

# RANGER STATION PARK

## CONSTRUCTION DOCUMENTS - R1

SEDONA, ARIZONA  
APRIL 21, 2023



RANGER STATION PARK  
100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
SEDONA, ARIZONA

**OWNER:**

CITY OF SEDONA  
102 ROADRUNNER DRIVE  
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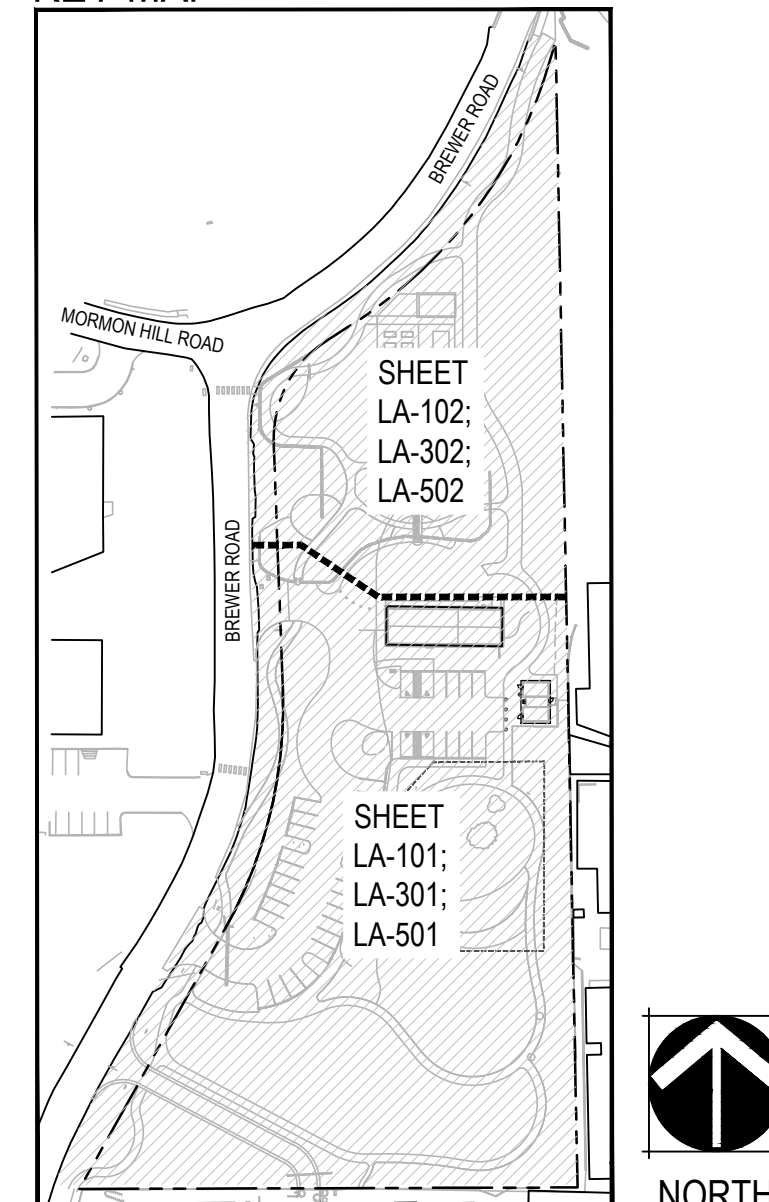
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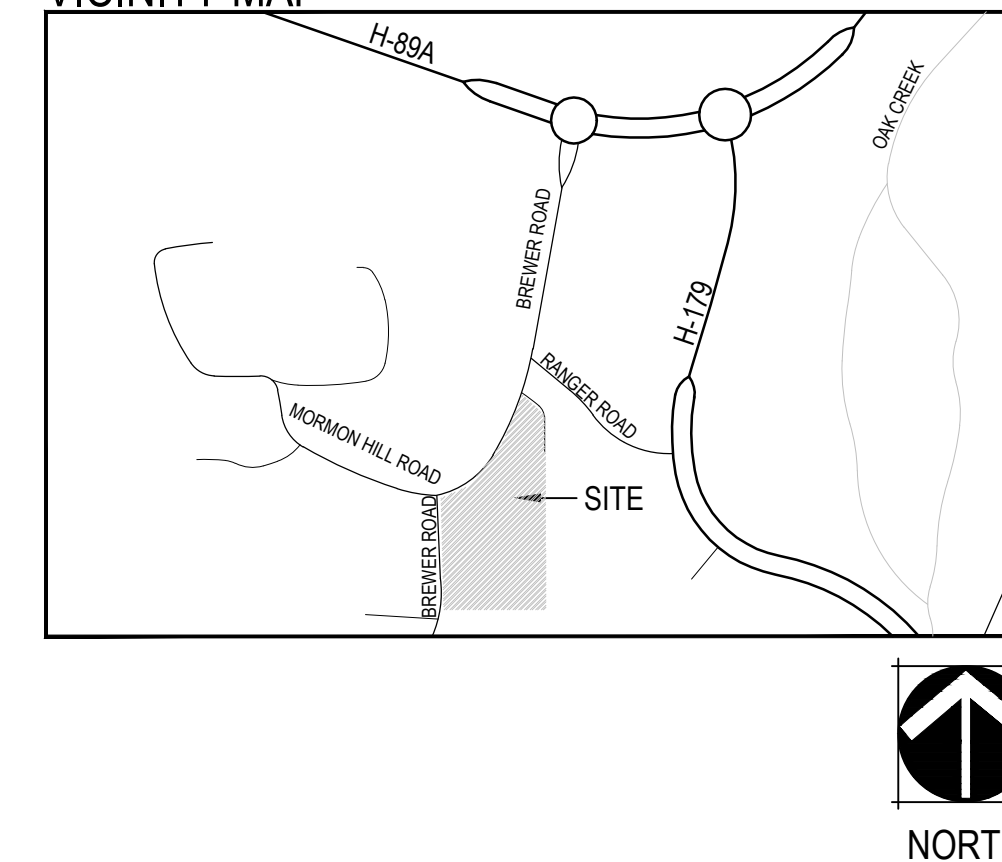
Client:

CITY OF SEDONA  
102 ROADRUNNER DRIVE  
SEDONA, ARIZONA 86336

KEY MAP

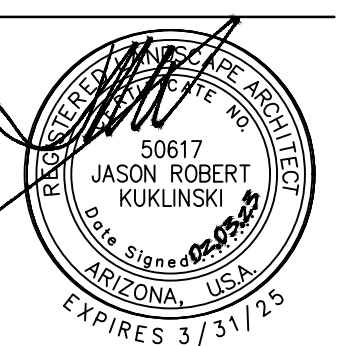


VICINITY MAP



SHEET INDEX

SHEET #	DESCRIPTION	ISSUED FOR:					
		05/26/17) BID SET	10/28/2022) 100% UNSEALED CD	01/28/2023) 100% UNSEALED CD	02/03/2023) 40% G.R.F.C.	04/21/2023) 100% CD IFC - R1	04/21/2023) 100% CD IFC - R1
LA-001	COVER SHEET	X	X	X	X	X	X
LA-002	OVERALL PLAN	X	X	X	X	X	X
LA-003	LANDSCAPE NOTES	X	X	X	X	X	X
LA-004	SCHEDULES	X	X	X	X	X	X
LA-101	HARDSCAPE PLAN	X	X	X	X	X	X
LA-102	HARDSCAPE PLAN	X	X	X	X	X	X
LA-103	PLAYGROUND ENLARGEMENT PLAN	X	X	X	X	X	X
LA-201	HARDSCAPE DETAILS	X	X	X	X	X	X
LA-202	HARDSCAPE DETAILS	X	X	X	X	X	X
LA-203	HARDSCAPE DETAILS	X	X	X	X	X	X
LA-301	LANDSCAPE PLAN	X	X	X	X	X	X
LA-302	LANDSCAPE PLAN	X	X	X	X	X	X
LA-401	LANDSCAPE DETAILS	X	X	X	X	X	X
LA-402	LANDSCAPE DETAILS	X	X	X	X	X	X
LA-500	IRRIGATION NOTES	X	X	X	X	X	X
LA-501	IRRIGATION PLAN	X	X	X	X	X	X
LA-502	IRRIGATION PLAN	X	X	X	X	X	X
LA-601	IRRIGATION DETAILS	X	X	X	X	X	X
LA-602	IRRIGATION DETAILS	X	X	X	X	X	X
LA-603	IRRIGATION DETAILS	X	X	X	X	X	X



Issue Date

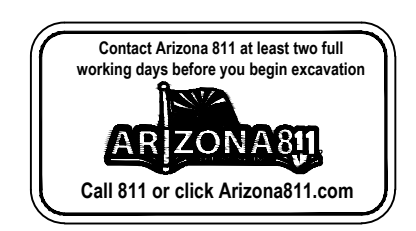
BID SET: MAY 26, 2017  
100 CD UNSEALED: NOV 18, 2022  
100 CD IFC: FEB 3, 2023

Revision Date

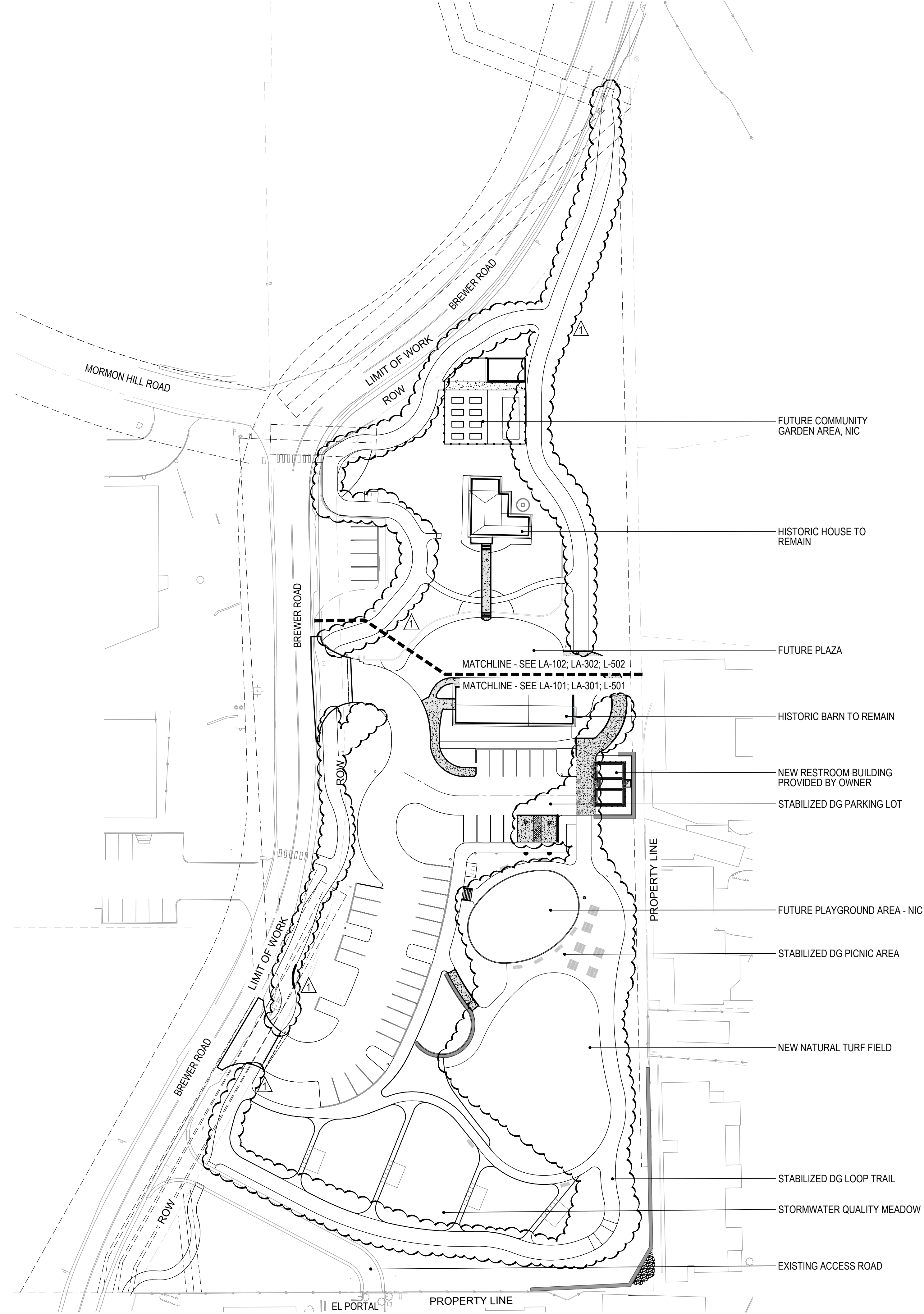
100 CD IFC - R1: APR 21, 2023

Sheet Title  
COVER SHEET

Sheet Number  
LA-001



**OVERALL PARK PLAN**



FUTURE COMMUNITY GARDEN AREA, NIC

HISTORIC HOUSE TO REMAIN

FUTURE PLAZA

HISTORIC BARN TO REMAIN

NEW RESTROOM BUILDING PROVIDED BY OWNER

STABILIZED DG PARKING LOT

FUTURE PLAYGROUND AREA - NIC

STABILIZED DG PICNIC AREA

NEW NATURAL TURF FIELD

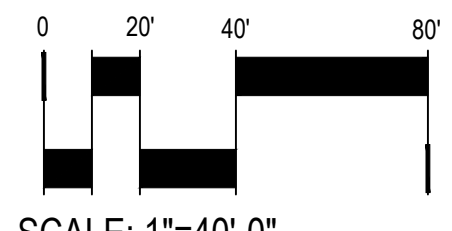
STABILIZED DG LOOP TRAIL

STORMWATER QUALITY MEADOW

EXISTING ACCESS ROAD

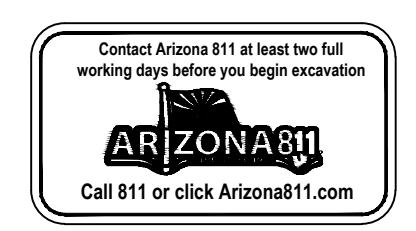
MATCHLINE - SEE LA-102; LA-302; L-502

MATCHLINE - SEE LA-101; LA-301; L-501



NORTH

SCALE: 1"=40'-0"



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Sheet Title  
 OVERALL PLAN

Sheet Number  
 LA-002

DRAWN BY: CEH, HL

## GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- IT IS ANTICIPATED THAT THE DEMOLITION OF SHED STRUCTURES, CONCRETE PADS, INVASIVE TREE SPECIES, CONCRETE VAULTS, ABANDONED UTILITIES AND OTHER MISC. ITEMS TO BE REMOVED PRIOR TO CONSTRUCTION SHALL BE COMPLETED BY THE CITY PRIOR TO MOBILIZATION.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONCRETE WORK FOR THE PROJECT SHALL BE INTEGRALLY COLORED SEDONA RED.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% WITH THE EXCEPTION OF THE BERMS ALONG BREWER ROAD THAT SHALL BE A MAX OF 33% OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED.
- SODDED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yards/1,000sf. LANDSCAPE BED AREAS SHALL RECEIVE 3 cu.yards/1,000sf. PERMANENT SEEDED AREAS SHALL RECEIVE 1 cu.yard/1,000sf.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 7' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 5' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 10' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- THERE SHALL BE NO STEEL EDGER ON THIS PROJECT. 8" WIDE CONCRETE EDGER SHALL BE USED AROUND SODDED AREAS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 2" DEPTH, LOCAL RED ROCK LANDSCAPE MULCH. 65% -3/4" SIZED ROCK, 25%-1/2" SIZED ROCK, 10%- 2" 4" SIZED ROCK. USE LARGER ROCK LOOSELY (NOT IN A TIGHT CIRCLE) AROUND TREES AND LARGER SHRUBS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING LANDSCAPE, HAND RAKE OUT ALL UNEVEN AREAS AND ENSURE THESE AREAS ARE SEEDED.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

## ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE DESIGN-BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING REQUIRED CONDUIT, ELECTRICAL WORK AND PERMITTING TO THE RESTROOM, PARKING LOT LIGHTS, IRRIGATION SYSTEM.
- REFER TO L-3 SITE AMENITIES SCHEDULE FOR DESIRED PARKING LOT LIGHTS.
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND MAG STANDARDS.
- THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO ATTEND A DESIGN MEETING WITH THE CITY AND OWNER'S REPRESENTATIVE PRIOR TO WORK TO ENSURE THAT THE OWNER'S VISION IS REALIZED.
- THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS AND ASSOCIATED DESIGN DATA CALCULATIONS FOR APPROVAL.
- ALL PVC CONDUITS FOR LIGHTING SHALL HAVE MULE TAPE INSTALLED. REAL PVC CAPS NOT DUCT TAPE SHALL BE USED.

## DRYLAND SEEDING ESTABLISHMENT SPECIFICATIONS

- THESE NOTES ARE INTENDED TO DESCRIBE THE TREATMENT OF LANDSCAPE INSTALLATIONS DURING THE FIRST GROWING SEASON ONLY. SUBSEQUENT SEASONS MAY REQUIRE DIFFERENT TASKS. THE CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING THESE SPECIFICATIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PERFORMING ALL TASKS AND MAINTAINING THE STANDARDS OUTLINED IN THESE NOTES AND MAG SPECIFICATIONS. IN THE CASES OF CONFLICTING INFORMATION, THE HIGHER STANDARD WILL BE EXPECTED OF THE CONTRACTOR.
- REQUIREMENTS FOR EROSION AND SEDIMENTATION CONTROL AS STATED IN LOCAL CODES SHALL APPLY.
- CONTRACTOR SHALL BE REQUIRED TO TURN OVER SEED LABELS UPON INSPECTION. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS.
- THE SEEDED SHALL BE WELL SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT SEED CAN BE PLACED AT THE SEEDING DEPTH SPECIFIED. THE SEEDED SHALL BE REASONABLY FREE OF WEEDS. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHALL BE TILLED TO BREAKUP ROOTING RESTRICTIVE LAYERS AND THEN HARROWED, ROLLED OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- AT THE RISK OF THE OWNER, SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT. IT IS HIGHLY RECOMMENDED THAT SEEDING OF NON-IRRIGATED DRYLAND GRASSES OCCUR BETWEEN JULY 1 AND OCTOBER 1 OR BETWEEN FEBRUARY 15 AND APRIL 1 TO TAKE ADVANTAGE OF NATURAL MOISTURE.
- SEED SHALL BE DRILL SEEDED IN MANNER SUCH THAT AFTER SURFACE IS RAKED AND ROLLED, SEED SHALL HAVE 1/4" OF COVER. ACCOMPLISH SEEDING BY 'RANGELAND' TYPE DRILLS. ANY FURROWS LEFT BY DRILL SEEDING SHALL BE LEFT IN PLACE TO DISCOURAGE EROSION AND ENCOURAGE SEED AND SOIL CONTACT. WHEN USING A DRILL TYPE SEEDER, THE SEEDER SHOULD COVER THE AREA TWICE. THE FIRST PASS AND SECOND PASSES SHOULD BE PERPENDICULAR TO EACH OTHER. EACH PASS OF THE SEEDER SHOULD APPLY APPROXIMATELY 1/2 OF THE REQUIRED SEEDING RATE.
- HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING. SEEDING AND MULCHING SHALL NOT OCCUR IN ONE APPLICATION. SEED RATES SHALL BE TWO TIMES DRILL SEED RATES.
- BROADCAST SEED SHALL BE HAND RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED. THE SEED RATE SHALL BE INCREASED BY THREE TIMES THE DRILL SEED RATES.
- MULCH SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE AND SHALL BE ATTACHED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. MULCH SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET, AFTER SEEDING IS COMPLETE. MULCH SHALL BE CLEAN, WEED AND SEED FREE. LONG STEMMED GRASS OR HAY, OR LONG STEMMED STRAW OF OATS, WHEAT OR RYE. AT LEAST 50% OF MULCH, BY WEIGHT, SHALL BE TEN INCHES OR LONGER. MULCH SHALL BE SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER. MULCHING SHALL BE STARTED ON THE WINDWARD SIDE OF RELATIVELY FLAT AREAS OR ON THE UPPER PART OF A STEEP SLOPE AND CONTINUED UNIFORMLY UNTIL THE AREA IS COVERED. THE MULCH SHALL NOT BE BUNCHED. IMMEDIATELY FOLLOWING SPREADING, THE MULCH SHALL BE ANCHORED TO THE SOIL BY A V-TYPE WHEEL LAND PACKER OR A SCALLOPED-DISK LAND PACKER DESIGNED TO FORCE MULCH INTO THE SOIL SURFACE A MINIMUM OF 3 INCHES. ALL SEEDED AREAS SHALL BE MULCHED AFTER SEEDING ON THE SAME DAY AS THE SEEDING. HYDRO MULCH IS REQUIRED ON SLOPES EXCEEDING 3:1. APPLICATION OF EROSION CONTROL NETTING IS REQUIRED ON SLOPES EXCEEDING 3:1 WHERE SURFACE DRAINAGE IS PRESENT.
- FINAL ACCEPTANCE OF SEEDED AREAS WILL NOT BE GRANTED UNTIL OWNER'S REPRESENTATIVE IS SATISFIED WITH GERMINATION AND A FULL STAND OF GRASS IS IN A VIGOROUS GROWING CONDITION, WITH CONSISTENCY AND COMPLETION OF COVERAGE. DURING THIS TIME, CONTRACTOR IS RESPONSIBLE FOR WATERING, MOWING, SPRAYING, WEEDING FERTILIZING AND ALL RELATED WORK AS NECESSARY TO ENSURE THAT SEEDED AREAS ARE TURNED OVER IN A VIGOROUS GROWING CONDITION. PROVIDE ALL SUPERVISION, LABOR, MATERIAL AND EQUIPMENT TO MAINTAIN SEEDED AREAS.
- NON-IRRIGATED NATIVE SEEDED AREAS SHALL BE MOWED A MINIMUM OF THREE TIMES DURING THE FIRST YEAR. ONE MOWING SHALL OCCUR IN THE SPRING OF THE YEAR, SIX WEEKS AFTER THE GRASSES BEGIN GROWING, OR BEFORE WEEDS REACH AN OVERALL HEIGHT OF EIGHT INCHES, OR BEFORE WEEDS BEGIN TO FLOWER, WHICHEVER COMES FIRST. THE SECOND MOWING SHALL OCCUR THE FIRST WEEK OF AUGUST. THE THIRD MOWING SHALL OCCUR IN THE FALL. AFTER GRASSES HAVE COMPLETED GROWING AND DEVELOPED SEED HEADS. ADDITIONAL MOWINGS MAY BE REQUIRED TO CONTROL WEED GROWTH. ADDITIONAL MOWINGS MUST BE PRE-AUTHORIZED BY THE OWNER, AT LEAST ONE WEEK BEFORE COMMENCEMENT OF WORK. MOWING SHALL BE RESCHEDULED IF THE GROUND IS WET, AND A POTENTIAL EXISTS FOR CAUSING SURFACE DAMAGE FROM EQUIPMENT.
- SEEDED AREAS SHALL, AFTER ONE YEAR, SHALL CONTAIN A DOMINANT VEGETATION OF GRASS. THERE SHALL BE NO LARGE CONTINUOUS BARE SPOTS GREATER THAN NINE SQUARE FEET. IF ON SITE INSPECTIONS DETERMINE THAT GERMINATION OF ANY SEEDED AREA DOES NOT COMPLY WITH THESE NOTES OR LOCAL CODES, RE-SEEDING MAY BE REQUIRED.

## STABILIZED DECOMPOSED GRANITE SPECIFICATIONS

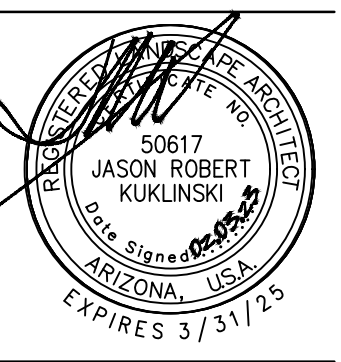
- THIS WORK SHALL INCLUDE CONSTRUCTION OF AREAS MADE OF STABILIZED DECOMPOSED GRANITE SURFACING.
- THE WORK SHALL INCLUDE THE PROVISION OF LABOR, EQUIPMENT, AND SUPPLEMENTAL MATERIALS NECESSARY TO COMPLETE THE WORK AS REQUIRED ON THE PLANS.
- DECOMPOSED GRANITE SHALL BE 1/2" MINUS - SEDONA RED (TO MATCH BARBER'S PARK DG AT POSSE GROUND) OR APPROVED EQUAL. USE LOCALLY AVAILABLE MATERIALS AND GRADATIONS THAT EXHIBIT A SATISFACTORY RECORD OF PREVIOUS INSTALLATIONS. MEET ALL OTHER REQUIREMENTS AS SPECIFIED IN SECTION 702.4 OF THE MAG STANDARD SPECIFICATIONS.
- SUBMIT A SAMPLE OF THE DECOMPOSED GRANITE SURFACING TO THE OWNER'S REPRESENTATIVE (3 LB. SAMPLE) FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- DECOMPOSED GRANITE SURFACING SHALL BE STOCKPILED AT DESIGNATED SITES AS APPROVED BY THE PROJECT COORDINATOR TO MINIMIZE DISTURBANCES TO EXISTING VEGETATION AND MAINTAIN TRAIL AND FACILITY ACCESS. CARE SHOULD BE TAKEN TO NOT MIX DECOMPOSED GRANITE SURFACING WITH SOIL. MATERIALS THAT ARE MIXED WITH SOIL WILL NOT BE ACCEPTABLE AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
- THE STABILIZING AGENT SHALL BE SOILSHIELD LS OR APPROVED EQUAL. THE STABILIZING AGENT SHALL BE NONFLAMMABLE CONCENTRATED POLYVINYL ACRYLIC COPOLYMER WITH A FORMULATION CONTAINING A MINIMUM OF 60% SOLIDS WHICH MAY BE DILUTED FOR APPLICATION AT THE JOB SITE. AFTER DRYING, THE COPOLYMER SHALL FORM A COLORLESS, TRANSPARENT MICRO-PLASTIC LIKE FILM TO AGGLOMERATE PARTICLES AND ALLOW EXCHANGE OF AIR AND MOISTURE. THE PRODUCT SHALL HAVE A MINIMUM EFFECTIVE SERVICE LIFE OF AT LEAST TWO YEARS, PROVIDED SURFACE IS MAINTAINED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. WHEN CURED, THE COPOLYMER EMULSION SHALL NOT RE-EMULSIFY AND SHALL BE BIODEGRADABLE AND NON-TOXIC TO PLANT AND ANIMAL LIFE. AFTER APPLICATION AND DRYING, A CORE OF THE TREATED SECTION SHALL BE ABLE TO MAINTAIN ITS SHAPE, ELASTICITY, AND A PORTION OF ITS STRENGTH AFTER BEING SUBMERGED IN WATER FOR A 24 HOUR PERIOD.
- DO NOT INSTALL DECOMPOSED GRANITE SURFACING DURING RAINY CONDITIONS.
- CLEAR ALL LOOSE DEBRIS AND PLANT MATERIAL FROM AREAS TO BE SURFACED WITH DECOMPOSED GRANITE.
- EXCAVATE EXISTING MATERIAL TO THE LINES, GRADE, AND DEPTH AS DESIGNATED ON THE CIVIL GRADING PLANS. DO NOT OVER EXCAVATE A WIDER SECTION THAN NECESSARY TO PROVIDE THE MINIMUM AREA. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SPOILS FROM THE SITE.
- INSTALL STABILIZER AND DECOMPOSED GRANITE PER THE SUPPLIER'S RECOMMENDED PROCEDURE. A PRODUCT REPRESENTATIVE MUST BE PRESENT DURING THE DECOMPOSED GRANITE INSTALLATION.
- PRIOR TO STARTING PRODUCTION PLACEMENT OF THE DECOMPOSED GRANITE, A SIXTY SQUARE FOOT SAMPLE SEGMENT OF STABILIZED GRANITE INSTALLATION SHALL BE INSTALLED UNDER THE SUPERVISION OF THE STABILIZER'S SUPPLIER'S REPRESENTATIVE. MAKE ADJUSTMENTS TO THE INSTALLATION METHODS AND TECHNIQUES AS DIRECTED BY THE REPRESENTATIVE. ONCE ACCEPTED, THE APPROVED METHOD SHALL BE THE STANDARD. NO PRODUCTION SHALL OCCUR UNTIL THE REPRESENTATIVE HAS APPROVED IN WRITING.
- TAKE CARE IN COMPACTING DECOMPOSED GRANITE SURFACING WHEN ADJACENT TO PLANTING AND IRRIGATION SYSTEMS.
- PERFORM GRADATION OF DECOMPOSED GRANITE SURFACING IN ACCORDANCE WITH ASTM C 136 - METHOD FOR SIEVE ANALYSIS FOR FINE AND COURSE.
- UPON COMPLETION OF SITE PREPARATION WORK, OR PORTION THEREOF, CLEAN AREAS WORKED ON EACH DAY, REMOVE DEBRIS, TOOLS AND EQUIPMENT. MAINTAIN THE SITE CLEAR AND CLEAN, AND FREE OF MATERIALS AND DEBRIS AND SUITABLE FOR THE UNOBSTRUCTED SITE WORK OPERATIONS. DAILY REMOVAL OF MUD AND DEBRIS, INCLUDING EXCESS DECOMPOSED GRANITE SURFACING MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO SEPARATE PAYMENT WILL BE MADE FOR CLEANING AND ALL COSTS CONNECTED THEREIN SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A REASONABLE EFFORT TO PROTECT THE WORK FROM VANDALISM. IF BARRICADING OR SIGNAGE IS NECESSARY, THE CONTRACTOR MAY REQUEST ASSISTANCE FROM OWNER, IF BARRICADE MATERIALS ARE AVAILABLE. ANY VANDALISM SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.



RANGER STATION PARK  
100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
SEDONA, ARIZONA

Client:

CITY OF SEDONA  
102 ROADRUNNER DRIVE  
SEDONA, ARIZONA 86336



Issue Date

BID SET: MAY 26, 2017  
100 CD UNSEALED: NOV 18, 2022  
100 CD IFC: FEB 3, 2023

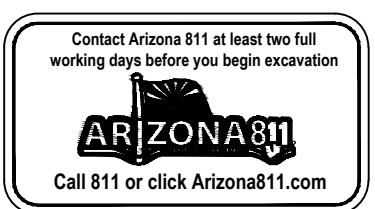
Revision Date

100 CD IFC - R1: APR 21, 2023

Sheet Title  
LANDSCAPE  
NOTES

Sheet Number

LA-003



# SITE AMENITIES SCHEDULE

ITEM	DESCRIPTION	QTY.	MANUFACTURER	CONTACT	MODEL NUMBER	COLOR	NOTES
1	BENCH	6	DUMOR (OR APPROVED EQUAL)	EXERPLAY, INC JUSTIN GALION 928-533-4224 JUSTIN@EXERPLAY.COM	MODEL: BENCH 79 - 6FT	FRAME COLOR: TEXTURED RUST TABLE/SEAT COLOR: RECYCLED PLASTIC, CEDAR	- CONTRACTOR SHALL READ AND UNDERSTAND THE MANUFACTURER'S INSTRUCTIONS PROVIDED PRIOR TO INSTALLATION. -IN-GROUND MOUNT -VERIFY LOCATION AND INSTALLATION PRIOR TO INSTALLATION
2	WASTE RECEPTACLE	2	OWNER PROVIDED	CITY OF SEDONA			CITY OF SEDONA STANDARD CONCRETE RECEPTACLE
3	BIKE RACK	6	DUMOR (OR APPROVED EQUAL)	EXERPLAY, INC JUSTIN GALION 928-533-4224 JUSTIN@EXERPLAY.COM	292-00/S-1	TEXTURED RUST	- CONTRACTOR SHALL READ AND UNDERSTAND THE INSTRUCTIONS PROVIDED ON THE WEBSITE PRIOR TO INSTALLATION. - SURFACE MOUNT TO CONCRETE FLATWORK - REFER TO DETAIL 8/LA201 FOR FOOTER DESIGN
4	REMOVABLE/ LOCKABLE BOLLARD	4	TIMBERFORM (OR APPROVED EQUAL)	SITE-FURNISHINGS. COLUMBIA-CASCADE.COM	2190-RH REMOVABLE BOLLARD W/ HASP	BROWN	REFER TO DETAIL 1/LA203 FOR FOOTER DESIGN
5	PICNIC TABLE	5	DUMOR (OR APPROVED EQUAL)	EXERPLAY, INC JUSTIN GALION 928-533-4224 JUSTIN@EXERPLAY.COM	MODEL: TABLE 298-6FT ADA	FRAME COLOR: TEXTURED RUST SHADE/TABLE/SEAT COLOR: RECYCLED PLASTIC, CEDAR	- CONTRACTOR SHALL READ AND UNDERSTAND THE MANUFACTURER'S INSTRUCTIONS PROVIDED PRIOR TO INSTALLATION. -IN-GROUND MOUNT

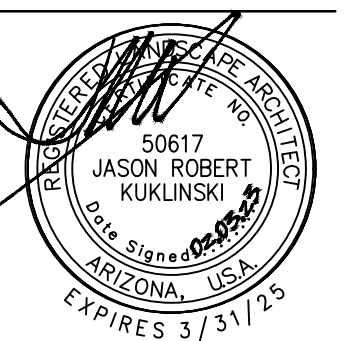
NOTE:  
VERIFY SITE FURNISHING LOCATION WITH CLIENT REPRESENTATIVE PRIOR TO INSTALLATION.



