CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON AUGUST 28, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups can be found at http://centerville.novusagenda.com/agendapublic.

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

7:00 PM **A. WELCOME AND ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT

Chair Hayman

D. COMMISSION BUSINESS

1. Public Meeting - Island View Park Final Site Plan Approval

   ADMINISTRATIVE DECISION - TABLED FROM AUGUST 14, 2019
   Consider the proposed Final Site Plan for Island View Park Phases 1 and 2, a renovation of the park facilities at 700 East 500 South.
2. Thiros Landscaping Plan

   ADMINISTRATIVE DECISION
3. Discussion - Subdivision Ordinance Updates - Chapter 11 (Condominiums)

   Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivision)
4. Discussion - General Plan - South Main Street Corridor
5. Community Development Director's Report & City Council Report

E. ADJOURNMENT

CENTERVILLE

Staff Backup Report
8/28/2019

Item No. 1.

Short Title: Public Meeting - Island View Park Final Site Plan Approval

Initiated By: Bruce Cox, Applicant

Scheduled Time:

SUBJECT

ADMINISTRATIVE DECISION - TABLED FROM AUGUST 14, 2019
Consider the proposed Final Site Plan for Island View Park Phases 1 and 2, a renovation of the park facilities at 700 East 500 South.

RECOMMENDATION

Refer to Staff Report

BACKGROUND

Refer to Staff Report

ATTACHMENTS:

Description

- 8-14-19 PC Staff Report - Island View Park Final Site Plan
- Engineer Memo
- Parking Evaluation
- Island View Park Renovation Phase 1 8-15-19
- Island View Park Renovation Phase 2 8-15-19

CENTERVILLE CITY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	**CENTERVILLE CITY** **c/o BRUCE COX** **250 NORTH MAIN ST** **CENTERVILLE, UT 84014**
PROPERTY:	**ISLAND VIEW PARK** **700 EAST 550 SOUTH**
ZONING:	**PUBLIC FACILITY – LOW *(PF-L)***
APPLICATION:	**FINAL SITE PLAN APPROVAL**
RECOMMENDATION:	**ACCEPT THE FINAL SITE PLAN**

BACKGROUND

On June 12, 2019, the Planning Commission reviewed and accepted the applicable Conceptual Site Plan and provided a few directives to the applicant. This purpose of this report is to review and determine whether to grant approval of the final site plan.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE

Below is a list of the previous directives and brief compliance status by the planning staff:

1. *The park renovation may seek a phasing approach, as part of the Final Site Plan submittal.*
2. *Any new accessory building (e.g. pavilion, restrooms, etc.) must not exceed an average building height of 20-feet, as measured to the mid-point of the roof. [INCOMPLETE]*
3. *Any new accessory building must not have a floor area larger than 1,000 square feet.[COMPLETE]*
4. *The City Engineer will need to review the plans in regards to storm water management and verify compliance with city specifications.[COMPLETE see attachment]*
5. *Any new fencing must meet the applicable height limitations of 4 feet in any front yard area and 6 feet all other yard areas, unless otherwise submitted to the*

Planning Commission for approval (up to a maximum height of 10 feet).[COMPLETE]

6. *All lighting fixture designs must include the use of external/internal shield to direct the light downward and/or away from residential homes. [INCOMPLETE]*
7. *A "Parking Study" is required (see CZC 12.52.110.e for study requirements). This study must be performed and submitted as part of the Final Site Plan review and approval.[COMPLETE see attachment]*
8. *The new sign must meet the sign area requirements, which is limited to a maximum area of 75 square feet.[COMPLETE]*

PLANNING STAFF RECOMMENDATION

[*Suggested Motion*] *I hereby motion that the Planning Commission APPROVE the Final Site Plan for Island View Park Renovation Phases 1 and 2 subject to the following conditions:*

1. *Applicant shall provide time frames for Phases 1 and 2.*
2. *Applicant shall provide building heights for new accessory buildings. Buildings must not exceed an average building height of 20-feet, as measured to the mid-point of the roof.*
3. *Applicant shall provide lighting fixture designs which include the use of external/internal shield to direct the light downward and/or away from residential homes.*

Suggested Findings (reasons for action):

a. *The Planning Commission finds that with the conditions of this approval, the proposed development remains compliant with the applicable development provisions of the General Plan and Zoning Ordinance of the City. [Title 12].*

Mackenzie Wood

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, August 09, 2019 2:26 PM
To: Mackenzie Wood
Cc: Dave Walker
Subject: Island View Park - Erosion Control plan & SWPPP

Mackenzie,

After review this morning I have no exceptions with the Erosion Control or SWPPP provided in the design drawings for the Park.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752

This email may contain confidential or privileged information. If you believe you have received it in error, please notify the sender immediately and delete this message without copying or disclosing it.

Bruce Cox

From: Bruce Cox
Sent: Tuesday, June 18, 2019 4:07 PM
To: Cory Snyder
Cc: kevin campbell (kevin.campbell@esieng.com); cody pedersen (cody.pedersen@esieng.com)
Subject: FW: CZC 12.52.110.e., Parking Study

Cory,
Below are the most recent parking guidelines by the Institute of Transportation Engineers and a recommendation from Cody at ESI Engineering for Island View Park.
I agree with Cody that we should take the public park ratio plus the Racquet/Tennis Club ratio and have between 8 – 38 parking stalls.
If this park was in a more visible/accessible location like that of Porter/Walton Park it would draw more attention but with where is tucked back in a neighborhood the location probably brings the parking needs down a bit.
The Island View Renovation plan shows 44 total parking stalls, 29 stalls on the top level remain unchanged and 15 parking stalls on the lower level expanded parking lot. This is a few more than the high end of the range but I don't think we should change the plans to reduce the parking.
I thought I would do a few car counts at Smoot park before the next meeting with the planning commission meeting as it has two tennis courts, Sand Volleyball court, a large soccer field area and a large playground/swing set area near it's pavilion that is very similar to Island View Park, for another reference.
Thanks,
Bruce

From: Cody Pedersen [mailto:Cody.Pedersen@esieng.com]
Sent: Monday, June 17, 2019 4:31 PM
To: Kevin Campbell; Bruce Cox
Subject: RE: CZC 12.52.110.e., Parking Study

Bruce / Kevin,

Island View Park is a public park with mixed use options. There is an open space for a ball field, 2 tennis courts, a sand volleyball court, a pavilion with 4 tables, a large playground area, path trails and general landscape area.

The most recent Parking Generation Manual, 5th Edition, by Institute of Transportation Engineers has information pertaining to public parks that vary widely as to type of amenities. Here are the ratio ranges provided for several different types of Land Use:

- **Public Park** (including ball fields, pavilions, hiking trails, etc.) = range is 0.47 – 5.08 veh / acre. Island View is about 4.5 acres, so parking stall range is 2 – 23.
- **Tennis Courts** = a single ratio of 2.67 veh / court. Island View has two courts, so parking stalls would be 6.
- **Soccer Complex** (numbers represent tournament or league games) = range is 45 – 74 veh / field. Island View has one field, so parking stall range is 45 – 74.
- **Racquet/Tennis Club** (membership clubs that may include spa, weight room, snack bar and daycare) = range is 3.08 – 7.33 veh / court. Island View has two courts, so parking stall range is 6 – 15.

There is no one category that best fits (which is typical) so judgement must be used. Caution is given for Manual data that only has one data point (i.e. Tennis Courts) or survey site which may not reflect a particular local or condition. A survey of a similar site or historical data as to how much parking was used at Island View Park may be best method to estimate parking demand. Was the current parking adequate or was the demand more or less most of the time?

RECEIVED JUL 30 2019

I would recommend using the general Public Park ratio and add the ratio for Racquet/Tennis Club.

Please let me know if there are any questions.

Thanks,

Cody Pedersen, PE

ESI Engineering, Inc.
Civil - Structural - Land Survey
3500 South Main. Suite 205
Salt Lake City, Utah 84115
Off.: 801.263.1752 - Cell: 801.898.6255

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Tuesday, June 11, 2019 2:51 PM
To: Cody Pedersen <Cody.Pedersen@esieng.com>; Bruce Cox <bcox@centervilleut.com>
Subject: Fwd: CZC 12.52.110.e., Parking Study

Cody,

Could you take a look at the latest manual when you get back in town and respond to Bruce's question below.

Thank you,

Kevin

Sent from my T-Mobile 4G LTE Device

-------- Original message --------
From: Bruce Cox <bcox@centervilleut.com>
Date: 6/11/19 2:45 PM (GMT-07:00)
To: Kevin Campbell <Kevin.Campbell@esieng.com>
Subject: FW: CZC 12.52.110.e., Parking Study

Kevin do you have any recommended parking ratios for a city park or something closely related to a park like Island View Park?
I have a 2004 recommended parking ratios for a racquet/tennis club with 4 courts and a recreational center of 4.13 and 6.26 from the institute of Transportation Engineers
Thanks,
Bruce

From: Donna Wilkinson
Sent: Monday, June 10, 2019 1:26 PM
To: Bruce Cox
Subject: CZC 12.52.110.e., Parking Study

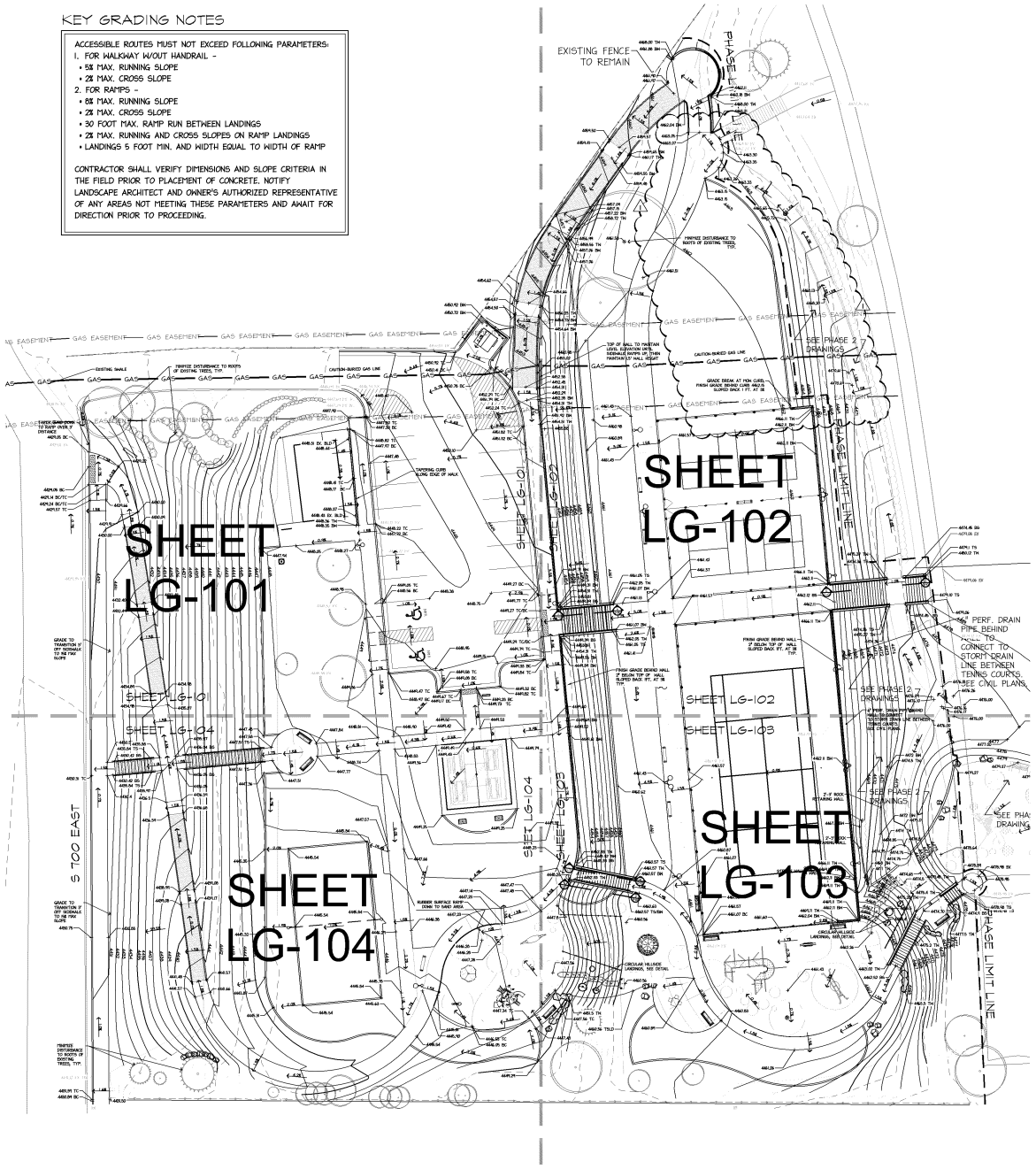
Bruce,

KEY GRADING NOTES

ACCESSIBLE ROUTES MUST NOT EXCEED FOLLOWING PARAMETERS:

1. FOR WALKWAY W/OUT HANDRAIL -
   - 5% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
2. FOR RAMPS -
   - 8% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
   - 30 FOOT MAX. RAMP RUN BETWEEN LANDINGS
   - 2% MAX. RUNNING AND CROSS SLOPES ON RAMP LANDINGS
   - LANDINGS 5 FOOT MIN. AND WIDTH EQUAL TO WIDTH OF RAMP

CONTRACTOR SHALL VERIFY DIMENSIONS AND SLOPE CRITERIA IN THE FIELD PRIOR TO PLACEMENT OF CONCRETE. NOTIFY LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE OF ANY AREAS NOT MEETING THESE PARAMETERS AND AWAIT FOR DIRECTION PRIOR TO PROCEEDING.



GRADING LEGEND

LIMIT OF WORK LINE	
SHEET MATCHLINE	
4810 / 4809	EXISTING CONTOUR
4810 / 4809	PROPOSED CONTOURS
+ 4754.60 EX	EXISTING SPOT ELEVATION
+ 4754.60	PROPOSED SPOT ELEVATION
+ 4754.6 HP/LP	HIGH POINT / LOW POINT
1.5%	SLOPE INDICATOR
TC/BC	TOP/BOTTOM OF CURB ELEVATION
+ 4754.60 SL	SLIDE ELEVATION
+ 4754.60 TS/BS	TOP OF STAIR/BOTTOM OF STAIR
+ 4754.60 TW/BW	TOP OF WALL/BOTTOM OF WALL

GRADING GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

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3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

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7. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

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10. TAKE EXTREME CARE BENEATH DRIP LINE OF EXISTING TREES TO MINIMIZE ANY DAMAGE TO TREE ROOTS. AVOID COMPACTION AROUND ROOTS ADJUST GRADING AS NEEDED TO MINIMIZE ROOT DISTURBANCE

0 10 20 40
SCALE: 1" = 20'

NORTH

G.B:D
G. BROWN : DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p. 801.575.6066 f. 801.575.8466
www.gbrowndesign.com

■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

■ REVISIONS:

1	PR-2-PICKLEBALL 8/15/19
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4	-
5	-

■ STAMP

STATE OF UTAH
MICHAEL WONENBERG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
8-15-2019

■ SHEET TITLE:

OVERALL GRADING PLAN

■ DATE:	8-15-2019
■ DRAWN BY:	ECB
■ CHECKED BY:	MJW
■ JOB NO.:	U18-030

■ SHEET NO:

LG-001

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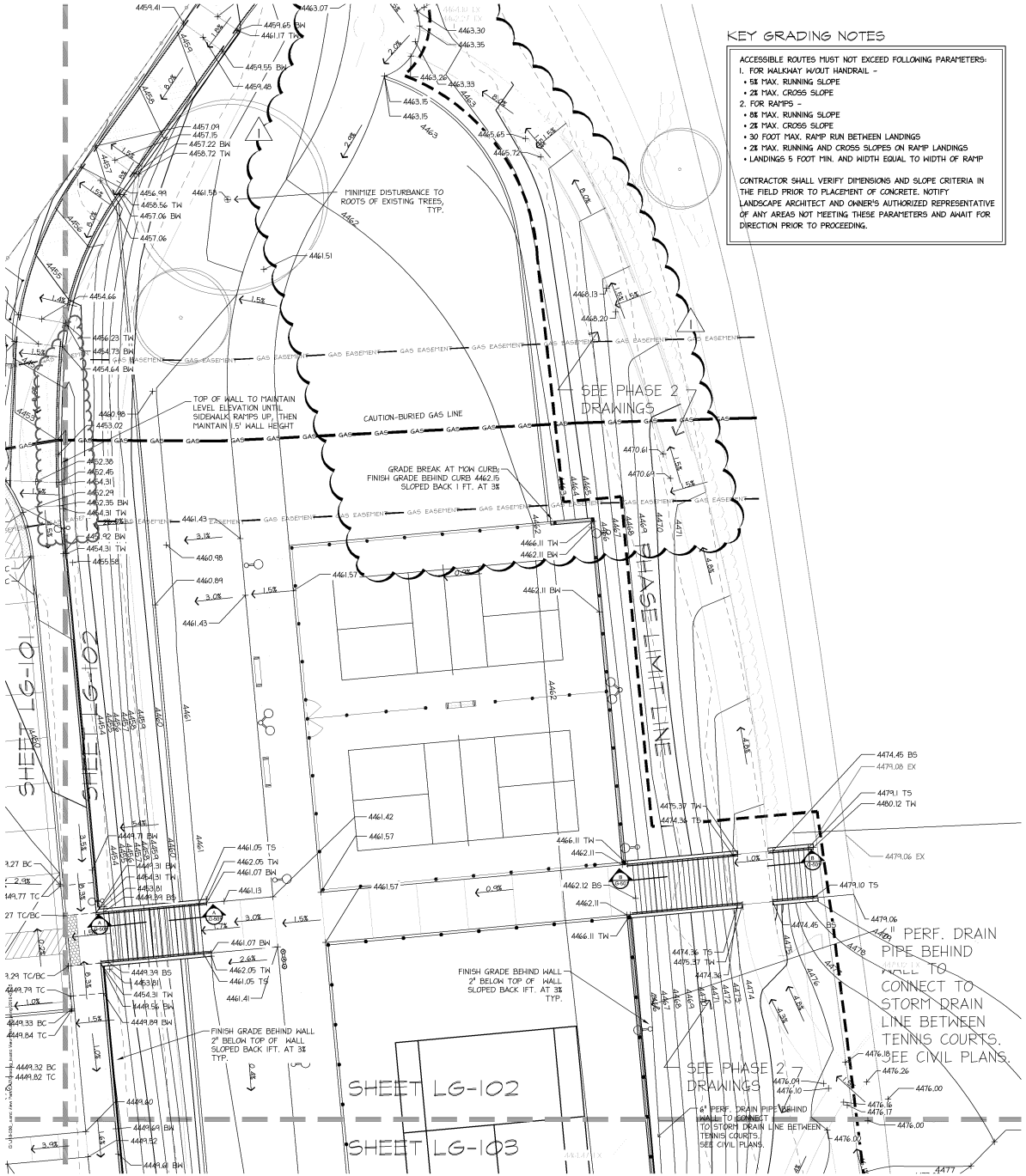

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GRADING LEGEND

	LIMIT OF WORK LINE
	SHEET MATCHLINE
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4480 / 4909	PROPOSED CONTOURS
+ 4754.60 EX	EXISTING SPOT ELEVATION
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1.5%	SLOPE INDICATOR
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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
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PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

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■ SHEET TITLE:
GRADING PLAN

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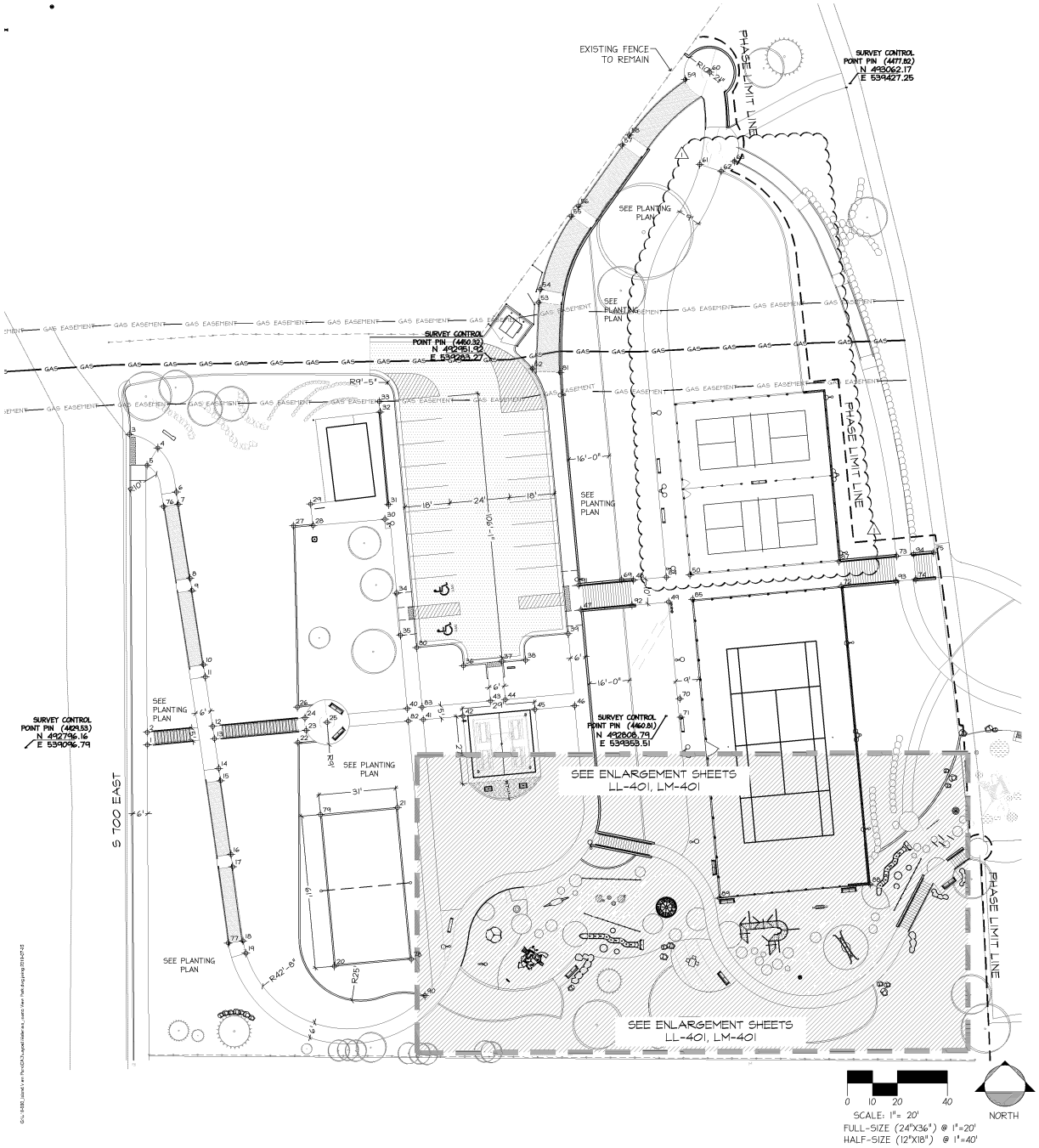
LG-102



LAYOUT & MATERIAL LEGEND

- LIMIT OF WORK LINE
- EXISTING CHAINLINK FENCE
- GAS BURIED GAS LINE

LAYOUT GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

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3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ALL LAYOUT HARDSCAPE ELEMENTS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.

5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

6. WHEN THE WRITTEN DIMENSION IS DIFFERENT FROM THE SCALED DIMENSION, THE WRITTEN DIMENSION SHALL PREVAIL AND THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION.

7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED.

8. ALL DIMENSION MEASUREMENTS TAKEN FROM THE FRONT OF CURB.

9. ALL SIDEWALK LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND CONSTRUCTION.

10. ALL CURVES TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.

11. RADIUS DIMENSION ON ALL CONNECTING SIDEWALKS AND PARKING ISLANDS SHALL BE 5'-0" UNLESS OTHERWISE NOTED.

12. VARIOUS CONTROL POINTS HAVE BEEN IDENTIFIED ON THE PLANS. CONTRACTOR SHALL VERIFY ACCURACY OF CONTROL POINTS PRIOR TO LAYOUT OF ANY ELEMENTS. REPORT AND RESOLVE ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

13. KEY LAYOUT POINTS ARE SHOWN ON THE DRAWING. CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY PRIOR TO BEGINNING TO CONSTRUCTION. NOT ALL NECESSARY LAYOUT POINTS HAVE BEEN SHOWN. ELECTRONIC CAD FILES OF THE LAYOUT PLAN CAN BE MADE AVAILABLE TO CONTRACTOR AT THEIR REQUEST FOR ANY ADDITIONAL LAYOUT INFORMATION THAT MAY BE NEEDED FOR CONSTRUCTION.

