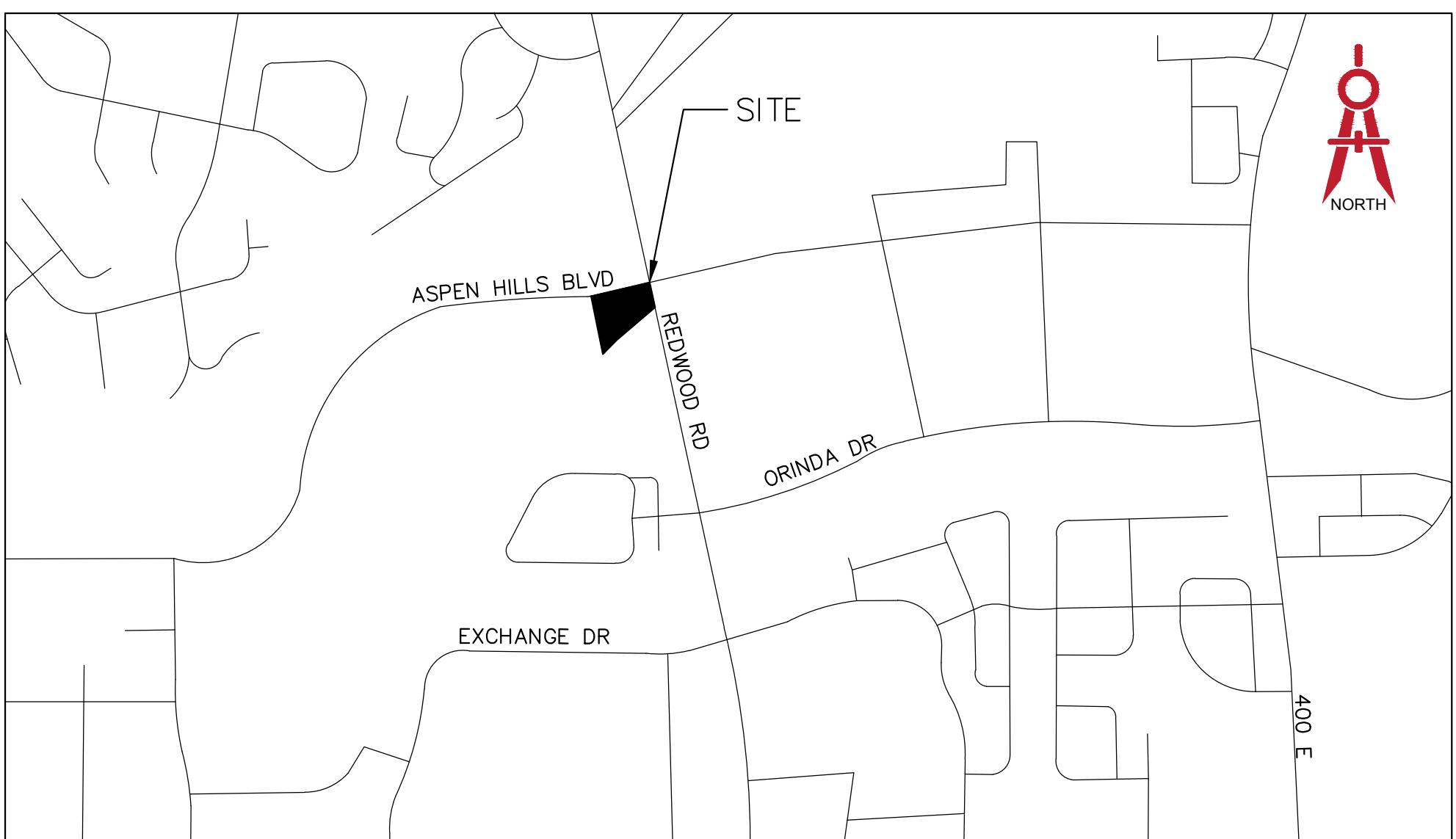


SARATOGA SPRINGS MEDICAL OFFICE

SARATOGA SPRINGS, UT

VICINITY MAP



NOT TO SCALE

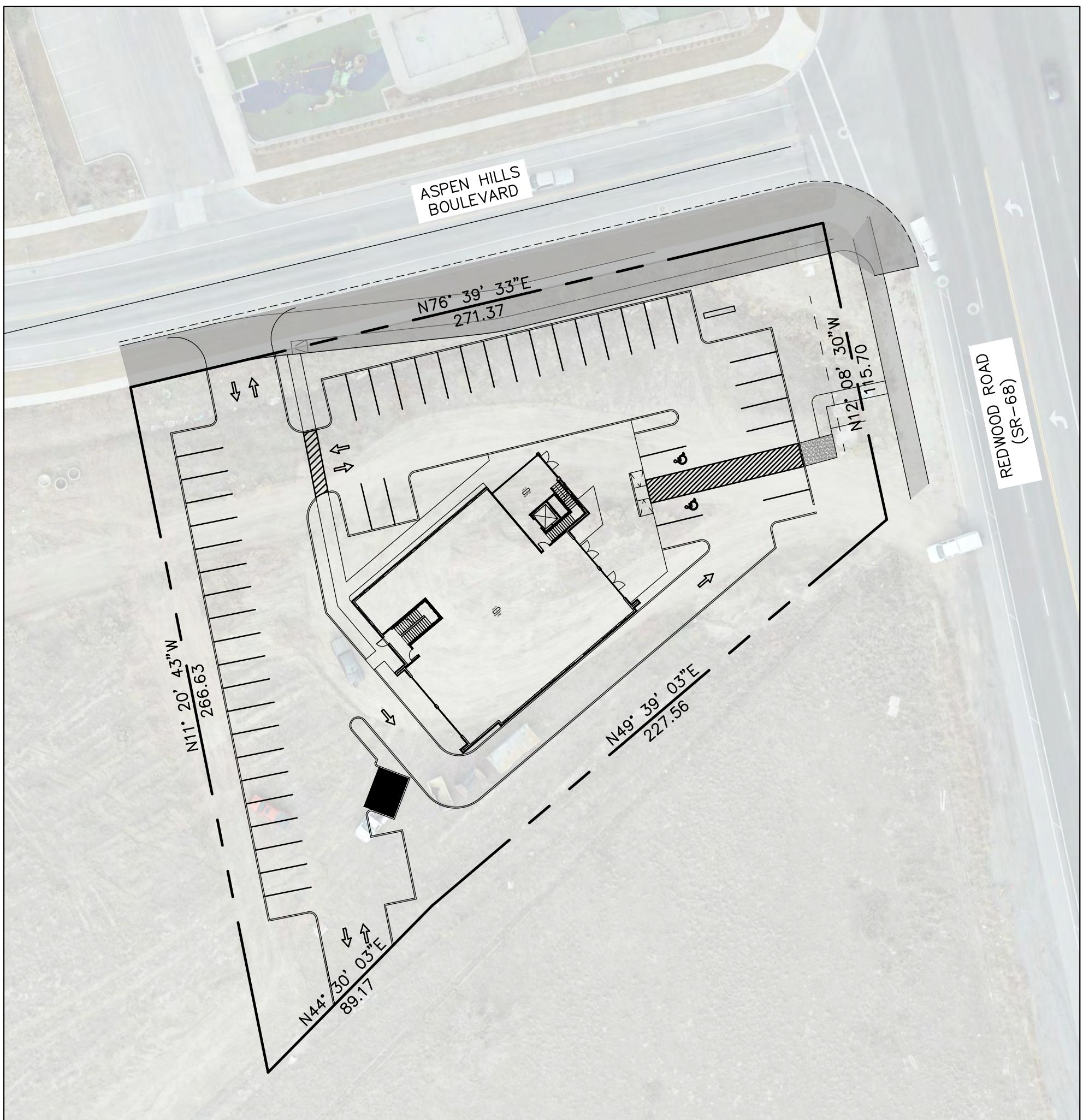
LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE		TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION		TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN		FINISHED GRADE	FG
PROPOSED SEWER LINE		TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE		CATCH BASIN	
EXISTING WATER LINE		SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE		PROPOSED STREET LIGHT	
EXISTING CONTOUR		STORM DRAIN MANHOLE	
FINISHED CONTOUR		SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

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ELEVATE
ENGINEERING



SITE MAP

1"=40'

