WANDER PLAT C2

Residential Development

SARATOGA SPRINGS, Utah

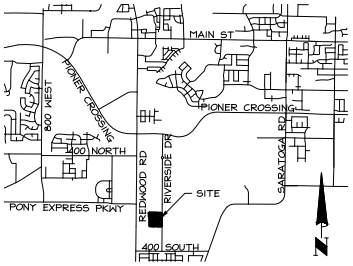
CONSTRUCTION PLANS

OCTOBER 10, 2019

LEGEND:

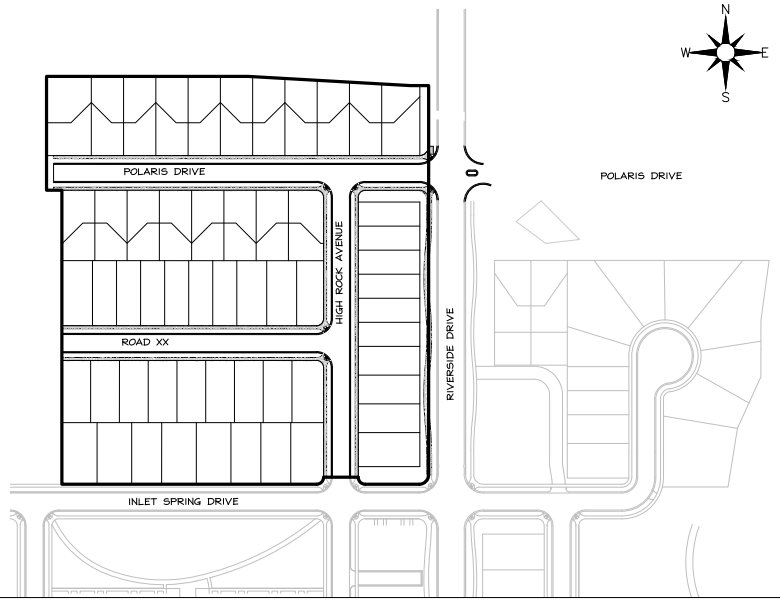
- EXIST. WATER CAP
- EXIST. COMBO AIR VALVE (CAV)
- EXISTING BLOW OFF VALVE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER LINE AND LATERAL
- EXIST. WATER METER
- EXIST. IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SEWER M.H. TAG
- EXIST. SEWER CLEANOUT
- EXIST. 4'ø SEWER M.H.
- EXIST. 5'ø SEWER M.H.
- EXIST. 6'ø SEWER M.H.
- EXIST. SEWER LINE AND LATERAL
- STORM DRAIN BOX TAG
- EXISTING LOT DRAINAGE EASEMENT
- EXIST. CATCH BASIN
- EXIST. CLEANOUT BOX
- EXIST. COMBO. BOX
- EXIST. STORM DRAIN LINE
- EXIST. MAIL BOX PAD
- EXIST. SIGNAGE
- EXIST. STREET LIGHT
- EXIST. SIDEWALK
- EXIST. CURB & GUTTER
- EXIST. LOT LINE
- PROPOSED WATER CAP
- PROPOSED COMBO AIR VALVE (CAV)
- PROPOSED BLOW OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE AND LATERAL
- PROPOSED WATER METER
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION METER
- PROPOSED SEWER M.H. TAG
- PROPOSED SEWER CLEANOUT
- PROPOSED 4'ø SEWER M.H.
- PROPOSED 5'ø SEWER M.H.
- PROPOSED 6'ø SEWER M.H.
- PROPOSED SEWER LINE AND LATERAL
- STORM DRAIN BOX TAG
- TYPICAL 5' LOT DRAINAGE EASEMENT
- PROPOSED CATCH BASIN
- PROPOSED ALLEY CATCH BASIN
- PROPOSED 5'ø CLEANOUT BOX
- PROPOSED 6'ø CLEANOUT BOX
- PROPOSED COMBO. BOX
- PROPOSED STORM DRAIN LINE
- PROPOSED ENERGY DISSIPATER
- PROPOSED RIP-RAP PAD
- PROPOSED SIGNAGE
- PROPOSED STREET LIGHT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- PROPOSED ALLEY DIRECTIONAL ARROW (SYMBOL NOT TO BE PAINTED)
- PROPOSED FLARED END
- INSTALL HANDICAP RAMP PER APWA PLAN 235
- NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.



VICINITY MAP

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	TC01	COVER SHEET
02	KM01	KEY MAP
03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
05	EX01	DEMOLITION PLAN
06	SP01	OVERALL SITE PLAN
07	GR01	OVERALL GRADING PLAN
08	GR02	PRECISE GRADING PLAN
09	UT01	OVERALL UTILITY PLAN
10	ST01	SIGNAGE AND STRIPING PLAN
11	PP01	PLAN & PROFILE – HIGH ROCK AVENUE & ROAD XX
12	PP02	PLAN AND PROFILE – POLARIS DRIVE
13	PP03	PLAN AND PROFILE – POLARIS DRIVE OFF SITE STORM DRAIN
14	EC01	EROSION CONTROL PLAN
15	L1.00	OVERALL REFERENCE PLAN
16	L1.01	LANDSCAPE PLANS
17	L1.02	LANDSCAPE PLANS
18	L1.03	LANDSCAPE PLANS
19	L1.04	LANDSCAPE PLANS
20	L2.01	PLANTING NOTES, SCHDULE, & DETAILS
21	L3.01	SITE DETAILS
22	L3.02	SITE DETAILS
23	L4.01	IRRIGATION PLAN
24	L4.02	IRRIGATION PLAN



Saratoga Springs General Notes

i. Contractor shall field verify location and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.

ii contractor shall field verify location and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.

iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City Of Saratoga Springs, Utah.

iv. Existing Utilities have been noted to the best of Engineers knowledge, It is owner's and contractor's responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction

v. Post-acceptance alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.

vi. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and accepted Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expanse to the City.

vii. All exterior lighting shall meet IESNA full-cutoff criteria.

