



Jordan Valley Water Conservancy District

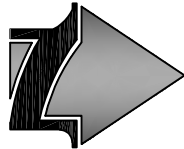
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088
PHONE (801) 565-4300

2025 MULTI-SITE LANDSCAPING

PROJECT NUMBER: 4378
FEBRUARY 2025



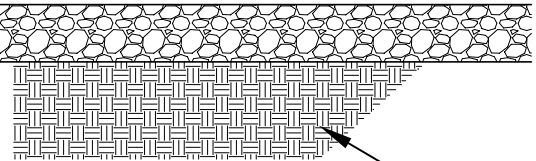
REVISIONS				 <div>JORDAN VALLEY WATER CONSERVANCY DISTRICT 8215 SOUTH 1300 WEST WEST JORDAN, UTAH 84088-0070 PHONE (801) 565-4300</div>	LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY) SCALE: SCALE DESIGN: ### DRAWING: ### PROJ. MGR: ### APPROVAL:	ORIGINAL SIZE B	2025 MULTI-SITE LANDSCAPING	COVER SHEET	DATE 2/25/25
REV.	DESCRIPTION	BY	DATE						PROJECT NUMBER 4378
									DRAWING NUMBER G-1
									SHEET NUMBER 1 OF 15



3/32" = 1'-0"

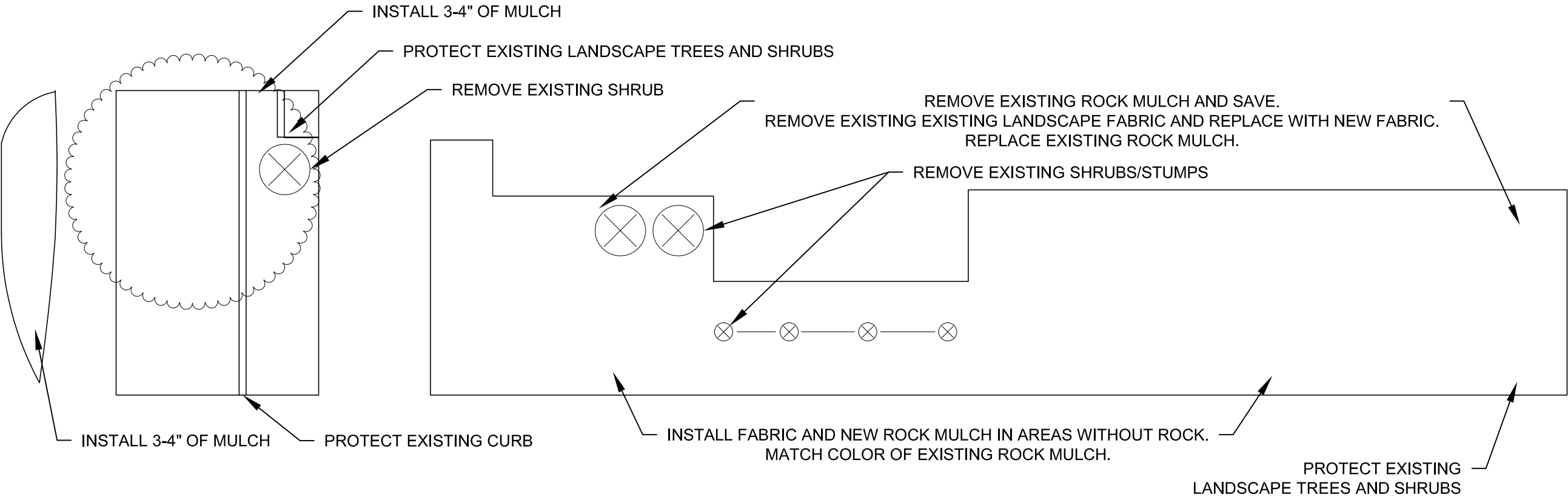
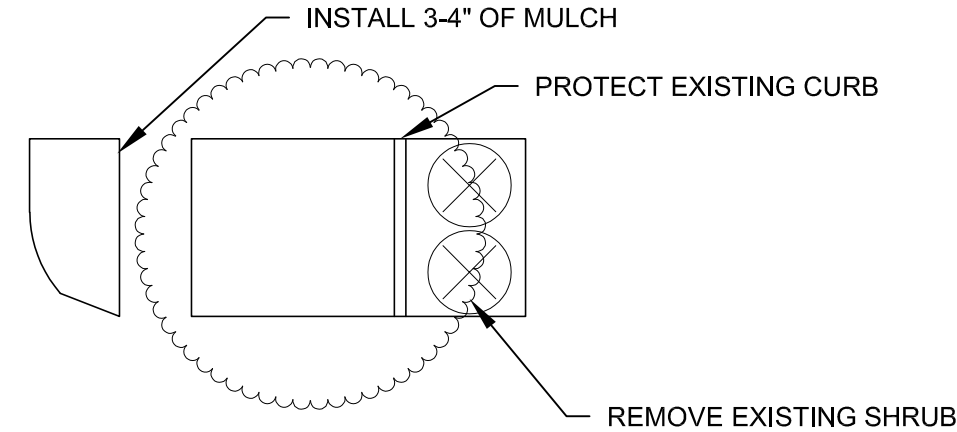
- LANDSCAPE DEMO AND GRADING NOTES
- 1. LAWN SHALL BE REMOVED AS DESIGNATED ON DESIGN
 - 2. LAWN SHALL BE REMOVED 3-4" BELOW HARDSCAPE TO ALLOW FOR MULCH REPLACEMENT.
 - 3. EVERY EFFORT SHOULD BE MADE TO AVOID SOIL COMPACTION.
 - 4. AVOID DRIVING ON WET SOILS.
 - 5. EXISTING TREE AND SHRUB ROOTS SHOULD BE PROTECTED DURING CONSTRUCTION AND LAWN REMOVAL.
 - 6. AVOID CUTTING TREE ROOTS LARGER THAN 2" IN DIAMETER.

- MULCH AND ROCK NOTES
- 1. ROCK MULCH TO BE INSTALLED AT 3-4" IN DEPTH.
 - 2. CONTRACTOR WILL OBTAIN ROCK MULCH SAMPLES FOR DISTRICT STAFF TO CHOOSE FROM.
 - 3. LANDSCAPE FABRIC TO BE INSTALLED AS SPECIFIED.



SETTLED EXISTING SOIL

ROCK/STONE MULCH DETAIL



Know what's below.
Call before you dig.

