

**INTERLOCAL COOPERATION AGREEMENT**

**between**

**SALT LAKE COUNTY**

**and**

**THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY**

***Mantle Park Redevelopment***

This Interlocal Cooperation Agreement (this “Agreement”) is entered into by and between **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah (the “County”); and **THE REDEVELOPMENT AGENCY OF SALT LAKE COUNTY**, a community reinvestment agency created under Utah Code Title 17C (the “Agency”). The County and the Agency may each be referred to herein as a “Party” and collectively as the “Parties.”

**RECITALS:**

A. The County and the Agency are “public agencies” as defined by the Utah Interlocal Cooperation Act, UTAH CODE §§ 11-13-101 to -608 (the “Interlocal Act”), and as such, are authorized to enter into agreements to act jointly and cooperatively in a manner that will enable them to make the most efficient use of their resources and powers.

B. The County owns a parcel of property located at approximately 9094 West Magna Main Street in Salt Lake County (the “Property”) which is used as a public park known as Mantle Park.

C. The Property is located within the Magna Main Street Community Development Area, which was created by the Agency.

D. In order to promote the redevelopment of the project area and further the project area plan, the Agency desires to finance certain improvements to the Property described in the Magna Mantle Park Update Project plans, which is attached hereto as Exhibit “A” and incorporated herein by this reference.

E. The County and the Agency now desire to enter into this Agreement providing for the sharing of Agency revenue to pay the costs of redeveloping the Property on behalf of the County and as provided herein.

**AGREEMENT:**

NOW, THEREFORE, in consideration of the mutual representations, warranties, covenants and agreements contained herein, the sufficiency of which is hereby acknowledged, the Parties represent and agree as follows:

**ARTICLE 1 — DISBURSEMENT OF AGENCY FUNDS**

1.1. Agency Funds. The Agency shall allocate and disburse Agency funds to the County on the terms and subject to the conditions of this Agreement. The amount of funds to be transferred to the County under this Agreement shall equal the actual costs for the County to complete the Property improvements described in Exhibit “A,” but in no event shall said amount exceed \$180,000. The Parties intend that the distributions described herein will be made upon written payment requests from the County to the Agency and that the County will expend such distributions for the purposes stated in this Agreement promptly following receipt.

1.2. Property Improvements. The County shall use the funds allocated and disbursed to it under this Agreement for the purpose of constructing improvements to the Property as described in Exhibit “A.”

**ARTICLE 2 — INDEMNIFICATION AND LIABILITY**

2.1. Governmental Immunity. Both Parties are governmental entities under the Governmental Immunity Act of Utah, UTAH CODE §§ 63G-7-101 to -904 (the “Immunity Act”). Both Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law. Neither Party waives any defense otherwise available under the Immunity Act nor does any Party waive any limit of liability currently provided by the Immunity Act.

2.2. Indemnification. There are no indemnity obligations between these Parties. Consistent with the terms of the Immunity Act, it is mutually agreed that each Party is responsible for its own wrongful or negligent acts which are committed by its agents, officials, or employees.

2.3. Insurance. Each Party shall maintain insurance or self-insurance coverage sufficient to meet its obligations hereunder and consistent with applicable law.

**ARTICLE 3 — MISCELLANEOUS**

3.1. Interlocal Cooperation Act. For the purpose of satisfying specific requirements of the Interlocal Act, the Parties agree as follows:

(a) This Agreement shall be approved by each Party pursuant to Utah Code § 11-13-202.5.

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by duly authorized attorneys on behalf of each Party pursuant to and in accordance with Utah Code § 11-13-202.5.

(c) A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Utah Code § 11-13-209.

(d) Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs.

(e) No separate legal entity is created by the terms of this Agreement. Pursuant to Utah Code § 11-13-207, to the extent this Agreement requires administration other than as set forth herein, the County Mayor and the Chairperson of the Agency's Board of Directors are hereby designated as the joint administrative board for all purposes of the Interlocal Act.

(f) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

3.2. Term of Agreement. This Agreement shall take effect immediately upon the approval of this Agreement by both Parties as provided in Utah Code § 11-13-202.5 and shall expire upon the earlier of: a) the date the Parties have performed all of the material obligations described herein; or b) December 31, 2024.

3.3. Termination. This Agreement may be terminated (with or without cause) by either Party upon at least ninety-days prior written notice to the other Party. Upon such termination, the County shall be paid for all services up to the date of termination.

3.4. Force Majeure. Neither Party will be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by an Event of Force Majeure that arises after this Agreement becomes effective. "Event of Force Majeure" means an event beyond the control of the County or the Agency that prevents a Party from complying with any of its obligations under this Agreement, including but not limited to: a) an act of God (such as, but not limited to, fires, explosions, earthquakes, drought, tidal waves and floods); b) war, acts or threats of terrorism, invasion, or embargo; or c) riots or strikes. If an Event of Force Majeure persists for a period in excess of sixty days, the County may terminate this Agreement without liability or penalty, effective upon written notice to the Agency.

3.5. Notices. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received: a) upon personal delivery or actual receipt thereof; or b) within three days after such notice is deposited in the United States mail, postage pre-paid, and addressed to the Parties at their respective addresses.

3.6. Entire Agreement. This Agreement and the documents referenced herein, if any, constitute the entire Agreement between the Parties with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party, or agents for either Party, that are not contained in this written Agreement shall be binding or valid.

3.7. Amendment. This Agreement may be amended, changed, modified or altered only by an instrument in writing signed by the Parties.

3.8. Governing Law and Venue. The laws of the State of Utah govern all matters arising out of this Agreement. Venue for any and all legal actions arising hereunder will lie in the District Court in and for Salt Lake County, State of Utah.

3.9. No Obligations to Third Parties. The Parties agree that the Agency's obligations under this Agreement are solely to the County and that the County's obligations under this Agreement are solely to the Agency. The Parties do not intend to confer any rights to third parties unless otherwise expressly provided for under this Agreement.

3.10. No Waiver. The failure of either Party at any time to require performance of any provision or to resort to any remedy provided under this Agreement will in no way affect the right of that Party to require performance or to resort to a remedy at any time thereafter. Additionally, the waiver of any breach of this Agreement by either Party will not constitute a waiver as to any future breach.

3.11. Severability. If any provision of this Agreement is found to be illegal or unenforceable in a judicial proceeding, such provision will be deemed inoperative and severable, and, provided that the fundamental terms and conditions of this Agreement remain legal and enforceable, the remainder of this Agreement shall remain operative and binding on the Parties.

3.12. Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

3.13. Counterparts. This Agreement may be executed in counterparts and all so executed will constitute one agreement binding on all the Parties, it being understood that all Parties need not sign the same counterpart. Further, executed copies of this Agreement delivered by facsimile or email will be deemed an original signed copy of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties execute this Agreement as of the latest date indicated below.

**SALT LAKE COUNTY:**

\_\_\_\_\_  
Mayor or Designee

Date: \_\_\_\_\_

Recommended for Approval:

By: \_\_\_\_\_  
Department Director

Date: \_\_\_\_\_

Reviewed as to Form:

By: \_\_\_\_\_

**THE REDEVELOPMENT AGENCY OF  
SALT LAKE COUNTY:**

\_\_\_\_\_  
Chairperson  
Board of Directors

Date: \_\_\_\_\_

Recommended for Approval:

\_\_\_\_\_  
Executive Director

Date: \_\_\_\_\_

Reviewed as to Form:

By: \_\_\_\_\_

**EXHIBIT A**  
**Magna Mantle Park Update Project Plans**



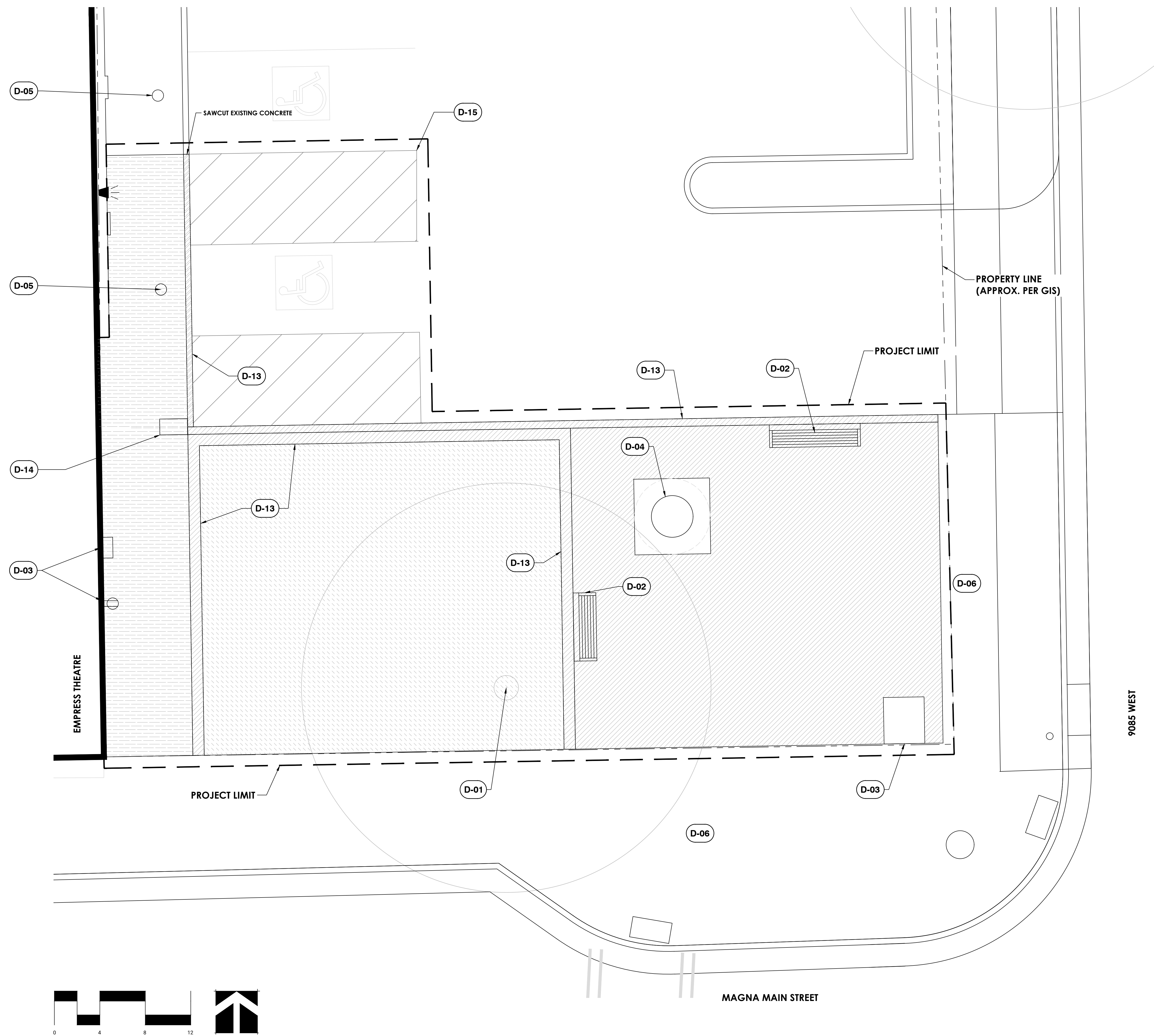
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Land Planning  
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7927 High Point Parkway, Suite 300  
Sandy, UT 84094  
Ph: 801.269.0055  
Fax: 801.269.1425  
www.thinkaesc.com

