



PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:00 PM ON JULY 13, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Planning Commission meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Planning Commission meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Commission reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. CALL TO ORDER

- 1. ROLL CALL**
- 2. LEGISLATIVE PRAYER OR THOUGHT**
- 3. PLEDGE OF ALLEGIANCE**

B. BUSINESS ITEMS

Business action or discussion items to be considered by the Planning Commission.

1. Final Site Plan - Canyon Point In Centerville, 347 N 400 E - ADMINISTRATIVE DECISION
South Davis Home Rentals, LLC, represented by Chad Morris, have joined several properties together in order to build a multi-family & single family mixed-residential development called Canyon Point In Centerville.
2. PUBLIC HEARING - Planned Development Overlay Amendment - Parrish Creek Business Park 1160 N 950 W - Tom Stuart Construction - LEGISLATIVE DECISION
Tom Stuart Construction desires to alter the original development approval for the Parrish Creek Business Park for Lots 1,3, and 4.

C. COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Community Development Director's Report
Next Planning Commission Meeting - July 27, 2022
Tentative Items:

- Zone Text Amendments - Single-Family Parcel Approval Process
- Moderate Income Housing Strategy Discussion

City Council Action Report:

- Nothing to Report

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Updates
- Update Single-family Unplatted Lots Approval Process - PC Agenda 07-27-2022
- Landscaping Ordinance Update - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

D. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
June 8, 2022 Commission Meeting Minutes

E. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Mackenzie Wood
Centerville Assistant Planner

**PLANNING
COMMISSION**

Staff Report
7/13/2022

Item No. 1.

Title: Final Site Plan - Canyon Point In Centerville, 347 N 400 E - ADMINISTRATIVE DECISION

Initiated By: Chad Morris

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

South Davis Home Rentals, LLC, represented by Chad Morris, have joined several properties together in order to build a multi-family & single family mixed-residential development called Canyon Point In Centerville.

RECOMMENDATION:

Consider Approving Final Site Plan

BACKGROUND:

ATTACHMENTS:

1. 07-13-2022 PC Staff Report Canyon Point Final Site Plan Review
2. CANYON POINT IN CENTERVILLE
3. Canyon Pointe_5_31_22_Arch D
4. MORRIS-CENTERVILLE-COLOR-ELEVATIONS

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

**PLANNING STAFF REPORT
AGENDA ITEM: 1**

PROJECT: CANYON POINT IN CENTERVILLE DEVELOPMENT

APPLICANT: CHAD S MORRIS
SOUTH DAVIS HOME RENTALS, LLC
533 WEST VALLEY DRIVE
CENTERVILLE UT 84014

PROPERTY: APPROXIMATELY 347 NORTH 400 EAST

ACREAGE: 2.06 GROSS ACRES
1.80 NET ACRES

ZONING: RESIDENTIAL MEDIUM (R-M)

APPLICATIONS: FINAL SITE PLAN APPLICATION

PROPOSED USE: MULTI-FAMILY – MIXED RESIDENTIAL (11 UNITS/ 2 DUPLEXES & 7 SF HOMES)

RECOMMENDATION: CONSIDER APPROVAL OF THE FINAL SITE PLAN WITH CONDITIONS

BACKGROUND

The Applicant, South Davis Home Rentals, LLC, represented by Chad Morris have joined several properties together in order to build a multi-family & single family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville.



An approximate visualization of the proposed development boundary

The Applicant is now seeking a Final Site Plan Approval from the City. It is

also anticipated that the proposed development will eventually be platted as a “*planned unit development*” or PUD subdivision to allow options for selling each dwelling unit.

PREVIOUS CONCEPTUAL SITE PLAN ACCEPTANCE SUMMARY

On February 09, 2022, the Commission reviewed the conceptual site plan and accepted the development proposed, as follows:

1. This Conceptual Plan Acceptance shall terminate the previous related Conceptual Site Plan Acceptance dated July 14, 2021. *[In Effect]*
2. This Conceptual Plan Acceptance shall be subject to obtaining a rezone of the isolated parcel, from R-L to R-M and shall be assimilated into the proposed development prior to any final site plan submittal. *[Completed 02/15/2022]*
3. If the rezone is not granted by the City, this Conceptual Site Plan Acceptance shall become null and void, and a new conceptual site plan submittal shall be required to determine if it can be adequately shown how the property may be developed without the rezone. *[No Longer Applicable]*
4. A final site plan shall be submitted as outlined in Section 12.21.110(e) of the City’s Zoning Ordinance. *[Completed 06/13/2022]*
5. The Final Site Plan shall provide a complete landscaping plan, designed by a Landscape Architect. According to 12.51.060 one tree and two shrubs shall be provided per dwelling unit. *[Completed 06/13/2022]*
6. The applicant shall provide the expected additional open space features as outlined in CZC 12.32.55 for Residential Zones and may seek the allowable waiver, as outlined in CZC 12.51.070(g) of the Zoning Ordinance. *[Depicted on Final Plans]*
7. The new fencing along the west property line needs to be reduced to the 4-foot limitation when encroaching into the front yard setback along the 400 North Street. *[Depicted on Final Plans]*
8. The site layout shall be corrected to meet the setback requirements from 400 North Street, or the applicant may seek the Deuel Creek Design Incentives to allow the 20-foot setback. *[Needs DCD Incentive Approval along 400 North]*
9. If the applicant desires to have signage for the project, this shall be indicated on the final site plan and meet the requirements listed in Chapter 12.54 of the Zoning Ordinance. *[No Sign Monumentations Shown]*
10. The Final Site Plan submittal shall substantially conform to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1). *[Final Site Plan Appears Consistent]*

CZC 12.32.050 R-M DEVELOPMENT STANDARDS

R-M Development Standards CZC Table 12.32.300			
Development Standard	Required	Actual	Compliance
Building Standards			
Maximum Height	35 Feet	27 Feet	YES

Distance Between Buildings	6 Feet	15 Feet	YES
Lot and Parcel Standards			
Minimum Area	10,000 sq. ft.	69,696+	YES
Setbacks			
Front	25 Feet	25' - 400 East 20' - 400 North	YES & To be Determined*
Rear	20	22 feet West End	YES
Side	8/ 10	10' – South Interior Side	YES
Hard Surfacing, Max	60%	59%	YES

*** Note:** Deuel Creek District design incentives [see CZC 12.49.080(b) & 100(a)] are voluntary. However, the setback for 400 North Street could be reduced to 20 feet if the qualifying design elements of the District are met.

CZC 12.32.060 REGULATIONS OF GENERAL APPLICABILITY

Off-Street Parking - CZC 12.52

Table 12-52-1 Off-Street Parking Requirements			
Use	Standard	Provided	Compliance
DUPLEX	1.5 spaces per studio or 1 bed, or 2 spaces per 2 bed, plus 0.5 per unit visitors	2 per unit (garage) + 2 on-street for visitors	YES
SINGLE-FAMILY	2 Spaces per home	2 per unit (garage) + 4 on-street for visitors	

Staff Comments - The final site plan layout needs to ensure there is enough room for cars to exit the garages while cars are parked on the street. The likely distance from garage door to on-street parking or curb/gutter is 24 feet. It appears to have at least 29+ feet, when adding the depth of the driveways and the 20 feet of fire land clearance.

Landscaping – CZC 12.51.070(g)

Site Standards			
Landscaping, Non-single-Family Projects	40% of Site	40.16%	YES – This project is both

			multi & single family *
Open Space Trees & Shrubs Requirement	1 Tree & 2 Shrubs per Dwelling Unit	30 Trees/ 135 shrubs	YES

Note: see *Landscaping & Open Space Standards* later in this report.

Screening – CZC 12.51.110(a)

The final plans will need to provide details indicating the number of dumpsters to be provided or an alternative means. If dumpsters are provided, all dumpsters must be completely screened from view with an opaque six-foot wall or fence. The wall or fence must be compatible in material and color of the main buildings on the site.

Staff Comments - The plans indicate trash will be managed privately by the HOA – see Note 1 on site plan. It appears to staff that since there are no dumpsters depicted, it will be done as an individual pick-up basis.

Signage – CZC 12.54.100

All signage requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site plan needs to indicate the location of any wall or monument signage, which must meet the requirements found in Chapter 12-54 of the Zoning Ordinance.

Staff Comments – Subdivision style entry signs have not been depicted at this point.

