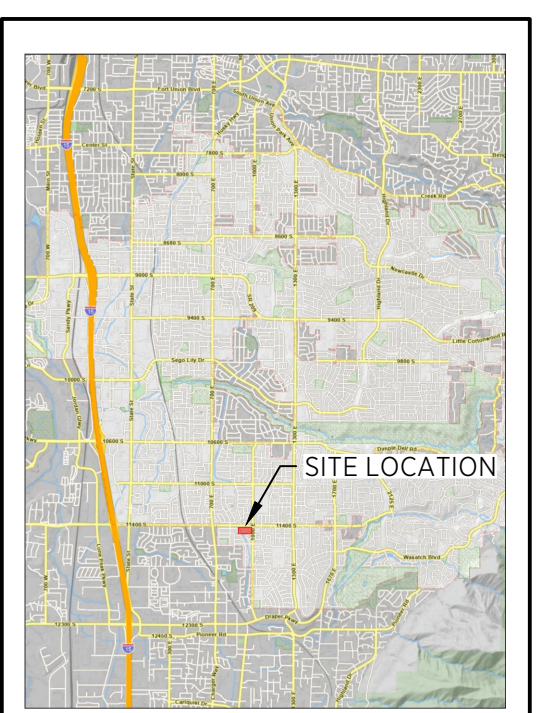
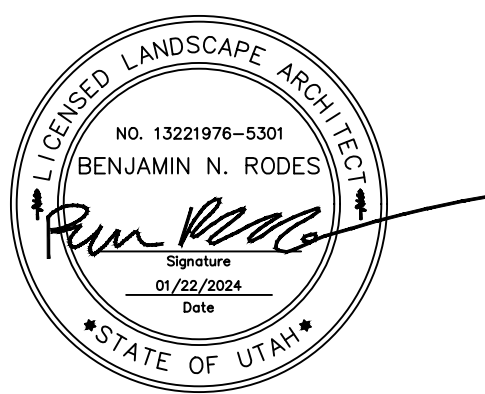
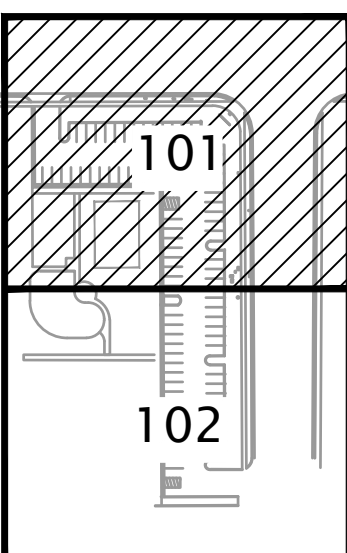


REVISIONS:



VICINITY MAP

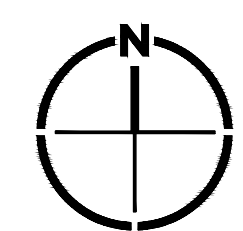
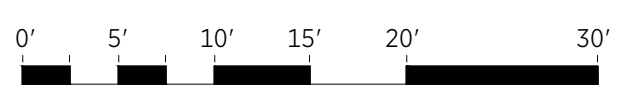
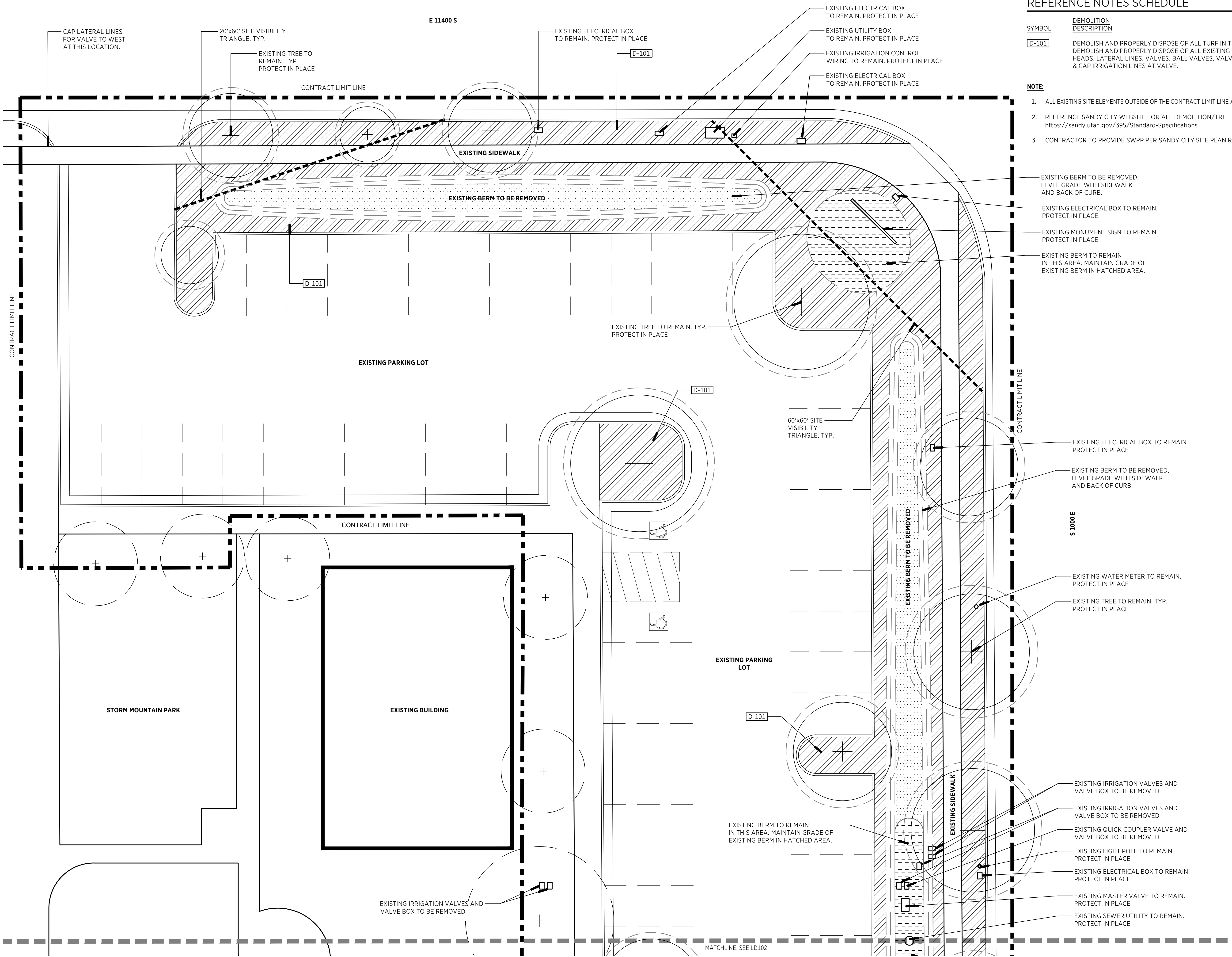


KEYPLAN

REFERENCE NOTES SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION
D-101	DEMOLISH AND PROPERLY DISPOSE OF ALL TURF IN THIS AREA; DEMOLISH AND PROPERLY DISPOSE OF ALL EXISTING POP-UP SPARY HEADS, LATERAL LINES, VALVES, BALL VALVES, VALVE MANIFOLDS & CAP IRRIGATION LINES AT VALVE.