SEE SITE MATERIALS PLAN FOR MATERIALS INFO

NORTHING/EASTING POINT SCHEDULE

DESCRIPTION	NORTHING	EASTING
CONTROL POINT	N 492951.92	E 539283.27
CONTROL POINT	N 493062.17	E 539427.25
CONTROL POINT	N 492758.21	E 539608.24
CONTROL POINT	N 492808.79	E 539363.51
CONTROL POINT	N 492796.16	E 539096.79
1	N 492797.24	E 539145.61
2	N 492802.26	E 539145.58
3	N 492921.68	E 539138.43
4	N 492916.18	E 539149.85
5	N 492909.24	E 539145.50
6	N 492898.55	E 539157.26
7	N 492893.61	E 539158.03
8	N 492863.99	E 539162.77
9	N 492854.05	E 539163.55
10	N 492829.42	E 539168.11
11	N 492824.46	E 539168.85
12	N 492804.66	E 539171.81
13	N 492799.70	E 539172.54
14	N 492787.83	E 539174.27
15	N 492782.88	E 539174.98
16	N 492753.36	E 539179.16
17	N 492748.41	E 539179.89
18	N 492718.69	E 539183.96
19	N 492713.82	E 539185.12
20	N 492708.57	E 539220.58
21	N 492772.14	E 539245.90
22	N 492798.18	E 539205.99
23	N 492803.06	E 539209.26
24	N 492808.04	E 539208.51
25	N 492806.24	E 539217.66
26	N 492812.34	E 539205.80
27	N 492864.94	E 539204.22
28	N 492895.13	E 539212.08
29	N 492893.70	E 539211.08
30	N 492887.65	E 539240.86
31	N 492893.51	E 539242.34
32	N 492930.64	E 539238.95
33	N 492934.77	E 539238.57
34	N 492858.09	E 539245.57
35	N 492841.16	E 539247.12
36	N 492828.91	E 539272.34
37	N 492830.82	E 539287.73
38	N 492831.18	E 539297.24
39	N 492841.78	E 539314.34
40	N 492811.78	E 539249.80
41	N 492807.35	E 539256.23
42	N 492808.80	E 539272.14
43	N 492814.83	E 539283.17
44	N 492815.38	E 539269.14
45	N 492811.44	E 539301.02
46	N 492812.90	E 539316.98
47	N 492851.29	E 539319.50
48	N 492863.25	E 539340.49
49	N 492854.50	E 539354.57
50	N 492865.32	E 539363.12
52	N 492947.95	E 539351.97
53	N 492974.46	E 539302.42
54	N 492979.77	E 539303.16
55	N 493009.09	E 539315.54
56	N 493013.16	E 539318.45
57	N 493037.55	E 539335.93
58	N 493041.56	E 539338.80
59	N 493063.78	E 539361.26
60	N 493066.69	E 539371.12
61	N 493029.76	E 539367.11
62	N 493027.08	E 539375.71
63	N 493030.98	E 539380.98
64	N 492863.48	E 539335.67
70	N 492815.74	E 539359.06
71	N 492808.25	E 539359.46
72	N 492860.78	E 539423.74
73	N 492872.89	E 539445.97
74	N 492863.55	E 539453.67
75	N 492874.24	E 539460.73
76	N 492892.69	E 539152.13
77	N 492717.87	E 539178.02
78	N 492711.39	E 539251.45
79	N 492769.32	E 539235.03
80	N 492636.23	E 539253.59
81	N 492946.51	E 539311.17
82	N 492606.81	E 539250.26
83	N 492812.33	E 539255.78
84	N 492864.45	E 539353.66
85	N 492855.58	E 539364.19
87	N 492870.78	E 539422.87
88	N 492741.36	E 539439.38
89	N 492735.86	E 539374.95
90	N 492696.78	E 539256.92
91	N 492861.25	E 539318.59
92	N 492853.16	E 539391.91
93	N 492862.82	E 539445.69
94	N 492873.51	E 539452.76

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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1	PR-2-PICKLEBALL 8/15/19	
2	-	-
3	-	-
4	-	-
5	-	-

■ STAMP

STATE OF UTAH
MICHAEL WOENEBERG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
4-12-2019

■ SHEET TITLE:

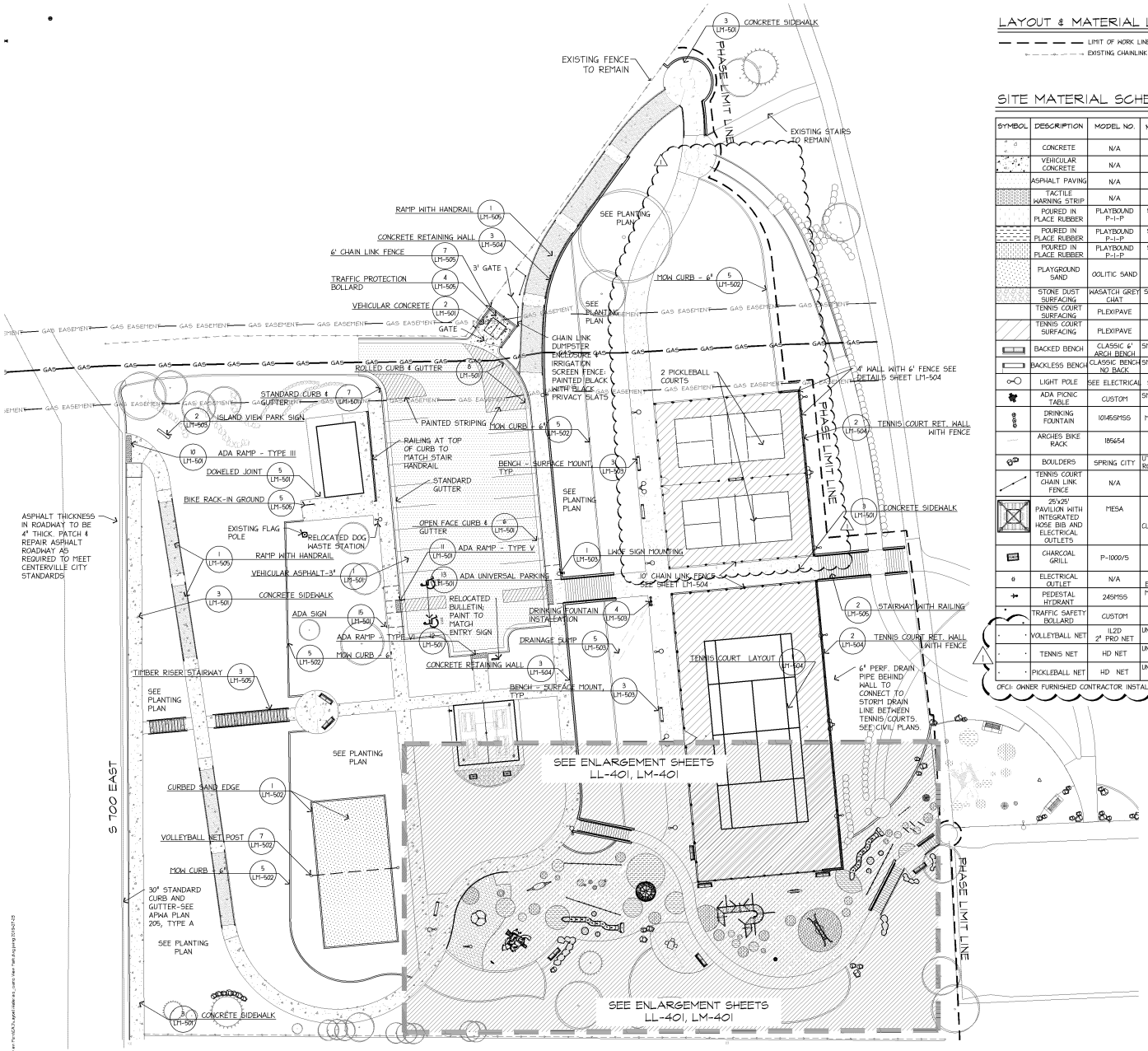
SITE LAYOUT PLAN

■ DATE:	8-15-2019
■ DRAWN BY:	ECB
■ CHECKED BY:	MJW
■ JOB NO.:	U18-030

■ SHEET NO:

LL-101

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET



LAYOUT & MATERIAL LEGEND

LIMIT OF WORK LINE

EXISTING CHAINLINK FENCE

SITE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	FINISH	COLOR	COMMENTS	PROVIDED INSTALLED
	CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	VEHICULAR CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	ASPHALT PAVING	N/A	N/A	N/A	N/A	PER DETAIL AND SPECIFICATIONS	CFCI
	TACTILE WARNING STRIP	N/A	ARMOR TILE	N/A	COLONIAL RED	PER MANUFCTRER SPECIFICATIONS	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-1-P	SURFACE AMERICA 800-999-0555	LIGHT GRAY 7154 BLACK 2516		INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-1-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	RED RAL 3016	INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-1-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	BLUE RAL 5015	INSTALL PER MANUFACTURER	CFCI
	PLAYGROUND SAND	OOLITIC SAND	JOHN BLAZZARD 435-783-6572	-	WHITE	SAND SHALL BE SCREENED TO REMOVE ROCKS OR OTHER MATERIAL	CFCI
	STONE DUST SURFACING	WASATCH GREY CHAT	STAKER PARSON 801-409-9500	-	GREY	4" DEEP- SEE DETAILS	CFCI
	TENNIS COURT SURFACING	PLEXIPAVE	PLEXIPAVE 800-225-1141	-	CAPE GRAY	INSTALL PER MANUFACTURER	CFCI
	TENNIS COURT SURFACING	PLEXIPAVE	PLEXIPAVE 800-225-1141	-	CALIFORNIA RED	INSTALL PER MANUFACTURER	CFCI
	BACKED BENCH	CLASSIC 6' ARCH BENCH	SMITH STEELWORKS 801-414-1724	POWDER COAT	BLUE RAL 5023	INSTALL PER MANUFACTURER	CFCI
	BACKLESS BENCH	CLASSIC BENCH NO BACK	SMITH STEELWORKS 801-414-1724	POWDER COAT	BLUE RAL 5023	INSTALL PER MANUFACTURER	CFCI
	LIGHT POLE	SEE ELECTRICAL	SEE ELECTRICAL	-	-	PER ELECTRICAL PLANS AND SPECS	CFCI
	ADA PICNIC TABLE	CUSTOM	SMITH STEELWORKS 801-414-1724	-	RED	INSTALL PER MANUFACTURER*	CFCI
	DRINKING FOUNTAIN	10145SMSS	MDF 901-867-0039	-	STAINLESS	FROST FREE BOTTLE FILLER & DOUBLE FOUNTAINS	OFCI
	ARCHES BIKE RACK	185654	LANDSCAPE STRUCTURES 801-808-2241	-	STAINLESS STEEL	INSTALL PER MANUFACTURER*	OFCI
	BOULDERS	SPRING CITY	UTAH LANDSCAPING ROCK 435-623-2332	2"-4"	SPRING CITY	SEE PLANTING PLAN LEGEND	CFCI
	TENNIS COURT CHAIN LINK FENCE	N/A	N/A		BLACK VINYL	PER DETAIL AND SPECIFICATIONS	CFCI
	25'x25' PAVILION WITH INTEGRATED HOSE BIB AND ELECTRICAL OUTLETS	MESA	SONNTAG RECREATION 801-278-9797 CLASSIC RECREATION STRUCTURES	VINTAGE COLORED CORRUGATED ROOF, BLUE (RAL 5023) 4 LIGHTS & 4 ELECTRICAL OUTLETS		PROVIDE SHOP DRAWINGS FOR APPROVAL OF ELECTRICAL AND HOSE BIB LOCATIONS	OFCI
	CHARCOAL GRILL	P-1000/S	PILOT ROCK 1-800-762-5002	N/A		INSTALLED PER MANUFACTURER RECOMMENDATIONS*	CFCI
e	ELECTRICAL OUTLET	N/A	REFER TO ELECTRICAL PLANS	N/A		INSTALLED IN PAVILION POST	CFCI
	PEDESTAL HYDRANT	245MSS	MOST DEPENDABLE FOUNTAINS	W/ OPT. 6" STAINLESS STEEL SURFACE CARRIER		SURFACE MOUNT PER MANUFACTURER	OFCI
	TRAFFIC SAFETY BOLLARD	CUSTOM	N/A	BLACK		SEE DETAIL	CFCI
	VOLLEYBALL NET	1L2D 2" PRO NET	UNITED VOLLEYBALL SUPPLY	BLACK		POST W/ STAINLESS STEEL GEARS	CFCI
	TENNIS NET	HD NET	UNITED VOLLEYBALL SUPPLY	BLACK		POST W/ STAINLESS STEEL GEARS	CFCI
	PICKLEBALL NET	HD NET	UNITED VOLLEYBALL SUPPLY	BLACK		POST W/ STAINLESS STEEL GEARS	CFCI

OFCI: OWNER FURNISHED CONTRACTOR INSTALLED CFCI: CONTRACTOR FURNISHED CONTRACTOR INSTALLED

* IT IS RECOMMENDED THIS PLAN BE PRINTED IN COLOR FOR READABILITY

0 10 20 40

SCALE: 1" = 20'

FULL-SIZE (24"X36") @ 1"=20'

HALF-SIZE (12"X18") @ 1"=40'

NORTH

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■ CONSULTANTS:

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■ REVISIONS:

1 PR-2-PICKLEBALL 8/15/19
2 -
3 -
4 -
5 -

■ STAMP

STATE OF UTAH
MICHAEL WONENBERG
No. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
4-12-2019

■ SHEET TITLE:

SITE MATERIALS PLAN

■ DATE: 8-15-2019
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■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:

LM-101

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

RETAINING WALL DESIGN TABLE

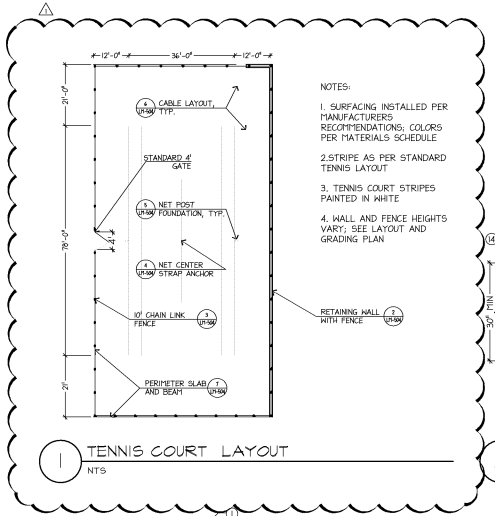
H (MAX)	A	B	C	D	a BARS	b BARS	c BARS	LAP
7'	2'-0"	4'-6"	6'-6"	12"	#5 @ 12"	#5 @ 12"	#4 @ 10"	2'-0"

* SEE GRADING PLAN, LG-101 *

RETAINING WALL DESIGN TABLE

H (MAX)	A	B	C	D	a BARS	b BARS	c BARS	LAP
5'	1'-3"	3'-0"	4'-3"	10"	#4 @ 12"	#4 @ 12"	#4 @ 12"	1'-8"

* SEE GRADING PLAN, LG-101 *



NOTES:

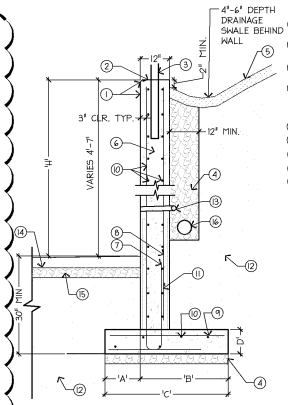
1. SURFACING INSTALLED PER MANUFACTURERS RECOMMENDATIONS; COLORS PER MATERIALS SCHEDULE

2. STRIPE AS PER STANDARD TENNIS LAYOUT

3. TENNIS COURT STRIPES PAINTED IN WHITE

4. WALL AND FENCE HEIGHTS VARY; SEE LAYOUT AND GRADING PLAN

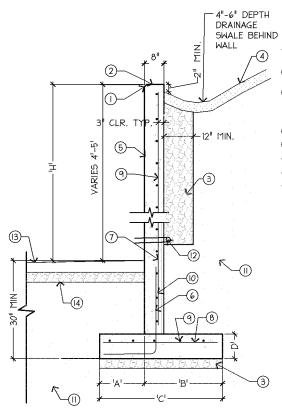
1 TENNIS COURT LAYOUT
NTS



1. ¾" CHAMFER ALL EDGED & CORNERS
2. TOP OF WALL ELEVATION - SEE GRADING PLANS
3. CHAINLINK FENCE (HEIGHT VARIES- SEE LAYOUT PLAN)
4. 3/4" WASHED DRAINAGE AGGREGATE
5. MULCH PLANTING BED BEHIND
6. CONCRETE WALL
7. 'a' BARS
8. 'b' BARS
9. 'c' BARS
10. #4 REBAR @ 18" O.C.
11. LAP
12. UNDISTRUBED SUBGRADE OR COMPACTED STRUCTURAL SOIL
13. 1" DIA. WEEPHOLE @ 8' O.C. MAX.
14. TENNIS COURT SURFACING- SEE LAYOUT MATERIALS PLANS AND SPECS
15. COMPACTED AGGREGATE (SEE SIDEWALK DETAIL)
16. PERFORATED DRAIN PIPE CONNECTED TO STORM DRAIN LINE- SEE CIVIL PLANS

NOTES:
1. INSTALL ¾" V SHAPED CONTROL JOINT SPACED +/- 5'-0" O.C.

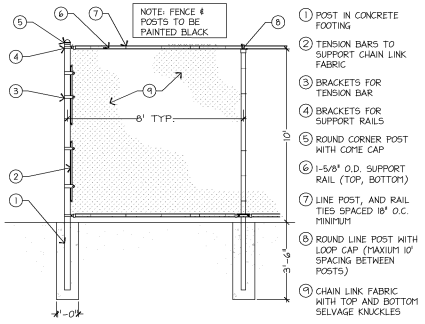
2 TENNIS COURT RET. WALL WITH FENCE
NTS



1. ¾" CHAMFER ALL EDGED & CORNERS
2. TOP OF WALL ELEVATION - SEE GRADING PLANS
3. 3/4" WASHED DRAINAGE AGGREGATE
4. MULCH PLANTING BED BEHIND
5. CONCRETE WALL
6. 'a' BARS
7. 'b' BARS
8. 'c' BARS
9. #4 REBAR @ 18" O.C.
10. LAP
11. UNDISTURBED SUBGRADE OR COMPACTED STRUCTURAL SOIL
12. 1" DIA. WEEPHOLE @ 8' O.C. MAX.
13. ADJACENT SURFACING- SEE LAYOUT MATERIALS PLANS
14. COMPACTED AGGREGATE (SEE SIDEWALK DETAIL)

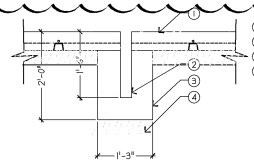
NOTES:
1. INSTALL ¾" V SHAPED CONTROL JOINT SPACED +/- 5'-0" O.C.

3 CONCRETE RETAINING WALL
NTS



1. POST IN CONCRETE FOOTING
2. TENSION BARS TO SUPPORT CHAIN LINK FABRIC
3. BRACKETS FOR TENSION BAR
4. BRACKETS FOR SUPPORT RAILS
5. ROUND CORNER POST WITH COME CAP
6. 1-5/8" O.D. SUPPORT RAIL (TOP, BOTTOM)
7. LINE POST, AND RAIL TIES SPACED 18" O.C. MINIMUM
8. ROUND LINE POST WITH LOOP CAP (MAXIUM 10' SPACING BETWEEN POSTS)
9. CHAIN LINK FABRIC WITH TOP AND BOTTOM SELVAGE KNUCKLES

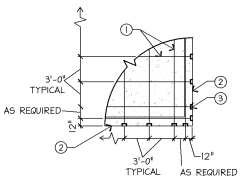
4 10' CHAIN LINK FENCE
NTS



1. COURT SLAB
2. NET CENTER STRAP ANCHOR
3. 4000 PSI CONCRETE
4. 8" BASE COURSE LAYER

NOTES:
SLAB GRADIENT SHALL BE ONE INCH PER TEN FEET -SEE PLAN

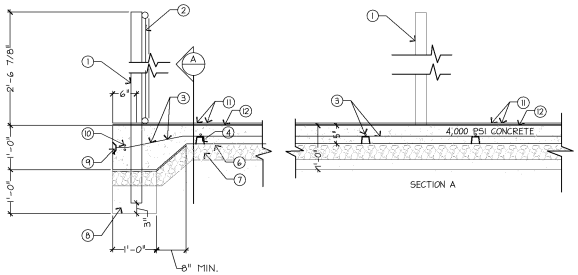
5 TYPICAL NET CENTER STRAP ANCHOR
NTS



1. ¼" DIA. CABLES
2. EDGE OF TENNIS COURT SLAB
3. CABLE ANCHOR -TYPICAL

NOTES:
-SLAB GRADIENT FOR TENNIS & PICKLE BALL COURTS SHALL BE 1/2% (SEE PLANS)
-SLAB GRADIENT FOR BASKETBALL COURT SHALL BE 1% (SEE PLAN)

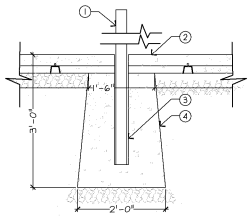
7 TYPICAL CABLE LAYOUT
NTS



1. CUSTOM FENCE POST. SEE PICKLEBALL FENCE DETAIL.
2. PLACE FABRIC ON THE COURT SIDE OF POSTS- SEE PICKLEBALL FENCE DETAIL
3. ¼" DIA. CABLES
4. 2" CHAIR @ EVERY CABLE CROSSING
5. NOT USED
6. 1 LAYER 6 MIL. VAPOR BARRIER
7. 4" COMPACTED UNTREATED BASE COURSE LAYER OVER COMPACTED SUBGRADE AS PER GEO TECH REPORT
8. FENCE POST FOUNDATION BEYOND-SEE PICKLEBALL FENCE DETAIL
9. FLUSH CONCRETE MORTAR PATCH ALL CABLE ANCHORS AFTER FINAL TIGHTENING
10. #4 REBAR CONTINUOUS TIED IN AT ANCHOR ABOVE AND BELOW
11. TWO COATS ACRYLIC COLOR W/ SILICA SAND. TWO-TONE COLOR SELECTED BY OWNER.
12. ONE COAT ACRYLIC SURFACER W/SILICA SAND

NOTES:
-SLAB GRADIENT FOR TENNIS & PICKLE BALL COURTS SHALL BE .83% AND 1% (SEE CIVIL PLANS)
-ALL CABLES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED

8 TYPICAL PERIMETER BEAM & SLAB
NTS



1. STANDARD NET POST
2. COURT SLAB
3. REMOVABLE NET POST SET IN GALVANIZED STEEL PIPE SLEEVE
4. 4,000 PSI CONCRETE

NOTES:
SLAB GRADIENT SHALL BE ONE INCH PER TEN FEET -SEE PLAN

6 TYPICAL NET POST FOUNDATION
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1 PR-2 PICKLEBALL 8/15/19
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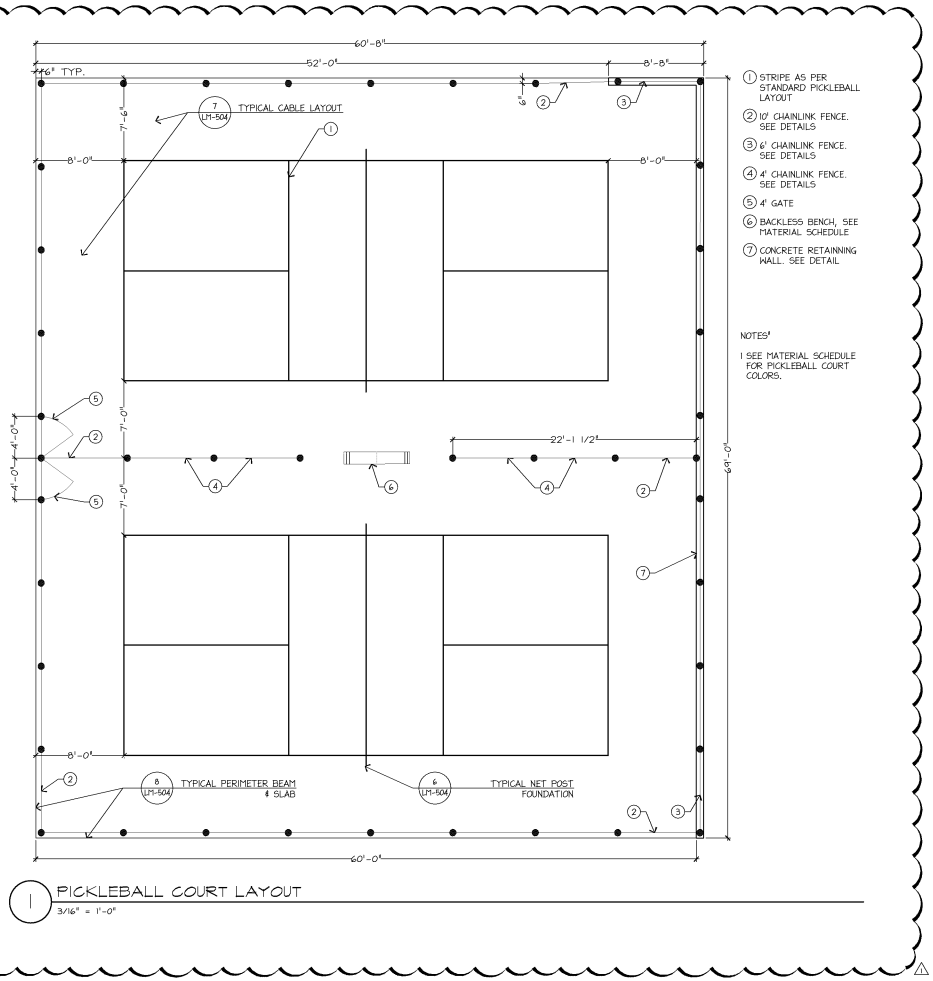
STAMP
STATE OF UTAH
MICHAEL WONENBERG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
8-15-2019

