LONE TREE WEST - PLAT "A"

A PORTION OF THE NORTHEAST QUARTER OF IN SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

NORTH

SCALE: 1" = 60'

0 30 60 120

VICINITY MAP

AREA MAP

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL TBC ELEVATIONS TO BE 0.06 FEET ABOVE CENTERLINE GRADES UNLESS NOTED OTHERWISE. CURB GRADES TO MATCH CENTERLINE GRADES.
6. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.

SHEET INDEX

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	FINAL PLAT
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SHEET 3	UTILITY PLAN
SHEET 4	OFFSITE SEWER PLAN & PROFILE
SHEET 5	SECRETARIAT ROAD PLAN & PROFILE
SHEET 6	SECRETARIAT ROAD PLAN & PROFILE
SHEET 7	SECRETARIAT ROAD PLAN & PROFILE
SHEET 8	SECRETARIAT ROAD PLAN & PROFILE
SHEET 9	RED OAK ROAD PLAN & PROFILE
SHEET 10	PINE BLUFF ROAD & LONE TREE PKWY PLAN & PROFILES
SHEET 11	DETENTION BASIN DETAILS
SHEET 12	CONSTRUCTION DETAILS
SHEET 13	LANDSCAPE PLAN

LEGEND

EXISTING

WATER METER	
WATER	—W—
WATER VALVE	
FIRE HYDRANT	
SEWER	—EX–SS—
SEWER MANHOLE	
STORM DRAIN	—EX–SD—
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
FENCE	

PROPOSED

WATER	—W—
WATER VALVE	
FIRE HYDRANT	
SEWER	—SS—
SEWER MANHOLE	
STORM DRAIN	—SD—
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	

DEVELOPER / OWNER

DAI UTAH
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
(801)495–3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798–0555

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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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LEI PROJECT #: 2012-2035
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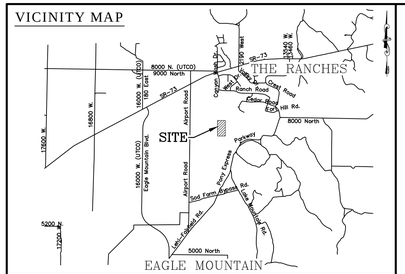
CHECKED BY: BTG
SCALE: 1" = 60'
DATE: 06/12/2013

SHEET 1

C:\LAND DESKTOP PROJECTS\12-2035 LONE TREE WEST\PLAT A\12-2035 PHASE 1 FINAL.DWG 6/12/2013 4:17 AM

VICINITY MAP



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NORTH

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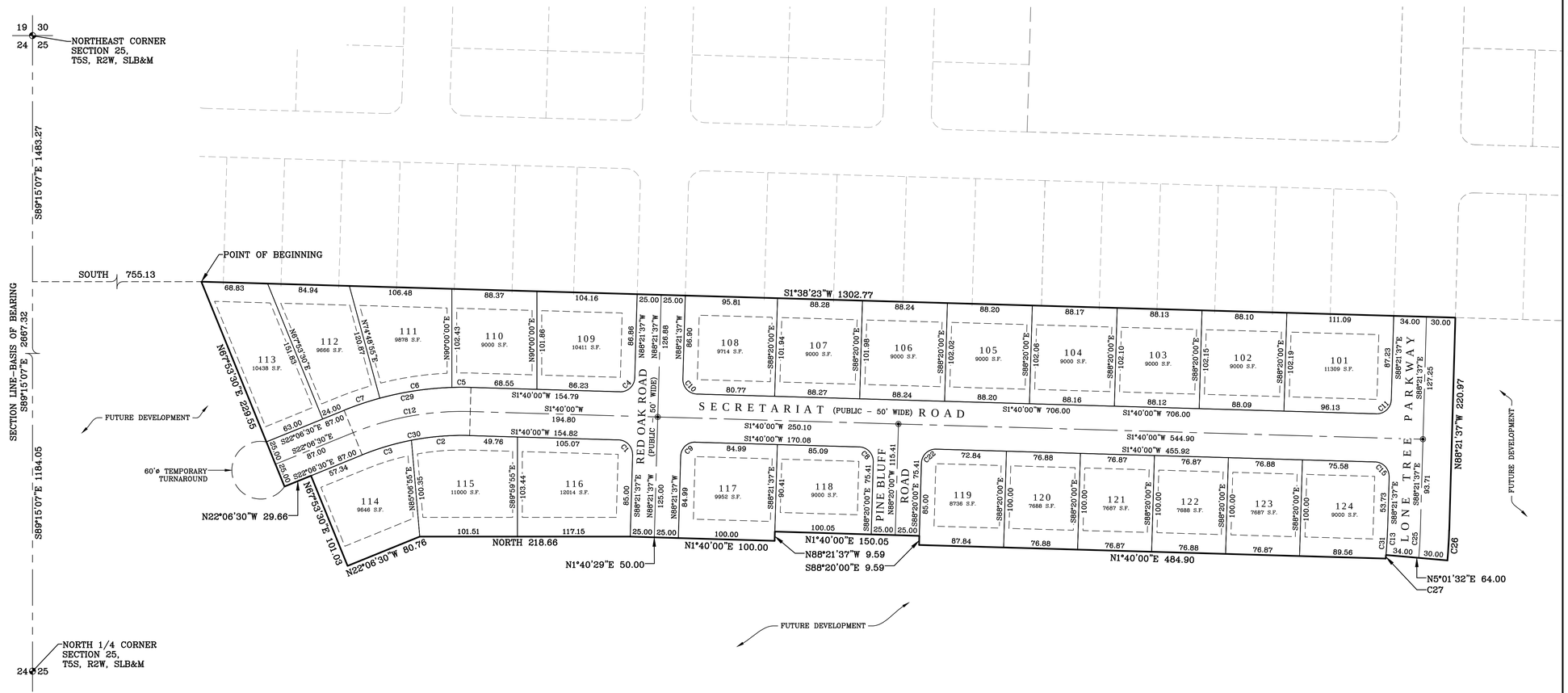
0 30 60 120



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°15'07"E ALONG THE SECTION LINE 1184.05 FEET AND SOUTH 755.13 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S1°38'23"W 1302.77 FEET; THENCE N88°21'37"W 220.97 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT 31.32 FEET THROUGH A CENTRAL ANGLE OF 3°23'09" (CHORD: N86°40'03"W 31.32 FEET); THENCE N5°01'32"E 64.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 466.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°01'32"E) 3.76 FEET THROUGH A CENTRAL ANGLE OF 0°27'43" (CHORD: N84°44'36"W 3.76 FEET); THENCE N1°40'00"E 484.90 FEET; THENCE S88°20'00"E 9.59 FEET; THENCE N1°40'00"E 150.05 FEET; THENCE N88°21'37"W 9.59 FEET; THENCE N1°40'00"E 100.00 FEET; THENCE N1°40'29"E 50.00 FEET; THENCE NORTH 218.66 FEET; THENCE N22°06'30"W 80.76 FEET; THENCE N67°53'30"E 101.03 FEET; THENCE N22°06'30"W 29.66 FEET; THENCE N67°53'30"E 229.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.21 ACRES

DATE

SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

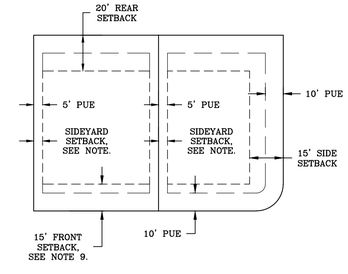
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

*SIDEYARD SETBACK NOTE:

THE TWO INTERIOR SIDE YARDS ON ALL LOTS SHALL NOT BE LESS THAN A COMBINATION OF 15 FEET TOTAL AND NO SMALLER THAN FIVE FEET ON ONE SIDE. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY.



LOT DETAIL

NOTES

1. SEE LOT DETAIL FOR BUILDING SETBACKS AND PUBLIC UTILITY EASEMENTS (P.U.E.).
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET.
5. 12% MAX. SLOPES ON DRIVEWAYS.
6. EACH LOT WILL REQUIRE A SOILS REPORT PRIOR TO OBTAINING A BUILDING PERMIT.
7. LOTS WITH SLOPE EXCEEDING 2:1 WILL REQUIRE ENGINEERED RETAINING WALLS.
8. EJECTOR PUMPS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ONLY BASEMENT FIXTURES ALLOWED ON EJECTOR PUMPS.
9. DRIVEWAYS TO BE MINIMUM 22' LONG.

TABULATIONS

TOTAL SITE ACREAGE	7.21
TOTAL ACREAGE IN LOTS	5.16
TOTAL ACREAGE IN OPEN SPACE	0
TOTAL ACREAGE IN PUBLIC STREETS	2.05
TOTAL NUMBER OF LOTS	24
AVERAGE LOT SIZE	9,355 SF (0.21 ACRES)
LARGEST LOT SIZE	10,438 SF
SMALLEST LOT SIZE	7,687 SF
OVERALL DENSITY	3.33 UNITS PER ACRE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	89°58'23"	23.55	N46°39'11"E 21.21
C2	275.00	12°38'05"	60.64	N4°39'02"W 60.52
C3	275.00	11°08'25"	53.47	N16°32'17"W 53.39
C4	15.00	90°01'37"	23.57	N43°20'49"W 21.22
C5	325.00	3°29'34"	19.81	N0°04'47"W 19.81
C6	325.00	13°21'31"	75.77	N8°30'19"W 75.60
C7	325.00	6°55'25"	39.27	N18°38'47"W 39.25
C8	15.00	90°00'00"	23.56	N46°40'00"E 21.21
C9	15.00	90°01'37"	23.57	N43°20'49"W 21.22
C10	15.00	89°58'23"	23.55	S46°39'11"W 21.21
C11	15.00	90°01'37"	23.57	S43°20'49"E 21.22
C12	300.00	23°46'30"	124.49	S10°13'15"E 123.59
C13	466.00	3°23'09"	27.54	S86°40'03"E 27.53
C15	15.00	89°58'23"	23.55	N46°39'11"E 21.21
C22	15.00	90°00'00"	23.56	N43°20'00"W 21.21
C25	500.00	3°23'09"	29.55	S86°40'03"E 29.54
C26	530.00	3°23'09"	31.32	N86°40'03"W 31.32
C27	466.00	0°27'43"	3.76	N84°44'36"W 3.76
C29	325.00	23°46'30"	134.86	S10°13'15"E 133.89
C30	275.00	23°46'30"	114.11	S10°13'15"E 113.29
C31	466.00	3°50'52"	31.30	N86°26'11"W 31.29

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PLAT "A"

LONE TREE WEST

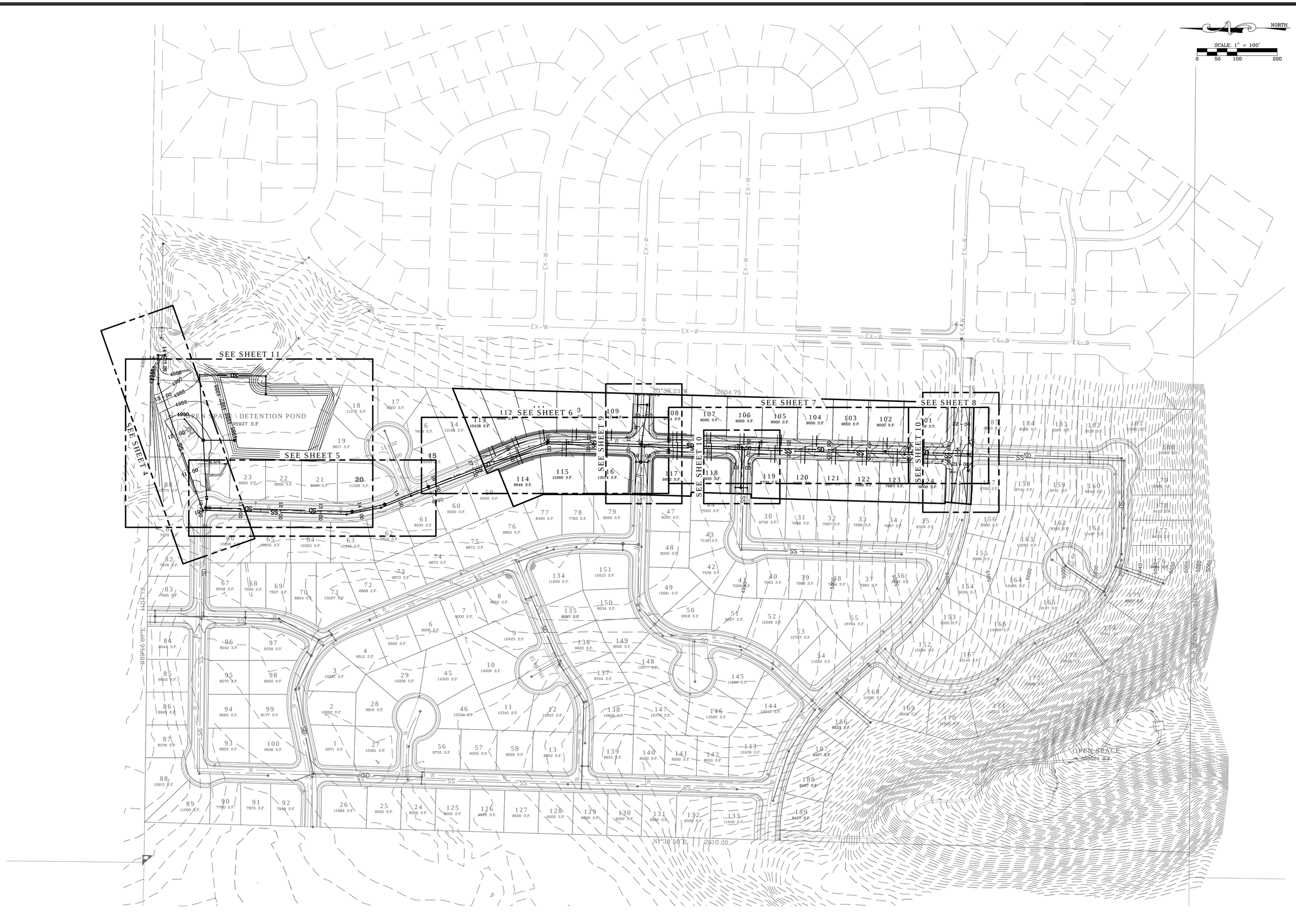
SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

INDEX SHEET

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SCALE: 1" = 100'
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SHEET 2

C:\LAND DESKTOP PROJECTS\12-2035 LONE TREE WEST\PLAT A\12-2035 PHASE 1 FINAL.DWG 6/12/2013 4:17 AM

NORTH

SCALE: 1" = 80'

0 40 80 160

EX-SD

EX-SS

EX-W

EX 36" STORM DRAIN

12" STORM DRAIN

36" STORM DRAIN

15" STORM DRAIN

OPEN SPACE \ DETENTION POND
95927 S.F.

36" STORM DRAIN

36" STORM DRAIN

8" SEWER

30" STORM DRAIN

CONNECT TO EXISTING 8" CULINARY WATERLINE

S1°38'23"W 2604.75

CONNECT TO EXISTING 8" CULINARY WATERLINE

8" CULINARY WATERLINE

18" STORM DRAIN

8" SANITARY SEWER

15" STORM DRAIN

STUB & PLUG 8" CULINARY WATERLINE, 8" SANITARY SEWER, & 15" STORM DRAIN

STUB & PLUG 8" CULINARY WATERLINE

STUB & PLUG 8" CULINARY WATERLINE, 8" SANITARY SEWER, & 24" STORM DRAIN

STUB & PLUG 8" CULINARY WATERLINE, 8" SANITARY SEWER, & 15" STORM DRAIN

24" STORM DRAIN

15" STORM DRAIN

STUB & PLUG 8" CULINARY WATERLINE

OPEN SPACE
353524 S.F.

