

LEGEND

- 1 RESIDENCE
- 2 GARAGE
- 3 DRIVEWAY
- 4 PATIO
- 5 FIREPIT
- 6 10'X18' POOL
- 7 DRY RIVER BED
- 8 CONCRETE BLOCK WALKWAY
- 9 FESCUE BLEND GRASS LAWN
- 10 RE-SEED DISTURBED NATIVE AREA
- 11 EXISTING BOULDER RETAINING WALLS

SEE ENLARGED PLAN,
SHEET SP2



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: 19 APR 2024

STEWART RESIDENCE
 VICTORY RANCH, LOT 294

SITE PLAN



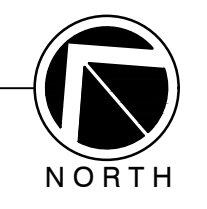
380 E Main St, Suite 204
 Midway, Ut 84049 ph. (801) 723-2000

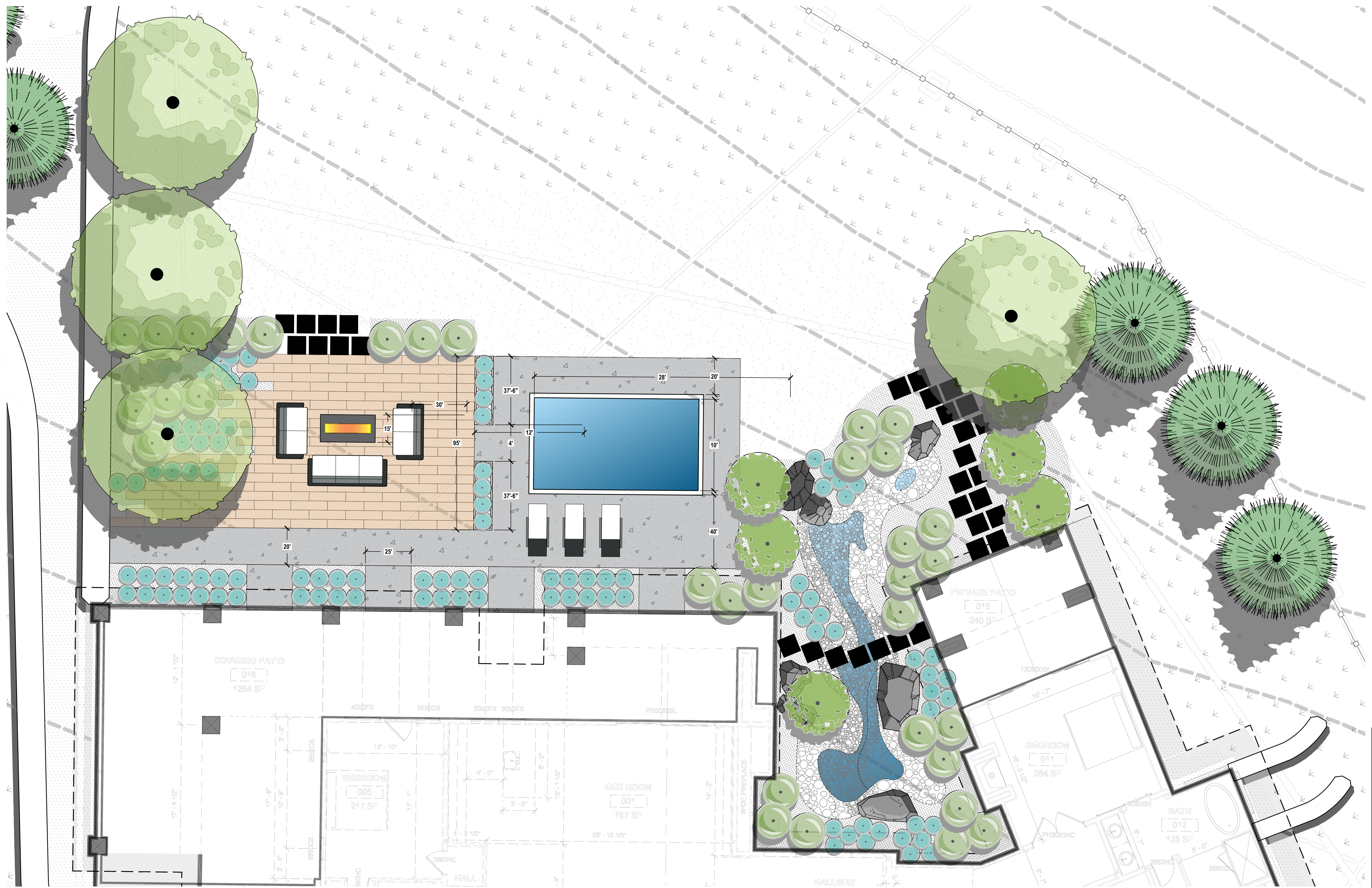
DESIGN BY: BMN
 DRAWN BY: BMN

DATE: 19 APR 2024
 REV: 00

SHEET
SP1

01 SITE PLAN, TYP
 10' 0 10'





02 ENLARGED SITE PLAN, TYP
NTS



NORTH

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: 19 APR 2024

STEWART RESIDENCE
VICTORY RANCH, LOT 294

ENLARGED
SITE PLAN



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

DESIGN BY: BMN
DRAWN BY: BMN

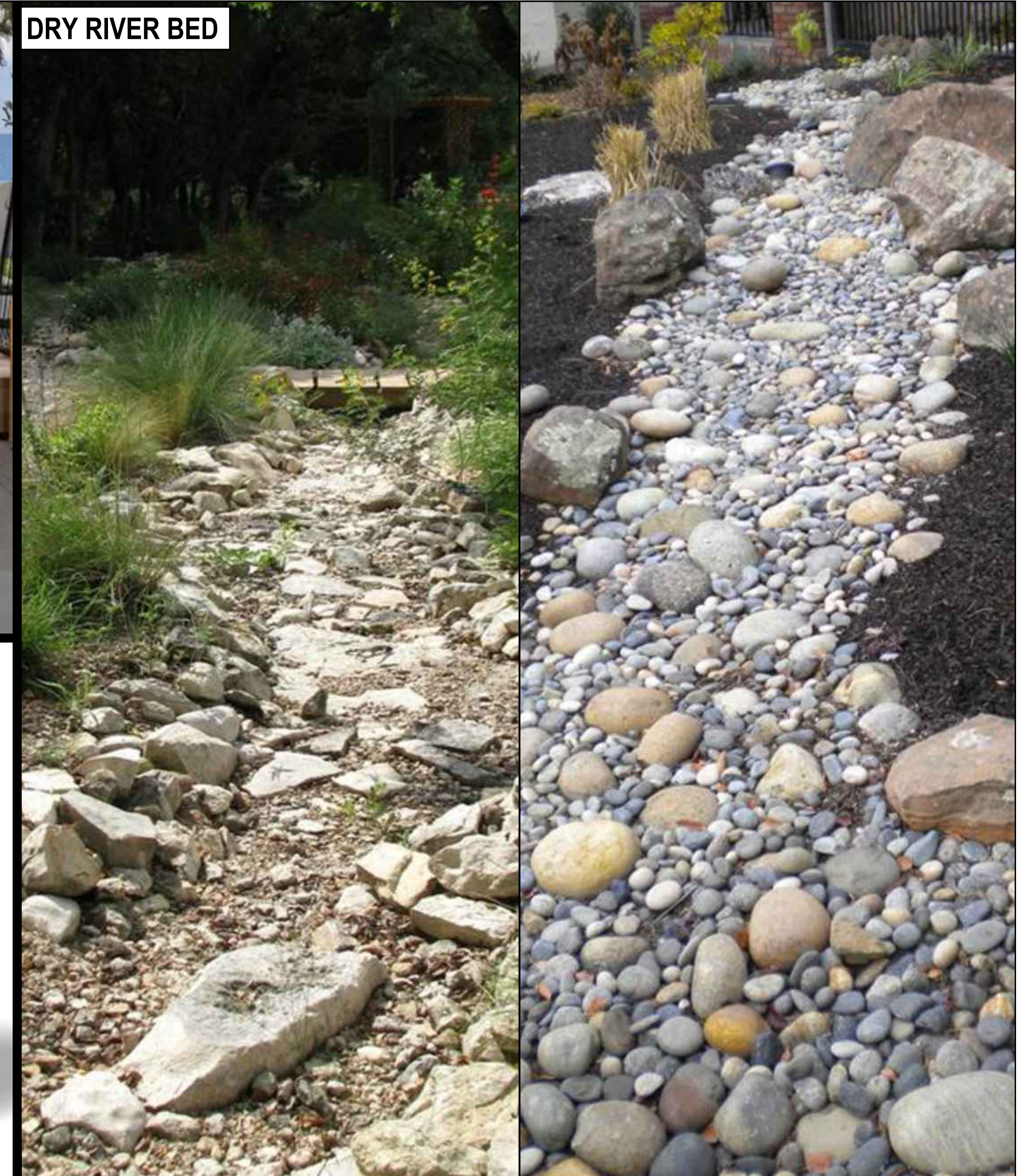