- NOTE:**
- ALL EXISTING SITE ELEMENTS OUTSIDE OF THE CONTRACT LIMIT LINE ARE TO REMAIN.
 - REFERENCE SANDY CITY WEBSITE FOR ALL DEMOLITION/TREE PROTECTION DETAILS AND SPECIFICATIONS: <https://sandy.utah.gov/395/Standard-Specifications>
 - CONTRACTOR TO PROVIDE SWPPP PER SANDY CITY SITE PLAN REVIEW.



CONSTRUCTION DOCUMENTS

Sandy City
Localscapes -
Storm Mountain
Park

980 E. 11400 S. Sandy, UT 84094

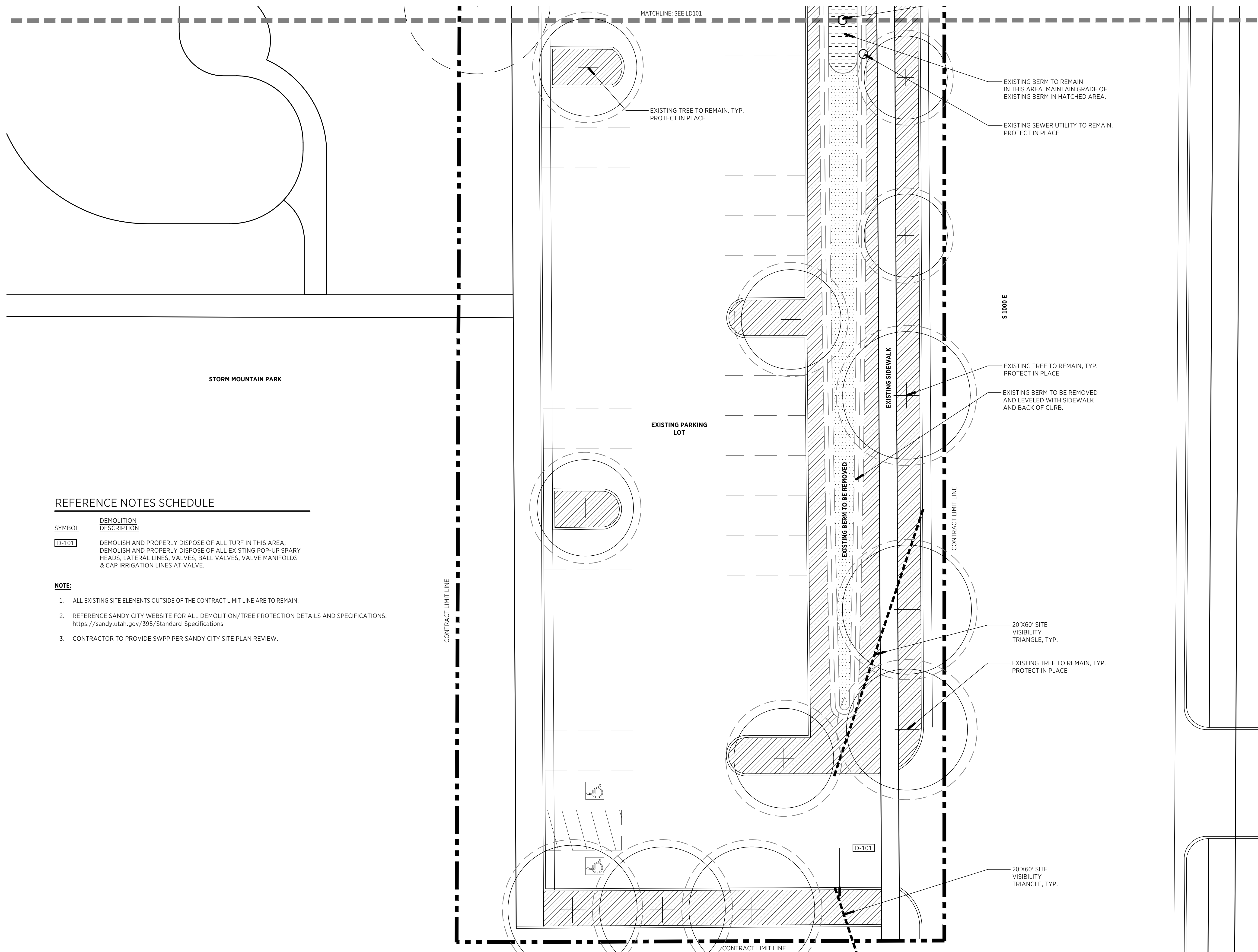
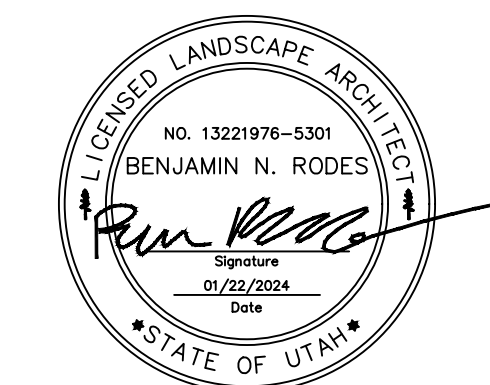
SANDY CITY

10000 Centennial Parkway Sandy, UT 84070

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2023.029.00
ISSUED DATE: January 22, 2024

LANDSCAPE DEMO PLAN

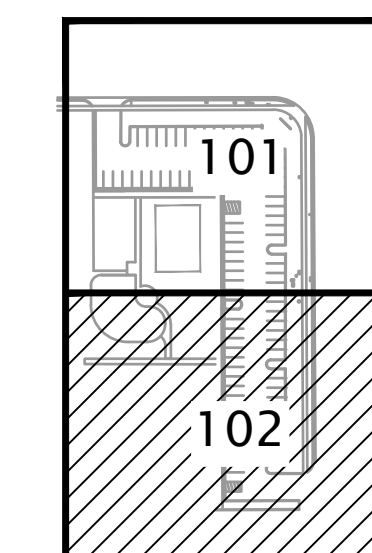
REVISIONS:



REFERENCE NOTES SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION
D-101	DEMOLISH AND PROPERLY DISPOSE OF ALL TURF IN THIS AREA; DEMOLISH AND PROPERLY DISPOSE OF ALL EXISTING POP-UP SPARY HEADS, LATERAL LINES, VALVES, BALL VALVES, VALVE MANIFOLDS & CAP IRRIGATION LINES AT VALVE.

- NOTE:**
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 - CONTRACTOR TO PROVIDE SWPP PER SANDY CITY SITE PLAN REVIEW.



KEYPLAN

CONSTRUCTION DOCUMENTS

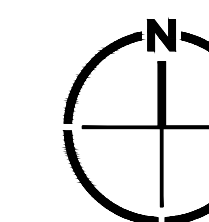
**Sandy City
Localscapes -
Storm Mountain
Park**