S89°15'07"E 1104.72

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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

UTILITY PLAN

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SHEET 3

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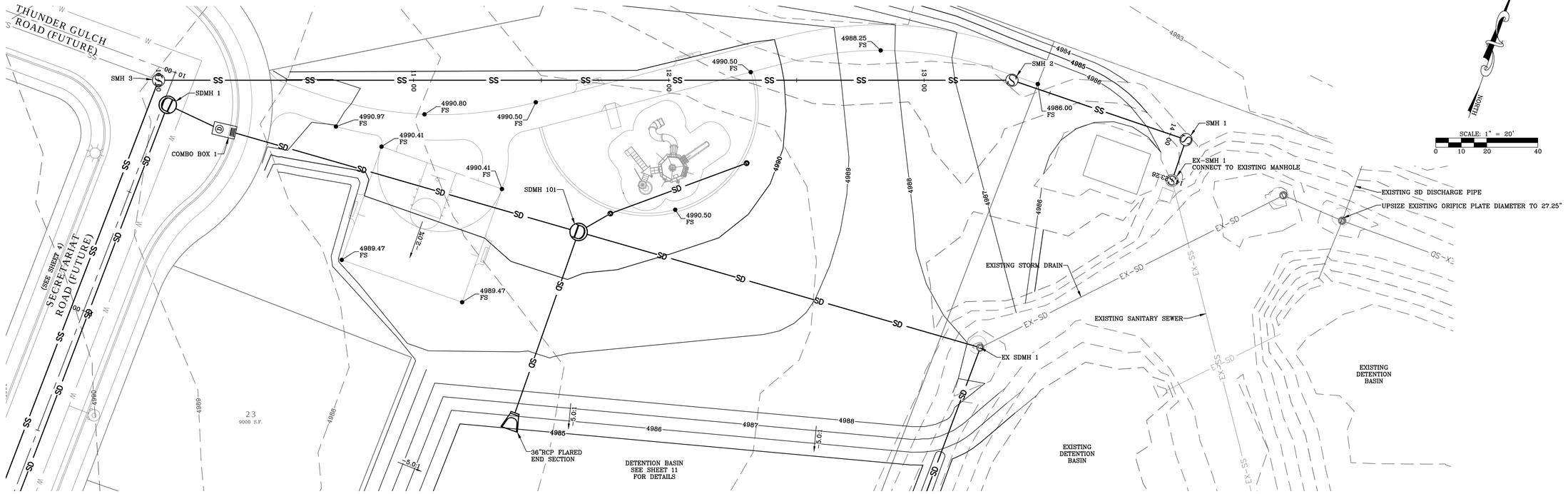

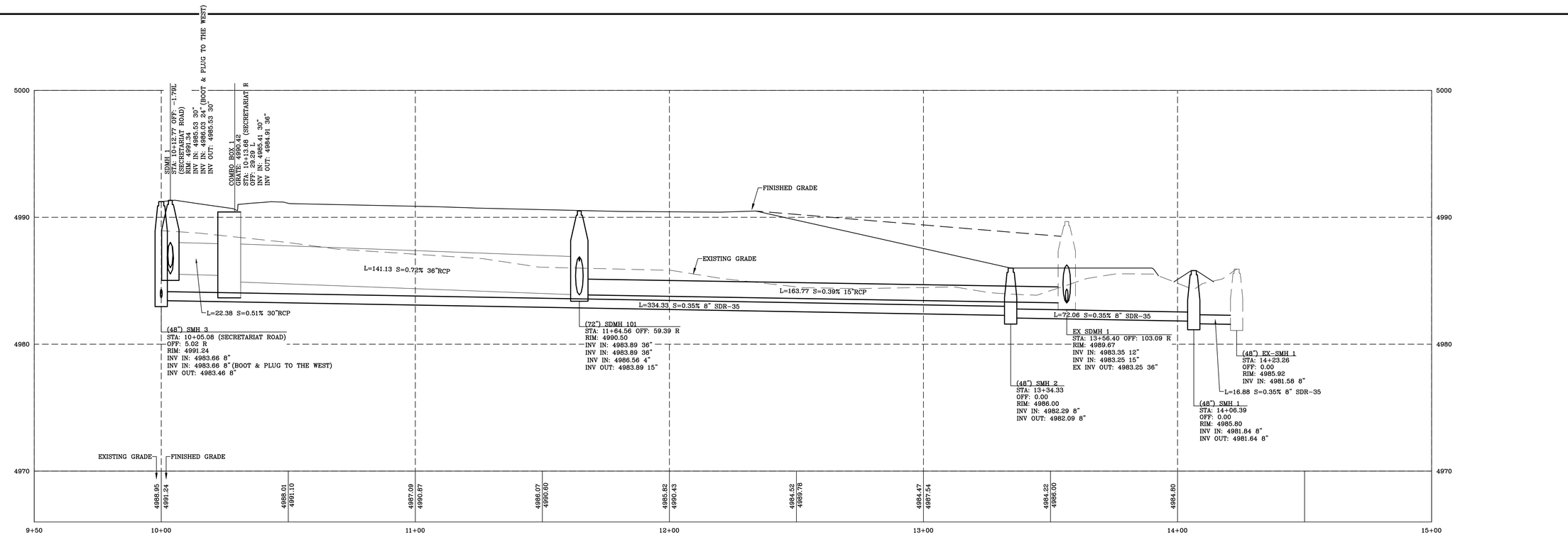

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OFFSITE SEWER - PLAN & PROFILE

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SHEET 4

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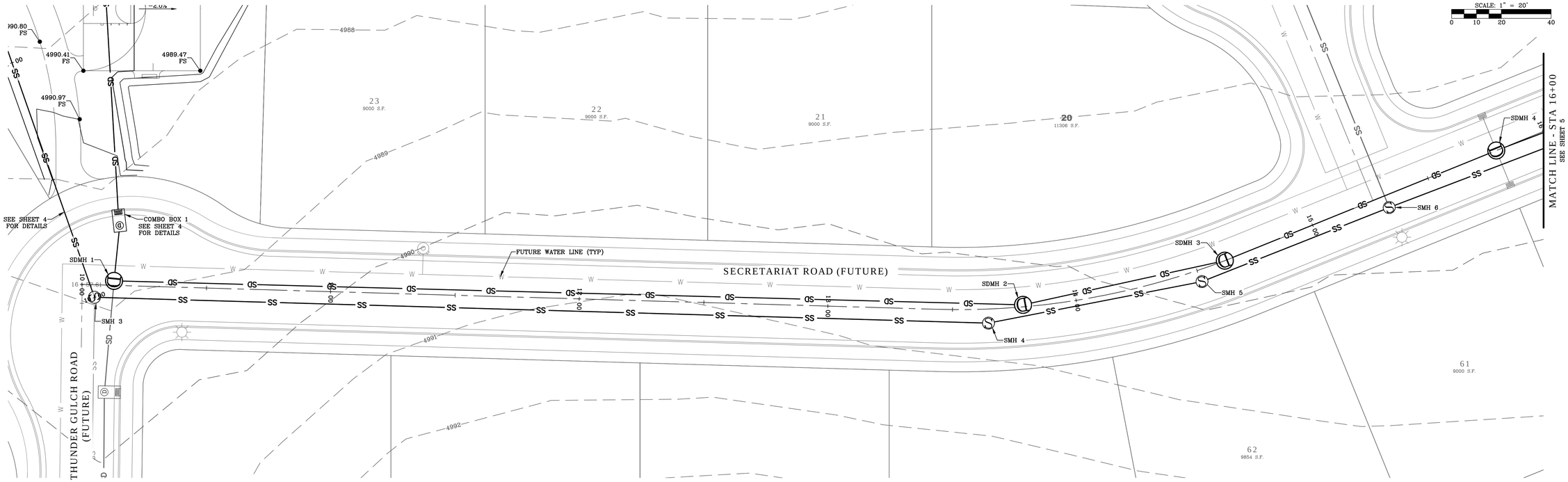

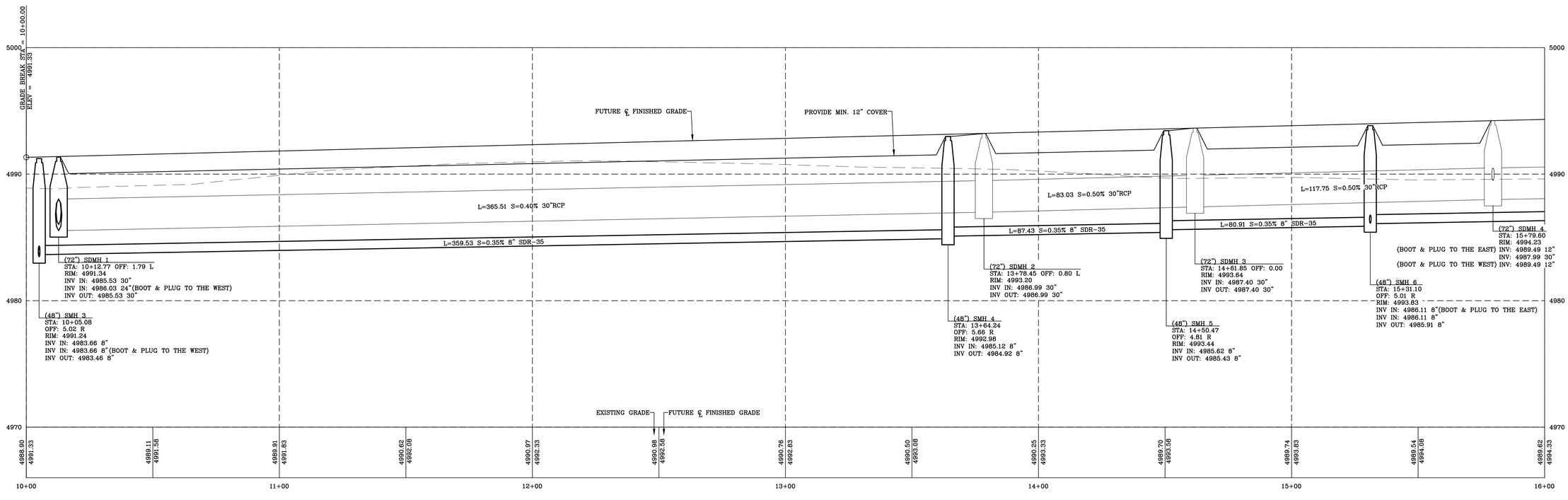

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SECRETARIAT ROAD - PLAN & PROFILE

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SHEET 5

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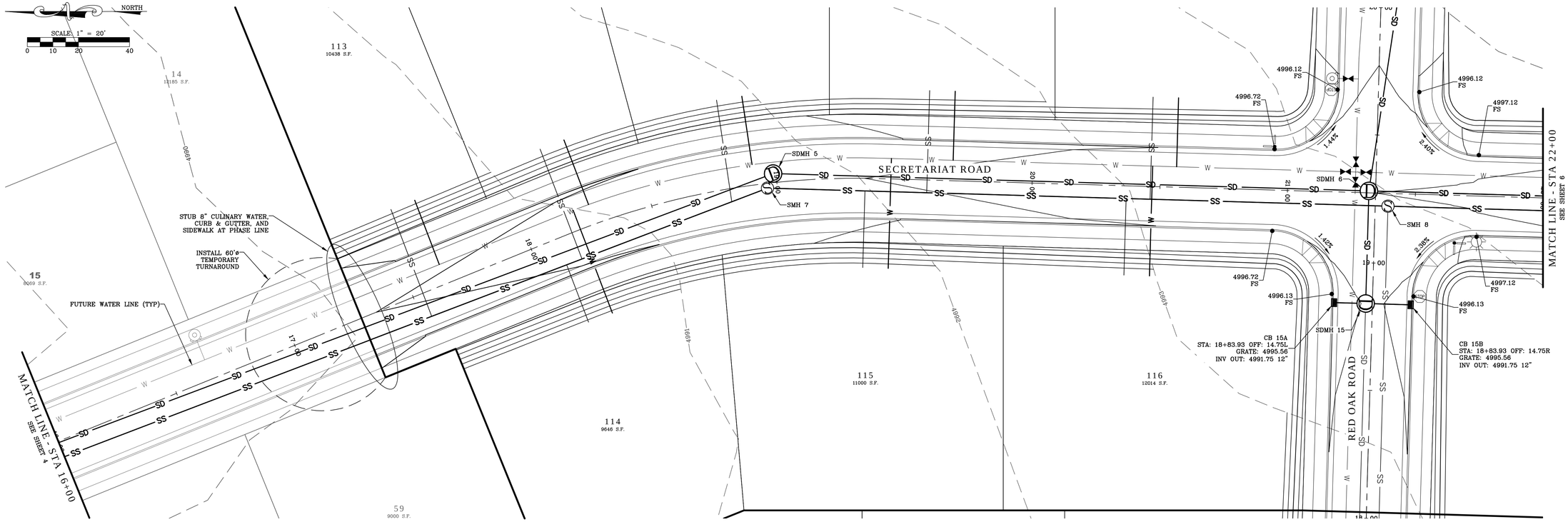

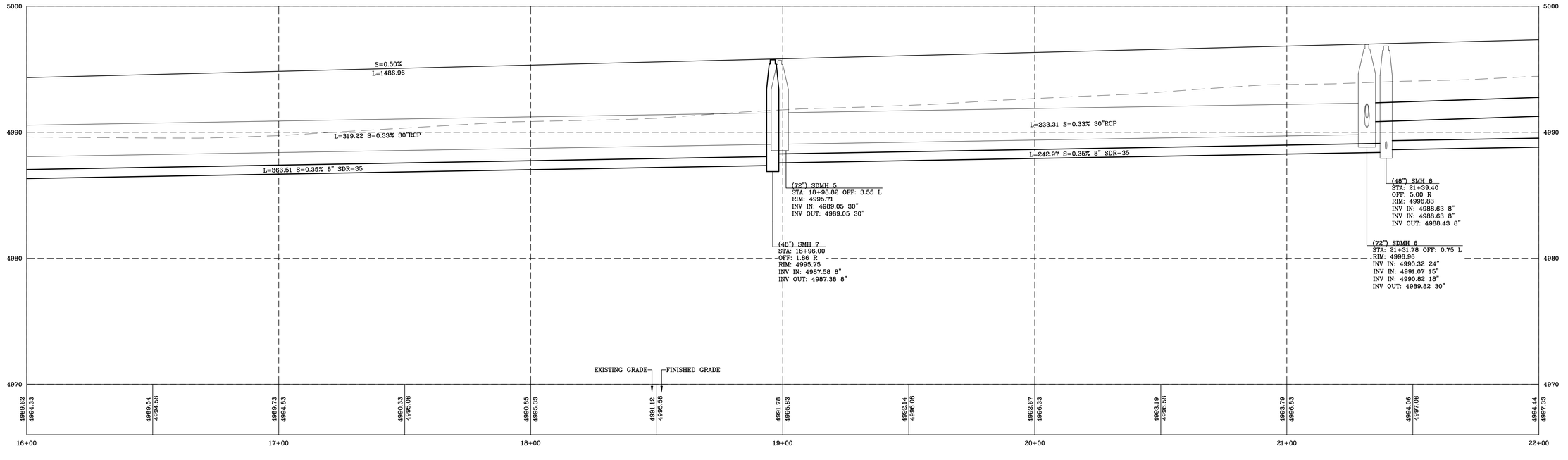

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SECRETARIAT ROAD - PLAN & PROFILE

