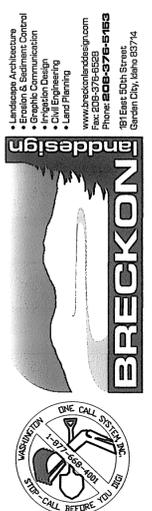


O'Reilly Auto Parts

56668 29 PALMS HIGHWAY, YUCCA VALLEY, CA 92284
 TRACT 3277, LOT 11
 SAN BERNARDINO COUNTY, CALIFORNIA



Thomas A. Lundberg
 ARCHITECT
 1756 East Sunshine, Suite 417
 Springfield, Missouri 65804
 417.862.0558
 Fax: 417.862.3265
 e-mail: architect@esterlycheandcr.com

New O'Reilly Auto Parts Store
 29 PALMS HIGHWAY
 YUCCA VALLEY, CA



COMM # 0000

DATE: 04-19-16
 REVISION
 DATE:

LANDSCAPE DOCUMENTATION PACKAGE

A. WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE:
 O'REILLY AUTO PARTS

PROJECT LOCATION:
 56668 29 PALMS HIGHWAY
 YUCCA VALLEY, CA 92284

LANDSCAPE ARCHITECT:
 BRECKON LAND DESIGN
 http://www.breckonlanddesign.com

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE ARE:

- 1. Maximum Annual Applied Water Allowance
 - Conventional Landscape: 1,012*(100 cubic feet/year)
 - Recreational Turf Landscape: 0*(100 cubic feet/year)
 - Total Maximum Annual Applied Water Allowance: 1,012*(100 cubic feet/year)
- 2. Maximum Annual Applied Water Use by Hydrozone
 - Turfgrass: 0*(100 cubic feet/year)
 - Recreational Turfgrass: 0*(100 cubic feet/year)
 - Exotic Trees/Shrubs/Groundcovers: 1,012*(100 cubic feet/year)
 - Desert Plants: 0*(100 cubic feet/year)
 - Other: 0*(100 cubic feet/year)
- 3. Estimated Annual Total Water Use: 404*(100 cubic feet/year)
- 4. Landscape Plan See Sheet 2
- 5. Irrigation Plan See Sheet 3

DESCRIPTION OF PROJECT: THE PROJECT CONSISTS OF PAVED PARKING AND LANDSCAPE. TURF IS NOT USED ON THE PROJECT. ALL IRRIGATION IS BY A DRIP SYSTEM. MULCH IS USED WHERE GROUND COVER IS NOT PLANTED.

Date: _____ Prepared By: _____

B. THE ANNUAL MAXIMUM APPLIED WATER ALLOWANCE

A. A PROJECT'S ANNUAL MAXIMUM APPLIED WATER ALLOWANCE SHALL BE CALCULATED USING THE FOLLOWING FORMULA:

$MAMA = (ETO)(0.6)(LA)(0.62)$ WHERE:
 MAMA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
 ETO = REFERENCE EVAPORATION (55 INCHES PER YEAR BEAUMONT)
 0.6 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
 MAMA = (ETO)(0.6)(LA)(0.62) / 148 CONVERTS TO (100 CUBIC FEET/YEAR)

B. SEE SPREAD SHEET FOR CALCULATIONS

C. THE ANNUAL APPLIED WATER USE:

- A. THE ANNUAL ESTIMATED APPLIED WATER USE SHALL NOT EXCEED THE ANNUAL MAXIMUM APPLIED WATER ALLOWANCE.
- B. SEE SPREAD SHEET FOR ESTIMATED ANNUAL APPLIED WATER USE.
- C. THE ESTIMATED ANNUAL TOTAL WATER USE FOR EACH HYDROZONE IS CALCULATED FROM THE FOLLOWING FORMULA:

$EWU = (ETO)(PF)(HA)(0.62)/IE$ WHERE:
 EWU = ESTIMATED WATER USE (GALLONS/YEAR)
 ETO = REFERENCE EVAPORATION (55 INCHES PER YEAR BEAUMONT)
 PF = PLANT FACTOR (0.5 MEDIUM)
 HA = HYDROZONE AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
 IE = IRRIGATION EFFICIENCY (0.85)
 EWU = (ETO)(PF)(HA)(0.62)/(IE)(148) CONVERTS TO (100 CUBIC FEET/YEAR)

D. ESTIMATED ANNUAL TOTAL WATER USE

SEE SPREAD SHEET FOR ESTIMATED ANNUAL APPLIED WATER USE.

E. LANDSCAPE DESIGN PLAN

SEE SHEET 2.
 30,611 SF = 49.8% PERCENTAGE OF LANDSCAPE AREA
 61,350 SF = 49.8% PERCENTAGE OF LANDSCAPE AREA

F. IRRIGATION DESIGN PLAN

SEE SHEET 3.

G. HYDROZONE PLAN

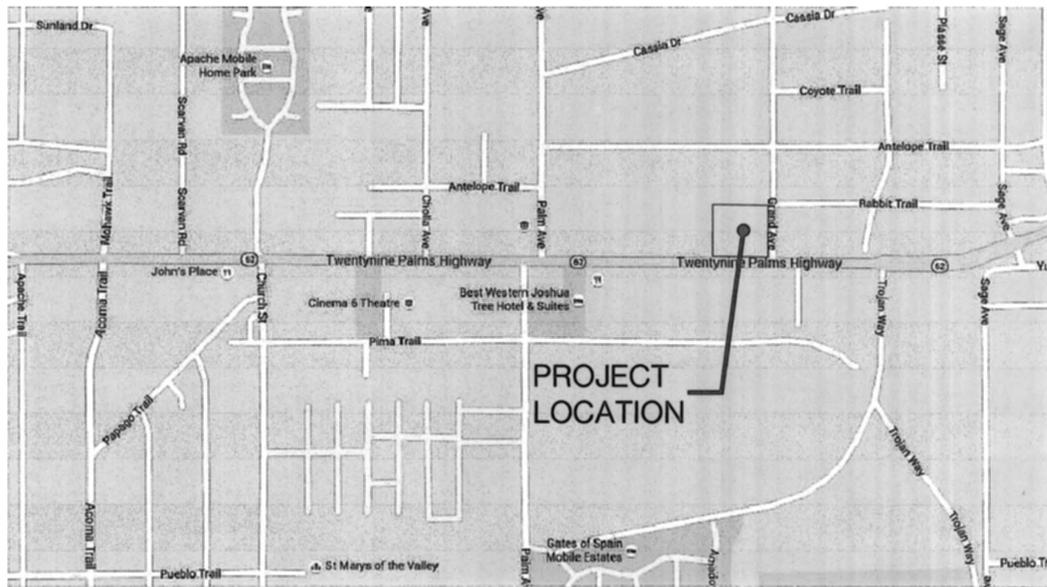
SEE WATER ALLOWANCE SPREADSHEET, L1.

H. SOILS ANALYSIS

SEE SOILS GEOTECH REPORT.

