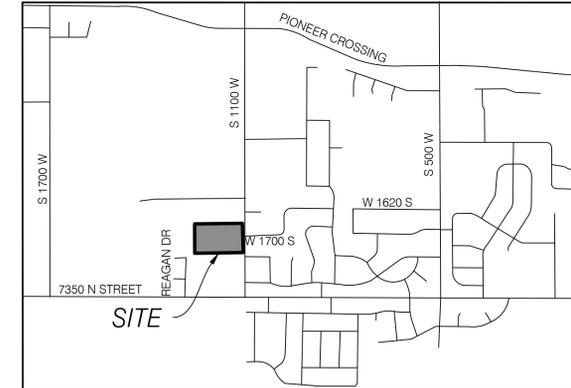


# DRYWOOD MEADOWS SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
& THE SOUTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP  
N.T.S

OWNER/DEVELOPER:  
KEATON MORTON  
ANDERSON DEVELOPMENT SERVICES  
(801) 856-2478  
KEATON@AND-DEV.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
CPP.01	PLAN AND PROFILE
CPP.02	PLAN AND PROFILE
CPP.03	PLAN AND PROFILE
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES



### LINETYPES:

NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE, WIRE
		FENCE, IRON
		PROPOSED ASPHALT TAILINGS
		PROPOSED ASPHALT
		PROPOSED CONCRETE

PARTICULARS	S.F.	PARTICULARS	S.F.
LOT 101	11,513	LOT 110	10,105
LOT 102	10,027	LOT 111	10,011
LOT 103	10,027	LOT 112	10,470
LOT 104	10,027	LOT 113	10,571
LOT 105	10,027	LOT 114	10,159
LOT 106	10,027	LOT 115	10,159
LOT 107	10,027	LOT 116	10,159
LOT 108	10,027	LOT 117	10,159
LOT 109	10,004	LOT 118	10,518
TOTAL LOT		184,017	

PARTICULARS	S.F.	%
BUILDING	36,000	13.1
HARDSCAPE	51,233	18.7
TOTAL LANDSCAPE	186,835	68.2
IMPERVIOUS AREA	87,835	31.8
ROAD	26,446	9.6
TOTAL PROJECT AREA	274,068	100.0
BUILDABLE AREA	274,068	100.0
DEDICATION FOR ROW	4,821	1.8
SENSITIVE LANDS	0	0.0

NOTE: NEW BUILDINGS ARE EXPECTED TO BE 2,000 S.F. AND HARDSCAPE TO BE 500 S.F. PER LOT

LOTS	
DWELLINGS	18
BUILDINGS (INCLUDING FUTURE BUILDINGS)	0
DWELLINGS PER ACRE (WITH FUTURE BLDGS)	2.9

**SARATOGA SPRINGS CITY STANDARD NOTES:**

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

ii. 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.

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

iv. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE. HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

v. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

vi. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.

vii. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

### CONTACT LIST

DEVELOPER	CIVIL ENGINEER
KEATON MORTON ANDERSON DEVELOPMENT SERVICES (801) 856-2478 KEATON@AND-DEV.COM	ALLISON G. ALBERT, P.E. BENCHMARK ENGINEERING AND LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 801-542-7192

SARATOGA SPRINGS CITY  
1307 NORTH COMMERCE DRIVE, SUITE 200  
SARATOGA SPRINGS, UTAH 84045  
CITY ENGINEER - GORDON L. MINER, P.E. (801) 766-9793

## CIVIL CONSTRUCTION PLANS

		<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	
		DRYWOOD MEADOWS SUBDIVISION 1900 S 1100 W SARATOGA SPRINGS, UTAH	DRAFT JHO DESIGN AGA CHECK JMC DATE: 04/03/2020 DATE: 04/03/2020 DATE: 04/10/2020
No. DATE DESCRIPTION			COVER  1 OF 13

**LINETYPES:**

NEW	EXISTING	SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE, WIRE
		FENCE, IRON
		PROPOSED ASPHALT TAILINGS
		PROPOSED ASPHALT
		PROPOSED CONCRETE

**CONSTRUCTION KEY NOTE REFERENCE**

NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER SSC ST-2B	2/CDT.01
3	5' SIDEWALK PER SSC ST-1	3/CDT.01
4	SAWCUT & REPAIR ASPHALT PER SSC STDS.	
5	NEW DRIVE APPROACH PER LEHI ROAD-1	4/CDT.01
6	BLOCK OR ROCK WALL (DESIGNED BY OTHERS)	
7	ADA CURB RAMP PER LEHI ROAD-7	6/CDT.01
8	ADA CURB RAMP PER SSC ST-5E	7/CDT.01
9	59" ROW PER SSC ST-8	8/CDT.01
10	5' SIDEWALK PER LEHI CITY ROAD-5	4/CDT.03
11	HIGH BACK CURB AND GUTTER PER LEHI CITY ROAD-5	4/CDT.03
12	SAWCUT & REPAIR ASPHALT PER LEHI CITY STDS.	

