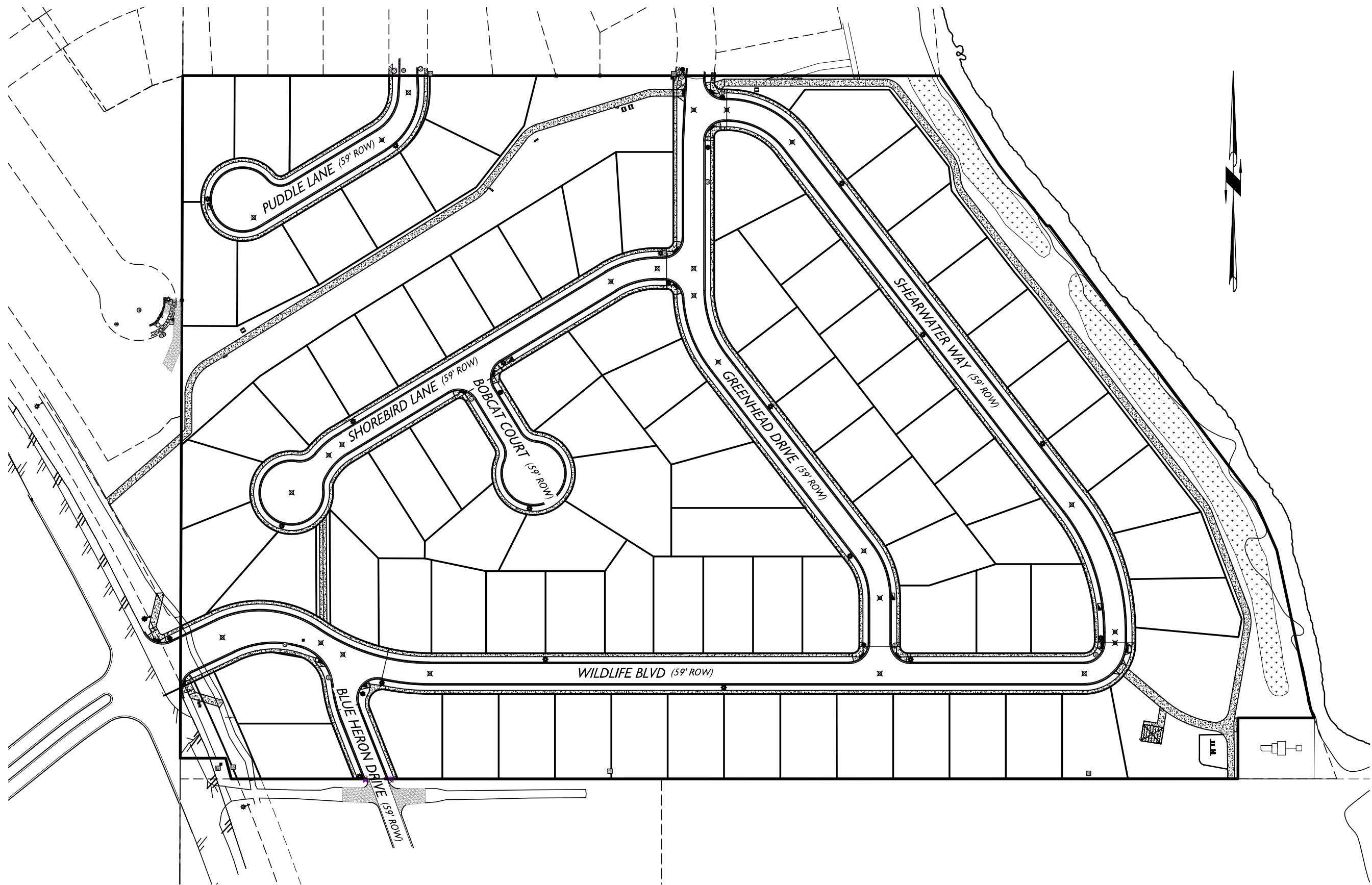


THE RESERVE ON THE LAKE

SARATOGA SPRINGS, UTAH.

PRELIMINARY CIVIL CONSTRUCTION PLANS



CITY 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 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.
- v. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- vi. 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.
- vii. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

ENGINEER'S NOTES

- 1. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS THE APPROVAL BLOCK HAS BEEN SIGNED BY THE APPROPRIATE AGENCIES. ALL WORK IS TO CONFORM TO THE CURRENT STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTAL INFORMATION OF SAID AGENCY.
- 2. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND IS TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES IN THE AREA.
- 3. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE. SUCH A GUARANTEE IS NOT POSSIBLE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES, AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- 4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR IS TO THOROUGHLY INVESTIGATE THE ACTUAL CONDITIONS OF THE SITE AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM IS TO BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY IN EARTHWORK QUANTITIES, ACTUAL OR RELATIVE.
- 5. MAVERICK ENGINEERING MAKES NO REPRESENTATION AS TO THE PRESENCE OF ROCK WITHIN EXCAVATION AREAS. ANY EXCAVATION IS TO BE CONSIDERED UNCLASSIFIED EXCAVATION, AND THE PRESENCE OF ROCK IS ONE OF THE EXISTING CONDITIONS THE CONTRACTOR IS EXPECTED TO FULLY INVESTIGATE PRIOR TO BIDDING THE WORK. NO CLAIM WILL BE MADE AGAINST MAVERICK ENGINEERING OR THE OWNER BASED ON MATERIALS ENCOUNTERED.
- 6. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS / PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE ENGINEER IS NOT RESPONSIBLE IF THE CONTRACTOR FAILS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 7. OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF MAVERICK ENGINEERING, BEFORE CONSTRUCTION STARTS. MAVERICK ENGINEERING WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL & VERTICAL CONDITIONS, MAVERICK ENGINEERING WILL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS AND/OR MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY MAVERICK ENGINEERING.
- 8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH EPA'S NPDES REGULATIONS 40-CFR-123, AND 40-CFR-123, AND 40-CFR-124 CONCERNING EROSION AND SEDIMENT CONTROL.
- 9. AN APPROVED GRADING AND DRAINAGE PLAN IS TO BE MAINTAINED ON SITE AT ALL TIMES. THIS IS TO BE MADE AVAILABLE TO INSPECTORS UPON REQUEST.
- 10. MAVERICK DOES NOT PROVIDE BUILDING FOUNDATION DESIGNS. REFER TO STRUCTURAL PLANS AND / OR GEOTECHNICAL REPORT FOR MATERIAL AND COMPACTION REQUIREMENTS UNDERNEATH BUILDING SLABS / STRUCTURAL FOUNDATIONS. MAKE NOTE IF SAID PLANS CALL FOR ADDITIONAL MATERIALS OR COMPACTION OR SIDEWALK IMMEDIATELY ADJACENT TO THE STRUCTURE / FOUNDATION.

DATA TABLE				
DESCRIPTION	QUANTITY	UNIT	QUANTITY	UNIT
TOTAL AREA	33.24	ACRES	1,448,154	SF
TOTAL NUMBER OF LOTS	86		86	EA
PERCENTAGE OF BUILDABLE LAND	64.6%		64.6%	
SENSITIVE LAND AREA	1.36	ACRES	59,045	SF
PERCENTAGE SENSITIVE LANDS OF TOTAL AREA	4.1%		4.1%	
PERCENTAGE SENSITIVE LANDS OF OPEN SPACE	28.5%		28.5%	
TOTAL OPEN SPACE	4.75	ACRES	207,098	SF
DEDICATED ROW	7.01	ACRES	305,163	SF
DENSITY	2.6	LOTS/ACRE	2.6	LOTS/ACRE

SITE SUMMARY TABLE			
DESCRIPTION	SF	ACRES	PERCENTAGE
TOTAL AREA	1,448,154	33.24	100%
IMPERVIOUS AREA	176,155	4.04	12%
LOT/BUILDING AREA	945,394	21.70	65%
LANDSCAPE AREA	197,628	4.54	14%
ROW AREA	305,163	7.01	21%
NUMBER OF LOTS	86		