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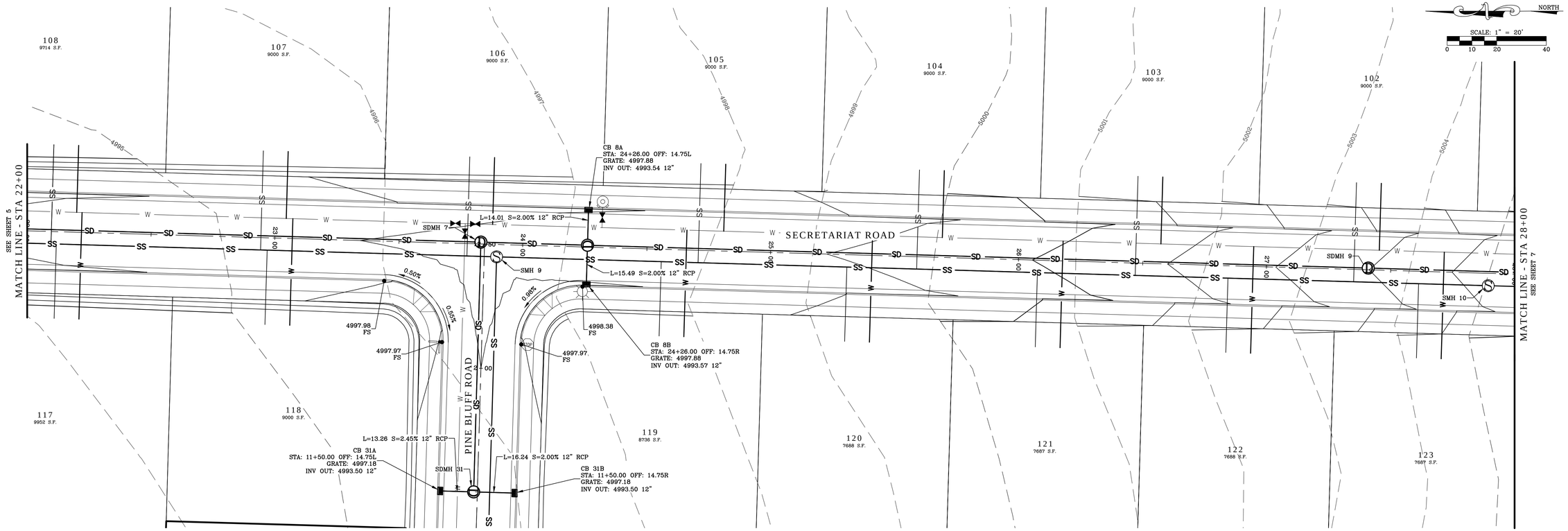

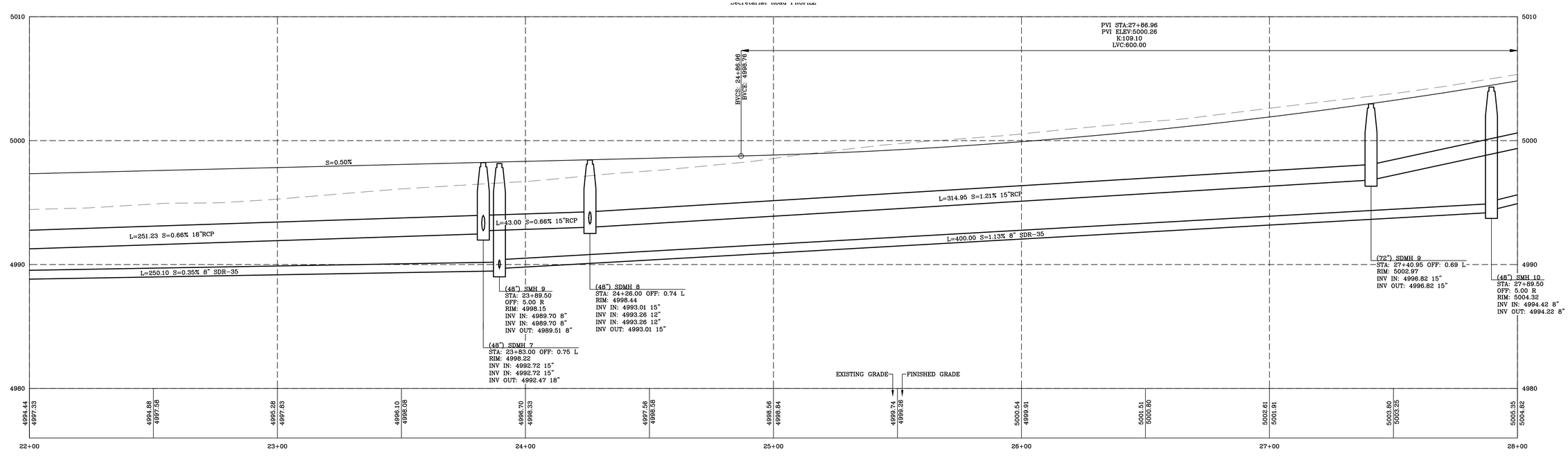

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SHEET 7

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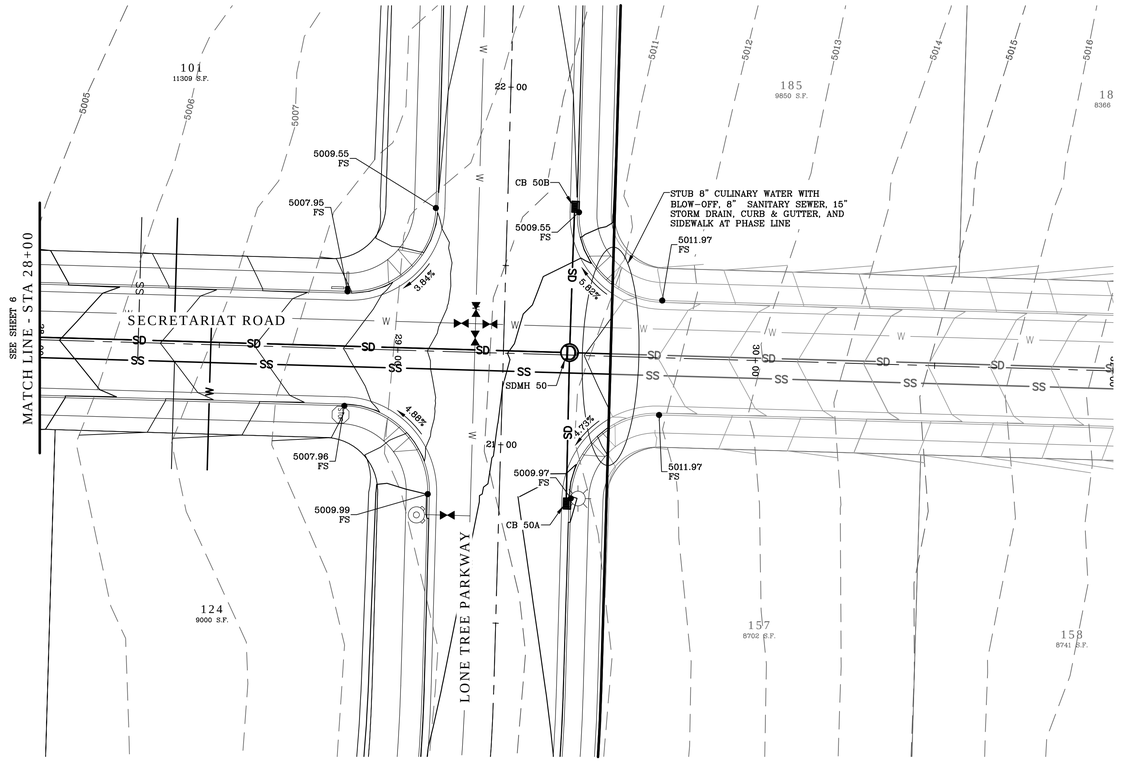

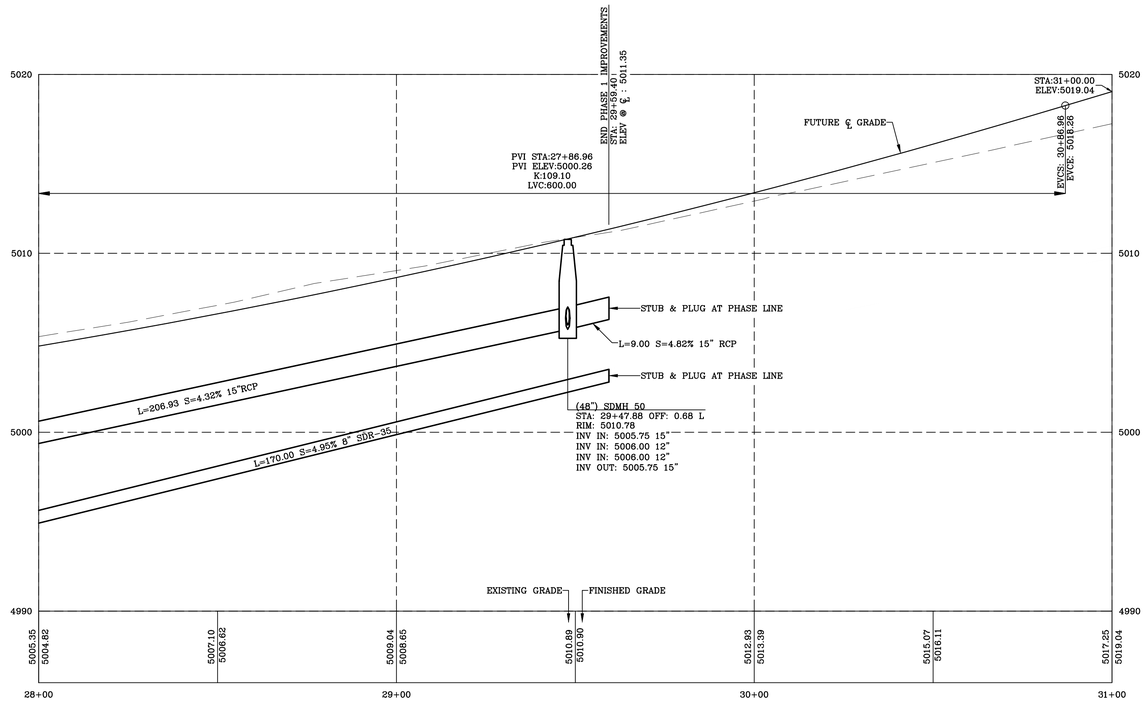

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SECRETARIAT ROAD - PLAN & PROFILE

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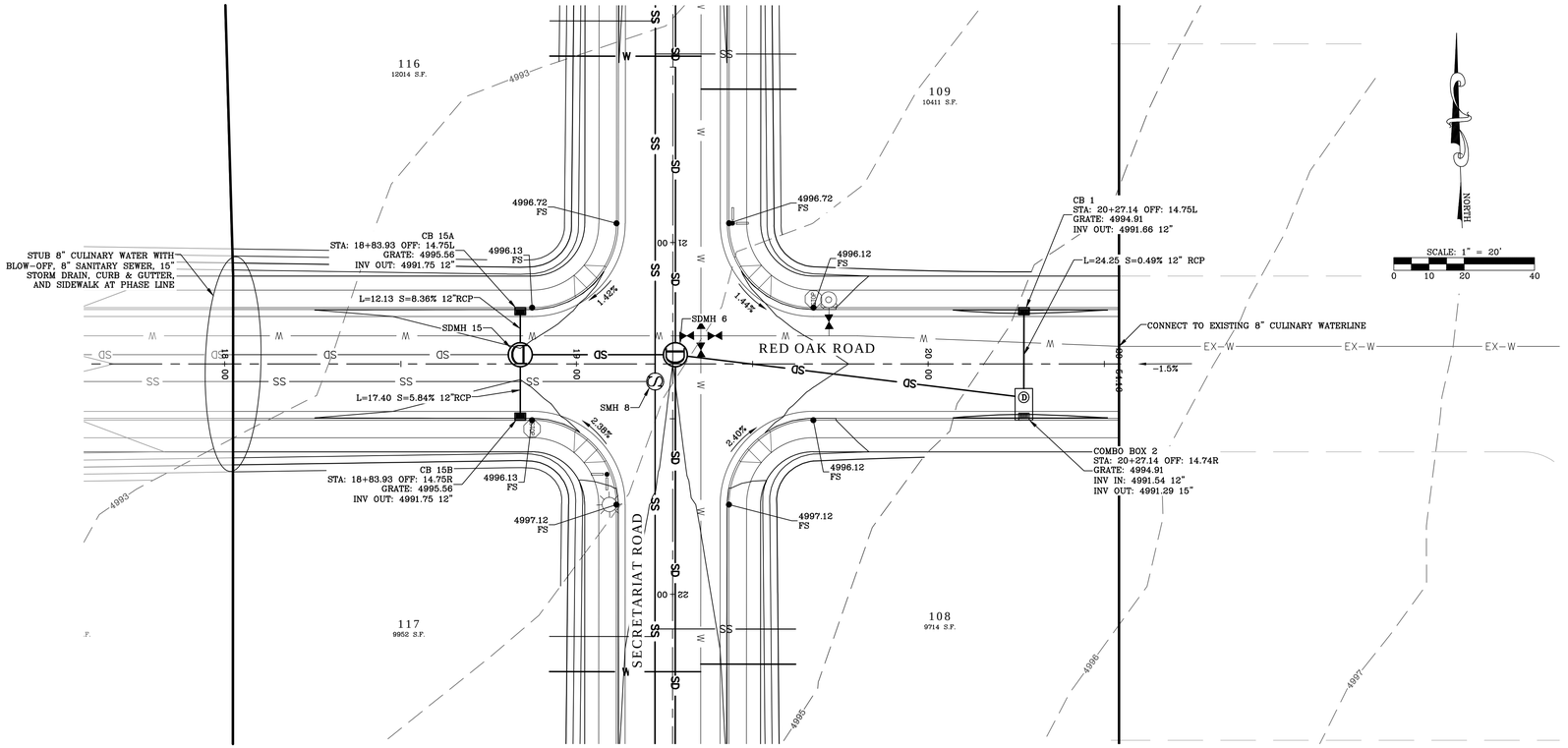

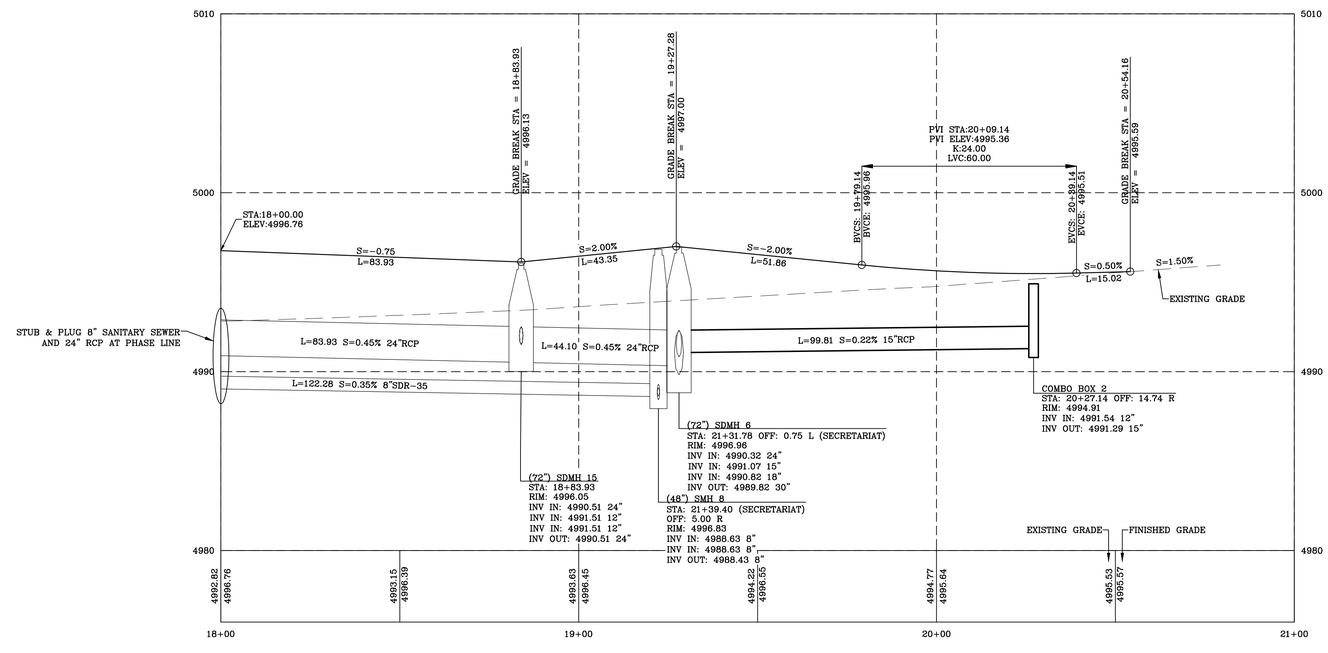

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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

