

# Wangsgard Property

Huntsville City, Weber County, Utah

**DEVELOPER:**  
 Kerry Wangsgard  
 1322 E 2400 N  
 North Ogden, UT 84414  
 (801) 388-3114

**Reeve & Associates, Inc.**  
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 INFRASTRUCTURE ENGINEERS • LANDSCAPE ARCHITECTS

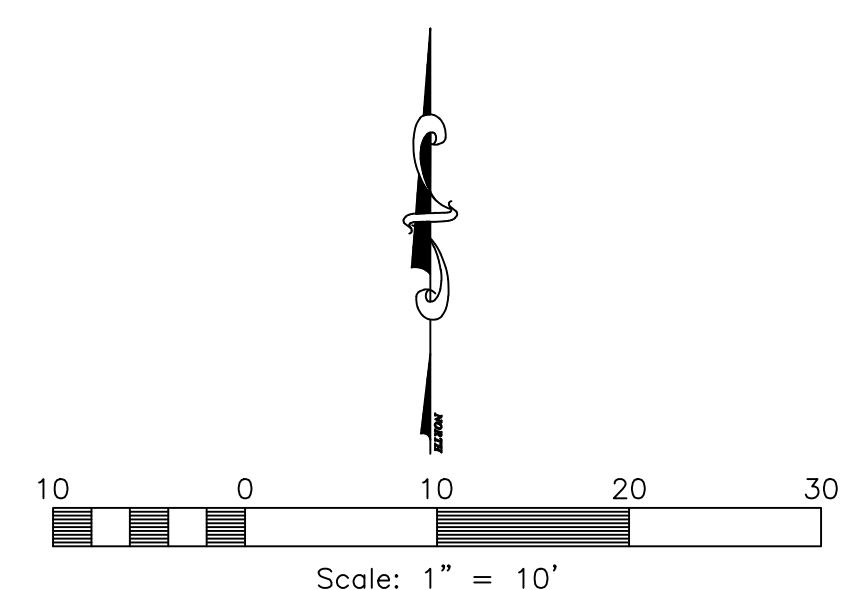
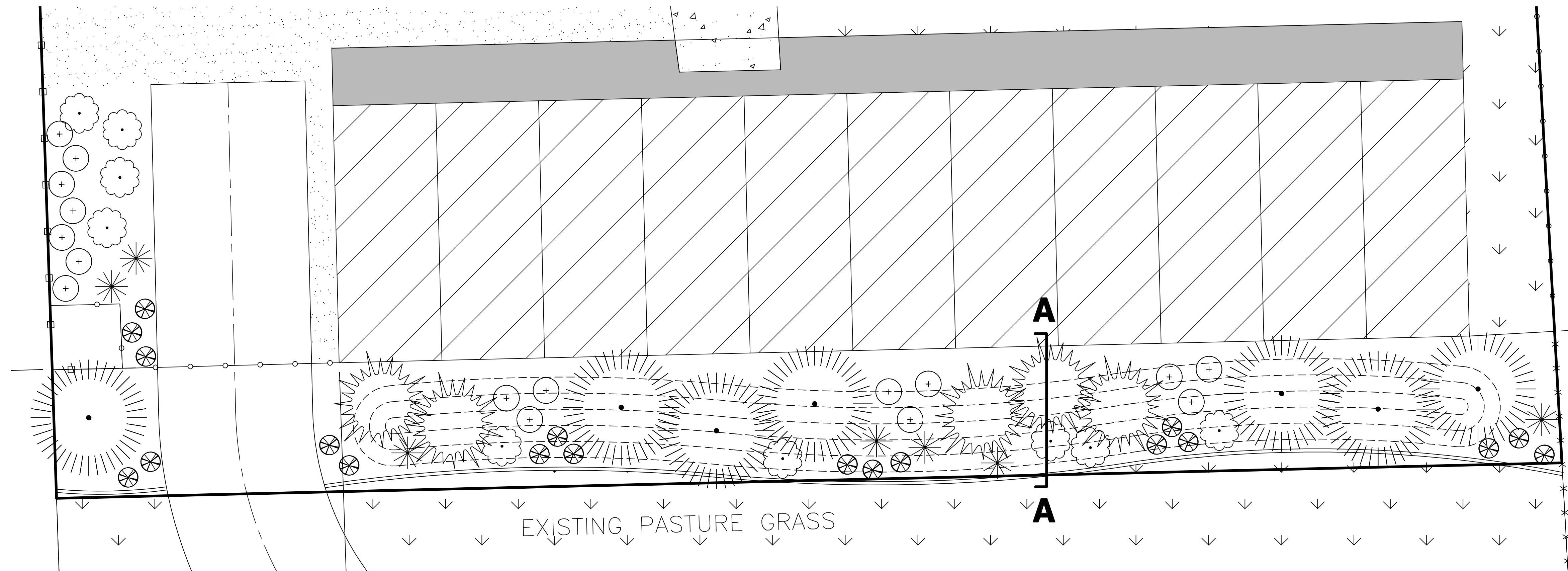
DATE	DESCRIPTION
9-17-15	E.R. LAYOUT UPDATES
1-20-17	C.C. LAYOUT UPDATES
2-09-17	C.C. LAYOUT UPDATES
10-16-17	D.R. LAYOUT UPDATES