**RANGER STATION PARK**  
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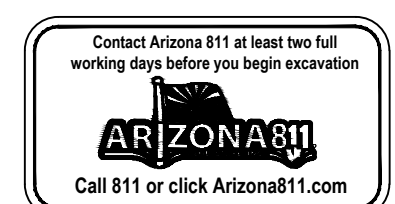
Revision Date

100 CD IFC - R1: APR 21, 2023

Sheet Title  
SCHEDULES

Sheet Number

LA-004





**RANGER STATION PARK**  
 100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
 SEDONA, ARIZONA

*Client:*  
 CITY OF SEDONA  
 102 ROADRUNNER DRIVE  
 SEDONA, ARIZONA 86336



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*Revision Date*  
 100 CD IFC - R1: APR 21, 2023

*Sheet Title*  
 HARDSCAPE PLAN  
*Sheet Number*  
 LA-101

**MATERIALS SCHEDULE**

- (M-1) TYPE 1 - CONCRETE  
 FINISH: LIGHT BROOM FINISH  
 TYPE: PEDESTRIAN RATED  
 SEE 1/LA-201
- (M-2) TYPE 2 - STABILIZED DECOMPOSED GRANITE  
 SIZE: 1/4" MINUS @ 2" MIN. DEPTH  
 COLOR: SEDONA RED  
 SOURCE: BEDROCK SAND AND GRAVEL
- (M-3) TYPE 3 - VEHICULAR AGGREGATE BASE COURSE  
 SIZE: 1/4" MINUS @ 2" MIN. DEPTH  
 COLOR: SEDONA RED  
 SOURCE: BEDROCK SAND AND GRAVEL  
 SEE CIVIL ENGINEER'S DRAWINGS

**KEY NOTES**

- (1) WALL - DRY STACK - SEE DETAIL 2/LA-203
- (2) RAMP - SEE CIVIL DRAWINGS
- (3) EXISTING TREES TO REMAIN AND BE PROTECTED
- (4) NOT USED
- (5) NOT USED
- (6) FIRE HOSE PARKING STALL MARKER - SEE DETAIL 2/LA-201
- (7) ADA PARKING STALL - CIVIL DRAWINGS
- (8) CROSSWALK - SEE CIVIL DRAWINGS
- (9) CONCRETE APRON - SEE CIVIL DRAWINGS
- (10) NOT USED
- (11) CHAIN GATE - SEE DETAIL 5/LA-201
- (12) STORMWATER QUALITY BASIN - SEE CIVIL ENGINEER'S DRAWINGS
- (13) GABION RETAINING / SEAT WALL - SEE DETAIL 3,4/LA-203
- (14) RESTROOM BUILDING - SEE DETAIL 1,2/LA-202
- (15) HANDRAIL - SEE DETAIL 5/LA-203
- (16) WHEEL STOP - SEE DETAIL 4/LA-201
- (17) STAIR - SEE CIVIL ENGINEER'S DRAWINGS
- (18) NOT USED
- (19) FLUSH CONCRETE CURB FOR PLAY AREA - SEE DETAIL 9/LA-201
- (20) EXISTING RED ROCK WALL TO REMAIN
- (21) EXISTING UTILITY TO REMAIN
- (22) EXISTING WALL / FENCE TO REMAIN
- (23) STEEL EDGING SEE DETAIL 6/LA-201
- (24) NOT USED
- (25) EXISTING PAVING TO REMAIN
- (26) EXISTING FIRE HYDRANT TO REMAIN
- (27) SIGNAGE: SEE CIVIL ENGINEER'S DRAWINGS
- (28) SAFETY RAIL PAINTED TO MATCH SW 6048; SEE MAG DETAIL NO. 145
- (29) VEHICULAR RATED DECOMPOSED GRANITE, SEE CIVIL ENGINEER'S DRAWINGS
- (30) RIPRAP, SEE CIVIL ENGINEER'S DRAWINGS

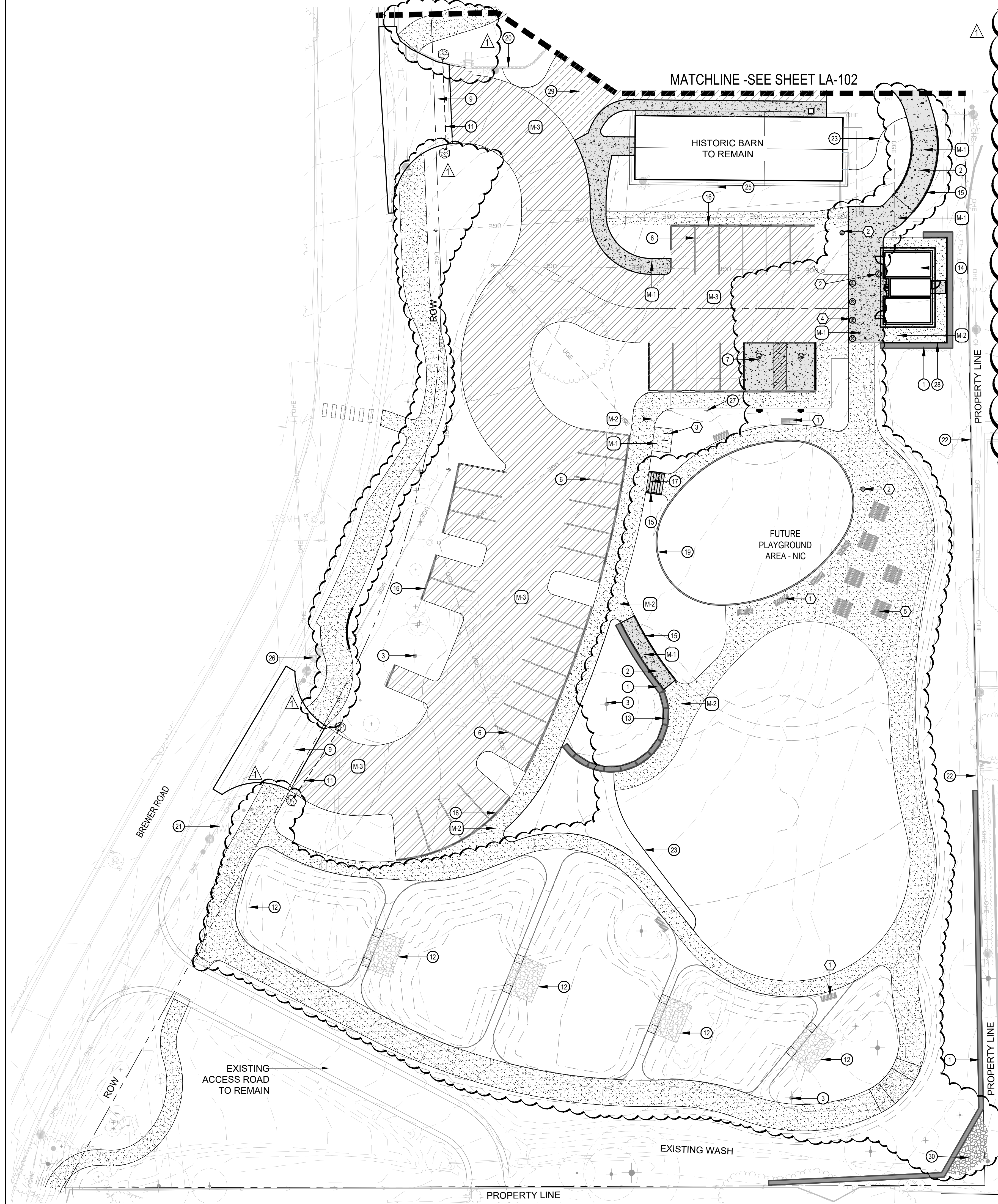
**SITE FURNITURE SCHEDULE**

- (1) BENCH - INGROUND MOUNT  
 BASIS OF DESIGN MODEL: DUMOR BENCH 98  
 QTY: 8
- (2) WASTE RECEPTACLE (OWNER PROVIDED)  
 CITY OF SEDONA STANDARD CONCRETE RECEPTACLE  
 QTY: 2
- (3) BIKE RACK  
 MODEL: 292-00/S-1, BY DUMOR  
 COLOR IN TEXTURED RUST  
 QTY: 6
- (4) REMOVABLE/LOCKABLE BOLLARD  
 BASIS OF DESIGN MODEL: TIMBERFORM 2190-RH  
 QTY: 4
- (5) PICNIC TABLE - INGROUND MOUNT  
 BASIS OF DESIGN MODEL: DUMOR TABLE 298-ADA  
 QTY: 6

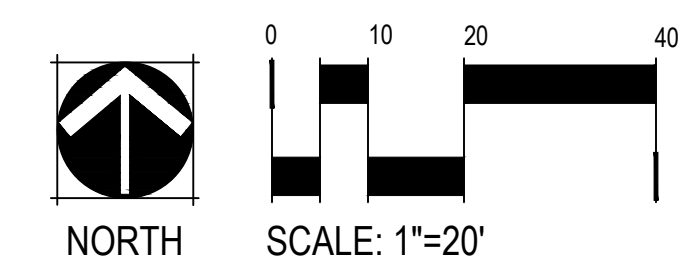
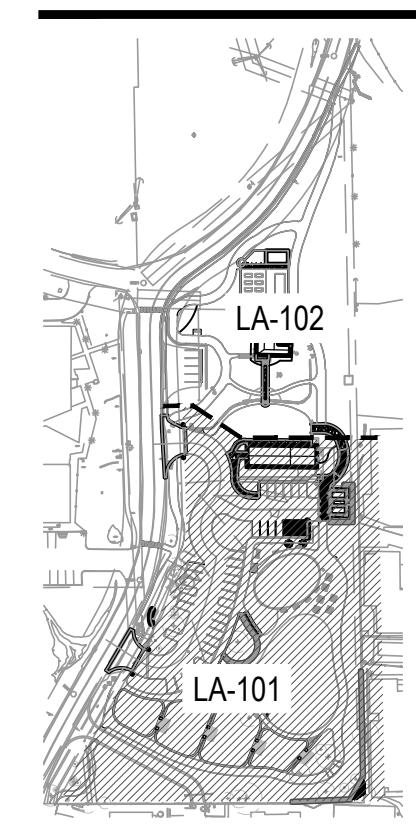
- NOTES:**
- ALL SITE FURNITURE SHALL BE ASSEMBLED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
  - CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
  - CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

**LEGEND**

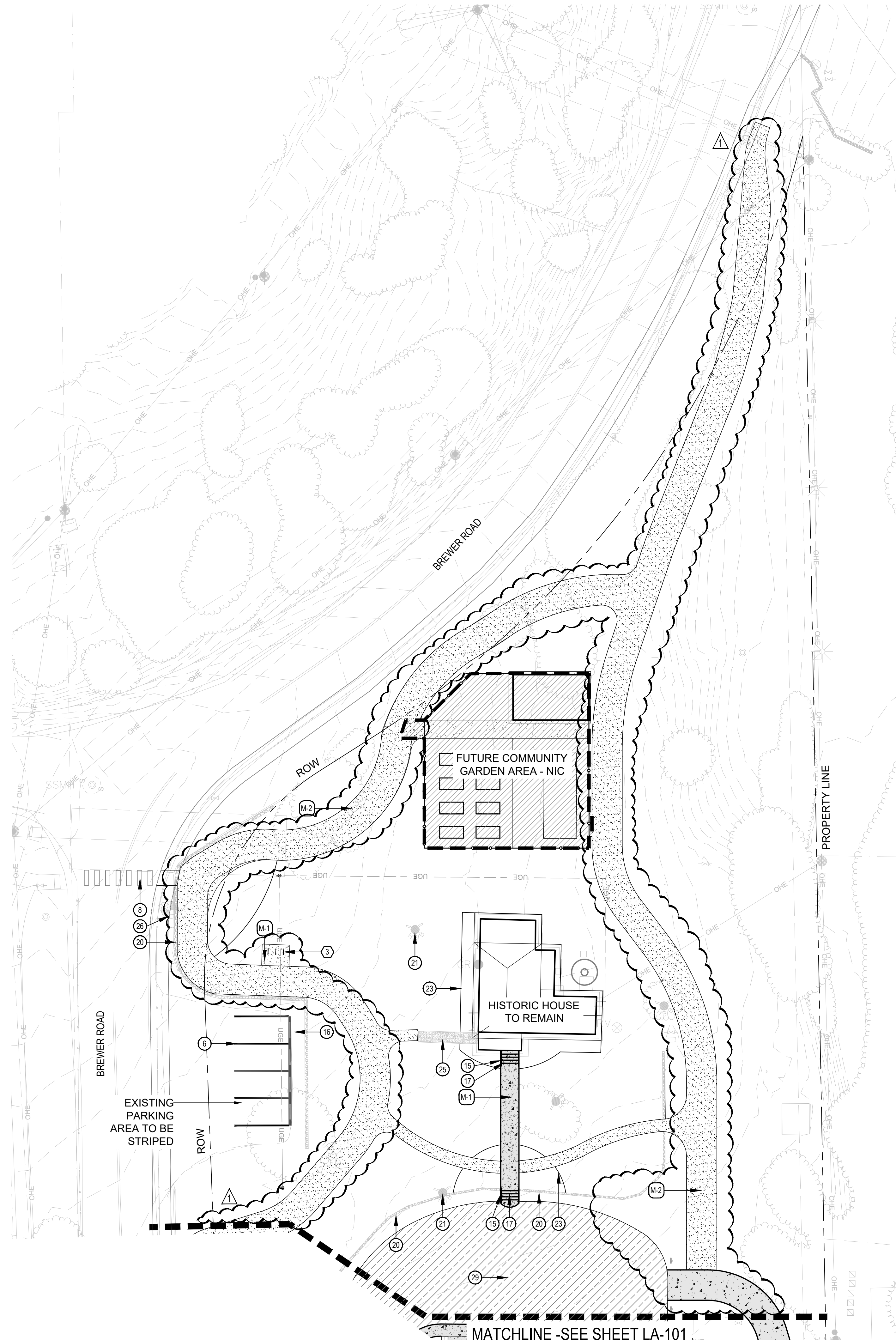
- SEDONA RED CONCRETE - SEE DETAIL 1/LA-201
- VEHICULAR AGGREGATE BASE COURSE SURFACING - SEE CIVIL ENGINEER'S DRAWINGS
- PEDESTRIAN STABILIZED DECOMPOSED GRANITE SURFACING - SEE DETAIL 3/LA-201
- VEHICULAR STABILIZED DECOMPOSED GRANITE SURFACING - SEE CIVIL ENGINEER'S DRAWINGS
- BARRIER BOLLARDS REMOVABLE - SEE DETAIL 1/LA-203
- PARKING PIPE WHEEL STOP - SEE DETAIL 4/LA-201
- RED ROCK DRY STACK WALL - SEE DETAIL 2/LA-203
- GABION RETAINING / SEAT WALL - SEE DETAIL 3,4/LA-203
- FLUSH CONCRETE CURB FOR PLAY AREA - SEE DETAIL 9/LA-201
- PICNIC TABLE
- FIXED BENCH
- BIKE RACK
- EXISTING TREE / PLANTS / TREE GROUPS TO BE PROTECTED
- OUTDOOR RATED GFCl WITH LOCKABLE ENCLOSURE
- WASTE RECEPTACLE



**KEY MAP**



DRAWN BY: CEH, HL



### LEGEND

- SEDONA RED CONCRETE - SEE DETAIL 1/LA-201
- VEHICULAR AGGREGATE BASE COURSE SURFACING - SEE CIVIL ENGINEER'S DRAWINGS
- PEDESTRIAN STABILIZED DECOMPOSED GRANITE SURFACING - SEE DETAIL 3/LA-201
- VEHICULAR STABILIZED DECOMPOSED GRANITE SURFACING - SEE CIVIL ENGINEER'S DRAWINGS
- BARRIER BOLLARDS REMOVABLE - SEE DETAIL 1/LA-203
- PARKING PIPE WHEEL STOP - SEE DETAIL 4/LA-201
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- FLUSH CONCRETE CURB FOR PLAY AREA - SEE DETAIL 9/LA-201
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- WASTE RECEPTACLE

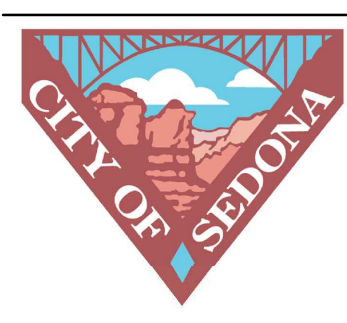
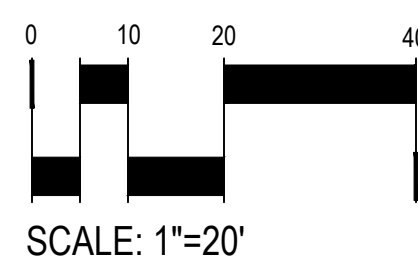
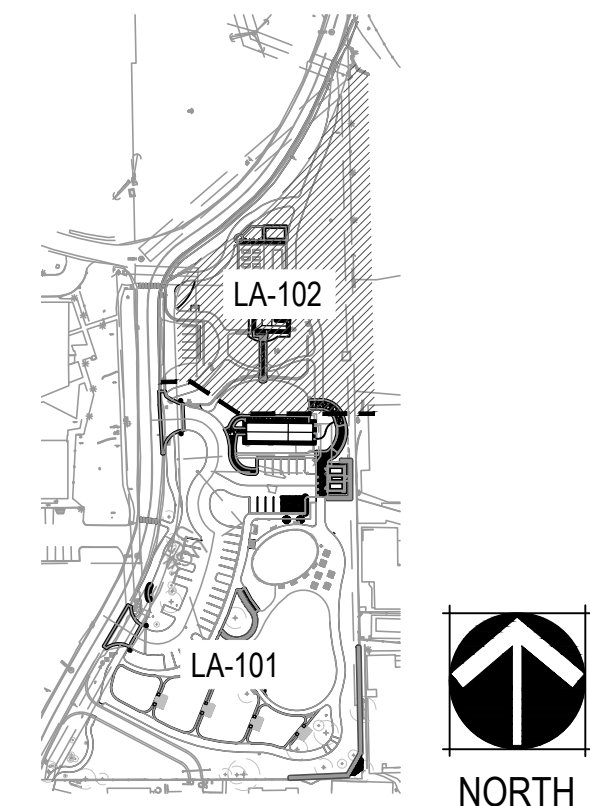
- ### SITE FURNITURE SCHEDULE
- ① BENCH - INGROUND MOUNT  
BASIS OF DESIGN MODEL: DUMOR BENCH 98  
QTY: 8
  - ② WASTE RECEPTACLE (OWNER PROVIDED)  
CITY OF SEDONA STANDARD CONCRETE RECEPTACLE  
QTY: 2
  - ③ BIKE RACK  
MODEL: 292-00/S-1, BY DUMOR  
COLOR IN TEXTURED RUST  
QTY: 6
  - ④ REMOVABLE/LOCKABLE BOLLARD  
BASIS OF DESIGN MODEL: TIMBERFORM 2190-RH  
QTY: 4
  - ⑤ PICNIC TABLE - INGROUND MOUNT  
BASIS OF DESIGN MODEL: DUMOR TABLE 298-ADA  
QTY: 6

- ### NOTES:
1. ALL SITE FURNITURE SHALL BE ASSEMBLED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
  2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
  3. CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

- ### MATERIALS SCHEDULE
- M-1 TYPE 1 - CONCRETE  
FINISH: LIGHT BROOM FINISH  
TYPE: PEDESTRIAN RATED  
SEE 1/LA-201
  - M-2 TYPE 2 - STABILIZED DECOMPOSED GRANITE  
SIZE: 1/4" MINUS @ 2" MIN. DEPTH  
COLOR: SEDONA RED  
SOURCE: BEDROCK SAND AND GRAVEL
  - M-3 TYPE 3 - VEHICULAR AGGREGATE BASE COURSE  
SIZE: 1/4" MINUS @ 2" MIN. DEPTH  
COLOR: SEDONA RED  
SOURCE: BEDROCK SAND AND GRAVEL  
SEE CIVIL ENGINEER'S DRAWINGS

- ### KEY NOTES
- ① WALL - DRY STACK - SEE DETAIL 2/LA-203
  - ② RAMP - SEE CIVIL DRAWINGS
  - ③ EXISTING TREES TO REMAIN AND BE PROTECTED
  - ④ NOT USED
  - ⑤ NOT USED
  - ⑥ FIRE HOSE PARKING STALL MARKER - SEE DETAIL 2/LA-201
  - ⑦ ADA PARKING STALL - CIVIL DRAWINGS
  - ⑧ CROSSWALK - SEE CIVIL DRAWINGS
  - ⑨ CONCRETE APRON - SEE CIVIL DRAWINGS
  - ⑩ NOT USED
  - ⑪ CHAIN GATE - SEE DETAIL 5/LA-201
  - ⑫ STORMWATER QUALITY BASIN - SEE CIVIL ENGINEER'S DRAWINGS
  - ⑬ GABION RETAINING / SEAT WALL - SEE DETAIL 3,4/LA-203
  - ⑭ RESTROOM BUILDING - SEE DETAIL 1,2/LA-202
  - ⑮ HANDRAIL - SEE DETAIL 5/LA-203
  - ⑯ WHEEL STOP - SEE DETAIL 4/LA-201
  - ⑰ STAIR - SEE CIVIL ENGINEER'S DRAWINGS
  - ⑱ NOT USED
  - ⑲ FLUSH CONCRETE CURB FOR PLAY AREA - SEE DETAIL 9/LA-201
  - ⑳ EXISTING RED ROCK WALL TO REMAIN
  - ㉑ EXISTING UTILITY TO REMAIN
  - ㉒ EXISTING WALL / FENCE TO REMAIN
  - ㉓ STEEL EDGING SEE DETAIL 6/LA-201
  - ㉔ NOT USED
  - ㉕ EXISTING PAVING TO REMAIN
  - ㉖ EXISTING FIRE HYDRANT TO REMAIN
  - ㉗ SIGNAGE; SEE CIVIL ENGINEER'S DRAWINGS
  - ㉘ SAFETY RAIL PAINTED TO MATCH SW 6048; SEE MAG DETAIL NO.145
  - ㉙ VEHICULAR RATED DECOMPOSED GRANITE, SEE CIVIL ENGINEER'S DRAWINGS
  - ㉚ RIPRAP, SEE CIVIL ENGINEER'S DRAWINGS

### KEY MAP



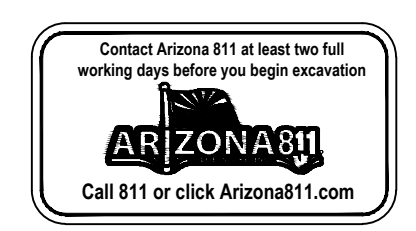
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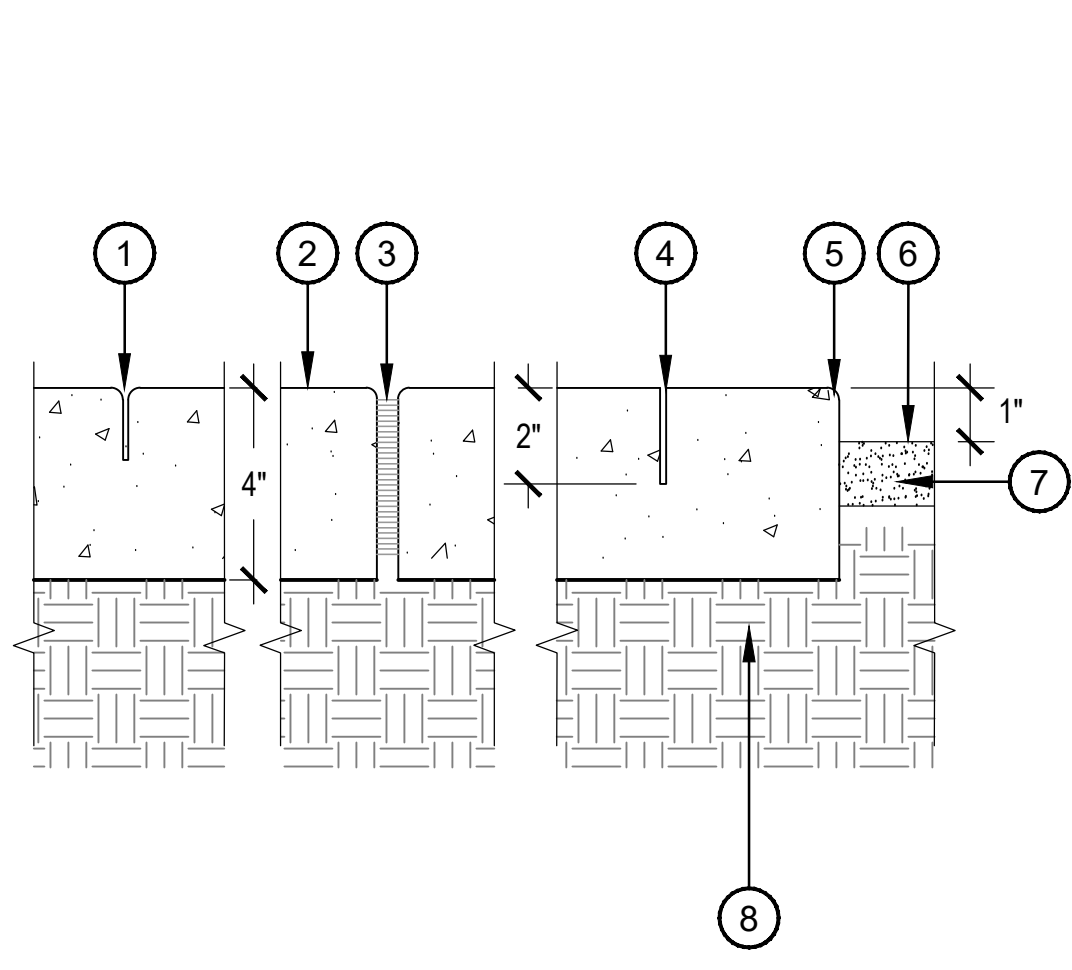
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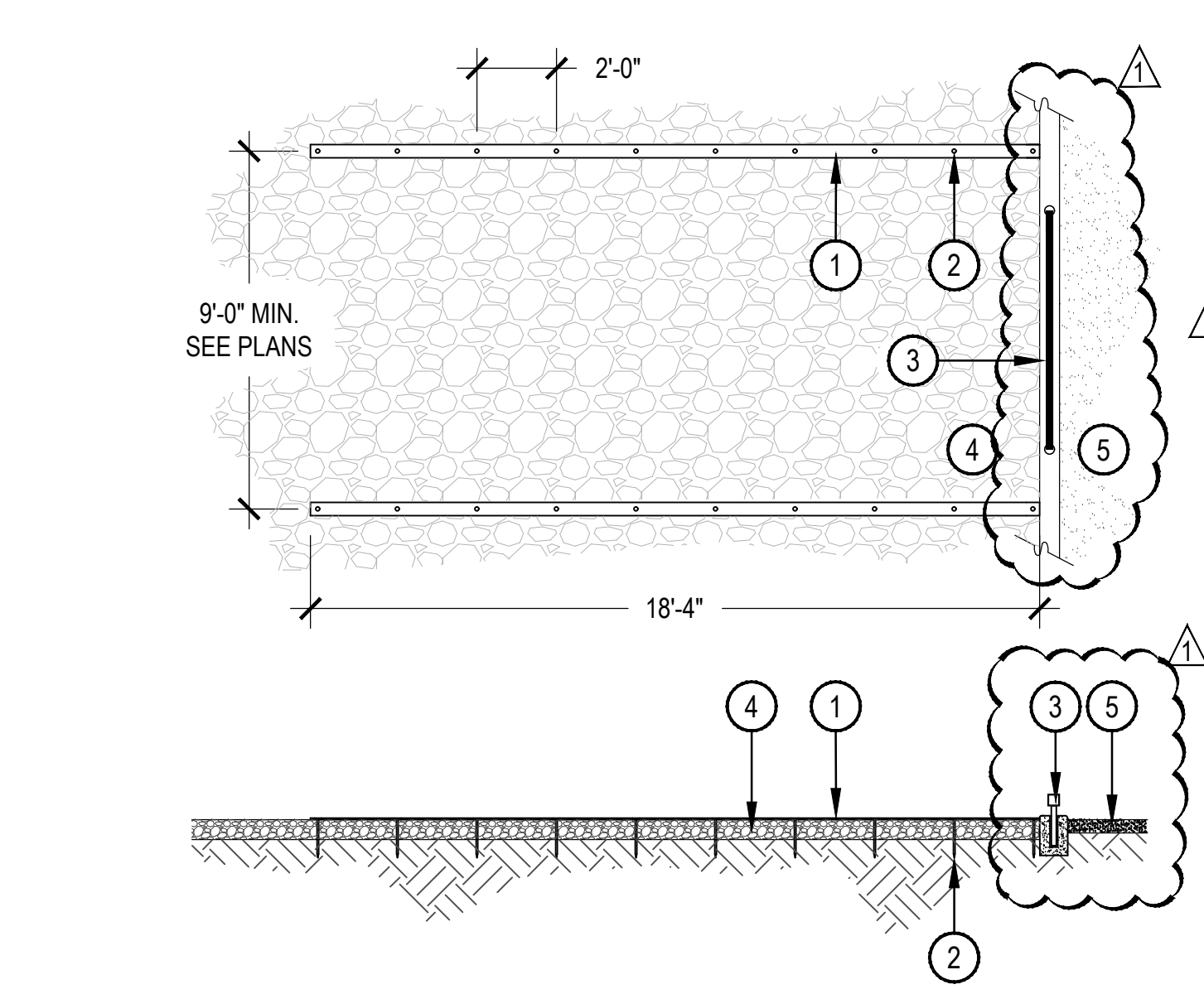


- TOOLED JOINT, 1/4" RADIUS SPACE EQUAL TO WIDTH OF WALK UNLESS NOTED OTHERWISE. DEPTH TO 1/3" CONCRETE THICKNESS MIN
- CONCRETE PAVING. REFER TO SURFACING SCHEDULE FOR COLOR AND FINISH.
- FIBER EXPANSION JOINT WITH TRAFFIC SEALANT
- SAW CUT JOINT, 1/8" X 2" DEPTH. DRY CUT JOINT TO AVOID SPALLING. JOINTS SHALL BE CUT WITHIN 24 HOURS OF INSTALLATION
- 1/4" RADIUS TOOL EDGE
- FINISH GRADE
- INERT GROUND COVER REFER TO SURFACING SCHEDULE.
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTE:  
 1. C.I.P. CONCRETE PER PLANS AND SPECS. CONTROL JOINTS AS SHOWN ON PLANS WITH EXPANSION JOINTS @ 24' O.C. MAX. OR WHERE NOTED.  
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI. AT 28 DAYS.

