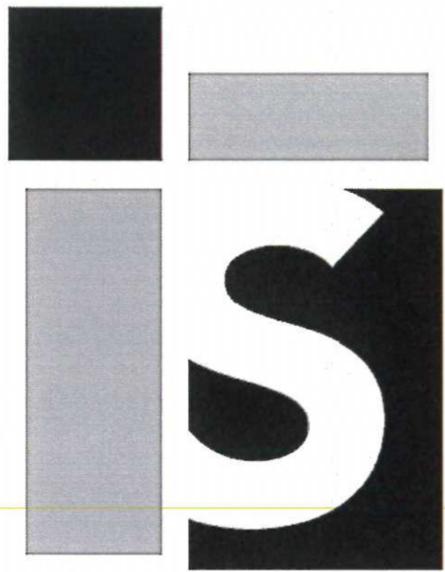


Landscape Island, State Street and Sunset Avenue



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12/05/2015



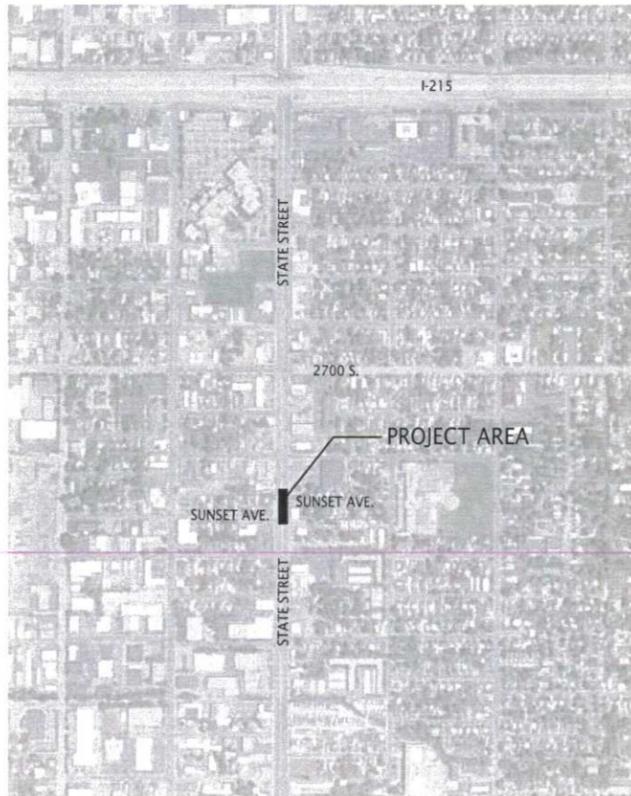
Median Enhancements | South Salt Lake

State Street & Sunset Avenue, South Salt Lake, UT

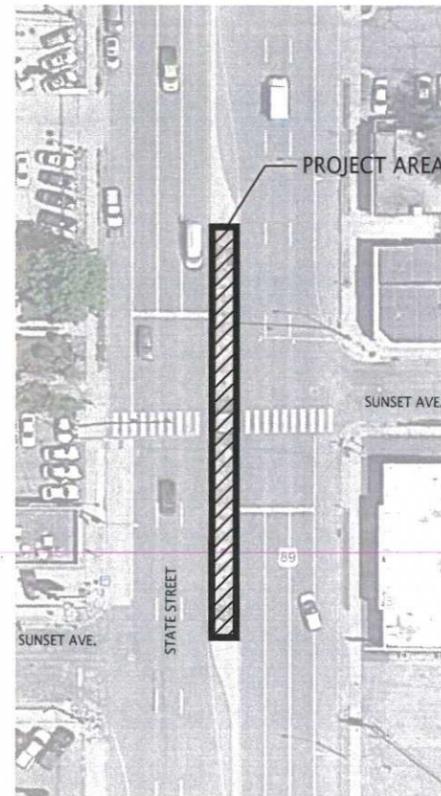
SOUTH SALT LAKE

project location

sheet index



vicinity map



project area map ⁿ

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landscape documents