Site Engineering, Utility Plans and Easements – CZC 12.21.110(d) (2)

The submitted conceptual plan depicts the following public service utilities:

- Sanitary Sewer
- Storm Drain System & Detention
- Culinary Water
- Secondary Water

Additionally, the applicant has/has not provided the following utility provider responses:

- Deuel Creek – Secondary Water is available
- Dominion Energy – Natural Gas is available
- South Davis Sewer – “Service is Available”
- Pacific Corp (power) - “Service is Available”
- South Davis Metro Fire - “Service is Available”
- Various Cable Companies - “Missing Some Entities” Utopia Service is Available

Staff Comments – The Civil Plans for the new plan (site engineering) have been reviewed and deemed generally acceptable by the City Engineer. The system will place a detention basin and overflow outlet in the street, in the northwest area adjacent to 400 North.

Fences And Walls – CZC 12.55.110

“No fence, wall or other similar structure exceeding six feet in height shall be erected in any rear or side yard...” and “...except as otherwise provided, no fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard or a street side yard.”

Staff Comments – The site plan depicts a combination of existing and proposed fencing that meets the requirements and limitations of the regulations. Additionally, the Final Plans depict the use of retaining walls at various locations throughout the project. Most of the retaining walls are less than 4-feet in height. However, one of the retaining walls will need to be engineered. This wall may be of concern if it exceeds a height of 4 feet in the Front Setback area along 400 North Street. It will need to be lowered to 4 feet or less when encroaching into the front yard setback.

ADDITIONAL DEVELOPMENT STANDARDS FOR R-M ZONES – CZC 12.32.55

ARCHITECTURAL AND EXTERIOR DESIGN STANDARDS - As the Commission may/ may not be aware, Utah Code 10-9a-534, effective 5/28/2021, now prohibits municipalities from regulating “design elements” for one (1) and two (2) family dwellings. Since, this project consists of duplexes and a single-family home, these regulations of the Zoning Ordinance will not be reviewed or required as part of the approval process.

Staff Comments – Nonetheless, since the Deuel Creek District design incentives [see CZC 12.49.080(b) & 100(a)] are voluntary, staff is encouraging the applicant to review the incentives to see if such design elements could be incorporated into the final design of the proposed structures. The applicant has submitted for the design review incentives for the 400 North street elevations. Otherwise, the 400 North setback would need to be increased from 20 feet to 25 feet.

LANDSCAPING AND OPEN SPACE STANDARDS – Landscaping and open spaces shall be designed in a manner to meet the residential needs for active and passive spaces for residents and visitors, such as private spaces, entry features, small, centralized gathering areas, and buffering adjacent land uses. Furthermore, such areas shall be designed with the amenities or features that complement the various expected residents, both day and evening hours, and beyond the default design of a tot lot, playground, or clubhouse.

Staff Comments – The proposed project is a mix of residential use types; the development will have 7 single-family homes. Because the project will involve 2 residential duplexes, the project seemingly will be required to provide a minimum of 40% landscaping. However, the R-M standards require open space features that may not just consist of landscaping. Thus, it is staff’s opinion that because single-family development is exempted from the 40% requirement, there needs to be a balance between the two use types.

The applicant is proposing both passive and active open space amenities. The passive spaces consist of a pavilion, seating benches, and landscape areas. The active spaces consist of a Corn/Bean Bag Toss Court, Dog Park, and Gardening.

R-M ZONE USE OF PUBLIC AND PRIVATE ROADWAYS – see table below:

Standard Summary	Requirement(s)	Compliance & Staff Comments
Development's Public Street Access	Private ROW or Driveway	YES – Private ROW
Two Points of Access >20 Dwellings	Two points of access are provided: 400 East & 400 North	YES – Not Required for only 11 units.
Private ROW Design	27 feet of travel lane, curb & gutter, built to City Specifications	Provisionally – Final Plan construction drawings will need final acceptance by the City Engineer
ROW width to accommodate visitor parking	0.5 parking stalls per dwelling	YES – A separate parking area for visitors is NOT provided
Sidewalk System	To be provided on both sides of the ROW	Provisionally – Development design is proposing an alternative pathway to be accepted by Commission
ROW to meet Fire Codes	20-foot clear space is required	Provisionally – ROW w/ visitor parking needs Approval from Fire District at Final Site Plan review.