980 E. 11400 S. Sandy, UT 84094

SANDY CITY

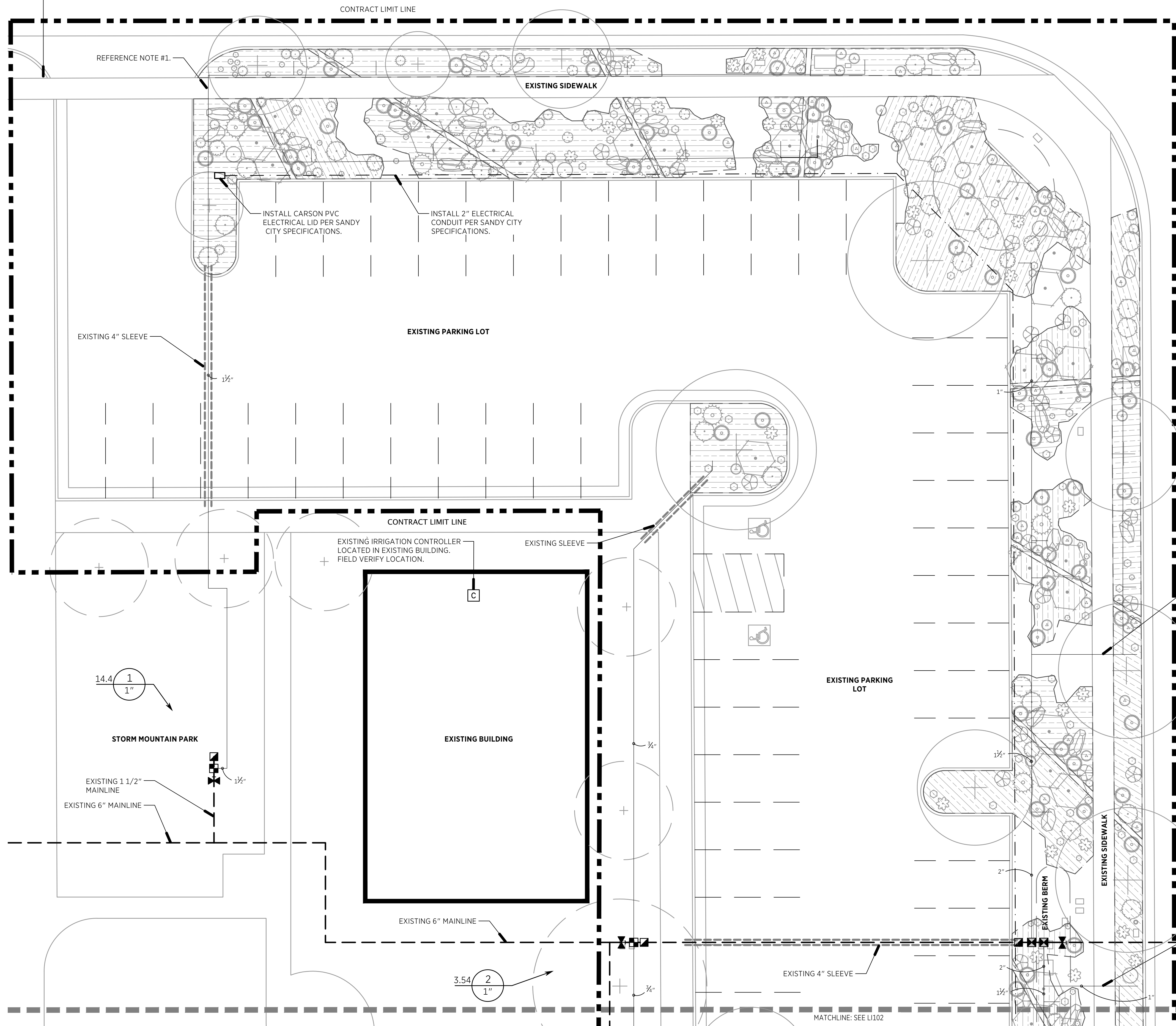
10000 Centennial Parkway Sandy, UT 84070
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2023.029.00
ISSUED DATE: January 22, 2024

LANDSCAPE DEMO PLAN



E 11400 S

CAP LATERAL LINES FOR VALVE TO WEST AT THIS LOCATION.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☒	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
☑	HUNTER PCZ-101-25 DRIP CONTROL VALVE KIT. 1IN. PGV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.

AREA TO RECEIVE DRIPLINE
 NETAFIM TLDL-04-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.4 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SUB SURFACE INSTALLATIONS. UV RESISTANT.

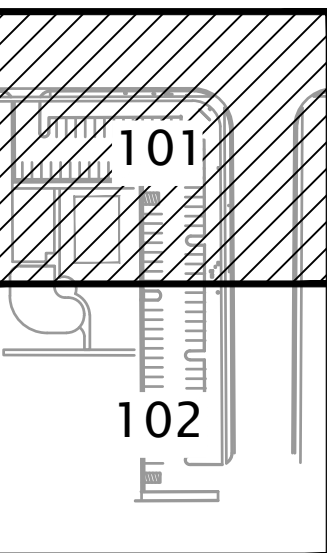
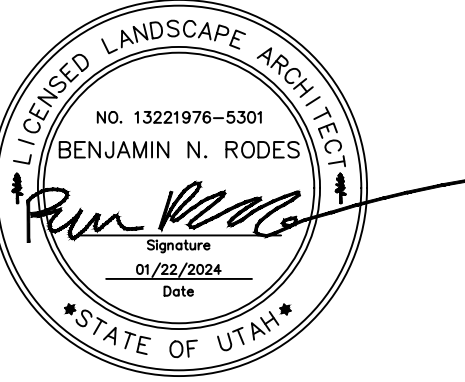
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☑	HUNTER HQ-44RC QUICK COUPLER VALVE. YELLOW RUBBER COVER. RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
⌘	APOLLO BALL VALVE LINE SIZE, IN CARSON STANDARD VALVE BOX PER SANDY CITY STANDARD DETAILS.

---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
- - - -	IRRIGATION MAINLINE
====	PIPE SLEEVE: PVC SCHEDULE 40
○ #	VALVE CALLOUT
○ #	VALVE NUMBER
○ #	VALVE GPM
○ #	VALVE SIZE

- NOTE:**
- IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED, OR USE EXISTING SLEEVES.
 - REFERENCE SANDY CITY WEBSITE FOR ALL IRRIGATION DETAILS AND SPECIFICATIONS: <https://sandy.utah.gov/395/Standard-Specifications>
 - CONTRACTOR TO INSTALL INLINE DRIP TUBING ON TOP OF WEED FABRIC, AND COVER WITH MINERAL OR ORGANIC MULCH AT LOCATIONS AND DEPTH INDICATED ON DRAWINGS.
 - INSTALL NETAFIM TREE RING DRIPLINE AROUND ALL EXISTING & PROPOSED TREES PER MANUFACTURER DETAILS

REVISIONS:

NO.	DESCRIPTION



KEYPLAN

CONSTRUCTION DOCUMENTS

Sandy City Localscapes - Storm Mountain Park

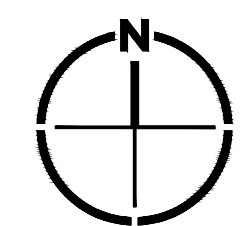
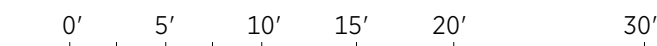
980 E. 11400 S. Sandy, UT 84094