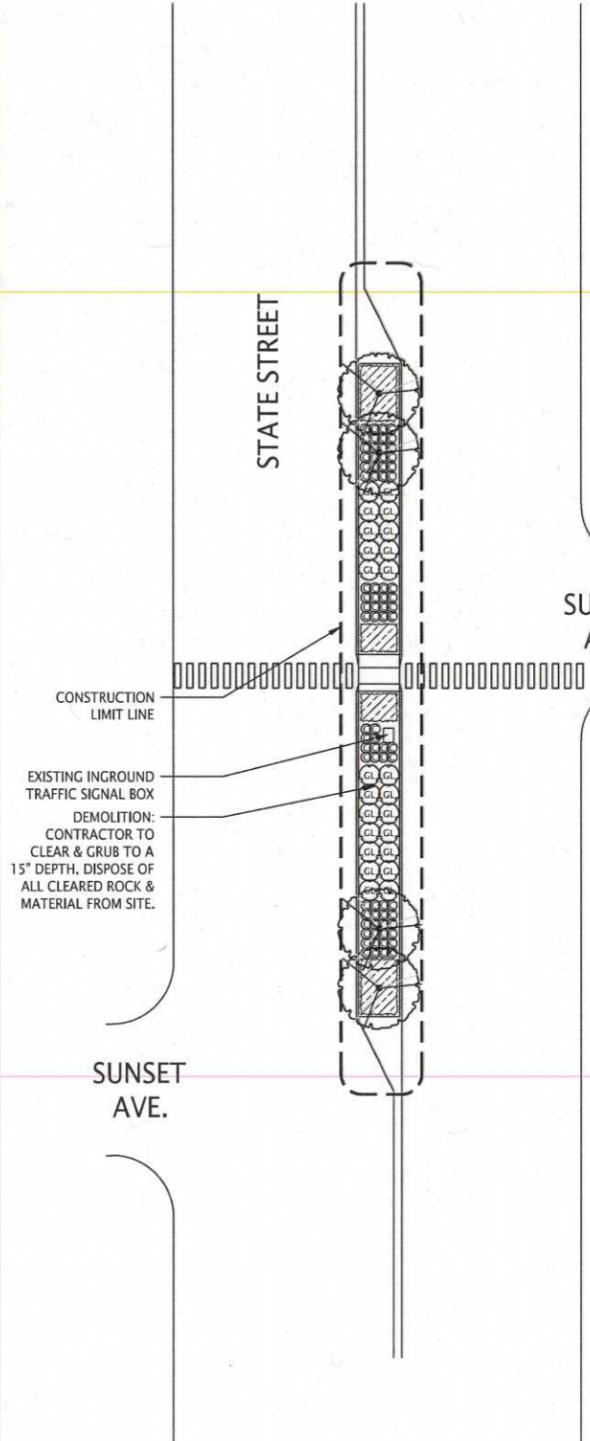
february 11, 2016

PLANT SCHEDULE

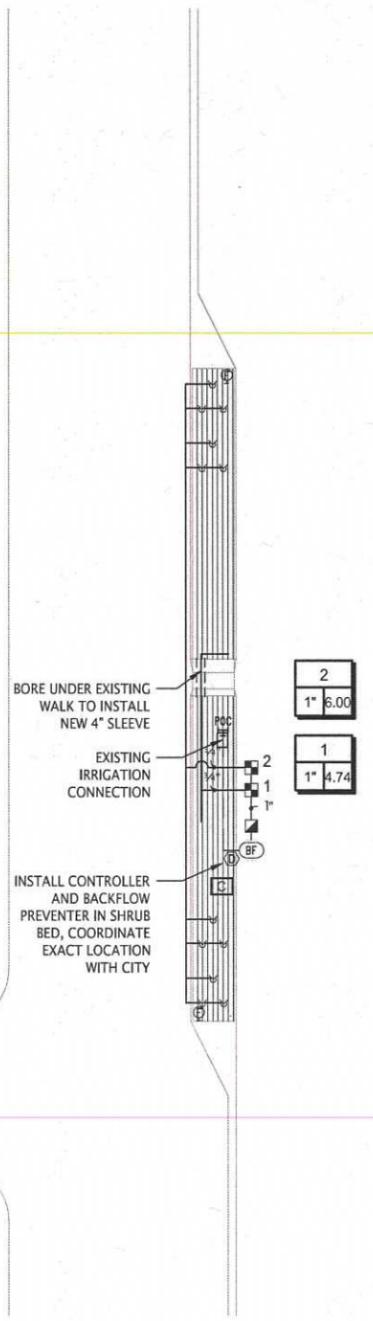
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
	Zelkova serrata "Musashino" / Sawleaf Zelkova	B & B	2" Cal	4	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
	Nepeta x faassenii "Walkers Low" / Walkers Low Catmint	1 gal		76	
	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal		24	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily	1 gal		18" o.c.	165