**LOT AREA TABLE**

PARTICULARS	S.F.	PARTICULARS	S.F.
LOT 101	11,513	LOT 110	10,105
LOT 102	10,027	LOT 111	10,011
LOT 103	10,027	LOT 112	10,470
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LOT 107	10,027	LOT 116	10,159
LOT 108	10,027	LOT 117	10,159
LOT 109	10,004	LOT 118	10,518
TOTAL LOT	184,017		

**AREA TABLE (PROPOSED)**

PARTICULARS	S.F.	%
BUILDING	36,000	13.1
HARDSCAPE	52,851	19.3
TOTAL LANDSCAPE	185,217	67.6
IMPERVIOUS AREA	87,835	31.8
ROAD	26,446	9.6
TOTAL PROJECT AREA	274,068	100.0
BUILDABLE AREA	274,068	100.0
DEDICATION FOR ROW	4,821	1.8
SENSITIVE LANDS	0	0.0

NOTE: NEW BUILDINGS ARE EXPECTED TO BE 2,000 S.F. AND HARDSCAPE TO BE 500 S.F. PER LOT

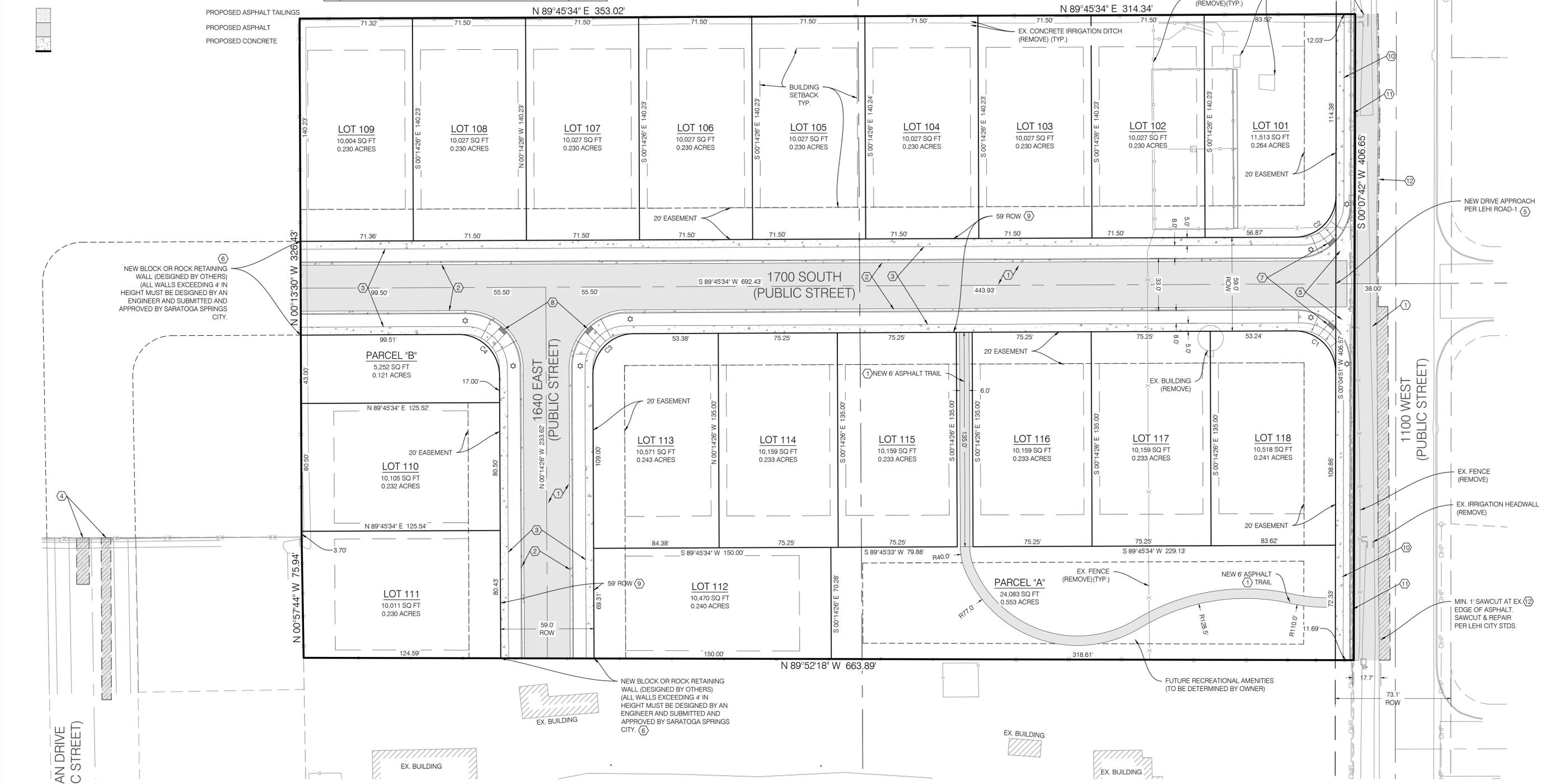
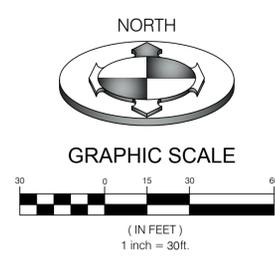
**OPEN SPACE REQUIREMENTS**

PARTICULARS	S.F.	%
DWELLINGS	36,000	13.1
OPEN SPACE REQUIRED	0.62 ACRES	16.5
TOTAL LANDSCAPE	186,835	68.2
IMPERVIOUS AREA	87,835	31.8
ROAD	26,446	9.6
TOTAL PROJECT AREA	274,068	100.0
BUILDABLE AREA	274,068	100.0
DEDICATION FOR ROW	4,821	4.9
SENSITIVE LANDS	0	0.0

NOTE: NEW BUILDINGS ARE EXPECTED TO BE 2,000 S.F. AND HARDSCAPE TO BE 500 S.F. PER LOT

**USAGE TABLE**

LOTS	18
DWELLINGS	18
BUILDINGS (INCLUDING FUTURE BUILDINGS)	0
DWELLINGS PER ACRE (WITH FUTURE BLDGS)	2.9
OPEN SPACE REQUIRED (ACRES)	0.62
OPEN SPACE DEDICATED (ACRES)	0.62



NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

**IMPROVEMENTS TABLE**

ITEM	QT	UNIT
ASPHALT	8734	CF
CURB & GUTTER	2043	LF
BASE COURSE	23,301	CF
SIDEWALK	1999	LF
SIDEWALK ROAD BASE	4998	CF
ADA RAMP	4	
SAWCUT PAVEMENT	2598	SF

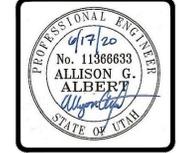
**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	40.99	26.00	90°19'17"	N 45°04'48" W	36.87'
C2	40.69	26.00	89°40'43"	N 44°55'12" E	36.67'
C3	40.84	26.00	90°00'00"	S 44°45'34" W	36.77'
C4	40.84	26.00	90°00'00"	N 45°14'26" W	36.77'

**PROFESSIONAL ENGINEER**

No. 11366633  
ALLISON G. ALBERT  
STATE OF UTAH

DATE: 04/10/2020  
SCALE: 1" = 30'



**BENCHMARK ENGINEERING & LAND SURVEYING**

9198 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84707 (801) 542-7192  
www.benchmarkcivil.com

**BENCHMARK CIVIL**

**DRYWOOD MEADOWS SUB**

1900 S 1100 W  
SARATOGA SPRINGS, UTAH

PROJECT NO. 2002028

**SITE PLAN**

CSP.01  
3 OF 13

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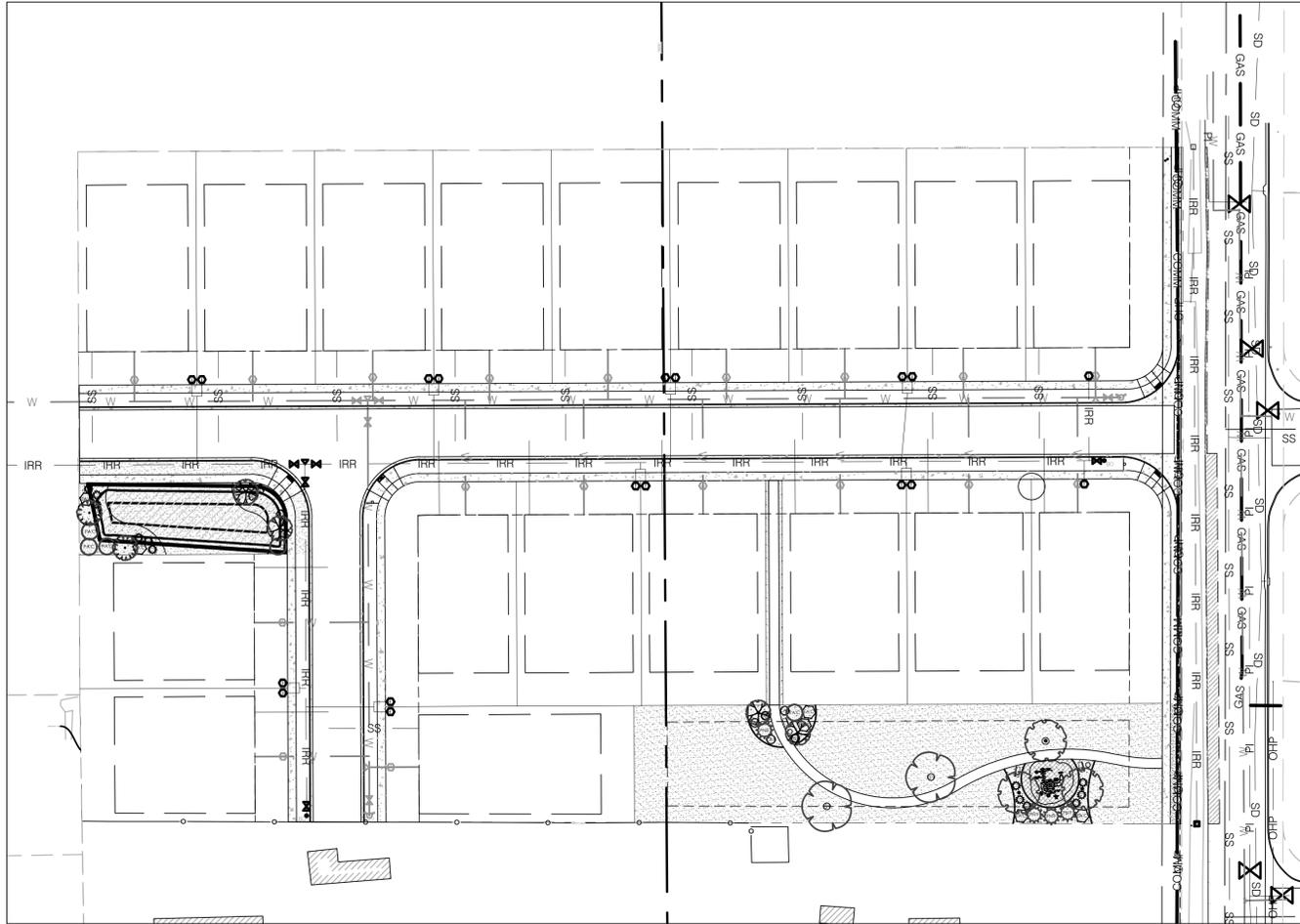
# LANDSCAPE PLAN SPECIFICATIONS

## 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 to 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 1/2 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 stripes 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



## SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQ'D:	PROVIDED:	POINTS:
EQUIVALENT ACRES (18 LOTS)	.45	.63	
FULLY IMPROVED WITH FULL ACCESS OPEN SPACE (.5528 AC)	.55	.68	
DETECTION BASIN - LIMITED ACCESS (.1213 AC)			
<b>POINTS (100 PER ACRE)</b>	<b>45</b>	<b>51.12</b>	
ADDITIONAL ACREAGE	.18	7.2	
HARD SURFACE TRAIL PER 1000 LINEAR FT. (WIN IMPROVED AREAS)	400 LN FT	16.52	
PLAYGROUND (1 PLATFORM)	1	25	
TRASH RECEPTACLE *AT LEAST ONE IS REQUIRED	2	1.2	
BENCH	3	1.2	
<b>TOTAL AMOUNT OF LANDSCAPE: (27,548 SQ.FT.)</b>			
DECIDUOUS TREES:	11	11	
EVERGREEN TREES	9	9	
SHRUBS	29	31	
<b>SHRUB COUNT:</b>			
50% OF PLANTER BED AREAS SHALL BE COVERED WITH PLANTS	PROVIDED		
<b>TOTAL TREES ON SITE:</b>		<b>20</b>	

## LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- 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.
  - 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.

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PCG	2	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	2' Cal
	GRF	4	Quercus robur 'Fastigiata' Pyramidal English Oak	2' Cal
	T'CG	3	Tilia cordata 'Greenspire' Greenspire Linden	2' Cal
	ZSV	2	Zelkova serata 'Village Green' Sawleaf Zelkova	2' Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PA'C	5	Picea abies 'Columnaris' Columnar Norway Spruce	5' TALL
	PNF	4	Pinus nigra 'Frank' Columnar Austrian Pine	5' TALL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'B	3	Cornus alba 'Ballhala' TM Ivory Halo Dogwood	5 gal
	C'SM	3	Cyrtus scoparius 'Moonlight' Moonlight Broom	5 gal
	EAC	6	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JCD	12	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	PBP	3	Prunus besseyi 'P0115' TM Pawnee Buff Sand Cherry	5 gal
	RC	4	Ribes alpinum Alpine Currant	5 gal

## REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARGUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	23,384 sf
	1-03 STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,165 sf
	1-04 6" CONCRETE MOW CURB	258 lf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-10 PLAYGROUND SURFACE. SOFF'PLD ENGINEERED WOOD.	30.15 cy

## 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	PLAN INFORMATION	PROJECT INFORMATION
06-08-2020	UT20063	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 <b>DRYWOOD MEADOWS</b> 1900 S 1100 W SARATOGA SPRINGS, UTAH
<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>	
1	XXXX	XX-XX-XX	
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**DEVELOPER / PROPERTY OWNER / CLIENT**  
Developer / Property Owner:  
U DA MAN, INC.  
C/O KEATON MORTON  
801-856-2478  
KEATON@AND-DEV.COM