I. CERTIFICATION

A. I AGREE THAT THIS LANDSCAPE DOCUMENT PACKAGE COMPLIES WITH THE LANDSCAPING REQUIREMENTS AS OUTLINED BY CHAPTER 9.52 OF THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE, AS WELL AS ANY OTHER REQUIREMENTS AS OUTLINED IN SUPPORTING DOCUMENTS REGARDING WATER EFFICIENT LANDSCAPING REQUIREMENTS PROVIDED BY THE TOWN OF YUCCA VALLEY.



VICINITY MAP
 NOT TO SCALE

WATER ALLOWANCE SPREADSHEET

TO CALCULATE MAWA - Maximum Applied Water Allowance		DEFINITIONS	
ETo	57	EtO	Reference provided in Appendix A - CMS
LA	30611	LA	Landscaped area
SLA	0	SLA	Special landscaped area WITHIN the landscaped area
M.A.W.A. (Gallons)	767,255	P.F.	Plant water use factor: VAGLOS
M.A.W.A. (inches per sq. ft.)	39.7	H.A.	Hydro zone area = irrigated area
M.A.W.A. (inches per DAY)	0.11	I.E.	Irrigation efficiency. Must exceed 0.71.
Maximum Applied Water Allowance Equation: $MAWA = (EtO)(0.62)(0.7 \times LA) + (0.3 \times SLA)$			
TO CALCULATE ETWU - Estimated Total Water Use		To Determine Plant Factor with Multiple Hydro Zones	
ETo	57	H.Z.	Type
PEF/HA (see chart)	8127.2	1	TREES AND SHRUBS
HA (same as LA)	30611	2	SHRUBS
IE (see chart)	0.85	3	TREES AND SHRUBS
SLA	0	4	TREES AND SHRUBS
ETWU (Gallons)	302,332	5	TREES AND SHRUBS
ETWU (inches per sq. ft.)	16.8	6	TREES AND SHRUBS
ETWU (inches per DAY)	0.04		DRYLAND SEED
Estimate Total Water Use Equation: $ETWU = (EtO \times 0.62)(PF \times HA)(IE) + SLA$			
To Determine Average System "IE" exceeds .71			
H.Z.	Type	Sprinkler	HA
1	TREES AND SHRUBS	INLINEDRPP	1015
2	SHRUBS	INLINEDRPP	1739
3	TREES AND SHRUBS	INLINEDRPP	2610
4	TREES AND SHRUBS	INLINEDRPP	2762
5	TREES AND SHRUBS	INLINEDRPP	3077
6	TREES AND SHRUBS	INLINEDRPP	2164
	DRYLAND SEED	INLINEDRPP	14546
		Totals	27815
Average System IE (IE is a derivative of IU defined as IE = IU x I.M.E. Where I.M.E. = Irrigation Management Efficiency)			
0.85			
Does ETWU Qualify? Yes - ETWU Does Not Exceed Maximum Allowed			

DEVELOPER

GARY L. CARLTON AND KENDY CARLTON, TRUSTEES OF THE GARY AND KENDY CARLTON LIVING TRUST DATED AUGUST 14, 2001 AS RESTATED ON DECEMBER 4, 2004 419 CALLE JINO SAN CLEMENTE, CA 92013

OWNER:

O'REILLY AUTO PARTS ENTERPRISES LLC
 235 SOUTH PATTERSON AVENUE
 SPRINGFIELD, MO 65802-2218
 (417)862-2614

ASSESSOR'S PARCEL NO.:

SBD: 0545-081-13-0000

SHEET INDEX

- L1 COVER SHEET
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS
- L4 IRRIGATION PLAN
- L5 IRRIGATION DETAILS
- L6 IRRIGATION DETAILS

HYDROZONE AREAS

- ZONE 1 1,015 SF
- ZONE 2 1,734 SF
- ZONE 3 2,610 SF
- ZONE 4 2,762 SF
- ZONE 5 3,077 SF
- ZONE 6 2,164 SF
- ZONE 7 14,546 SF
- TOTAL 27,815 SF

PERCENTAGE OF LANDSCAPED AREA

30,611 SF = 49.8% PERCENTAGE OF LANDSCAPED AREA
 61,350 SF = 49.8% PERCENTAGE OF LANDSCAPED AREA

LANDSCAPE NOTES:

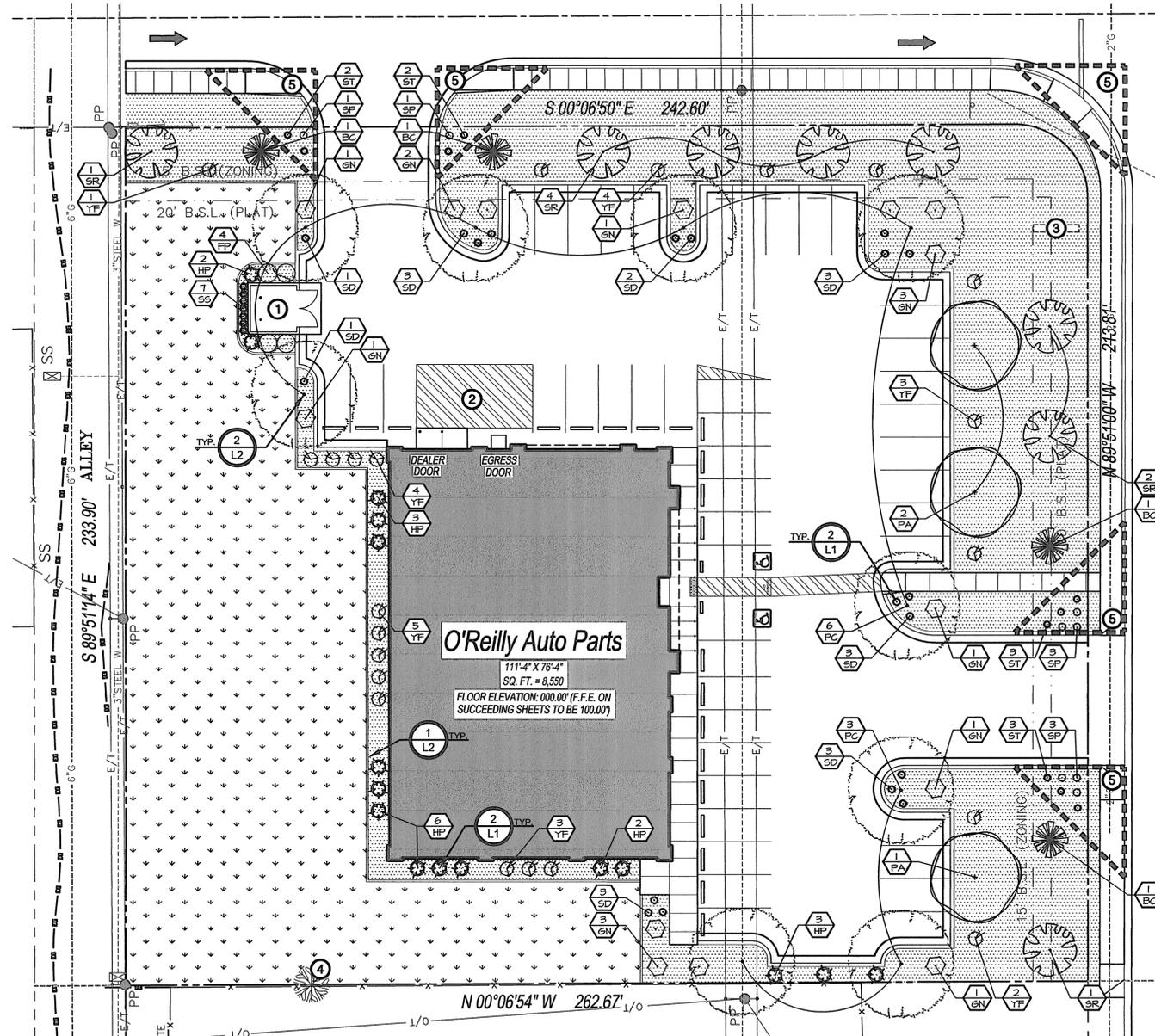
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SMALL (1"-2" DIAMETER) ARIZONA RIVER ROCKS. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REMOVE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPERSEDE WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

