



Jordan Valley Water Conservancy District

8215 SOUTH 1300 WEST
 WEST JORDAN, UTAH 84088
 PHONE (801) 565-4300

LANDSCAPE IMPROVEMENTS 108 EAST 11400 SOUTH PROJECT NUMBER: 4079 APRIL 2019



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LANDSCAPE IMPROVEMENTS - 108 EAST 11400 SOUTH

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| SCALE: | SCALE |
| DATE | 4/5/19 |
| PROJECT NUMBER | 4079 |
| DRAWING NUMBER | 1 |
| SHEET NUMBER | 1 OF 6 |

GENERAL NOTES

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS."

A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETINGS SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS. CONTACT JORDAN VALLEY WATER CONSERVANCY DISTRICT (JVWCD) TO ARRANGE FOR MEETING FACILITIES. PHONE KEVIN RUBOW 801-565-4300.

ALL MATERIALS, PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL COMPLETION OF WORK.

CONTRACTOR SHALL COMPLY WITH SAFETY REQUIREMENTS CONTAINED IN THE GENERAL CONDITIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LAND OF PUBLIC AND PRIVATE OWNERSHIP TO BE RESTORED TO ITS PRE-CONSTRUCTION STATE.

CONTRACTOR SHALL RETAIN AND PROTECT ALL LANDSCAPING, TREES, EXISTING UTILITIES, DITCHES, CULVERTS, PAVEMENT, FENCING, ETC. EXCEPT WHERE REMOVAL OF SUCH ITEMS IS SPECIFICALLY CALLED FOR ON DRAWINGS. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

ALL ABANDONED UTILITIES DAMAGED OR EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, CAPPED AND PLUGGED. ENGINEER SHALL DETERMINE WHICH UTILITIES ARE ABANDONED.

CONTRACTOR SHALL PROVIDE PROVISIONS NECESSARY TO PROTECT PEDESTRIANS WHO USE THE SURROUNDING AREA DURING CONSTRUCTION

UTILITY SURVEY WAS NOT CONDUCTED FOR THIS PROJECT. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH. BLUE STAKES (800) 662-4111. <http://www.bluestakes.org>

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE DISTRICT ENGINEER, CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS OR MODIFICATIONS SHALL HAVE THE WRITTEN APPROVAL OF THE ENGINEER, PRIOR TO CONSTRUCTION.

PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED-TYPE CURB.

CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE ENGINEER SHALL BE REMOVED AND REPLACED.

CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS.

ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.

CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

PROPER SIGNS, BARRIERS, BARRICADES AND LIGHTS SHALL BE PLACED AND MAINTAINED.

THIS PLAN DOES NOT AUTHORIZE CLOSURE OF ANY ROAD OR STREET.

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.

ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1.

THE PLANTING SOIL SHALL BE THE NATIVE SOIL. IT SHALL BE FREE OF ALL EXTRANEIOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.

THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.

PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT MANAGER AND/OR ENGINEER PRIOR TO PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED, IN WRITING, AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.

PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE ENGINEER WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES. THE ENGINEER SHALL ISSUE WRITTEN APPROVAL OF CHANGES WHERE APPLICABLE.

ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE ENGINEER. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE ENGINEER WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.

THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.

ALL LENGTHS, AREAS, VOLUMES PROVIDED SHALL BE VERIFIED BY CONTRACTOR.

ALL CONSTRUCTION TO COMPLY WITH SALT LAKE COUNTY CODE AND ORDINANCE.

IRRIGATION NOTES

A LOW VOLUME IRRIGATION SYSTEM, THAT PROVIDES 100% COVERAGE TO ALL PROPOSED PLANTINGS, WILL BE INSTALLED BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS. (I.E., BACK FLOW PREVENTION)

IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO INSTALLATION OF MULCH.