SHEET TITLE:
LAYOUT & MATERIAL DETAILS

DATE: 8-15-2019
DRAWN BY: ECB
CHECKED BY: MJW
JOB NO.: U18-030

SHEET NO:
LM-504

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET



1 PICKLEBALL COURT LAYOUT
3/16" = 1'-0"

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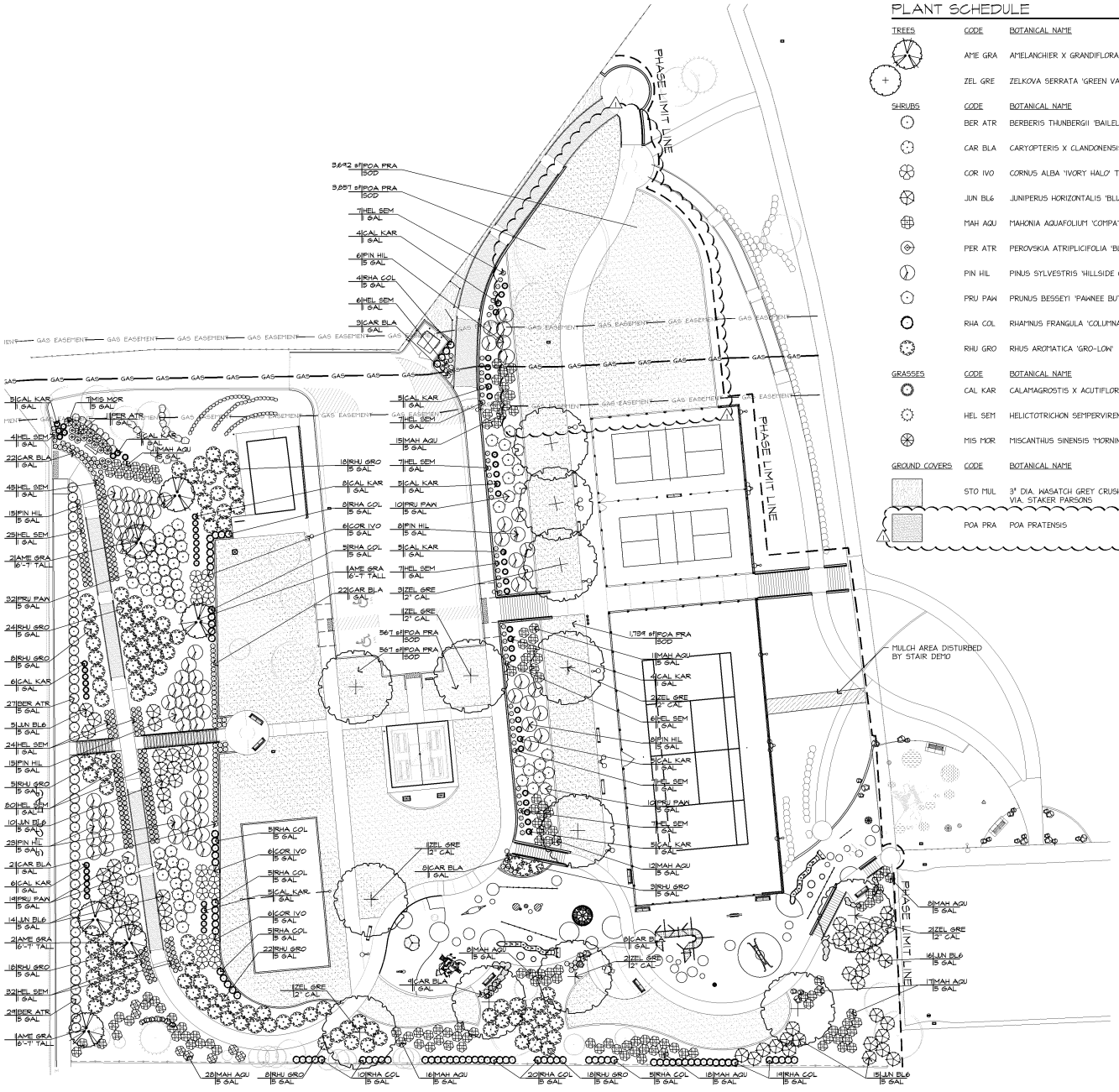
SHEET TITLE:
LAYOUT & MATERIAL DETAILS

DATE:	8-15-2019
DRAWN BY:	ECB
CHECKED BY:	MJW
JOB NO.:	U18-030

SHEET NO:
LM-507

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	6'-7' TALL	7
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	2" CAL	13

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BER ATR	BERBERIS THUNBERGII 'BAILELLA LAMBRUSCO'	RED LEAF JAPANESE BARBERRY	5 GAL	56
	CAR BLA	CARYOPTERIS X CLANDONENSIS 'BLAVER SPLATS'	SAPPHIRE SURF CARYOPTERIS	5 GAL	93
	COR IVO	CORNUS ALBA 'IVORY HALO' TM	TATARIAN DOGHOOD	5 GAL	18
	JUN BL6	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL	60
	MAH AQU	MAHONIA AQUAFOLIUM 'COMPATCA'	COMPACT ORGEON GRAPE	5 GAL	144
	PER ATR	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	RUSSIAN SAGE	1 GAL	11
	PIN HIL	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL	75
	PRU PAW	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	71
	RHA COL	RHAMNUS FRANGULA 'COLUMNARIS'	ALDER BUCKTHORN	5 GAL	86
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	124

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	66
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	264
	MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	1 GAL	7

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	STO MUL	3" DIA. WASATCH GREY CRUSHED STONE MULCH VIA. STAKER PARSONS	STONE MULCH	2" - 3"		439 SF
	POA PRA	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		21,494 SF

PLANTING LEGEND

PROPERTY LINE
LIMIT OF WORK LINE
EXISTING TREES TO REMAIN

SCALE: 1"= 20'

NORTH

G.B:D
G.BROWN:DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p.801.575.6066 f.801.575.6166
www.gb-browndesign.com

■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

■ REVISIONS:

1	PR-2-PICKLEBALL 8/15/19
2	-
3	-
4	-
5	-

■ STAMP

STATE OF UTAH
MICHAEL WONENBERG
NO. 7456909-5301
LICENSED LANDSCAPE ARCHITECT
8.15.2019

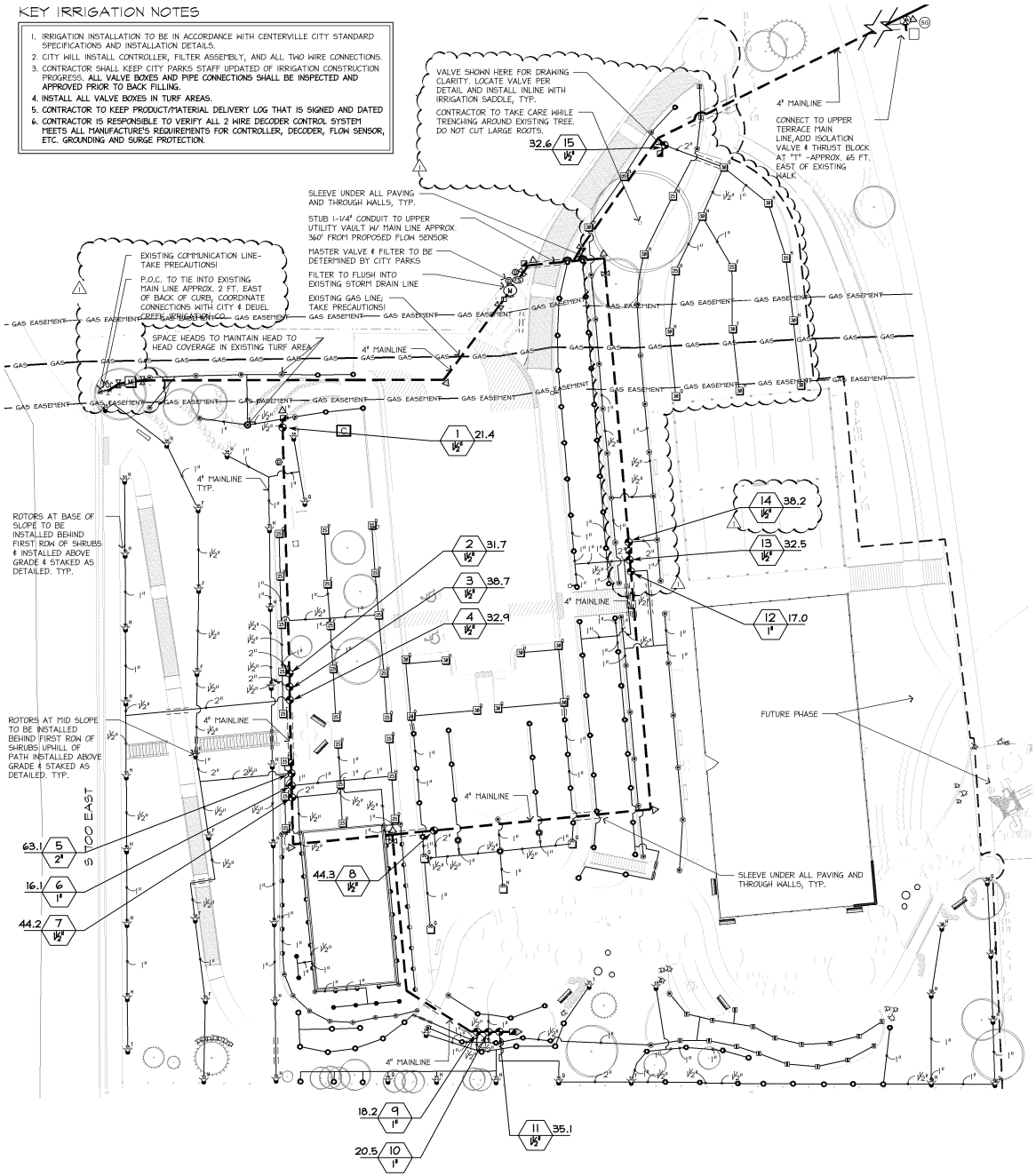
■ SHEET TITLE:
PLANTING PLAN

■ DATE:	8-15-2019
■ DRAWN BY:	ECB
■ CHECKED BY:	MJW
■ JOB NO.:	U18-030

■ SHEET NO:
LP-101

KEY IRRIGATION NOTES

1. IRRIGATION INSTALLATION TO BE IN ACCORDANCE WITH CENTERVILLE CITY STANDARD SPECIFICATIONS AND INSTALLATION DETAILS.
2. CITY WILL INSTALL CONTROLLER, FILTER ASSEMBLY, AND ALL TWO WIRE CONNECTIONS.
3. CONTRACTOR SHALL KEEP CITY PARKS STAFF UPDATED OF IRRIGATION CONSTRUCTION PROGRESS. ALL VALVE BOXES AND PIPE CONNECTIONS SHALL BE INSPECTED AND APPROVED PRIOR TO BACK FILLING.
4. INSTALL ALL VALVE BOXES IN TURF AREAS.
5. CONTRACTOR TO KEEP PRODUCT/MATERIAL DELIVERY LOG THAT IS SIGNED AND DATED
6. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL 2 WIRE DECODER CONTROL SYSTEM MEETS ALL MANUFACTURE'S REQUIREMENTS FOR CONTROLLER, DECODER, FLOW SENSOR, ETC. GROUNDING AND SURGE PROTECTION.



POINT OF CONNECTION

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
●	RAIN BIRD RD-04-S-P30-F-N-U UIO SERIES	6	360	30	1.64	10'
◑	RAIN BIRD RD-04-S-P30-F-N-U UIO SERIES	28	180	30	0.82	10'
◉	RAIN BIRD RD-04-S-P30-F-N-U HE-VAN SERIES	14	ADJ	30	0.01	10'
◧	RAIN BIRD R-VAN14 RD-04-SAM-P45	17	ADJ	45		14'
○	RAIN BIRD R-VAN18 RD-04-SAM-P45	25	ADJ	45		17'
◎	RAIN BIRD R-VAN18 RD-04-SAM-P45	3	360	45	1.85	17'
◉	RAIN BIRD R-VAN24 RD-04-SAM-P45	48	ADJ	45		23'
◎	RAIN BIRD R-VAN24 RD-04-SAM-P45	1	360	45	3.48	23'
○	RAIN BIRD R-VAN14 RD-12-SAM-P45	28	ADJ	45		14'
○	RAIN BIRD R-VAN18 RD-12-SAM-P45	42	ADJ	45		17'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	GPM
25 ARC	RAIN BIRD 5004-PL-PC,FC-MPR-SAM-R 4.0" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH CHECK VALVE, IN-STEM PRESSURE REGULATOR	42	
25 ARC	RAIN BIRD 5012-SAM-R-PC,FC-MPR 12.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	4	
38 ARC	RAIN BIRD 5012-SAM-R-PC,FC-MPR 12.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	7	
35 ARC	RAIN BIRD 5012-SAM-R-PC,FC-MPR 12.0" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, PRESSURE REGULATING.	34	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
◪	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.
	RESILIENT WEDGE ISOLATION VALVE FOR MAINLINE SEE SPECS
M	RAIN BIRD 300-BPES-PRS-D GLOBE 3" 3" BRASS MASTER VALVE, WITH GLOBE CONFIGURATION, AND PRESSURE REGULATOR MODULE. WITH A PATENTED NYLON SCRUBBER THAT SCRAPES A STAINLESS STEEL SCREEN TO PREVENT DEBRIS BUILD-UP AND CLOGGING. INSTALL IN 36" ADS VALULTS W/CAST IRON LIDS SET FLUSH W/FINISH GRADE
D	MANUAL DRAIN VALVE
C	RAIN BIRD ESP-LXD WITH (2) ESPLXD-SM75 OWNER PROVIDED & INSTALLED -TWO-WIRE DECODER COMMERCIAL CONTROLLER. 200 STATIONS, UV-RESISTANT, OUTDOOR-RATED, PLASTIC LOCKING WALL-MOUNTABLE CASE. AVAILABLE IN THE US MARKET, INTERNATIONAL, EUROPEAN, OR AUSTRALIAN MARKETS.
◇	RAIN BIRD DECODER RAINBIRD FD-101, FD-201, FD-401 OR FD-601 FIELD DECODER,DEC TWO-WIRE SATELLITE SYSTEMS
FS	RAIN BIRD FS-350-B 3" AND HIGHER FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 12.0 GPM TO 45,000 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.INSTALL IN 36" ADS VAULTS W/CAST IRON LIDS SET FLUSH W/FINISH GRADE
F	AMIAD104 GL DISC ELEMENT AMIAD 4" TL MANUAL PLASTIC FILTER, DISC ELEMENT, ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 145PSI, 200 MICRON FILTER, FILTER ASSEMBLY OWNER PROVIDED AND INSTALLED
	THRUST BLOCK
M	WATER METER 4" MUNICIPAL SECONDARY WATER LINE
POC	POINT OF CONNECTION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC C900 SDR 14 CLASS 3C
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHALL BE A MINIMUM OF TWICE THE NOMINAL SIZE OF PIPE WITHIN. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION

Valve Callout: Valve Number, Valve Flow, Valve Size

CITY FURNISHED MATERIALS:

1. CONTROLLER
2. COMMUNICATION WIRE
3. 2 WIRE
4. WIRE CONNECTORS
5. 2 WIRE DECODERS
6. CABLE FUSE DEVISE (FUSE BLOCK)
7. SURGE PROTECTORS
8. CONTROL VALVES
9. VALVE UNIONS
10. VALVE BOXES
11. FLOW SENSOR
12. MASTER VALVE
13. MAINLINE SADDLES
14. FILTER ASSEMBLY
15. GREASE CAP WIRE CONNECTORS
16. ADS VALULTS W/MANHOLE
17. BALL VALVES
18. BRASS PIPE
19. BRASS FITTINGS
20. ALL FITTINGS & NIPPLES FROM MAINLINE SADDLE TO UNION AFTER CONTROL VALVE

0 10 20 40
SCALE: 1" = 20'
FULL-SIZE (24"X36") @ 1"=20'
HALF-SIZE (12"X18") @ 1"=40'
NORTH

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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

■ REVISIONS:

1	METER/P.O.C.	7-25-19
1	PH-2-PICKLEBALL	8-15-19
2	-	-
3	-	-
4	-	-

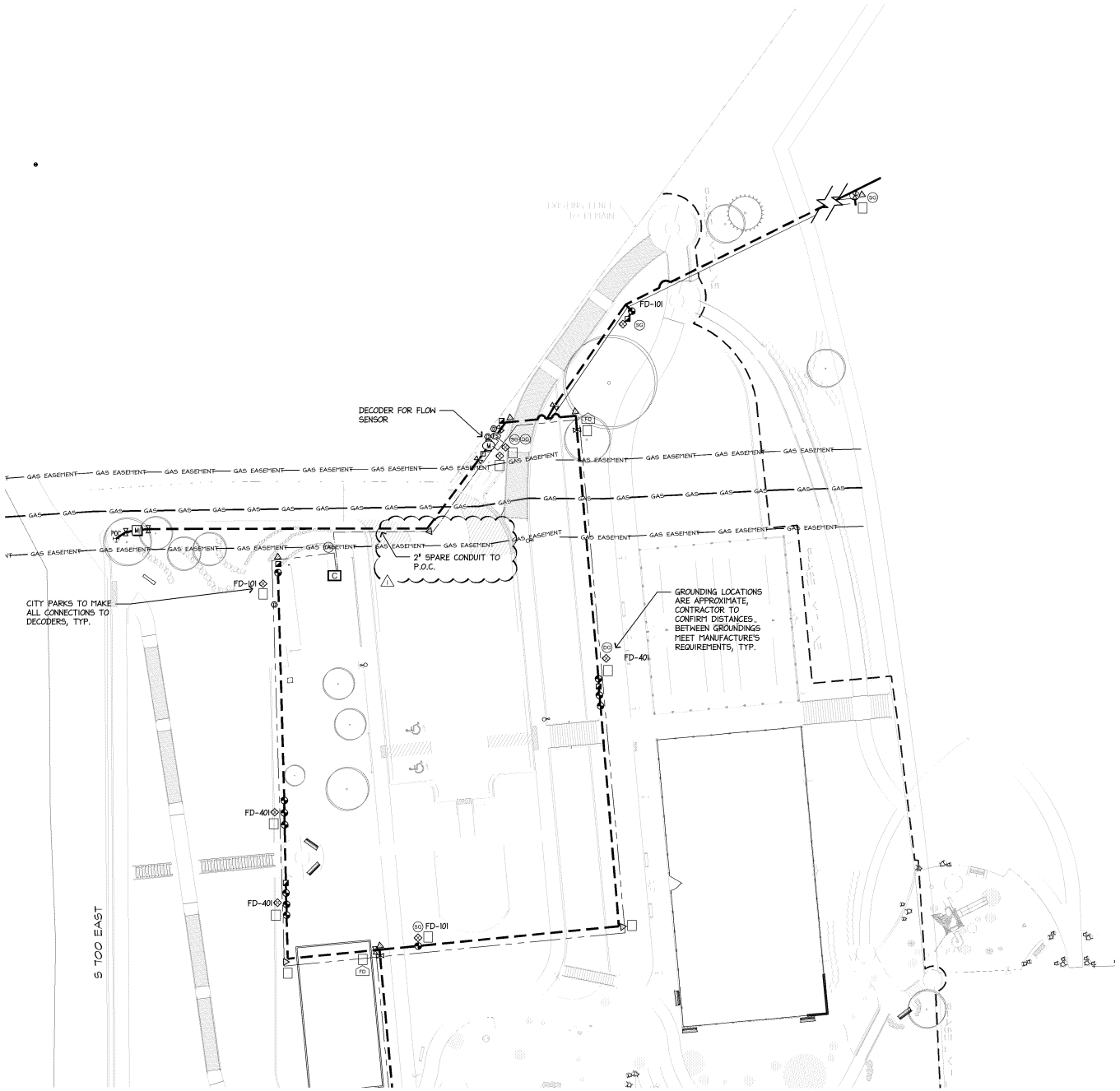
■ STAMP

STATE OF UTAH — MICHAEL WONENBERG — NO. 7456909-5301 — LICENSED LANDSCAPE ARCHITECT — 8-15-2019

■ SHEET TITLE:
IRRIGATION PLAN

■ DATE: 8-15-2019
■ DRAWN BY: ECB
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
LI-101



DECODER SCHEMATIC LEGEND

- C — CONTROLLER
- VALVE
- DECODER
- CG — CONTROLLER GROUNDING & SURGE PROTECTION
- SG — LSP-1 SURGE PROTECTION & GROUNDING
- DG — DECODER GROUNDING (FOR DECODERS W/ BUILT SURGE PROTI
- FD — CABLE FUSE DEVISE (FUSE SWITCH)
- JUNCTION BOX
- 1 ½" 2- WIRE CONDUIT
- 1 ½" OTHER CONDUIT
- MAIN LINE

KEY 2-WIRE NOTES NOTES

1. PLAN IS DIAGRAMMATIC ONLY, CONTRACTOR IS RESPONSIBLE TO VERIFY ALL 2 WIRE DECODER CONTROL SYSTEM MEETS ALL MANUFACTURER'S REQUIREMENTS FOR CONTROLLER, DECODER, FLOW SENSOR, ETC. GROUNDING AND SURGE PROTECTION.

CITY FURNISHED MATERIALS:

1. CONTROLLER
2. COMMUNICATION WIRE
3. 2 WIRE
4. WIRE CONNECTORS
5. 2 WIRE DECODERS
6. CABLE FUSE DEVISE (FUSE BLOCK)
7. SURGE PROTECTORS
8. CONTROL VALVES
9. VALVE UNIONS
10. VALVE BOXES
11. FLOW SENSOR
12. MASTER VALVE
13. MAINLINE SADDLES
14. FILTER ASSEMBLY
15. GREASE CAP WIRE CONNECTORS
16. ADS VALULTS W/MANHOLE
17. BALL VALVES
18. BRASS PIPE
19. BRASS FITTINGS
20. ALL FITTINGS & NIPPLES FROM MAINLINE SADDLE TO UNION AFTER CONTROL VALVE

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www.gb-browndesign.com

■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1	METER/P.O.C.	7-25-19
1	PH-2-PICKLEBALL	8-15-19
2	-	-
3	-	-
4	-	-

■ STAMP

STATE OF UTAH — MICHAEL WONENBERG — NO. 7456909-5301 — LICENSED LANDSCAPE ARCHITECT — 8.15.2019

■ SHEET TITLE:

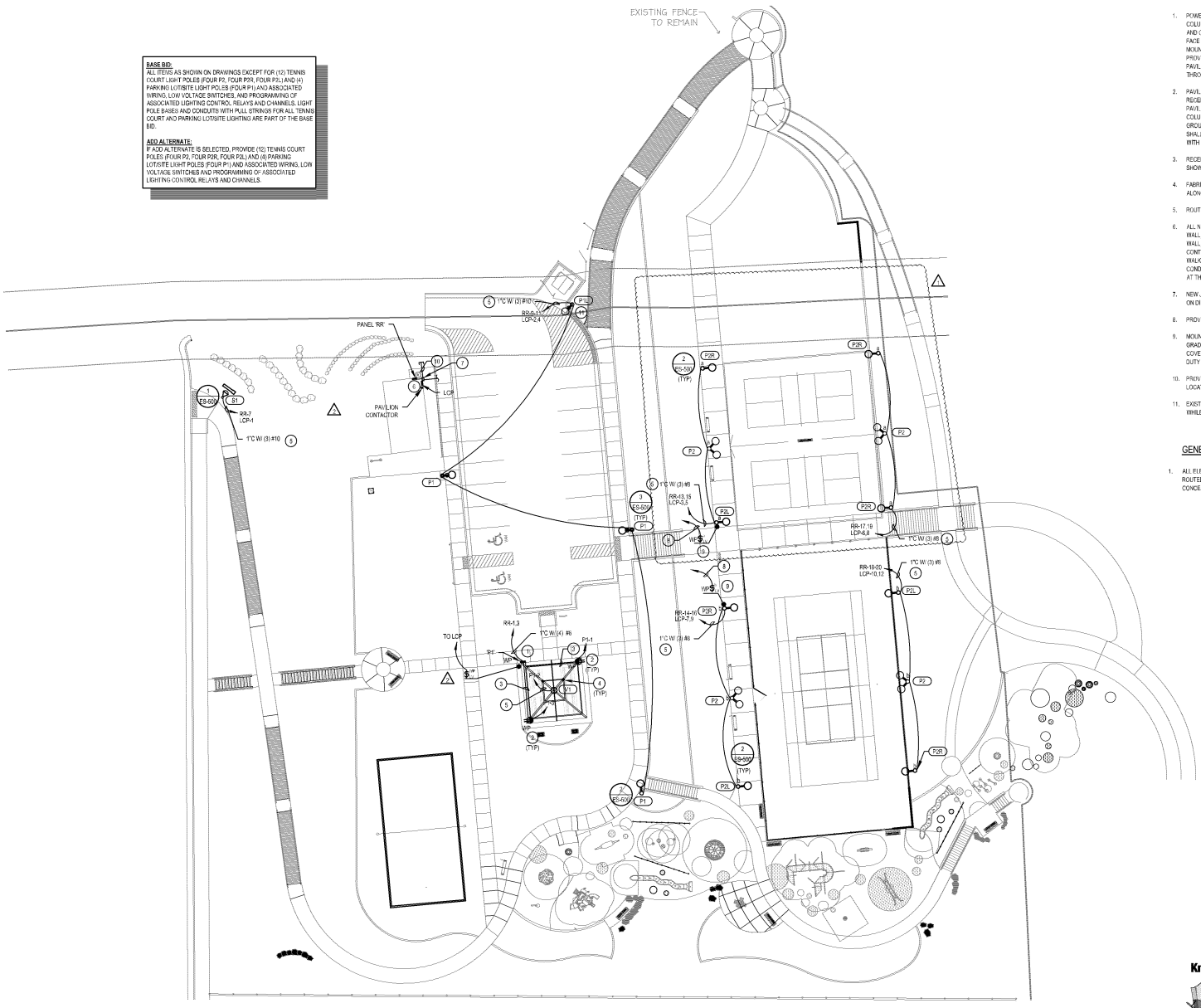
2- WIRE DECODER ROUTING SCHEMATIC

■ DATE: 8-15-2019
■ DRAWN BY: ECB
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:

LI-102

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET



1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'

KEYED NOTES: (#)

1. POWER SHALL BE BROUGHT UP THROUGH SLAB INTO THIS COLUMN. FABRICATOR SHALL PROVIDE ELECTRICAL HAND HOLE AND COVER FOR PULLING ELECTRICAL WIRING ON OUTSIDE OF FACE OF COLUMN. ELECTRICAL CONTRACTOR SHALL DRILL MOUNTING HOLES IN COLUMN FOR DISCONNECT SWITCH. PROVIDE NEMA 3R, LOCKABLE, 120V, 2-POLE DISCONNECT AT THE PAVILION FOR LOADS. LIGHTING LOAD SHALL BE ROUTED THROUGH LIGHTING CONTROL PANEL.
2. PAVILION MANUFACTURER SHALL INSTALL ELECTRICAL RECEPTACLE BOX WITH OPEN BACK INSIDE COLUMN FACING THE PAVILION INTERIOR. LOCATION OF CUT OUT TO BE CENTER OF COLUM, 18" ABOVE FINISHED GRADE. FABRICATOR TO WELD GROUNDING BOLT TO BOX TO MEET CODE REQUIREMENTS. DIV 26 SHALL INSTALL RECEPTACLE AND WEATHERPROOF COVER FLUSH WITH COLUMN.
3. RECEPTACLE CONDUIT SHALL BE UNDER CONCRETE SLAB AS SHOWN.
4. FABRICATOR SHALL PROVIDE ELECTRICAL CUTOUTS AND COVERS ALONG BEAM AS INDICATED FOR PULLING ELECTRICAL WIRING.
5. ROUTE THROUGH LIGHTING CONTROL PANEL.
6. ALL NEW CONDUITS SHALL BE CORE DRILLED THROUGH BUILDING WALL. CONTRACTOR SHALL MOUNT JUNCTION BOX ON OUTSIDE OF WALL. THEN THE CONDUITS SHALL BE RAN UNDERGROUND. CONTRACTOR MAY BE REQUIRED TO SAWCUT EXISTING WALKWAY SURFACES IN ORDER TO TRENCH FOR THE NEW CONDUITS. ALL SURFACES MUST BE REPAIRED TO MATCH EXISTING AT THE COMPLETION OF CONSTRUCTION.
7. NEW JUNCTION BOX SHALL BE SIZED AS PER 2017 NEC DEPENDING ON DIRECTION, QUANTITY, AND SIZE OF NEW CONDUITS.
8. PROVIDE 1"C W/ (3)#14 AND RUN TO LIGHTING CONTROL PANEL.
9. MOUNT PVC WATER-PROOF BOX TO LIGHT POLE, 4' ABOVE FINISH GRADE. PAINT TO MATCH POLE COLOR. PROVIDE WATER-PROOF COVER IN COORDINATING COLOR. PROVIDE LOW VOLTAGE, HEAVY DUTY SWITCH THAT IS RATED FOR OUTDOOR/COLD WEATHER.
10. PROVIDE 1.5" C FOR IRRIGATION WIRING. COORDINATE EXACT LOCATION WITH IRRIGATION PLAN LI-101.
11. EXISTING GAS LINE IN THIS AREA. CONTRACTOR MUST USE CARE WHILE WORKING IN THIS AREA.