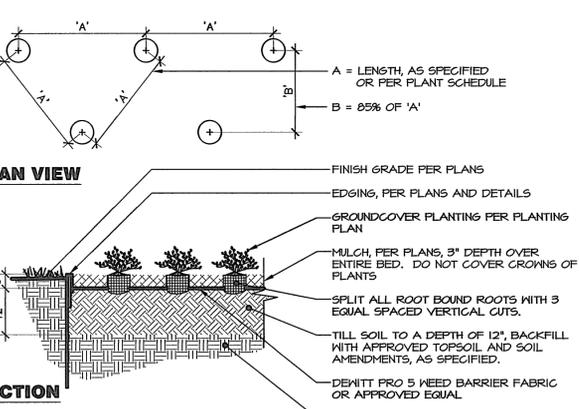
- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 4 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 10 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DROPPINGS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- ADDITIONAL WEED ABATEMENT: IF THE SITE IS UNDEVELOPED OR NOT USED, SHALL INCLUDE COMPLETE WEED REMOVAL AND THEN REGULAR HERBICIDE AND PRE-EMERGENT HERBICIDE TREATMENTS AS NEEDED TO PREVENT WEED GROWTH.

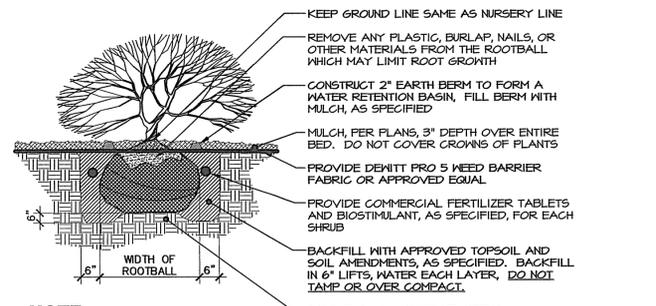


1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



- NOTES:**
- ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 - APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

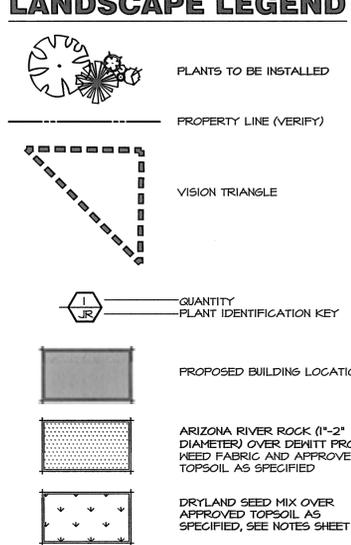
2 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE



- NOTE:**
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 - APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

1 SHRUB PLANTING
NOT TO SCALE

LANDSCAPE LEGEND



LANDSCAPE REQUIREMENTS

SITE

Requirements:
TOTAL SITE AREA: 61,350 S.F.
REQUIRED LANDSCAPE AREA: 2,500 S.F. (4%)
PROVIDED LANDSCAPE AREA: 30,611 S.F. (49.8%)
TREES SPACED 30' O.C.

CALLOUT LEGEND

- TRASH ENCLOSURE
- LOADING AREA
- MONUMENT SIGN
- EXISTING VEGETATION TO SAVE AND PROTECT
- 30' VISION TRIANGLE

NOTES:

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL.

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ZONE	WUCOLS
DECIDUOUS SHADE TREES							
3	PA	Cercidium floridanum	Blue Palo Verde	24"	30H x 30W	4-II	M
4	PC	Pistacia chinensis	Chinese Pistache	24"	60H x 50W	6-4	L
PALMS							
4	BC	Butia capitata	Finde Palm	24"	25H x 15W	8B-II	M
2	SR	Syagrus romanzoffiana	Queen Palm	24"	50H x 25W	4B-II	M
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES/GROUND COVERS							
4	FP	Foliolgia paradoxa	Apache Flame	#5	5H x 5W	4-10	L
14	GN	Grevillea noelii	Noell Grevillea	#5	4H x 5W	8-	L
16	HP	Hesperaloe parviflora	Red Yucca	#5	4H x 4W	5-II	L
7	SS	Schizachyrium scoparium	Little Bluestem	#1	4H x 2W	3-4	L
8	SP	Sedum spurium 'Bronze Carpet'	Bronze Carpet Stonecrop	#1	1H x 2W	3-4	M
19	SD	Sedum x 'Autumn Joy'	Autumn Joy Stonecrop	#1	2H x 2W	4-II	M
10	ST	Stipa tenuissima	Mexican Feather Grass	#1	2H x 2W	6-10	L
22	YF	Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	#5	4H x 4W	4-4	L

BRECKON

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• Erosion & Sediment Control
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www.breckonlandscaping.com
Phone: 417-862-9775
911 East 5201 Street
Benton City, Iowa 52874



Thomas A. Lundberg
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417-862-9658
Fax: 417-862-3265
e-mail: architect@esteytschneider.com

New O'Reilly Auto Parts Store:

29 PALMS HIGHWAY
YUCCA VALLEY, CA

O'Reilly AUTO PARTS

233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

COMM # 0000

DATE: 04-19-16
REVISION DATE:

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDING WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL GLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE	RATE, PURE LIVE SEED LBS / ACRE
WESTERN YARROW	0.20
FIRECRACKER PENSTEMON	0.40
BLUE FLAX	4.20
CALIFORNIA POPPY	4.20
SHEEP FESCUE	3.00
IDAHO FESCUE	4.00
SANBURG BLUEGRASS	2.00
ROCKY MOUNTAIN PENSTEMON	2.00
TOTAL SEED	INSTALL @ 20 LBS / ACRE

