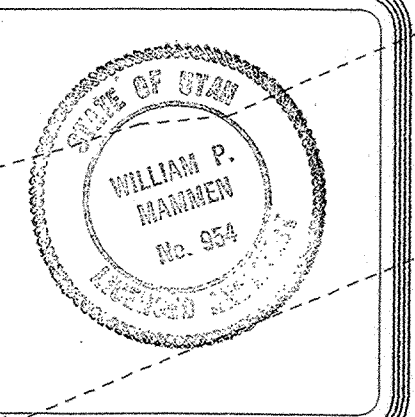


2001 Lucky John
P.O. Box 1720
Park City
Utah 84060
(435) 649-0888
FAX 645-9232

REVISIONS	DATE	BY	COMMENTS

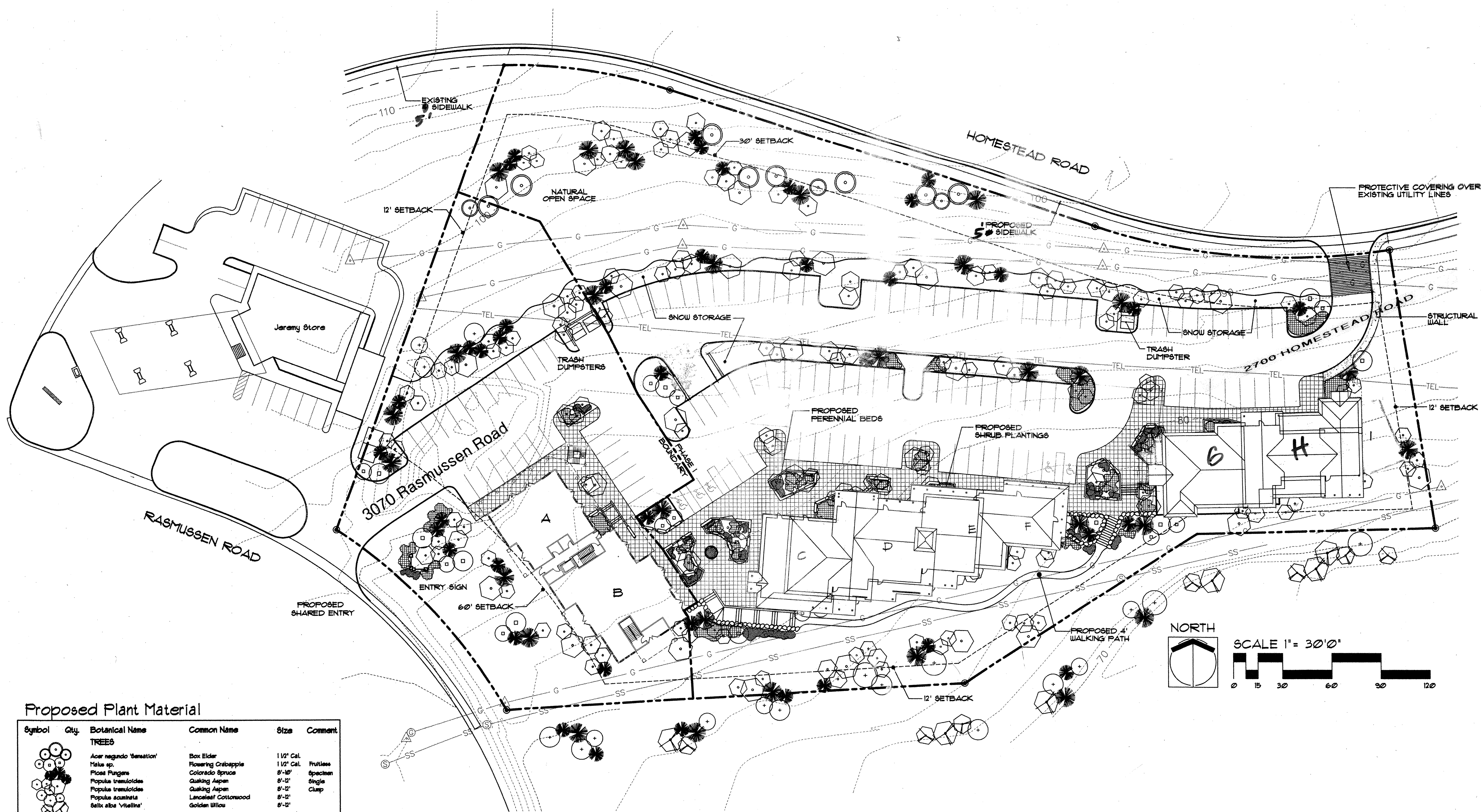


DESIGNED BY:
JJJ
DRAWN BY:
WPM
REVIEWED BY:
wpm

TOLL CREEK VILLAGE AT JEREMY
TOLL CREEK VILLAGE
LANDSCAPE PLAN
FOR: TOLL CREEK L.C.
JOB NO: 02-01-01
DWG NO: L-1
NEW VIEW

L-1

Symbol	Qty.	Botanical Name	Common Name	Size	Comment
TREES					
9	9	Malus sp.	Flowering Crabapple	1 1/2" Cal.	Fruitless
22	22	Picea pungens	Colorado Spruce	8'-10'	Specimen
9	9	Populus tremuloides	Quaking Aspen	8'	Single
11	11	Populus tremuloides	Quaking Aspen	10'	Single
10	10	Populus tremuloides	Quaking Aspen	12'	Single
1	1	Populus tremuloides	Quaking Aspen	8'	Clump
2	2	Populus tremuloides	Quaking Aspen	10'	Clump
2	2	Populus tremuloides	Quaking Aspen	12'	Clump
7	7	Populus angustifolia	Narrowleaf Cottonwood	8'-12'	
2	2	Salix alba 'vitellina'	Golden Willow	8'-12'	
SHRUBS					
3	3	Cornus stolonifera	Red-osier Dogwood	5 Gal.	
7	7	Euonymus alata 'compacta'	Dwarf Burning Bush	5 Gal.	
4	4	Potentilla fruticosa	Shrubby Cinquefoil	5 Gal.	
