

Mountain Sewer Corporation

P.O. Box 314
Huntsville, UT 84317

November __, 2021

CW The Basin, LLC
1222 W. Legacy Crossing Blvd.
Centerville, UT 84014
todd@cw.land and tony@cw.land

Applicant: CW The Basin, LLC

Project: The Basin

Project Location: Parcel # 20-036-0035, 3.22 acres, Hwy 39 & Old Basin Road

Total Number of Units and Connections: 12 residential & 1 office/ HOA

Total Fixture Unit Count WSFU IPC Per unit/connection: 55

Contact Information for Applicant: Todd Meyers and Tony Hill 801-520-4072;
todd@cw.land and tony@cw.land

Authorized Contact(s): Todd Meyers and Tony Hill

To Weber County:

Re: Will Serve Letter for Sewer Service

This letter will advise Weber County that Mountain Sewer Company, (“**Company**”), a regulated public utility, which operates the Mountain Sewer Sanitary Sewer System (“**System**”), has through its engineer Mark Babbitt, P.E., reviewed and approved the set of drawings from C.W. URBAN titled “The Redtail” consisting of Sheets A200, A201, A202, A101, A102, A103, with an issue date of 12.11.2020; the two (2) page unrecorded subdivision plat from Reeve & Associates, Inc. for “The Basin” with a beginning date of 6-29-2021 on the second sheet; and the set of improvement Plans for “The Basin” prepared by Reeve & Associates, Inc. containing 10 sheets, stamped and sign by Jeremy Draper (Sheets 1 through 9) on 9-9-21 and Nathan C. Peterson (sheet 10) stamped and signed on 9-9-21 (the “**Plans**”) attached as **Exhibit A**, for the Project. The Applicant’s full compliance with the Company Tariff, Federal, State, and County, laws, rules, and ordinances, and all of the specific “**Project Conditions Precedent**” set forth below, the Company is willing and able to provide sanitary sewer service (“**Service**”) to this Project, which is located within the Company’s service area.

The specific Project Conditions Precedent to Service are as follows:

1. Applicant is the owner of the real property where the Project is located.
2. To provide adequate sewer service to the Project, Project Specific Improvements (“**PSI**”) are required. These PSI either solely serve and benefit the Project or primarily serve the Project. The specific PSI are:
 - A. Connect the sewer from the Project to an existing sewer line at Lakeside Village.
 - B. Install an 8,000 gallon emergency overflow tank at the Edgewater Beach Estates Lift Station.
 - C. Install a 2,000 gallon two-compartment pre-screening tank to screen out rags and debris at Lakeside Beach Pump Station.
 - D. Install a 2,000 gallon two-compartment pre-screening tank to screen out rags and debris at Edgewater Beach Estates Lift Station.

Applicant agrees to pay to the Company and Lakeview Water a total amount not to exceed \$40,000 (“**Applicant Contribution**”) toward the cost of the PSI and shall make payment to the Company within five (5) business days of recordation of the plat with the County. Failure to timely make Applicant Contribution will cause this Will Serve Letter to become null and void.

3. The Plans are approved by the Company engineer (“**Engineer**”) and comply with all requirements and rules of the Utah Division of Water Quality, (“**Division Rules**”). No changes or modifications may made to the approved Plans for the Project, without the express written consent of the Engineer, which shall not be unreasonably withheld. If the change or modification would increase the maximum fixture count withholding of the Engineer’s consent is reasonable.
4. All infrastructure and improvements (“**Improvements**”) shown on the approved Plans are constructed and installed by Applicant in compliance with the Plans, Division Rules, and Company specifications in effect as of the date of this letter.
5. All Improvements constructed and installed by Applicant are inspected and approved by the Company and are as applicable properly dedicated to the Company and are guaranteed for a minimum of one year after completion.
6. “As built” plans for all Improvements, satisfactory to the Company Engineer’s reasonable judgment, are provided to the Company following construction and installation of Improvements.

7. The following fees, charges, and payments, have been paid in full by Applicant or its predecessor in interest, Pineview Waterside LLC, to the Company pursuant to that certain *Water and Sewer Connections Agreement*, dated September 6, 2019:
 - A. \$65,000 Sewer Connection Fee
 - B. \$8,500 Sewer Impact Fee
8. The 12 single-family residential units may each have no more than 60 Water Supply Fixture Units. See IPC.
9. Any permanent easements, rights-of-way, or ownership of property, required for the Company to provide the Service is obtained and granted to the Company, at no cost to the Company, by the Applicant, without liens or encumbrances.
10. The Applicant will provide financial guarantees to Weber County, for completion of all public Improvements, as part of Weber County's approval process.
11. Applicant qualifies for and receives service approval from Lakeview Water Company, a separate legal entity which shares offices and staff with the Company, for the Project.
12. Project obtains all necessary land use approvals from Weber County.
13. Applicant records "**Restrictions**," approved and enforceable by the Company, on Lots 13 and 14 in the Plans. Such Restrictions shall be recorded with the Weber County Recorder and shall run with the land, and jointly restrict Lots 13 and 14 combined to a single sanitary sewer connection for both lots. The maximum capacity of the single sewer connection shall not exceed that of the office use square footage shown on the Plans, or such other use permitted by the zoning ordinances as such may be amended, but in no event in excess of office commercial use.
14. Applicant enters into agreements with the Company or Weber County, as determined by the Company, to guaranty the Project's compliance with this letter.

This letter applies only to the Project as shown in the Plans provided to and approved by the Company, such approval not to be unreasonably withheld. Any changes to the Project will require submission and approval of revised plans. This letter is for Applicant and Weber County only. This letter does not create any contractual rights to service and expires one year from the date of this letter.

Yours Truly,

Ray Bowden, President
Mountain Sewer Company

cc: Mark Babbitt, P.E. Company Engineer
Clark Duellman, Company Counsel
J. Craig Smith, Company Counsel
Tyler LaMarr, Applicant Counsel
Nate Reeve, Applicant Engineer
Weber County Planning Department

4884-4934-2721, v. 1

Exhibit A

URBAN C.W.

ARCHITECTURE AND INTERIOR DESIGN
1000 EAST 10TH AVENUE, SUITE 1000 DENVER, CO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.URBANCW.COM

THIS DOCUMENT IS THE PROPERTY OF ARCHITECTS AND DESIGNERS
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM
WITHOUT THE WRITTEN PERMISSION OF ARCHITECTS AND DESIGNERS

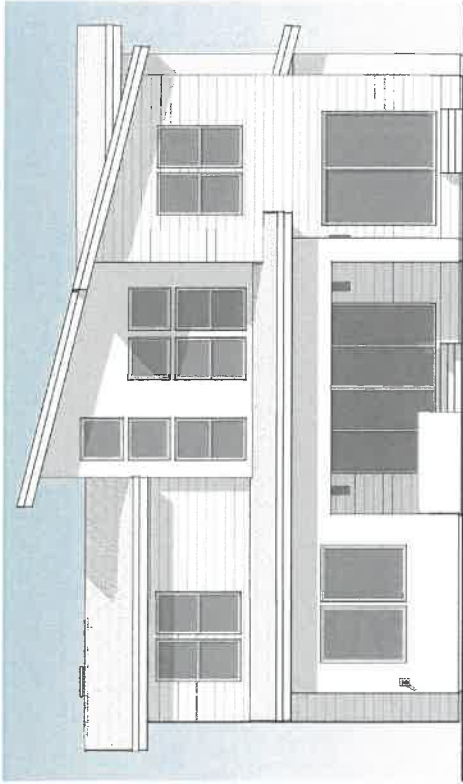
REVISIONS:
PROJECT: The Retail
Old Snow Basin Road

