

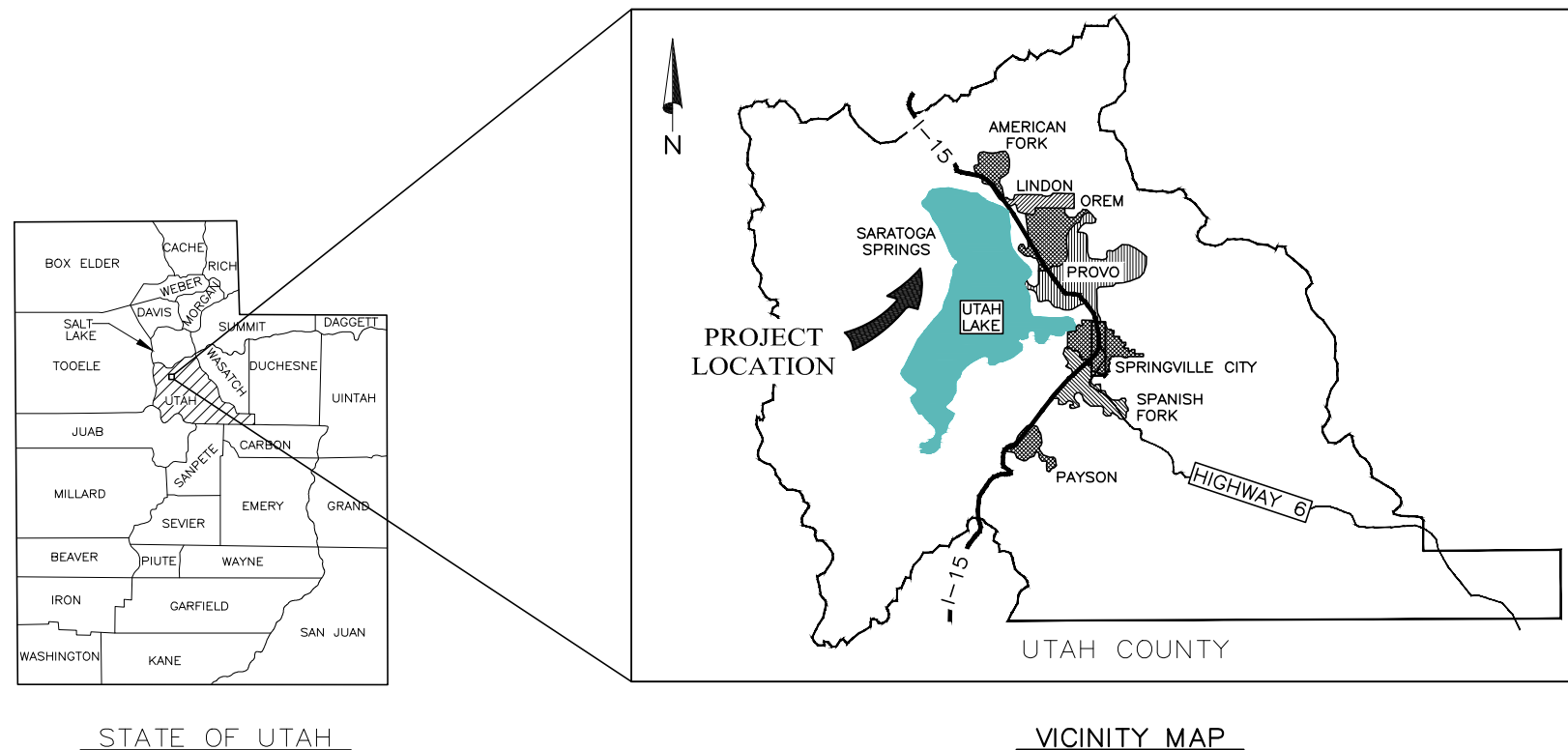


SARATOGA
SPRINGS

Life's just better here

SARATOGA SPRINGS CITY

2025 WATER WISE LANDSCAPING PROJECT BID DRAWINGS MARCH 2025



HANSEN, ALLEN & LUCE DESIGN TEAM

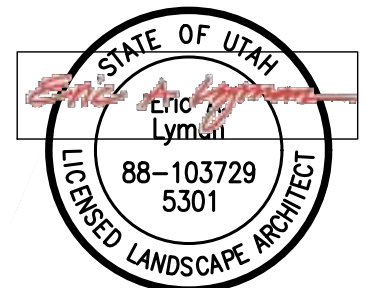
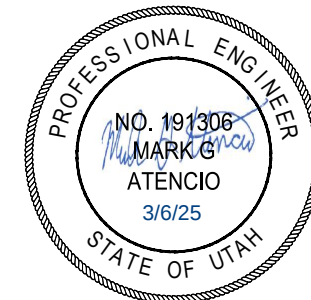
MICHAEL M. CHAMBERS, P.E., PMP — PRINCIPAL IN CHARGE
MARK G. ATENCIO, P.E. — PROJECT MANAGER

ERIC A. LYMAN, ASLA, PLA — LANDSCAPE ARCHITECT
(E. A. LYMAN, LANDSCAPE ARCHITECT)

SARATOGA SPRINGS CITY

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PUBLIC WORKS OFFICE
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2/11/2025

**HANSEN
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& LUCE**
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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 APPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 400 SMART CONTROLLER\CAD\G-2 INDEX.DWG
FILE DATE: 2/11/2025 14:33:00 (ABO)
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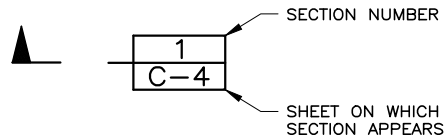
SECTION, DETAIL & ELEVATION IDENTIFICATION

NOTES:

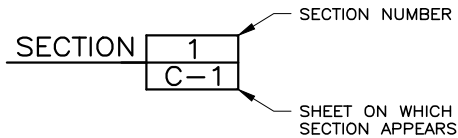
1. IF SECTION CUT AND SECTION OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME SHEET, SHEET NUMBER IS REPLACED BY A LINE.
2. DETAIL LETTERS "I" AND "O" NOT USED.

SECTION IDENTIFICATION

SECTION CUT ON SHEET C-1:

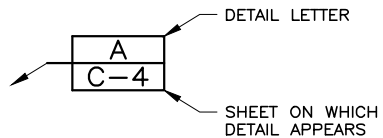


ON SHEET C-4, THIS SECTION IS IDENTIFIED AS:

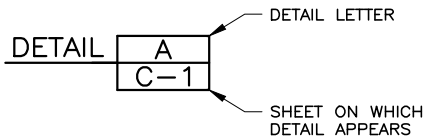


DETAIL IDENTIFICATION

DETAIL CALL-OUT ON SHEET C-1:



ON SHEET C-4, THIS DETAIL IS IDENTIFIED AS:



LEGEND

EXISTING

	4-G		EXISTING GAS LINE W/ SIZE
	GS		EXISTING GAS SERVICE
	10-W		EXISTING WATER LINE W/ SIZE
	WS		EXISTING WATER SERVICE
	15-SS		EXISTING SANITARY SEWER W/ SIZE
	SL		EXISTING SANITARY SEWER LATERAL
	24-SD		EXISTING STORM DRAIN W/ SIZE
	12-IRR		EXISTING IRRIGATION W/ SIZE
	FO-UG		EXISTING FIBER OPTIC LINE
	T-UG		EXISTING UNDERGROUND TELEPHONE
	C-TV-UG		EXISTING CABLE TV
	P-UG		EXISTING UNDERGROUND POWER LINE
	P-OH		EXISTING OVERHEAD POWER LINE
	TBC		EXISTING TOP BACK OF CURB
	LOG		EXISTING LIP OF GUTTER
	X		EXISTING FENCE LINE
	RR		EXISTING RAILROAD TRACKS
	ROW		EXISTING PROPERTY LINE
	4200		EXISTING RIGHT-OF-WAY
	4200		EXISTING ASPHALT
	4200		EXISTING MAJOR CONTOUR
	4200		EXISTING MINOR CONTOUR
			EXISTING FIRE HYDRANT
			EXISTING SANITARY SEWER MANHOLE
			EXISTING STORM DRAIN MANHOLE
			EXISTING WATER MANHOLE
			EXISTING GAS MANHOLE
			EXISTING POWER MANHOLE
			EXISTING TELEPHONE MANHOLE
			EXISTING FIBER OPTICS MANHOLE
			EXISTING IRRIGATION MANHOLE
			EXISTING FIBER OPTICS MANHOLE
			EXISTING WATER METER
			EXISTING SEWER CLEANOUT
			EXISTING VALVES
			EXISTING REDUCERS
			EXISTING SD CATCH BASIN
			EXISTING SD CATCH BASIN / JUNCTION BOX
			EXISTING SD JUNCTION BOX
			EXISTING SD CLEANOUT BOX
			EXISTING SD COMBO CATCH BASIN / CLEANOUT BOX

NEW

	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	NEW PROPERTY LINE
	NEW UTILITY LINE
	PERMANENT EASEMENT
	CONSTRUCTION EASEMENT
	RIDGE LINE
	GRADE BREAK
	FLOW LINE
	RETAINING WALL
	NEW MANHOLE
	NEW STORM DRAIN BOX
	NEW INLET BOX
	NEW FIRE HYDRANT
	NEW WATER VALVE
	NEW GATE VALVE
	NEW BUTTERFLY VALVE
	NEW PLUG VALVE
	NEW CAP

CONTROL SYMBOLS

	EXISTING BENCH MARK		EXISTING SURVEY MONUMENT
	EXISTING HORIZONTAL CONTROL POINT		EXISTING SECTION MONUMENT
	EXISTING VERTICAL CONTROL POINT		GEOTECHNICAL BORING
	EXISTING HORIZONTAL & VERTICAL CONTROL POINT		

NOTE:
SURVEY OF EXISTING RING & COVER IS FROM CENTER OF THE COVER.

MISCELLANEOUS

	FITTING SCHEDULE		DIAMETER
	KEY NOTES		ANGLE
	COORDINATE POINT		CENTERLINE

ABBREVIATIONS

AT = AT	CONT = CONTINUOUS / CONTINUED	GIP = GALVANIZED IRON PIPE	PE = PLAIN END / POLYETHYLENE	W/ = WITH
APPROX = APPROXIMATE	DIA = DIAMETER	GPM = GALLONS PER MINUTE	PSI = POUNDS PER SQUARE INCH	WSP = WELDED STEEL PIPE
B&S = BELL & SPIGOT	DIP = DUCTILE IRON PIPE	ID = INSIDE DIAMETER	PVC = POLYVINYL CHLORIDE	YD = YARD
CB = CATCH BASIN / CURB	DWG = DRAWING	I.F. = INSIDE FACE	RCP = REINFORCED CONCRETE PIPE	
CC = CENTER TO CENTER	EF = EACH FACE / EXHAUST FAN	INV = INVERT	SCR = SCREWED	
CIP = CAST IRON PIPE / CAST IN PLACE	EL = ELEVATION	L.O.G. = LIP OF GUTTER	SF = SQUARE FOOT (FEET)	
CL = CENTERLINE	EO = EDGE OF OIL	MAX = MAXIMUM	SQ = SQUARE	
CLR = CLEAR / CLEARANCE	EW = EACH WAY	MH = MANHOLE	SS = STAINLESS STEEL / SANITARY SEWER	
CLSM = CONTROLLED LOW STRENGTH MATERIAL	FL = FLOWLINE	MIN = MINIMUM / MINUTE	STA = STATION	
CMP = CORRUGATED METAL PIPE	FLG = FLANGE / FLOORING	MJ = MECHANICAL JOINT	TBC = TOP BACK OF CURB	
CONC = CONCRETE / CONCENTRIC	FPS = FEET PER SECOND	NTS = NOT TO SCALE	TOC = TOP OF CONCRETE	
	GA = GAGE / GAUGE	OC = ON CENTER	TYP = TYPICAL	
	GAL = GALLON	O.F. = OUTSIDE FACE / OVERFLOW	UBC = UNTREATED BASE COURSE	

INDEX OF DRAWINGS

SHEET NO.	GENERAL
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G-2	ABBREVIATIONS, LEGENDS & INDEX OF DRAWINGS
G-3	GENERAL NOTES & SPECIAL INSPECTIONS

LANDSCAPE CONTROLLERS

LC-1	SITE TABLE
LC-2	LANDSCAPE CONTROLLER LOCATOR MAPS
LC-3	LANDSCAPE CONTROLLER LOCATOR MAPS
LC-4	LANDSCAPE CONTROLLER LOCATOR MAPS
LC-5	LANDSCAPE CONTROLLER LOCATOR MAPS
LC-6	LANDSCAPE CONTROLLER LOCATOR MAPS

LANDSCAPE

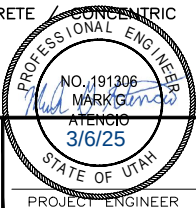
L-1	GRANDVIEW BLVD ISLANDS
L-2	GRANDVIEW BLVD ISLANDS
L-3	GRANDVIEW BLVD ISLANDS
L-4	GRANDVIEW BLVD ISLANDS
L-5	GRANDVIEW BLVD ISLANDS
L-6	GRANDVIEW BLVD ISLANDS
L-7	PLANT SCHEDULE
L-8	LANDSCAPING DETAILS

IRRIGATION

LI-1	GRANDVIEW BLVD ISLANDS
LI-2	GRANDVIEW BLVD ISLANDS
LI-3	GRANDVIEW BLVD ISLANDS
LI-4	GRANDVIEW BLVD ISLANDS
LI-5	GRANDVIEW BLVD ISLANDS
LI-6	GRANDVIEW BLVD ISLANDS

