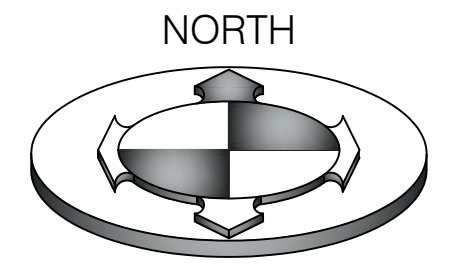
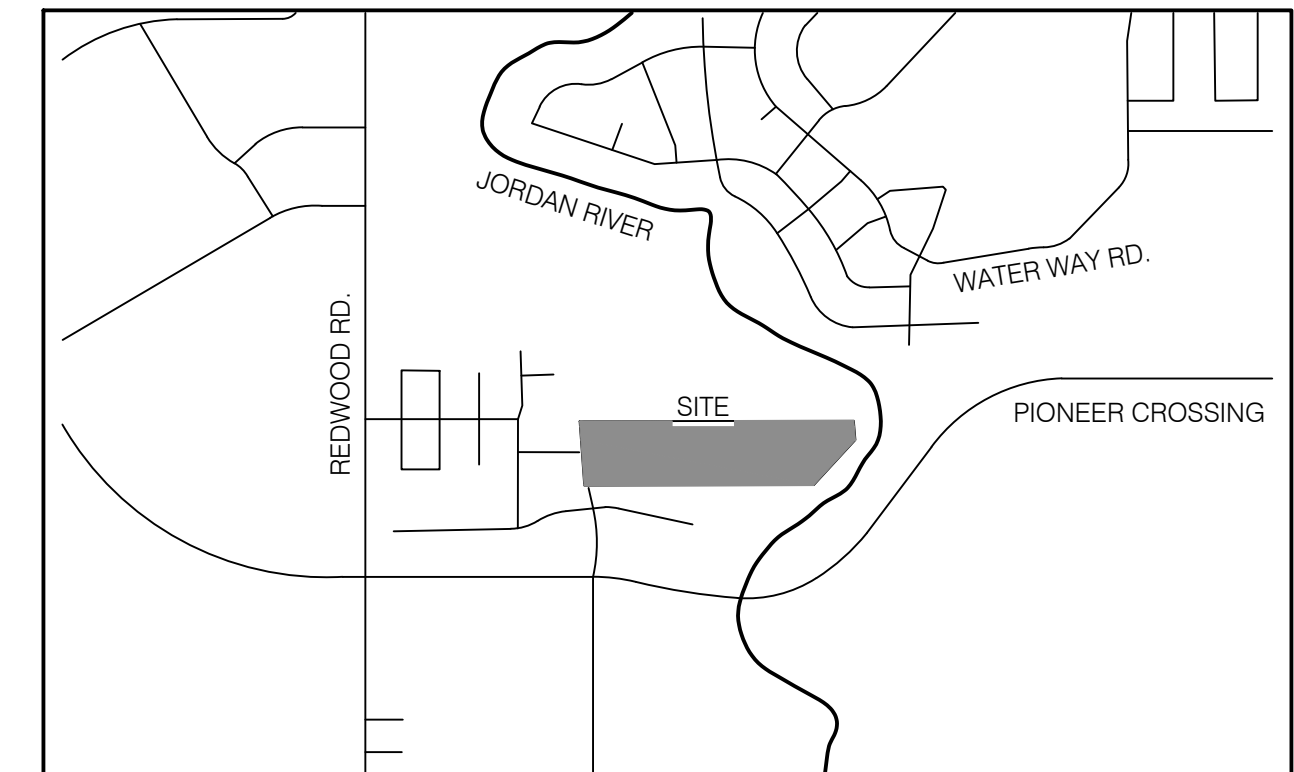
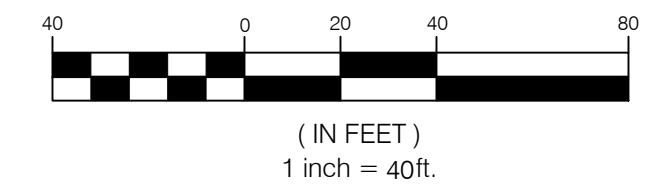