TITLE:
Renderings

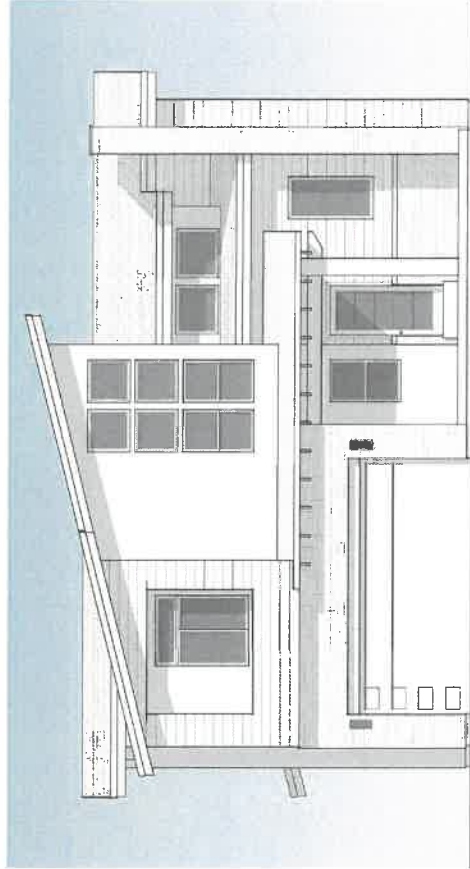
SHEET:
A200

ISSUE DATE: 12.11.2020
Design Development

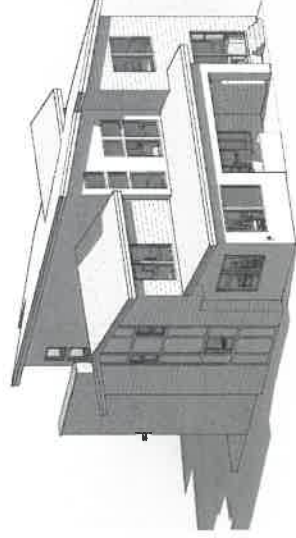
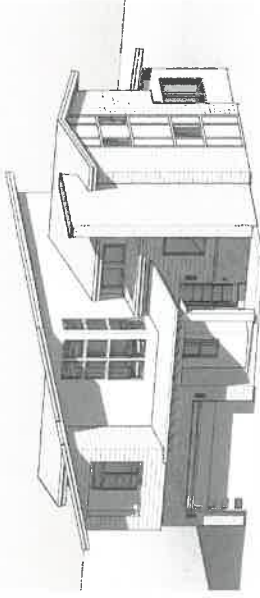




1 Rear Elevation
1/4" = 1'-0"



2 Front Elevation
1/4" = 1'-0"



PROJECT:
The Retail
Old Snow Basin Road

REVISIONS:

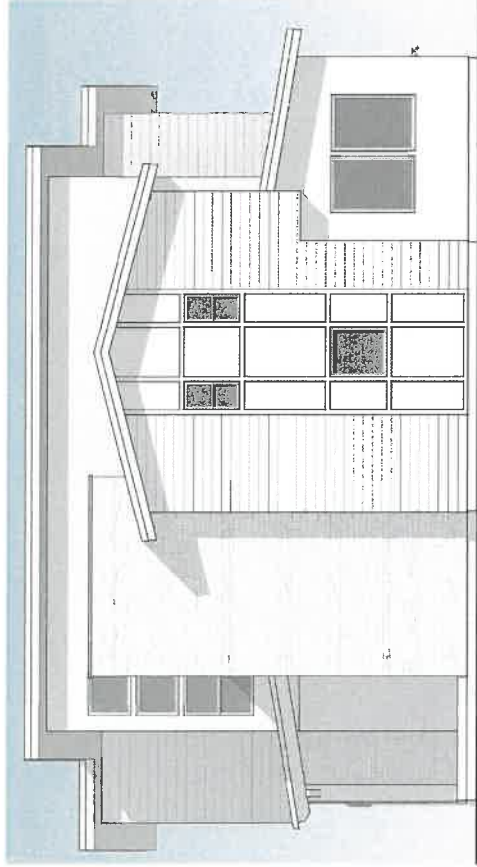
TITLE:
Exterior Elevations

SHEET:

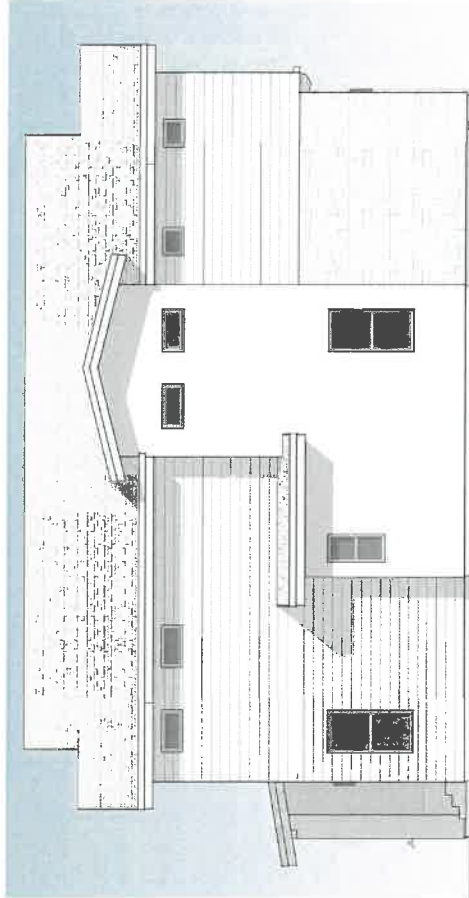
A202

ISSUE DATE: 03.11.2020

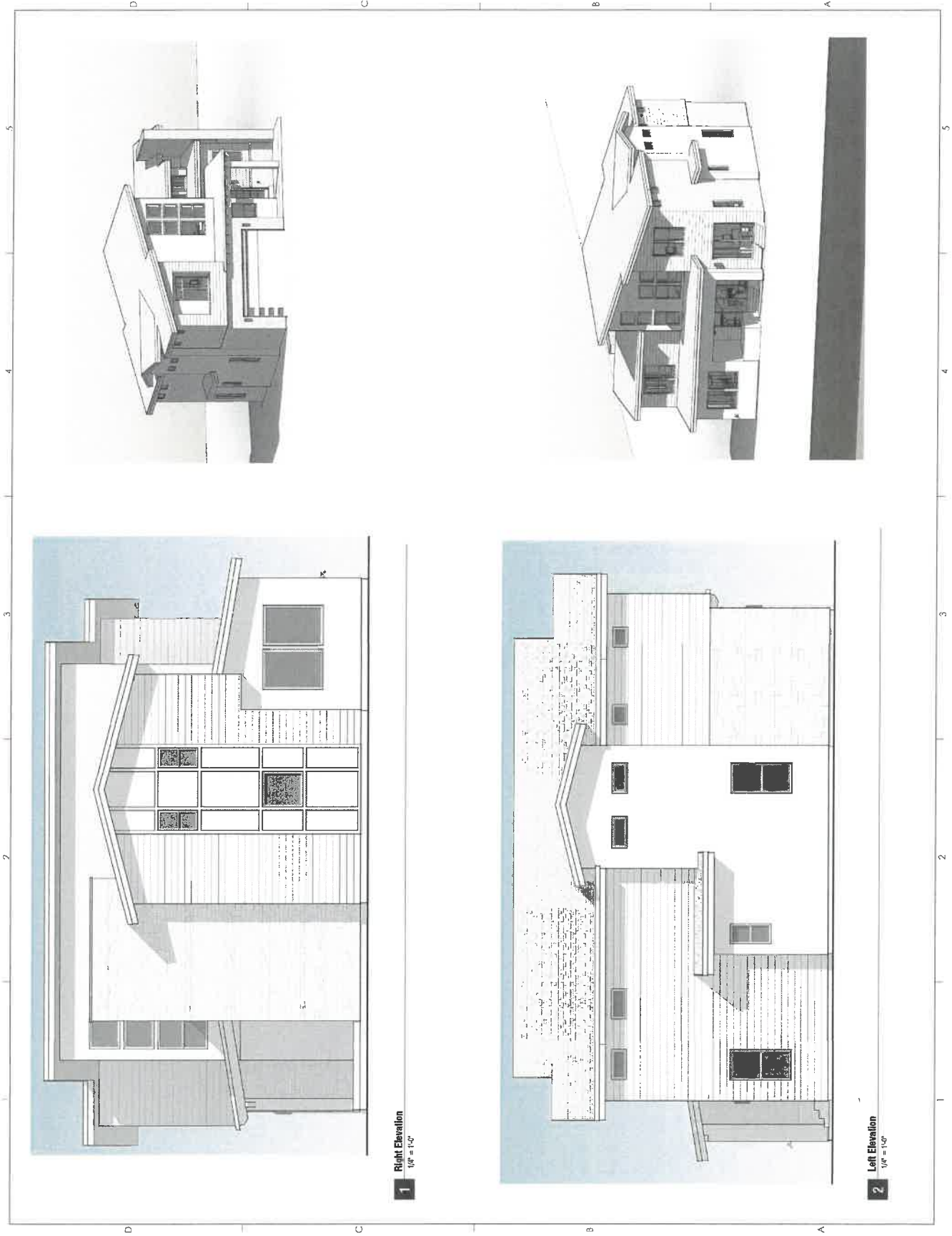
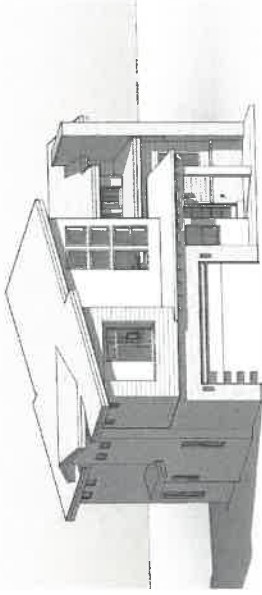
Design Development



1 Right Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"



ALLIED PROFESSIONAL SERVICES, INC. 1000 LEXINGTON AVENUE, SUITE 2000, NEW YORK, NY 10017
ARCHITECTS AND INTERIORS

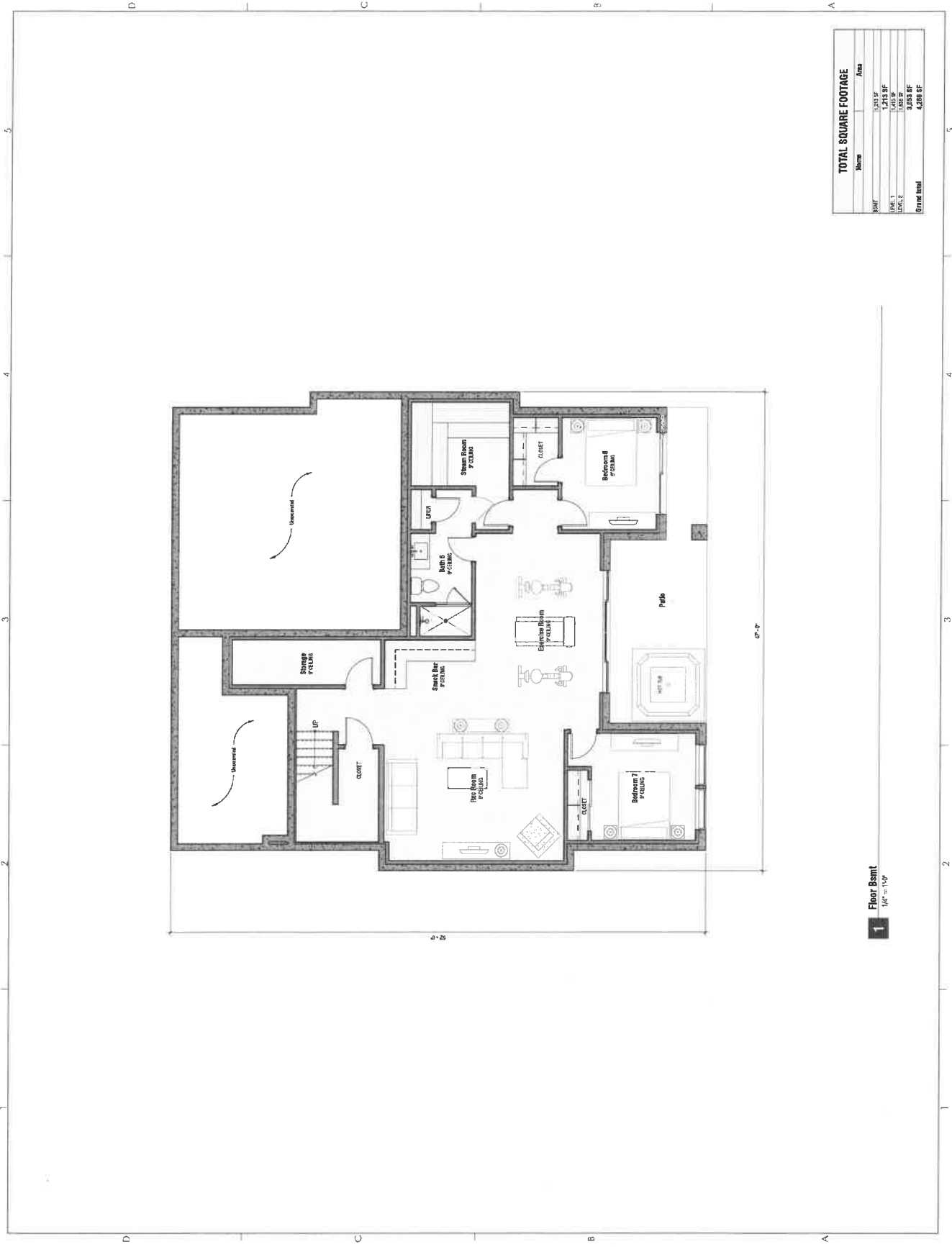
THE INFORMATION ON THIS PLAN IS THE PROPERTY OF ALLIED PROFESSIONAL SERVICES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PROJECT: **The Retail**
Old Snow Basin Road