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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
D-01	TREE TO BE REMOVED
D-02	BENCH TO BE REMOVED
D-03	EXISTING UTILITY TO REMAIN
D-04	EXISTING MONUMENT TO REMAIN
D-05	ADA SIGN TO BE REMOVED AND SALVAGED
D-06	EXISTING CONCRETE TO REMAIN
D-13	CURB TO BE REMOVED
D-14	IRRIGATION VALVE AND BOX TO BE REMOVED AND REINSTALLED PER IRRIGATION PLAN

SYMBOL	DESCRIPTION
[Diagonal hatching]	TURF TO BE REMOVED
[Cross-hatching]	CONCRETE TO BE REMOVED
[Horizontal hatching]	REMOVE EXISTING VEGETATION

DEMOLITION NOTES

- EXISTING CONDITIONS AND TOPOGRAPHY TAKEN. SITE MEASUREMENTS AND AERIAL PHOTOGRAPHY. NOT BASED ON A SURVEY.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS THROUGH BLUE STAKES PRIOR TO DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED OR SALVAGED WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- CARE SHALL BE TAKEN NOT TO DAMAGE ANY ITEMS DESIGNATED TO REMAIN. REPAIR OR REPLACEMENT OF DAMAGED ITEMS DESIGNATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DISPOSAL OF PROPERTY DESIGNATED "TO BE REMOVED" SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AND SHALL CONFORM TO ALL APPLICABLE LAWS AND REGULATIONS. ALL SALVAGEABLE MATERIAL SHALL BE DELIVERED BY THE CONTRACTOR TO STORAGE AREAS DESIGNATED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL REMOVE ALL EXISTING UNSUITABLE MATERIALS FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN WITH STAKES AND FENCING FABRIC AS DETAILED.
- THE CONTRACTOR SHALL USE TEMPORARY FENCING TO CONTROL THE SITE DURING CONSTRUCTION. PRIOR TO THE FINALIZATION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING AND BARRICADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SURFACE DEBRIS, STOCKPILES, ETC. CURRENTLY FOUND ON THE SITE IN PREPARATION FOR COMMENCEMENT OF NEW CONSTRUCTION.

MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

BID SET - JANUARY 31, 2024  
SHEET TITLE: DEMO PLAN  
SHEET NUMBER: L002  
LANDSCAPE





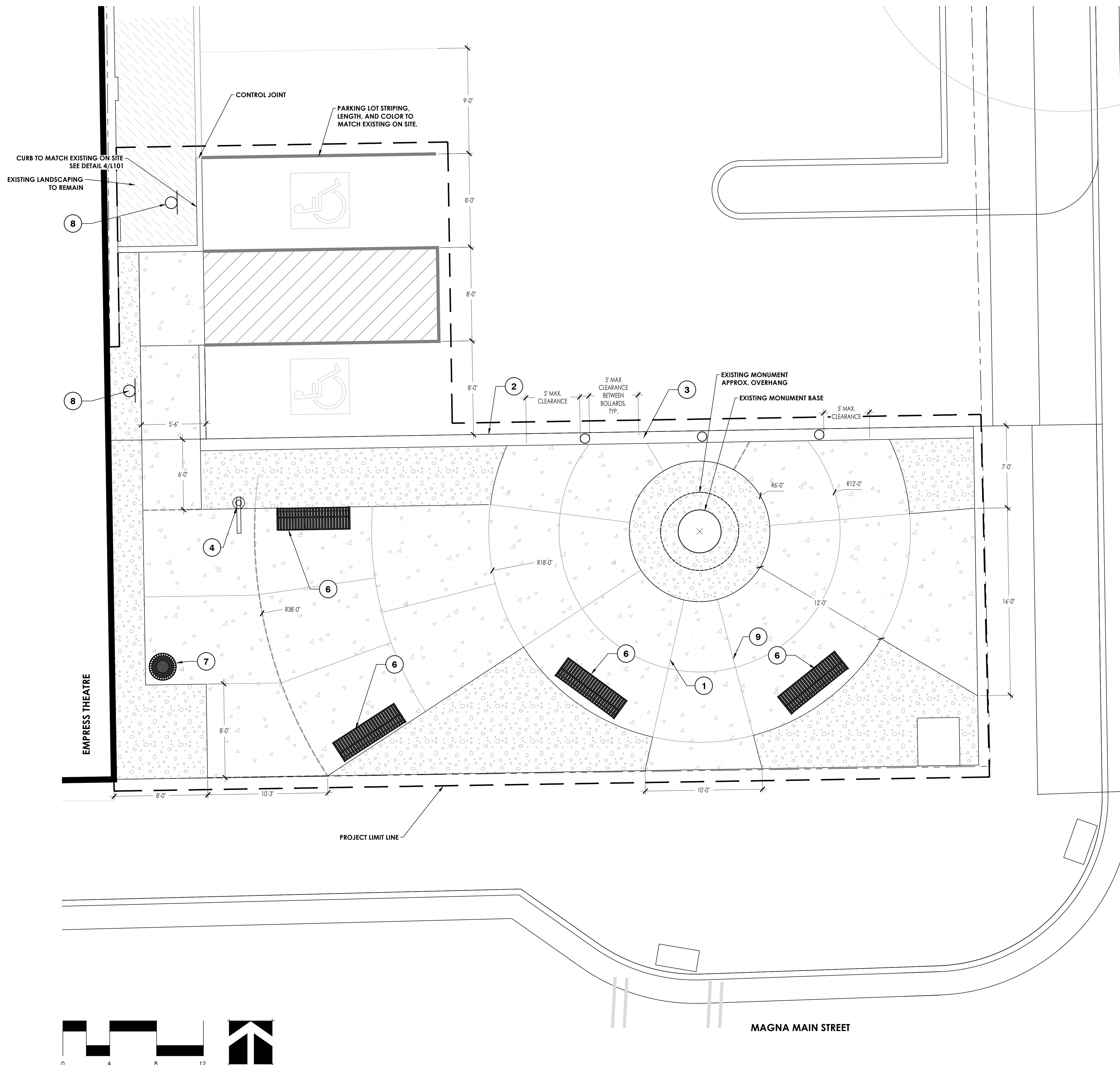
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Land Planning  
Construction Management

7927 High Point Parkway, Suite 300  
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LEGEND

SYMBOL	DESCRIPTION	DETAIL	
1	EXPANSION JOINT (TYP.)		
2	12" CURBING BETWEEN ASPHALT AND PLAZA	2/L101	
3	STREET BOLLARD	3/L101	
4	LAMP POST. SEE LIGHTING PLAN		
5	BOLLARD: BLACK POWDER COATED	3/L101	
6	ANOVA L1369 6FT. CONTOUR BENCH WITH STEEL SLAT SEAT AND SQUARE TUBE ENDS FINISH: BLACK GLOSS		
7	TRASH RECEPTACLE OPTIONAL PER OWNER		
8	ACCESSIBLE PARKING SIGN	6/L101	
9	CONTROL JOINT (TYP.)		
SYMBOL	DESCRIPTION	QTY	DETAIL
	PLANTER BED WITH 4" DEPTH OF 1-2" SOUTH TOWN COBBLE OR APPROVED ALTERNATE. TOP SOIL TO BE 18" DEEP	695 SF	
	STANDARD CONCRETE WALK/PLAZA	1,470 SF	1/L101

NOTES

- THIS DRAWING IS NOT BASED ON AN SURVEY. LINEWORK IS DERIVED FROM A COMBINATION OF AERIAL IMAGERY, SITE MEASUREMENTS, AND GIS DATA.
- ALL SURFACES SHALL BE SLOPED TO DRAIN, 1-2% GRADE.

NOTE:  
CONTRACTOR TO PROVIDE SEPARATE PRICING FOR EACH ADD ALTERNATE

LANDSCAPE NOTES

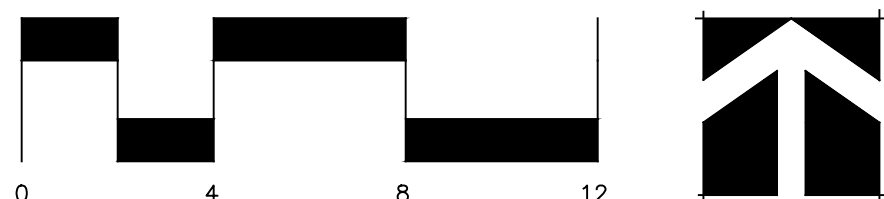
- ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; DIMENSIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY AND ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITTEN PRIOR TO BEGINNING WORK.
- ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED UNLESS OTHERWISE NOTED.
- ALL NEW WALKWAYS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
- THE CONTRACTOR SHALL NOT INSTALL CONCRETE DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.) UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024

REVISIONS:

BID SET - JANUARY 31, 2024  
SHEET TITLE:  
LANDSCAPE SITE PLAN  
SHEET NUMBER:  
L100  
LANDSCAPE







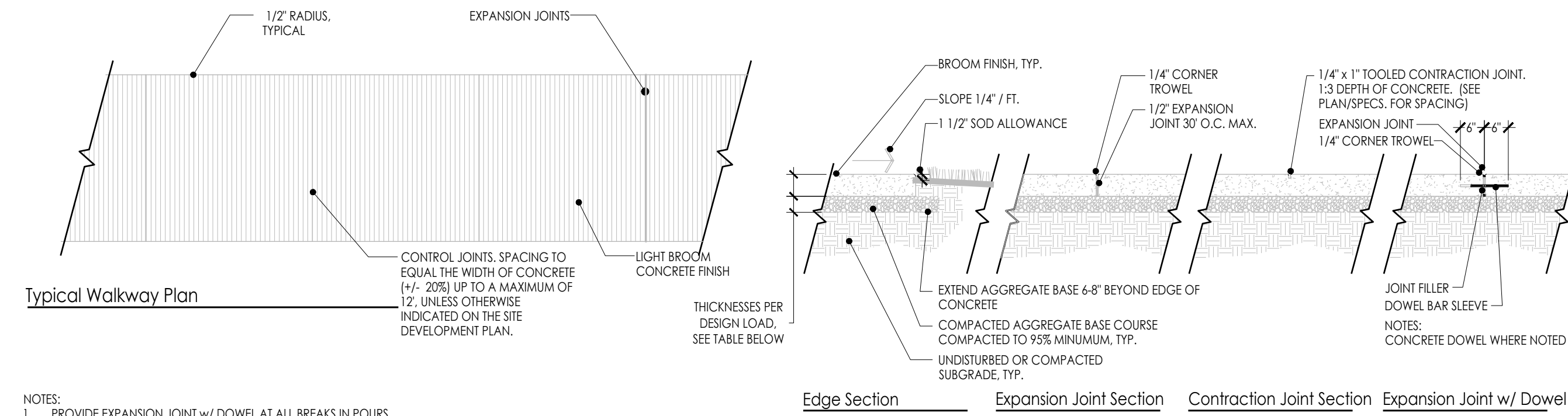
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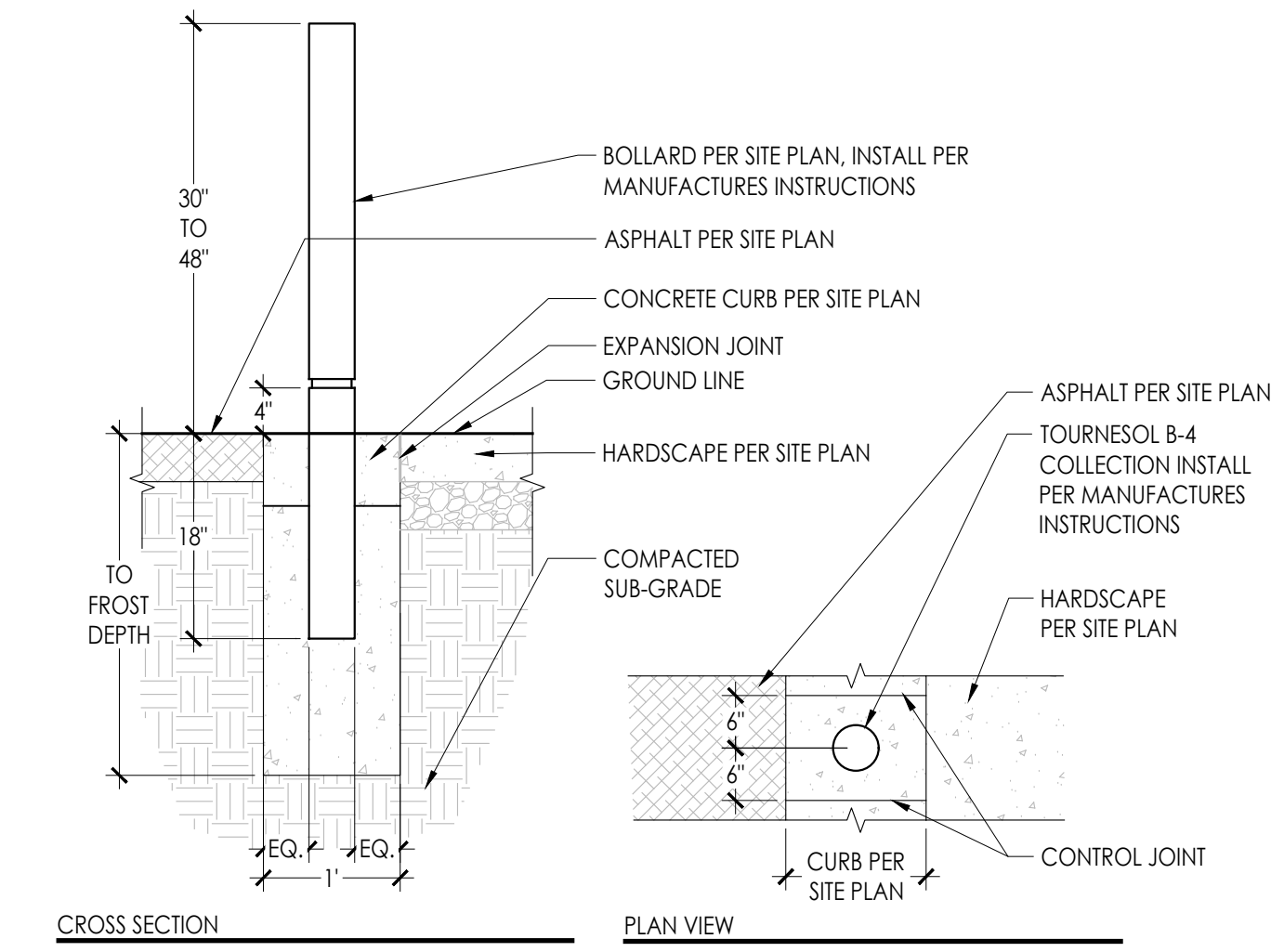
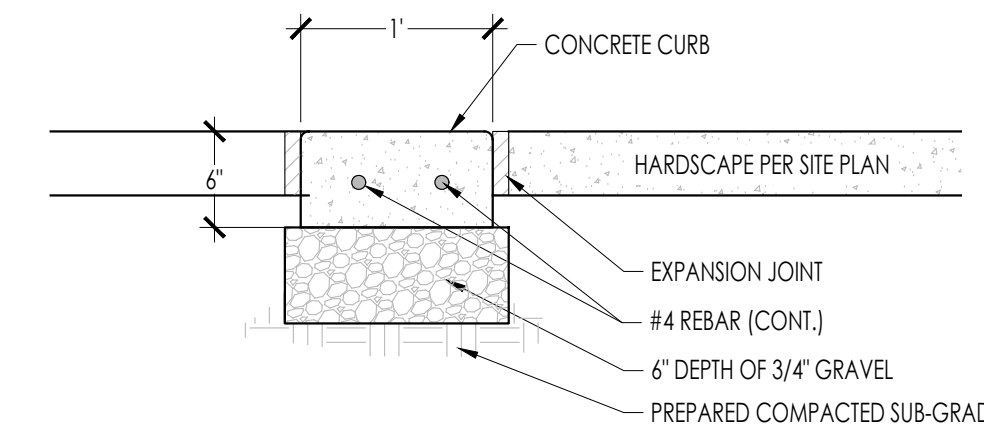
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- NOTES:
1. PROVIDE EXPANSION JOINT w/ DOWEL AT ALL BREAKS IN POURS.
  2. EXPANSION JOINTS SHALL OCCUR EVERY 30' UNLESS OTHERWISE NOTED.
  3. CONCRETE SHALL BE 6-1/2 BAG MIX AT 4000 PSI.
  4. SIDEWALKS AND PAVING TO HAVE LIGHT BROOM FINISH.
  5. SEE SITE PLAN FOR SCORING AND DIMENSIONS.
  6. CONCRETE WALKS/PAVING TO BE 4" THICK.
  7. PROVIDE 2% CROSS SLOPE MIN.

CONCRETE TYPE	AGGREGATE CONC. THICKNESS	BASE THICKNESS
LIGHT DUTY (SIDEWALK/PLAZA)	4"	4"
MEDIUM DUTY (LIGHT VEHICULAR USE)	6"	6"
HEAVY DUTY (HEAVY VEHICULAR USE)	8"	8"