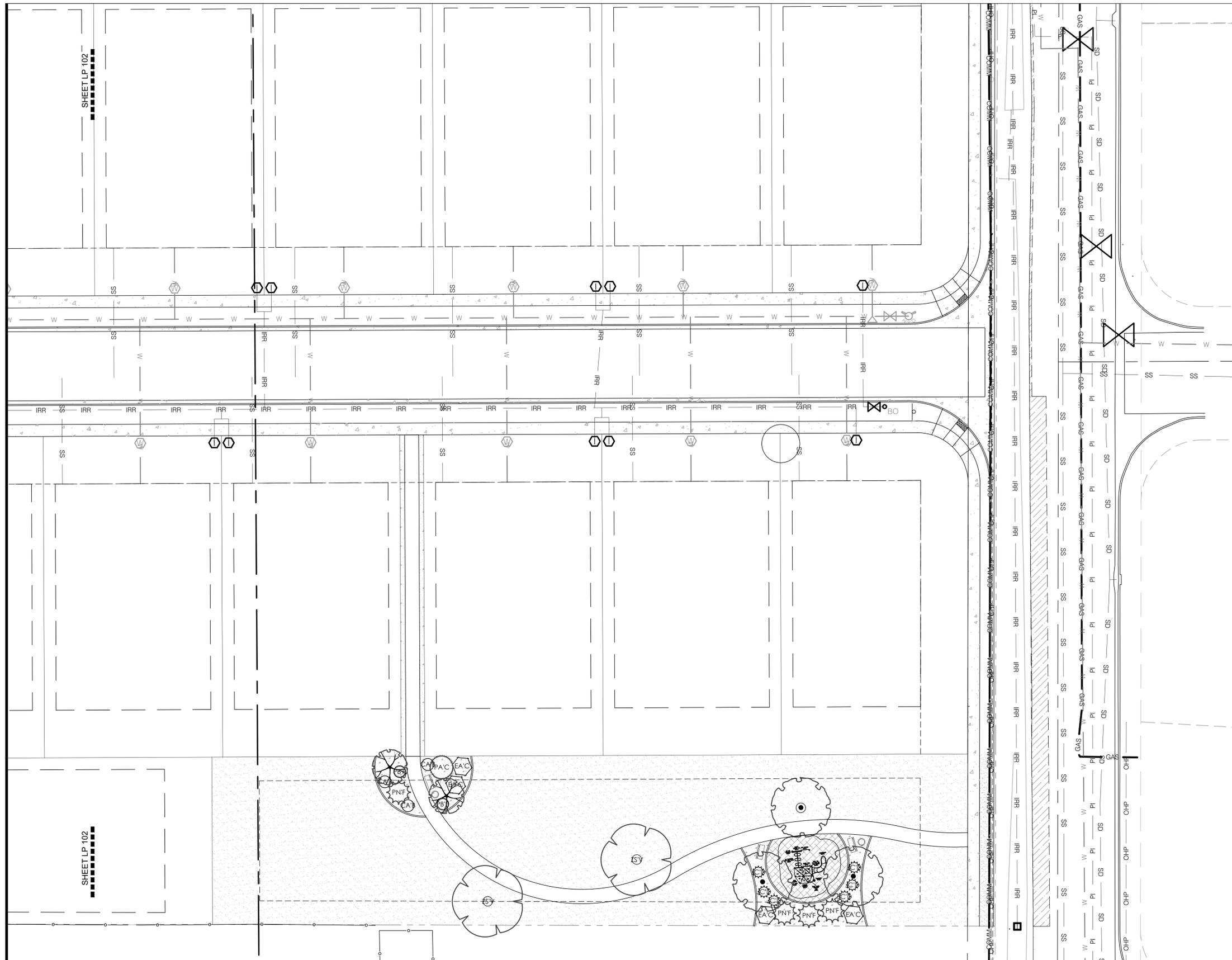
**CLIENT / ENGINEER:**  
  
BENCHMARK ENGINEERING & LAND SURVEYING  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
WWW.BENCHMARKCIVIL.COM

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

**LICENSE STAMP**  
  
PKJ  
DESIGN GROUP  
Landscape Architecture • Planning • Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

**DRAWING INFO**  
PIM: JTA  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 6/10/2020

**LANDSCAPE PLAN**  
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**  
**LP-100**



### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PCG	2	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	2' Cal
	QRF	4	Quercus robur 'Fastigiata' Pyramidal English Oak	2' Cal
	TCG	3	Tilia cordata 'Greenspire' Greenspire Linden	2' Cal
	ZSV	2	Zelkova serata 'Village Green' Sawleaf Zelkova	2' Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PA'C	5	Picea abies 'Columnaris' Columnar Norway Spruce	5' TALL
	PNF	4	Pinus nigra 'Frank' Columnar Austrian Pine	5' TALL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'B	3	Cornus alba 'Ballhalo' TM Ivory Halo Dogwood	5 gal
	CS'M	3	Cyrtus scoparius 'Moonlight' Moonlight Broom	5 gal