SEWER NOTE

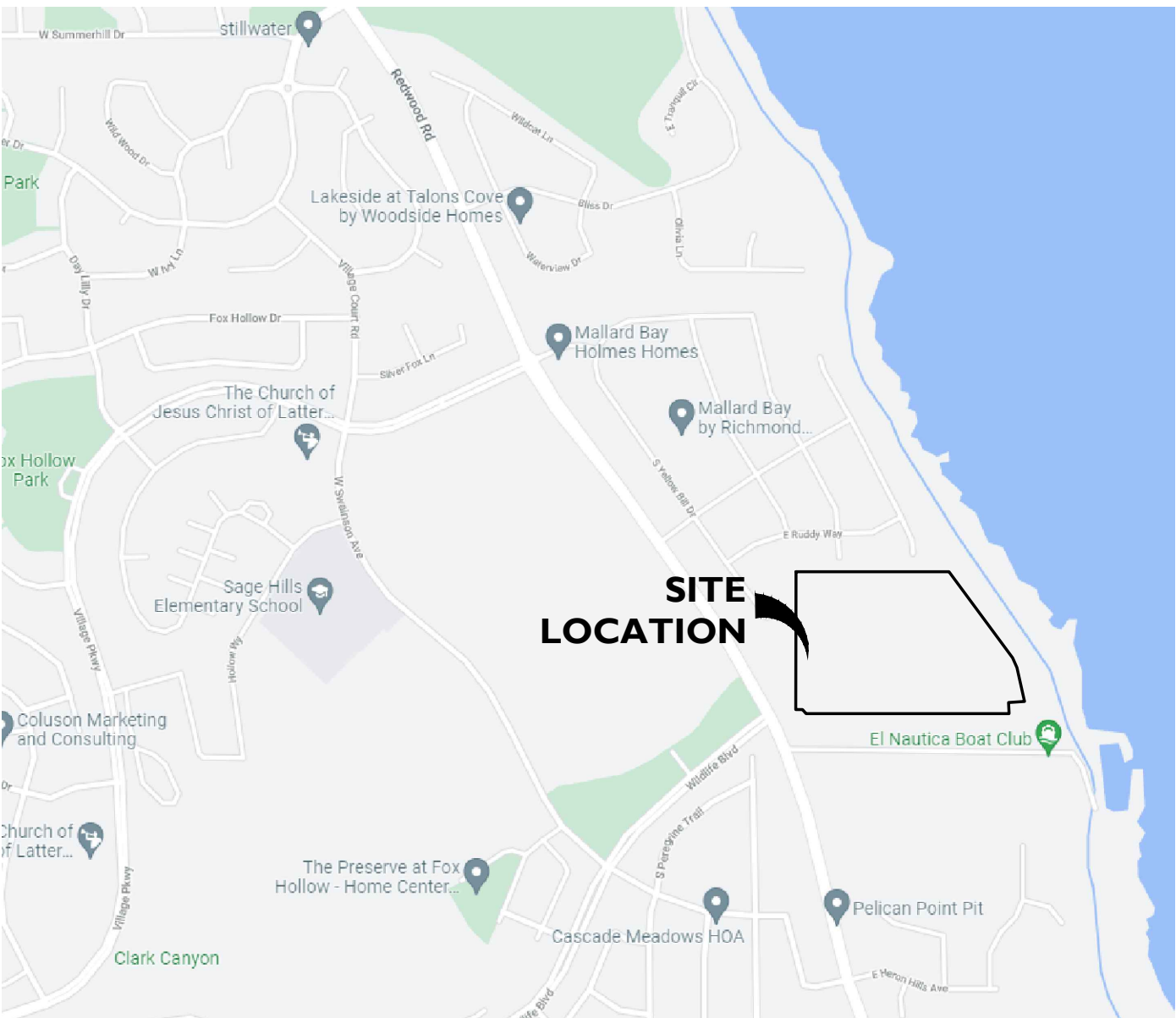
- i. ALL OBLIGATIONS ASSOCIATED WITH THE FOX HOLLOW INFRASTRUCTURE FINANCING DISTRICT MUST BE MET PRIOR TO OCCUPANCY

ENGINEER

CHAD R. THOMAS P.E.
MAVERICK ENGINEERING
121 W. ELECTION RD., STE. 160
DRAPER, UT 84020
TELEPHONE: (385) 295-1149

DEVELOPER / OWNER

RECOVERY CORP.
9710 S 700 E, STE 101
SANDY, UTAH 84070



VICINITY MAP

N. T. S.

BENCHMARK:

SURVEY PERFORMED BY ENSIGN ENGINEER. CONTACT BILL CLARK PRIOR TO CONSTRUCTION TO SET UP A PROJECT BENCHMARK OR CONTROL STAKING 801-255-0529

SHEET INDEX

COVER SHEET.....	C100
PLAT.....	C110
EXISTING TOPOGRAPHY.....	C120
ALTA SURVEY.....	C121
OVERALL SITE PLAN.....	C200
SITE PLAN.....	C201
SITE PLAN.....	C202
OFFSITE PLAN.....	C203
OVERALL GRADING PLAN.....	C300
GRADING PLAN.....	C301
GRADING PLAN.....	C302
GRADING PLAN.....	C303
GRADING PLAN DETAILS.....	C304
OVERALL UTILITY PLAN.....	C400
UTILITY PLAN.....	C401
UTILITY PLAN.....	C402
DETAILS.....	C500
DETAILS.....	C501
DETAILS.....	C502
DETAILS.....	C503
DETAILS.....	C504
DETAILS.....	C505
LANDSCAPE AND IRRIGATION PLANS	



Know what's below.
Call before you dig.

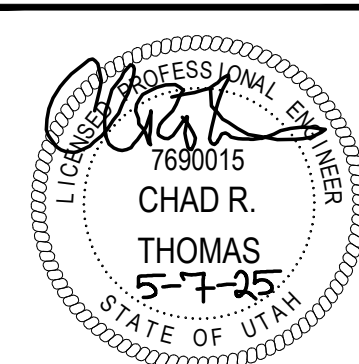
MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
121 W. ELECTION RD. STE. 160
ENGINEER FIRM # E-15089
SURVEY FIRM # S-104514
Tel: (385) 295-1149 Fax: (432) 262-0989
www.Maverick-Eng.com



DATE	BY	REVISIONS
APPR.		
BY		
REVISIONS		
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DRAWN BY: CRT	CRT	
CHECKED BY: CRT	CRT	
APPROVED BY: CRT	CRT	
DATE: 1/15/2020		
JOB: 200012		

COVER SHEET

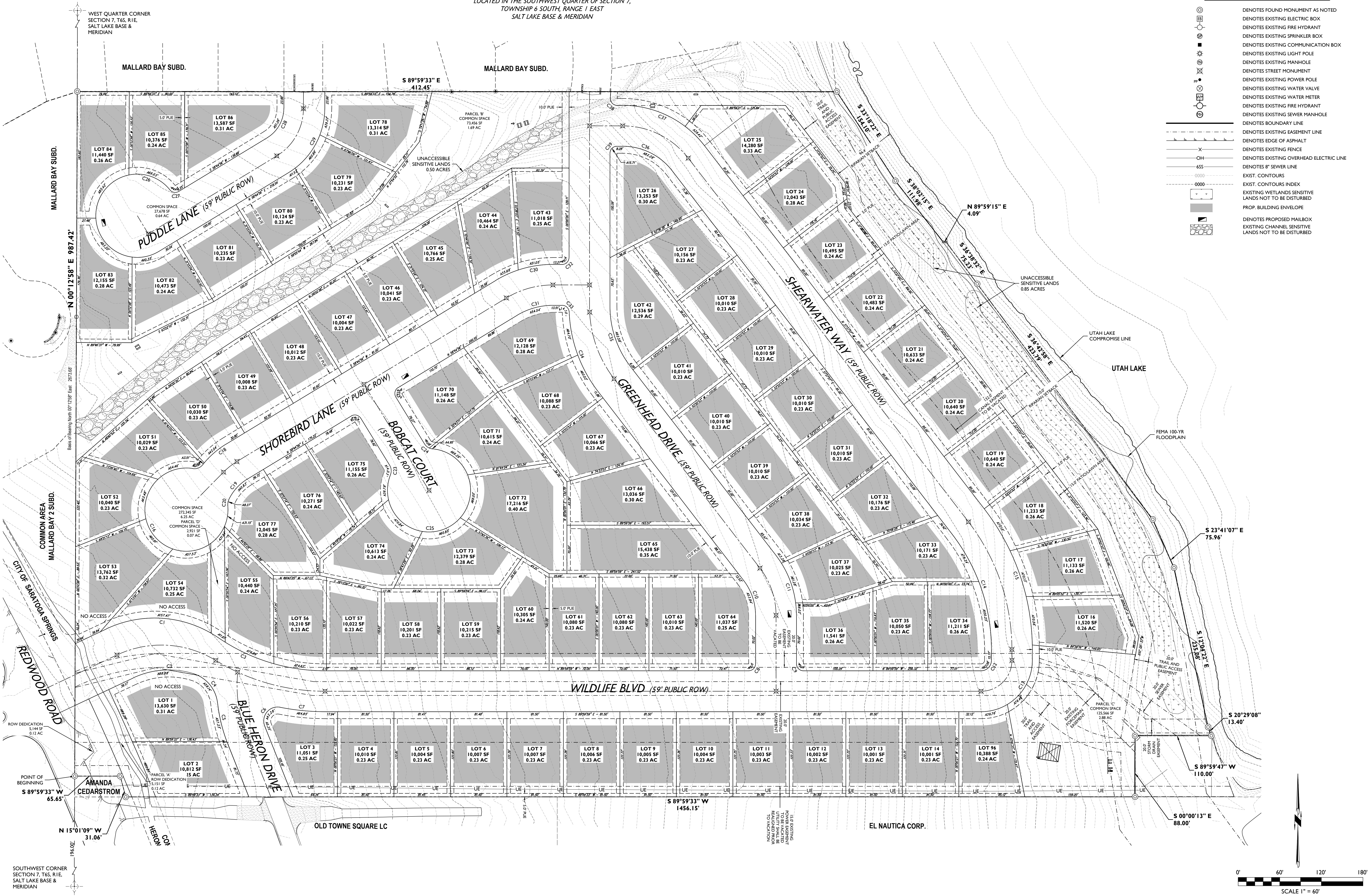
PRELIMINARY CIVIL CONSTRUCTION PLANS
THE RESERVE ON THE LAKE
SARATOGA SPRINGS, UTAH

