WANDER PLAT C4

Residential Development

SARATOGA SPRINGS, Utah

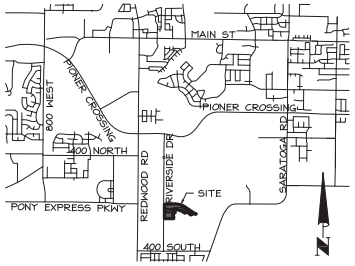
CONSTRUCTION PLANS

JULY 08, 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.



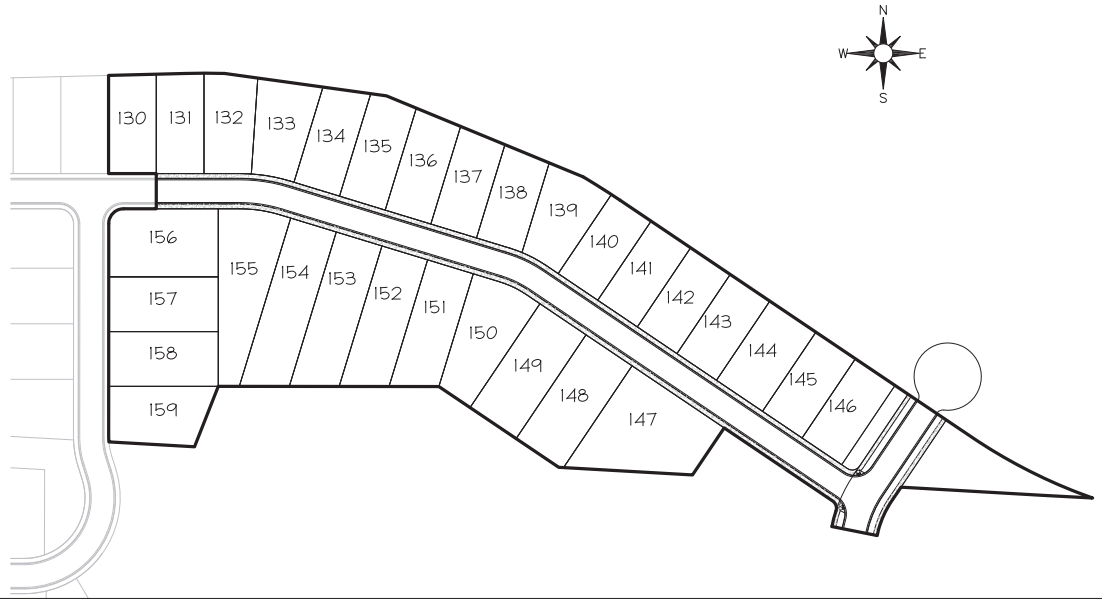
VICINITY MAP

PLAT DATA TABLE

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	8.083	352,115	100%		
BUILDABLE LAND	6.537	284,751	80.9%		
OPEN SPACE	0.282	12,286	3.5%		
SENSITIVE LANDS	0	0	0%		
ROW AREA	1.264	55,078	15.6%		
LANDSCAPING AREA	0	0	0%		
LOTS				30	
NET DENSITY DWELLINGS PER ACRE				3.71	

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	SITE PLAN
07	GR01	GRADING PLAN
08	GR02	GRADING PLAN
09	UT01	UTILITIES PLAN
10	SI01	SIGNAGE AND STRIPING PLAN
11	PP01	PLAN AND PROFILE – EMPIRE SPRING DRIVE
12	PP02	PLAN AND PROFILE – EMPIRE SPRING DRIVE
13	PP03	PLAN AND PROFILE – TALLULAH LANE AND OFFSITE SEWER
14	EC01	EROSION CONTROL PLAN
15	DT01	DETAIL SHEET
16	DT02	DETAIL SHEET
17	DT03	DETAIL SHEET
18	DT04	DETAIL SHEET
19	L1.00	OVERALL REFERENCE PLAN
20	L1.01	LANDSCAPE PLAN
21	L1.02	LANDSCAPE PLAN
22	L1.03	LANDSCAPE PLAN
23	L1.04	LANDSCAPE PLAN
24	L1.05	LANDSCAPE PLAN
25	L2.01	PLANTING NOTES, SCHEDULE AND DETAILS
26	L3.01	SITE DETAILS
27	L4.01	IRRIGATION SYSTEM NOTES & DETAILS
28	L4.02	IRRIGATION SYSTEM NOTES & DETAILS
29	L4.03	IRRIGATION SYSTEM NOTES & DETAILS
30	L4.04	IRRIGATION SYSTEM NOTES & DETAILS
31	L5.01	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
Oakwood Homes
206 E. Winchester Street
Murray, UT 84107

Engineer
Perigee Consulting – Jed Atherley, PE
(801) 590-0011 jed@perigeecsl.com
9089 1300 West #60
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

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

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

7/8/2020 10:29:41 AM

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TEL: 801.590.0011 FAX: 801.590.0099
WWW.PERIGEECSL.COM

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
JANICE CALVIN CORONINA
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: DCG
CHECKED BY: DCG
DATE: JUNE 2020
SCALE: ALL
SUBMITTED BY:
CONTRACT NO.: C0697
FILE NAME: N:\C0697 Jordan Promenade Oakwood Homes\Civil\CAD\Plat C4\C3D TC01
PLOTTED BY: TAYLOR CORONINA
PLOTTED ON: 7/8/2020 10:29:41 AM
REV.:

WANDER
PHASE C4
COVER SHEET

SHEET NUMBER
01
OF 19 SHEETS
DRAWING NAME
TC01

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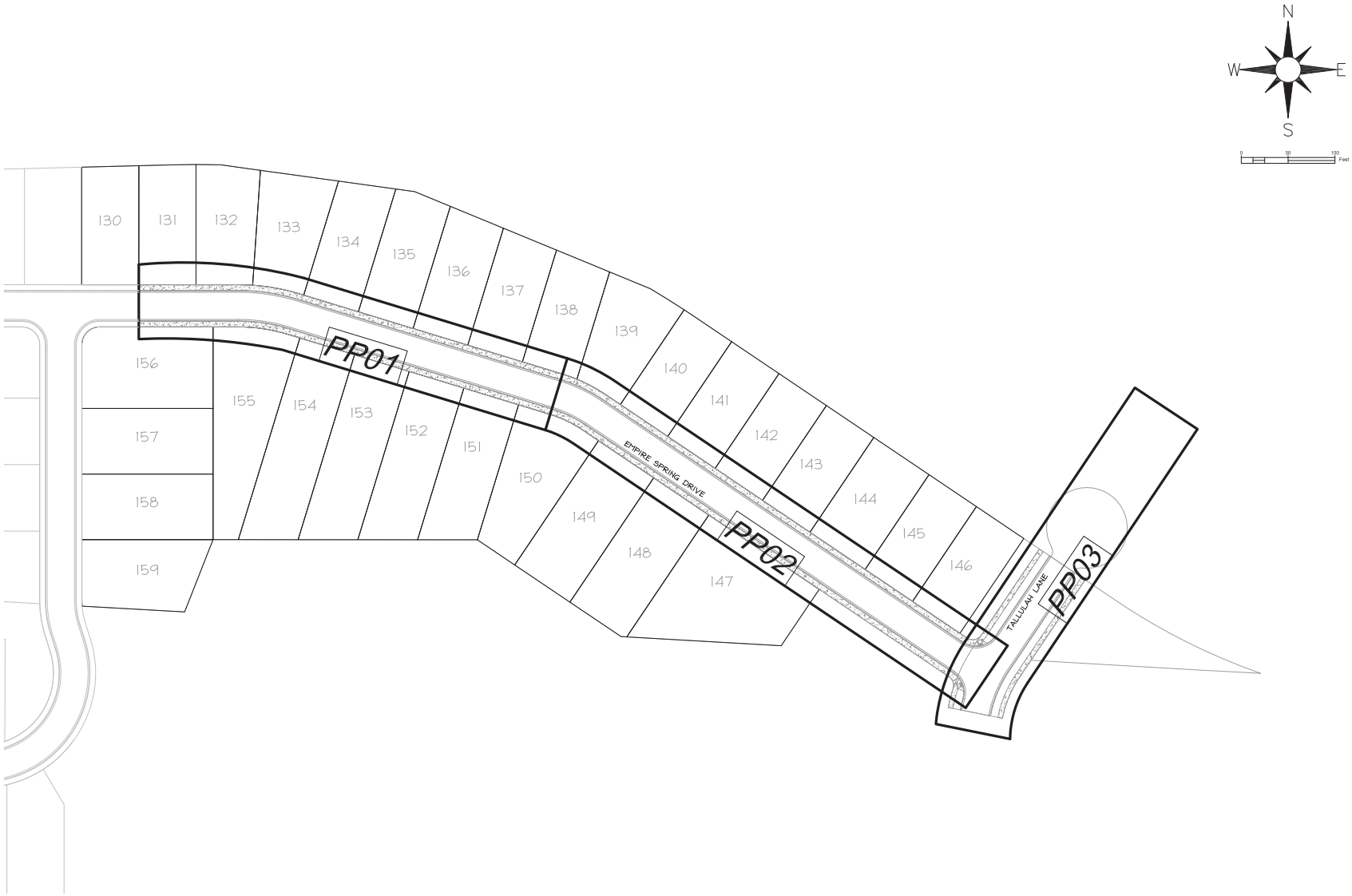

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801.566.9111

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

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: DCG
DATE: JUNE 2020
REV:
OWNER: ALL
CHKD BY: DCG
SCALE/REVISIONS:
SUBMITTED BY:
CONTRACT #: 00697
FILE NAME: N:\0697 Jordan Promenade Oakwood Homes\Civil\PP\Ext CK\C2 KM01
PLOTTED BY: TIM BRADY 10:29:50 AM
DATE: 7/8/2020
SHEET: 1 of 1