RIVERWALK AT SARATOGA SPRINGS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH
200 BROOKSHIRE DRIVE, SARATOGA SPRINGS



GRAPHIC SCALE

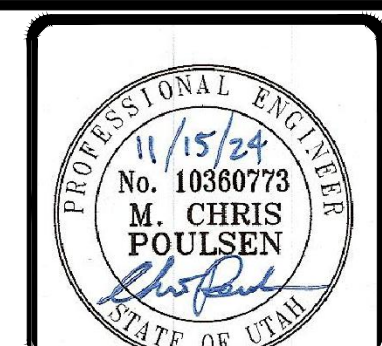
VICINITY MAP
N.T.S

OWNER/DEVELOPER: DAN FORD
FORD REAL ESTATE
801.901.0303
Dan.ford@colliers.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CGD.02	GRADING & DRAINAGE PLAN
CPP.01	PLAN & PROFILE PLAN
CPP.02	PLAN & PROFILE PLAN
CPP.03	PLAN & PROFILE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION



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LAND SURVEYING**
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www.benchmarkcivil.com

[illegible]

PROJECT SITE

REDWOOD ROAD

PIONEER CROSSING

PARK STRIPS SHALL BE LANDSCAPED AND
MAINTAINED BY THE PROPERTY OWNER
WHO ABUTS THE PARK STRIP

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 PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
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DECIDUOUS TREES

	A'CS	14	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4	B & B	2"Cal
	TCG	16	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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DECIDUOUS SHRUBS

	PB'P	45	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4; Potentilla fruticosa 'Balmieringue'	5 gal
	PB'F	19	Lemon Meringue Cinquefoil Sd2; 2x3; AV 7; sun; z3; Utah Lake water tolerant; Symphoricarpos x doorenbosii 'Kolman' TM	5 gal
	SD'C	19	First Editions Candy Coralberry Sd2; 2x3; AV 19.5; sun to part sun; z4; Utah Lake water tolerant; do not ingest berries	5 gal

GRASSES

	MFL	57	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
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PERENNIALS

	G'AS	304	Gaillardia x 'Arizona Sun' Blanket Flower Pl; 1.5x1; AV 7; sun; 3; Utah Lake water tolerant	1 gal
	S'MG	114	Sedum x 'Mr. Goodbud' Mr. Goodbud Stonecrop low; 1.5 x 1.5; sun; 3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
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1 LANDSCAPE

 1-21 2-4" RED CRUSHED ROCK. 10,825 sf

SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.
PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC
MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

3 WALLS AND COLUMNS

3-01 SOLID PRIVACY FENCE BETWEEN 6 AND 8 FEET HIGH. SUBMIT PRODUCT 1,191 If
SAMPLES TO CLIENT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

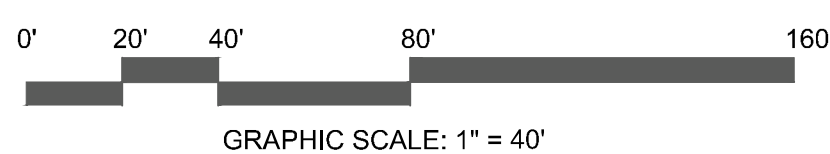
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
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11/20/2024

 UT24087

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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RIVERVIEW
200 E. BROOKSHIRE AVE.
SARATOGA SPRING, UTAH

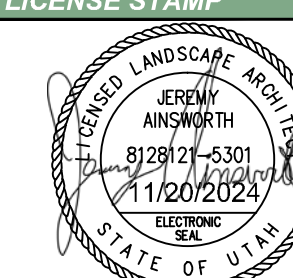
COLLIERS
ATT: DAN FORD
801-666-4255
DAN.FORD@COLLIERS.COM

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LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100