GENERAL NOTES:

1. ALL ELECTRICAL WIRING WITHIN PAVILION STRUCTURE SHALL BE ROUTED WITHIN THE BEAMS/COLUMNS. ALL WIRING SHALL BE CONCEALED.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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ISLAND VIEW PARK RENOVATION - PHASE 1

750 E 550 S
Centerville, UT 84014

PHASE ONE CONSTRUCTION DOCUMENTS - BID SET

■ REVISIONS:
- 1 8/13/19 PR-2
- 2 8/13/19 PR-3

■ STAMP

REGISTERED PROFESSIONAL ENGINEER
DANIEL T. WHITTON
No. 284397
04/17/19
STATE OF UTAH

■ SHEET TITLE:
ELECTRICAL SITE PLAN

■ DATE:	4-19-2019
■ DRAWN BY:	KD
■ CHECKED BY:	AR
■ JOB NO.:	U18-030

■ SHEET NO:
ES-100

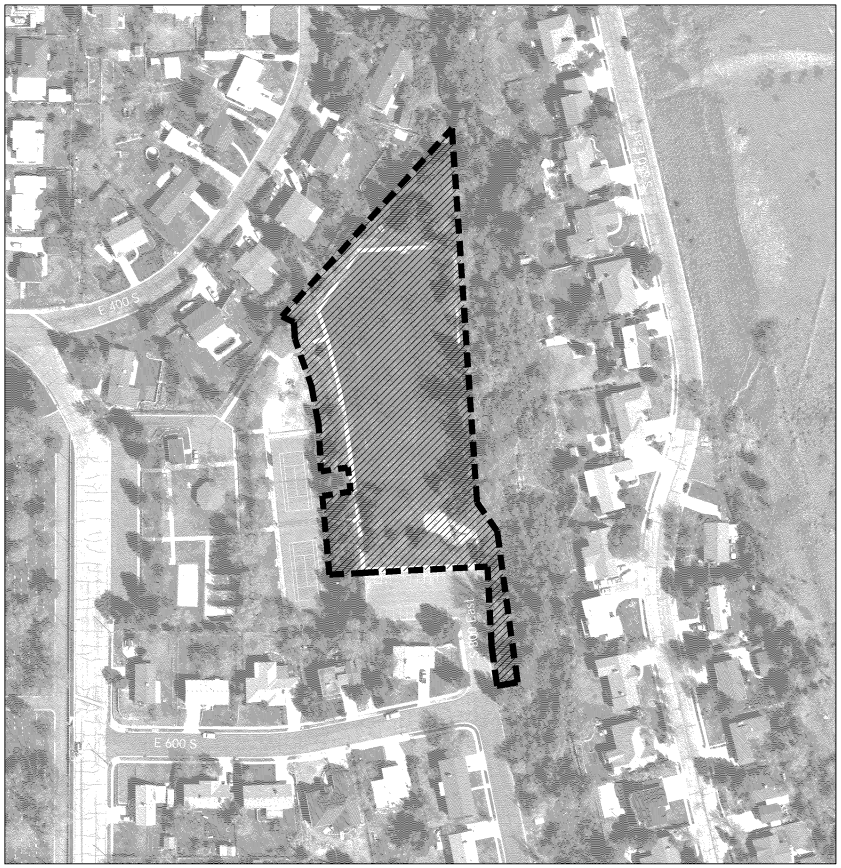
ISLAND VIEW PARK RENOVATION - PHASE 2

CONSTRUCTION DOCUMENT REVIEW SET

July 19, 2019

Prepared for:

Centerville City



Project Area
750 E 550 S
Centerville, UT 84014

NORTH

DESIGN TEAM

Landscape Architect

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Contact: Mike Wonenberg

Civil Engineer

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Contact: Koby Morgan

Electrical Engineer

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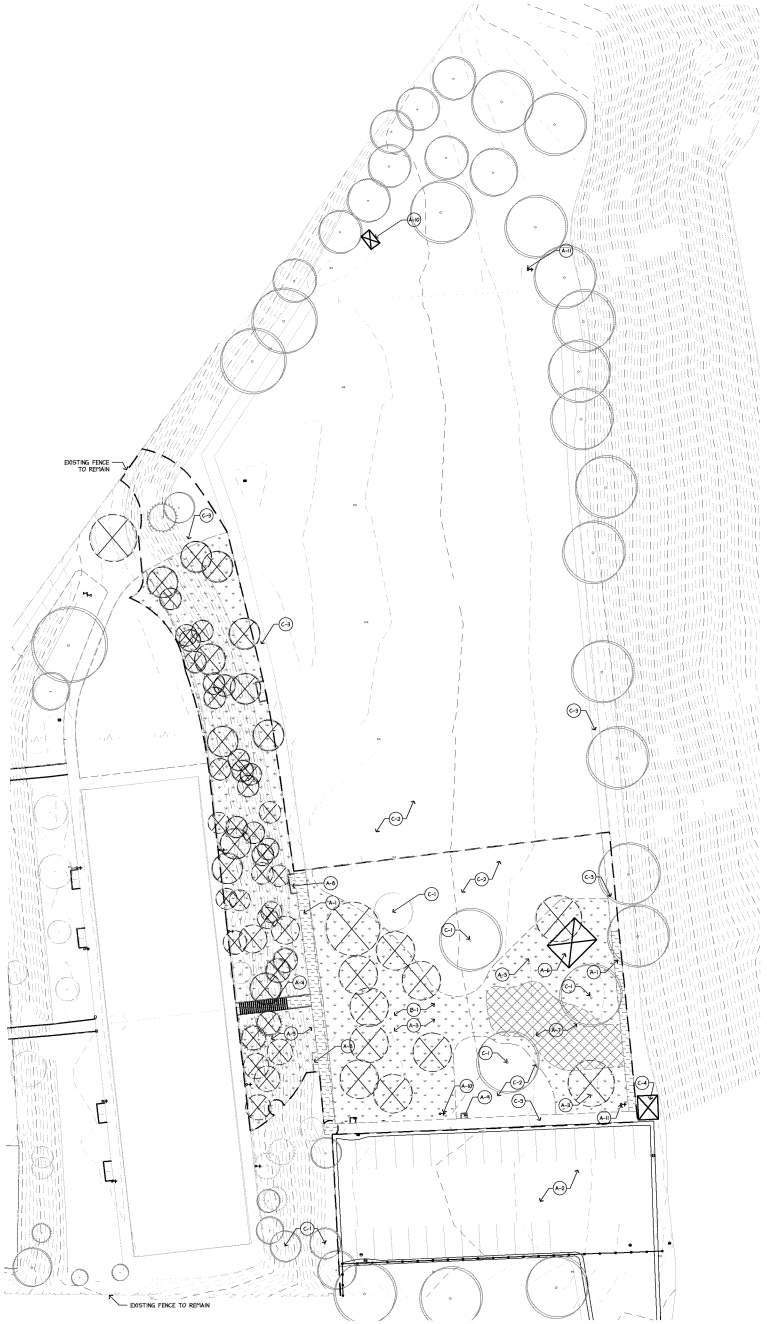

EROSION CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AS REQUIRED TO MEET STATE WATER QUALITY REQUIREMENTS. CONTRACTOR TO COORDINATE AS REQUIRED FOR COUNTY TO PAY ANY ASSOCIATED PERMIT FEES.

2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.

3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.

4. REFER TO CIVIL DRAWINGS FOR EROSION CONTROL PLANS, NOTES, DETAILS

DEMOLITION ITEMS

- A-1 REMOVE AND DISPOSE EXISTING SIDEWALK
- A-2 SEE UTILITY DRAWINGS FOR FOR ASPHALT PATCH AND REPAIR
- A-3 REMOVE AND DISPOSE EXISTING LAWN/LANDSCAPE
- A-4 REMOVE & DISPOSE EXISTING STAIRS & HANDRAILS & FILL TO MATCH ADJACENT GRADES
- A-5 REMOVE & DISPOSE EXISTING LIGHT POLES. SEE ELECTRICAL PLANS
- A-6 REMOVE & RETURN PAVILION TO CENTERVILLE CITY
- A-7 REMOVE AND DISPOSE EXISTING PLAYGROUND SAND; PLAYGROUND EQUIPMENT TO BE REMOVED BY CENTERVILLE CITY
- A-8 REMOVE EXISTING BENCHES AND CONCRETE PADS
- A-9 REMOVE EXISTING DRINKING FOUNTAIN
- A-10 REMOVE CONCRETE VAULT AND ASSOCIATED UTILITIES (SEE ELECTRICAL DRAWINGS). FILL HOLE AND REPAIR SOD.
- A-11 REMOVE EXISTING LIGHT POLES (SEE ELECTRICAL).

REMOVE AND DELIVER

- B-1 CUT, CAP, ADJUST & REMOVE IRRIGATION AS REQUIRED TO ACCOMMODATE CONSTRUCTION. SEE IRRIGATION PLANS. SAVE IRRIGATION PARTS THAT ARE IN GOOD CONDITION FOR POSSIBLE RE-USE. SEE IRRIGATION PLANS

PRESERVE/PROTECT

- C-1 PROTECT AND RETAIN EXISTING TREES UNLESS OTHERWISE NOTED, TYP.
- C-2 PROTECT AND RETAIN EXISTING LANDSCAPE. MINIMIZE DISTURBANCE WHERE POSSIBLE.
- C-3 PROTECT AND RETAIN EXISTING SIDEWALK UNLESS OTHERWISE NOTED, TYP.
- C-4 PROTECT AND RETAIN EXISTING STORAGE SHED

LEGEND

- LIMIT OF WORK LINE
- ORANGE CONSTRUCTION FENCING
- A-X DEMOLITION IDENTIFICATION
- EXISTING TREES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED
- EXISTING TREES TO BE REMOVED
- EXISTING PAVILION AND STORAGE SHED
- EXISTING LIGHT POLES TO BE REMOVED
- EXISTING BENCH PADS TO BE REMOVED; RETURN BENCHES TO CENTERVILLE CITY
- CONCRETE/PAVING TO BE REMOVED
- LAWN AND LANDSCAPE TO BE REMOVED
- PLAYGROUND TO BE REMOVED BY CENTERVILLE CITY

GENERAL SITE PREP & DEMOLITION NOTES

1. LANDSCAPE ARCHITECT SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT.

3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR THE WORK FROM ANY CITY DEPARTMENTS, UTILITY COMPANIES OR OTHER JURISDICTIONS AFFECTED BY WORK. CONTRACTOR TO COORDINATE AS REQUIRED FOR COUNTY TO PAY ANY ASSOCIATED PERMIT FEES. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF ANY PERMITS OBTAINED BY OWNER (OBTAIN COPIES FROM OWNER PRIOR TO BEGINNING WORK).

4. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE "BLUE STAKES" TELEPHONE NUMBER IS 1-800-662-4111.

5. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

7. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OUTSIDE THE LIMIT OF WORK DUE TO HIS CONTRACT OPERATIONS AND SHALL REPAIR DAMAGED AREAS TO PRECONSTRUCTION CONDITIONS AT NO EXPENSE TO THE OWNER.

8. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

9. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

10. EXISTING TREES NOT SHOWN TO BE REMOVED SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT. TREE PROTECTION IN ADDITION TO WHAT IS SHOWN ON THE PLAN MAY BE REQUIRED.

11. ANY TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OF ENTIRE ROOT BALLS AND LEGAL OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS. ROOTBALL ONLY REQUIRES IF IN NEW TRAIL PATH OR IF REQUIRED FOR WALL CONSTRUCTION.

12. ALL UNSUITABLE AND EXCESS MATERIALS, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY CONTRACTOR UNLESS OTHERWISE NOTED.

13. CONTRACTOR TO STRIP AND STOCKPILE EXISTING TOPSOIL WHERE POSSIBLE FOR RE-USE ON PROJECT. SEE SPECS.

0 15 30 60
SCALE: 1"= 30'

NORTH

FULL-SIZE (24"X36") @ 1"=30'
HALF-SIZE (12"X18") @ 1"=60'

G.B:D
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www.gbrowndesign.com

■ PREPARED FOR:

CITY OF CENTERVILLE, UTAH

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

■ STAMP

■ SHEET TITLE:
SITE PREP AND DEMOLITION PLAN

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
LD-102

CD REVIEW SET - NOT FOR CONSTRUCTION

GENERAL NOTES

1. ANY CONTRACTOR WORKING ON THE SITE MUST HAVE A FULL SET OF PLANS AND SPECS ON-SITE.

2. ANY WORK PERFORMED IN PUBLIC RIGHT OF WAY MUST BE REVIEWED AND COORDINATED WITH CITY ENGINEER.

3. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL MEET CENTERVILLE CITY STANDARDS.

4. ASPHALT ROADWAY PATCH & REPAIR FOR 700 EAST OR ANY OTHER CITY STREETS SHALL MEET CITY STANDARDS.

5. CONTRACTOR OR SUBCONTRACTORS INSTALLING SEWER OR STORM DRAIN UTILITIES IN 700 EAST WILL BE REQUIRED TO HAVE AN E-100 LICENSE.

6. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE LANDSCAPE ARCHITECT, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

7. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY THE CITY AND THE LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED.

8. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

9. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.

10. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK
RENOVATION - PHASE 2
750 E 550 S
Centerville, UT 84014

■ REVISIONS:

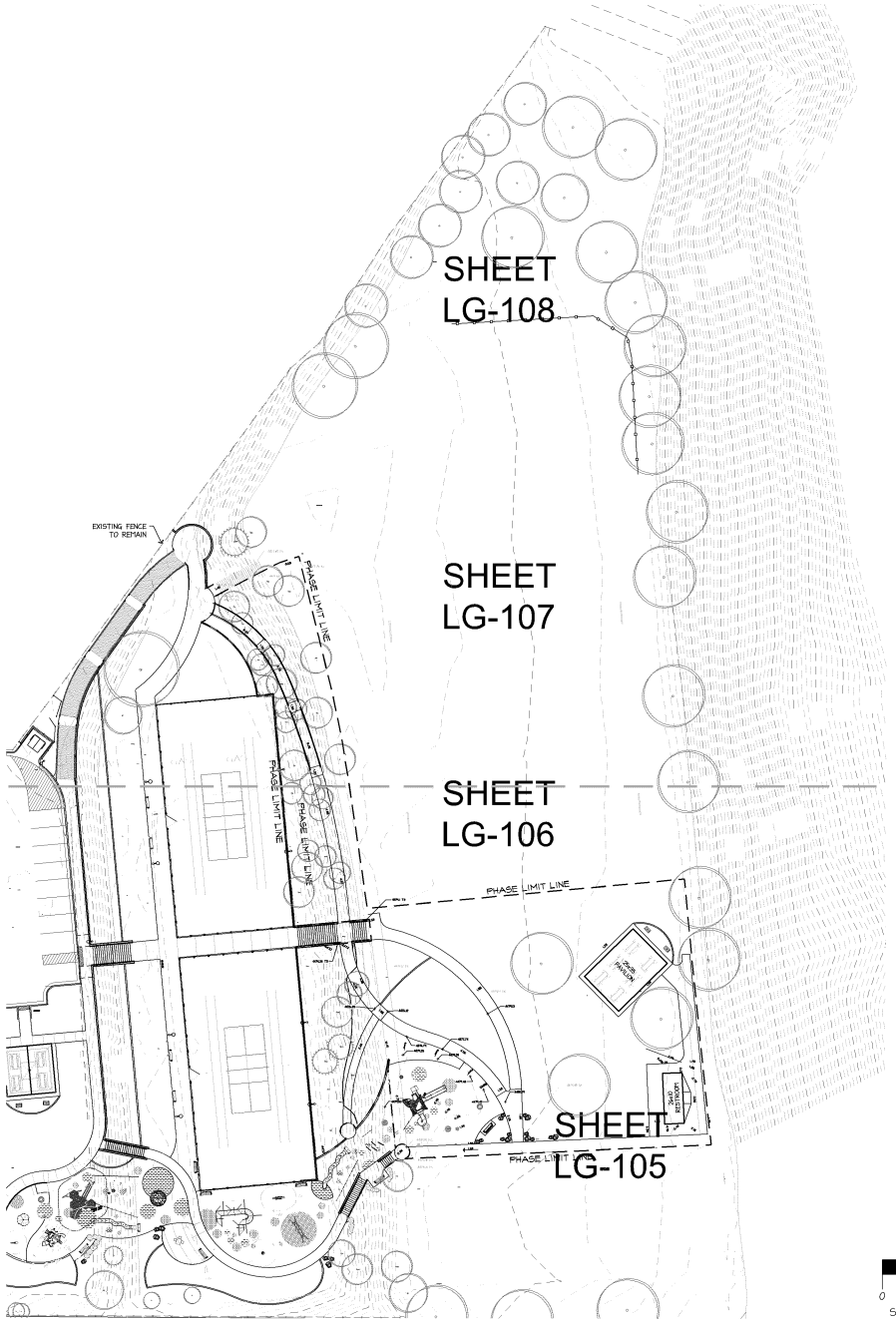
■ STAMP

■ SHEET TITLE:
GENERAL NOTES

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
G-101

CD REVIEW SET - NOT FOR CONSTRUCTION



GRADING LEGEND

LIMIT OF WORK LINE	
SHEET MATCHLINE	
EXISTING CONTOUR	
PROPOSED CONTOURS	
+ 4754.60 TX	EXISTING SPOT ELEVATION
+ 4754.60	PROPOSED SPOT ELEVATION
+ 4754.6 HP/LP	HIGH POINT / LOW POINT
1.5%	SLOPE INDICATOR
TC/BC	TOP/BOTTOM OF CURB ELEVATION
+ 4754.60 SL	SLIDE ELEVATION
+ 4754.60 TS/BS	TOP OF STAIR/BOTTOM OF STAIR
+ 4754.60 TW/BW	TOP OF WALL/BOTTOM OF WALL

GRADING GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES IN THE FIELD PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS GRADING OPERATIONS PRIOR TO VERIFYING EXISTING GRADES AND DISCREPANCIES DO EXIST, THEN ANY CHANGES OR ALTERATIONS TO THE GRADING DUE TO THE DISCREPANCIES WILL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

6. FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS AND COMPARE THIS INFORMATION WITH THE GRADING & DRAINAGE OR SUB-SURFACE OR STORM WATER FINISH, INVERT AND OUTLET ELEVATIONS AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DISCIPLINES. IN THE EVENT THE THE CONTRACTOR FAILS TO COMPARE AND COORDINATE THIS INFORMATION AND DISCREPANCIES DO IN FACT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GRADING AND STORM DRAINAGE MODIFICATIONS RELATED TO SUCH DISCREPANCIES AT NO ADDITIONAL COST TO THE OWNER.

7. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

8. THIS DESIGN INDICATES RELATIONSHIPS BASED ON SURVEY DATA OBTAINED FROM OTHER PARTIES AND HAS BEEN INTERPOLATED OR COMBINED BY THE LANDSCAPE ARCHITECT TO MEET THE REQUIREMENTS OF THIS PROJECT. THE SUBSEQUENT ACCURACY OF THIS DOCUMENT WHILE CONSIDERED RELIABLE, IS NOT WARRANTED OR GUARANTEED.

9. ALTHOUGH THIS DOCUMENT IS INTENDED FOR USE DURING CONSTRUCTION, THE ACTUAL CONDITIONS ENCOUNTERED ON SITE MAY REQUIRE THE MODIFICATION OF INFORMATION CONTAINED HEREIN. ANY MODIFICATION OF THE INFORMATION CONTAINED HEREIN WILL BE SUBJECT TO APPROVAL OF G. BROWN DESIGN, INC. AND RECORDED ON 'AS BUILT' DRAWINGS.

10. TAKE EXTREME CARE BENEATH DRIP LINE OF EXISTING TREES TO MINIMIZE ANY DAMAGE TO TREE ROOTS. AVOID COMPACTION AROUND ROOTS ADJUST GRADING AS NEEDED TO MINIMIZE ROOT DISTURBANCE

KEY GRADING NOTES

ACCESSIBLE ROUTES MUST NOT EXCEED FOLLOWING PARAMETERS:
1. FOR WALKWAY W/OUT HANDRAIL -
   - 5% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
2. FOR RAMPS -
   - 8% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
   - 30 FOOT MAX. RAMP RUN BETWEEN LANDINGS
   - 2% MAX. RUNNING AND CROSS SLOPES ON RAMP LANDINGS
   - LANDINGS 5 FOOT MIN. AND WIDTH EQUAL TO WIDTH OF RAMP

CONTRACTOR SHALL VERIFY DIMENSIONS AND SLOPE CRITERIA IN THE FIELD PRIOR TO PLACEMENT OF CONCRETE. NOTIFY LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE OF ANY AREAS NOT MEETING THESE PARAMETERS AND AWAIT FOR DIRECTION PRIOR TO PROCEEDING.