CONTACTS

Developer / Owner
Oakwood Homes
306 E. Winchester Street
Murray, UT 84107

Engineer
Perigee Consulting – Jed Alberts, PE
(801) 350-6611 jed@perigeeut.com
9069 1300 West #900
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5517

Rocky Mountain Power
Customer Service
1-877-221-7070

Saratoga Springs City Engineering Department
City Engineer – Gordon Miner, PE
gminer@saratogaspringscity.com
(801) 766-9308

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City Engineer – Gordon Miner, PE
gminer@saratogaspringscity.com
(801) 766-9308

Saratoga Springs City Planning Department
Planning Director – David Stroud
DStroud@saratogaspringscity.com
(801) 766-9793

10/10/2019 8:17:52 AM

PERIGEE CONSULTING
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9069 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088
TELEPHONE 801.350.6610 FAX
WWW.PERIGEEUT.COM

PROFESSIONAL ENGINEER
No. 8035135
12-2-2019
DANIEL CALVIN
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

NO.	DESCRIPTION	DATE	APPR.

DESIGNED BY: D
DRAWN BY: RJH
CHECKED BY: JTA
SUBMITTED BY:
FILE NAME: N:\2019\P...\Oakwood Homes\Civil\PW\Plat C2\PP 105
SCALE:
PLOTTED BY: ...
DATE: OCT 2019
SUBDIVISION NO.
CONTRACT NO. 00697
10/10/2019 8:17:52 AM

WANDER
PHASE C2
COVER SHEET

SHEET NUMBER
01
OF 24 SHEETS
DRAWING NAME
TC01

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BLUE STAKES 1-800-662-4111

Saratoga Springs General Notes

A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT (801) 766-9793 EXT. 118.

N
W E
S

0 40 80 Feet

POLARIS DRIVE	QTY
ROADWAY PAVEMENT (SQFT)	25,315
UNTREATED BASE COURSE (SQFT)	25,315
GRANULAR BORROW (SQFT)	25,315
CURB (LNFT)	1,346
GUTTER (LNFT)	1,346
DRIVE APPROACH (EACH)	-
ADA RAMPS (EACH)	2
MONUMENTS (EACH)	2

HIGH ROCK AVENUE	QTY
ROADWAY PAVEMENT (SQFT)	14,928
UNTREATED BASE COURSE (SQFT)	14,928
GRANULAR BORROW (SQFT)	14,928
CURB (LNFT)	961
GUTTER (LNFT)	961
DRIVE APPROACH (EACH)	-
ADA RAMPS (EACH)	2
MONUMENTS (EACH)	2

ROAD XX	QTY
ROADWAY PAVEMENT (SQFT)	13,543
UNTREATED BASE COURSE (SQFT)	13,543
GRANULAR BORROW (SQFT)	13,543
CURB (LNFT)	938
GUTTER (LNFT)	938
DRIVE APPROACH (EACH)	-
ADA RAMPS (EACH)	2
MONUMENTS (EACH)	-

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WWW.PERIGEECNL.COM

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
12-13-2019
DANIEL CALVIN GOODWIN
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

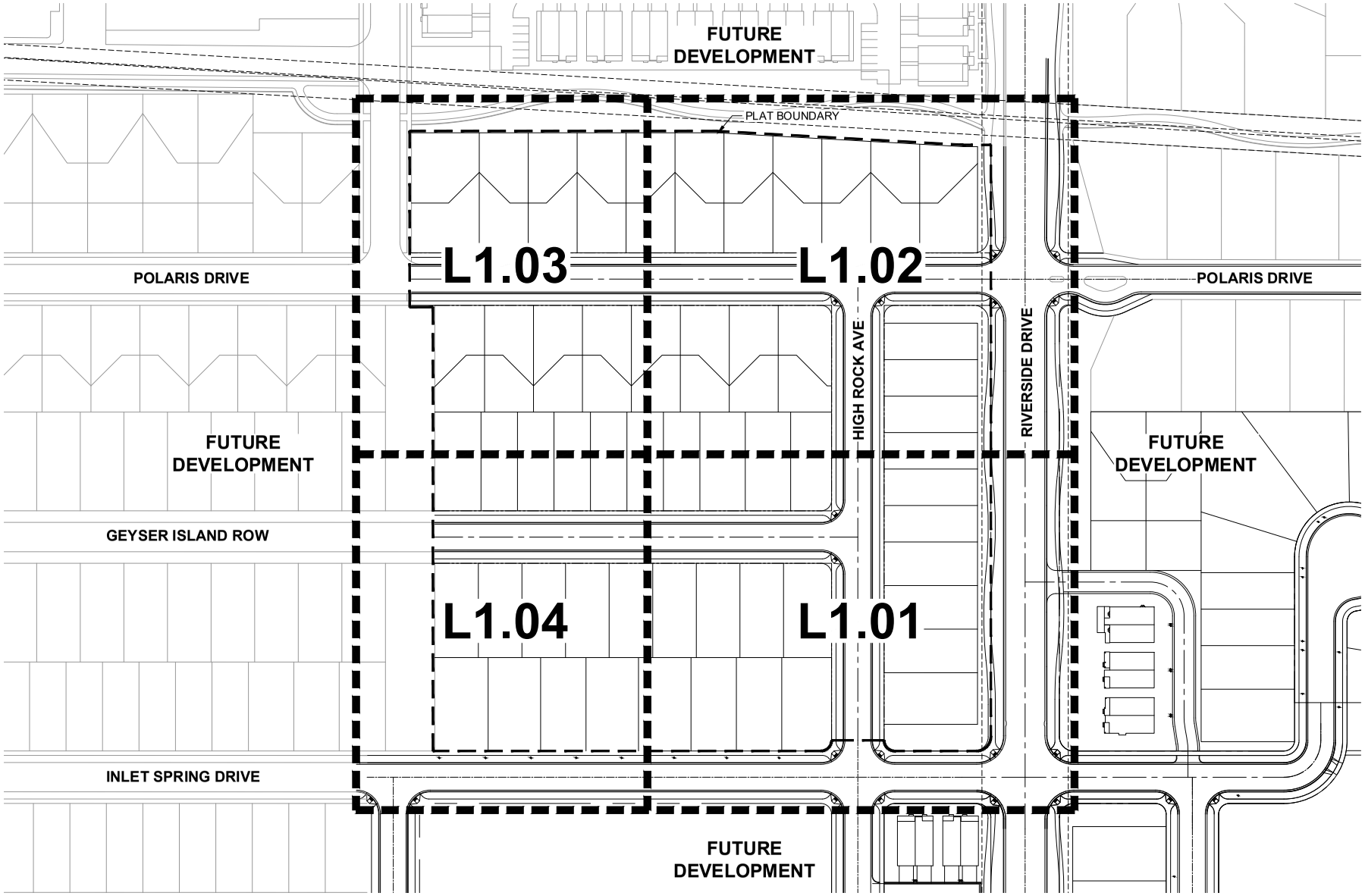
MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: D
DRN BY: RJH
CKD BY: JTA
SUBMITTED BY:
FILE NAME: N:\00897 Jordan Promenade Oakwood Homes\Cadd\P\Plate C2\06 SP01
SIZE: ANSI D
PLOTTED BY:
DATE: OCT 2019
SOLICITATION NO.:
CONTRACT NO.: 00897
PLOT DATE: 10/10/2019 8:18:47 AM
REV:

WANDER
PHASE C2
OVERALL SITE PLAN

SHEET NUMBER
06
OF 24 SHEETS
DRAWING NAME
SP01

10/10/2019 8:18:47 AM



0' 100' 200'

GRAPHIC SCALE: 1" = 100'

NORTH

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ARCHITECT / PLANNER

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Englewood, Colorado 80112
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www.LAIdesigngroup.com

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9089 S. 1300 W., SUITE 160
WEST JORDAN, UT 84088
OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C2

SARATOGA SPRINGS, UT

OVERALL REFERENCE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

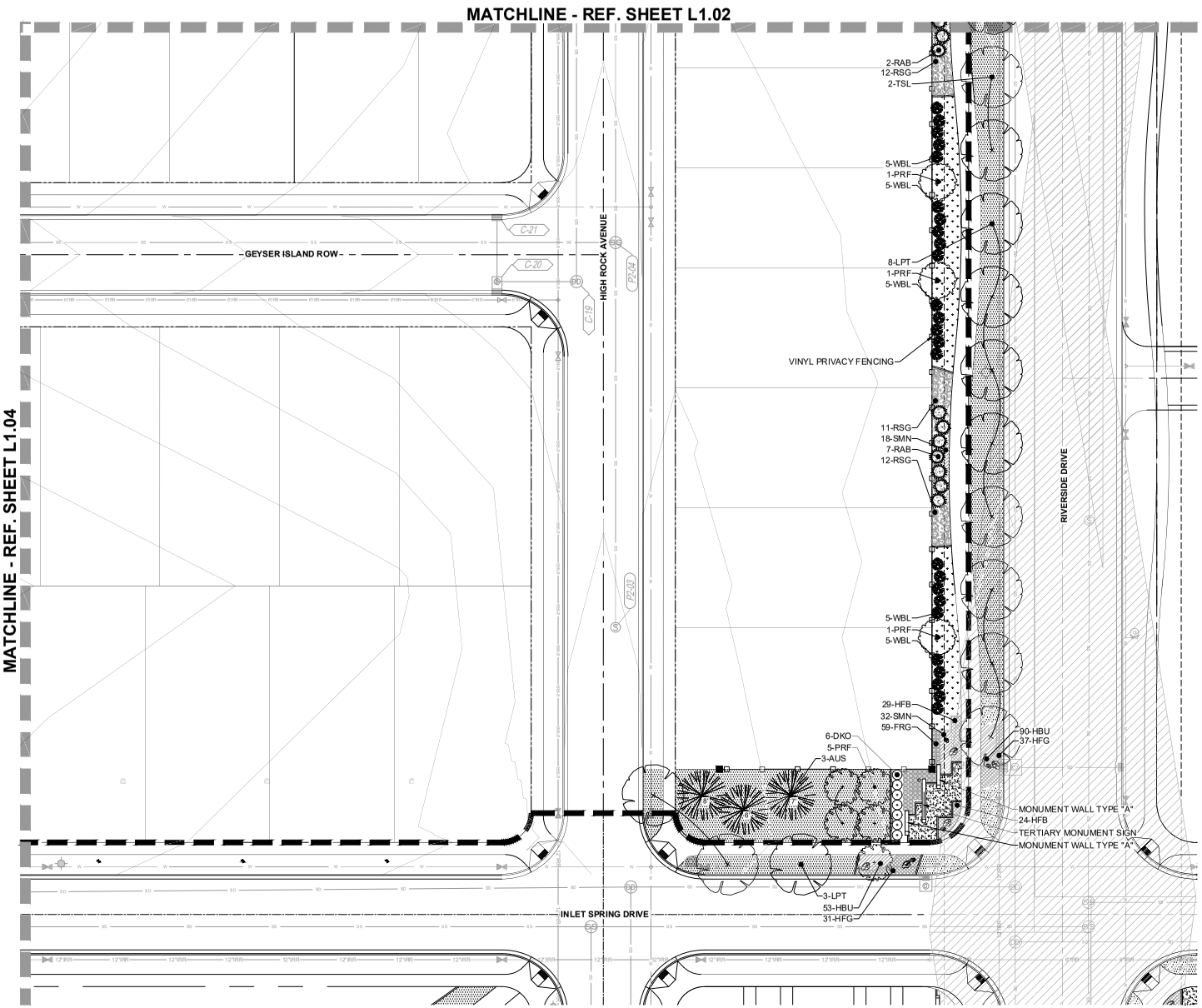
PROJECT #:	191052
DRAWN BY:	LR, CR
CHECKED BY:	KP, RH