TITLE: **Floor Plan - Bsmt**

SHEET: **A101**
ISSUE DATE: 12.1.2023

Design Development



TOTAL SQUARE FOOTAGE

Name	Area
Basmt	1,243 SF
LEVEL 1	1,413 SF
LEVEL 2	1,638 SF
Grand Total	4,294 SF

Floor Bsmt
1/4" = 1'-0"

ALLIED PROFESSIONAL SERVICES INC. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
ARCHITECTS AND INTERIORS

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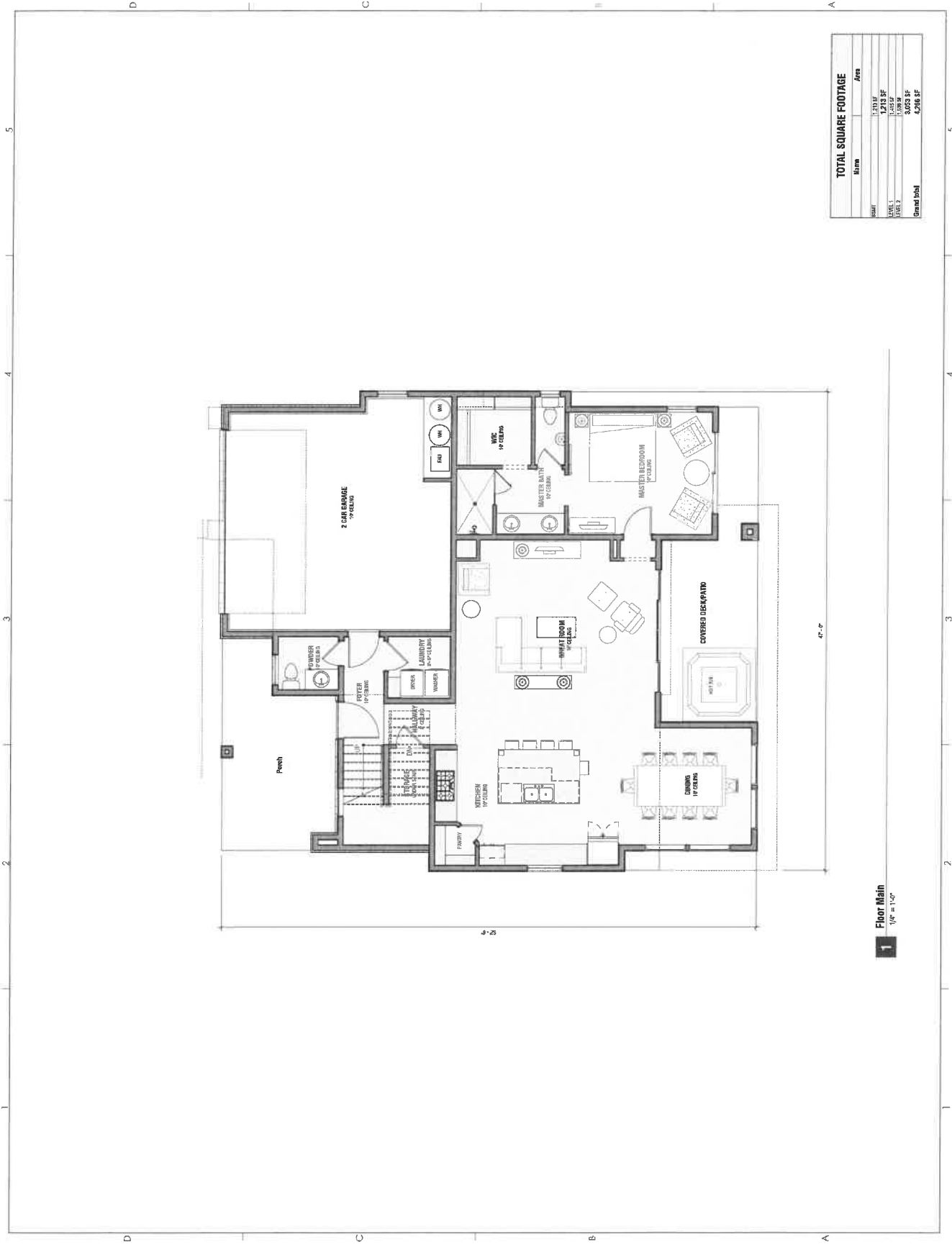
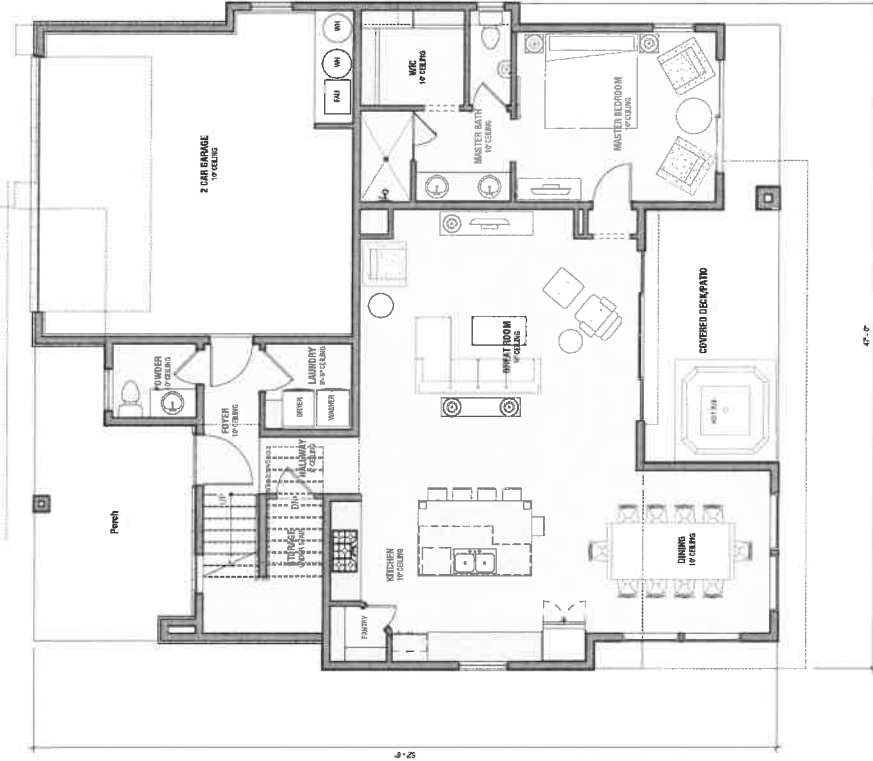
PROJECT: The Retail
Old Snow Basin Road