IRRIGATION AS-BUILT DRAWINGS, WHICH ACCURATELY AND CLEARLY IDENTIFY ALL MODIFICATIONS &/OR SUBSTITUTIONS, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

THE LANDSCAPE CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL TIMER WITH THE ENGINEER AND THE GENERAL CONTRACTOR.

THE IRRIGATION SYSTEM COMPONENTS WILL BE UTILIZED, PER EACH MANUFACTURERS' SPECIFICATIONS.

FERTILIZATION NOTES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET
 3 GALLON CAN: 2 - 21 GRAM TABLETS
 5 GALLON CAN: 3 - 21 GRAM TABLETS
 7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES 3 - 21 GRAM TABLETS/ EACH 1/2" OF CALIPER

GROUND COVER AREAS

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

EARTHWORK NOTES

IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRUBING/GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE IS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND BE DISPOSED OF IN A LEGAL OFF-SITE LOCATION APPROVED BY THE ENGINEER.

WHERE APPLICABLE THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

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LANDSCAPE IMPROVEMENTS - 108 EAST 11400 SOUTH

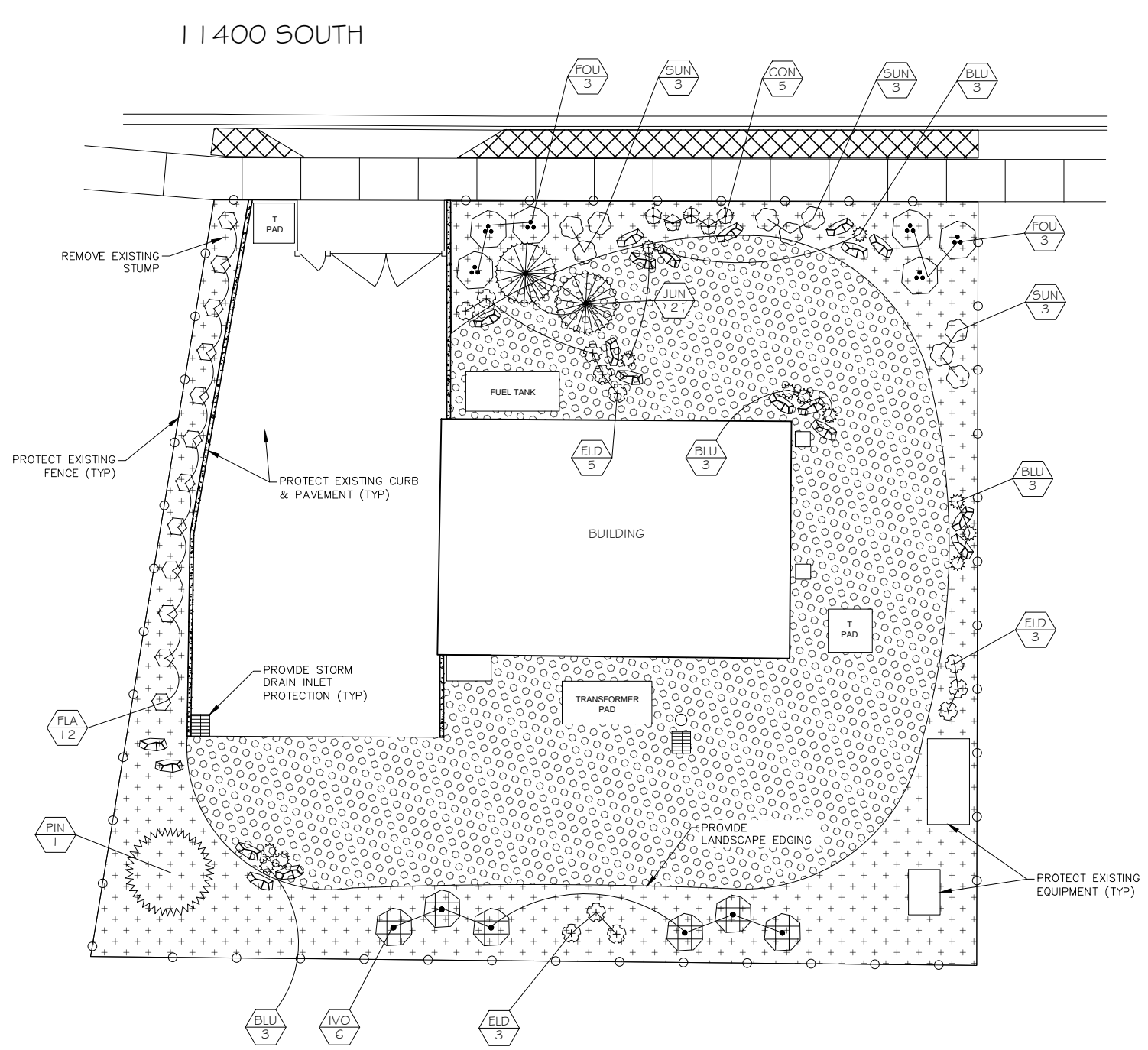
GENERAL NOTES

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| DRAWING NUMBER 2 |
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LANDSCAPE SCHEDULE

| TREES | CODE | QTY | BOTANICAL/COMMON | CONT |
|-------|------|-----|--|------|
| | JUN | 2 | JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER | 6' |
