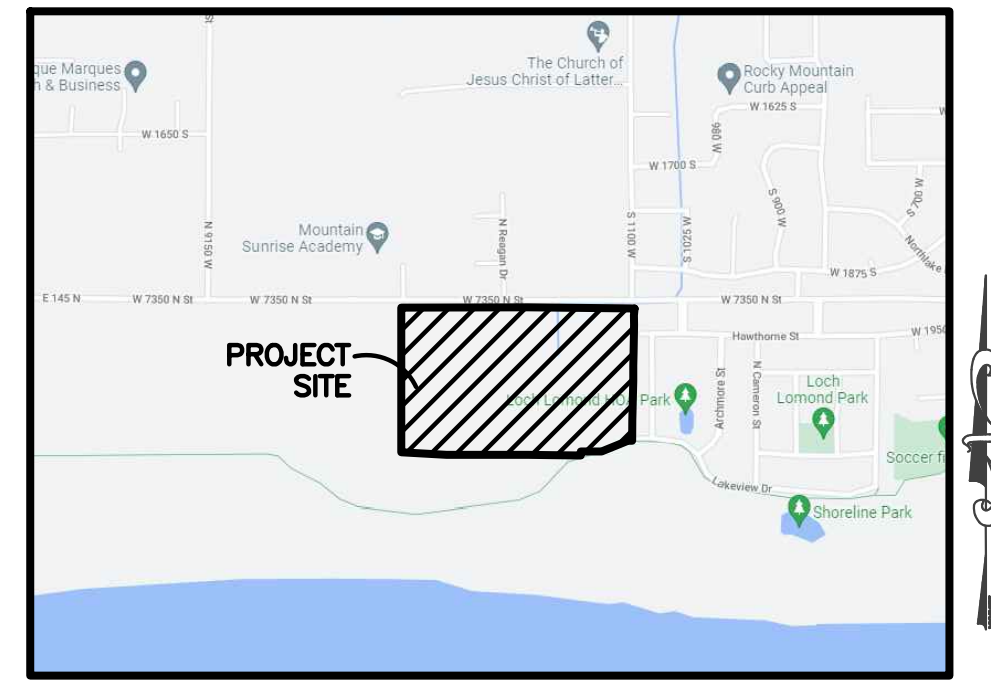


Project Narrative/Notes/Revisions

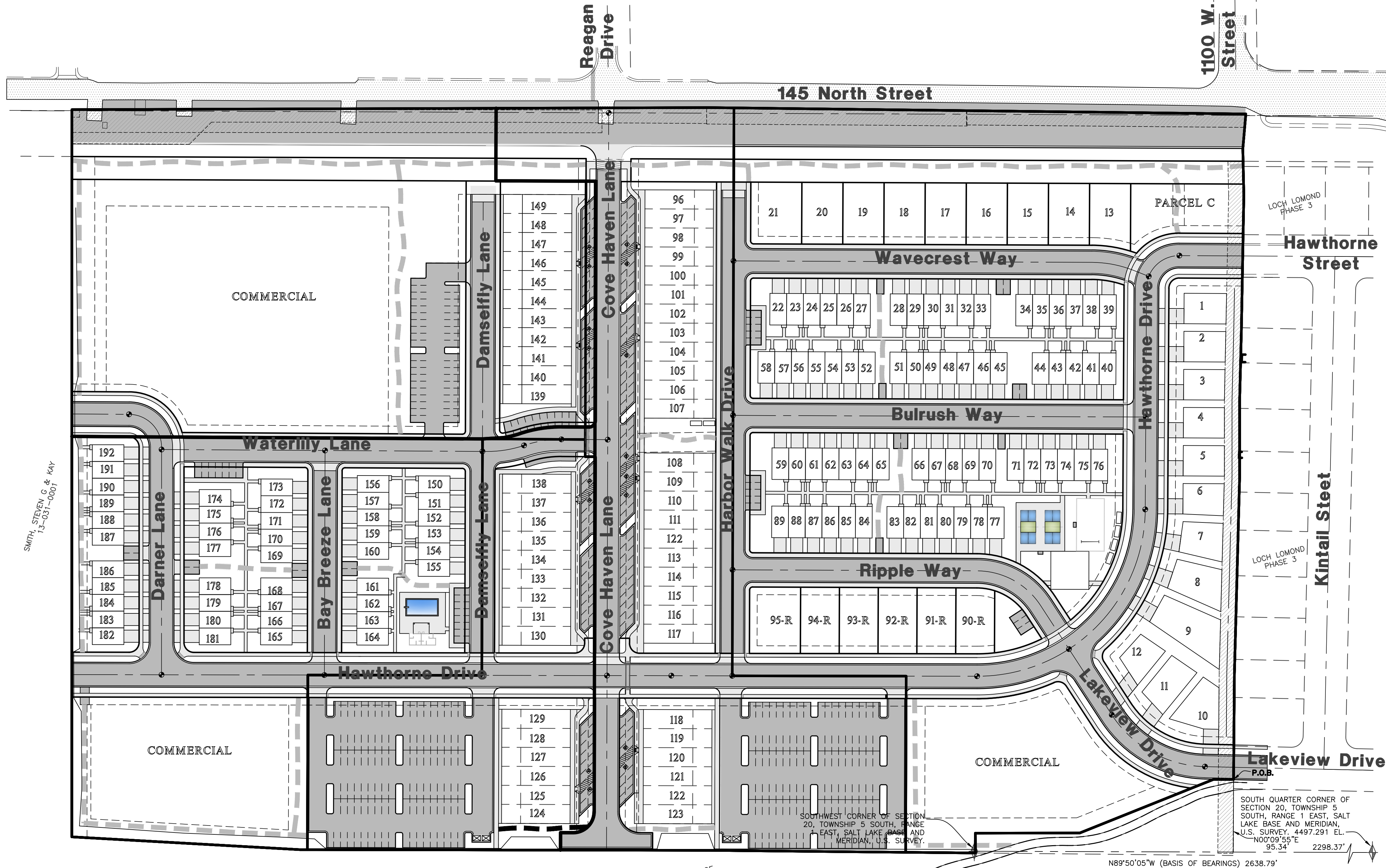
- 2023/04/27 NF - COMPLETED PRELIMINARY DESIGN FOR CLIENT & CITY REVIEW.
- 2023/11/15 NF - REVISED PER CITY COMMENTS.
- 2023/12/20 NF - REVISED PER CITY COMMENTS.
- 2024/02/07 NF - REVISED GRADING & UTILITIES PER CITY COMMENTS.
- 2024/03/13 NF - REVISED GRADING & UTILITIES PER CITY COMMENTS.
- 2024/09/26 NF - REVISED GRADES & UTILITY DEPTHS.