	EA'C	6	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JCD	12	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal
	PB'P	3	Prunus besseyi 'P0115' TM Pawnee Buttes Sand Cherry	5 gal
	RC	4	Ribes alpinum Alpine Currant	5 gal

### REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARGUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "A/P/M" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	23,384 sf
	1-03 STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	4,165 sf
	1-04 6" CONCRETE MOW CURB	258 lf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-10 PLAYGROUND SURFACE, SOFF/FALL ENGINEERED WOOD.	30.15 cy

ISSUE DATE: 06-10-2020  
PROJECT NUMBER: UT20063

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1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

**DRYWOOD MEADOWS**  
1900 S 1100 W  
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT  
U DA MAN, INC.  
C/O KEATON MORTON  
801-856-2478  
KEATON@AND-DEV.COM

Client / Engineer:  
**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
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LANDSCAPE ARCHITECT / PLANNER

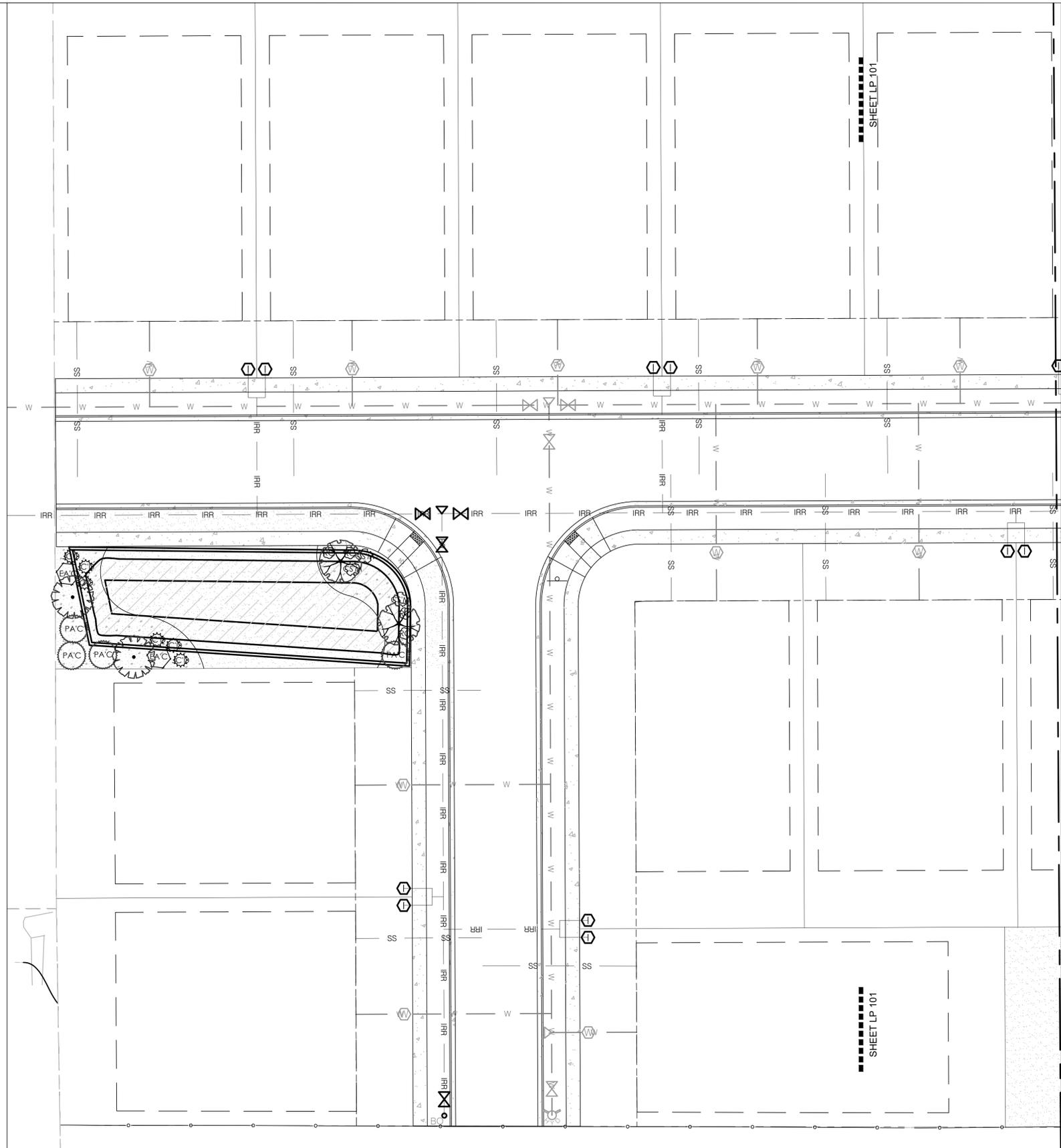
PKJ  
DESIGN GROUP  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM: JTA  
DRAWN: KBA  
CHECKED: TM  
PLOT DATE: 6/10/2020

