

UTAH LAKE ESTATES

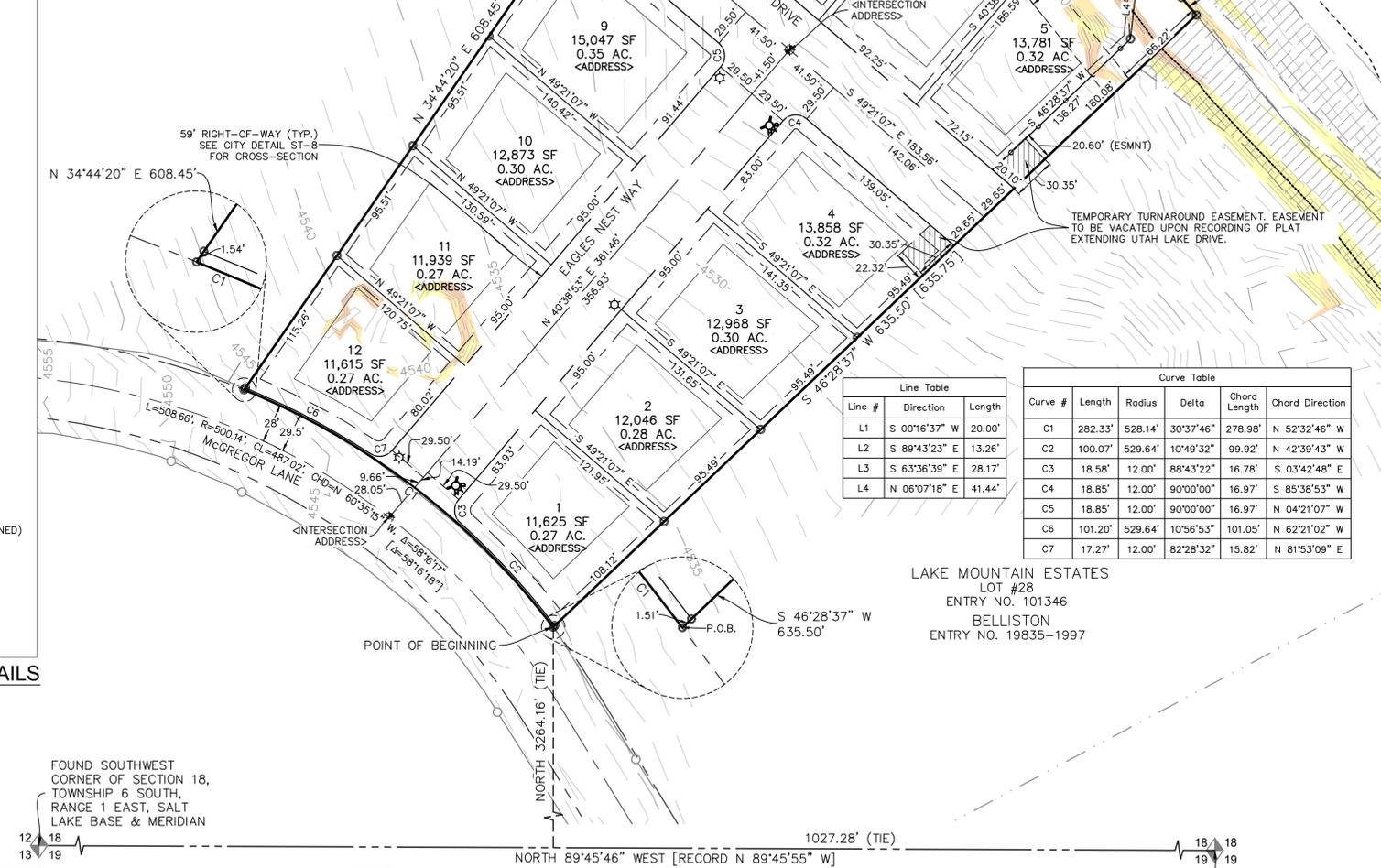
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

30-40%/40-50%/>50% SLOPES (ONLY SOIL PILES IN THIS PROJECT - TO BE SMOOTHED AND GRADED)

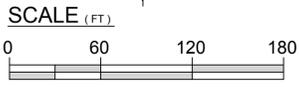
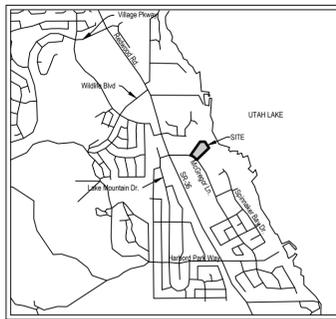
OLD TOWNE SQUARE L.C. ENTRY NO. 135246-2006

INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	5.25	228,496	100%		
SENSITIVE LANDS	0.34	14,865	7%		18% IN OPEN SPACE 19% OF OPEN SPACE
OPEN SPACE	0.32	14,148	6%		PARCEL A
BUILDABLE LAND	1.73	75,488	33%		AREA WITHIN SETBACKS
ROW AREA	1.03	44,737	20%		
LOTS				12	
NET DENSITY DWELLINGS BY ACRE				2.3	

LAKE MOUNTAIN ESTATES LOT #26 ENTRY NO. 101346 PITTARD ENTRY NO. 92771-2019



VICINITY MAP

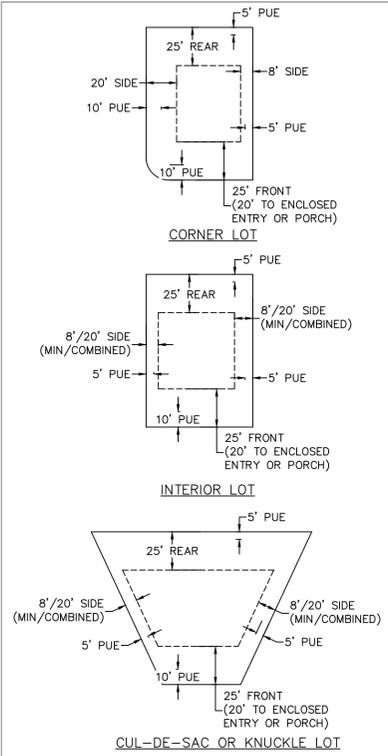


LEGEND

- 12/18/13/19 EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- STREET MONUMENT (PROPOSED, EXISTING)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- FIRE HYDRANT (PROPOSED, EXISTING)
- STREET LIGHT (PROPOSED, EXISTING)
- LOT LINE (PROPOSED)
- LOT LINE (EXISTING)
- PUBLIC UTILITY EASEMENTS
- RIGHT-OF-WAY LINE (PROPOSED)
- RIGHT-OF-WAY LINE (EXISTING)
- BUILDING SETBACK LINE
- RECORD DATA

NOTES

- Plat must be recorded within 24 months of final plat approval, or for phased developments, within 24 months of recordation of most recent phase. The first final plat approval was granted on the _____ day of _____, 20____.
- Prior to building permits being issued, soil and/or geotechnical testing studies may be required on each lot as determined by the City Building Official.
- This Plat may be subject to a development agreement that specifies the conditions of developing, building, and using property within this plat. See City Recorder for details.
- Plat is subject to "Installation of Improvements and Bond Agreement No. _____" which requires the construction and warranty of improvements in this subdivision. These obligations run with the land and are binding on successors, agents, and assigns of developer. There are no third-party rights or beneficiaries under this agreement.
- Building permits will not be issued until all required improvements have been installed per City standards and all fees including impact and connection fees are paid.
- All Open Space, Common Space, and Trail Improvements located herein are to be installed by Owner and maintained by a Homeowners Association unless specified otherwise on each improvement.
- References herein to Developer or Owner shall apply to both, and any such reference shall also apply to successors, agents, and assigns.
- No City maintenance shall be provided for streets designated as "private" on this plat.
- Lots/Units may be subject to Association bylaws, articles of incorporation and C&O's.
- A Geotechnical report has been completed by Bingham Engineering which addresses soil and groundwater conditions, provides engineering design criteria, and recommends mitigation measures if problematic conditions were encountered. The City assumes no liability or responsibility for any reliance thereof in the report.
- Agricultural uses, operations, and rights are adjacent to or near the plat and lots. The lots in this plat are subject to the sights, sounds, odors, nuisances, and aspects associated with agricultural operations, uses, and rights. These uses and operations may occur at all times of the day and night including weekends and holidays. The City is not responsible or liable for these uses and impacts and will not restrict any grandfathered agricultural use from continuing to occur lawfully.
- Drainage across property lines shall not exceed that which existed prior to grading, except for concentrated drainage shall be contained on site or directed to an approved drainage facility. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
- Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "Bingham Eng." Front lot corners shall be marked with a rivet or nail placed in the top back of curb at the extension of the side lot lines.