DATE: 19 APR 2024
REV: 00

SHEET
SP2

GAS FIRE PLACE



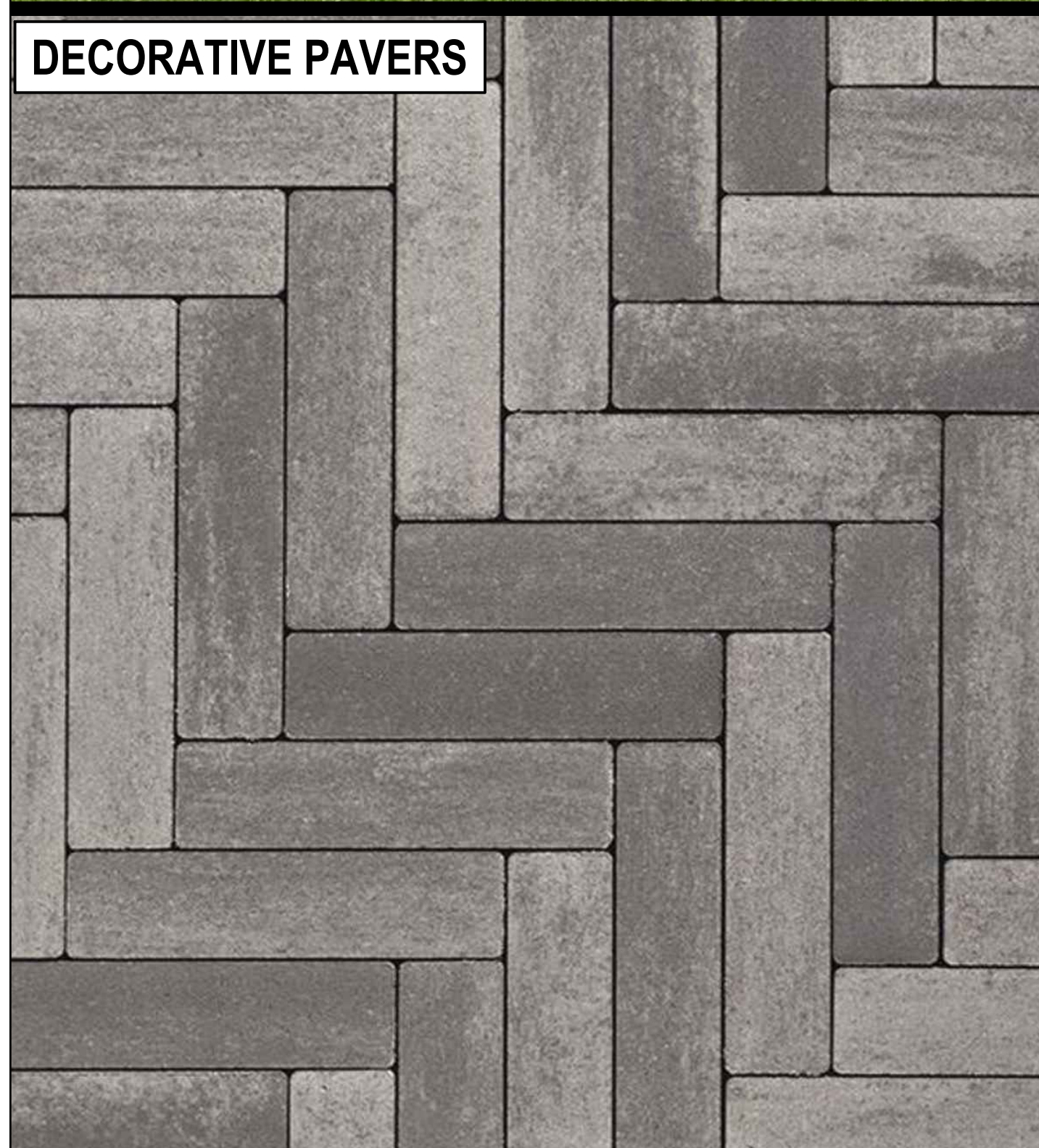
DRY RIVER BED



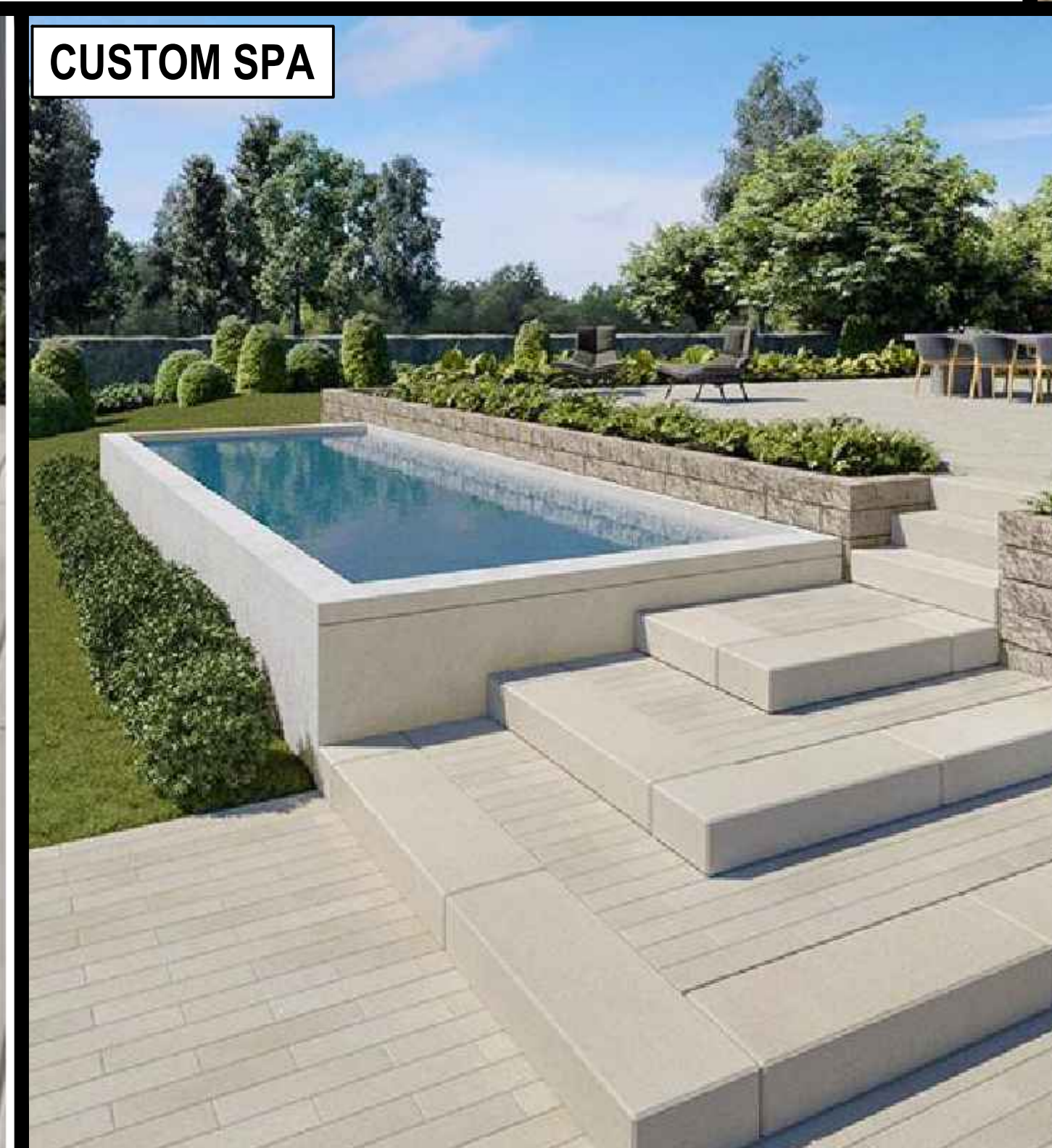
RAISED PLANTERS



DECORATIVE PAVERS



CUSTOM SPA



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: 19 APR 2024

STEWART RESIDENCE
VICTORY RANCH, LOT 294

PRECEDENCE PHOTOS

berg
LANDSCAPE ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000
DESIGN BY: BMN DATE: 19 APR 2024 SHEET
DRAWN BY: BMN REV: 00 **SP3**