NORTH COVE Improvement Plans

SARATOGA CITY, UTAH COUNTY, UTAH
APRIL, 2023



Vicinity Map
NOT TO SCALE



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Sheet 3 - Existing & Demolition Plan
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Sheet 5 - Cove Haven Lane 9+25.00 - 13+00.00
Sheet 5.1 - Cove Haven Lane 13+00.00 - 15+00.00
Sheet 6 - Waterlily Lane 5+00.00 - 9+50.00
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DATA TABLE

GENERAL INFORMATION		AC.	SQ. FT.	TOTAL #	NOTES
TOTAL PROJECT AREA		33.84	1,474,070		
PONY EXPRESS PARKWAY AREA		2.28	99,317		
OPENSOURCE INFORMATION					
OPEN SPACE REQUIRED		8.46	368,518	25%	25% REQUIRED
AREA OF TRAIL DEDICATION		1.19	51,836		
HATCH PARCEL + (PRIVATE O.S.)		1.28	55,757		
COMMERCIAL LOT 1 + (PRIVATE O.S.)		0.51	22,216		
COMMERCIAL LOT 2 + (PRIVATE O.S.)		0.53	23,087		
PRIVATE OPEN SPACE (MIXED USE)		0.77	33,541		PATIOS ON MIXED USE UNITS
PRIVATE OPEN SPACE (RES. LOTS)		1.07	46,609		RESIDENTIAL LOTS (FRONT/SIDE/PATIOS)
OPEN SPACE (TOWNHOUSE)		3.36	146,362		
TOTAL OPENSOURCE PROVIDED		8.71	379,408	25.7%	
TOTAL LANDSCAPE PROVIDED		9.16	398,806	27.1%	
DENSITY INFORMATION					
LOTS/UNITS/MIXED USE				192	
RESIDENTIAL UNIT DENSITY ALLOWED				10	UNITS PER ACRE
COMMERCIAL PROPERTY		16.59	722,660	49.0%	
RESIDENTIAL UNIT DENSITY PROVIDED				10	UNITS PER ACRE
MIXED USE PARKING INFORMATION					
TOTAL MIXED USE RESIDENTIAL UNITS				54	
MIXED USE RESIDENTIAL REQUIRED (2.25*54 UNITS)				122	
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TOWNHOUSE RESIDENTIAL PROVIDED				250	
TOWNHOUSE RESIDENTIAL PROVIDED (2-CAR GARAGE)				222	
TOWNHOUSE RESIDENTIAL PROVIDED (GUEST STALLS)				28	



Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Chris Haertel
270 S. Main, Ste 103
Bountiful, UT 84010

Landscape Architect:

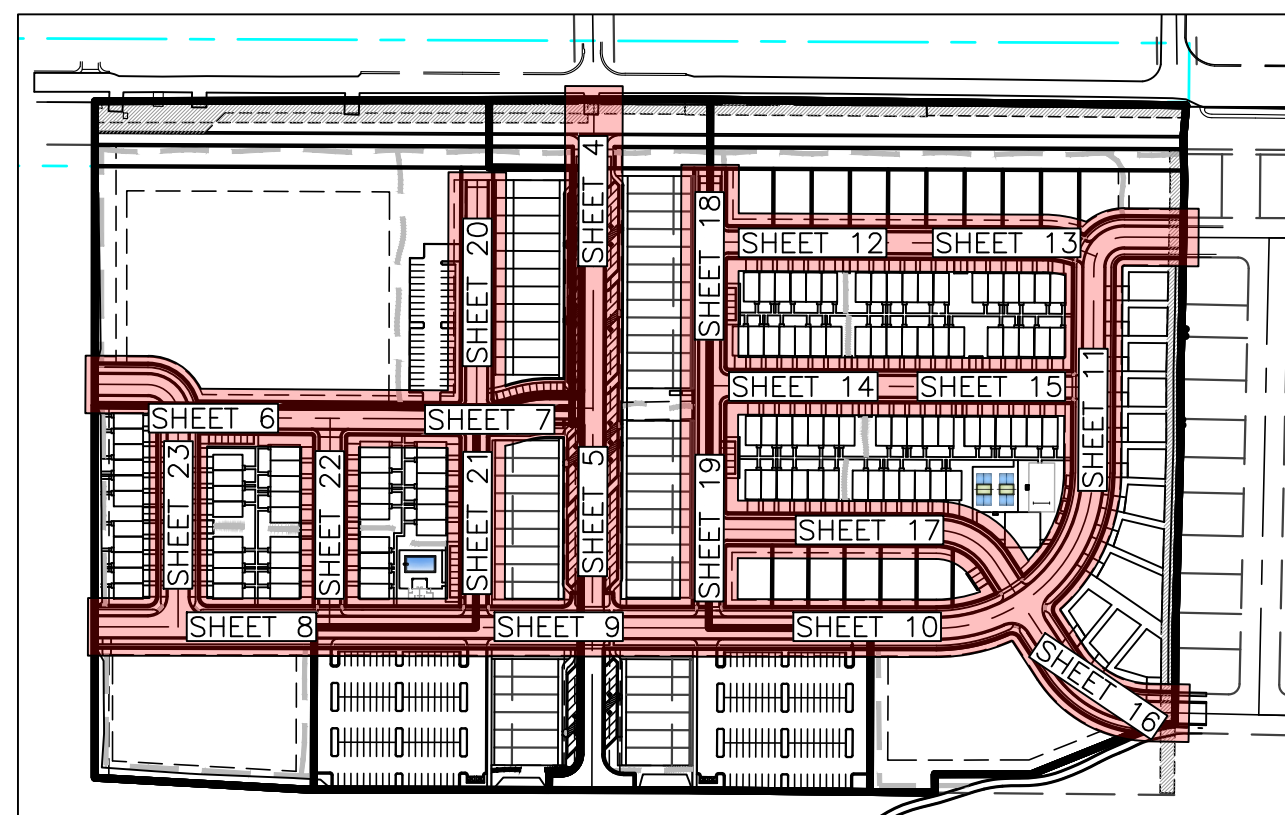
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

City Standard Notes:

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.



Sheet Index Key Map
NOT TO SCALE

Project Info.

Engineer: JEREMY A. DRAPER, P.E.

Drafted: N. FICKLIN

Begin Date: AUGUST, 2022

Name: NORTH COVE

Number: 7030-03

1

55 Total Sheets

**North Cove**
Summary of Quantities
12/20/23 BAG 7030-03**Phase 1**
Description Item Unit

Layout		
<i>Public Roadway</i>		
Asphalt Pavement	45,531 S.F.	
Untreated Base Course	45,531 S.F.	
Gannular Borrow	45,531 S.F.	
<i>Private Roadway/Parking</i>		
Asphalt Pavement	143,195 S.F.	
Untreated Base Course	143,195 S.F.	
Gannular Borrow	143,195 S.F.	
24" Curb and Gutter	10,442 LF	
6" Curb Wall	654 LF	
6" Sidewalk	4,974 LF	
5' Sidewalk	2,902 LF	
Concrete (Drives, Crosswalks, etc)	2,466 S.F.	
Drive Approach	8 Each	
ADA Ramps (Parking Areas and Crosswalks)	21 Each	
Monuments	14 Each	

Grading
Earthwork (Fill)

161,965 CY

Drainage		
8" PVC	638 LF	
10" PVC	219 LF	
15" RCP	1,700 LF	
18" RCP	2,223 LF	
24" RCP	167 LF	
30" RCP	1087 LF	
36" RCP	785 LF	
2x2 BOX	5 EACH	
Combo Box	16 EACH	
Catch Basin	29 EACH	
4" Manhole (Storm)	5 EACH	
5" Manhole (Storm)	9 EACH	
2" Waterway	1,504 LF	
Hydrodynamic Separator	1 EACH	

Utilities		
8" PVC SDR-35 (Sanitary Sewer Line)	3,401 LF	
Sanitary Sewer Service Lateral	150 EACH	
4" Manhole (Sanitary Sewer)	15 EACH	
5" Manhole (Sanitary Sewer)	4 EACH	
8" C900 DR-18 (Culinary Water Line w/ Fittings)	3,392 LF	
4" C900 DR-18 (Culinary Water Line w/ Fittings)	391 LF	
Culinary Water Service Lateral	166 EACH	
8" PVC C-900 DR-14 (Secondary Water Line w/ Fittings)	3,005 LF	

**North Cove**
Summary of Quantities
12/20/23 BAG 7030-03**Phase 3**
Description Item Unit

Layout		
<i>Public Roadway</i>		
Asphalt Pavement	3,736 S.F.	
Untreated Base Course	3,736 S.F.	
Gannular Borrow	3,736 S.F.	
<i>Private Roadway/Parking</i>		
Asphalt Pavement	28,364 S.F.	
Untreated Base Course	28,364 S.F.	
Gannular Borrow	28,364 S.F.	
24" Curb and Gutter	1174 LF	
6" Curb Wall	696 LF	
6" Sidewalk	1,702 LF	
5' Sidewalk	265 LF	
Concrete (Drives, Crosswalks, etc)	640 S.F.	
Drive Approach	0 Each	
ADA Ramps (Parking Areas and Crosswalks)	3 Each	
Monuments	1 Each	

