WANDER PLAT C3

Residential Development

SARATOGA SPRINGS, Utah

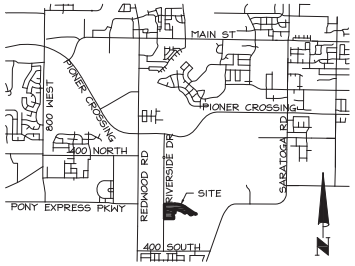
CONSTRUCTION PLANS

JUNE 26, 2020

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.

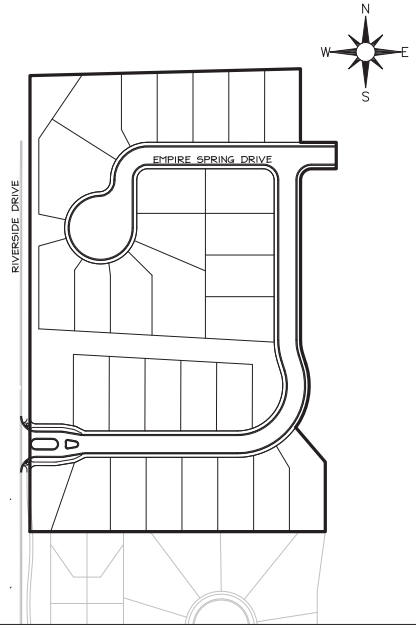


VICINITY MAP

PLAT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	8.515	370,901	100%		
BUILDABLE LAND	5.718	249,087	67.1%		
OPEN SPACE	1.122	48,872	13.2%		
SENSITIVE LANDS	0	0	0%		
ROW AREA	1.675	72,942	19.7%		
LANDSCAPING AREA	0	0	0%		
LOTS				29	
NET DENSITY DWELLINGS PER ACRE				3.41	

Sheet List Table

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	S101	SIGNAGE AND STRIPING PLAN
11	PP01	PLAN AND PROFILE – POLARIS DRIVE
12	PP02	PLAN AND PROFILE – EMPIRE SPRING DRIVE
13	PP03	PLAN AND PROFILE – OFFSITE SEWER
14	PP04	PLAN AND PROFILE – OFFSITE SEWER
15	EC01	EROSION CONTROL PLAN
16	DT01	DETAILS
17	DT02	DETAILS
18	DT03	DETAILS
19	DT04	DETAILS
20	L1.00	OVERALL REFERENCE PLAN
21	L1.01	LANDSCAPE PLAN
22	L1.02	LANDSCAPE PLAN
23	L1.03	LANDSCAPE PLAN
24	L1.04	LANDSCAPE PLAN
25	L1.05	LANDSCAPE PLAN
26	L2.01	PLANTING NOTES, SCHEDULE & DETAILS
27	L3.01	SITE DETAILS
28	L3.02	SITE DETAILS
29	L4.01	IRRIGATION SYSTEM NOTES & DETAILS
30	L4.02	IRRIGATION SYSTEM NOTES & DETAILS
31	L4.03	IRRIGATION SYSTEM NOTES & DETAILS
32	L4.04	IRRIGATION SYSTEM NOTES & DETAILS
33	L5.01	IRRIGATION PLAN
34	L5.02	IRRIGATION PLAN
35	L5.03	IRRIGATION PLAN
36	L4.04	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 expense to the City.

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

CONTACTS

Developer / Owner
Ostwald Homes
206 E. Winchester Street
Murray, UT 84107

Engineer
Perigee Consulting – Jed Atherley, PE
(801) 590-6611 jed@perigeecsl.com
9089 1300 West #90
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5017

Rocky Mountain Power
Customer Service
1-877-370-7070

Saratoga Springs City Engineering Department
City Engineer – Gordon Miner, PE
gminer@saratogaspringscity.com
(801) 766-6506

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City Engineer – Gordon Miner, PE
gminer@saratogaspringscity.com
(801) 766-6506

Saratoga Springs City Planning Department
Planning Director – David Stroud
DStroud@saratogaspringscity.com
(801) 766-5793

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
9089 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088
TEL: 801.590.6611
WWW.PERIGEECSL.COM

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
JED ATHERLEY
CALVIN
CARDON
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