STANDARD DETAILS

SD-1	SARATOGA SPRINGS STANDARD DETAILS I
SD-2	SARATOGA SPRINGS STANDARD DETAILS II
SD-3	SARATOGA SPRINGS STANDARD DETAILS III
SD-4	SARATOGA SPRINGS STANDARD DETAILS IV
SD-5	SARATOGA SPRINGS STANDARD DETAILS V
SD-6	SARATOGA SPRINGS STANDARD DETAILS VI
SD-7	SARATOGA SPRINGS STANDARD DETAILS VII



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REVISIONS

SCALE

NONE



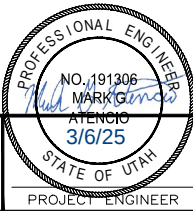
2025 WATERWISE LANDSCAPING PROJECT
GENERAL
ABBREVIATIONS, LEGENDS & INDEX OF DRAWINGS

SHEET
G-2

360.59.300

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 400 SMART CONTROLLER\CAD\LANDSCAPE CONTROLLER MAPS.DWG
FILE DATE: 1.16.2025 11:41:47 (ABO)
10/21

SARATOGA SPRINGS					
Potential Water Conservaton from Installaton of Smart Irrigaton Controllers connected to weather stations					
Site #	Park-Open Space Locations to have new Smart Irrigation Controllers	Approx. Address	Type of Controller	New Power Required	Site Shown on Drawing #
1	Lake Mountain Frontage	1405 S GARDENVIEW CT	LC+ (6 Station)	No	LC-6
2	Jacobs Ranch Power Corridor	26 W KEY LARGO DR	LC+ (6 Station)	No	LC-5
3	Grandview Filter Station	2216 S HUNTER DR	LC+ (6 Station)	No	LC-5
4	Grandview Islands 2-4	1434 S HILLSIDE DR	LC+ (6 Station)	No	LC-5
5	Grandview End	467 W MISTY SAGE WAY	LC+ (6 Station)	No	LC-5
6	Grandview 2nd Island From End	451 W MISTY SAGE WAY	LC+ (6 Station)	No	LC-5
7	Parkside South	108 W PARKSIDE DR	LC+ (6 Station)	No	LC-5
8	Benches Walkway North	1312 S ALPINE DR	LC+ (6 Station)	No	LC-5
9	Benches walkway Middle	1317 S ALPINE DR	LC+ (6 Station)	No	LC-5
10	Benches Walkway South	511 W ROLLING SAGE WAY	LC+ (6 Station)	No	LC-5
11	Canyon View Trail	1391 S CANYON VIEW DR	LC+ (6 Station)	No	LC-5
12	Tank 1 Landscaping	342 W LANDVIEW DR	LC+ (6 Station)	No	LC-5
13	Tank 2 Landscaping	3061 S TYTUS LN	LC+ (6 Station)	No	LC-6
14	Southern Fire Station	Fire Station 262, 2021 S RING RD	LC+ (6 Station)	No	LC-5
15	Loch Lomond Frontage West	2107 E HAWTHORNE ST	LC+ (6 Station)	No	LC-4
16	Loch Lomond Frontage East	2241 E HAWTHORNE ST	LC+ (6 Station)	No	LC-4
17	Sunset Haven Park Strip	556 W KENNEDY DR	LC+ (6 Station)	No	LC-3
18	Golf Course Frontage	2023 S REDWOOD RD	ET Pro3 (CWM)	No	LC-5
19	Market Street Islands	263 W MARKET ST	ET Pro3 (CWM)	No	LC-3
20	Pioneer Crossing West	CROSSROADS BLVD & PIONEER XING	LC+ (6 Station)	No	LC-2
21	Pioneer Crossing East	208 E PIONEER XING	LC+ (6 Station)	No	LC-3
22	Sierra Estates Park Frontage	443 N GRAND SIERRA WAY	LC+ (6 Station)	No	LC-3
23	400 North Pump House	771 W 400 NORTH	LC+ (6 Station)	No	LC-3
24	Public Works Landscape	Public Works, 213 N 900 EAST	LC+ (6 Station)	No	LC-4



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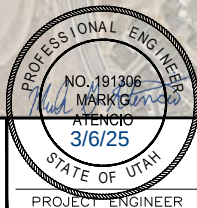
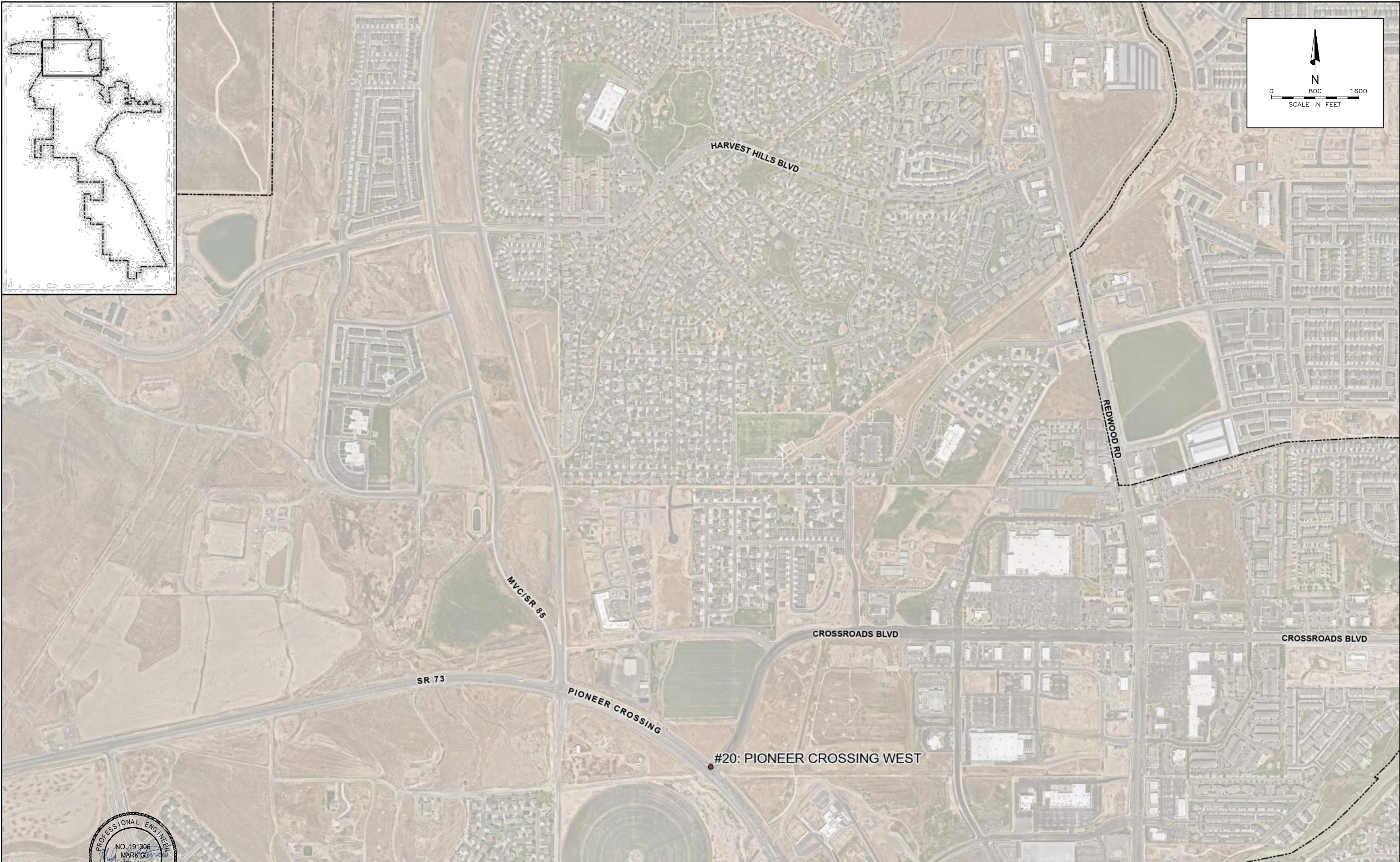
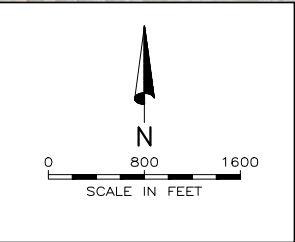
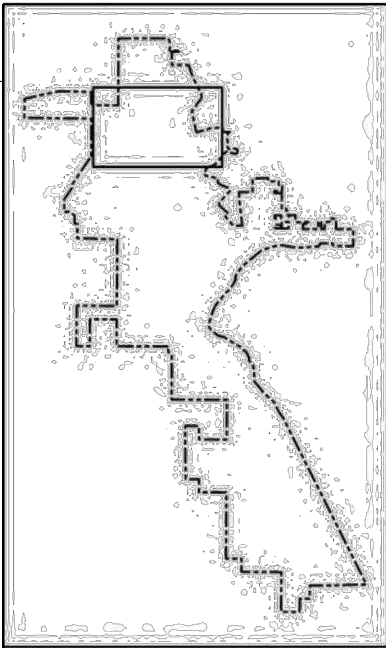
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2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPE CONTROLLERS
SITE TABLE

SHEET
LC-1
360.59.300

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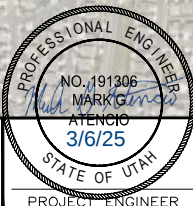
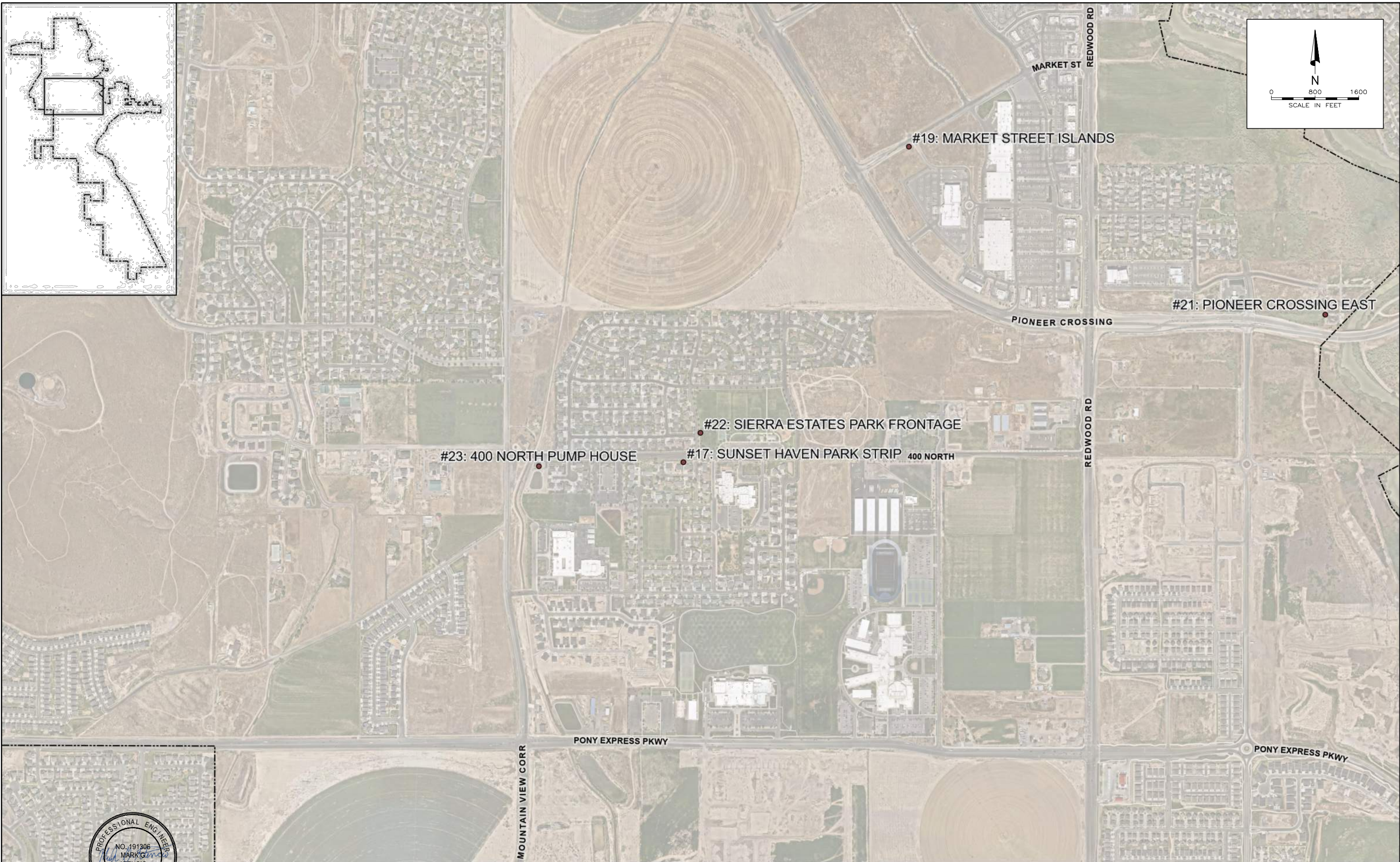
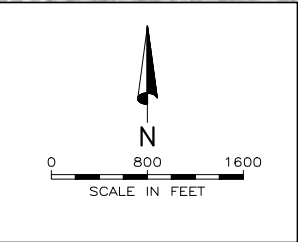
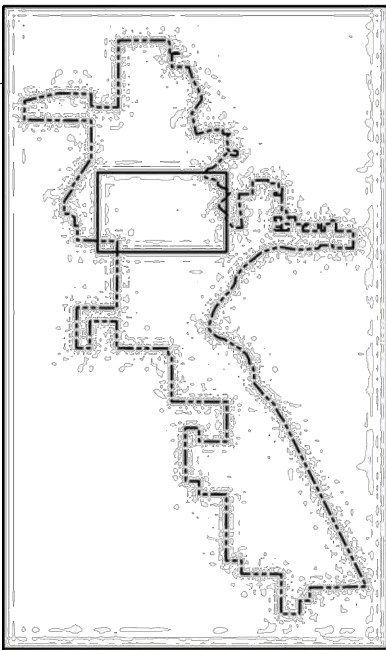
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2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPE CONTROLLERS
LANDSCAPE CONTROLLER LOCATOR MAPS