| | PIN | 1 | PINUS EDULIS / PINYON PINE | 6' |

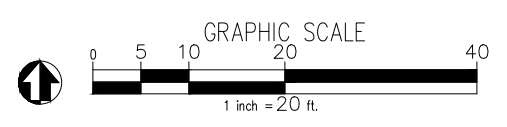
| SHRUBS | CODE | QTY | BOTANICAL/COMMON | CONT |
|--------|------|-----|---|-------|
| | FOU | 6 | MIRABILIS MULTIFLORA / DESERT FOUR O'CLOCK | 5 GAL |
| | ELD | 11 | CALAMAGROSTIS ACUTIFLORA 'ELDORADO' / FEATHER REED GRASS | 1 GAL |
| | SUN | 9 | CARYOPTERIS x CLANDONENSIS 'JANICE' / LIL MISS SUNSHINE BLUEBEARD | 5 GAL |
| | FLA | 12 | MISCANTHUS SINENSIS 'PURPURASCENS' / FLAME GRASS | 1 GAL |
| | CON | 5 | BERBERIS THUNBERGII ATRO 'CONCORDE' / CONCORDE BARBERRY | 5 GAL |
| | IVO | 6 | CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD | 5 GAL |
| | BLU | 12 | FESTUCA GLAUCA 'BEYOND BLUE' / BLUE FESCUE | 1 GAL |

| SYMBOL | DESCRIPTION | QTY |
|--------|------------------------------|----------|
| | STAMPED CONCRETE | 300 SF |
| | 1.5" SOUTH TOWN CRUSHED ROCK | 4,600 SF |
| | 1" CONTRASTING ROCK MULCH | 3,150 SF |
| | LANDSCAPE EDGING | 250 LF |
| | LANDSCAPE BOULDERS | 20 EA |
| | PLANT CODE AND QUANTITY | |

- NOTES:**
- LANDSCAPE ROCK SHALL BE CLEAN AND FREE OF DEBRIS. CONTRACTOR SHALL COMPACT SUBGRADE PRIOR TO PLACEMENT OF LANDSCAPE ROCK.
 - LANDSCAPE BOULDERS AND ROCK MULCH TO BE EARTH TONES TO COMPLEMENT THE SOUTH TOWN CRUSHED ROCK. SET BOULDERS AT GRADE.
 - LANDSCAPE EDGING SHALL BE 1/8" THICK STEEL EDGING WITH BLACK POWDER COAT FINISH. EDGING SHALL BE MANUFACTURED BY COL-MET OR APPROVED EQUAL.