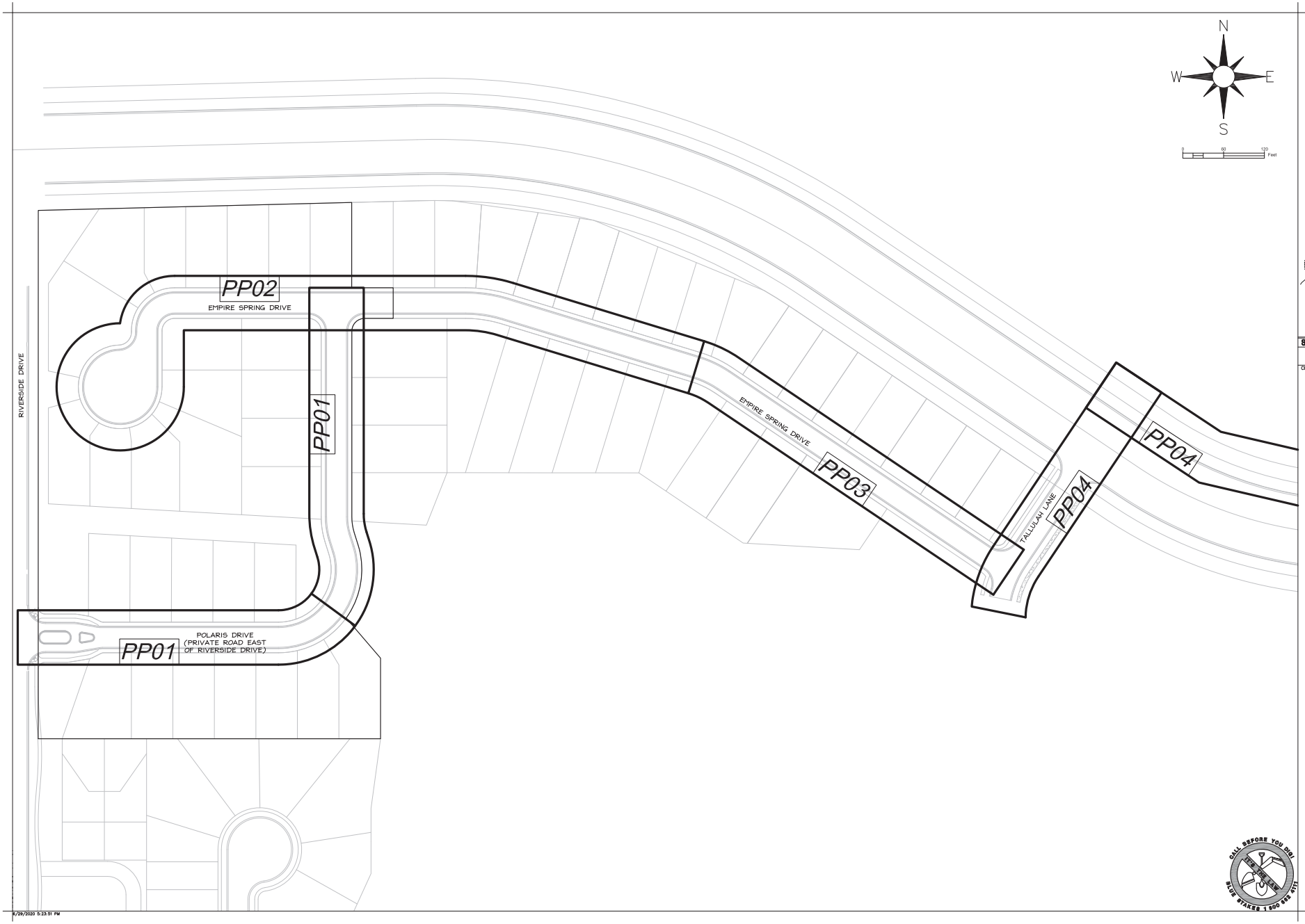
DRAWN BY: DCG
DATE: JUNE 2020
REV:
OWNER: ALL
CHK'D BY: DCG
SUBDIVISION NAME:
CONTRACT NO: C0697
SUBMITTED BY:
FILE NAME: N:\C0697 Jordan Promenade Ostwald Homes\Civil\CP\Plats C3\01 TC01.dwg
PLOTTED BY: KARI DAVIS 6/29/2020 5:23:41 PM
SCALE:
SHEET:

WANDER
PHASE C3
COVER SHEET

SHEET NUMBER
01
OF 19 SHEETS
DRAWING NAME
TC01

CALL BEFORE YOU DIG! IT'S THE LAW
BLUE STAKES 1-800-662-4111

6/29/2020 5:23:41 PM



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9089 SOUTH 1300 WEST, SUITE 200
SANDY, UTAH 84070 TEL: 801.566.5599
WEST JORDAN, UT 84084
WWW.PERIGEECS.COM

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
JAMES CALVIN GOODMAN
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: DCG
DATE: JUNE 2020
REV:
CHKD BY: ALL
DSGN BY: DCG
SCALE: HORIZ: N/A
CORTRUCT NO: 00697
SUBMITTED BY:
FILE NAME: N:\0697 Jordan Promenade Colonial Homes\Cadd\PPlats CD\02 KM01
PLOT DATE: 6/29/2020 5:23:51 PM
SIZE:
PLOTTED BY:

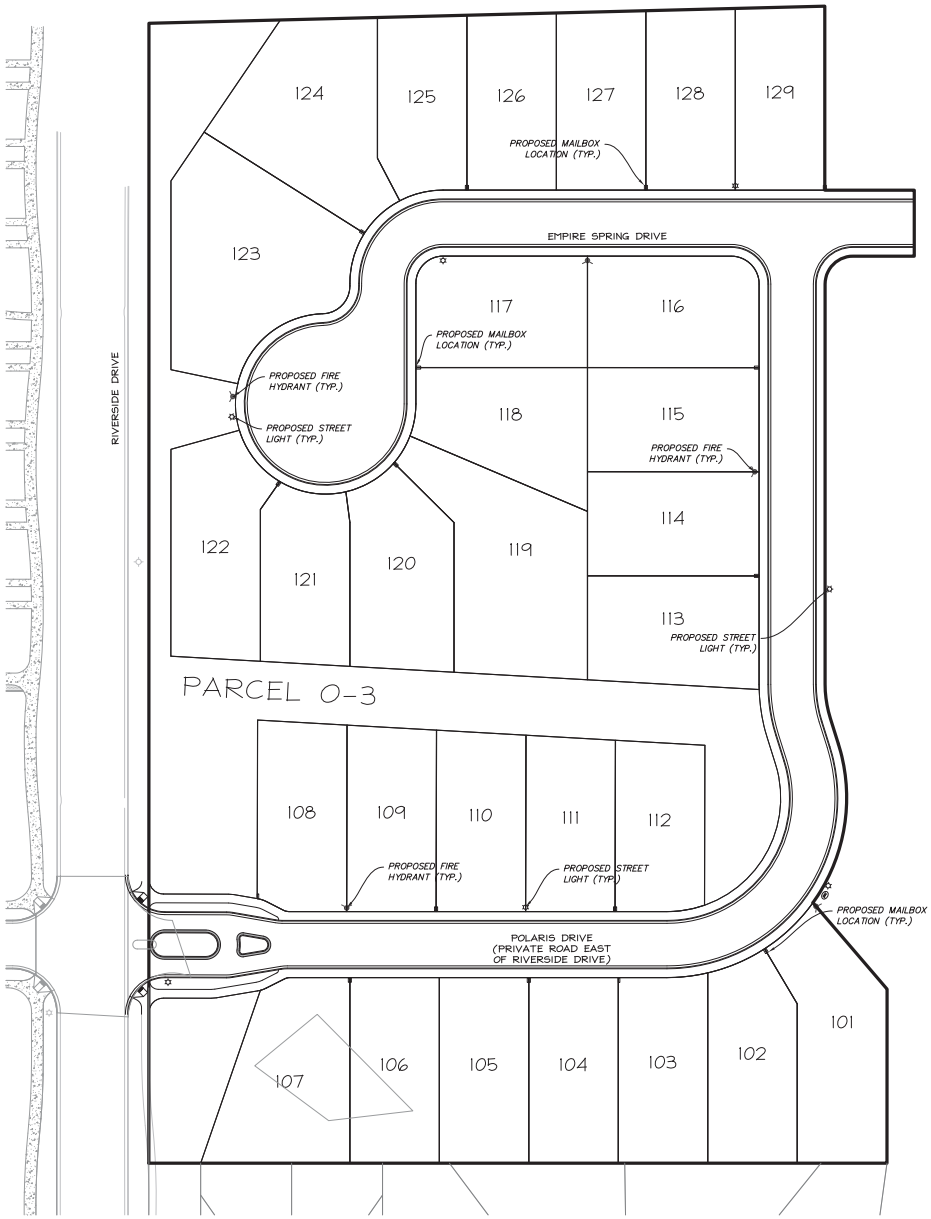
WANDER
PHASE C3
KEY MAP

SHEET NUMBER
02
OF 19 SHEETS
DRAWING NAME
KM01

6/29/2020 5:23:51 PM

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) 766-9796 EXT. 118.



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WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
JAMES CALVIN CORDOVANA
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DATE: JUNE 2020
SCALE: 1"=40'
REV:
DRAWN BY: DCG
CHECKED BY: ALL
DESIGNED BY: DCG
SUBMITTED BY:
CONTRACT NO: 00697
FILE NAME: N:\00697 Jordan Promenade Colonial Homes\Civil\#Plans CD\06 SP01
PLOTTED BY: KYDO 20100
PLOT DATE: 6-29-20 PM
SIZE: 24x36
SCALE: 1"=40'

WANDER
PHASE C3
OVERALL SITE PLAN

SHEET NUMBER
06
OF 19 SHEETS
DRAWING NAME
SP01

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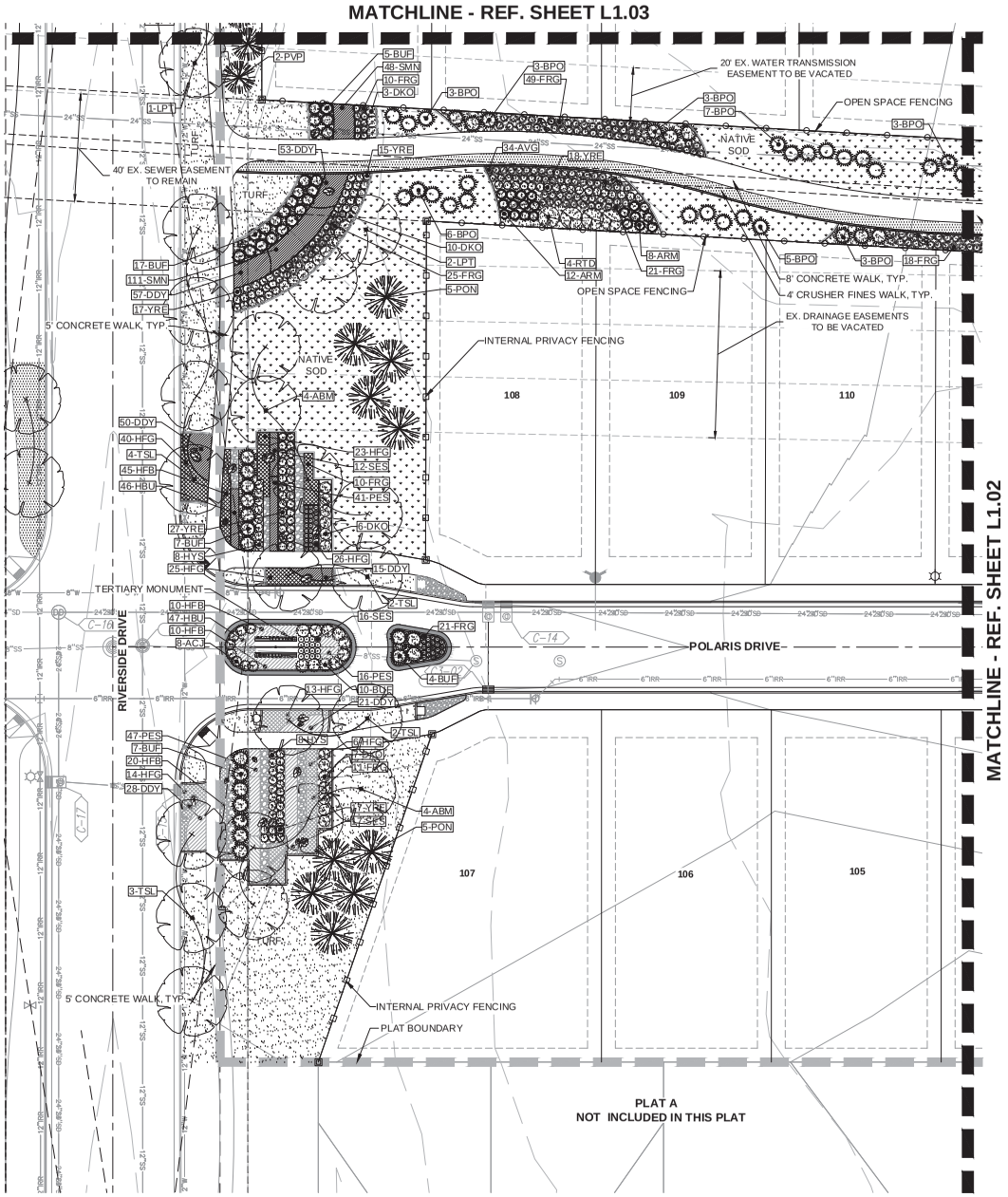
6/29/2020 5:24:23 PM



LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROJECT PERIMETER FENCING
- INTERNAL PRIVACY FENCING
- OPEN SPACE FENCING
- CONCRETE EDGER
- NATIVE SOD EDGE
- SIGHT TRIANGLE
- TURF
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- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS

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. TREE & TREE LAWN MAINTENANCE IN PARK STRIP ADJACENT TO LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

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

NORTH

Know what's below. Call before you dig.

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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www.LAIdesigngroup.com

ENGINEER/SURVEYOR

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

JORDAN PROMENADE - PLAT C3

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191072
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/02/20

SHEET NUMBER

L1.01

NOT FOR CONSTRUCTION

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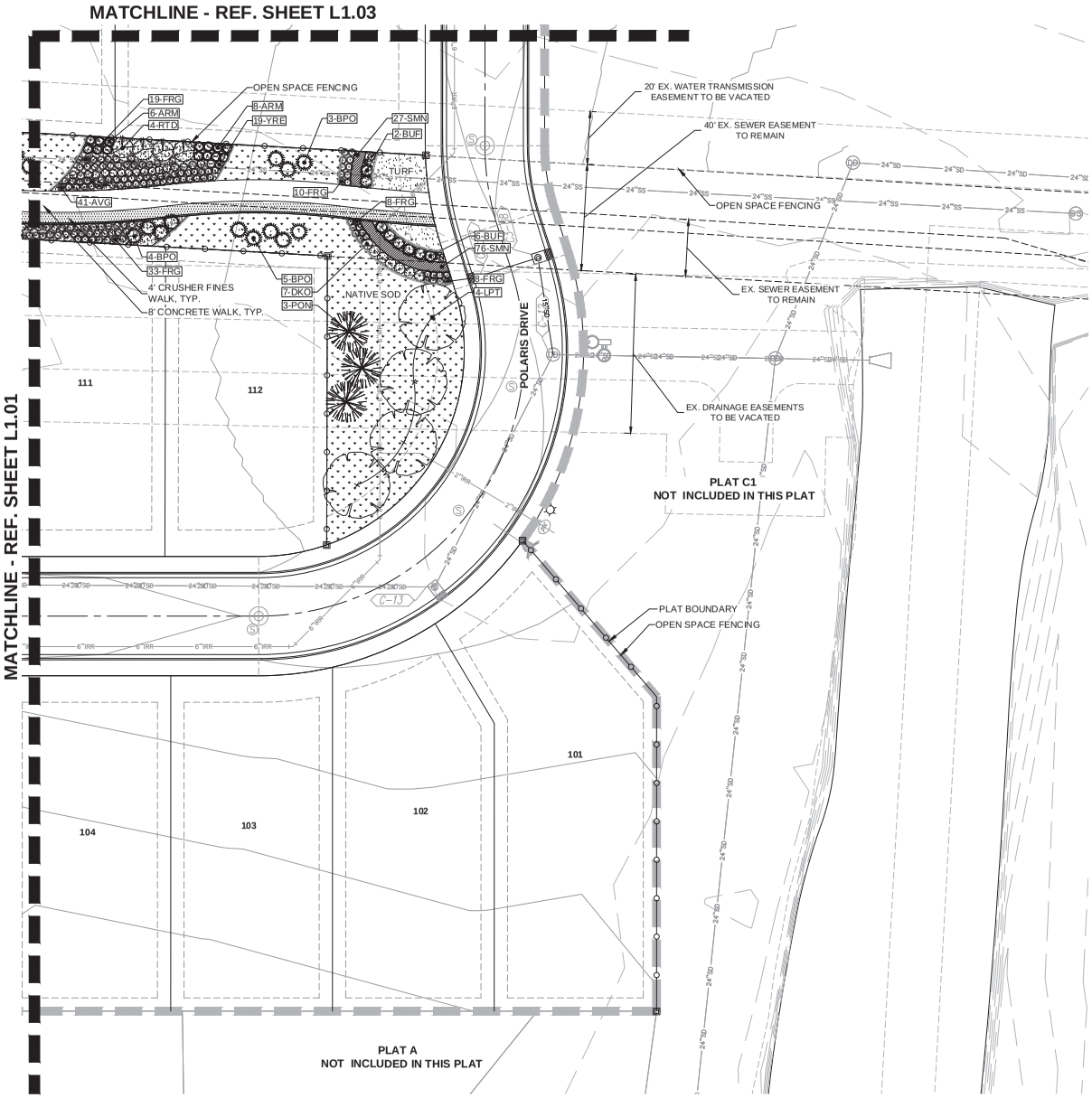

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JORDAN PROMENADE - PLAT C3

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191072
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/02/20