PLANNING STAFF RECOMMENDATION

[PROPOSED MOTION] *"I hereby make a motion for the Planning Commission to **APPROVE** the Final Site Plan for Canyon Point in Centerville Development, located at approximately 347 North 400 East, subject to the following conditions:*

1. *The Final Site Plan Approval consists of the following exhibit sheets:*
 - a. *Sheet C400 – Site Plan, dated 06-09-2022*
 - b. *L101- Landscaping Plan, Dated 5-24-2022*
 - c. *Duplex Elevations A-2 and A-4, as submitted to the City*
 - d. *Single Family Elevations A2 and A-4, as submitted to the City.*
2. *The Final Site Plan shall be corrected and submitted, as follows:*
 - a. *Front Yard Setback from 400 North shall be 25 feet unless it is modified by compliance with the Deuel Creek Design Incentive program.*
 - b. *All retaining walls located in the Front Yard Setback areas shall not exceed four (4) feet in height.*
3. *The Final Site Plan Improvement Construction Drawings shall be submitted for final review and acceptance by the City Engineer.*
4. *A Planned Unit Development (PUD) Subdivision Plat is required to be reviewed and approved by the City prior to the listing or selling any individual dwelling unit.*

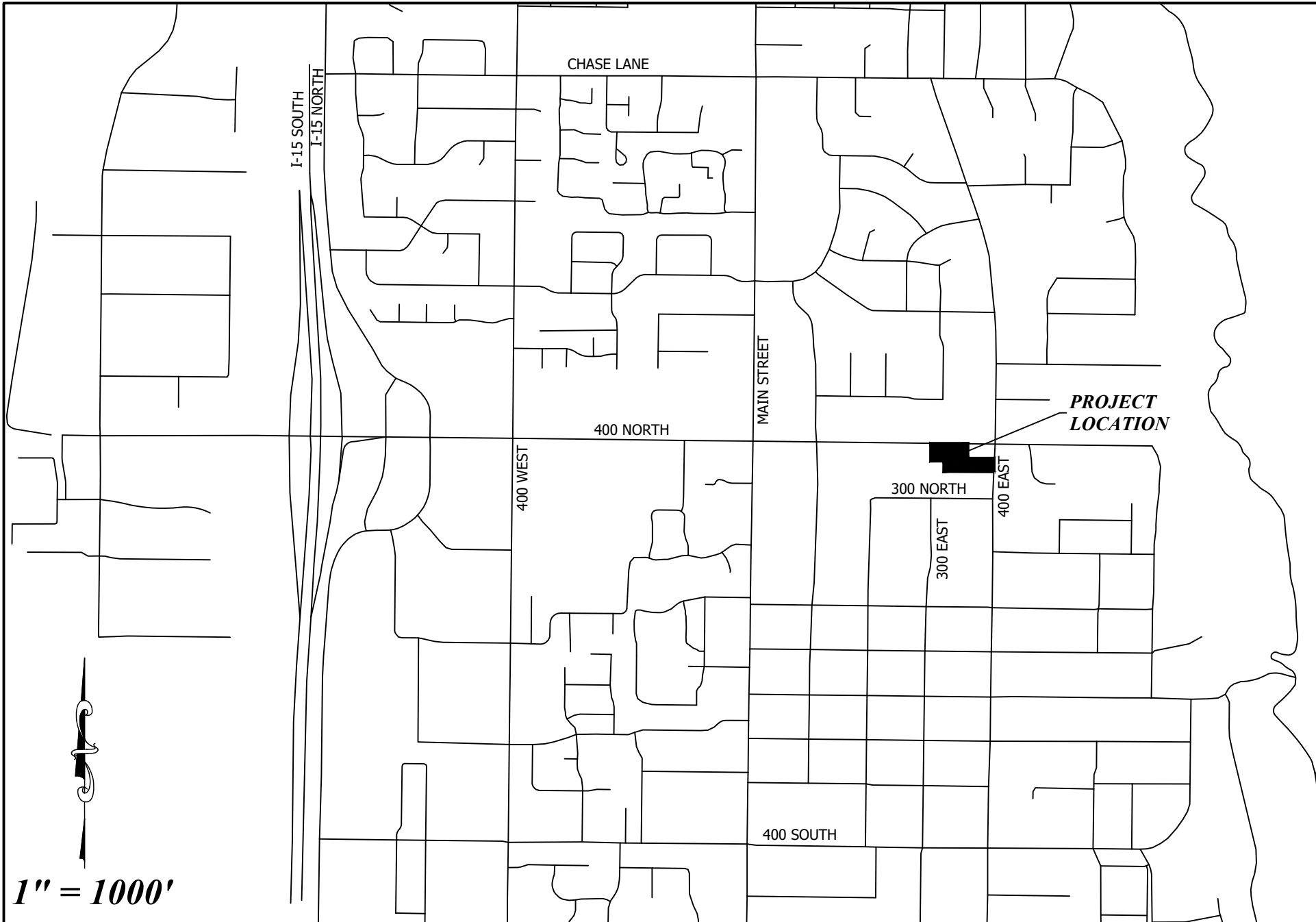
[SUGGESTED REASONS FOR THE ACTION]:

- a) *The Planning Commission finds that Final Site Plans are reviewed and approved in accordance with CZC 12.21.110(f).*
- b) *The Planning Commission finds that the property is located in the Residential Medium Zone and is subject to the development standards related to this zone.*
- c) *The Planning Commission finds that a Conceptual Site Plan was previously accepted by the City on February 09,2022.*
- d) *The Planning Commission finds that the submitted Final Site Plan conforms with the accepted Conceptual Site Plan.*
- e) *The Planning Commission finds that the Final Site Plan develops the entire property without any phasing.*
- f) *The Planning Commission finds that the submitted Final Site Plan, with the conditions imposed, ensures compliance with the applicable R-M Zone Development Standards, as also reviewed in the related Staff report.*

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & # 02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

VICINITY MAP



Sheet List Table

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEDD
V200	TOPOGRAPHIC SURVEY
V201	BOUNDARY SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE
C900	SITE DETAIL
C901	UTILITY DETAILS
C910	CITY UTILITY DETAILS
C911	CITY UTILITY DETAILS

BENCHMARK ELEVATION BENCH MARK = PLUG RIVET WITH WASHER ON TBC NW CORNER OF PROJECT
4346.77

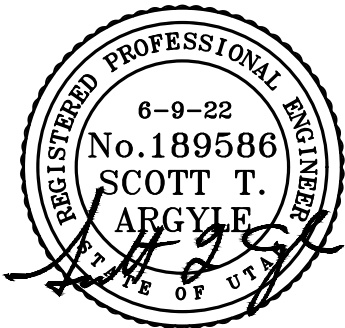
Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --

Email: chadmorris33@gmail.com

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1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
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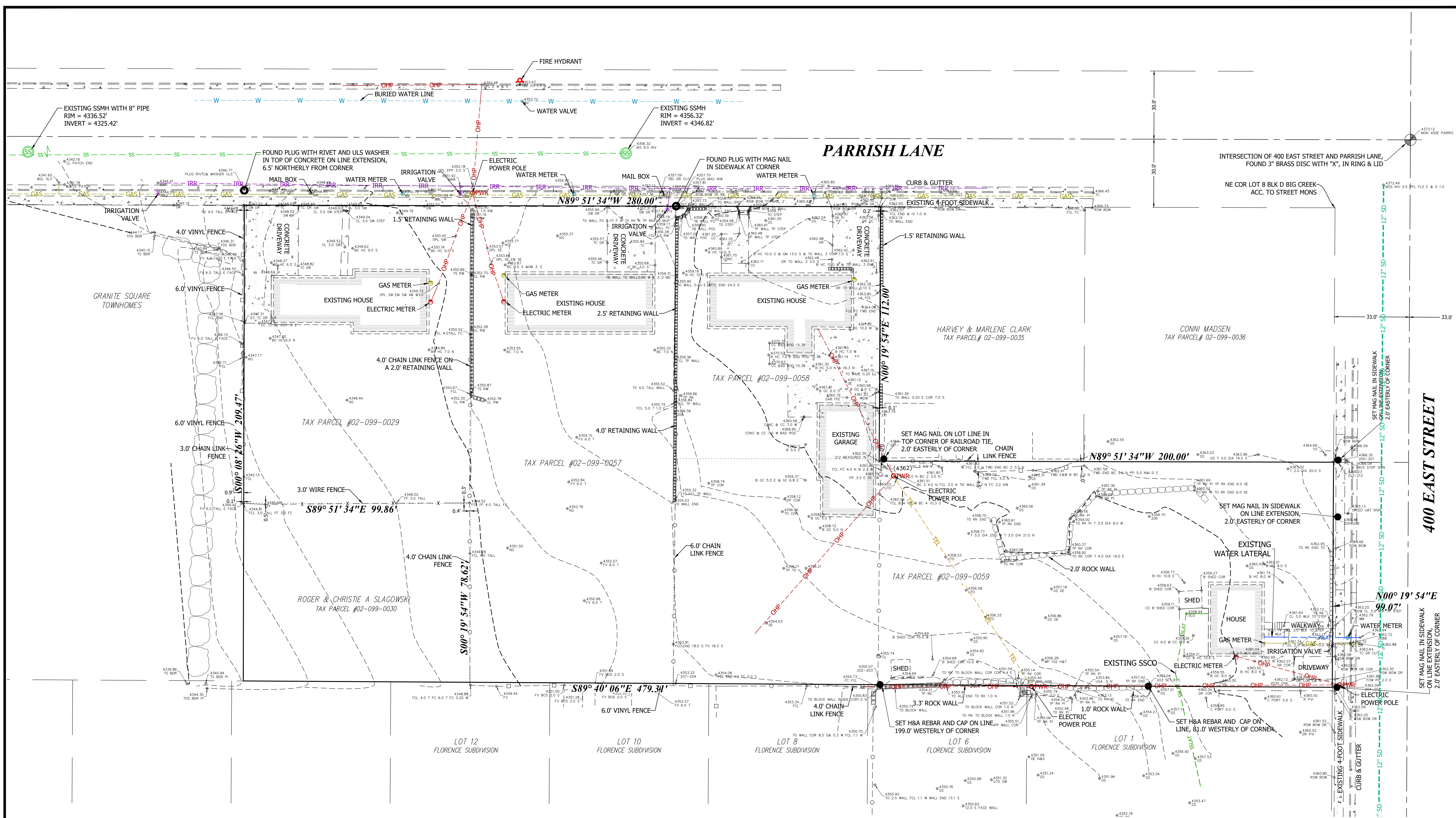


