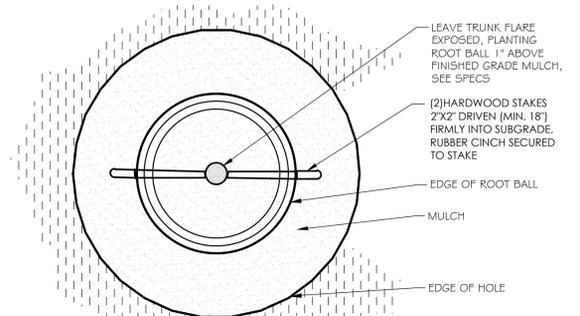
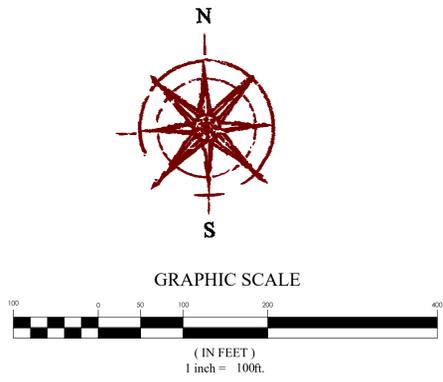


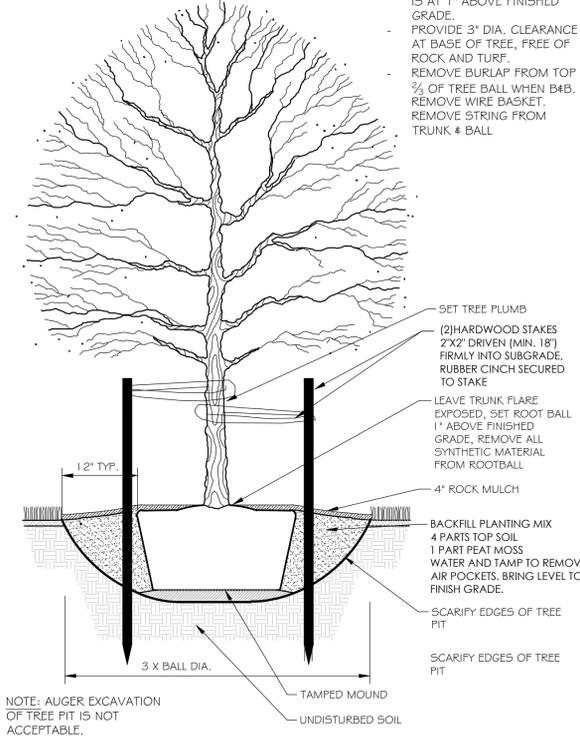
PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AW	<i>Acer truncatum x platanoides 'Keithsform'</i>	Norwegian Sunset® Maple	2" Cal.	21
	PL	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Callery Pear	2" Cal.	37
	UP	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	20

REFERENCE NOTES SCHEDULE				
SYMBOL	CODE	DESCRIPTION	QTY	
	1	ROCK TYPE 1, TO BE SOURCED FROM EXISTING ON-SITE MATERIALS	71,650 sf	

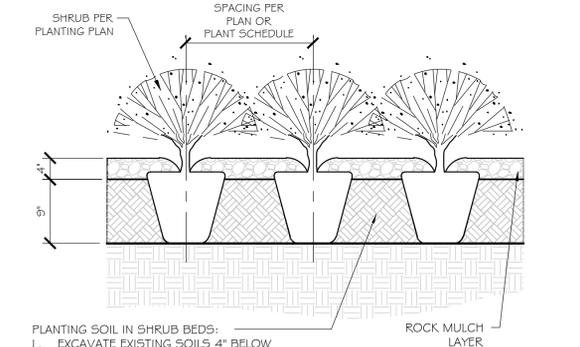
- LANDSCAPE NOTES**
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF ROCK AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-S WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
 - CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.



NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT SO THAT ROOT FLAIR IS AT 1" ABOVE FINISHED GRADE.
 PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.
 REMOVE BURLAP FROM TOP 2/3 OF TREE BALL WHEN B&B.
 REMOVE WIRE BASKET.
 REMOVE STRING FROM TRUNK & BALL

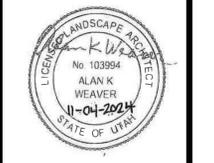


1 CANOPY TREE W/ STAKES
 3/4" = 1'-0"



- PLANTING SOIL IN SHRUB BEDS:
- EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
 - ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
 - ADD 4" ROCK MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING W/ROCK MULCH
 1" = 1'-0"