Grading
Earthwork (Fill)

31,940 CY

Drainage		
8" PVC	0 LF	
10" PVC	0 LF	
15" RCP	170 LF	
18" RCP	0 LF	
24" RCP	0 LF	
30" RCP	0 LF	
36" RCP	0 LF	
2x2 BOX	0 EACH	
Combo Box	1 EACH	
Catch Basin	1 EACH	
4" Manhole (Storm)	0 EACH	
5" Manhole (Storm)	0 EACH	
2" Waterway	0 LF	
Hydrodynamic Separator	0 EACH	

Utilities		
8" PVC SDR-35 (Sanitary Sewer Line)	0 LF	
Sanitary Sewer Service Lateral	0 EACH	
4" Manhole (Sanitary Sewer)	0 EACH	
5" Manhole (Sanitary Sewer)	0 EACH	
8" C900 DR-18 (Culinary Water Line w/ Fittings)	0 LF	
4" C900 DR-18 (Culinary Water Line w/ Fittings)	0 LF	
Culinary Water Service Lateral	22 EACH	
8" PVC C-900 DR-14 (Secondary Water Line w/ Fittings)	0 LF	

**North Cove**
Summary of Quantities
12/20/23 BAG 7030-03**Phase 2**
Description Item Unit

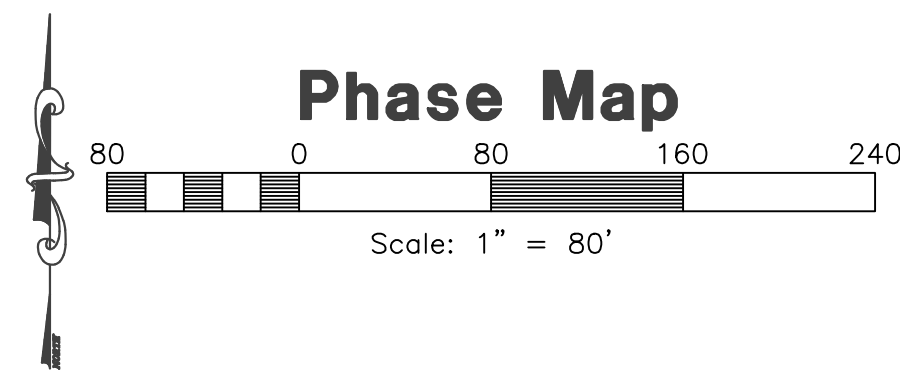
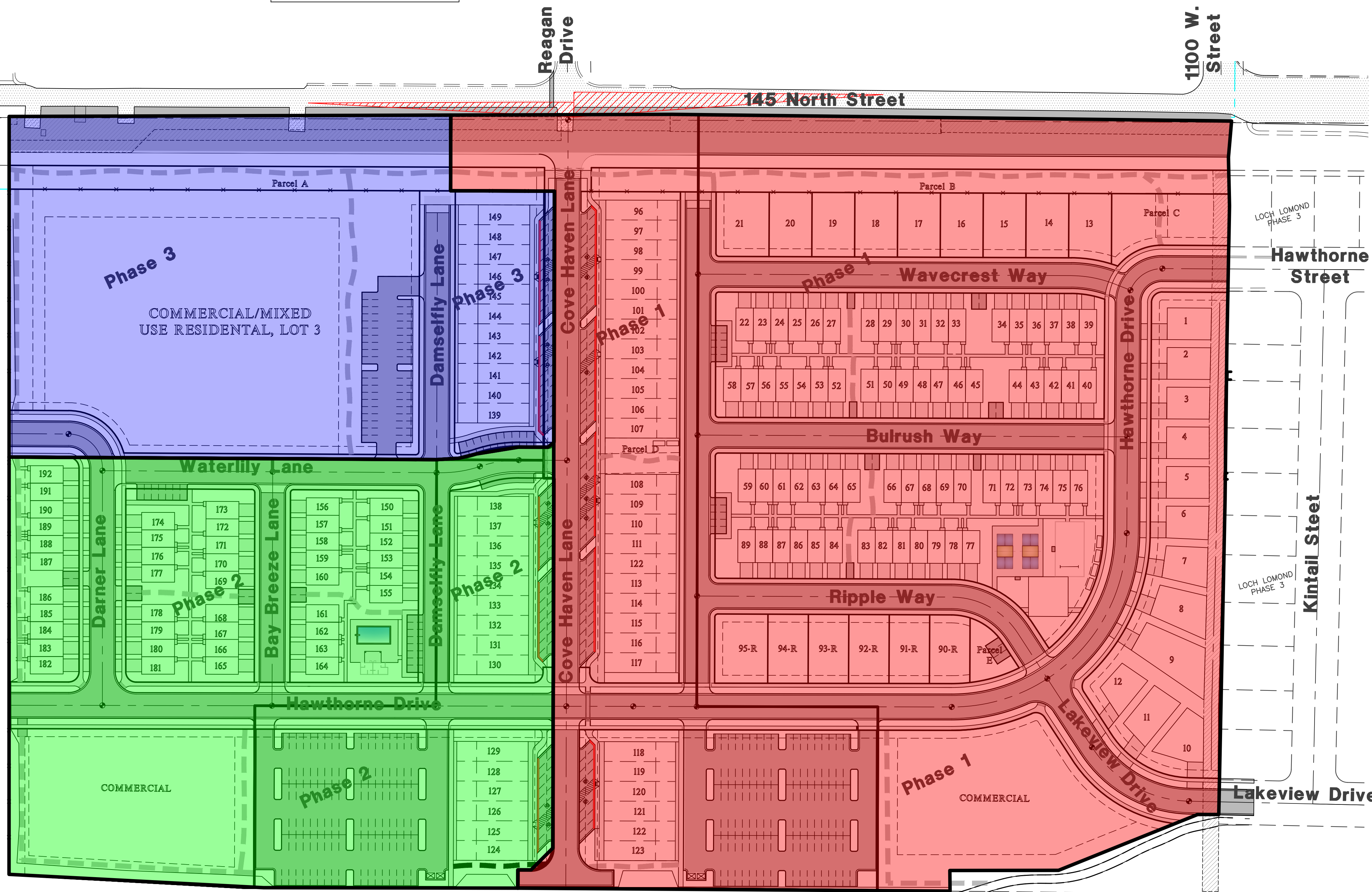
Layout		
<i>Public Roadway</i>		
Asphalt Pavement	28,895 S.F.	
Untreated Base Course	28,895 S.F.	
Gannular Borrow	28,895 S.F.	
<i>Private Roadway/Parking</i>		
Asphalt Pavement	77,392 S.F.	
Untreated Base Course	77,392 S.F.	
Gannular Borrow	77,392 S.F.	
24" Curb and Gutter	5,097 LF	
6" Curb Wall	654 LF	
6" Sidewalk	2,228 LF	
5' Sidewalk	1,852 LF	
Concrete (Drives, Crosswalks, etc)	1,698 S.F.	
Drive Approach	5 Each	
ADA Ramps (Parking Areas and Crosswalks)	14 Each	
Monuments	7 Each	

Grading
Earthwork (Fill)

90,088 CY

Drainage		
8" PVC	0 LF	
10" PVC	164 LF	
15" RCP	794 LF	
18" RCP	0 LF	
24" RCP	0 LF	
30" RCP	0 LF	
36" RCP	0 LF	
2x2 BOX	2 EACH	
Combo Box	1 EACH	
Catch Basin	9 EACH	
4" Manhole (Storm)	2 EACH	
5" Manhole (Storm)	0 EACH	
2" Waterway	0 LF	
Hydrodynamic Separator	0 EACH	

