

PLANT SCHEDULE PHASE 2

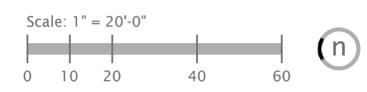
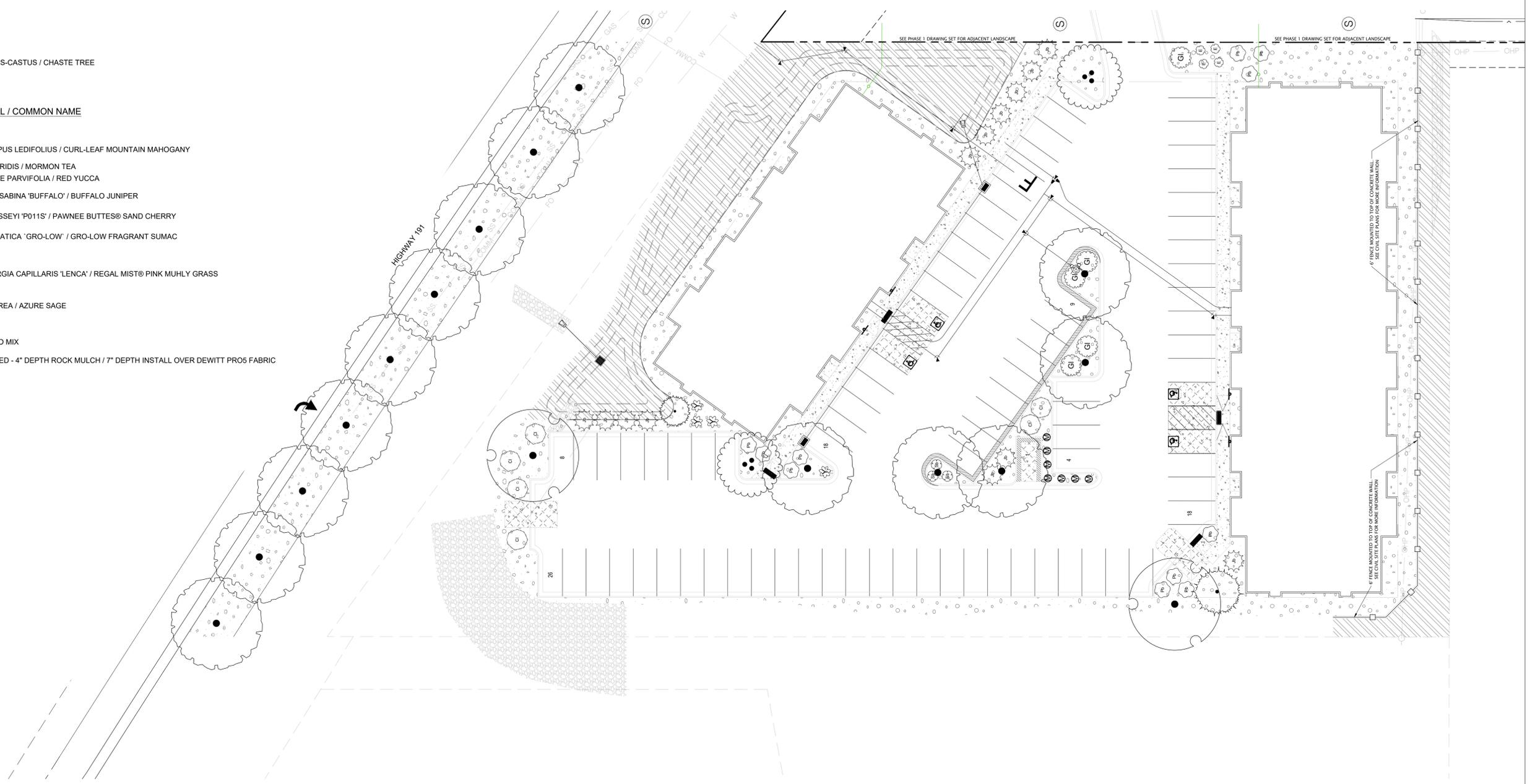
SYMBOL	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>	
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
<b>EVERGREEN TREES</b>	
	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
	PINUS EDULIS / PINYON PINE
<b>ORNAMENTAL TREES</b>	
	VITEX AGNUS-CASTUS / CHASTE TREE
<b>SHRUBS</b>	
	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
	EPHEDRA VIRIDIS / MORMON TEA
	HESPERALOE PARVIFOLIA / RED YUCCA
	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
<b>ORNAMENTAL GRASSES</b>	
	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
<b>PERENNIALS</b>	
	SALVIA AZUREA / AZURE SAGE
<b>GROUND COVERS</b>	
	NATIVE SEED MIX
	PLANTING BED - 4" DEPTH ROCK MULCH / 7" DEPTH INSTALL OVER DEWITT PRO5 FABRIC