PLANT SCHEDULE

3" CALIPER DECIDUOUS TREE 8
Acer glabrum / Rocky Mountain Maple
Alnus incana / Gray Alder
Populus x acuminata / Lanceleaf Cottonwood

2" CALIPER DECIDUOUS TREE 8
Acer ginnala / Amur Maple
Betula occidentalis / Water Birch
Populus tremuloides / Quaking Aspen
Quercus gambelii / Gambel Oak

10'-12' CONIFEROUS TREE 8
Picea engelmannii / Engelmann Spruce
Picea pungens / Colorado Spruce
Pinus edulis / Piñon Pine

12'+ CONIFEROUS TREE 8
Abies concolor / White Fir
Picea abies / Norway Spruce
Pinus nigra / Austrian Pine

#5 GAL. SHRUBS 5" DIA 45
Amelanchier alnifolia/Saskatoon Serviceberry
Cornus stolonifera/Red Osier Dogwood
Juniperus spp/Juniper
Mahonia/Oregon Grape
Nepeta spp/Catmint
Physocarpus malvaceus/Ninebark
Pinus mugo spp/Mugo Pine
Potentilla fruticosa/Potentilla
Ribes aureum/Golden Currant
Syringa vulgaris/Lilac

1 GAL. ORNAMENTAL GRASSES 145
Calamagrostis/Karl Foerster Feather Grass
Festuca ovina glauca/Elijah Blue Fescue
Grass
Panicum virgatum/Shenandoah Switch Grass

#5 GAL. SHRUBS 5" DIA 13
Amelanchier alnifolia/Saskatoon Serviceberry
Cornus stolonifera/Red Osier Dogwood
Juniperus spp/Juniper
Mahonia/Oregon Grape
Nepeta spp/Catmint
Physocarpus malvaceus/Ninebark
Pinus mugo spp/Mugo Pine
Potentilla fruticosa/Potentilla
Ribes aureum/Golden Currant
Syringa vulgaris/Lilac