REVISIONS			
REV.	DESCRIPTION	BY	DATE



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

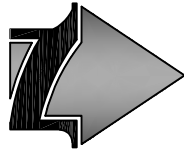
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)	ORIGINAL SIZE B
SCALE: SCALE	
DESIGN: ###	
DRAWING: ###	
PROJ. MGR: ###	
APPROVAL:	

2025 MULTI-SITE LANDSCAPING

1147 EAST WEBSTER DRIVE
LANDSCAPE AND DEMO PLAN

DATE 2/25/25
PROJECT NUMBER 4378
DRAWING NUMBER L-1A
SHEET NUMBER 3 OF 15



3/32" = 1'-0"

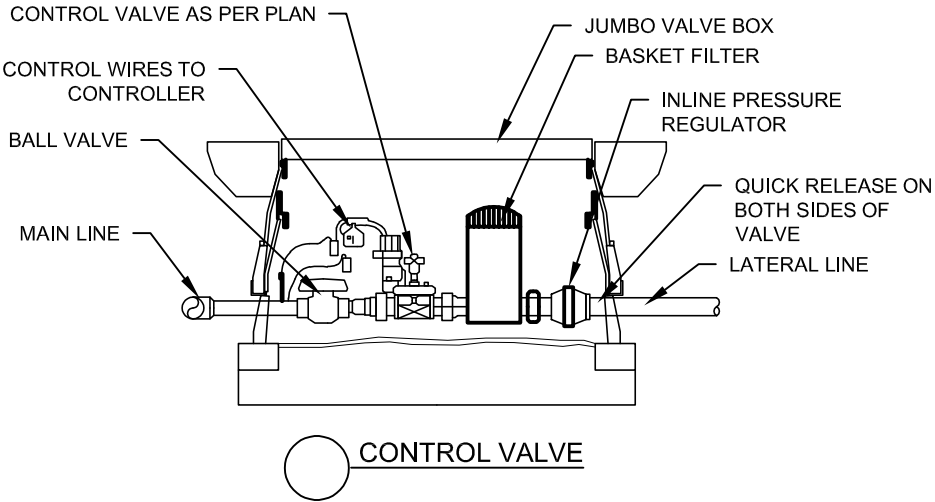
IRRIGATION NOTES:

1. A LOW VOLUME IRRIGATION SYSTEM, THAT PROVIDES 100 COVERAGE TO ALL PROPOSED PLANTINGS WILL BE INSTALLED BY CONTRACTOR.
2. THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS.
3. IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY OWNER PRIOR TO THE INSTALLATION OF MULCH.
4. IRRIGATION AS-BUILT DRAWING, WHICH ACCURATELY AND CLEARLY IDENTIFY ALL MODIFICATIONS &/OR SUBSTITUTIONS, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR MUST CONNECT IRRIGATION SYSTEM TO ON-SITE IRRIGATION CONTROLLER.
6. THE IRRIGATION SYSTEM COMPONENTS WILL BE UTILIZED, PER EACH MANUFACTURERS SPECIFICATIONS.
7. CONTRACTOR WILL FIELD VERIFY ALL EXISTING IRRIGATION COMPONENTS.
8. CONTRACTOR WILL CAP AND REMOVE OLD SPRAY IRRIGATION HEADS A SPECIFIED.
9. BEFORE ANY TRENCHING, EXCAVATION, OR DIGGING, FOR ANY REASON, THE CONTRACTOR SHALL HAVE THE AREA "BLUE STAKED" AND CONTACT THE APPROPRIATE UTILITY COMPANIES.



NETAFIM NOTES:

1. NETAFIM TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
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3. USE ONE TLS6 STAPLE EVERY 6".
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5. TECHLINE CV FITTINGS ARE REQUIRED FOR TEES, ELBOWS, AND CROSS CONNECTIONS.
6. DRIP AND SPRAY IRRIGATION MAY NOT BE INSTALLED ON THE SAME VALVE.



SYMBOL	MANUFACTURER / MODEL / DESCRIPTION
	RAIN BIRD PESB-PRS-D 1", 1.5", 2" PLASTIC INDUSTRIAL VALVES. LOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE
	SHOT OFF / ISOLATION VALVE WILKINS 850 SERIES BALL VALVE-LINE SIZE
	IN-LINE DRIP IRRIGATION - NETAFIM TECHLINE CV .9GPH 18" SPACING

PROTECT EXISTING LANDSCAPE TREES AND SHRUBS

PROTECT EXISTING LANDSCAPE TREES AND SHRUBS



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JORDAN VALLEY WATER
CONSERVANCY DISTRICT

8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH
AT FULL SIZE
(IF NOT 1" - SCALE ACCORDINGLY)

ORIGINAL
SIZE
B

SCALE: SCALE
DESIGN: ###
DRAWING: ###
PROJ. MGR: ###
APPROVAL:

2025 MULTI-SITE LANDSCAPING

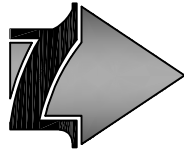
1147 EAST WEBSTER DRIVE
IRRIGATION PLAN

DATE
2/25/25

PROJECT NUMBER
4378

DRAWING NUMBER
L-1B

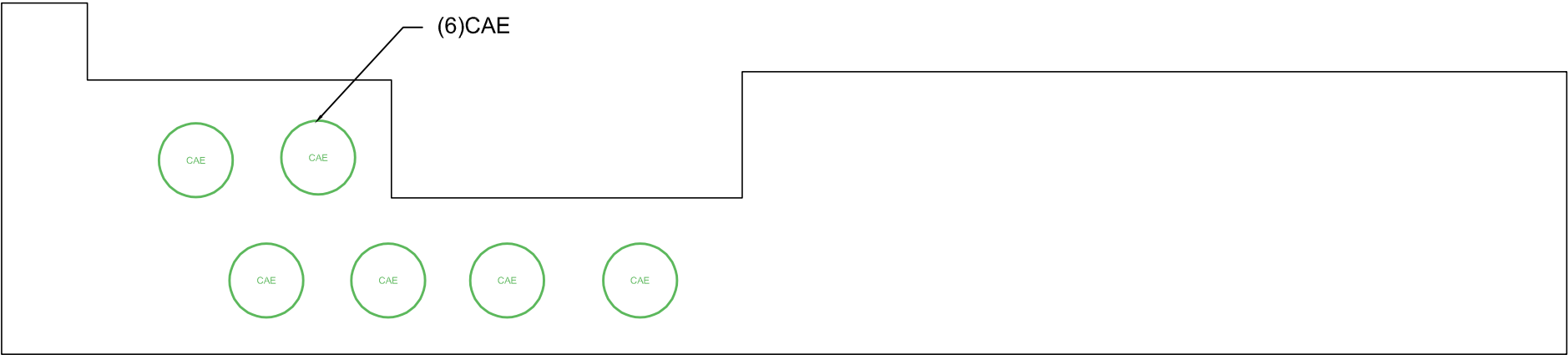
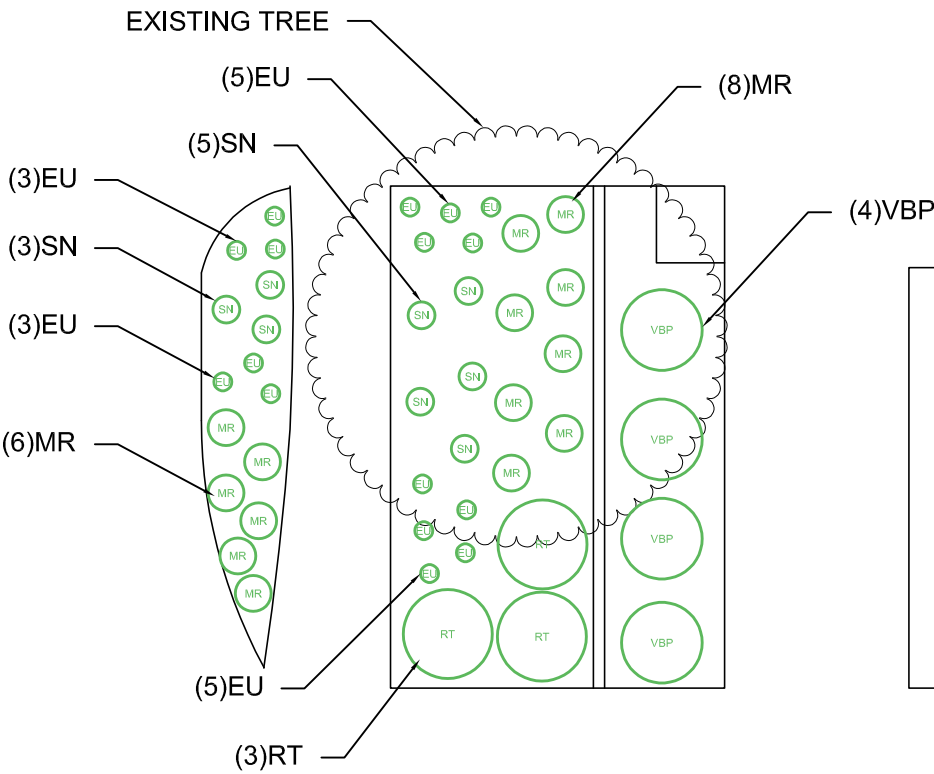
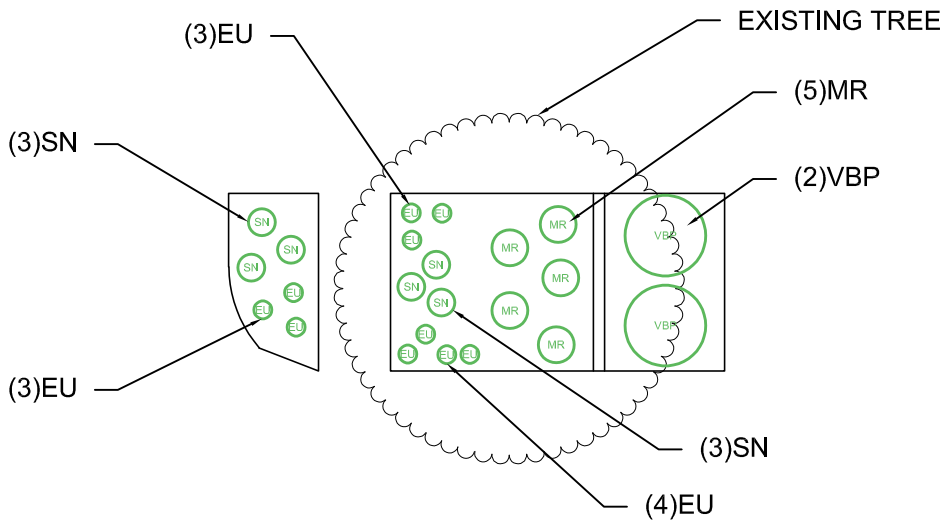
SHEET NUMBER
4 OF 15