8	8	Salix purpurea 'Arctic Blue Leaf'	Arctic Blue Willow	5 Gal.	
PERENNIALS/GROUNDCOVERS					
8	8	Achillea millefolium	Common Yarrow	1 Gal.	18" O.C.
8	8	Aubrieta deltoidea	Rock Cress	1 Gal.	15" O.C.
32	32	Chrysanthemum maximum	Shasta Daisy 'Little Princess'	1 Gal.	12" O.C.
18	18	Echinacea purpurea	Purple Coneflower	1 Gal.	18" O.C.
12	12	Euonymus fortunei	Wintercreeper 'Colorata'	Flats	12" O.C.
36	36	Gallardia x grandiflora	Blanketflower	1 Gal.	12" O.C.
10	10	Lavandula angustifolia	English Lavender	1 Gal.	18" O.C.
6	6	Salvia x superba 'Blue Hill'	Violet Sage	1 Gal.	15" O.C.
35	35	Vinca minor	Common Periwinkle	Flats	12" O.C.
NATIVE GRASS/WILDFLOWER MIX					
28,000 S.F.		Sheep Fescue (3)	Blanket Flower (3)		Showy Golden-eye (5)
		Hard Fescue (3)	Dames Rocket (2)		Red Beauty Yarrow (1)
		Crested Wheat Grass (3)	Bird's Eye (.5)		Greek Yarrow (1)
		Rocky Mountain Penstemon (2)	Baby's Breath (1)		Cranesbill (2)
		Blue Flax (3)	Blazing Star (1)		Painted Daisy (2)
		Scarlet Flax (3)	Palmer Penstemon (2)		
OTHER					
8,800 S.F.		Lawn - Hydrosced			
28 Cu.Yds.		Chipped Bark - Mulch (2" deep)			