INDEX

- C-0 Cover Sheet
- C-1 Existing Topography
- C-2 Site Plan
- C-3 Grading Plan
- C-4 Drainage Plan
- C-5 Utility Plan
- C-6 Details
- C-7 Utility Details
- C-8 Stormwater Pollution Prevention Plan
- C-9 SWWP Details
- L-1 Landscape Plan

SITE DATA

LOT AREA: 49,038 SF (1.13 ACRES)
BUILDING AREA: 10,647 SF ± 21.7%
PAVEMENT AREA: 23,582 SF ± 48.1%
LANDSCAPE AREA: 14,809 SF ± 30.2%

TOTAL IMPERVIOUS AREA: 34,410 SF ± 70.2%

ZONING: RC (REGIONAL COMMERCIAL)

CITY STANDARD NOTES:

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.

ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.

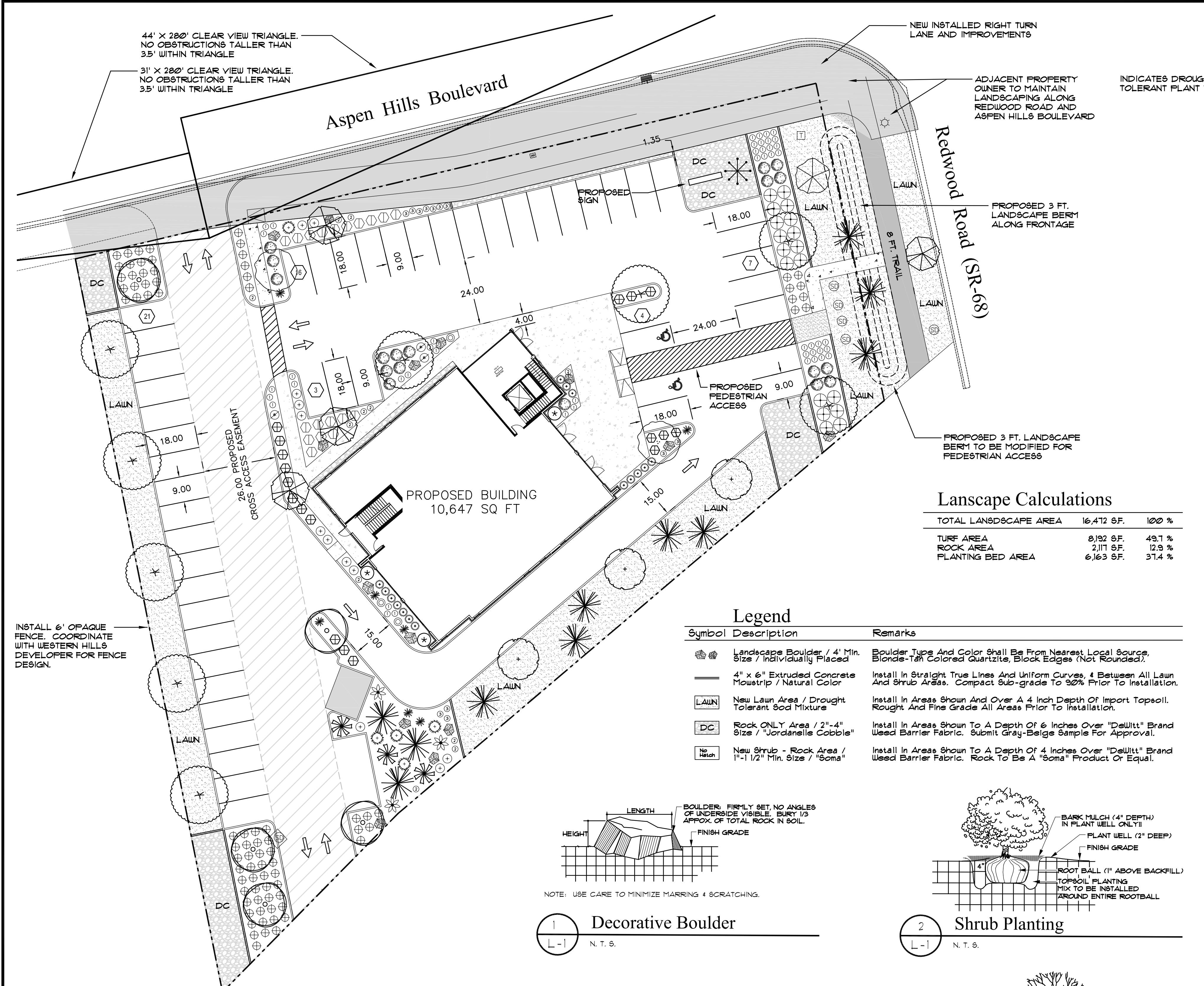
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

POST-ACCEPTANCE ALTERATION TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.