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■ PREPARED FOR:

CITY OF CENTERVILLE, UTAH

■ CONSULTANTS:

ISLAND VIEW PARK
RENOVATION - PHASE 2
750 E 550 S
Centerville, UT 84014

■ REVISIONS:

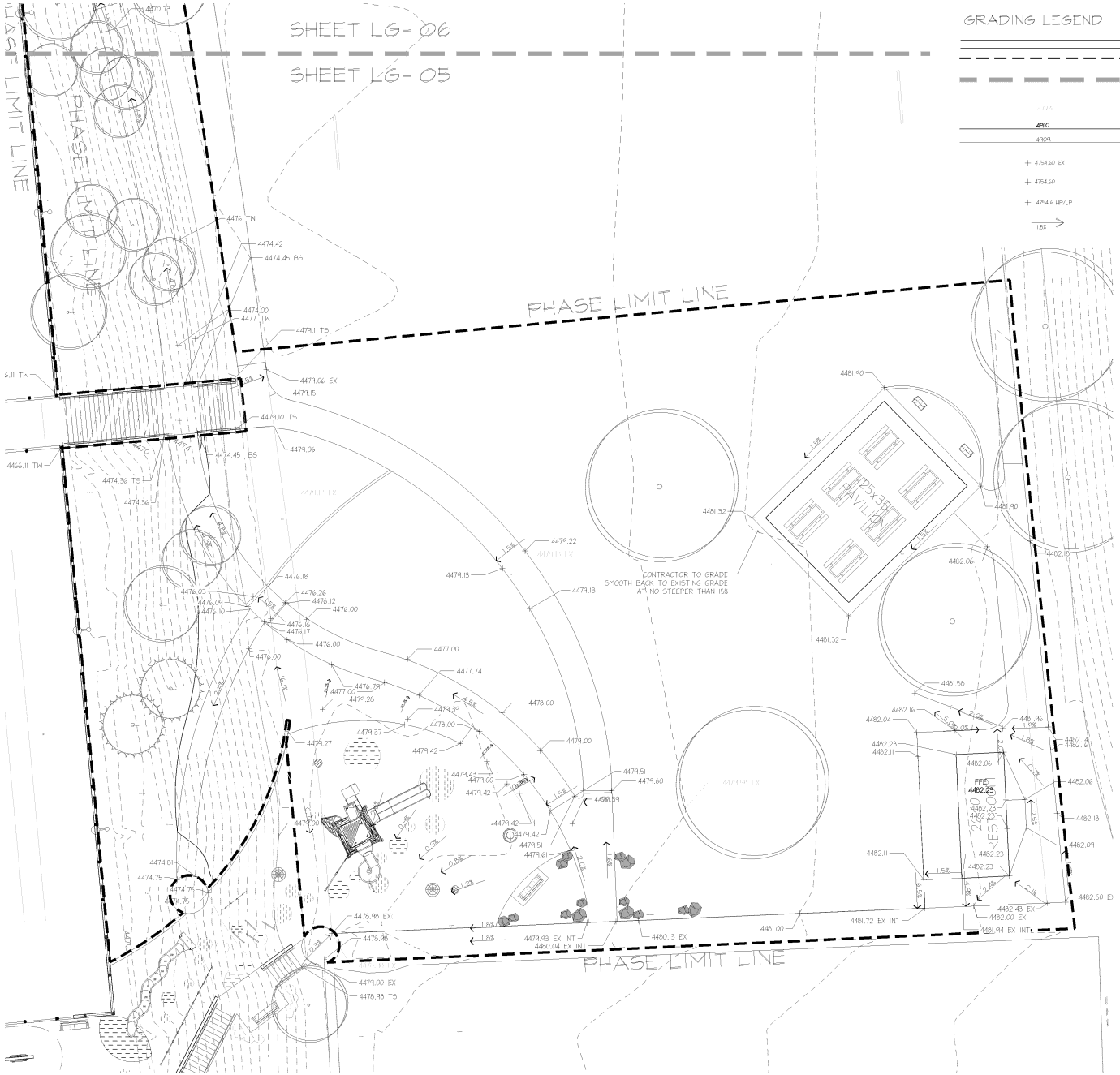
■ STAMP

■ SHEET TITLE:
OVERALL GRADING PLAN

■ DATE:	7-19-2019
■ DRAWN BY:	ECB & TJK
■ CHECKED BY:	MJW
■ JOB NO.:	U18-030

■ SHEET NO:
LG-002

CD REVIEW SET - NOT FOR CONSTRUCTION



GRADING LEGEND

- LIMIT OF WORK LINE
- SHEET MATCHLINE
- EXISTING CONTOUR
- PROPOSED CONTOURS
- + 4754.60 EX — EXISTING SPOT ELEVATION
- + 4754.60 — PROPOSED SPOT ELEVATION
- + 4754.6 HP/LP — HIGH POINT / LOW POINT
- SLOPE INDICATOR

KEY GRADING NOTES

ACCESSIBLE ROUTES MUST NOT EXCEED FOLLOWING PARAMETERS:

1. FOR WALKWAY W/OUT HANDRAIL -
   - 5% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
2. FOR RAMPS -
   - 8% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
   - 30 FOOT MAX. RAMP RUN BETWEEN LANDINGS
   - 2% MAX. RUNNING AND CROSS SLOPES ON RAMP LANDINGS
   - LANDINGS 5 FOOT MIN. AND WIDTH EQUAL TO WIDTH OF RAMP

CONTRACTOR SHALL VERIFY DIMENSIONS AND SLOPE CRITERIA IN THE FIELD PRIOR TO PLACEMENT OF CONCRETE. NOTIFY LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE OF ANY AREAS NOT MEETING THESE PARAMETERS AND AWAIT FOR DIRECTION PRIOR TO PROCEEDING.

SCALE: 1"= 10'

NORTH

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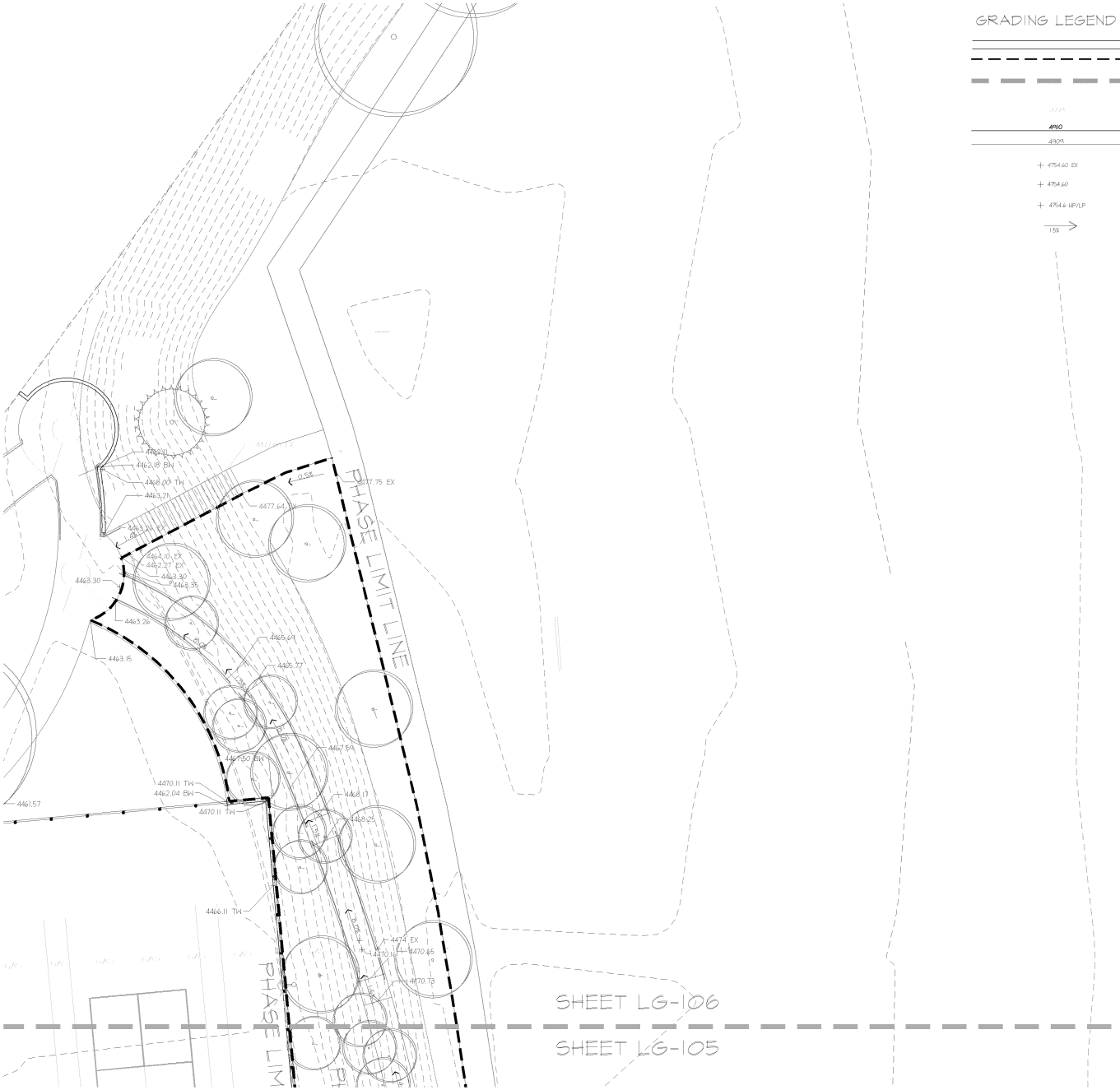
- PREPARED FOR:
- CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

- REVISIONS:
- STAMP
- SHEET TITLE: GRADING PLAN
- DATE: 7-19-2019
- DRAWN BY: ECB & TJK
- CHECKED BY: MJW
- JOB NO.: U18-030
- SHEET NO: LG-105

CD REVIEW SET - NOT FOR CONSTRUCTION



GRADING LEGEND

- LIMIT OF WORK LINE
- SHEET MATCHLINE
- EXISTING CONTOUR
- 4910 / 4909 PROPOSED CONTOURS
- + 4754.60 EX EXISTING SPOT ELEVATION
- + 4754.60 PROPOSED SPOT ELEVATION
- + 4754.6 HP/LP HIGH POINT / LOW POINT
- 1.5% SLOPE INDICATOR

KEY GRADING NOTES

ACCESSIBLE ROUTES MUST NOT EXCEED FOLLOWING PARAMETERS:

1. FOR WALKWAY W/OUT HANDRAIL -
   - 5% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
2. FOR RAMPS -
   - 8% MAX. RUNNING SLOPE
   - 2% MAX. CROSS SLOPE
   - 30 FOOT MAX. RAMP RUN BETWEEN LANDINGS
   - 2% MAX. RUNNING AND CROSS SLOPES ON RAMP LANDINGS
   - LANDINGS 5 FOOT MIN. AND WIDTH EQUAL TO WIDTH OF RAMP

CONTRACTOR SHALL VERIFY DIMENSIONS AND SLOPE CRITERIA IN THE FIELD PRIOR TO PLACEMENT OF CONCRETE, NOTIFY LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE OF ANY AREAS NOT MEETING THESE PARAMETERS AND AWAIT FOR DIRECTION PRIOR TO PROCEEDING.

0 5 10 20
SCALE: 1"= 10'

NORTH

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- PREPARED FOR:
- CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

- REVISIONS:
- STAMP
- SHEET TITLE: GRADING PLAN
- DATE: 7-19-2019
- DRAWN BY: ECB & TJK
- CHECKED BY: MJW
- JOB NO.: U18-030
- SHEET NO: LG-106

CD REVIEW SET - NOT FOR CONSTRUCTION

0 10 20 40

SCALE: 1"= 20'

FULL-SIZE (24"X36") @ 1"=20'

HALF-SIZE (12"X18") @ 1"=40'

NORTH

LAYOUT & MATERIAL LEGEND

- LIMIT OF WORK LINE
- EXISTING CHAINLINK FENCE
- GAS BURIED GAS LINE

LAYOUT GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ALL LAYOUT HARDSCAPE ELEMENTS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.

5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

6. WHEN THE WRITTEN DIMENSION IS DIFFERENT FROM THE SCALED DIMENSION, THE WRITTEN DIMENSION SHALL PREVAIL AND THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION.

7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED.

8. ALL DIMENSION MEASUREMENTS TAKEN FROM THE FRONT OF CURB.

9. ALL SIDEWALK LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND CONSTRUCTION.

10. ALL CURVES TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.

11. RADIUS DIMENSION ON ALL CONNECTING SIDEWALKS AND PARKING ISLANDS SHALL BE 5'-0" UNLESS OTHERWISE NOTED.

12. VARIOUS CONTROL POINTS HAVE BEEN IDENTIFIED ON THE PLANS. CONTRACTOR SHALL VERIFY ACCURACY OF CONTROL POINTS PRIOR TO LAYOUT OF ANY ELEMENTS. REPORT AND RESOLVE ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

13. KEY LAYOUT POINTS ARE SHOWN ON THE DRAWING. CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY PRIOR TO BEGINNING TO CONSTRUCTION. NOT ALL NECESSARY LAYOUT POINTS HAVE BEEN SHOWN. ELECTRONIC CAD FILES OF THE LAYOUT PLAN CAN BE MADE AVAILABLE TO CONTRACTOR AT THEIR REQUEST FOR ANY ADDITIONAL LAYOUT INFORMATION THAT MAY BE NEEDED FOR CONSTRUCTION.

SEE SITE MATERIALS PLAN FOR MATERIALS INFO

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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1 -
2 -
3 -
4 -
5 -

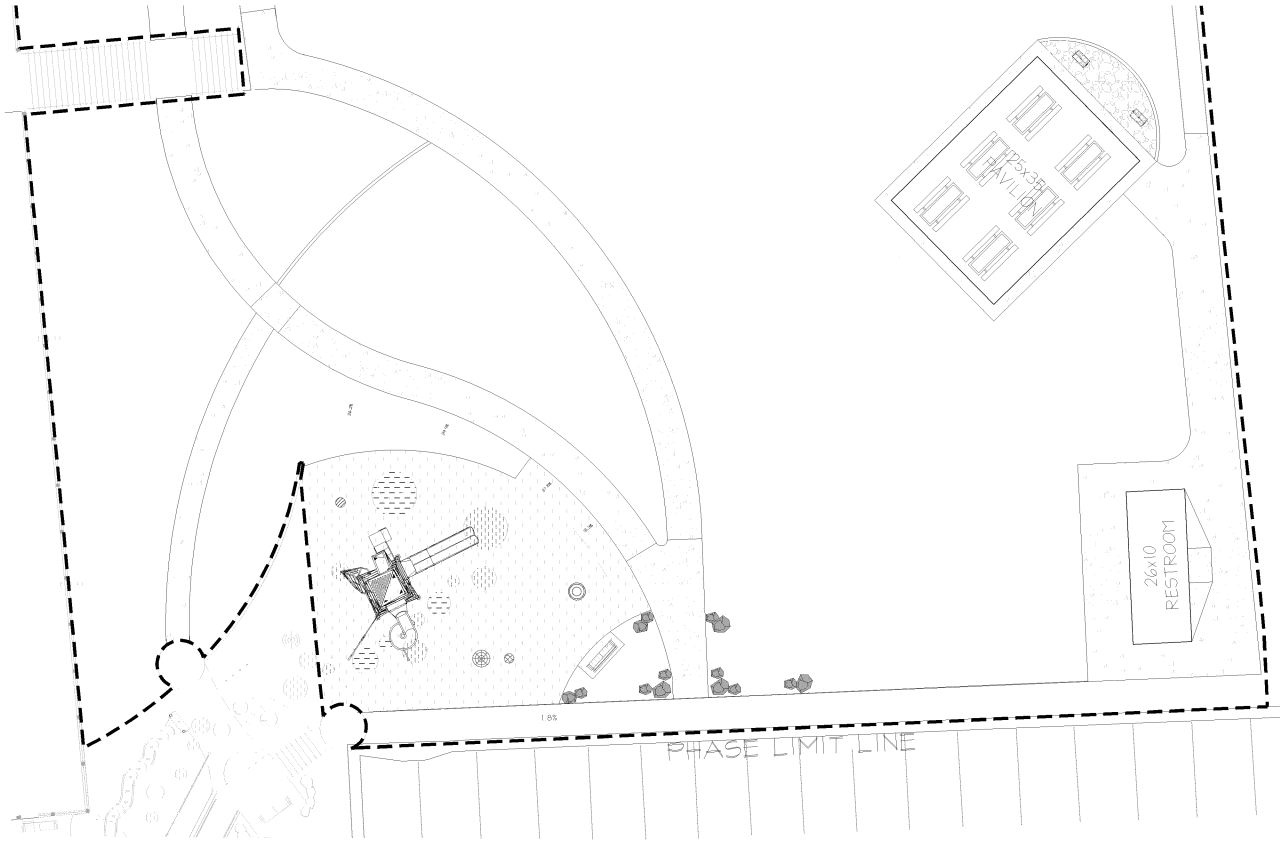
■ STAMP

■ SHEET TITLE:
SITE LAYOUT PLAN

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
LL-102

CD REVIEW SET - NOT FOR CONSTRUCTION



* IT IS RECOMMENDED THIS PLAN BE PRINTED IN COLOR FOR READABILITY

0 5 10 20
SCALE: 1" = 10'

NORTH

LAYOUT & MATERIAL LEGEND

- LIMIT OF WORK LINE
- EXISTING CHAINLINK FENCE
- GAS BURIED GAS LINE

LAYOUT GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

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3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ALL LAYOUT HARDSCAPE ELEMENTS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.

5. COORDINATE LAYOUT AND GRADING WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

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7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED.

8. ALL DIMENSION MEASUREMENTS TAKEN FROM THE FRONT OF CURB.

9. ALL SIDEWALK LAYOUT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND CONSTRUCTION.

10. ALL CURVES TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.

11. RADIUS DIMENSION ON ALL CONNECTING SIDEWALKS AND PARKING ISLANDS SHALL BE 5'-0" UNLESS OTHERWISE NOTED.

12. VARIOUS CONTROL POINTS HAVE BEEN IDENTIFIED ON THE PLANS. CONTRACTOR SHALL VERIFY ACCURACY OF CONTROL POINTS PRIOR TO LAYOUT OF ANY ELEMENTS. REPORT AND RESOLVE ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

13. KEY LAYOUT POINTS ARE SHOWN ON THE DRAWING. CONTRACTOR IS RESPONSIBLE TO VERIFY ACCURACY PRIOR TO BEGINNING TO CONSTRUCTION. NOT ALL NECESSARY LAYOUT POINTS HAVE BEEN SHOWN. ELECTRONIC CAD FILES OF THE LAYOUT PLAN CAN BE MADE AVAILABLE TO CONTRACTOR AT THEIR REQUEST FOR ANY ADDITIONAL LAYOUT INFORMATION THAT MAY BE NEEDED FOR CONSTRUCTION.

SEE SITE MATERIALS PLAN FOR MATERIALS INFO

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■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1 -
2 -
3 -
4 -
5 -

■ STAMP

■ SHEET TITLE:

PLAYGROUND LAYOUT ENLARGMENT PLAN

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:

LL-402

CD REVIEW SET - NOT FOR CONSTRUCTION

LAYOUT & MATERIAL LEGEND

LIMIT OF WORK LINE

EXISTING CHAINLINK FENCE

SITE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	FINISH	COLOR	COMMENTS	PROVIDED INSTALLED
	CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	LIGHT GRAY 75% BLACK 25%	-	INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	RED RAL 3016	INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	BLUE RAL 5015	INSTALL PER MANUFACTURER	CFCI
	STONE DUST SURFACING	WASATCH GREY CHAT	STAKER PARSON 801-609-9500	-	GREY	4" DEEP- SEE DETAILS	CFCI
	BACKED BENCH	CLASSIC 6' ARCH BENCH	SMITH STEELWORKS 801-414-1724	POWDER COAT	BLUE RAL 5023	INSTALL PER MANUFACTURER	CFCI
	LIGHT POLE	SEE ELECTRICAL	SEE ELECTRICAL	-	-	PER ELECTRICAL PLANS AND SPECS	OFCI
	ARCHES BIKE RACK	185654	LANDSCAPE STRUCTURES 801-508-2241	-	STAINLESS STEEL	INSTALL PER MANUFACTURER#	OFCI
	BOULDERS	SPRING CITY	UTAH LANDSCAPING ROCK 435-623-2332	2'-4'	SPRING CITY	SEE PLANTING PLAN LEGEND	CFCI
	25'x35' PAVILION WITH ELECTRICAL OUTLETS	MESA	SONITAG RECREATION 801-278-9797 CLASSIC RECREATION STRUCTURES	VINTAGE CORRUGATED ROOF, BLUE (RAL 5023) 4 LIGHTS & 2 ELECTRICAL OUTLETS	COLORED	PROVIDE SHOP DRAWINGS FOR APPROVAL OF ELECTRICAL	OFCI
	CHARCOAL GRILL	P-1000/S	PILOT ROCK 1-800-762-5002	N/A		INSTALLED PER MANUFACTURER RECOMMENDATIONS#	CFCI
	ELECTRICAL OUTLET	N/A	REFER TO ELECTRICAL PLANS	N/A		INSTALLED IN PAVILION POST	CFCI
	PEDESTAL HYDRANT	249MSS	MOST DEPENDABLE FOUNTAINS	W/ OPT. 6" STAINLESS STEEL SURFACE CARRIER		SURFACE MOUNT PER MANUFACTURER	OFCI

OFCI: OWNER FURNISHED CONTRACTOR INSTALLED CFCI: CONTRACTOR FURNISHED CONTRACTOR INSTALLED

0 5 10 20

SCALE: 1"= 10'
FULL-SIZE (24"X36") @ 1"=20'
HALF-SIZE (12"X18") @ 1"=40'

NORTH

IT IS RECOMMENDED THIS PLAN BE PRINTED IN COLOR FOR READABILITY

G.B:D
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610 East South Temple, Ste 50
Salt Lake City, Utah 84102
p 801.575.4066 f 801.575.4166
www.gbrowndesign.com

■ PREPARED FOR:

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1 -
2 -
3 -
4 -
5 -

■ STAMP

■ SHEET TITLE:

SITE MATERIALS PLAN

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:

LM-102

CD REVIEW SET - NOT FOR CONSTRUCTION

PLAYGROUND EQUIPMENT

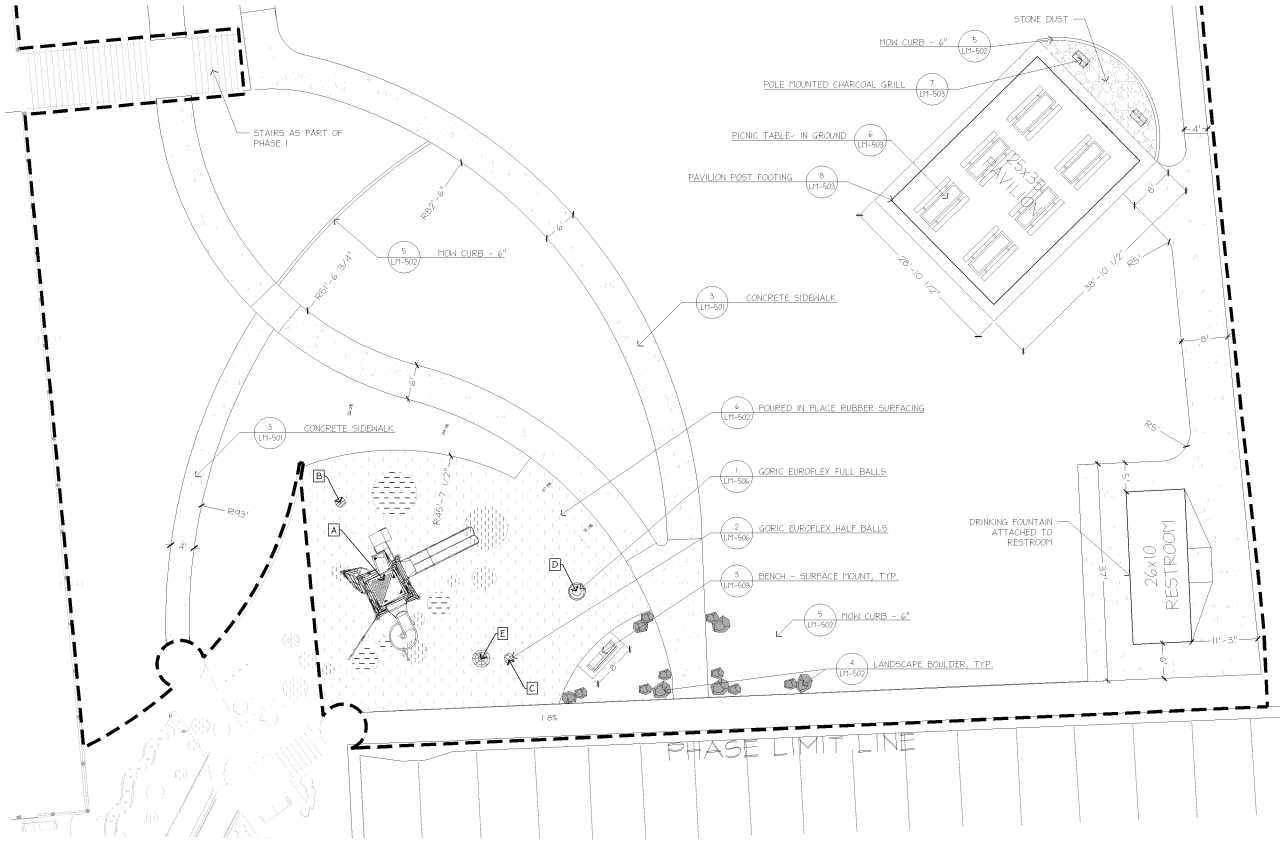
LTR	SYMBOL	DESCRIPTION	MODEL NO.	MNFR	REP	COLOR	COMMENTS	PROVIDED INSTALLED
A		ALPHA TOWER	22623I	LANDSCAPE STRUCTURES	JEREMIAH WEBB 801-808-2241	METALLIC SILVER POSTS, RED AND BLUE COMPONENTS	PER MANUFCTRER SPECIFICATIONS	OFCI
B		EUROFLEX HALF BALLS-RED	HALF BALLS	GORIC 617-744-0772	PLAYSPACE 801-386-6244	RED-3016	PER MANUFCTRER SPECIFICATIONS	CFCI
C		EUROFLEX HALF BALLS-BLUE	HALF BALLS	GORIC 617-744-0772	PLAYSPACE 801-386-6244	BLUE-5015	PER MANUFCTRER SPECIFICATIONS	CFCI
D		EUROFLEX FULL BALLS-RED	FULL BALLS	GORIC 617-744-0772	PLAYSPACE 801-386-6244	RED-3016	PER MANUFCTRER SPECIFICATIONS	CFCI
E		EUROFLEX FULL BALLS-BLUE	FULL BALLS	GORIC 617-744-0772	PLAYSPACE 801-386-6244	BLUE-5015	PER MANUFCTRER SPECIFICATIONS	CFCI

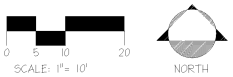
OFCI: OWNER FURNISHED CONTRACTOR INSTALLED CFCI: CONTRACTOR FURNISHED CONTRACTOR INSTALLED