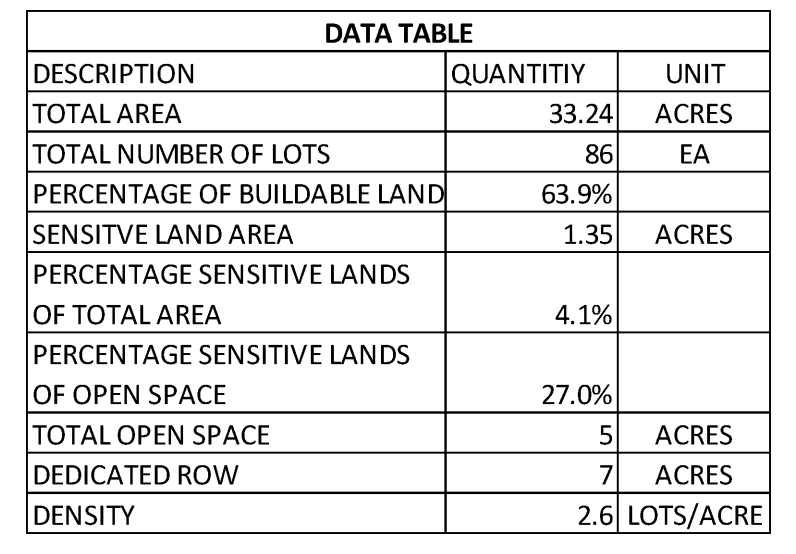


SHEET C100 OF XX

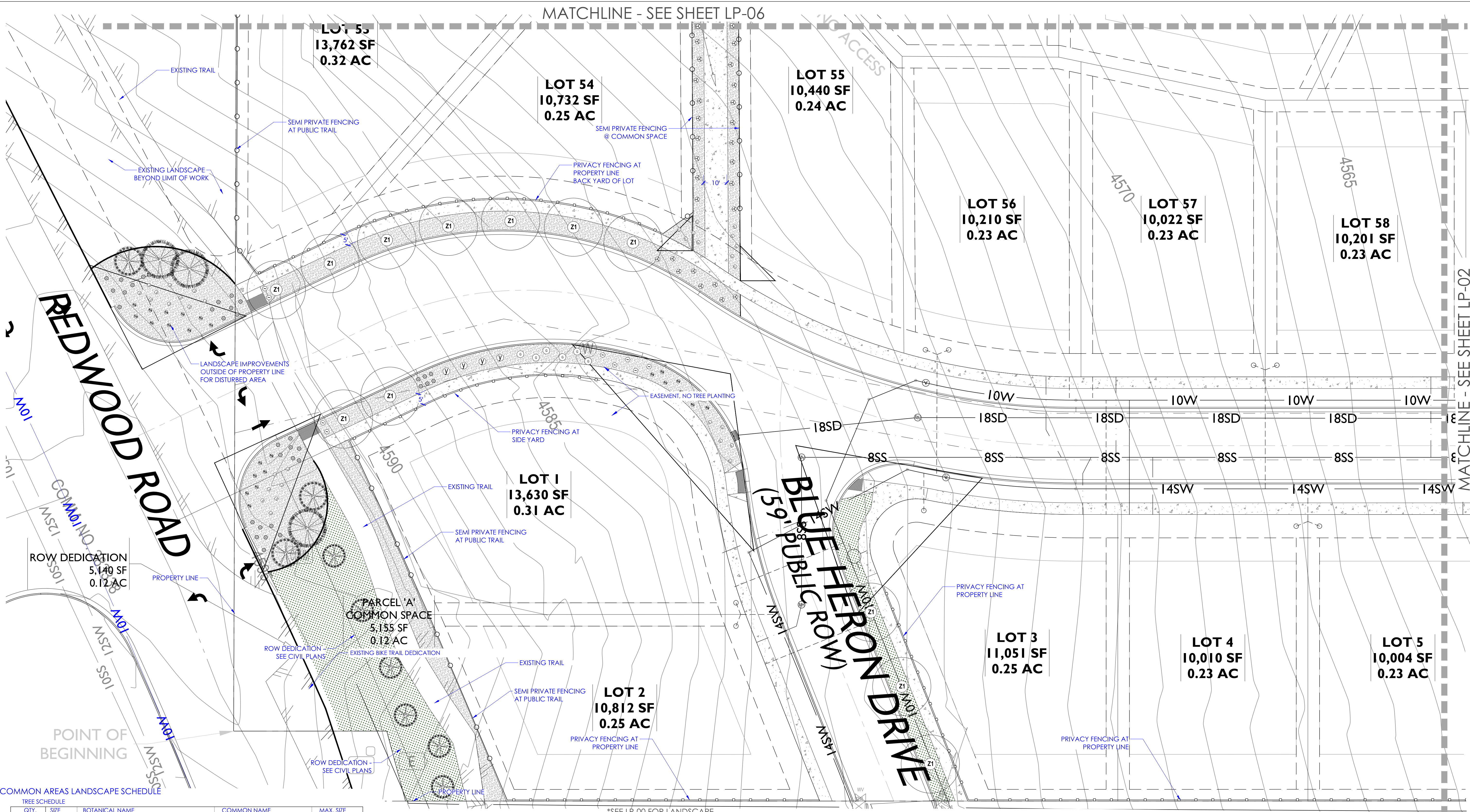
THE RESERVE ON THE LAKE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN





Know what's **below**.
Call before you dig.



COMMON AREAS LANDSCAPE SCHEDULE

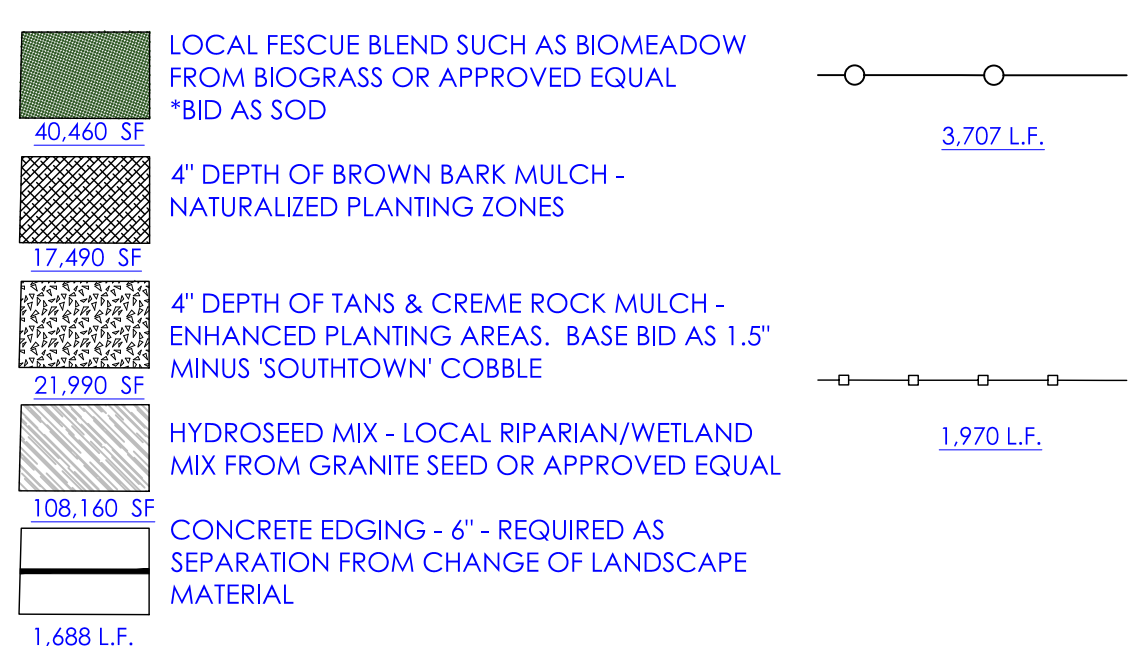
TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2' CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE							
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
34	(Symbol)	5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN 7 S.F.x(34) = 238
35	(Symbol)	1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS 2 S.F.x(35) = 70
44	(Symbol)	5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3.5'	GROUND COVER 10 S.F.x(44) = 440
60	(Symbol)	1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL 5 S.F.x(60) = 300
42	(Symbol)	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL 2 S.F.x(42) = 84
14	(Symbol)	1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS 8 S.F.x(14) = 112
17	(Symbol)	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS 3 S.F.x(17) = 51
31	(Symbol)	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL 4 S.F.x(31) = 124
4	(Symbol)	2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN 7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE



*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS (MULCH AREAS)

COMMON AREA FENCING (TYPE 1):
30% OPACITY - DETAIL 01
SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS
*BASE BID ON TUBE STEEL PICKET FENCING
*ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING

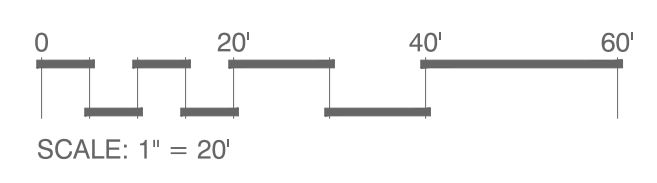
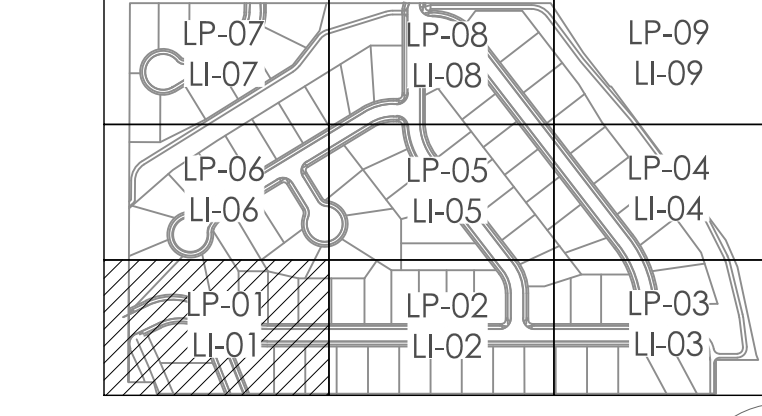
PRIVATE LOT FENCING (TYPE 2):
100% OPACITY - DETAIL 02
PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES
*BASE BID ON VINYL FENCING
*ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTEUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKIA OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

KEY MAP



LANDSCAPE ARCHITECT

URBAN STUDIO

511 W. 200 S. SUITE 125
S.L.C. UTAH 84101
OFFICE: 801.521.2370
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CONTACT
JEFF RICHARDSON
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State of Utah