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 PART OF THE SE 1/4 OF SECTION 18, T.6N., R. 2E., S.1B & M., U.S. SURVEY  
 HUNTSVILLE, WEBER COUNTY, UTAH

**Landscape Plan**


**Project Info.**

Engineer: N. Reeve  
 Designer: D. REYNOLDS  
 Begin Date: Sept. 17, 2013  
 Name: WANGSGARD PROPERTY  
 Number: 6260-01



**Planting Detail**

**Plant Table**

**TREES**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
16	(+)	Juniperus 'Spartan'	Spartan Juniper	6" cal.
5	(*)	Picea pungens 'Bacheri'	Baker's Dwarf Spruce	6" B&B
7	(*)	Pinus nigra	Austrian Pine	8' B&B

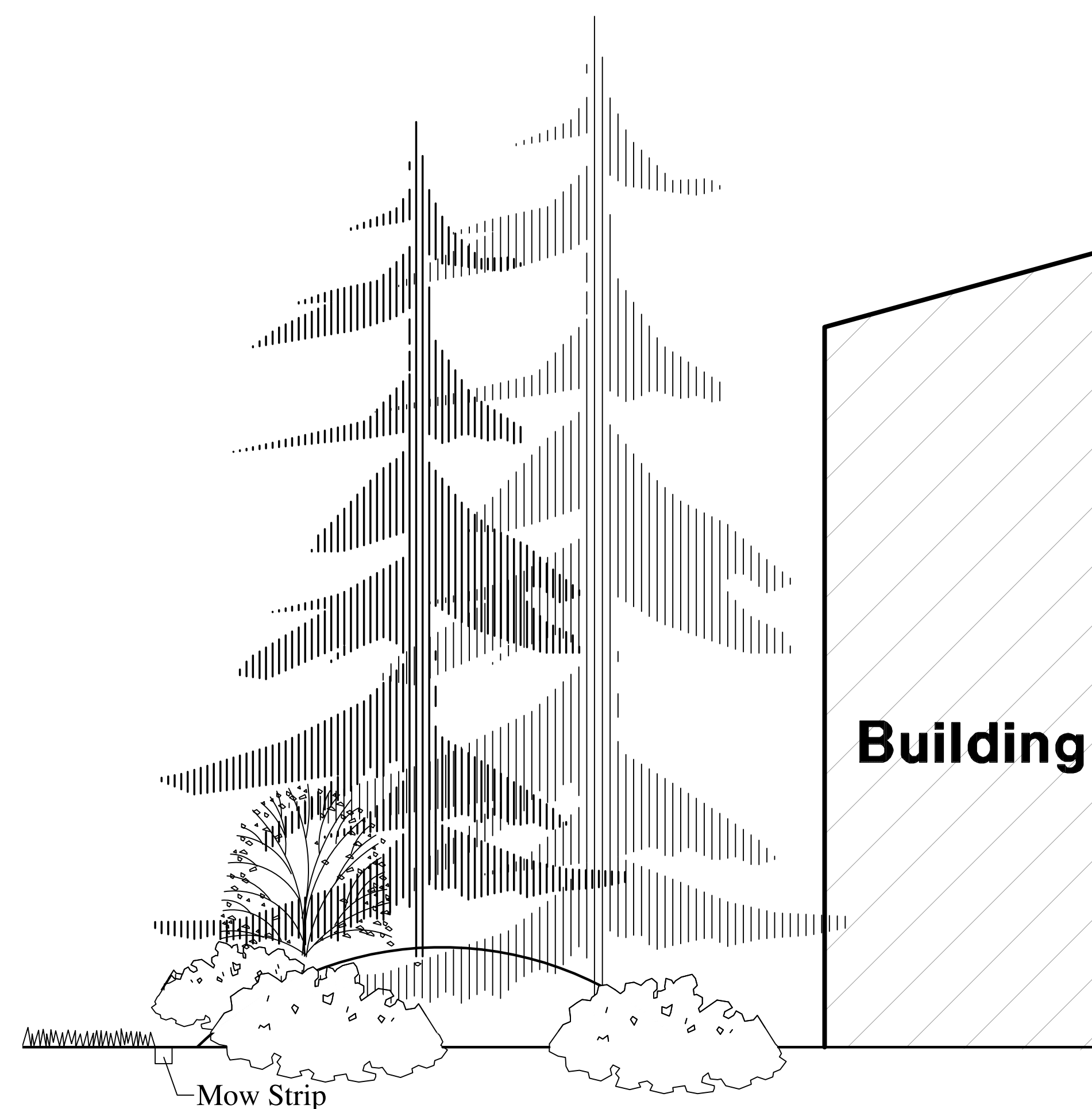
**SHRUBS**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
7	(*)	Perovskia atriplicifolia	Russian Sage	2 gal.
18	(*)	Potentilla frut. 'Gold Drop' or equal	Gold Drop Potentilla or equal	5 gal.
9	(*)	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.