LANDSCAPE CALCULATIONS  
 PARKING LANDSCAPE - 15% OF PARKING LOT AREA: 3,941 SF. REQ. - 15% / 5,367 SF. - 20.4% PROVIDED\* --  
 STREET FRONTAGE LANDSCAPE - 15' LANDSCAPE STRIP: 4,095 SF REQ. / 4,095 SF PROVIDED  
 BUFFER LANDSCAPE 15' BUFFER: \*\*

LIVE PLANT COVERAGE - 25% OF LANDSCAPE AREA\*\*\*: 7,000 SF REQ. /26,952 SF PROVIDED.

16,372 SF TREE CANOPY COVERAGE--. --10,580 SF SHRUB AND NATIVE SEED

\*PARKING LOT LANDSCAPE BASED ON 10' OFFSET FROM BACK OF PARKING LOT CURB.  
 \*\*DUE TO SHARED DRAINAGE ALONG THE WEST EDGE OF THE PROJECT WITH ADJACENT PROPERTY OWNER, A FULL PERIMETER BUFFER OF LANDSCAPING IS NOT POSSIBLE.  
 \*\*\* TOTAL LANDSCAPE AREA IS CALCULATED BY TOTAL SITE MINUS BUILDINGS, HARDSCAPE, AND GULLY DRAINAGE AREA (GULLY AREA IS FROM EXISTING AND PROPOSED TOP OF BANK)



PROJECT NUMBER  
25-222

REVISIONS

SHEET TITLE  
LANDSCAPE  
DETAILS

PROJECT/OWNER  
RED ROCK FLATS PHASE 2  
1410 S. HIGHWAY 191  
MOAB CITY, UT, 84532



NICHOLS • NAYLOR  
 ARCHITECTS  
 10459 S. 1300 WEST SUITE 201  
 SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE  
10/31/2025

SHEET NUMBER  
LP101

## LANDSCAPE NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND MOAB CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
- ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
- THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
- ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
- CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PREMIUM OR AMENDED TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12 INCHES OF PREMIUM OR AMENDED TOPSOIL IN ALL MANICURED SHRUB BEDS. CONTRACTOR SHALL TEST, AMEND, AND USE EXISTING STOCKPILE OF TOPSOIL ON SITE TO MEET SPECIFICATIONS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX PER SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL A MIN. OF 7 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
- NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
- ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
- ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
- CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL FROM THE DATE OF FINAL ACCEPTANCE.

## PLANT SCHEDULE PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
<b>DECIDUOUS TREES</b>				
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B&B	2" CAL	2
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	2" CAL	14
<b>EVERGREEN TREES</b>				
	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B&B	6' HT MIN.	1
	PINUS EDULIS / PINYON PINE	B&B	6' HT MIN.	1
<b>ORNAMENTAL TREES</b>				
	VITEX AGNUS-CASTUS / CHASTE TREE	B&B	2" CAL	2
<b>SHRUBS</b>				
	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL		6
	EPHEDRA VIRIDIS / MORMON TEA	5 GAL		4
	HESPERALOE PARVIFOLIA / RED YUCCA	5 GAL		4
	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL		13
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL		11
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		5
<b>ORNAMENTAL GRASSES</b>				
	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	5 GAL		7
<b>PERENNIALS</b>				
	SALVIA AZUREA / AZURE SAGE	5 GAL		3
<b>GROUND COVERS</b>				
	NATIVE SEED MIX	BED		8,879 SF
	PLANTING BED - 4" DEPTH ROCK MULCH / 7" DEPTH INSTALL OVER DEWITT PRO5 FABRIC	BED		14,933 SF

\* ALL SHOWN QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO CONDUCT INDEPENDENT TAKEOFFS TO ESTABLISH QUANTITIES. PLAN SYMBOL QUANTITIES OVERRIDE QUANTITIES SHOWN IN SCHEDULE.