3/32" = 1'-0"

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SYM	BOTANICAL NAME	COMMON NAME	QTY	
CAE	CORNUS ALBA 'ELEGANTISIMA'	VARIEGATED RED TWIG DOGWOOD	6	5 GAL
VBP	VIBURNUM BURJAETICUM 'PO17S'	MINI MAN VIBURNUM	6	5 GAL
RT	RHUS TRILBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	3	5 GAL
MR	MAHONIA REPENS	CREEPING OREGON GRAPE	19	1 GAL
SN	SALVIA NEMOROSA 'CARADONNA'	CARADONNA MEADOW	14	1 GAL
EU	ERIOGONUM UMBELLATUM 'PSDOWNS'	KANNAH CREEK BUCKWHEAT	26	1 GAL



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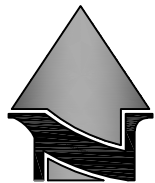
JORDAN VALLEY WATER
CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)	ORIGINAL SIZE B
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DRAWING: ###	
PROJ. MGR: ###	
APPROVAL:	

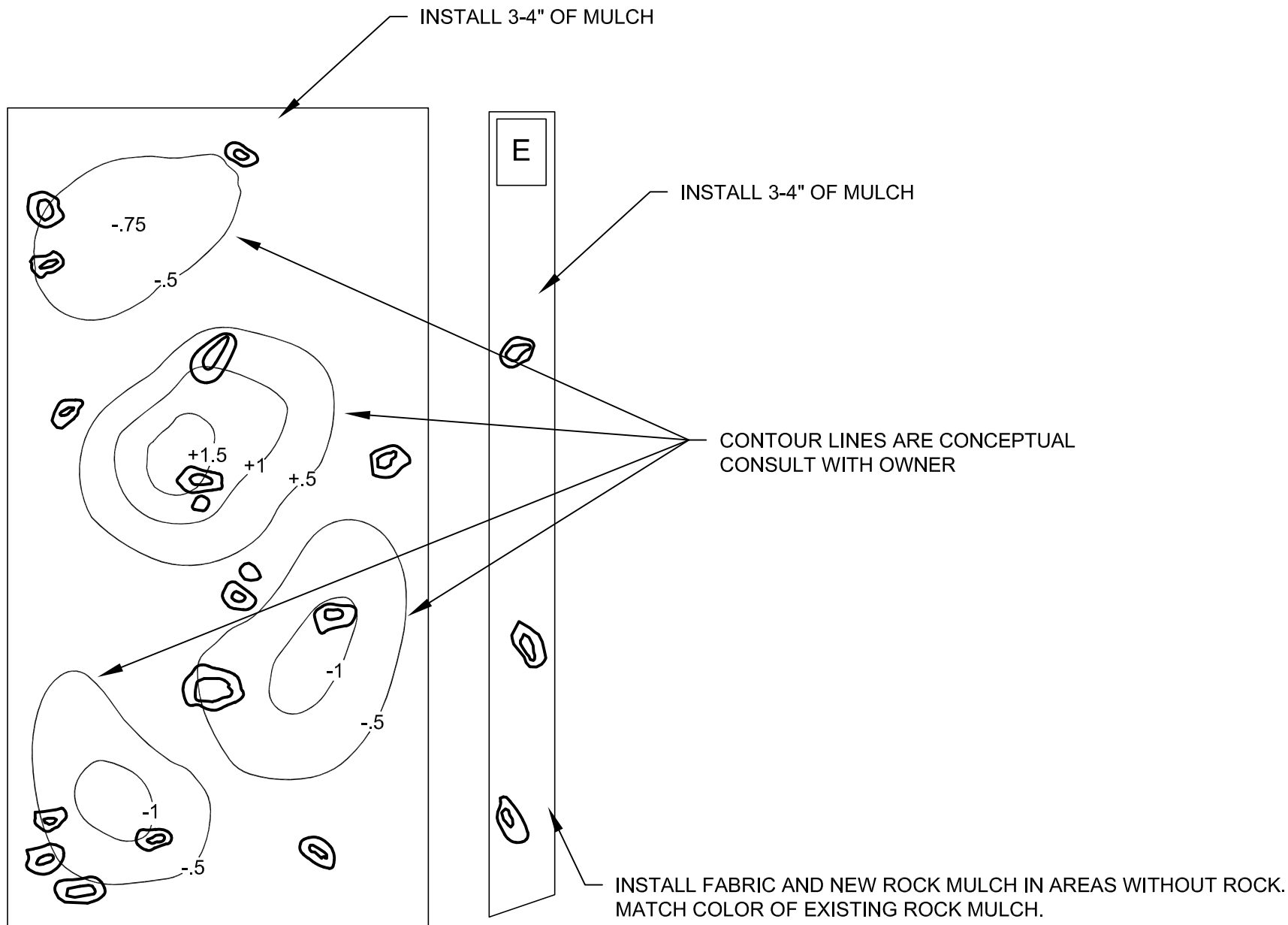
2025 MULTI-SITE LANDSCAPING

1147 EAST WEBSTER DRIVE
PLANTING PLAN

DATE 2/25/25
PROJECT NUMBER 4378
DRAWING NUMBER L-1C
SHEET NUMBER 5 OF 15



3/32" = 1'-0"