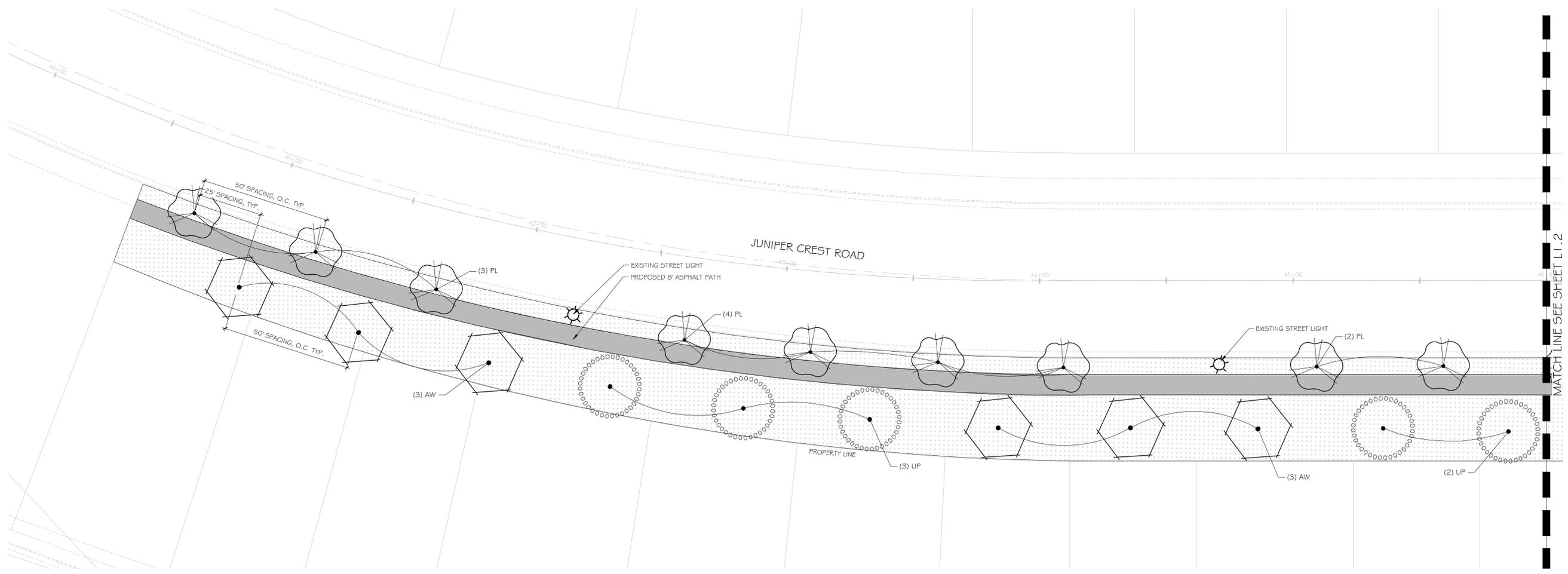


JUNIPER CREST ROAD
 HERRIMAN, UT
OVERALL OFFSITE IMPROVEMENTS

REVISION BLOCK		DESCRIPTION
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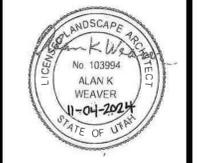
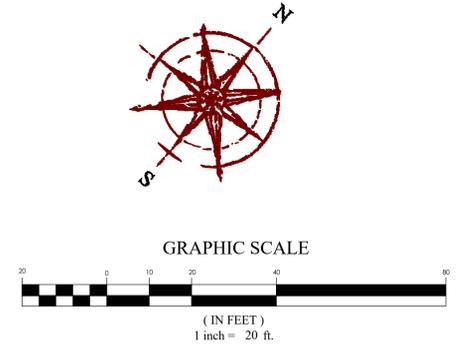
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MATCH LINE SEE SHEET L1.2

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AW	Acer truncatum x platanoides 'Keithsform'	Norwegian Sunset® Maple	2' Cal.	21
	PL	Pyrus calleryana 'Chanticleer'	Chanticleer Gallery Pear	2' Cal.	37
	UP	Ulmus parvifolia	Lacebark Elm	2' Cal.	20

REFERENCE NOTES SCHEDULE			
SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK TYPE 1, TO BE SOURCED FROM EXISTING ON-SITE MATERIALS	71,650 sf