LAND USE TABULATION

| LAND USE | SQ FT | PERCENT |
|-------------------------------------|--------|---------|
| TOTAL PARCEL AREA | 12,200 | 100 |
| BUILDING COVERAGE | 1,550 | 13 |
| PARKING & DRIVEWAY ASPHALT COVERAGE | 2,900 | 24 |
| LANDSCAPING | 7,750 | 63 |



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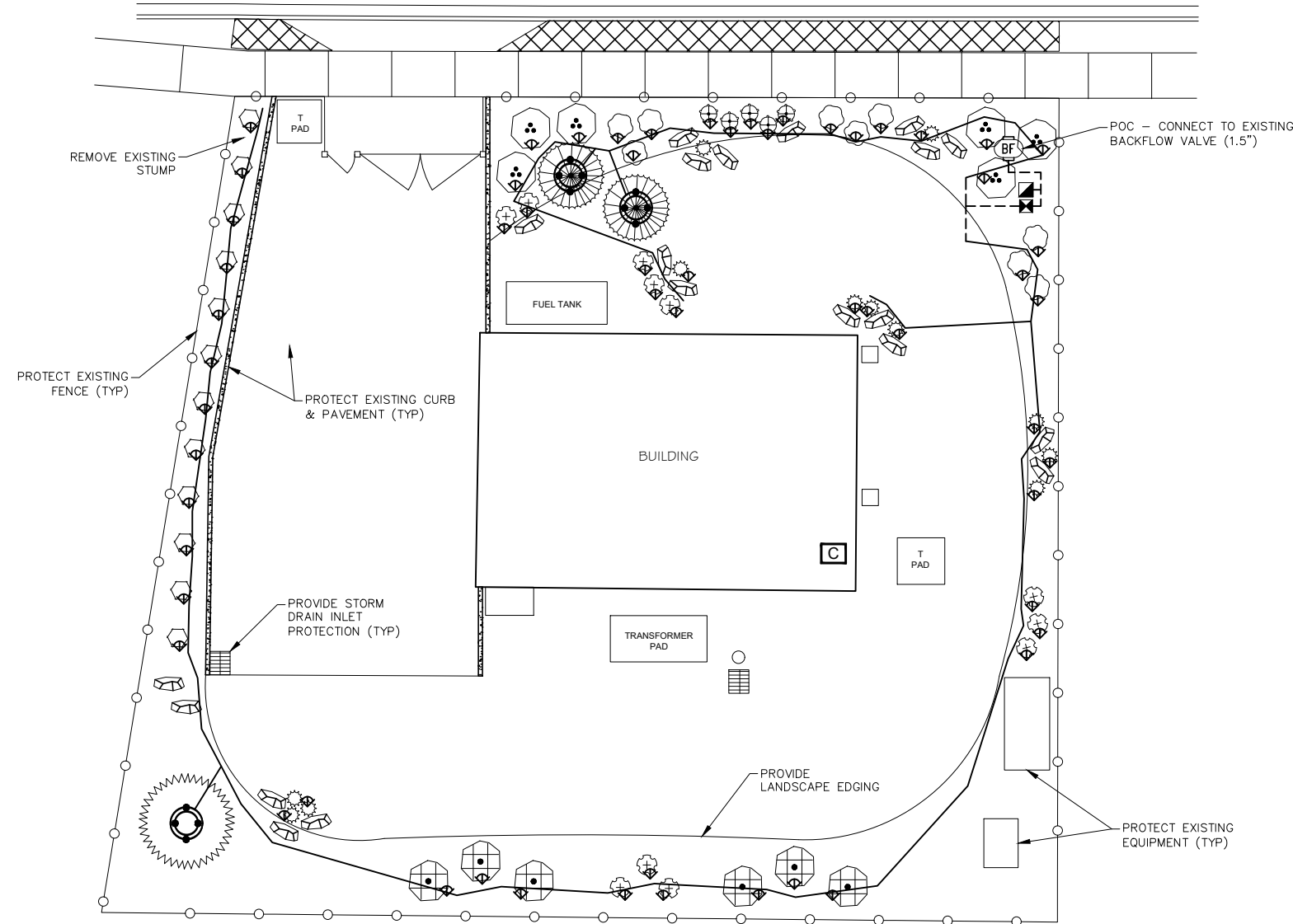
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LANDSCAPE PLAN