SITE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	FINISH	COLOR	COMMENTS	PROVIDED INSTALLED
	CONCRETE	N/A	N/A	MEDIUM BROOM	STANDARD GRAY	PER DETAIL AND SPECIFICATIONS	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	LIGHT GRAY 75% BLACK 25%		INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	RED RAL 3016	INSTALL PER MANUFACTURER	CFCI
	POURED IN PLACE RUBBER	PLAYBOUND P-I-P	SURFACE AMERICA 800-999-0555	PLAY-BOUND	BLUE RAL 5015	INSTALL PER MANUFACTURER	CFCI
	STONE DUST SURFACING	WASATCH GREY CHAT	STAKER PARSON 801-401-9500	-	GREY	4" DEEP- SEE DETAILS	CFCI
	BACKED BENCH	CLASSIC 6' ARCH BENCH	SMITH STEELWORKS 801-466-1724	POWDER COAT	BLUE RAL 5023	INSTALL PER MANUFACTURER	CFCI
	LIGHT POLE	SEE ELECTRICAL	SEE ELECTRICAL	-	-	PER ELECTRICAL PLANS AND SPECS	OFCI
	ARCHES BIKE RACK	185654	LANDSCAPE STRUCTURES 801-806-2241	-	STAINLESS STEEL	INSTALL PER MANUFACTURER#	OFCI
	BOULDERS	SPRING CITY	UTAH LANDSCAPING ROCK 435-623-2332	2'-4'	SPRING CITY	SEE PLANTING PLAN LEGEND	CFCI
	25'x35' PAVILION WITH ELECTRICAL OUTLETS	MESA	SONNTAG RECREATION 801-278-9797 CLASSIC RECREATION STRUCTURES	VINTAGE CORRUGATED ROOF, BLUE (RAL 5023). 4 LIGHTS & 2 ELECTRICAL OUTLETS	COLORED	PROVIDE SHOP DRAWINGS FOR APPROVAL OF ELECTRICAL	OFCI
	CHARCOAL GRILL	P-1000/S	PILOT ROCK 1-800-762-5002	N/A		INSTALLED PER MANUFACTURER RECOMMENDATIONS#	CFCI
	ELECTRICAL OUTLET	N/A	REFER TO ELECTRICAL PLANS	N/A		INSTALLED IN PAVILION POST	CFCI
	PEDESTAL HYDRANT	24SMSS	MOST DEPENDABLE FOUNTAINS	W/ OPT. 4" STAINLESS STEEL SURFACE CARRIER		SURFACE MOUNT PER MANUFACTURER	OFCI

OFCI: OWNER FURNISHED CONTRACTOR INSTALLED CFCI: CONTRACTOR FURNISHED CONTRACTOR INSTALLED





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■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

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2 -
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4 -
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■ STAMP

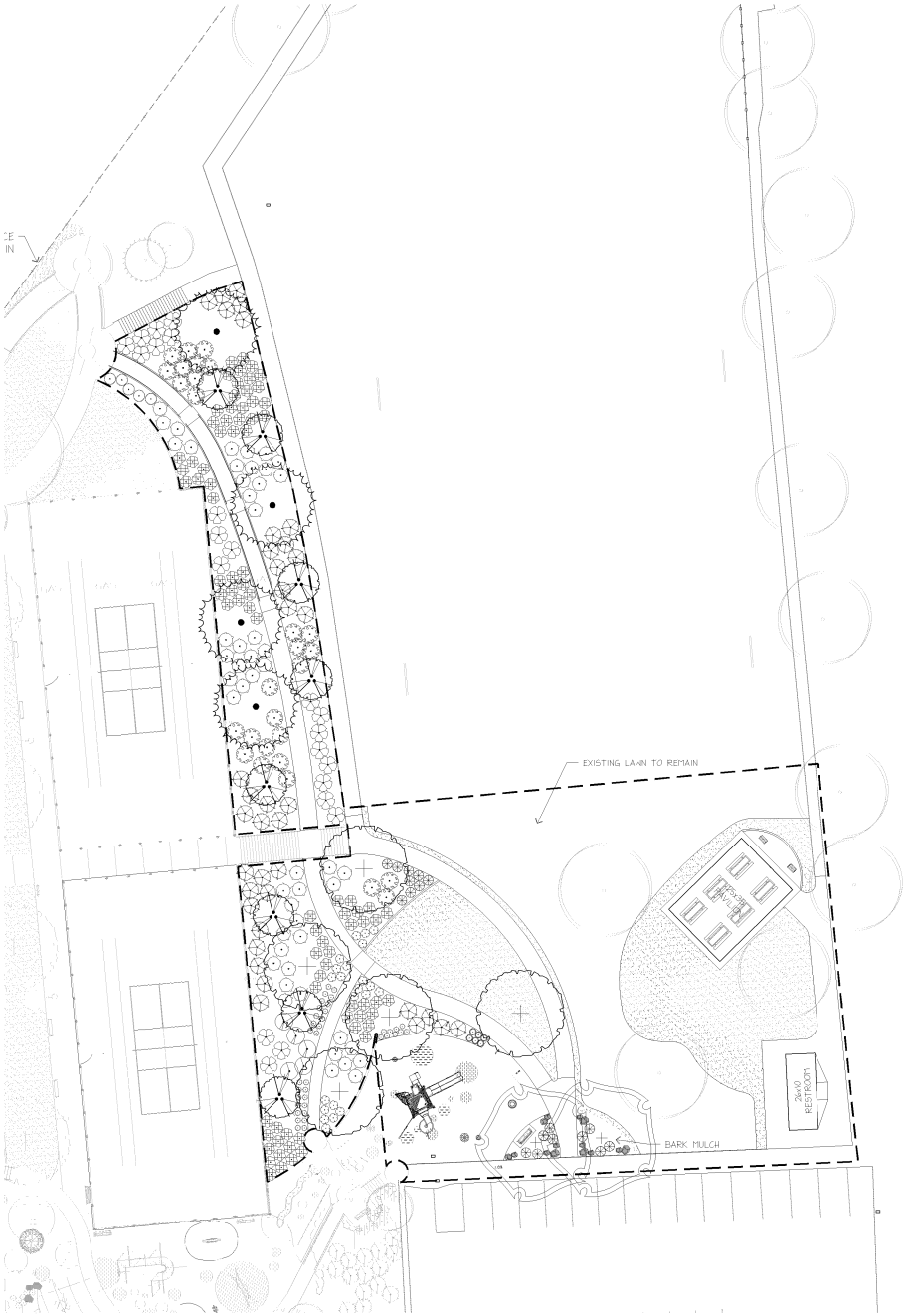
■ SHEET TITLE:

PLAYGROUND MATERIALS ENLARGEMENT PLAN

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:

LM-402



PLANT SCHEDULE PHASE 2

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	6'-7' TALL	8
	LIR TUL	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL	2
	PIN SYL	PINUS SYLVESTRIS	SCOTCH PINE	2" CAL	4
	ZEL GRE	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	2" CAL	5

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BER ATR	BERBERIS THUNBERGII 'BAILELLA LAMBRUSCO'	RED LEAF JAPANESE BARBERRY	5 GAL	5
	CAR BLA	CARYOPTERIS X CLANDONENSIS 'BLAVER SPLATS'	SAPPHIRE SURF CARYOPTERIS	5 GAL	22
	COR IVO	CORNUS ALBA 'IVORY HALO' TM	TATARIAN DOGWOOD	5 GAL	22
	JUN BLG	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL	38
	MAH AQU	MAHONIA AQUAFOLIUM 'COMPATCA'	COMPACT ORGEON GRAPE	5 GAL	84
	PIN HIL	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL	5
	PRU PAW	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	52
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	28

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	6
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	37
	MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	5 GAL	18

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	POA PRA	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		5,386 SF

PLANTING LEGEND

PROPERTY LINE

LIMIT OF WORK LINE

EXISTING TREES TO REMAIN

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. TURF AREAS SHALL RECEIVE 4" OF TOPSOIL AND ALL PLANT BEDS SHALL RECEIVE 8" OF TOPSOIL AS SPECIFIED. BACKFILL ALL TREE PITS WITH AMENDED TOP SOIL AS DETAILED. **275 C.Y. OF EXISTING STRIPPED AND STOCKPILED TOPSOIL IS EXPECTED** FROM THE SITE. IMPORTED TOPSOIL WILL BE REQUIRED TO MAKE UP THE DIFFERENCE.
11. ALL PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER SPECIFICATION EXCEPT FOR STONE MULCH STRIP ALONG NORTH PATH.
12. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
13. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
14. LAWN AREAS TO BE REHABILITATED SHALL HAVE EXISTING TURF SURFACE REMOVED AND GRUBBED OUT, AND EXISTING TOPSOIL PRESERVED AND AMENDED.

0 10 20 40

SCALE: 1"= 20'

NORTH

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610 East South Temple, Ste 50
Salt Lake City, Utah 84102
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■ PREPARED FOR:

CITY OF CENTERVILLE, UTAH

■ CONSULTANTS:

ISLAND VIEW PARK RENOVATION - PHASE 2

750 E 550 S
Centerville, UT 84014

■ REVISIONS:

1. -
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5. -

■ STAMP

■ SHEET TITLE:
PLANTING PLAN

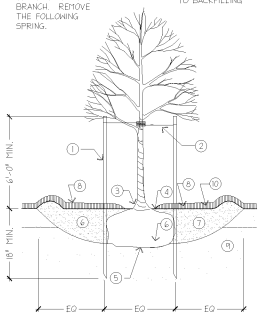
■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
LP-102

CD REVIEW SET - NOT FOR CONSTRUCTION

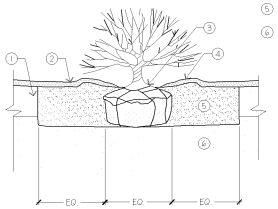
NOTES
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.

CITY PARKS SHALL INSPECT ALL TREE PLANTINGS PRIOR TO BACKFILLING



1. 2" DIA. FIR POSTS; 2 PER TREE; ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
2. 18 GA. GALVANIZED MALLEABLE WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK; SECURE BY TWISTING TAUTLY.
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK.
5. PLACE BALL ON UNDISTURBED SUBSOIL.
6. CUT WIRE BASKET & REMOVE & DISCARD BURLAP/ MATERIALS FOR TOP 1/2 OF ROOTBALL MIN., UNLESS OTHERWISE DIRECTED BY CITY PARKS. CUT ANY GIRDLING OR CIRCLING ROOTS, CUT 4 SLICES ON OPPOSITE SIDES OF BOUND ROOTBALL.
7. EXCAVATE HOLE TO DIA. 3X WIDER THAN ROOTBALL. BACKFILL W/ TOPSOIL, AMENDED W/ SOIL & ORGANIC COMPOST (2CF PER TREE)
8. MULCH, DEPTH AS SPECIFIED.
9. UNDISTURBED SUBGRADE
10. 5' DIA. DEPRESSED WATERING BASIN.

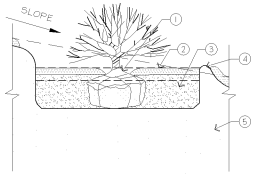
1 DECIDUOUS TREE WITH STAKING
NTS



1. PLANTING SOIL MIX (SEE SPECS)
2. BARK MULCH (SEE SPECS)
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX (SEE SPECS)
6. UNDISTURBED SUBGRADE

NOTES:
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.

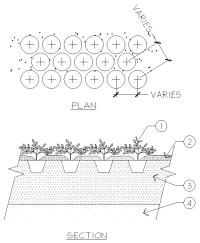
2 SHRUB
NTS



1. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
2. MULCH (SEE SPECS)
3. PLANTING SOIL MIX (SEE SPECS)
4. BERM TO FORM DEPRESSED WATERING BASIN
5. UNDISTURBED SUBGRADE

NOTES:
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. FORM WATER BASIN 2" ABOVE SLOPE GRADE TO RETAIN WATER.
5. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.

3 SHRUB ON SLOPE
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTE)
2. 4" MIN. BARK MULCH (SEE SPECS)
3. 12" DEEP PLANTING SOIL MIX (SEE SPECS)
4. UNDISTURBED SUBGRADE

NOTES:
1. SEE PLANTING LEGEND FOR SPACING.

4 GROUNDCOVER / PERENNIAL
NTS

PLANTING NOTES

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■ STAMP

■ SHEET TITLE:
PLANTING DETAILS

■ DATE: 7-19-2019
■ DRAWN BY: ECB & TJK
■ CHECKED BY: MJW
■ JOB NO.: U18-030

■ SHEET NO:
LP-501

CD REVIEW SET - NOT FOR CONSTRUCTION

CENTERVILLE

Staff Backup Report
8/28/2019

Item No. 2.

Short Title: Thiros Landscaping Plan

Initiated By:

Scheduled Time:

SUBJECT

ADMINISTRATIVE DECISION

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 08-28-2019 PC Staff Report 181 South Main Landscape Amendment
- 181 South Main Street Final Site Plan - Landscaping

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT

655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF REPORT
AGENDA: ITEM 1

APPLICANT:	**THIROS LIVING TRUST** **1071 WEST PAGES LANE** **WEST BOUNTIFUL, UTAH 84087**
AGENT:	**FARAH CONSTRUCTION** **c/o SAMEER FARAH** **1071 WEST PAGES LANE** **WEST BOUNTIFUL, UTAH 84087** **(sameerf.farahconstruction.gmail.com)**
PROPERTY:	**181 SOUTH MAIN STREET**
ACREAGE:	**0.28 ACRES**
ZONING:	**COMMERCIAL-MEDIUM, SOUTH MAIN STREET CORRIDOR (SMSC) OVERLAY DISTRICT ZONE**
APPLICATION:	**FINAL SITE PLAN APPROVAL FOR AMENDMENT TO THE LANDSCAPING DESIGN**
RECOMMENDATION:	**CONSIDER APPROVING THE FINAL SITE PLAN WITH CONDITIONS**

BACKGROUND

The applicant desires to amend the approved Site Plan (*August 1999*) for property located on 181 South Main Street. The changes involve the "*landscape design*" for the property. Because such changes alter the August 1999 final site plan approval that involved several specifics during the Planning Commission's original review, the amendment is being re-submitted to the Planning Commission for review and decision regarding the changes to the landscaping.

CONCEPTUAL SITE PLAN ACCEPTANCE

On July 10, 2019, he Planning Commission accepted a Conceptual (*Amended*) Site Plan. The directives for this conceptual site plan ACCEPTANCE were:

1) *The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance.*
***Staff Comment**: [*Complete – Submitted 8/01/2019*]*

2) *As part of the subsequent Final Site Plan submittal, the applicant will need to address the following regarding landscaping compliance:*
   a. *Required landscaping areas shall include live plant material with an internal landscaping coverage of at least 75%*
   ***Staff Comment**: [*Complete – See planting schematic*]*

   b. *A landscape design professional must review and provide written comment regarding the design and plantings to help ensure a successful outcome to comply with the intent of the regulations.*
   ***Staff Comment**: [*Complete – See Letter Provided by David Preece of Prestige Yard Care*]*

   c. *The landscape plan must comply with the current ordinance for required trees, which is approximately nine (9) total trees.*
   ***Staff Comment**: [*Complete – See planting schematic*]*

3) *Any tree to be planted in the park strip must be reviewed and approved in accord with applicable regulations by the Public Works Department.*
***Staff Comment**: [*Underway– Permit must be issued by Streets Supervisor*]*

PLANNING STAFF RECOMMENDATION

The planning staff believes that the Commission could APPROVE the Final Site Plan Amendment for 181 South Main Street, subject to the following directives:

1. *The Final Site Plan Amendment shall be approved, as follows:*
   a. *Required landscaping areas shall include live plant material with an internal landscaping coverage of at least 75%.*
   b. *The landscape plantings shall be installed, as depicted on the submitted landscape scheme, dated August 01, 2019, which includes the installation of the required nine (9) trees by Zoning Ordinance.*
   c. *Any new tree placed and/or plantings in the City or UDOT Park Strips shall obtain the applicable permit for approval.*

Suggested Findings (reasons for action):

(a) The Planning Commission finds that, with to the stated conditions, the site plan for amending the landscape plan complies with the applicable zoning ordinance or other applicable regulations of the City and or State, as previously reviewed by the Commission.

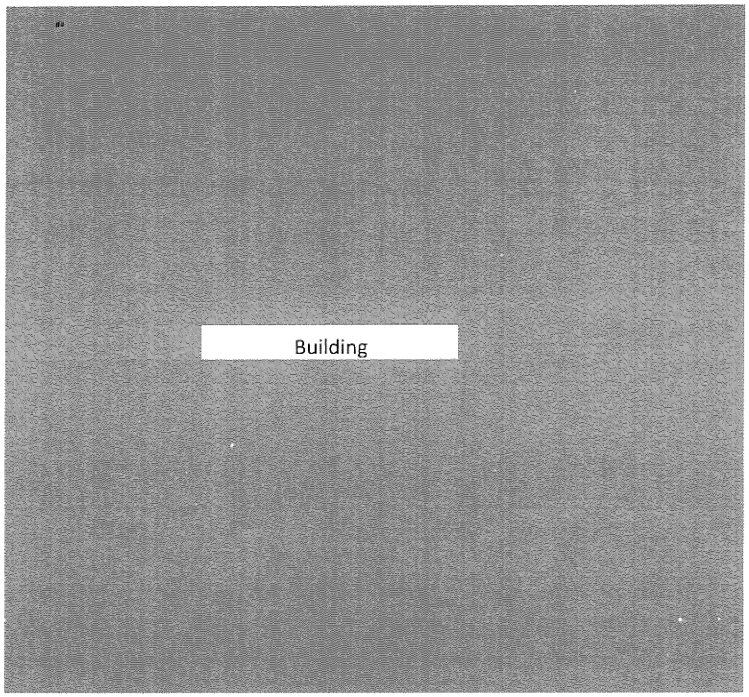
12' from driveway

stop sign

Rose of Sharon (tree form)

See Attached

SEE other Page



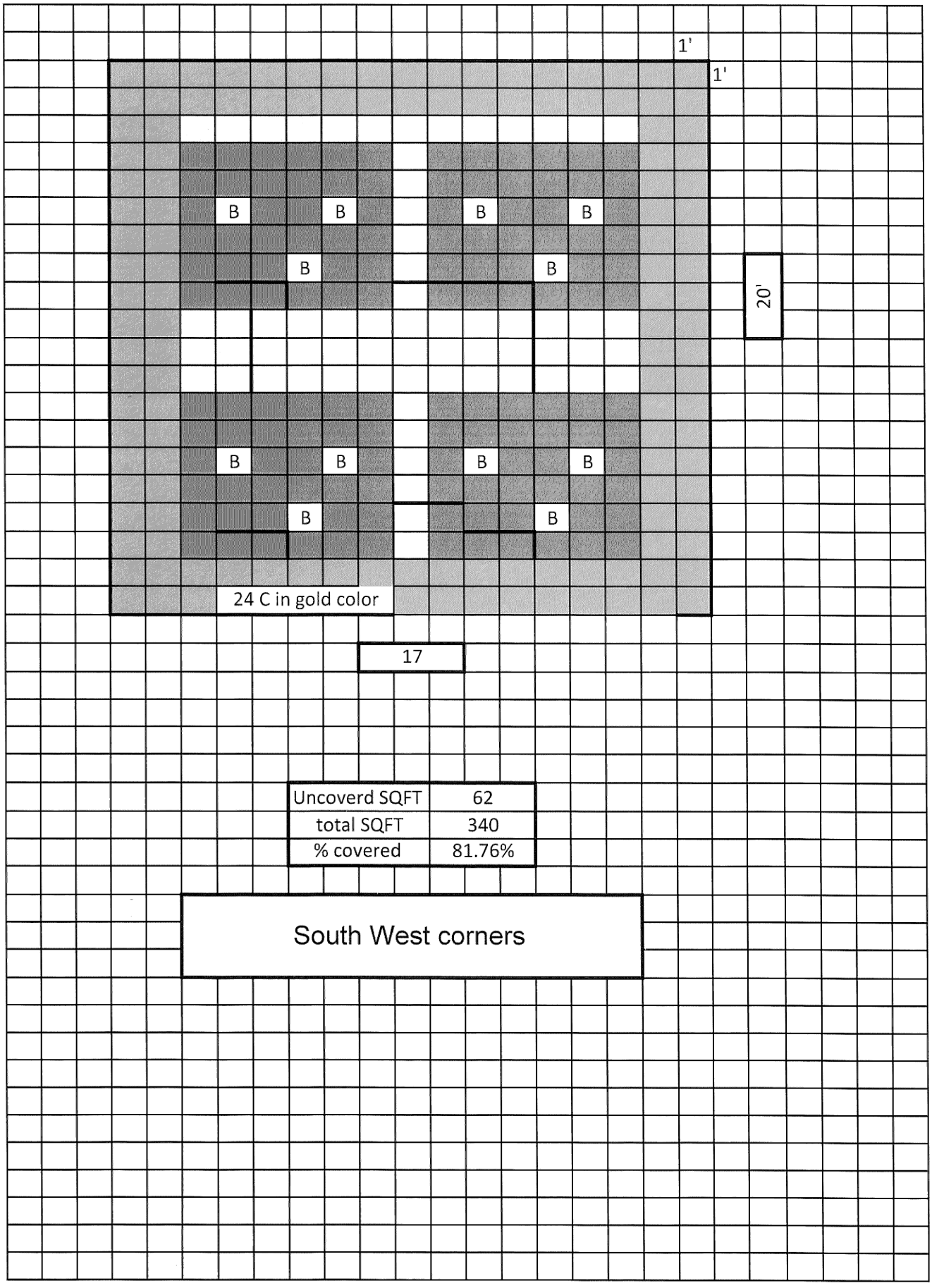
Parking Lot

50' from southwest corner stop sign

18' from driveway

Exsiting 4(ea) Trees and 3(ea) Pushes

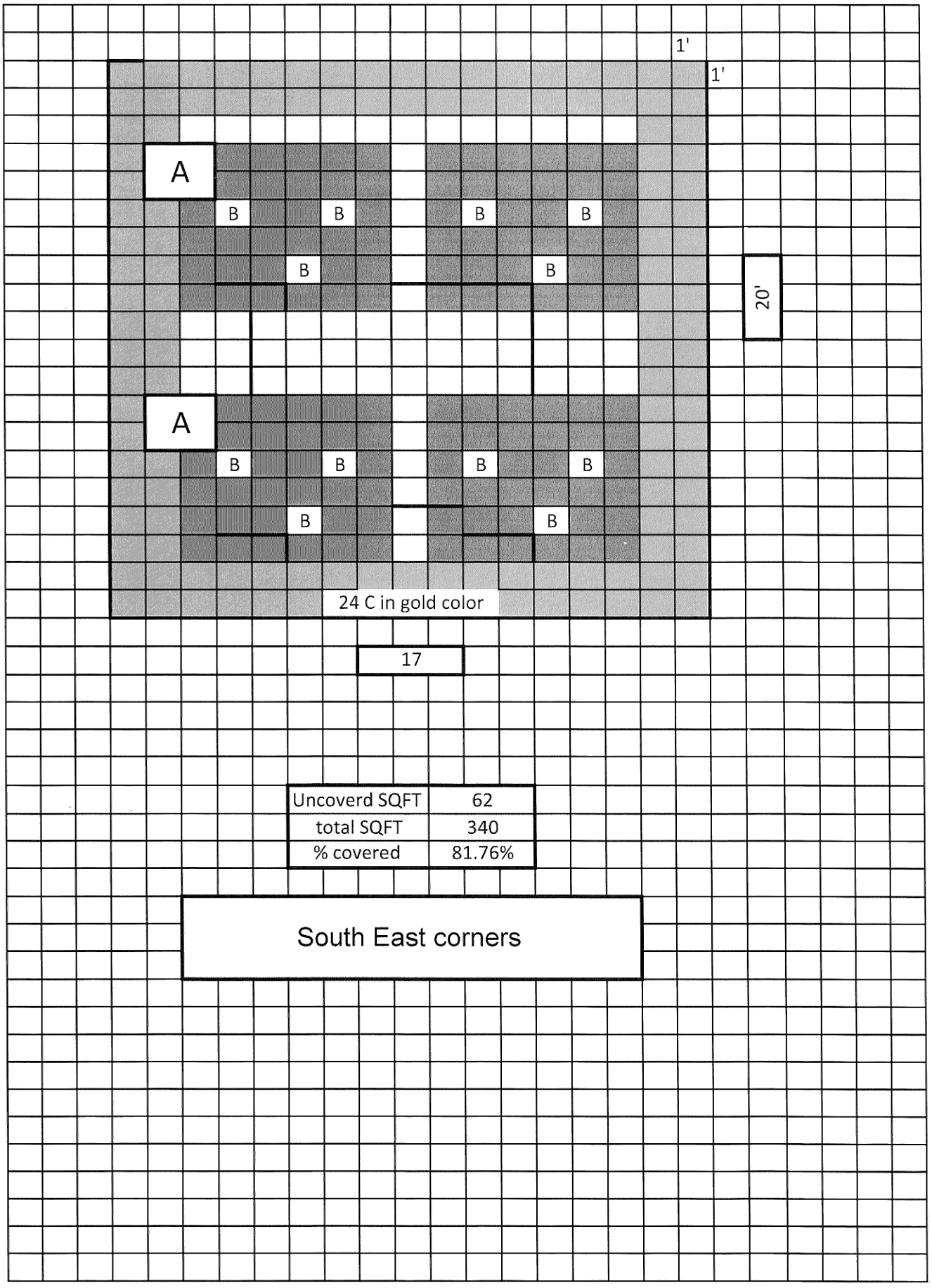
RECEIVED AUG 01 2019



Uncoverd SQFT	62
total SQFT	340
% covered	81.76%

South West corners

RECEIVED AUG 01 2019



Uncoverd SQFT	62
total SQFT	340
% covered	81.76%

South East corners

RECE[illegible] AUG 0 1 2019

Site Plan for 181 South Main Street, Centerville

A. 5 Rose of Sharon tree form
B. 24 Clematis
C. 48 Ice Plant Pink
D. 14 Day Lilies
E. 2 Honey Locust
F. 2 Crimson Serenity Maple
G. 3 Mugo Pine

RECEIVED AUG 01 2019

July 31, 2019

I, DAVID PREECE, approve the following site plan for 181 South Main St, Centerville. The Clematis and Ice Plant Pink will flourish in the rock land scape with sunlight. Also, this will provide 75% coverage.

Thank you,

MANAGER: DAVID PREECE Rockin & Country store

Prestige Yard Care Inc

RECEIVED AUG 01 2019

CENTERVILLE
PLANNING COMMISSION
Staff Backup Report
8/28/2019

Item No. 3.

Short Title: Discussion - Subdivision Ordinance Updates - Chapter 11 (Condominiums)

Initiated By: Lisa Romney, City Attorney

Scheduled Time:

SUBJECT

Continue discussion of proposed revisions to City Subdivision Ordinance - CMC 15 (Subdivision)

RECOMMENDATION

BACKGROUND

As part of the process to update and revise the City Subdivision Ordinance, a copy of the latest Chapter 11 (Condominiums) is attached for Planning Commission review. Chapter 11 addresses the application and procedural requirements for condominium plats. Also attached is a redline version of the proposed Table of Contents for the Subdivision Ordinance with suggested revisions to the chapter organization.