**1 SIDEWALK/CONCRETE PAVING**

NOT TO SCALE

T-SI-H&C-26

**2 12" CONC. CURB BETWEEN PLAZA AND PARKING**

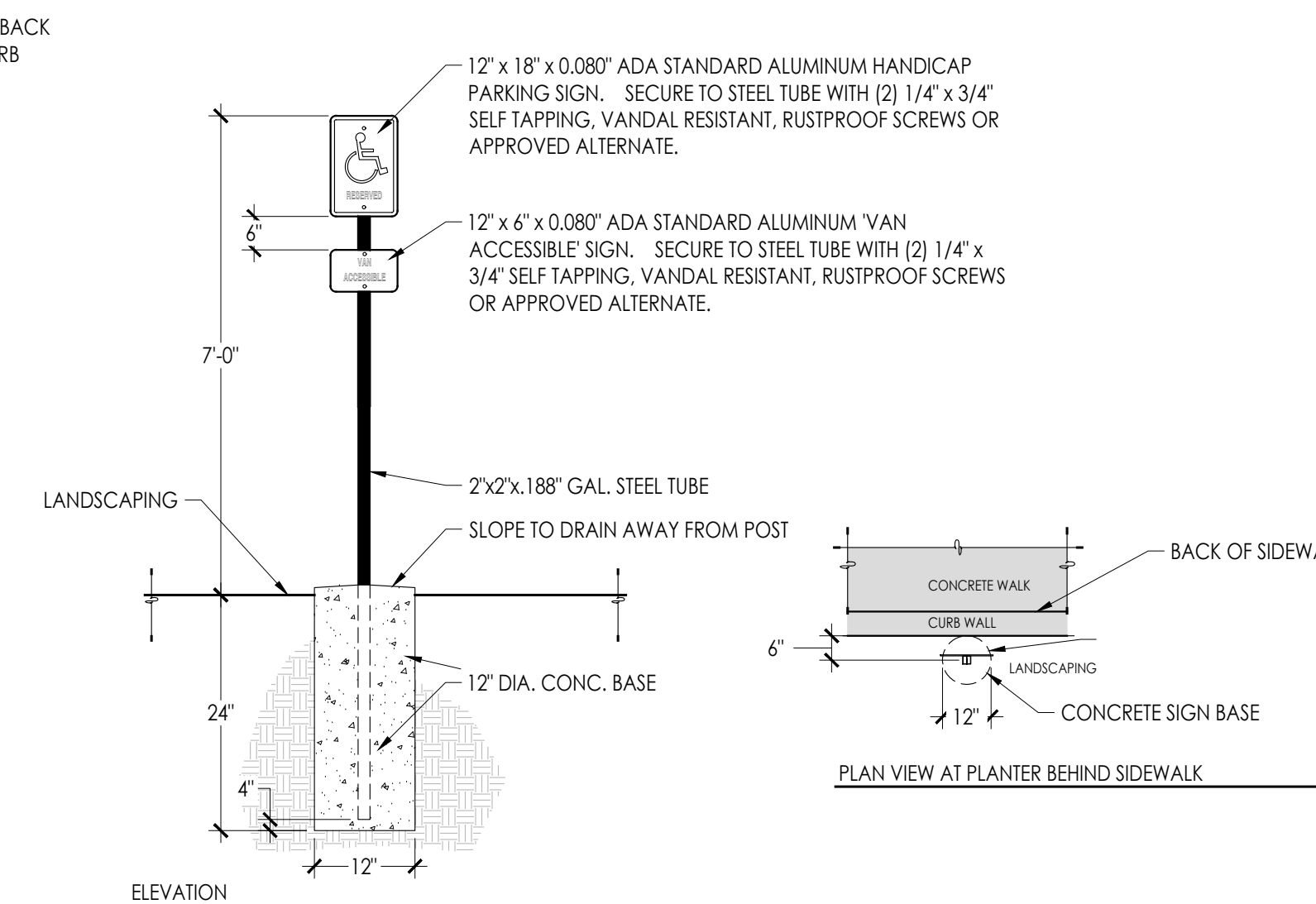
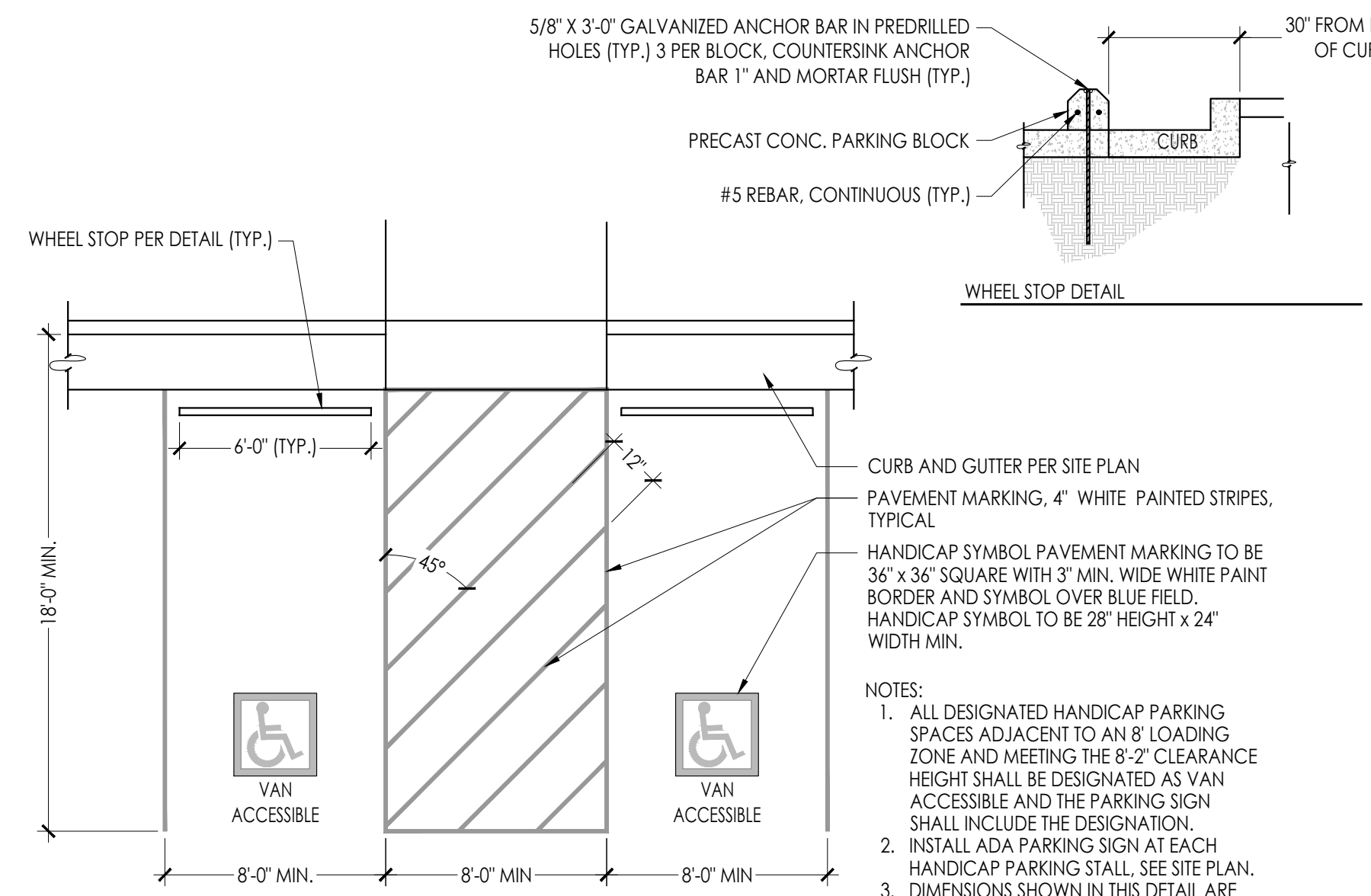
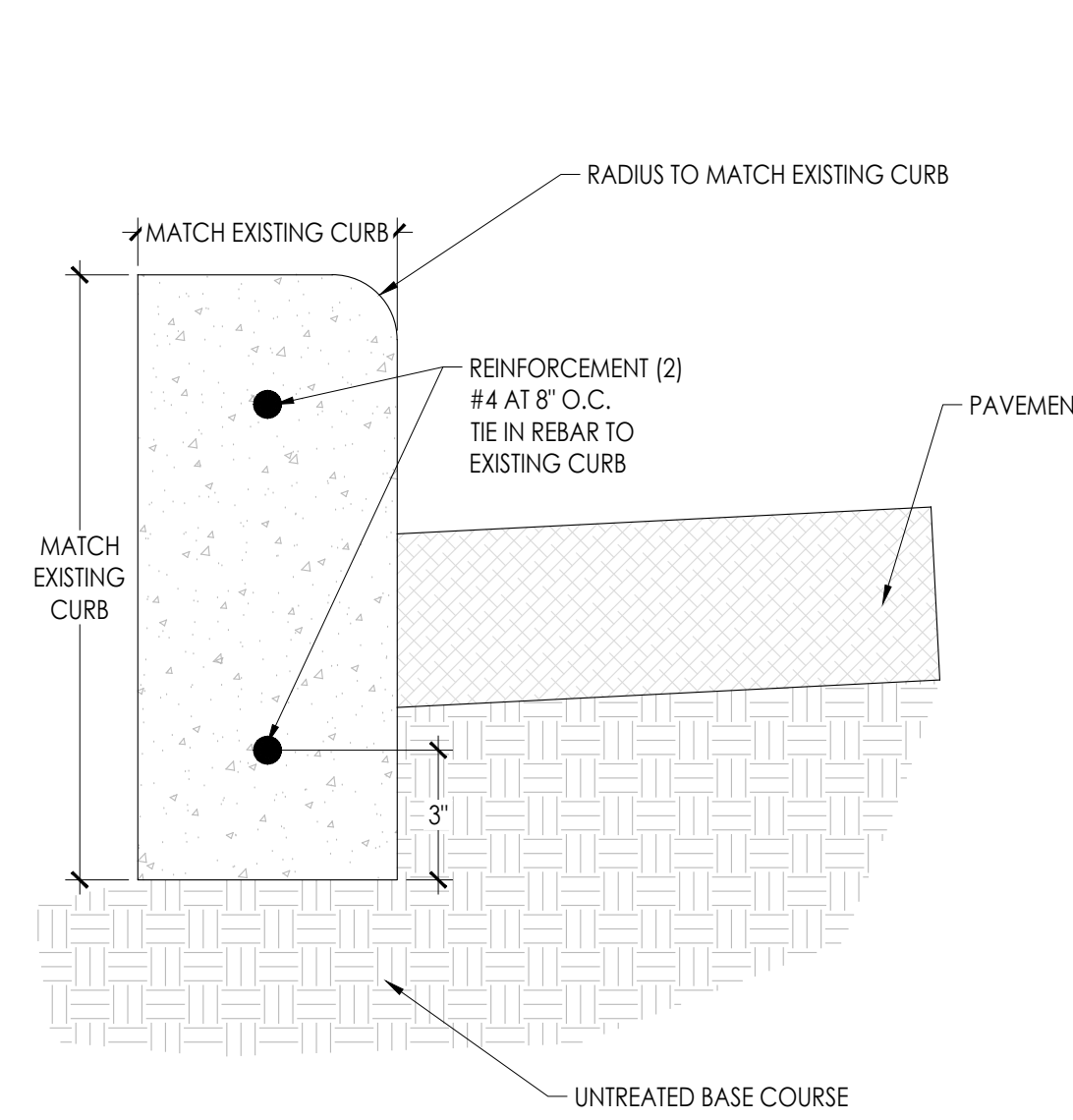
NOT TO SCALE

T-SI-H&C-02

**3 BOLLARD IN CURB**

NOT TO SCALE

P-MMP-02



**4 CURB DETAIL**

NOT TO SCALE

P-MMP-01

**5 ACCESSIBLE PARKING SPACES**

NOT TO SCALE

T-SI-AC-02

**6 ADA ACCESSIBLE PARKING SIGN IN LANDSCAPE AREA**

NOT TO SCALE

T-SI-AC-08

MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

BID SET - JANUARY 31, 2024  
SHEET TITLE: SITE DETAILS  
SHEET NUMBER: L100  
LANDSCAPE



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*Handwritten signature*

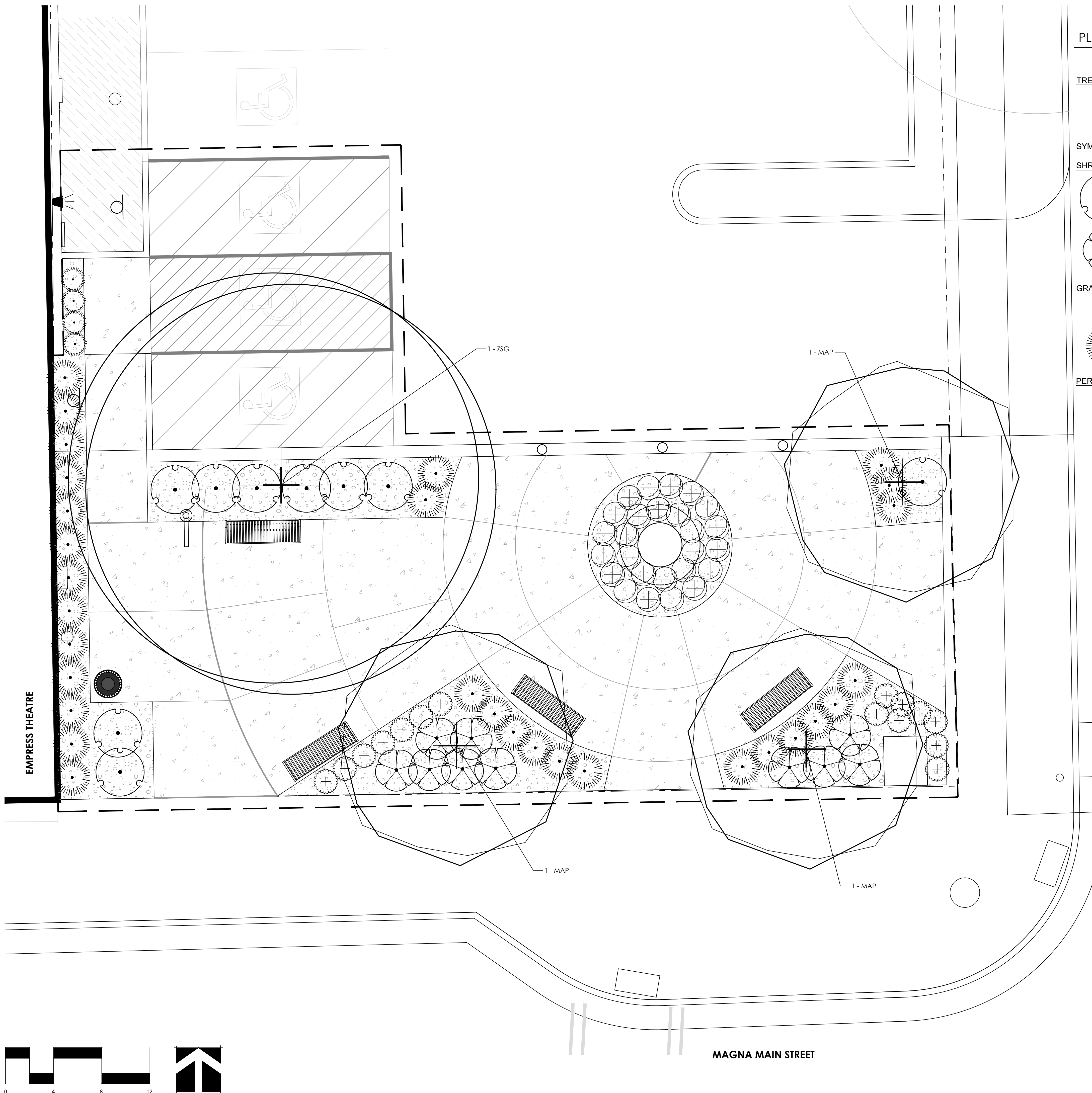
MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