### LANDSCAPE CALCULATIONS

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blu line designs  
planning | landscape architecture | design  
8719 S. Sandy Parkway  
Sandy, UT 84070  
p 801.913.7994

PROJECT NUMBER

22-242

REVISIONS

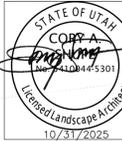
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LANDSCAPE  
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PROJECT/OWNER

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ARCHITECT



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DATE

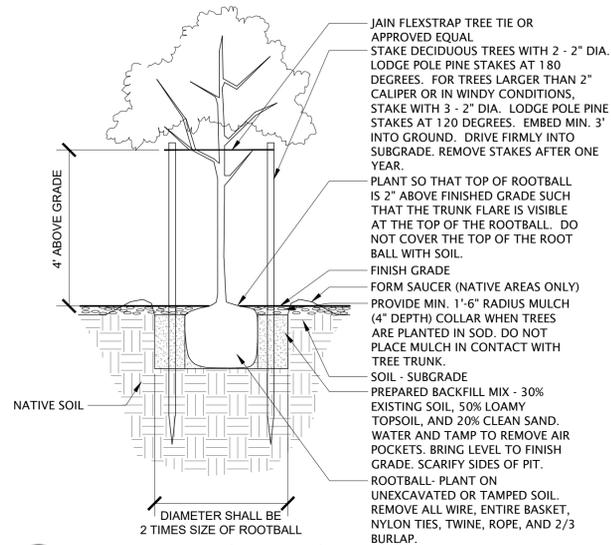
10/31/2025

SHEET NUMBER

LP501

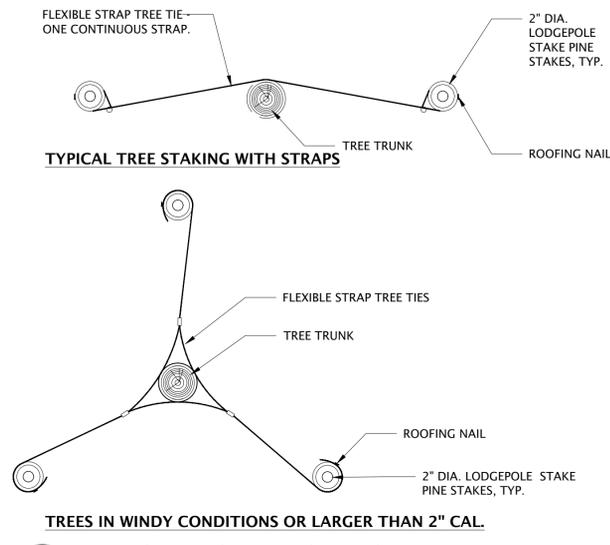


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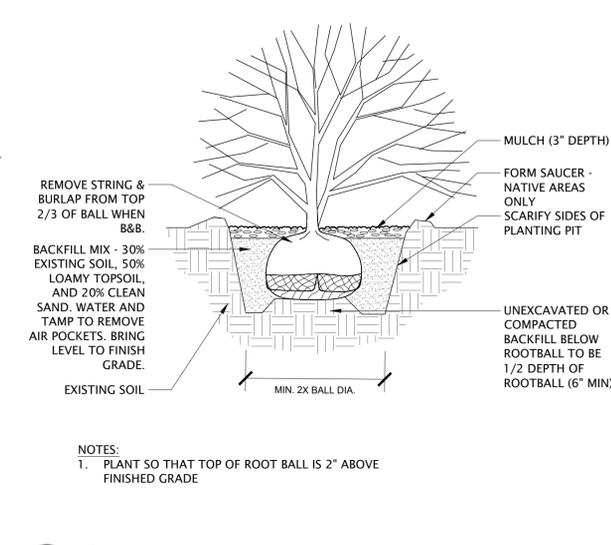
**1 TREE PLANTING - FLEX STRAP**