TITLE: Floor Plan - Level 1

SHEET: A102
DATE: 02.11.2020

Design Development

TOTAL SQUARE FOOTAGE	
Name	Area
LEVEL 1	1,213 SF
LEVEL 2	1,152 SF
LEVEL 3	1,098 SF
Grand Total	3,463 SF



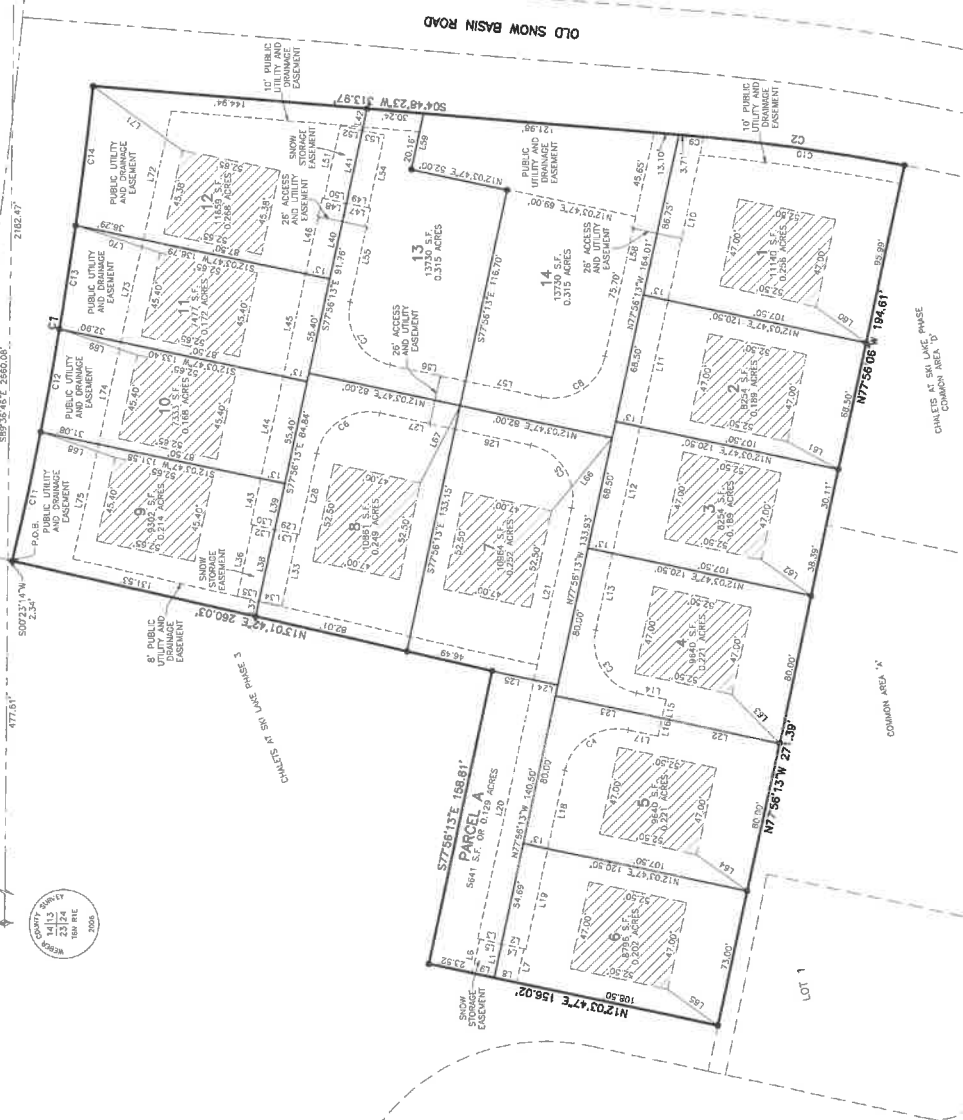
THE BASIN

PART OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2021

NORTHWEST CORNER OF SECTION 1413
U.S. SURVEY, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2020" IN
CONCRETE 15' BELOW GROUND

NORTH QUARTER CORNER OF SECTION 1413
U.S. SURVEY, TOWNSHIP 6 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY SURVEY BRASS CAP
MONUMENT MARKED "2020" IN
CONCRETE 15' BELOW GROUND

STATE HIGHWAY U-39



LEGEND

- ↑ SECTION CORNER
- ST. 5/8" X 3/4" BEER AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADDING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- BUILDABLE AREA

Scale: 1" = 30'

RA & Associates, Inc.
300 S. 1000 W. SUITE 200, ST. GEORGE, UT 84770
TEL: (435) 633-3331 FAX: (435) 633-3331

Project Info.

Surveyor: BRUCE
 Designer: J. ANDERSON
 Begin Date: 8-23-2021
 Name: THE BASIN
 Number: 7882-03
 Revision: 1-2021
 Section: _____
 Date: _____

Webb County Recorder
 I hereby certify that this plat has been recorded in Book _____ of The Official Records, Page _____
 Recorded for: _____
 Webb County Recorder
 Date: _____

Project Narrative/Notes/Revisions

- 05/26/21 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 07/07/21 CK - UPDATED DRAINAGE DESIGN.
- 07/06/21 CK - UTILITY DESIGN UPDATES.
- 07/20/21 CK - GRADING DESIGN & UTILITY UPDATES.

The Basin Improvement Plans

WEBER COUNTY, UTAH
MAY 2021



Vicinity Map
NOT TO SCALE

SITE DATA	
PARKING:	28 GARAGE STALLS 15 BAY/PARKER STALLS 22 DRIVEWAY STALLS 109 TOTAL STALLS
PARCEL AREA:	144,146 S.F. (3.31 ACRES)
BUILDING AREA:	33,677 S.F.
ASPHALT AREA:	45,420 S.F. (0.89 ACRES)
LANDSCAPE AREA:	67,049 S.F. (1.54 ACRES)
LP PAVING:	46,552

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend
 - Sheet 3 - Existing Site & Demolition Plan
 - Sheet 4 - Site Plan
 - Sheet 5 - Grading & Drainage Plan
 - Sheet 6 - Utility Plan
 - Sheet 7 - Civil Details
 - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 9 - Storm Water Pollution Prevention Plan Details
 - Sheet 10- Landscape Plan

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES ARE SHOWN AS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. NO TRENCHING OR EXCAVATION SHALL BE MADE IN ANY FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURES TO AVOID DAMAGE TO ANY UTILITIES OR STRUCTURES.