(v) Pasture grass to remain. Protect during construction. Repair/replace as needed.

NOTE: All beds shall have a 3" layer of Shredded Bark Mulch.

NOTE: Landscape shall be maintained in good condition as to provide a neat, orderly appearance, free from weeds.



**Berm Section Detail  
Section A-A**  
Not to Scale

**Building**

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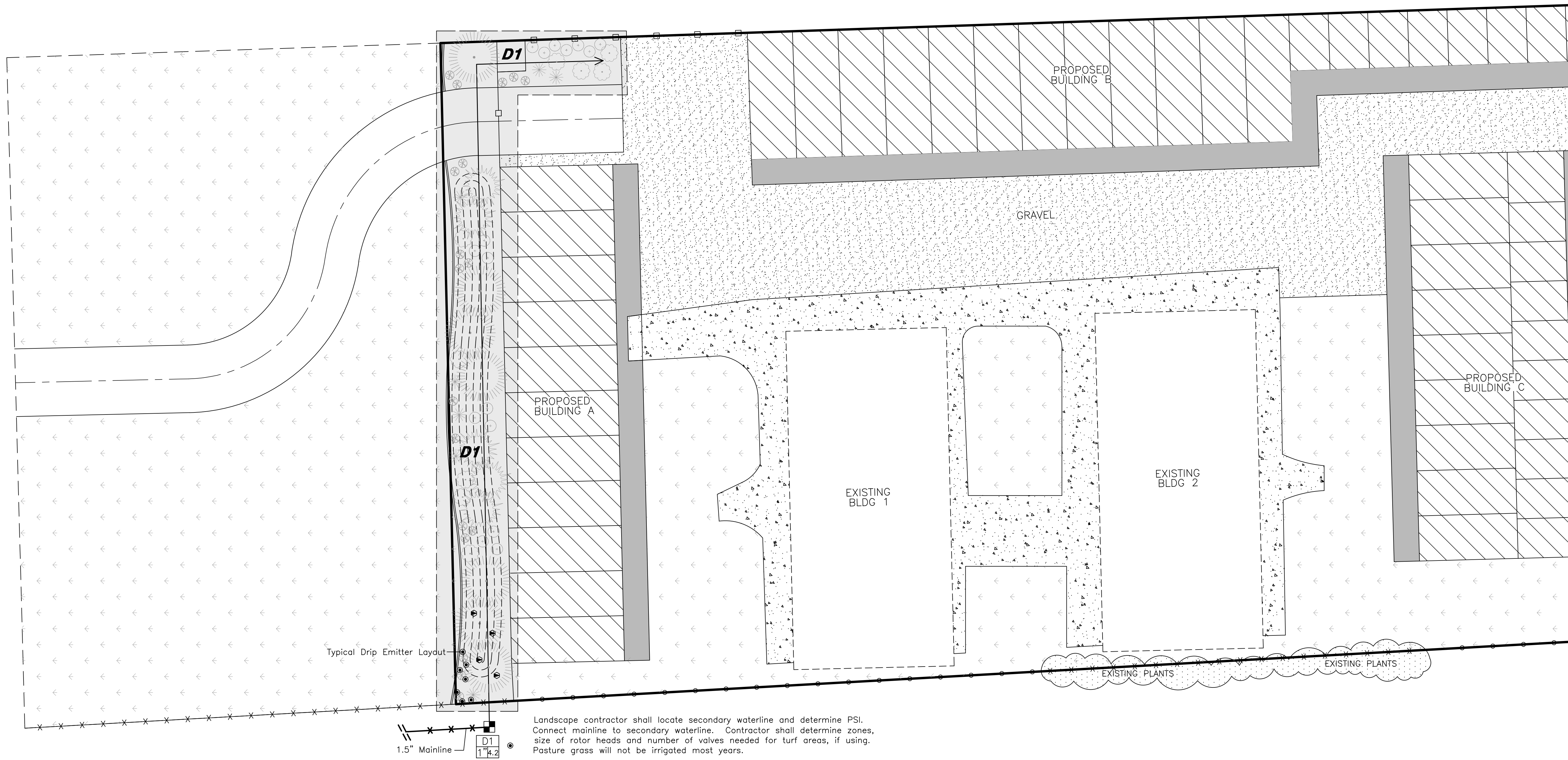
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Sheet **4**  
**L2** Sheets