SHEET NUMBER

L1.02

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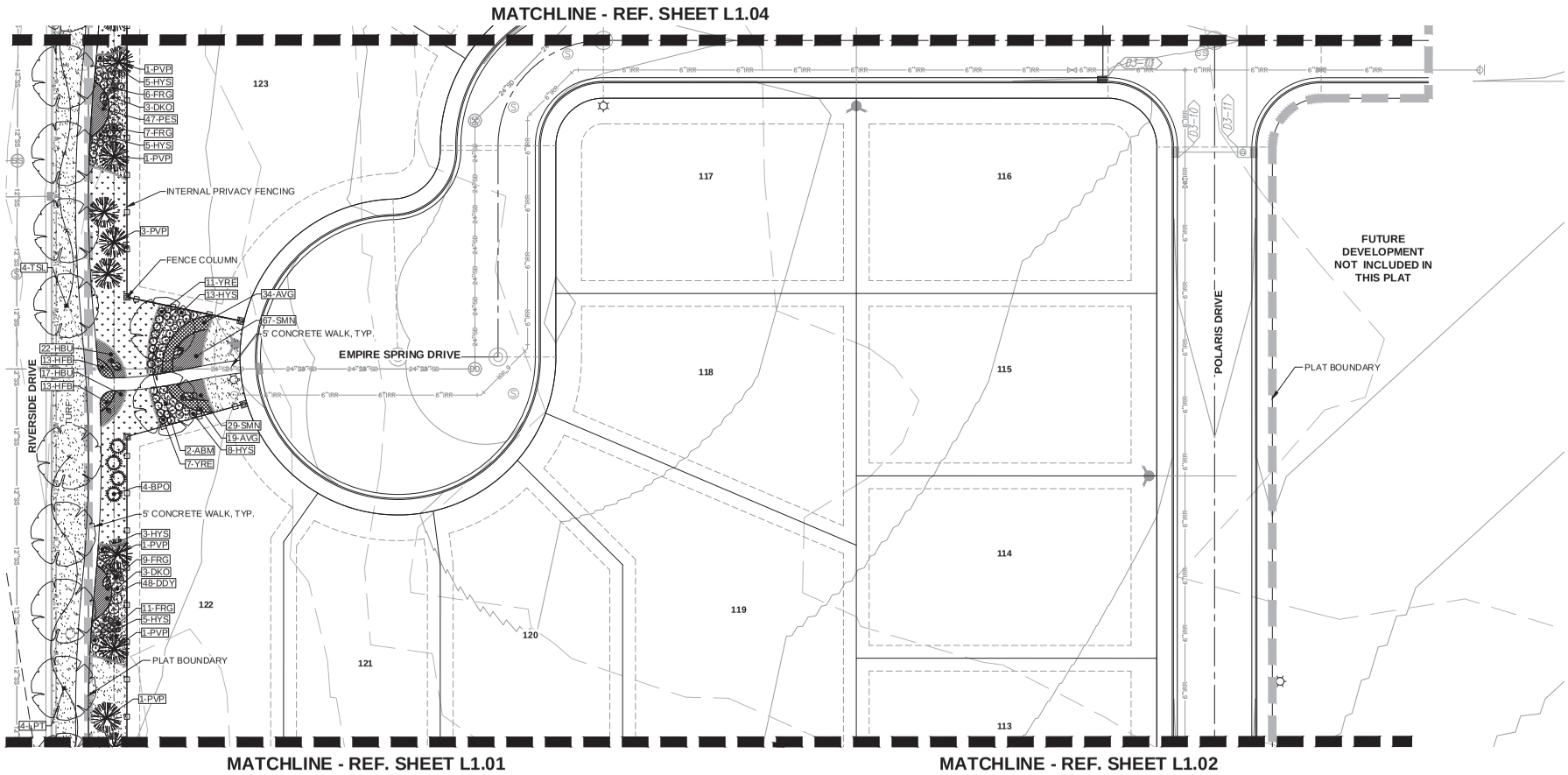

LEGEND

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SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191072
DRAWN BY:	LAI
CHECKED BY:	RH

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1st Submittal	07/02/20

SHEET NUMBER

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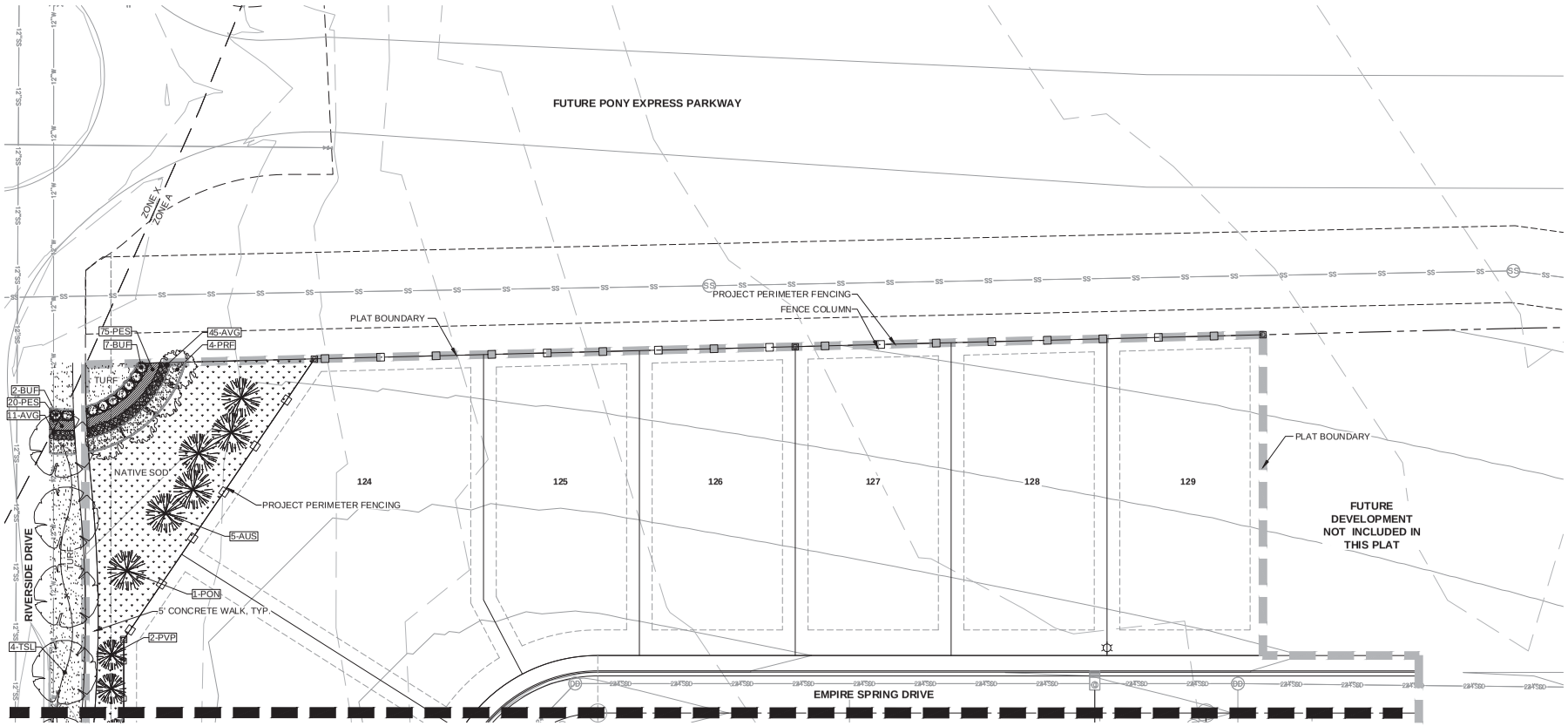