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.

ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

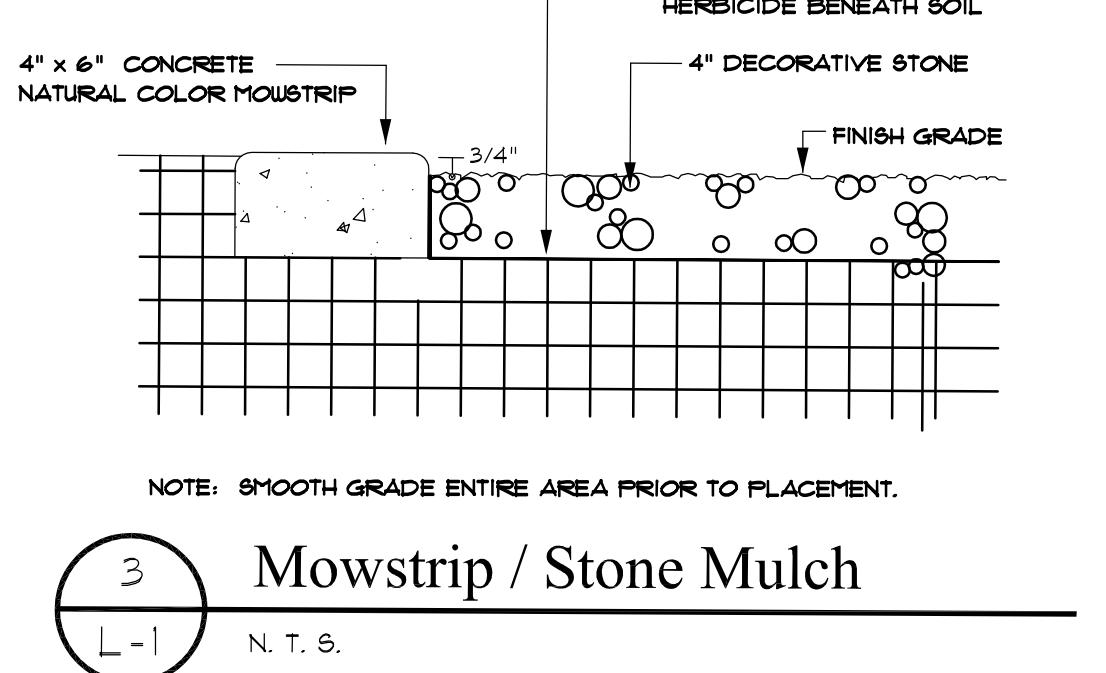
NO.	REVISIONS	BY	DATE
PROJECT ENGINEER: LP			
DESIGNER: DR			
ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 larvin@elevateng.com			
SHEET: C-0			
DATE: Sep 20, 2024			