Utilities		
8" PVC SDR-35 (Sanitary Sewer Line)	1,490 LF	
Sanitary Sewer Service Lateral	47 EACH	
4" Manhole (Sanitary Sewer)	7 EACH	
5" Manhole (Sanitary Sewer)	1 EACH	
8" C900 DR-18 (Culinary Water Line w/ Fittings)	1,699 LF	
4" C900 DR-18 (Culinary Water Line w/ Fittings)	67 LF	
Culinary Water Service Lateral	76 EACH	
8" PVC C-900 DR-14 (Secondary Water Line w/ Fittings)	805 LF	

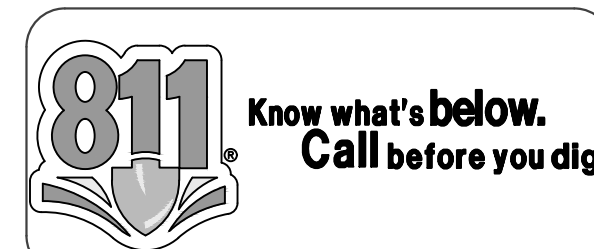


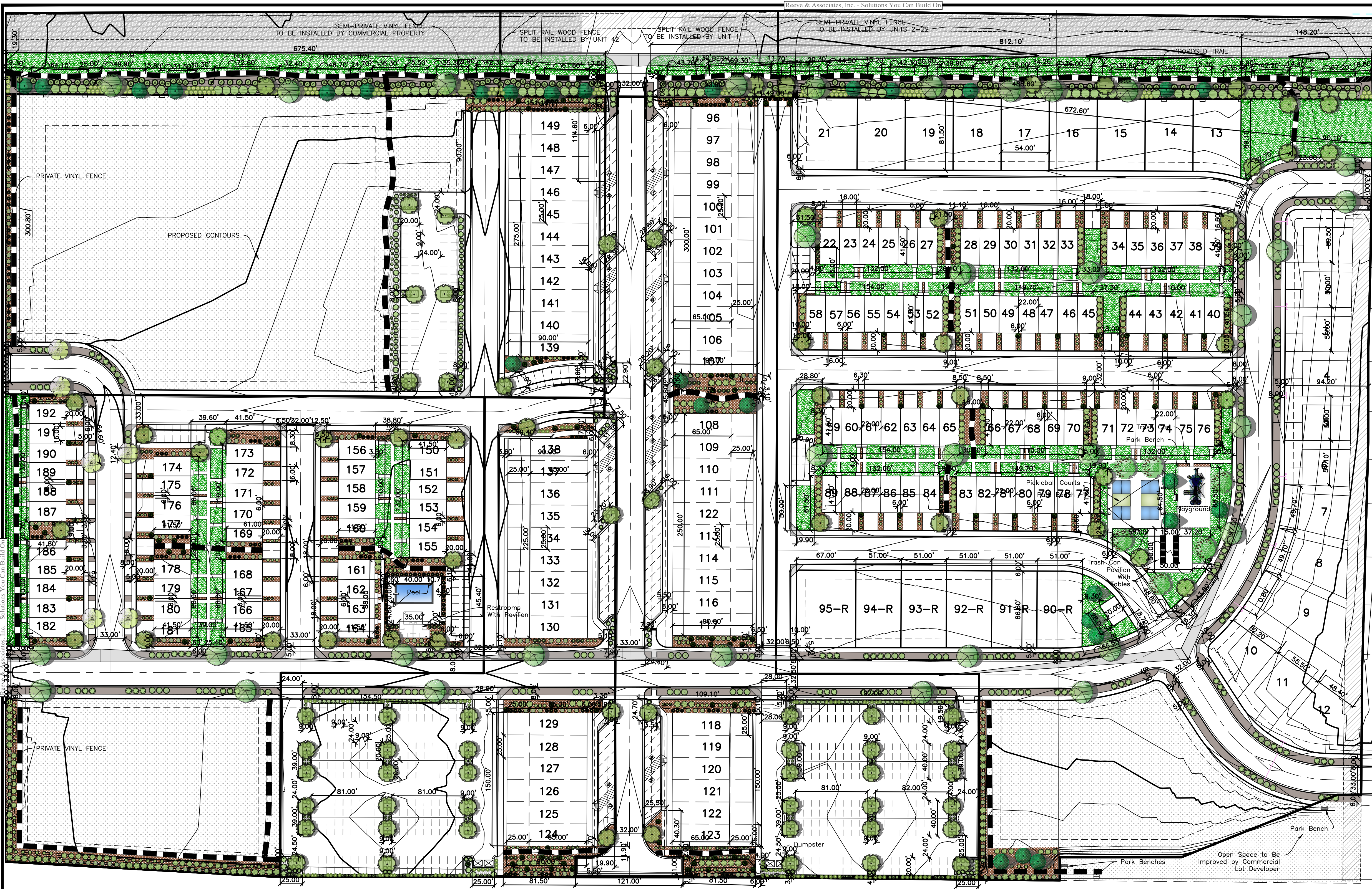
Legend	
■	= PHASE 1
■	= PHASE 2
■	= PHASE 3

REVISIONS	DATE	DESCRIPTION
	2023.12.20	NF City Comments
	2024.02.07	NF Grading & Utilities
	2024.03.13	NF City Comments
	2024.09.26	NF Grades & Util Depths



Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	N. FICKLIN
Begin Date:	AUGUST, 2022
Name:	NORTH COVE
Number:	7030-03





OVERALL PLANTING TABLE						
Qty.	Scientific Name	Common Name	Size	Drought	E/D	
34	Ginkgo biloba 'Maya'	Maidenhair Tree	2" cal.	Yes	D	
6	Gymnocladus dioica	Kentucky Coffeetree	2" cal.	Yes	D	
103	Picea glauca 'Pendula'	Weeping White Spruce	6' Ht		E	
29	Pinus nigra	Austrian Pine	6' Ht	Yes	F	
94	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.	Yes	D	
SHRUBS						
Qty.	Scientific Name	Common Name	Size	Drought	Diameter	E/D
63	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.	Yes	10"	D
212	Caryopteris x clandonensis	Blue Mist Spirea	1 gal.	Yes	5"	D
184	Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.		8"	D
111	Ephedra nevadensis	Mormon Tea	1 gal.	Yes	4"	E
159	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	5 gal.	Yes	7"	D
177	Juniperus communis 'Mondap'	Alpine Carpet Juniper	1 gal.	Yes	3"	E
141	Juniperus sabin 'Broadmoor'	Broadmoor Juniper	5 gal.	Yes	7"	E
128	Juniperus sabin 'Buffalo'	Buffalo Juniper	5 gal.	Yes	8"	E
208	Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	1 gal.	Yes	3"	D
243	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	1 gal.	Yes	4"	D
117	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.		8"	D
32	Rhus trilobata	Oakbrush Sumac	1 gal.	Yes	6"	D
87	Ribes aureum	Golden Currant	1 gal.	Yes	3"	D
72	Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	1 gal.	Yes	4"	D
127	Symphoricarpos alba	Common Snowberry	1 gal.		4"	D
166	Taxus media 'Hicksii'	Hicks Yew	5 gal.	Yes	8"	E
96	Viburnum tr. 'Bailey Compact'	American Cranberry	5 gal.	Yes	6"	D
ORNAMENTAL GRASS						
Qty.	Scientific Name	Common Name	Size	Drought	Diameter	
123	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.	Yes	4"	
147	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Yes	4"	
OTHER						
Symbol	Description	Type				
	Turf Grass - Sod	Sod				
	Rock Mulch - Brown/Tan Color - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth				
	Rock Mulch - Brown/Gray Color - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Diameter 3" Depth				
	Shredded Wood Mulch - Large Chunk - Place mulch over 5 ounce Professional weed barrier in all planting beds. Contractor to provide samples. Materials must be heavy enough to not blow away in the wind. Existing Vegetation to Remain - Damaged areas to be hydroseeded.	Large Dia. 3" Depth Existing				
	Seed Mix - Drainage Area - See Seed Schedule.	Hydroseed				
	Seed Mix - Road Right of Way - See Seed Schedule.	Hydroseed				
	Hard Surface Trail	6" width				
	Concrete Mow Strip	6"x6"				
	Semi-Private Vinyl Fence	6' Height				
	Split Rail Wood Fence	6' Height				
	Private Vinyl Fence	6' Height				