WANDER
PHASE C4
KEY MAP

SHEET NUMBER
02
OF 19 SHEETS
DRAWING NAME
KM01

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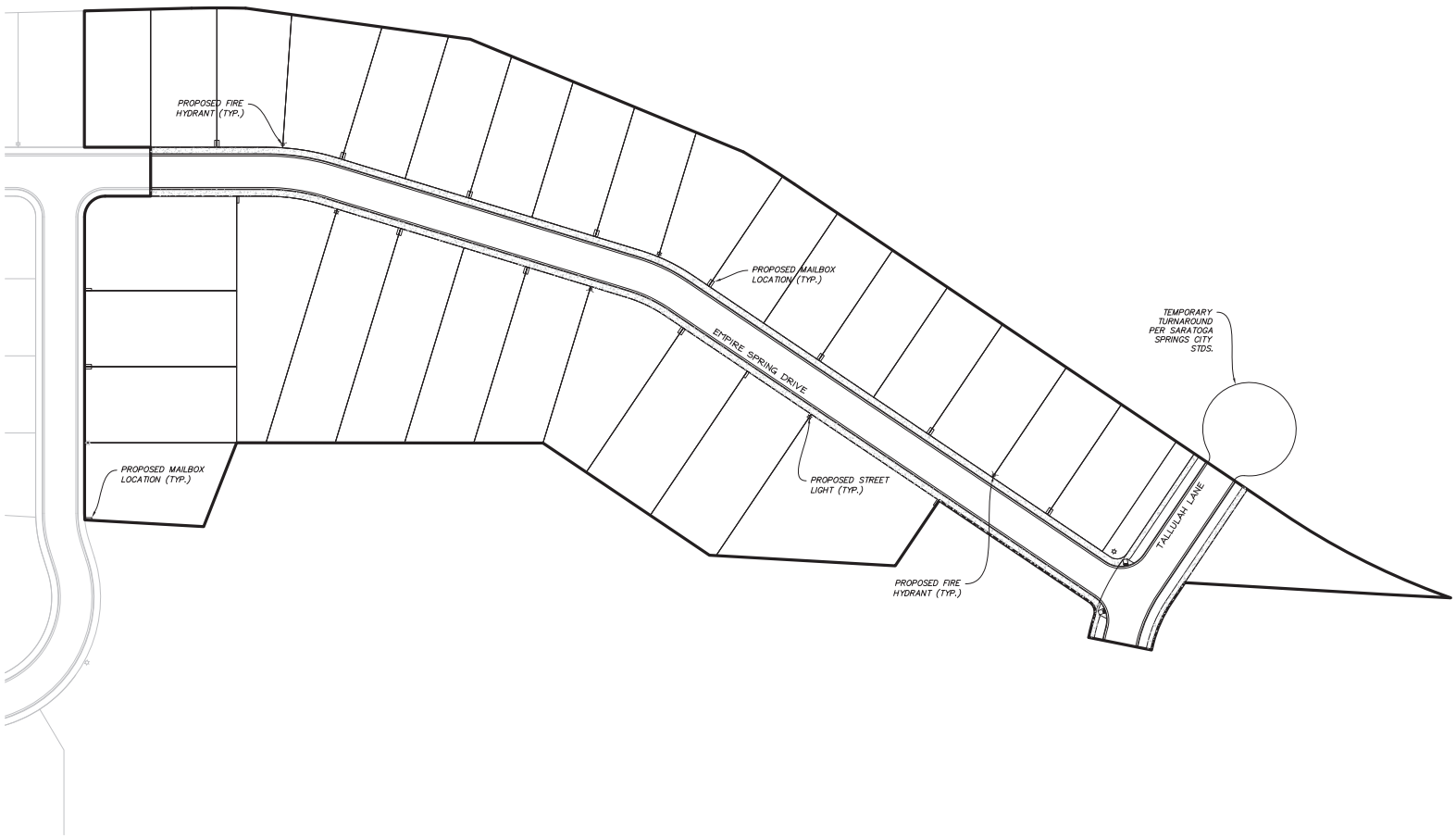
7/8/2020 10:29:50 AM

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

SARATOGA SPRINGS

CITY ENGINEER DATE

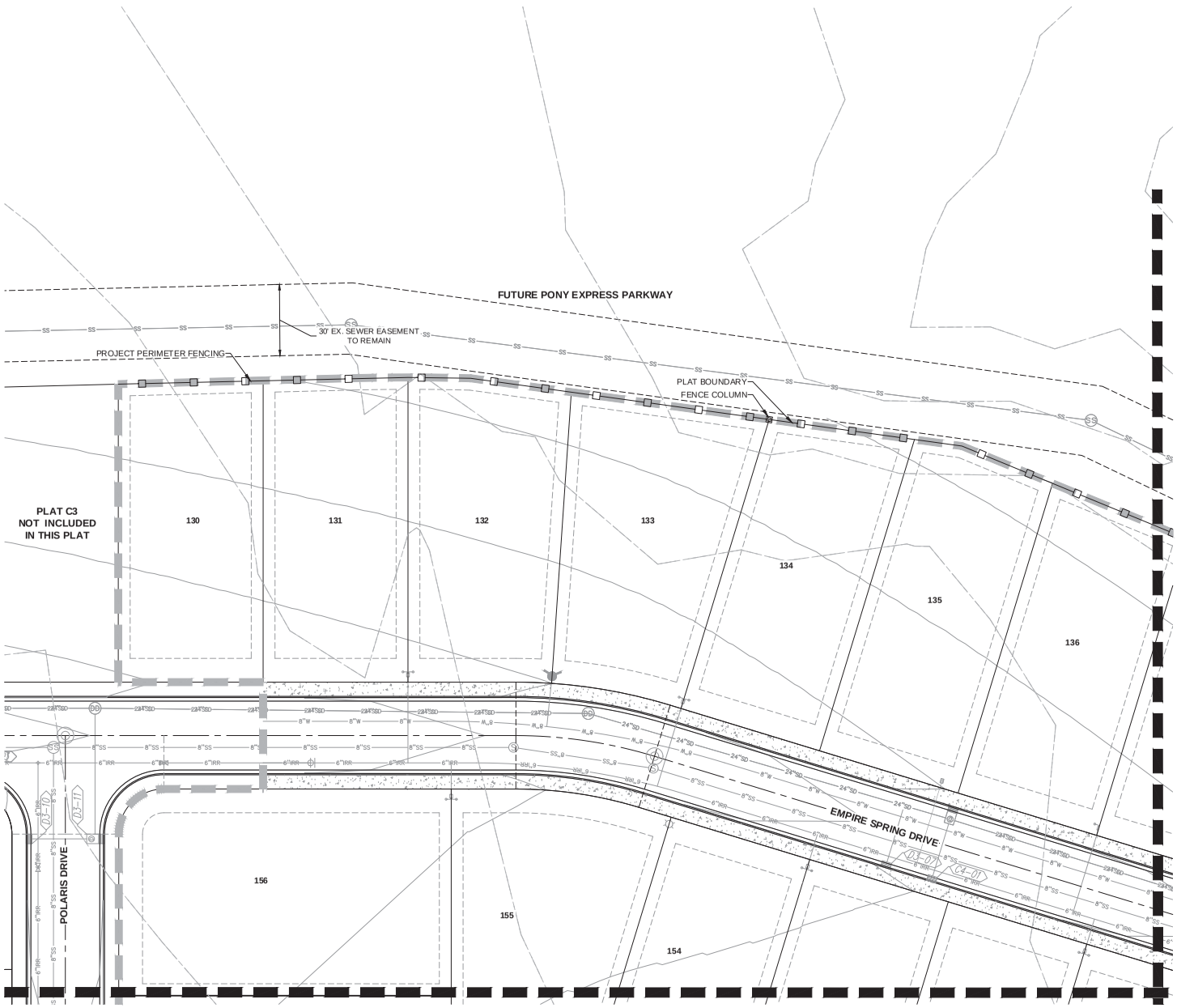
MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: DCG
CHKD BY: ALL
DSG BY: DCG
SUBMITTED BY:
DATE: JUNE 2020
SCALE/DIMENSIONS:
CONTROL #: 00697
REV:
FILE NAME: N:\00697 Jordan Promenade Oakwood Homes\Cadd\Plot Ch\C6 SP01
SHEET: 1 of 1
PLOTTED BY:
PLOT DATE: 7/8/2020 10:30:22 AM