Landscape Architect

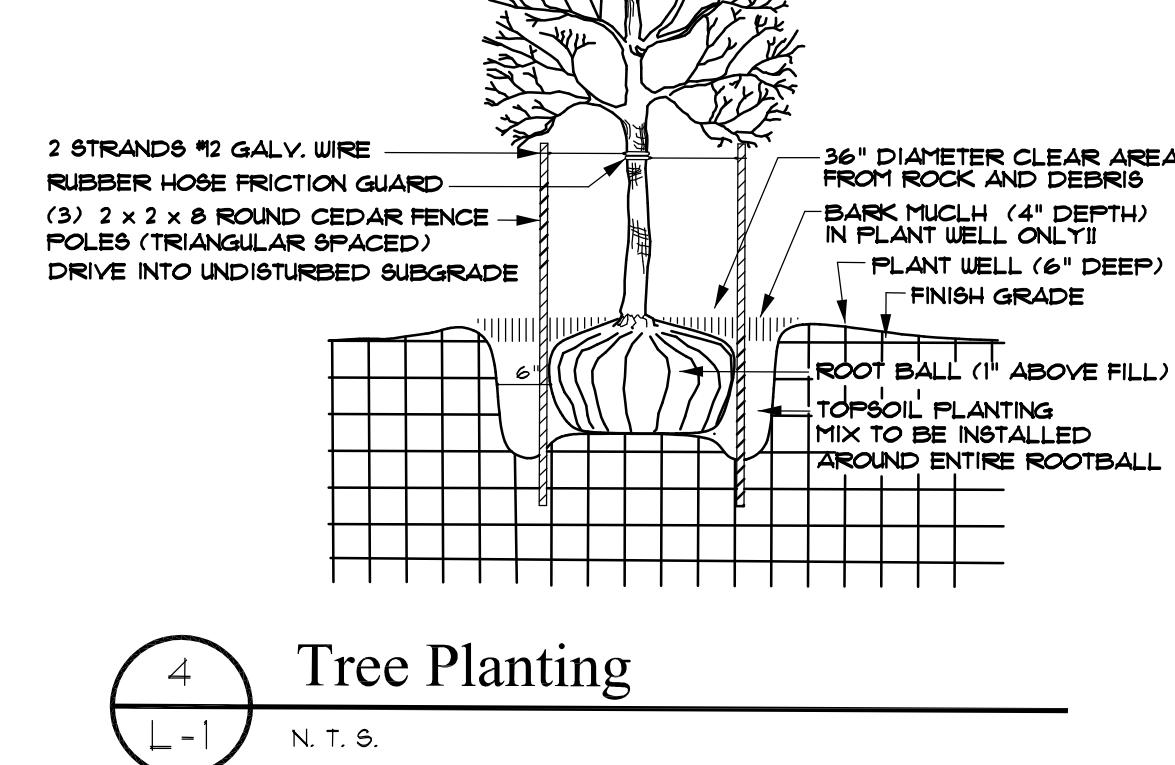
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdldesign@comcast.net

Scale in Feet : 1=20'-0"



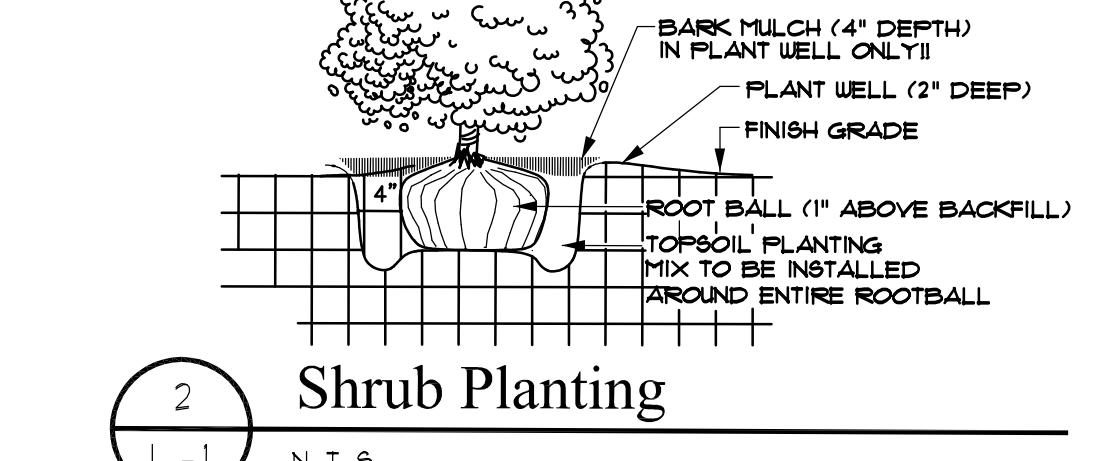
3 N. T. S.