Seed Mix - Drainage Area		
Type	Botanical Name	Common Name % by weight
Sedge	Carex nebrascensis	Nebraska Sedge 20
Rush	Juncus balticus	Baltic Rush 25
Grass	Agrostis alba	Redtop 20
Grass	Alopecurus arundinaceus	Garrison Creeping Foxtail 35

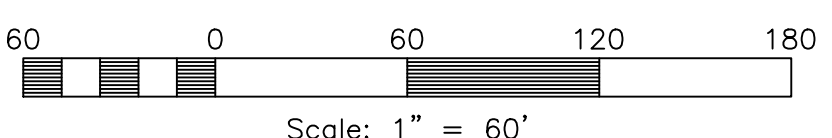
Seed Mix - Right of Way		
Type	Botanical Name	Common Name % by weight
Grass	Bromus marginatus	Mountain Brome 30
Grass	Elymus trachycalvus	Slender Wheatgrass 25
Grass	Poa secunda Sandbergii	Sandberg Bluegrass 5
Grass	Poa secunda Ampla	Big Bluegrass 5
Grass	Festuca ovina	Sheep Fescue 5
Grass	Pascopyrum smithii	Western Wheatgrass 20
Grass	Pseudoroegneria spicata Inermis	Bluebunch Wheatgrass 10

Amenities

Qty.	Symbol	Description
8		Picnic Table - Aluminum 6' Length (in Pavilion) Belson Outdoors Model PC-HAA Anodized Aluminum
5		Northgate Bench - 6' Length With Back, Surface Mount, Blue Color, #2272086 - See Detail
1		Drinking Fountain - Elkay (LK4420BF1UDBFRKBLU) Outdoor, Free Standing Bottle Fill, With Pet Fountain Blue Color
2		Diamond Steel Round Trash Can - 36 Gallon - Global Industrial Black Lid - #19F261924BL
1		Swing Set - 2 Bay - Arch Post 3.5" Post and Rail Size 32"x 24"x8'H - activelyplay.com SKU: SPL-581-702
1		Play Structure - CRS-33295-1 Commercial Playground Equipment Creative Recreational Systems www.creativesystems.com
1		Pavilion - 40'X40' 176 inch Height All Steel, Single Roof, Forest View, Square, 4:12 Pitch, Regal Blue Roof Color gazebo creations.com (Near Play Structure)
1		Restrooms and Pavilion - See Architectural Drawings (Near Swimming Pool)
2		Pickleball Courts - See Details
1		Swimming Pool - 40'x20'

Overall Landscape Data Table

Total Landscape Areas.....	398,806 sf
Total Lawn Area.....Allowed.....(70%).....Provided.....(55%).....	218,953 sf
Total Shrub Bed Area.....Required (30%).....Provided (45%).....	169,235 sf
Right of Way Shrub Bed Area.....	28,498 sf
Right of Way Live Vegetation.....Required (50%).....Provided (51%).....	14,529 sf
Wood Mulch Area.....	55,359 sf
Wood Mulch Live Vegetation.....Required (40%).....Provided (40%).....	23,133 sf
Shrub Beds Rock Mulch Area.....	20,124 sf
Rock Mulch Live Vegetation.....Required (50%).....Provided (52%).....	8,313 sf
Parkstrip Area.....	37,733 sf
Parkstrip Plantings.....Required (30%).....Provided (33%).....	132,316 sf
Total Trees.....	161
Deciduous Trees.....Required (134).....Provided.....	134
Evergreen Trees.....Required (132).....Provided.....	132
Total Shrubs.....Required (153).....Provided.....	2,593



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Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DESCRIPTION

REVISIONS

DATE

North Cove

SARATOGA SPRINGS, UTAH COUNTY, UTAH

Overall Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: N. PETERSON
Begin Date: AUGUST, 2022
Name: NORTH COVE
Number: 7030-03

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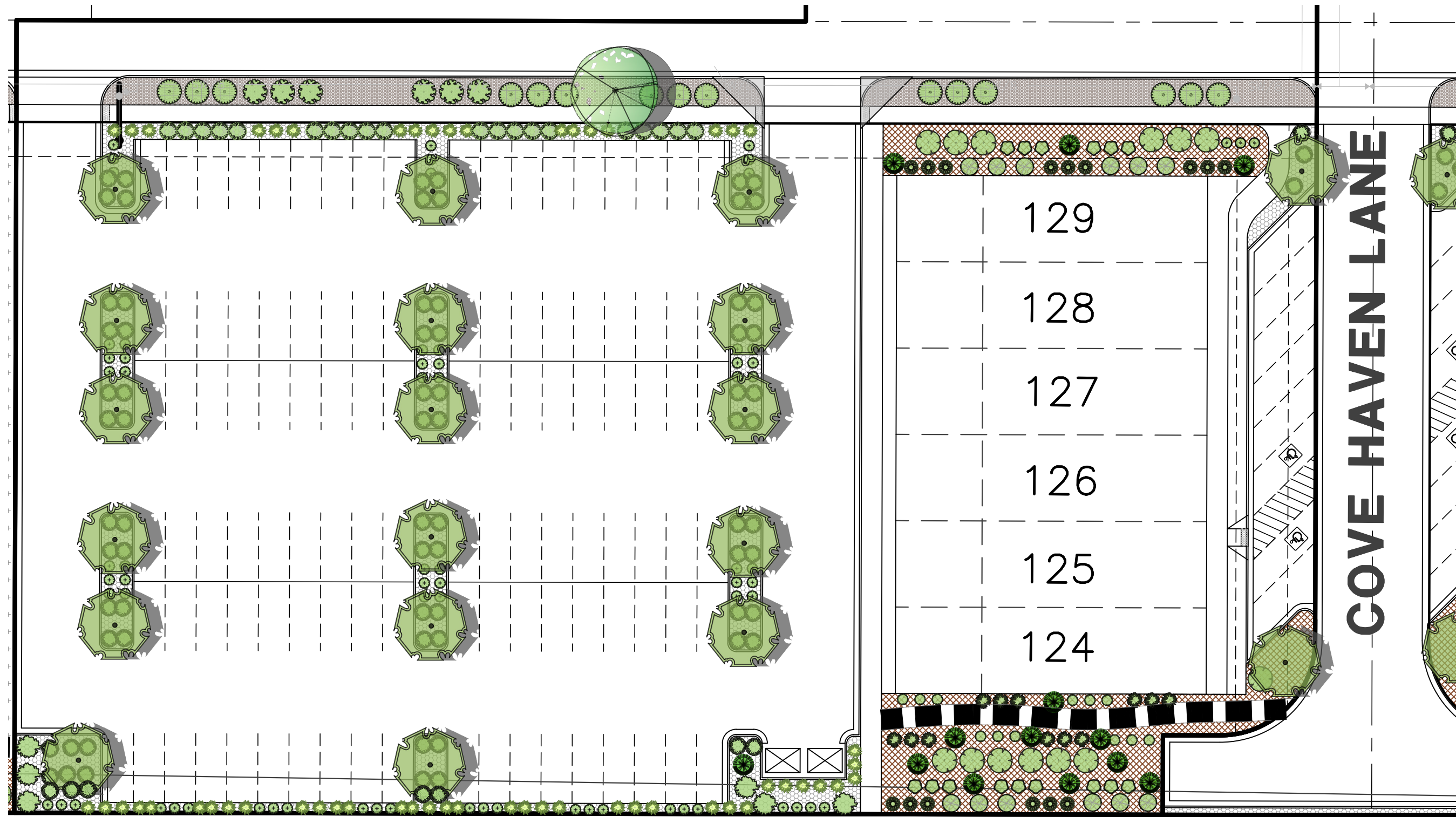
OVERALL PLANTING TABLE

