

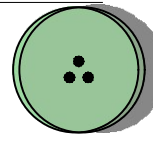
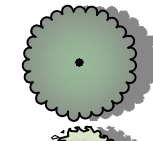
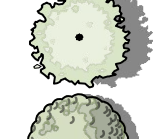
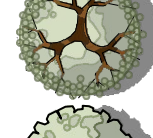
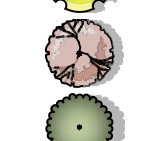
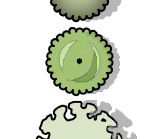
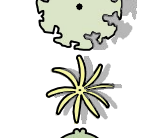
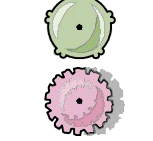
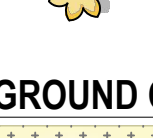
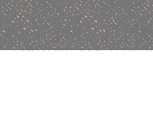
SITE NOTES:

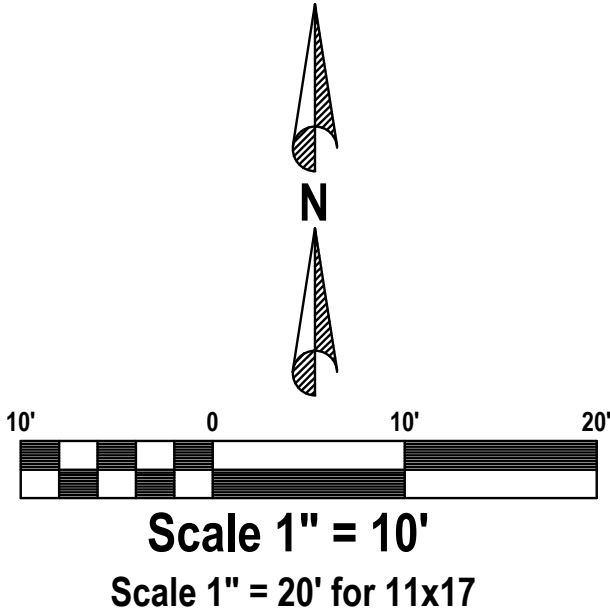
- GENERAL
1. ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT, AND ARC APPROVED.
 2. AREAS DISTURBED BY SITE DEVELOPMENT WILL BE RESTORED TO REFLECT THE CHARACTERISTICS OF THE NATURAL ENVIRONMENT OR/AND ENHANCED WITH PLANTS SELECTED FROM THE APPROVED PLANT LIST.
 4. PERMANENT DRIP IRRIGATION WILL BE PROVIDED FOR TREES. AS NEEDED IRRIGATION WILL BE PROVIDED FOR OTHER LANDSCAPING IN PRIVATE AND TRANSITIONAL AREAS. EXCLUDING TREES, PERMANENT IRRIGATION OF THE NATIVE AREAS IS NOT PERMITTED.
 6. OWNERS WILL VEGETATE, IRRIGATE, AND MAINTAIN THE AREA FROM THE EDGE OF ASPHALT TO THE PRIVATE AREA WITH PLANTS AND TREES SELECTED FROM THE APPROVED PLANT LIST.
 8. OWNERS ARE RESPONSIBLE TO PROVIDE ACCESS TO AND TO REPAIR DAMAGE THAT MAY OCCUR WITHIN THE PUES AND RIGHTS-OF-WAY BY ANY UTILITY COMPANY OR THE ASSOCIATION FOR ANY SERVICES, REPAIRS, OR MAINTENANCE INCLUDING SNOW REMOVAL.
 10. ALL WORK IS TO BE PERFORMED BY AN EXPERIENCED LANDSCAPE CONTRACTOR WITH NO LESS THAN FIVE(5) YEARS OF EXPERIENCE OF PROJECTS SIMILAR IN SCOPE AND SIZE.
 11. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION, ALL UTILITIES MUST BE CLEARLY MARKED. BEFORE EXCAVATION ALL UTILITIES ARE TO BE POT-HOLED BY HAND OR EQUIPMENT IN A MANNER THAT DOES NOT CAUSE DAMAGE.
- UTILITY SETBACKS:
WATER & SEWER LINES - 10 FEET
GAS LINES - 4 FEET
FIRE HYDRANTS- 5 FEET (LIMIT PLANT HEIGHT TO 8")
12. CONTRACTOR TO VERIFY ALL PLANT LOCATIONS AND QUANTITY BEFORE INSTALLATION. IF DISCREPANCIES BETWEEN PLAN AND PLANTING SCHEDULE EXIST, PLAN TAKES PRECEDENCE OVER PLANTING SCHEDULE.
 13. ANY FIELD ADJUSTMENTS TO PLANT LOCATIONS SHALL BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ANY PLANT LOCATION ADJUSTMENTS OR SUBSTITUTIONS SHALL BE APPROVED BY THE CITY PLANNING OFFICE PRIOR TO ANY CHANGE FROM THE APPROVED LANDSCAPE PLAN.
 14. THE WARRANTY PERIOD UNLESS STATED OTHERWISE WILL BE ONE YEAR AFTER SUBSTANTIAL COMPLETION. ALL LANDSCAPE MATERIAL DAMAGED OR DEAD DUE TO INSTALLATION METHODS WILL BE REPLACED AT OWNER'S DISCRETION.

LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 DRIVEWAY
- 4 PATIOS
- 5 HOT TUB
- 6 FLAGSTONE WALKWAY
- 7 EXISTING TREE TO BE REMOVED
- 8 TREES TO SCREEN HOT TUB FROM BACK NEIGHBORS
- 9 BOULDER STEPS

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES						
	1	EXISTING TREE	EXISTING TREE	EXISTING TREE		
DECIDUOUS TREES						
	3	ACER GLABRUM 25'H X 15'W Z3 RED FALL COLOR	ROCKY MOUNTAIN MAPLE	B&B	4"	CAL
	3	CERCOCARPUS MONTANUS 20'H X 8'W Z5	MOUNTAIN MAHOGANY	B&B	4"	CAL
	2	SORBUS SCOPULINA 20'H X 10'W Z3	WESTERN MOUNTAIN ASH	B&B	4"	CAL
EVERGREEN TREES						
	2	JUNIPERUS OSTEOSPERMA 40'H X 20'W Z3	UTAH JUNIPER	B&B		10' MIN.
	6	JUNIPERUS SCOPULORUM 30'H X 15' Z4	ROCKY MOUNTAIN JUNIPER	B&B		10' MIN.
SYMBOL QTY BOTANICAL NAME COMMON NAME CONT						
DECIDUOUS SHRUBS						
	13	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM 15'H X 4'W Z2 ORANGE-RED FALL COLOR	SERVICEBERRY	5 GAL		
	8	BERBERIS THUNBERGII 'ATROPURPUREA' 6'H X 7'W Z4	RED LEAF JAPANESE BARBERRY	5 GAL		
	3	CORNUS STOLONIFERA 'ARCTIC FIRE' 4'H X 4'W Z3 WHITE BLOOM LATE SPRING	ARCTIC FIRE DOGWOOD	5 GAL		
	9	POTENTILLA FRUTICOSA 4'H X 5'W Z3 YELLOW BLOOM JUNE TO SEPTEMBER	BUSH CINQUEFOIL	5 GAL		
	10	PRUNUS X CISTENA 10'H X 8'W Z2 PINK BLOOM SPRING DARK FOLIAGE	PURPLE LEAF SAND CHERRY	5 GAL		
	7	RHAMNUS FRANGULA COLUMNARIS 15'H X 4'W Z2	TALL HEDGE BUCKTHORN	5 GAL		
	11	RIBES ALPINUM 6'H X 6'W Z2 GREENISH YELLOW BLOOM APRIL	ALPINE CURRANT	5 GAL		
	1	SHEPHERDIA ARGENTEA 12'H X 12'W Z3 YELLOW BLOOM MARCH	SILVER BUFFALO BERRY	5 GAL		
	12	SORBARIA SORBIFOLIA 10'H X 10'W Z2 WHITE BLOOM JUNE TO JULY	ASH LEAF SPIREA	5 GAL		
	13	SYMPHORICARPOS OREOPHILUS 4'H X 10'W Z4 PINK BLOOM SPRING	MOUNTAIN SNOWBERRY	5 GAL		
	3	SYRINGA VULGARIS 'JOSEE' 6'H X 6'W Z3 PINK BLOOM LATE SPRING	JOSEE LILAC	5 GAL		
PERENNIALS						
	6	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' 3'H X 2'W Z3 YELLOW BLOOM JUNE TO SEPTEMBER	BLACK-EYED SUSAN	1 GAL		
GROUND COVERS						
	8,770 SF	NATIVE GRASS & SHRUB MIX HARD FESCUE, BIG BLUEGRASS, BLUE WILD RYE, SLENDER WHEATGRASS, SHEEP FESCUE, MOUNTAIN BROME, BLUE FLAX, SULPHUR FLOWER, BEARD TONGUE, BITTER BRUSH, BASIN SAGEBRUSH	RED LEDGES MIX 1	HYDROSEED		
MULCH						
	2,951 SF	4" WOOD MULCH	4" WOOD MULCH	MULCH		



Please move over to "x"

Please note: tree location is determined at the preconstruction landscape meeting before installing any landscaping.

RED LEDGES LANDSCAPE REQUIREMENTS:

- ONLY REQUIREMENTS THAT APPLY TO THIS PLAN HAVE BEEN LISTED
- 30 TREES PER ACRE REQUIRED (.52 ACRES)
 - .52 ACRES X 30 TREES = 16 TREES TOTAL
 - HALF OF TREES TO BE DECIDUOUS AND HALF TO BE EVERGREEN
 - ALL DECIDUOUS TREES TO BE 4-6" CAL. MINIMUM
 - ALL EVERGREEN TREES TO BE 10' IN HEIGHT

Red Ledges Hydroseed Mix 1	
SPECIES	LBS. PER ACRE
HARD FESCUE (FESTUCA OVINA)	3.00
BIG BLUEGRASS (POA AMPLA)	2.00
BLUE WILD RYE (ELYMUS GLAUCUS)	2.00
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS)	5.00
SHEEP FESCUE (FESTUCA TRACHYPHYLLA)	3.00
MOUNTAIN BROME (BROMUS CARINATUS)	4.00
BLUE FLAX (LINUM LEWISII)	0.50
SULPHUR FLOWER (ERIOGONIUM UMBELLATUM)	0.25
ROCKY MOUNTAIN PENSTEMON (PENSTEMON STRICTUS)	0.50
BITTER BRUSH (PURSHIA TRIDENTATE)	1.00
BIG SAGEBRUSH (ARTEMISIA TRIDENTATA)	0.25
TOTAL	21.50

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

BRYAN M. NICHOLAS, P.L.A.
SERIAL NO. 12902936-5301
DATE: 23 JAN 2025

BROADBENT
230 HAYSTACK MTN DR, HEBER CITY
UT

LANDSCAPE PLAN


380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: DAA DATE: 23 JAN 2025 SHEET
CHECKED BY: BMN REV: 00 SP1