JUNIPER CREST ROAD

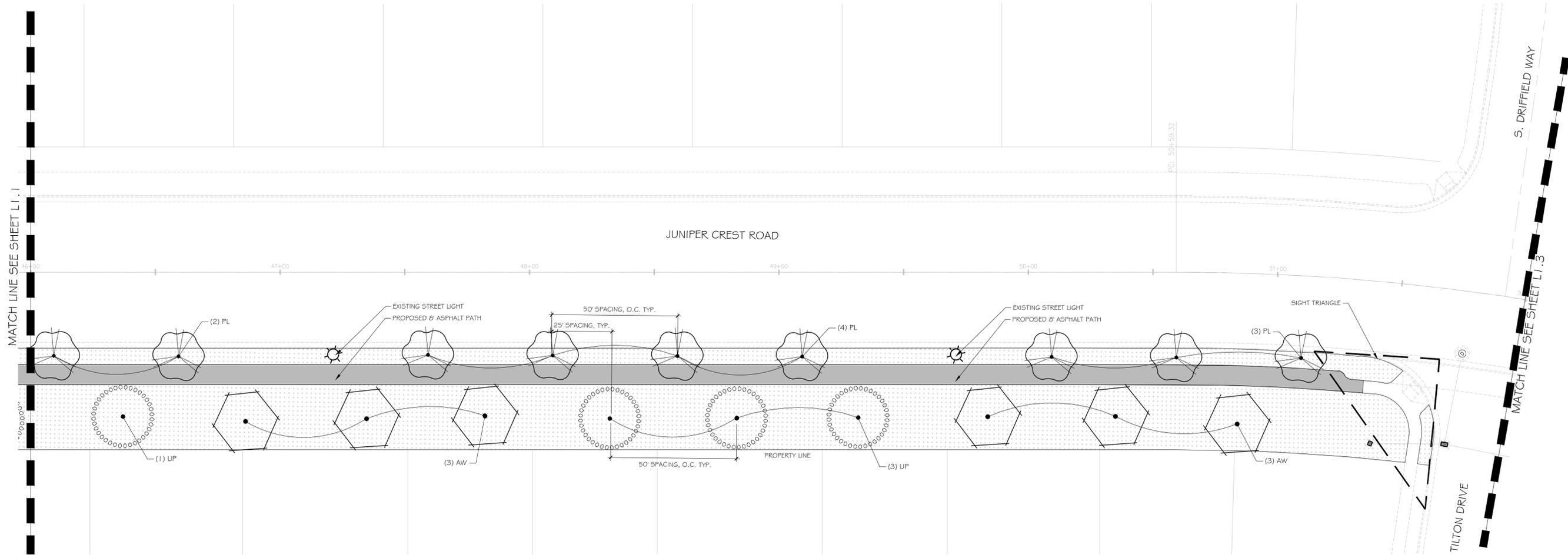
HERRIMAN, UT

OFFSITE IMPROVEMENTS

REVISION BLOCK	
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OFFSITE IMPROVEMENTS	
Scale: 1"=20'	Drawn: BW
Date: 11/04/2024	Job #: 22-0407
Sheet:	L1.1

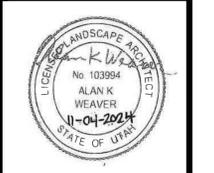
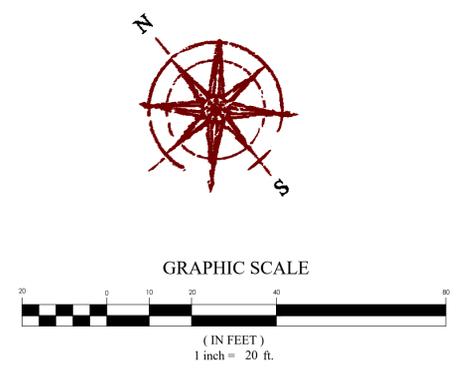
Z:\2022\22-0407 Juniper Crest Road.dwg Design 22-0407.dwg Sheets\11.D1.L1.XX LANSCAPE PLAN - Offsite Improvements.dwg



PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AW	<i>Acer truncatum</i> x <i>platanoides</i> 'Keithsform'	Norwegian Sunset® Maple	2" Cal.	21
	PL	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	2" Cal.	37
	UP	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	20