REV #	BY	DATE
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CIVIL	JH 8/25/2021
SURVEY	JRC 2/19/2021
ENGINEER	STA 8/30/2021

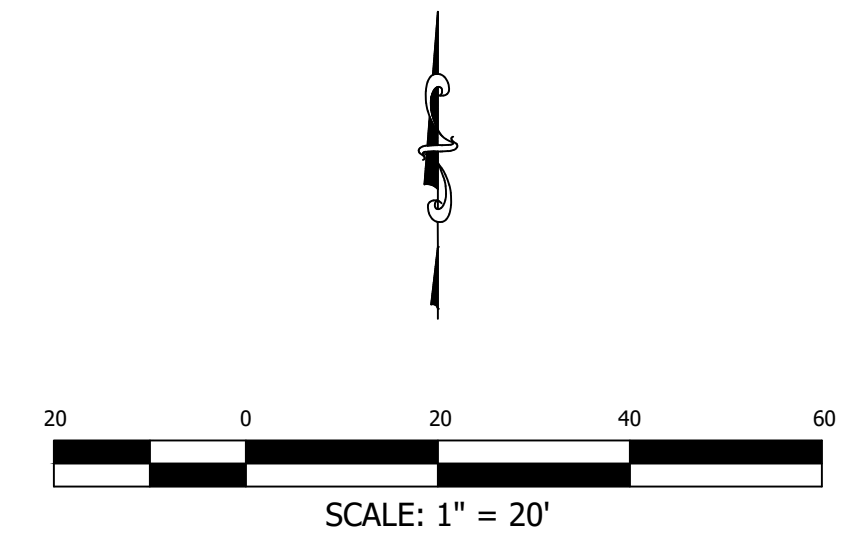
CANYON POINT IN
CENTERVILLE

1208002



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
EASEMENT LINE	---
CURB, GUTTER, SIDEWALK	---
BURIED IRRIGATION LINE	IRR - IRR
SANITARY SEWER LINE	SS - SS
BURIED GAS LINE	GAS - GAS
OVERHEAD POWER LINE	OHP - OHP
OVERHEAD TELEPHONE LINE	TEL - TEL
WOOD/VINYL FENCE LINE	□ - □
CHAIN LINK FENCE LINE	○ - ○
WIRE FENCE LINE	X - X
ROCK WALL	□ - □
RETAINING/BLOCK WALL	□ - □