TREES						
Qty.	Scientific Name	Common Name	Size	Drought	E/D	
34	Ginkgo biloba 'Maya'	Maidenhair Tree	2" cal.	Yes	D	
6	Gymnocladus dioica	Kentucky Coffeetree	2" cal.	Yes	D	
103	Picea glauca 'Pendula'	Weeping White Spruce	6' Ht		E	
29	Pinus nigra	Austrian Pine	6' Ht	Yes	E	
94	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.	Yes	D	

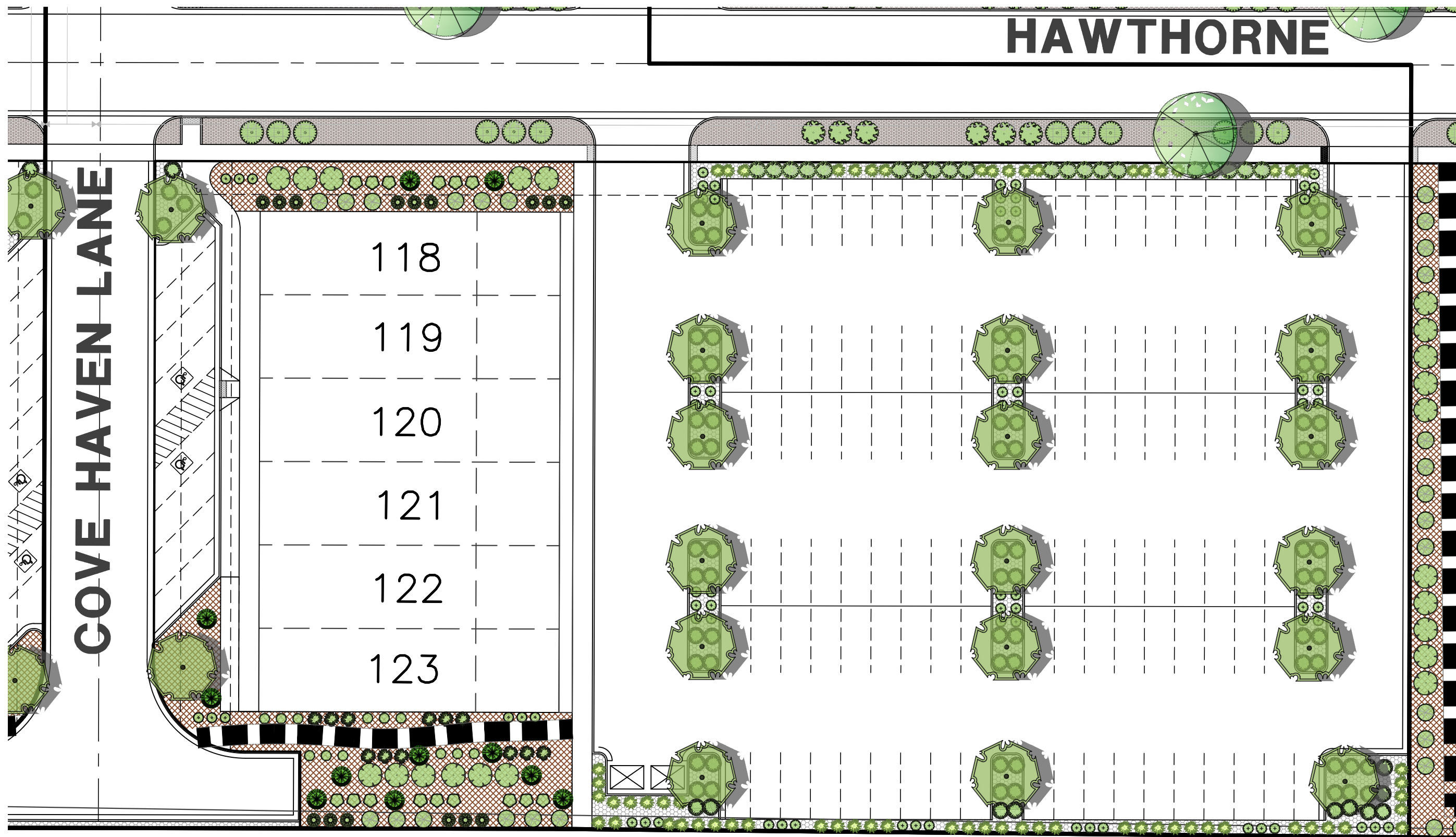
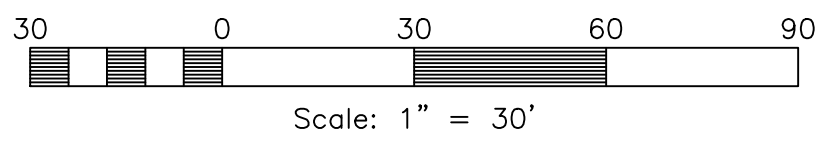
SHRUBS						
Qty.	Scientific Name	Common Name	Size	Drought	Diameter	E/D
63	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.	Yes	10"	D
212	Caryopteris x clandonensis	Blue Mist Spirea	1 gal.	Yes	5"	D
184	Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.		8"	D
111	Ephedra nevadensis	Mormon Tea	1 gal.	Yes	4"	E
159	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	5 gal.	Yes	7"	D
177	Juniperus communis 'Mondap'	Alpine Carpet Juniper	1 gal.	Yes	3"	E
141	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	Yes	7"	E
128	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	Yes	8"	E
208	Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	1 gal.	Yes	3"	D
243	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	1 gal.	Yes	4"	D
117	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.		8"	D
32	Rhus trilobata	Oakbrush Sumac	1 gal.	Yes	6"	D
87	Ribes aureum	Golden Currant	1 gal.	Yes	3"	D
72	Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	1 gal.	Yes	4"	D
127	Symphoricarpos alba	Common Snowberry	1 gal.		4"	D
166	Taxus media 'Hicksii'	Hicks Yew	5 gal.	Yes	8"	E
96	Viburnum tr. 'Bailey Compact'	American Cranberry	5 gal.	Yes	6"	D

ORNAMENTAL GRASS						
Qty.	Scientific Name	Common Name	Size	Drought	Diameter	E/D
123	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.	Yes	4"	
147	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Yes	4"	