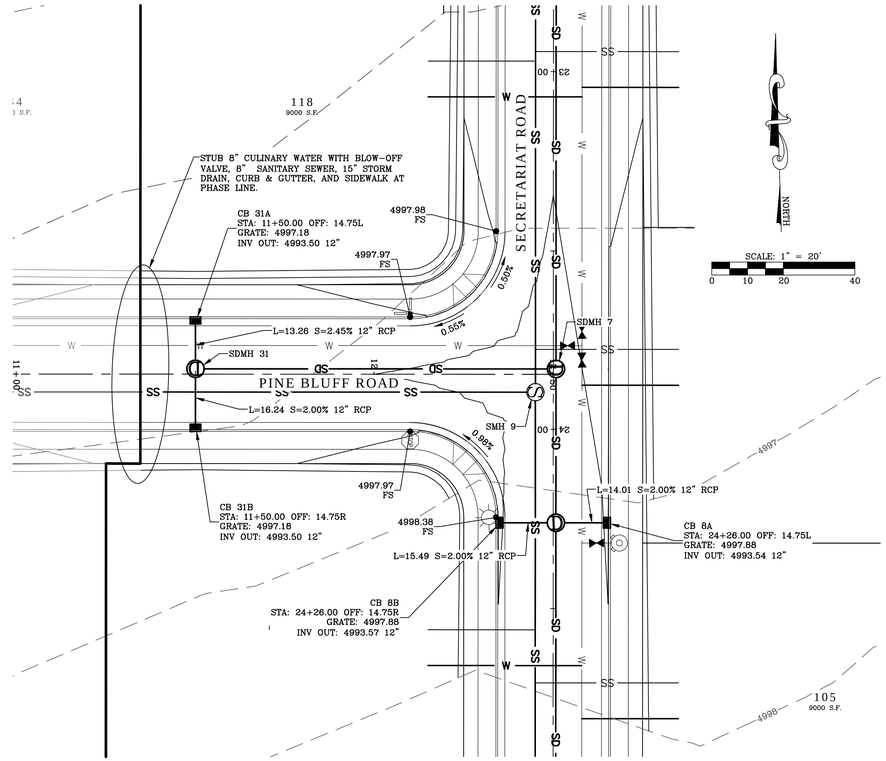
RED OAK ROAD - PLAN & PROFILE

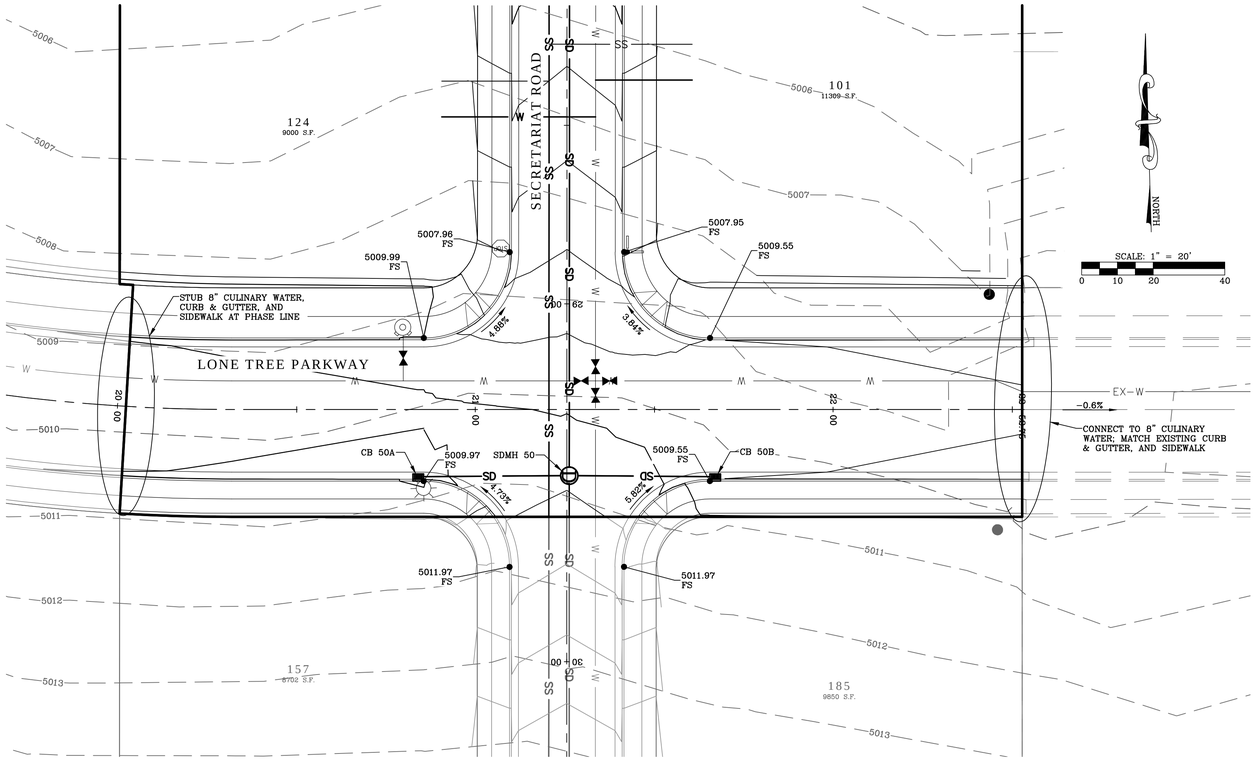
REVISIONS
1 -
2 -
3 -
4 -
5 -

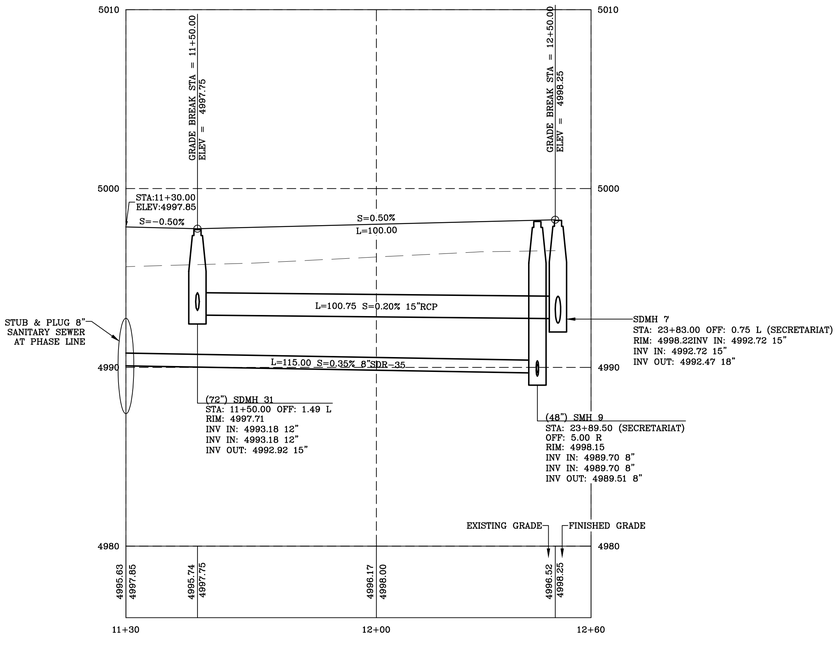
LEI PROJECT #: 2012-2035
DRAWN BY: JSR
CHECKED BY: BTG
SCALE: 1" = 20'
DATE: 06/12/2013

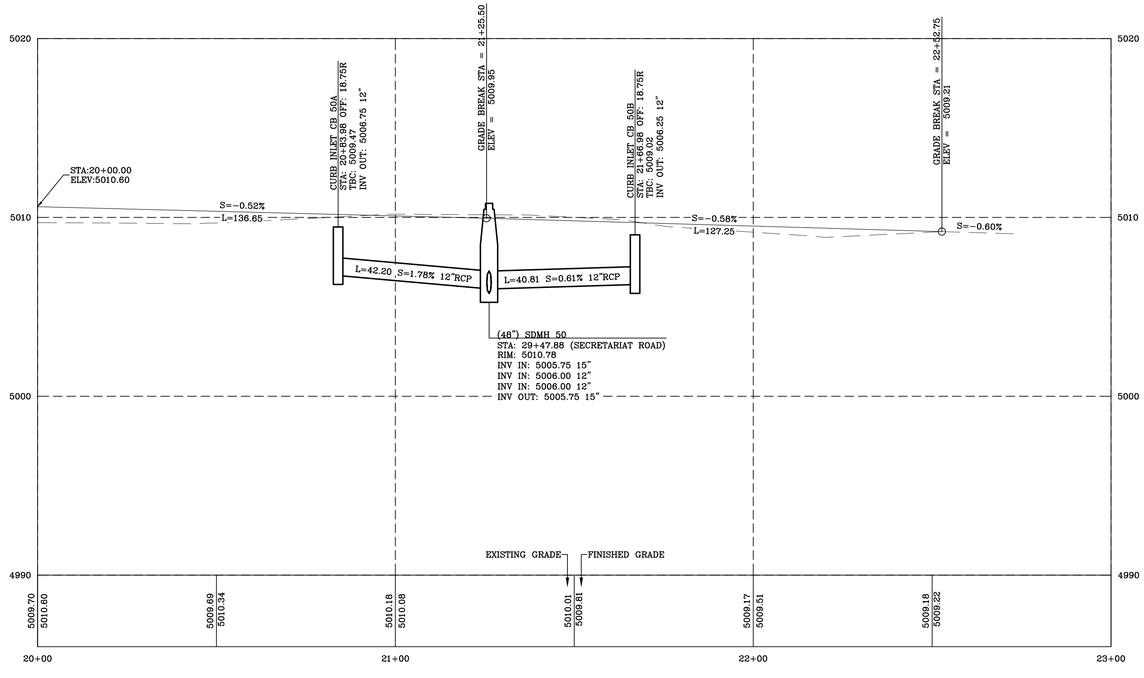
SHEET 9

C:\LAND DESKTOP PROJECTS\12-2035 LONE TREE WEST\PLAT A\12-2035 PHASE 1 FINALDWG 6/12/2013 4:17 AM









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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

PINE BLUFF ROAD & LONE TREE PARKWAY PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-2035
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SHEET 10

C:\LAND DESKTOP PROJECTS\12-2035 LONE TREE WEST\PLAT A\12-2035 PHASE 1 FINAL.DWG 6/12/2013 4:17 AM

NORTH

SCALE: 1" = 20'

0 10 20 40

TO OUTFALL

EXISTING 36"RCP

EX-SD

EX SDMH 1
RIM: 4989.67
INV IN: 49983.35 12"
INV IN: 4983.25 15"
INV OUT: 4983.25 36" (EXISTING)

4986.00
FS

SMH 2

REMOVE AND REPLACE EXISTING 36"RCP PIPE WITH 165.75 L.F. - PROPOSED 12"RCP PIPE; MATCH EXISTING PIPE INVERTS

EXISTING 36"RCP

EX SDMH 2
RIM: 4990.43
INV IN: 4984.82 36" (EXISTING)
INV IN: 4984.82 36"
INV OUT: 4984.82 12"

L=45.38 S=0.40% 36"RCP

36"RCP FLARED END SECTION
INV: 4985.00

5.0:1

4988.25
FS

15" RCP

OPEN SPACE \ DETENTION POND
95927 S.F.

EXPANSION VOLUME REQUIRED: 96,704 CUBIC FEET
DEPTH: 2.5'
FOOTPRINT AREA: 44,128
EXPANSION VOLUME PROVIDED: 110,320 CUBIC FEET

CLEANOUT
INV OUT: 4987.78

4990.50
FS

L=56.90 S=0.50%
4" PERFORATED ADS

CLEANOUT
INV OUT: 4987.50

L=14.37 S=6.57% 4"ADS

SDMH 101
RIM: 4991.02
INV IN: 4983.89 36"
INV IN: 4983.89 36"
INV IN: 4986.56 4"
INV OUT: 4983.89 15"

L=165.75 S=0.89% 36"RCP

36"RCP FLARED END SECTION
INV: 4985.00

4989.47
FS

4990.41
FS

-2.0%

36"RCP

4990.80
FS

4990.97
FS

COMBO BOX 1

SDMH 1

SMH 3

SECRETARIAT ROAD (FUTURE)

SDMH 2

SMH 4

18
11375 S.F.

19
9617 S.F.

20
11306 S.F.

21
9000 S.F.

22
9000 S.F.

23
9000 S.F.

80
13375 S.F.

A

A

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LONE TREE WEST - PLAT "A"

NE 1/4 OF SECTION 25, T5S, R2W, SLB&M; EAGLE MOUNTAIN, UTAH

DETENTION BASIN DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-2035
DRAWN BY: JSR
CHECKED BY: BTG
SCALE: 1" = 20'
DATE: 06/12/2013

SHEET
11

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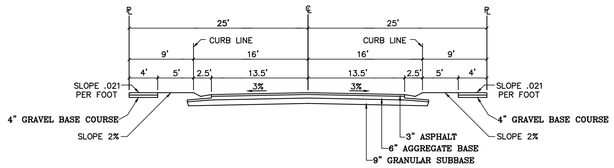
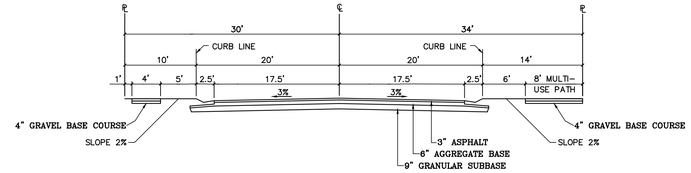
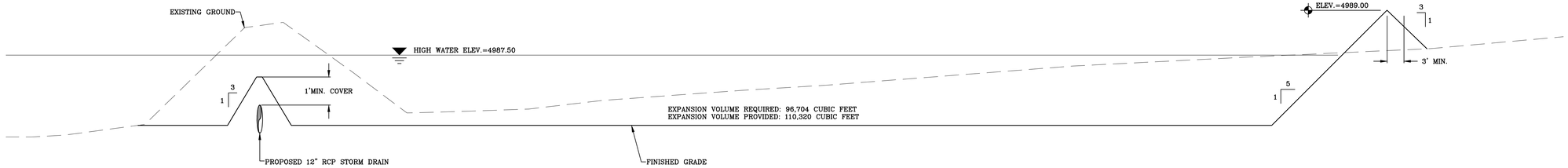


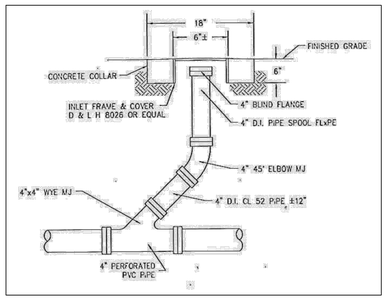
1 TYPICAL SECTION - 50' RIGHT-OF-WAY



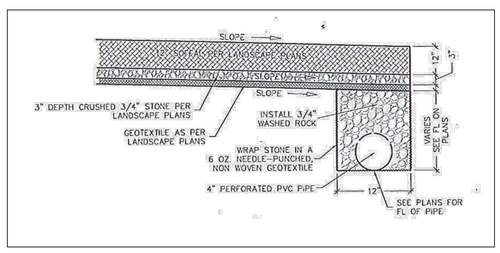
2 TYPICAL SECTION - 64' RIGHT-OF-WAY (LOOKING WEST)