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

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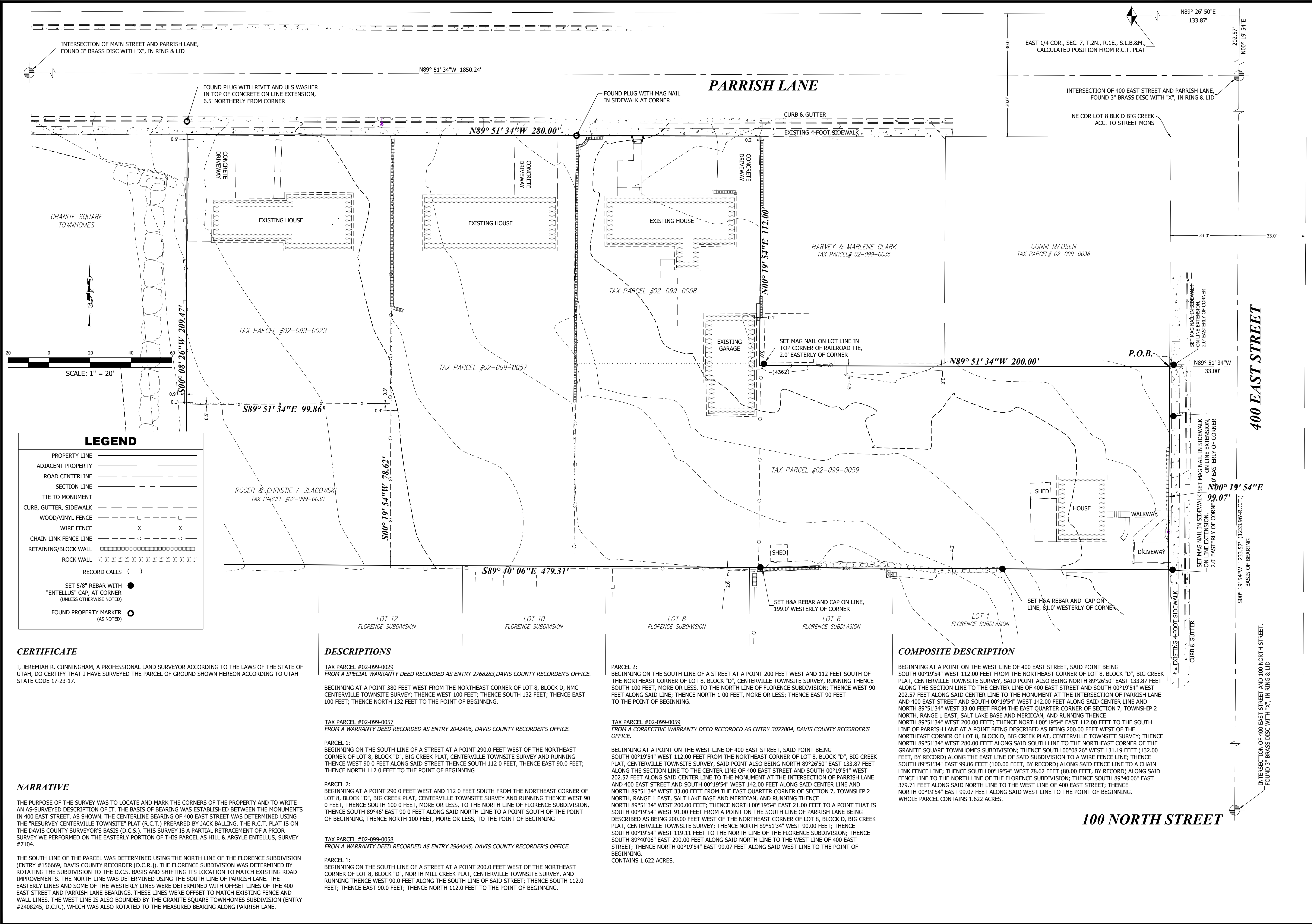
**PRELIMINARY
NOT FOR
CONSTRUCTION**

CHAD MORRIS

347 NORTH 400 EAST
TAX PARCELS #02-099-0059 & #02-099-0058 & #02-099-0057 & #02-099-0029
PART OF THE NE 1/4 OF LOT 8, BLOCK "D", NORTH MILL CREEK PLAT, CENTERVILLE TOWNSHIP SURVEY
LOCATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN: JAF 02/19/2021
APPROVED: JRC 02/22/2021
PROJECT: 1208002
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V200
TOPOGRAPHIC SURVEY