WANDER
PHASE C4
SITE PLAN

SHEET NUMBER
06
OF 19 SHEETS
DRAWING NAME
SP01

7/8/2020 10:30:22 AM



LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
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NOTES:

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2. ALL SIGHT TRIANGLES ADHERE TO AASHTO STANDARDS PER THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
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'

NORTH

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

JORDAN PROMENADE - PLAT C4

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
RICHARD HOLLAND
06/12/2020
07/14/2020
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/09/20

SHEET NUMBER

L1.01

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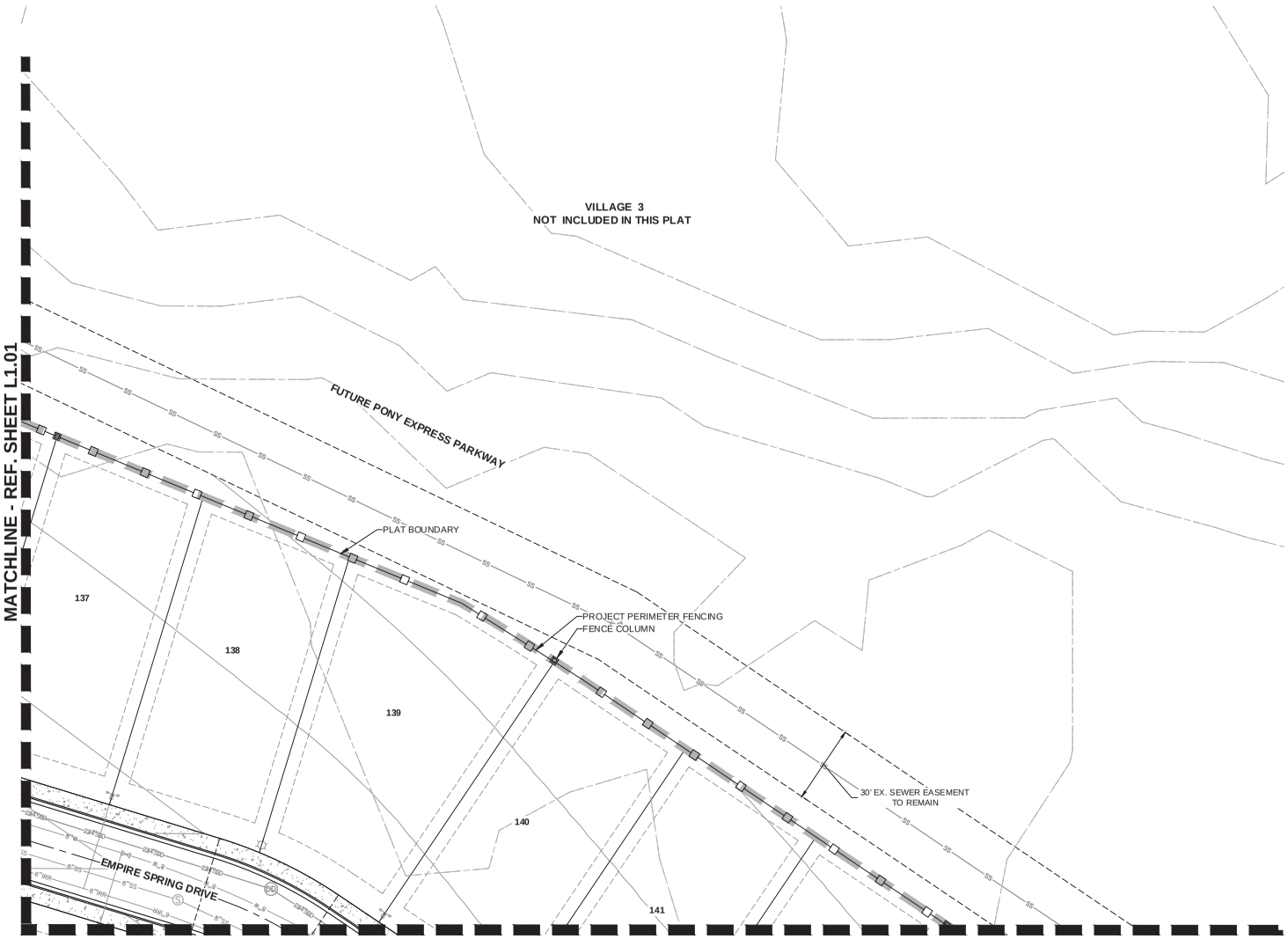