**LANDSCAPE PLAN**  
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**  
**LP-101**



### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PCG	2	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	2' Cal
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SYMBOL	LANDSCAPE DESCRIPTION	QTY
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ISSUE DATE: 06-10-2020  
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**811** BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
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## DRYWOOD MEADOWS

1900 S 1100 W  
SARATOGA SPRINGS, UTAH

Developer / Property Owner:  
U DA MAN, INC.  
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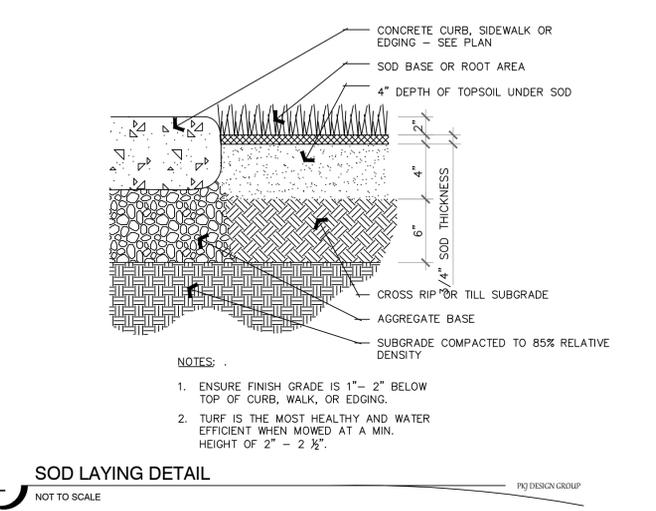
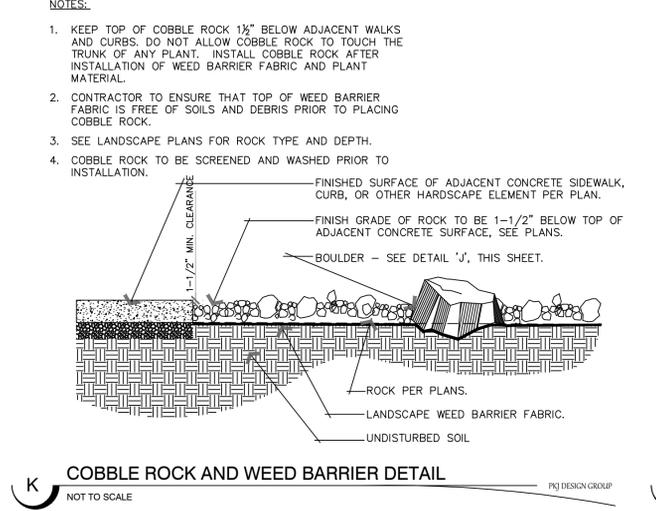
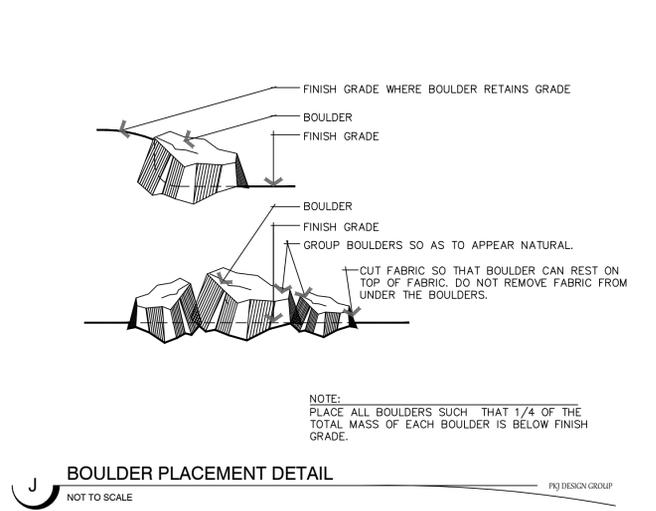
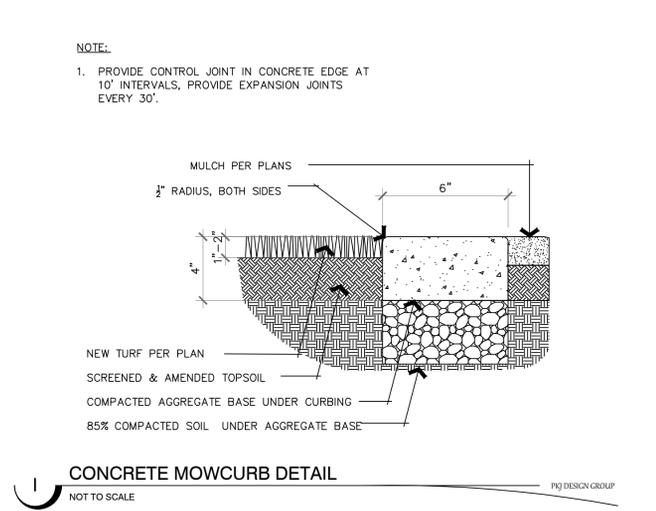
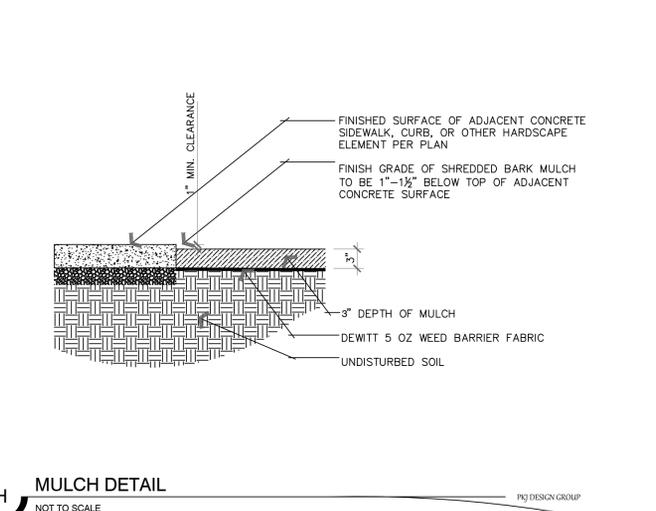
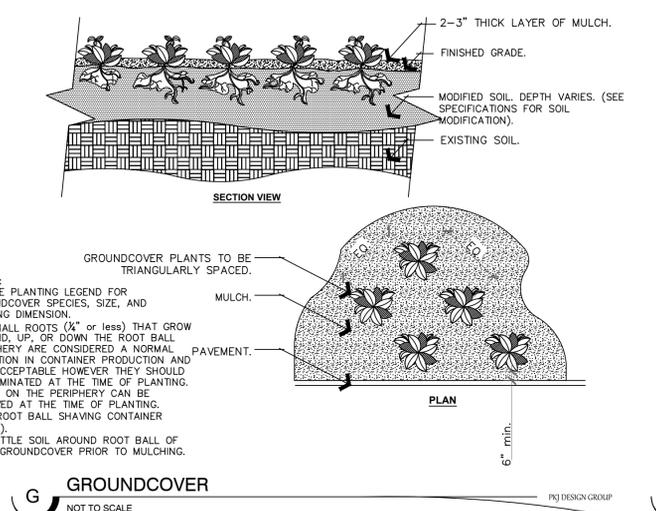
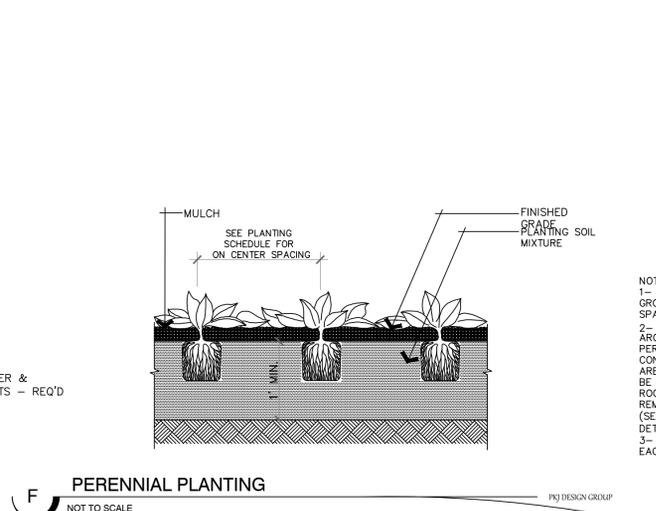
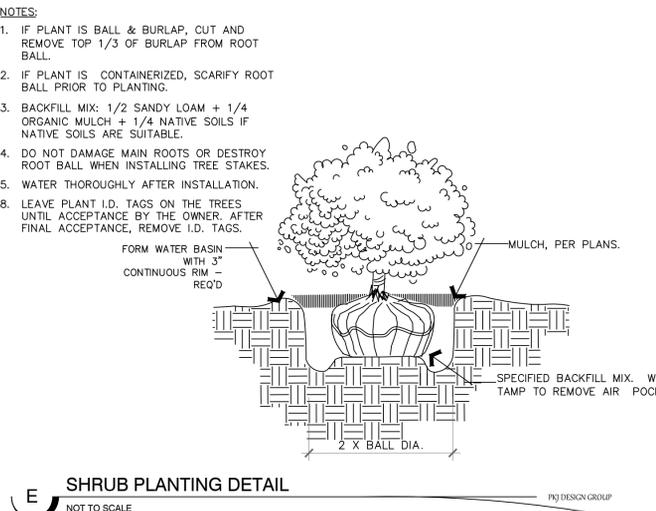