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11400 SOUTH

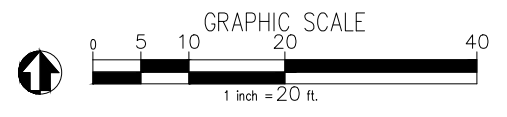


IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|--|--------|
| | TREE RING ASSEMBLY (NETAFIM TLCV-04-18) | 3 |
| | SHRUB EMITTER ASSEMBLY 0.5 GPH EMITTER - BLUE FESCUE 1.0 GPH EMITTER - ALL ADDITIONAL SHRUBS | 61 |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
| | RAIN BIRD XCZ-100-PRB-COM DRIP CONTROL KIT, 1" PESB VALVE, 1" BASKET FILTER, AND 40PSI PRESSURE REGULATOR, 1" BALL VALVE. | 1 |
| | RAIN BIRD 44RC 1" QUICK COUPLER VALVE | 1 |
| | RAIN BIRD ESP-TM2 IRRIGATION CONTROLLER 4 STATION WALL MOUNT | 1 |
| | IRRIGATION TUBING RAIN BIRD XBS 940 - 3/4" DISTRIBUTION TUBING | 420 LF |
| | IRRIGATION MAINLINE/LATERAL LINE 1" PVC SCHEDULE 40 | 25 LF |

LAND USE TABULATION

| LAND USE | SQ FT | PERCENT |
|-------------------------------------|--------|---------|
| TOTAL PARCEL AREA | 12,200 | 100 |
| BUILDING COVERAGE | 1,550 | 13 |
| PARKING & DRIVEWAY ASPHALT COVERAGE | 2,900 | 24 |
| LANDSCAPING | 7,750 | 63 |



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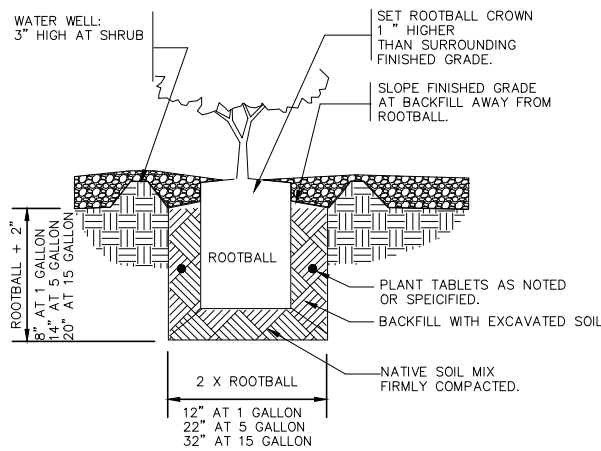
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IRRIGATION PLAN

