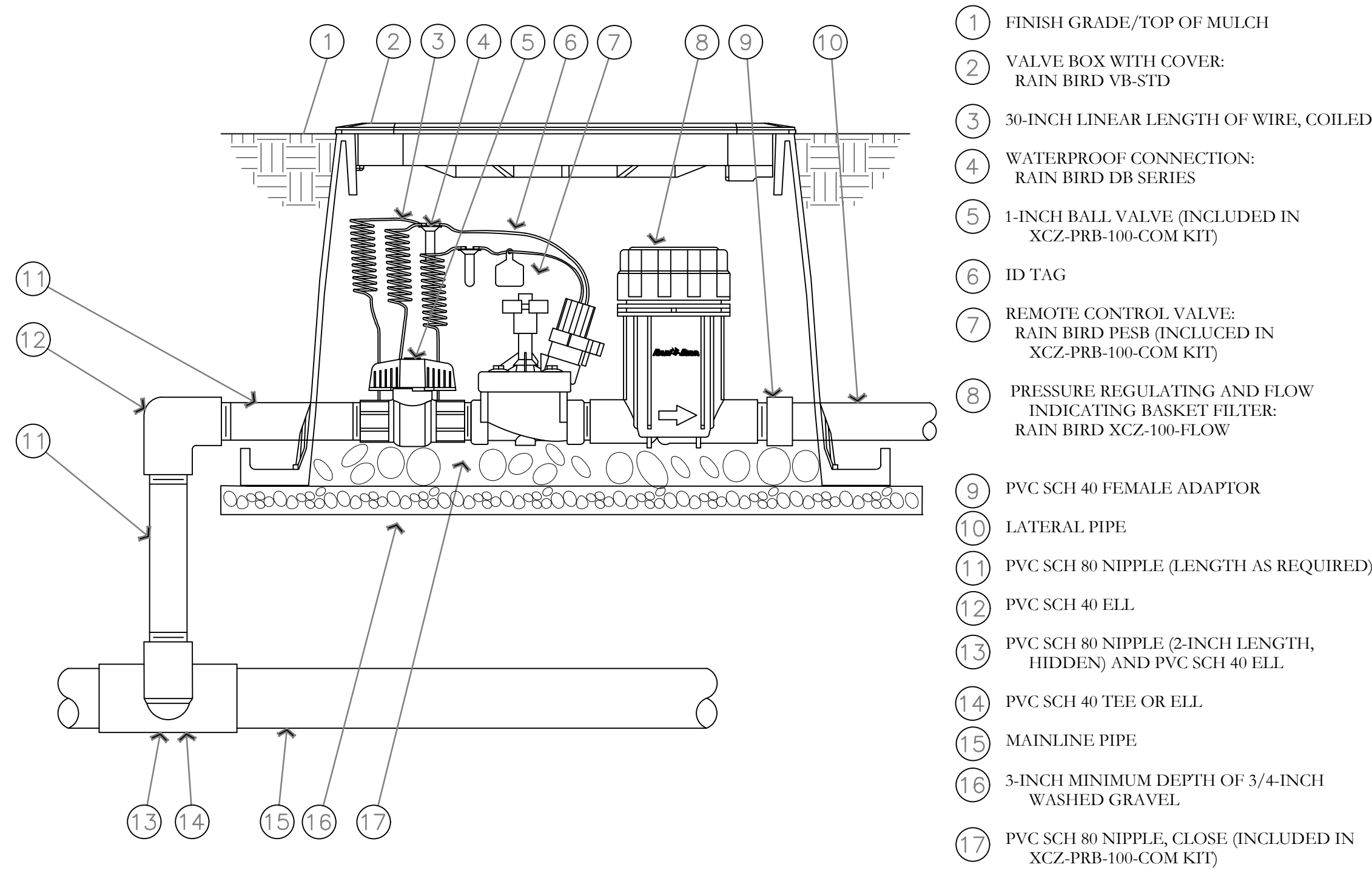
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEHLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