REFERENCE NOTES SCHEDULE

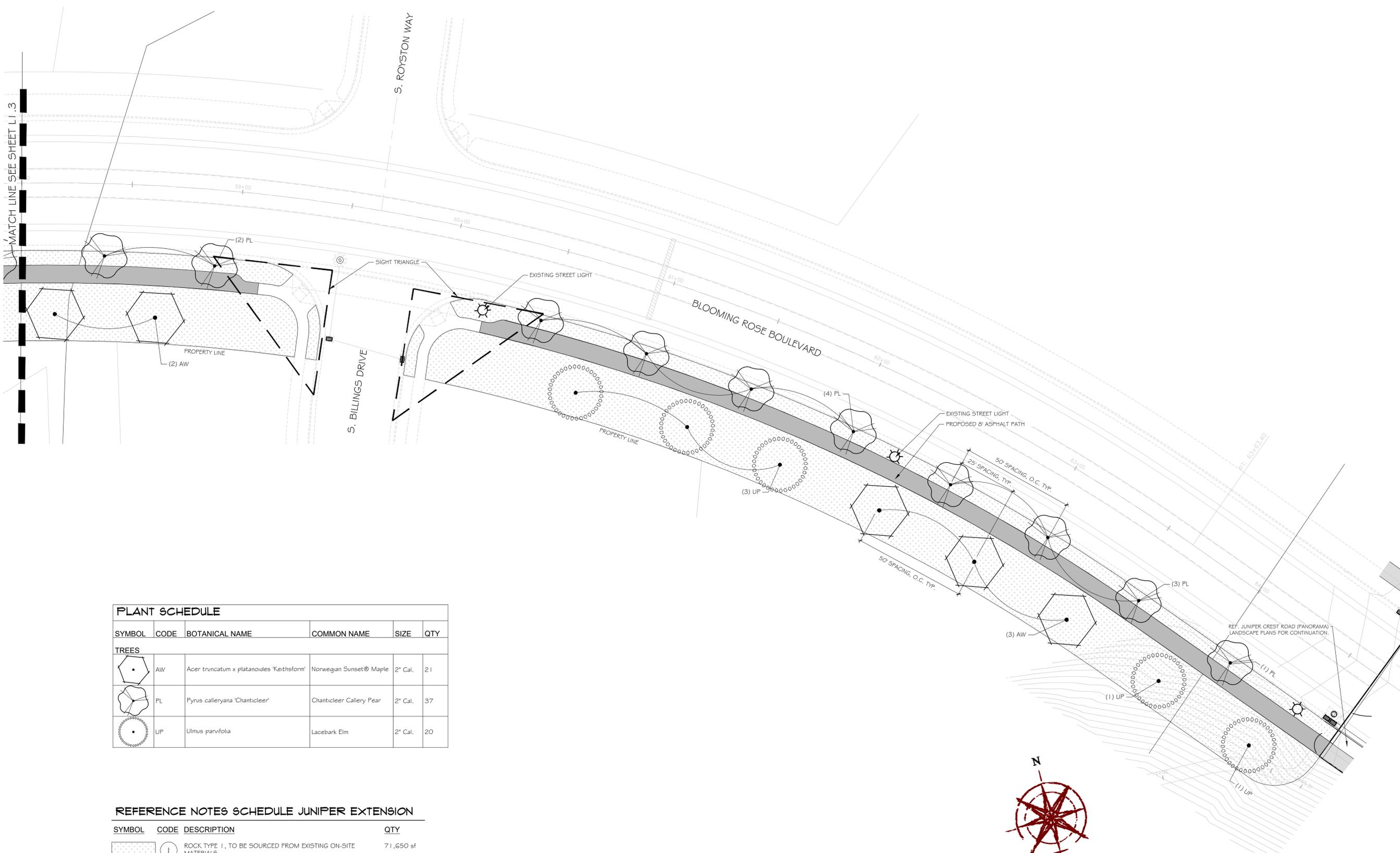
SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK TYPE 1, TO BE SOURCED FROM EXISTING ON-SITE MATERIALS	71,650 sf



JUNIPER CREST ROAD
 HERRIMAN, UT
OFFSITE IMPROVEMENTS

REVISION BLOCK	DATE	DESCRIPTION
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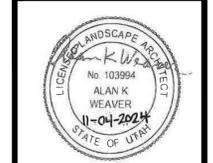
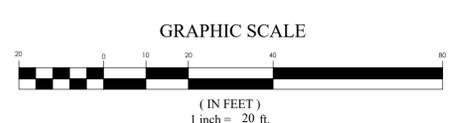
MATCH LINE SEE SHEET L1.3

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AW	Acer truncatum x platanoides 'Keithsform'	Norwegian Sunset® Maple	2" Cal.	21
	PL	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2" Cal.	37
	UP	Ulmus parvifolia	Lacebark Elm	2" Cal.	20

REFERENCE NOTES SCHEDULE JUNIPER EXTENSION

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK TYPE 1, TO BE SOURCED FROM EXISTING ON-SITE MATERIALS	71,650 sf