MATCHLINE - REF. SHEET L1.03

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JORDAN PROMENADE - PLAT C3

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191072
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/02/20

SHEET NUMBER

L1.04

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PLANTING & MATERIALS SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WATER USAGE
DECIDUOUS TREES				***B&B***		
ABM	10	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	3" CAL.	PER PLAN	MED
LPT	11	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2" CAL.	PER PLAN	MED
TSL	21	SILVER LINDEN	TILIA TOMENTOSA	2" CAL.	PER PLAN	LOW
ORNAMENTAL TREES				***B&B***		
PRF	4	PRAIRIEFIRE CRABAPPLE	MALUS X 'PRAIRIEFIRE'	2" CAL.	PER PLAN	LOW
EVERGREEN TREES				***B&B***		
AUS	5	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	PER PLAN	X
PON	14	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN.	PER PLAN	X
PVP	12	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN.	PER PLAN	MED
EVERGREEN SHRUBS						
YRE	131	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	3' OC	X
ARM	34	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL	4' OC	X
BUF	67	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	5' OC	X
ACJ	8	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'MONDAP'	5 GAL	4' OC	X
BPO	49	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	5 GAL	6' OC	X
DECIDUOUS SHRUBS						
RTD	8	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL	6' OC	LOW
HYS	48	SUNBURST HYPERICUM	HYPERICUM FRONOOSUM 'SUNBURST'	3 GAL	3' OC	X
DKO	39	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL	4' OC	MED
ORNAMENTAL GRASSES						
FRG	276	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL	36" OC	LOW
HFG	147	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	24" OC	X
HFB	111	HARDY FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	18" OC	X
AVG	184	BLUE AVENA	HELICTOTRICHON SEMPEVIRENS	1 GAL	24" OC	X
PERENNIALS						
PES	246	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL	18" OC	X
HBU	132	SONORAN SUNSET HYSSOP	AGASTACHE CANA	1 GAL	15" OC	X
DDY	257	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	18" OC	X
SMN	358	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL	18" OC	X
SES	45	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL	24" OC	X
TURF GRASS						
TURF	14,850 SF	KENTUCKY BLUEGRASS	POA PRATENSIS			
NATIVE SOD MIX (PRODUCT FROM BIOGRASS®)						
NATIVE	34%	STREAMBANK WHEATGRASS	ELYMUS SUBSP. RIPARIUS			
	33%	WESTERN WHEATGRASS	PASCOPYRUM SMITHII			
	33%	THICKSPIKE WHEATGRASS	ELYMUS SUBSP. LANCEOLATUS			
	NOTE: BIONATIVE® BY BIOGRASS® IS THE CITY OF SARATOGA SPRINGS PREFERRED NATIVE GRASS SOD MIX. FOR MORE INFORMATION CALL 801.562.9090 OR VISIT WWW.BIOGRASS.COM.					

DATA TABLE

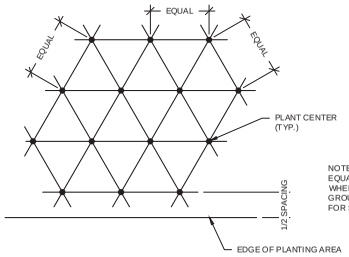
TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
TOTAL LANDSCAPE AREA	N/A	51,244.02	N/A	N/A
LIVE VEGETATION AREA	20,497.61	50,599.74	MIN. 40%	99%
TURF	N/A	14,849.59	MAX. 70%	29%
NATIVE SOD	N/A	22,628.64	N/A	45%
WOOD MULCH*	N/A	4,231.30	N/A	8%
ROCK MULCH*	N/A	8,890.21	N/A	18%
NON-LIVING MATERIAL AREA	N/A	644.28	N/A	0%
COBBLE	N/A	644.28	N/A	1%
TYPE	REQUIRED QTY	PROVIDED QTY	MIN. REQUIRED % OF TOTAL PLANTS	PROVIDED OF TOTAL PLANTS
DECIDUOUS. TREE**	9	46	N/A	2%
EVERGREEN TREE**	7	31	N/A	1%
DEC./EVER. SHRUB**	27	384	N/A	17%
PERENNIAL	N/A	1,038	N/A	47%
ORNAMENTAL GRASS	N/A	718	N/A	32%
TOTAL PLANTS	N/A	2,217	N/A	100%
XERIC PLANTS	1,109	1,828	50%	82%

*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.