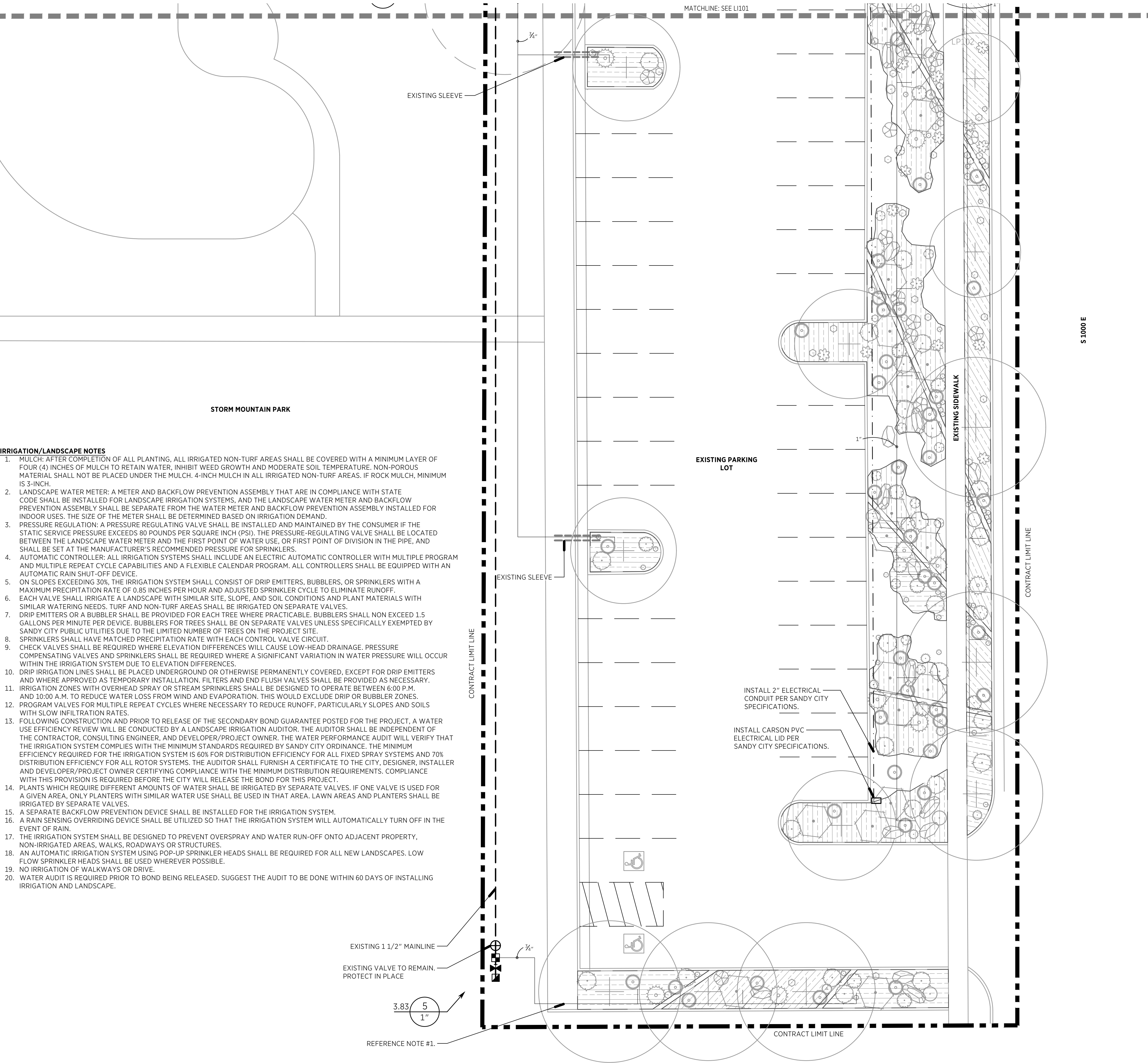
SANDY CITY

10000 Centennial Parkway Sandy, UT 84070

OWNER PROJECT NO.:
 GSBS PROJECT NO.: 2023.029.00
 ISSUED DATE: January 22, 2024

IRRIGATION PLAN





IRRIGATION/LANDSCAPE NOTES

- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH.
- LANDSCAPE WATER METER: A METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE, AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVES UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, CONSULTING ENGINEER, AND DEVELOPER/PROJECT OWNER. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND DEVELOPER/PROJECT OWNER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
- NO IRRIGATION OF WALKWAYS OR DRIVE.
- WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT TO BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☒	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
☒	HUNTER PCZ-101-25 DRIP CONTROL VALVE KIT. 1IN. PGV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.
[Hatched Box]	AREA TO RECEIVE DRIPLINE NETAFIM TLDL-04-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.4 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SUB SURFACE INSTALLATIONS. UV RESISTANT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☑	HUNTER HQ-44RC QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
⌘	APOLLO BALL VALVE LINE SIZE, IN CARSON STANDARD VALVE BOX PER SANDY CITY STANDARD DETAILS.
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
---	IRRIGATION MAINLINE EXISTING MAINLINE
----	PIPE SLEEVE: PVC SCHEDULE 40
⊕	VALVE CALLOUT VALVE NUMBER VALVE GPM VALVE SIZE

NOTE:

- IRRIGATION PIPING AND EQUIPMENT IS SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED, OR USE EXISTING SLEEVES.
- REFERENCE SANDY CITY WEBSITE FOR ALL IRRIGATION DETAILS AND SPECIFICATIONS:
<https://sandy.utah.gov/395/Standard-Specifications>
- CONTRACTOR TO INSTALL INLINE DRIP TUBING ON TOP OF WEED FABRIC, AND COVER WITH MINERAL OR ORGANIC MULCH AT LOCATIONS AND DEPTH INDICATED ON DRAWINGS.
- INSTALL NETAFIM TREE RING DRIPLINE AROUND ALL EXISTING & PROPOSED TREES PER MANUFACTURER DETAILS

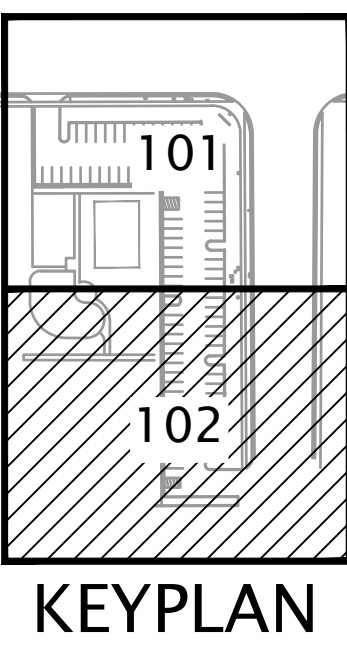
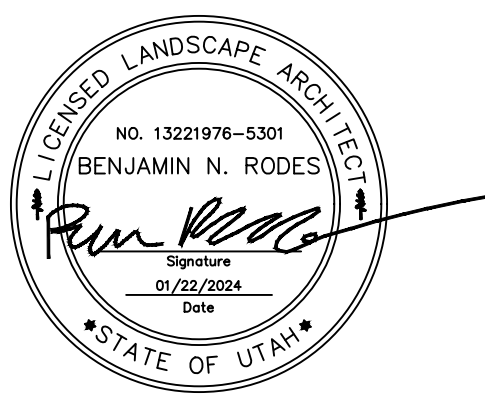
- CONTRACTOR SHALL VERIFY STATIC PRESSURE AT POINT OF CONNECTION AND OPERATING PRESSURE. PRESSURE BELOW DESIGN PRESSURE INDICATED ON IRRIGATION PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL VALVES SHALL BE LOCATED IN GROUPS WHERE SHOWN ON DRAWINGS. VALVES SHALL BE LOCATED 2'-6" AWAY FROM ANY FENCE, MOWSTRIP, WALK, CURB, OR BUILDING.
- ALL VALVES SHALL BE WIRED USING #14 U.F. WIRE OR MANUFACTURERS RECOMMENDED 2 WIRE WIRE AND PEN-TITE WATER RESISTANT WIRE CONNECTORS. CONTROL CABLE SHALL FOLLOW THE MAINLINE IN THE SAME TRENCHES. TAPE AND BUNDLE 2 FEET OF CABLE EVERY 100 FEET, AT EACH TURN IN THE MAINLINE TRENCH, AND AT EACH VALVE.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SPRINKLER SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES. WIRE SPLICES NOT IN A VALVE BOX AND DRAIN VALVES. REFERENCE DIMENSIONS TO PERMANENT STRUCTURES.
- THE IRRIGATION DESIGN IS SCHEMATIC. ALL PIPING, VALVES, ETC. SHOWN OUTSIDE OF THE PLANTING AREA IS FOR GRAPHIC CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREA. COORDINATE IRRIGATION, PLANTING AND OTHER SITE OPERATIONS. VERIFY AVAILABLE WATER PRESSURE AND FLOW AT SUPPLY SOURCE PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF ALL CONSTRUCTED ITEMS, BUILDINGS DIFFERENCES IN ACTUAL AND DRAWN DIMENSIONS, UNDERGROUND SERVICES, ETC. PRIOR TO BEGINNING CONSTRUCTION. CALL UTILITY SERVICE, TO IDENTIFY LOCATIONS OF ALL UNDERGROUND SERVICES.
- NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF IRRIGATION LAYOUT SHOWS ANY DISCREPANCY BETWEEN DESIGNED IRRIGATION SYSTEM AND ACTUAL SITE CONDITIONS. LANDSCAPE ARCHITECT WILL MAKE ANY NECESSARY DECISIONS TO ADJUST DESIGN. NO MAJOR CHANGES OR SUBSTITUTIONS SHALL BE MADE TO THE IRRIGATION SYSTEM WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- INSTALL SLEEVES AND PIPING IN A PARALLEL OR PERPENDICULAR MANNER, FOLLOWING THE GENERAL LAYOUT OF THE PAVING DESIGN.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKERS. ALL PERMITS SHALL BE OBTAINED AND FEES PAID BY THE CONTRACTOR.