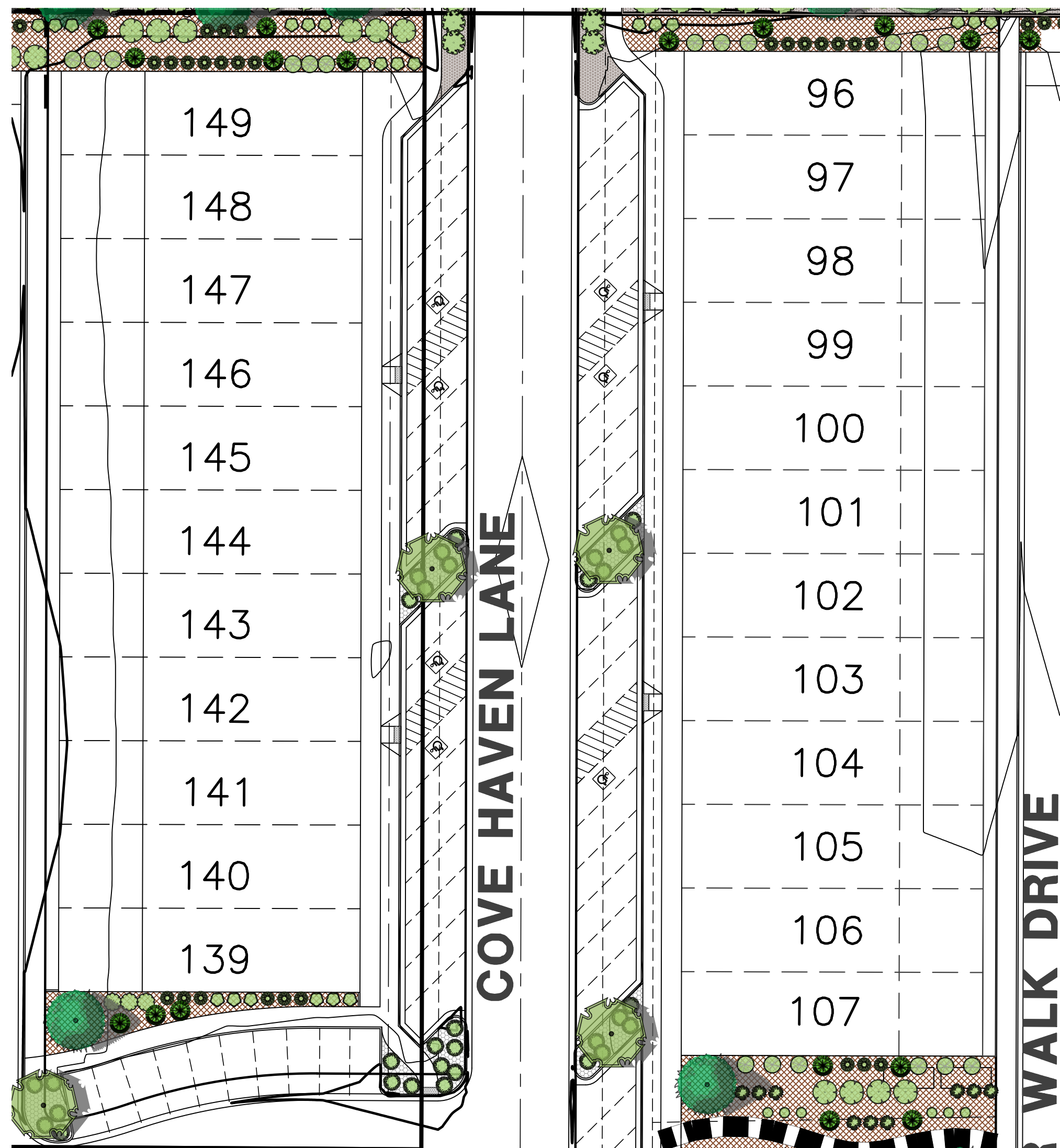
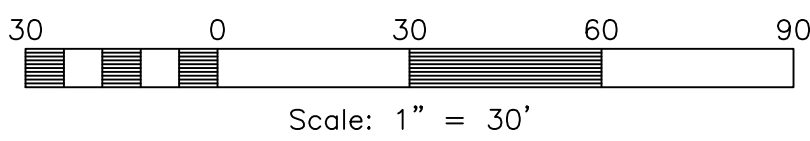
OTHER		
Symbol	Description	Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Rock Mulch - Brown/Tan Color - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Rock Mulch - Brown/Gray Color Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Diameter 3" Depth
	Shredded Wood Mulch - Large Chunk - Place mulch over 5 ounce Professional weed barrier in all planting beds. Contractor to provide samples. Materials must be heavy enough to not blow away in the wind.	Large Dia. 3" Depth
	Existing Vegetation to Remain - Damaged areas to be hydroseeded.	Existing
	Seed Mix - Drainage Area - See Seed Schedule.	Hydroseed
	Seed Mix - Road Right of Way - See Seed Schedule.	Hydroseed
	Hard Surface Trail	6' width
	Concrete Mow Strip	6"x6"
	Semi-Private Vinyl Fence	6" Height
	Split Rail Wood Fence	6" Height
	Private Vinyl Fence	6" Height