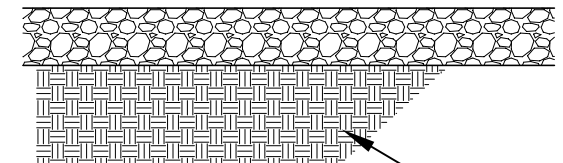


LANDSCAPE DEMO AND GRADING NOTES

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CONSERVANCY DISTRICT

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ORIGINAL
SIZE
B

SCALE: SCALE

DESIGN: ###

DRAWING: ###

PROJ. MGR: ###

APPROVAL: _____

2025 MULTI-SITE LANDSCAPING

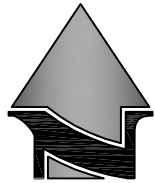
8657 VAUNA-LEE STREET
LANDSCAPE AND DEMO PLAN

DATE
2/25/25

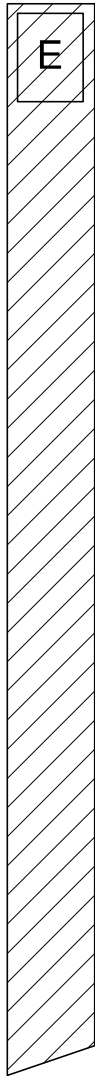
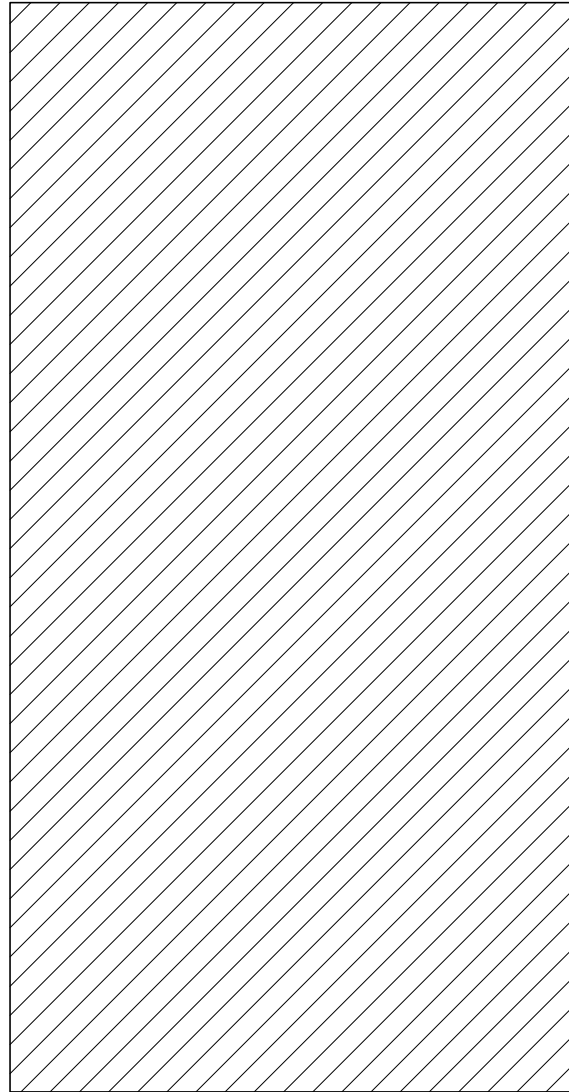
PROJECT NUMBER
4378

DRAWING NUMBER
L-2A

SHEET NUMBER
6 OF 15



3/32" = 1'-0"



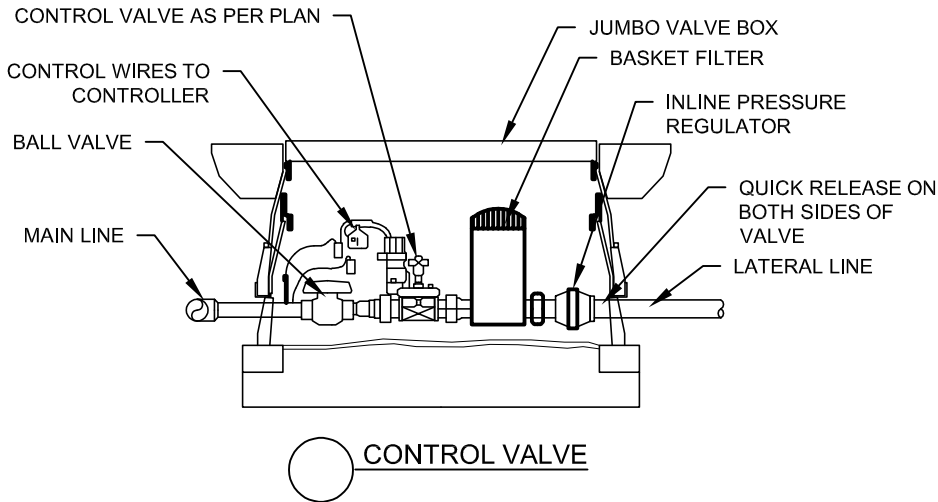
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SYMBOL MANUFACTURER / MODEL / DESCRIPTION

- | | |
|--|---|
| | RAIN BIRD PESB-PRS-D
1", 1.5", 2" PLASTIC INDUSTRIAL VALVES. LOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY |
| | RAIN BIRD 44-LRC
1" BRASS QUICK-COUPLING VALVE |
| | SHOT OFF / ISOLATION VALVE
WILKINS 850 SERIES BALL VALVE-LINE SIZE |
| | IN-LINE DRIP IRRIGATION - NETAFIM TECHLINE CV
.9GPH 18" SPACING |



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CONSERVANCY DISTRICT

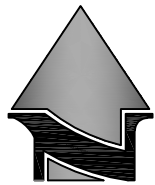
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

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SCALE: SCALE	
DESIGN: ###	
DRAWING: ###	
PROJ. MGR: ###	
APPROVAL:	