1 IRRIGATION NOTES

L1102 P-SA1-13

REVISIONS:

NO.	DESCRIPTION



CONSTRUCTION DOCUMENTS

**Sandy City
Localscapes -
Storm Mountain
Park**

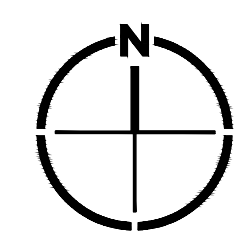
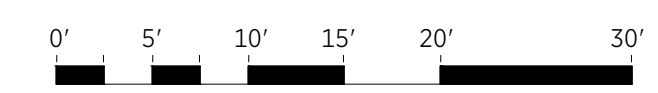
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SANDY CITY

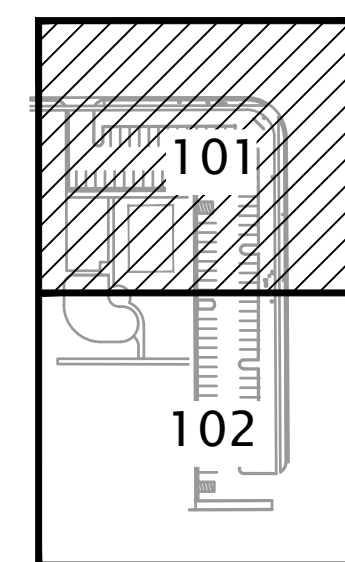
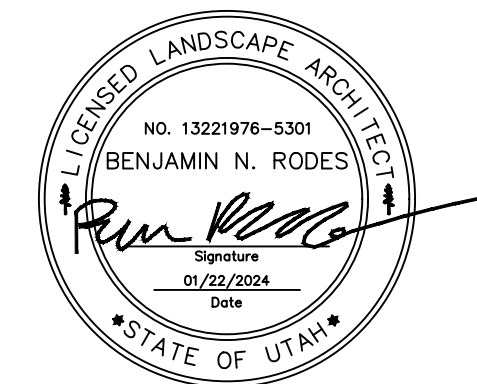
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OWNER PROJECT NO.:
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IRRIGATION PLAN



REVISIONS:



KEYPLAN

CONSTRUCTION DOCUMENTS

**Sandy City
Localscapes -
Storm Mountain
Park**

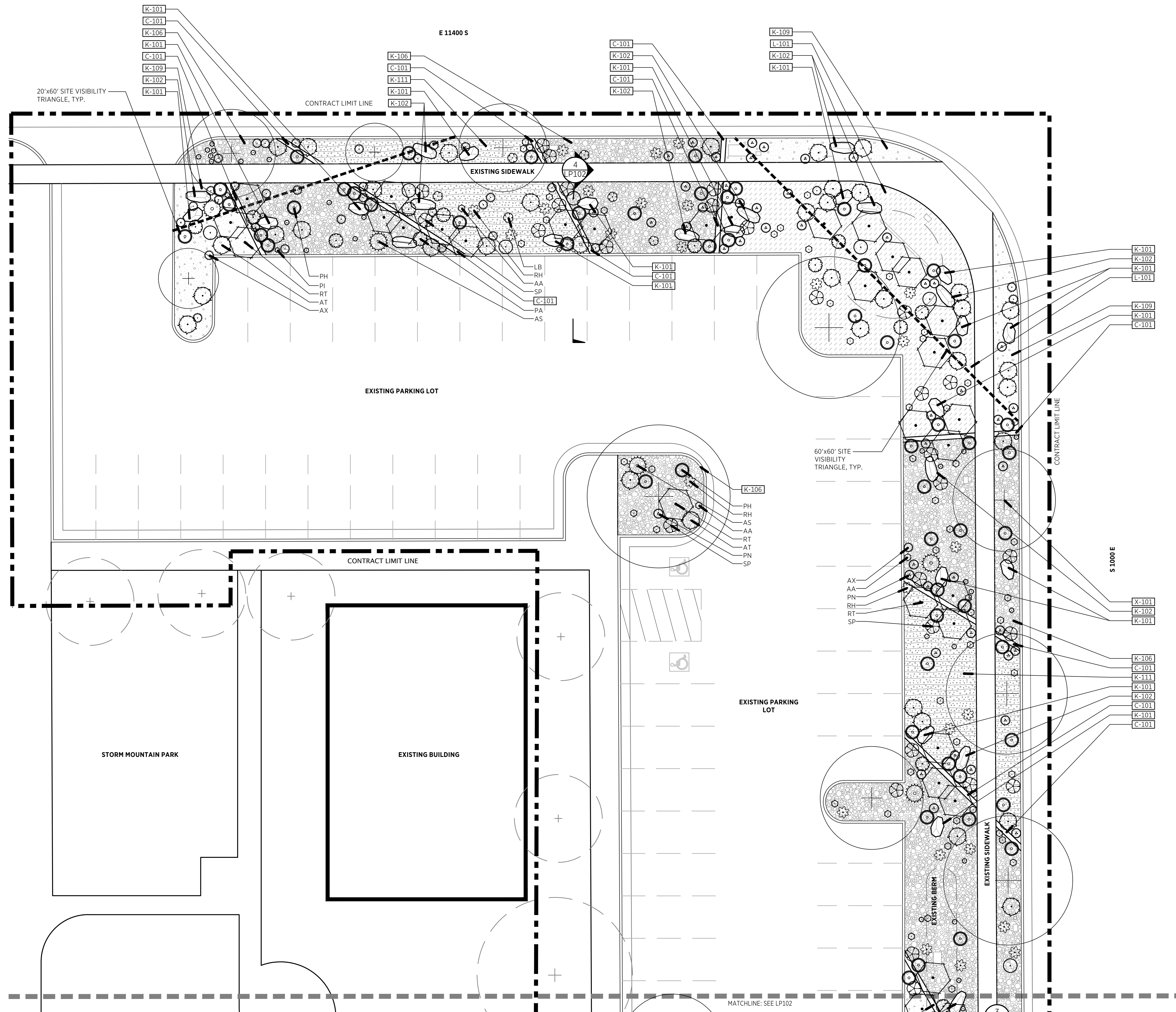
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SANDY CITY