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0' 20' 40'
GRAPHIC SCALE: 1" = 20'

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

JORDAN PROMENADE - PLAT C4

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
06/12/2020
07/14/2020
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/09/20

SHEET NUMBER

L1.02

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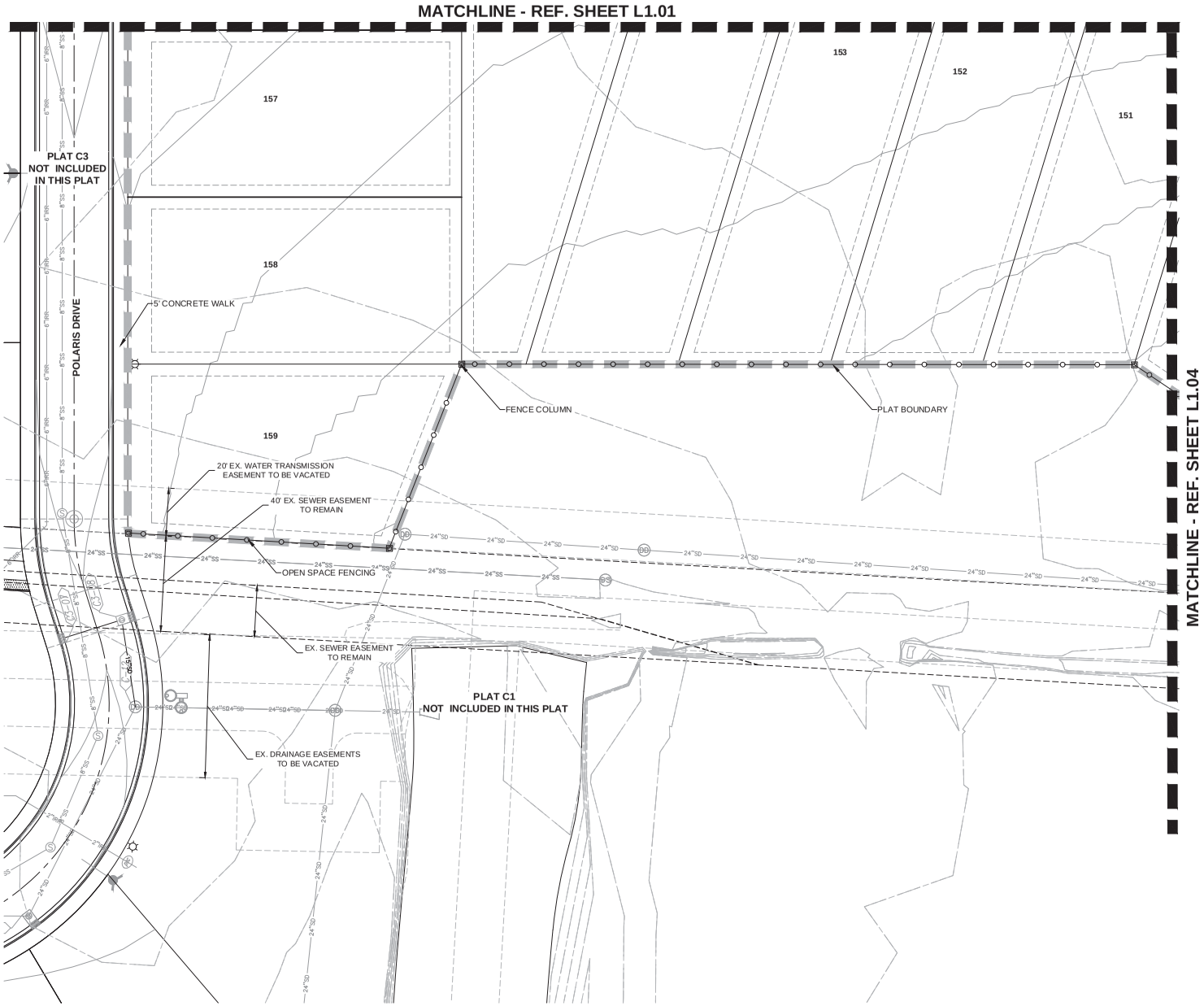

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JORDAN PROMENADE - PLAT C4

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
06/12/2020
07/14/2020
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
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SHEET NUMBER