**1 CONCRETE PAVING**

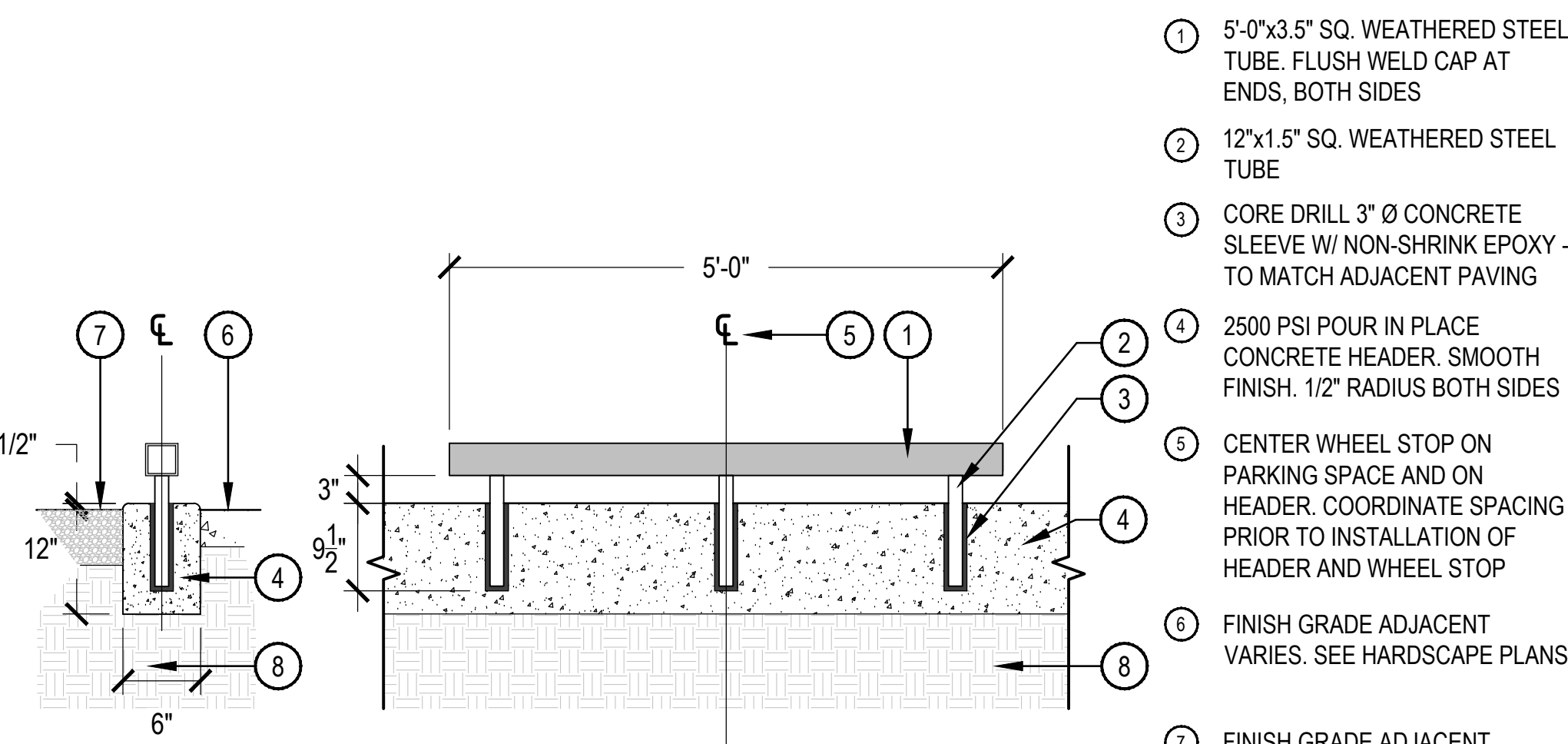
SCALE: 3" = 1'-0"



- 4" DIAMETER WHITE NYLON FIRE HOSE - STRETCH TIGHT
- 12" LONG GALVANIZED SOIL NAILS 24" O.C.
- PIPE WHEEL STOP AND HEADER SEE DETAIL 4/LA-201
- ABC PARKING LOT SURFACING. SEE CIVIL PLANS
- VARIES - SEE HARDSCAPE PLANS

**2 FIRE HOSE PARKING STALL MARKERS**

SCALE: 1/4" = 1'-0"

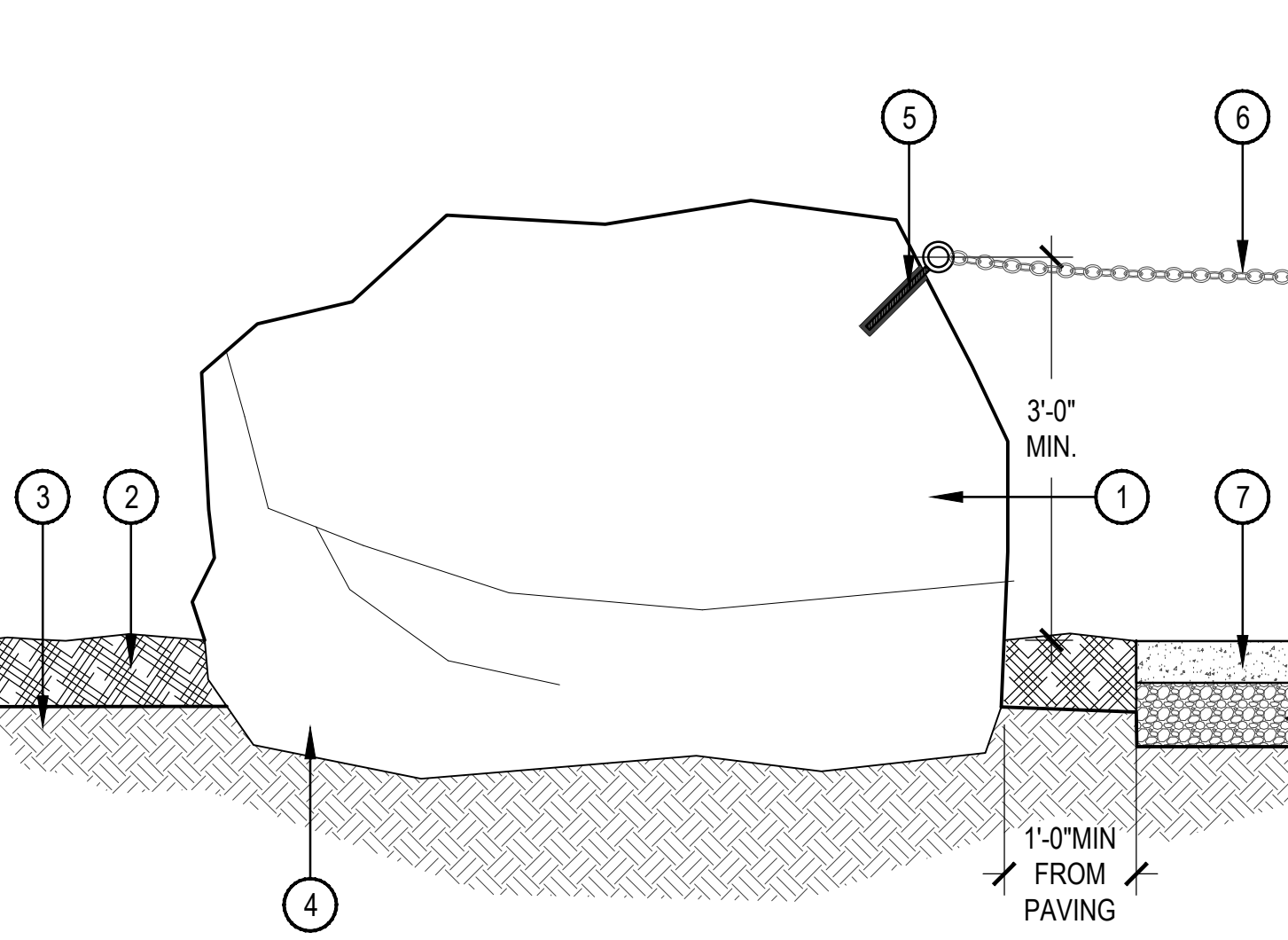


- 5'-0"x3.5" SQ. WEATHERED STEEL TUBE. FLUSH WELD CAP AT ENDS, BOTH SIDES
- 12"x1.5" SQ. WEATHERED STEEL TUBE
- CORE DRILL 3" Ø CONCRETE SLEEVE W/ NON-SHRINK EPOXY - TO MATCH ADJACENT PAVING
- 2500 PSI POUR IN PLACE CONCRETE HEADER. SMOOTH FINISH. 1/2" RADIUS BOTH SIDES
- CENTER WHEEL STOP ON PARKING SPACE AND ON HEADER. COORDINATE SPACING PRIOR TO INSTALLATION OF HEADER AND WHEEL STOP
- FINISH GRADE ADJACENT VARIES. SEE HARDSCAPE PLANS
- FINISH GRADE ADJACENT PARKING PAVING. SEE CIVIL PLANS
- COMPACTED SUBGRADE

NOTES:  
 1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.  
 2. ALL STEEL AND HARDWARE TO BE PRE-WEATHERED AND SEALED TO PREVENT STAINING.  
 3. ALL WELDS AND EDGES TO BE SMOOTH AND FREE OF BURRS OR SHARP EDGES.

**4 WHEEL STOP**

SCALE: 3/4" = 1'-0"

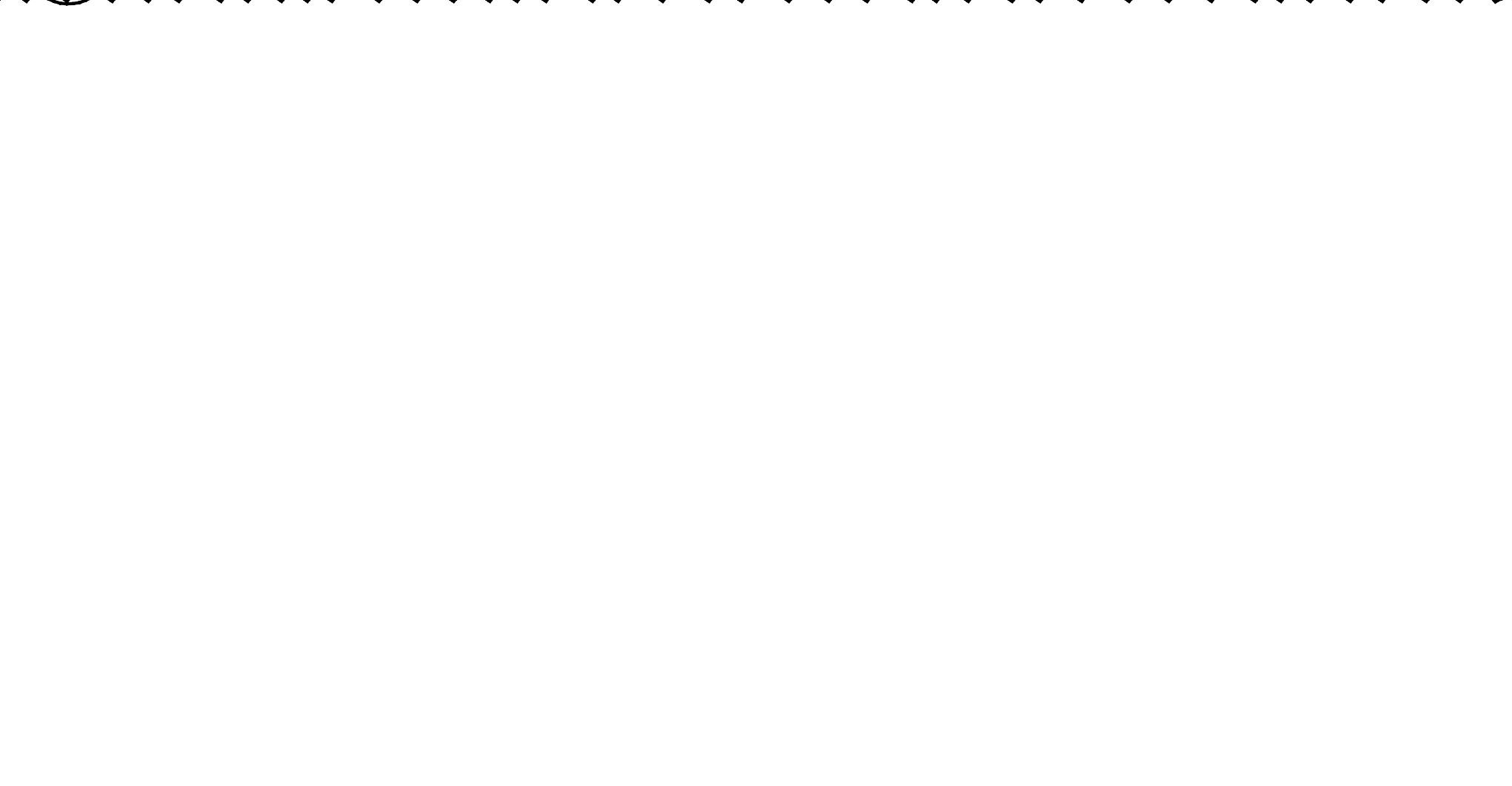


- SURFACE SELECT BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY. BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
- TOPDRESS PER PLANS - SEE TOPDRESS SCHEDULE.
- AMENDED TOPSOIL
- PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE. INSTALL PER DETAIL 1/402.
- ZINC PLATED STEEL EYE BOLT 1/2-13 X 8" LG. SHANK, I.D.=1", CAP.=2,200 LBS PARTIALLY THICKENED SHANK, SHOULDER. CORE DRILL MIN 1" Ø X 9" DEPTH HOLE. NON-SHRINK EPOXY.
- GRADE 43 GALVANIZED OR ZINC PLATED CHAIN. PROVIDE LOCK OR CONNECTION PER CITY.
- CONCRETE DRIVE SEE CIVIL PLANS

NOTES:  
 1. REFER TO PLANS FOR LOCATIONS. COORDINATE INSTALLATION PRIOR TO SETTING AND DRILLING BOLT HOLES.

**5 CHAIN GATE**

SCALE: 3/4" = 1'-0"



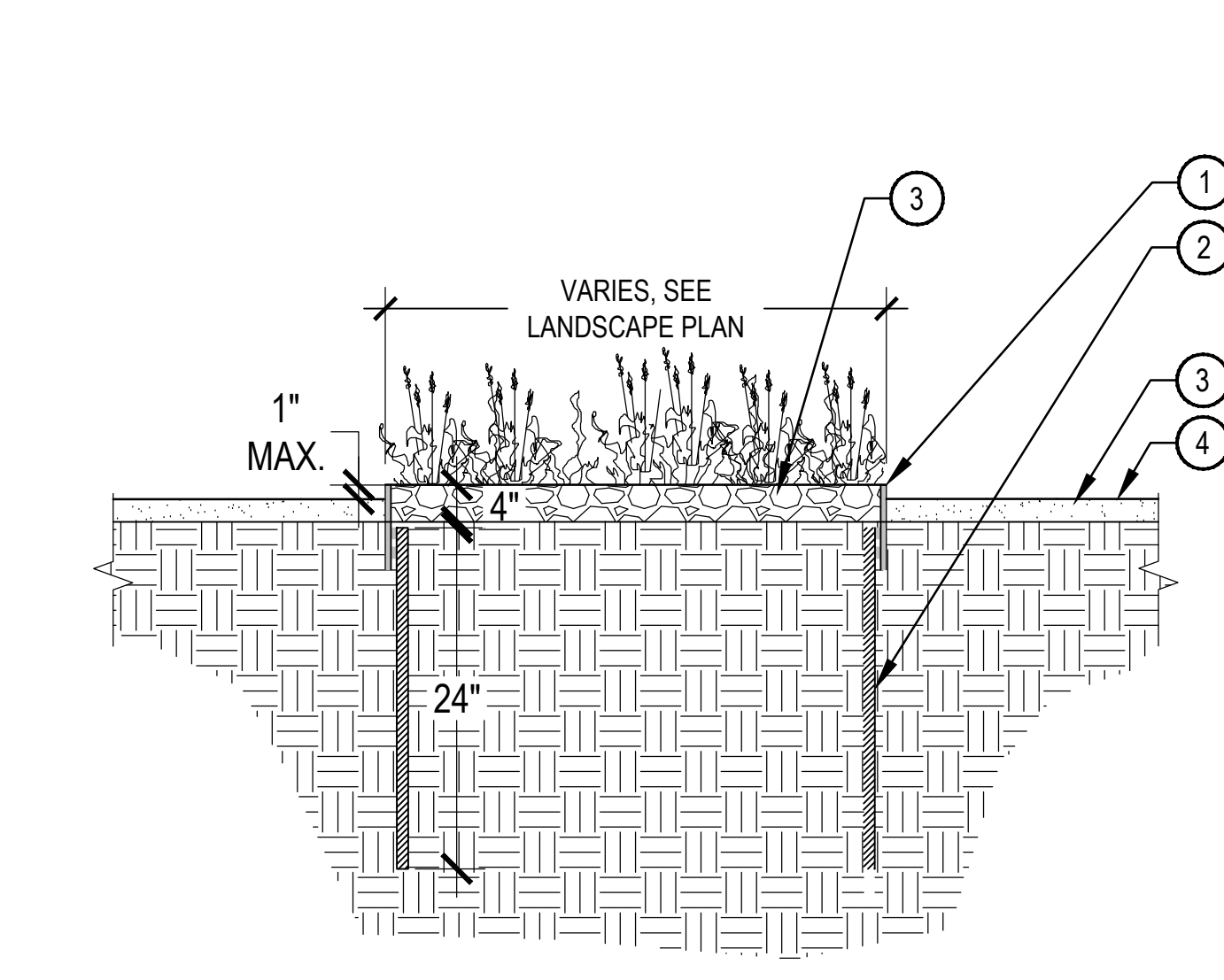
- SURFACE MOUNT BIKE RACK PRODUCT: 292-00/S-1 POWDERCOAT: TEXTURED RUST MANUFACTURED BY DUMOR
- 3/8" THICK STEEL ANCHOR PLATE W/ (3) - 9/16" HOLES SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS
- FINISH GRADE. PER HARDSCAPE AND LANDSCAPE PLAN
- 1/2" x 3 3/4" EXPANSION ANCHOR BOLT
- 4" CONCRETE PAD. COLOR AND FINISH PER PLANS
- COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

**8 SURFACE MOUNT BIKE RACK**

SCALE: NTS

**3 STABILIZED DECOMPOSED GRANITE**

SCALE: 3/4"

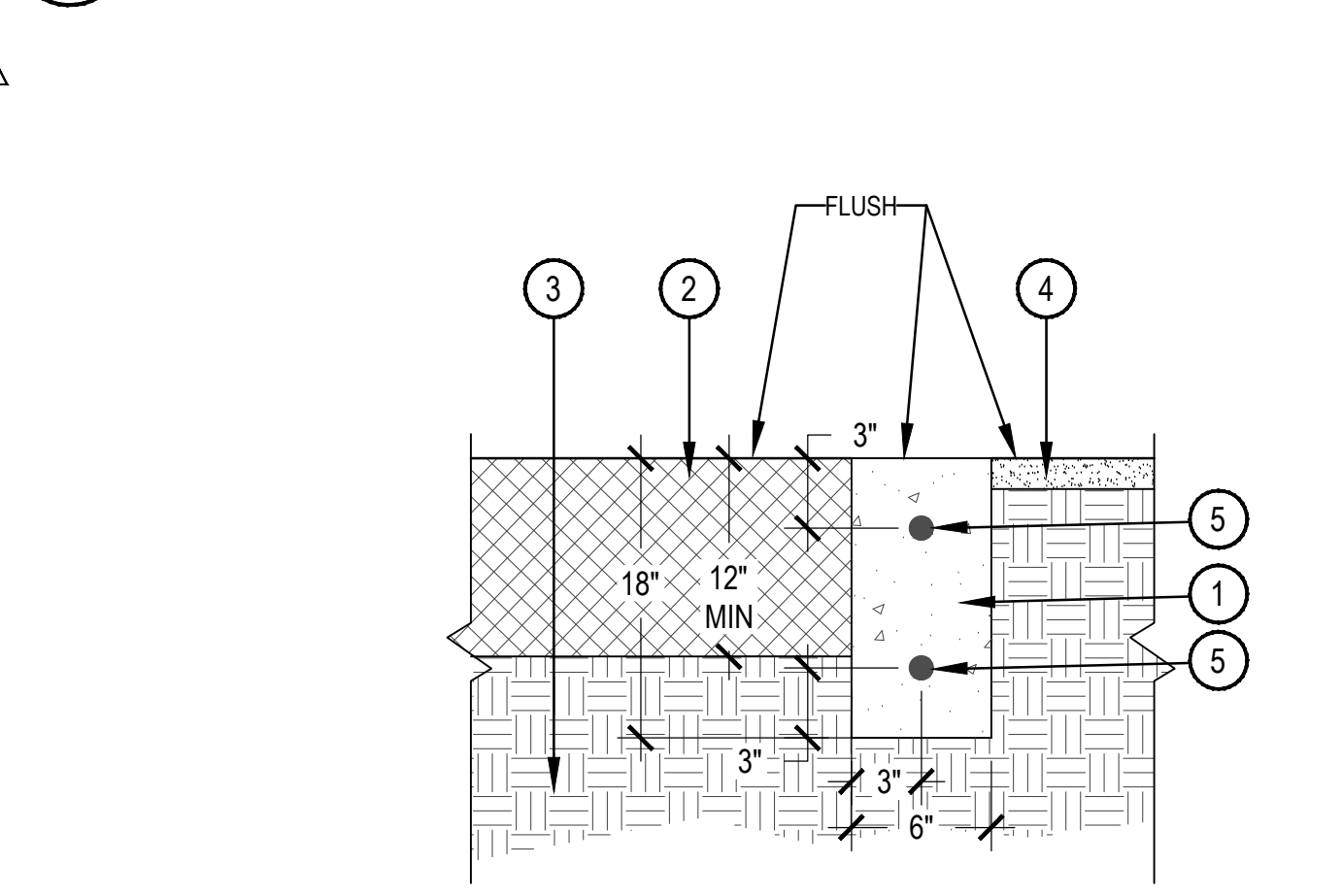


- 6" WIDE BY 1/4" THICK C ROLLED STEEL STRAP. 1 GRIND SMOOTH ALL JOI MAXIMUM REVEAL ABOVE GRADE
- WELDED #4 REBAR 24" ( CENTER AND A MINIMUM BELOW FINISH GRADE
- VARIES SEE HARDSCAPE LANDSCAPE PLANS
- FINISH GRADE

NOTES:  
 1. ALL RIGHT ANGLE CONNECTIONS WHERE EDGING MEETS ADJACE STEEL EDGING TO BE V ON SITE  
 2. ALL CONNECTIONS WH STEEL EDGING MEETS PERPENDICULAR TO AC STEEL EDGING TO BE V ON SITE

**6 STEEL EDGING**

SCALE: 1" = 1'-0"

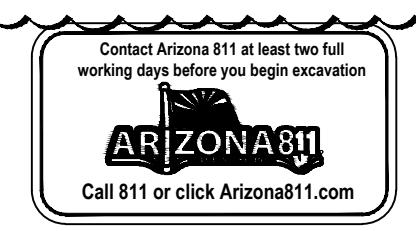


- CONCRETE HEADER ADJACENT TO SAFETY SURFACES
- PLAY SURFACING - BY OTHERS
- 95% COMPACTED SUBGRADE
- GOUND COVER PER SCHEDULE
- 2 - #4 REBAR CONTINUOUS CENTERED IN CURB

NOTE:  
 1. PLAY SURFACING TO BE INSTALLED LATER BY OTHERS.  
 2. SEE SPECIFICATIONS FOR ADDITIONAL SAFETY SURFACING REQUIREMENTS.

**9 FLUSH CONCRETE CURB AT PLAY AREA**

SCALE: 1 1/2" = 1'-0"

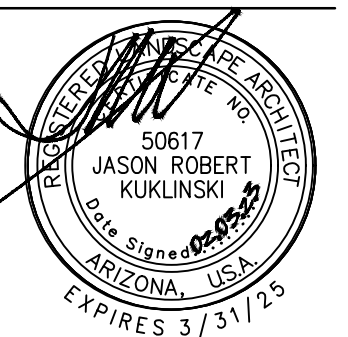


DRAWN BY: CEH, HL



**RANGER STATION PARK**  
 100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
 SEDONA, ARIZONA

Client:  
 CITY OF SEDONA  
 102 ROADRUNNER DRIVE  
 SEDONA, ARIZONA 86336



Issue Date  
 BID SET: MAY 26, 2017  
 100 CD UNSEALED: NOV 18, 2022  
 100 CD IFC: FEB 3, 2023

Revision Date  
 100 CD IFC - R1: APR 21, 2023

Sheet Title  
 HARDSCAPE  
 DETAILS  
 Sheet Number  
 LA-202

**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WALL TYPE SCHEDULE**

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

SYMBOL	DESCRIPTION	AREA/ QUANTITY
---	GABLE VENT	4
---	RIDGE VENT	4
---	EXT LED WALL LIGHTS	4
---	INT LED WALL LIGHTS	10
⊕	ELECTRICAL OUTLET	1
○	FLOOR DRAIN	3
1" HB	WALL FAUCET	1
1" HB	WALL HYDRANT	1
1" TP	TWO ROLL TP DISPENSER	4
MIR	MIRROR	4
TRC	TRASH CAN	2
ND	NAPKIN DISPENSER	1
1" HD	WALL MOUNT HAND DRYER	2
1" SD	SOAP DISPENSER	2
DAI	DIAPER DECK	2

LEGEND

CONCRETE WALK (BY INSTALLER)

TIMBER TRUSS POST, TYP 2

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PROJECT: 635  
 DRAWN: 2022  
 DATE: 2/23/2017  
 REVISIONS:

NO. 1  
 BY TH  
 DATE

SHEET NO. 1

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSELBURG, OR 97470  
 (503) 868-8888

**NORRIS DESIGN**  
 18240 NORTH BANK ROAD - ROSELBURG, OR 97470  
 (503) 868-8888

PRELIMINARY  
 SHEET TITLE: FLOOR PLAN

**B ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

**C ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

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PROJECT: 635  
 DRAWN: 2022  
 DATE: 2/23/2017  
 REVISIONS:

NO. 1  
 BY TH  
 DATE

SHEET NO. 2

**ROMTEC**  
 18240 NORTH BANK ROAD - ROSELBURG, OR 97470  
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**NORRIS DESIGN**  
 18240 NORTH BANK ROAD - ROSELBURG, OR 97470  
 (503) 868-8888

PRELIMINARY  
 SHEET TITLE: ELEVATIONS

CONCRETE WALK (BY INSTALLER)

TIMBER TRUSS POST, TYP 2

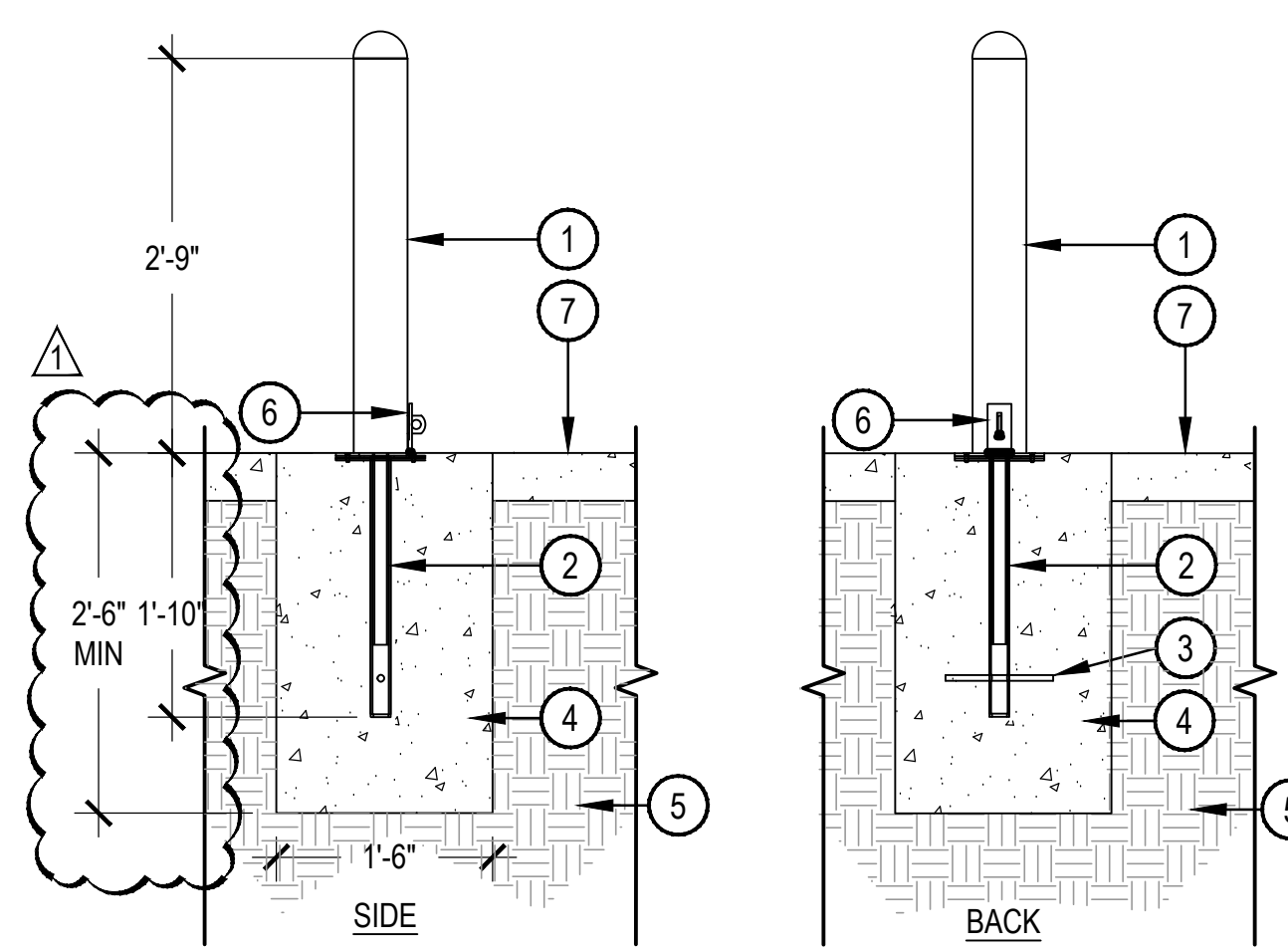
**RESTROOM BUILDING NOTES**

THESE DRAWINGS ARE PRELIMINARY AND ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL WORK WITH ROMTEC AND THE CITY FOR FINAL DRAWINGS AND THE CONSTRUCTION OF THE RESTROOM.

CONTACT:  
 CODY DOOLEY WITH ROMTEC  
 cdooley@romtec.com  
 541-496-3541

OWNER TO PROVIDE ALL FINAL FINISH AND APPURTENANCE SELECTIONS.



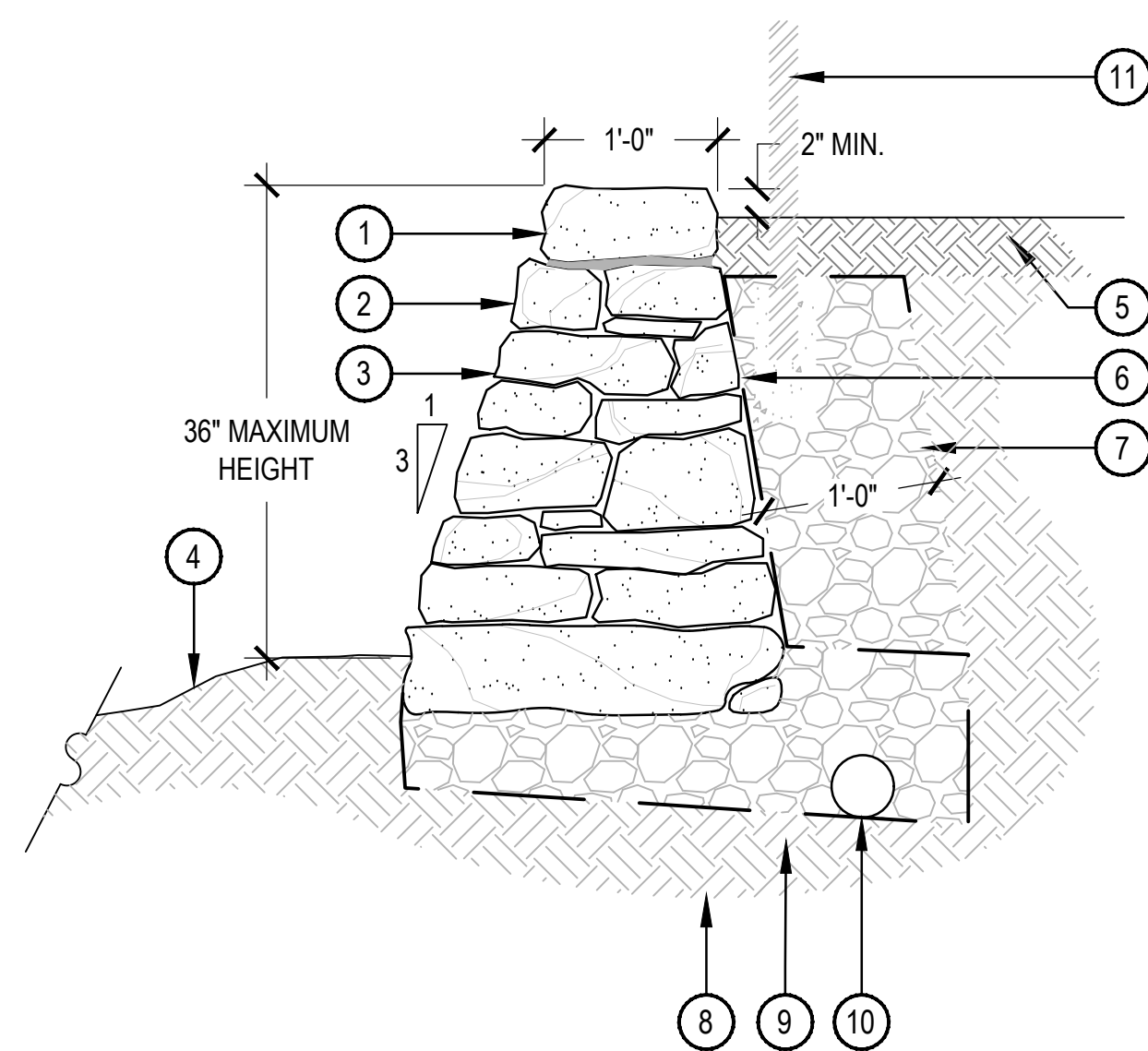


- 1 REMOVABLE METAL BOLLARD WITH HASP  
MODEL: 2190-RH  
POWDERCOAT COLOR: BROWN  
MANUFACTURED BY COLUMBIA CASCADE
- 2 HEAVY WALL STEEL EMBEDDED SLEEVE  
WITH SECURITY CORE
- 3 WELDED STEEL CROSS SUPPORTS
- 4 CONCRETE FOOTING AND REBAR PER  
LOCAL SOIL CONDITIONS. ENGINEERING  
CALCULATIONS REQUIRED (BY OTHERS)
- 5 95% COMPACTED SUBGRADE
- 6 METAL HASP
- 7 SET FOOTING FLUSH WITH ADJACENT  
PAVING. SEE PLANS FOR MATERIAL

- NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  2. PROVIDE KEYED PADLOCK PER CITY DIRECTION.