JUNIPER CREST ROAD
HERRIMAN, UT
OFFSITE IMPROVEMENTS

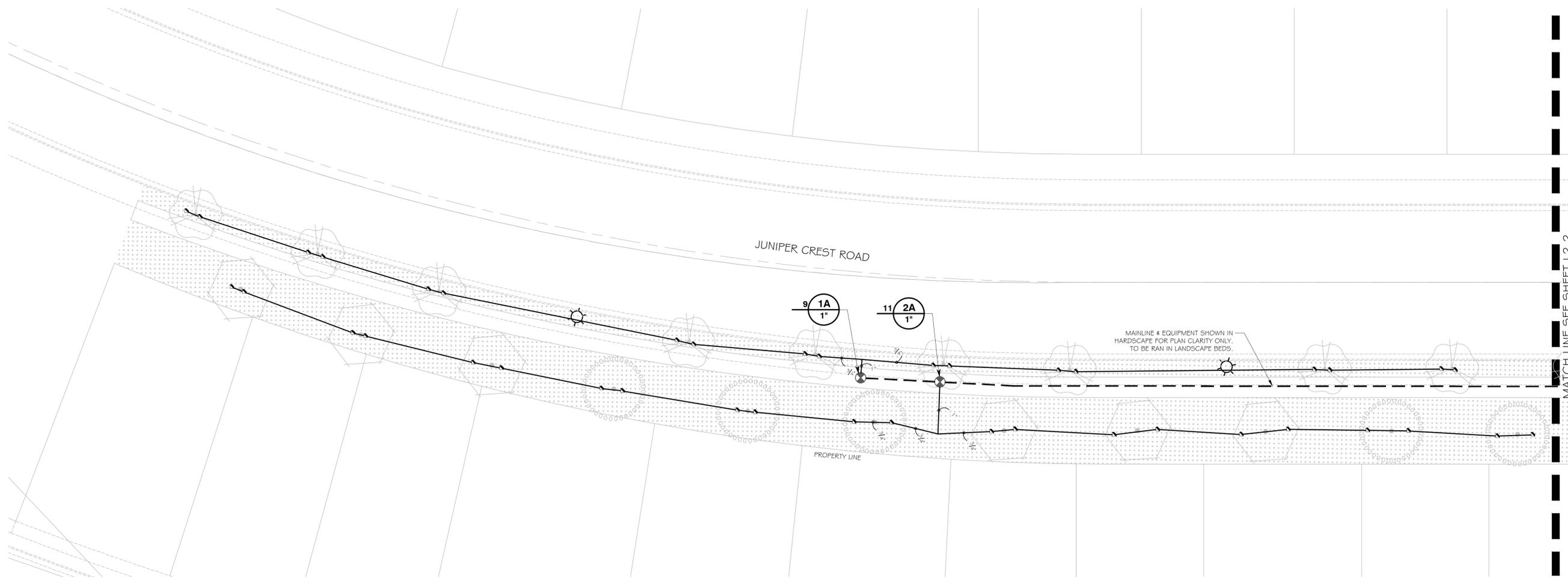
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OFFSITE IMPROVEMENTS

Scale: 1"=20' Drawn: BW
Date: 11/04/2024 Job #: 22-0407
Sheet: **L1.4**



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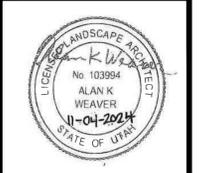
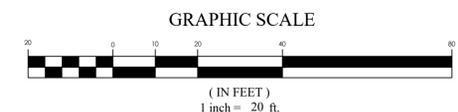


MATCH LINE SEE SHEET L2.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	156
	Rain Bird PE5B (Zone valve) 1" 1 in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	8
	Point of Connection 1 1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,900 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	79.0 l.f.
	Irrigation Mainline: PVC Schedule 40	2,076 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	207.0 l.f.

Valve Callout		
	#	Valve Number
	→	Valve Flow
	1"	Valve Size



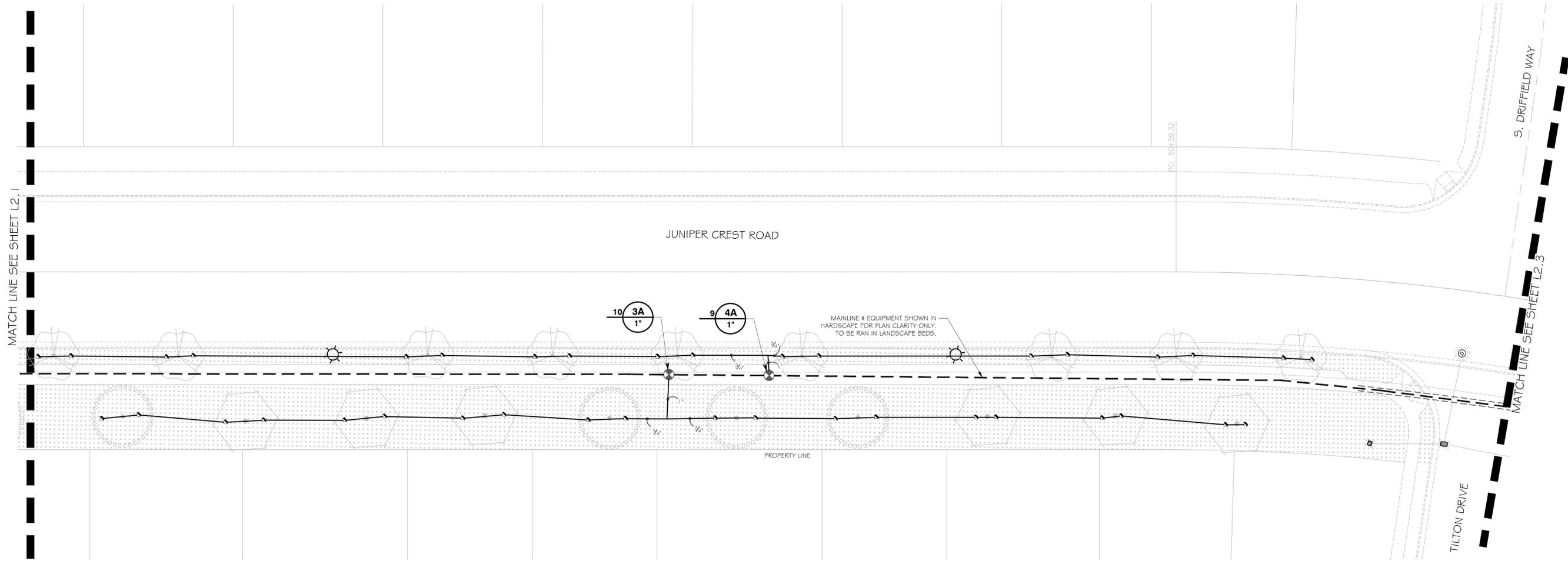
JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION PLAN OFFSITE IMPROVEMENTS