L1.03

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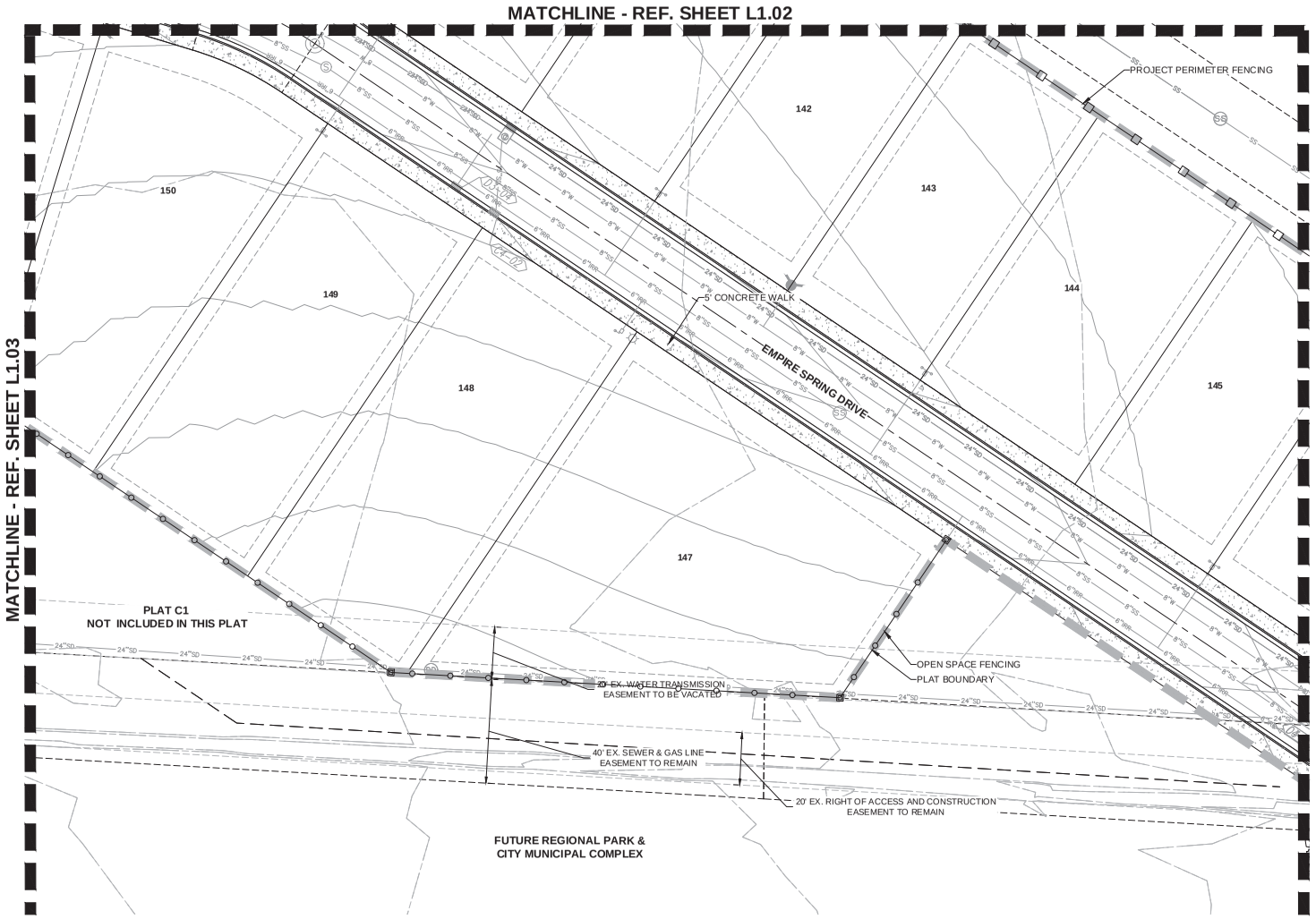