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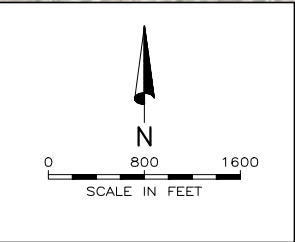
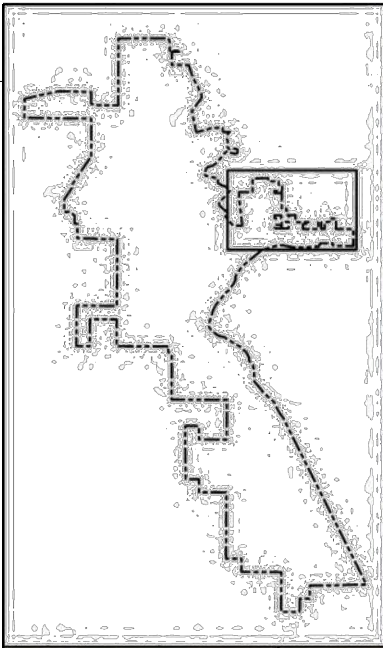


2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPE CONTROLLERS
LANDSCAPE CONTROLLER LOCATOR MAPS

SHEET
LC-3
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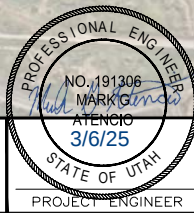
PIONEER CROSSING

SARATOGA ROAD
(1200 E 2300 W)

#24: PUBLIC WORKS LANDSCAPE

PONY EXPRESS PKWY

#15: LOCH LOMOND FRONTAGE WEST
#16: LOCH LOMOND FRONTAGE EAST



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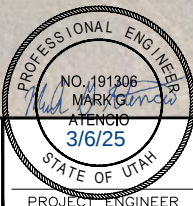
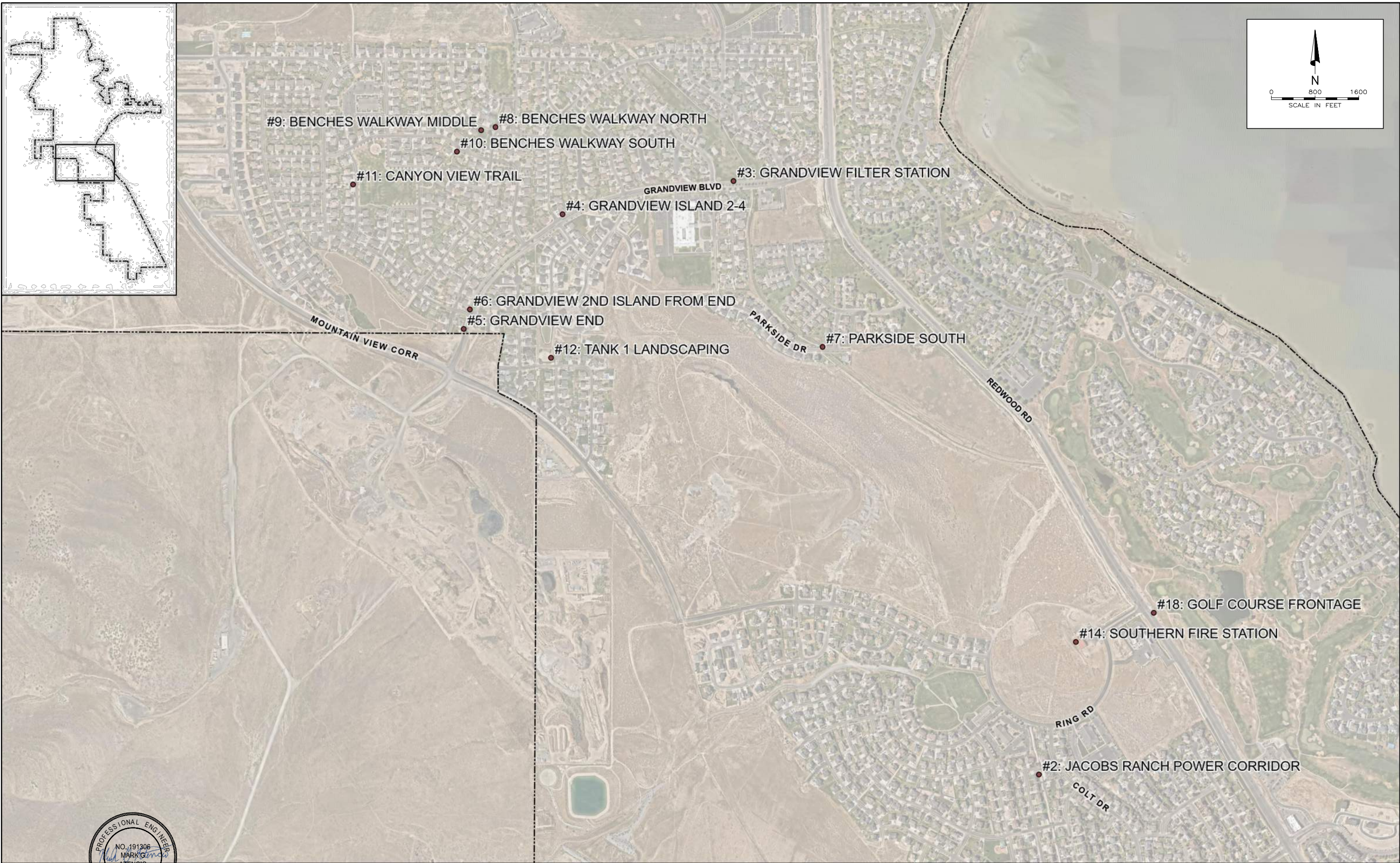
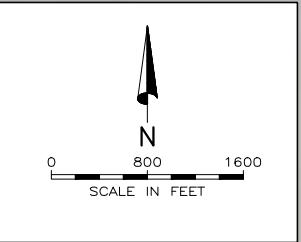
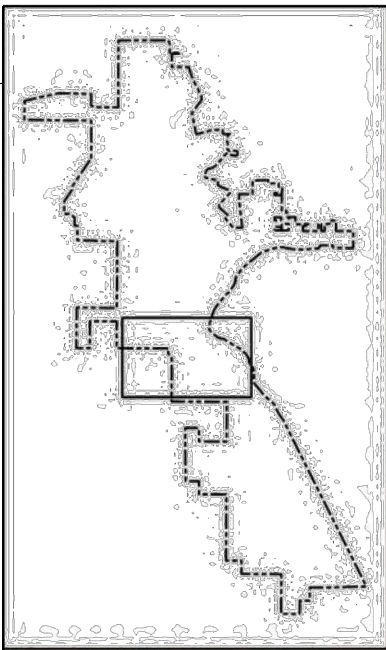
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2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPE CONTROLLERS
LANDSCAPE CONTROLLER LOCATOR MAPS

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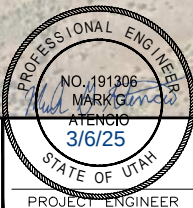
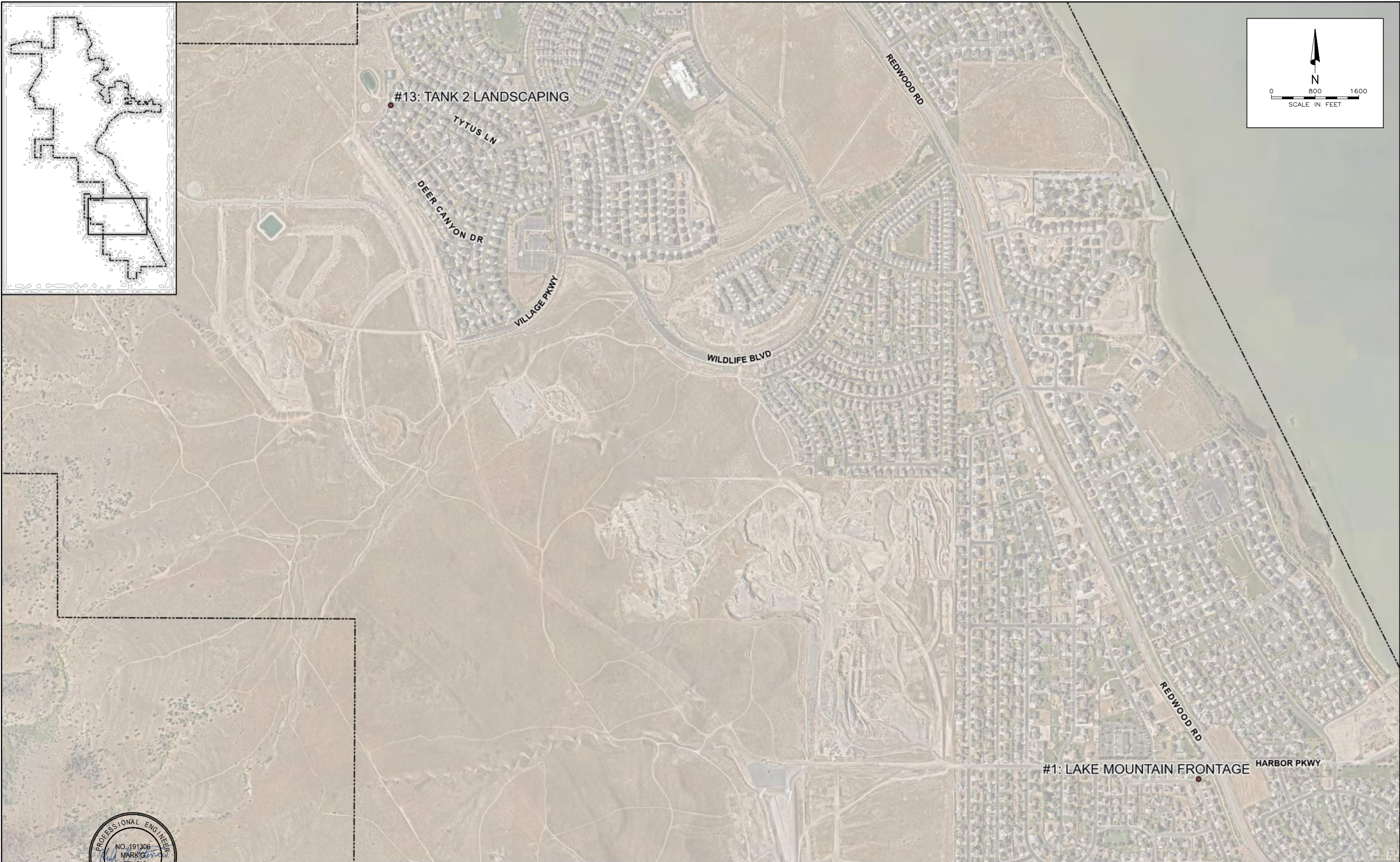
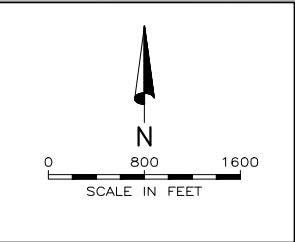
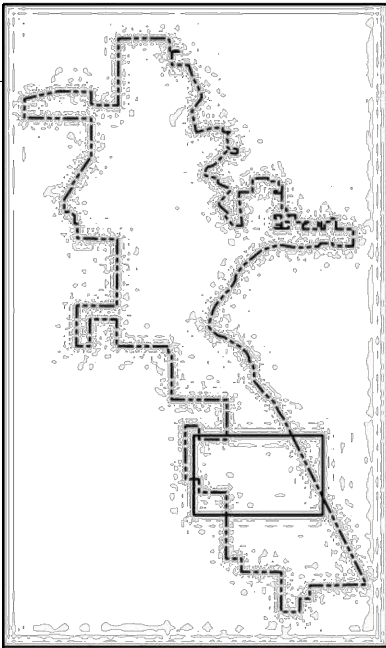
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2025 WATERWISE LANDSCAPING PROJECT
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LANDSCAPE CONTROLLER LOCATOR MAPS

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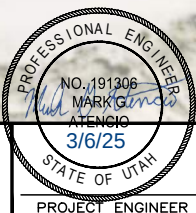


2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPE CONTROLLERS
LANDSCAPE CONTROLLER LOCATOR MAPS

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FILE DATE: 6.26.2024 11:19:13 (ABO)

10/21



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2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPING
GRANDVIEW BLVD ISLANDS

SHEET
L-1
360.59.300

REFER TO SHEET L-7 FOR PLANT SCHEDULE



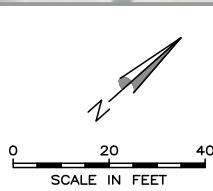
E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

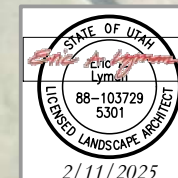
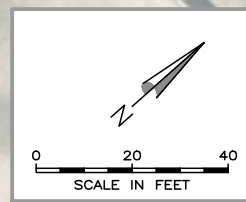
8188 South Highland Dr. - Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: eric@ealym.com