FIBER MULCH MATERIAL:
GROW NUTRIENT FROM QUATTRO ENVIRONMENTAL, A COMPOSTED POLYTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT:
GROW NUTRIBOOST FROM QUATTRO ENVIRONMENTAL (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER:
MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1641 WEST 2100 NORTH
P.O. BOX 111
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING:
MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDING. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A GLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE:
IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WAINING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

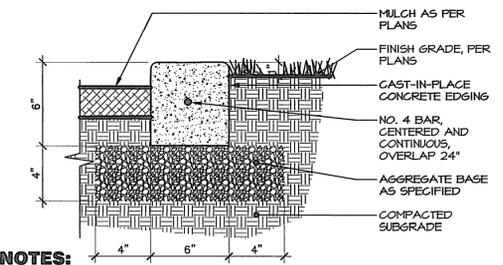
SEEDING TIME:
THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER:
THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION:
FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL:
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

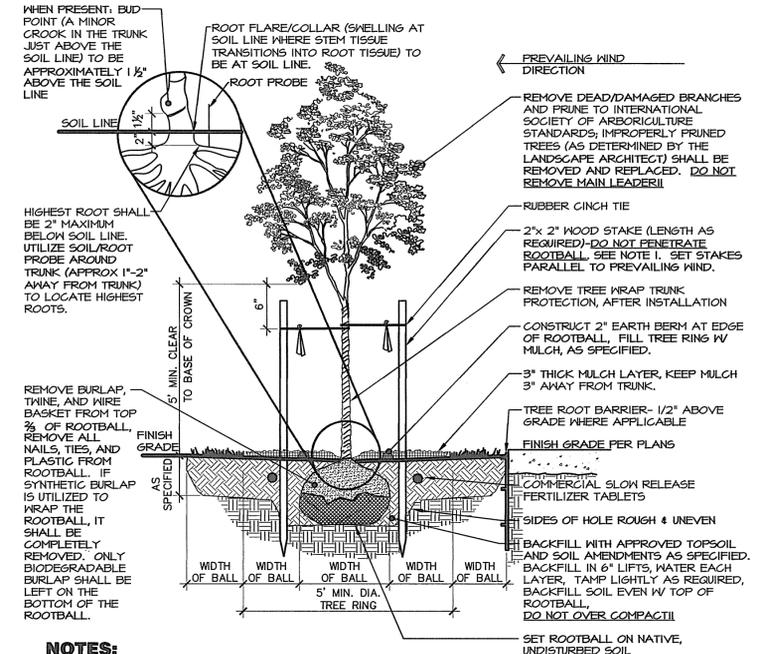
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



- NOTES:**
- SCORE JOINTS @ 3'-0" O.C.
 - EXPANSION JOINTS @ 30'-0" O.C.
 - REVISE FINISH GRADE ELEVATIONS TO BE FLUSH WITH ADJACENT CONCRETE FINISH GRADES AND FINISH FLOOR ELEVATIONS.

1 CONCRETE EDGING

NOT TO SCALE



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDINGS.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING

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COMM # 0000

DATE: 04-19-16

REVISION DATE:

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 25 G.P.M. WITH 80-100 P.S.I. AT THE SOURCE.
- ALL MATERIALS AND METHODS NOT Labeled SHALL BE 3/4" DIAMETER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
- ALL SLEEVES SHALL BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES SHALL BE TAPED OR CAPPED AND MARKED WITH A 2" X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES SHALL NOT BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL AS NECESSARY AT HARD SURFACE LOCATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON THE PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
- ALL HEADS ARE TO BE 4" POP-UP IN LAWN AREAS AND 12" POP-UP IN SHRUB AND GROUND COVER AREAS. IRRIGATED AREAS CONTAINING VEGETATION WHICH POTENTIALLY MAY INFERIOR PERFORMANCE OF A 4" POP-UP SPRINKLER ARE TO BE REPLACED WITH A 12" HIGH POP-UP SPRINKLER.
- ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL 24 VOLT POWER WIRES SHALL BE #14 AWG COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ONE POWER WIRE SHALL BE PROVIDED BACK TO THE CONTROLLER FOR EACH VALVE. ALL COMMON WIRES SHALL BE #12 AWG COPPER. ALL 24 VOLT WIRES SHALL BE TAPED TOGETHER AT TEN FOOT (10'-0") INTERVALS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING IN PDF FORMAT UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF TWO YEARS FROM THE DATE OF ITS ACCEPTANCE, REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THOSE TWO YEARS SHALL BE FREE OF EXPENSE TO THE OWNER.
- AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD (2 YEARS).
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLER NOZZLES, PIPES, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE AS-BUILT SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE AND NOT OVERSPRAY THE BUILDING OR OTHER IMPROVEMENTS.
- IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY SHALL BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.
- BASE PLAN AND LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
- IRRIGATION CONTRACTOR SHALL USE THE MANUFACTURER'S APPROVED PRESSURE REGULATING MODULE AS SPECIFIED TO ADJUST ZONE OPERATING PRESSURES TO AN AVERAGE OF 30 P.S.I. IN SPRAY ZONES, AND 40 P.S.I. IN ROTARY ZONES.
- ALL MAIN LINE FITTINGS SHALL BE LEEMCO DUCTILE IRON PUSH ON TYPE UNLESS NOTED FOR LATERAL SERVICE. (ON 3" OR LARGER ONLY)
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.