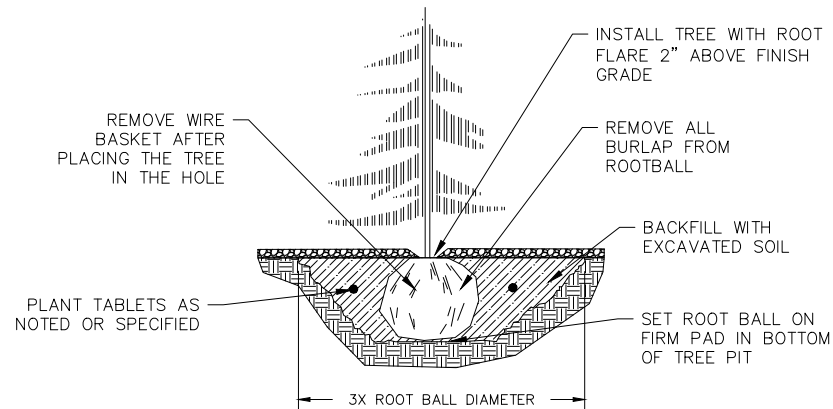
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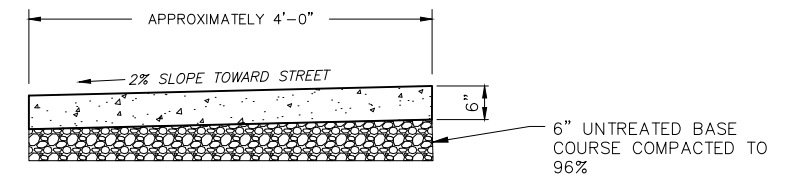


1 SHRUB PLANTING



- NOTES:
1. STAKING IS NOT GENERALLY REQUIRED. IF CONDITIONS ARE PRESENT WHERE THE CONTRACTOR DEEMS IT NECESSARY TO STAKE THE TREES IN ORDER TO ENSURE VIABILITY THROUGH THE GUARANTEE PERIOD, THE CONTRACTOR MAY STAKE TREES AT NO ADDITIONAL COST TO THE OWNER.
 2. STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE.

2 EVERGREEN TREE PLANTING



- NOTES:
1. ALL MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APWA STANDARD PLAN 231 & 232. CONCRETE SHALL HAVE 4,000 PSI COMPRESSIVE STRENGTH MIX.
 2. CONCRETE INTEGRAL COLOR PIGMENTS TO BE SELECTED BY OWNER FROM BATCH PLANT'S RANGE OF STANDARD COLORS.
 3. STAMPED CONCRETE TO HAVE RANDOM STONE PATTERN WITH DRY COLOR HARDENER. INSTALL JOINTS AS REQUIRED TO PREVENT CRACKING AND APPLY CONCRETE SEALER.

3 STAMPED CONCRETE PARKSTRIP

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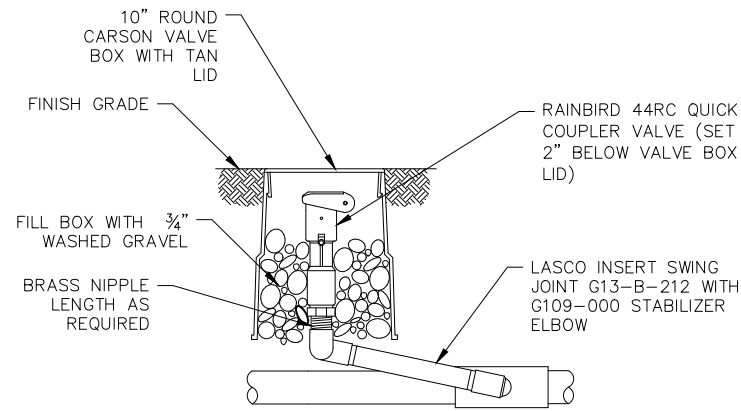
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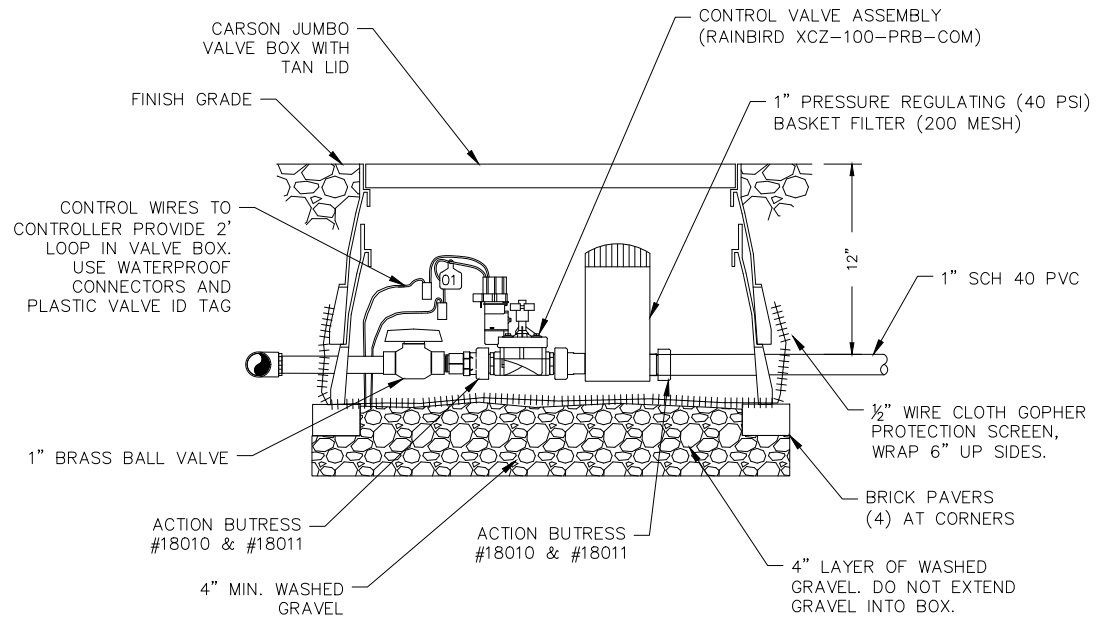
LANDSCAPE DETAILS