LANDSCAPE NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SOUTH SALT LAKE CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
- EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES / STRUCTURES / ETC.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
- DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT.
- ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
- ALL CLARIFICATIONS OF DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE PRIOR TO WORK WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE A MIN. OF 12" OF TOPSOIL IN ALL SHRUB, PERENNIAL, AND ORNAMENTAL GRASS AREAS.
- CONTRACTOR SHALL PROVIDE A MIN. 3" DEPTH OF WASHED 3/4" TO 1-1/4" SOUTHTOWN COBBLE (FROM STAKER PARSON OR NEPHI SANDSTONE) IN ALL PLANTING AREAS. INSTALL MULCH OVER DEWITT PRO 5 WEED BARRIER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- THIS PROJECT IS LOCATED ON A BUSY ROAD AND WILL REQUIRE SPECIAL CONSIDERATION TO MINIMIZE SAFETY RISKS AND IMPACTS ON TRAFFIC FLOW. WORKING HOURS SHALL BE FROM 9:00 AM TO 3:00 PM ON WEEKDAYS. THE PEDESTRIAN CROSSING SHALL REMAIN OPEN THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR RESPONSIBLE FOR PROVIDING BARRICADES, CONES, SIGNS, ETC. NECESSARY TO COMPLETE PROJECT IN ACCORDANCE WITH UDOT AND SOUTH SALT LAKE CITY STANDARDS. AS POSSIBLE, CONTRACTOR SHALL USE LEFT TURN LANES NORTH AND SOUTH OF MEDIAN FOR EQUIPMENT ACCESS. NO MORE THAN ONE LANE MAY BE SHUT DOWN AT ANY ONE TIME. CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO UDOT. PLAN MUST BE ACCEPTED AND APPROVED PRIOR TO CONSTRUCTION.

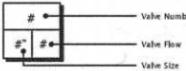


PLANTING PLAN



IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird X CZ-100-PRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.
	Automatic Flush Valve - Netafim TLFV-1
	Area to Receive Dripline - Netafim TLCV-04-18 (dripline laterals spaced at 18", with emitters offset for triangular pattern). 17 mm.
	Root Watering System - Rain Bird RWS-B-C-Sock with Root Sock and .25 GPM bubbler with Check Valve
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Reduced Pressure Backflow Preventer - Wilkins 375 XL-S 3/4" Install in VIT Strong Box 58BC-305S Enclosure
	Existing Quick Coupling to be Reused Disconnect and Reinstall as part of new system
	Irrigation Controller - Hunter I-CORE (6 Station) Install controller in VIT Strong Box Pedestal-Heavy Duty Stainless Steel Top Entry Enclosure Coordinate power connection with South Salt Lake & UDOT. Install with Hunter RAIN-CLK Rain/Freeze Sensor.
	Existing POC to Remain (Meter, Stop & Waste Valve) -Connect to POC after existing Stop & Waste Valve, remove existing Double Check Valve, reinstall existing Quick Coupling Valve
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Existing Pipe Sleeve: Pothole to find location
	Valve Callout Valve Number Valve Flow Valve Size