2/11/2025

CONTINUED ON L-2





E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

8188 South Highland Dr. - Suite D7
 Sandy, Utah 84093
 Telephone: 801.943.6564
 E-mail: eric@ealyman.com

REFER TO SHEET L-7 FOR PLANT SCHEDULE



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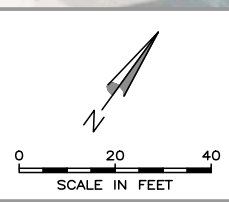
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2025 WATERWISE LANDSCAPING PROJECT LANDSCAPING GRANDVIEW BLVD ISLANDS

SHEET
L-2
360.59.30



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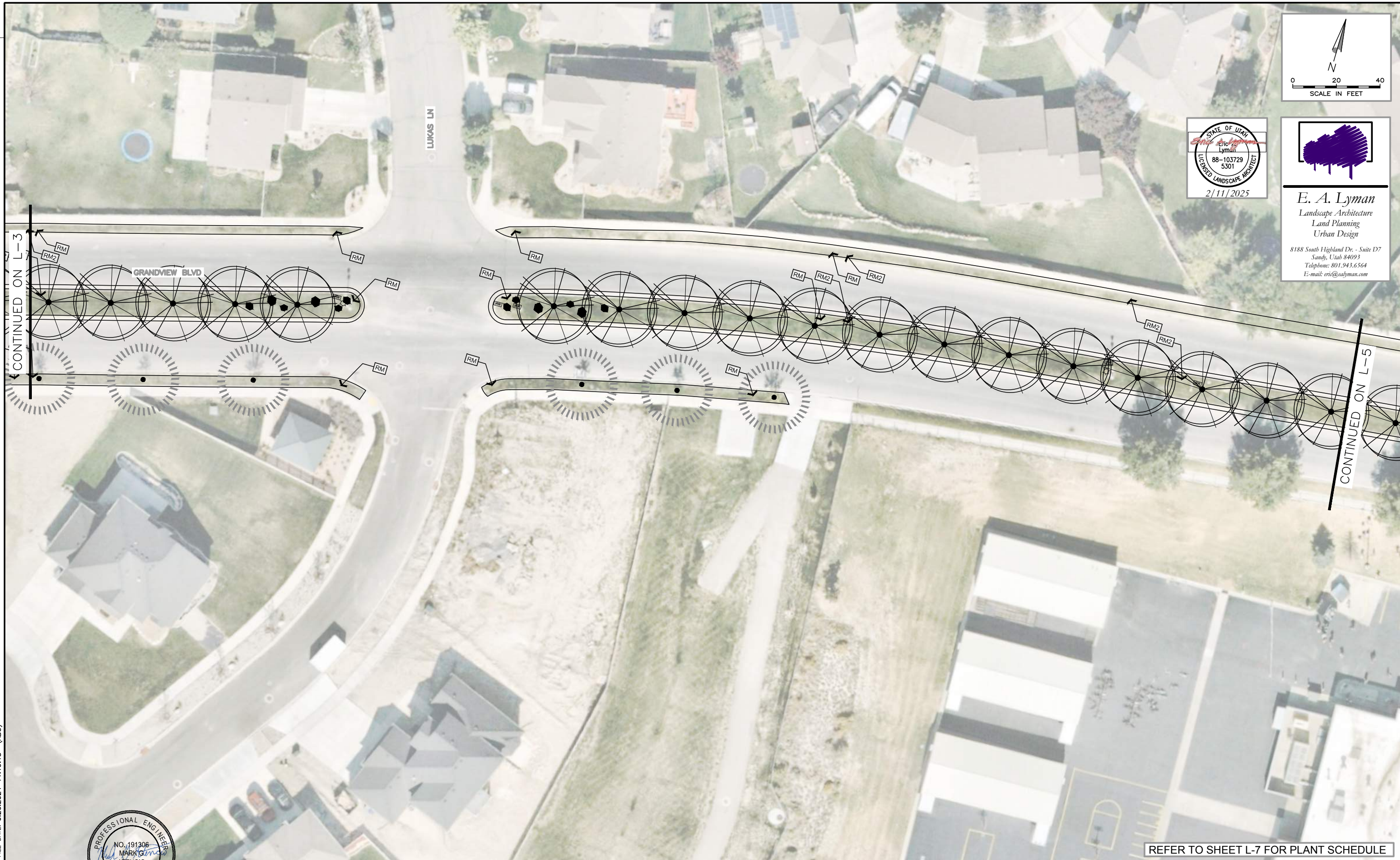
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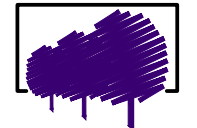
2025 WATERWISE LANDSCAPING PROJECT LANDSCAPING GRANDVIEW BLVD ISLANDS

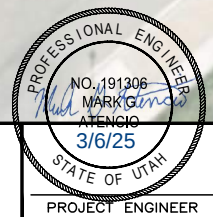
SHEET
L-3
360.59.300

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

10/21




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Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: eric@ealyman.com



REFER TO SHEET L-7 FOR PLANT SCHEDULE



PROJECT ENGINEER

DESIGNED	EAL	3
DRAFTED		2
CHECKED	MGA	1
DATE	FEBRUARY 2025	NO.

NO.

DATE

REVISIONS

BY

APVD

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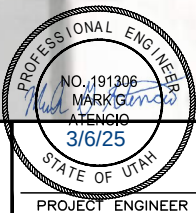


2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPING
GRANDVIEW BLVD ISLANDS

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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6/26/2024 11:19:13 (ABO)

10/21



DESIGNED	EAL	3
DRAFTED		2
CHECKED	MGA	1
DATE	FEBRUARY 2025	

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DATE

REVISIONS

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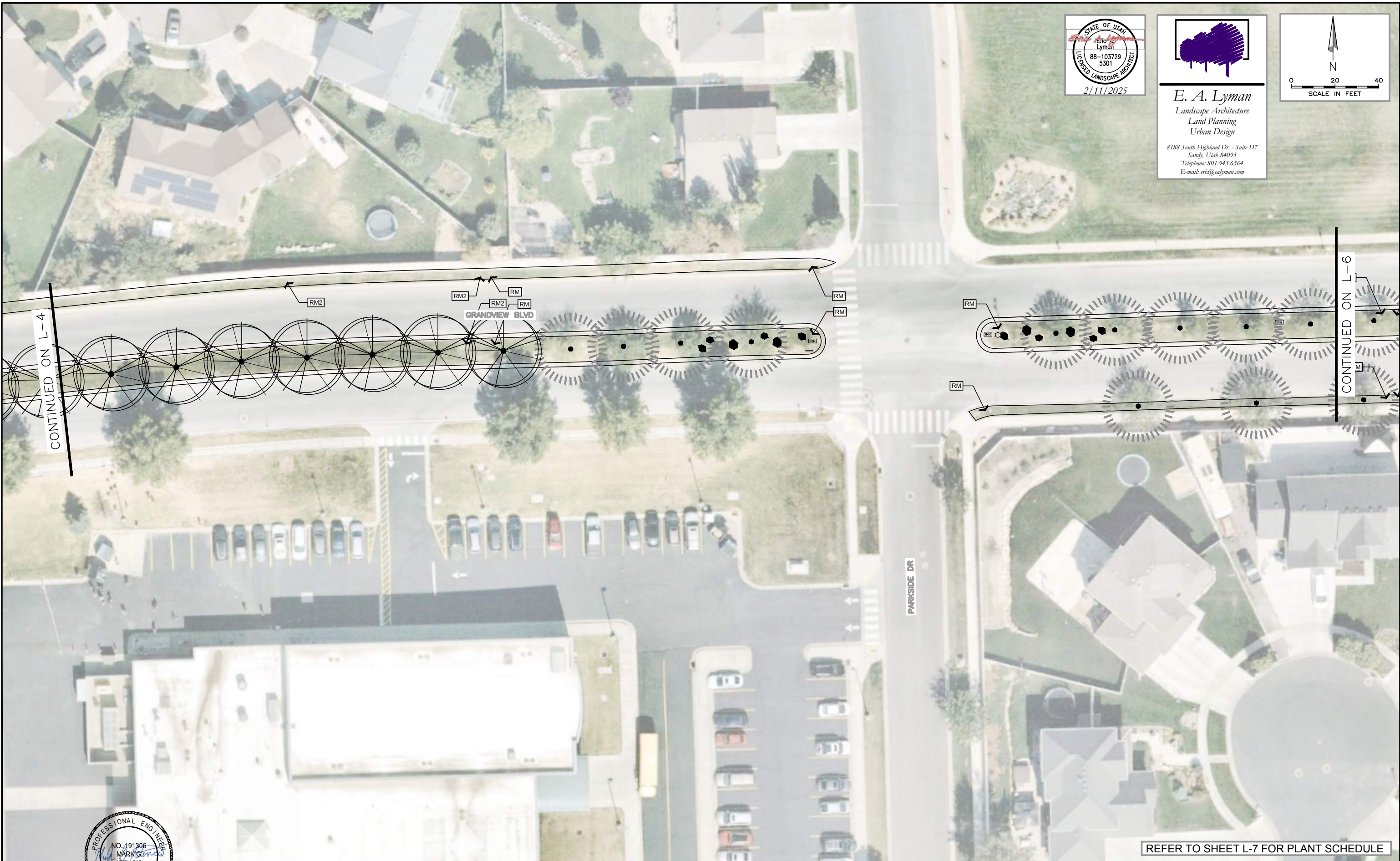


SARATOGA
SPRINGS
Life's just better here

2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPING
GRANDVIEW BLVD ISLANDS

SHEET
L-5

360.59.300



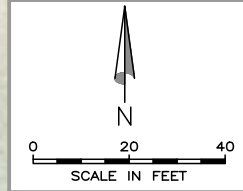
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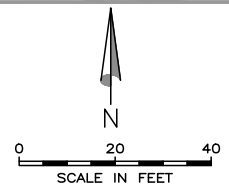


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REFER TO SHEET L-7 FOR PLANT SCHEDULE



2/11/202



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E-mail: eric@eahyman.com

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GRANDVIEW BLVD

LAKE VIEW TERRACE

REFER TO SHEET L-7 FOR PLANT SCHEDULE



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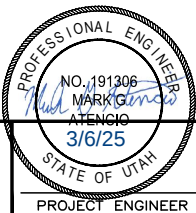
2025 WATERWISE LANDSCAPING PROJECT LANDSCAPING GRANDVIEW BLVD ISLANDS

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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

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CHECKED	MGA	1
DATE	FEBRUARY 2025	

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DATE

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APVD

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SARATOGA
SPRINGS
Life's just better here

2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPING
GRANDVIEW BLVD. ISLANDS

SHEET

L-7

360.59.300

SCHEDULE NOTE - QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES. CONTRACTOR SHALL ALSO VERIFY THAT ALL SHRUBS SHOWN ON THE PLANS ARE SHOWN ON THE SCHEDULE AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE BIDDING.

PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES				
	52	Gleditsia triacanthos inermis `Skyline` Skyline Honey Locust	2" Cal.	B&B
		Existing Trees to Remain Various sizes		

MISC

		Existing lawn to be removed. Install 5" depth 2" washed Crushed Southtown Cobble (Utah Landscaping Rock). No weed barrier required, except for around the trees where mulch is thinner than 5".
		Existing lawn to be removed. Install 5" depth 2" washed Crushed Wasatch Gray (Staker Parson). No weed barrier required, except for around the trees where mulch is thinner than 5".
		2'-6" to 5' boulders from Brown's Canyon Quarry. Submit Sample To Landscape Architect For Approval. 20% 2'-6" Boulders 30% 3' Boulders 30% 3'-6" Boulders 10% 4' Boulders 10% 5' Boulders Percentages are by quantity not weight
NOTES:		1. See details and specifications for additional information.



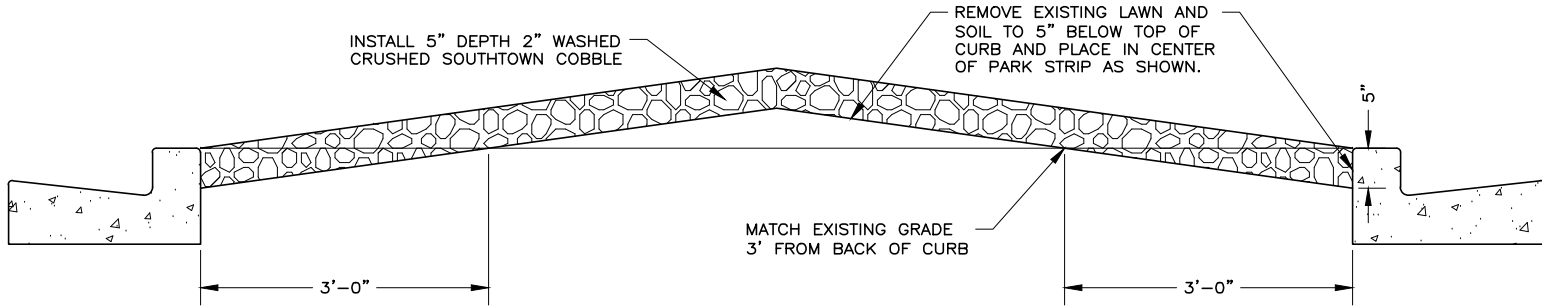
E. A. Lyman
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2/11/2025

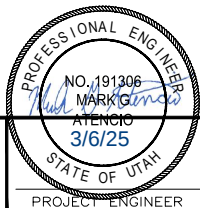
FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\L-11 LANDSCAPE DETAILS.DWG
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BY APVD

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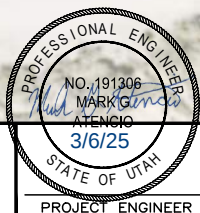


2025 WATERWISE LANDSCAPING PROJECT
LANDSCAPING
LANDSCAPING DETAILS

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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

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DATE	FEBRUARY 2025	NO.