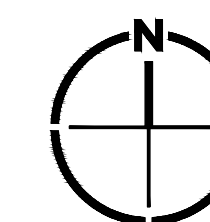
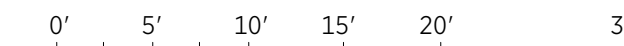
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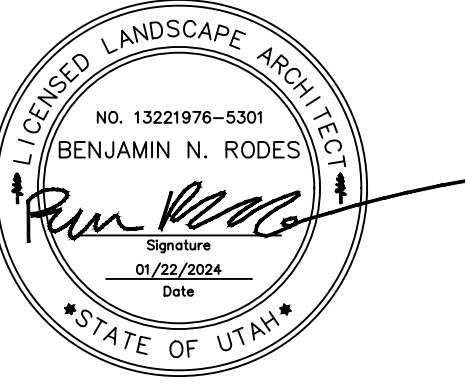
PLANTING PLAN



PLANTING PLAN
SCALE: 1" = 10'-0"



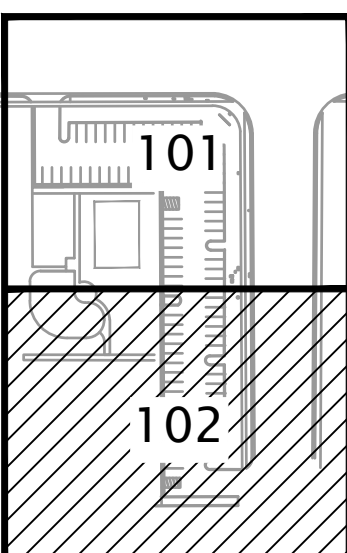
REVISIONS:



1. THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF 24 HOURS BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY FOR DECISION.
2. NO CHANGES SHALL BE MADE TO THE PLANT MATERIAL LIST WITHOUT WRITTEN APPROVAL OF THE OWNER.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
5. COMPLETE ROUGH GRADING BEFORE PLANTING OPERATIONS BEGIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL PLANTED AREAS.
7. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY TO MAINTAIN HEALTHY ESTABLISHMENT.
8. ALL DISTURBED AREAS SHALL BE COVERED BY A HARD SURFACE OR VEGETATION.
9. LANDSCAPING SHALL RECEIVE A FULL AND COMPLETE IRRIGATION SYSTEM PER PLANS AND COMPLY WITH APPLICABLE STANDARDS. CONTRACTOR SHALL ENSURE NO LEAKS AFTER A 24 HOUR PRESSURE TEST.
10. ALL SHRUBS SHALL BE FULL AND DENSE AND FREE FROM INSECT AND DISEASE INFESTATION AND SHALL NOT BE ROOTBOUND. INSTALL PER DETAILS.
11. THE CONTRACTOR SHALL OBTAIN APPROVAL OF CONSTRUCTION UPON COMPLETION OF WORK. LOCATIONS FOR ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER AT THE SITE PRIOR TO PLANTING. ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE PLANTING AREAS. PLANTING AREAS SHALL BE RAKED CLEAN OF ALL DEBRIS, ROCKS, STICKS AND ROOTS GREATER THAN 2" DIAMETER.
12. ALL WORK SHALL BE PERFORMED BY LICENSED LANDSCAPE CONTRACTORS AND EXPERIENCED WORKERS.

1 PLANTING NOTES

P-SA1-01



KEYPLAN

CONSTRUCTION DOCUMENTS

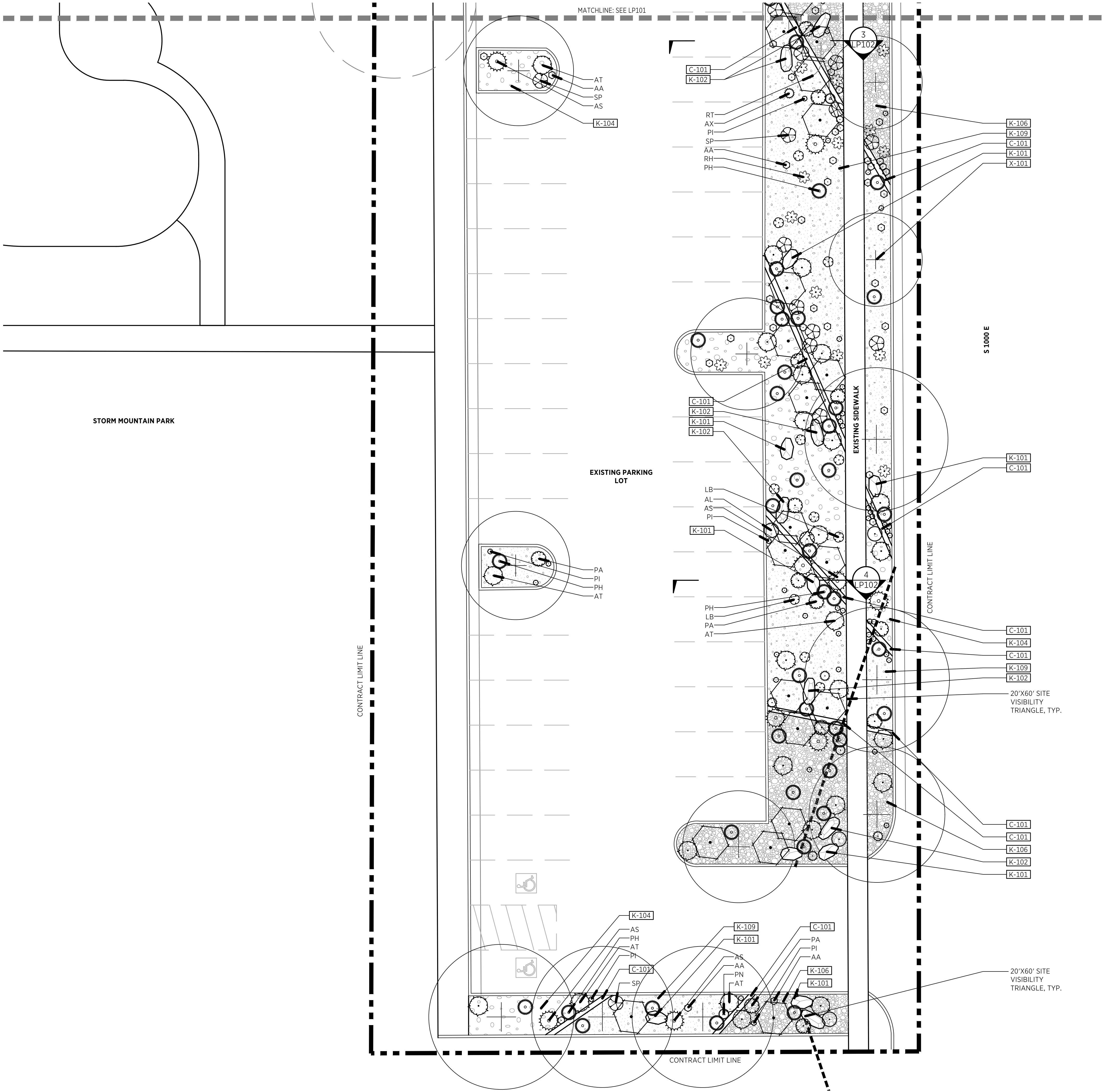
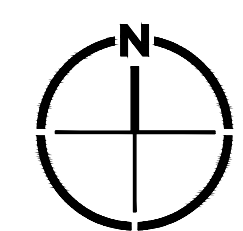
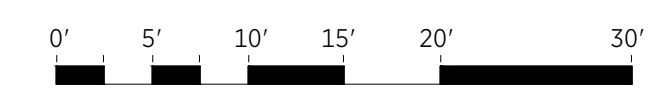
**Sandy City
Localscapes -
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Park**