BID SET - JANUARY 31, 2024  
SHEET TITLE: PLANTING PLAN  
SHEET NUMBER: L200  
LANDSCAPE

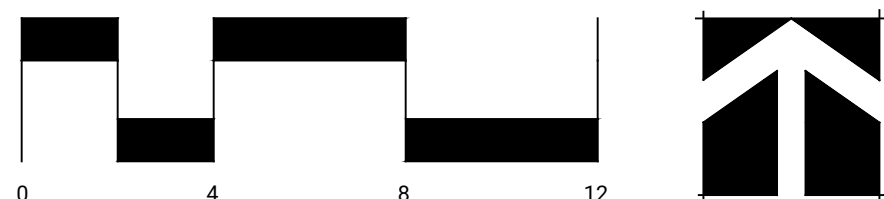
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
<b>TREES</b>				
MAP	3	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	2" CAL.	B&B
ZSG	1	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOVA	2" CAL.	B&B
<b>SYMBOL</b>				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
<b>SHRUBS</b>				
CD	9	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	5 GAL.	
RWR	10	ROSA X 'RADWHITE' TM WHITE KNOCK OUT ROSE	5 GAL.	
<b>GRASSES</b>				
FGB	4	FESTUCA GLAUCA 'BOULDER BLUE' BOULDER BLUE FESCUE	1 GAL.	
PVH	30	PANICUM VIRGATUM 'HOT ROD' SWITCH GRASS	1 GAL.	
<b>PERENNIALS</b>				
ABF	26	AGASTACHE X 'BLUE FORTUNE' BLUE FORTUNE ANISE HYSSOP	1 GAL.	
GLC	15	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' CRIMSON BUTTERFLIES GAURA	1 GAL.	



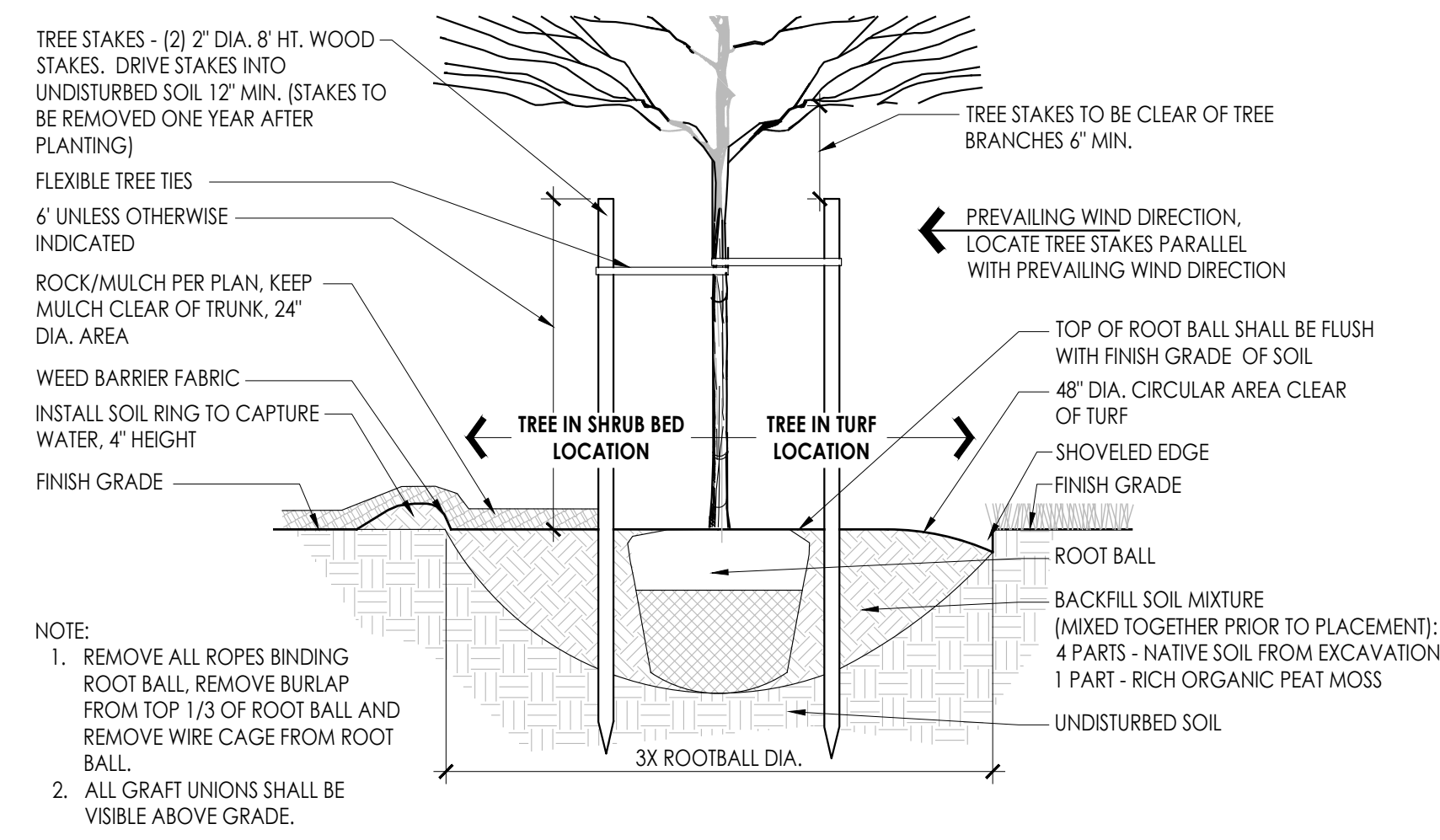
PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 18" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.
- ALL PLANTER BEDS SHALL INCLUDE MULCH OR ROCK PER PLAN. TOP OF MULCH OR ROCK SHALL BE FLUSH WITH FINISH GRADE OF ADJACENT CONCRETE. INSTALL 5 OZ. POLYSPUN WEED BARRIER BENEATH ALL ROCK.

