

[illegible]

POET ROW TOWNHOME
1448 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115

DEVELOPER APPROVAL



MINT
CONSTRUCTION

ISSUE DATE

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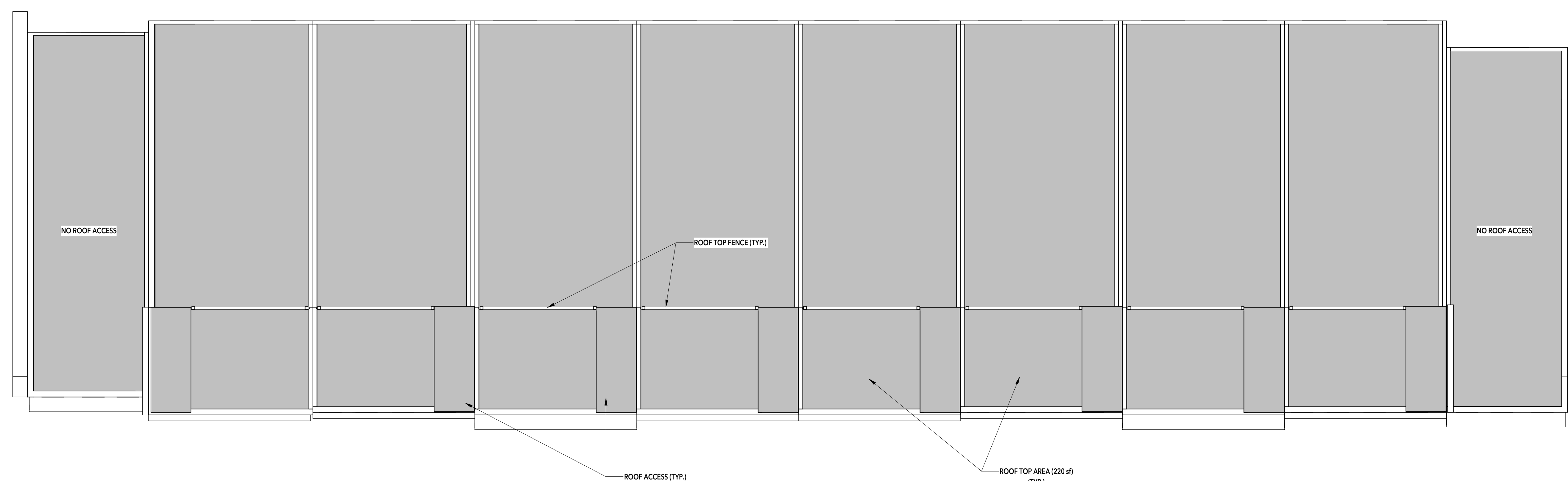
ROOF TOP AREA

SHEET

P903



NO ROOF ACCESS ON ALLEYWAY SIDE



NO ROOF ACCESS

— ROOF TOP FENCE (TYP.

NO ROOF ACCESS

ROOF ACCESS (TYPE)

— ROOF TOP AREA (220 s
(TYP.)

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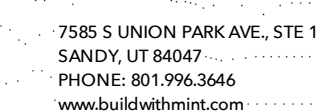
P931



C1 PERSPECTIVE VIEW



A1 PERSPECTIVE VIEW

[illegible]

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PERSPECTIVE
VIEW

SHEET

P932

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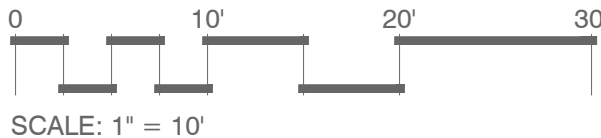


SITE ITEMS	
TAG	DESCRIPTION
A	PROPOSED STRUCTURE - SEE ARCHITECTURAL SITE PLAN
B	UTILITIES - FINAL LOCATION PER CIVIL PLANS
C	TRASH & REFUSE AREA - SEE ARCHITECTURAL SITE PLAN

KEYNOTES	
TAG	DESCRIPTION
1	STEEL EDGING IN BLACK - 1/4"x6" DEPTH.
2	6' PERIMETER WALL
3	UNASSIGNED
4	ACCESS GATE
5	TREE WELL - CONCRETE CURB
6	WINDOW PLANTER BOX - ATTACHED TO ARCHITECTURAL FACADE
7	UNASSIGNED

LANDSCAPE AREAS - SURFACING MATERIALS		
HATCH	DESCRIPTION	AREA SQUARE FT.
C1	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH	5,655
C2	CONCRETE PAVING - OPTIONAL COLOR T.B.D. / LIGHT ETCH FINISH	1,220
R1	DECORATIVE ROCK MULCH - 3" DEPTH OF 'PERMA-BARK' ROCK MULCH W/ WEED BARRIER	5,590
R2	CRUSHER FINES - 3" DEPTH OF GRAY CRUSHER FINES WITH WEED BARRIER / NO PLANTING	510
L1	SODDED TURF	595
L2	GROUNDCOVER AREA PER PLANTING PLANS	1,105
A1	ASPHALT	5,335