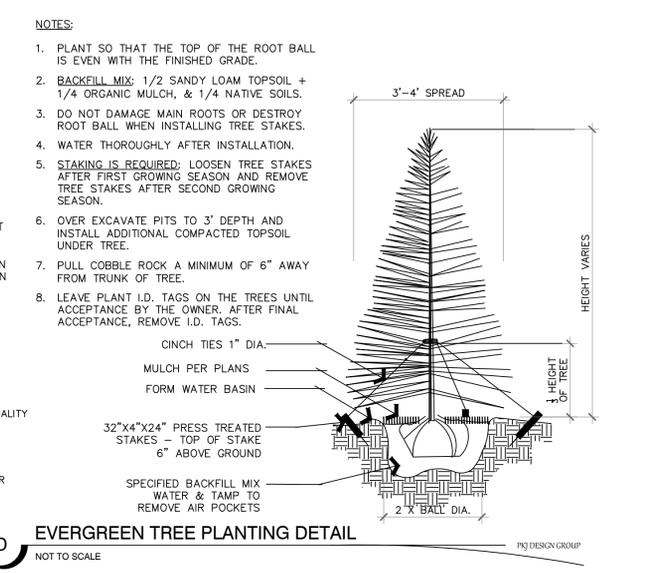
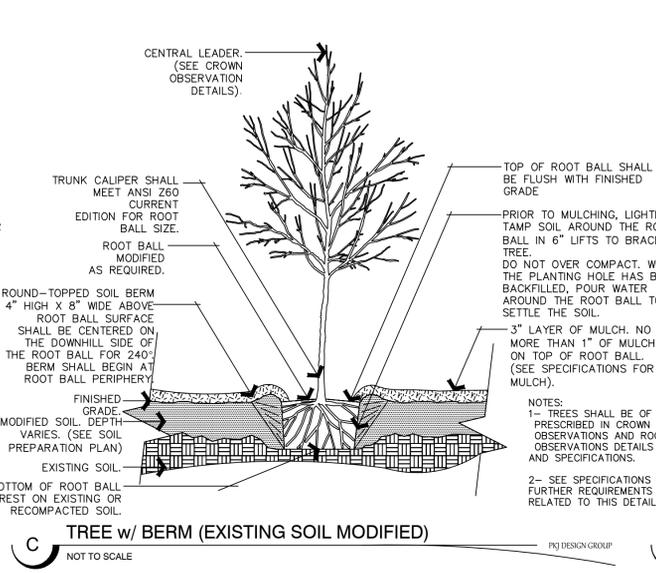
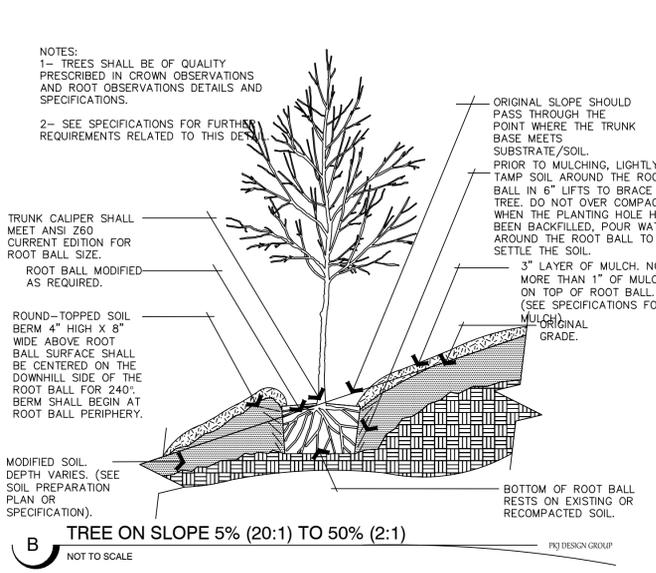
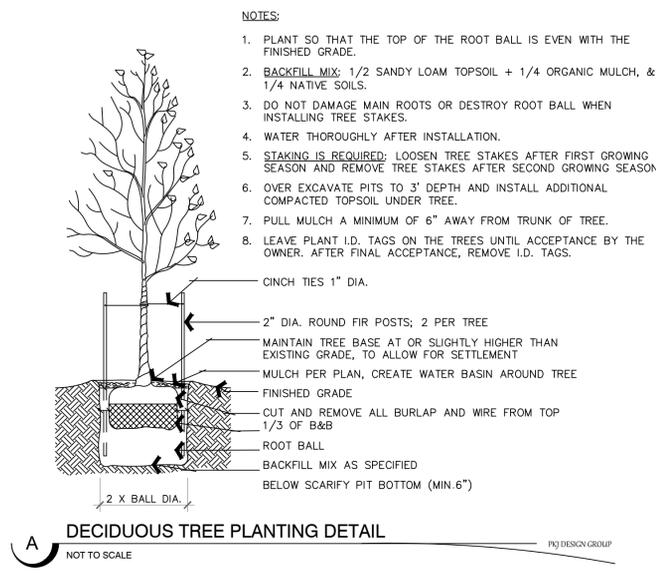
Client / Engineer:  
**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
WWW.BENCHMARKCIVIL.COM

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 DATE: 6/10/2020  
PLOT: JTA  
DRAWN: KBA  
CHECKED: TM

**LANDSCAPE PLAN**  
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**  
**LP-102**



ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO																				
06-10-2020			UT20063			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org			<p align="center"><b>DRYWOOD MEADOWS</b> 1900 S 1100 W SARATOGA SPRINGS, UTAH</p>			Developer / Property Owner: U DA MAN, INC. C/O KEATON MORTON 801-856-2478 KEATON@AND-DEV.COM			Landscape Architect / Planner: <b>PKJ DESIGN GROUP</b> Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com						P#: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 6/10/2020																				
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