6"-8" RIVER COBBLE 332 sf

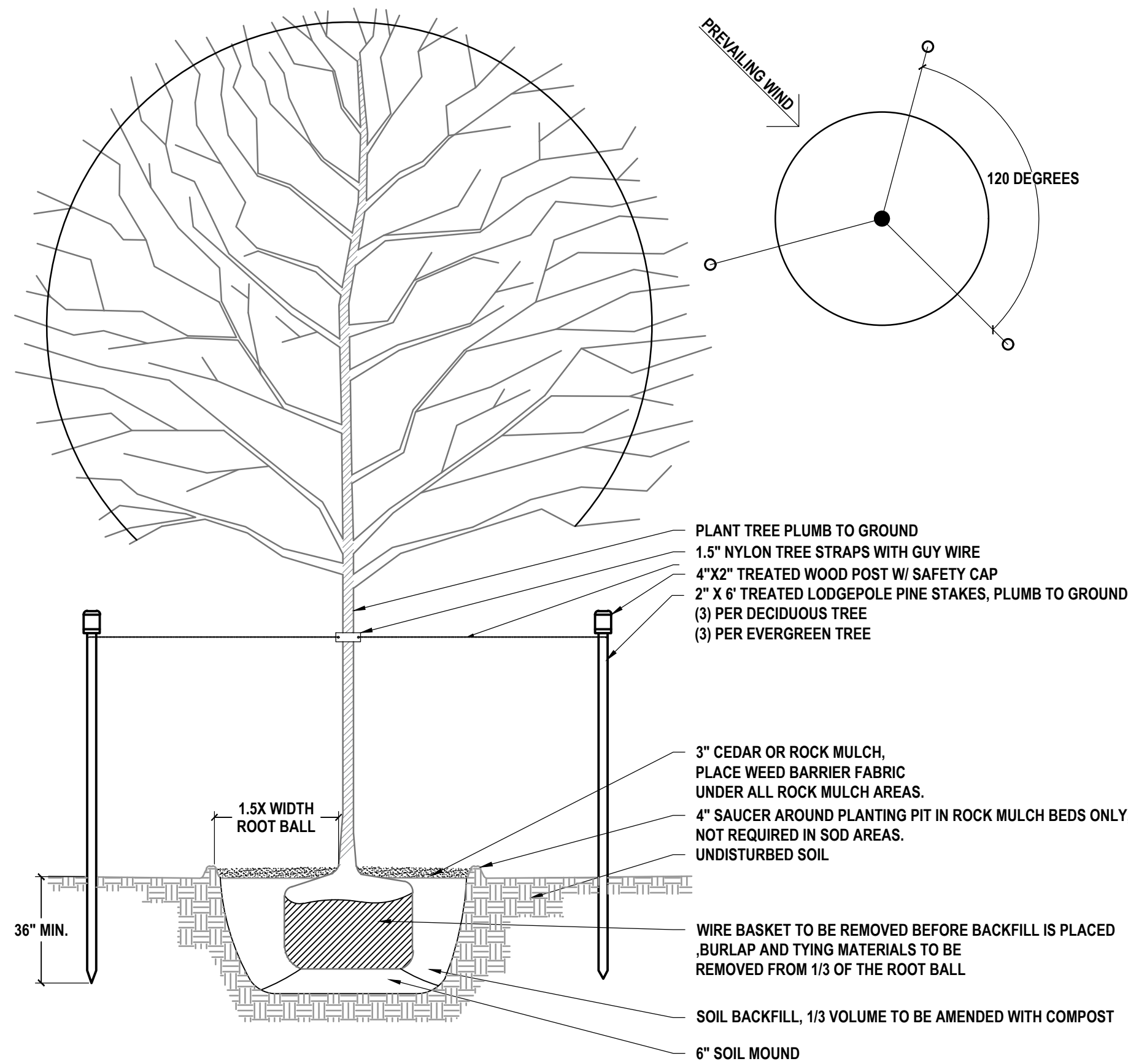
3"-6" RIVER COBBLE 364 sf

PLANTING BEDS (SHREDDED WOOD) 2,000 sf

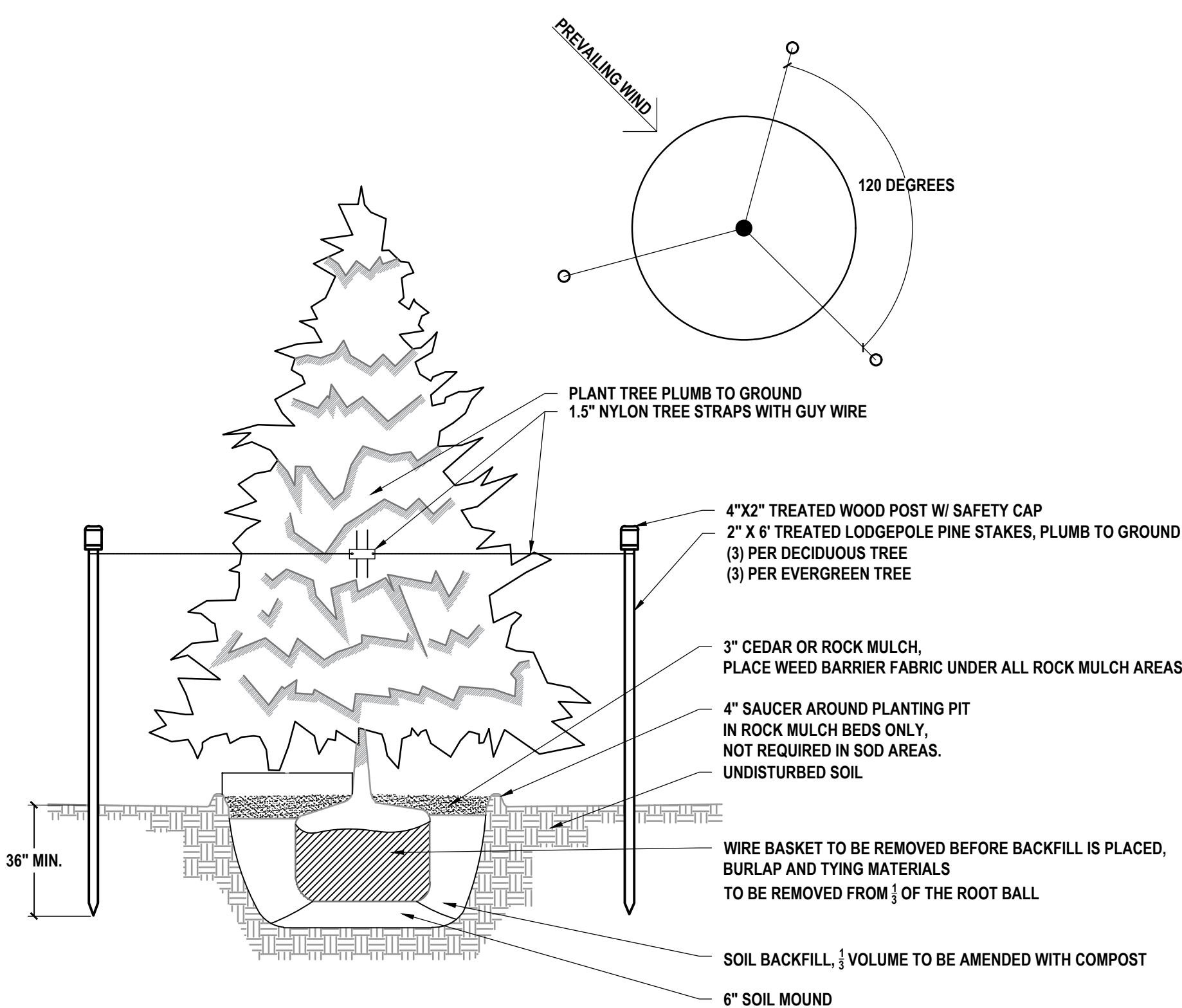
FESCUE BLEND TURF 1,500 sf

SITE NOTES:

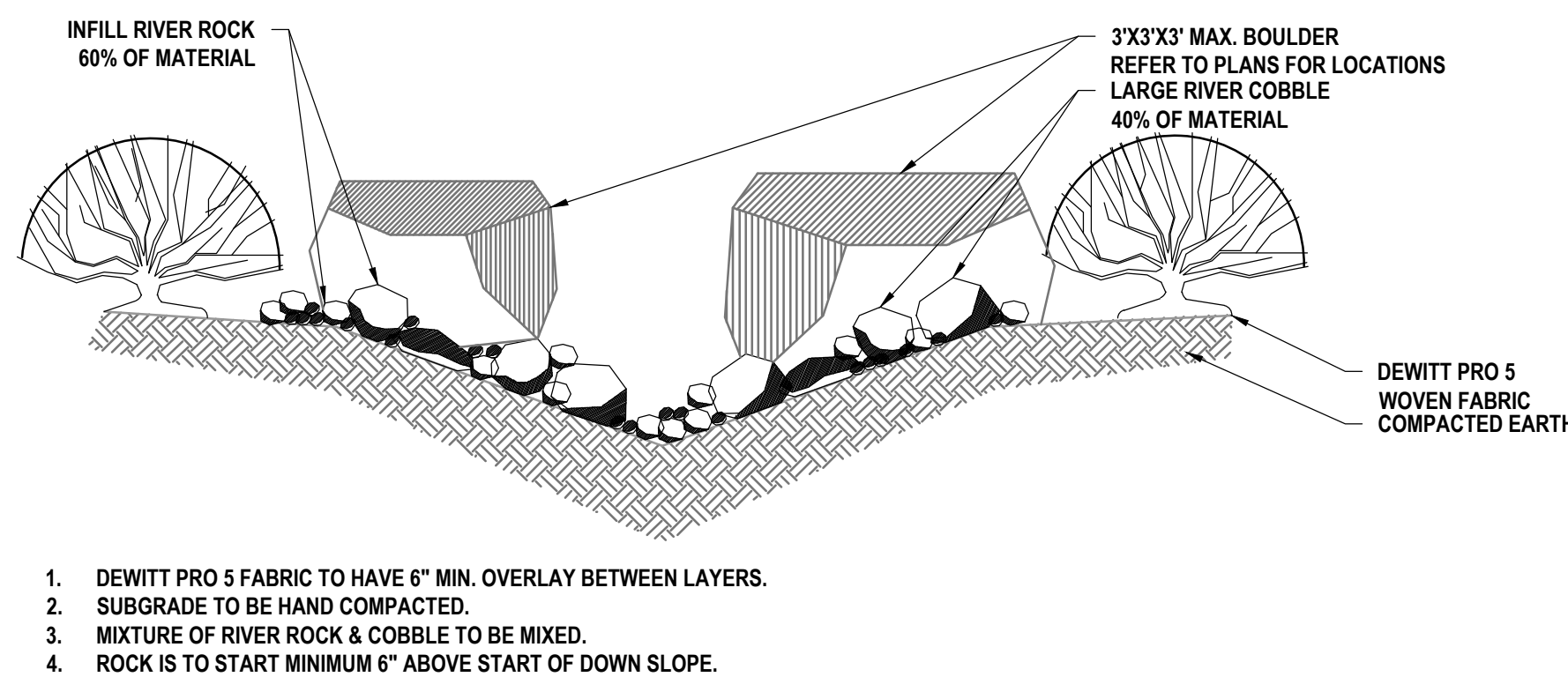
- GENERAL**
- ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT, AND ARC APPROVED.
 - AREAS DISTURBED BY SITE DEVELOPMENT WILL BE RESTORED TO REFLECT THE CHARACTERISTICS OF THE NATURAL ENVIRONMENT OR/AND ENHANCED WITH PLANTS SELECTED FROM THE APPROVED PLANT LIST.
 - PERMANENT DRIP IRRIGATION WILL BE PROVIDED 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.
 - OWNERS WILL VEGETATE, IRRIGATE, AND MAINTAIN THE AREA FROM THE EDGE OF ASPHALT TO THE PRIVATE AREA WITH PLANT AND TREES SELECTED FROM THE APPROVED PLANT LIST.
 - 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.
 - 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.
 - 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")
- CONTRACTOR TO VERIFY ALL PLANT LOCATIONS AND QUANTITY BEFORE INSTALLATION. IF DISCREPANCIES BETWEEN PLAN AND PLANTING SCHEDULE EXIST, PLAN TAKES PRECEDENCE OVER PLANTING SCHEDULE.
 - 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.
 - 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.