**1 BOLLARD**

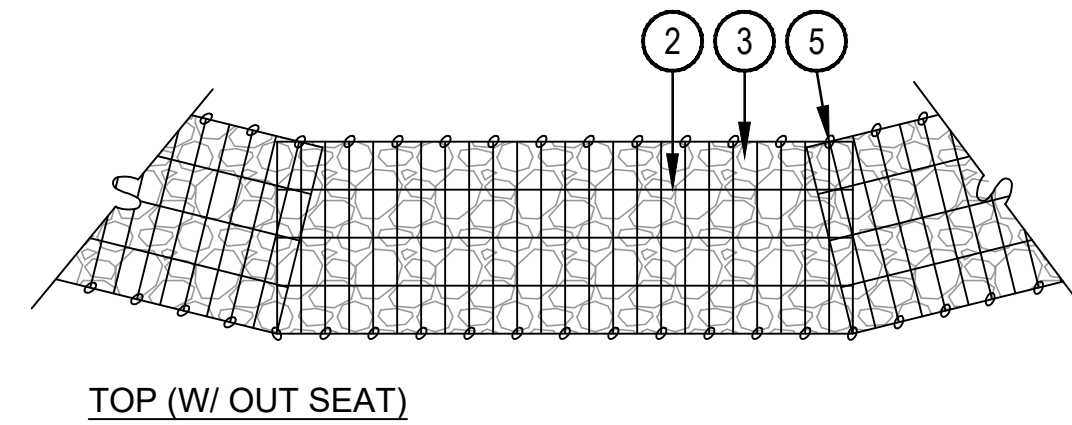
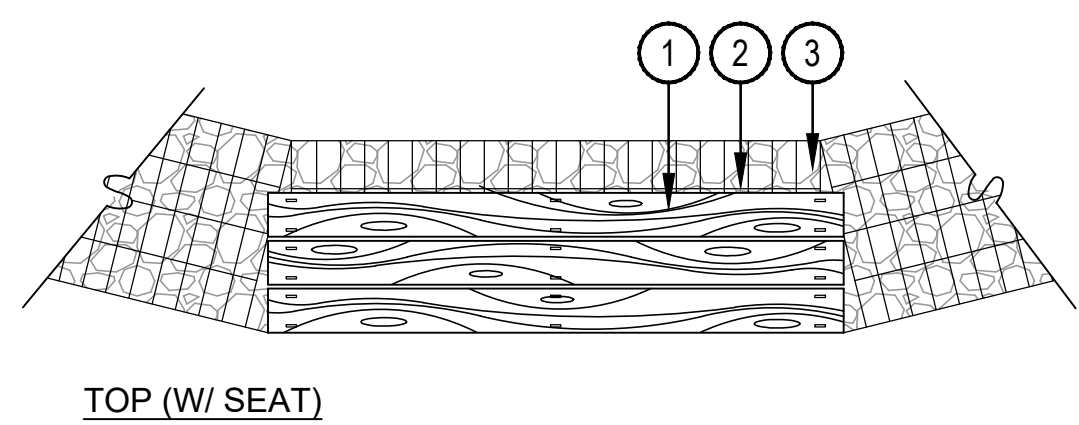
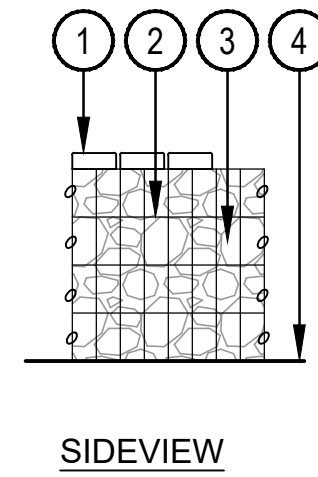
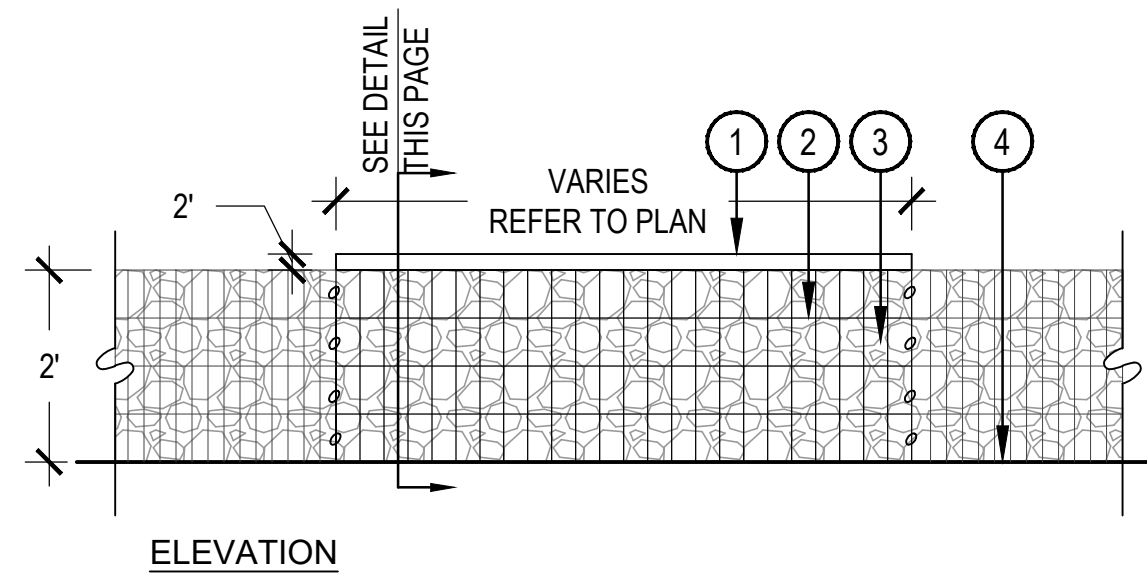
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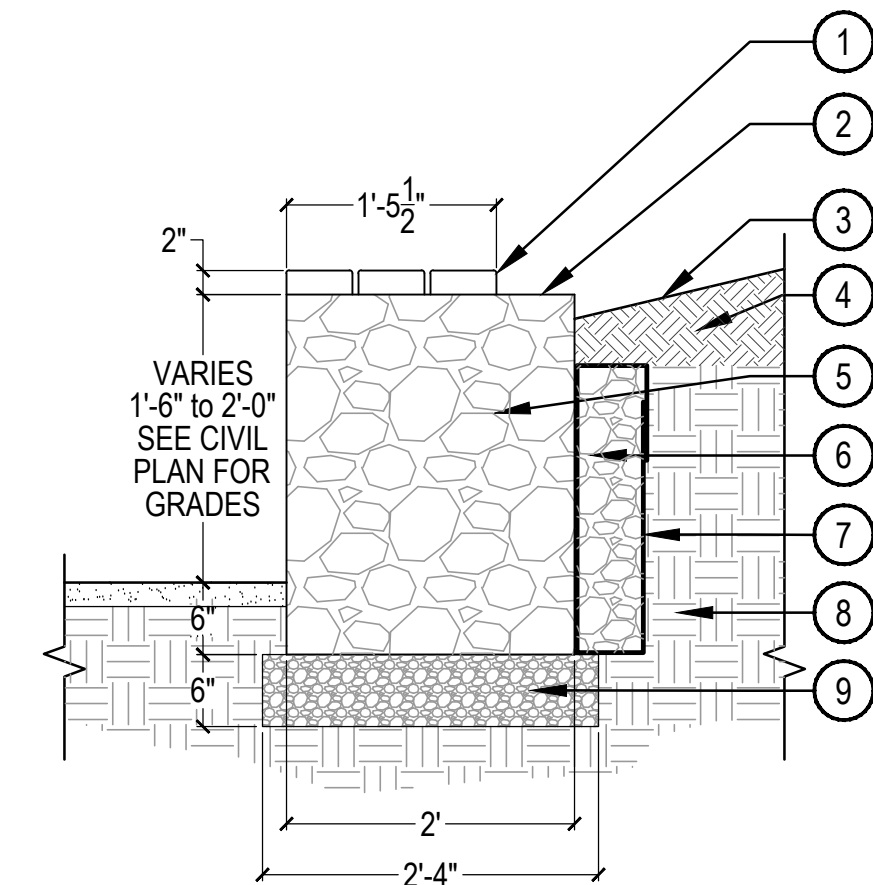
- 1 CAP STONE, 12"x12" MIN.,  
SHALL BE GROUTED IN PLACE  
SO THAT NO GROUT IS VISIBLE
- 2 LOCAL FIELD STONE, REFER  
TO MATERIAL SCHEDULE
- 3 FRONT FACE OF WALL SHALL  
BE SMOOTH, FLAT FACE  
FORWARD, WITH JOINTS NO  
LARGER THAN 1", SLOPE AT A  
PITCH OF 3:1
- 4 FINISH GRADE, SLOPE  
MINIMUM 2% AWAY FROM  
WALL
- 5 ADJACENT LANDSCAPE  
SURFACE, REFER TO PLANS
- 6 MIRAFI 140 FILTER FABRIC PER  
GEOTECH
- 7 AGGREGATE BACKFILL
- 8 SUBGRADE COMPACTED TO  
95% STANDARD PROCTOR  
DENSITY
- 9 COMPACTED AGGREGATE  
BASE, SLOPE MINIMUM 2% TO  
PIPE
- 10 4" PERFORATED DRAIN PIPE,  
DRAIN TO DAYLIGHT
- 11 RAILING PER MAG 145  
COLOR: BROWN

**2 DRYSTACK RETAINING WALL**

SCALE: 1"



- 1 2"x6"x72" CEDAR TIMBER SANDED  
SMOOTH W/ 1/4" ROUNDED  
EDGES. FASTEN W/ WIRE MESH  
CLIPS
- 2 3"x6" WELDED WIRE MESH CAGE  
(4 GA)
- 3 LOCAL 4"-6" RED ROCK
- 4 FINISH GRADE
- 5 CONNECTION BY COMMON  
SPIRALS OR HOG CLIPS (REFER  
TO MANUFACTURE  
SPECIFICATIONS)



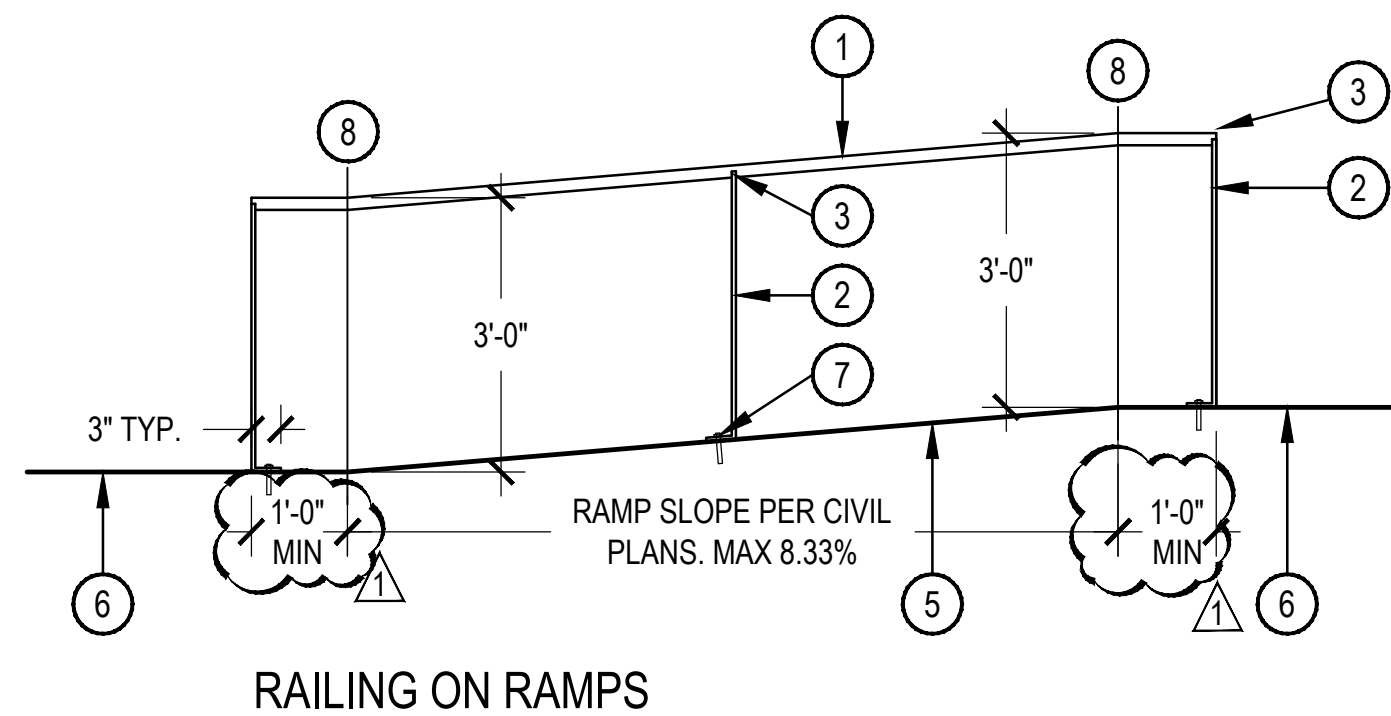
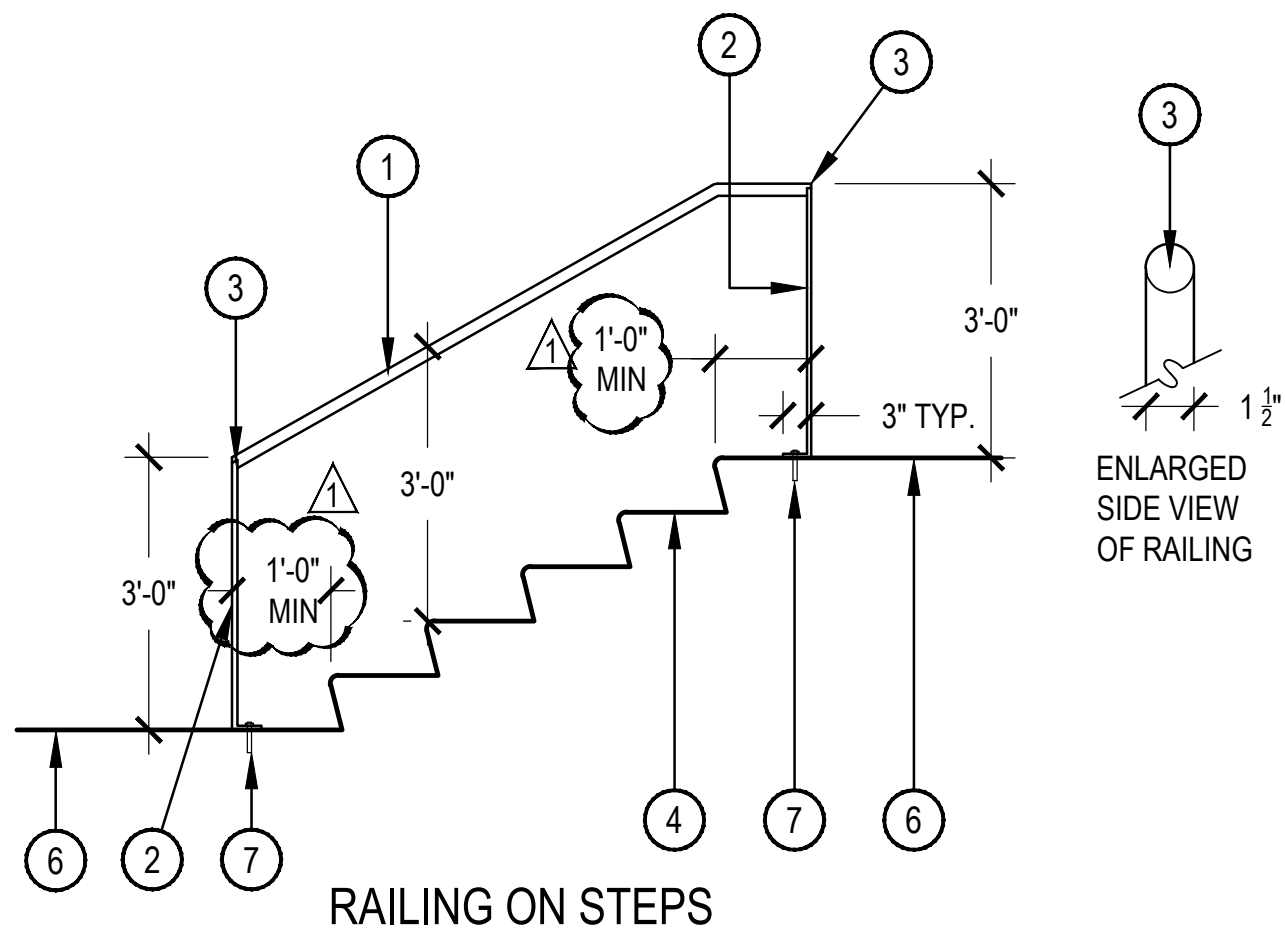
- 1 2"x6" CEDAR TIMBER SAI  
SMOOTH W/ 1/4" ROUNDED  
EDGES. 1/2" GAP BETWEEN  
BOARDS. FASTEN W/ WIF  
CLIPS
- 2 3"x6" WELDED WIRE MES  
(4 GA)
- 3 FINISH GRADE
- 4 NATIVE SOIL BACKFILL, 3  
SLOPE
- 5 LOCAL 4"-6" ROCK
- 6 3/4" AGGREGATE BACKFI
- 7 GEOTEXTILE FABRIC
- 8 COMPACTED SUBGRADE
- 9 1/2" AGGREGATE BASE

**3 GABION RETAINING SEATWALL**

4

SCALE: 1/2" = 1'-0"

- NOTES:
1. HANDRAIL MAY BE A COMBINATION OF FREESTANDING AND ATTACHED WHERE APPROPRIATE.
  2. CONTRACTOR SHALL ENSURE THAT HANDRAIL MEETS ALL APPLICABLE CURRENT ADA AND CITY CODES.
  3. REFER CIVIL DRAWINGS FOR RAMP SLOPE. MAX 8.33%



- 1 HANDRAIL - 1-1/2" O.D.  
WEATHERED STEEL -  
CONTRACTOR SHALL VERIFY ALL  
MEASUREMENTS ON THE  
HANDRAIL FOLLOWING  
CONSTRUCTION OF STAIRS/RAMP  
AND PRIOR TO FABRICATION
- 2 POST - 1/2" THICK x 1-1/2" WIDE  
FLAT BRUSHED STAINLESS STEEL  
BAR
- 3 WELD JOINTS SHALL BE  
SEAMLESS - BAR SHALL BE FLUSH  
WITH RAIL, GRIND SMOOTH
- 4 CONCRETE STAIRS RE: CIVIL  
PLANS. NOTE: STAIR TREADS  
AND RISERS WILL VARY WITH  
EACH STAIRWAY.
- 5 CONCRETE RAMP RE: CIVIL  
PLANS. NOTE: RAMP LENGTHS  
AND SLOPES WILL VARY
- 6 CONCRETE FLATWORK, RE:  
GRADING PLANS
- 7 1/2" ZINC PLATED EXPANSION  
BOLT - CONTRACTOR SHALL  
ENSURE THAT RAILS ARE  
SECURELY FASTENED
- 8 END OF RAMP

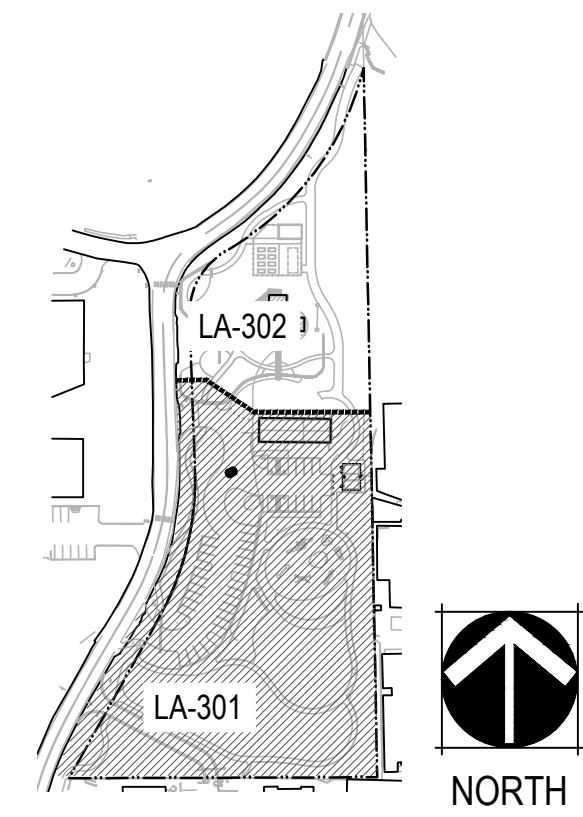
**4 RETAINING SEATWALL WALL - SECTION**

SCALE: 3/4" = 1'-0"

**5 FREESTANDING HANDRAIL**

SCALE: 1/2" = 1'-0"

KEY MAP



LEGEND

EXISTING TREE / PLANTS /  
TREE GROUPS TO BE  
PROTECTED

MATCHLINE - SEE SHEET LA-302

HISTORIC BARN  
TO REMAIN

FUTURE  
PLAYGROUND  
AREA - NIC

EXISTING WASH

PLANTING SCHEDULE

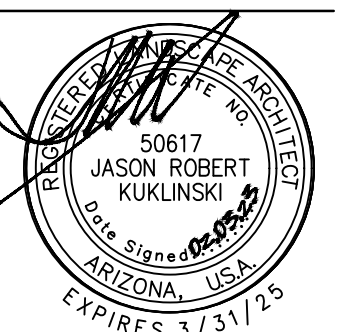
EVERGREEN TREES	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	D/E/RN	WATER USE	SPACING	QTY
	PINUS EDULIS PINON PINE	8' HT, B&B	30' H X 20' W	NATIVE	VERY LOW	AS SHOWN	16
DECIDUOUS TREES	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	D/E/RN	WATER USE	SPACING	QTY
	CHILOPSIS LINEARIS DESERT WILLOW	6' HT, B&B MULTI-STEM	30' H X 25' W	NATIVE	VERY LOW	AS SHOWN	14
	JUGLANS MAJOR ARIZONA WALNUT	3" CAL, B&B	40' H X 30' W	NATIVE	LOW	AS SHOWN	31
	QUERCUS EMORYI ESCARPMENT OAK	2" CAL, B&B	40' H X 30' W	NATIVE	LOW	AS SHOWN	2
LARGE SHRUBS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	BERBERIS FREMONTII FREMONT BARBERRY	5 GAL	7' H X 7' W	NATIVE	VERY LOW	6 FT	4
	RHUS TRILOBATA SKUNKBUSH	5 GAL	5' H X 7' W	NATIVE	LOW	5 FT	7
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	2' H X 2' W	NATIVE	LOW	24 IN	321
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	3' H X 3' W	NATIVE	LOW	36 IN	147
PERENNIALS & GROUNDCOVERS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	EXISTING	2' H X 3' W	NATIVE	LOW	36 IN	211
	MELAMPodium LEUCANTHUM BLACKFOOT DAISY	5 GAL	1' H X 2' W	NATIVE	VERY LOW	24 IN	232
SMALL SHRUBS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	DALEA FORMOSA FEATHER DALEA	5 GAL	2' H X 3' W	NATIVE	VERY LOW	36 IN	147
	EPHEDRA VIRIDIS MORMON TEA	5 GAL	3' H X 3' W	NATIVE	VERY LOW	48 IN	117
SUCCULENTS/ACCENTS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	FOUQUIERIA SPLENDENS OCOTILLO	20 GAL	6' H X 7' W	NATIVE	VERY LOW	AS SHOWN	15
	YUCCA BACCATA BANANA YUCCA	15 GAL	4' H X 5' W	NATIVE	VERY LOW	AS SHOWN	17
VINES	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	PARTHENOCCISSUS INSERTA WOODBINE	5 GAL	6' H X 7' W	NATIVE	LOW	AS SHOWN	0
TURF	SOD SHALL BE BLUEGRASS PRESCOTT BLEND FROM NORTHLAND TURF INC. OR APPROVED EQUAL. www.northlandturf.com						10,288 SF
NATIVE SEED MIX	MONTANE MEADOW SEED MIX BY WESTERN NATIVE SEED: www.westernnativeseed.com						86,095 SF
	Pascopyrum smithii (Western Wheatgrass)	30%					
	Achnatherum hymenoides (Indian Ricegrass)	26%					
	Bouteloua gracilis (Blue Grama)	24%					
	Poa secunda (Sandberg's Bluegrass)	12%					
	Sporobolus cryptandrus (Sand Dropseed)	6%					
	Poa fendleriana (Muttongrass)	2%					
	SEEDING RATE: 2 POUNDS PER 1,000 SF						
BOULDERS	DESCRIPTION	SOURCE					
	RED ROCK BOULDER (LARGE) - 4X4X46FT MIN, 6X6X6 MAX	CITY OF SEDONA STONE YARD					
	RED ROCK BOULDER (MEDIUM) - 2X2X2FT MIN, 3X3X3FT MAX	CITY OF SEDONA STONE YARD					



RANGER STATION PARK  
100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
SEDONA, ARIZONA

Client:

CITY OF SEDONA  
102 ROADRUNNER DRIVE  
SEDONA, ARIZONA 86336



Issue Date

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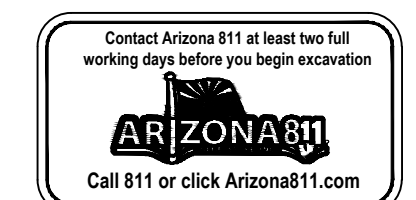
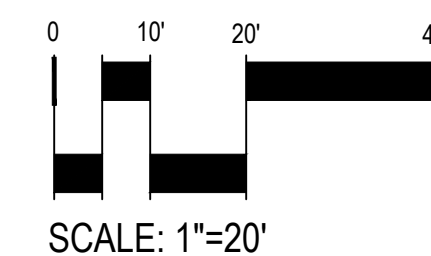
Revision Date

100 CD IFC - R1: APR 21, 2023

Sheet Title  
LANDSCAPE PLAN

Sheet Number

LA-301



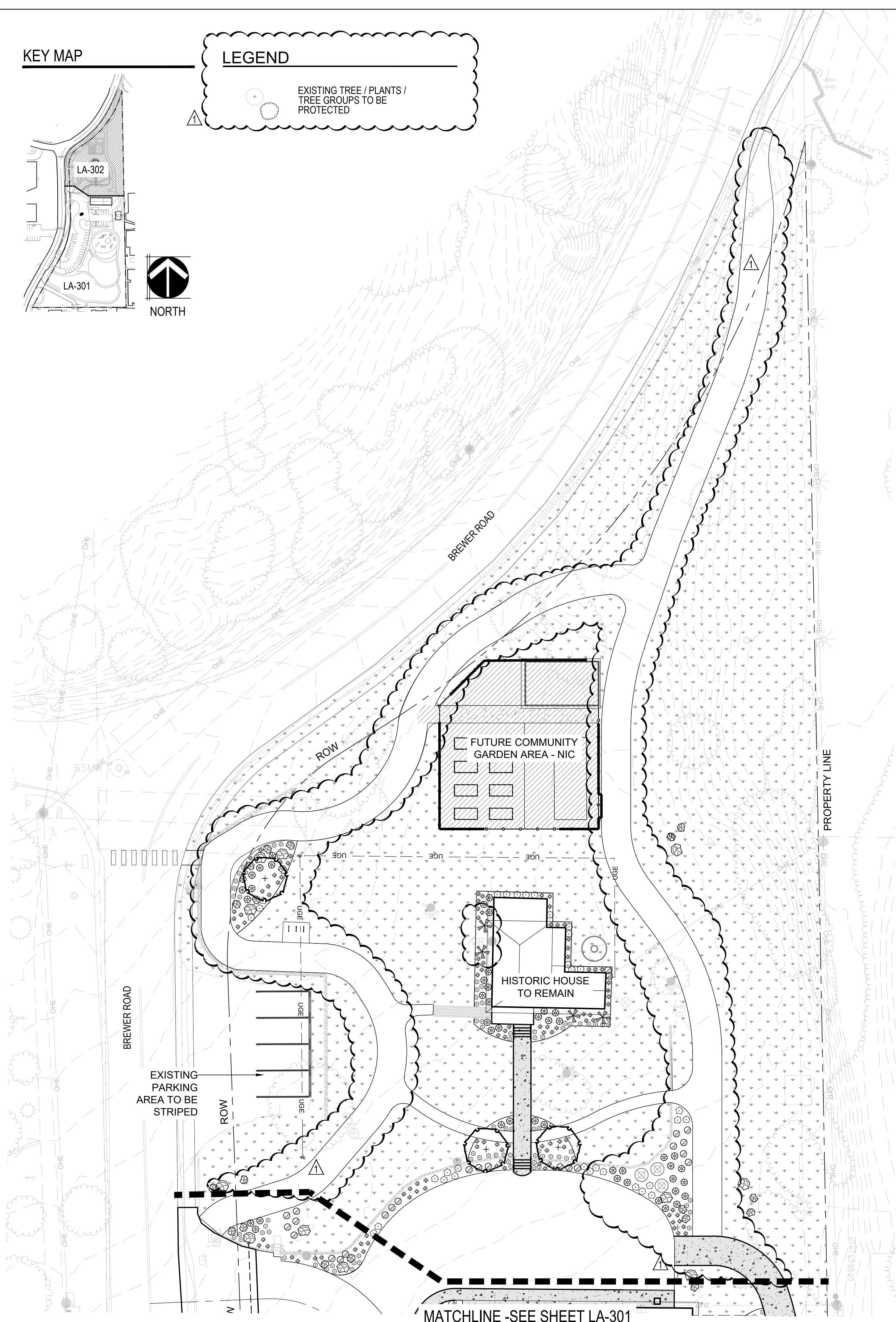
KEY MAP



LEGEND



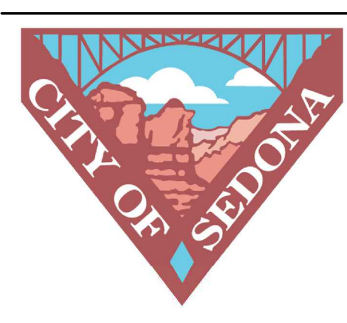
EXISTING TREE / PLANTS /  
TREE GROUPS TO BE  
PROTECTED



PLANTING SCHEDULE

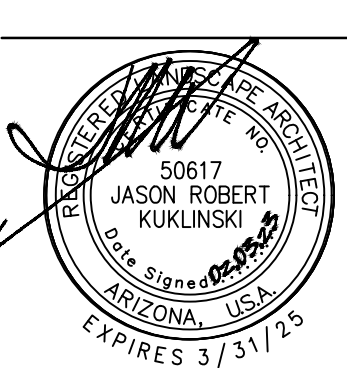
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	MELAMPodium LEUCANTHUM BLACKFOOT DAISY	5 GAL	1' H X 2' W	NATIVE	VERY LOW	24 IN	232
SMALL SHRUBS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	DALEA FORMOSA FEATHER DALEA	5 GAL	2' H X 3' W	NATIVE	VERY LOW	36 IN	147
	EPHEDRA VIRIDIS MORMON TEA	5 GAL	3' H X 3' W	NATIVE	VERY LOW	48 IN	117
SUCCULENTS/ACCENTS	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	FOUQUIERIA SPLENDENS OCOTILLO	20 GAL	6' H X 7' W	NATIVE	VERY LOW	AS SHOWN	15
	YUCCA BACCATA BANANA YUCCA	15 GAL	4' H X 5' W	NATIVE	VERY LOW	AS SHOWN	17
VINES	BOTANICAL / COMMON NAME	PLANT SIZE	EST'D MATURE SIZE	NATIVE	WATER USE	SPACING	QTY
	PARTHENOISSUS INSERTA WOODBINE	5 GAL	6' H X 7' W	NATIVE	LOW	AS SHOWN	0
TURF	SOD SHALL BE BLUEGRASS PRESCOTT BLEND FROM NORTHLAND TURF INC. OR APPROVED EQUAL. www.northlandturf.com						10,288 SF
NATIVE SEED MIX	MONTANE MEADOW SEED MIX BY WESTERN NATIVE SEED: www.westernnativeseed.com						86,095 SF
	Pascopyrum smithii (Western Wheatgrass)	30%					
	Achnatherum hymenoides (Indian Ricegrass)	26%					
	Bouteloua gracilis (Blue Grama)	24%					
	Poa secunda (Sandberg's Bluegrass)	12%					
	Sporobolus cryptandrus (Sand Dropseed)	6%					
	Poa fendleriana (Muttongrass)	2%					
	SEEDING RATE: 2 POUNDS PER 1,000 S.F.						