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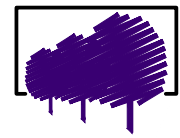
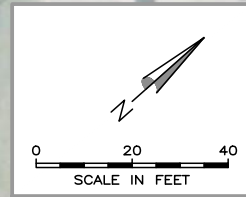


2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

SHEET
LI-1
360.59.300



CONTINUED ON LI-2



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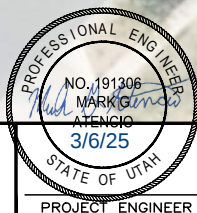
2/11/2025

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804-SAM-PRS-1400 Flood 1404
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	1" Irrigation Lateral Line: PVC Schedule 40
	Existing Irrigation Lateral Line: PVC Schedule 40
	Size varies
Connect new lateral lines to existing lateral lines	

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

10/21



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CHECKED	MGA	1
DATE	FEBRUARY 2025	NO.

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DATE

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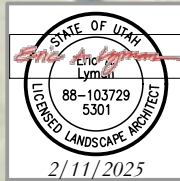
APVD

SCALE
AS SHOWN



2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

SHEET
LI-2
360.59.300



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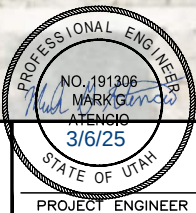
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804-SAM-PRS-1400 Flood 1404
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	1" Irrigation Lateral Line: PVC Schedule 40
	Existing Irrigation Lateral Line: PVC Schedule 40 Size varies

Connect new lateral lines to existing lateral lines

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

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DATE	FEBRUARY 2025	NO.

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2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

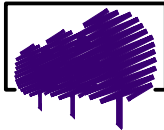
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GRANDVIEW BLVD

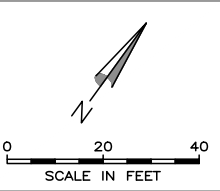
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IRRIGATION SCHEDULE

SYMBOL



MANUFACTURER/MODEL

Rain Bird 1804-SAM-PRS-1400 Flood 1404

SYMBOL



MANUFACTURER/MODEL/DESCRIPTION

1" Irrigation Lateral Line: PVC Schedule 40

Existing Irrigation Lateral Line: PVC Schedule 40
Size varies

Connect new lateral lines to existing lateral lines

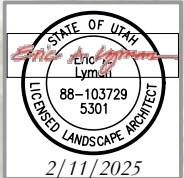
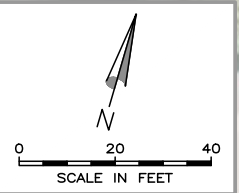
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FILE DATE: 6.26.2024 11:19:13 (ABO)

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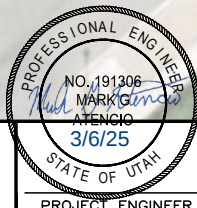
GRANDVIEW BLVD




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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804-SAM-PRS-1400 Flood 1404
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	1" Irrigation Lateral Line: PVC Schedule 40
	Existing Irrigation Lateral Line: PVC Schedule 40 Size varies
Connect new lateral lines to existing lateral lines	



DESIGNED	EAL	3
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DATE	FEBRUARY 2025	NO.

NO.	DATE	REVISIONS	BY	APVD

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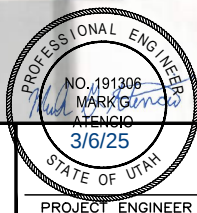


2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

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DATE	FEBRUARY 2025	NO.

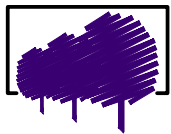
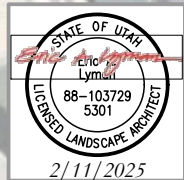
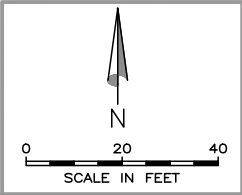
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2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

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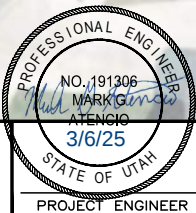
8188 South Highland Dr., Suite D7
Sandy, Utah 84093
Telephone: 801.943.6564
E-mail: eri@ealyman.com

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Rain Bird 1804-SAM-PRS-1400 Flood 1404
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	1" Irrigation Lateral Line: PVC Schedule 40
	Existing Irrigation Lateral Line: PVC Schedule 40 Size varies
Connect new lateral lines to existing lateral lines	

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\CAD\GRANDVIEW BLVD LANDSCAPING DESIGN DRAWINGS.DWG
FILE DATE: 6.26.2024 11:19:13 (ABO)

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2025 WATERWISE LANDSCAPING PROJECT
IRRIGATION
GRANDVIEW BLVD ISLANDS

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IRRIGATION SCHEDULE

SYMBOL



MANUFACTURER/MODEL

Rain Bird 1804-SAM-PRS-1400 Flood 1404

SYMBOL



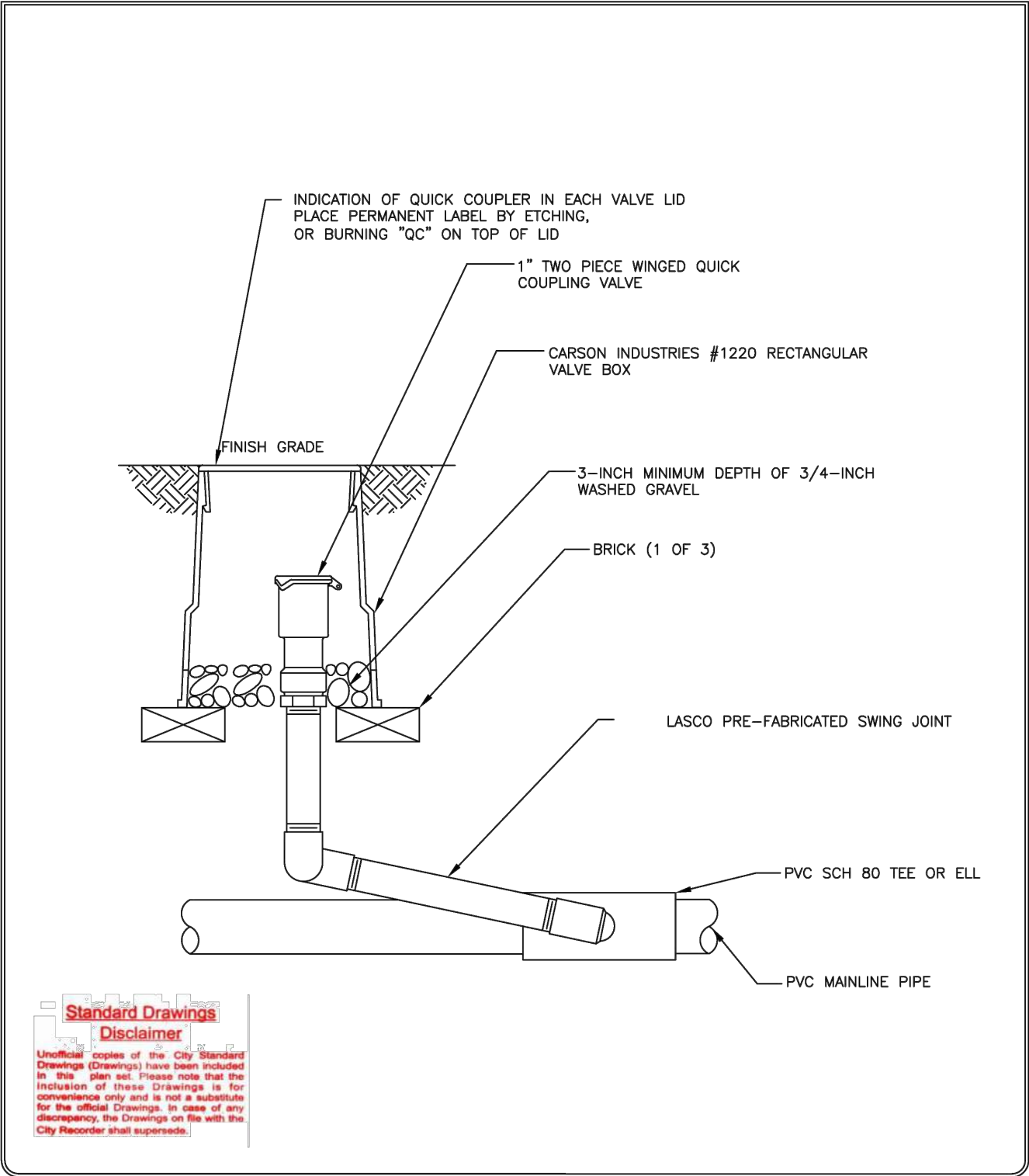
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1" Irrigation Lateral Line: PVC Schedule 40

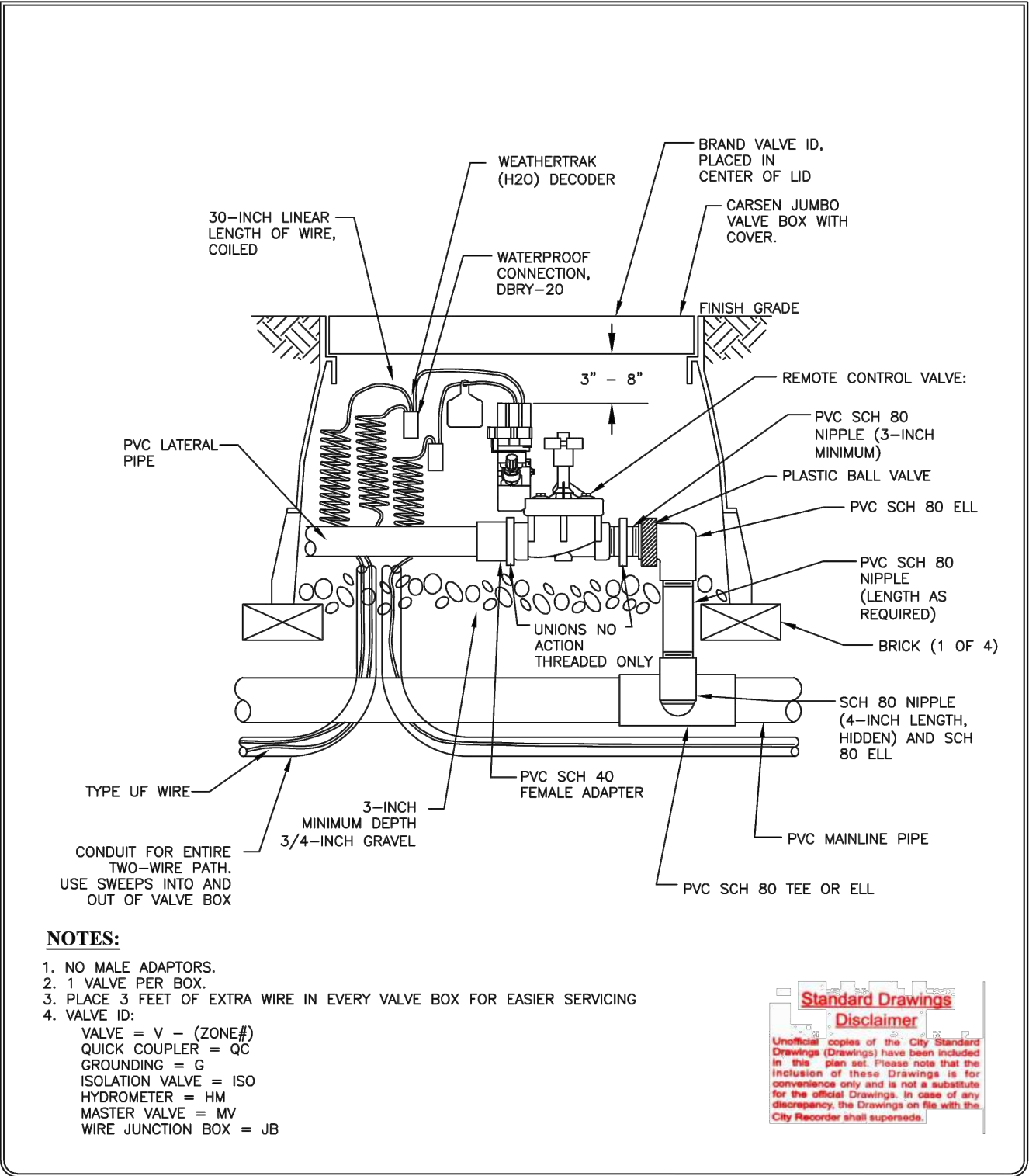
Existing Irrigation Lateral Line: PVC Schedule 40
Size varies

Connect new lateral lines to existing lateral lines

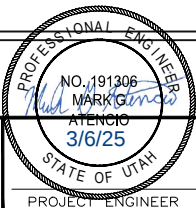
FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-1 STANDARD DETAILS.DWG
10/21



SPRINKLER SYSTEM QUICK COUPLER VALVE	
DATE: MARCH 2022	REVISIONS
DRAWING NAME: LS-2	REVISION DATE BY COMMENTS
DRAWN BY: JRP	
CHECKED: APPROVED:	
SARATOGA SPRINGS CITY	
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794	
STANDARD DETAILS	
LANDSCAPING	
LS-2	