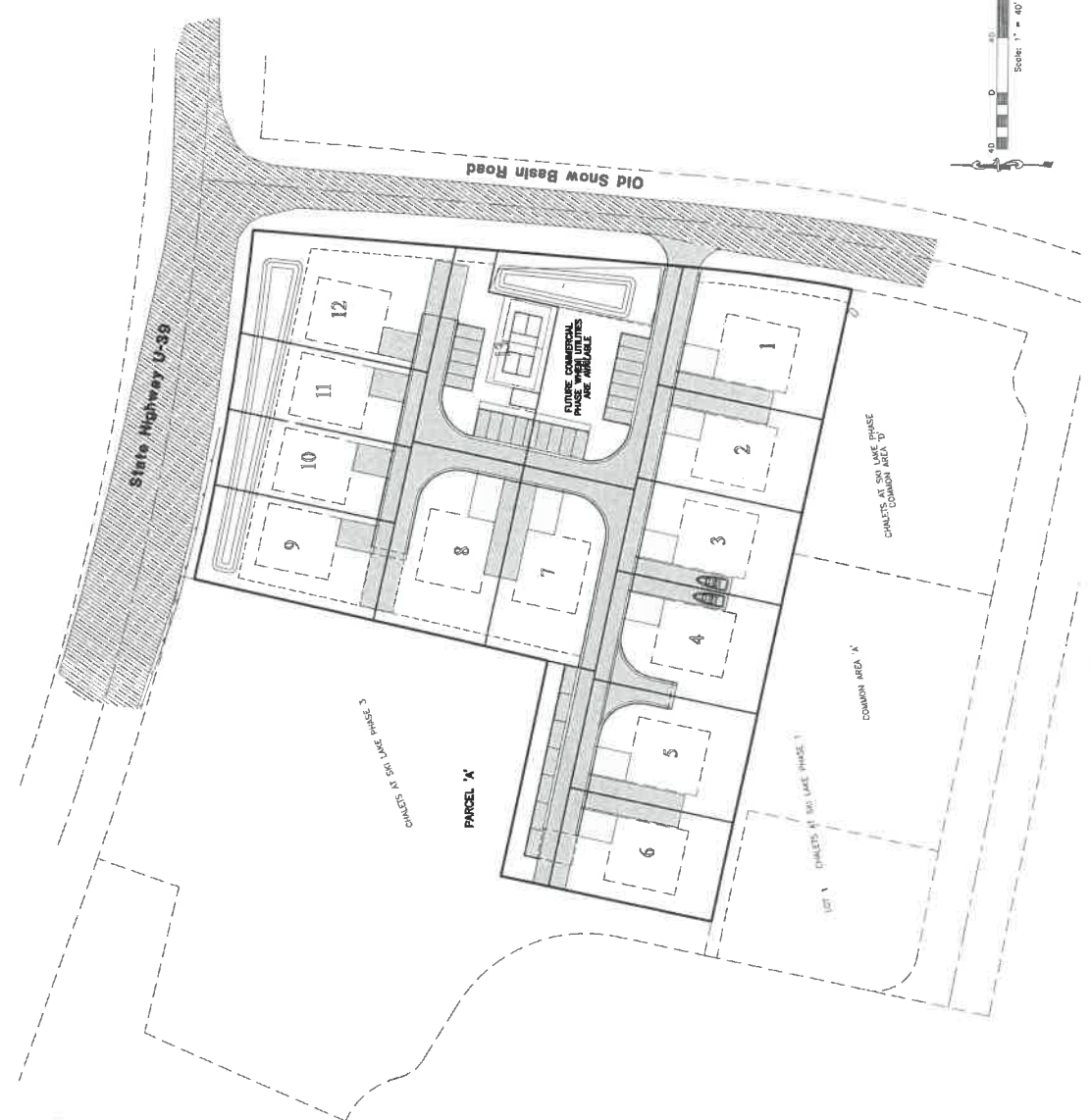
Elevation Datum:
Site Benchmark: Corner of Northeast Section, State Plane, Utah North Zone, NAD83, Feat.

Architect:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100

Developer Contact:
Cody Wright - CW Land
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 725-9079

Project Contact:
Jeremy Droper
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 621-3100



DATE	DESCRIPTION
07-20-21	CK - Distribution Design

The Basin
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info
Engineer: JEREMY A. DROPER, P.E.
Drawing No.: 2021-001
Begin Date: MAY 2021
Name: THE BASIN
Number: 2582-03

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST, RIVERTON, UTAH 84405. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED FOR WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST, RIVERTON, UTAH 84405. ANY UNLAWFUL USE OF THESE PLANS OR SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO REEVE & ASSOCIATES, INC.



DATE	DESCRIPTION
07-02-21	CR. DRYING DESIGN
07-02-21	CR. DRYING DESIGN

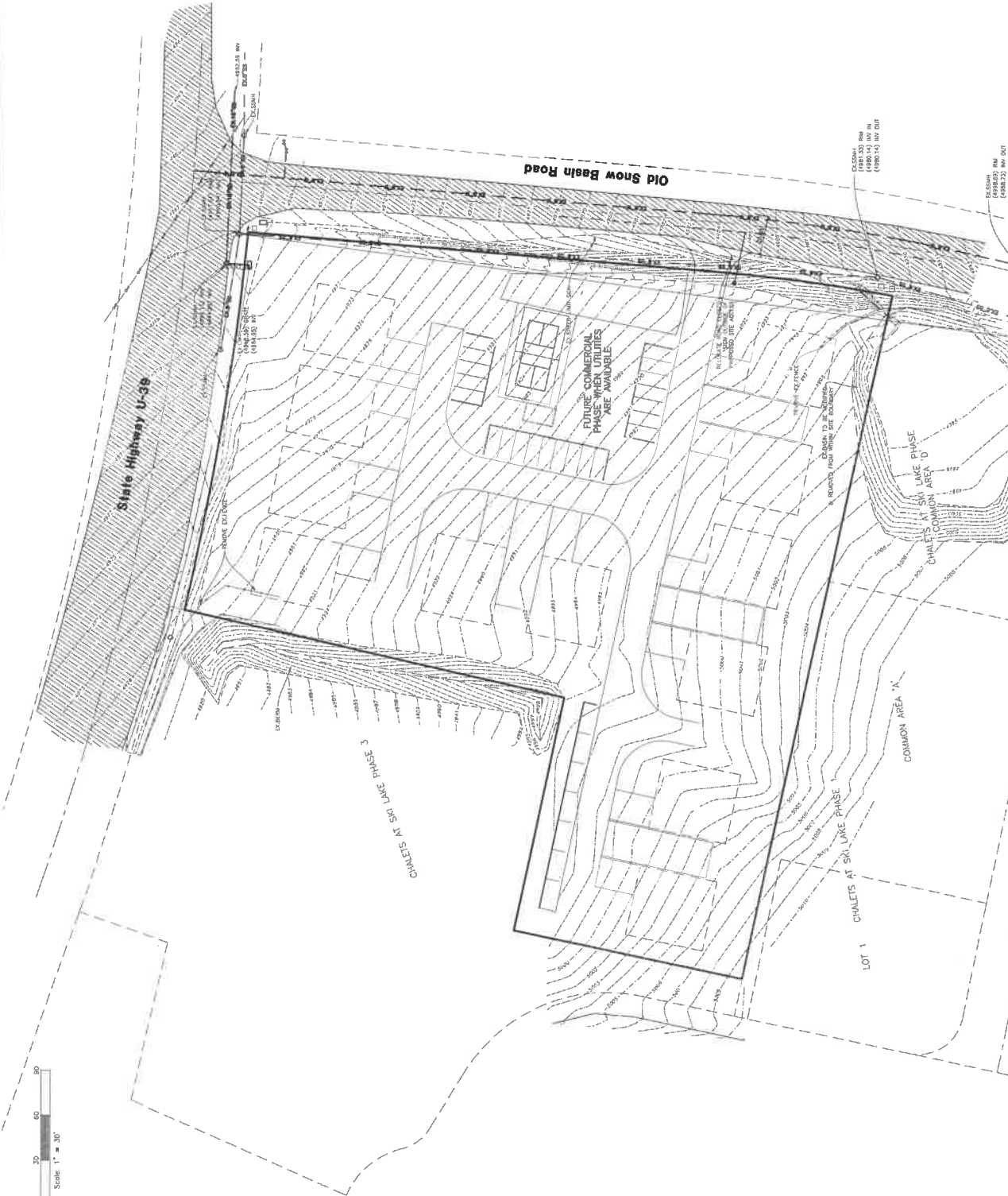
Existing Site & Demolition Plan

The Basin
 WEBER COUNTY, UTAH



Project Info.
 Engineer: JEFFREY L. KINGSLEY, P.E.
 Project: THE BASIN
 Begin Date: 07/2021
 Name: THE BASIN
 Number: 2982-03