DRIP IRRIGATION NOTES

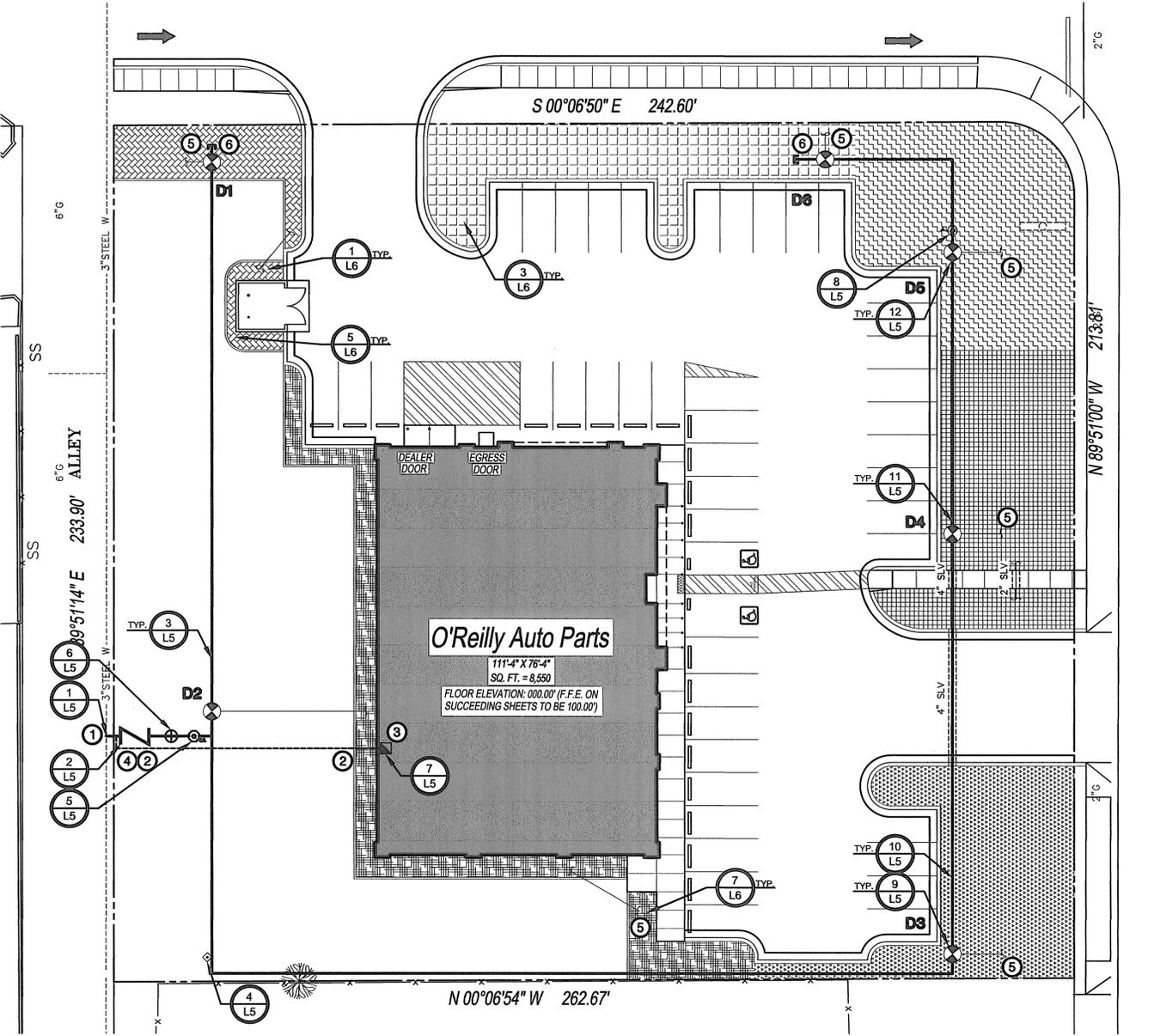
- ALL PLANTER BEDS SHALL BE IRRIGATED WITH AN INLINE EMITTER DRIP LINE IRRIGATION SYSTEM, NETAFIM TECHLINE CV OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS AND THE FOLLOWING REQUIREMENTS:
 - AN INLINE EMITTER DRIP LINE TUBING SHALL BE USED. THE EMITTER SPACING SHALL BE SIXTEEN INCHES (16") AND THE EMITTER FLOWS ARE TO BE 6 G.P.H. LATERALS SHALL BE SPACED AT SIXTEEN INCHES (16").
 - FILTER WITH A TRIFLEX RING SHALL BE INSTALLED ON EACH ZONE. THE FILTER SHALL BE INSTALLED IN CONJUNCTION WITH AN ELECTRIC REMOTE CONTROL VALVE AS SPECIFIED (SIZE AS NOTED ON SCHEDULE). THE FILTER MODEL SHALL BE A 3/4" 150 MESH DISC FILTER (HYOTS). SEE DETAIL.
 - ALL ZONES SHALL BE INSTALLED WITH A LINE FLUSHING VALVE. INSTALL WITH COLLAR. SEE DETAIL.
 - ALL TUBING SHALL BE STAKED DOWN WITH T156 SIX INCH (6") SOIL STAPLES TO PREVENT EXPOSURE OF PIPE THROUGH MULCH. SEE DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL THE DRIP SYSTEM SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. EXTRA EMITTERS ARE TO BE INSTALLED AT ALL TREES PLANTED WITHIN THE PLANTER BEDS TO INSURE PROPER WATERING IF NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE. NO CHANGES IN MATERIAL SPECIFIED OR TO THE DESIGN OF THE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY. (SEE PIPE SIZING NOTES ON THIS SHEET)
- AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM.
- PROVIDE DRIP LINE TO ENSURE EACH SHRUB AND TREE RECEIVES ADEQUATE IRRIGATION. BURY DRIP LINE AT 4" MIN TO HIDE FROM VIEW. LOCATE DRIP LINE TO MINIMIZE THE NUMBER OF EMITTERS REQUIRED, ADJUST DRIP LINE TO OBTAIN COMPLETE COVERAGE. REFER TO NOTES FOR SPECIFICATIONS.

SYSTEM OPERATIONAL NOTES

- SYSTEM OPERATION:**
(BASED ON HISTORICAL CLIMATE)
- CONTROLLER SETUP:**
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER, EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES. THEREFORE STATION RUN TIMES REGRET ONE THIRD (1/3) THE TOTAL APPLICATION. PEAK WATER APPLICATION WILL REQUIRE IRRIGATION EVERY NIGHT. SET CONTROLLERS FOR START TIME #1 AT 7:30P.M., START TIME #2 AT 12:00A.M., AND START TIME #3 AT 5:30A.M. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.
- INITIAL STATION RUN TIMES:**
DRIP ZONES: SHRUBS - 21 MINUTE CYCLES.
- SYSTEM BALANCING:**
AS THE SYSTEM OPERATES, SOME ZONES WILL BE WET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHICH REQUIRE ADDITIONAL OR LESS WATER. FOR EXAMPLE, IF STATION AT, A 30'-0" ROTARY ZONE IS ALWAYS DRY, CHANGE THE STATION AT RUN TIME FROM FIFTEEN (15) MINUTES TO SIXTEEN (16) MINUTES. CONTINUE MAKING ADJUSTMENTS UNTIL THE ZONE MOISTURE CONTENT IS ACCEPTABLE. USE NOZZLE CHANGES OR NOZZLE SCREEN ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.

CAUTION NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REGULATE FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1 IRRIGATION PLAN

L1 SCALE: 1" = 20'-0"