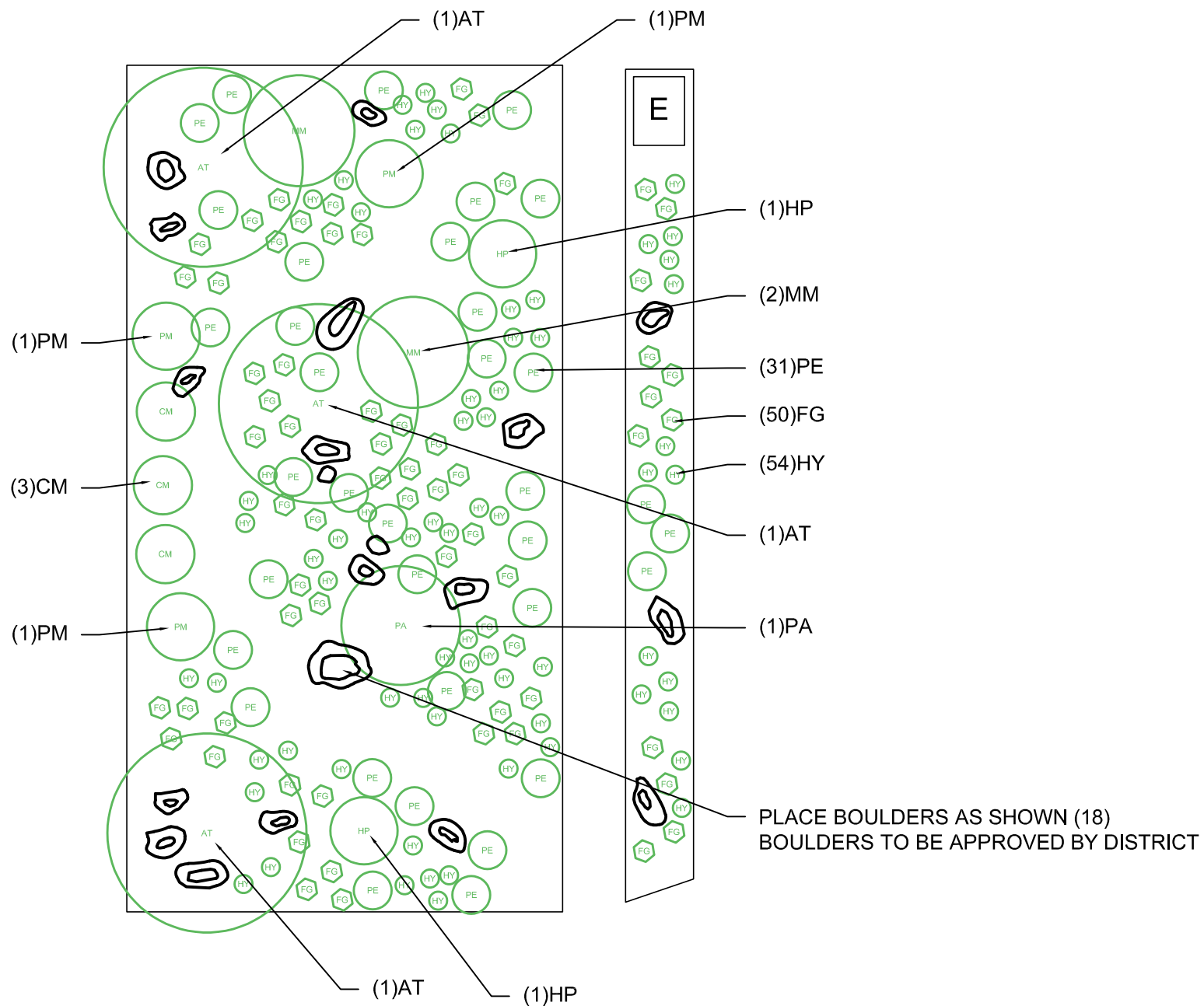
2025 MULTI-SITE LANDSCAPING

8657 VAUNA-LEE STREET
LANDSCAPE AND DEMO PLAN

DATE 2/25/25
PROJECT NUMBER 4378
DRAWING NUMBER L-2B
SHEET NUMBER 7 OF 15



3/32" = 1'-0"



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SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE
AT	ACER TATARICUM 'GARAAN'	HOT WINGS MAPLE	3	10 GAL
PA	PINUS ARISTATA	BRISTLECONE PINE	1	10GAL
PM	PURSHIA MEXICANA	CLIFFROSE	3	5 GAL
CM	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	3	5 GAL
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	2	1 GAL
MM	MIRABILIS MULTIFLORA	DESERT 4 O'CLOCK	2	1 GAL
PE	PENSTEMON EATONII	FIREGRACKER PENSTEMON	31	1 GAL
HY	HYMENOXIS ACAULIS 'SOL DANCER'	SOL DANCER DAISY	54	1 GAL
FG	FESTUCA GLAUCA 'BOULDER BLUE'	BOULDER BLUE FESCUE	50	1 GAL



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CONSERVANCY DISTRICT

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APPROVAL:

2025 MULTI-SITE LANDSCAPING

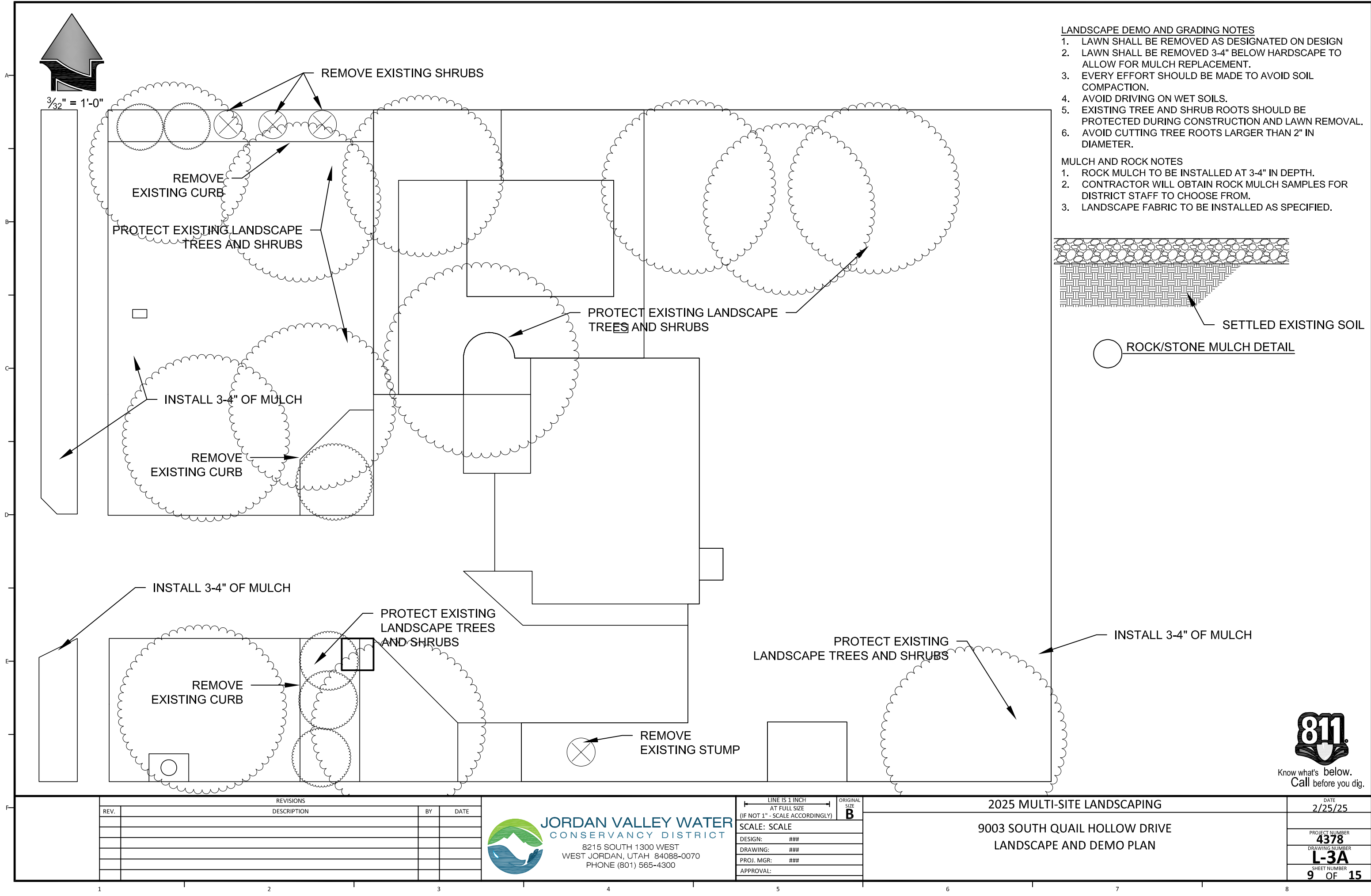
8657 VAUNA-LEE STREET
LANDSCAPE AND DEMO PLAN