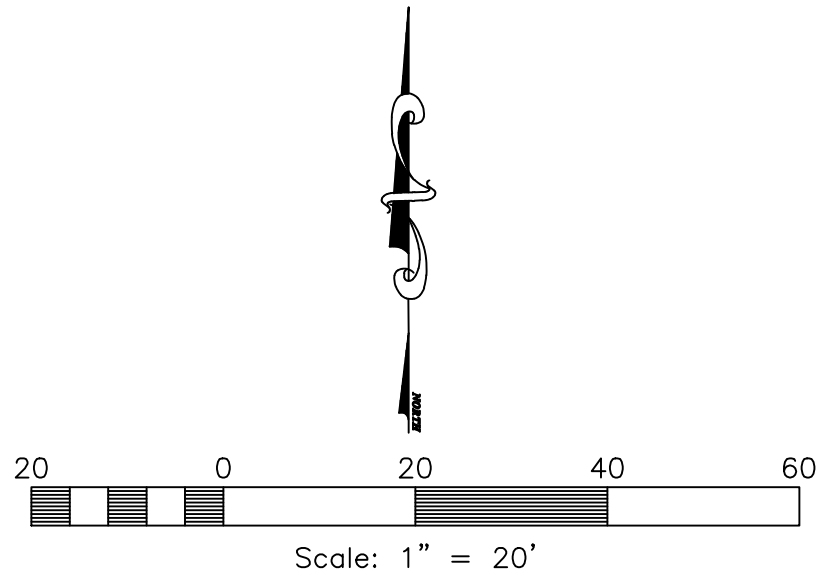
Revised: 10-16-17

7800 East



Landscape contractor shall locate secondary waterline and determine PSI. Connect mainline to secondary waterline. Contractor shall determine zones, size of rotor heads and number of valves needed for turf areas, if using. Pasture grass will not be irrigated most years.

Mainline and valves shall be within landscape area. Shown outside for graphic purposes only.  
 See Irrigation Schedule for lateral line sizing, typical for all irrigated beds.  
 See Irrigation Schedule for drip emitter placement, typical for all drip beds.  
 Sleeve under all paved areas, typ.



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**Irrigation Plan**

**Project Info.**  
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 Begin Date: Sept. 17, 2013  
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Revised: 10-16-17

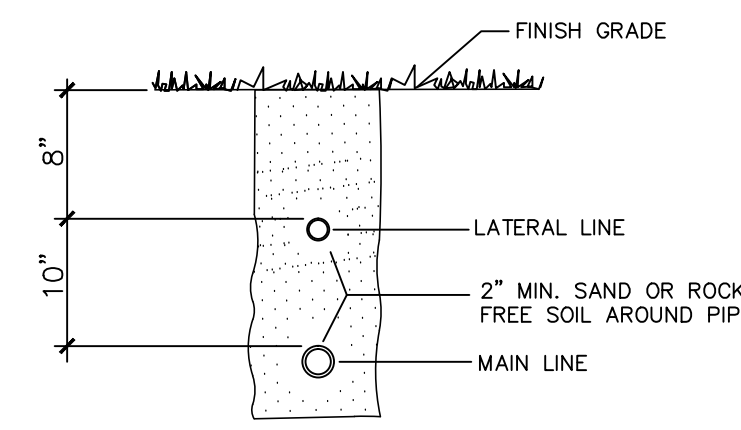
Sheet **L3** of **4** Sheets

# IRRIGATION SCHEDULE

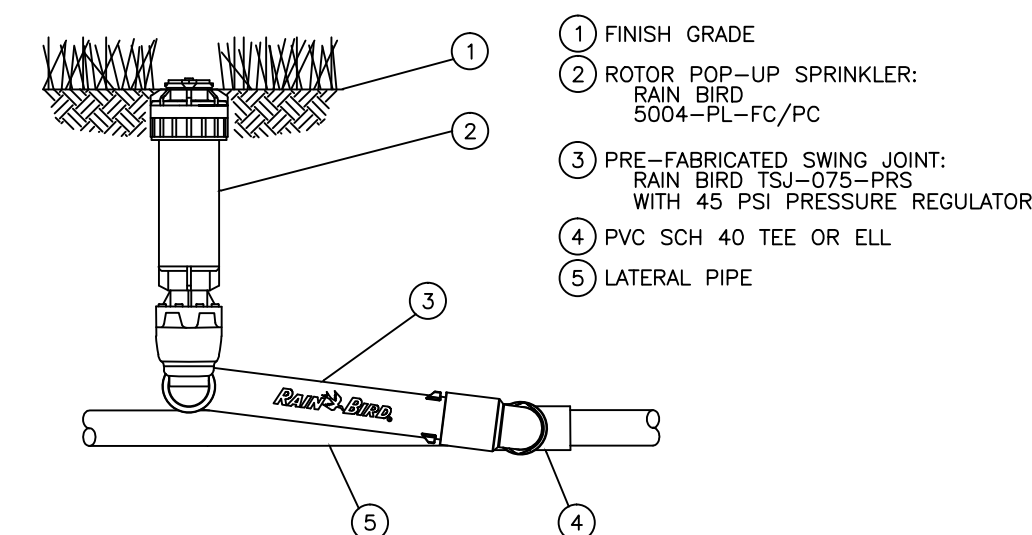
SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	5004-PL-SAM-MPR	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT USE APPROPRIATE RADIUS' PER TURF AREA
	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
	VALVE NO & CONTROLLER		VALVE ID BOX
			1-1/2" MAINLINE - SCHEDULE 40 PVC
			DRIP LATERAL LINE - POLY PIPE MAY BE USED
	RAINBIRD	ESP(8 OR 12)LXME:120 VAC ESPLXMSM (4,8,12) STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODULE. LANDSCAPE CONTRACTOR SHALL DETERMINE SIZE OF CONTROLLER.
			SLEEVE - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVEING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
			IRRIGATION ZONES