BOULDERS	DESCRIPTION	SOURCE
	RED ROCK BOULDER (LARGE ) - 4X4X46FT MIN, 6X6X6 MAX	CITY OF SEDONA STONE YARD
	RED ROCK BOULDER (MEDIUM ) - 2X2X2FT MIN, 3X3X3FT MAX	CITY OF SEDONA STONE YARD



**RANGER STATION PARK**  
100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
SEDONA, ARIZONA

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SEDONA, ARIZONA 86336



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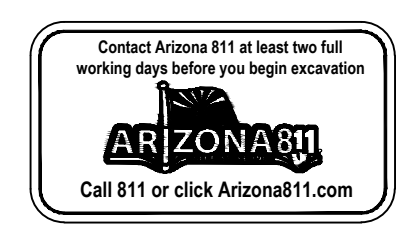
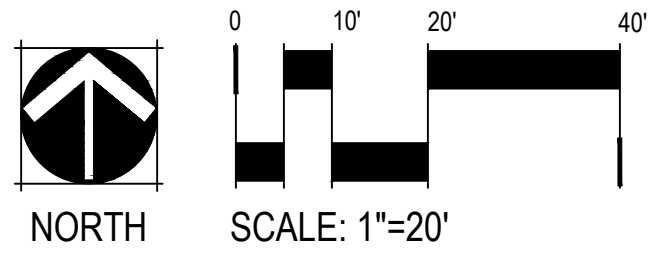
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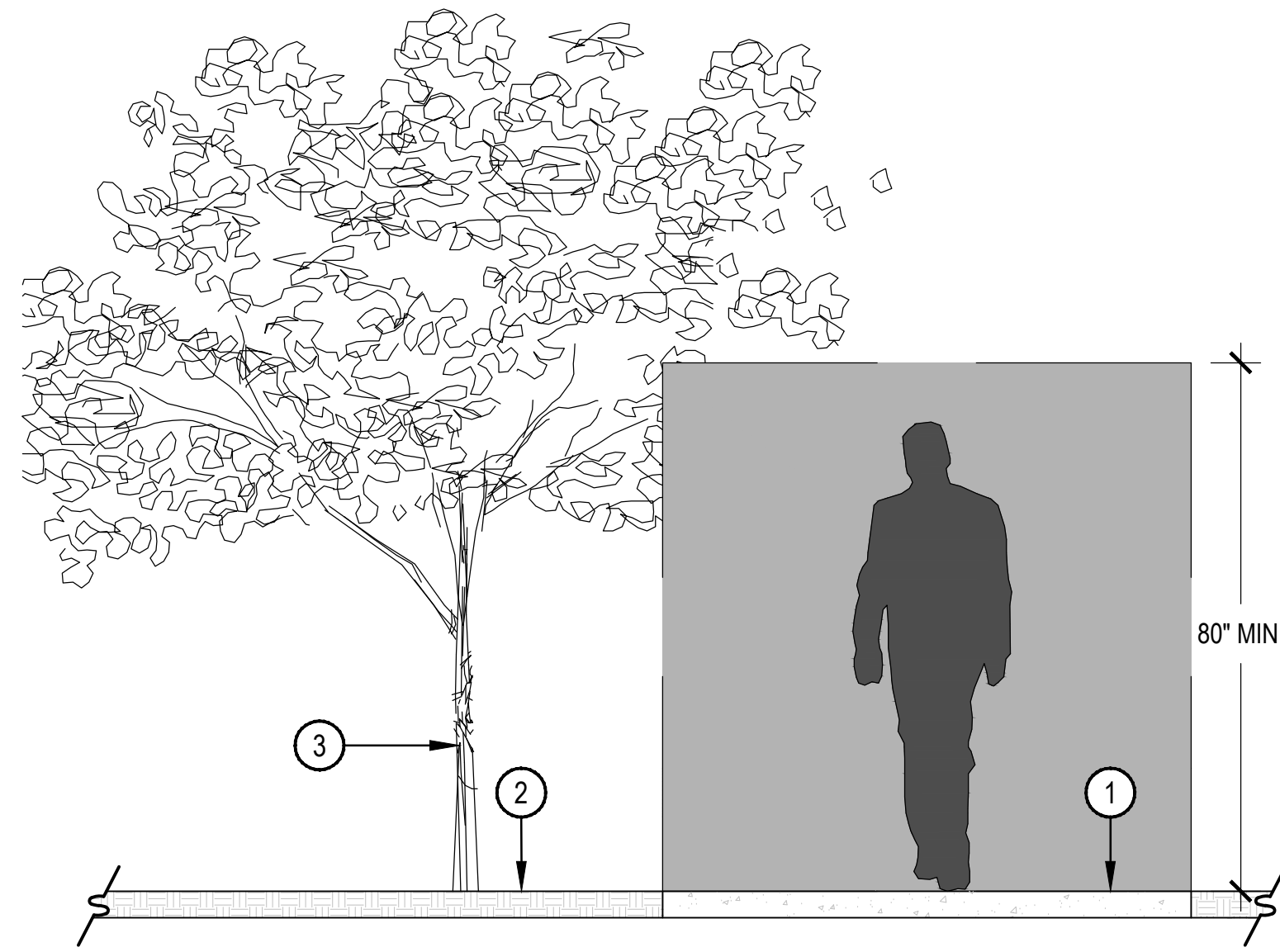
Sheet Title  
LANDSCAPE PLAN

Sheet Number  
LA-302

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MATCHLINE -SEE SHEET LA-301

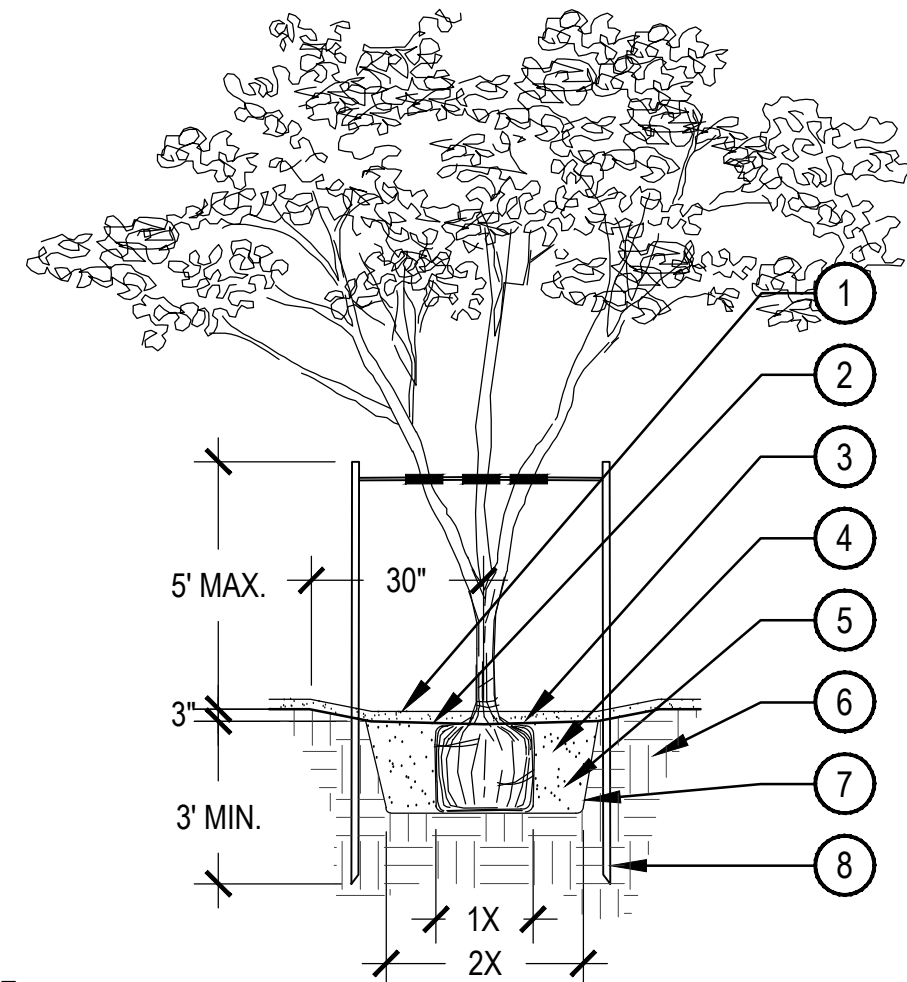




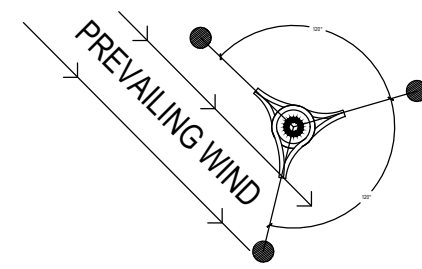
- ① ADA ACCESSIBLE WALKWAY
  - ② PLANTING AREA
  - ③ TREE OR SHRUB
- NOTES:  
1. ALL TREES AND SHRUBS WILL BE PRUNED TO HAVE A 80" MINIMUM CLEARANCE AROUND DOORS AND WALKWAYS PER AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AND REQUIREMENTS.

① ACCESSIBLE ROUTE CLEARANCE

SCALE: 1/2" = 1'-0"



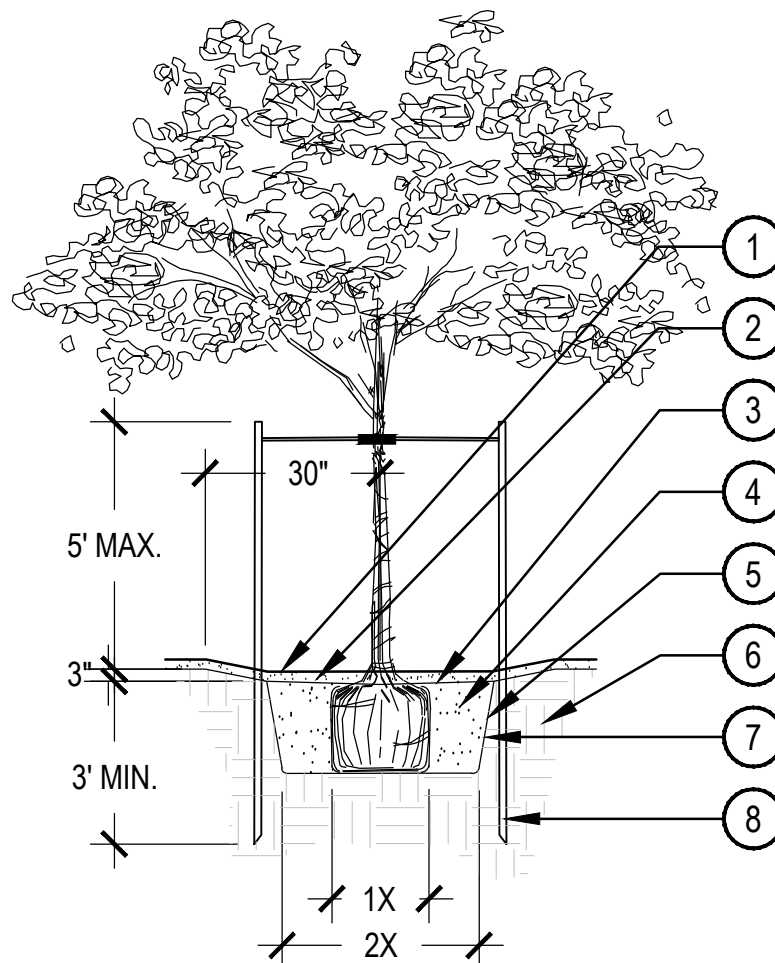
- ① TOP OF D.G.
- ② FINISH GRADE
- ③ 3" DEEP TREE WELL, BLEND TO FINAL GRADE
- ④ BACKFILL WITH NATIVE SOIL AND WATER SETTLE.
- ⑤ HOLE SIZE: 2X WIDTH OF ROOTBALL.
- ⑥ LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- ⑦ SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- ⑧ 2" DIA. PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. (SEE NOTE 2)



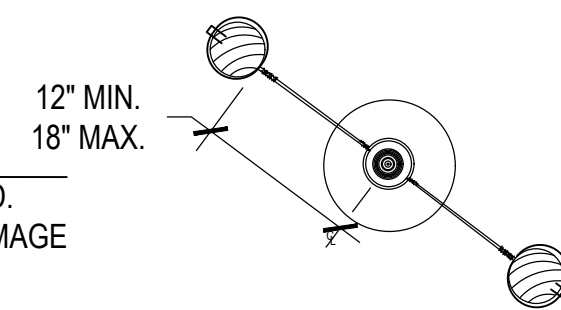
- NOTE:  
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.  
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES.  
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.  
4. TREE STAKING IS AT DISCRETION OF CITY'S REPRESENTATIVE FOR TREES IN THE ROW.

④ MULTI-TRUNK TREE PLANTING

SCALE: NTS



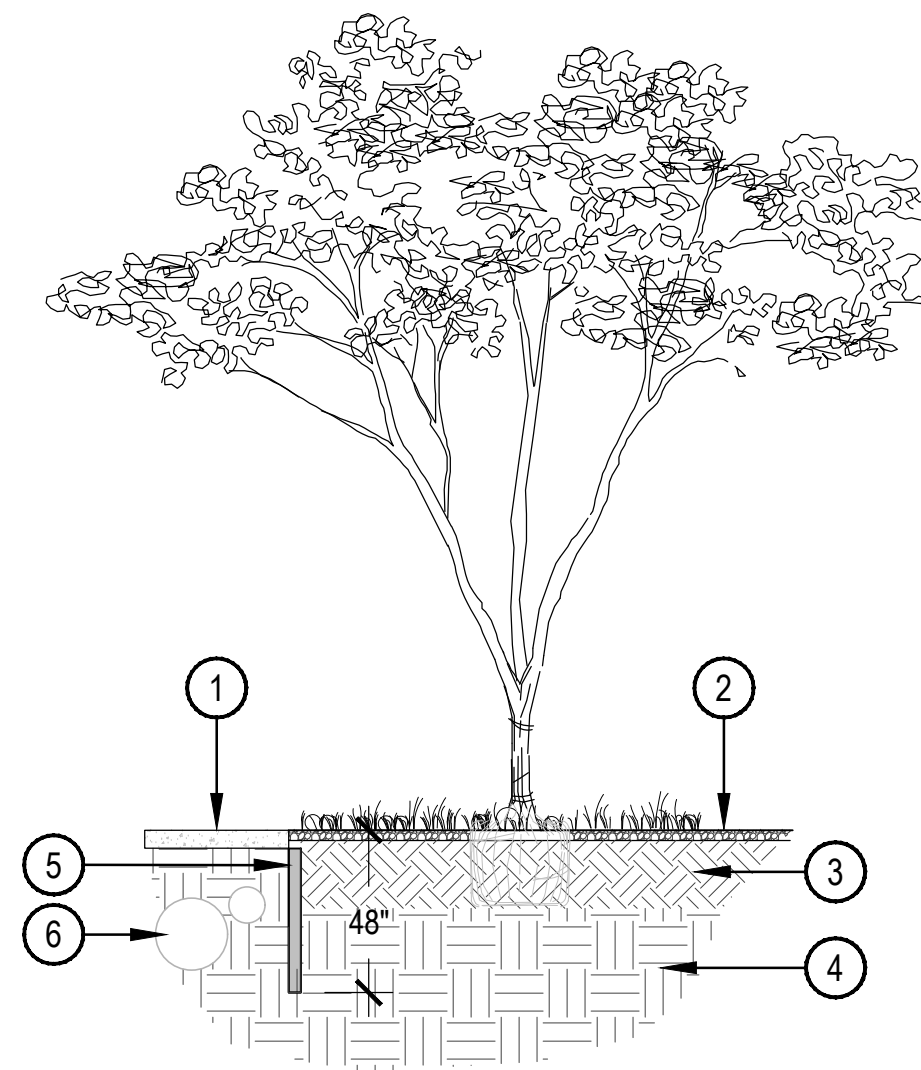
- ① FINISH GRADE
- ② INERT GROUNDCOVER PER SCHEDULE
- ③ 3" DEEP TREE WELL, BLEND TO GRADING
- ④ BACKFILL WITH NATIVE SOIL AND WATER SETTLE
- ⑤ HOLE SIZE: 2X WIDTH OF ROOTBALL
- ⑥ LOOSEN SOIL 3X WIDTH OF ROOTBALL
- ⑦ SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- ⑧ 2" DIA. PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES (SEE NOTE 2)



- NOTE:  
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.  
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES.  
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.  
4. TREE STAKING IS AT DISCRETION OF CITY'S REPRESENTATIVE FOR TREES IN THE ROW.

⑦ SINGLE-TRUNK TREE STAKING

SCALE: NTS

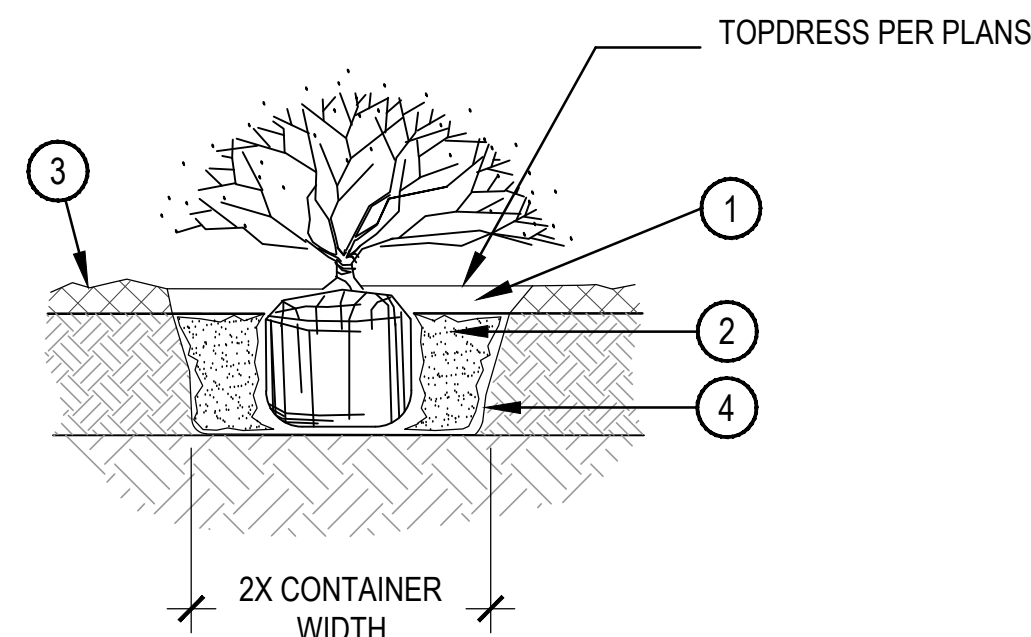


- ① SIDEWALK - SEE HARDSCAPE PLAN
- ② FINISHED GRADE
- ③ AMENDED PLANTING SOIL
- ④ UNDISTURBED SUBGRADE
- ⑤ ROOT BARRIER - MODEL: UB 18-2 MANUFACTURED BY DEEPROOT OR APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
- ⑥ ADJACENT UTILITIES - SEE CIVIL PLAN

- NOTES:  
1. CONTRACTOR RESPONSIBLE FOR COMPACTING TRENCH AFTER INSTALLING BARRIER.  
2. BARRIER TO BE LOCATED ALONG ALL CURBS AND WALKS WHERE SUCH CONDITION EXIST.  
3. SEE LANDSCAPE PLAN FOR LOCATION.

② ROOT BARRIER

SCALE: NTS

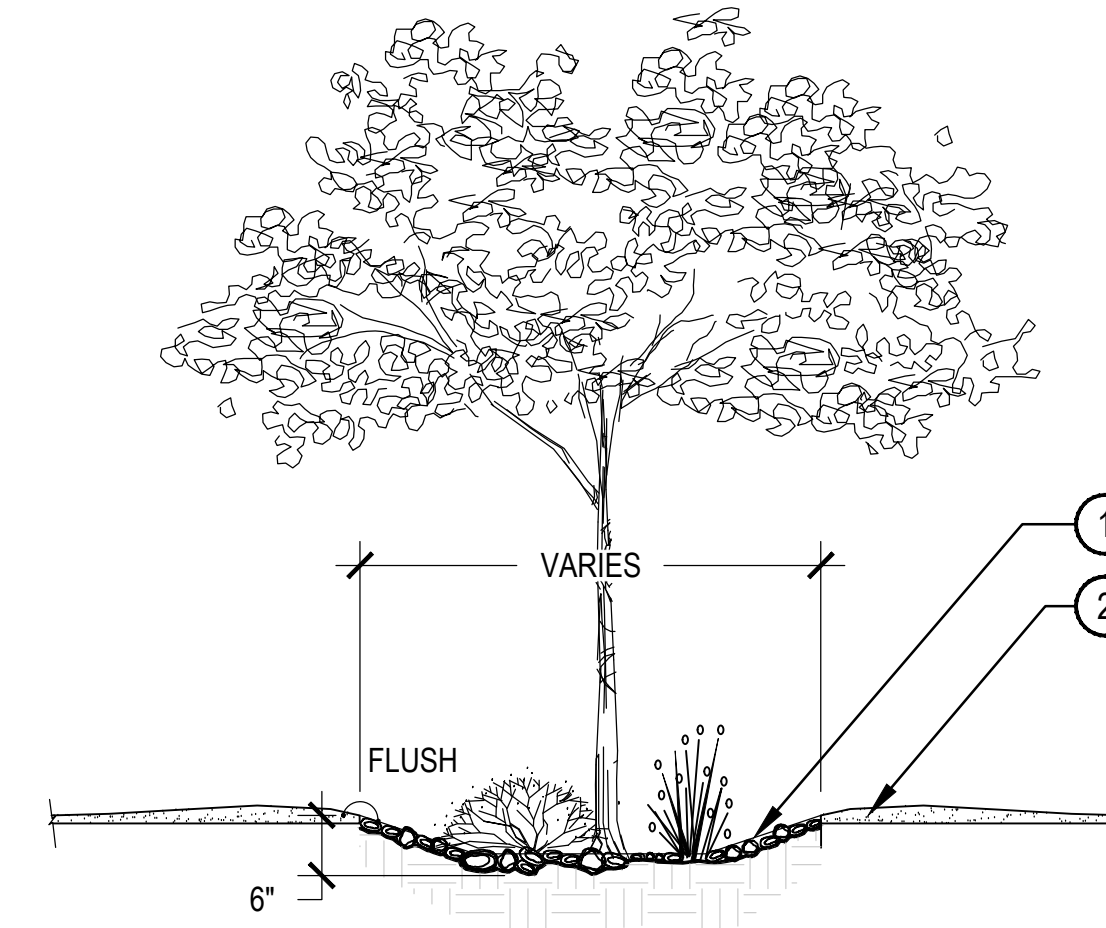


- ① 3" DEEP WELL. BLEND TO FINISHED GRADE
- ② BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
- ③ FINISH GRADE (TOP OF MULCH)
- ④ SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING

- NOTES:  
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED  
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER  
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER  
4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING

⑤ SHRUB + GROUNDCOVER PLANTING

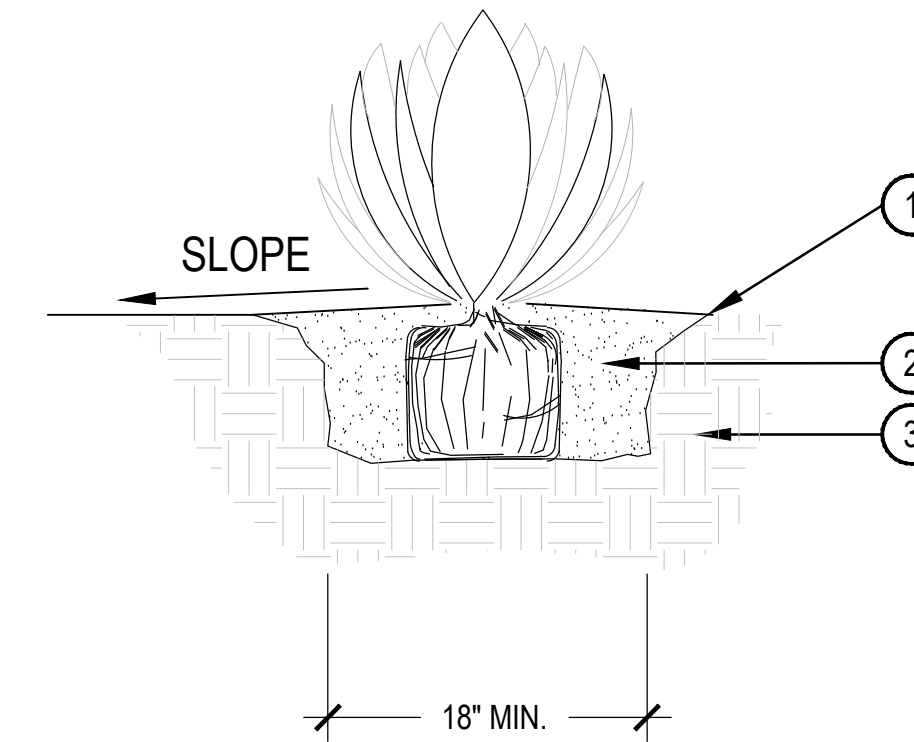
SCALE: 1-1/2" = 1'-0"



- NOTES:  
1. OVER EXCAVATE WATER HARVESTING SWALE SO THAT NO TRIPPING HAZARD EXISTS AT EDGE.  
2. RIP BOTTOM TO 6" DEPTH.

③ WATER HARVESTING BASIN

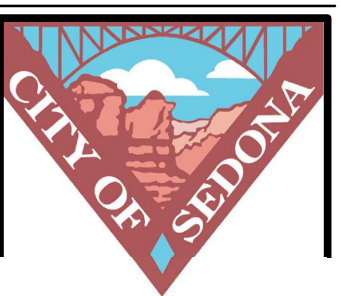
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- ① FINISH GRADE
  - ② BACKFILL NATIVE SOIL THOROUGHLY INCORPORATE 25LBS. SULFUR INTO BACKFIL SETTLE AND TAMP BACK BELOW ROOT SYSTEM
  - ③ UNDISTURBED SUBGR.
- NOTES:  
1. DO NOT CREATE BASIN OF ACCENT. SLOPE BACK AWAY FROM PLANT.  
2. USE DRY SITE SOIL ONL. NO MULCH

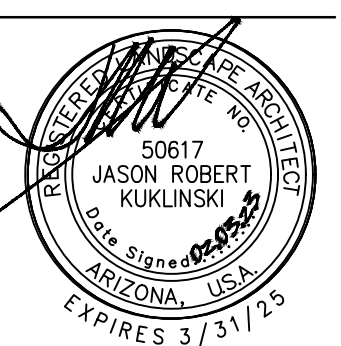
⑥ ACCENT/ SUCCULENT PLANTING

SCALE: NTS



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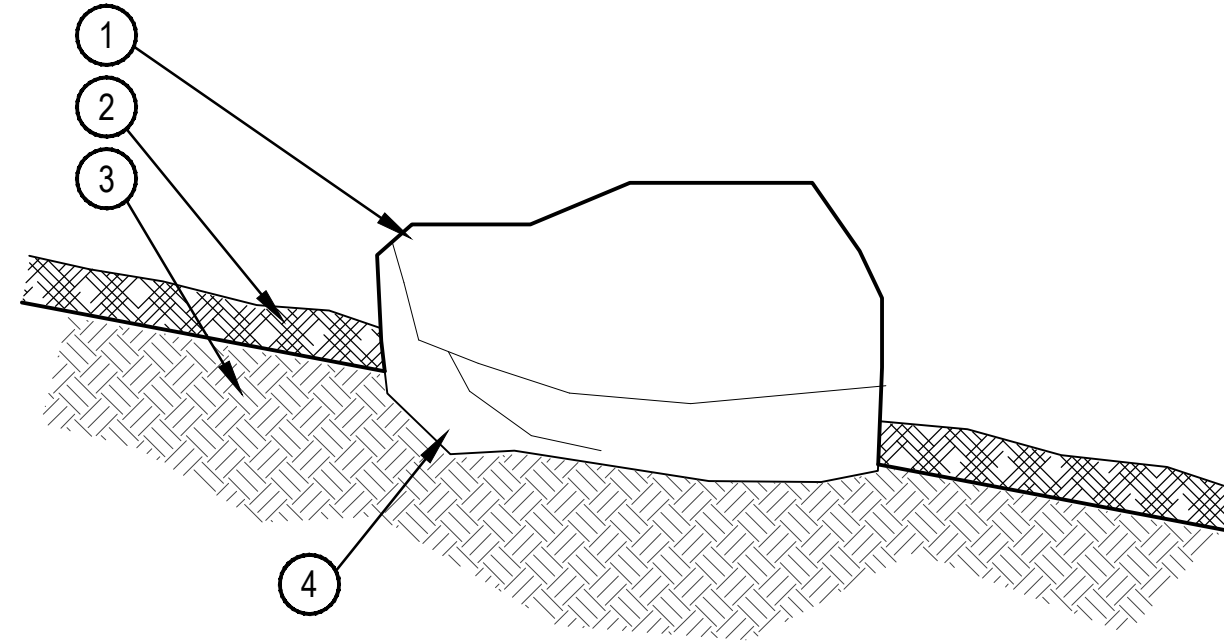
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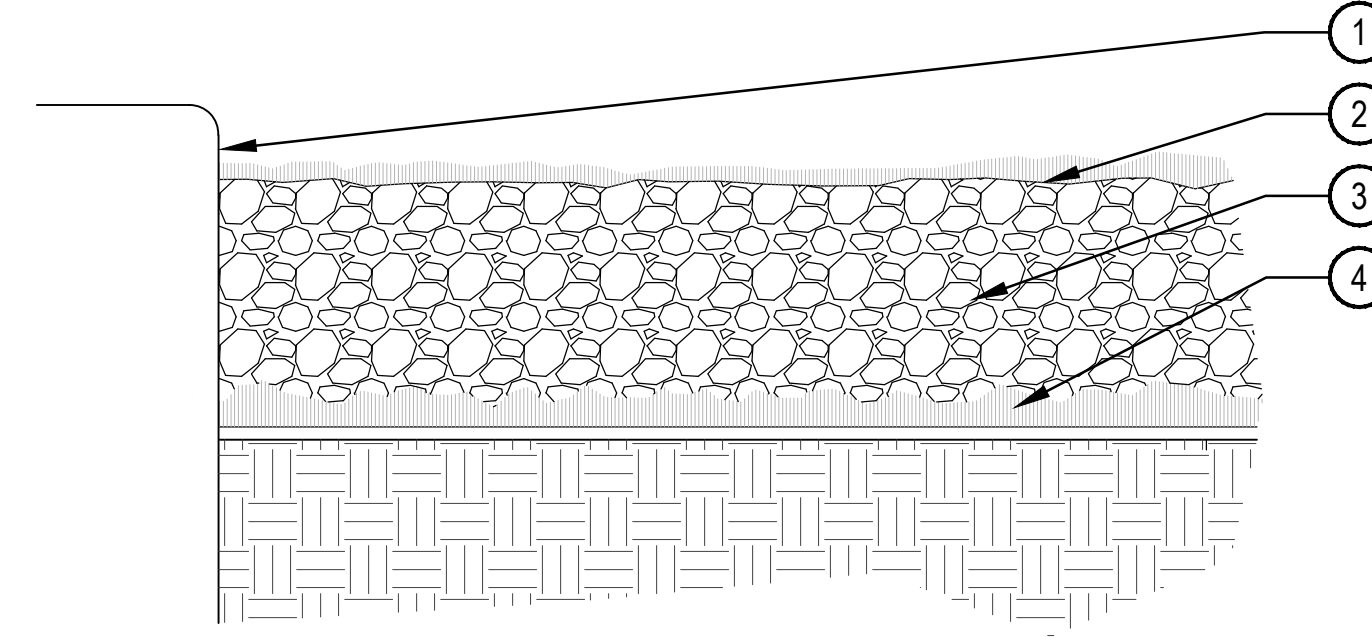
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LANDSCAPE  
DETAILS

Sheet Number  
LA-401



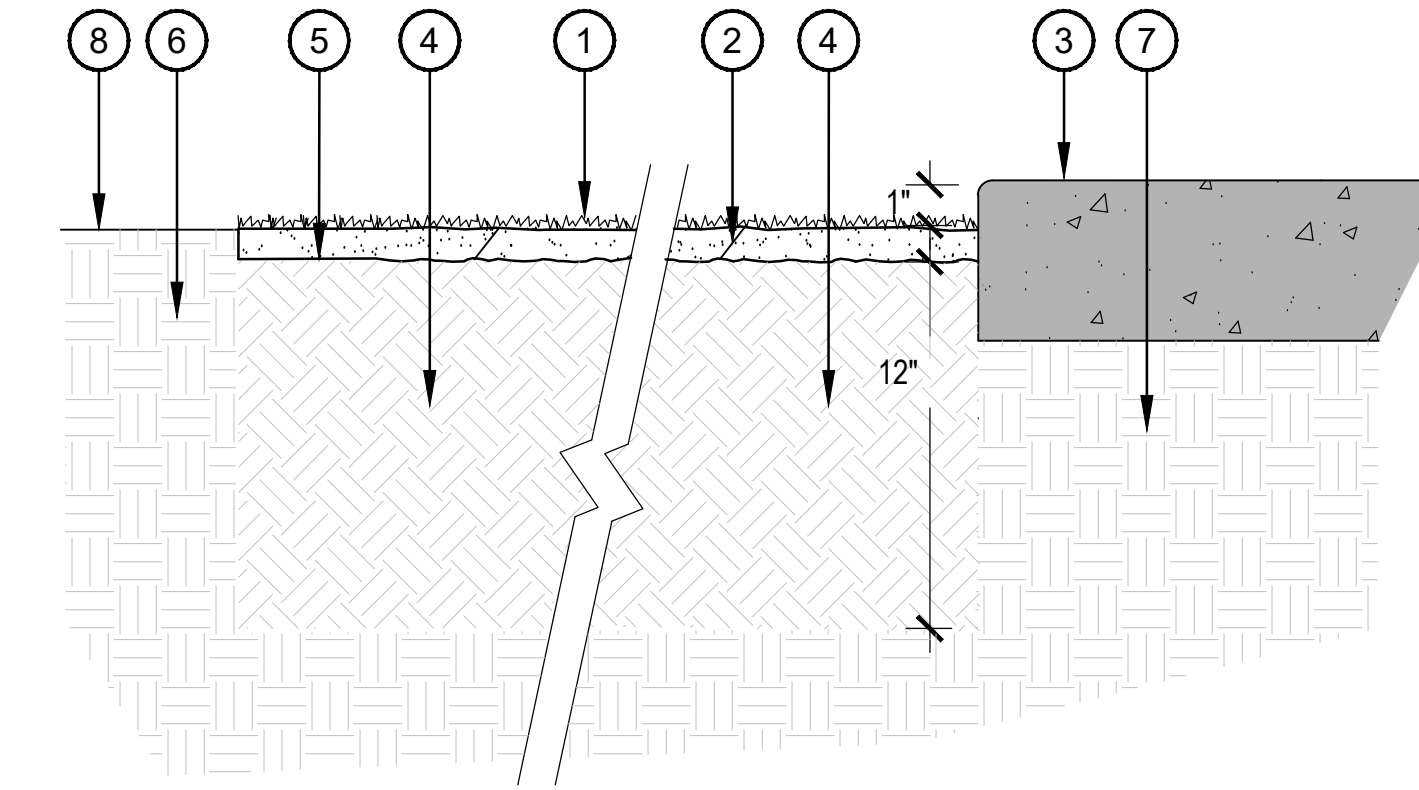


- 1 SURFACE SELECT BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY. BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
  - 2 TOPDRESS PER PLANS - SEE TOPDRESS SCHEDULE.
  - 3 AMENDED TOPSOIL
  - 4 PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE
- NOTES:  
1. REFER TO PLANS FOR LOCATIONS.