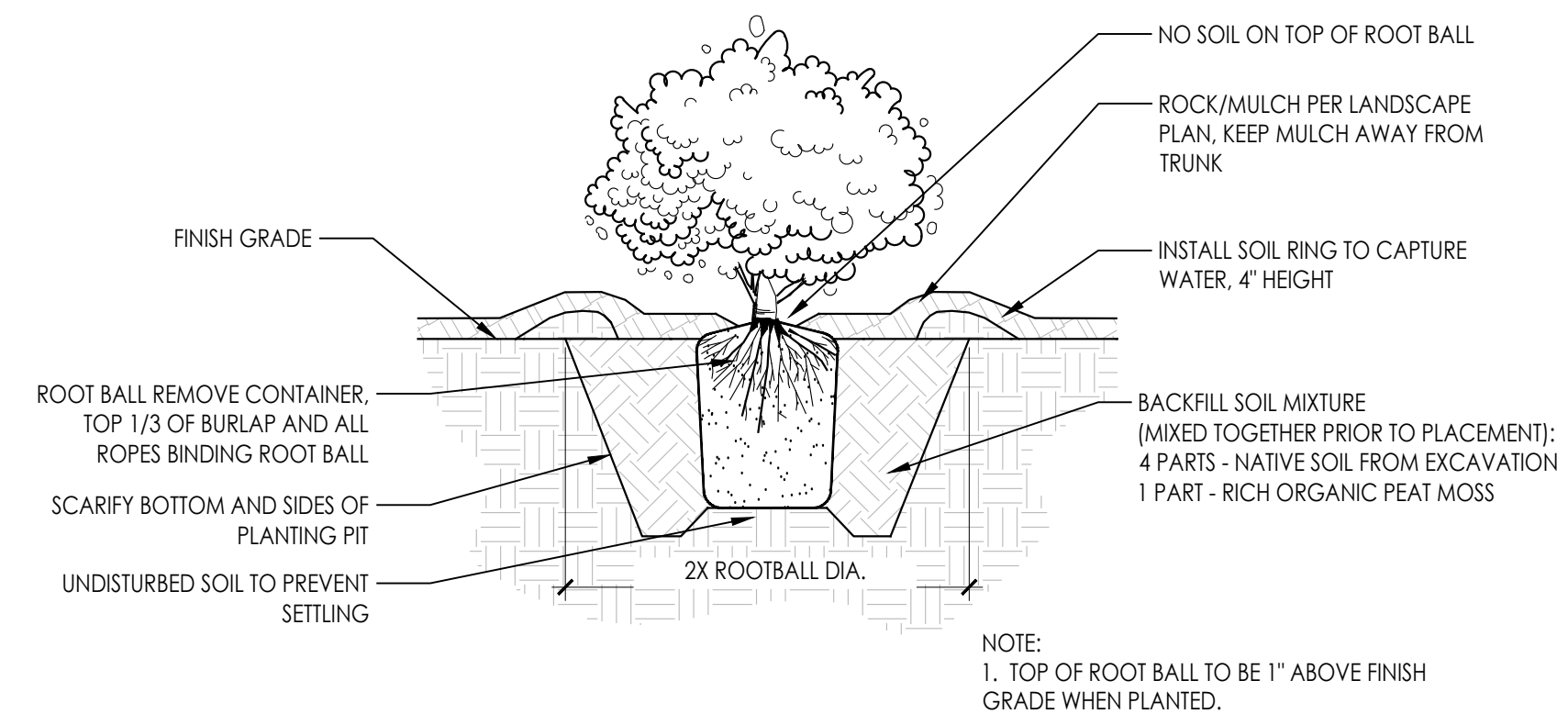


MAGNA MAIN STREET

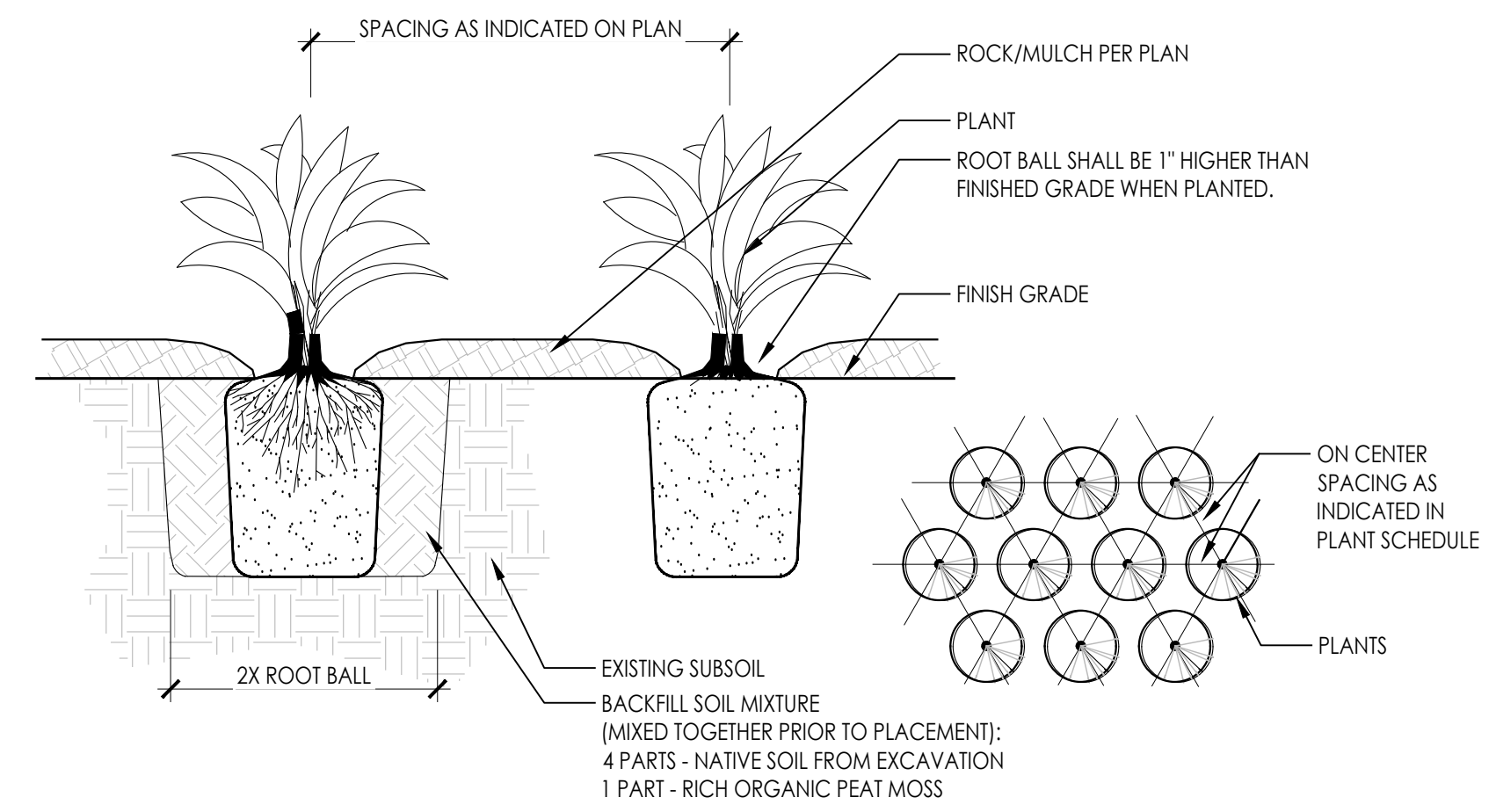
9085 WEST



**1** DECIDUOUS TREE PLANTING  
NOT TO SCALE T-PL-02



**2** SHRUB PLANTING  
NOT TO SCALE T-PL-04



**3** PERENNIAL PLANTING  
NOT TO SCALE T-PL-05

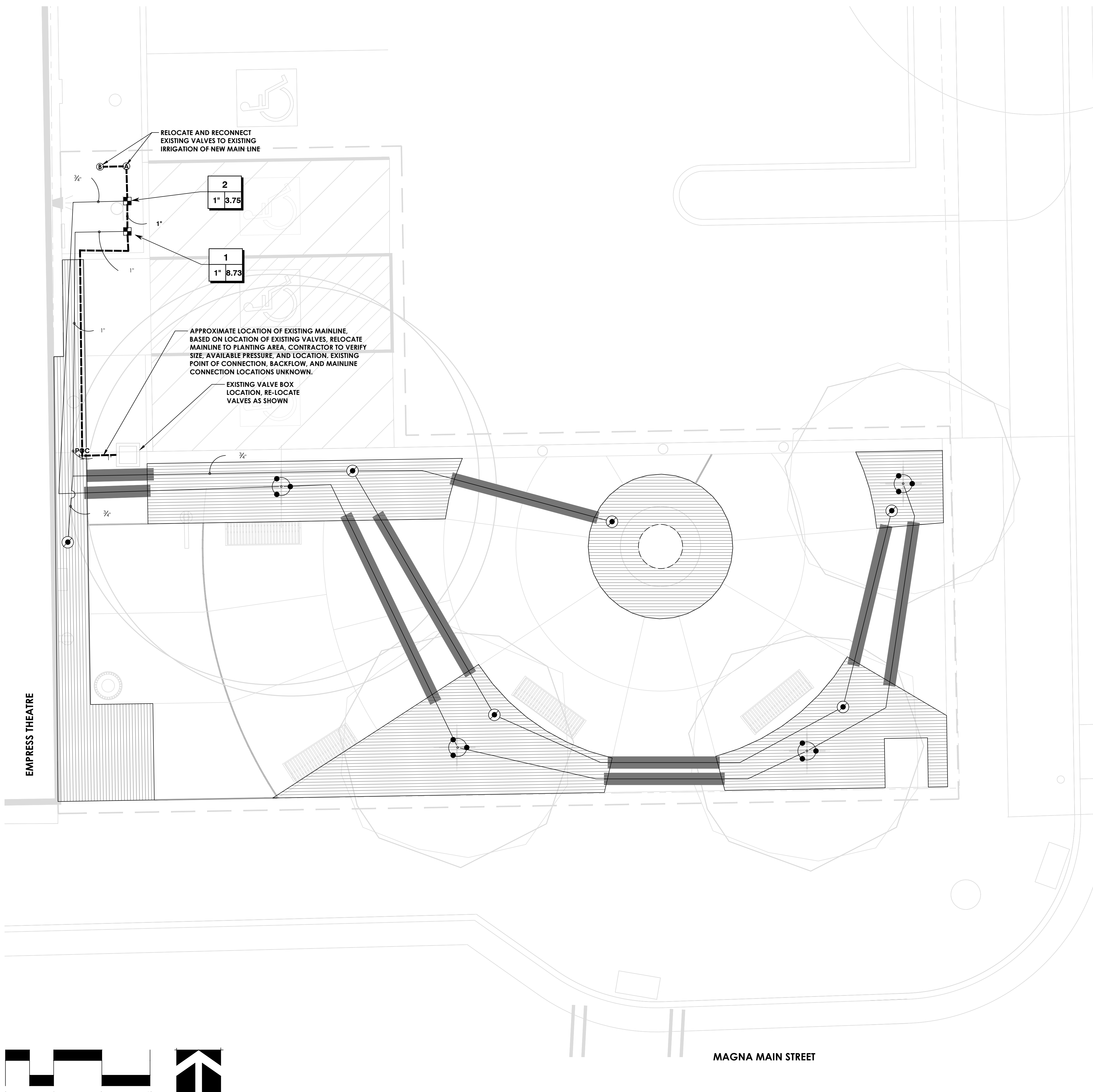


MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

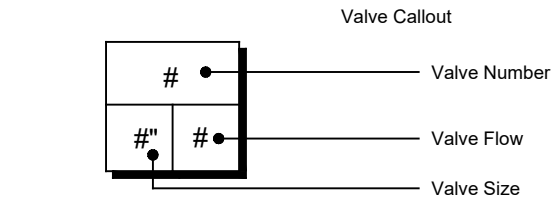
BID SET - JANUARY 31, 2024  
SHEET TITLE:  
PLANTING DETAILS  
SHEET NUMBER:  
L201  
LANDSCAPE





**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 3GPM - 15GPM.	8/L301
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
	RAINBIRD RWS-B-C-1401 THIS SYMBOL REPRESENTS 3 RWS HEADS.	4/L301
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.6 GPH EMITTERS AT 12" O.C., DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XF INSERT FITTINGS.	/
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	VALVE TO EXISTING ZONE REUSE EXISTING VALVE WHERE FEASIBLE	
	VALVE TO EXISTING ZONE REUSE EXISTING VALVE WHERE FEASIBLE	
<b>POC</b>	POINT OF CONNECTION 1 1/2" SEE CIVIL DRAWINGS FOR CONNECTION LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/L301
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/L301
	PIPE SLEEVE: PVC SCHEDULE 40	7/L301



**IRRIGATION NOTES**

9085 WEST

- WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- CONNECT ALL VALVES TO THE EXISTING CONTROLLER. CONTRACTOR TO VERIFY THE LOCATION AND CAPACITY OF THE EXISTING CONTROLLER TO ACCOMMODATE THE PROPOSED IRRIGATION SYSTEM. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
- THE IRRIGATION PLAN IS DRAWN DIAGRAMMATICALLY FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN.
- REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
- ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
- PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOVE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK / CONCRETE MASONRY UNIT.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS OR CURBS. VALVE BOXES TO BE TAN COLORED IN PLANTER BED AREAS AND GREEN COLORED IN GRASS AREAS
- IRRIGATION SYSTEM WIRING LOCATED APART FROM IRRIGATION MAIN LINE TO BE PLACED IN GRAY PVC SLEEVES OF ADEQUATE SIZE.
- CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 75 PSI FOR 2 HOURS MINIMUM.



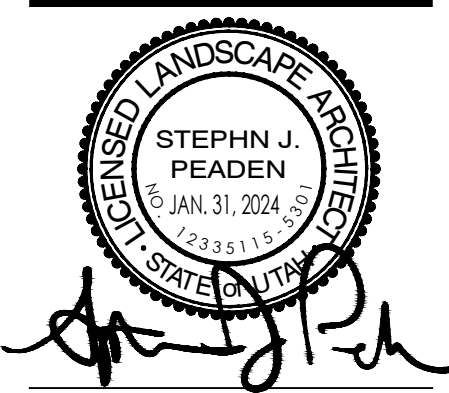
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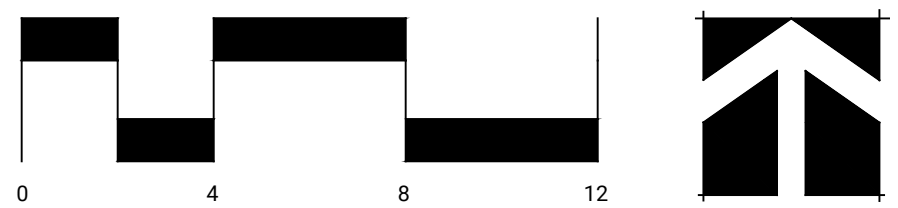