Proposed Plant Material

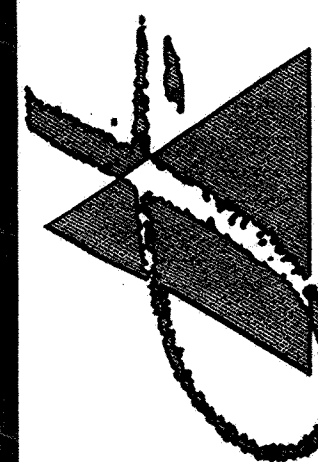
Symbol	Qty.	Botanical Name	Common Name	Size	Comment
TREES					
		Acer negundo 'Sensation'	Box Elder	1 1/2" Gal.	
		Flake sp.	Flowering Crabapple	1 1/2" Gal.	Fruitless
		Picea pungens	Colorado Spruce	8'-10'	Specimen
		Populus tremuloides	Quaking Aspen	8'-12'	Single
		Populus tremuloides	Quaking Aspen	8'-12'	Clump
		Populus scutellaria	Lanceleaf Cottonwood	8'-12'	
		Salix alba 'Vitellina'	Golden Willow	8'-12'	
SHRUBS					
		Cornus stolonifera	Red-osier Dogwood	5 Gal.	
		Euonymus alata 'Compacta'	Dwarf Burning Bush	5 Gal.	
		Potentilla fruticosa	Shrubby Chequerfoil	5 Gal.	
		Prunus cistena	Purple Leaf Sandcherry	5 Gal.	
		Salix purpurea 'Arctic Blue Leaf'	Arctic Blue Willow	5 Gal.	
PERENNIALS & GROUNDCOVERS					
		Aquilegia sp.	Columbine	1 Gal.	12" O.C.
		Achillea millefolium	Common Yarrow	1 Gal.	18" O.C.
		Asteria deltoidea	Rock Cress	1 Gal.	18" O.C.
		Oryzanthus maritimus	Sheets Daisy 'Little Princess'	1 Gal.	12" O.C.
		Echinacea purpurea	Purple Coneflower	1 Gal.	18" O.C.
		Euonymus fortunei	Wintercreeper 'Colorata'	1 Gal.	12" O.C.
		Gallandia x grandiflora	Bluethe flower	1 Gal.	12" O.C.
		Salix odora	Sweet Woodruff	1 Gal.	12" O.C.
		Lavandula angustifolia	English Lavender	1 Gal.	18" O.C.
		Lythris nummularia	Creeeping Jerry	1 Gal.	12" O.C.
		Salix x superba 'Blue Hill'	Violet Sage	1 Gal.	18" O.C.
		Reponaria cynoides	Rock Soapwort	1 Gal.	18" O.C.
		Sedum kamtschaticum	Orange Stonecrop	1 Gal.	18" O.C.
		Thymus serpyllum	Mother-of-Thyme	1 Gal.	18" O.C.
		Vincos minor	Common Periwinkle	1 Gal.	12" O.C.

NOTE:
1. All shrub & perennial plant locations shall be specifically identified as to species and location as part of the final site plan submittals.

DEVELOPMENT DATA

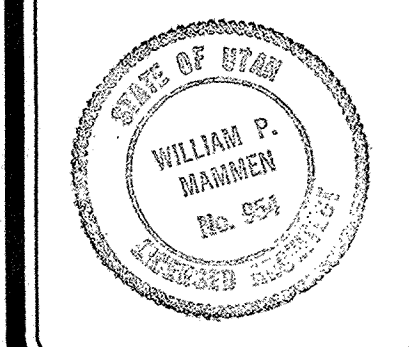
TOTAL SITE ACREAGE				
DEVELOPMENT TOTALS (PER ORIGINAL 10 AUG 1998)				
BUILDING A	5,340 S.F.	2 STORY	(ABOVE PLAZA GRADE)	13,335 S.F.
BUILDING B	6,780 S.F.	2 STORY	(ABOVE PLAZA GRADE)	13,335 S.F.
BUILDING C	4,050 S.F.	1 STORY	(ABOVE PLAZA GRADE)	18,268 S.F.
BUILDING D	5,925 S.F.	2 STORY	(ABOVE PLAZA GRADE)	18,268 S.F.
BUILDING E	4,100 S.F.	1 STORY	(ABOVE PLAZA GRADE)	18,268 S.F.
BUILDING F	1,300 S.F.	1 STORY	(ABOVE PLAZA GRADE)	18,268 S.F.
BUILDING G	4,050 S.F.	1 STORY	(ABOVE PLAZA GRADE)	12,347 S.F.
BUILDING H	6,150 S.F.	2 STORY	(ABOVE PLAZA GRADE)	12,347 S.F.
BUILDING I	1,875 S.F.	1 STORY	(ABOVE PLAZA GRADE)	12,347 S.F.
TOTAL PROPOSED DEVELOPMENT 40,870 S.F.				
PROPOSED PARKING 125 STALLS (5 HANDICAPPED)				
TOTAL IMPERVIOUS AREA 1.96 AC. 85,500 S.F. 49%				
TOTAL OPEN SPACE 2.04 AC. 88,740 S.F. 51%				