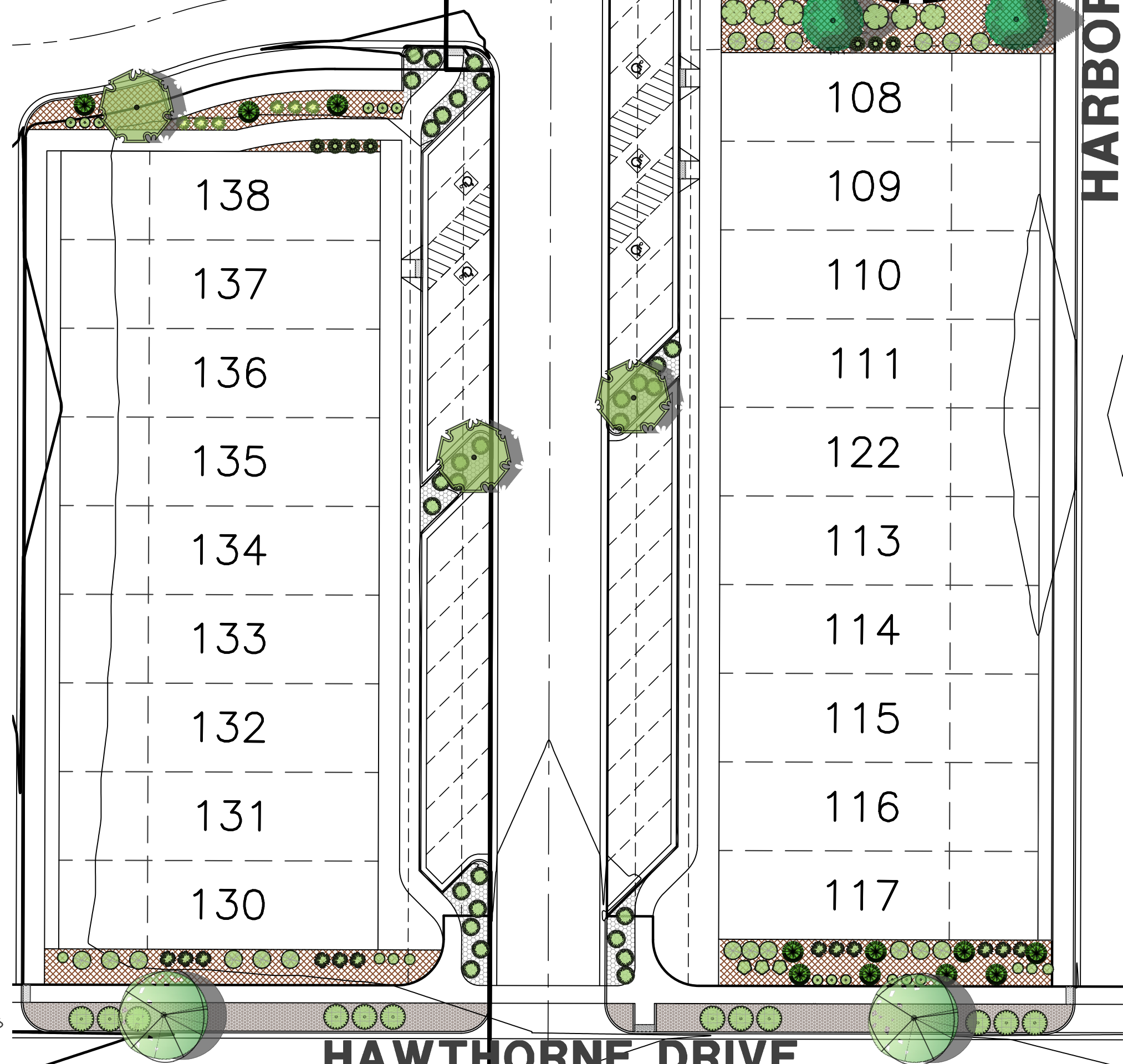
MIXED USE AREA



MIXED USE AREA

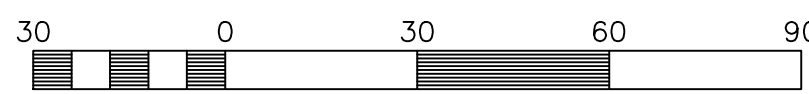


COVE HAVEN LANE

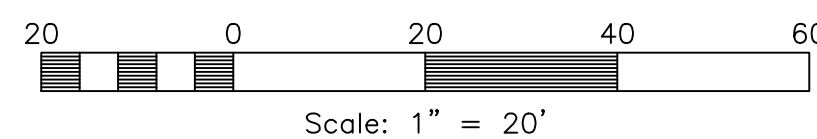
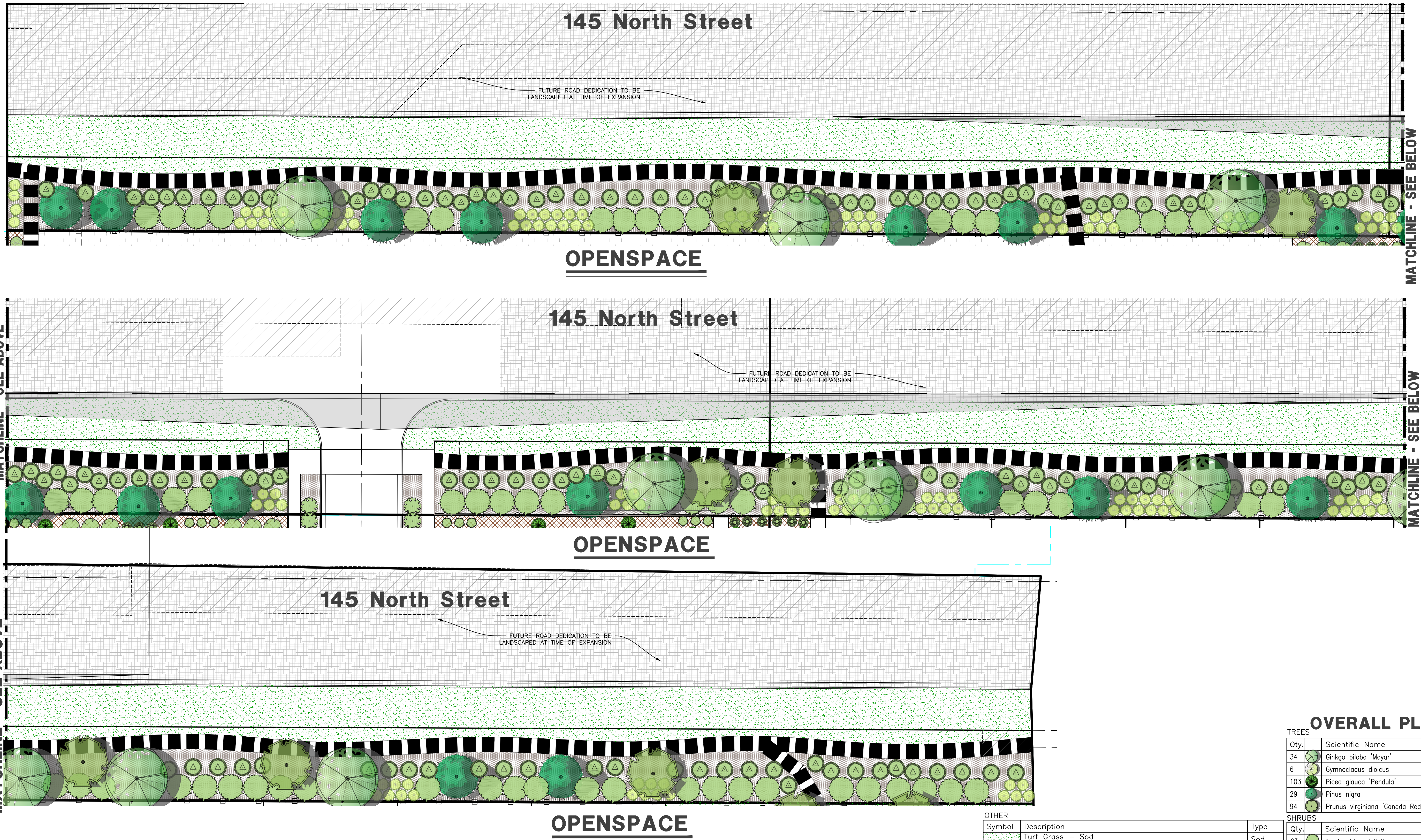


HAWTHORNE DRIVE

MIXED USE AREA



HARBOR WALK DRIVE



OTHER

Symbol	Description	Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Rock Mulch - Brown/Tan Color - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter
	Rock Mulch - Brown/Gray Color - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Shredded Wood Mulch - Large Chunk - Place mulch over 5 ounce Professional weed barrier in all planting beds. Contractor to provide samples. Materials must be heavy enough to not blow away in the wind.	Large Dia.
	Existing Vegetation to Remain - Damaged areas to be hydroseeded.	3" Depth
	Seed Mix - Drainage Area - See Seed Schedule.	Hydroseed
	Seed Mix - Road Right of Way - See Seed Schedule.	Hydroseed
	Hard Surface Trail	6' width
	Concrete Mow Strip	6"x6"
	Semi-Private Vinyl Fence	6' Height
	Split Rail Wood Fence	6' Height
	Private Vinyl Fence	6' Height

OVERALL PLANTING TABLE

TREES

Qty.	Scientific Name	Common Name	Size	Drought	E/D
34	Ginkgo biloba 'Mayar'	Maidenhair Tree	2" cal.	Yes	D
6	Gymnocladus dioica	Kentucky Coffeetree	2" cal.	Yes	D
103	Picea glauca 'Pendula'	Weeping White Spruce	6' Ht		E
29	Pinus nigra	Austrian Pine	6' Ht	Yes	E
94	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.	Yes	D

SHRUBS

Qty.	Scientific Name	Common Name	Size	Drought	Diameter	E/D
63	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.	Yes	10'	D
212	Caryopteris x clandonensis	Blue Mist Spirea	1 gal.	Yes	5'	D
184	Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.		8'	D
111	Ephedra nevadensis	Mormon Tea	1 gal.	Yes	4'	E
159	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	5 gal.	Yes	7'	D
177	Juniperus communis 'Mondap'	Alpine Carpet Juniper	1 gal.	Yes	3'	E
141	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	Yes	7'	E
128	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	Yes	8'	E
208	Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	1 gal.	Yes	3'	D
243	Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	1 gal.	Yes	4'	D
117	Rhus aromatica 'Gra-Low'	Gro-Low Sumac	5 gal.		8'	D
32	Rhus trilobata	Oakbrush Sumac	1 gal.	Yes	6'	D
87	Ribes aureum	Golden Currant	1 gal.	Yes	3'	D
72	Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	1 gal.	Yes	4'	D
127	Symphoricarpos alba	Common Snowberry	1 gal.		4'	D
166	Toxus media 'Hicksii'	Hicks Yew	5 gal.	Yes	8'	E
96	Viburnum tr. 'Bailey Compact'	American Cranberry	5 gal.	Yes	6'	D

ORNAMENTAL GRASS

Qty.	Scientific Name	Common Name	Size	Drought	Diameter
123	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.	Yes	4'
147	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Yes	4'