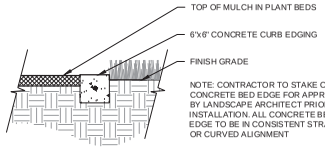
PLANTING NOTES

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 8" 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.
18. ALL WORK SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY EXISTING SITE CONDTIONS AND SHALL CONTACT LANDSCAPE ARCHITECT REGARDING ANY CONFLICTS, DISCREPANCIES, OR ISSUES THAT ARISE DUE TO EXISTING SITE CONDITIONS.



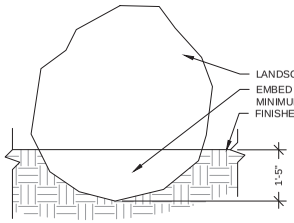
NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

A PLANT SPACING
SCALE: NTS

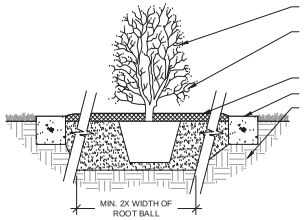


NOTE: CONTRACTOR TO STAKE OUT CONCRETE BED EDGE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL CONCRETE BED EDGE TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT

B CONCRETE BED EDGE
SCALE: NTS

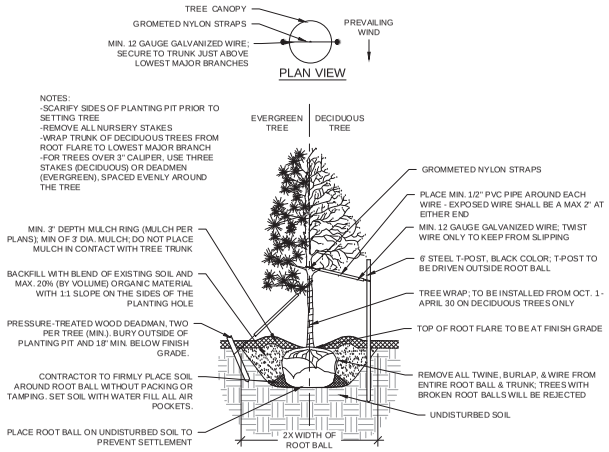


C LANDSCAPE BOULDER
SCALE: NTS



NOTE: PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED

D SHRUB PLANTING
SCALE: NTS



NOTES:
-SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE
-REMOVE ALL NURSERY STAKES
-WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH
-FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS) OR DEADMEN (EVERGREEN), SPACED EVENLY AROUND THE TREE

E TREE PLANTING
SCALE: NTS

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LAI DESIGN GROUP
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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

JORDAN PROMENADE - PLAT C3
SARATOGA SPRINGS, UT
PLANTING NOTES, SCHEDULE & DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191072
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/02/20

SHEET NUMBER

L2.01

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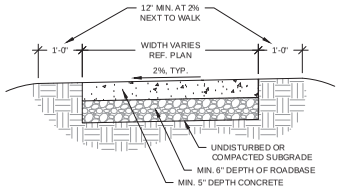
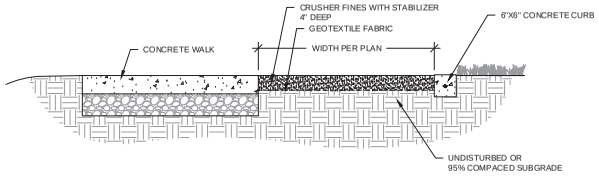


NOTES:

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

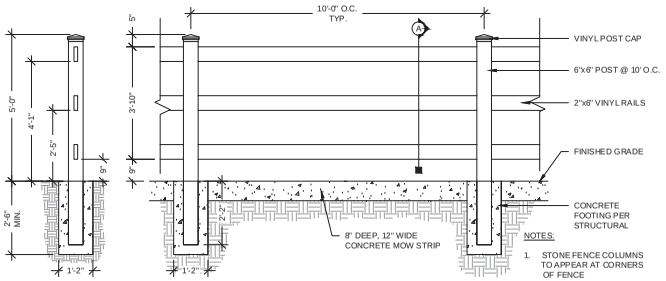
A CONCRETE WALK/TRAIL

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



B CRUSHER FINES TRAIL

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

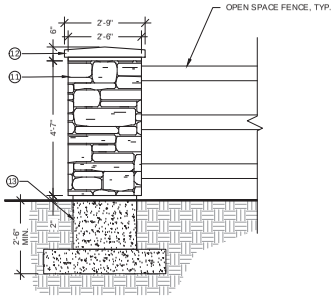


NOTES:

1. STONE FENCE COLUMNS TO APPEAR AT CORNERS OF FENCE

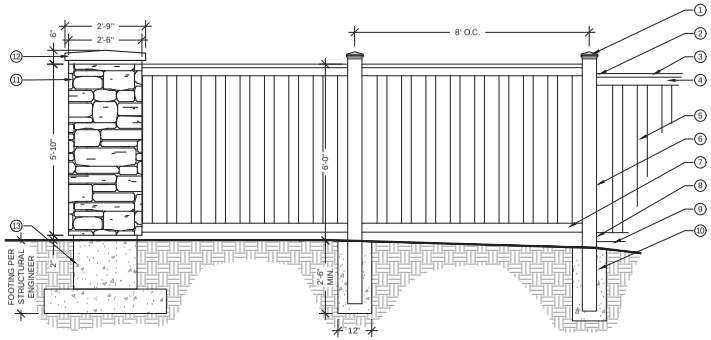
C OPEN RAIL FENCE

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



D FENCE STONE COLUMN

SCALE: 1/2"=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. STAGGERED VINYL PICKETS (NO GAPS)
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 STONE COLUMNS AT INTERVALS PER PLAN.
12. 4" THICK SLATE CAP.
13. CONCRETE FOOTER PER STRUCTURAL ENGINEER.