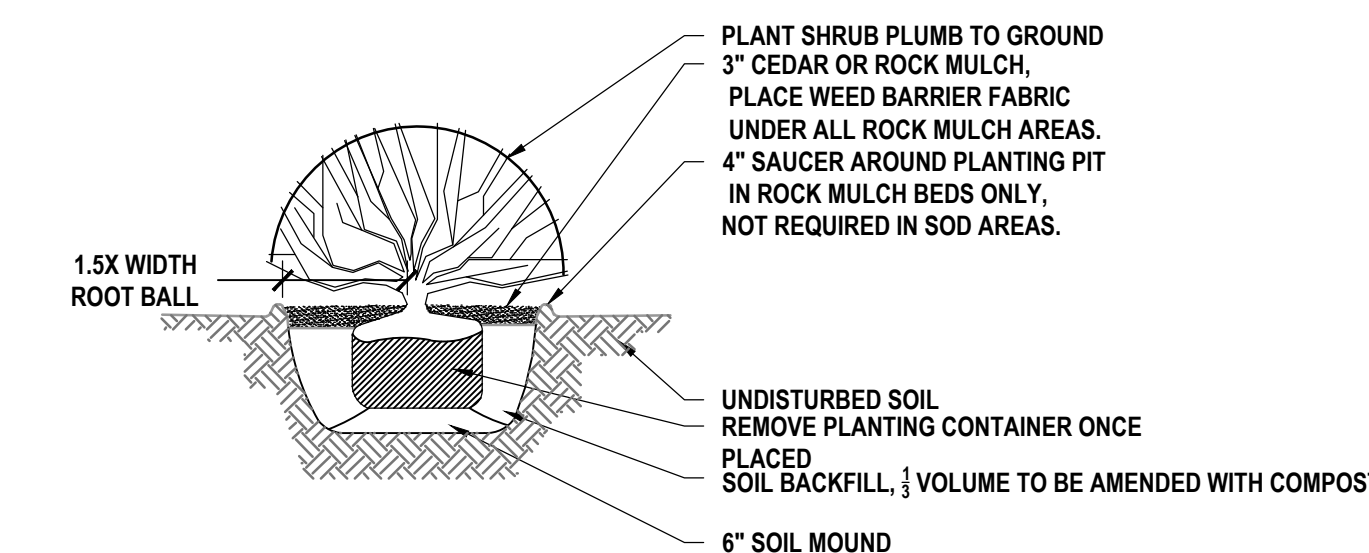
01 DECIDUOUS TREE, TYP.
NTS



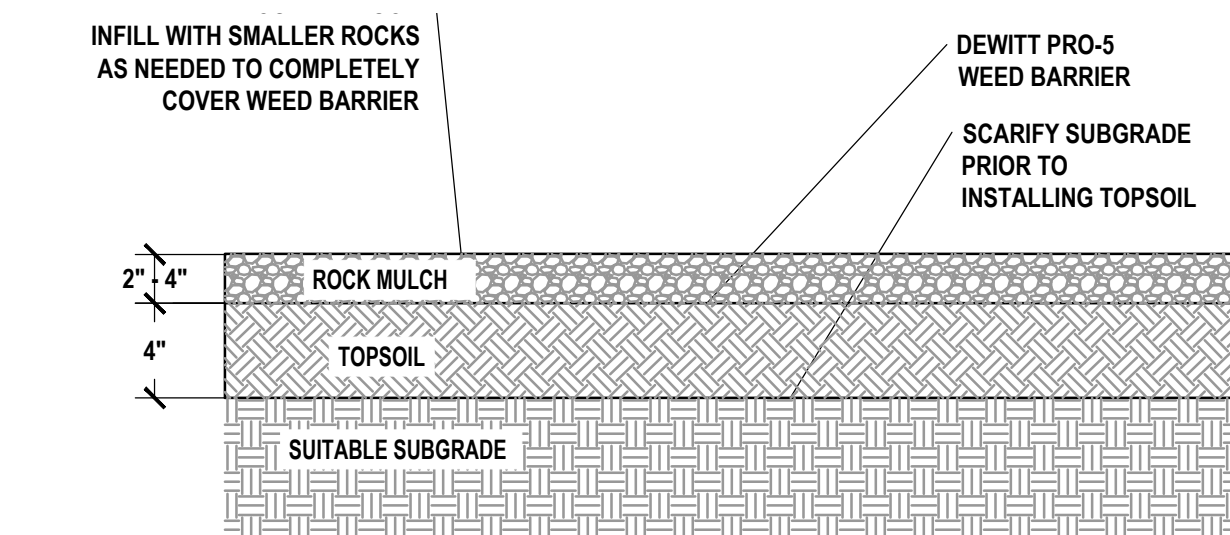
02 CONIFEROUS TREE TYP.
NTS



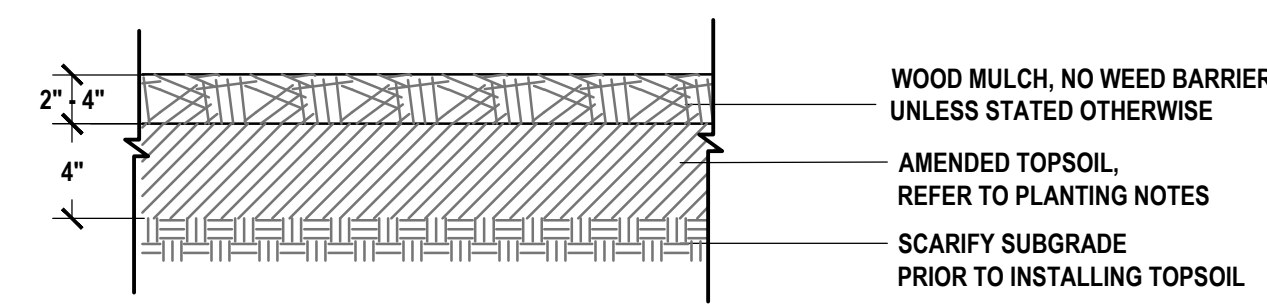
03 DRY RIVER BED, TYP.
NTS



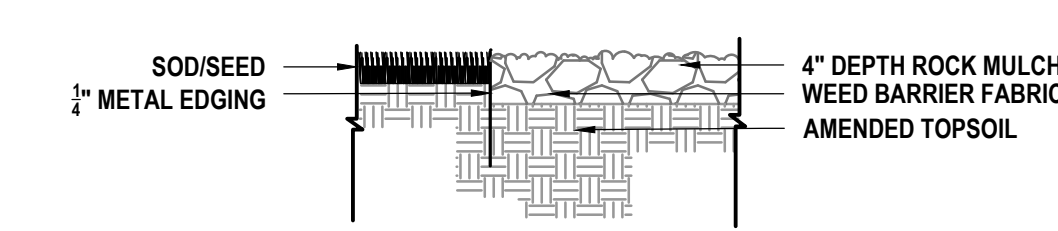
04 DETAIL NAME, TYP.
NTS



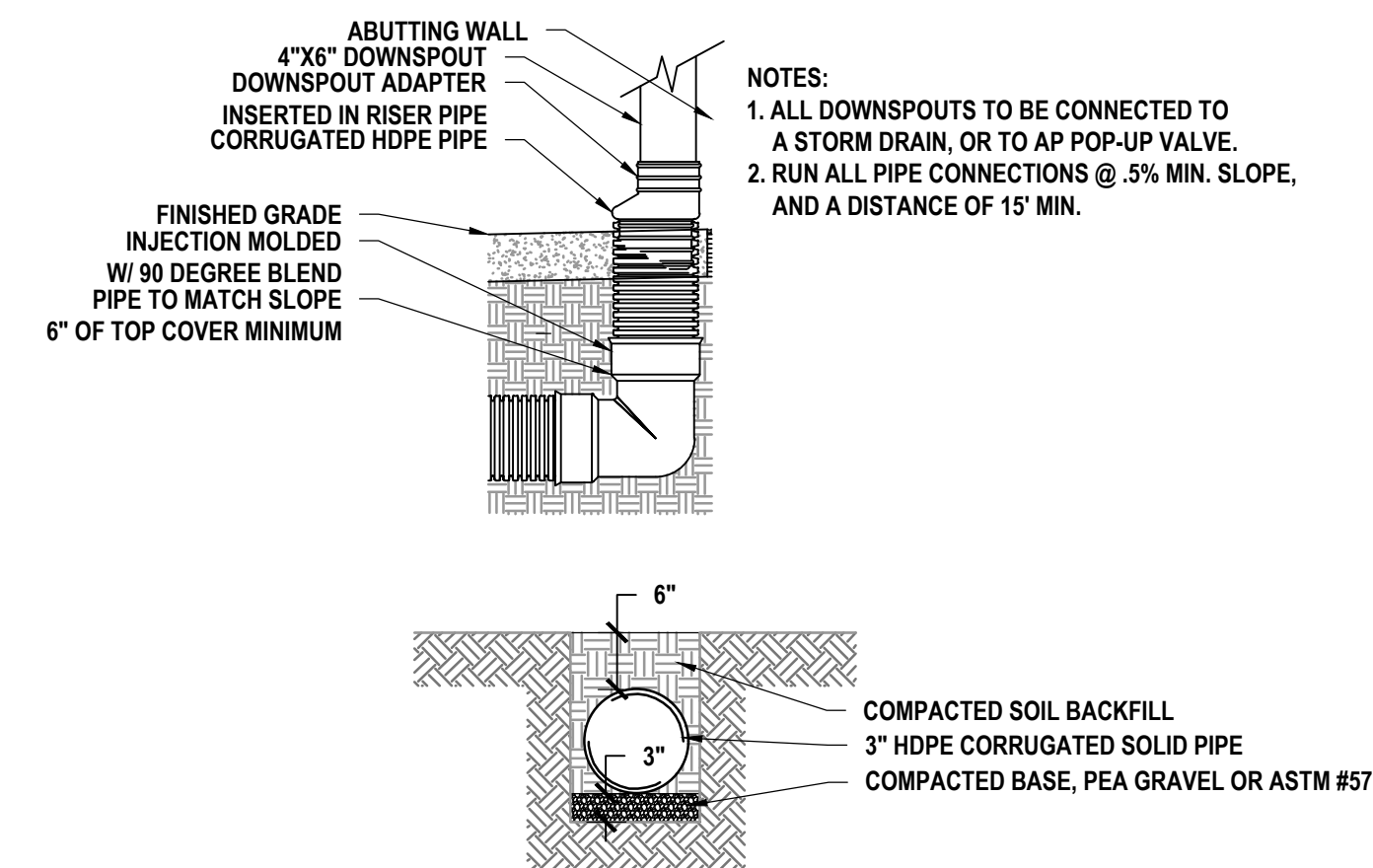
05 ROCK & GRAVEL BEDS, TYP.
NTS



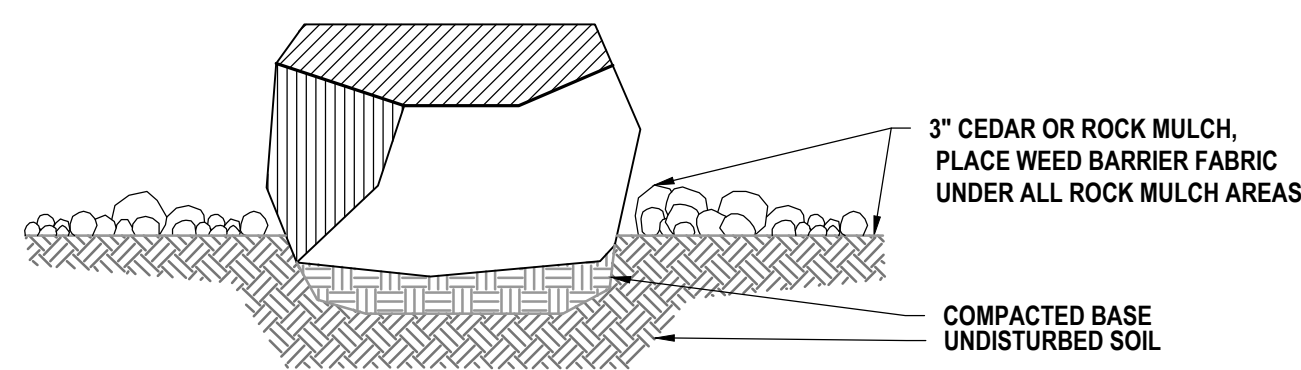
06 SHREDDED WOOD MULCH, TYP.
NTS



07 METAL EDGING, TYP.
NTS



04 DOWNSPOUT CONNECTION, TYP.
NTS



04 SANDSTONE BOULDER, TYP.
NTS

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: 19 APR 2024

STEWART RESIDENCE
 VICTORY RANCH, LOT 294
 SCHEDULE, NOTES & DETAILS



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

DESIGN BY:BMN DATE:19 APR 2024 SHEET
 DRAWN BY:BMN REV: 00 SP4