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.  
NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.

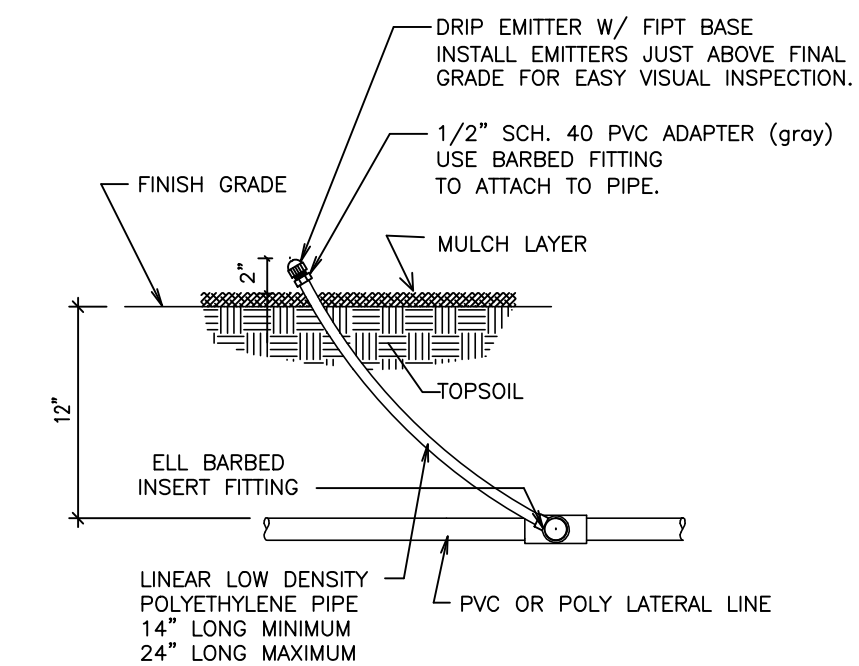
NOTE: LANDSCAPE CONTRACTOR SHALL LOCATE SECONDARY WATERLINE AND DETERMINE PSI.  
CONNECT MAINLINE TO SECONDARY WATERLINE. CONTRACTOR SHALL DETERMINE ZONES,  
SIZE OF ROTOR HEADS AND NUMBER OF VALVES NEEDED FOR TURF AREAS, IF USING.  
PASTURE GRASS WILL NOT BE IRRIGATED MOST YEARS.



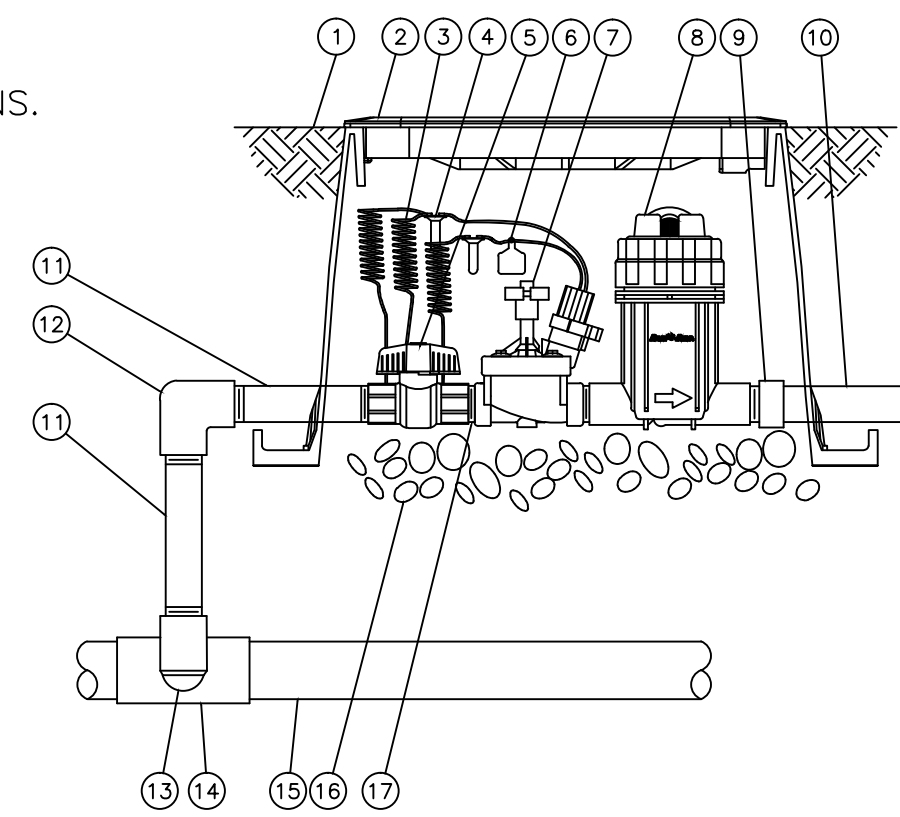
TRENCH SECTION  
N.T.S.