TYPICAL SETBACK & P.U.E. DETAILS

FOUND SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a professional Land Surveyor and I hold a license number (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land situated in the Northwest Quarter of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, said parcel being Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said parcel being more particularly described as follows:
Beginning at the southeast corner of Lot #27, Lake Mountain Estates Plat "B" as recorded in the office of the Utah County Recorder as Entry No. 101346, said point lies North 89°45'46" West along the section line 1027.28 feet and North 3,264.16 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing being North 89°45'46" West between the South Quarter Corner and the Southwest Corner of Section 18, T6S, R1E, S18&M), and running thence along the boundary of said Lot #27 the following eight (8) courses and distances: 1) northwesterly along the arc of a 528.14 foot radius curve to the left, through a central angle of 30°37'46" a distance of 282.33 feet (chord bearing N 52°32'46" W, chord length 278.98'), 2) North 34°44'20" East 608.45 feet, 3) South 89°43'23" East 171.49 feet, 4) South 51°21'03" East 31.83 feet, 5) South 30°24'10" East 81.23 feet, 6) South 34°14'02" East 155.73 feet, 7) South 89°59'27" East 16.32 feet and 8) South 46°28'37" West 635.50 feet to the point of beginning.

Acres: 5.25 Creating 12 lots and 1 parcel.
Date _____ D. Gregg Meyers License no. 312770

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as **UTAH LAKE ESTATES** and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any claims or other encumbrance on a dedicated street, easement, or right-of-way that will interfere with the City's use, maintenance, and operation of the street or utilities. The owner(s) and all agents, successors, and assigns assume all liability with respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof I have set forth my hands this _____ day of _____, A.D. 20____
Signature _____ Print Name _____ Title & Entity _____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Utah }
On this _____ day of _____, 20____, personally appeared before me, _____ who being by me duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Notary Public Full Name _____
Commission Number _____
My commission expires: _____
A Notary Public Commissioned in Utah

REVIEW ONLY

APPROVAL BY LEGISLATIVE BODY

The City Council of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____ day of _____, A.D. 20____
City Mayor _____ Attest _____ City Recorder (See Seal Below)

UTAH LAKE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
APPROVED THIS _____ DAY OF _____ 20____
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.
APPROVED THIS _____ DAY OF _____ 20____
BY _____
TITLE _____
DOMINION ENERGY QUESTAR CORP.

PUBLIC WORKS DIRECTOR
Approved by the Public Works Director on this _____ day of _____, A.D. 20____
PUBLIC WORKS DIRECTOR
CENTURY LINK
Approved this _____ day of _____, A.D. 20____
CENTURY LINK
COMCAST CABLE TELEVISION
Approved this _____ day of _____, A.D. 20____
COMCAST CABLE TELEVISION

PLANNING DIRECTOR
Approved by the Planning Director on this _____ day of _____, A.D. 20____
PLANNING DIRECTOR
CITY ENGINEER
Approved by the City Engineer on this _____ day of _____, A.D. 20____
CITY ENGINEER

LAND USE AUTHORITY
Approved by the Land Use Authority on this _____ day of _____, A.D. 20____
LAND USE AUTHORITY
FIRE CHIEF
Approved by the Fire Chief on this _____ day of _____, A.D. 20____
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY
Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____
SARATOGA SPRINGS ATTORNEY
LEHI CITY POST OFFICE
Approved by Post Office Representative on this _____ day of _____, A.D. 20____
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYORS SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL
STATE OF UTAH
LICENSE #312770
D. GREGG MEYERS
06/03/20
SHEET 1 OF 1

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

- Soil Amendments
- Fine Grading
- Cultivation
- Landscape Edging
- Turf Planting
- Furnish and Installing Plant
- Maintenance
- Mowing
- Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- PH: 5.5-7.5
- EC (electrical conductivity): < 2.0 mmhos per centimeter
- SAR (sodium absorption ration): < 3.0
- % OM (percent organic matter): >1%
- Texture (particle size per USDA soil classification): Sand <70%, Clay < 30%, Silt < 70%. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- Washed mortar sand free of organic material.
- Portland Cement (see concrete spec. below for type)
- Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cm	13	Chamaebatia millefolium Fernbush	2 gal
	Fp	15	Follugia paradoxa Apache Plume	2 gal

*PLANT IN SEPTEMBER. TEMPORARILY WATER FOR 8 WEEKS FOR ESTABLISHMENT. WATERING TWICE A WEEK FOR FIRST TWO WEEKS AND ONCE A WEEK FOR THE NEXT SIX WEEKS.