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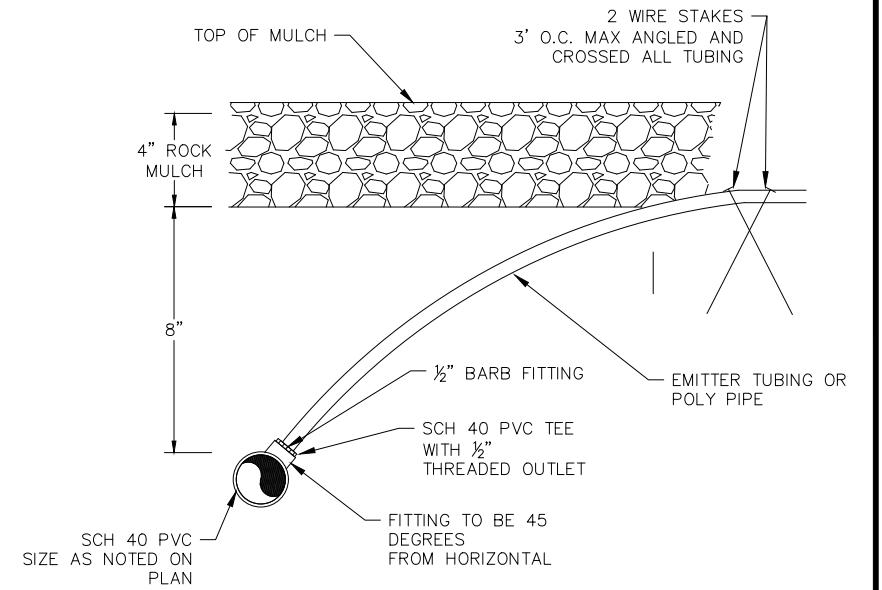
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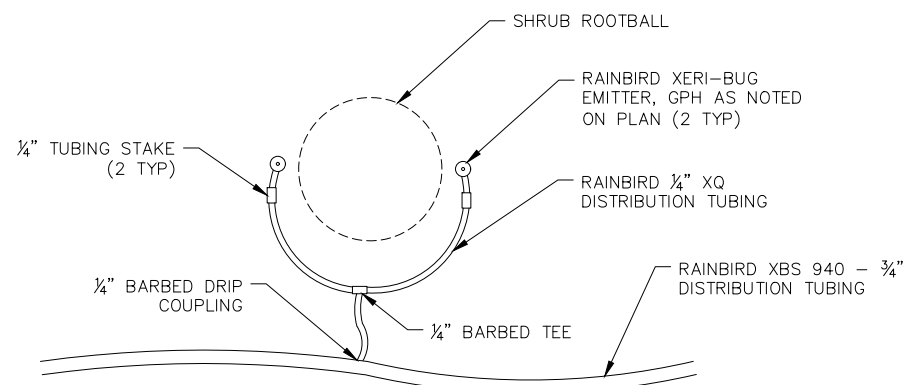
1 QUICK COUPLER