IRRIGATION MATERIAL LEGEND

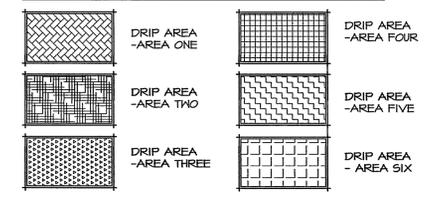
SYMBOL	DESCRIPTION
	PE5B-R ELECTRIC REMOTE CONTROL VALVE. SEE ZONE SCHEDULE FOR VALVE SIZE.
	RAINBIRD REMOTE CONTROL VALVE LABEL (R = ROTOR, TS = TURF SPRAY, SS = SHRUB SPRAY, D = DRIP).
	CLASS 200 SOLVENT WELD PVC LATERAL LINE, SIZE AS INDICATED ON PLANS.
	4" CLASS 200 GASKETED PVC MAIN LINE.
	CLASS 200 IRRIGATION SLEEVE, SIZE AS INDICATED ON PLANS. (Provide a 2" sleeve at all main line sleeve locations for control wires.)
	SCHEDULE 40 PVC FOR ELECTRICAL CONTROL WIRES, SIZE AS INDICATED ON PLANS. COORDINATE WITH ELECTRICAL.
	MILKING GATE VALVE OR APPROVED EQUAL, SIZE TO MATCH MAIN LINE.
	NIBCO MANUAL DRAIN VALVE SIZE TO MATCH MAINLINE, SEE DETAIL.
	CRISPIN AIR RELEASE VALVE, SIZE TO MATCH MAIN LINE, SEE DETAIL.
	ESP-LX BASIC CONTROLLERS, 8 STATION MODEL FOR ESP-LX BASIC CONTROLLER, INDOOR COMMERCIAL CONTROLLER (ESP-LX-M5MA).
	1" RAINBIRD 5/8" QUICK COUPLING VALVE W/ 2044 COVER KEY, 55K-1 VALVE KEY, AND 5H-1 HOSE SHIVEL, SEE DETAIL.
	REDUCED PRESSURE BACK FLOW PREVENTOR, SIZE TO MATCH MAINLINE, SEE DETAIL.

ZONE SCHEDULE

ZONE #	GPM	PSI	VALVE SIZE
D1	4.51	25	1"
D2	7.73	25	1"
D3	11.60	25	1"
D4	12.29	25	1"
D5	13.68	25	1"
D6	4.62	25	1"

NOTE:
1. VALVES TO BE INSTALLED FOR ANGLE VALVE CONFIGURATION.

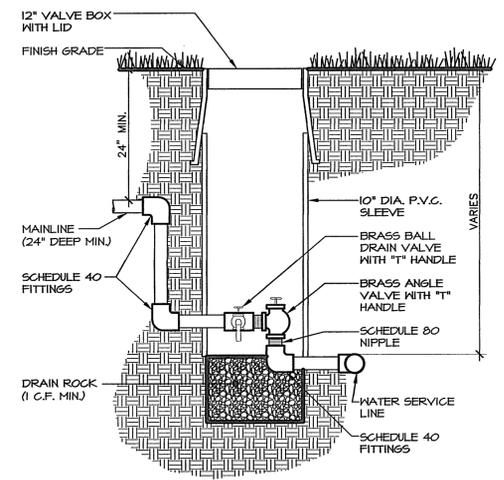
DRIP MATERIAL LEGEND



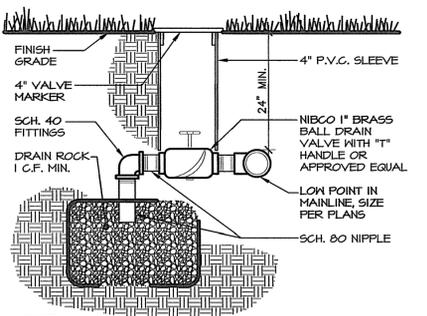
CALLOUT LEGEND

- CONNECT NEW 2" MAINLINE TO 1" STUB PER MEP PLANS IN THIS APPROXIMATE LOCATION. (FIELD VERIFY) SEE MEP PLANS FOR ADDITIONAL INFORMATION.
- 2" WIRE SLEEVE. ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
- WALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 120 VOLT AS REQUIRED. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN APPROPRIATELY SIZED CONDUIT (2" MINIMUM). IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CERTIFIED ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL ENSURE ALL CONTROLLER OPTIONS AND ZONES ARE FULLY OPERATIONAL AFTER TRENCHING HAS FINISHED. CONTROLLER LOCATION TO BE OWNER APPROVED. REVISE LOCATION AS REQUIRED FOR OWNER APPROVAL.
- EXTEND EXTRA WIRES TO THIS POINT. COIL APPROXIMATELY 24" LENGTH OF EXTRA WIRES IN SEPARATE VALVE BOX AT THIS LOCATION.
- INSTALL RAINBIRD OPERATION INDICATOR AT END OF DRIPZONE LINE TO ENSURE PROPER FUNCTIONALITY.
- CAP MAINLINE IN THIS APPROXIMATE LOCATION. ENSURE A WATER TIGHT FITTING.