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	COLOR
	BOULDERS - DECORATIVE	29	
	NATIVE REVEGETATION SEED MIX--SEE MIX SPECIFICATION ON LP100	4,393 sf	

NATIVE REVEGETATION SEED MIX - NON-IRRIGATED

NAME	VARIETY	SCIENTIFIC NAME	BULK LBS.	BULK%	PLS LBS.	PLS%	PLS/ACRE
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Native Grass Mix. Native grass seed shall be fresh, clean, new crop seed; mechanically premixed to the specified proportions. Native grass seed shall be a blend of the following seeds:

- TYPE 2: Grass Mix (Tall)
- PLANTING RATE PERCENTAGE
- Quick Guard (Sterile tricale hybrid) 21.74%
 - CrestedWheatgrass (Agropyron cristatum) 15.21%
 - SlenderWheatgrass (Agropyron trachcaulum) 19.57%
 - BluebunchWheatgrass (Agropyron spicatum) 13.04%
 - IntermediateWheatgrass (Agropyron intermedium) 13.05%
 - Green Needlegrass (Stipa viridula) 5.43%
 - WesternWheatgrass (Agropyron smithii) 5.44%
 - Sheep Fescue (Festuca Ovina) 3.48%
 - Sandberg Bluegrass (Poa sandbergii) 2.61%
 - Sand Dropseed (Sporobolus Crytandrus) 0.43%
 - Totals 100.00%

Remove all invasive weeds and vegetation on entire property prior to acceptance by City

- A. Seeding.
1. Off-Site Restoration. All off-site work through areas that are covered with native grasses shall be reseeded with native grass seed, as required, as described herein.
- B. Seeding shall not be performed when the wind velocity exceeds 5 miles per hour, or is determined detrimental to the uniform distribution of seed.
- C. Till areas to be planted to a depth of not less than 4-inches prior to seeding.
- D. Grade planting areas smooth, even surface with a loose, uniformly fine texture. Roll and rake and remove ridges and fill in depressions as required.
- E. Moisten prepared seeding area by sprinkling to a depth of six inches before planting; the area shall be surface dry at the time of application. Do not create a muddy soil condition.
- F. Seed shall be applied by hydraulic method with a hydro-seeder at the coverage rate recommended by the seed vendor. Seed may be applied by broadcast or drilled method at the recommended coverage by the seed vendor.
- G. Rate of Application. Native Grass seed mix shall be applied at a supplier acceptable rate to obtain 70% growth and acceptance at end of warranty period.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
- FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
- 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
- ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
- THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS

- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
- NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
- ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER
06-16-2020	UT20079

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

UTAH LAKE ESTATES
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner: **ARIVE HOMES**