THE JACK
JOHNSON
COMPANY



1777 Sun Peak Drive • Park City, Utah 84098
(801) 645-9000 • Fax (801) 649-1620

DATE	BY	COMMENTS
11-15-00	WPM	PHASE II, CDE & F
11-15-00	WPM	PHASE III, G, H & I
03-12-01	WPM	FINAL NOTES



DESIGNED BY:	EL
DRAWN BY:	EL
REVIEWED BY:	DBS

Toll Creek Village at Jeremy
Specific Plan
3070 RASMUSSEN ROAD

JOB NO. 333016

DWG: TCPMPLAN.DWG

Mr. Ctine Doble

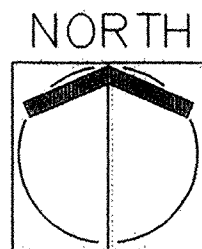
FOR:

SHEET M1

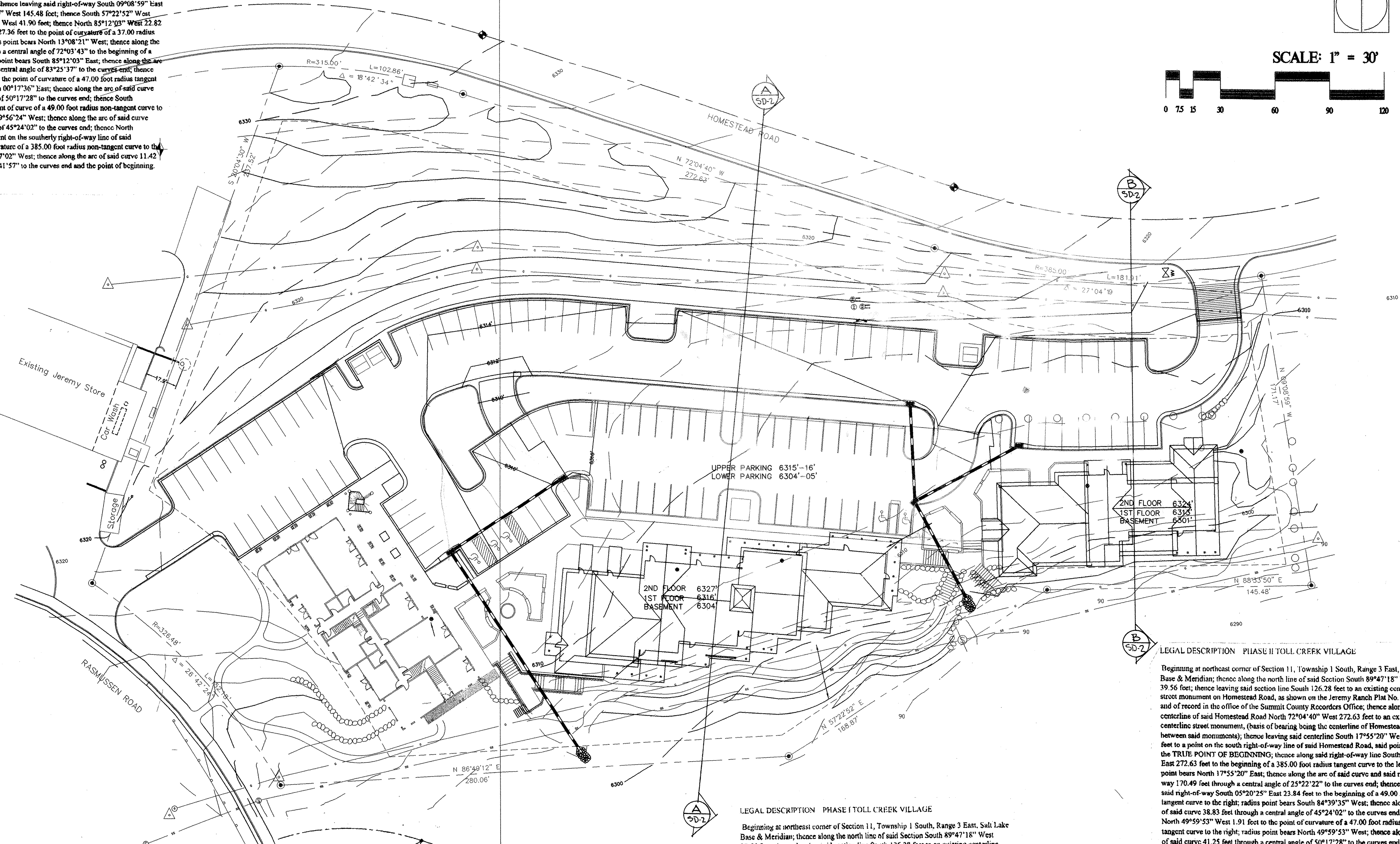
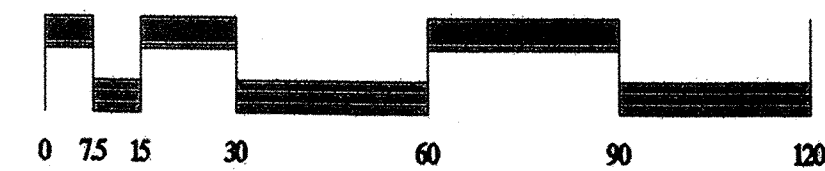
LEGAL DESCRIPTION PHASE III TOLL CREEK VILLAGE