980 E. 11400 S. Sandy, UT 84074

SANDY CITY




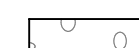

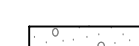
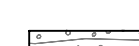

10000 Centennial Parkway Sandy, UT 84070
OWNER PROJECT NO.: GSBS PROJECT NO.: 2023.029.00
ISSUED DATE: January 22, 2024

PLANTING PLAN



A PLANTING PLAN
SCALE: 1" = 10'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	CURB DESCRIPTION	DETAIL	WIDTH			
 C-101	CONCRETE MOW CURB	1	12" WIDTH			
SYMBOL	ROCK DESCRIPTION	DETAIL	SIZE	COLOR	MANUFACTURER	
 K-101	2'-0" - 3'-0" BOULDER - OWNER PROVIDED, CONTRACTOR TO DELIVER TO SITE	2	24"-36" DIA.	GRANITE		
 K-102	4'-0" - 5'-0" BOULDER - OWNER PROVIDED, CONTRACTOR TO DELIVER TO SITE	2	46"-60" DIA.	GRANITE		
SYMBOL	ROCK DESCRIPTION	DETAIL	SIZE	COLOR	MANUFACTURER	
 K-104	ROCK MULCH TYPE 2; 4" DEPTH		>3"	LIGHT GRAY (SMOKIN GRANITE)	ROCKUTAH	
 K-106	ROCK MULCH TYPE 4; 4" DEPTH		>3"	LIGHT TAN (SALT LAKE GRAVEL)	ROCKUTAH	
 K-109	ROCK MULCH TYPE 6; 4" DEPTH		>3"	RAINBOW (MOUNTAIN MIX BLEND)	ROCKUTAH	
 K-111	ROCK MULCH TYPE 8; 4" DEPTH		>3"	DARK TAN (TUSCANY TAN)	ROCKSCAPES UTAH	
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL				
 L-101	CEDAR BARK MULCH; 3" DEPTH					
SYMBOL	DESCRIPTION	DETAIL				
 X-101	EXISTING TREE TO REMAIN, TYP. PROTECT IN PLACE					

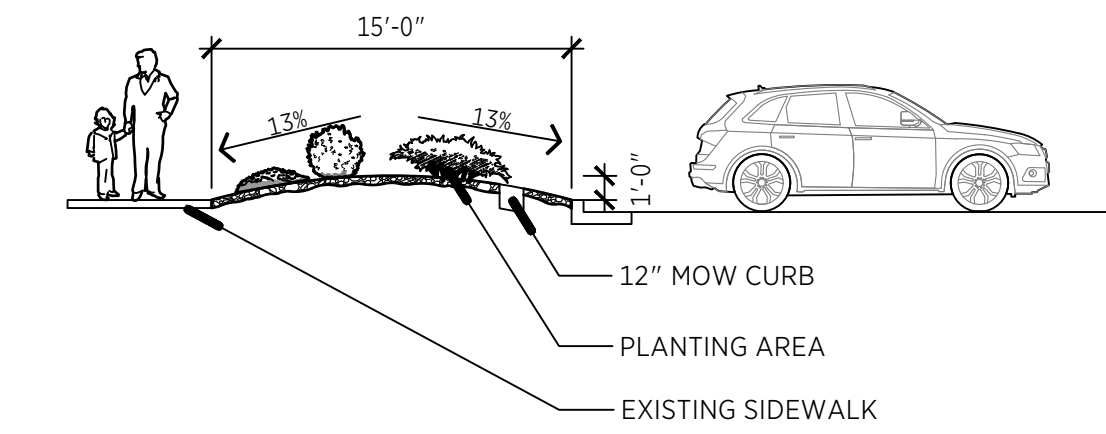
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MATURE HEIGHT	MATURE WIDTH
SHRUBS						
	AA	AGASTACHE AURANTIACA 'CORONADO' / CORONADO HYSSOP	5 GAL	92	2ft	1.50ft
	AT	ARCTOSTAPHYLOS X COLORADENSIS / MOCK BEARBERRY MANZANITA	5 GAL	62	1.5ft	4ft
	AS	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	15	6ft	4ft
	AL	ARTEMISIA LUDOVICIANA / WHITE SAGEBRUSH	1 GAL	11	3ft	3ft
	AX	ARTEMISIA X 'SEA FOAM' / SEA FOAM ARTEMISIA	1 GAL	39	1.5ft	2ft
	LB	LINUM LEWISII 'BLUE FLAX' / BLUE FLAX	1 GAL	17	2ft	2ft
	PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	5 GAL	93	6ft	3ft
	PN	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL	49	2.5ft	2ft
	PA	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	26	3ft	3ft
	PI	PHYSOCARPUS OPULIFOLIUS 'HOOGI016' / LITTLE ANGEL™ NINEBARK	1 GAL	76	1.50ft	1ft
	RT	RHUS TRILOBATA / THREE-LEAF SUMAC	5 GAL	49	6ft	7ft
	RH	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	40	2.5ft	2.5ft.
	SP	SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	5 GAL	41	3ft	3ft

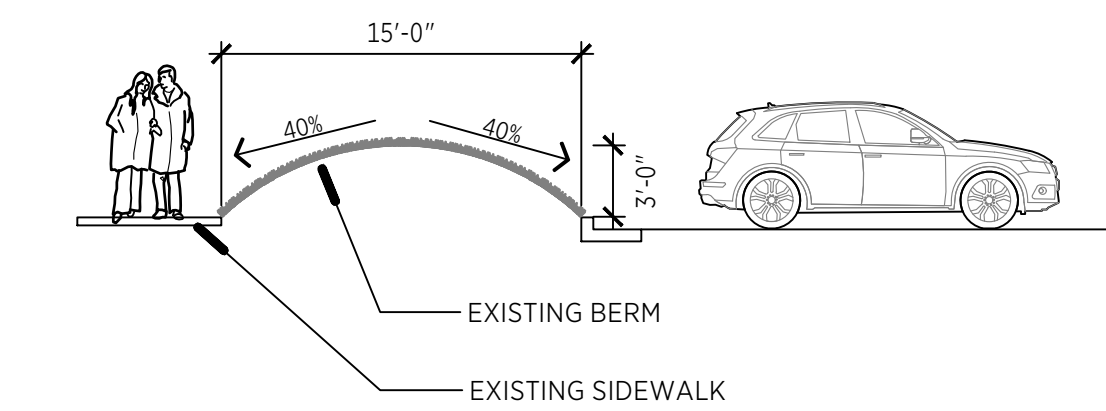
NOTE:

- CONTRACTOR TO REMOVE ALL EXISTING BARK MULCH WITHIN 6' DIAMETER OF ALL EXISTING TREES. PRUNE ROOTS TO BRING THEM DOWN TO THE ORIGINAL ROOT FLAIR, DO NOT PRUNE ANY EXISTING TREE WITHOUT CONSULTATION OF AN ISA CERTIFIED ARBORIST.
- PLACE 'DEWITT' WEED BARRIER PRO 3.0 OUNCES PER SANDY CITY SPECIFICATIONS BELOW ALL MINERAL AND ORGANIC MULCH.
- REFERENCE SANDY CITY WEBSITE FOR ALL PLANTING/SITE DETAILS AND SPECIFICATIONS: <https://sandy.utah.gov/395/Standard-Specifications>