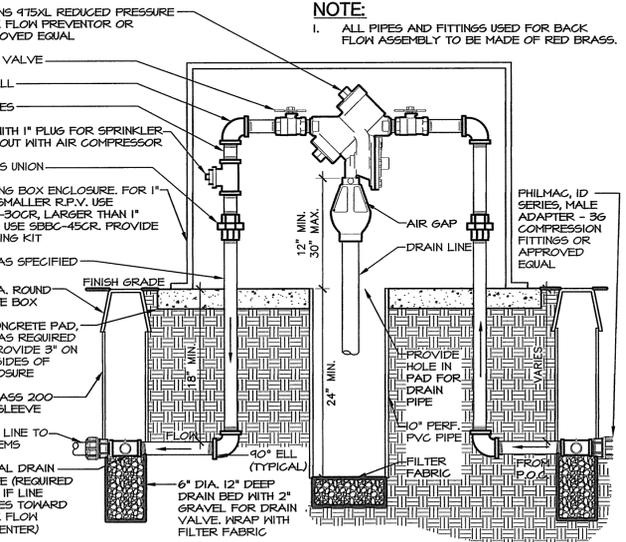
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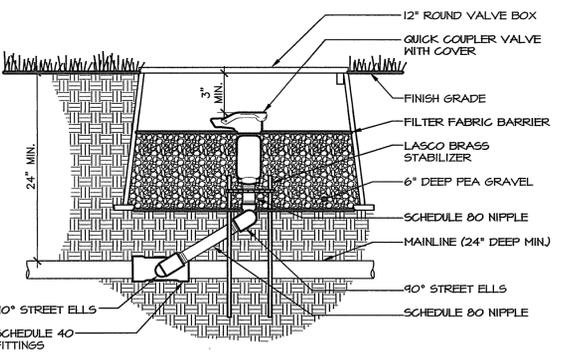
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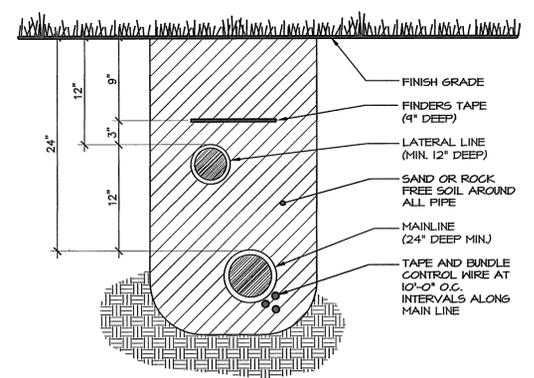
4 MANUAL DRAIN VALVE
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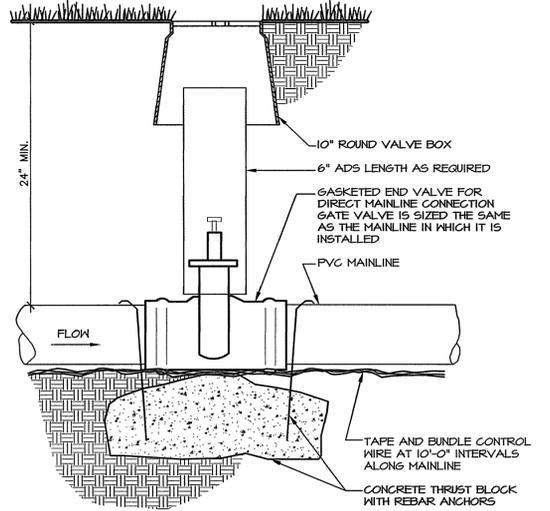
2 REDUCED PRESSURE BACK FLOW PREVENTER
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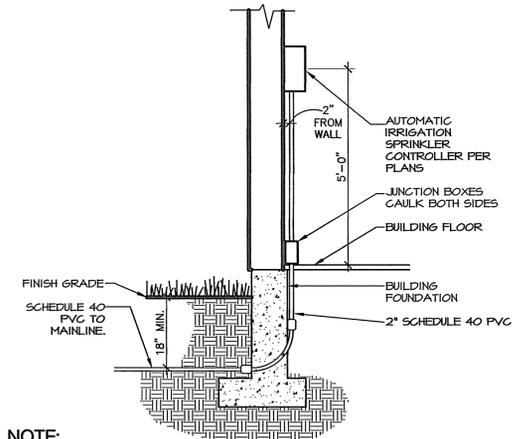
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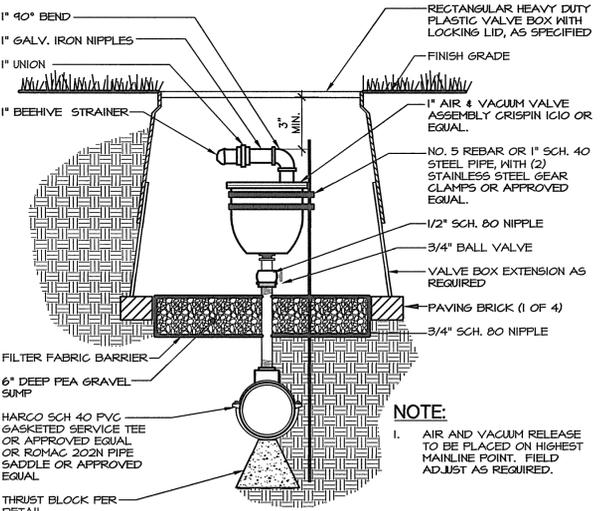
3 TRENCH SECTION
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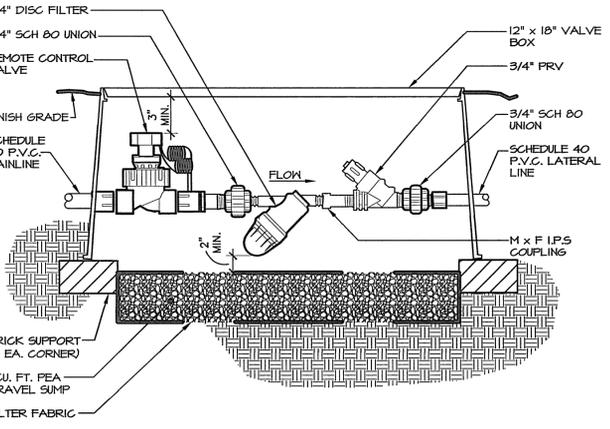
6 ISOLATION VALVE
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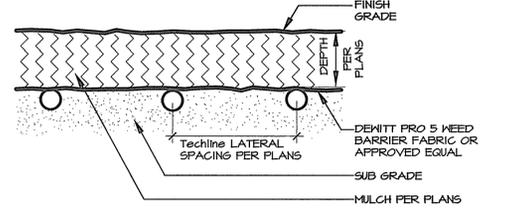
7 AUTOMATIC IRRIGATION CONTROLLER
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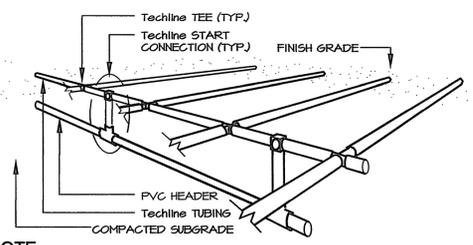
8 AIR RELIEF VALVE
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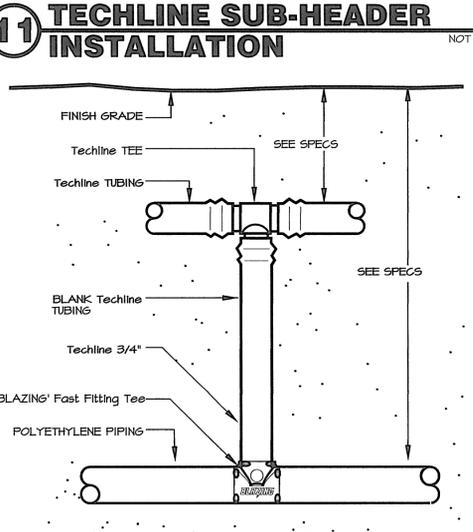
9 REMOTE CONTROL VALVE WITH 3/4\"/>



10 TECHLINE SUBGRADE INSTALLATION
NOT TO SCALE



11 TECHLINE SUB-HEADER INSTALLATION
NOT TO SCALE



12 TECHLINE START CONNECTON (Lateral Line to Tee)
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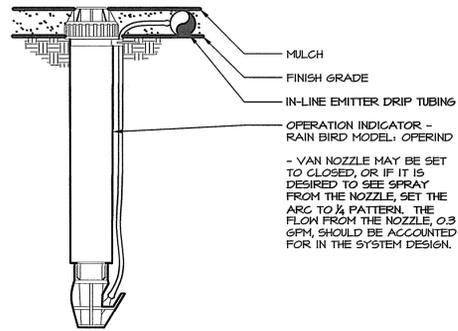
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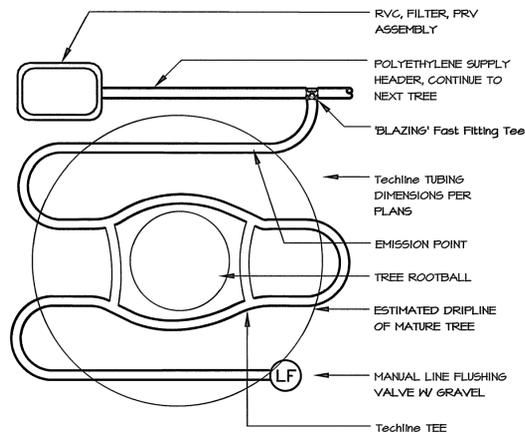
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