JEFF RICHARDSON

1166857-5301

7/21/2025

Licensed Landscape Architect

THE RESERVE ON THE LAKE

HOA COMMON AREA

SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-01

MATCHLINE - SEE SHEET LP-05

MATCHLINE - SEE SHEET LP-01

MATCHLINE - SEE SHEET LP-03

WILDLIFE BLVD (59' PUBLIC ROW)

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
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*PROVIDE 3" CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
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44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUNDCOVER	10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE

*SEE LP-00 FOR LANDSCAPE CALCULATIONS

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTAEUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

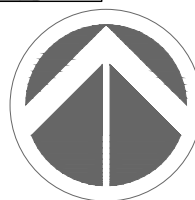
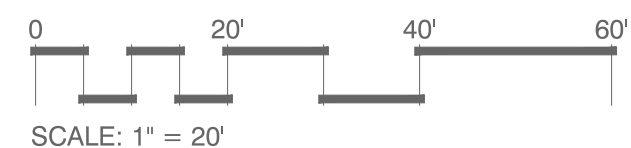
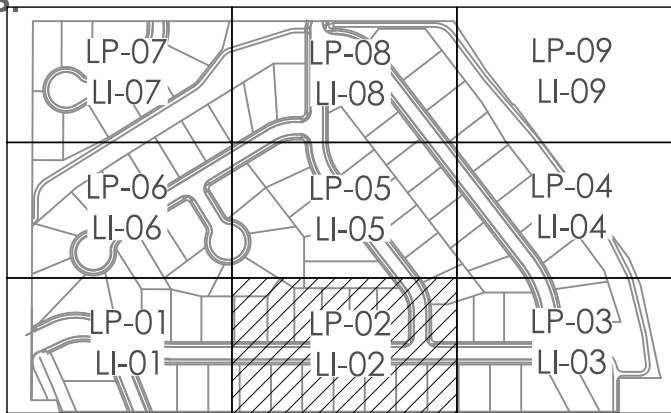
	LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD	40,460 SF 17,490 L.F.
	4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES	3,707 L.F.
	4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE	21,990 SF 1,970 L.F.
	HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL	108,160 SF 1,688 L.F.
	CONCRETE EDGING - 6" - REQUIRED AS SEPARATION FROM CHANGE OF LANDSCAPE MATERIAL	

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS (MULCH AREAS)

COMMON AREA FENCING (TYPE 1):
30% OPACITY - DETAIL 01
SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS
*BASE BID ON TUBE STEEL PICKET FENCING
*ALT BID OKAY FOR 4'-6" FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING

PRIVATE LOT FENCING (TYPE 2):
100% OPACITY - DETAIL 02
PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES
*BASE BID ON VINYL FENCING
*ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6" HEIGHT

KEY MAP
N.T.S.



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

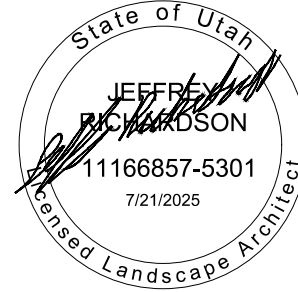
PLANTING PLAN

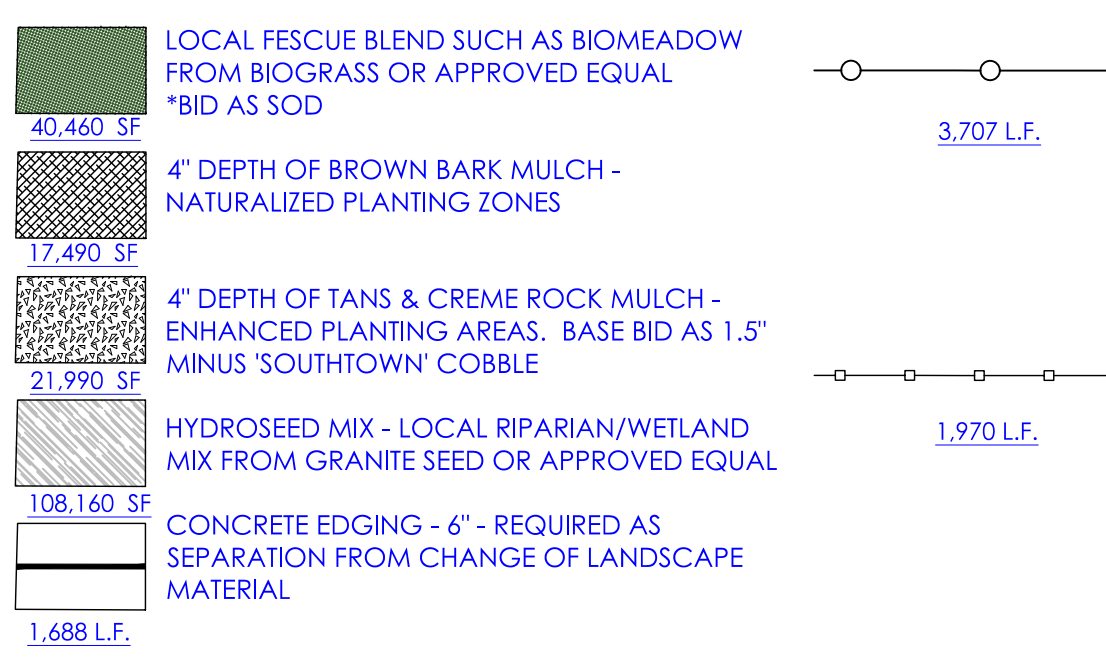
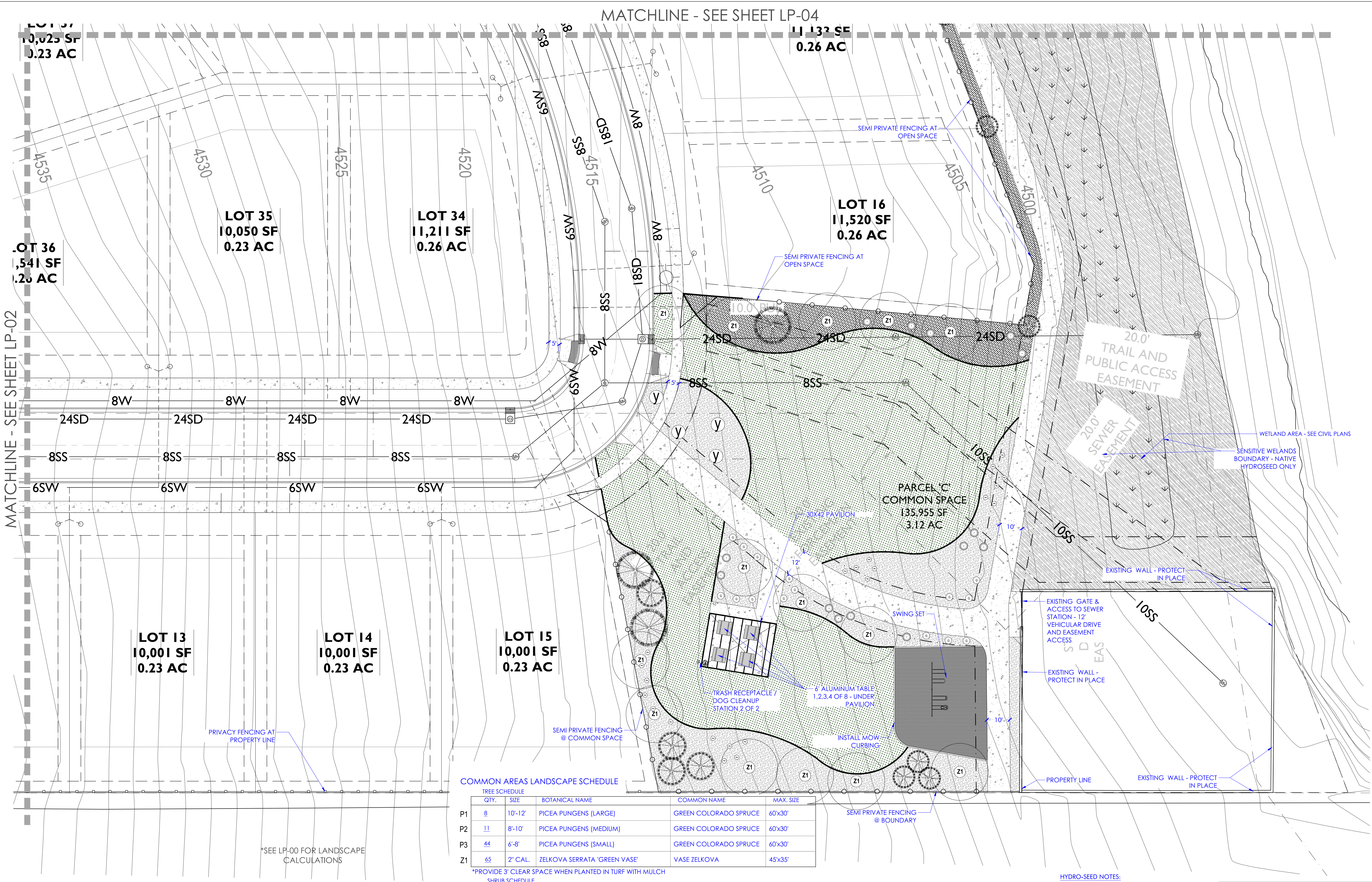
LP-02



511 W. 200 S. SUITE 125
SLC, UTAH 84101
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WWW.LANDSCAPEDSIGNGROUP.COM

CONTACT
JEFF RICHARDSON
JRICARDSON@LANDSCAPEDSIGNGROUP.COM





COMMON AREA FENCING (TYPE 1):
30% OPACITY - DETAIL 01
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HOA MAINTAINED ZONES
*BASE BID ON VINYL FENCING
*ALT BID OKAY - MUST BE SOLID
OPAQUE FENCING @ 6' HEIGHT