ISSUE RECORD

TEXT	DATE
1st Submittal	10/09/19

SHEET NUMBER

L1.00



LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
- PROPOSED CONTOURS
- VINYL PRIVACY FENCING
- OPEN RAIL FENCING
- CONCRETE EDGER
- SIGHT TRIANGLE
- SOD
- NATIVE SEED
- CRUSHER FINES
- BOULDER
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- MULTI-STEM ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

NOTES:

1. ALL STREET TREES LOCATED WITHIN SIGHT TRIANGLES SHALL BE CLEAR TO 8' FROM THE GROUND TO THE BASE OF THE CANOPY AT MATURITY, AS PER SECTION 19.06.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
2. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE PLANTED IN A RECTANGULAR GRID PLANTING TO MATCH SHRUB PLANTING LAYOUT AT ALL MONUMENT SIGN AND SEAT WALL LOCATIONS. PLANTINGS WITHIN THE STREET LAWN SHALL BE A TRIANGULAR GRID, SEE DETAIL A/L2.01.
3. TREE & TREE LAWN MAINTENANCE IN PARK STRIP ADJACENT TO LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

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SARATOGA SPRINGS, UT
LANDSCAPE PLAN

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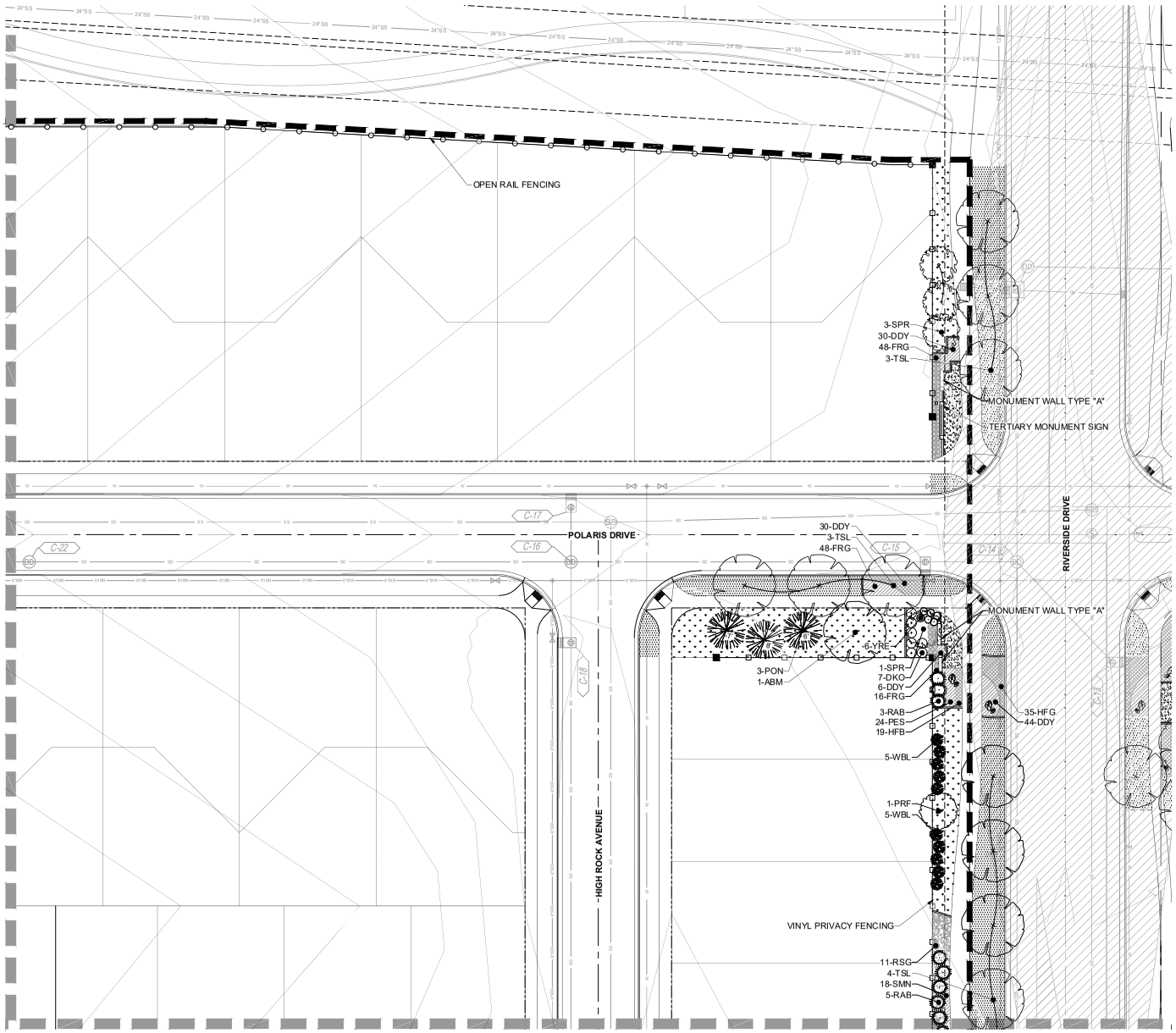

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JORDAN PROMENADE - PLAT C2

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191052
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1st Submittal	10/09/19