ATTACHMENTS:

Description

- Subdivision Ordinance - Chapter 11 (Condominiums)
- Subdivision Ordinance - Table of Contents (redlines)

TITLE 15
SUBDIVISIONS

CHAPTER 15.11. CONDOMINIUMS.

15.11.010. Purpose.
15.11.020. Authority.
15.11.030. Initiation.
15.11.040. Procedure.
15.11.050. Application.
15.11.060. Submittal Requirements.
15.11.070. Determination of Completeness.
15.11.080. Distribution.
15.11.090. Review by Department Heads.
15.11.100. Review by Development Review Committee.
15.11.110. Recommendation by Zoning Administrator.
15.11.120. Decision by Planning Commission
15.11.130. Notice of Decision.
15.11.140. Submittal of Final Paper Condominium Plat.
15.11.150. Recording of Final Condominium Plat.
15.11.160. Approval Requirements.
15.11.170. Approval Standards.
15.11.180. Appeal.
15.11.190. Effect of Approval.
15.11.200. Amendment.
15.11.210. Revocation.
15.11.220. Expiration of Condominium Plat Approval.
15.11.230. Phasing.

15.11.010. Purpose.

The purpose of this Chapter is to set forth procedures and standards to subdivide property by condominium plat where two or more condominium units are created in accordance with the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-1, et seq. No condominium project or condominium plat, declaration, or other materials required for a condominium under this Title or the Utah Condominium Ownership Act shall be recorded unless approved by the City as provided in this Chapter. The intent of this Chapter is to comply with all applicable provisions of the Utah Condominium Ownership Act and other applicable provisions of Utah law regarding condominiums.

15.11.020. Authority.

The Planning Commission is authorized to review and approve condominium plats as set forth in this Chapter.

15.11.030. Initiation.

An application for approval of a condominium plat may be submitted by the fee owner of the subject property, or the owner's agent, as provided in this Chapter. An agent of a property owner shall provide an affidavit of authorization in accordance with CMC 15.03.160 (Owner Authorization Affidavits).

15.11.040. Procedure.

The condominium plat approval process is a one-step process requiring review and approval by the Planning Commission. Additional steps may be required if site plan approval is also required for the condominium project.

15.11.050. Application.

The owner, or the owner's agent, desiring to divide property by condominium plat shall submit an application for condominium plat approval to the Community Development Department in accordance with the provisions of this Chapter, together with the application fees and deposits set forth in the City Fee Schedule. An application for approval of a condominium plat shall be considered as provided in this Chapter.

15.11.060. Submittal Requirements.

An application for a condominium plat shall be submitted in writing on forms provided by the City and shall include the following:

(1) Three hard copies and one electronic copy of the proposed condominium plat that complies with the requirements for final plat as set forth in CMC 15.07 (Final Plats) and applicable provisions of Utah Code § 57-8-13 regarding condominium plats;

(2) Proposed condominium declaration and bylaws or amendments; and

(3) An application for approval of a conceptual site plan as set forth in CZC 12.21.110, if not already approved for the project, or if a site plan amendment is required.

15.11.070. Determination of Completeness.

The Zoning Administrator shall determine whether a condominium application is complete as provided in CMC 15.03.050.

15.11.080. Distribution.

Once the Zoning Administrator has determined that the condominium plat application is complete, the Zoning Administrator shall distribute copies of the completed application to City department heads and any governmental departments or agencies deemed appropriate.

15.11.090. Review by Department Heads.

Upon receipt of a completed condominium plat application, each department head shall review the application for compliance with applicable Approval Requirements set forth in Section 15.11.160 which are administered by the department and submit any comments and recommendations to the Zoning Administrator and Development Review Committee.

15.11.100. Review by Development Review Committee.

(a) Review by Development Review Committee. The Development Review Committee shall review the completed condominium plat application and any comments received from department heads and other applicable departments or agencies.

(b) Meeting. The Development Review Committee may meet with the Zoning Administrator and the applicant or applicant's agent to discuss and review the proposed application.

(c) Comments. The Development Review Committee may provide the Zoning Administrator with information and advice regarding compliance of the proposed application with Approval Requirements set forth in Section 15.11.160 and may identify modifications needed to bring the proposed condominium plat application into compliance with such requirements.

15.11.110. Recommendation by Zoning Administrator.

(a) Review by Zoning Administrator. The Zoning Administrator shall review the completed condominium plat application for compliance with Approval Requirements set forth in Section 15.11.160, including comments received from the department heads, other departments or agencies, and the Development Review Committee.

(b) Additional Information. Before preparing a staff report and making a recommendation concerning the condominium plat, the Zoning Administrator may reasonably require the applicant to provide additional information, data, or studies as may be needed to determine compliance with Approval Requirements set forth in CMC 15.11.160.

(c) Written Recommendation. The Zoning Administrator shall prepare a staff report and recommendation to the Planning Commission that the condominium plat be approved, approved with conditions, or disapproved based on compliance with Approval Requirements set forth in CMC 15.11.160. The staff report shall include written findings and recommendations that show the basis for the Zoning Administrator's recommendation.

(d) Preliminary Approval. To the extent Utah Code 57-8-35 requires preliminary and final approval procedures for condominium projects, the Zoning Administrator recommendation to the Planning Commission shall be considered preliminary approval and the final decision by the Planning Commission shall be considered final approval.

15.11.120. Decision by Planning Commission.

(a) Public Hearing. The Planning Commission shall schedule and hold a public hearing on the proposed condominium plat. Notice of the public hearing and public meetings regarding the condominium plat application shall be provided in accordance with Subsection (b). At the time and place specified, the Planning Commission shall hold the public hearing and review the condominium plat for compliance with applicable Approval Requirements as set forth in CMC 15.11.160.

(b) Notice. Notice of the public hearing and public meetings regarding the condominium plat application shall be provided in accordance with CMC 15.03.070.

(c) Decision. Following the public hearing, the Planning Commission may approve, approve subject to conditions, or disapprove the condominium plat based on written findings and recommendations regarding compliance with Approval Requirements set forth in CMC 15.11.160. The Planning Commission shall base its decision on the Approval Standards set forth in CMC 15.11.170.

(d) Additional Information. Before recommendation for approval or disapproval of the condominium plat, the Planning Commission may reasonably require the applicant to provide additional information, data, or studies as may be needed to determine compliance of the proposed condominium plat with Approval Requirements set forth in CMC 15.11.160.

(e) Conceptual Site Plan. Conceptual site plan for the condominium may be considered as provided in CZC 12.21.110 simultaneously with the proposed condominium plat.

15.11.130. Notice of Decision.

The Zoning Administrator shall provide written notice of the Planning Commission's decision regarding the condominium plat application to the applicant in accordance with CMC 15.03.070 and to applicable department heads.

15.11.140. Submittal and Review of Final Paper Plat.

(a) Applicant Submittal of Paper Plat. Following Planning Commission approval of the condominium plat, the applicant shall prepare a final paper plat for review by staff prior to preparing and submitting the final mylar plat for recording. The final paper plat shall be prepared by the applicant and submitted to the Community Development Department together with the following:

(1) Three hard copies and one electronic copy of a finalized paper plat, including all corrections requested by staff and addressing all conditions of approval imposed by the Planning Commission;

(2) Two hard copies and one electronic copy of the complete set of finalized construction drawings for public improvements and utility services, if such improvements and utility services will be changed, installed, or required to be brought up to code;

(3) A title report prepared and dated within 30 days of submittal;

(4) Approval letters from utility companies verifying availability of utility services, if new services are required for the property within the condominium plat;

(5) Final deed restrictions or covenants, conditions, and restrictions, including any corrections requested by staff and addressing conditions of approval imposed by the Planning Commission; and

(6) A tax clearance evidencing that all taxes, interest, and penalties, if any, have been paid for all parcels and property within the condominium plat.

(b) Staff Review of Paper Plat. Upon receipt of the applicant's submittal of the final paper plat, the Zoning Administrator shall review the final paper plat for completeness in accordance with CMC 15.03.070. If the submittal is deemed complete, the Zoning Administrator shall thereafter forward copies of the final paper plat and construction drawings to City staff for the following review:

(1) The Zoning Administrator shall review the plat for compliance with the City's subdivision plat format requirements;

(2) The Zoning Administrator shall review the plat for compliance with the terms and conditions of Planning Commission approval;

(3) The City Engineer shall perform a final check of plat compliance with applicable Approval Requirements;

(4) The City Engineer shall prepare a cost estimate of public improvements and utility services to be included in an Improvement Assurance and Warranty Agreement; and

(5) The City Attorney shall review the updated title report and the covenants, conditions, or restrictions for compliance with applicable Approval Requirements.

(c) Development Review Committee Meeting. Upon completion of the foregoing, a meeting may be scheduled with the applicant and the Development Review Committee to address any outstanding issues prior to preparation of the mylar version of the plat.

15.11.150. Submittal and Recording of Final Mylar Plat.

(a) Applicant Submittal of Final Mylar Plat. Following resolution of any outstanding issues regarding the final paper plat, the applicant shall prepare and submit a final mylar plat in recordable form to the City Recorder along with the following:

(1) The final mylar plat with dedication, signatures, and acknowledgments of all property owners, mortgagees, and lienholders of record within the condominium plat;

(2) An executed Improvement Assurance and Warranty Agreement for any incomplete and required public improvements and warranty of all public improvements, including the required bond;

(3) Payment of applicable fees, including but not limited to, impact fees, development fees, and recording fees as estimated by the City Recorder;

(4) Evidence that outstanding professional service costs, if any, have been paid; and

(5) An electronic version of the condominium plat and construction drawings prepared in AutoCAD and pdf (or other digital format acceptable to the City); and

(6) An updated title report if the date of the title report submitted with the final paper plat review is not current within 30 days of condominium plat recording.

(b) Staff Review and Recording of Mylar. After the final mylar plat has been submitted, the City Recorder shall:

(1) Internally route the condominium plat to obtain required City signatures;

(2) Internally route the Improvement Assurance and Warranty Agreement to the City Attorney;

(3) Prepare and submit the condominium plat to the Davis County Recorder's Office; and

(4) Advise the applicant and department heads when the condominium plat has been recorded and provide Community Development Department and City Attorney with a copy of the final recorded plat.

15.11.160. Approval Requirements.

All condominium plat applications shall be reviewed for compliance with the following ("Approval Requirements"):

(a) Final plat submittal requirements set forth in CMC 15.07.060;

(b) Conditions of condominium plat approval by Planning Commission;

(c) Applicable provisions of CMC 15 (Subdivision Ordinance);

(d) Applicable provisions of CMC 12 (Zoning Code);

(e) Applicable provisions of the Centerville Municipal Code;

(f) Applicable provisions of the Construction Codes;

(g) Applicable provisions of the City Standards and Specifications;

(h) Applicable provisions of the Utah Condominium Ownership Act, as set forth in Utah Code §§ 57-8-1, et seq.; and

(i) Applicable provisions of State law.

15.11.170. Approval Standards.

Approval, conditional approval, or disapproval of a condominium plat is an administrative decision which shall be based upon compliance with Approval Requirements set forth in Section 15.11.160 and applicable decision-making standards set forth in CMC 15.03.090.

15.11.180. Appeal.

Any person adversely affected by a final decision of the Planning Commission regarding a condominium plat may appeal that decision to the Board of Adjustment as provided in CMC 15.03.160.

15.11.190. Effect of Approval.

(a) Authorization to Record Condominium Plat. Subject to the expiration provisions of Section 15.11.170, approval of a condominium plat shall authorize recording of the condominium plat, declaration, and bylaws subject to applicable requirements of this Title.

(b) Scope of Approval. Approval of a condominium plat shall not be deemed approval of any other procedure or permit required by this Title, the Centerville Zoning Code, or the Centerville Municipal Code, including required site plan approval. Such approvals shall be obtained in accordance with

applicable provisions of the Approval Requirements.

(c) Vesting of Applicable Code Requirements. A condominium plat application which is timely submitted shall be reviewed and considered under this Title and the applicable ordinances in effect on the date when the completed application for the condominium plat was submitted. Certain exceptions apply to this general vesting rule, such as pending ordinance, compelling, countervailing public interest, and proceeding with reasonable diligence concepts provided under Utah law.

15.11.200. Amendment.

Except as otherwise provided by law, the procedure for amending an approved condominium plat shall be the same as for considering an original condominium plat as set forth in this Chapter.

15.11.210. Revocation.

A condominium plat approval may be revoked as provided in CMC 15.17.070.

15.11.220. Expiration of Condominium Plat Approval.

A condominium plat approval shall expire and have no further force or effect if the approved condominium plat is not recorded within 12 months from the date of Planning Commission approval. This time period may be extended for up to six months for good cause shown if the applicant petitions the Planning Commission for extension prior to the expiration date. Only one extension may be granted for condominium plat approval. No extension will be granted for condominium plat approval if it is determined such extension will be detrimental to the City. If any of the fees charged as a condition of condominium approval have increased, the City may require the bond estimate be recalculated and the applicant pay any applicable fee increases or to provide additional bond funds as a condition of granting the extension.

15.11.230. Phasing.

Phasing of condominiums is not permitted and each condominium development must provide sufficient and complete public improvements and utilities for the proposed condominium plat in accordance with applicable Approval Requirements and City Standards and Specifications.

Title 15
SUBDIVISIONS

Chapter 1. General Provisions
Chapter 2. Definitions
Chapter 3. Administration
Chapter 4. Noticing
Chapter 54. Existing Conditions Inventory
Chapter 65. Conceptual Plan
Chapter 76. Preliminary Plat
Chapter 87. Final Plat
Chapter 9. Reserved (Flag Lots)
Chapter 108. Small Subdivision
Chapter 11. Condominiums
Chapter 1210. Property Line Adjustments
Chapter 13. Street and Utility Easement Vacations
Chapter 14. Subdivision Plat Amendments
Chapter 15. Reserved
~~**Chapter 11. Condominium**~~
~~**Chapter 12. Subdivision Plat Amendments**~~
Chapter 1613. General Subdivision Requirements
Chapter 1714. Construction of Public Improvements
Chapter 1815. Performance Guarantees
Chapter 1916. Commencement of Development Activity
Chapter 2017. Enforcement
Chapter xx.xx. Impact Fees - (RELOCATE)

CENTERVILLE

Staff Backup Report
8/28/2019

Item No. 4.

Short Title: Discussion - General Plan - South Main Street Corridor

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Review Section IV, Corridor's Street Space Expectations
If time allows, review the Optional Section V, Residential re-introduction Opportunities

BACKGROUND

ATTACHMENTS:

Description

- Staff Memo - South Main Street Corridor, Continued Discussion
- South Main Street Corridor Plan Draft Language

CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232

STAFF MEMORANDUM

DATE: **AUGUST 28, 2019**

TO: **CENTERVILLE CITY PLANNING COMMISSION**

FROM: **PLANNING STAFF**

SUBJECT: **GENERAL PLAN - SOUTH MAIN STREET CORRIDOR – CONTINUED DISCUSSION**

Previously, the Planning Commission set a rough schedule for reviewing different sections for formulating the revamp of the South Main Street Corridor *(SMSC)* Plan. Staff began this process with the first review by the Planning Commission in early July regarding the North Parrish Gateway and the Civic Cultural areas. The Commission's second review, in early August, included the Traditional District and the Built Environment Design Expectations. For this upcoming meeting, Staff is roughly expecting the Commission to review and provide feedback and direction for the following:

- Section IV, Corridor's Street Space Expectations.
- If time allows, review the Optional Section V, Residential re-introduction Opportunities.

Also, the Commission desired to involve the City Council early in the process to obtain feedback prior to formulating a Final Recommendation. At this point in time, does the Commission want to host a work session with the City Council…

(a) One for the General Plan and a second after the Zoning Overlay Ordinance (*2 work sessions*), OR
(b) One single work session after preparing the General Plan and the Zoning Overlay, but prior to hosting the required public hearings, OR
(c) One single work session after the required public hearing, but prior to formulating a final recommendation.

SOUTH MAIN STREET CORRIDOR

[GENERAL PLAN DRAFT LANGUAGE CONCEPTS]

CHAPTER 12-430-2. COMMERCIAL DEVELOPMENT POLICIES.

[existing language edits] Policy 2, Main Street commercial area:

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong merchant focal point. The Main Street commercial area is aging now and somewhat deteriorating, though a few new buildings have been constructed here in recent years. Some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community.

CHAPTER 12-480-2. NEIGHBORHOOD 1, SOUTHEAST CENTERVILLE.

[existing language edits] Policy 2.b, Main Street Commercial Area:

The area on Main Street between 400 North (Parrish Lane) and 400 South (Porter Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. The present structure of commercial development with its numerous individual properties, small frontages, short setbacks, and older buildings tends to work against the possibility of any large scale, unified commercial development.

1. The Main Street commercial area should be allowed to remain as a local service needs or specialty retail area. To encourage any larger scale commercial development would be detrimental to surrounding residential areas and to the future function ability of Main Street as an arterial road.

2. The Main Street commercial area is aging and somewhat deteriorating. Significant enhancement of commercial viability is not likely to occur in the future. Nonetheless, some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community.

3. Future commercial development in the Main Street area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.

4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block east of Main Street.

CHAPTER 12-480-3. NEIGHBORHOOD 2, SOUTHWEST CENTERVILLE.

[existing language edits] Policy 2.a, Main Street Commercial:

The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) is generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development unlikely.

1. The Main Street commercial area should be allowed to remain as a local service needs and specialty retail area. To encourage any larger scale commercial development would be detrimental to the surrounding residential areas and to the future functionability of Main Street as an arterial road.

2. The Main Street commercial area is aging and somewhat deteriorating. Significant enhancement of commercial viability is not likely to occur in the future. Nonetheless, some revitalization is warranted and should be encouraged in a limited manner to maintain the local service-oriented uses for the community.

3. Future commercial development in this area should conform to performance guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas.

4. To preserve the residential integrity of surrounding areas, future commercial development on Main Street shall not be allowed south of 400 South or north of 400 North, and shall not extend more than one-half block west of Main Street.

CHAPTER 12-480-7 – SOUTH MAIN STREET CORRIDOR PLAN

(*rescind all of PART 12-480-7*)

[***replace with***] A. Background

Over the past few years, the City Council has increasingly expressed concerns regarding the density and design standards regarding the 2008 South Main Street Corridor Plan. Early on, after its adoption, residents expressed discomfort regarding the "*residential densities*" that the "*mixed-use*" concepts allowed. In 2015, the allowable "*residential densities*" were altered in a reduced manner in response to public concerns. Around this same time, the expected "*public space*" plan was tempered in response to additional concerns from both elected officials and the public. The initial effort to adopt a "*public space plan*" had raised concerns regarding liability and maintenance issues related to streetscape furniture and furnishings. Some of these streetscape features conflicted with UDOT's traffic regulations, while others were deemed too expensive or took up space along

Main Street that competed with the City's 4th of July Annual Parade. Ultimately, the anticipated "*public space plan*" was rejected in the initial form that it was presented.

In early to mid-2018, the City Council and Planning Commission met and undertook an effort to re-review the allowable uses of Main Street and the resulting outcome raised added concerns about the relationship of the allowable land uses and the regulations adopted in the South Main Street Overlay. Also, near this same time, the City reviewed several regulatory amendments that were needed to accommodate the construction of the proposed new Centerville Fire Station, which further confirmed the development conflicts with the SMSC Overlay regulations. All of these matters culminated in a March 2019 work session meeting between the City's Planning Commission and City Council. The fundamental findings reached in this meeting regarding South Main Street can be reviewed in "*Section D*" of this Chapter.

Subsequently, the general consensus of this meeting was that currently adopted South Main Street Plan and associated Zoning Ordinances would not adequately support or be advantageous in balancing the current and future needs of the commercial property owners and adjacent residential uses for the South Main Street area. Therefore, it was time to reevaluate the original 2008 Vision and formulate a replacement vision to better balance these challenging and sometimes competing land use patterns. The recommendation of how to proceed from the Planning Commission and then acceptance by the City Council entailed the following:

a. ***GENERAL PLAN*** - Re-write/modify the existing Generalized Sections of the General Plan's Goals regarding Main Street to reflect a consistency with the Corridor Plan.
b. ***GENERAL PLAN*** - Create an alternative/reformat for the adopted independent SMSC Plan (*Section 12-480*) that identifies what the new goals and objectives are to be.
c. ***ZONING ORDINANCE*** - The SMSC Overlay Zone District would need to be annulled and replaced in a manner, such as:
    1. Eliminate the SMSC Overlay Zone District and write new design with performance regulations that are specific for Main Street. This would be analogous to what has been done in other Zoning Districts, such as the Parrish Lane Gateway Design or the Shorelands Commerce Design regulations.
    2. Consider reducing the corridor area to be regulated – example limit General Plan and Zoning Ordinance changes from Parrish Lane to Porter Lane – rather than from Parrish to Pages

B. Formation of an updated South Main Street Corridor Context

The overall context of the South Main Street Corridor Plan is to admit that although ***South Main Street was previously viewed as the traditional commercial center of Centerville, in reality it never became a strong focal point of the Community***. Overtime, Pages Lane and Main Street declined in any strong commercial focus and were replaced with the placement of the interchange

for Interstate 15 at Parrish Lane and the subsequent regional commercial center that developed along the Parrish Lane Corridor. Though one remaining strong point for the South Main Street area is that of local ownership and land uses that provide services predominately oriented to the local community. Accordingly, the *"the South Main Street Corridor Context"* is to maintain and even promote opportunity for local owners to be successful for as long as possible and any future additional land uses are to be viewed in a manner to mitigate conflicts with and espouse the character of the surrounding residential environment, including, but not limited to the Deuel Creek Historic District (*see CZC, Chapter 12-49*).

C. South Main Street Corridor Plan Guiding Principles

In 2018, the City's Planning Commission conducted several "*public outreach*" meetings to discuss South Main Street Corridor, particularly with regards to the allowable commercial uses. The Planning Commission later met in 2019 and reviewed the comments that were received. The following topics and guiding principles were developed to assist with developing the vision for the Corridor Plan:

- ✓ **Housing -** *Residential use may play a limited or accessory role on Main Street.*
- ✓ **Commercial -** *Small business and local ownership is desirable.*
- ✓ **Identity -** *Respect the local historic feel of our community while blending business and residential needs.*
- ✓ **Long Range Pledge -** *Compromise to achieve consistency for a committed, realistic outcome.*
- ✓ **Design -** *Encourage improvements to achieve a local historic feel through options and incentives.*
- ✓ **Transportation -** *Balance local business and residential access needs with the through traffic of the corridor and Consider the safety of pedestrians and other users in the corridor.*

D. South Main Street Corridor Plan Vision

The South Main Street Corridor is considered the "heart" of Centerville City. Most importantly it is desired that the streetscape and built environment reflect the localized civic, social, and commercial service area that make up the Centerville City Community. Additionally, walking and biking within this area ought to at least be an equal priority mode of travel that occurs within the Corridor.

The South Main Street Corridor Plan's (*SMSC*) Vision establishes a comprehensive guide to future physical land use patterns and desired attributes that have been expressed by the public and City's appointed and elected officials (aka "*Vision*"). Additional planning notions and concepts have also been included to help establish the policies of the overall SMSC Plan Vision.

In the case of the SMSC Plan, the "**fundamental notions" used for formulation of the South Main Street Corridor Plan are:**

- ✓ *The area on Main Street between 400 South (Porter Lane) and 400 North (Parrish Lane) has been regarded somewhat as the traditional commercial center of Centerville, though in reality it never became a strong merchant focal point.*

- ✓ *The Main Street commercial area is aging now and somewhat deteriorating, though a few new buildings have been constructed here in recent years.*

- ✓ *Some revitalization is warranted and ought to be encouraged, but in a limited manner to maintain the local service-oriented uses (aka: "service commercial") for the community.*

- ✓ *Significant growth and enhancement of commercial synergy is not likely to occur in the future. Consequently, some strategic residential development and use may be appropriate in parts of the corridor area.*

- ✓ *The Main Street Corridor should be addressed in whole, however there are differentiating characteristics between the east and west sides of the roadway that need to be considered in defining an appropriate land use and development pattern.*

- ✓ *All future commercial development along Main Street should conform to performance [e.g. design] guidelines which require landscaping, appropriate parking, minimal traffic impact upon Main Street, and buffering from adjacent residential areas*

Furthermore, for the South Main Street Corridor, the **Plan's Vision is expressed using five (5) different elements or goals.**

- **Corridor Wide Viewpoints**
- **Land Use Expectations**
- **Built Environment Design Expectations**
- **Corridor's Street Space Expectations**

[OPTIONAL COMPONENT]

- **Residential Re-introduction Opportunities**

In addition to the elements, the South Main Street Corridor area is divided into **three (3**) different sub-areas. Each sub-area plays a slightly different and at sometimes distinct role in how land use patterns are to develop in that particular area of the neighborhood. These sub-areas are identified as follows:

- **North Parrish Lane Gateway Area –** South from Parrish Lane; 1) East Side to Smith Park, 2) West Side to the Post Office located at 261 North Main.
- **Civic/Cultural Area –** South from; 1**)** East Side from Smith Park south to 100 North, 2) West Side from Post Office to 100 North Street.
- **Traditional Main Street Area –** Both sides of street, from 100 North to north side of Porter Lane.

These principles, goals and objectives associated with the SMSC Plan are to be considered as statements of policy and are to be used in the decision-making process for land use ordinance amendments, applicable land use application reviews, and/or related capital improvement programs. Additionally, each goal may be accompanied by descriptive text that is intended to assist with understanding the purpose, intent, and interpretation of the goal.

The SMSC Plan identifies five (5) corridor planning essentials, with goals and objectives being included for implementation. These planning essentials, goals, objectives, and graphical maps for the South Main Street Corridor Plan are described on the remaining pages of this document.