SPRINKLER SYSTEM REMOTE CONTROL VALVE	
DATE: MARCH 2022	REVISIONS
DRAWING NAME: LS-3	REVISION DATE BY COMMENTS
DRAWN BY: JRP	
CHECKED: APPROVED:	
SARATOGA SPRINGS CITY	
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794	
STANDARD DETAILS	
LANDSCAPING	
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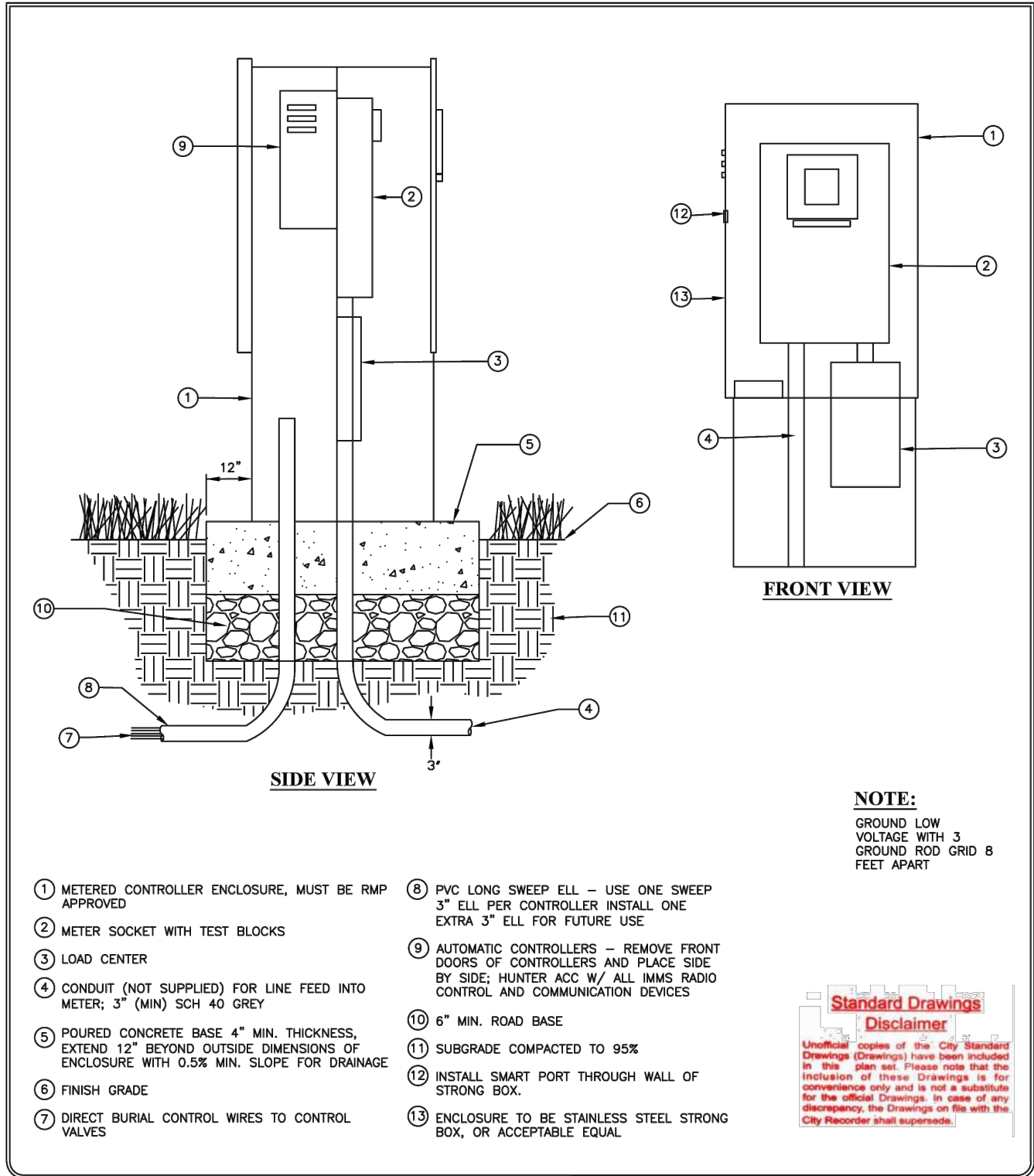
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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-2 STANDARD DETAILS.DWG
10/21



**METER & CONTROLLER
STAINLESS STEEL
ENCLOSURE**

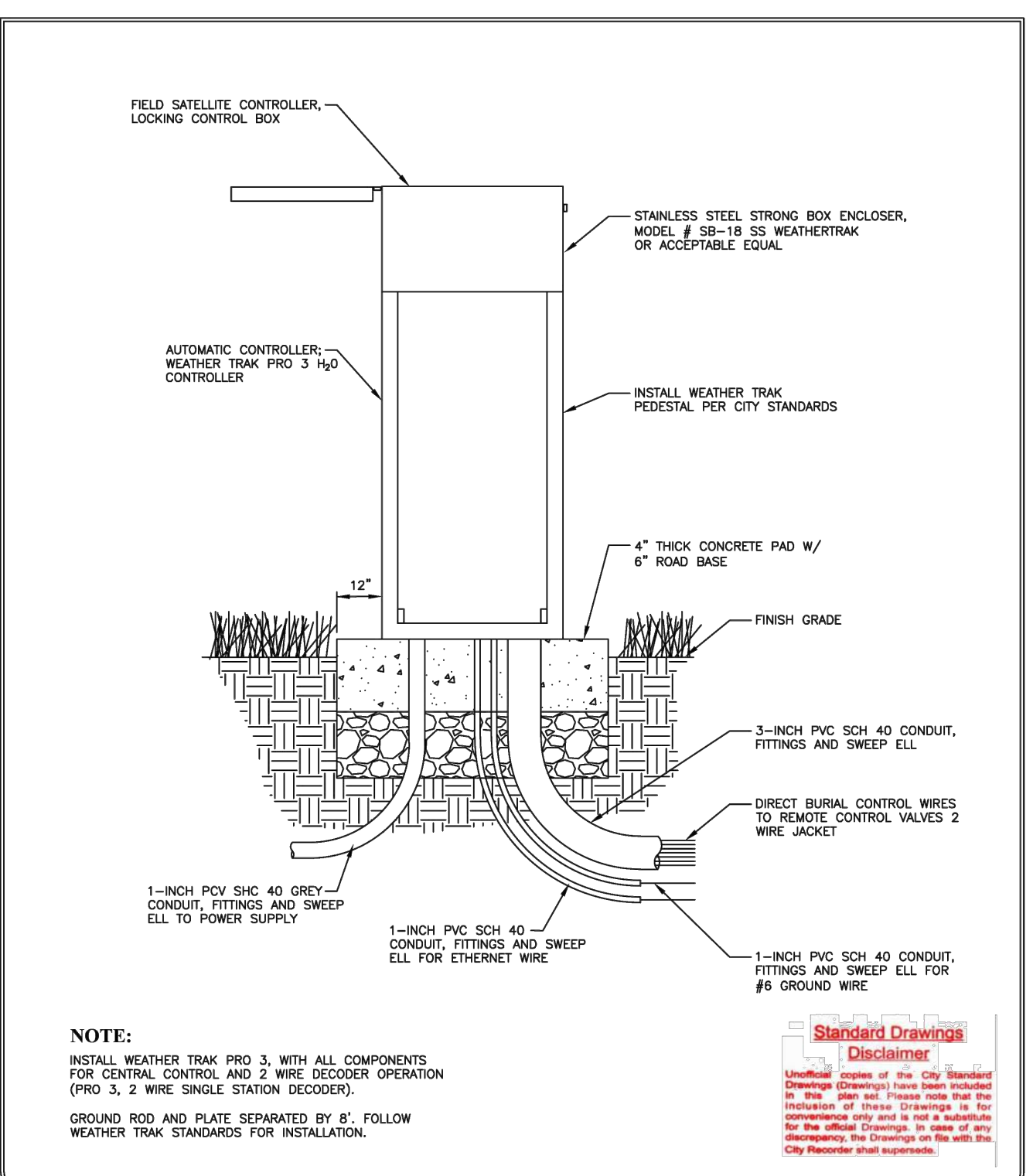
DATE: MARCH 2022
DRAWING NAME: LS-4
DRAWN BY: JRP
CHECKED: APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS
LANDSCAPING
LS-4



**SATELLITE
STAINLESS STEEL
CONTROLLER
ENCLOSURE**

DATE: MARCH 2022
DRAWING NAME: LS-5
DRAWN BY: JRP
CHECKED: APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS

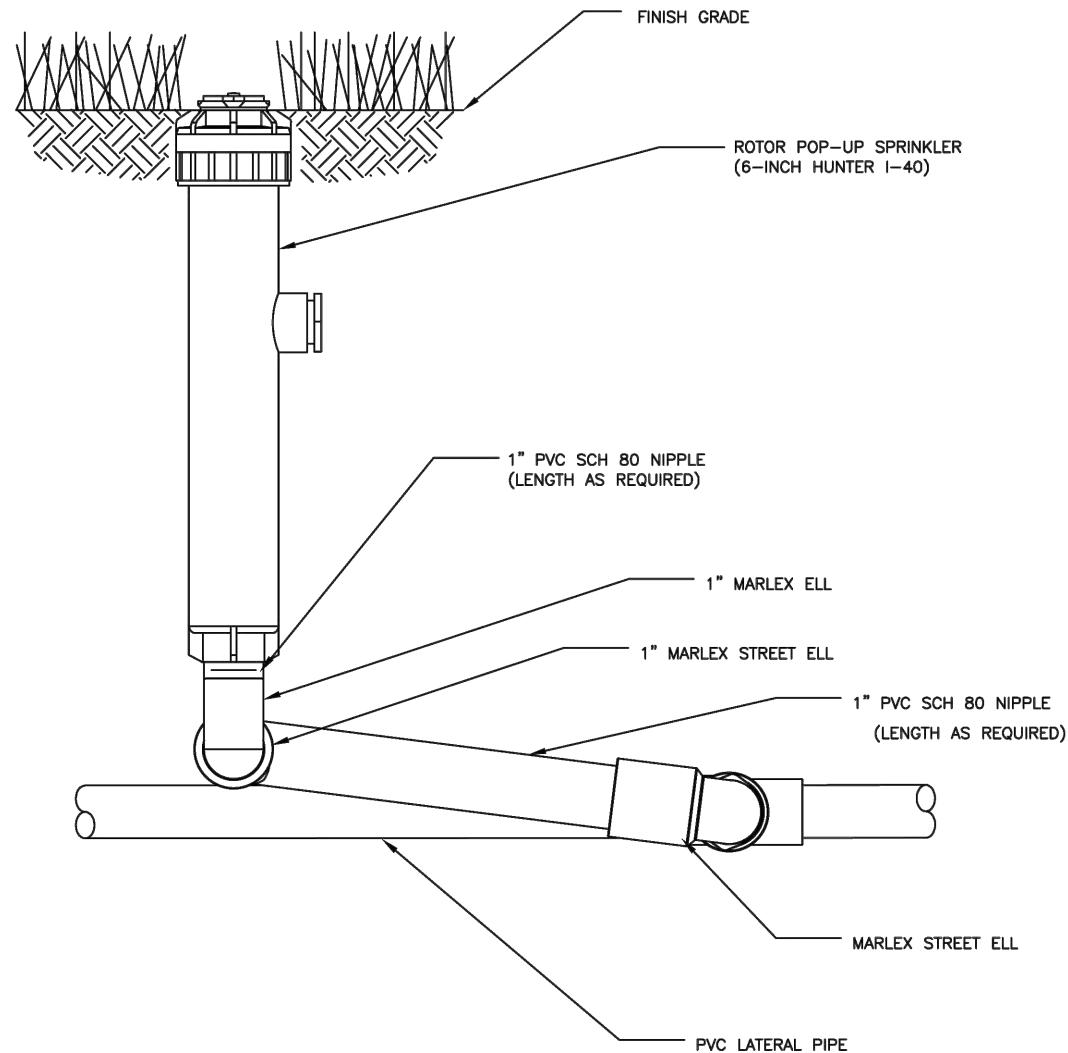
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS
LANDSCAPING
LS-5

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-3 STANDARD DETAILS.DWG
10/21

**Standard Drawings
Disclaimer**
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NOTE:

1. USE MARLEX STREET ELL
2. USE OF TEFLON TAPE OR PIPE DOPE IS NOT PERMITTED ON MARLEX STREET ELLS

**SPRINKLER SYSTEM
LARGE AREA
ROTARY HEAD**

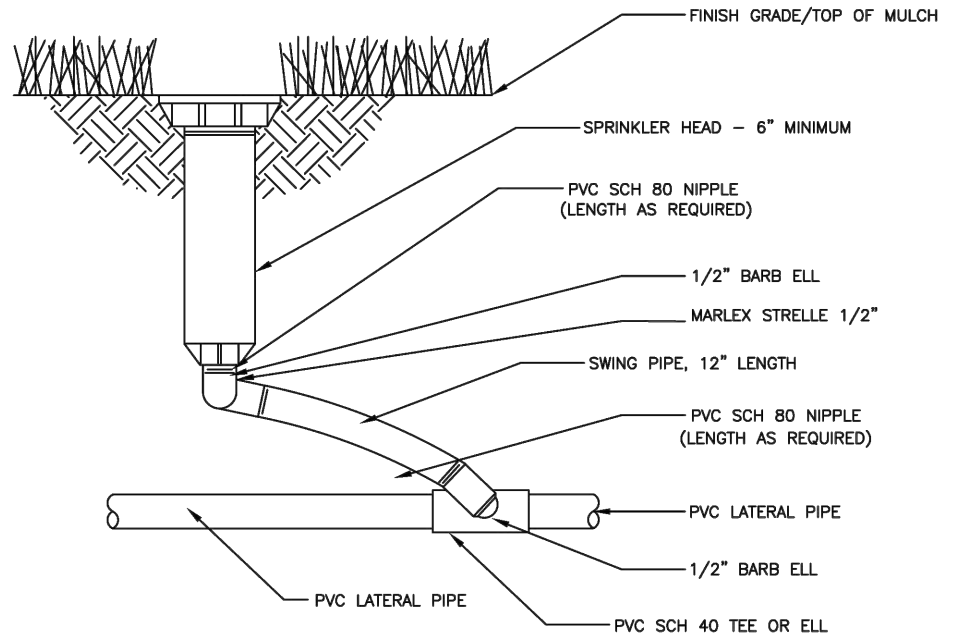
DATE: MARCH 2022	REVISIONS			
DRAWING NAME: LS-6	REVISION	DATE	BY	COMMENTS
DRAWN BY: JRP				
CHECKED: APPROVED:	SARATOGA SPRINGS CITY			
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794				



STANDARD DETAILS

LANDSCAPING

LS-6



ROTORS FOR MEDIUM AND SMALL AREAS:

HUNTER 1-20 @ 30' MAXIMUM SPACING.