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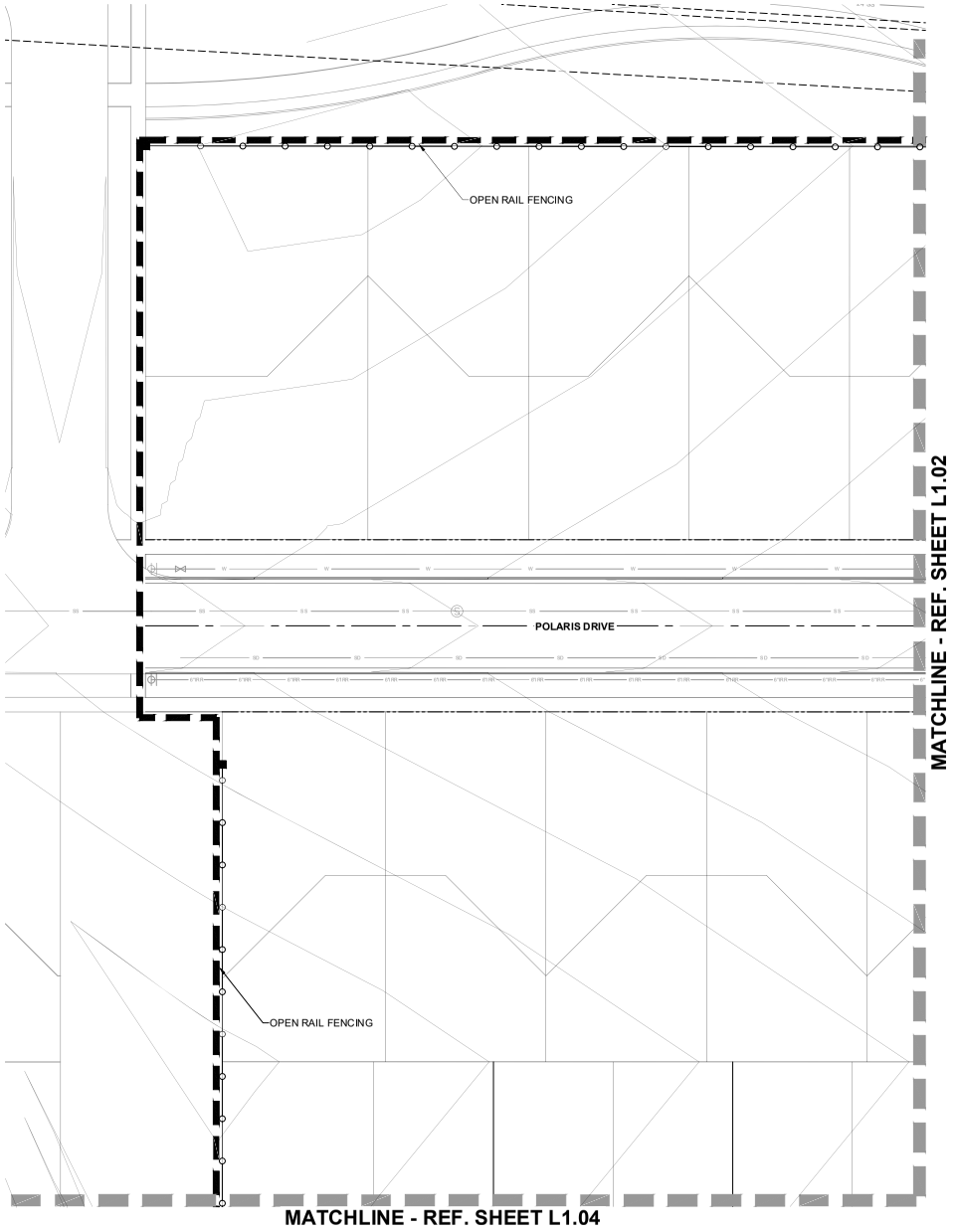