- 1 MIN. 1" REVEAL ON ALL PAVED SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
- 2 FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
- 3 DECOMPOSED GRANITE / DECORATIVE ROCK PER SCHEDULE
- 4 APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE

NOTE:  
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE



- 1 SOD REFER TO MATERIALS SCHEDULE
- 2 TIGHT BUTTED JOINTS. ALTERNATE SEAMS MINIMUM 24" BETWEEN ROLLS
- 3 ADJACENT PAVING OR CONCRETE HEADER PER PLANS AND SURFACING SCHEDULE
- 4 12" AMENDED SOIL, REFER TO SPECIFICATIONS FOR AMENDMENTS
- 5 RAKED SURFACE CLEAR OF ROCKS AND DEBRIS GI THAN 1". SLOPE PER G PLANS.
- 6 UNDISTURBED SOIL
- 7 COMPACTED SUBGRAI PAVING
- 8 FINISH GRADE IN LAND AREAS

NOTE:  
1. ROLL SOD WITH DRUM ROLLER AFTER PLACEMENT TO ENSURE PROPER SOIL CONTACT IS ACHIEVED.  
2. APPLY FERTILIZER AND SOIL AMENDMENTS PER SPECIFICATIONS.

1 BOULDER -FREE STANDING

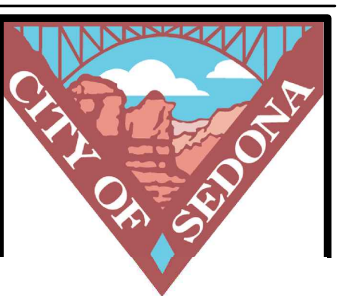
SCALE: 3/4" = 1'-0"

2 INERT GROUND COVER

SCALE: 1/2" = 1'-0"

3 SOD INSTALLATION

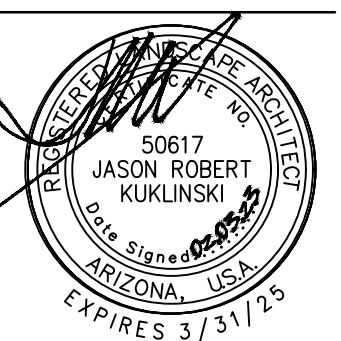
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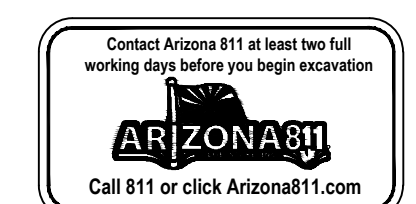
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100 CD IFC - R1: APR 21, 2023

Sheet Title  
LANDSCAPE  
DETAILS

Sheet Number

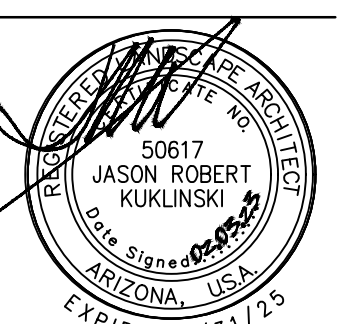
LA-402





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Sheet Title  
IRRIGATION NOTES

Sheet Number  
LA-500



**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
	IRRIGATION POINT OF CONNECTION	NA	1-1/2" Copper Stub Downstream of Domestic Water Meter (Provided By Others)	Refer to Civil Utility and Water Plans	
	BACKFLOW PREVENTER	FEBCO	2" Backflow Preventer (825YA)		LA-601/1
	EX. IRRIGATION METER	NA	2" Domestic Water Meter	Contractor to locate	
NOT SHOWN	SECURITY ENCLOSURE	VIT HOT BOX	Hot Box Enclosure (HB .75) 11"W X 22"H X 19"L with 30w, 120v, single phase heat trace cable	28"x20"x4" Concrete Pad Color: Green	LA-601/2
	IRRIGATION CONTROLLER	WEATHER TRAK	Two-Wire Controller (ET PRO3) Coordinate Model Number, Wiring Preference, Communication Type, and Additional Accessories With City of Sedona Parks Prior to Bid and Purchase.	Wall Mount Cabinet	LA-601/3
	MASTER VALVE & FLOW SENSOR	RAIN BIRD & WEATHER TRAK	(2) Carson Jumbo Valve Box (1220) 2" Bronze Ball Valve 2" Brass Master Valve (200-EFB-CP) Direct Wire to Controller 2" PVC Flow Sensor (FLOW HD) Direct Wire to Controller	.96- 138 GPM	LA-601/7
NOT SHOWN	TWO-WIRE DECODER	WEATHER TRAK	H2O Single Station Decoder (WT2W-H2O-SVD) (1) Per Valve	See Irrigation Notes 13 & 14 for Grounding	
	GATE VALVE	WATTS	Carson Round Valve Box (910) Bronze Gate Valve (WGV)	Size per line size Threaded ends	LA-602/1
	MANUAL DRAIN VALVE	WATTS	Carson Round Valve Box (910) 1" Bronze Gate Valve (WGV)		LA-602/2
	QUICK COUPLER	RAIN BIRD	Carson Round Valve Box (910) 1" Coupler (44-LRC)		LA-602/5
	VALVE ASSEMBLY TURF	RAIN BIRD	Carson Jumbo Valve Box (1220) 1-1/2" Brass 1/4 Turn Ball Valve 1-1/2" Control Valve (100-EFB-CP) H2O Single Station Decoder		LA-602/3
	VALVE ASSEMBLY DRIP	RAIN BIRD	Carson Super Jumbo Valve Box (1324) 1" Brass 1/4 Turn Ball Valve 1" Control Valve (100-EFB-CP) 3/4" Pressure Regulating Filter (PRF-075) H2O Single Station Decoder		LA-602/4
	TURF ROTOR	HUNTER	I-20-04-SS 2.5 Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	0.35"/hr precip rate @ 45 psi. Full circle body for center heads. Use 1" Pre-Manufactured Swing Joints	LA-602/6
	NATIVE SEED ROTARY	HUNTER	MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" Pop-Up With Check Valve, Pressure Regulated to 40 PSI, MP Rotator Nozzle. K=Black Adj Arc 90°-210°, G=Green Adj Arc 210°-270°, R=Red 360° Arc on PRS40 Body	0.4"/hr precip rate @ 40 psi. Full circle body for center heads.	LA-602/7
	SLEEVE	NA	Class 200 PVC Solvent Weld Joints	See Sleeving Notes	LA-601/5
	PVC MAINLINE	NA	2" Class 200 BE PVC. No 90 degree ells on mainline.	Unless otherwise noted on the plan	LA-601/6
	PVC TURF LATERAL	NA	1" Class 200 PVC	Unless otherwise noted on the plan	LA-601/6
	PVC LATERAL	NA	3/4" Class 200 PVC		LA-601/6
	FLUSH END CAP	NA	Carson 910 Round Valve Box PVC Hose End Flush Cap		LA-603/3
VALVE CALLOUTS		EMITTER SCHEDULE			
		PLANT TYPE	EMITTER RATE	# IN MULCH	# IN NATIVE AREAS
		1 GAL PLANTS	0.5 GPH	ONE EACH	ONE EACH
		5 GAL PLANTS	0.5 GPH	TWO EACH	TWO EACH
		DECIDUOUS TREES	1.0 GPH	SIX EACH	EIGHT EACH
EMITTER NOTES					
1. ALL SHRUBS AND TREES SHALL BE IRRIGATED W/ RAIN BIRD XBT SERIES PRESSURE COMPENSATING EMITTERS WITH 1/2" THREADED CONNECTION. 2. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH. 3. RAIN BIRD DBC-025 DIFFUSER BUG CAP ON ALL 1/4" DISTRIBUTION TUBING.					

**IRRIGATION POINT OF CONNECTION AND EQUIPMENT NOTES**

- POINT OF CONNECTION: THERE IS ONE POINT OF CONNECTION ON THIS PROJECT. THE IRRIGATION POINT OF CONNECTION IS LOCATED ON THE EAST SIDE OF BREWER ROAD, SOUTH OF THE MAIN ENTRANCE. THE IRRIGATION CONTRACTOR SHALL LOCATE AND CONNECT TO THE 1-1/2" COPPER STUB (PROVIDED BY OTHERS) DOWNSTREAM OF THE 1-1/2" DOMESTIC WATER METER (PROVIDED BY OTHERS) WITH 1-1/2" TYPE K COPPER AND EXTEND AT A DEPTH OF 48" OR PER LOCAL CODES, WHICHEVER IS GREATER TO BACKFLOW PREVENTER ASSEMBLY. INSTALL ONE GATE VALVE UPSTREAM OF THE BACKFLOW PREVENTER, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER IN A HEATED SECURITY ENCLOSURE WITH A FROST BLANKET, ONE 1" QUICK COUPLER, TRANSITION TO 1-1/2" CLASS 200 PVC AND EXTEND TO MASTER VALVE/FLOW SENSOR ASSEMBLY. TRANSITION TO 2" CLASS 200 PVC AND EXTEND TO CONTROL VALVES AS SHOWN. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR SHALL COORDINATE POWER TO THE HOTBOX WITH ELECTRICAL CONTRACTOR.
- STATIC PRESSURE: **THE SYSTEM IS DESIGNED FOR A MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF 70 PSI AND A MAXIMUM FLOW OF 30 GPM.** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE IRRIGATION SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY WHEN NECESSARY DUE TO INCREASED PLANT WATER REQUIREMENTS AND/OR DECREASED AVAILABLE WATERING TIMES, SUCH AS WATERING RESTRICTIONS.
- FLOW SENSOR: THE WEATHERTRAK FLOWHD FLOW SENSOR REQUIRES A MINIMUM FLOW OF .96 GPM FOR PROPER FUNCTION. MULTIPLE DRIP ZONES MAY BE REQUIRED TO RUN AT THE SAME TIME TO ACHIEVE THE FLOW SENSOR'S MINIMUM FLOW REQUIREMENT. **MAXIMUM FLOW NOT TO EXCEED 30 GPM.**
- CONTROLLER LOCATIONS: THE WEATHERTRAK ET-PRO3 DECODER CONTROLLER IS LOCATED ON THE SOUTH WALL OF THE RESTROOM BUILDING ADJACENT TO THE POINT OF CONNECTION AS INDICATED ON THE PLANS. PROVIDE DIRECT CONNECTION TO 120 VOLT POWER THROUGH UL LISTED FUSED SERVICE. ALL NECESSARY CONDUIT AND ALL RELATED EQUIPMENT SHALL CONFORM TO LOCAL AND NATIONAL CODES. CONTRACTOR IS RESPONSIBLE FOR FOR ALL COSTS FOR SUPPLYING THE ELECTRICAL CONNECTION TO THE CONTROLLER. REFER TO ELECTRICAL PLANS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION REGARDING ELECTRICAL SERVICE FOR THE CONTROLLER. THE CONTROLLER MODEL, WIRING PREFERENCE (CONVENTIONAL VS. TWO-WIRE), COMMUNICATION METHODS, ANTENNAS, AND OTHER ACCESSORIES ARE TO BE COORDINATED WITH CITY OF SEDONA PARKS DEPARTMENT PRIOR TO BIDDING OR PURCHASE.
- SENSOR LOCATION: RAIN BIRD WR2 SENSOR SHALL BE WALL MOUNTED IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 800' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR BESIDE THE IRRIGATION CONTROLLER.
- COMMUNICATION: THIS CONTROLLER UTILIZES TWO-WIRE PATH WIRE AND DECODERS AT VALVES. MASTER VALVE AND FLOW SENSOR ARE TO BE DIRECT WIRE TO THE CONTROLLER BOARD. THE CONTROLLER IS CAPABLE OF PROGRAMMING UP TO 96 VALVES AND OPERATE 8 SIMULTANEOUSLY (INCLUDING MASTER VALVE) ON UP TO 5 INDEPENDENT PROGRAMS. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE CITY OF SEDONA PARKS DEPARTMENT PRIOR TO ORDERING CONTROLLERS FOR COMMUNICATION AND CONNECTIVITY OPTIONS.
  - IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A CENTRAL CONTROL SOFTWARE SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CITY OF SEDONA PARKS DEPARTMENT PRIOR TO ORDERING CONTROLLERS FOR COMMUNICATION AND CONNECTIVITY OPTIONS.
- EQUIPMENT LOCATION: FINAL BACKFLOW PREVENTERS, IRRIGATION CONTROLLERS, SENSOR LOCATIONS AND SENSOR MOUNTING SYSTEMS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE REQUIRED ELECTRICAL CONNECTIONS PRIOR TO START OF WORK.

**SLEEVEING COORDINATION NOTES**

- INSTALLATION OF IRRIGATION SLEEVEING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.** SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- SLEEVEING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVEING.
 

SLEEVED PIPE SIZE/WIRE QTY.	REQUIRED SLEEVE SIZE AND QTY.
3/4"-1" PIPING	2" PVC (1)
1/2"-1 1/2" PIPING	3" PVC (1)
1-50 CONTROL WIRES	2" PVC (1)

**EXISTING TREE NOTES**

- ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL EXISTING TREES SHALL BE DONE BY HAND OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
- EXCAVATION, IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND. ROOTS 2 INCHES OR LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OF CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
- WHERE A TRENCHING MACHINE IS OPERATED CLOSE TO TREES HAVING ROOTS SMALLER THAN 2 INCHES IN DIAMETER, WALL OF TRENCH ADJACENT TO TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH ROOTS.
- TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, SIDE OF TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS.

**IRRIGATION GENERAL NOTES**

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR TESTING OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK THE IRRIGATION CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, ROTORS, ROTARY SPRAYS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
- ALL VALVE BOXES AND LIDS SHALL BE PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL PER THE CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS.
- ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE.
- GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT [www.asic.org/Design\\_Guides.aspx](http://www.asic.org/Design_Guides.aspx). FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT HYDROPOINT CUSTOMER SUPPORT AT (800) 362-8774.
- THE CONTROLLER REQUIRES EACH STATION/CONTROL VALVE TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS PER VALVE, SURGE SUPPRESSION AND GROUNDING.
 

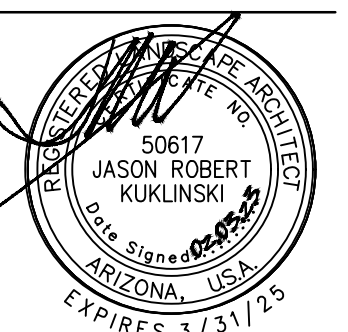
QTY. OF STATIONS (VALVES) PER MANIFOLD	REQUIRED DECODER
1 STATION	WT2W-H2O-SVD
- CONTROLLER TWO-WIRE PATH SHALL BE 14GA MIN. UL APPROVED TWISTED WIRE IN HIGH DENSITY POLYETHYLENE SHEATH. CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- CONTRACTOR SHALL EXTEND SPARE TWO-WIRE PATH AT THE END OF ALL MAINLINE BRANCHES. COIL 30" LENGTH MIN. OF SPARE WIRES IN A 10" ROUND VALVE BOX.
- CONTRACTOR SHALL INSTALL TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL INCLUDING PERENNIAL BEDS.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF THE MAINLINE, DRIP IRRIGATION LINES, CONTROL VALVES, GATE VALVES, ETC. AND SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LAYOUT DRIP LATERALS PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. STAKE 3/4" DRIP TUBING IN PLACE AT 12" DEPTH AND BURY. INSTALL HOSE END FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
- TREES, SHRUBS AND GROUND COVER SHALL BE IRRIGATED BY PRESSURE REGULATING SINGLE OUTLET EMITTERS. SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVER SPRAY ONTO PAVING OR HARD SURFACES.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE THREE DAYS PER WEEK BETWEEN THE HOURS OF 6 PM AND 10 AM (48 HRS TOTAL) PER MUNICIPALITY REQUIREMENTS. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A 21 DAY PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
 

BLENDDED SOD TURF	1.50" PER WEEK PEAK SEASON
- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15 AND END ON OCTOBER 15 TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
  - CHECK HEADS FOR COVERAGE AND LEAKAGE.
  - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
  - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
  - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
  - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
  - WINERIZATION BY COMPRESSED AIR AT THE END OF SEASON.
  - SPRING START UP PROCEDURES.



**RANGER STATION PARK**  
 100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
 SEDONA, ARIZONA

Client:  
 CITY OF SEDONA  
 102 ROADRUNNER DRIVE  
 SEDONA, ARIZONA 86336



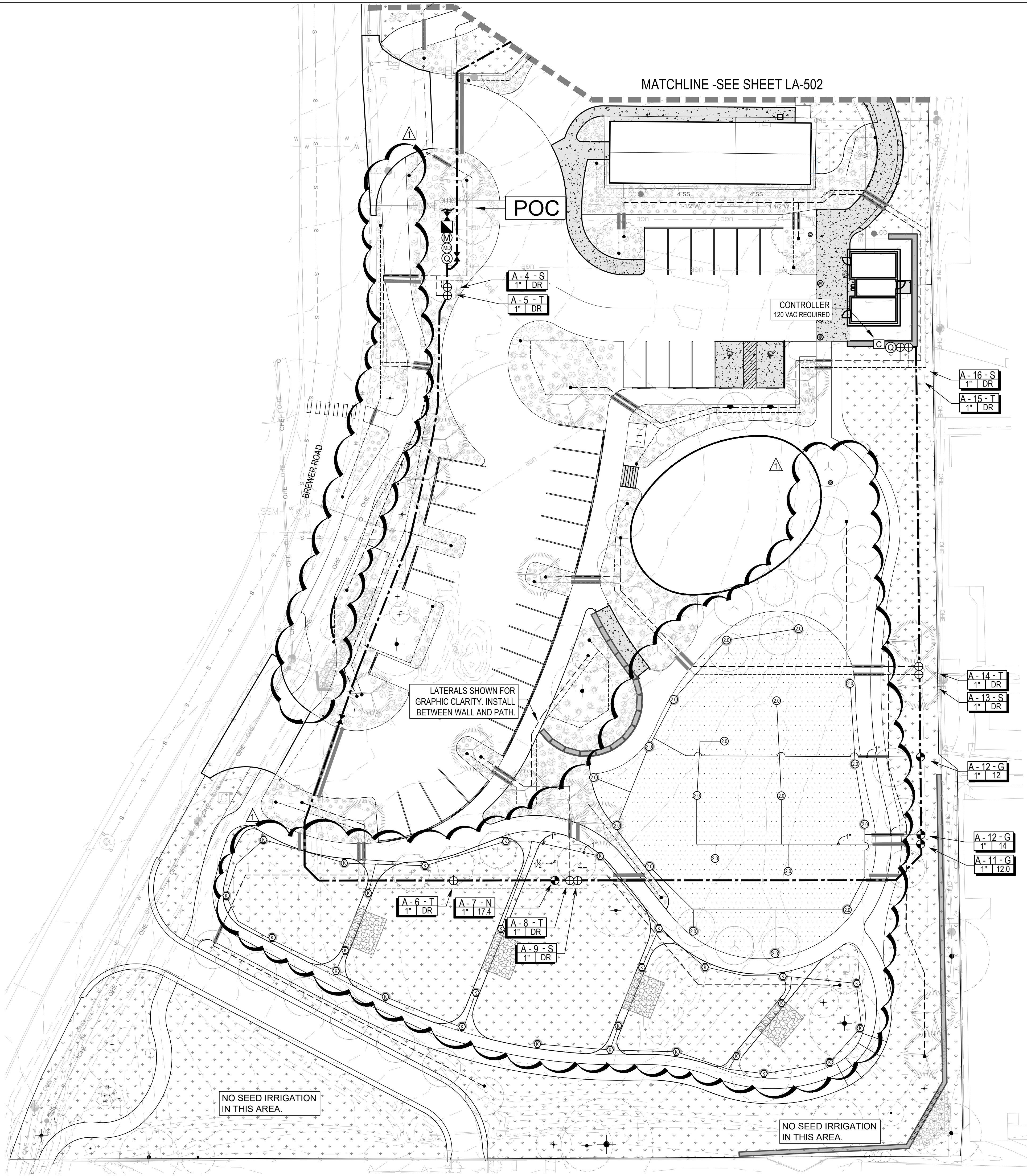
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 100 CD IFC: FEB 3, 2023

Revision Date  
 100 CD IFC - R1: APR 21, 2023

Sheet Title  
 IRRIGATION PLAN

Sheet Number  
 LA-501

MATCHLINE - SEE SHEET LA-502



**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	DETAIL
POC	IRRIGATION POINT OF CONNECTION	
■	BACKFLOW PREVENTER	LA-601/1
M	EX. IRRIGATION METER	
NOT SHOWN	SECURITY ENCLOSURE	LA-601/2
C	IRRIGATION CONTROLLER	LA-601/3
M	MASTER VALVE & FLOW SENSOR	LA-601/7
NOT SHOWN	TWO-WIRE DECODER	
X	GATE VALVE	LA-602/1
M	MANUAL DRAIN VALVE	LA-602/2
⊙	QUICK COUPLER	LA-602/5
⊕	VALVE ASSEMBLY TURF	LA-602/3
⊕	VALVE ASSEMBLY DRIP	LA-602/4
⊕	TURF ROTOR 31' - 35'	LA-602/6
⊕	NATIVE SEED ROTARY	LA-602/7
—	SLEEVING	LA-601/5
- - -	PVC MAINLINE	LA-601/6
—	PVC TURF LATERAL	LA-601/6
—	PVC LATERAL	LA-601/6
TREE	PVC LATERAL	LA-601/6
SHRUB	PVC LATERAL	LA-601/6
●	FLUSH END CAP	LA-603/4

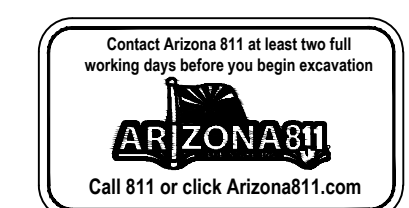
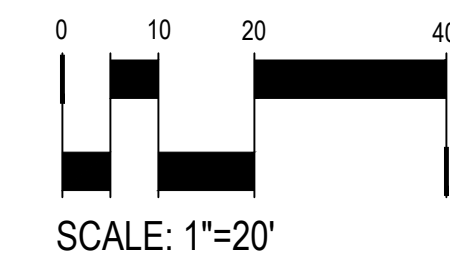
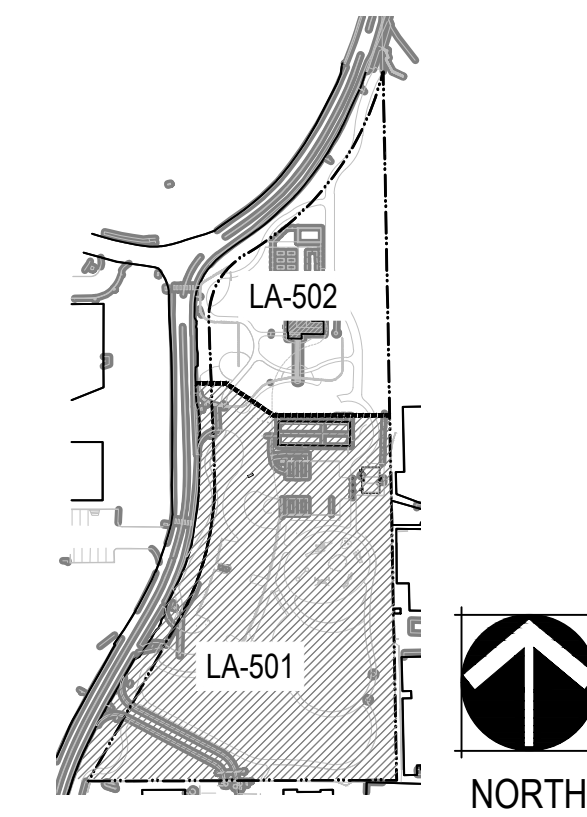
  

**VALVE CALLOUTS**

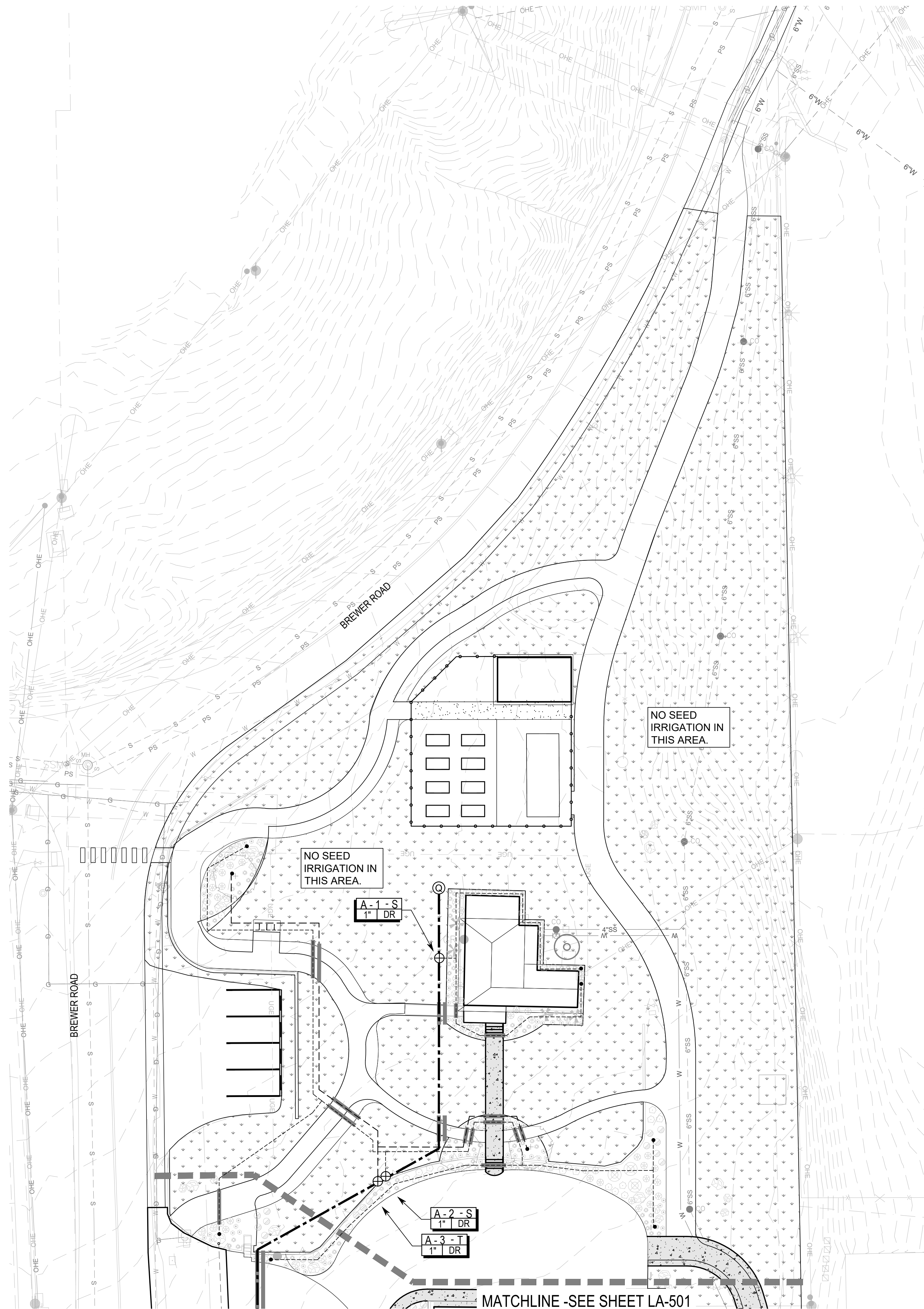
Valve/Station Number  
 Zone Designation:  
 T (Trees), S (Shrubs),  
 G (Turf),  
 N (Native Seed)  
 H (Garden Spigot)

Valve Flow: (GPM)  
 Valve Size

**KEY MAP**



DRAWN BY: CEH, HL

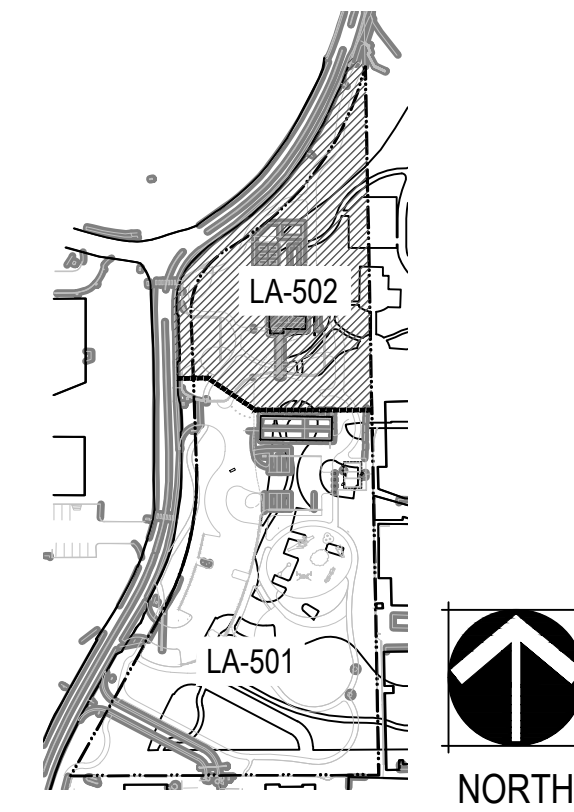


MATCHLINE - SEE SHEET LA-501

IRRIGATION SCHEDULE

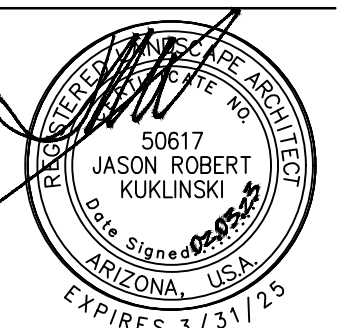
SYMBOL	DESCRIPTION	DETAIL
[POC]	IRRIGATION POINT OF CONNECTION	
[Square with diagonal line]	BACKFLOW PREVENTER	LA-601/1
[M]	EX. IRRIGATION METER	
[NOT SHOWN]	SECURITY ENCLOSURE	LA-601/2
[C]	IRRIGATION CONTROLLER	LA-601/3
[M]	MASTER VALVE & FLOW SENSOR	LA-601/7
[NOT SHOWN]	TWO-WIRE DECODER	
[X]	GATE VALVE	LA-602/1
[M]	MANUAL DRAIN VALVE	LA-602/2
[C]	QUICK COUPLER	LA-602/5
[Circle with cross]	VALVE ASSEMBLY TURF	LA-602/3
[Circle with cross]	VALVE ASSEMBLY DRIP	LA-602/4
[Circle with 15, 20, 25]	TURF ROTOR 31' - 35'	LA-602/6
[Circle with 15, 20, 25]	NATIVE SEED ROTARY	LA-602/7
[Line]	SLEEVING	LA-601/5
[Dashed line]	PVC MAINLINE	LA-601/6
[Line]	PVC TURF LATERAL	LA-601/6
[Line]	PVC LATERAL	LA-601/6
[Line]	FLUSH END CAP	LA-603/4
VALVE CALLOUTS		
[X-X]	Valve/Station Number	
[X-S]	Zone Designation: T (Trees), S (Shrubs), G (Turf), N (Native Seed), H (Garden Spigot)	
[X]	Valve Flow: (GPM)	
[XX]	Valve Size	

KEY MAP



**RANGER STATION PARK**  
 100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
 SEDONA, ARIZONA

Client:  
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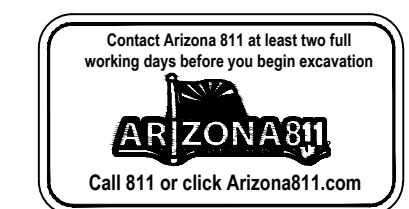
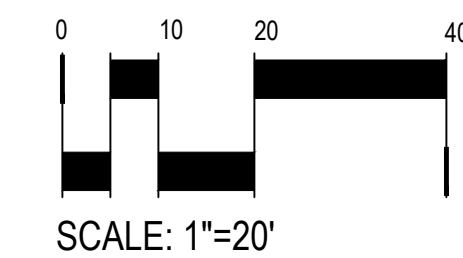