COMM # 0000

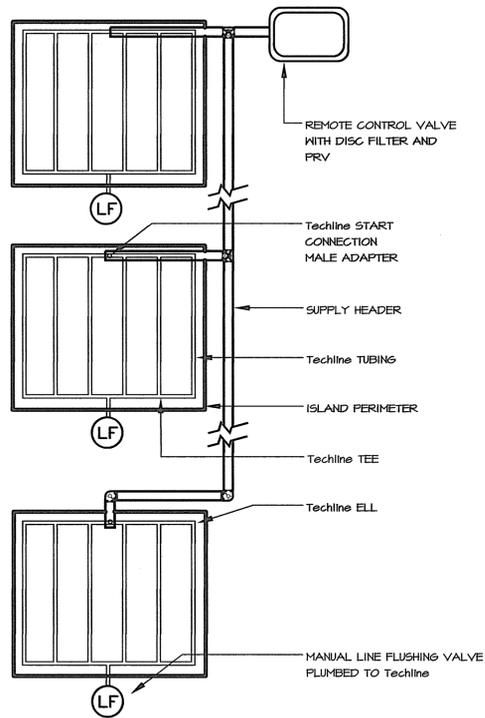
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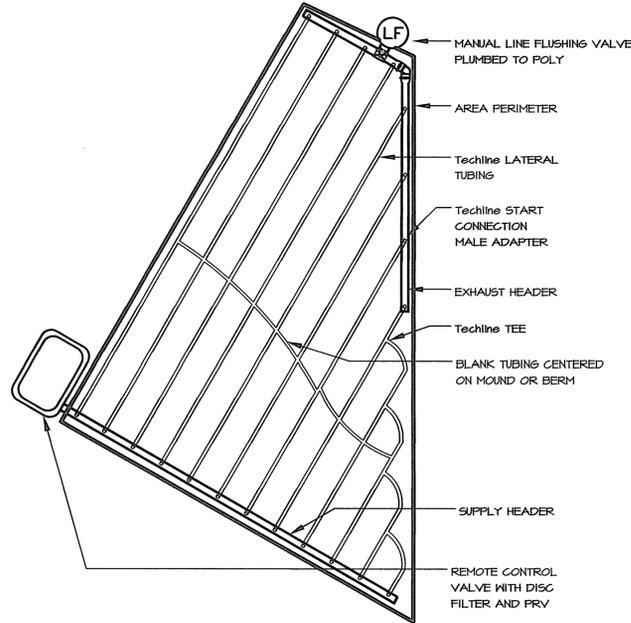
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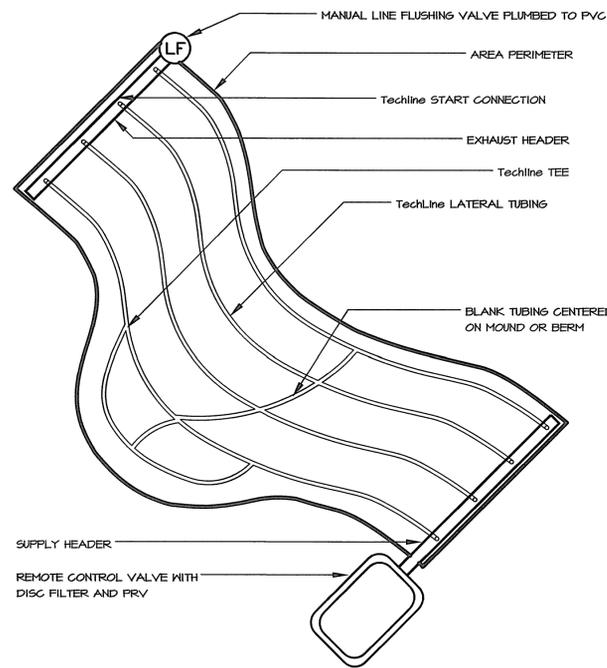
2 TECHLINE TUBING & ASSESSORY FOR TREE PLANTING
NOT TO SCALE



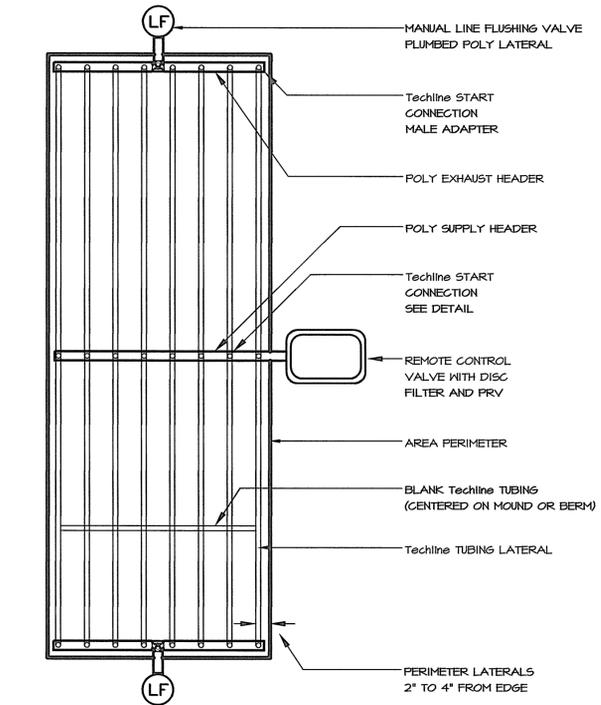
3 TECHLINE ISLAND LAYOUT
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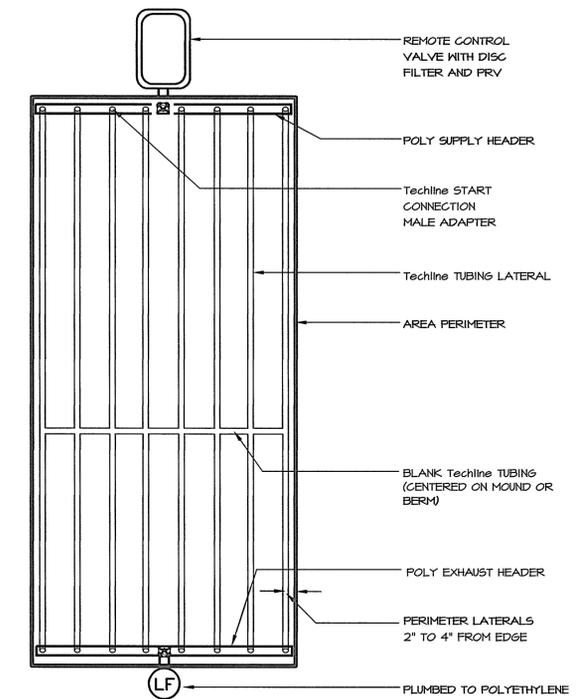
4 TECHLINE TRIANGULAR LAYOUT
NOT TO SCALE



5 TECHLINE CURVED AREA LAYOUT
NOT TO SCALE



6 TECHLINE CENTER FEED LAYOUT
NOT TO SCALE



7 TECHLINE END FEED LAYOUT
NOT TO SCALE



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