IRRIGATION NOTES

- THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
- THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 65 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER COMPONENTS FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
- IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
- IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
- ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 PVC.
- CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
- ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
- ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
- DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

SOUTH SALT LAKE
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Stamp

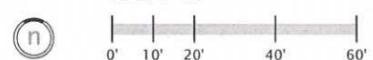
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Drawn By:	SS
Date:	02/11/2016
Checked By:	RD
Project No:	15-129

Drawing Title
LANDSCAPE & IRRIGATION PLAN

Drawing number

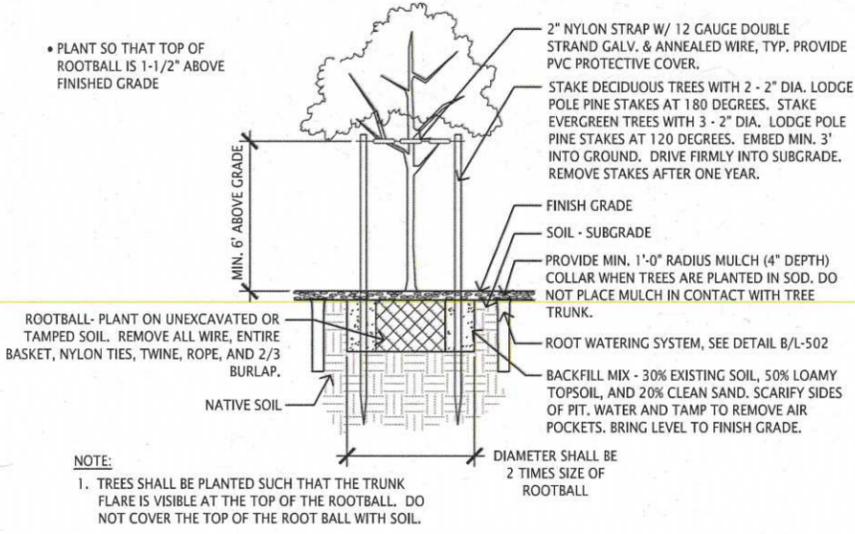
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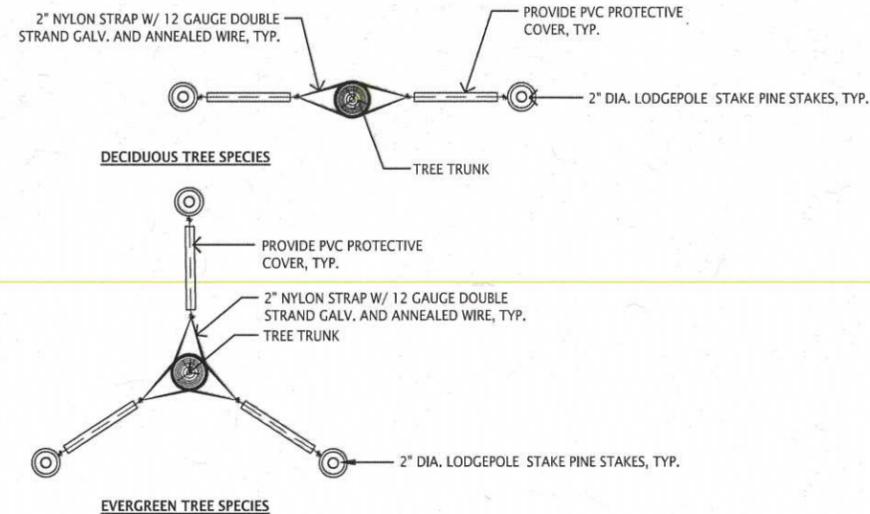