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JORDAN PROMENADE - PLAT C2

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

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CHECKED BY:	KP, RH

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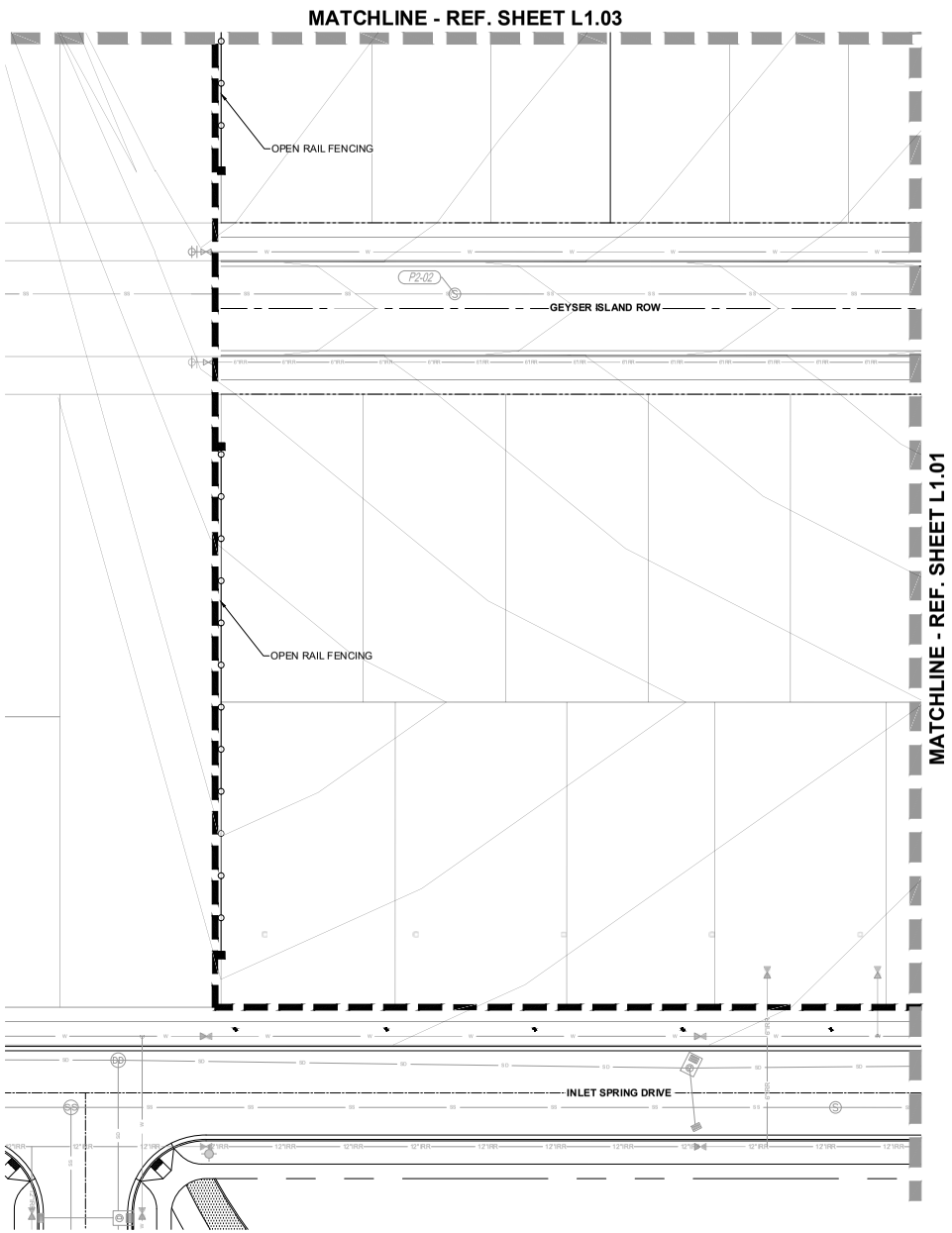
L1.03



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OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C2

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LR, CR
CHECKED BY:	KP, RH

ISSUE RECORD

TEXT	DATE
1st Submittal	10/09/19

SHEET NUMBER

L1.04

PLANTING & MATERIALS SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES				***B&B***	
ABM	1	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL.	MED
LPT	10	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2" CAL.	MED
TSL	14	SILVER LINDEN	TILIA TOMENTOSA	2" CAL.	LOW
ORNAMENTAL TREES				***B&B***	
SPR	4	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL.	LOW
PRF	9	PRAIRIEFIRE CRABAPPLE	MALUS X 'PRAIRIEFIRE'	2" CAL.	LOW
EVERGREEN TREES				***B&B***	
AUS	3	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	X
PON	3	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN.	X
WBL	35	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6' HT. MIN.	X
EVERGREEN SHRUBS					
YRE	6	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	X
DECIDUOUS SHRUBS					
DKO	13	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL	LOW
RAB	17	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	X
ORNAMENTAL GRASSES					
FRG	171	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL	LOW
HFB	72	HARDY LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	X
HFG	103	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	X
RSG	46	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	5 GAL	LOW
PERENNIALS					
DDY	110	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	X
HBU	143	SONORAN SUNSET HYSSOP	AGASTACHE CANA	1 GAL	X
PES	24	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL	X
SMN	68	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	X
TURF GRASS					
TURF	-	KENTUCKY BLUEGRASS	POA PRATENSIS		
NATIVE SEED MIX					
NATIVE	30%	WESTERN WHEATGRASS	PASCOPYRUM SMITHII		
	30%	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES		
	22%	BLUE GRAMA	BOUTELOUA GRACILIS		
	10%	SANDBURG'S BLUEGRASS	POA SECUNDA		
	6%	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA		
	2%	MUTTONGRASS	POA FENDLERIANA		

DATA TABLE

TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
TOTAL LANDSCAPE AREA	N/A	19,199.0	N/A	100%
LIVE VEGETATION AREA	7,679.6	19,199.0	min. 40%	100%
TURF	-	8,199.0	max. 70%	42.7%
NATIVE SEED	-	7,822.9	-	40.7%
WOOD MULCH*	-	3,177.1	-	16.5%
ROCK MULCH*	-	-	-	-
NON-LIVING MATERIAL AREA	N/A	N/A	N/A	-
COBBLE	N/A	N/A	N/A	-

TYPE	REQUIRED QTY	PROVIDED QTY	MIN. REQUIRED % OF TOTAL PLANTS	PROVIDED % OF TOTAL PLANTS
DEC. TREE**	9	38	N/A	4.3%
EVER. TREE**	7	41	N/A	5.0%
DEC./EVER. SHRUB**	27	36	N/A	17.6%
PERENNIAL	N/A	345	N/A	35.4%
ORN. GRASS	N/A	392	N/A	37.6%
TOTAL PLANTS	N/A	852	N/A	100%
XERIC PLANTS	426	584	50.0%	68.7%

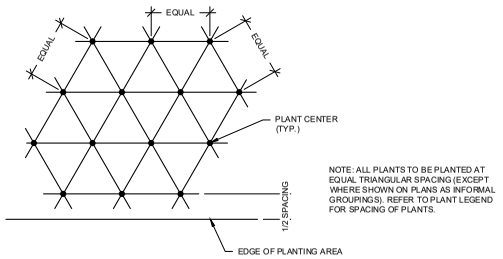
*ALL WOOD MULCH AND ROCK MULCH AREAS ARE FULLY PLANTED, THEREFORE, CAN BE COUNTED AS HAVING LIVE COVERAGE. COBBLE AREAS ARE NOT PLANTED.