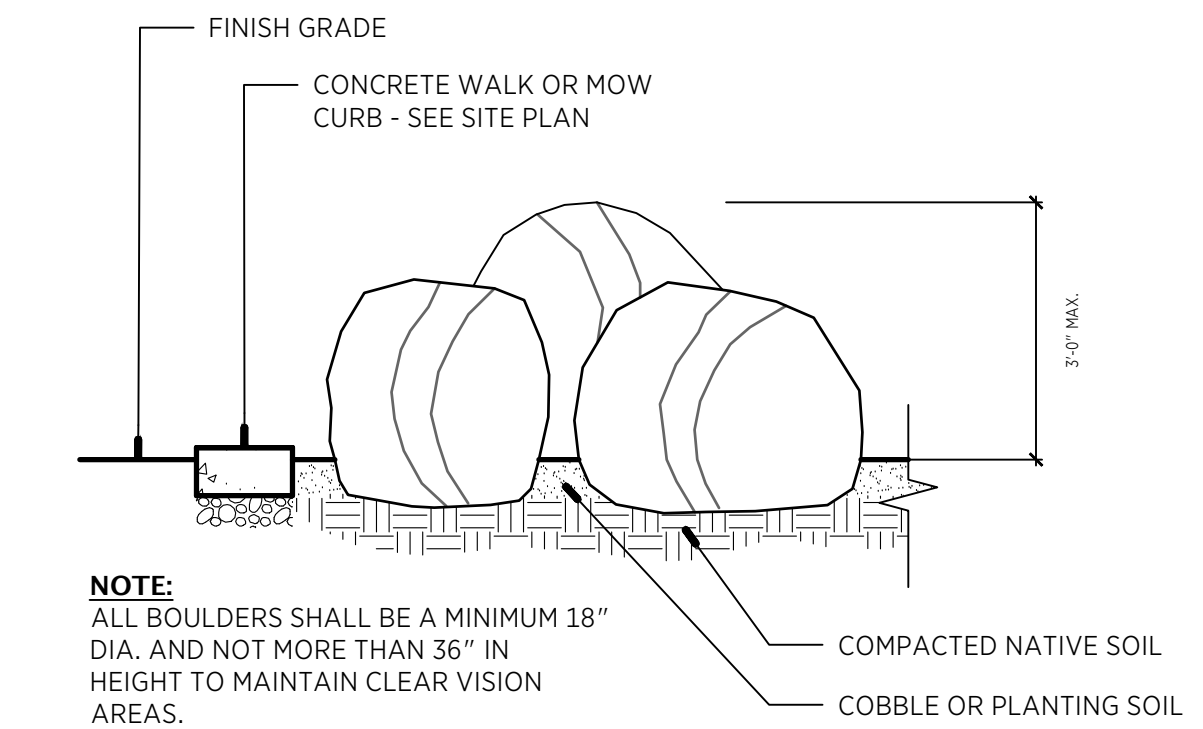
VEGETATION COVERAGE PER ORDINANCE NUMBER 21-25-4 (C) (3)
TOTAL LANDSCAPE AREA: 12156.15 SQ FT
TOTAL PLANTED AREA: 4520.62 FT
PERCENTAGE OF TOTAL AREA PLANTED: 37%



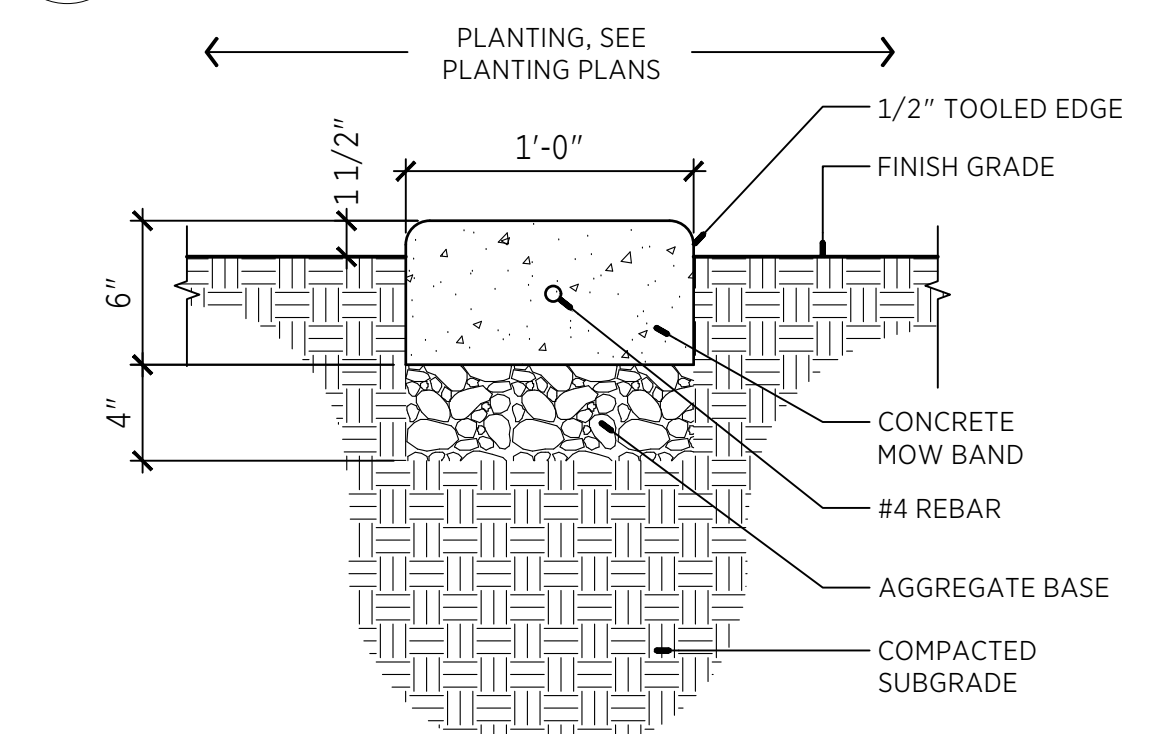
4 PROPOSED BERM SECTION
LP103 1/8" = 1'-0" P-SA1-34



3 EXISTING BERM SECTION
LP103 1/8" = 1'-0" P-SA1-32



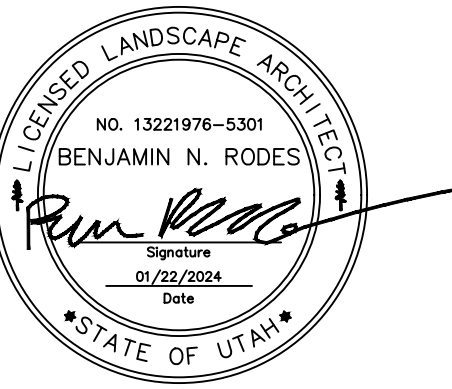
2 LANDSCAPE BOULDERS
LP103 1/2" = 1'-0" P-SA1-17



- NOTES:**
- INSTALL CONTROL JOINTS EVERY 5' AND EXPANSION JOINTS EVERY 30'
 - REFER TO SANDY CITY STANDARDS AND SPECIFICATIONS FOR CONCRETE & AGGREGATE SPECS.

1 12" CONC. LANDSCAPE CURB
LP103 1 1/2" = 1'-0" P-SA1-27

REVISIONS:



CONSTRUCTION DOCUMENTS

Sandy City Localscapes - Storm Mountain Park

980 E. 11400 S. Sandy, UT 84094

SANDY CITY

10000 Centennial Parkway Sandy, UT 84070

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2023.029.00
ISSUED DATE: January 22, 2024

PLANTING SCHEDULE AND DETAILS