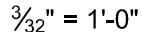
DATE
2/25/25

PROJECT NUMBER
4378

DRAWING NUMBER
L-2C

SHEET NUMBER
8 OF 15





REPLACE EXISTING VALVE BOXES WITH JUMBO BOXES

NO DRIP LINE HERE

REPLACE WITH
JUMBO BOX

NO DRIP LINE HERE

REPLACE WITH
JUMBO BOX

CONTROL VALVE AS PER PLAN
CONTROL WIRES TO
CONTROLLER

- JUMBO VALVE BOX
- └ BASKET FILTER

- INLINE PRESSURE
REGULATOR

BALL VALVE
MAIN LINE —

- QUICK RELEASE ON BOTH SIDES OF VALVE
- LATERAL LINE

CONTROL VALVE

NETAFIM NOTES:

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SYMBOL

MANUFACTURER /
MODEL / DESCRIPTION



RAIN BIRD PESB-PRS-D
1", 1.5", 2" PLASTIC INDUSTRIAL VALVES. LOW
OPERATING CAPABILITY, GLOBE
CONFIGURATION, WITH PRESSURE
REGULATING MODULE, AND SCRUBBER
TECHNOLOGY



RAIN BIRD 44-LRC
1" BRASS QUICK-COUPLING VALVE



SHOT OFF / ISOLATION VALVE
WILKINS 850 SERIES BALL VALVE-LINE SIZE



IN-LINE DRIP IRRIGATION - NETAFIM TECHLINE CV
.9GPH 18" SPACING

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[illegible]

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ORIGINAL
SIZE
B

SCALE: SCALE

DESIGN:	###
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DRAWING: ###

PROJ. MGR:	###
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2025 MULTI-SITE LANDSCAPING

9003 SOUTH QUAIL HOLLOW DRIVE
IRRIGATION PLAN

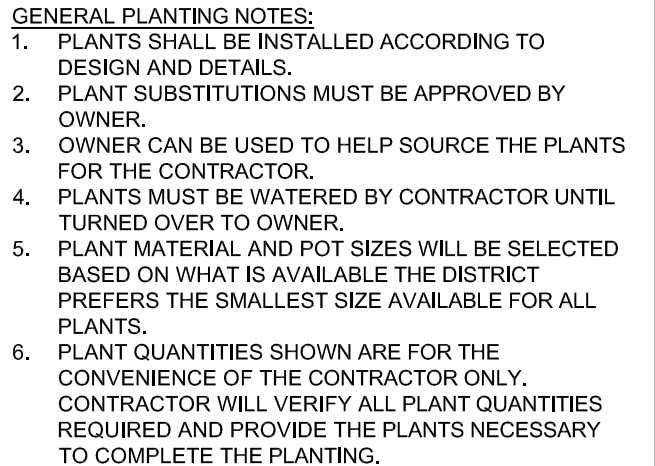
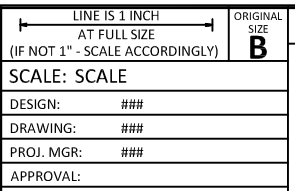
DATE
2/25/25

2/23/23

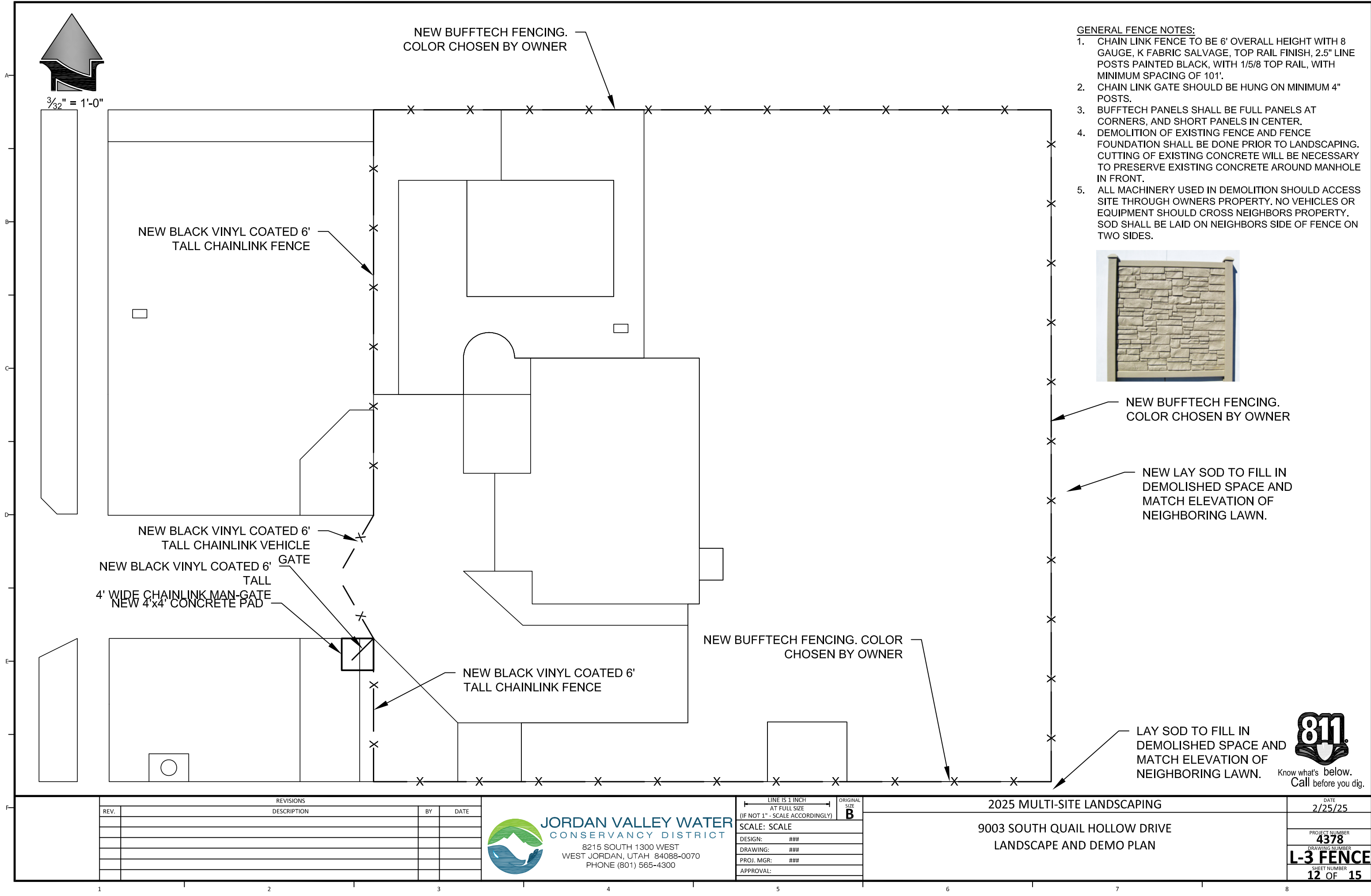
PROJECT NUMBER
4378

DRAWING NUMBER
1-35

L-3B

[illegible]

<div> <div>2025 MULTI-SITE LANDSCAPING</div> <div>9003 SOUTH QUAIL HOLLOW DRIVE FENCE PLAN</div> </div>	DATE
	2/25/25
	PROJECT NUMBER
	4378
	DRAWING NUMBER
	L-3C
	SHEET NUMBER
	11 OF 15



- GENERAL FENCE NOTES:**
1. CHAIN LINK FENCE TO BE 6' OVERALL HEIGHT WITH 8 GAUGE, K FABRIC SALVAGE, TOP RAIL FINISH, 2.5" LINE POSTS PAINTED BLACK, WITH 1/5/8 TOP RAIL, WITH MINIMUM SPACING OF 101'.
 2. CHAIN LINK GATE SHOULD BE HUNG ON MINIMUM 4" POSTS.
 3. BUFFTECH PANELS SHALL BE FULL PANELS AT CORNERS, AND SHORT PANELS IN CENTER.
 4. DEMOLITION OF EXISTING FENCE AND FENCE FOUNDATION SHALL BE DONE PRIOR TO LANDSCAPING. CUTTING OF EXISTING CONCRETE WILL BE NECESSARY TO PRESERVE EXISTING CONCRETE AROUND MANHOLE IN FRONT.
 5. ALL MACHINERY USED IN DEMOLITION SHOULD ACCESS SITE THROUGH OWNERS PROPERTY. NO VEHICLES OR EQUIPMENT SHOULD CROSS NEIGHBORS PROPERTY. SOD SHALL BE LAID ON NEIGHBORS SIDE OF FENCE ON TWO SIDES.