3 DETENTION BASIN - SECTION A-A (VERTICAL SCALE = 5:1)



4 CLEANOUT



5 PERFORATED PIPE DRAINAGE

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LONE TREE WEST - PLAT "A"
NE 1/4 OF SECTION 25, T5S, R2W; SLB&M; EAGLE MOUNTAIN, UTAH
CONSTRUCTION DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-2035
DRAWN BY: JSR
CHECKED BY: BTG
SCALE: NONE
DATE: 06/12/2013
SHEET 12

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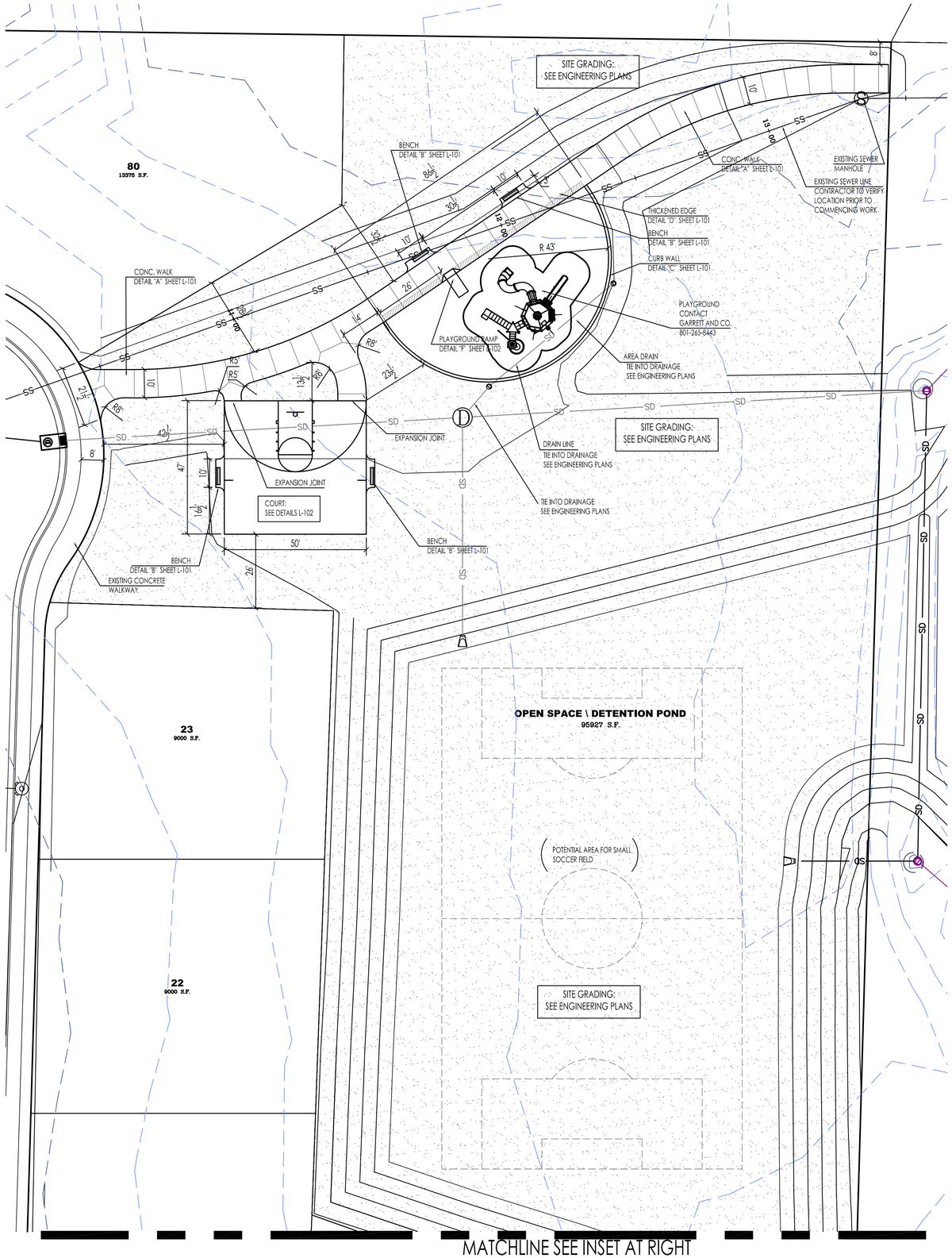

NOTES:

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3. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
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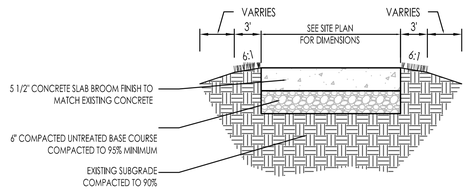
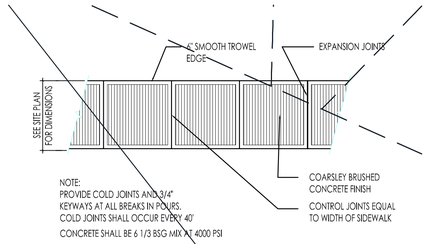
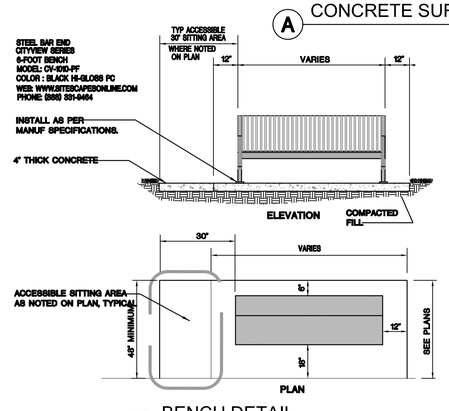
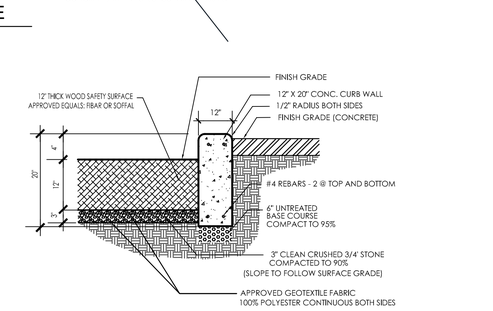




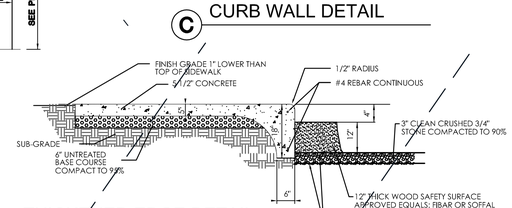
A CONCRETE SURFACE



B BENCH DETAIL

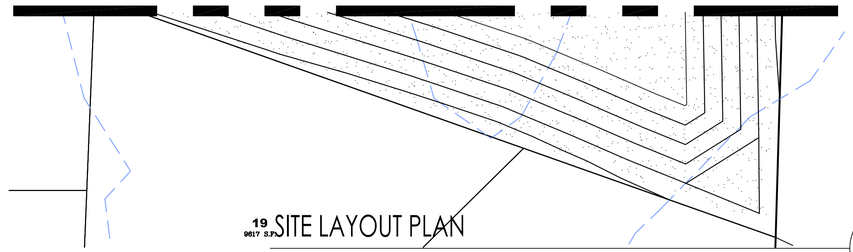


C CURB WALL DETAIL



D THICKENED EDGE DETAIL

MATCHLINE SEE INSET AT LEFT



19
9617 S.F.

SITE LAYOUT PLAN

SCALE: 1" = 20' 24X36

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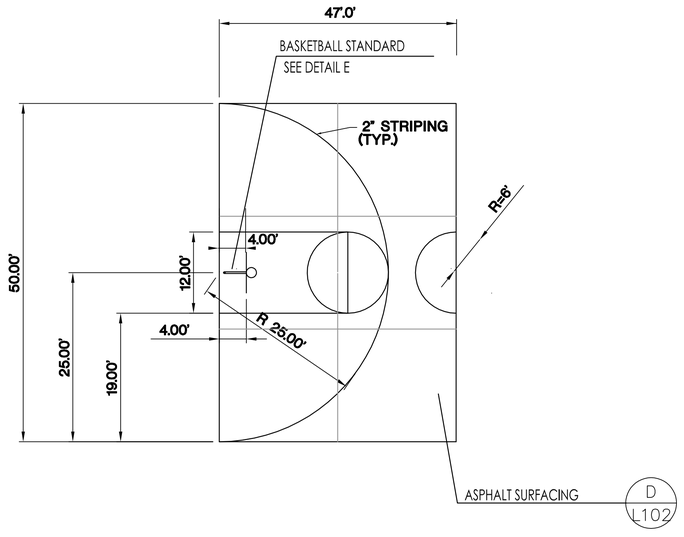
LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

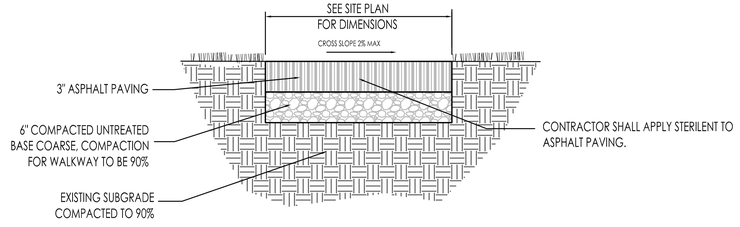
PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

SHEET TITLE:
SITE LAYOUT PLAN

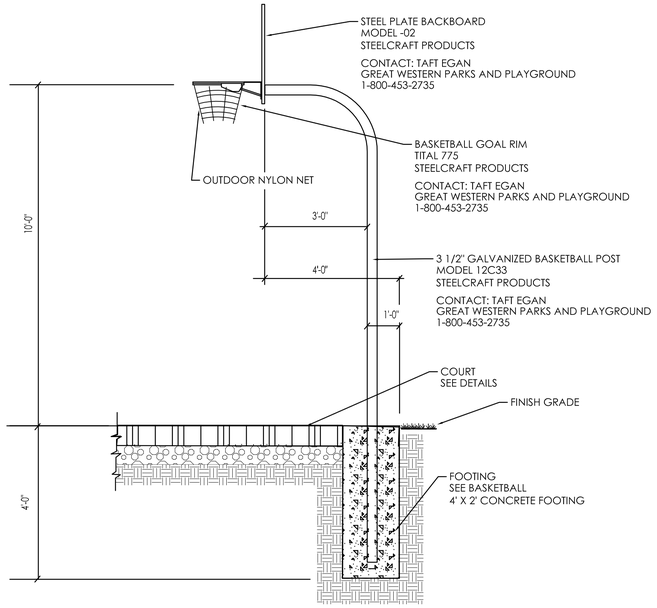
SHEET NUMBER:
L 101



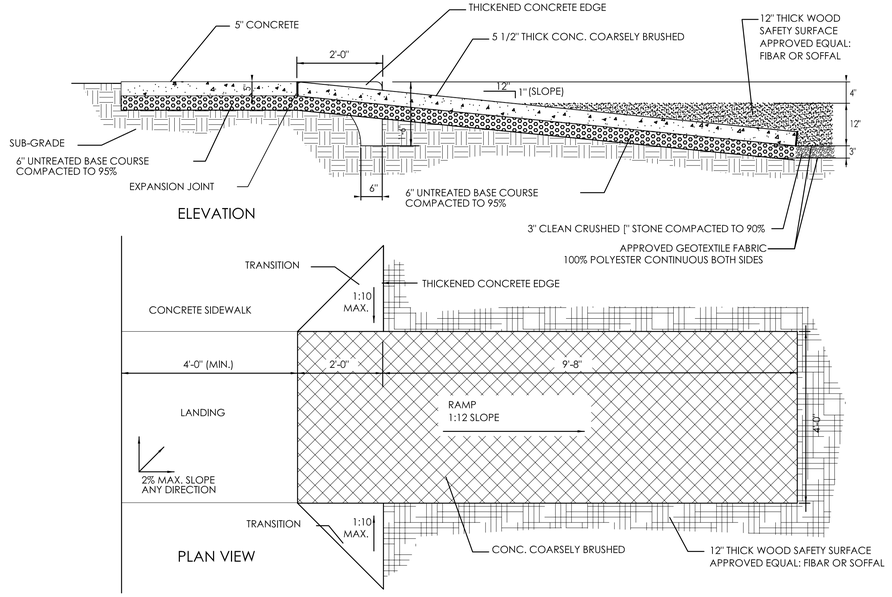
A COURT LAYOUT DETAIL



D ASPHALT COURT DETAIL



E Basketball Standard Detail



F Playground Ramp Detail

SITE DETAILS

SCALE: NTS

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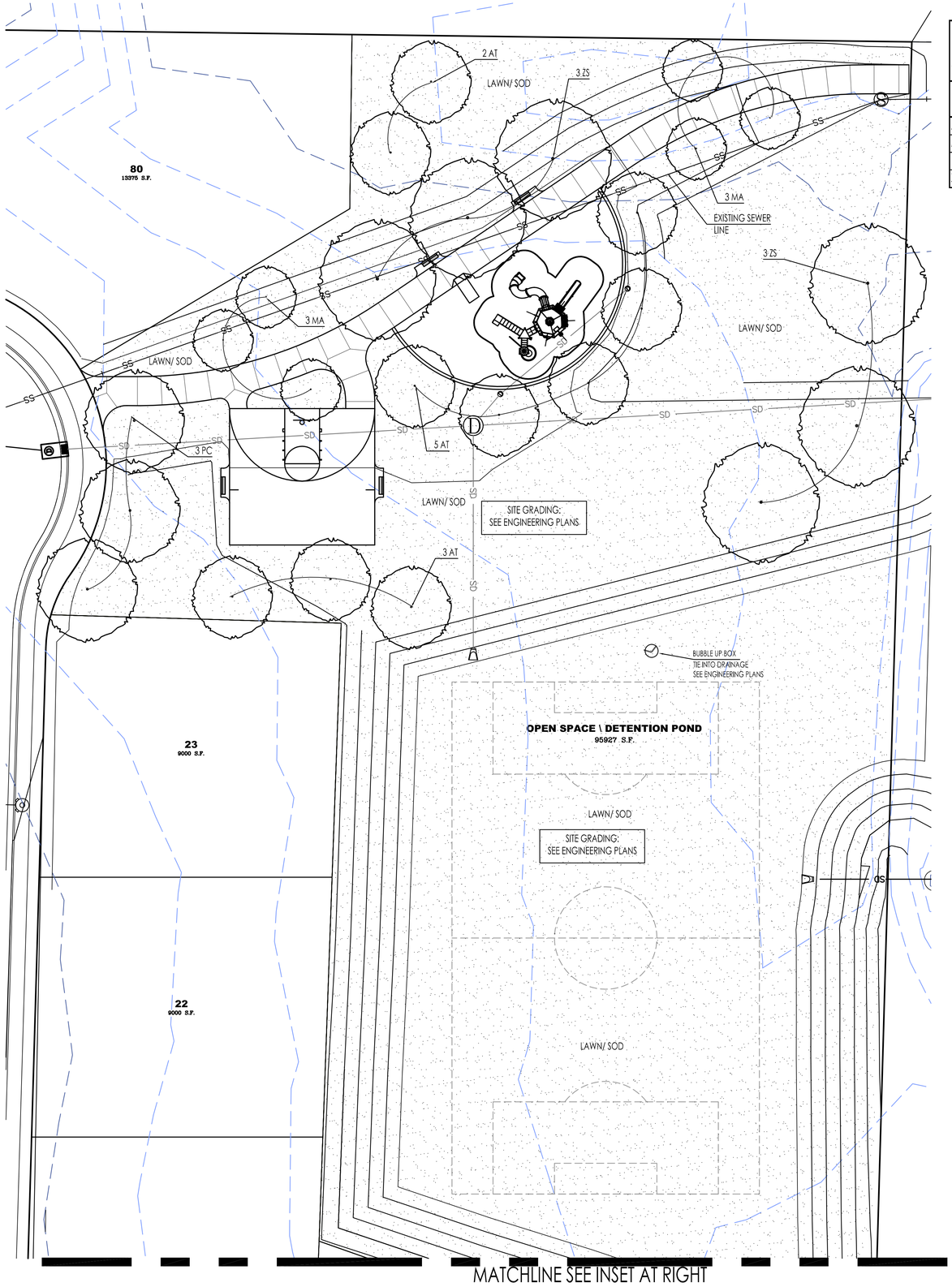
LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L 102