Beginning at northeast corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base & Meridian; thence along the north line of said Section South 89°47'18" West 298.96 feet; thence leaving said section line South 41°42' feet to an existing centerline street monument on Homestead Road, as shown on the Jeremy Ranch Plat No. 3, on file and of record in the office of the Summit County Records Office; thence along the centerline of said Homestead Road South 72°04'40" East 272.63 feet to an existing centerline street monument, (basis of bearing being the centerline of Homestead Road between said monuments); thence leaving said centerline South 74°25'30" East 175.36 feet to the TRUE POINT OF BEGINNING, said point being on the southerly right-of-way line of said Homestead Road; thence leaving said right-of-way line South 09°08'59" East 171.17 feet; thence South 88°33'50" West 145.48 feet; thence South 57°22'52" West 28.02 feet; thence North 32°37'08" West 41.90 feet; thence North 85°12'03" West 22.82 feet; thence North 04°47'57" East 27.36 feet to the point of curvature of a 37.00 radius non-tangent curve to the left; radius point bears North 13°08'21" West; thence along the arc of said curve 46.54 feet through a central angle of 72°03'43" to the beginning of a 15.00 radius reverse curve; radius point bears South 85°12'03" East; thence along the arc of said curve 21.84 feet through a central angle of 83°25'37" to the curves end; thence South 89°42'24" East 83.84 feet to the point of curvature of a 47.00 foot radius tangent curve to the left; radius point North 00°17'36" East; thence along the arc of said curve 41.25 feet through a central angle of 50°17'28" to the curves end; thence South 49°59'33" East 1.91 feet to the point of curve of a 49.00 foot radius non-tangent curve to the left; radius point bears North 49°56'24" West; thence along the arc of said curve 38.83 feet through a central angle of 45°24'02" to the curves end; thence North 05°20'25" West 23.84 feet to a point on the southerly right-of-way line of said Homestead Road and point of curvature of a 385.00 foot radius non-tangent curve to the left; radius point bears North 07°27'02" West; thence along the arc of said curve 11.42 feet through a central angle of 01°41'57" to the curves end and the point of beginning.