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IRRIGATION PLAN	
Scale: 1"=20'	Drawn: BW
Date: 11/04/2024	Job #: 22-0407
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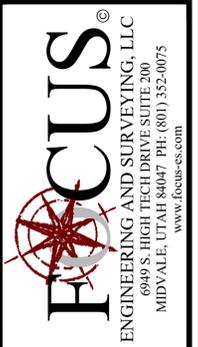
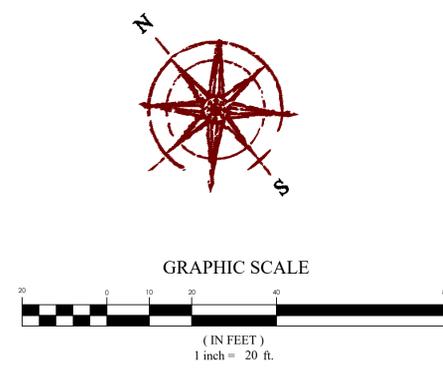
MATCH LINE SEE SHEET L2.1

MATCH LINE SEE SHEET L2.3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1400-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	156
	Rain Bird PESB (Zone valve) 1" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	8
	Point of Connection 1 1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,900 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	79.0 l.f.
	Irrigation Mainline: PVC Schedule 40	2,076 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	207.0 l.f.

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size

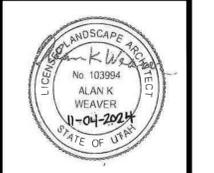
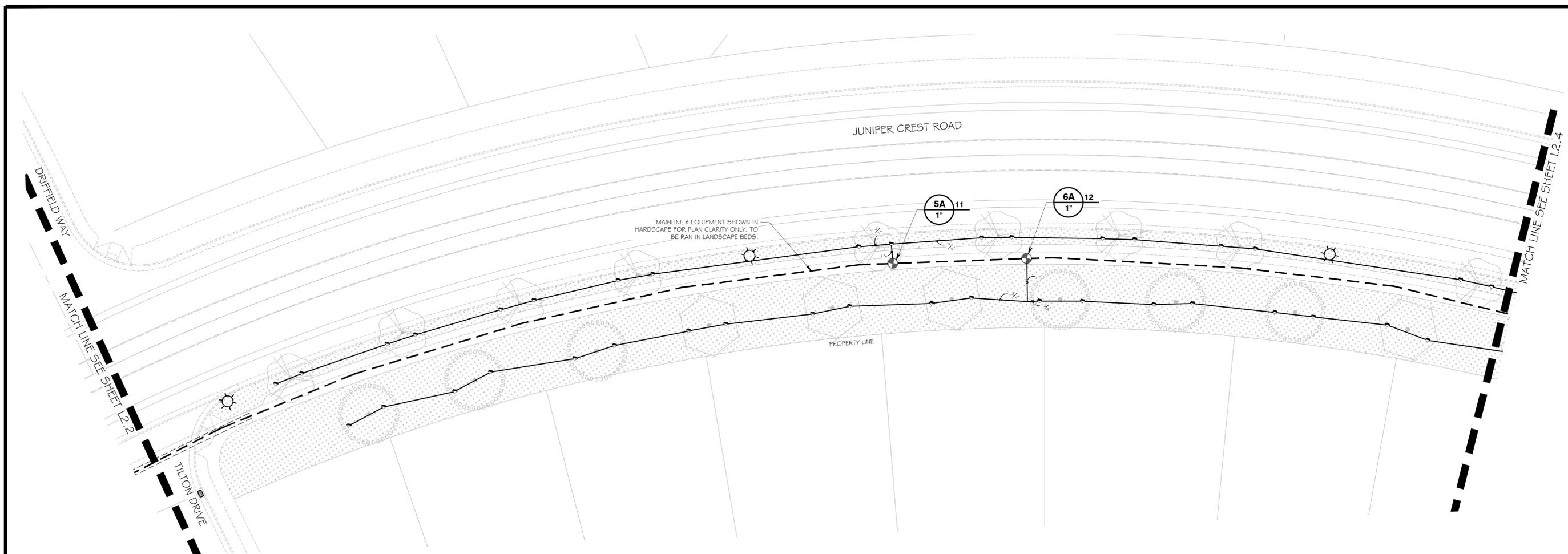


JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION PLAN OFFSITE IMPROVEMENTS

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IRRIGATION PLAN	
Scale: 1"=20'	Drawn: BW
Date: 11/04/2024	Job #: 22-0407
Sheet:	L2.2

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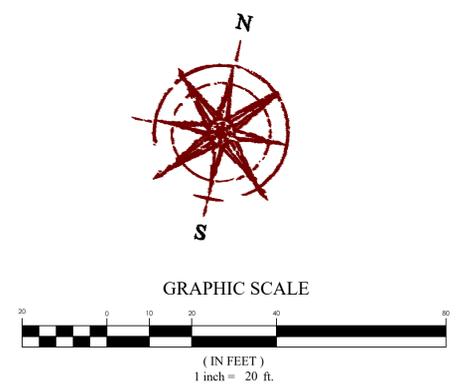
JUNIPER CREST ROAD
 HERRIMAN, UT
 IRRIGATION PLAN OFFSITE IMPROVEMENTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1400-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	156
	Rain Bird PE5B (Zone valve) 1" 1 in., 1-1/2 in., 2 in., 3 in., 3 in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	8
	Point of Connection 1 1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,900 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	79.0 l.f.
	Irrigation Mainline: PVC Schedule 40	2,076 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	207.0 l.f.

Valve Callout:

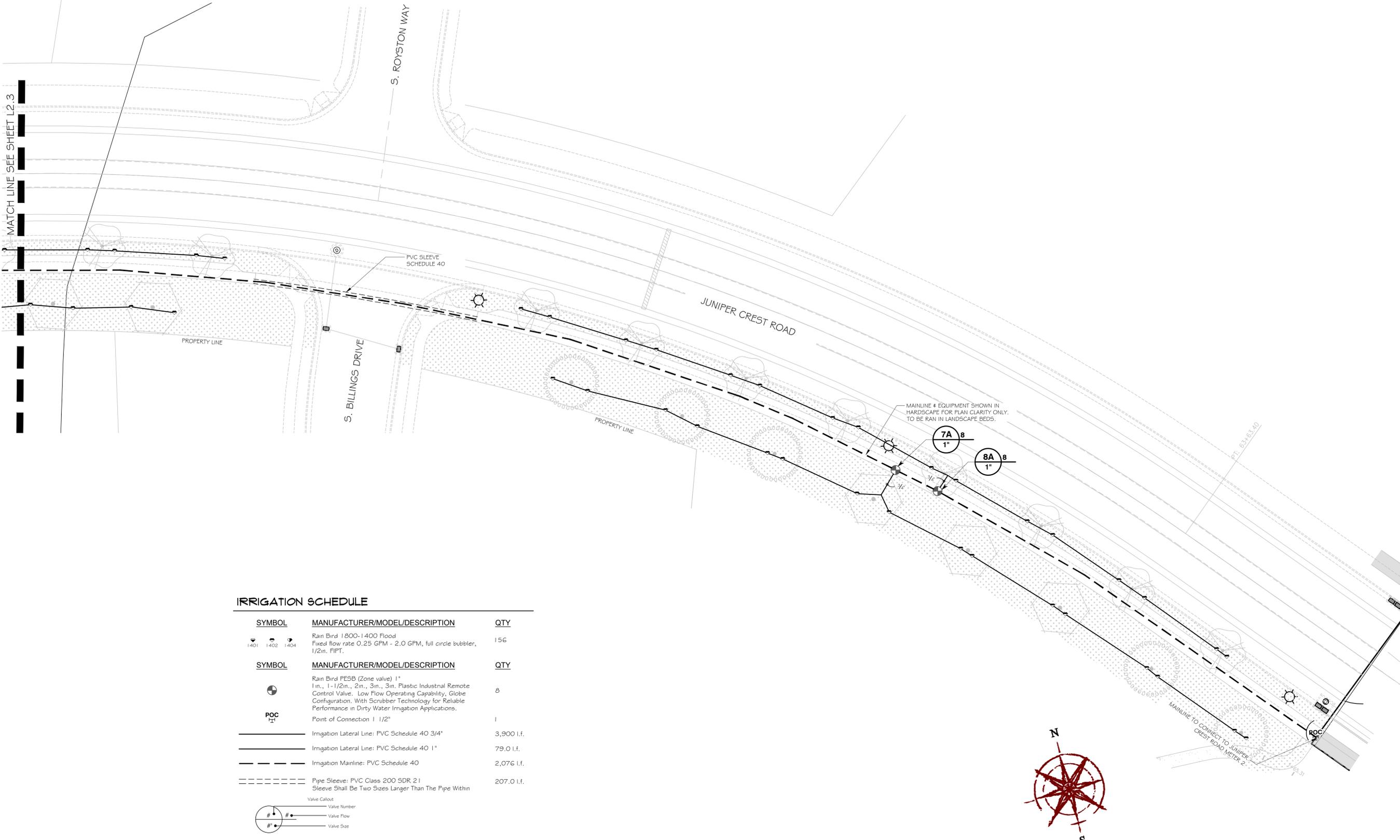
 # Valve Number
 # Valve Flow
 # Valve Size