Plant Legend

Trees

Key	Botanical Name	Common Name	Size	Mature Height	Mature Width	Remarks
AT	ACER TRUNCATUM	PACIFIC SUNSET MAPLE	2" CAL,	30'	25'	
MA	MALUS	INDIAN MAGIC CRABAPPLE	2" CAL,	20'	20'	
PC	PYRUS CALLERYANA	ARISTOCRAT FLOWERING PEAR	2" CAL,	40'	28'	
ZS	ZELKOVA SERRATA	GREEN VASE ZELKOVA	2" CAL,	50'	40'	

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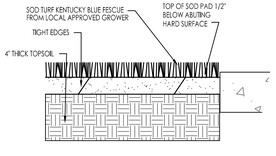
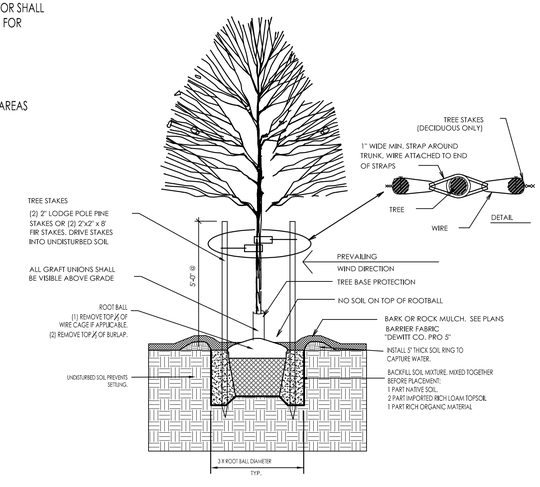
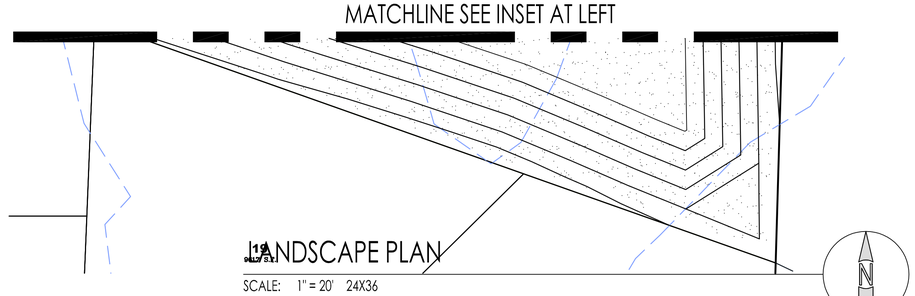


B LAWN/ SOD DETAIL



C DECIDUOUS TREE DETAIL



LANDSCAPE PLAN

SCALE: 1" = 20' 24X36

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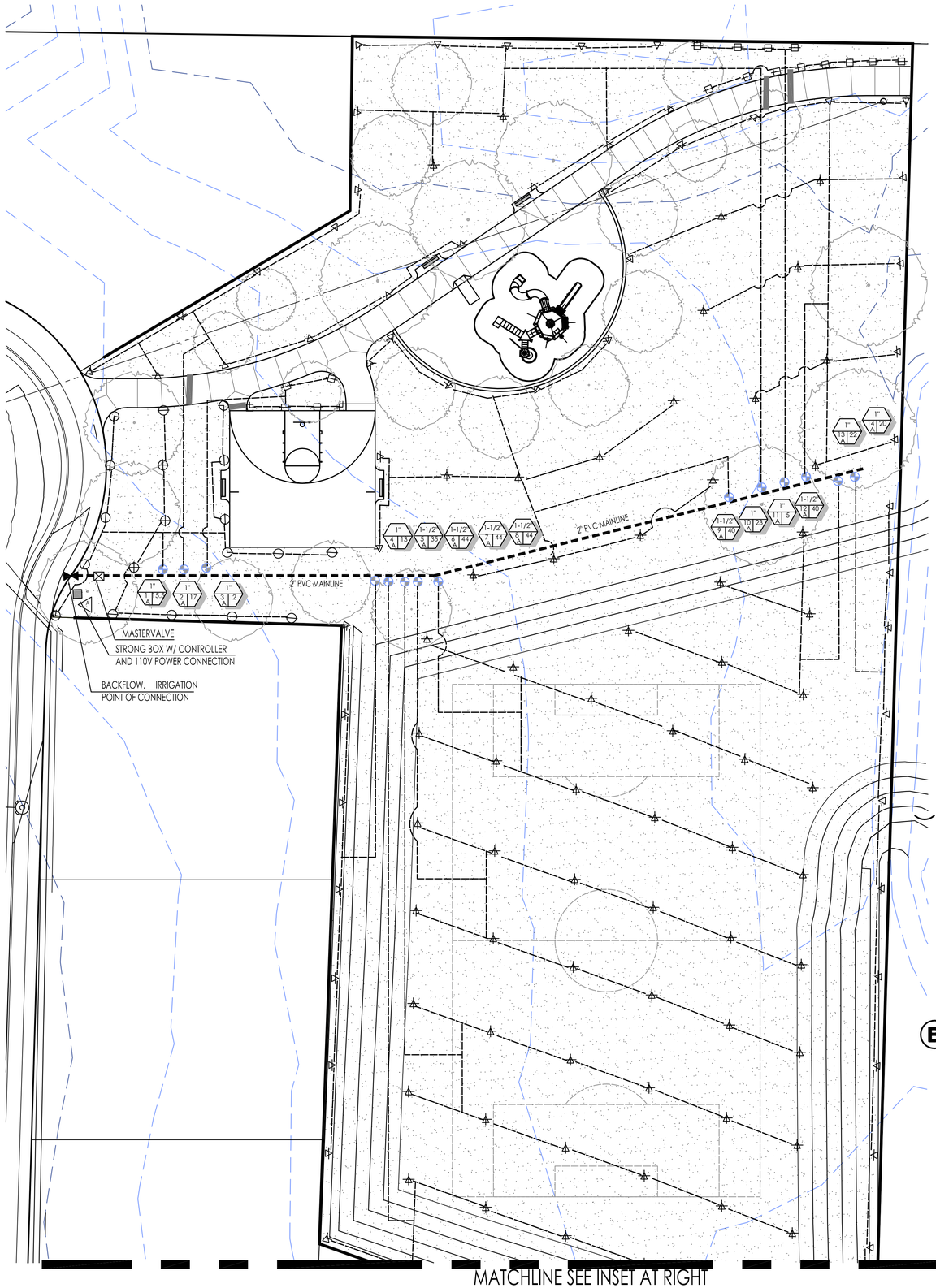
LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L 103



IRRIGATION SCHEDULE

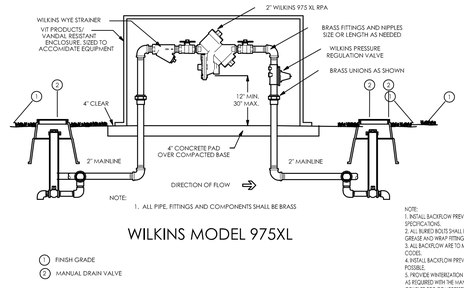
SYMBOL	DESCRIPTION	MANUFACTURER		MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.
	MP ROTATOR	HUNTER	GRAY	MPR40-04-CV-MP3000-360	40	22'-31'	3.64	.39
	MP ROTATOR	HUNTER	YELLOW	MPR40-04-CV-MP3000-270	40	22'-31'	2.73	.39
	MP ROTATOR	HUNTER	BLUE	MPR40-04-CV-MP3000-180	40	22'-31'	1.82	.39
	MP ROTATOR	HUNTER	BLUE	MPR40-04-CV-MP3000-90	40	22'-31'	.86	.39
	MP ROTATOR	HUNTER	RED	MPR40-04-CV-MP2000-360	40	13'-21'	1.47	.39
	MP ROTATOR	HUNTER	GREEN	MPR40-04-CV-MP2000-270	40	13'-21'	1.10	.39
	MP ROTATOR	HUNTER	BLACK	MPR40-04-CV-MP2000-180	40	13'-21'	.74	.39
	MP ROTATOR	HUNTER	BLACK	MPR40-04-CV-MP2000-90	40	13'-21'	.40	.39
	MP ROTATOR	HUNTER	OLIVE	MPR40-04-CV-MP1000-360	40	8-15'	.75	.39
	MP ROTATOR	HUNTER	LT. BLUE	MPR40-04-CV-MP1000-270	40	8-15'	.57	.39
	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-180	40	8-15'	.37	.39
	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-90	40	8-15'	.19	.39
	AUTOMATIC VALVE	HUNTER		ICV-101G-FS-AS ICV-151G-FS-AS				
	MANUAL DRAIN	HUNTER		PER CITY AND COUNTY STANDARDS SEE IR-4 DETAIL "E"				
	QUICK COUPLER	HUNTER		HQ-44-LRC-AW				
	CONTROLLERS	HUNTER		ACC-1800-IN CONTRACTOR TO MAKE 110 V ELEC. CONNECTION IN BOX INSTALLED IN STRONG BOX SB-1855 W/ PED 1-800-729-1314 VIT PRODUCTS				
	MASTER VALVE							
	REDUCED PRESSURE BACKFLOW	WILKINS		WILKINS 2" 975 XL VIT CAGE ENCLOSURE: SIZE TO ACOMMODATE EQUIPMENT				

PVC PIPE SLEEVE & CONTROL WIRE SLEEVE LOCATION. SYMBOL MAY INDICATE MULTIPLE SLEEVES, HOWEVER THERE SHALL BE 1 PIPE PER SLEEVE. MINIMUM SIZE SHALL BE 2 TIMES THE PIPE SIZE. SLEEVES SHALL EXTEND A MINIMUM OF 5' INTO LANDSCAPED AREA.

MAIN PRESSURE LINE-2"

LATERAL LINES- PVC SCHED. 40

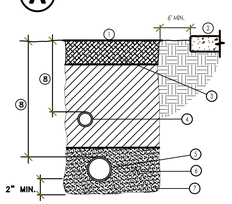
VALVE NUMBER
CONTROLLER
2" VALVE SIZE
60 GPM



WILKINS MODEL 975XL

NOTE:
1. INSTALL BACKFLOW PREVENTION PER MANUFACTURERS SPECIFICATIONS.
2. ALL BURIED BOLTS SHALL BE STAINLESS STEEL, GREASE AND WRAP FITTINGS.
3. ALL BACKFLOW ARE TO MEET ALL JURISDICTIONAL CODES.
4. INSTALL BACKFLOW PREVENTER IN SHRUB BEDS WHERE POSSIBLE.
5. PROVIDE WINTERIZATION OF THE MAINLINE BACKFLOW AS REQUIRED WITH THE MANUAL DRAIN AND QUICK COUPLER FOR COMPRESSED AIR.

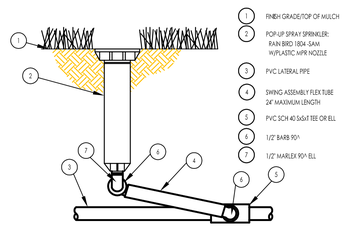
A Backflow Detail



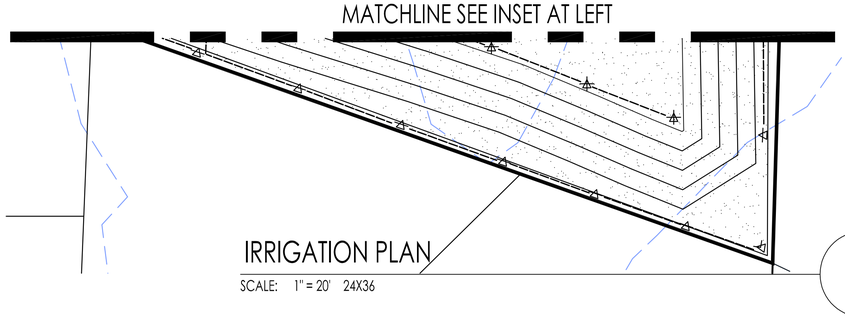
1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

B Trench Detail



C Pop-up Head Lawn



IRRIGATION PLAN

SCALE: 1" = 20' 24X36

IRRIGATION SYSTEM NOTES

1. WORK SHALL CONFORM WITH SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
3. THE DISTRIBUTION UNIFORMITY OF THIS IRRIGATION SYSTEM IS AS FOLLOWS:
   — 60% DU FOR FIXED SPRAY SYSTEM
   — 70% DU FOR ROTOR SYSTEMS
   OVERALL EFFECIENCY OF SYSTEM SHALL BE 80%
4. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & OWNER.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER ROADWAYS AND PAVED AREAS. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL HAVE TO BE RE-INSTALLED BY BORING METHODS.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING THE INITIAL DESIGN PHASE. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
7. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR THE EXACT ELECTRICAL REQUIREMENTS.
8. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS AND WALLS.
9. THE OWNER RESERVES THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
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12. THIS SPRINKLER PLAN IS DRAWN FOR GRAPHIC CLARITY WHERE PIPING, VALVES AND WIRING ARE SHOWN IN CONC. AND ASPHALT AREAS, EXCEPT WHERE CROSSING, THE INTENT IS FOR THE PIPING, VALVES AND WIRE TO BE PLACED IN THE ADJACENT PLANTING AREAS. NO VALVES SHALL BE PLACED WITHIN PLAYING FIELD FENCES. ALL VALVES SHALL BE LOCATED OUTSIDE PLAYING FIELD FENCES IN ADJACENT TURF AREAS.
13. REFER TO PLANTING PLAN FOR COORDINATION WITH TREE PLANTING LOCATIONS.
14. ESTIMATED STATIC WATER PRESSURE NEAR SITE: 80 PSI