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NORTH

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

JORDAN PROMENADE - PLAT C4

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/09/20

SHEET NUMBER

L1.04

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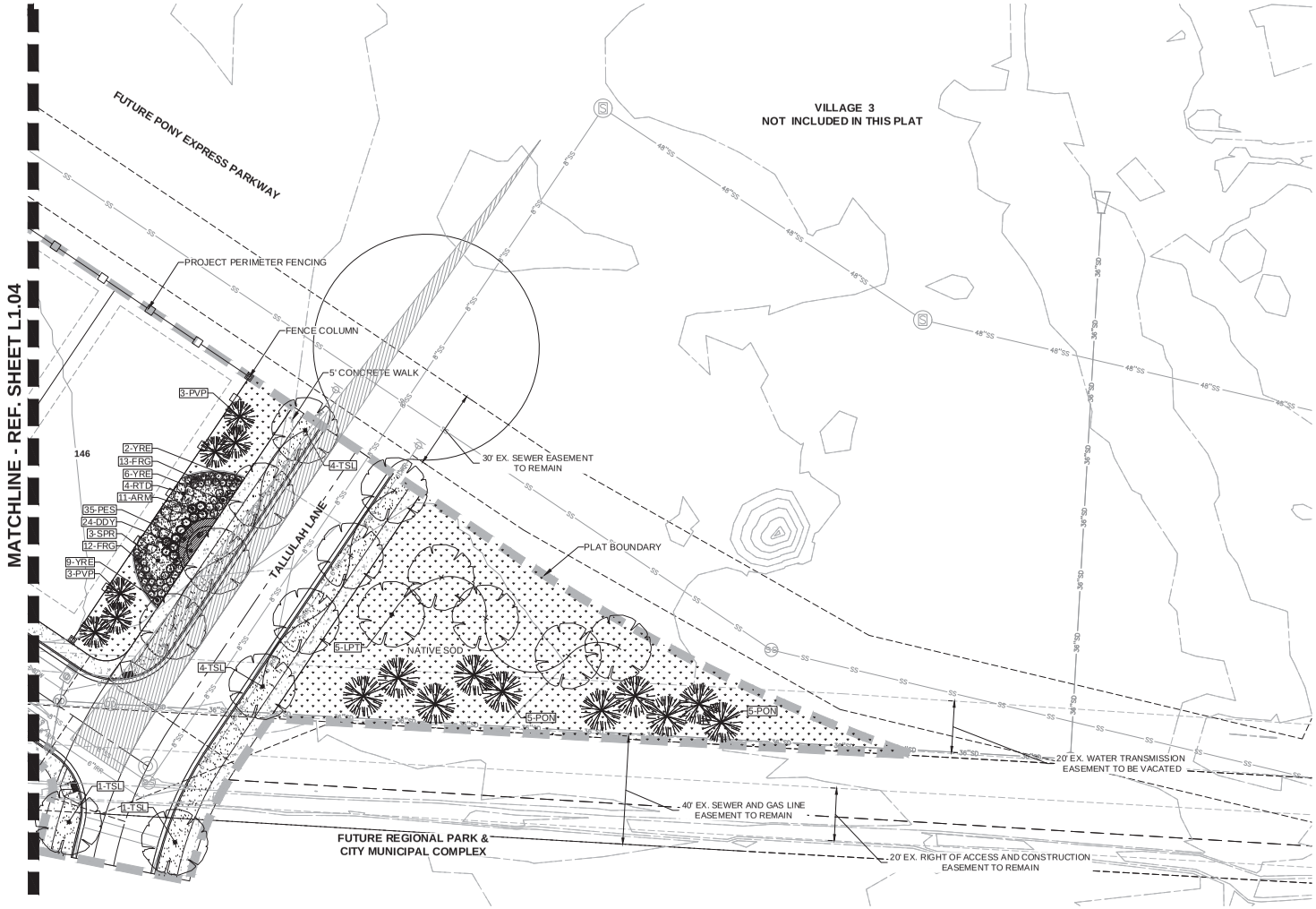

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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT C4

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
06/12/2020
07/14/2020
STATE OF UTAH

PROJECT INFORMATION

PROJECT #:	191052
DRAWN BY:	LAI
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	07/09/20

SHEET NUMBER

L1.05

NOT FOR CONSTRUCTION

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PLANTING & MATERIALS SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WATER USAGE
DECIDUOUS TREES				***B&B***		
LPT	5	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2" CAL.	PER PLAN	MED
TSL	10	SILVER LINDEN	TILIA TOMENTOSA	2" CAL.	PER PLAN	LOW
ORNAMENTAL TREES				***B&B***		
SPR	3	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL.	PER PLAN	LOW
EVERGREEN TREES				***B&B***		
PON	10	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN.	PER PLAN	X
PVP	6	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN.	PER PLAN	MED
EVERGREEN SHRUBS						
YRE	17	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	3' OC	X
ARM	11	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL	4' OC	X
DECIDUOUS SHRUBS						
RTD	4	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL	6' OC	LOW
ORNAMENTAL GRASSES						
FRG	25	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL	36" OC	LOW
PERENNIALS						
PES	35	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL	18" OC	X
DDY	24	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	18" OC	X
TURF GRASS						
TURF	-	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

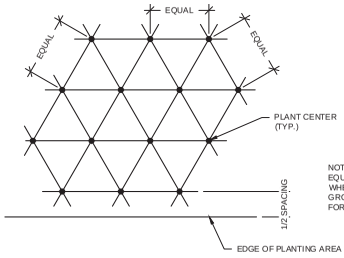
TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
TOTAL LANDSCAPE AREA	N/A	14,793.71	N/A	N/A
LIVE VEGETATION AREA	5,917.48	14,793.71	MIN. 40%	100%
TURF	N/A	2,585.91	MAX. 70%	17%
NATIVE SOD	N/A	11,210.00	N/A	76%
WOOD MULCH*	N/A	121.80	N/A	1%
ROCK MULCH*	N/A	876.00	N/A	6%
NON-LIVING MATERIAL AREA	N/A	0.00	N/A	0%
COBBLE	N/A	0.00	N/A	0%
TYPE	REQUIRED QTY	PROVIDED QTY	MIN. REQUIRED % OF TOTAL PLANTS	PROVIDED OF TOTAL PLANTS
DECIDUOUS. TREE**	4	18	N/A	12%
EVERGREEN TREE**	2	16	N/A	11%
DEC./EVER. SHRUB**	22	32	N/A	21%
PERENNIAL	N/A	59	N/A	39%
ORNAMENTAL GRASS	N/A	25	N/A	17%
TOTAL PLANTS	N/A	150	N/A	100%
XERIC PLANTS	75	97	50%	65%

*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.

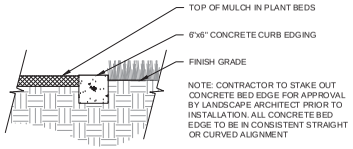
PLANTING NOTES

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.