COMMON AREAS LANDSCAPE SCHEDULE

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*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

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31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

281

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

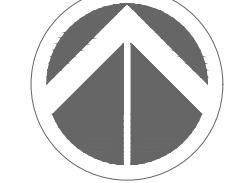
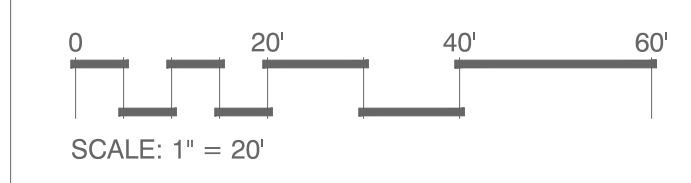
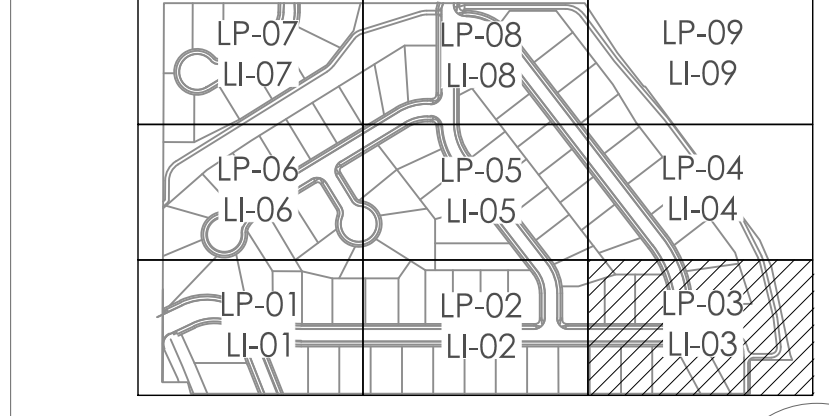
1,447 S.F. COVERAGE

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS./ACRE
ACHILLEA MILLEFOLIUM	2
AGROSIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPIOLARIUM	2
SPORTABOLUS AIROIDES	2

KEY MAP
N.T.S.



LANDSCAPE ARCHITECT

URBAN STUDIO

511 W. 200 S. SUITE 125
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JRICHARDSON@URBANSTUDIOARCHITECT.COM

State of Utah

JEFF RICHARDSON

1166857-5301

7/21/2025

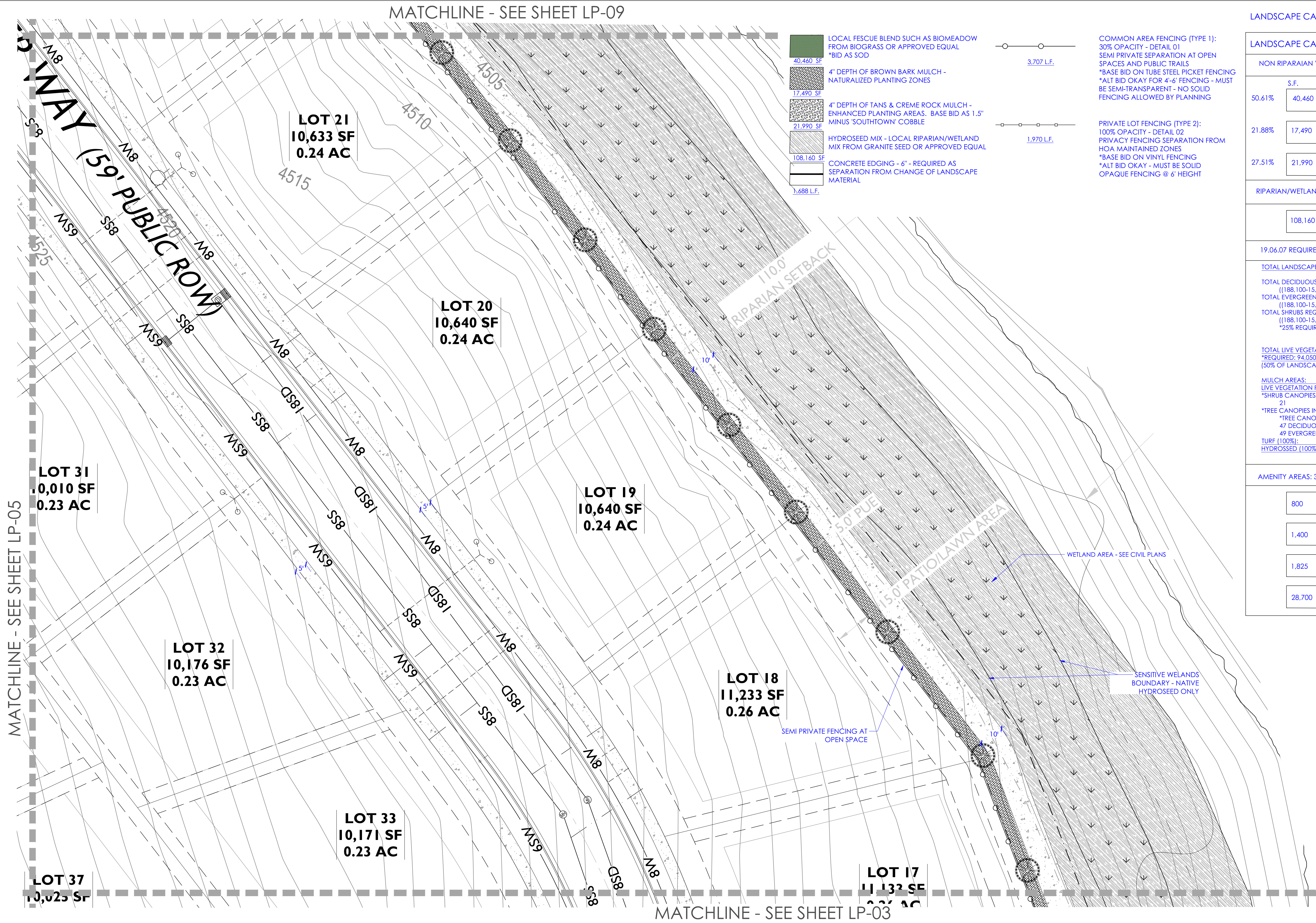
Licensed Landscape Architect

THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: 07.21.2025
ISSUED FOR:
RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-03



LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS - PRIVATE SITE COMMON AREAS

NON RIPARIAIN 'MANICURED' PLANTING AREAS: 79,940

S.F.			
50.61%	40,460	LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD	
21.88%	17,490	4" DEPTH OF BROWN BARK MULCH - NATURALIZED PLANTING ZONES	
27.51%	21,990	4" DEPTH OF TANS & CREME ROCK MULCH - ENHANCED PLANTING AREAS. BASE BID AS 1.5" MINUS 'SOUTHTOWN' COBBLE	

RIPARIAN/WETLAND/SLOPE STABILIZATION RESTORATION

108,160	HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
---------	--

19.06.07 REQUIRED LANDSCAPINGS

TOTAL LANDSCAPE AREA:	188,100 S.F.
TOTAL DECIDUOUS TREES REQUIRED:	65 PROVIDED: 65
TOTAL EVERGREEN TREES REQUIRED:	63 PROVIDED: 63
TOTAL SHRUBS REQUIRED:	83 PROVIDED: 281
TOTAL LIVE VEGETATION PROVIDED:	188,100 S.F.
*REQUIRED: 94,050	
(50% OF LANDSCAPE AREAS) / (40% IN MULCH AREAS)	
MULCH AREAS:	39,480
LIVE VEGETATION PROVIDED:	37,297 94.47%
*SHRUB CANOPIES:	1,447 3.67%
*TREE CANOPIES IN MULCH:	35,850 90.1%
*TREE CANOPIES EXCEED LANDSCAPE AREAS OVER HARDSCAPE	
47 DECIDUOUS @ 450 S.F.	21,150
49 EVERGREENS @ 300 S.F.	14,700
TURF (100%):	40,460 100%
HYDROSEED (100%):	108,160 100%

AMENITY AREAS: 32,725 - SEE OPEN SPACE WORKSHEET

800		AMENITY AREA - PAVILION AND SEATING
1,400		COMPACTED CRUSHER FINES
1,825		SOFT SURFACE - RUBBER PLAYGROUND MULCH AT SWING SET
28,700		LANDSCAPE TRAIL - SEE CIVIL PLANS

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZIGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE					
	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE	60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE	60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE	60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA	45'x35'

*PROVIDE 3" CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

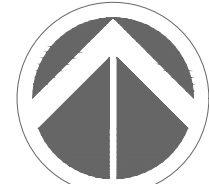
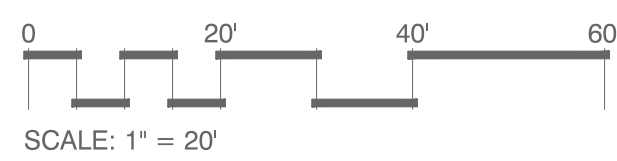
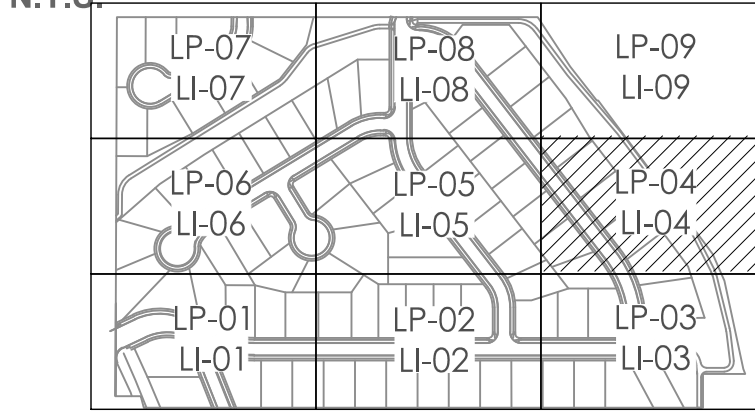
SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34		5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5x3'	EVERGREEN	7 S.F.x(34) = 238
35		1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5x1.5'	ORN. GRASS	2 S.F.x(35) = 70
44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUND COVER	10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

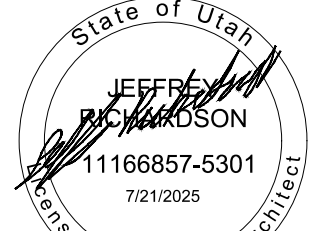
1,447 S.F. COVERAGE

KEY MAP
N.T.S.