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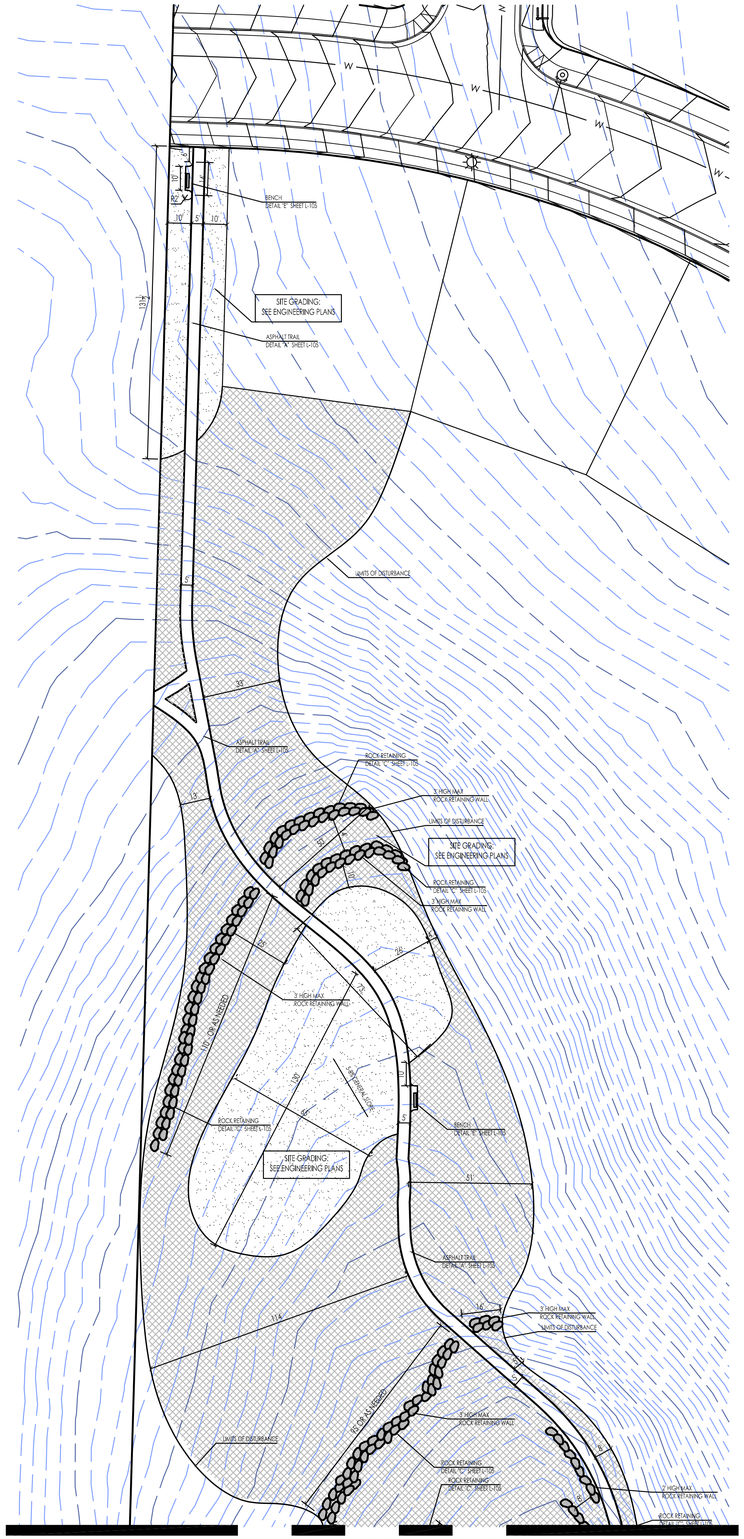
LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

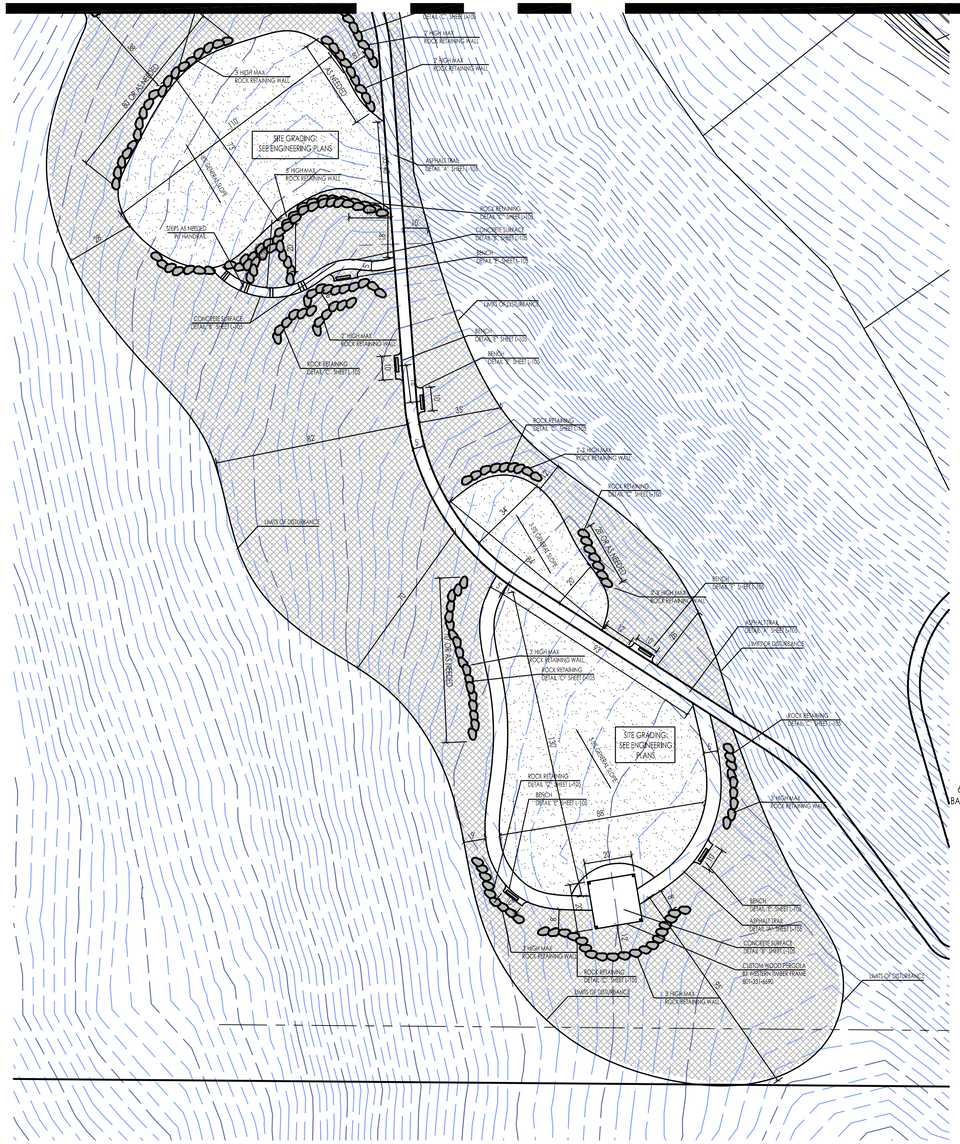
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L 104



MATCHLINE SEE INSET AT RIGHT

MATCHLINE SEE INSET AT LEFT



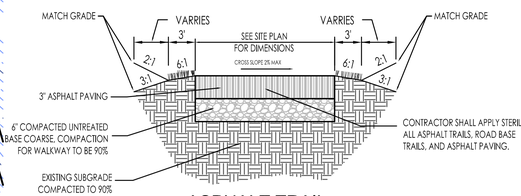
NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OR 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 COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTRES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. 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 PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
5. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING (EQUAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNERS REPRESENTATIVE.
6. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
7. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION
8. CONTRACTOR SHALL IMPORT, PLACE AND FINE GRADE 4" THICK TOPSOIL TO ALL LAWN AREAS
9. ALL MULCH AREAS SHALL BE A MIN. 3" THICK

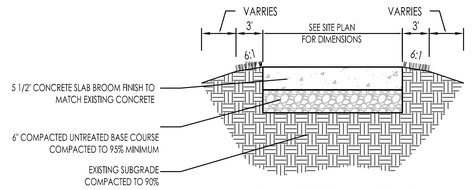
IRRIGATED LAWN AREA

IRRIGATED SHRUB AREA

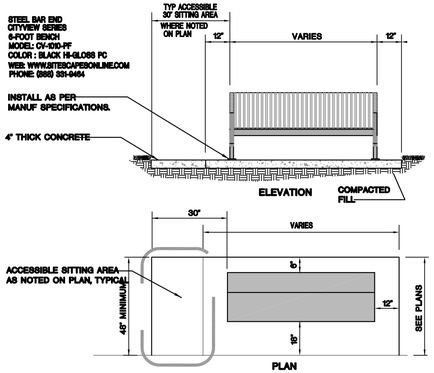
IMPROVED LANDSCAPE AREA	
IRRIGATED LAWN AREA	22,403 SF
IRRIGATED SHRUB AREA	103,921 SF
TOTAL IMPROVED LANDSCAPE	2.9 ACRES



A ASPHALT TRAIL
ALTERNATE #1



B CONCRETE SURFACE
ALTERNATE #2



E BENCH DETAIL

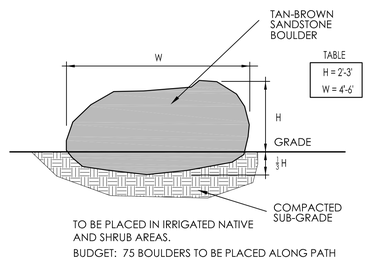
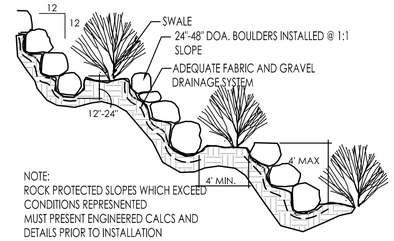


TABLE
H = 2'-3'
W = 4'-6'

TO BE PLACED IN IRRIGATED NATIVE AND SHRUB AREAS.
BUDGET: 75 BOULDERS TO BE PLACED ALONG PATH

D LANDSCAPE BOULDER



NOTE:
ROCK PROTECTED SLOPES WHICH EXCEED CONDITIONS REPRESNENTED MUST PRESENT ENGINEERED CALCS AND DETAILS PRIOR TO INSTALLATION

C ROCK RETAINING

SITE LAYOUT PLAN

SCALE: 1" = 30' 24X36

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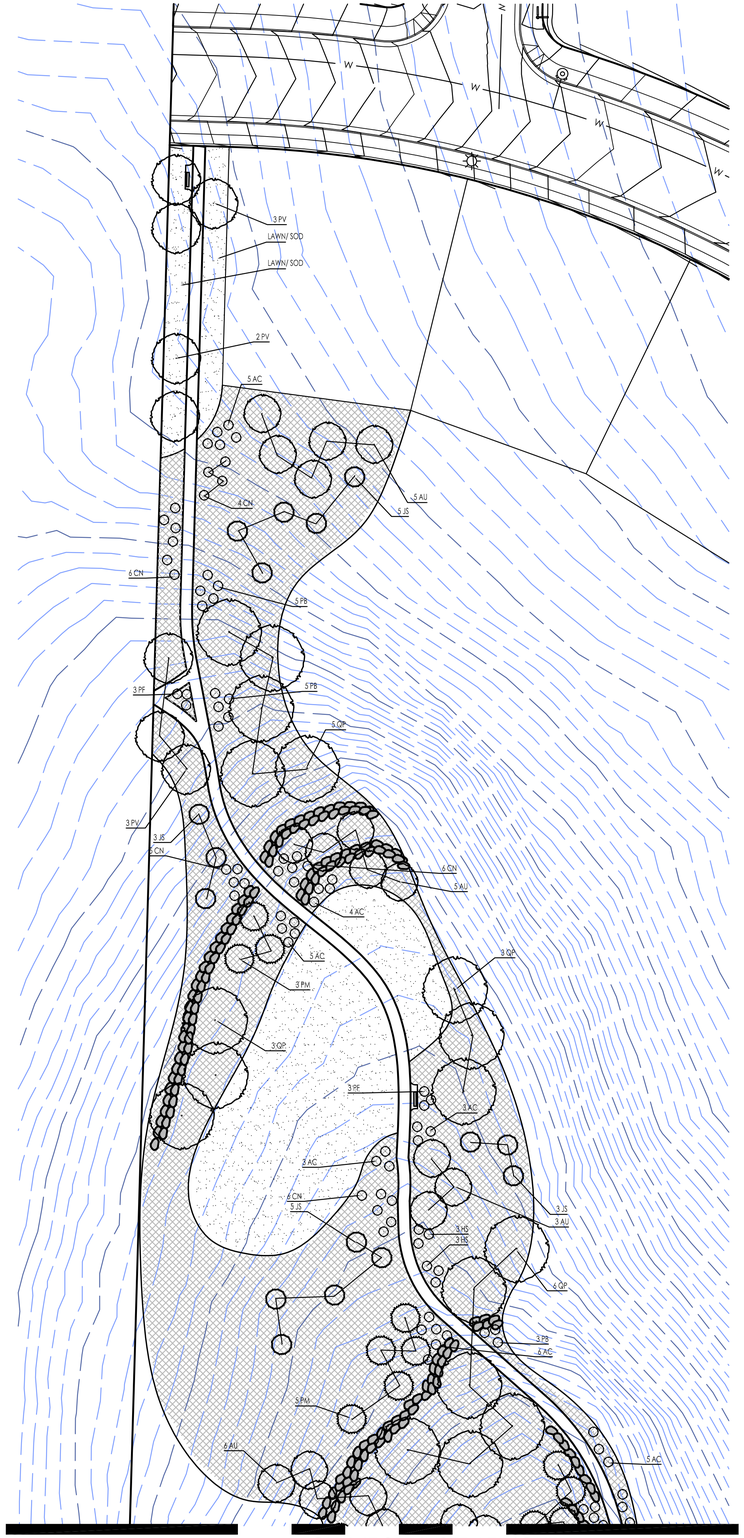
LONE TREE PARKS LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

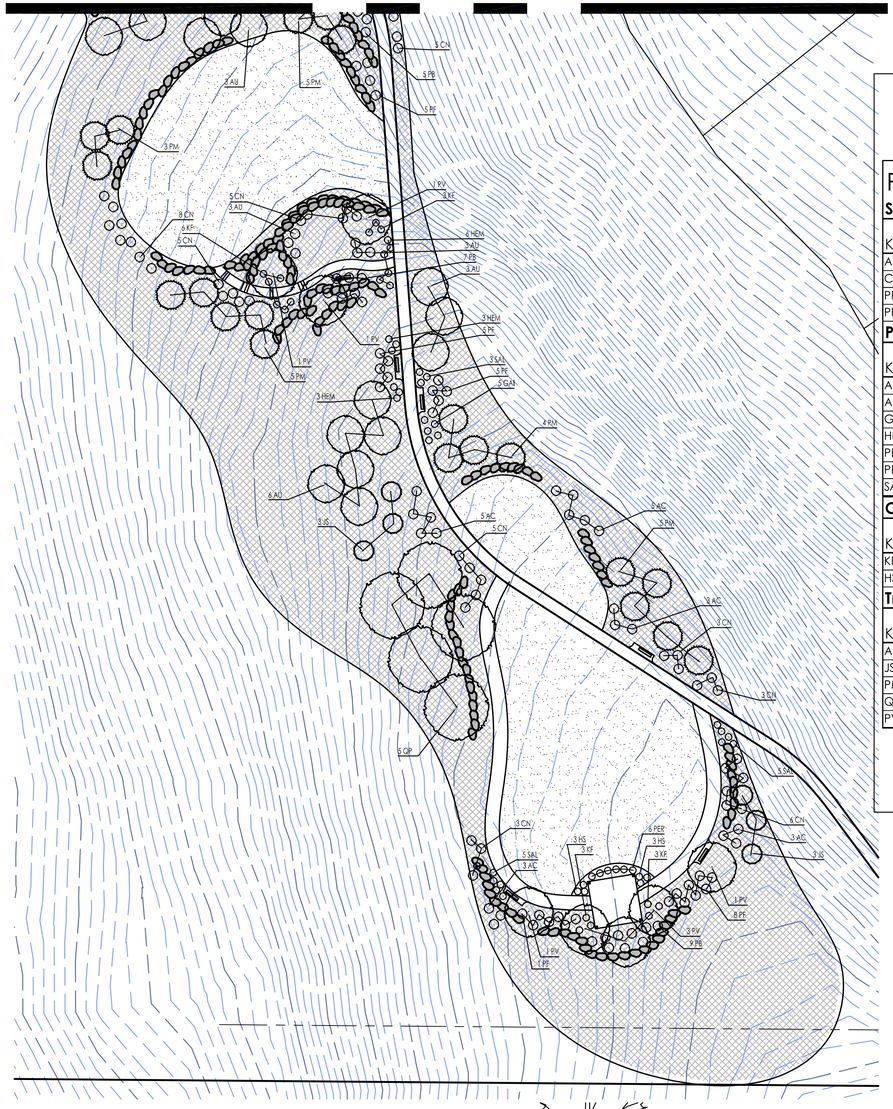
SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
L 105