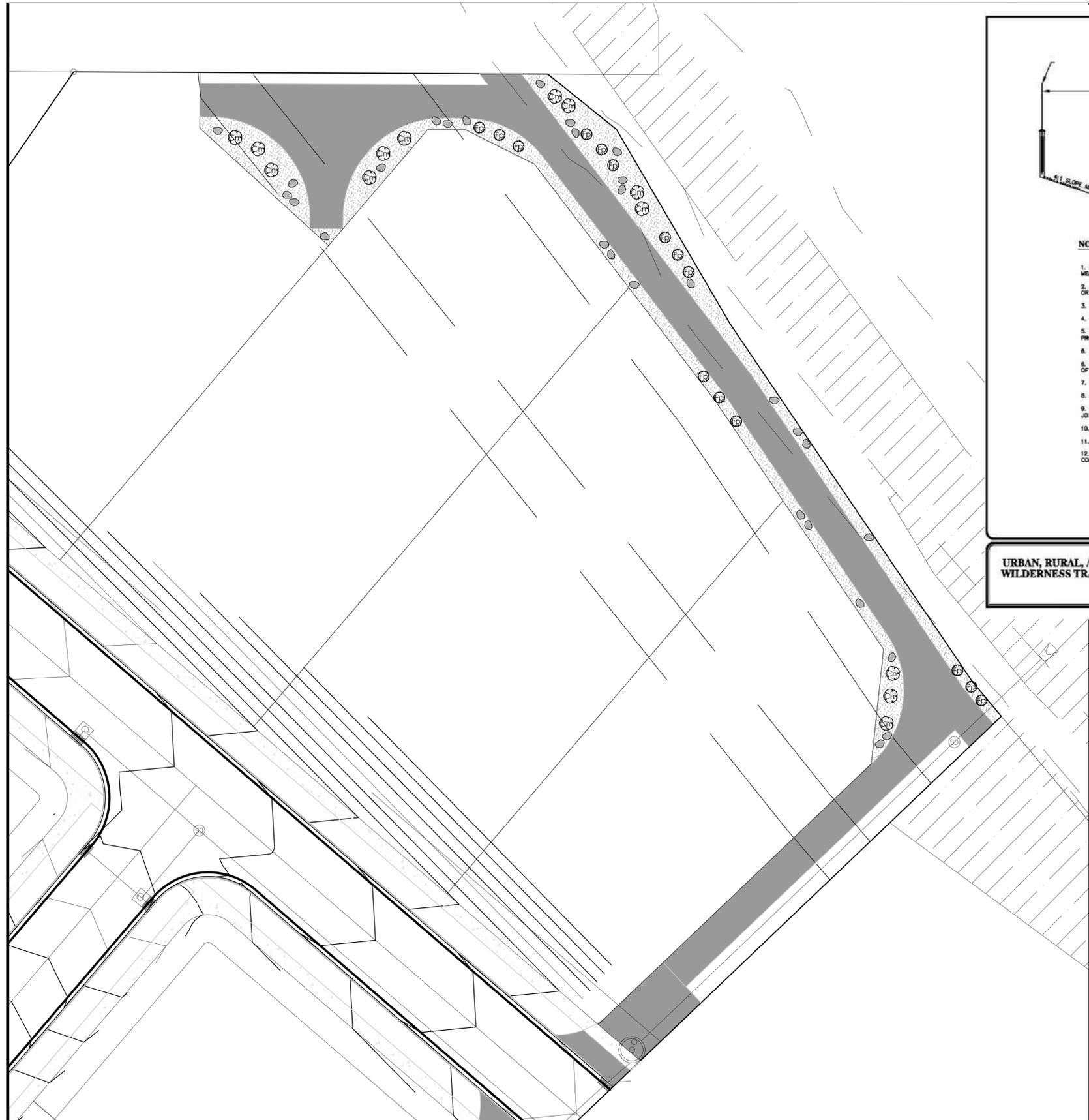
CLIENT / ENGINEER:
BINGHAM ENGINEERING, INC.

LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO
PLOT: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 6/16/2020

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100



NOTES:

- TRAILS ALONG ARTERIAL ROADWAYS, AND CANAL PARKWAYS SHALL BE 12' WIDE MEANDERING CONCRETE TRAILS.
- TRAILS FOR LAKESIDE AND RIVERSIDE ACCESS MUST USE CONCRETE AND BE 12' WIDE OR BOARDWALK WIDTH WHERE APPROVED BY COUNCIL.
- IN RIPARIAN AREAS PROVIDE 8' CONCRETE TRAILS.
- IN UPLAND AREAS PROVIDE 12' ASPHALT TRAILS.
- FOR POWER LINE CORRIDORS, MOUNTAIN TRAILS, ATV TRAILS, AND EQUESTRIAN USE, PROVIDE 12' WIDE TRAILS WITH 8" OF ROAD BASE OR APPROVED SOFT-SURFACE MATERIAL.
- FOR WILDERNESS TRAILS IN DEVELOPED AREAS PROVIDE 12' WIDE ASPHALT TRAILS.
- FOR WILDERNESS TRAILS IN UNDEVELOPED AREAS PROVIDE 8'-10' WIDE TRAILS WITH 8" OF ROAD BASE OR APPROVED SOFT-SURFACE MATERIAL.
- ALL TRAILS MUST BE ADA ACCESSIBLE AND PROVIDE MAINTENANCE ACCESS.
- CENTER LINE RADIUS OF MEANDERING SIDEWALKS/TRAILS SHALL BE 100' MIN.
- FOR CONCRETE TRAILS, PROVIDE CONSTRUCTION JOINTS @ 8' INTERVALS EXPANSION JOINTS @ 40' INTERVALS.
- CONCRETE TRAILS MUST HAVE 8" OF CONCRETE OVER 8" OF ROAD BASE.
- ASPHALT TRAILS MUST HAVE 3" OF ASPHALT OVER 8" OF ROAD BASE.
- ALL TRAILS ALONG REDWOOD ROAD SHALL BE CONSTRUCTED EITHER OF ASPHALT OR CONCRETE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - TRAILS ON THE WEST SIDE OF REDWOOD ROAD SHALL BE CONSTRUCTED OF CONCRETE AND BE 10 FEET IN WIDTH.
 - TRAILS ON THE EAST SIDE OF REDWOOD ROAD SHALL BE CONSTRUCTED OF ASPHALT AND BE 10 FEET IN WIDTH.