REVISION BLOCK	DATE	DESCRIPTION
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IRRIGATION PLAN	
Scale: 1"=20'	Drawn: BW
Date: 11/04/2024	Job #: 22-0407
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IRRIGATION SCHEDULE

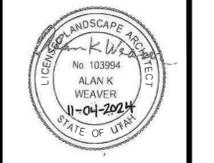
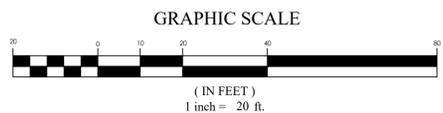
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	156
+	Rain Bird PESB (Zone valve) 1" 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	8
POC	Point of Connection 1 1/2"	1
---	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,900 l.f.
---	Irrigation Lateral Line: PVC Schedule 40 1"	79.0 l.f.
---	Irrigation Mainline: PVC Schedule 40	2,076 l.f.
---	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	207.0 l.f.

Valve Callout

Valve Number

Valve Flow

Valve Size



JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION PLAN OFFSITE IMPROVEMENTS

REVISION BLOCK	DATE	DESCRIPTION
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IRRIGATION PLAN

Scale: 1"=20' Drawn: BW
Date: 11/04/2024 Job #: 22-0407
Sheet: L2.4

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JUNIPER CREST ROAD
HERRIMAN, UT
IRRIGATION DETAILS

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IRRIGATION DETAILS	
Scale:	Drawn:
Date: 11/04/2024	Job #: 22-0407
Sheet: L2.5	



NOTES:

- WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, ADD REQUIRED SLEEVE SIZES TOGETHER FOR ONE SIZE.
- WIRES SHALL BE IN SEPARATE CONDUIT AS PER CHART BELOW.
- REFER TO SLEEVING DIAGRAM FOR SIZES OF ALL SLEEVES
- EXTEND ALL SLEEVING 12" MIN. BEYOND EDGE OF PAVING.

WIRE CONDUIT SIZES

NUMBER OF WIRES	MIN. CONDUIT SIZE
1-4	3/4"
5-7	1"
8-11	1 1/2"
12-22	2"
23-31	2 1/2"
32-36	3"

SLEEVE SIZE CHART

PIPE SIZE	MIN. SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/2"	2 1/2"
2"	3"
2 1/2"	4"
3"	4"
4"	6"
6"	8"

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: TYPICAL SLEEVING DETAIL AND SLEEVING DIAGRAM
DATE: _____
CITY ENGINEER: _____

SHEET IR-07

NOTES:

- ALL PVC NIPPLES TO BE SCHEDULE 80
- PROVIDE VALVE KEY TO OWNER

NOTE:
PVC PIPE SHALL CONFORM TO THE FOLLOWING STANDARDS: MAIN LINE PIPE 3" AND LARGER SHALL BE CLASS 100 D-RINGS HARCO DUCTILE IRON FITTINGS OR MACHINED JOINT FITTINGS AT ALL CHANGES OF DIRECTION, US SCHEDULE 80 S X S X TEE WITH SCHEDULE 80 SXT BUSHING FOR ALL REMOTE CONTROL VALVE INSTALLATIONS, OR EPOXY COATED DOUBLE STRAP SADDLES, CAP AND THRUST BLOCK MAIN LINES 3" PAST ALL FITTINGS AND VALVES, LATERAL LINES TO BE SCHEDULE 40 PVC.

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: MANUAL DRAIN VALVE ASSEMBLY
DATE: _____
CITY ENGINEER: _____

SHEET IR-05

NOTES:

- ONE REMOTE CONTROL VALVE PER VALVE BOX.
- ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCHEDULE 80 THREADED PVC USING TEFLON TAPE AND #5 RECTOR SEAL.
- VALVE MANIFOLD TO BE INSTALLED PERPENDICULAR (90 DEGREES) TO MAIN LINE. MIN. OF 1' BEFORE CHANGE IN DIRECTION.

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: CONTROL VALVE ASSEMBLY
DATE: _____
CITY ENGINEER: _____

SHEET IR-03

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: IN-LINE DRIP LAYOUTS
DATE: _____
CITY ENGINEER: _____

SHEET IR-10

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: DRIP ZONE CONTROL VALVE ASSEMBLY
DATE: _____
CITY ENGINEER: _____

SHEET IR-05

REVISIONS

NO.	DATE	DRAWN BY	REVISIONS	REMARKS

Herriman
ENGINEERING AND SURVEYING, LLC
1501 S. PARKWAY S. • HERRIMAN, UT 84003

SHEET NAME: DRIP TEE CONNECTION TO PVC RISER
DATE: _____
CITY ENGINEER: _____

SHEET IR-07