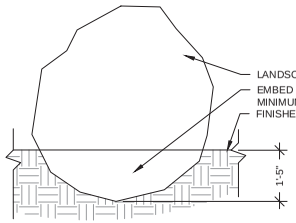
NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

A PLANT SPACING
SCALE: NTS

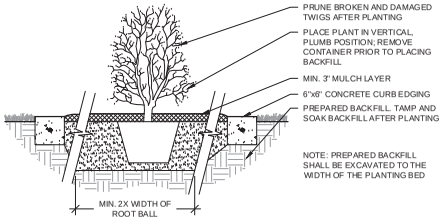


NOTE: CONTRACTOR TO STAKE OUT CONCRETE BED EDGE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL CONCRETE BED EDGE TO BE IN CONSISTENT STRAIGHT OR CURVED ALIGNMENT

B CONCRETE BED EDGE
SCALE: NTS

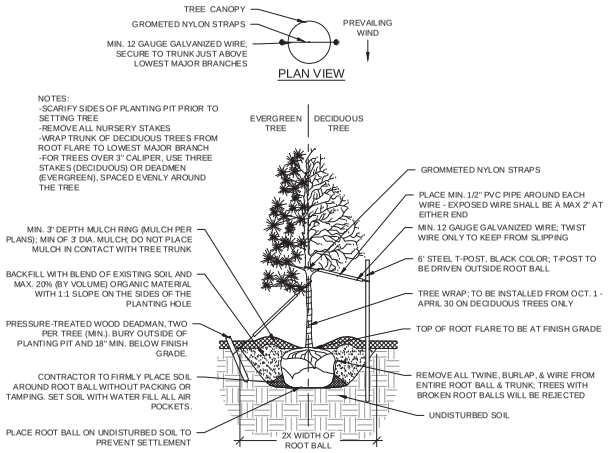


C LANDSCAPE BOULDER
SCALE: NTS



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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JORDAN PROMENADE - PLAT C4
SARATOGA SPRINGS, UT
PLANTING NOTES, SCHEDULE & DETAILS

PROFESSIONAL STAMP

LICENSED LANDSCAPE ARCHITECT
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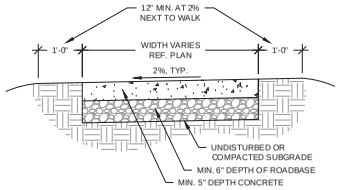
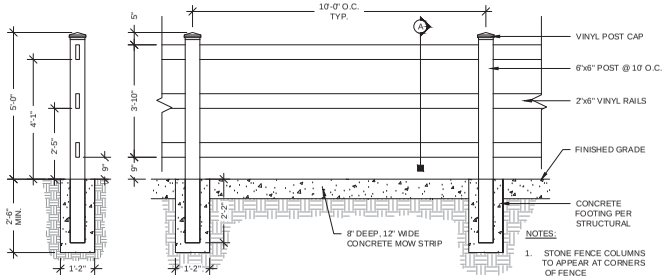


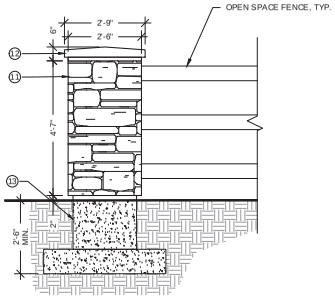
NOTES:
1. CONCRETE WALKS SHALL BE 5" DEPTH MIN., 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH. SEE SARATOGA SPRINGS CITY STANDARD DETAIL ST-1.

A CONCRETE WALK/TRAIL
SCALE: 3/4"=1'-0"

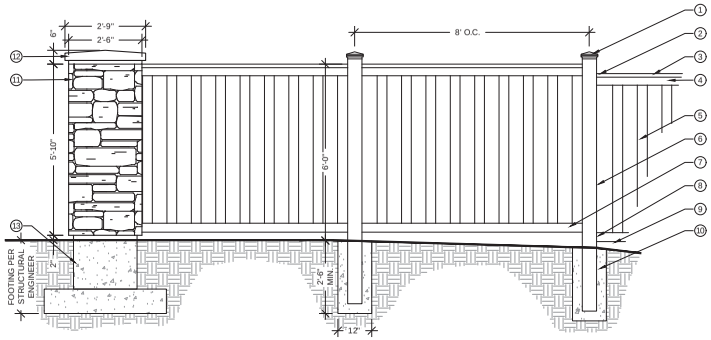


NOTES:
1. STONE FENCE COLUMNS TO APPEAR AT CORNERS OF FENCE

B OPEN SPACE FENCING
SCALE: 1/2"=1'-0"



C FENCE STONE COLUMN
SCALE: 1/2"=1'-0"



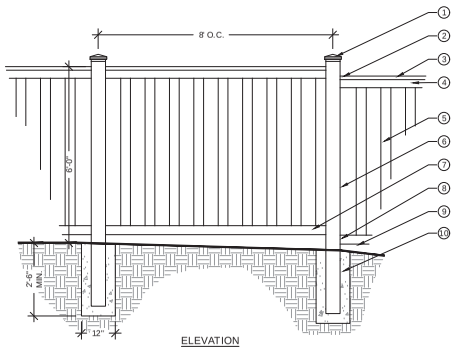
FENCING LEGEND:

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.

D PROJECT PERIMETER FENCING & STONE COLUMN
SCALE: 1/2"=1'-0"



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12. 4" THICK SLATE CAP.
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E INTERNAL PRIVACY FENCING
SCALE: 1/2"=1'-0"

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