DATE: 06/16/2020	DESIGNED BY: JTB	CHECKED BY: JTB
PROJECT NO: UT20079	CLIENT: ARIVE HOMES	ENGINEER: BINGHAM ENGINEERING, INC.
SARATOGA SPRINGS CITY		

PLANT SCHEDULE

DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Cm	13	Chamaebatia millefolium Fernbush	2 gal
	Fp	15	Folugia paradoxa Apache Plume	2 gal

*PLANT IN SEPTEMBER. TEMPORARILY WATER FOR 8 WEEKS FOR ESTABLISHMENT. WATERING TWICE A WEEK FOR FIRST TWO WEEKS AND ONCE A WEEK FOR THE NEXT SIX WEEKS.

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	COLOR
	BOULDERS - DECORATIVE	29	
	NATIVE REVEGETATION SEED MIX - SEE MIX SPECIFICATION ON LP100	4,393 sf	

NATIVE REVEGETATION SEED MIX - NON-IRRIGATED

NAME	VARIETY	SCIENTIFIC NAME	BULK LBS.	BULK%	PLS LBS.	PLS%	PLS/ACRE
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Native Grass Mix. Native grass seed shall be fresh, clean, new crop seed; mechanically premixed to the specified proportions. Native grass seed shall be a blend of the following seeds:

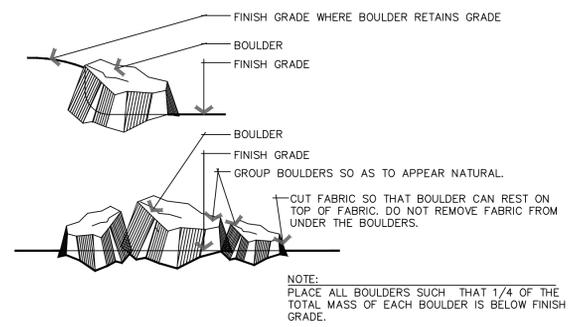
TYPE 2: Grass Mix (Tall)

PLANTING RATE PERCENTAGE

Quick Guard (Sterile tricale hybrid)	21.74%
CrestedWheatgrass (Agropyron cristatum)	15.21%
SlenderWheatgrass (Agropyron trachcaulum)	19.57%
BluebunchWheatgrass (Agropyron spicatum)	13.04%
IntermediateWheatgrass (Agropyron intermedium)	13.05%
Green Needlegrass (Stipa viridula)	5.43%
WesternWheatgrass (Agropyron smithii)	5.44%
Sheep Fescue (Festuca Ovina)	3.48%
Sandberg Bluegrass (Poa sandbergii)	2.61%
Sand Dropseed (Sporobolus Crytandrus)	0.43%
Totals	100.00%

Remove all invasive weeds and vegetation on entire property prior to acceptance by City

- A. Seeding.
1. Off-Site Restoration. All off-site work through areas that are covered with native grasses shall be reseeded with native grass seed, as required, as described herein.
- B. Seeding shall not be performed when the wind velocity exceeds 5 miles per hour, or is determined detrimental to the uniform distribution of seed.
- C. Till areas to be planted to a depth of not less than 4-inches prior to seeding.
- D. Grade planting areas smooth, even surface with a loose, uniformly fine texture. Roll and rake and remove ridges and fill in depressions as required.
- E. Moisture prepared seeding area by sprinkling to a depth of six inches before planting; the area shall be surface dry at the time of application. Do not create a muddy soil condition.
- F. Seed shall be applied by hydraulic method with a hydro-seeder at the coverage rate recommended by the seed vendor. Seed may be applied by broadcast or drilled method at the recommended coverage by the seed vendor.
- G. Rate of Application. Native Grass seed mix shall be applied at a supplier acceptable rate to obtain 70% growth and acceptance at end of warranty period.



J BOULDER PLACEMENT DETAIL
NOT TO SCALE

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GRAPHIC SCALE: 1" = 20'

UTAH LAKE ESTATES
SARATOGA SPRINGS, UTAH

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Developer / Property Owner: ARIVE HOMES

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LANDSCAPE PLAN
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LP-101