REVISIONS			
REV.	DESCRIPTION	BY	DATE

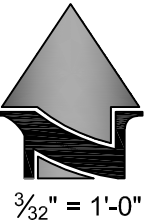
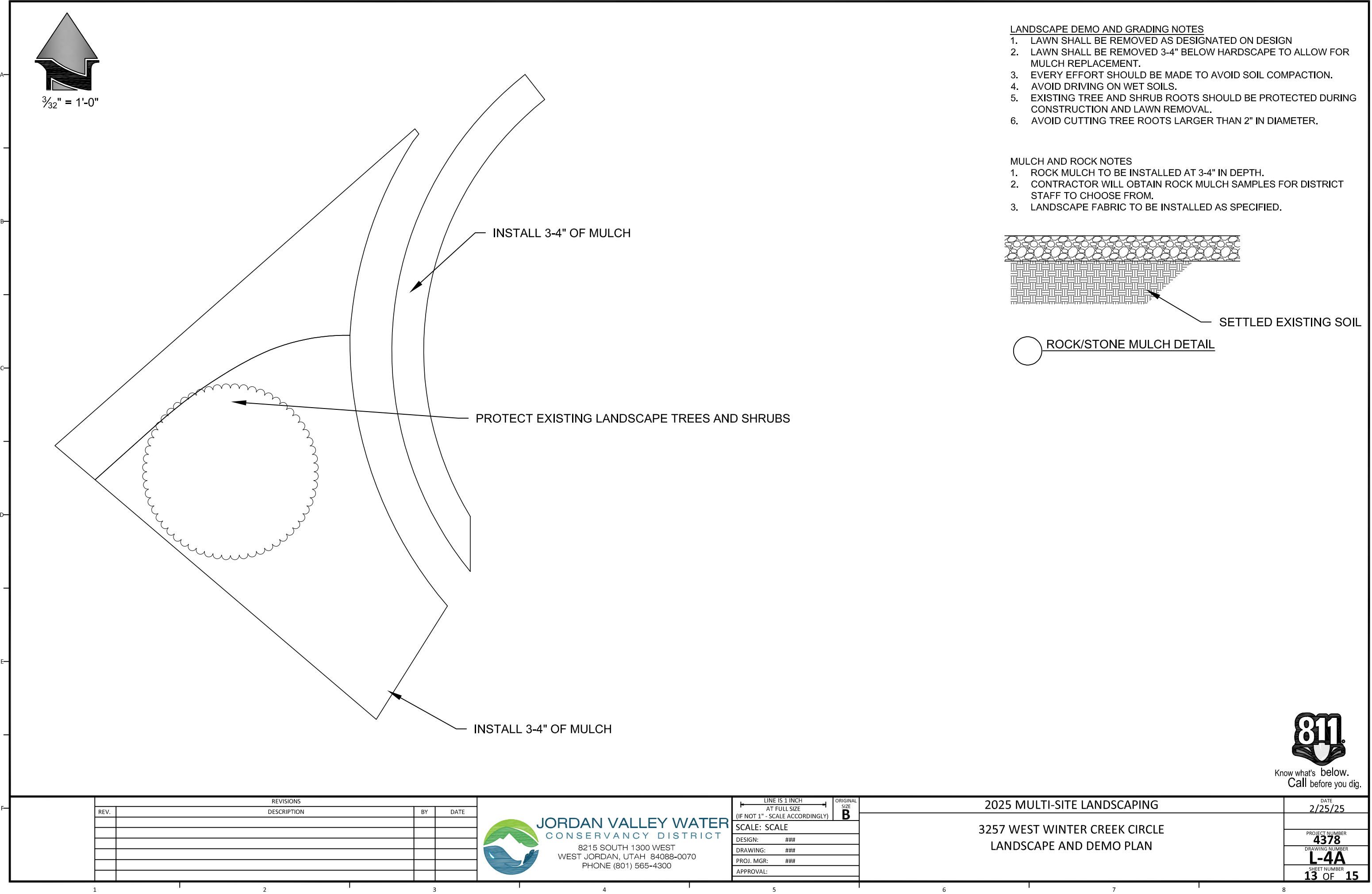


JORDAN VALLEY WATER
CONSERVANCY DISTRICT
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)	ORIGINAL SIZE B
SCALE: SCALE	
DESIGN: ###	
DRAWING: ###	
PROJ. MGR: ###	
APPROVAL:	

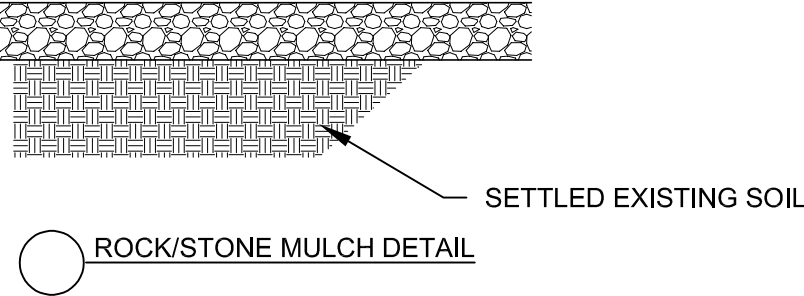
2025 MULTI-SITE LANDSCAPING	
9003 SOUTH QUAIL HOLLOW DRIVE LANDSCAPE AND DEMO PLAN	

DATE 2/25/25
PROJECT NUMBER 4378
DRAWING NUMBER L-3 FENCE
SHEET NUMBER 12 OF 15



- LANDSCAPE DEMO AND GRADING NOTES
1. LAWN SHALL BE REMOVED AS DESIGNATED ON DESIGN
 2. LAWN SHALL BE REMOVED 3-4" BELOW HARDSCAPE TO ALLOW FOR MULCH REPLACEMENT.
 3. EVERY EFFORT SHOULD BE MADE TO AVOID SOIL COMPACTION.
 4. AVOID DRIVING ON WET SOILS.
 5. EXISTING TREE AND SHRUB ROOTS SHOULD BE PROTECTED DURING CONSTRUCTION AND LAWN REMOVAL.
 6. AVOID CUTTING TREE ROOTS LARGER THAN 2" IN DIAMETER.

- MULCH AND ROCK NOTES
1. ROCK MULCH TO BE INSTALLED AT 3-4" IN DEPTH.
 2. CONTRACTOR WILL OBTAIN ROCK MULCH SAMPLES FOR DISTRICT STAFF TO CHOOSE FROM.
 3. LANDSCAPE FABRIC TO BE INSTALLED AS SPECIFIED.