NOT TO SCALE



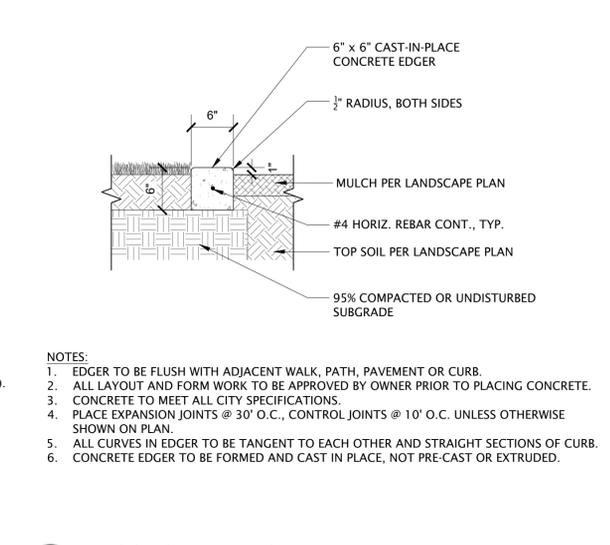
**2 TREES IN WINDY CONDITIONS OR LARGER THAN 2\"/>**

NOT TO SCALE



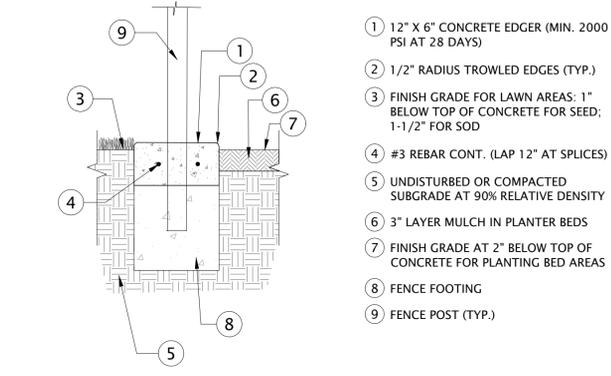
**3 SHRUB DETAIL**

NOT TO SCALE



**4 6\"/>**

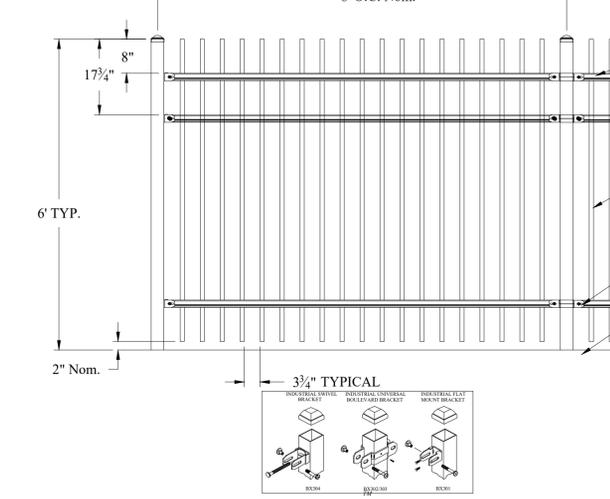
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SCALE: NOT TO SCALE

P-25-222-28



**6 PERIMETER FENCE**

1\"/>

FENCE NOTES:

- 1. FENCE TO BE MONTAGE II MAJESTIC 3-RAIL. INSTALL THIS FENCE AS SHOWN IN THE PLAN VIEW DRAWINGS.
- 2. MATERIAL FOR PICKETS SHALL BE 1\"/>
- 3. WHEN CUTTING/DRILLING RAILS OR POSTS ADHERE TO THE FOLLOWING STEPS TO SEAL THE EXPOSED STEEL SURFACES:
  - 3.1. REMOVE ALL METAL SHAVINGS FROM CUT AREA.
  - 3.2. APPLY ZINC-RICH PRIMER TO THOROUGHLY COVER CUT EDGE AND/OR DRILLED HOLE; LET DRY.
  - 3.3. APPLY 2 COATS OF CUSTOM FINISH PAINT MATCHING FENCE COLOR. COLOR SHALL BE BLACK AND MATCH RAL#9005 JET BLACK. PROVIDE OWNER WITH COLOR SAMPLES FOR APPROVAL PRIOR TO FABRICATION AND PAINTING.
- 3.4. FAILURE TO SEAL EXPOSED SURFACES PER STEPS 1-3 ABOVE WILL NEGATE WARRANTY. AMERISTAR SPRAY CANS OR PAINT PENS SHALL BE USED TO PRIME AND FINISH EXPOSED SURFACES; IT IS RECOMMENDED THAT PAINT PENS BE USED TO PREVENT OVERSPRAY. USE OF NON-AMERISTAR PARTS OR COMPONENTS WILL NEGATE THE MANUFACTURERS WARRANTY.
- 4. FENCE PANELS THAT END AT COLUMNS SHALL TERMINATE WITHIN 4\"/>
- 5. INSTALL PER MANUFACTURER SPECS.