O ROTOR HEAD DETAIL

NOT TO SCALE

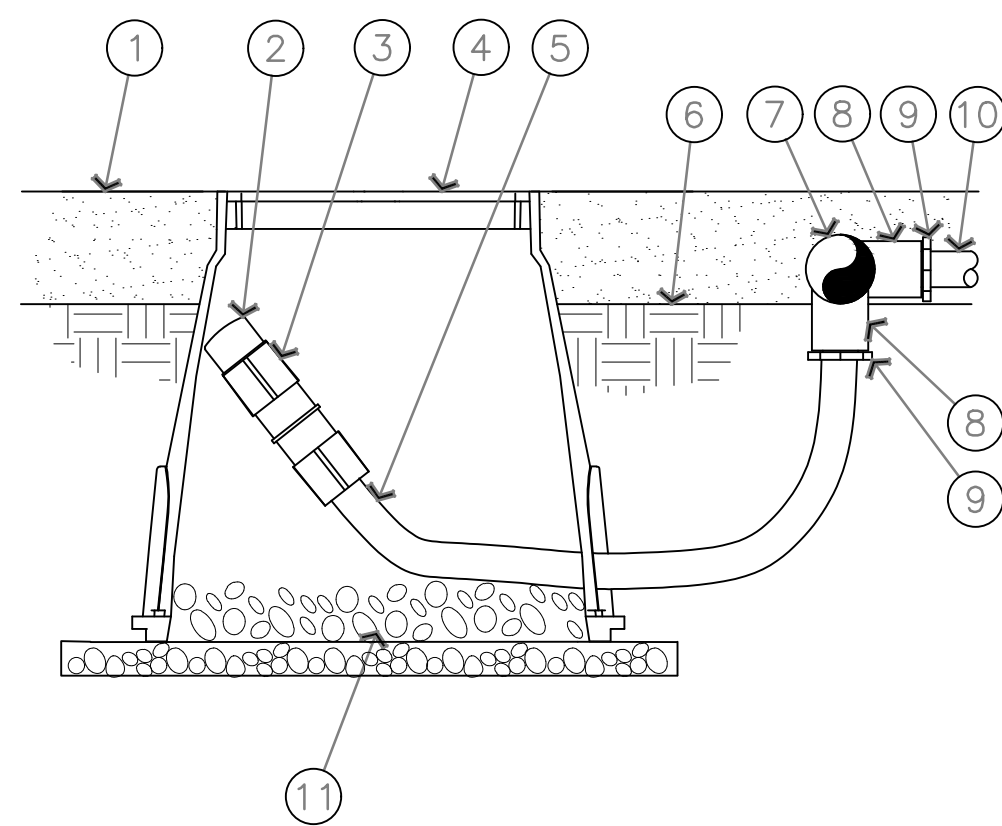
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ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
8/19/2026		UT26062	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 5/13/2026	TRUST FARM WASHINGTON, UTAH	STEVE BEESLEY 714-943-5840	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 8/19/2026
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								



DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

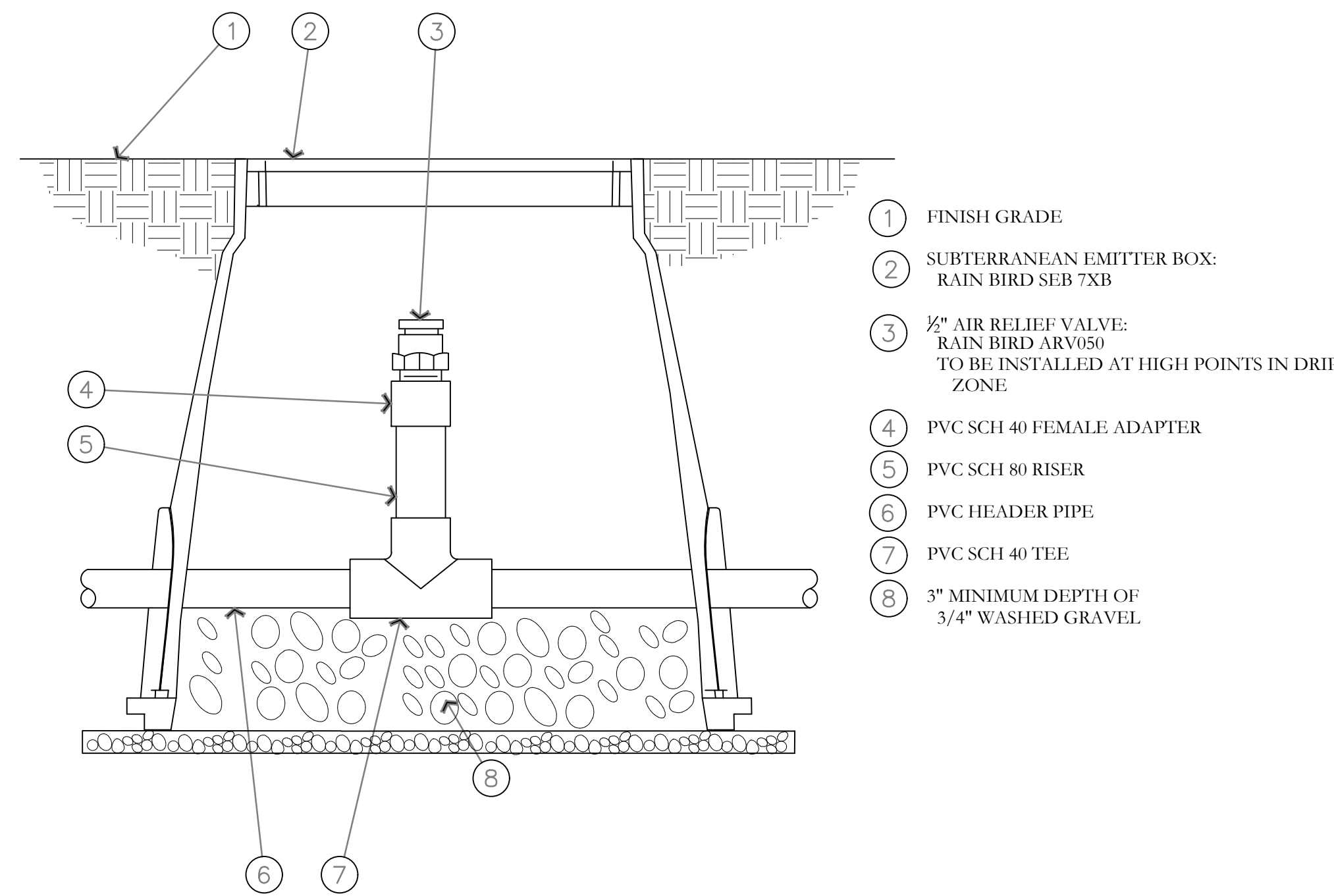
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NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