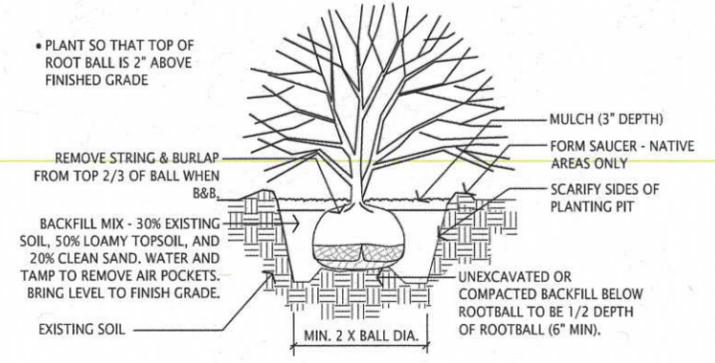
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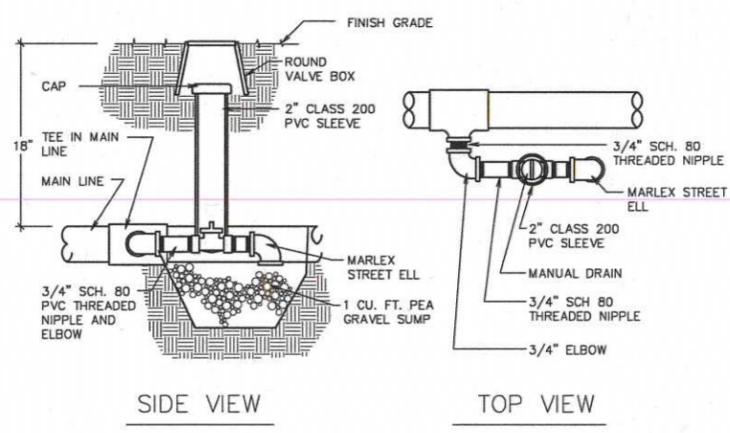
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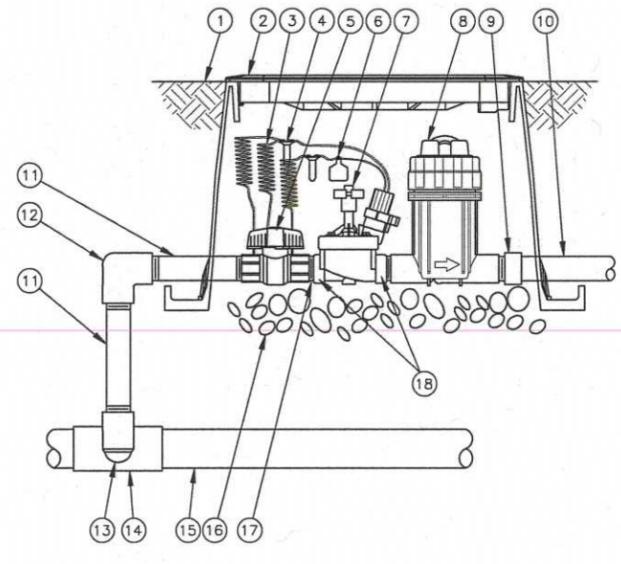
B TREE STAKING DETAIL
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C SHRUB/PERENNIAL PLANTING DETAIL
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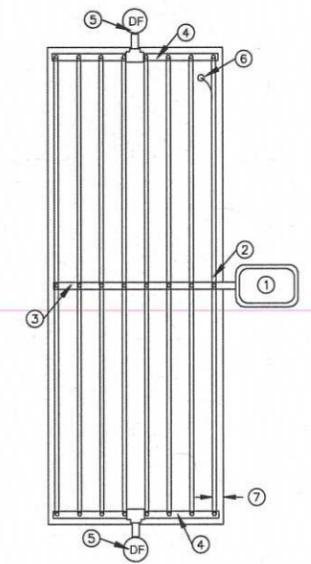


D MANUAL DRAIN VALVE
 SCALE: NOT TO SCALE



- 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 KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-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 KIT)
- 18 ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SUP ADAPTOR 18012-X