Contains 0.45 acres more or less.



SCALE: 1" = 30'



LEGAL DESCRIPTION PHASE I TOLL CREEK VILLAGE

Beginning at northeast corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base & Meridian; thence along the north line of said Section South 89°47'18" West 39.56 feet; thence leaving said section line South 126.28 feet to an existing centerline street monument on Homestead Road, as shown on the Jeremy Ranch Plat No. 3, on file and of record in the office of the Summit County Records Office; thence along the centerline of said Homestead Road North 72°04'40" West 272.63 feet to an existing centerline street monument, (basis of bearing being the centerline of Homestead Road between said monuments); thence leaving said centerline South 56°29'31" West 166.82 feet to the TRUE POINT OF BEGINNING; thence South 69°55'30" East 64.61 feet; thence South 31°17'31" East 55.37 feet to the point of curvature of a 190.50 foot radius non-tangent curve to the right; radius point bears South 24°48'31" East; thence along the arc of said curve 56.75 feet through a central angle of 17°04'05" to the curves end; thence South 07°44'26" East 43.00 feet to the point of curvature of a 147.50 foot radius non-tangent curve to the left; radius point bears South 07°44'26" East; thence along the arc of said curve 35.30 feet through a central angle of 13°42'37" to the beginning of a 14.50 foot radius compound curve; radius point bears South 21°27'04" East; thence along the arc of said curve 1.86 feet through a central angle of 07°21'31" to the curves end; thence South 30°27'02" East 33.86 feet; thence North 56°50'31" East 10.00 feet; thence South 33°09'29" East 18.51 feet; thence North 56°50'31" East 10.00 feet; thence South 33°09'29" East 24.50 feet; thence South 56°50'31" West 4.00 feet; thence South 33°09'29" East 25.50 feet; thence South 56°50'31" West 86.35 feet; South 33°09'29" East 105.30 feet; thence South 86°49'12" West 154.63 feet to the point of curvature of a 326.48 foot radius non-tangent curve to the left; radius point bears South 50°00'44" West; thence along the arc of said curve 152.18 feet through a central angle of 26°42'24" to the curves end; thence North 20°04'30" East 28.61 feet; thence South 69°55'30" East 5.50 feet; thence North 20°04'30" East 23.83 feet; thence North 69°55'30" West 5.50 feet; thence North 20°04'30" East 169.45 feet to the point of beginning.

Contains . acres more or less.