10 Total Sheets
3



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DATE	DESCRIPTION
07-20-21	CK Original Design
07-20-21	CK Original Design

Proposed Site Plan

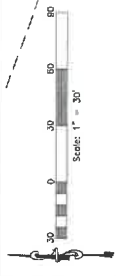
WEBER COUNTY, UTAH

The Basin

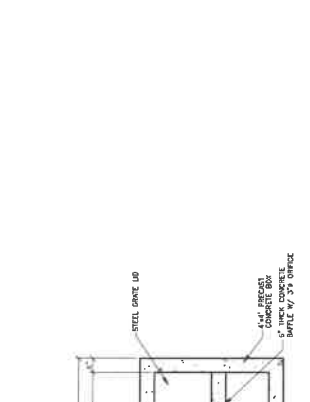
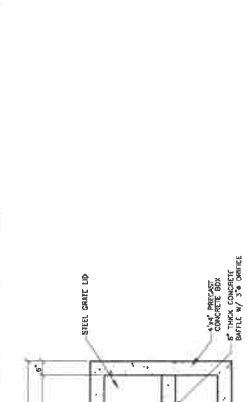
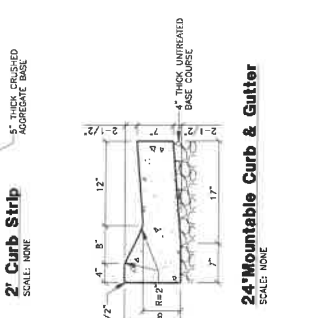
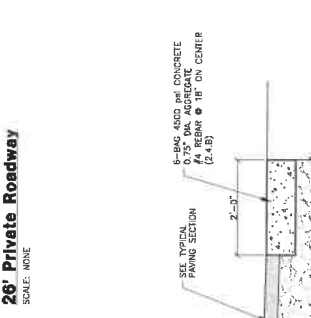
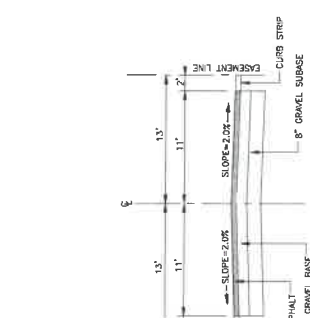
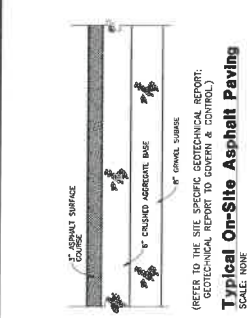


PROJECT INFO:
 Engineer: DAVID L. JUMPER, P.E.
 Designer: G. SIMSLEY
 Begin Date: MAR 2021
 Name: THE BASIN
 Number: 7982-03

4
 Total Sheets



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Storm Runoff Calculations
 10/10/21 A.

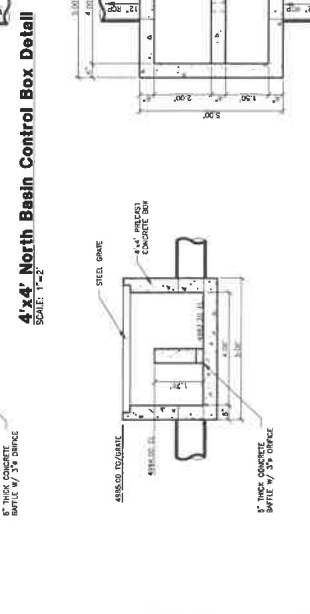
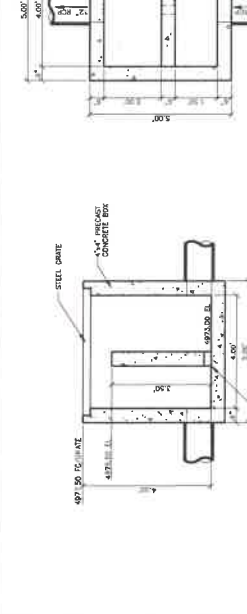
The following calculations are based on the methods outlined in the Utah Storm Drainage Handbook. The design storm is based on the 100-year return period storm. The design storm is based on the 100-year return period storm. The design storm is based on the 100-year return period storm.

Drainage Area	100,000 ft ²
Roadway Area	50,000 ft ²
Roof Area	20,000 ft ²
Impervious Area	70,000 ft ²
Weighted Runoff Coefficient	0.45
Peak Runoff (cfs)	1,000
Peak Runoff (gpm)	1,440
Peak Runoff (MGD)	0.0144

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 10/10/21 A.

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 10/10/21 A.