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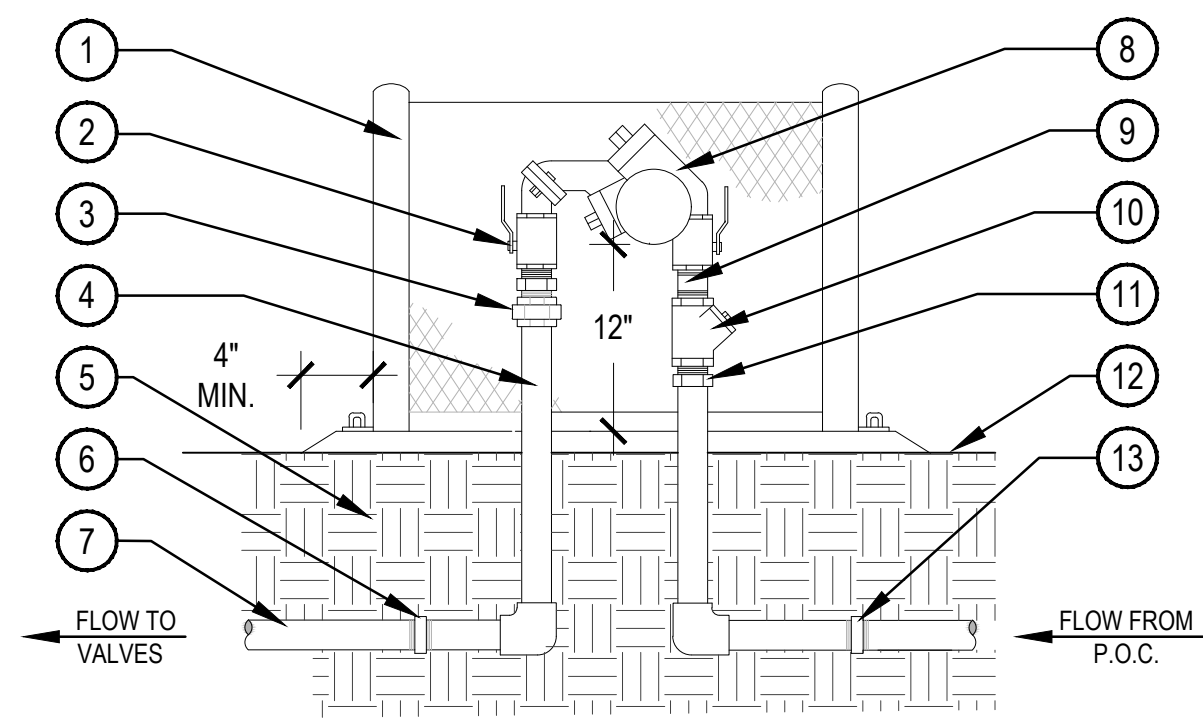
Revision Date  
 100 CD IFC - R1: APR 21, 2023

Sheet Title  
 IRRIGATION PLAN

Sheet Number  
 LA-502

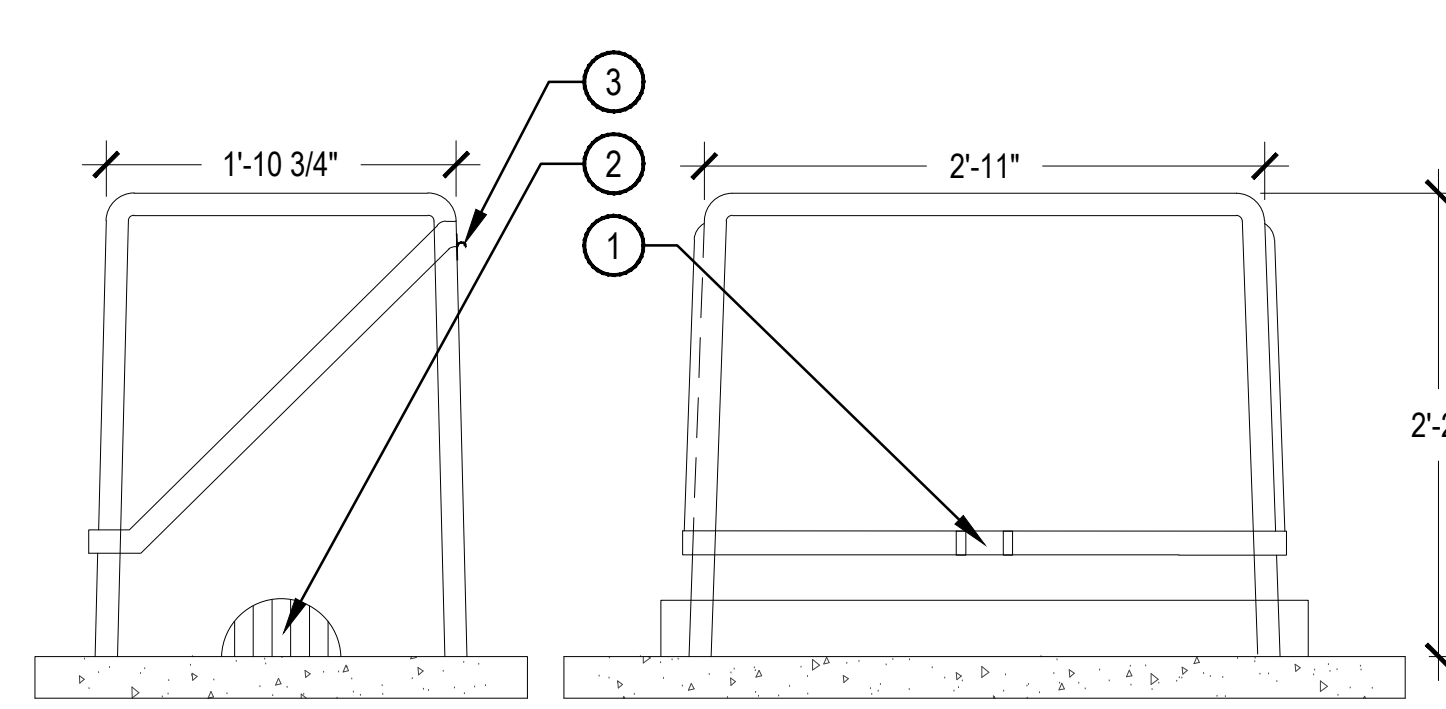






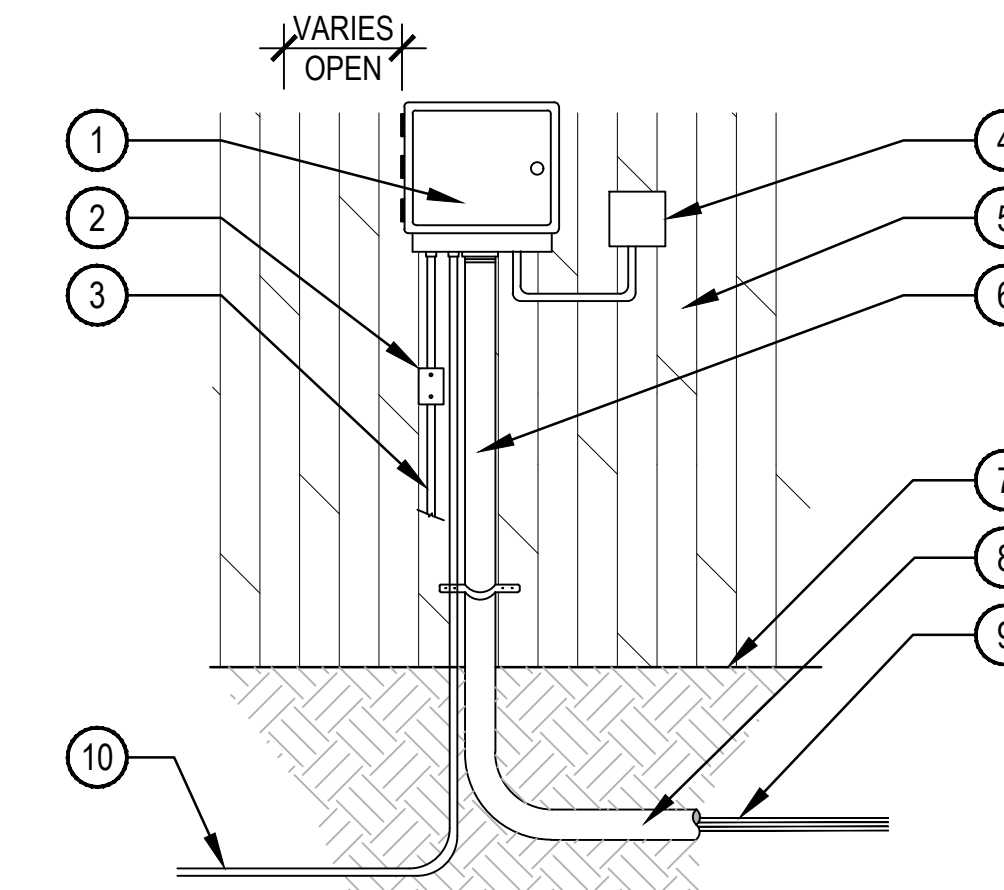
- 1 BACKFLOW ENCLOSURE # GS-1
- 2 BALL VALVE
- 3 BRASS UNION
- 4 TYPE K COPPER PIPE
- 5 COMPACTED SUBGRADE
- 6 PVC ADAPTOR 30" BEYOND UNIT
- 7 PVC MAINLINE
- 8 REDUCED PRESSURE BACKFLOW PREVENTER WITH BALL VALVES
- 9 BRASS NIPPLE
- 10 BRASS WYE STRAINER (100 MESH)
- 11 COPPER ADAPTER
- 12 FINISH GRADE
- 13 PVC ADAPTOR 30" BEYOND UNIT

NOTE:  
 1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.  
 2. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.  
 3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.  
 4. PROVIDE THRUST BLACKS FOR LINES 2-1/12" OR LARGER.



- 1 CONTINUOUS HINGE LOCATION
- 2 DRAIN PORT (1 CENTERED EACH END)
- 3 LOCKING HASP

NOTE:  
 1. INSTALL HOTBOX FIBERGLASS FLIP TOP ENCLOSURE MODEL HB1.5 PER MANUFACTURER'S SPECIFICATIONS.  
 2. ALL BRACKETS AND CONCRETE ANCHORS ARE SUPPLIED WITH THE ENCLOSURE.  
 3. PRODUCT AVAILABLE FROM HUBBELL, 924 LANE AVE. JACKSONVILLE, FL 322540 PHONE: 904-786-0204  
 4. PROVIDE KEYED PADLOCK, MASTER LOCK MODEL #957 W/ (2) TWO KEYS FOR LOCKING SECURITY ENCLOSURE. INCLUDE FROSTGUARD FG-3

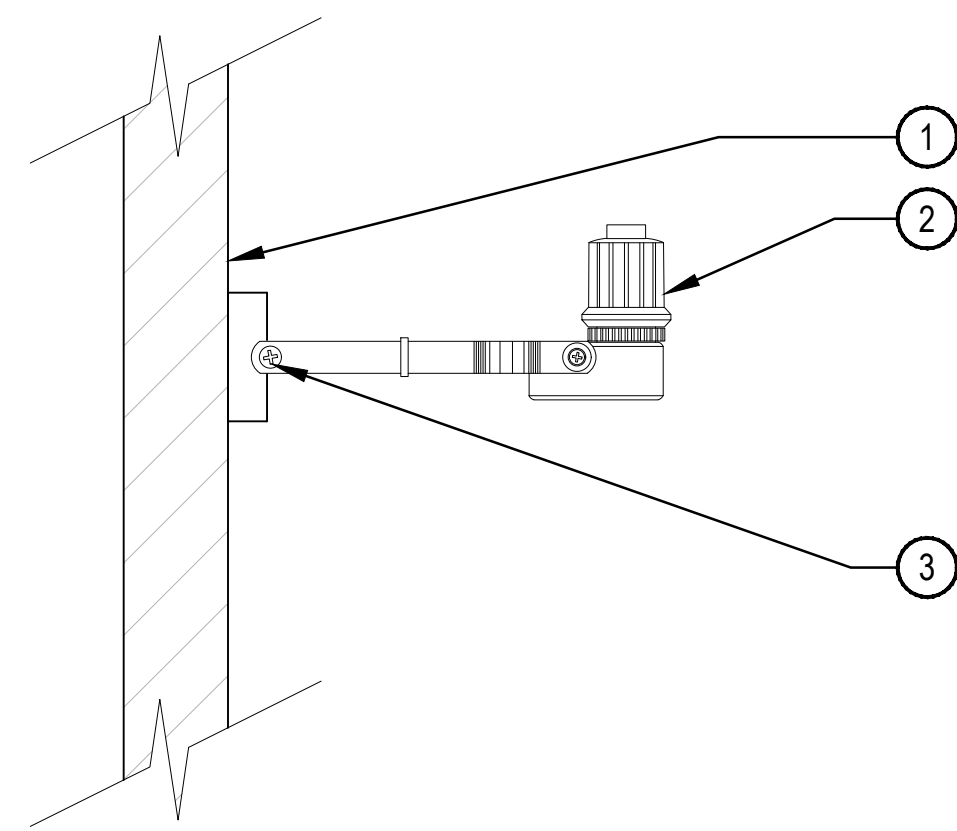


- 1 CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
- 2 DISCONNECT SWITCH
- 3 120 POWER SOURCE IN STEEL CONDUIT
- 4 WIRELESS SENSOR RECEIVER
- 5 BUILDING EXTERIOR WALL
- 6 RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
- 7 FINISH GRADE
- 8 CONDUIT TO EXTEND 5' BEYOND WALL
- 9 UF DIRECT BURIAL WIRE CONTROL VALVES
- 10 UF DIRECT BURIAL WIRE GROUNDING PER ASIC GUIDELINES

NOTE:  
 1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.  
 2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.  
 3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.  
 4. PROVIDE LOCK FOR ENCLOSURE.

### 1 BACKFLOW PREVENTER

SCALE: NTS

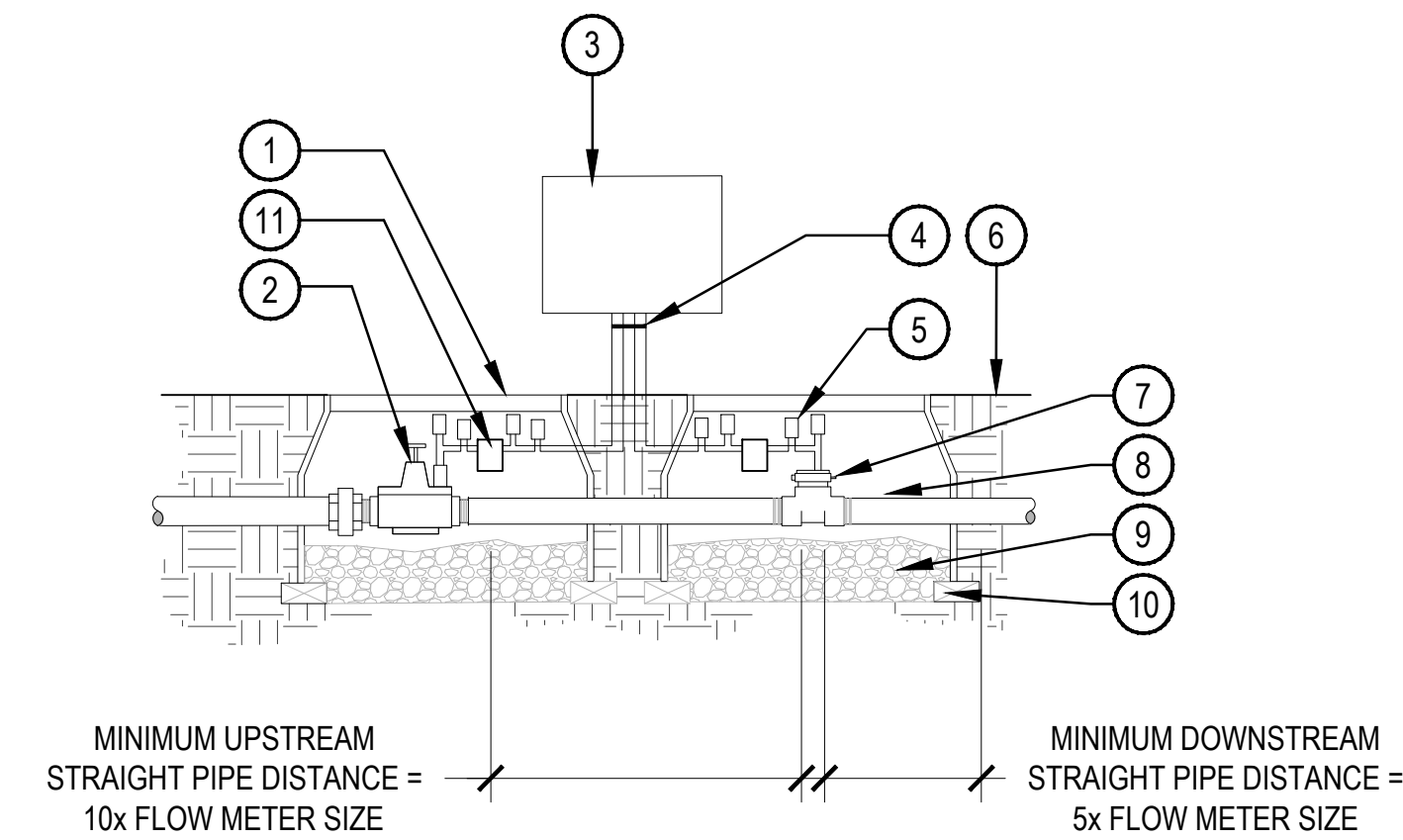


- 1 SUITABLE FASCIA, WALL, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL.
- 2 WIRELESS RAIN SENSOR. LOCATE WITHIN 500' OF THE CONTROLLER.
- 3 MOUNT SENSOR PER MANUFACTURER'S SPECIFICATIONS.

NOTE:  
 1. INSTALL WR-2 PER MANUFACTURER'S SPECIFICATIONS.  
 2. MOUNT SENSOR'S RECEIVER ADJACENT TO IRRIGATION CONTROLLER.  
 3. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNERS REPRESENTATIVE.

### 4 WIRELESS RAIN SENSOR

SCALE: NTS



- 1 PLASTIC LOCKING VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 2 MASTER VALVE PER SCHEDULE
- 3 CONTROLLER
- 4 WIRE HARNESS PER MANUFACTURER SPECIFICATION
- 5 WATERPROOF ELECTRICAL CONNECTIONS. PER MANUFACTURER SPECIFICATION
- 6 FINISH GRADE
- 7 FLOW METER PER SCHEDULE
- 8 SCH. 80 UNION (TYP)
- 9 3/4" GRAVEL SUMP 8" DEPTH
- 10 BRICK SUPPORTS 2 MIN.
- 11 (2) SENSOR DECODER AT MASTER VALVE AND FLOW SENSOR

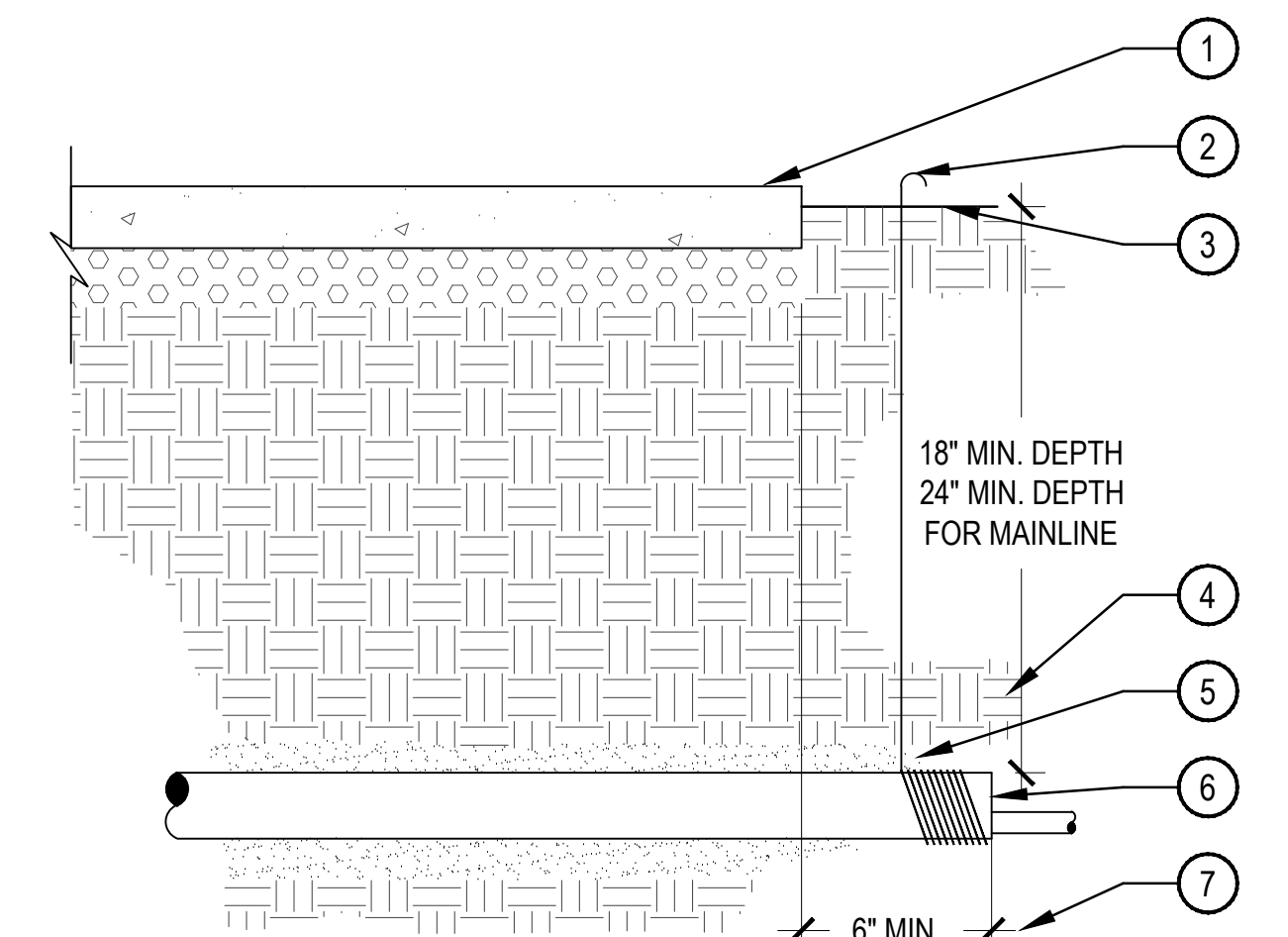
NOTE:  
 1. INSTALL SENSOR AND MASTER VALVE DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING

### 7 MASTER VALVE / FLOW SENSOR INSTALLATION

SCALE: NTS

### 2 HOTBOX FLIP TOP ENCLOSURE

SCALE: NTS

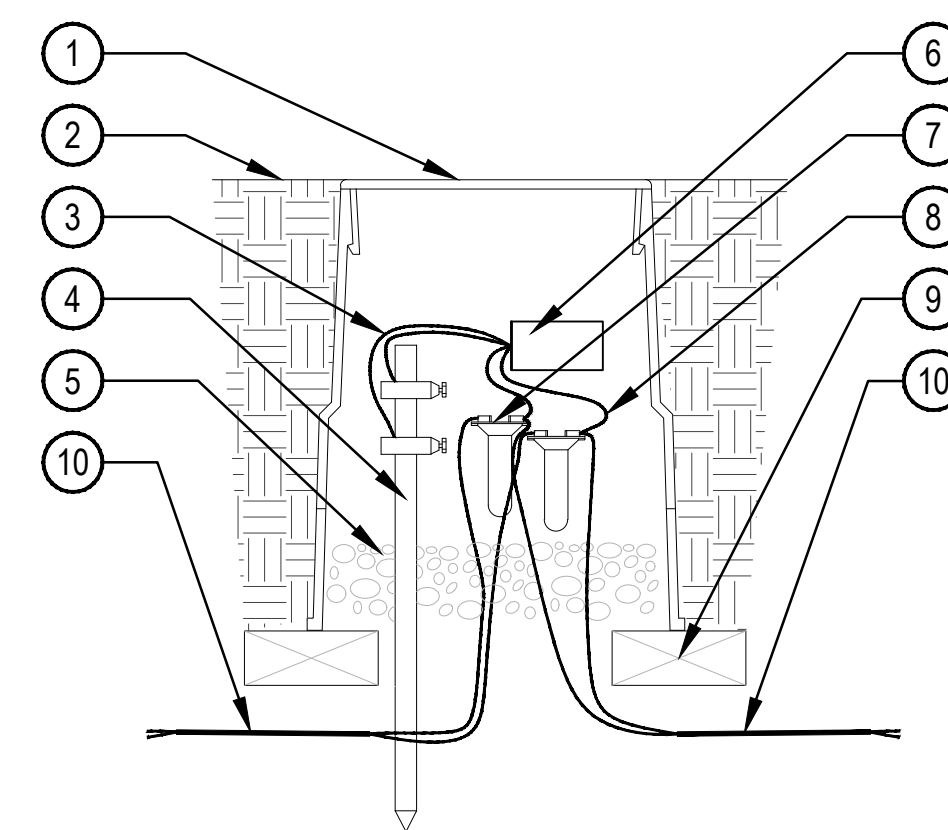


- 1 PAVING
- 2 WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE.
- 3 FINISH GRADE / TOP OF DG.
- 4 COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
- 5 WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
- 6 PVC SLEEVE PER SCHEDULE. TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
- 7 EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:  
 1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.  
 2. CAP SLEEVES UNTIL USE.  
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.  
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.  
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

### 5 IRRIGATION SLEEVE

SCALE: NTS



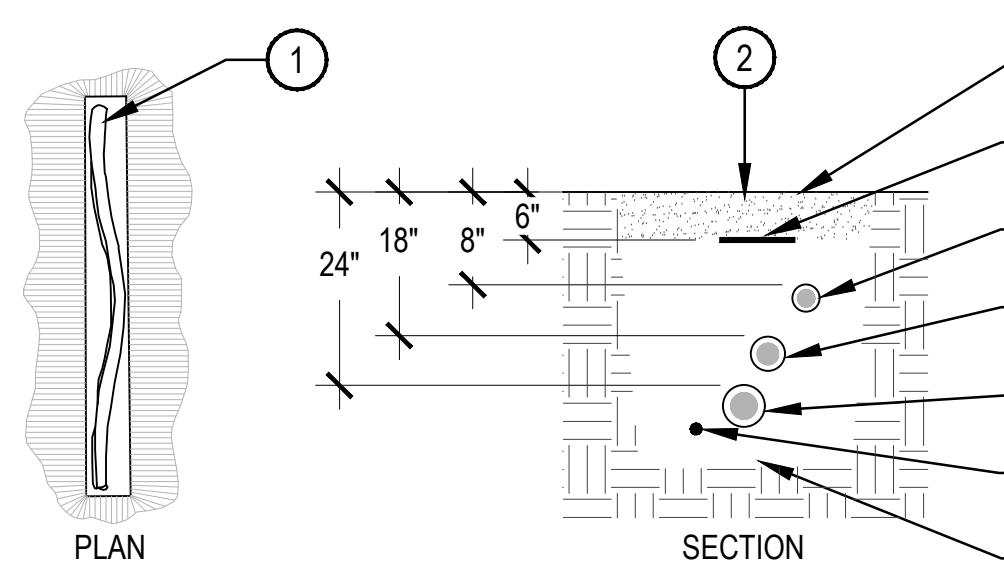
- 1 VALVE BOX WITH COVER: PER SCH.
- 2 FINISH GRADE OR TOP OF MULCH
- 3 GREEN/YELLOW WIRE FROM SURGE PROTECTION TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- 4 GROUNDING ROD: 10 OHMS OR LESS
- 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 LINE SURGE PROTECTOR
- 7 DB SERIES WIRE CONNECTOR: (1 OF 2)
- 8 BLUE WIRE FROM SURGE PROTECTION TO DB SERIES WIRE CONNECTOR
- 9 BRICK (1 OF 2)
- 10 TWO-WIRE CABLE/ COMMUNICATION WIRE TO NEXT DEVICE (DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR CONTROLLER)

NOTE:  
 1. SURGE PROTECTION SHALL BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH AND AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION).

### 8 LINE SURGE PROTECTION

SCALE: NTS

### 3 CONTROLLER WALL MOUNT EXTERIOR



- 1 PVC PIPE IN TRENCH
- 2 EXCAVATED COVER MAT (SEE NOTES)
- 3 FINISH GRADE
- 4 INDICATOR TAPE
- 5 POLYETHYLENE AND/OR DRIP LATERAL DRIP LATTI MIN. COVERAGE, 24" MIN COVERAGE BELOW PEDI WALKS.)
- 6 PVC TURF LATERAL
- 7 PVC IRRIGATION MAINLINE
- 8 VALVE WIRING
- 9 BEDDING MATERIAL (SEE

NOTE:  
 1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.  
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.  
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.  
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS  
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.  
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.  
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.  
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.  
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.  
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

### 6 IRRIGATION TRENCH

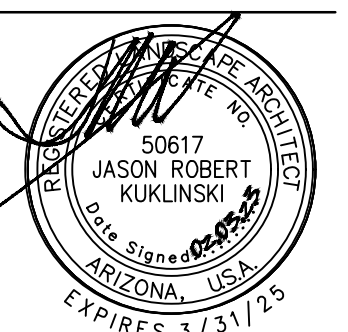
SCALE: NTS



**RANGER STATION PARK**  
 100% CONSTRUCTION DOCUMENTS IFC - REVISION 1  
 SEDONA, ARIZONA

Client:

CITY OF SEDONA  
 102 ROADRUNNER DRIVE  
 SEDONA, ARIZONA 86336



Issue Date

BID SET: MAY 26, 2017  
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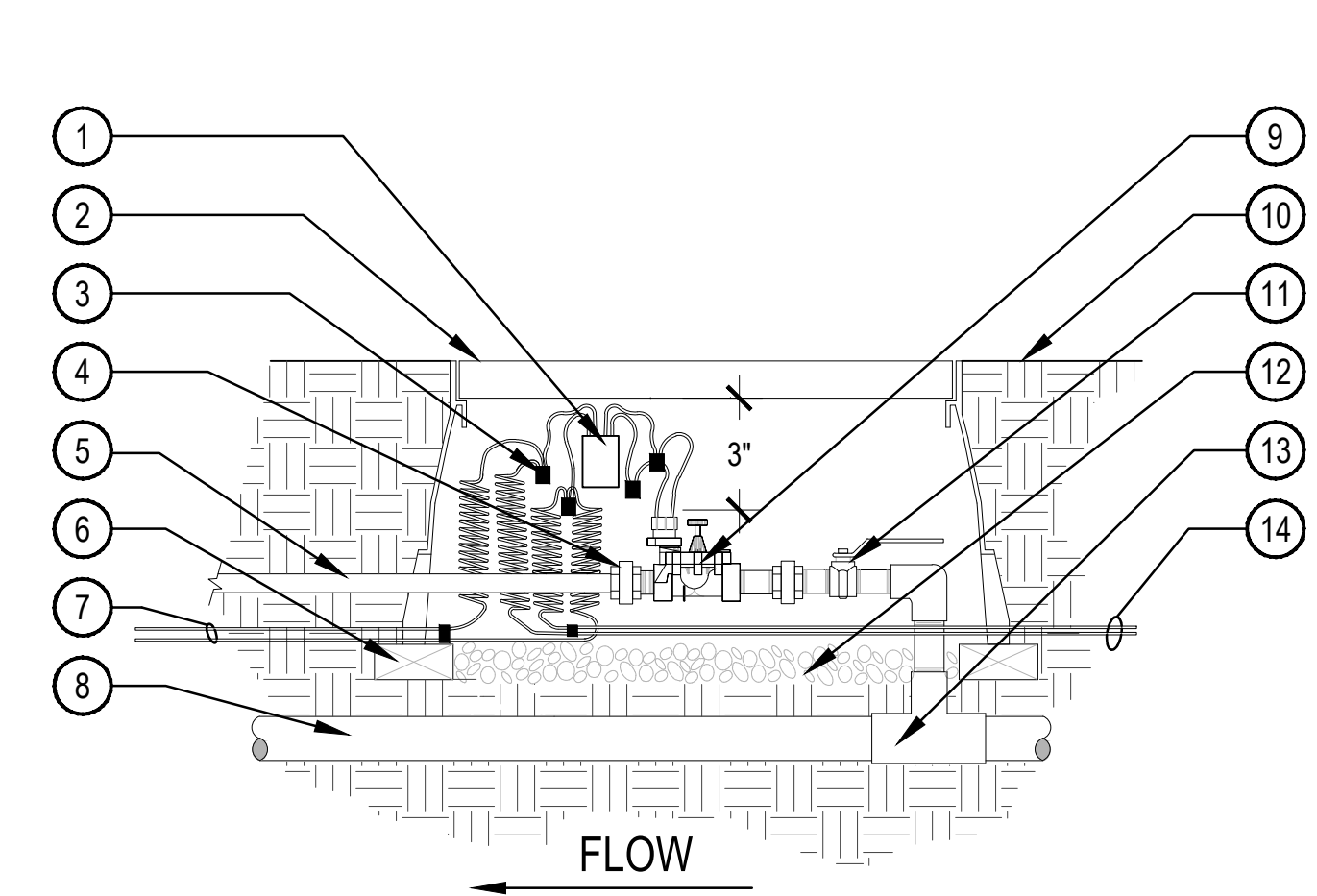
100 CD IFC - R1: APR 21, 2023

Sheet Title  
 IRRIGATION  
 DETAILS

Sheet Number

LA-602

- 1 ICD 2 WIRE DECODER
- 2 PLASTIC LOCKING VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 WATERPROOF CONNECTORS
- 4 SCH. 80 PVC UNION (TYP.)
- 5 3/4" POLY DRIP LATERAL
- 6 BRICK SUPPORTS 4 MIN.
- 7 ID PATH WIRE TO NEXT DECODER AS NEEDED
- 8 PVC MAINLINE
- 9 VALVE ASSEMBLY
- 10 FINISH GRADE
- 11 1/4 TURN BRASS BALL VALV
- 12 3/4" GRAVEL SUMP - 4" DEP
- 13 TEE
- 14 ID PATH WIRES FROM CONTROLLER

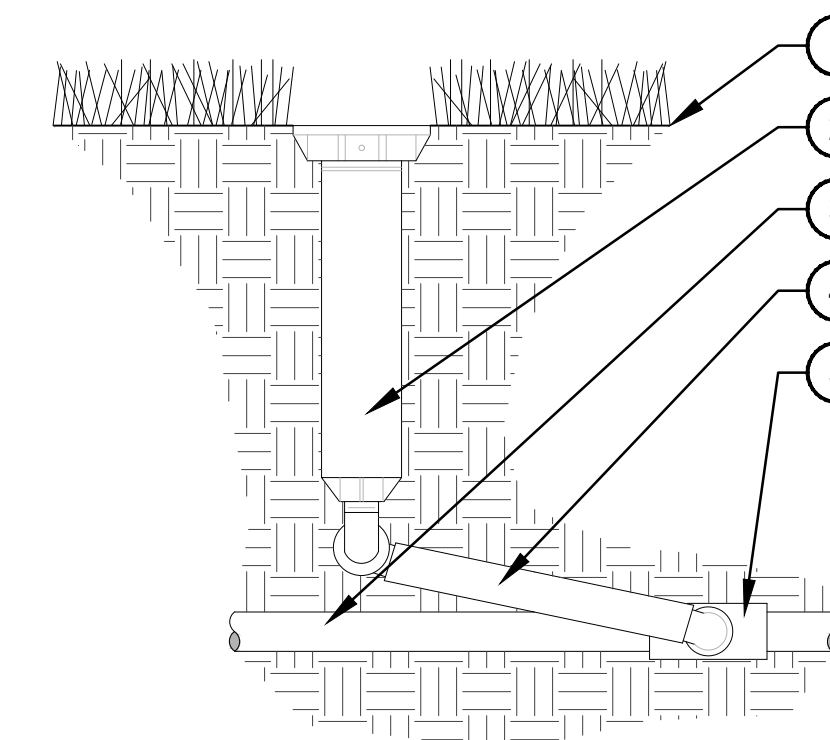


- NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL
  2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.
  3. INSTALL ICD SENSOR AND ICD DECODERS PER HUNTER'S SPECIFICATIONS FOR WIRING AND GROUNDING. REFER TO DETAIL 1 + 2 THIS SHEET.