FENCING NOTES:

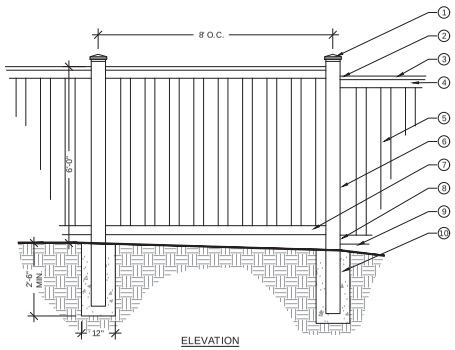
A. VINYL FENCE COLOR: TAUPE

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.

E PROJECT PERIMETER FENCING & STONE COLUMN

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



FENCING LEGEND:

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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 STONE COLUMNS AT LOT LINE 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.

F INTERNAL PRIVACY FENCING

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

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LAI DESIGN GROUP

88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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JORDAN PROMENADE - PLAT C3

SARATOGA SPRINGS, UT

SITE DETAILS

PROFESSIONAL STAMP

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PROJECT #:	191072
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CHECKED BY:	RH

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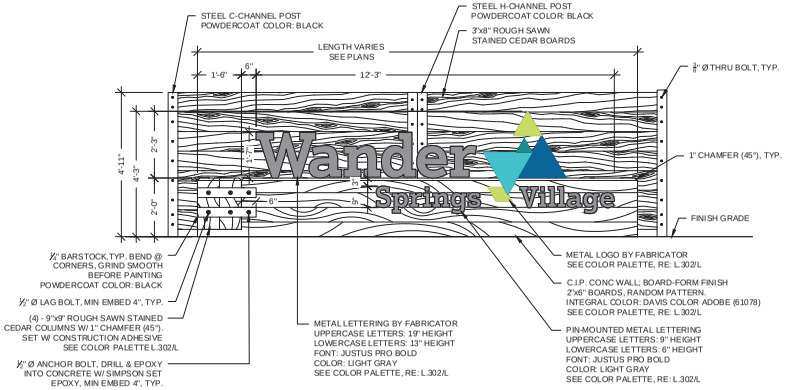
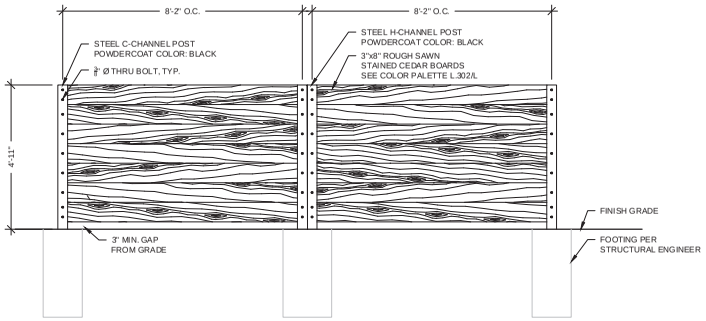


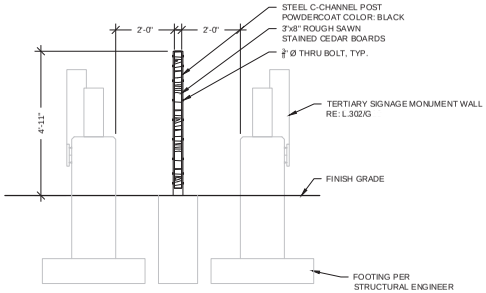
G SECONDARY SIGNAGE MONUMENT WALL W/ CEDAR PANEL - ELEVATION

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



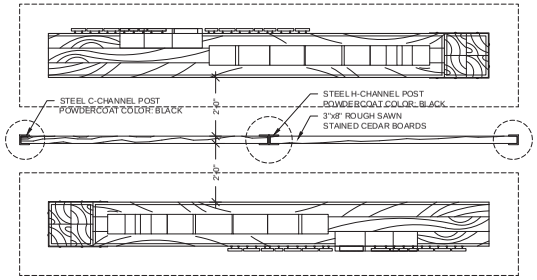
H SECONDARY SIGNAGE MONUMENT WALL W/ CEDAR PANEL - PANEL ELEVATION

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



J SECONDARY SIGNAGE MONUMENT WALL W/ CEDAR PANEL - SIDE ELEVATION

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



K SECONDARY SIGNAGE MONUMENT WALL W/ CEDAR PANEL - PLAN

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

WANDER - POWDERCOAT COLORS

Wander Light Green	Wander Teal Green	Wander Blue	Wander Light Blue	Wander Gray
PMS 374c PMS 584u	PMS 5483c PMS 7474u	PMS 7462c PMS 301u	PMS 319c PMS 319u	PMS 425c PMS 426u
C: 25 M: 0 Y: 77 K: 0	C: 82 M: 28 Y: 41 K: 3	C: 92 M: 58 Y: 18 K: 2	C: 65 M: 0 Y: 22 K: 0	C: 0 M: 0 Y: 0 K: 80
R: 198 G: 220 B: 101	R: 31 G: 141 B: 148	R: 10 G: 103 B: 154	R: 66 G: 192 B: 203	R: 88 G: 89 B: 91
Hexadecimal: c6dc65	Hexadecimal: 1f8d94	Hexadecimal: 0a679a	Hexadecimal: 42c0cb	Hexadecimal: 5859 5b

BOARD-FORM CONCRETE
INTEGRAL COLOR
DAVIS COLOR ADOBE (61078)

WOODEN BEAMS & WOOD END CAPS
SHERWIN WILLIAMS
EXTERIOR SEMI-TRANSPARENT STAIN
MISSION WALL (3502)

METAL LETTERING
LIGHT GREY POWDERCOATING
RAL 7035

L COLOR PALETTE

SCALE: NTS

NOTES:

1. REFERENCE APPROVED SIGN PERMIT APPLICATION FOR FULL MONUMENT SIGNAGE DRAWINGS, PLANS & DETAILS.

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CHECKED BY:	RH

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