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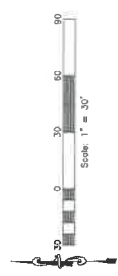
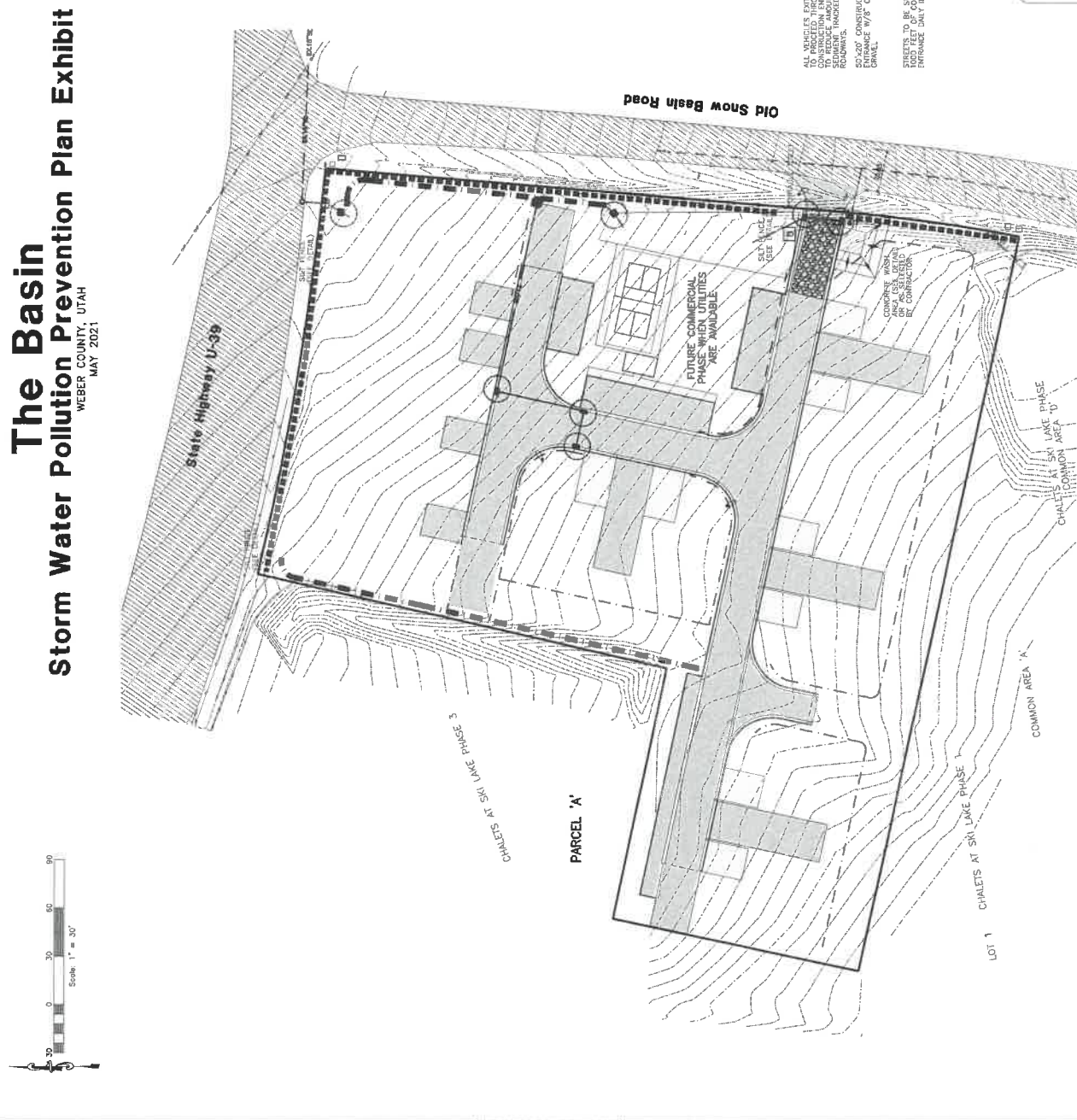
Vicinity Map
 1/80" TO SCALE

- PORTABLE TOILET
- INLET PROTECTION PVP (SEE DETAIL)
- INLET FORCE (SEE DETAIL)

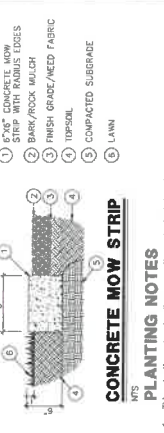
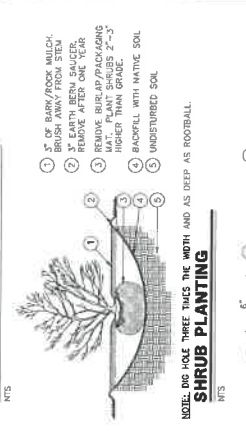
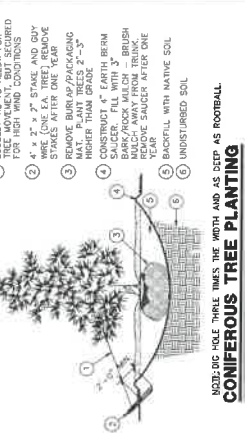
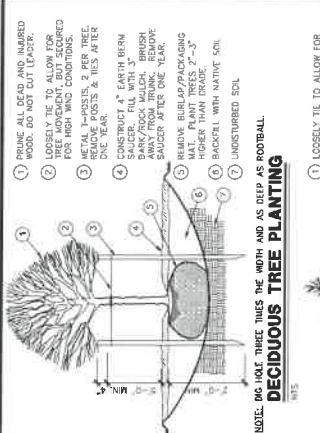
ALL VEHICLES EXITING SITE
 CONSTRUCTION ENTRANCE
 SEGMENT HANDED INTO
 ROUTINELY
 50' X 20' CONSTRUCTION
 DRIVEWAY 4' X 6' CLEAR
 STREETS TO BE SWEEP WITHIN
 100' FEET OF CONSTRUCTION
 DRAINAGE SLOTT & NECESSARY

Construction Activity Schedule

- PROJECT LOCATION: WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE: JUNE 2021
- CONSTRUCTION BEGINNING DATE: JUNE 2021
- CONSTRUCTION ENDING DATE: JUNE 2021
- SPECIFIC CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER



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PLANTING NOTES

1. The contractor shall install and plant trees and shrubs in accordance with the attached schedule. All trees and shrubs shall be installed in the locations and quantities shown on the drawings. All trees and shrubs shall be installed in the locations and quantities shown on the drawings. All trees and shrubs shall be installed in the locations and quantities shown on the drawings.
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PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
12	12	<i>Quercus macrocarpa</i> "Trane"	White Oak	2" cal.
39	39	<i>Quercus bicolor</i> "Princeton Sentry"	Princeton Sentry	2" cal.
22	22	<i>Quercus pungens</i> "Givago"	Givago	6" Hx
43	43	<i>Quercus laevis</i> "Baker's"	Baker's	6" Hx
43	43	<i>Quercus macrocarpa</i> "Riverbank"	Riverbank	6" Hx
38	38	<i>Prunus nigra</i>	American Plum	6" Hx
6	6	<i>Prunus virginiana</i> "Canada Red"	Canada Red Chokecherry	2" cal.
19	19	<i>Thuja occidentalis</i> "Brendon"	Brendon's Arborvitae	6" Hx
19	19	<i>Thuja occidentalis</i> "Olympic"	Olympic	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
71	71	<i>Euonymus alatus</i> "Compacta"	Dwarf Burning Bush	5 gal.
45	45	<i>Mahoea acutilima</i> "Compactum"	Compact Oregon Grape	5 gal.
60	60	<i>Ribes alpinum</i> "Sawtooth"	Sawtooth Mugo Pine	5 gal.
38	38	<i>Ribes alpinum</i> "Green Mount"	Green Mount Alpine Currant	5 gal.
3	3	<i>Rosa sp.</i> "Bridging Knockout"	Bridging Knockout Rose	5 gal.
60	60	<i>Spiraea bumeltoidea</i> "Gold Mound"	Gold Mound Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
14	14	<i>Berberis cordifolia</i> "Rose"	Rose Berberis	1 gal.
18	18	<i>Lonicera arundinifolia</i> "Munatake"	Munatake Lorander	1 gal.

Quantity	Symbol	Description	Size/Type
1	1	Wood Mulch - Medium Chunk	1" Diameter
1	1	Wood Mulch - Fine	1/2" Diameter
1	1	Concrete Mow Strip	6" x 6"
1	1	Post Rail - Place and compact over Drivell Pro 3 Wood Barrier Cloth	3/8" Dia.
1	1	2" Depth	2" Depth