SMSC PLAN PROPOSED GOALS AND OBJECTIVES:

I. Overall Corridor Context

Goal 1 - Maintaining the Local and Historic Character of Main Street

Main Street has been generally regarded as the traditional commercial area of Centerville, though in reality it never became a strong merchant focal point. The present structure of commercial development in this area, with its numerous individual properties, small frontages, short setbacks, and older buildings tend to make larger scale unified commercial development undesirable with the residential neighborhood located adjacent to the corridor.

Historically, the City's General Plan has addressed South Main Street as a boundary between the Southeast and Southwest Neighborhoods in its geographical extent (*i.e. ½ block limitations for commercial zoning*). The SMSC Plan now desires to better unify the land use and design pattern for the corridor, but to recognize the differing elements of the east versus west sides. These differences are, but not limited to, topographical differences, parcel sizes, acceptable or desirable uses, and adjacent residential use types.

OBJECTIVES:

1.A. *Land Use Pattern Expectations* - The Main Street commercial area is to remain as a local service needs and specialty retail area. To encourage any large-scale architype commercial development would be detrimental to the surrounding residential areas and to the vehicular functionability of Main Street as an arterial state road.

1.B. *South Main Street Character* - The Main Street Corridor should be addressed in whole, however there are differentiating characteristics between the east and west sides of the roadway that need to be considered in defining an appropriate land use and development pattern.

1.C. *Historical Context* - The Deuel Creek Historic District, which includes a portion of the South Main Street area, is primarily located just east of Main Street. The District not only includes many historic homes interior to the neighborhood, there are two National Register Sites located within the corridor area, which are the Randall Gas Station and the Whitaker Museum.

All development adjacent to any historic site needs to be contextually sensitive to the built historical presence of these structures.

II. Land Use Planning Expectations

Goal 2 - Preserving and Encouraging Local Owner Investment of South Main Street Properties and Encouraging Partial Future Re-Development

To date, the South Main Street Corridor is predominately comprised of localized property ownership and investment. Approximately, 62% of the properties are owned by Centerville residents and business owners and increases to 89% when adding the Davis County area residents. About 83% of the County Assessed Value comes from commercial uses with 64% of the land devoted to commercial type uses. The estimated 2015 Davis County Market Value of commercial land was over $27 million (*see August 04, 2015 SMSC Data and Analysis presentation to City Council and Planning Commission*). This local owner investment and commitment is a desirable attribute and is what creates a unique community identity for Centerville City, which needs to be encouraged to continue.

OBJECTIVES:

2.A Corridor-Wide:

2.A.1 *Commercial Area Limitations* - Commercial development on Main Street must not be allowed south of 400 South or north of 400 North, and must not extend more than one-half block east of Main Street.

2.A.2 *Revitalization Intent* - Some revitalization is warranted and ought to be encouraged, but needs to be done in a limited manner to maintain the local service-oriented type of uses (*aka: "service commercial"*) for the community

2.A.3 *Adjacent Residential Context* - Although it is the desire of the Corridor Plan to bring unity to the street, there are some differentiating elements between the east and west sides of the street. These differences can be generalized as "topography" and "adjacent neighboring residential types," or single-family verses multi-family development.

i. *Adjacent neighborhood type, Single-family*. The east side of Main Street is predominately bounded by single-family neighborhoods. The Deuel Creek Historic District is the City's traditional residential area. The land use pattern and its uses along the east side need to be compatible and harmonious with the preservation of this Historic District (*see Goal 3 – Built Environment Design Expectations*).

ii. *Adjacent neighborhood type, Multi-family*. The west side of Main Street is predominately bounded by multi-family neighborhoods. The land use pattern and it's uses can tolerate some increase of intensity and or bulk/area (*e.g.*

building heights) regulations and remain compatible with adjacent residential uses.

2.A.4 *Desirability to Preserve the Corridor's Local Interests* – South Main Street's unique identity is that of local resident ownership. These residents likely have a commitment to keep the corridor as a local community asset. Consequently, balancing the economic success of this small business community and interests of adjacent residential uses will be important in ensuring the preservation of the Corridor's small community identity.

2.B NORTH PARRISH LANE GATEWAY AREA:

2.B.1. *Preferred Land Use Pattern* - The preferred land uses for this area are commercial uses that are typical Commercial Medium (*C-M*) Zone allowances for the east corner and the typical Commercial High (*C-H*) Zone allowances for the west corner and then Commercial Medium (*C-M*) south along Main Street.

2.B.2. *Southeast Intersection Corner*. This commercial site lacks the proper landscape area fronting both Main Street and Parrish Lane. Additionally, vehicular parking and circulation is inadequate. Additional commercial use expansion should be discouraged. However, building and landscaping design re-development should be encouraged.

2.B.3. *Southwest Intersection Corner*. This commercial site is constrained and has an older and aged style commercial building. Due to the parcel sizes, additional commercial intensities are not desirable. Although the site has frontage within the Parrish Lane Gateway Corridor Area, it also functions as the entry onto Main Street (*from Parrish Lane*). Therefore, site and associated building ought to function as a transition into the South Main Street Corridor. Changes to the architectural and landscaping design ought to be oriented to Main Street rather than to Parrish Lane.

2.B.4. *Future Intensity or Density*. Due to the very small lot sizes located in this area, building sizes ought to be limited to the scale of the C-M Zone (*i.e. 10,000 sq. ft*.) for both sides of Main Street. Additionally, given the parcels sizes, future commercial intensity ought to be limited in use and scale. There needs to be sufficient incentives to encourage a feasible building and landscaping design redevelopment opportunity for this area. Nonetheless, it needs to be done in a scale and design manner that keeps the small-town community identity of Centerville. Commercial intensity ought to be explored carefully and with a justifiable focus on market minimums needed to achieve a redevelopment objective.

[NOTE: PC Removed Original Specific Residential Options for This Area]

2.C CIVIC/CULTURAL AREA:

2.C.1. *Preferred Land Use Pattern* - The preferred land uses for this area are Public and/or Civic Use types that are typical of the Public Facility Low and Medium Districts, or uses that are public/civic in nature, as deemed appropriate by the City. Other acceptable uses ought to be limited to those typical Commercial Medium (C-M) Zone allowances.

2.C.2. *Future Intensity or Density* - Primary or main buildings for Civic or Cultural Uses ought to be allowed an intensity increase of up to 20,000 sq. ft. in size (*e.g. City Hall*), provided such development meets the public/green space design and layout expectations for creating a civic/cultural identity for this area. However, for commercial uses building sizes should generally reflect the scale of the C-M Zone (i.e. 10,000 sq. ft.).

2.D TRADITIONAL MAIN STREET AREA:

2.D.1. *Preferred Land Use Pattern* - The preference of the City is to maintain a smaller scale land use pattern that supports the viability of "*small business*" sector ownership and/or entrepreneurial endeavors that help preserve the existing high percentage of local resident land ownership of the area. The expected uses are to be limited to the Commercial Medium (*C-M*) allowances and/or uses that are deemed compatible with directly providing local services to the community.

2.D.2. *Future Commercial Use Intensity and Compatibility* – Due to the small lot sizes located in this area, building sizes are to be limited to the scale of the C-M Zone (*i.e. 10,000 sq. ft.*). Intensity decisions ought to be measured by restraining uses that impose problems with business hours of operation, local on-street overflow parking, noise, smells, excessive lighting, outdoor storage, etc. Compatibility ought to be measured by limiting building heights, buffering adjoining residential zones, the provision of park strip and front yard landscaping, and historical context building design and use of materials.

III. Built Environment Design Expectations

Goal 3 – The Built Environment needs to visually resonate with the City's localized Community Identity. The South Main Street Corridor is considered the "***historic heart***" of Centerville City. Most importantly it is desired that the streetscape and built environment reflect the civic, social, and neighborhood commercial locale that it has been to date. Furthermore, the intersection of Center and Main Streets is designated as the central focal area of the Corridor. In and around this "*focal area*," the public space is to be strongly emphasized in design in harmony with the desired built environment. Additionally, individual modes of travel, such as walking and biking, are to be significant design and improvement priorities along with vehicular travel that occur within this area of the Corridor.

OBJECTIVES:

3.A CORRIDOR-WIDE:

3.A.1. *Design Guidelines* - The City should develop building and site design standards that over time improve the overall built environment of the Corridor. All future development along Main Street ought to conform to these adopted Corridor Performance [*i.e. design requirements*] Guidelines, which in a contextual manner, should define and unify the corridor with regards to use of building materials, landscaping, street appeal, and site features.

3.A.3 *Architectural Building Design Improvements*. The City should develop building design standards that require the use of building materials and architectural elements in the Corridor that are compatible and/or complementary to the Deuel Creek Historic District. These design expectations need to be maximally emphasized within the Traditional Main Street Area, which along the east side, is located within the Historic District.

3.A.4. *Contextually Appropriate Building Heights* - Building heights ought to be scaled in a manner that reflects the character of the overall area in which it is located. Generally, building heights ought to be lower along the east side of the corridor and may be higher on the west side of the corridor.

3.A.2 *Performance Implementation* - All existing development ought to be held accountable to implement, to the extent possible, the standards adopted by the City. All new development ought to be required to implement the standards adopted by the City.

3.B NORTH PARRISH LANE GATEWAY AREA:

3.B.1. *Development Site Orientation* - Site layout and building design ought to directly address orientation towards the intersection corners and provide elements that accommodate pedestrian users, public art, corridor gateway features, and/or other creative design elements to create a gateway appearance for entry and exit of the corridor area.

3.B.3 *Building Height and Orientation* - Buildings ought not exceed an overall height of 35 feet in height for the east side and not exceed 40 feet in height for the west side of the corridor. Building entrances ought to face the Main Street frontage and provide a pedestrian connection with the public sidewalk system.

3.B.4 *Gateway Identity Features* - Entry Signs/Monuments ought to be constructed to frame the streetscape when entering/exiting this gateway area. The City ought to participate with property owners in creating and funding selected desirable entry features to create the intended gateway identity.

3.C CIVIC/CULTURAL AREA:

3.C.1 *Civic Style Design* - Provide distinctive elements and architectural styles for civic buildings to set them visually and physically apart from other commercial development and associated buildings along Main Street. Civic Design ought to include the following:

i. Civic buildings need to be more than one-story to allow for developing a smaller building footprint occupying the site.
ii. Provide a significant use of public or green space around the buildings and parking areas.
iii. City's Hall's west porch (*i.e. steep steps*) and surrounding front yard and streetscape ought to be re-designed for improved public access and create a civic style tiered grand staircase/public plaza.
iv. Design amenities and changes needed to focus on providing pedestrian pathways, plaza spaces with seating and other design furnishings for outdoor/semi-outdoor use by the public.
v. The sidewalk system along the street ought to have a civic style pedestrian oriented promenade theme with wider sidewalks and protection bollards that can double as lighting.
vi. Due to the presence of overhead power lines, streetscape trees ought to be discouraged and placed in the interior on-site landscaping.

3.C.2 *City Hall Master Plan Amendments* – Site development of the City Hall and Smith Park area needs to be further designed in a manner akin to a town/community square. Green space and community-based facilities, such as walkways, gardens, garden plazas, fountain or outdoor water features and other public use amenities, ought to be incorporated in the layout of these sites. Specific amendment needed are:

i. The Ron Randall Service Station is now listed on the National Register of Historic Places. Consequently, the City Hall Master Plan needs to be amended to further encourage the preservation of the service station.
ii. [PC Eliminated Left Turn Design Language]

3.D TRADITIONAL MAIN STREET AREA:

3.D.1 *Historic Preservation* - Encourage and support the preservation of historic buildings that do or would qualify for National Historic Nomination within the South Main Street Corridor.

3.D.2 *Historic Context for Building Design* - The design guidelines ought to address the use of building materials and other appropriate elements that complement the historic

context on Main Street. In determination of establishing a historic context, the following concepts ought to be considered:

i. Use of the same architectural elements and materials for structures as listed on the City's Landmarks Register and located within the Deuel Creek Historic District.
ii. Use of architectural elements and materials that match or are similar to the time relevant periods on either the City's Landmarks Register, similar Utah structures on the National Parks Register, or the City's Significant Sites List, as recommended by a certified architect.
iii. Use of architectural elements and materials that are contextually compatible with the time periods of the nominated built historic fabric found within the Deuel Creek Historic District, as recommended by a certified architect.

3.D.3 *Incentive Programming* - Consider establishing options and incentives to encourage existing and new development to implement designs and materials with a historical context.

3.D.4 *Small Scale Lot/Parcel Conservation* - Consider establishing limited parcel sizes, maximum building footprints, and other bulk and area regulations to prevent the combining of parcels and large building footprints to mitigate commercial encroachment by larger chain stores and regional style development.

3.D.5 *Central Focal Place* – Design and highlight select corridor intersections (*e.g. Center and Main Streets or Porter and Main*). Concentrate on developing spaces and features, both private and public, that highlight the corridor as the designated "*Center of the Town*" the "*Place Between*" City (*origin theme of Centerville*).

3.D.6 *Building Story Heights* – Building stories and heights adjacent to single-family neighborhoods (*i.e. east side*) ought to be limited two-stories and adjacent to multi-family neighborhoods (*i.e. west side*) may be increased to three-stories. An exception to these parameters would be the Civic Sector, where such buildings are developed with an increased amount of expected landscaping and public gathering spaces within the layout of the development.

IV. Corridor's Street Space Expectations

Goal 4 – Enhance the Corridor's Built Environment by Visually Improving Relationship between Private Development and the Public Space.

In addition to the preservation and/or redevelopment of land uses along the corridor, the redevelopment and revitalization of the streetscape is needed to reflect the desired

relationship between public space and private development. It is the intention of the SMSC Plan to contextually influence the physical and visual relationship of private verses public space along the corridor by creating a neighborhood style scheme. This relationship is defined using the following three (3) *descriptions*:

A. TRAFFIC SECTOR - This area serves cars, trucks, buses, bicycles, and any type of mass transit as mixed traffic in a limited number of travel lanes. Traffic flow through the Corridor is to be at low to moderate speeds for safety and to protect the pedestrian as well, which will enhance the visual appeal and functions of the Corridor.

B. PEDESTRIAN SECTOR - This area is essential in creating a form and frame for the Corridor. Sidewalks and Park Strip elements are critical design details to implement for enhancement of the pubic space along the Corridor.

C. DEVELOPMENT SECTOR – The front yard area and building fronts are important in creating the character or visual appeal of the Corridor. Land use development is to include robust building designs, with landscaping features that front and frame the public space, particularly in partnership with the Pedestrian Sector.

Objectives:

4.A TRAFFIC SECTOR:

4.A.1 Priority Roadway Design Stipulations:

i. *Posted Speed* – Travel speeds ought to be between 30 to 40 miles per hour, reflecting or balancing that this is a local roadway through the traditional central core of South Main Street, but also its primary function is a Utah Department of Transportation operated thoroughfare.

ii. *Number of Through Lanes* – One (1) in each direction with a center turn lane. Maintaining needed left turns for local streets is an important priority.

iii. *Lane Widths* – Twelve-feet (12') per travel lane. In constrained situations, minimum 11 feet per travel lane is acceptable. Eleven-feet (11') for the center median lane.

iv. *Bike Lanes* – Provide a bike lane each direction. At minimum provide a six-foot (6') shoulder. Improved programming ought to be considered as future investment allows.

4.A.2 Priority Signing Stipulations:

i. *Traffic Management and Control – To minimize visual pollution with other public signing uses, traffic control signs ought to be used only to the extent needed for safety. Support structures (i.e. poles and frames) for signs ought*

to be enhanced to create a traditional main street or historical visual aspect to the sign placement.

ii. *Public/ Private Street Addressing– Support structures (i.e. poles and frames) for signs ought to be enhanced to create a traditional main street or historical visual aspect to the sign placement.*

iii. *Wayfinding – The City ought to prepare and adopt a wayfinding system for identifying areas and sites that are of interest to various users. Wayfinding signs and support structures (i.e. poles and frames) for signs ought to be enhanced to create a consistent and visually appealing aspect to the wayfinding system. Additionally, within the Corridor such support structures ought to be designed in a subtle manner to add to the traditional main street or historical visual appeal.*

4.A.3 **Priority Parking Stipulations:**

i. *On-street Parking* – Due to the limited amount of street right-of-way, on-street parking is not anticipated for the commercial use land use pattern. The Plan's preference is to maintain the bike lanes, as a higher priority.

4.B PEDESTRIAN SECTOR:

4.B.1 **Priority Park Strip Stipulations:**

i. *Park Strip Width* – Park Strips ought to be a minimum of four (4) feet in depth from curb for *BOTH* sides of South Main Street. The west side of the street does not currently meet this expectation.

ii. *Park Strip Materials* – Park Strip areas ought to consist predominately in plantings, such as turf, shrubs, and where appropriate and of sufficient size street trees. Hard-surfacing should be prohibited, except where it's integrated with a plaza or other pedestrian oriented feature (*e.g. Civic District Design style*).

4.B.2 **Priority Sidewalk Stipulations:**

i. *Sidewalk Width* – Sidewalks ought to be a minimum of four-feet (4') in width for *BOTH* sides of South Main Street (*see decorative frame in 4.B.2.ii to achieve an overall 6' width*). Generally, the current sidewalk system only has four-feet (4') on the east side and five-feet (5') on the west side (*however, west side is missing the desired park strip*).

ii. *Sidewalk System Decorative Framing* – As sidewalks are replaced or when sites are re-developed, a decorative hard surface framing strip (e.g. *dark stain & surface brush*) of at least 12 inches, both sides, ought to be provided adjacent and parallel to the sidewalk system (*overall 6' width*

scheme). A pedestrian/sidewalk easement (*along the corridor fronting properties*) may be required to complete the design expectation.

4.B.3 **Priority Streetscape Lighting Stipulations:**

i. Traffic Safety Lighting – Intersection and mid-block lighting ought to comply with state or local regulations. Lighting design and fixtures ought to be upgraded in a manner that distinguishes the corridor area from other road corridors within the City.

ii. Pedestrian, Streetscape Feature, and Information Sign Lighting – Primarily pedestrian style lighting ought to be utilized within the Civic/Cultural Area. Lighting style ought to be of the bollard type (*rather than pole mounted*) and integrated as part of a security bollard system to protect public spaces and buildings from vehicular and security threats. Secondarily, lighting ought to be used as part of the wayfinding and street addressing elements to provide evening and night hour readability of the signing features.

4.B.4 **Priority Streetscape Feature Stipulations:**

i. *Utility Poles and Lines* – Recognizing the importance of this system on the East Side of South Main Street, encourage a mutual and beneficial partnership with the power and utility companies. Develop a scheme to utilize the lower pole space for streetscape enhancement (*e.g. community banners, decorative frames, painting, texturing, public art, etc.*). As poles are replaced, encourage use of rust patina type steel rather than galvanized (*e.g. core-ten steel*) for a more natural color appeal.

ii. *Community Banner/Flags* – Continue and enhance the use of community banners/flags within the corridor area. In addition to the joint use of the utility pole system along the east side, the City ought to create a "sense" of balance along the west side and install a pole specific banner system. The west side system may not be as frequent, but instead create a generalized visual unifying appearance to the corridor.

iii. *Public Art* - The City ought to develop a public art plan as part of any re-development or economic plan for the corridor. Public art ought to be included in strategic areas, such as gateway development, civic space placement, and even part of enhancing utility service infrastructure.

4.C DEVELOPMENT SECTOR:

4.C.1 **Priority Landscape Depth – Fronting Public Streets Stipulations:**

i. *Street Landscape Depth* – Except for approved driveways and pedestrian walkways, landscaping ought to be provided along public streets (*e.g. a minimum depth of 10-12 feet*) paralleling along the public right-of-way frontage on South Main Street. This objective may require adjustments to the parking requirements to achieve this priority.

ii. *Parking Lot Screening* – When a parking stall or lot fronts the public street landscaping area, a screening/buffer feature ought to be provided up to a height to a headlight light height of a parked vehicle to create a barrier to visually buffer the parking area from view along the public street.

iii. *Street Tree Planting Depth and Canopy* – Trees planted within the Public Street Landscape area ought to be a sufficient depth away from a sidewalk or other like public improvement to reduce root damage to the sidewalk system. Also, large tree species that would interfere with overhead utility lines ought to be prohibited.

4.C.2 **Priority Lighting Stipulations:**

i. *Building Lighting, Exterior* – Lighting ought to be primarily used for architectural enhancement, which in turn provides a neighborhood style lighting scheme. Any lighting facing or adjacent to residential zones ought to be minimal and limited in scope for needed for security.

ii. *Free-standing Lighting* – Except for traffic safety lighting, the use of free-standing pole lighting ought to be discouraged, specifically near and adjacent to residential uses. If outdoor lighting is used, pedestrian bollard and landscape lighting is the preferred outdoor lighting for the corridor to enhance a neighborhood style scheme.

4.C.2 **Priority Signing Stipulations:**

i. *Free-standing Signs* – The preferred method of free-standing signs are the low-profile or monument-based signs within the Corridor area.
(*Note: Historically, free-standing pole signs have been sparse and, in a study, performed in the 1990's the City decided to prohibit free-standing pole signs along Main Street.)*

ii. *Business Wall Signs* – The preferred method of the sign design ought to be reformatted to create a differentiation from the typical box style commercial found on Parrish Lane. Business signing ought to be simplified and scaled down to reflect a local small-town style scheme. The style, colors, materials ought to compliment the architectural design of the buildings associated with the sign.

[OPTIONAL COMPONENT]

V. Residential Re-introduction Opportunities

Goal 5 – Consider Future Residential as a Supplementary Allowable Use.

Although South Main Street never became a strong merchant focal point, this small section of the Main Street corridor did and does provide needed local community services. Additionally, there ought to be an effort to preserve opportunities for small business establishments and entrepreneurial endeavors within the community. As a supportive or supplementary role to these small-scale commercial enterprises, missing or needed housing stock could play a role in the economic success of preserving and maintaining a domestic commercial land use investment. Consequently, the re-introduction of residential uses in a secondary or supplementary manner may be advantageous. If future attempts are made, the following policies ought to be the guiding essentials:

OBJECTIVES:

5.A CORRIDOR-WIDE:

5.A.1 *Option for Future Allowance* - Significant growth and enhancement of commercial synergy is not likely to be substantial in the future. Consequently, some strategic residential use re-introduction or re-development in the future may be appropriate in certain parts of the corridor area.

5.A.2 *Strategic Nature of Allowance* - If residential is re-introduced, such development needs to be strategic in nature and limited in a manner to compliment the preservation of the local or domestic property and business ownership and preservation of the supportive commercial that directly serves the local residents.

5.A.3 *Small-scale Land Use Pattern* - Due to the proximity of existing single-family neighborhoods along most of the corridor, residential re-introduction opportunities need to be primarily be developed in a small-scale manner.

5.A.4 *Re-introduction Parameters* - The re-introduction of any residential land use pattern would be appropriate is as follows:

i. Maintaining or accommodating the traditional and historical pattern of single-family homes along Main Street, if so desired by a property owner.
ii. Supporting the preservation of commercial uses by allowing a limited amount of accessory residential uses, as a subsidized economic return on commercial investment.
iii. Further developing underutilized or vacant lands, when additional commercial development is not likely to occur in the market place.
iv. Providing housing options that support a moderate-income accommodation strategy that has been adopted by the City.

5.A 5 *Accessory Use Expectation* - Residential uses are to be developed as part of or integrated with a primary commercial use building, except for a single-family detached use.

5.A.6 *Accessory Use Intensity Limitation* - Residential use should be accessory to the primary commercial use and ought not exceed three (3) dwelling units per commercial use lot and when located within a structure should not occupy more than 40% of the gross floor area of the primary commercial building.

5.A.7 *Primary Use Redevelopment Density* - If any residential redevelopment allowance is be to introduced through the complete elimination or removal of a commercial use pattern, the density contemplations or allotments for residential re-redevelopment are not to exceed the residential medium intensity range of 6-8 units per acre.

5.B *Residential Built Environment Design Expectations*

5.B.1 *Residential Design Expectations* - All residential development mixed with commercial ought to comply or incorporate the applicable Built Environment Design Expectations listed in this plan. Nonetheless, single family detached and/or residential only re-development must also include the elements described in this section.

5.B.2 *Building Orientation* - Residential buildings, fronting South Main Street, are to orient front elevations and/or front yards towards South Main Street and provide pedestrian connections to South Main Street sidewalk system.

5.B.3 *Public Street View Restrictions*- Where multiple residential buildings occur, all interior side and rear elevations that face Main Street must visually be kept to a minimum, as viewed from South Main Street. Residential rear yard areas are to be prohibited from visually being seen from South Main Street

5.B.4 *Pedestrian Enhancement* - To maintain the walkability of South Main Street, residential fencing and walls may not be located within five (5) feet of the right-of-way or a public pedestrian pathway along the South Main Street Corridor.

5.B.5 *Front Yard and Building Design* – Front yard spaces for residential development shall use bold gestures in the layout and landscaping design. Elements such as porches, garden courts, balconies, brownstone style stoops, and other elements are desirable. Fencing may be used to create privacy; however, an open style design is required to maintain a visual appeal and connection to the corridor.

5.B.6 *Residential Parking* – Parking for single-family uses ought to be detached and located to the rear yard areas to prevent the backing of vehicles on to South Main Street or excess hard-surfacing (*e.g. semi-circular driveways*) in the front yard areas. Parking for multi-family or residential only re-development ought to locate parking areas to the middle

or rear areas of the development sites to allow buildings to screen such areas from view of South Main Street.

CENTERVILLE

Staff Backup Report
8/28/2019

Item No. 5.

Short Title: Community Development Director's Report & City Council Report

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Next PC Meeting - September 11,2019

- South Main Street Plan Discussion Continued
- Subdivision Ordinance Re-write Continued

City Council Report

- Approved Elimination of Letter of Credit for Bonding
- Approved Subdivision Edits for Expiration of Approvals
- Accepted Design Changes for Island View Park

BACKGROUND