**MAGNA MANTLE PARK**  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

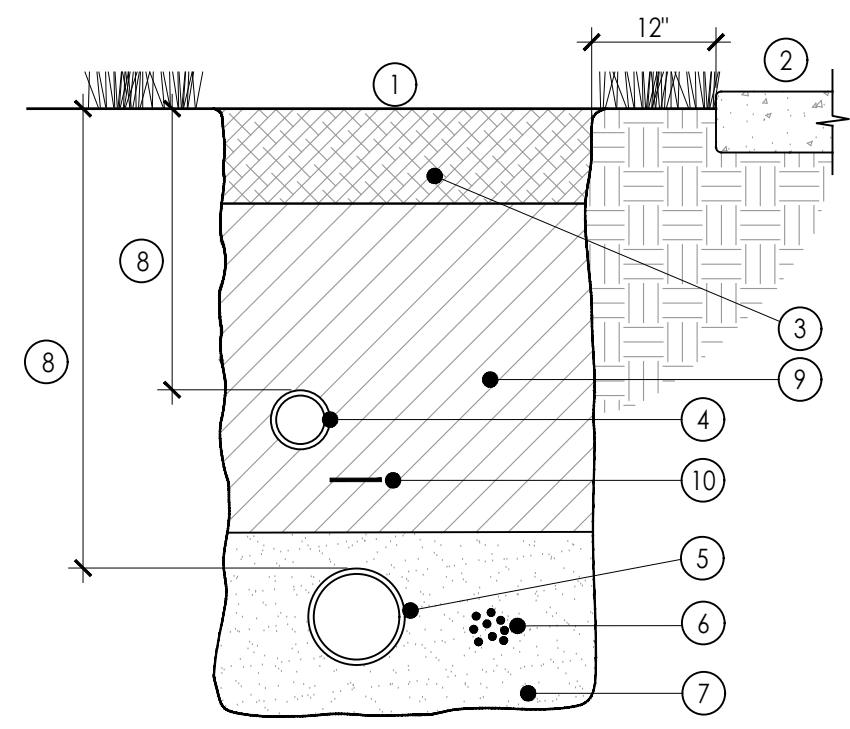
PROJECT NO. 23088  
DATE: JAN. 31, 2024

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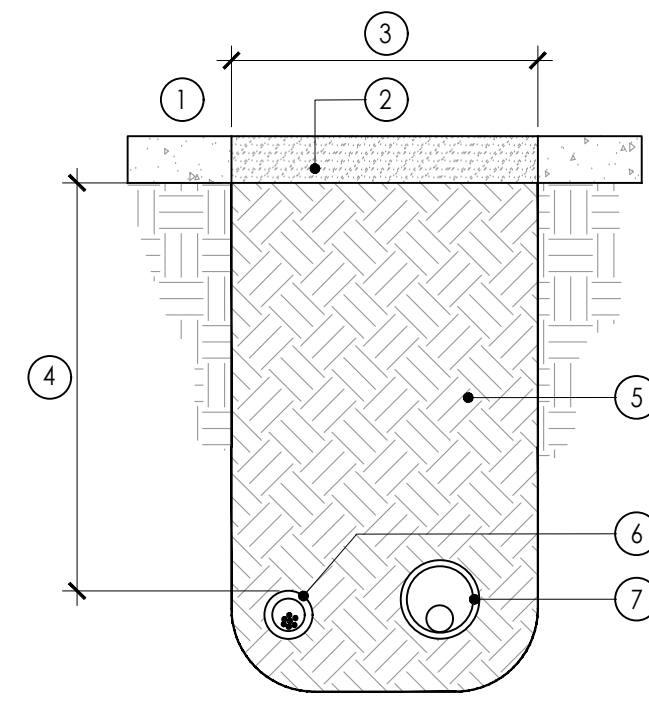
BID SET - JANUARY 31, 2024  
SHEET TITLE:  
**IRRIGATION PLAN**  
SHEET NUMBER:  
**L300**  
**LANDSCAPE**



MAGNA MAIN STREET

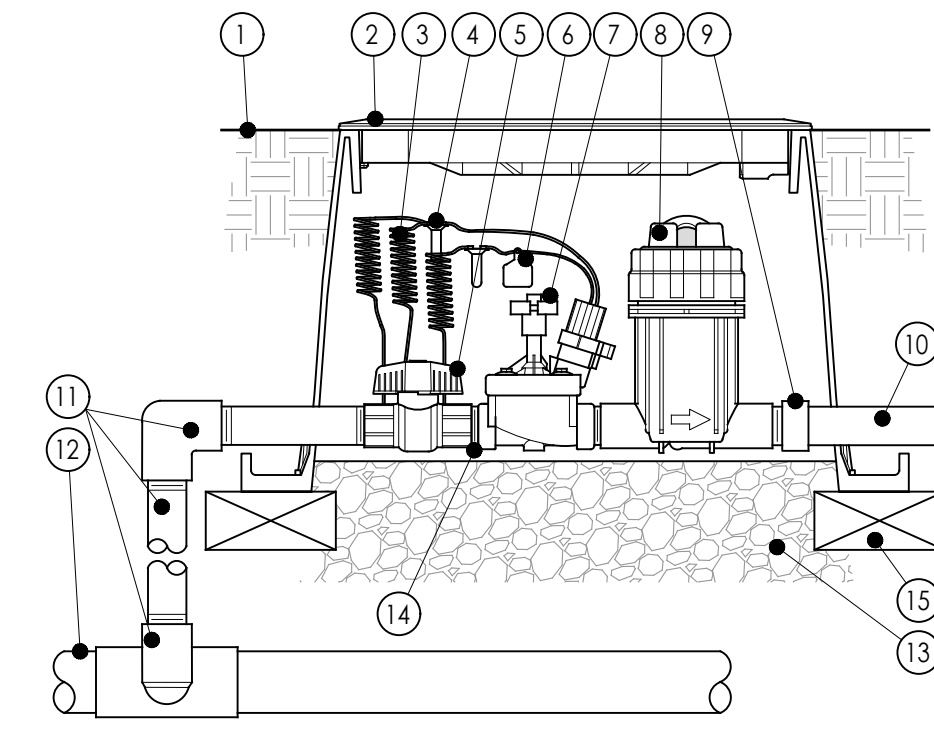


- 1 IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
- 2 ADJACENT HARD SURFACE
- 3 TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
- 4 NON-PRESSURE LATERAL LINE
- 5 PRESSURE MAIN LINE
- 6 DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10" O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
- 7 MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
- 8 PIPE DEPTHS:  
MAIN LINE: 24 - 30" COVER  
LATERAL LINE: 8 - 16" COVER
- 9 BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
- 10 DETECTABLE WARNING TAPE AT MAIN LINE



- 1 CONCRETE OR ASPHALT PAVING
- 2 EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
- 3 WIDTH AS REQUIRED
- 4 DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
- 5 COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMETER
- 6 CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
- 7 MAIN LINE / LATERAL LINE IN PVC SLEEVE

- NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
  2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
  3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
  4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
  5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER
- 3 30" LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF WIRE CONNECTION
- 5 1" BALL VALVE (INCLUDED)
- 6 ID TAG AS REQUIRED
- 7 REMOVE CONTROL VALVE
- 8 PRESSURE REGULATING BASKET FILTER
- 9 FEMALE ADAPTOR TO LATERAL
- 10 LATERAL PIPE TO DRIP ZONE
- 11 PVC PIPE AND FITTINGS
- 12 MAIN LINE PIPE
- 13 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 14 PVC SCH 80 CLOSE NIPPLE (INCLUDED)
- 15 BRICK (4) AS VALVE BOX FOOTING

**1 TRENCH DETAIL**  
NOT TO SCALE

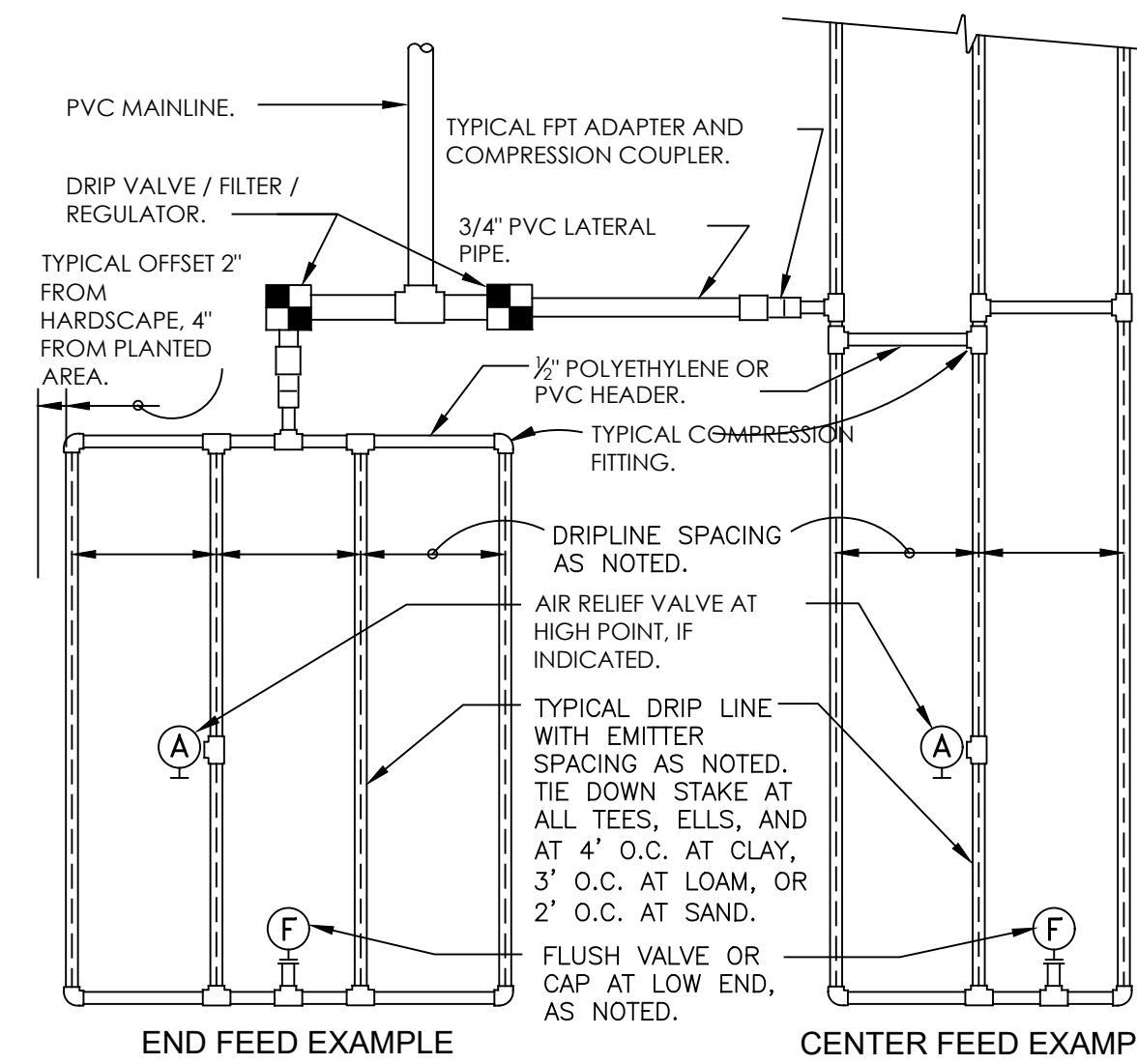
T-IR-EQU-01

**2 SLEEVE DETAIL**  
NOT TO SCALE

T-IR-EQU-02

**3 DRIP CONTROL ZONE KIT**  
NOT TO SCALE

T-IR-DR-01



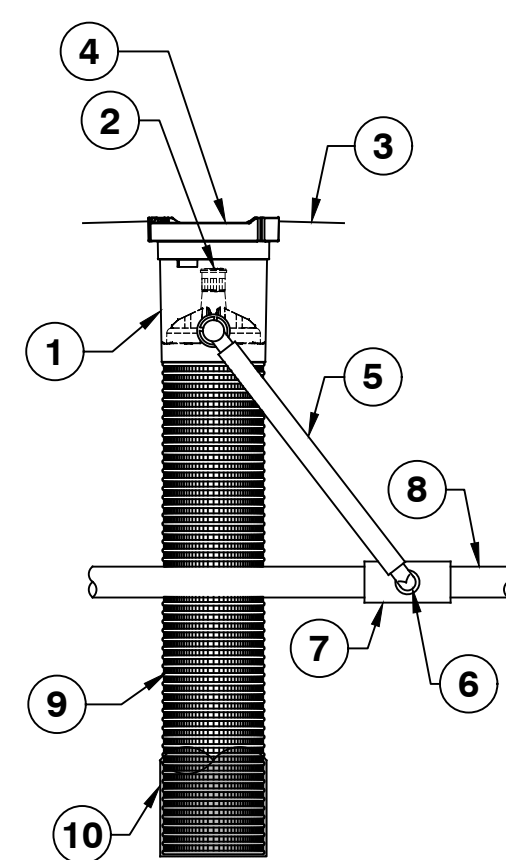
PSI	MAXIMUM LATERAL LENGTH (FEET)					
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	LATERAL FLOW PER 100 FT (GPM)		
	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