E DRIP CONTROL ZONE KIT
 SCALE: NOT TO SCALE



- 1 IRRIGATION CONTROL VALVE
 - 2 PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
 - 3 PVC SUPPLY HEADER
 - 4 PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
 - 5 DRIP FLUSH VALVE (SEE DETAIL)
 - 6 INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
 - 7 MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA
- NOTE:
 1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

F CENTER FEED INLINE DRIP
 SCALE: NOT TO SCALE

SOUTH SALT LAKE
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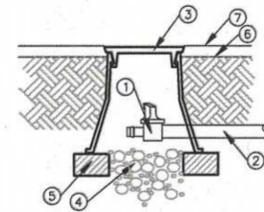
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 Drawn By: SS
 Date: 02.11.2016
 Checked By: RD
 Project No: 15-129

Drawing Title
 LANDSCAPE & IRRIGATION DETAILS

Drawing number
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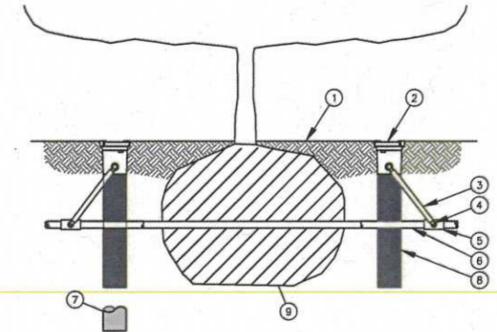


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- ① DRIP FLUSH VALVE
 - ② DRIP TUBING
 - ③ 10" ROUND VALVE BOX
 - ④ GRAVEL SUMP - ONE CUBIC FOOT
 - ⑤ BRICK SUPPORTS (2)
 - ⑥ FINISH GRADE
 - ⑦ TOP OF MULCH
- NOTE:
 1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

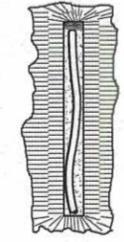
A DRIP FLUSH VALVE
 SCALE: NOT TO SCALE



- ① FINISH GRADE/TOP OF MULCH
 - ② ROOT WATERING SYSTEM: RAIN BIRD RWS
 - ③ SWING ASSEMBLY (INCLUDED)
 - ④ 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
 - ⑤ PVC SCH 40 TEE OR EL
 - ⑥ PVC LATERAL PIPE
 - ⑦ SOCK (RWS-SOCK)
 - ⑧ 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
 - ⑨ PLANT ROOT BALL
- NOTES:
 1. POSITION 3 UNITS EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL.
 2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 3. SEE PLANS OR MODEL.
 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) 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.

B RWS INSTALLATION
 SCALE: NOT TO SCALE

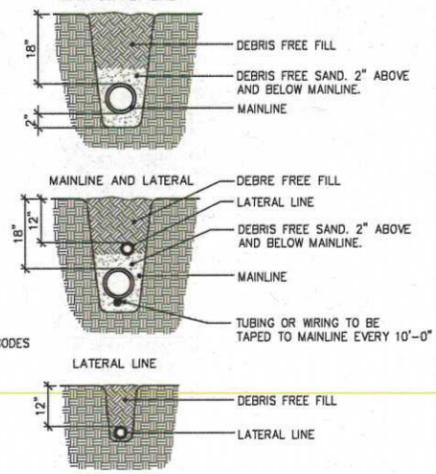
PLAN VIEW



- NOTES:
 1. TAPE AND BUNDLE TUBING OR WRING AT 10' INTERVALS
 2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN.
 4. ALL TRENCH WIDTHS 8" MINIMUM.

C PIPE TRENCH
 SCALE: NOT TO SCALE

SECTIONS



SOUTH SALT LAKE
 MEDIAN ENHANCEMENTS
 STATE STREET & SUNSET AVENUE

REVISIONS	

Designed By: SS
 Drawn By: SS
 Date: 02.11.2016
 Checked By: RD
 Project No: 15-129

Drawing Title
LANDSCAPE & IRRIGATION DETAILS

Drawing number
L-502