**REFER TO PLANTING LEGEND FOR PLANT SIZES. ALL PLANTS MEET THE MINIMUM REQUIREMENTS FOR SIZING. ALL DECIDUOUS TREES HAVE A MIN. OF 2" CALIPER. ALL EVERGREEN TREES ARE A MIN. OF 6' HEIGHT. ALL DECIDUOUS AND EVERGREEN SHRUBS ARE 5 GAL AND EXCEED THE 25% REQUIREMENT. ALL ORNAMENTAL GRASSES AND PERENNIALS ARE 1 GAL.

NOTE:
ALL WORK SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND SHALL CONTACT LANDSCAPE ARCHITECT REGARDING ANY CONFLICTS, DISCREPANCIES, OR ISSUES THAT ARISE DUE TO EXISTING SITE CONDITIONS.

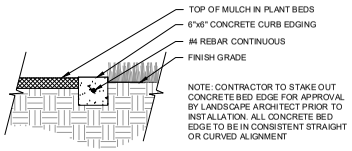
PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
2. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
3. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND TOWN. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
6. ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
7. ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
8. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 8 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ETC.). ALL TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
9. ALL SHRUB BED AREAS SHALL BE EDGED WITH 6" CONCRETE LANDSCAPE EDGER AS SPECIFIED IN 19.06.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
11. ALL TREE RINGS IN TURF (36" DIA.) AND PERENNIAL BED AREAS (AS INDICATED ON PLANS) SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH TO A MINIMUM DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. ALL OTHER PLANT BEDS (AND ADDITIONAL AREAS, AS INDICATED ON PLANS) TO BE COVERED WITH 2-6" SOUTH TOWN COBBLE WHERE SHOWN ON PLANS. ALL MULCHED AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE WEED BARRIER FABRIC PINNED IN PLACE.
12. TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD. FOLLOW CITY STANDARDS WITHIN SECTIONS 19.06 AND 19.19.08 OF THE SARATOGA SPRINGS MUNICIPAL CODE FOR TREE AND SHRUB PLANTING AND CARE.
13. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
14. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
15. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
16. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS.
17. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.



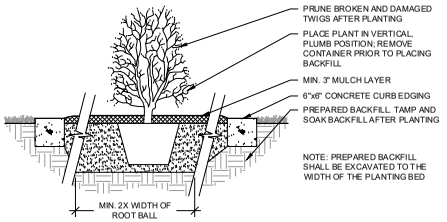
NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

A PLANT SPACING
SCALE: NTS

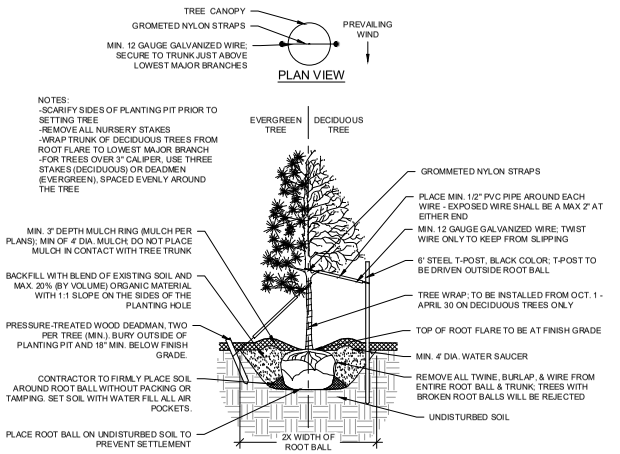


NOTE: CONTRACTOR TO STAKE OUT CONCRETE BED EDGE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL CONCRETE BED EDGE TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT

B CONCRETE BED EDGE
SCALE: NTS



C SHRUB PLANTING
SCALE: NTS



D TREE PLANTING
SCALE: NTS

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JORDAN PROMENADE - PLAT C2
SARATOGA SPRINGS, UT

PLANTING NOTES, SCHEDULE, & DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

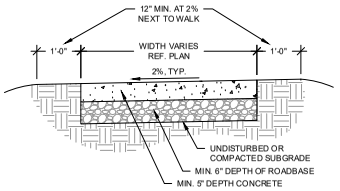
PROJECT #:	191052
DRAWN BY:	LR, CR
CHECKED BY:	KP, RH

ISSUE RECORD

TEXT	DATE
1st Submittal	10/09/19

SHEET NUMBER

L2.01

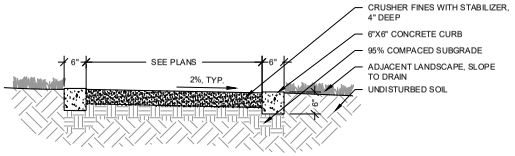


NOTES:

1. CONCRETE WALKS SHALL BE 5" DEPTH MIN., 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH. SEE SARATOGA SPRINGS CITY STANDARD DETAIL ST-1.

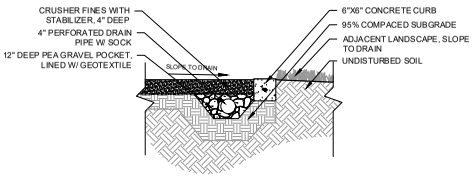
A CONCRETE WALK/TRAIL

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



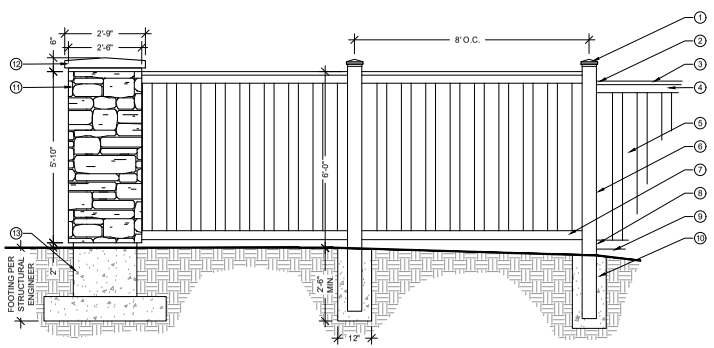
B CRUSHER FINES PATH/PLAZA

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



C CRUSHER FINES PATH ADJ. TO LANDSCAPE

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



FENCING LEGEND:

1. VINYL POST CAP
2. SLOPE TOP RAIL MAXIMUM 1%. STEP FENCE MAX. 6" PER PANEL WHERE NECESSARY IF SLOPE REQUIRES MORE FALL.
3. VINYL RAIL CAP
4. VINYL TOP RAIL
5. VINYL PICKETS
6. VINYL POST
7. 2 BOTTOM RAILS (EACH SIDE) WITH BOTTOM RAIL INSERT
8. RAIL/POST BRACKET
9. 3" TO 6" MAXIMUM CLEARANCE TO GRADE
10. SET POSTS IN CONCRETE PER MANUFACTURER'S SPECIFICATIONS
11. LEDGESTONE COLUMN. STONE VENEER MANUFACTURER: BOULDER CREEK STONE PRODUCTS STYLE: S5035-09 FAST STAK COLOR: BLACK ONYX. FOR PROJECT PERIMETER FENCING, LOCATE COLUMN AT INTERVALS PER PLAT. FOR INTERNAL PRIVACY FENCE, LOCATE COLUMN AT LOT CORNERS ONLY.
12. 4" THICK SLATE CAP.
13. CONCRETE FOOTER PER STRUCTURAL ENGINEER.

FENCING NOTES:

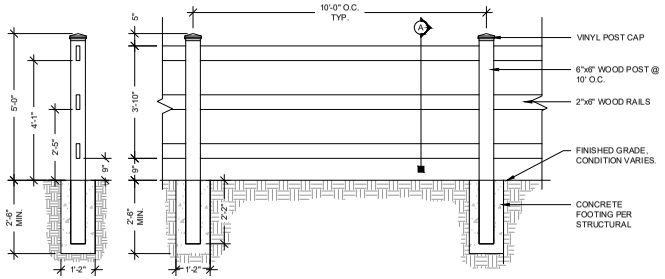
A. VINYL FENCE COLOR: TAUPE

B. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

C. INSTALLER TO ENSURE FENCE DESIGN TO WITHSTAND LOCAL WIND LOADING AND MAKE ALL NECESSARY ADJUSTMENTS WITHIN MANUFACTURER'S SPECIFICATIONS.

D VINYL FENCE & STONE COLUMN

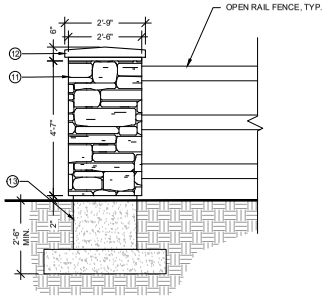
SCALE: 1/2"=1'-0"



SECTION A ELEVATION

E OPEN RAIL FENCE STONE COLUMN

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



ELEVATION

F OPEN RAIL FENCE

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

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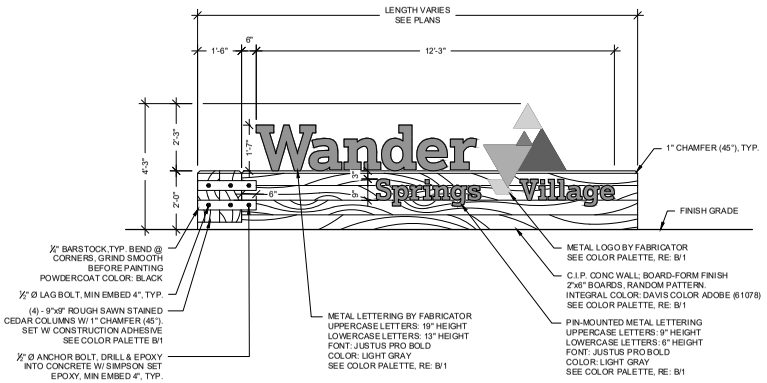
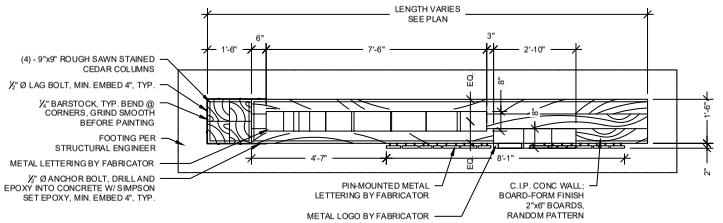
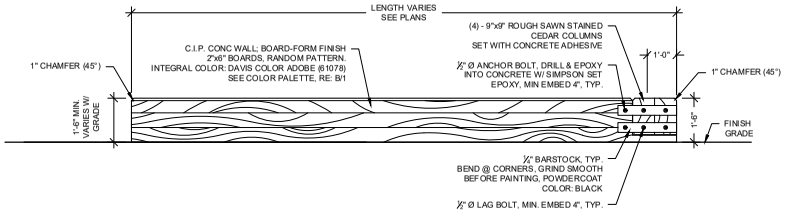


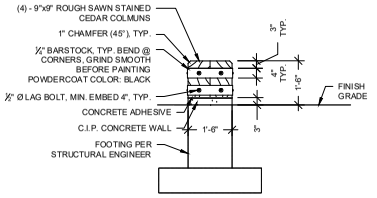
G TERTIARY MONUMENT SIGN - FRONT ELEVATION
SCALE: 1/2"=1'-0"



H TERTIARY MONUMENT SIGN - PLAN VIEW
SCALE: 1/2"=1'-0"



I MONUMENT WALL TYPE "A" - FRONT ELEVATION
SCALE: 1/2"=1'-0"



J MONUMENT WALL TYPE "A" - SIDE ELEVATION
SCALE: 1/2"=1'-0"

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