REVISIONS			
REV.	DESCRIPTION	BY	DATE



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

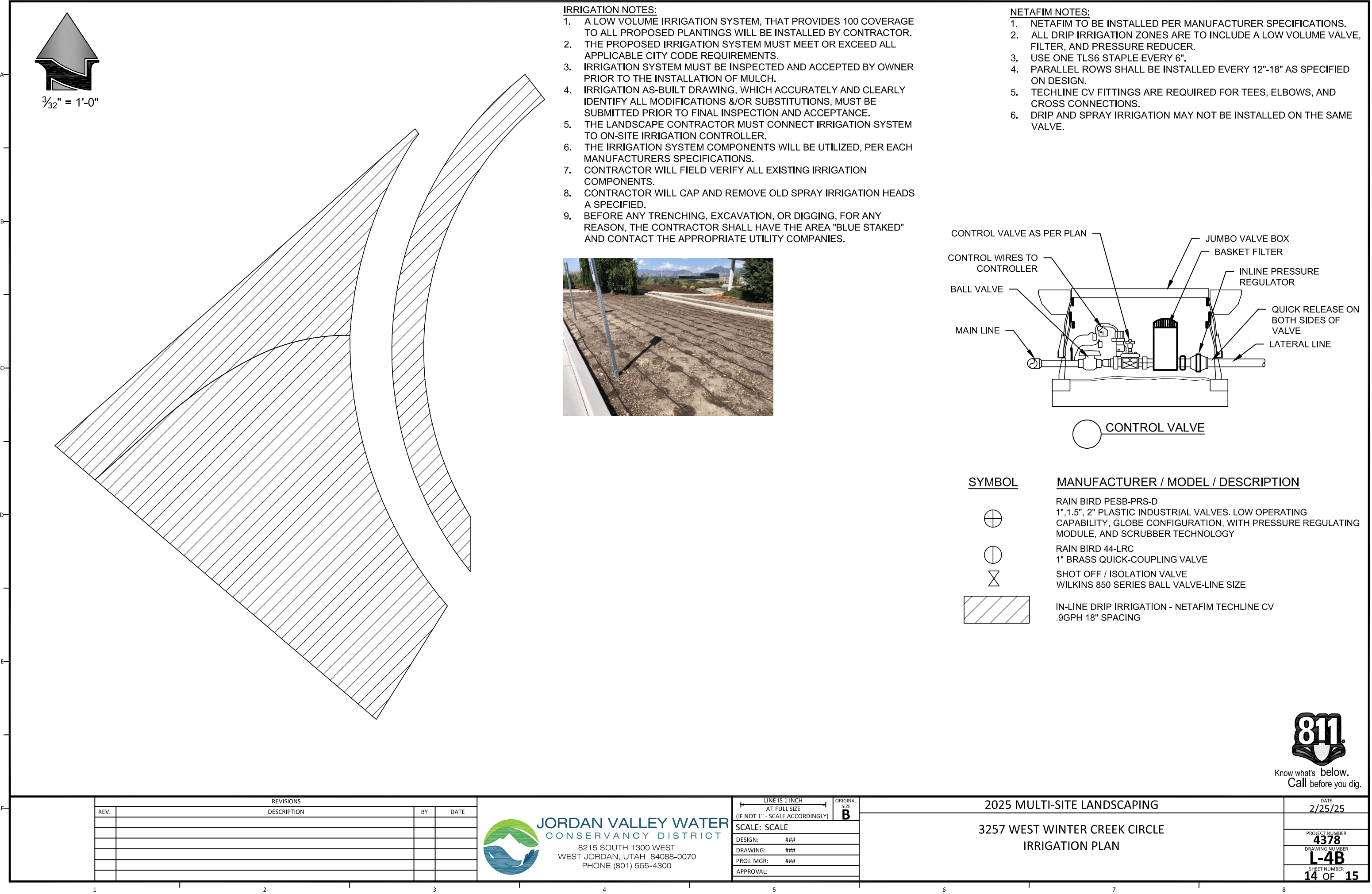
8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

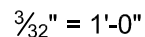
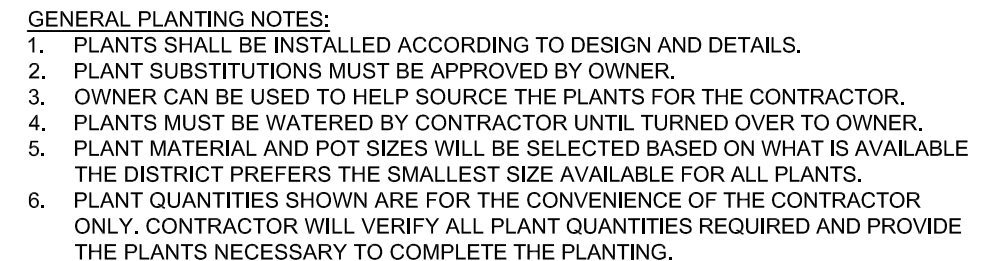
LINE IS 1 INCH AT FULL SIZE (IF NOT 1" - SCALE ACCORDINGLY)	ORIGINAL SIZE B
SCALE: SCALE	
DESIGN: ###	
DRAWING: ###	
PROJ. MGR: ###	
APPROVAL:	

2025 MULTI-SITE LANDSCAPING
3257 WEST WINTER CREEK CIRCLE LANDSCAPE AND DEMO PLAN

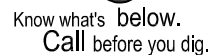
DATE 2/25/25
PROJECT NUMBER 4378
DRAWING NUMBER L-4A
SHEET NUMBER 13 OF 15






$$\frac{3}{32}'' = 1'-0''$$


SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE
CN	CHAMAICYPARIS NOOTKATENSIS 'PENDULA'	WEeping ALASKAN CEDAR	1	5 GAL
CA	CEDRUS ATLANTICA 'GREEN WAVE'	GREEN WAVE ATLAS CEDAR	1	5 GAL
HS	HYBISCUS SYRIACUS 'MINERVA'	MINERVA ROSE OF SHARON	6	5 GAL
PO	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	5	5 GAL
RR	ROSA 'RADTKO'	RED DOUBLE KNOCK OUT ROSE	3	5 GAL
BT	BERBERIS THUNBERGII 'MARIA'	SUNJOY GOLD PILLAR BARBERRY	6	1 GAL
PA	PENNISETUM ALOPECUROIDES 'PIGLET'	PIGLET FOUNTAIN GRASS	18	1 GAL
AFS	ACHILLEA 'FIREFLY SUNSHINE'	FIREFLY SUNSHINE YARROW	17	1 GAL
AM	ALLIUM 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	30	1 GAL
TC	TEUCRIUM COSSONII	GRAY CREEPING GERMANDER	8	4"

[illegible]

JORDAN VALLEY WATER
CONSERVANCY DISTRICT

8215 SOUTH 1300 WEST
WEST JORDAN, UTAH 84088-0070
PHONE (801) 565-4300

LINE IS 1 INCH
AT FULL SIZE
(IF NOT 1" - SCALE ACCORDINGLY)

SCALE: SCALE

DESIGN: ###

DRAWING:	###
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PROJ. MGR:	###
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APPROVAL:

ORIGINAL SIZE B

2025 MULTI-SITE LANDSCAPING

3257 WEST WINTER CREEK CIRCLE PLANTING PLAN

DATE
9/25/25

2/25/25

PROJECT NUMBER:

4378

DRAWING NUMBER
146

L-4C

SHEET NUMBER
5 OF 1