SCHEDULE 40 PVC HEADER SIZE	MAXIMUM FLOW PER ZONE	
	MAX GPM	PSI LOSS
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
  2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
  3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
  4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
  5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



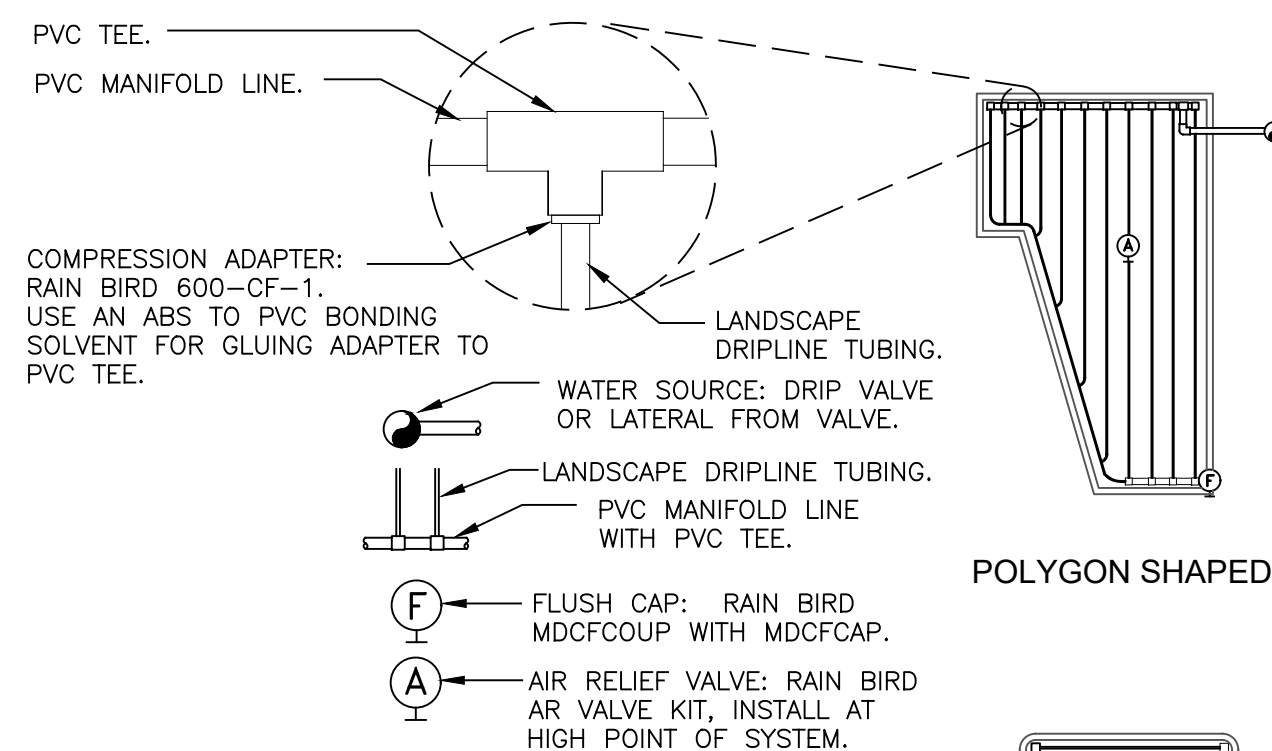
- RAIN BIRD**
- 1 ROOT WATERING SYSTEM: RAIN BIRD RWS-B-C-1401 (INCLUDES RETAINER, 3/8" (91.4 cm) TUBE, 0.25 GPM (0.95 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4" (101.2 cm) GRATE, VEGETABLE SWING ASSEMBLY WITH 1/2" (1.3 cm) MPT INLET)
  - 2 BUBBLER: RAIN BIRD 1401 0.25 GPM (0.95 L/M) (INCLUDED)
  - 3 FINISH GRADE/TOP OF MULCH
  - 4 4" (101.2 cm) LOCKING GRATE (INCLUDED)
  - 5 12" (30.5 cm) SWING ASSEMBLY (INCLUDED)
  - 6 1/2" (1.3 cm) MALE NPT INLET (INCLUDED)
  - 7 PVC SCH 40 TEE OR EL
  - 8 PVC OR POLYETHYLENE LATERAL PIPE
  - 9 4" (101.2 cm) WIDE X 3/8" (91.4 cm) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
  - 10 OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

- NOTES:
1. 4" (101.2 cm) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
  2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
  3. OPTIONAL SAND SOCK (RWS-SOCK) IS 3/4" (19.0 cm) IN LENGTH TO COVER MESH BASKET AREA.
  4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 cm) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
  5. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

**4 ROOT WATERING SYSTEM-B-C-1401**  
NOT TO SCALE

FX-IR-RB-DRIP-06

**5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS**  
3" = 1'-0"



POLYGON SHAPED

HOURGLASS SHAPED

ODD SHAPED

DOGBONE SHAPED

"C" SHAPED

CURVED POLYGON

CORNER SHAPED



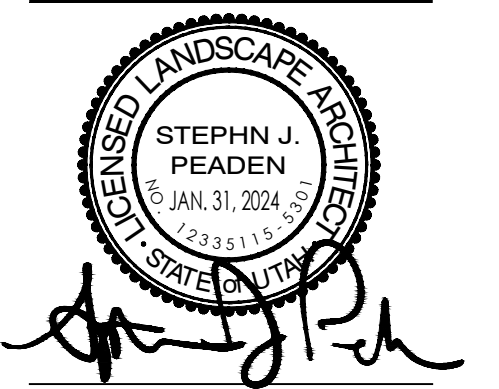
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**MAGNA MANTLE PARK**  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

SHEET TITLE:  
IRRIGATION DETAILS  
SHEET NUMBER:  
**L301**  
LANDSCAPE

BID SET - JANUARY 31, 2024





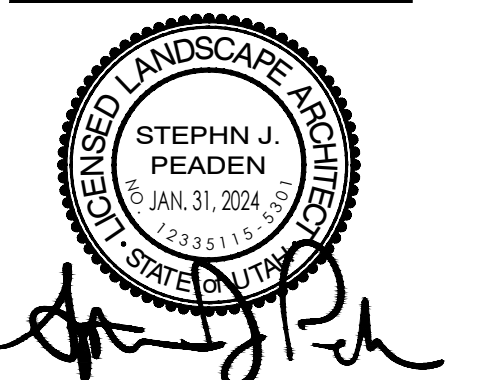
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MAGNA MANTLE PARK  
9094 W MAGNA MAIN ST  
MAGNA, UT 84044

PROJECT NO. 23088  
DATE: JAN. 31, 2024  
REVISIONS:

BID SET - JANUARY 31, 2024  
SHEET TITLE:  
LIGHTING PLAN  
SHEET NUMBER:  
L500  
LANDSCAPE

REFERENCE NOTES SCHEDULE

SYMBOL	LIGHTING DESCRIPTION	DETAIL
LI-02	LIGHT POST: ARCLUCE KRANE DOUBLE LIGHT FITTING WITH LED, 4000K, CRI>80 POST HEIGHT: 16' COLOR: GREY - 16	

LANDSCAPE LIGHTING NOTES

- CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL LIGHTING SYSTEM WITHIN THE LIMIT OF WORK. INSTALL FIXTURES AS INDICATED PER MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM EFFECT OF TREES, PLAZA, WALKWAY AND MONUMENT.
- THE LANDSCAPE LIGHTING SYSTEM TO INCLUDE FIXTURES, WIRING, TRANSFORMERS, CONDUITS, AND SLEEVES AND OTHER APPURTENANCES APPROPRIATE FOR THE LANDSCAPE LIGHTING SYSTEM.
- WORK SHALL CONFORM WITH APPLICABLE STANDARDS AND CODES.
- CONTRACTOR TO INSTALL LIGHTING WITH WIRING AND TRANSFORMERS TO MAINTAIN APPROPRIATE WATTAGE FOR EACH FIXTURE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF UTILITIES AND SITE IMPROVEMENTS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNERS REP. FOR APPROVAL OF THE PROPOSED LIGHTING SYSTEM PRIOR TO INSTALLATION.
- TRANSFORMER LOCATIONS TO BE COORDINATED WITH AND APPROVED BY THE OWNER'S REP. INSTALL TRANSFORMERS PER MANUFACTURER'S RECOMMENDATIONS.
- TRANSFORMERS TO BE BY KICHLER LANDSCAPE, MODELS: 15PR600SS AND 15PR300SS.
- LIGHT FIXTURE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT THE TRANSFORMER LOCATIONS.
- ALL UNDERGROUND WIRING TO BE PLACED IN CONDUITS OF ADEQUATE SIZE, BURY 18".
- ALL UNDERGROUND WIRING SPLICES TO BE LOCATED IN DIRECT BURIAL JUNCTION BOXES.
- CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS OF ENTIRE LANDSCAPE LIGHTING SYSTEM.
- LIGHT LOCATIONS ARE SHOWN SCHEMATICALLY. LOCATE LIGHTS PER MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM EFFECT ON TREES AND PLANTS.
- SEE PLANTING PLAN FOR PLANT TYPES AND LOCATIONS.
- KICHLER LANDSCAPE LIGHTING FIXTURES, TRANSFORMERS AND EQUIPMENT AVAILABLE THROUGH LIGHTING SPECIALISTS, SALT LAKE CITY, UTAH. TELEPHONE: 801.566.1324.  
www.LIGHTINGSPECIALISTS.COM. SEE ALSO www.KICHLER.COM/ LANDSCAPE.