LEGAL DESCRIPTION PHASE II TOLL CREEK VILLAGE

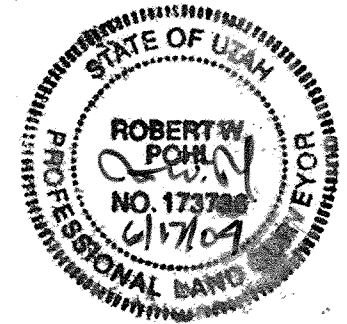
Beginning at northeast corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base & Meridian; thence along the north line of said Section South 89°47'18" West 39.56 feet; thence leaving said section line South 126.28 feet to an existing centerline street monument on Homestead Road, as shown on the Jeremy Ranch Plat No. 3, on file and of record in the office of the Summit County Records Office; thence along the centerline of said Homestead Road North 72°04'40" West 272.63 feet to an existing centerline street monument, (basis of bearing being the centerline of Homestead Road between said monuments); thence leaving said centerline South 17°55'20" West 35.00 feet to a point on the south right-of-way line of said Homestead Road, said point being the TRUE POINT OF BEGINNING; thence along said right-of-way line South 72°04'40" East 272.63 feet to the beginning of a 385.00 foot radius tangent curve to the left; radius point bears North 17°55'20" East; thence along the arc of said curve and said right-of-way 170.49 feet through a central angle of 25°22'22" to the curves end; thence leaving said right-of-way South 05°20'25" East 23.84 feet to the beginning of a 49.00 foot radius tangent curve to the right; radius point bears South 84°39'35" West; thence along the arc of said curve 38.83 feet through a central angle of 45°24'02" to the curves end; thence North 49°59'53" West 1.91 feet to the point of curvature of a 47.00 foot radius non-tangent curve to the right; radius point bears North 49°59'53" West; thence along the arc of said curve 41.25 feet through a central angle of 50°17'28" to the curves end; thence North 89°41'34" West 83.84 feet to the point of curvature of a 15.00 foot radius non-tangent curve to the left; radius point bears South 01°46'26" East; thence along the arc of said curve 21.84 feet through a central angle of 83°25'37" to the beginning of a 37.00 foot radius reverse curve; radius point bears North 85°12'03" West; thence along the arc of said curve 46.54 feet through a central angle of 72°03'43" to the curves end; thence South 04°47'57" West 27.36 feet; thence South 85°12'03" East 22.82 feet; thence South 32°37'08" East 41.90 feet; thence North 33°09'29" West 140.85 feet; thence North 86°49'12" West 125.43 feet; thence North 33°09'29" West 105.30 feet; thence North 56°50'31" East 86.35 feet; thence North 33°09'29" West 25.50 feet; thence North 56°50'31" East 4.00 feet; thence North 33°09'29" West 24.50 feet; thence South 56°50'31" West 10.00 feet; thence North 33°09'29" West 18.51 feet; thence South 56°50'31" West 27.50 feet; thence North 30°27'02" West 33.86 feet to the point of curvature of a 14.50 foot radius non-tangent curve to the right; radius point bears South 28°48'35" East; thence along the arc of said curve 1.86 feet through a central angle of 07°21'31" to the point of beginning of a 147.50 foot radius compound curve; radius point bears South 21°27'04" East; thence along the arc of said curve 35.30 feet through a central angle of 13°42'37" to the curves end; thence North 07°44'26" East 43.00 feet to the point of curvature of a 190.50 foot radius non-tangent curve to the left; radius point bears South 07°44'26" East; thence along the arc of said curve 56.75 feet through a central angle of 17°04'05" to the curves end; thence North 31°17'31" West 55.37 feet; thence North 69°55'30" West 64.61 feet; thence North 20°04'30" East 28.61 feet to the point of curvature of a 315.00 foot radius non-tangent curve to the right; radius point bears South 00°47'14" East; said point being on the said right-of-way line of Homestead Road; thence along the arc of said curve and said right-of-way line 102.86 feet through a central angle of 18°42'34" to the curves end and the point of beginning.

Contains 2.34 acres more or less.

LEGEND

- EXISTING GRADE CONTOUR LINE
- FINISH GRADE CONTOUR LINE
- STORM DRAIN PIPE (DIA. AS NOTED)
- STORM DRAIN INLET BOX

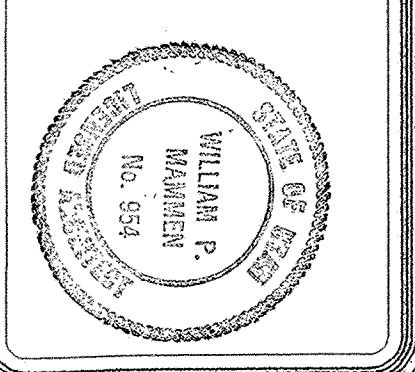
REVISE LEGAL
TRACES THIS AND
ADJUST



Wm. P. Menden
Associates for
the Advancement
of Architecture

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P.O. Box 1700
Park City
Utah 84060
(435) 849-8888
FAX 845-9282

REVISIONS	COMMENTS
DATE	BY



DESIGNED BY:	WPM
DRAWN BY:	WPM
REVIEWED BY:	WPM

TOLL CREEK VILLAGE AT JEREMY
GRADING PLAN
PHASE TWO & THREE

FOR: TOLL CREEK IC

JOB NO. 02-01-01

DWG NO. SD-1

VIEW: PLOT

SD-1

PLOT DATE: 00/00/00

60692993 B01607 P01613-01613
ALAN SPRIGGS, SUMMIT CO RECORDER
2000 MAR 28 10:51 AM FEE \$120.00 BY GBB
RECEIVED TOLL CREEK IC