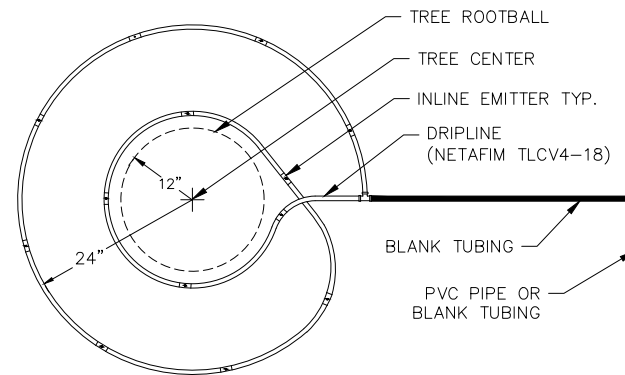
2 CONTROL VALVE



3 PVC - TUBING TRANSITION AND STAKING

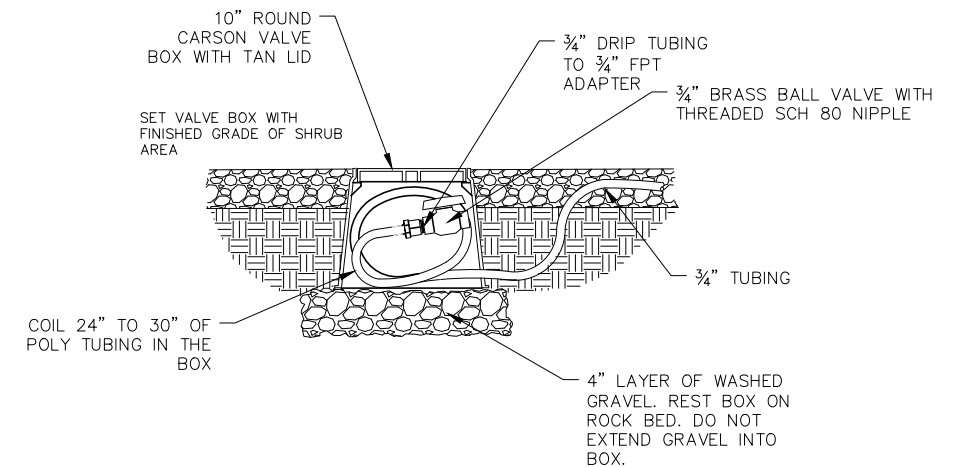


4 DRIP TUBING - SHRUB EMITTER ASSEMBLY



- NOTES:
1. LENGTH OF DRIPLINE IS APPROXIMATELY 20' PER TREE.
 2. VERIFY THAT THERE ARE 13 INLINE EMITTERS ON DRIPLINE BEFORE PLACING AROUND TREE.
 3. STAKE TUBING AS DETAILED.

4 DRIP TUBING - TREE RING ASSEMBLY



- NOTES:
1. INSTALL IRRIGATION FLUSH LINE VALVE AT END OF LINE.
 2. INSTALL TWO ASSEMBLIES PER ZONE.

5 IRRIGATION LINE FLUSH VALVE ASSEMBLY

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