ROTOR POP-UP HEAD  
N.T.S. 5004 PLUS

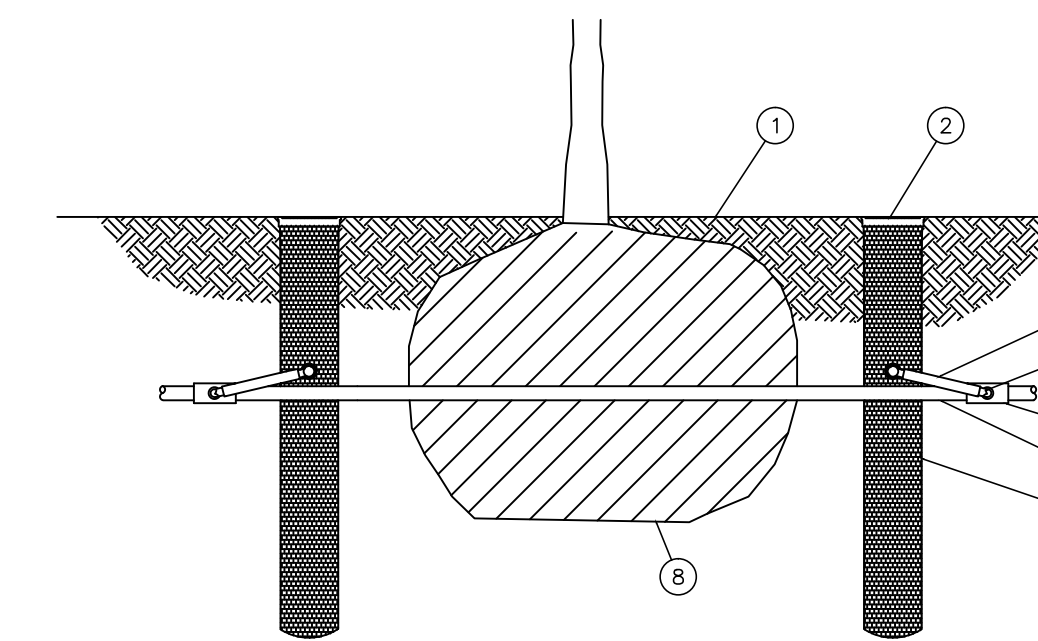


DRIP EMITTER  
N.T.S.



CONTROL ZONE KIT DRIP VALVE  
N.T.S. XCZ-PRB100-COM

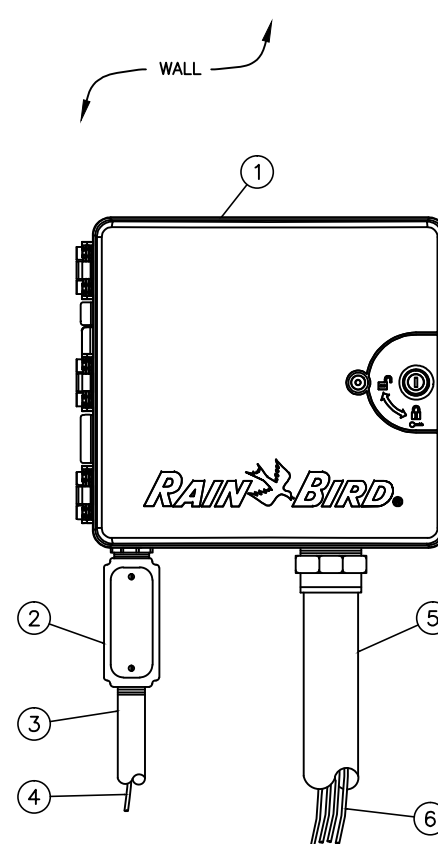
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
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)



- NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
  2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
  3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:  
RWS (NO BUBBLER/EMITTER INCLUDED) RWS-B-C-1401 (0.25 GPM, CHECK VALVE)  
RWS-B-1401 (0.25 GPM) RWS-B-X-1401 (0.25 GPM, 18" SWING ASSEMBLY)  
RWS-B-C-1402 (0.5 GPM, CHECK VALVE) RWS-B-1402 (0.5 GPM)  
RWS-B-C-1404 (1.0 GPM, CHECK VALVE) RWS-B-C-1408 (2.0 GPM, CHECK VALVE)
  4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
  5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

RWS ROOT WATERING SYSTEM  
N.T.S. INSTALLATION FOR TREES

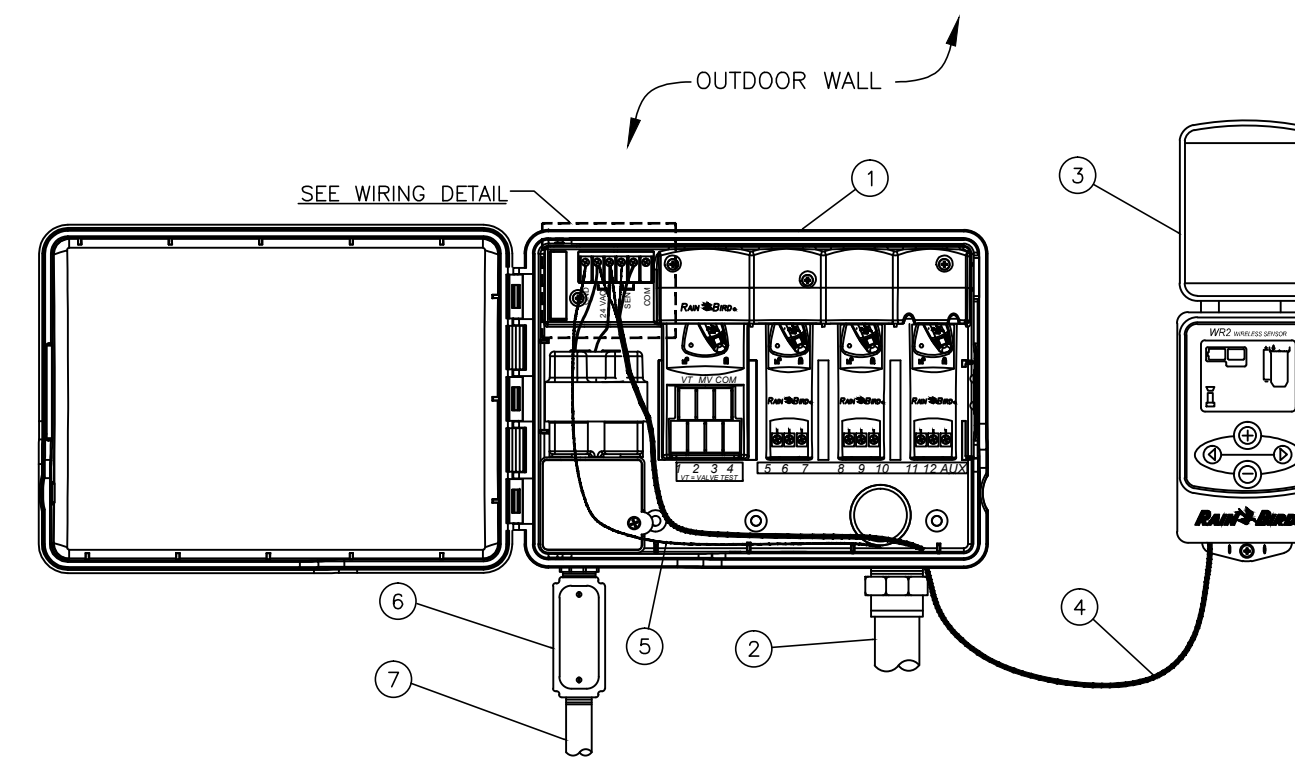
1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SERIES: RAIN BIRD RWS SERIES (1 OF 2 SHOWN, MORE POSSIBLE)
3. SWING ASSEMBLY (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
4. 1/2-INCH MALE NPT INLET (INCLUDED) (1 OF 2 SHOWN, MORE POSSIBLE)
5. PVC SCH 40 TEE OR ELL (1 OF 2 SHOWN, MORE POSSIBLE)
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
8. PLANT ROOT BALL