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS. *QUANTITIES TO BE VERIFIED BY CONTRACTOR



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GABBOTT'S ROW TOWNHOMES
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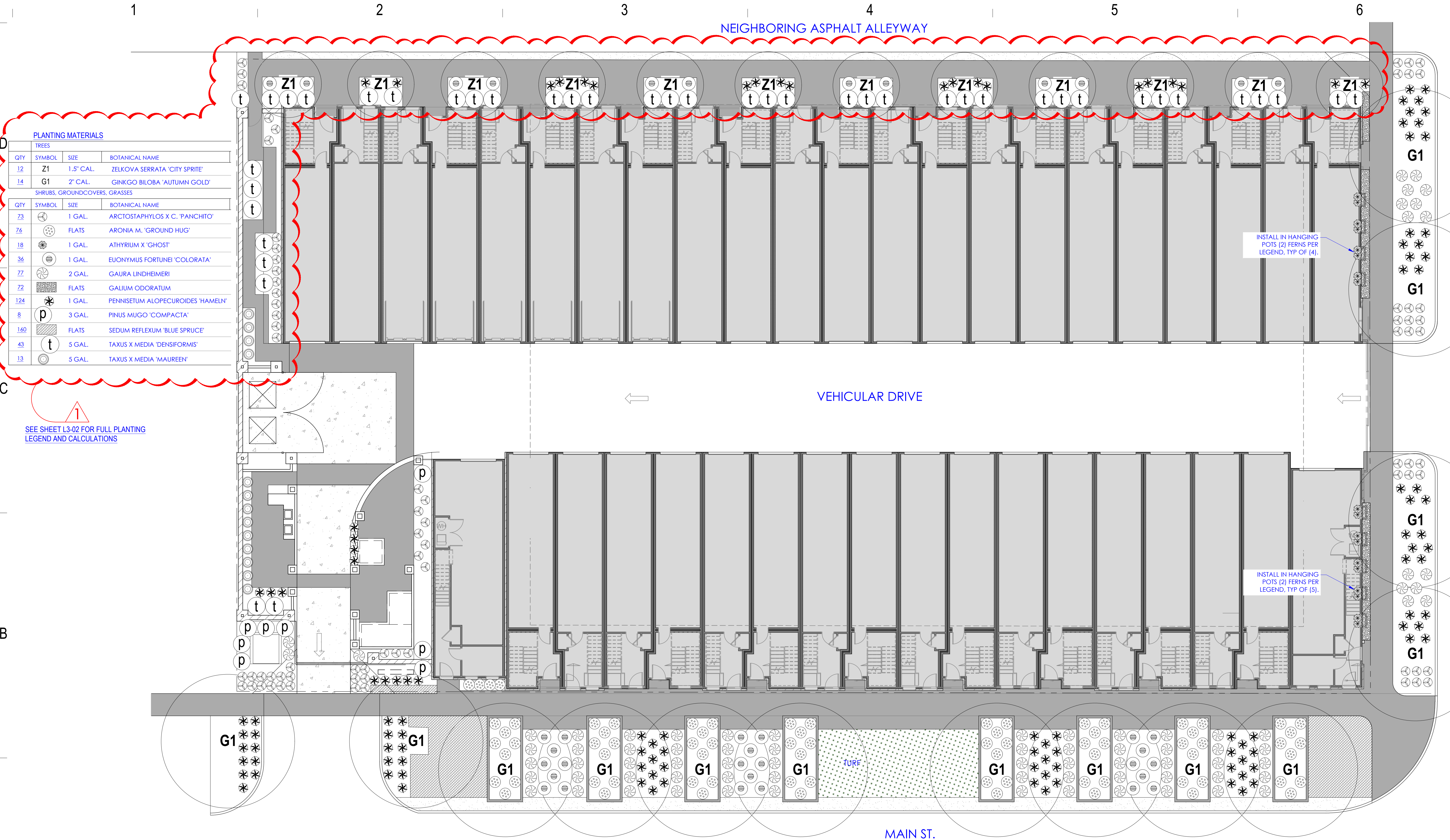
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LANDSCAPE
LAYOUT PLAN

SHEET

L1-01

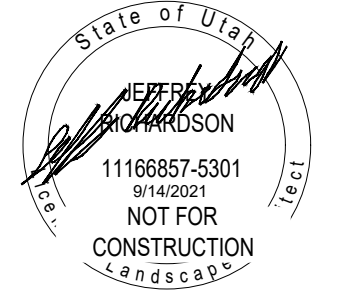


PLANTING MATERIALS			
TREES			
QTY	SYMBOL	SIZE	BOTANICAL NAME
12	Z1	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'
14	G1	2" CAL.	GINKGO BILOBA 'AUTUMN GOLD'
SHRUBS, GROUNDCOVERS, GRASSES			
QTY	SYMBOL	SIZE	BOTANICAL NAME
73		1 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'
76		FLATS	ARONIA M. 'GROUND HUG'
18		1 GAL.	ATHYRIUM X 'GHOST'
36		1 GAL.	EUONYMUS FORTUNEI 'COLORATA'
77		2 GAL.	GAURA LINDHEIMERI
72		FLATS	GALIUM ODORATUM
124	*	1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'
8	p	3 GAL.	PINUS MUGO 'COMPACTA'
160		FLATS	SEDUM REFLEXUM 'BLUE SPRUCE'
43	t	5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'
13		5 GAL.	TAXUS X MEDIA 'MAUREEN'