**3 TURF VALVE ASSEMBLY W/ DECODER**

SCALE: N

- 1 FINISH GRADE
- 2 POP-UP SPRAY SPRINKLER SCHEDULE
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY: RAIN BIF MODEL SA 6050
- 5 PVC SCH. 40 TEE OR ELL

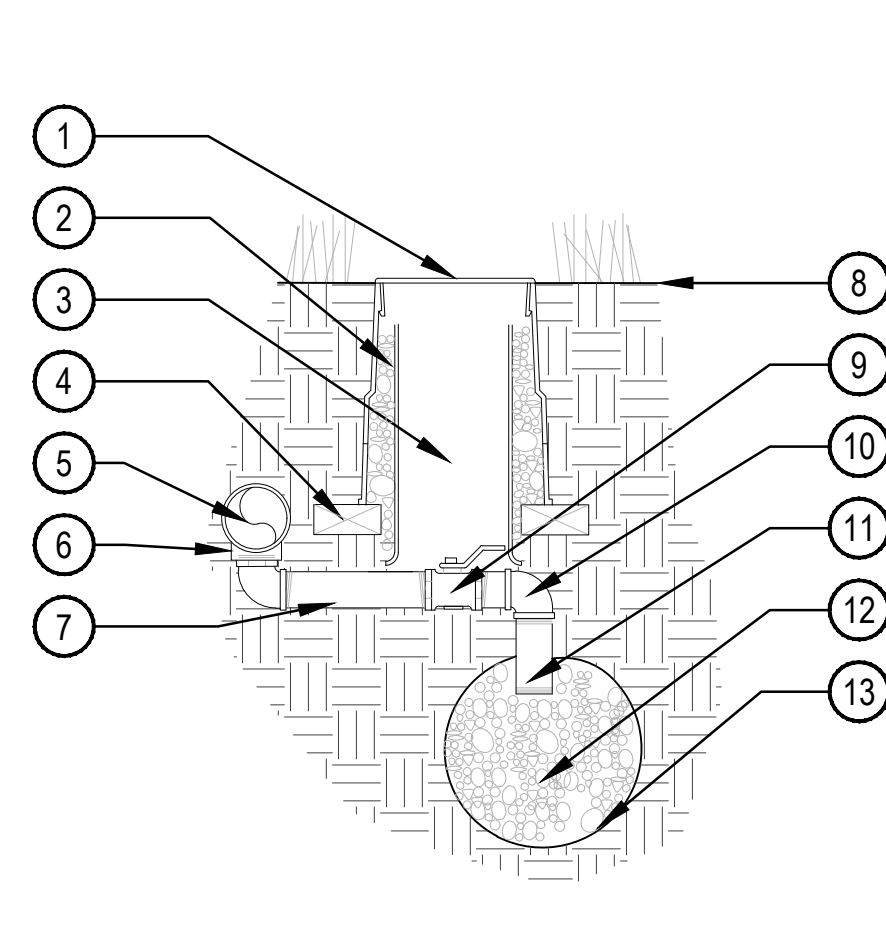


- NOTE:
1. ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES.
  2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, ETC.
  3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
  4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

**6 TURF ROTOR HEAD**

SCALE: NTS

- 1 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- 2 3/4" GRAVEL
- 3 8" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 BRICK FOR SUPPORT
- 5 PVC PRESSURE MAIN LINE
- 6 SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
- 7 SCH. 80 PVC NIPPLE
- 8 FINISH GRADE
- 9 1" BRONZE BALL VALVE. SHORT HANDLE
- 10 SCH. 80 PVC ELL
- 11 SCH. 80 PVC NIPPLE
- 12 3/4" GRAVEL SUMP - 1 CU. FT. MIN
- 13 SOIL BLANKET ENCLOSING SUMP

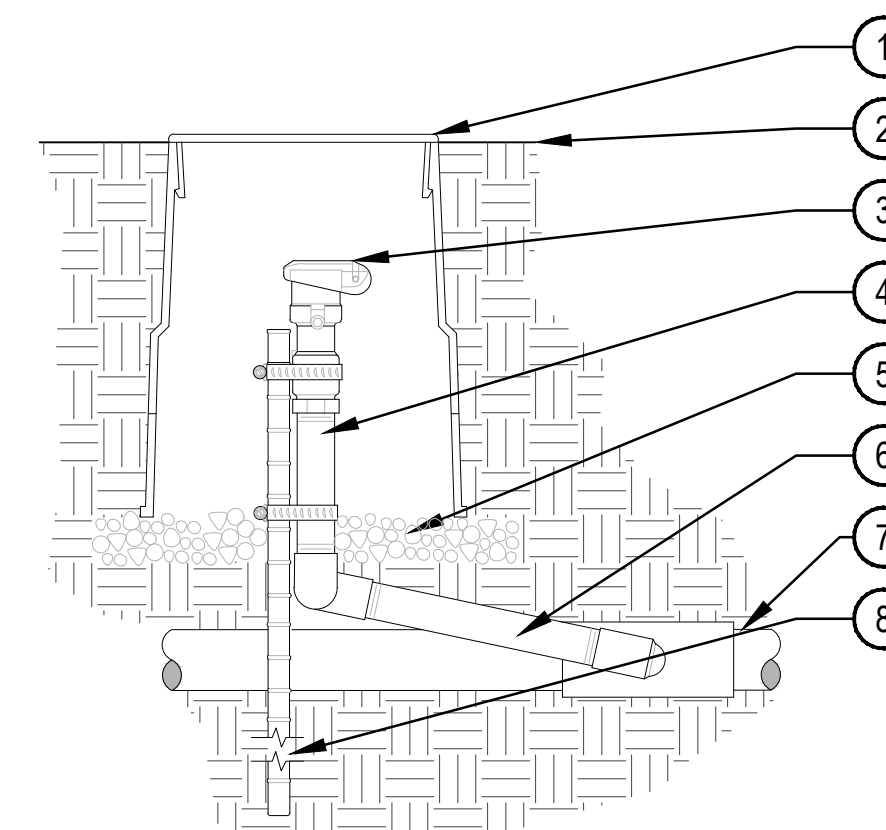


- NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
  2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

**2 MANUAL DRAIN VALVE**

SCALE: NTS

- 1 6" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
- 2 FINISH GRADE
- 3 QUICK COUPLER VALVE W/ LOCKING COVER PER SCHEDULE
- 4 SCH. 80 NIPPLE
- 5 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- 6 1" PVC SWING JOINT
- 7 PVC MAINLINE
- 8 24" #4 REBAR TO HOLD COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS

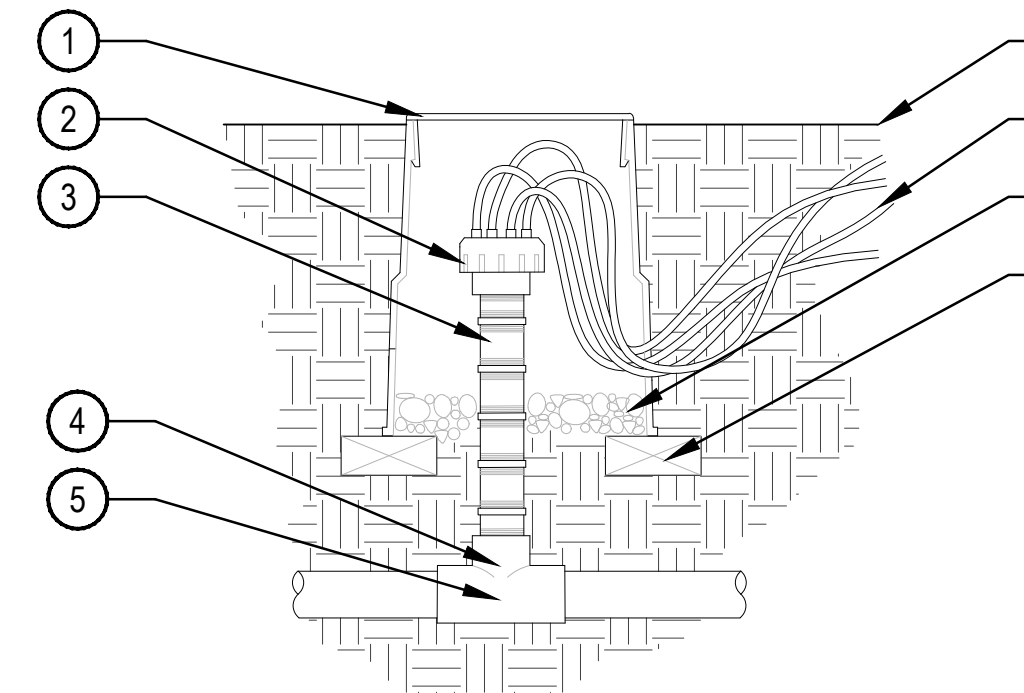


- NOTE:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
  2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
  3. QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER
  4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
  5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

**5 QUICK COUPLER**

SCALE: NTS

- 1 6" ROUND BOX & COVER
- 2 MULTI-OUTLET EMITTER (6 OUTLETS)
- 3 PVC NIPPLE LENGTH AS REQ.
- 4 PVC ELL. OR TEE
- 5 PVC LATERAL LINE
- 6 FINISH GRADE
- 7 1/4" DISTRIBUTION TUBING MAX. LENGTH 8'
- 8 3/4" GRAVEL SUMP - 4" DEPTH
- 9 BRICK SUPPORTS 2 MIN.

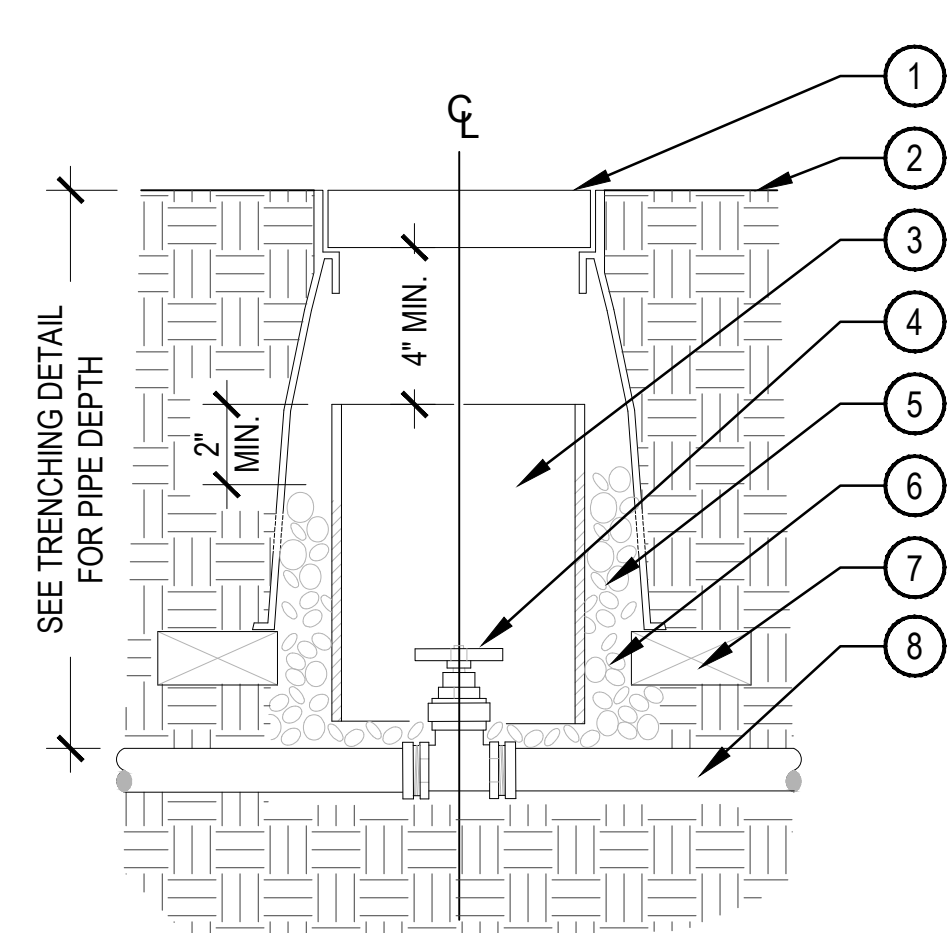


- NOTE:
1. COMPACT SOIL AROUND MULTI-OUTLET EMITTER TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
  2. WHEN SLOPING CONDITIONS OCCUR PLACE EMITTERS ON UPHILL SIDE OF PLANT MATERIAL.
  3. DO NOT DISTURB ROOTBALL WITH THE INSTALLATION OF POLYETHYLENE DRIP TUBING OR DISTRIBUTION TUBING.
  4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

**8 MULTI-OUTLET EMITTER (PVC)**

SCALE: NTS

- 1 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 2 FINISH GRADE
- 3 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- 5 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.
- 6 3" DEPTH 3/4" GRAVEL EXTEND 6" BEYOND EDGE OF BOX
- 7 (3) BRICKS FOR SUPPORT
- 8 PVC MAINLINE

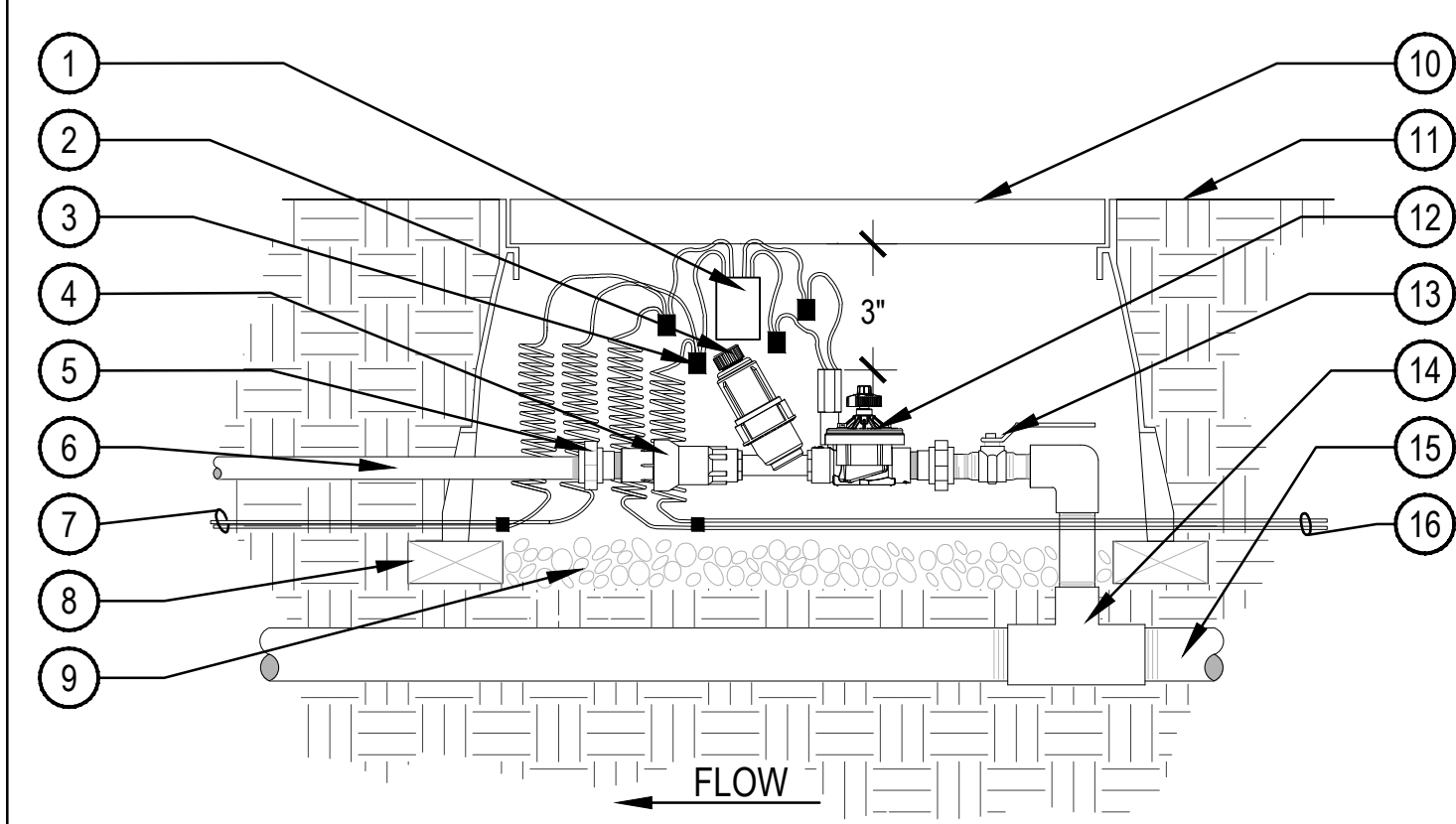


- NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
  2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
  3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

**1 GATE VALVE 3" & SMALLER**

SCALE: NTS

- 1 TWO WIRE DECODER
- 2 WYE FILTER PER SCHEDULE
- 3 WATERPROOF CONNECTORS
- 4 PRESSURE REGULATOR PER SCH.
- 5 SCH. 80 PVC UNION
- 6 PVC LATERAL
- 7 WIRE TO NEXT DECODER(S)
- 8 BRICK SUPPORTS 4 MIN.
- 9 4" DEPTH GRAVEL SUMP.
- 10 PLASTIC LOCKING VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 11 FINISH GRADE
- 12 VALVE ASSEMBLY
- 13 1/4 TURN BRASS BALL VALVE
- 14 SCH. 80 TEE W/ SCH. 80 NIPPLE
- 15 PVC MAINLINE
- 16 WIRES FROM CONTROLLER

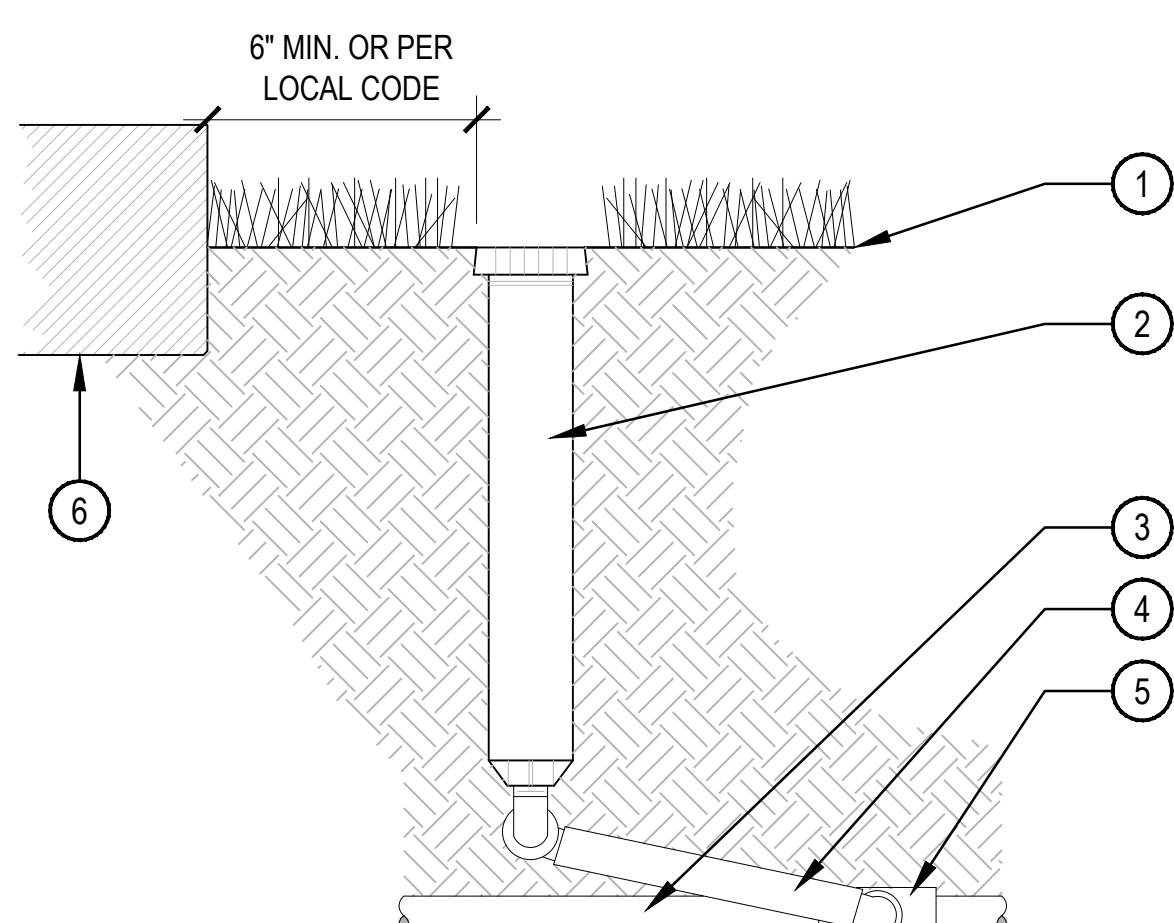


- NOTE:
1. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL
  2. 30" MIN. LENGTH OF PATH WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.
  3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

**4 DRIP VALVE ASSEMBLY W/ DECODER**

SCALE: NTS

- 1 FINISH GRADE
- 2 12" POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE PER SCHEDULE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

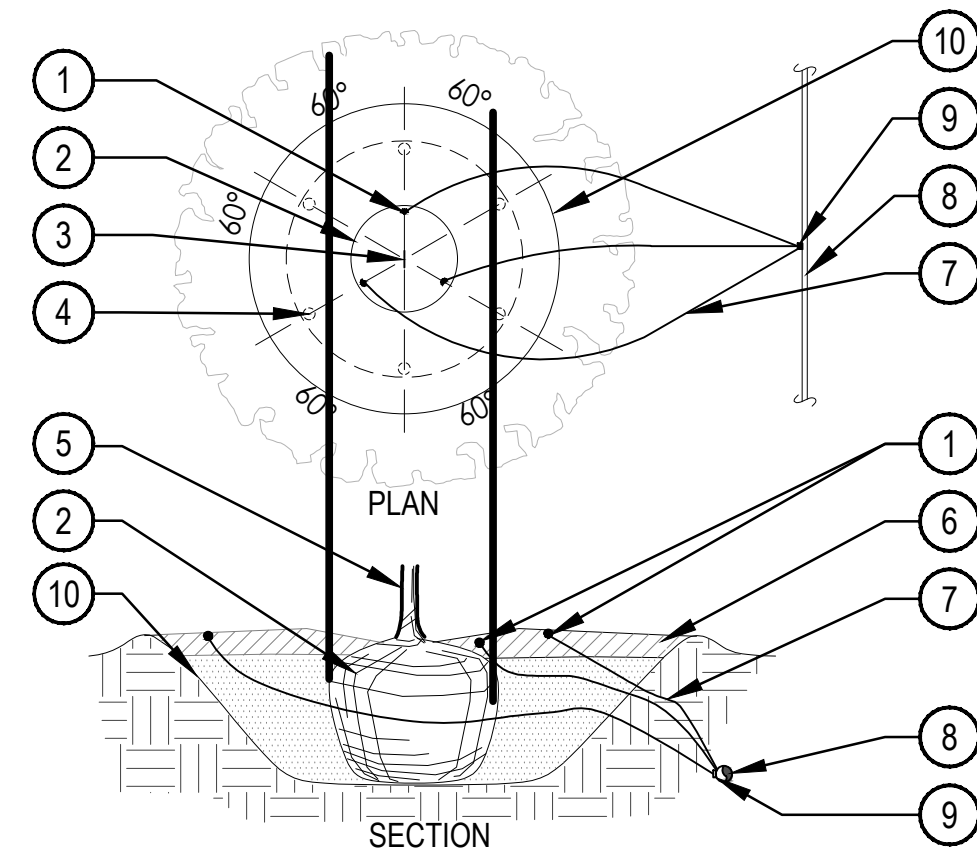


- NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
  2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.
  3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
  4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
  5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

**7 12 INCH POP-UP SPRAY**

SCALE: NTS



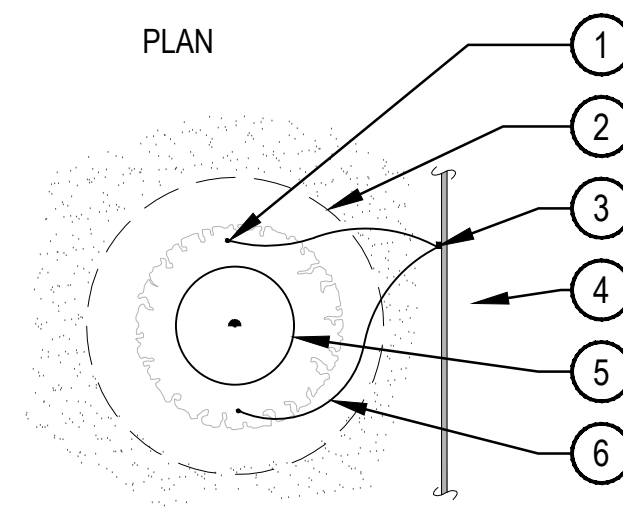


- ① EMISSION POINT, DIFFUSER CAP W/ DRIP STAKE (TYP.)
- ② PLANT ROOT BALL (TYP.)
- ③ PLANT CENTER (TYP.)
- ④ SECOND EMISSION POINTS SEE NOTE 3 & 4 BELOW
- ⑤ TREE TRUNK
- ⑥ MULCH LAYER
- ⑦ 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- ⑧ 3/4" PVC DRIP LATERAL
- ⑨ MULTI-PORT OUTLET EMITTER
- ⑩ PLANT PIT

NOTE:  
 1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.  
 2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.  
 3. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. AT LEAST ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE EQUALLY SPACED WITHIN PLANT PIT PERIMETER.  
 4. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE.  
 5. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER DISTRIBUTION.

**1 TREE EMITTER PLACEMENT**

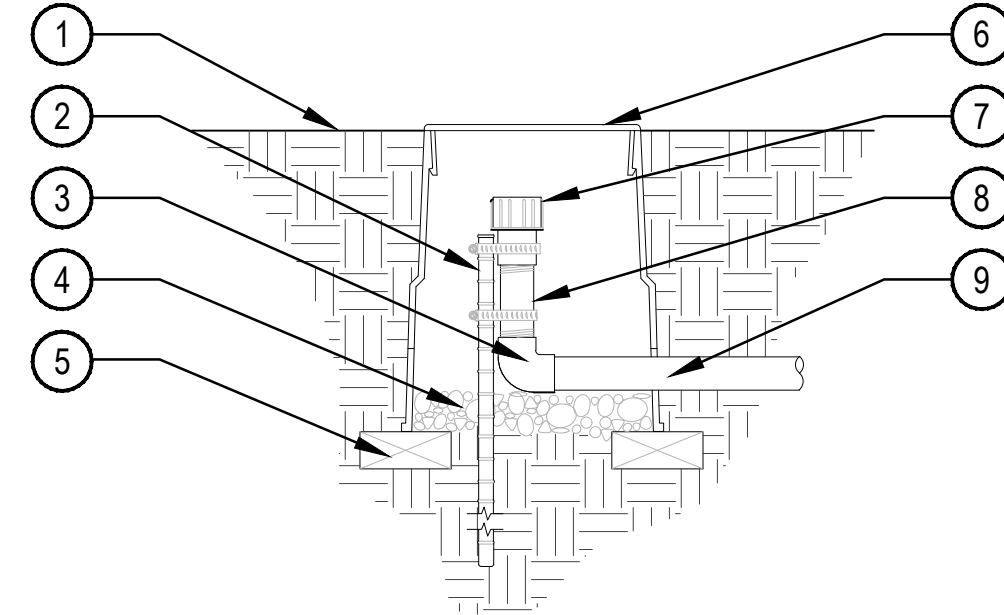
SCALE: NTS



- ① DIFFUSER CAP AND DRIP STAKE
- ② PLANTING BACKFILL MATERIAL
- ③ MULTI-OUTLET EMITTER
- ④ PVC LATERAL
- ⑤ PLANT ROOTBALL
- ⑥ 1/4" DISTRIBUTION TUBING
- ⑦ PLANT MATERIAL
- ⑧ END CAP AND STAKE
- ⑨ FINISH GRADE

NOTE:  
 1. MAXIMUM LENGTH OF ONE 1/4" DISTRIBUTION TUBE SHALL BE 8'.  
 2. ONE EMITTER - ON TOP OF ROOTBALL. TWO EMITTERS- SPACE ON OPPOSING SIDES OF ROOT BALL. THREE OR MORE EMITTERS - SPACE EQUALLY AROUND EDGE OF ROOTBALL.  
 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION.  
 4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON THE UPHILL SIDE OF ROOTBALL.  
 5. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.  
 6. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.  
 7. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

**2 SHRUB EMITTER PLACEMENT**



- ① FINISH GRADE
- ② 24" #4 REBAR TO HOLD COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS
- ③ SCH 40 PVC SxT ELL
- ④ 3/4" GRAVEL SUMP - 4" DEPTH
- ⑤ BRICK (2 REQUIRED MIN.)
- ⑥ LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- ⑦ HOSE END SELF FLUSH CAP
- ⑧ SCH 80 PVC NIPPLE
- ⑨ PVC LATERAL

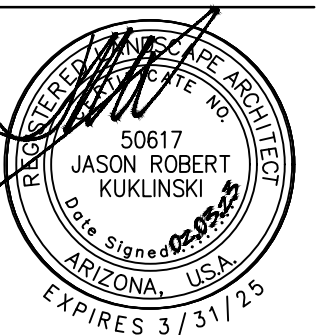
NOTE:  
 1. DO NOT PLACE 10" LOCKING ROUND BOX ON LATERAL.  
 2. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.  
 3. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MINIMUM OF 2 STAINLESS STEEL WORM DRIVE CLAMPS.  
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

**3 FLUSH END CAP**

SCALE: NTS

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 DETAILS

Sheet Number  
 LA-603