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

LANDSCAPE ARCHITECT
URBAN STUDIO
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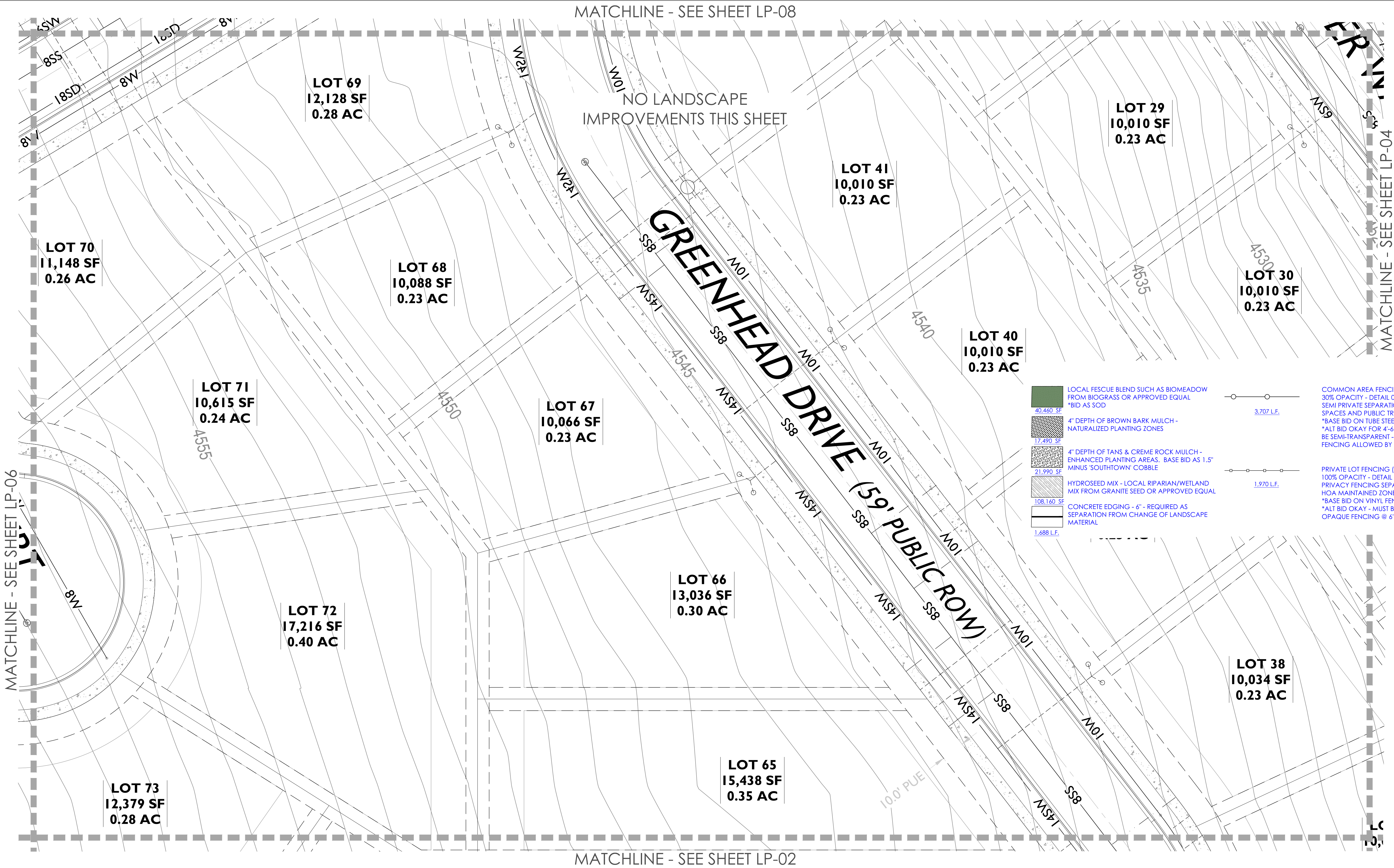
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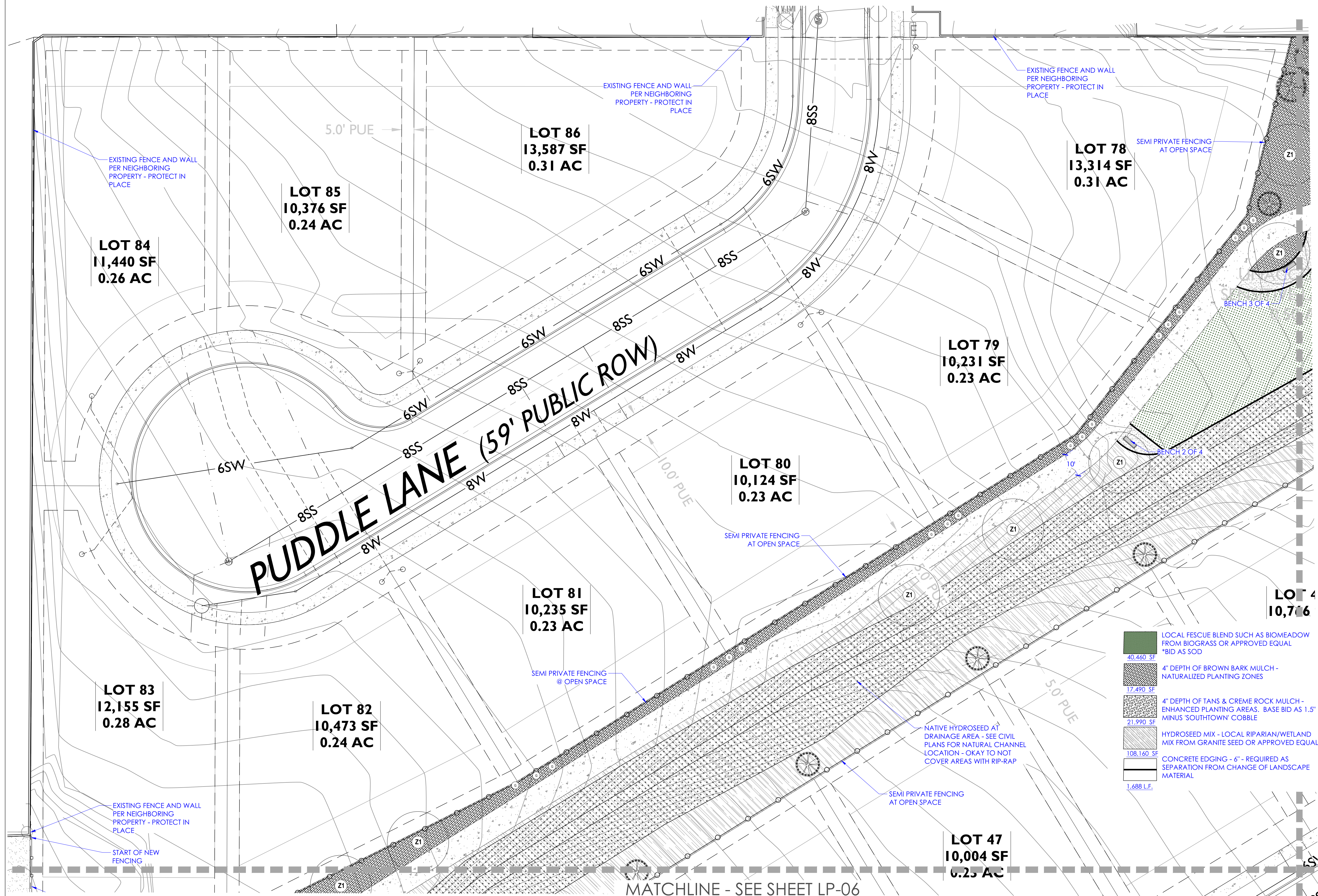
07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-04





*SEE LP-00 FOR LANDSCAPE CALCULATIONS

COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE 60'x30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE 60'x30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34	☉	5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN	7 S.F.x(34) = 238
35	☉	1 GAL.	BOUTELOUA G 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS	2 S.F.x(35) = 70
44	☉	5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUND COVER	10 S.F.x(44) = 440
60	☉	1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42	☉	1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5'x1.5'	PERENNIAL	2 S.F.x(42) = 84
14	☉	1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17	☉	1 GAL.	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS	3 S.F.x(17) = 51
31	☉	1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4	☉	2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

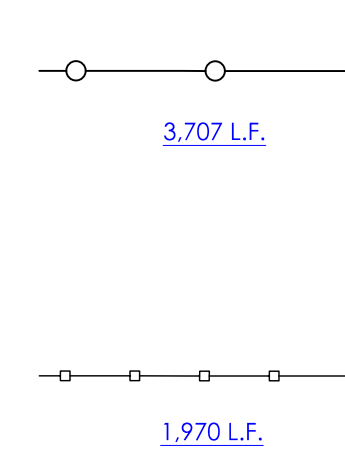
1,447 S.F. COVERAGE

*PROVIDE A WEED BARRIER AND/OR PRE-EM ALL PLANTER BEDS (MULCH AREAS)