SEE SHEET L3-02 FOR FULL PLANTING
LEGEND AND CALCULATIONS



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PLANTING PLAN
SHEET

L3-01

CITY OF SALT LAKE LANDSCAPE CALCULATIONS:

<u>SITE LANDSCAPE AREAS:</u>		
R.O.W. LANDSCAPING:	5,428 S.F.	<u>WATER WISE PLANTS FOR</u>
(MIN 33% COVERAGE PROVIDED)		<u>SALT LAKE CITY</u>
	550 TURF (10.13%)	<u>DROUGHT TOLERANT SHRUBS</u>
PRIVATE LANDSCAPING:	1,900 S.F.	REQUIRED: 80%
TOTAL:	7,328 S.F.	PROVIDED: 97% (682/700)
TOTAL SITE (PRIVATE):	36,100 S.F.	<u>DROUGHT TOLERANT TREES</u>
	(100%)	REQUIRED: 80%
LANDSCAPE AREA:	1,900 S.F.	PROVIDED: 100%
	(5.26%)	
TOTAL TURF AREA:	0 S.F.	
	(6.5%)	

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:

- 5' from water meter and/or utility box
- 10' from fire hydrant
- 5-10' from residential driveway
- 5-10' from property line of adjoining parcel
- 5-10' from non-traffic conducting signage
- 5-10' from utility pole and/or light
- 20' from an unregulated intersection (20' back from intersecting sidewalks)
- 30' from stop signs
- 30' from commercial driveway and/or alley
- 40' from an intersection with traffic lights (40' back from intersecting sidewalks)
- 20-30' from a tree that is medium in size at maturity (30 to 50' tall)

LANDSCAPE GENERAL NOTES
REGULATIONS:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS
2. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS

EXISTING CONDITIONS:

1. CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
2. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

SITE PREPARATION:

1. ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED

2. APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
3. POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
4. ENGINEERING PLANS SHALL TAKE PRECEDENCE

SOIL












1. MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
2. MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
3. PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
4. BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
5. SOILS REPORT SHALL TAKE PRECEDENCE
- 5.1. TOPSOIL STANDARDS
- 5.1.1. SAND - 20%-70%
- 5.1.2. CLAY - 20%-70%
- 5.3. #10 SIEVE @ 15% MAXIMUM
- 5.4. PH 6 TO 8.5

PLANTING MATERIALS

TREES

QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
12	Z1	1.5" CAL.	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	TD4	20'x15'	SHADE/BUFFER
14	G1	2" CAL.	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	TD2	50'x30'	STREET TREE

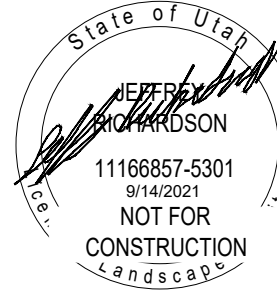
SHRUBS, GROUNDCOVERS, GRASSES

	QTY	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HYDROZONE	HxW	NOTES
	73		1 GAL.	ARCTOSTAPHYLOS X C. 'PANCHITO'	PANCHITO MANZANITA	GV3	1.5'x3'	EVERGREEN
	76		FLATS	ARONIA M. 'GROUND HUG'	GROUNDCOVER CHOKEBERRY	SD3	1'x3'	IN TREE WELL
	36		1 GAL.	ATHYRIUM X 'GHOST'	GHOST PAINTED FERN	*MED	3'x2'	IN PLANTER POT
	18		1 GAL.	EUONYMUS FORTUNEI 'COLORATA'	GROUNDCOVER WINTERCREEPER	SD4	2'x3-5'	GROUNDCOVER
	77		2 GAL.	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	P1	3'x2.5'	
130 SF	72		FLATS	GALLIUM ODORATUM	SWEET WOODRUFF	GV4	.5'x1'	GROUNDCOVER
	124		1 GAL.	PENNISETUM ALOPECUROIDES 'HA MELN'	DWARF FOUNTAIN GRASS	TW2	2.5'x2'	
	8		3 GAL.	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	SE2	4'x4'	EVERGREEN
572 SF	160		FLATS	SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE STONECROP	GV1	.5'x1.5'	GROUNDCOVER
	43		5 GAL.	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	SE3	5'x4'	EVERGREEN
	13		5 GAL.	TAXUS X MEDIA 'MAUREN'	COLUMNAR YEW	SE3	2'x10'	EVERGREEN

PLANTS MARKED WITH (*) NOT PER SLC BMP PLANT LIST
ALL PLANT SUBSTITUTIONS AND ADDITIONS SHALL BE FROM SALT LAKE CITY PLANT LIST & HYDROZONE SCHEDULE 2013



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PLANTING SCHEDULE

SHEET

L3-02