MATCHLINE SEE INSET AT RIGHT

MATCHLINE SEE INSET AT LEFT



Plant Legend	Xeric				
Shrubs					
Key	Botanical Name	Common Name	Size	Mature Height	Mature Width	Remarks
AC	Amorpha canescens	Leadplant	5 GAL.	4'	4'	
CN	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 GAL.	4'	4'	
PF	Potentilla fruticosa 'goldfinger'	Potentilla	5 GAL.	3'	3'	
PB	Prunus besseyi	Western Sandcherry	5 GAL.	4'	4'	
Perinnials						
Key	Botanical Name	Common Name	Size	Mature Height	Mature Width	Remarks
ALY	Alyssum saxatile compactum	Basket of Gold	1 GAL.	12"	12"	yellow
ANA	Anacyclus depressus	Atlas Daisy	1 GAL.	4"	15"	white
GAI	Gaillardia aristata 'goblin'	Blanketflower	1 GAL.	3'	3'	orange red
HEM	Hemercalis 'rocket city'	Daylily	1 GAL.	36"	36"	orange
PER	Perovskia atriplicifolia	Russian Sage	1 GAL.	4'	4'	Purple
PEN	Penstemon barnatus	Nana Rondo Beard Tongue	1 GAL.	18"	18"	Red
SAL	Salvia pachyphylia	Mojave Sage Salvia	1 GAL.	36"	24"	violet
Ornamental Grasses						
Key	Botanical Name	Common Name	Size	Mature Height	Mature Width	Remarks
KF	Calamagrostis actutiflora	Karl Foerster" Feather Grass	2 GAL.	5'	2'	wheat
HS	Helictotrichon sempervirens	Blue Oat Grass	2 GAL.	3'	3'	green
Trees						
Key	Botanical Name	Common Name	Size	Mature Height	Mature Width	Remarks
AU	Amelanchier utahensis	UTAH SERVICEBERRY	25 GAL.	15'	15'	
JS	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' BB	20'	7'	
PM	PINUS MONOPHYLLA	SINGLE LEAF PINYON PINE	6' BB	12'	12'	
QP	QUERCUS PALMERI	PALMER OAK	25 GAL.	40'	28'	
PV	PRUNUS VIRGINIANA	CHOKECHERRY	2" CAL.	20'	20'	

IRRIGATED LAWN AREA

IRRIGATED SHRUB AREA

IMPROVED LANDSCAPE AREA	
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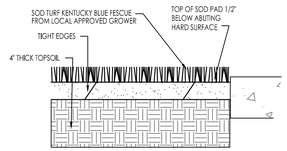
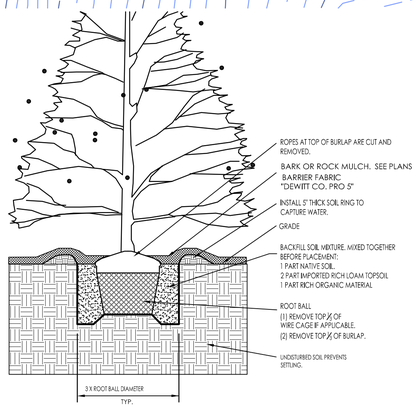
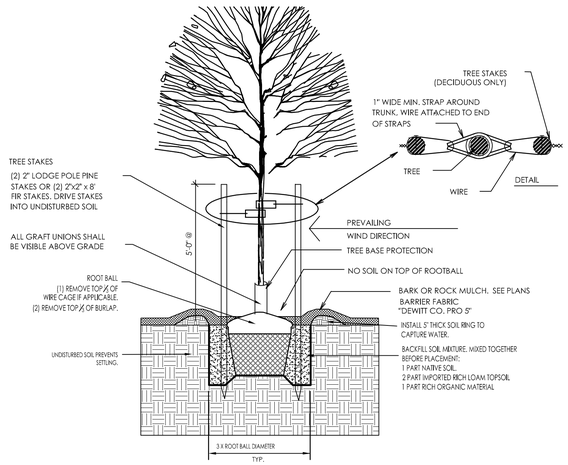


A LAWN/ SOD DETAIL



B TREE PLANTING DETAIL



C TREE PLANTING DETAIL

LANDSCAPE PLAN

SCALE: 1" = 30' 24X36

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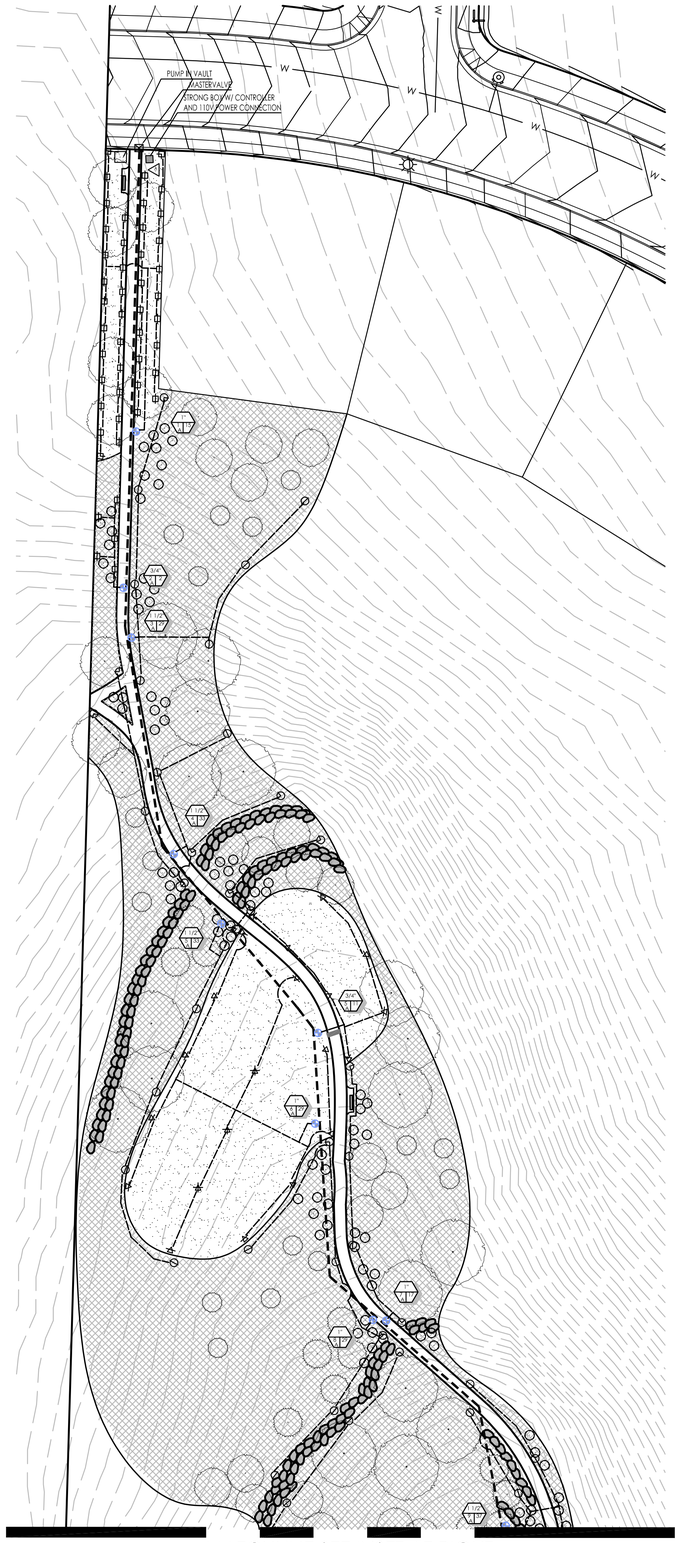
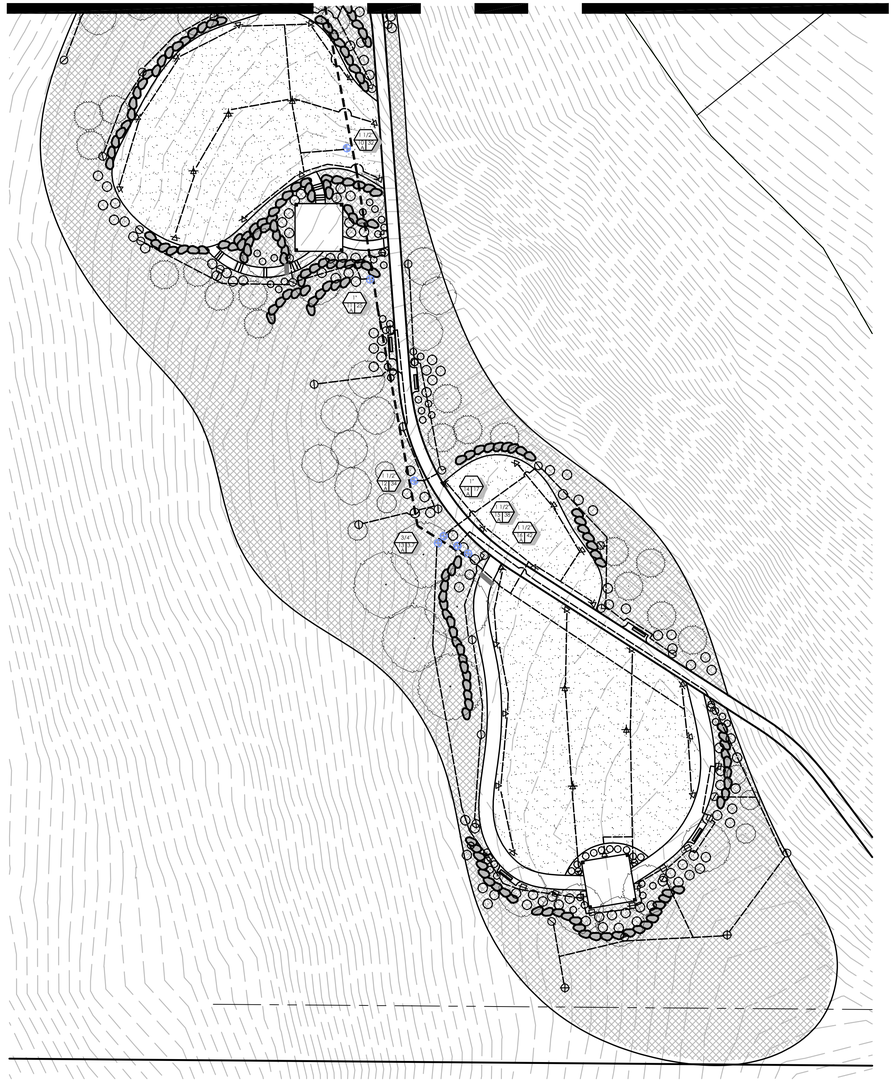
LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L 106





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IRRIGATED LAWN AREA

IRRIGATED NATIVE AREA

IMPROVED LANDSCAPE AREA	
IRRIGATED LAWN AREA	22,403 SF
IRRIGATED NATIVE AREA	103,921 SF
TOTAL IMPROVED LANDSCAPE	2.9 ACRES

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER		MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.
	MP ROTATOR	HUNTER	GRAY	MPR40-04-CV-MP3000-360	40	22'-31'	3.64	.39
	MP ROTATOR	HUNTER	YELLOW	MPR40-04-CV-MP3000-270	40	22'-31'	2.73	.39
	MP ROTATOR	HUNTER	BLUE	MPR40-04-CV-MP3000-180	40	22'-31'	1.82	.39
	MP ROTATOR	HUNTER	BLUE	MPR40-04-CV-MP3000-90	40	22'-31'	.86	.39
	ROTOR	HUNTER		I-20-6P-ADS-4.0	50	40'	4.2	.24
	ROTOR	HUNTER		I-20-6P-ADS-4.0	50	40'	4.2	.24
	ROTOR	HUNTER		I-20-6P-ADS-4.0	50	40'	4.2	.48
	ROTOR	HUNTER		I-20-6P-ADS-4.0	50	40'	4.2	.48
	MP ROTATOR	HUNTER	OLIVE	MPR40-04-CV-MP1000-360	40	8-15'	.75	.39
	MP ROTATOR	HUNTER	LT. BLUE	MPR40-04-CV-MP1000-270	40	8-15'	.57	.39
	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-180	40	8-15'	.37	.39
	MP ROTATOR	HUNTER	MAROON	MPR40-04-CV-MP1000-90	40	8-15'	.19	.39
	AUTOMATIC VALVE	HUNTER		ICV-101G-FS-AS ICV-151G-FS-AS				
	MANUAL DRAIN	HUNTER		PER CITY AND COUNTY STANDARDS SEE IR-4 DETAIL "E"				
	QUICK COUPLER	HUNTER		HQ-44-LRC-AW				
	CONTROLLERS	HUNTER		ACC-1800-IN CONTRACTOR TO MAKE 110 V ELEC. CONNECTION IN BOX INSTALLED IN STRONG BOX SB-18SS W/ PED 1-800-729-1314 VIT PRODUCTS				
	MASTER VALVE							
	REDUCED PRESSURE BACKFLOW	WILKINS		WILKINS 2" 975 XL VIT CAGE ENCLOSURE: SIZE TO ACOMMODATE EQUIPMENT				

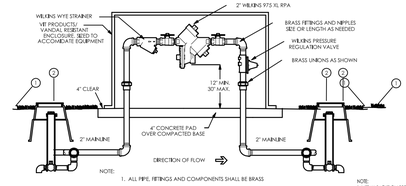
INSTALL CENTRIFUGAL PUMP AS NEEDED TO COMPENSTATE FOR PRESSURE LOSS

PVC PIPE SLEEVE & CONTROL WIRE SLEEVE LOCATION. SYMBOL MAY INDICATE MULTIPLE SLEEVES, HOWEVER THERE SHALL BE 1 PIPE PER SLEEVE. MINIMUM SIZE SHALL BE 2 TIMES THE PIPE SIZE. SLEEVES SHALL EXTEND A MINIMUM OF 3' INTO LANDSCAPED AREA.

MAIN PRESSURE LINE-2"

LATERAL LINES- PVC SCHED. 40

VALVE NUMBER / CONTROLLER — 2" VALVE SIZE — 60 GPM

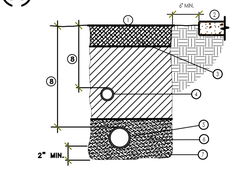


WILKINS MODEL 975XL

NOTE:
1. INSTALL BACKFLOW PREVENTION PER MANUFACTURERS SPECIFICATIONS.
2. ALL BURIED BOLTS SHALL BE STAINLESS STEEL.
3. ALL BACKFLOW ARE TO MEET ALL JURISDICTIONAL CODES.
4. INSTALL BACKFLOW PREVENTER IN SHRUB BEDS WHERE POSSIBLE.
5. PROVIDE WINTERIZATION OF THE WARMING BACKFLOW AS REQUIRED WITH THE MANUAL DRAIN AND QUICK COUPLER FOR COMPRESSED AIR.

1. FINISH GRADE
2. MANUAL DRAIN VALVE

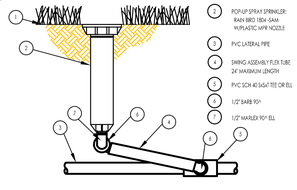
A Backflow Detail



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES: TAPE AND BUNDLE AT 10' O.C. PLACE 4" EITHER SIDE OF PIPE OR 4" BELOW.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 18 - 30" COVER
   LATERAL LINE: 8 - 14" COVER

NOTE: SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

B Trench Detail



1. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804-SAM W/PLASTIC MPR NOZZLE
2. PVC LATERAL PIPE
3. SWING ASSEMBLY FLEX TUBE 24" MAXIMUM LENGTH
4. PVC SCH 40 SxSxT TEE OR ELL
5. 1/2" SxBR 90°
6. 1/2" MxFLEX 90° ELL

C Pop-up Head Lawn

IRRIGATION PLAN

SCALE: 1" = 30' 24X36

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LONE TREE PARKS
LANDSCAPE
EAGLE MOUNTAIN, UTAH

PROJECT NO. 13-115
DATE: May 21, 2013
REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L 107