1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

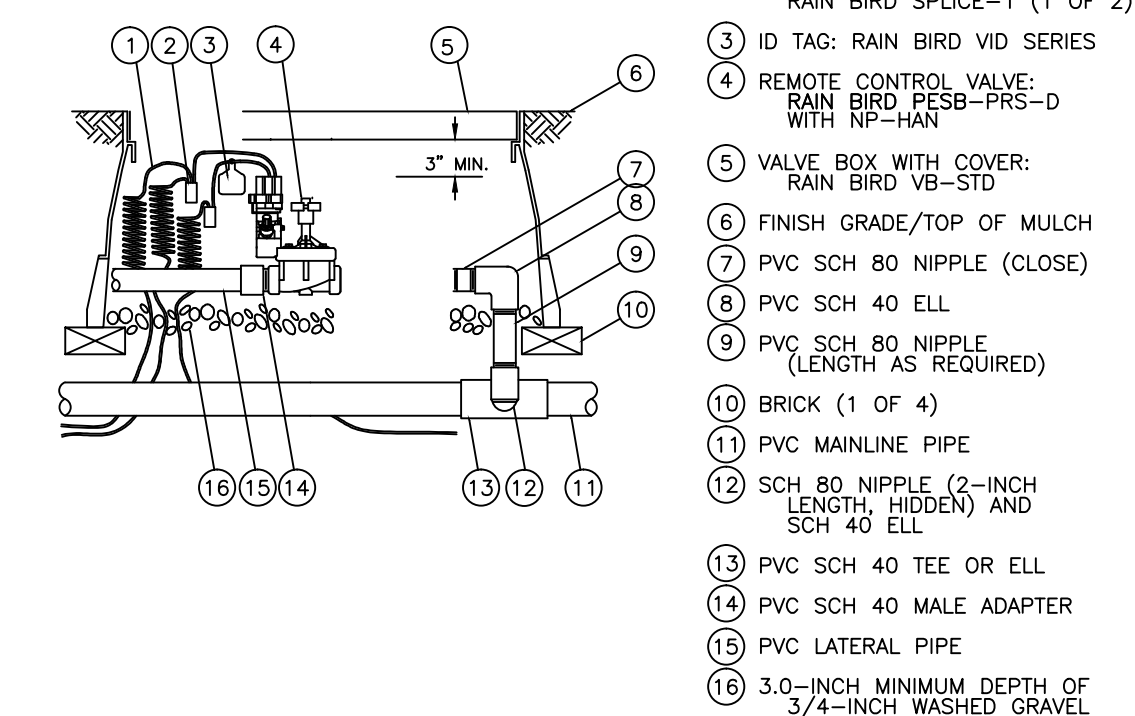
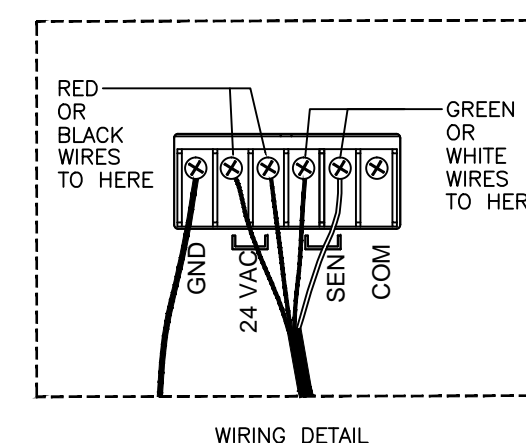
- NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
  2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  3. 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.

ESP-LXME CONTROLLER  
N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT



- NOTES:
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
  2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

WIRELESS RAIN SENSOR-OUTDOOR  
N.T.S. WR2 SERIES CONTROLLER INTERFACE

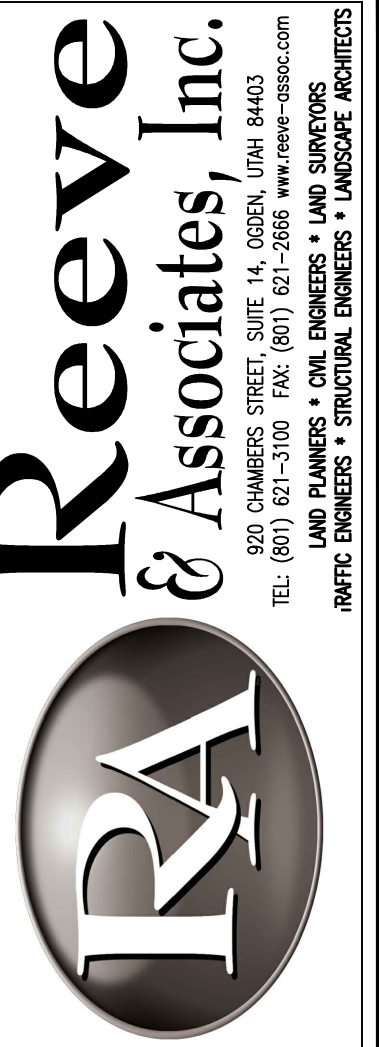


ELECTRIC REMOTE CONTROL VALVE  
N.T.S. PEB OR PEB SERIES

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Sheet **4**  
L4 Sheets