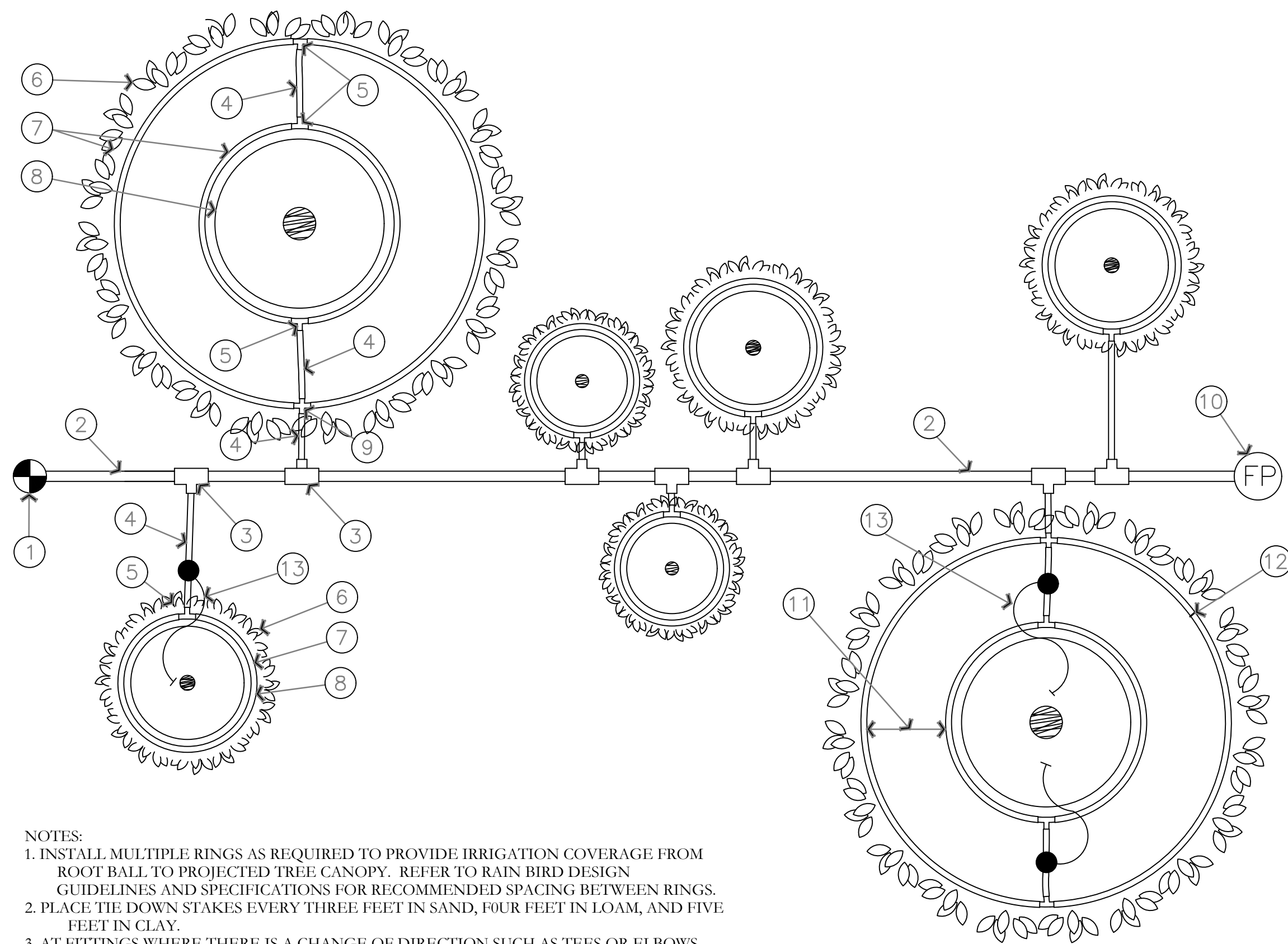
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE

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AIR RELIEF VALVE DETAIL
NOT TO SCALE

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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.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO		
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NO.		REVISION	DATE								
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3											
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					IRRIGATION DETAILS CITY PERMIT SET IR-503						