SPRAY HEADS FOR SMALL AREAS:

6" HUNTER PRS 40-CV FOR TURF AREAS, 12" PRS 40-OCV FOR SHRUB BEDS.

**Standard Drawings
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**MEDIUM AND
SMALL AREA
SPRINKLER HEAD**

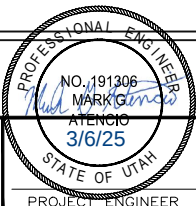
DATE: MARCH 2022	REVISIONS			
DRAWING NAME: LS-7	REVISION	DATE	BY	COMMENTS
DRAWN BY: JRP				
CHECKED: APPROVED:	SARATOGA SPRINGS CITY			
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 801-766-9794				



STANDARD DETAILS

LANDSCAPING

LS-7



DESIGNED	EAL	3
DRAFTED	ABO	2
CHECKED	MGA	1
DATE	JANUARY 2025	NO.

NO.	DATE
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REVISIONS

BY APVD

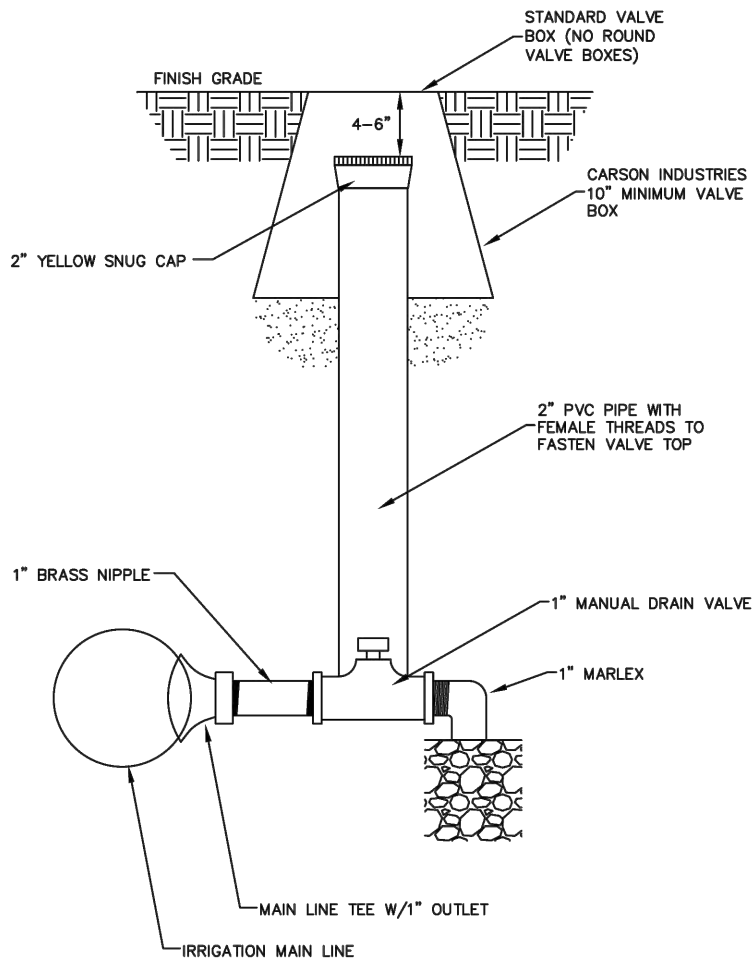
SCALE



2025 WATERWISE LANDSCAPING PROJECT
STANDARD DETAILS
SARATOGA SPRINGS DETAILS III

SHEET
SD-3
360.59.300

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-4 STANDARD DETAILS.DWG
FILE DATE: 8/22/2024 13:15:51 (ABO)
10/21



Standard Drawings
Disclaimer
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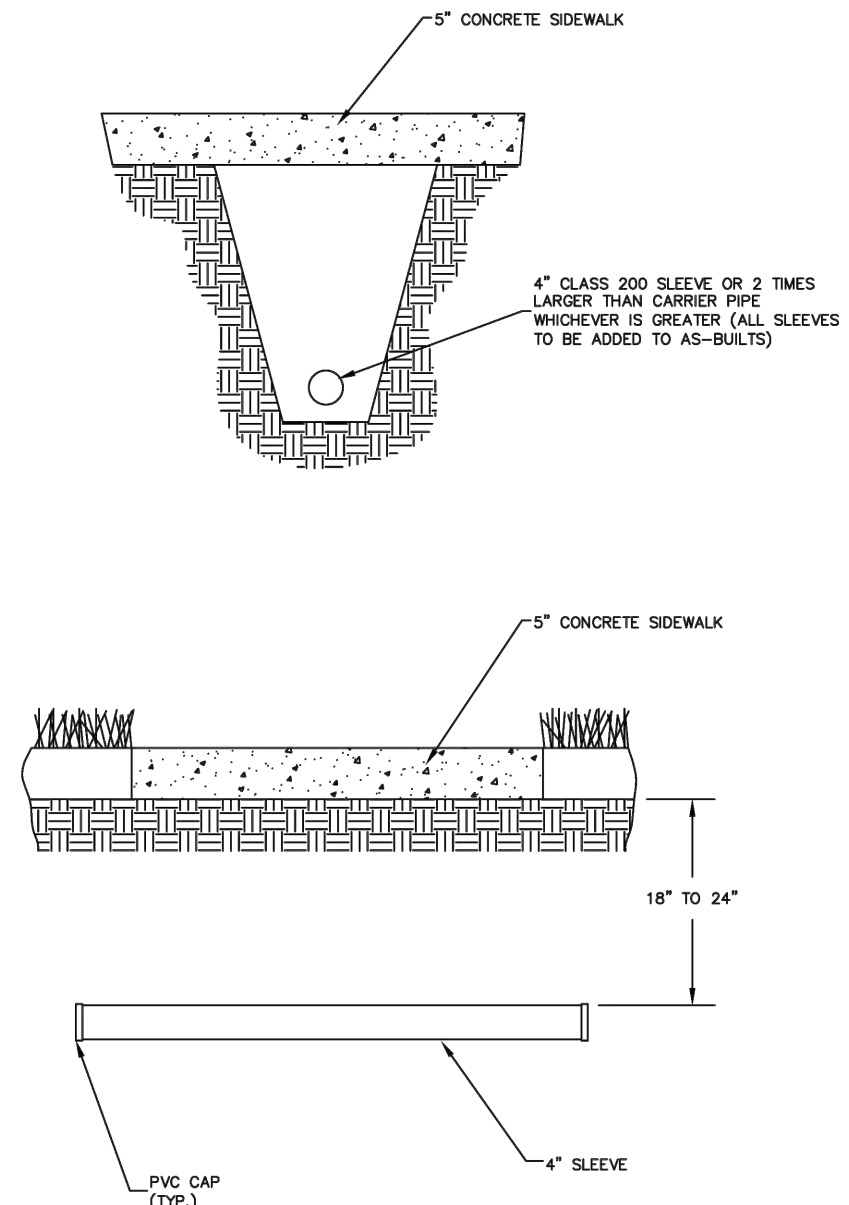
SPRINKLER SYSTEM MANUAL DRAIN

DATE:		REVISIONS			
MARCH 2022		REVISION	DATE	BY	COMMENTS
DRAWING NAME:					
LS-8					
DRAWN BY:					
JRP					
CHECKED:	APPROVED:	SARATOGA SPRINGS CITY			
		1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-786-6793 FAX: 801-786-6794			



STANDARD DETAILS
LANDSCAPING
LS-8

Standard Drawings
Disclaimer
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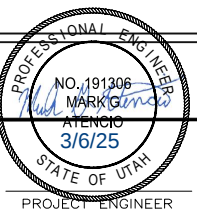
- NOTES:**
- ONE WATER LINE PER SLEEVE.
 - ELECTRICITY AND WATER NOT TO SHARE SLEEVES.

SPRINKLER SYSTEM SLEEVING

DATE:		REVISIONS			
MARCH 2022		REVISION	DATE	BY	COMMENTS
DRAWING NAME:					
LS-9					
DRAWN BY:					
JRP					
CHECKED:	APPROVED:	SARATOGA SPRINGS CITY			
		1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-786-6793 FAX: 801-786-6794			



STANDARD DETAILS
LANDSCAPING
LS-9



DESIGNED	EAL	3
DRAFTED	ABO	2
CHECKED	MGA	1
DATE	JANUARY 2025	NO.

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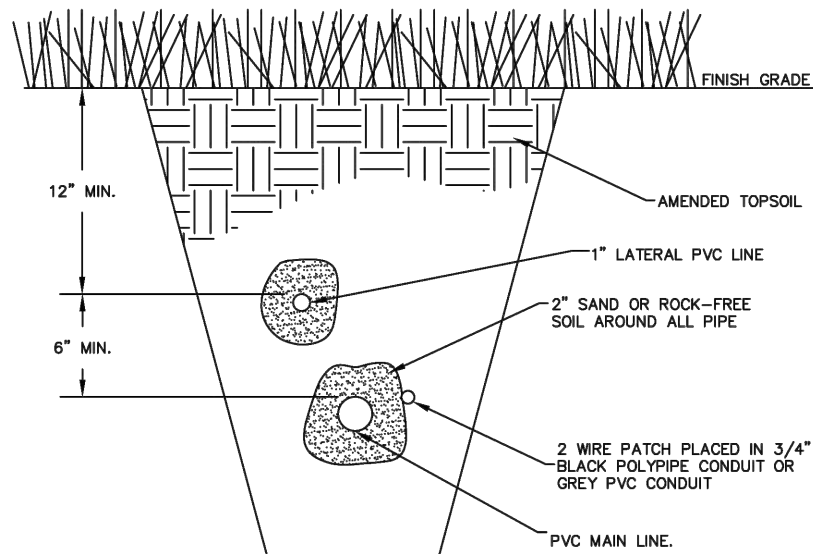
SCALE



2025 WATERWISE LANDSCAPING PROJECT
STANDARD DETAILS
SARATOGA SPRINGS DETAILS IV

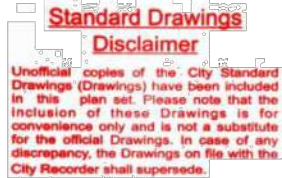
SHEET
SD-4
360.59.300

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\99 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-5 STANDARD DETAILS.DWG
FILE DATE: 8/22/2024 13:24:06 (ABO)
10/21



NOTES:

1. 6" MINIMUM DISTANCE BETWEEN MAIN LINE AND CONDUIT.
2. 6" MINIMUM DISTANCE BETWEEN MAIN LINES IN THE SAME TRENCH.
3. 6" MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE.
4. 4" MINIMUM DISTANCE BETWEEN ALL LATERAL LINES.



**SPRINKLER SYSTEM
PIPE/TRENCH**

DATE:	MARCH 2022
DRAWING NAME:	LS-10
DRAWN BY:	JRP
CHECKED:	APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS

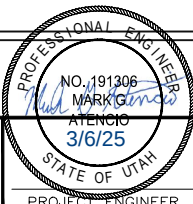
SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793
----------------------------------	--



STANDARD DETAILS

LANDSCAPING

LS-10



DESIGNED	EAL	3
DRAFTED	ABO	2
CHECKED	MGA	1
DATE	JANUARY 2025	NO.

DATE

REVISIONS

BY

APVD

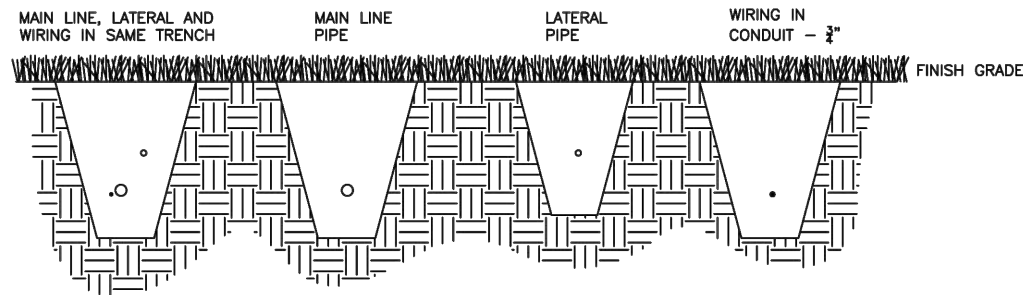
SCALE



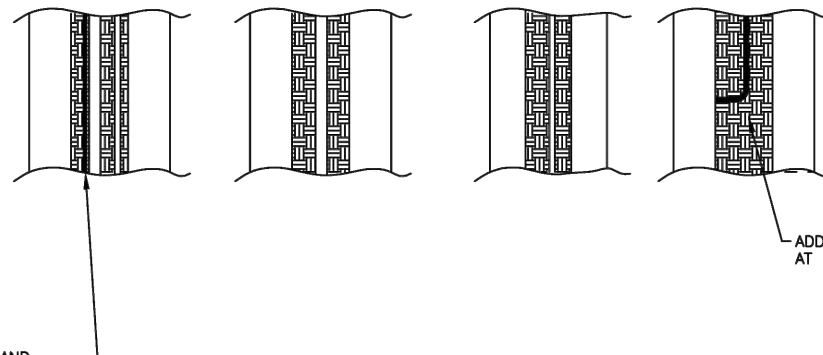
2025 WATERWISE LANDSCAPING PROJECT
STANDARD DETAILS
SARATOGA SPRINGS DETAILS V

SHEET
SD-5
360.59.300

SECTION VIEW



PLAN VIEW

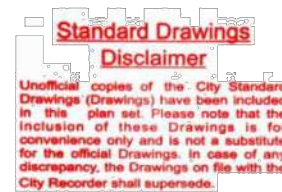


ADD A CONDUIT SWEEP
AT EVERY CHANGE IN DIRECTION

RUN WIRING BENEATH AND
BESIDE MAIN LINE. BUNDLE
AT 10' INTERVALS IN CONDUIT.

NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS DETAILS. SEE SPECS.
3. ELECTRIC AND WATER NOT TO SHARE SLEEVES.



**SPRINKLER SYSTEM
PIPE AND WIRE
TRENCH**

DATE:	MARCH 2022
DRAWING NAME:	LS-11
DRAWN BY:	JRP
CHECKED:	APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS
1	08-31-17	RN	EDITED CALLOUTS

SARATOGA SPRINGS CITY	1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793
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STANDARD DETAILS

LANDSCAPING

LS-11

FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-6 STANDARD DETAILS.DWG
10/21

Standard Drawings
Disclaimer
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STAKE TREE WITH (2) TREATED 2" LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH) LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH

"CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH

2"-3" MULCH DEPTH (TAPERED AT TRUNK)

ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB OR GRASS

18" DEEP ROOT BARRIER (TYP. WITHIN 10' OF PAVING)

REMOVE ALL WIRE & STRING, AND REMOVE ALL BURLAP FROM TOP 1/2 OF ROOTBALL

NATIVE BACKFILL SOIL AMENDMENT WITH 25% (1/3 CU YD) DECOMPOSED ORGANIC MULCH AMENDMENT FOR ENTIRE TREE PIT AREA X ROOTBALL DEPTH

MIN WIDTH OF TREE PIT=2 TIMES ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER

MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS

NOTES:

1. INSTALLATION INCLUDES REMOVAL OF STAKES AND WATERING RING ONE YEAR AFTER INSTALLATION.

2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING.

3. MULCH TREE PIT MIN 5'-0" LENGTH x FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0"WIDE.) PROVIDE 5'-0" MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0".

4. TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVER EXCAVATION).

5. GRANULAR FERTILIZER PLACE AFTER PLANT HOLE IS BACKFILLED. QUANTITY BASED ON TREE GROWERS RECOMMENDATIONS.

6. DO NOT PLANT STREET TREES WITHIN 70' OF STOP SIGNS.

SET TOP OF ROOT CROWN 2" ABOVE ADJACENT CURB & SIDEWALK GRADE

RETENTION SOIL BERM 3" MINIMUM

DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL AT EDGE ROOTBALL (TYP)

ENSURE NO VOIDS OR AIR POCKETS UNDER AND AROUND ROOTBALL

UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

TREE STAKING AND PLANTING

DATE: MARCH 2022

DRAWING NAME: LS-13

DRAWN BY: JRP

CHECKED: APPROVED:

REVISIONS

REVISION	DATE	BY	COMMENTS

SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS

LANDSCAPING

LS-13

CONCRETE MOW CURB

DATE: AUGUST 2022

DRAWING NAME: LS-15

DRAWN BY: ETL

CHECKED: APPROVED:

REVISIONS

REVISION	DATE	BY	COMMENTS

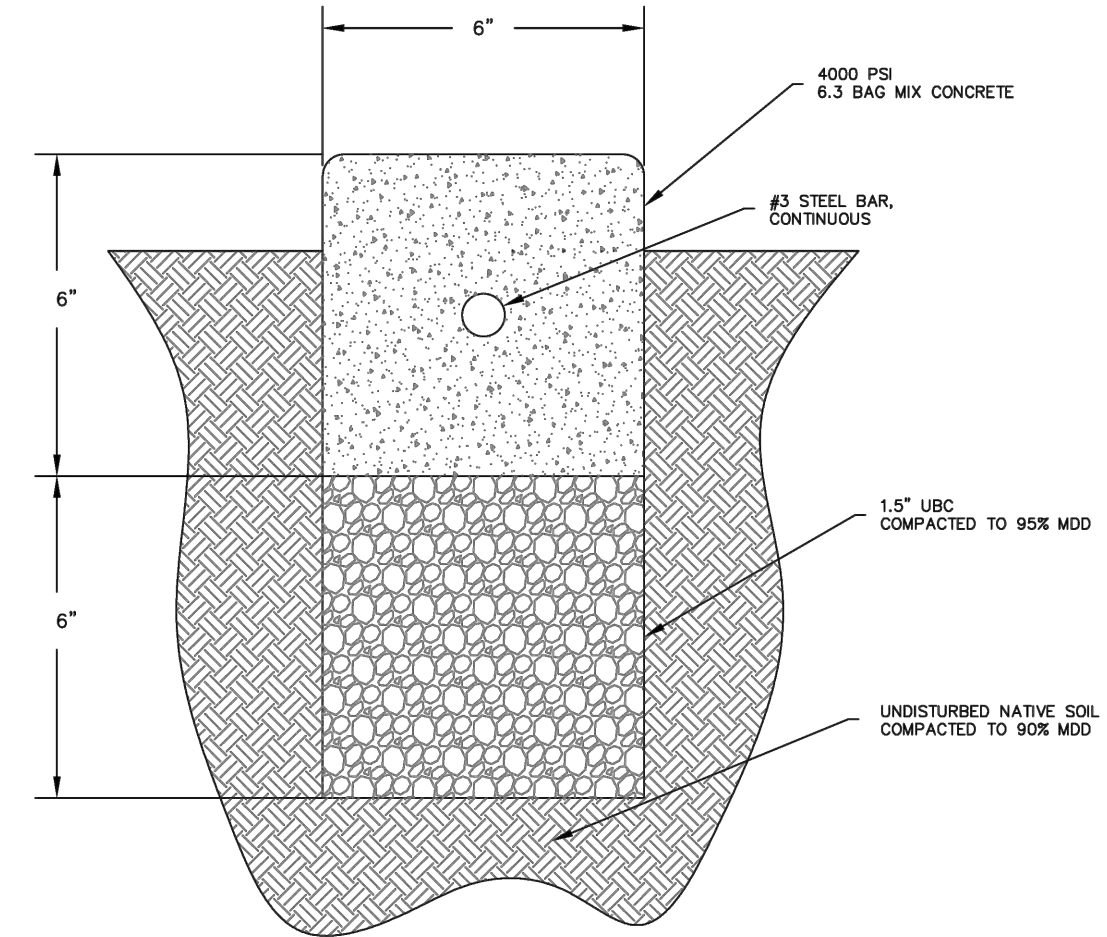
SARATOGA SPRINGS CITY

1307 N. COMMERCE DR.
#200, SARATOGA SPRINGS,
UT 84045
PHONE: 801-766-9793
FAX: 801-766-9794

STANDARD DETAILS

LANDSCAPING

LS-15



NOTE:

1. SCORE CURB 1.5" EVERY 5'

Standard Drawings
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FILE NAME: PROJECTS\360 - SARATOGA SPRINGS CITY\59 ARPA GRANT ASSISTANCE\DESIGN PROJECTS\PH 300 LANDSCAPING\CAD LANDSCAPING\SD-6 STANDARD DETAILS.DWG
10/21

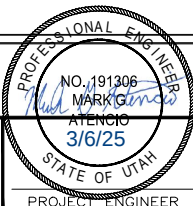
3 1806 WITH PCN NOZZLES
(0.25 GPM EACH NOZZLE)

LATERAL LINE

2 1806 WITH PCN NOZZLES
(0.25 GPM EACH NOZZLE)

**Standard Drawings
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DRIP IRRIGATION



DESIGNED	EAL	3
DRAFTED	ABO	2
CHECKED	MGA	1
DATE	JANUARY 2025	NO.

DATE:
MARCH 2024
DRAWING NAME:
LS-16
DRAWN BY:
JRP
CHECKED: APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS
SARATOGA SPRINGS CITY			
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-786-6793 FAX: 801-786-6794			



STANDARD DETAILS

LANDSCAPING

LS-16

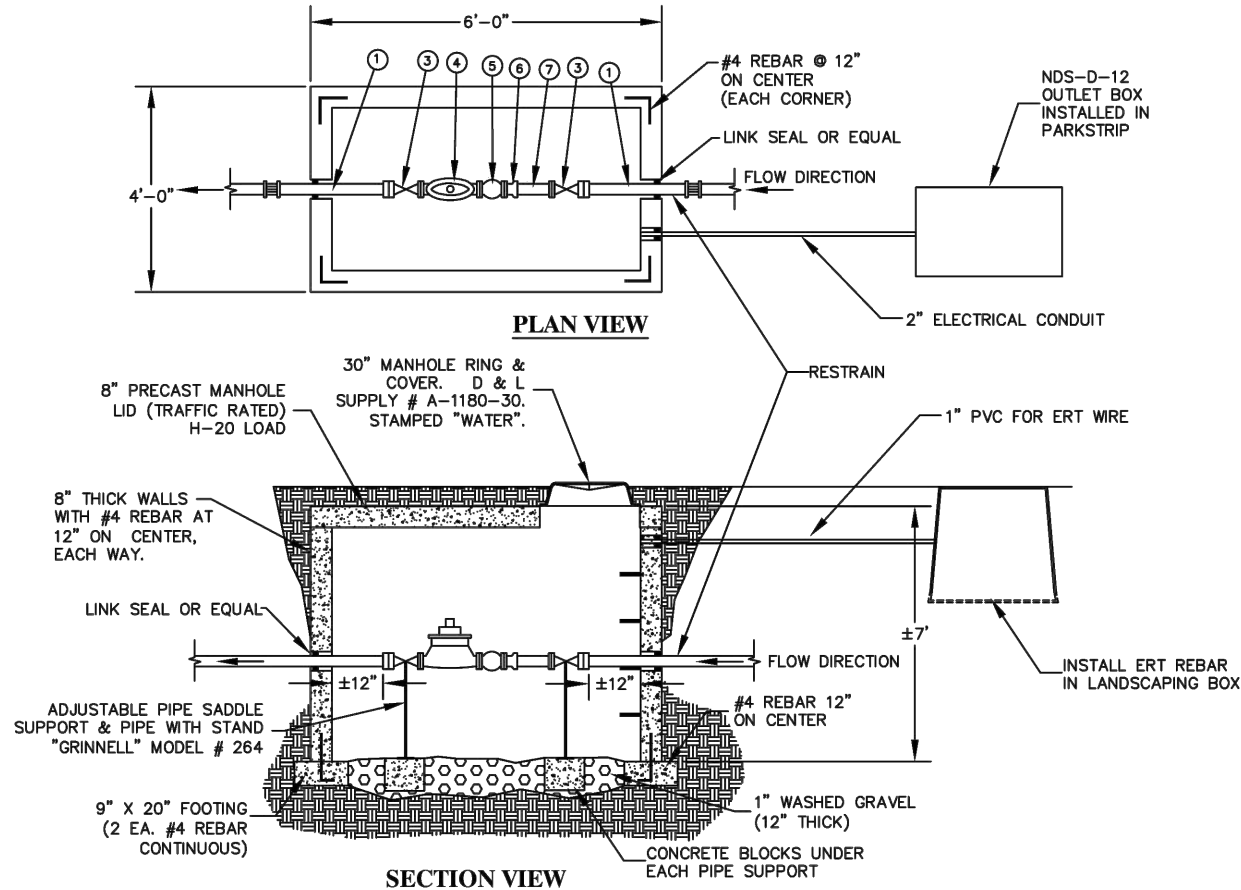
SCALE



2025 WATERWISE LANDSCAPING PROJECT
STANDARD DETAILS
SARATOGA SPRINGS DETAILS VII

SHEET
SD-7
360.59.300

4 INCH METER VAULT



NOTES:

- INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
- BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 97% WITH NO DENSITY TEST RESULT LESS THAN 92%.
- ALL 4" INTERIOR FITTINGS TO BE FLANGED.
- WATER METERS SHALL BE PROVIDED BY CONTRACTOR.
- PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP OR WITHIN 7 FEET OF THE PROPERTY LINE (STREET SIDE) AND MUST NOT BE LOCATED IN A DRIVEWAY, OR IN A SIDEWALK.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR.
- ALL PIPES SHALL BE BURIED WITH 14 GAUGE STRANDED THHN TRACE WIRE AND MARKING TAPE.

4" PIPE SCHEDULE		
#	QTY	DESCRIPTION
1	1	FLxPE D.I. SPOOL LENGTH = ±48"
3	1	4" FLxFL GATE VALVE (MUELLER)*
4	1	4" FLxFL METER
5	1	FLANGED METER STRAINER
6	1	4" FLANGED COUPLING ADAPTER
7	1	FLxPE D.I. SPOOL (LENGTH AS NEEDED)

* GATE VALVE SHALL BE FURNISHED WITH A HANDWHEEL.

**Standard Drawings
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DATE:
MARCH 2022
DRAWING NAME:
PI-7
DRAWN BY:
JRP
CHECKED: APPROVED:

REVISIONS			
REVISION	DATE	BY	COMMENTS
SARATOGA SPRINGS CITY			
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-786-6793 FAX: 801-786-6794			



STANDARD DETAILS

PRESSURIZED IRR

PI-7