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

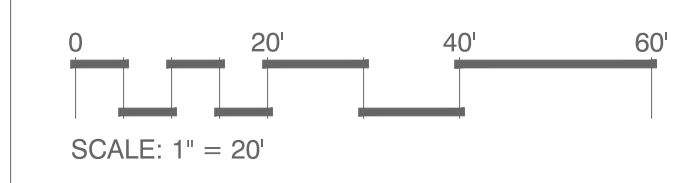
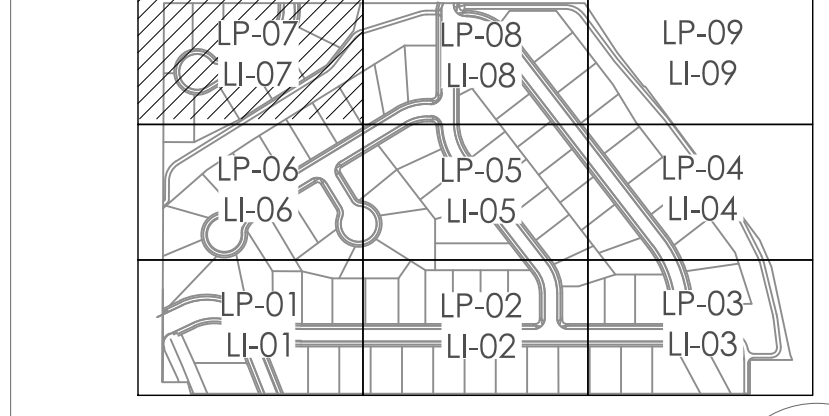
SPECIES	PLS/ACRE
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECURUS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTAEUS	3
PENSTEMON EATONII	3
RYA PALLI STOR	3



COMMON AREA FENCING (TYPE 1):
30% OPACITY - DETAIL 01
SEMI PRIVATE SEPARATION AT OPEN SPACES AND PUBLIC TRAILS
*BASE BID ON TUBE STEEL PICKET FENCING
*ALT BID OKAY FOR 4'-6' FENCING - MUST BE SEMI-TRANSPARENT - NO SOLID FENCING ALLOWED BY PLANNING

PRIVATE LOT FENCING (TYPE 2):
100% OPACITY - DETAIL 02
PRIVACY FENCING SEPARATION FROM HOA MAINTAINED ZONES
*BASE BID ON VINYL FENCING
*ALT BID OKAY - MUST BE SOLID OPAQUE FENCING @ 6' HEIGHT

KEY MAP



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025
RE-SUBMITTAL COMMENTS

PLANTING PLAN

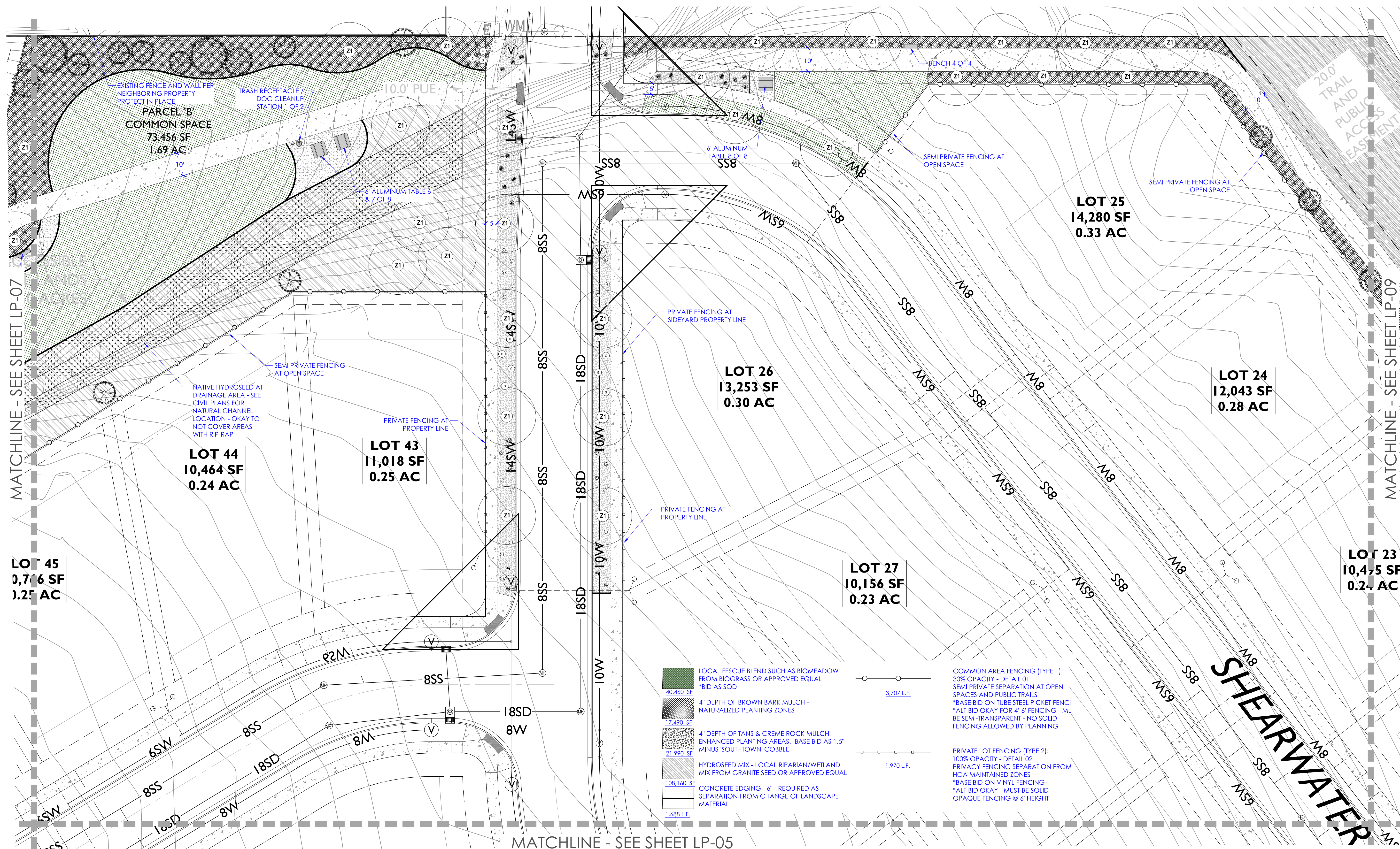
LP-07

THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

07.21.2025
RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-08



COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE					
	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
P1	8	10'-12'	PICEA PUNGENS (LARGE)	GREEN COLORADO SPRUCE	60'X30'
P2	11	8'-10'	PICEA PUNGENS (MEDIUM)	GREEN COLORADO SPRUCE	60'X30'
P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE	60'X30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA	45'X35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE								
QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
34		5 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	LOW	1.5'x3'	EVERGREEN	7 S.F.x(34) = 238
35		1 GAL.	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GAMA GRASS	LOW	1.5'x1.5'	ORN. GRASS	2 S.F.x(35) = 70
44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUNDCOVER	10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDER	LOW	1.5'x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	LOW	2.5'x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4.5 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

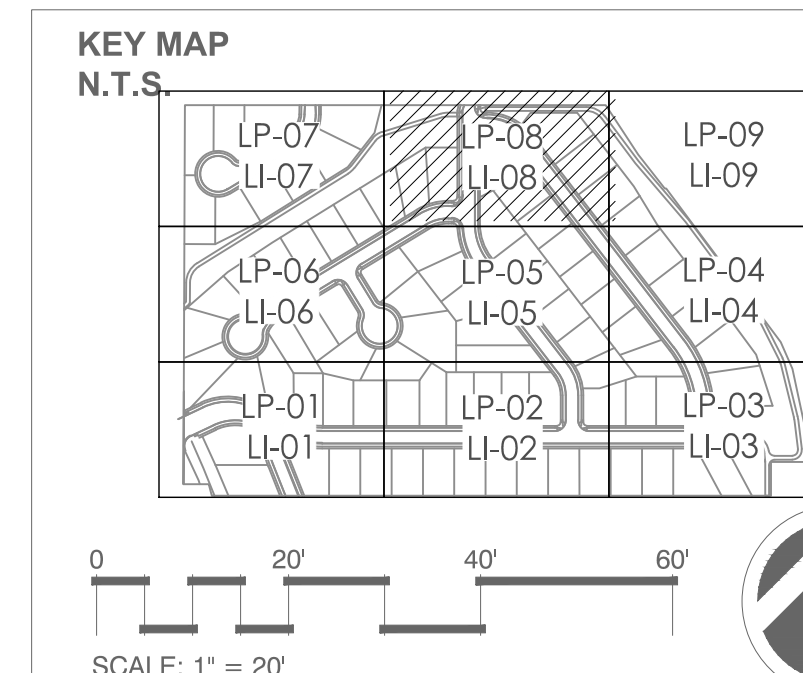
281 *PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS.