Mowstrip / Stone Mulch



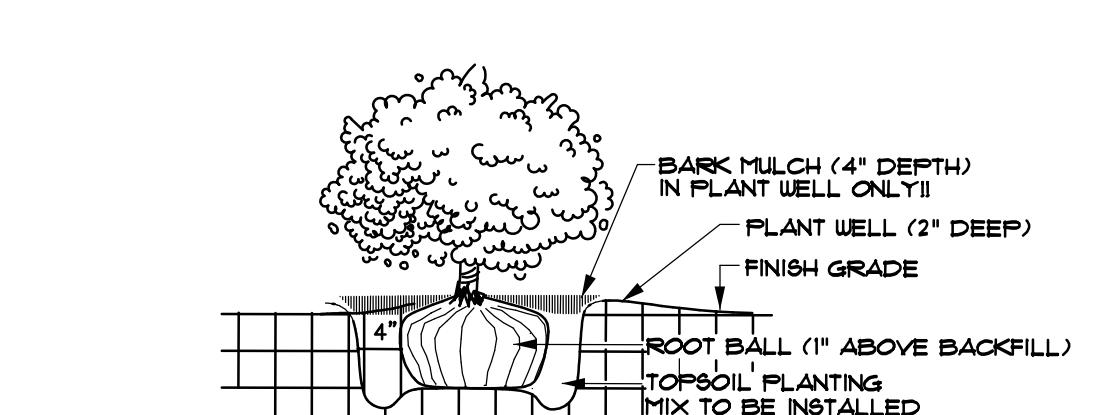
4 N. T. S.

Tree Planting



2 N. T. S.

Shrub Planting



1 N. T. S.

Decorative Boulder

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2	+	Cercis canadensis 'Merlot'	Merlot Redbud	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3	+	Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
1	+	Malus sp. 'Spring Snow'	Spring Snow Crab	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
11	+	Pinus flexilis 'Vanderwolfi'	Vanderwolfi Limber Pine	6'-8' Height B 4 B	Full Throughout Specimen
1	+	Pinus leucodermis 'heldreichii'	Dwarf Bosnian Pine	6'-8' Height B 4 B	Full Throughout Specimen
4	+	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
5	+	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
9	+	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3	+	Berberis thunb. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon 15"-18" Height	
15	+	Buxus japonica 'Julia Jane'	Julia Jane Boxwood	5 Gallon 18"-24" Height	
3	+	Hydrangea panic. 'Limelight'	Limelight Hydrangea	5 Gallon 24"-30" Height	
3	+	Hysocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon 24"-30" Height	
5	+	Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon 18"-24" Spread	
3	+	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	5 Gallon 30"-36" Height	
18	+	Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon 18"-24" Height	
12	+	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon 18"-24" Height	
7	+	Yucca filifera 'Golden Sword'	Golden Sword Yucca	5 Gallon 15"-18" Height	

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18	⊕	Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon 24"-30" Height	
19	⊕	Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon 24"-30" Height	
20	⊕	Helictotrichon sempervirens	Blue Oat Grass	5 Gallon 15"-18" Height	
18	⊕	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon 18"-24" Height	
3	○	Pennisetum alop. 'Hemelin'	Hemelin Fountain Grass	5 Gallon 15"-18" Height	

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
41	①	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon Full Can	
11	②	Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon Full Can	
12	③	Salvia 'East Friesland'	East Friesland Sage	1 Gallon Full Can	

Planting Notes

- All lawn areas shall receive a 4" depth of topsoil, all plantings areas an 8 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative rock as specified, and over "Dellit" Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
- Final project certification to be completed by Owner/Contractor.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant material shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootball shall be planted flush with the finish grade.

Sub-Grade Requirements

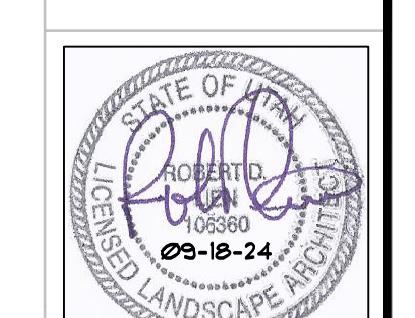
- LAWN AREAS :** Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas. Grading tolerances to be +/- 1" of ultimate acceptable grade.
- PLANTING AREAS :** Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK-ONLY AREAS :** Six (6) inches below finish grade. This will allow for the installation of a 5"-6" depth of decorative cobble, leaving it slightly below finish grade and concrete areas. Grading tolerances to be +/- 1" of ultimate acceptable grade.
- SUB-GRADE COORDINATION :** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this information will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured from the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

NO.	REVISIONS	BY	DATE
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LANDSCAPE PLAN
31 WEST ASPEN HILLS BLVD SARATOGA SPRINGS, UT



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DATE: 09-18-2024