1,447 S.F. COVERAGE

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES

SPECIES	PLS/ACR
ACHILLEA MILLEFOLIUM	2
AGROSTIS GIGANTEA	5
ALOPECUROS PRATENSIS	3
BECKMANNIA SYZYGACHNE	3
BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX ACQUATULIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTEUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RUBES AUREUM	2
RUBECCHII OCCIDENTALIS	2
JUNIPERUS SCOPOLARIUM	2
SPORTABOLUS AIROIDES	2



THE RESERVE ON THE LAKE
HOA COMMON AREA
SARATOGA SPRINGS, UT

DATE: ISSUED FOR:

07.21.2025

RE-SUBMITTAL COMMENTS

PLANTING PLAN

LP-09

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS - PRIVATE SITE COMMON AREAS

NON RIPARIAIAN 'MANICURED' PLANTING AREAS: 79,940

50.61%	40,460	LOCAL FESCUE BLEND SUCH AS BIOMEADOW FROM BIOGRASS OR APPROVED EQUAL *BID AS SOD
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RIPARIAN/WETLAND/SLOPE STABILIZATION RESTORATION

108,160	HYDROSEED MIX - LOCAL RIPARIAN/WETLAND MIX FROM GRANITE SEED OR APPROVED EQUAL
---------	--

19.06.07 REQUIRED LANDSCAPINGS

TOTAL LANDSCAPE AREA:	188,100 S.F.
TOTAL DECIDUOUS TREES REQUIRED:	65 PROVIDED: 65
(1188,100-15,000)/3,000 = 57.7+(7)	
TOTAL EVERGREEN TREES REQUIRED:	63 PROVIDED: 63
(1188,100-15,000)/3,000 = 57.7+(5)	
TOTAL SHRUBS REQUIRED:	83 PROVIDED: 281
(1188,100-15,000)/3,000 = 57.7+(25)	
*25% REQUIRED AS 5 GALLON:	21 PROVIDED: 78
TOTAL LIVE VEGETATION PROVIDED:	188,100 S.F.
*REQUIRED: 94,050	
(50% OF LANDSCAPE AREAS) / (40% IN MULCH AREAS)	
MULCH AREAS:	39,480
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*TREE CANOPIES IN MULCH:	35,850 90.1%
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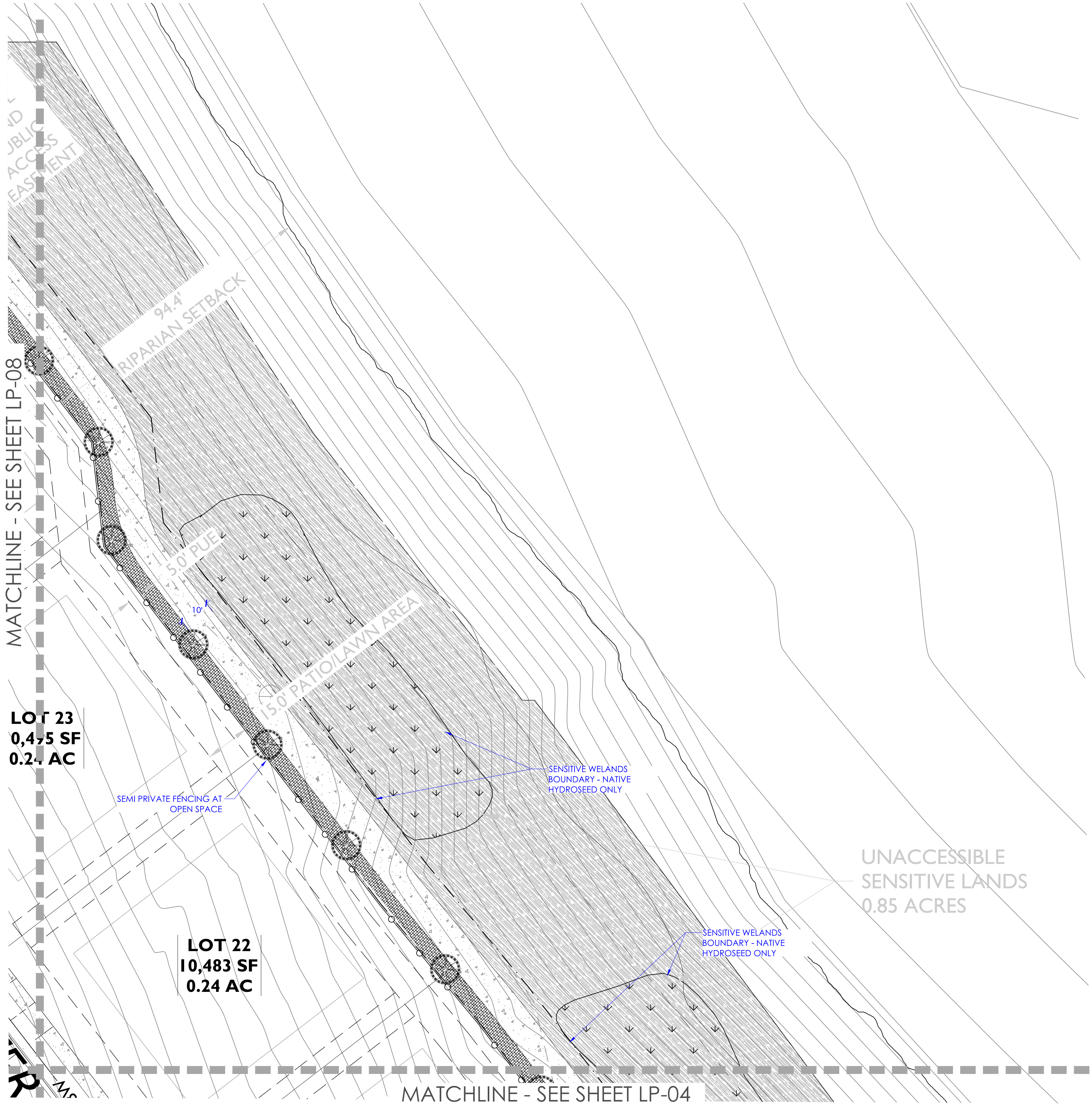
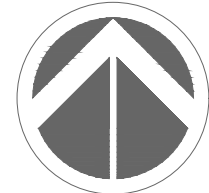
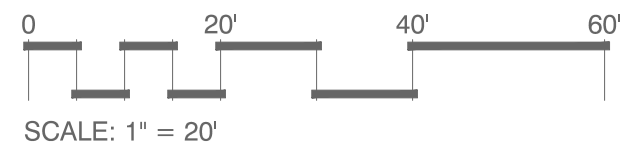
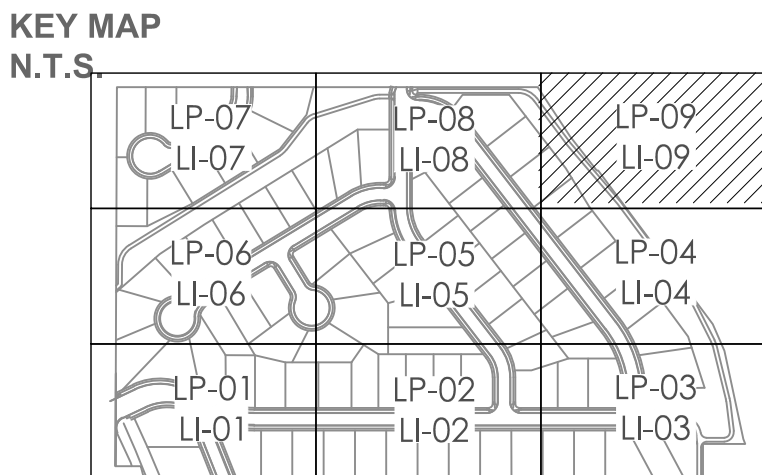
AMENITY AREAS: 32,725 - SEE OPEN SPACE WORKSHEET

800	AMENITY AREA - PAVILION AND SEATING
1,400	COMPACTED CRUSHER FINES
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28,700	LANDSCAPE TRAIL - SEE CIVIL PLANS

HYDRO-SEED NOTES:

1. SUGGESTED HYDROSEED SPECIES:

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BROMUS CILIATUS	3
CASTILLEJA MINOR	2
CAREX AQUATILIS	3
CORNUS SERICEA	3
IRIS MISSOURIENSIS	1
LUPINUS ARGENTUS	3
PENSTEMON EATONII	3
POA PALUSTRIS	3
RIBES AUREUM	2
RUDBECKII OCCIDENTALIS	2
JUNIPERUS SCOPULARIUM	2
SPORTABOLUS AIROIDES	2



COMMON AREAS LANDSCAPE SCHEDULE

TREE SCHEDULE				
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MAX. SIZE
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P3	44	6'-8'	PICEA PUNGENS (SMALL)	GREEN COLORADO SPRUCE 60'x30'
Z1	65	2" CAL.	ZELKOVA SERRATA 'GREEN VASE'	VASE ZELKOVA 45'x35'

*PROVIDE 3' CLEAR SPACE WHEN PLANTED IN TURF WITH MULCH

SHRUB SCHEDULE

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES	PRIVATE LIVE VEGETATION
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44		5 GAL.	EUONYMUS FORTUNEI 'COLORATA'	EVERGREEN WINTERCREEPER	MED	2'x3-5'	GROUND COVER	10 S.F.x(44) = 440
60		1 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	MED	3'x2.5'	PERENNIAL	5 S.F.x(60) = 300
42		1 GAL.	LAVANDULA 'MUNSTEAD'	MUNSTEAD LAVENDAR	LOW	1.5x1.5'	PERENNIAL	2 S.F.x(42) = 84
14		1 GAL.	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	MED	3.5'x3.5'	ORN. GRASS	8 S.F.x(14) = 112
17		1 GAL.	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	LOW	2.5x2'	ORN. GRASS	3 S.F.x(17) = 51
31		1 GAL.	SALVIA NEMOROSA 'SENSATION ROSE'	SENSATION ROSE SAGE	LOW	2'x2'	PERENNIAL	4 S.F.x(31) = 124
4		2 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED YUCCA	LOW	3'x3'	EVERGREEN	7 S.F.x(4) = 28

*PROVIDE A WEED BARRIER AND/OR PRE-EMERGENT IN ALL PLANTER BEDS

1,447 S.F. COVERAGE