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CHAD MORRIS

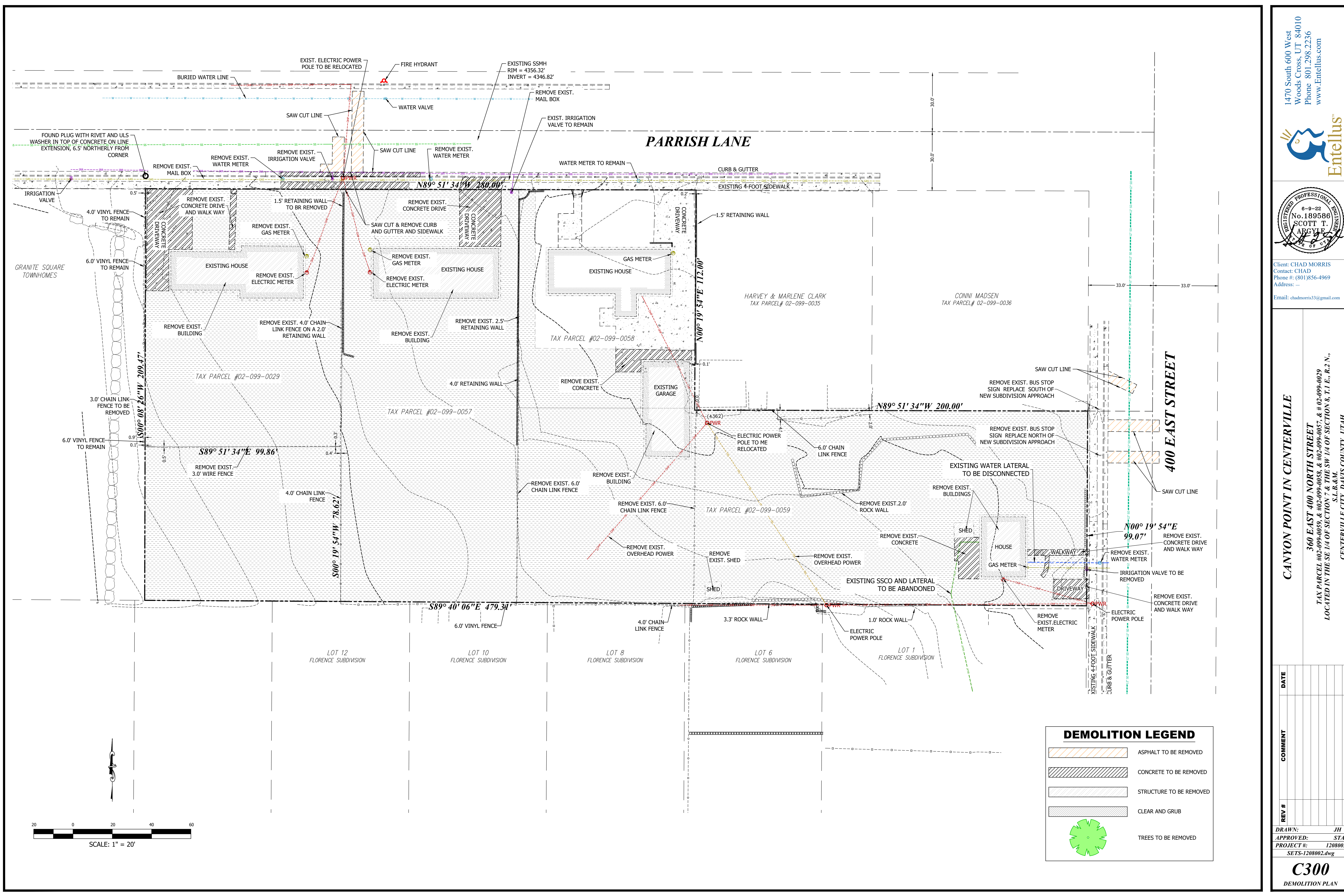
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LOCATED IN THE SE 1/4 OF SECTION 7, AND THE SW 1/4 OF SECTION 8, T.2N., R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN:
JAF 02/22/2021

APPROVED:
JRC 02/24/2021

PROJECT #:
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V201
BOUNDARY SURVEY



DEMOLITION LEGEND	
	ASPHALT TO BE REMOVED
	CONCRETE TO BE REMOVED
	STRUCTURE TO BE REMOVED
	CLEAR AND GRUB
	TREES TO BE REMOVED

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER
6-9-22
No. 189586
SCOTT T. ARGYLE

Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

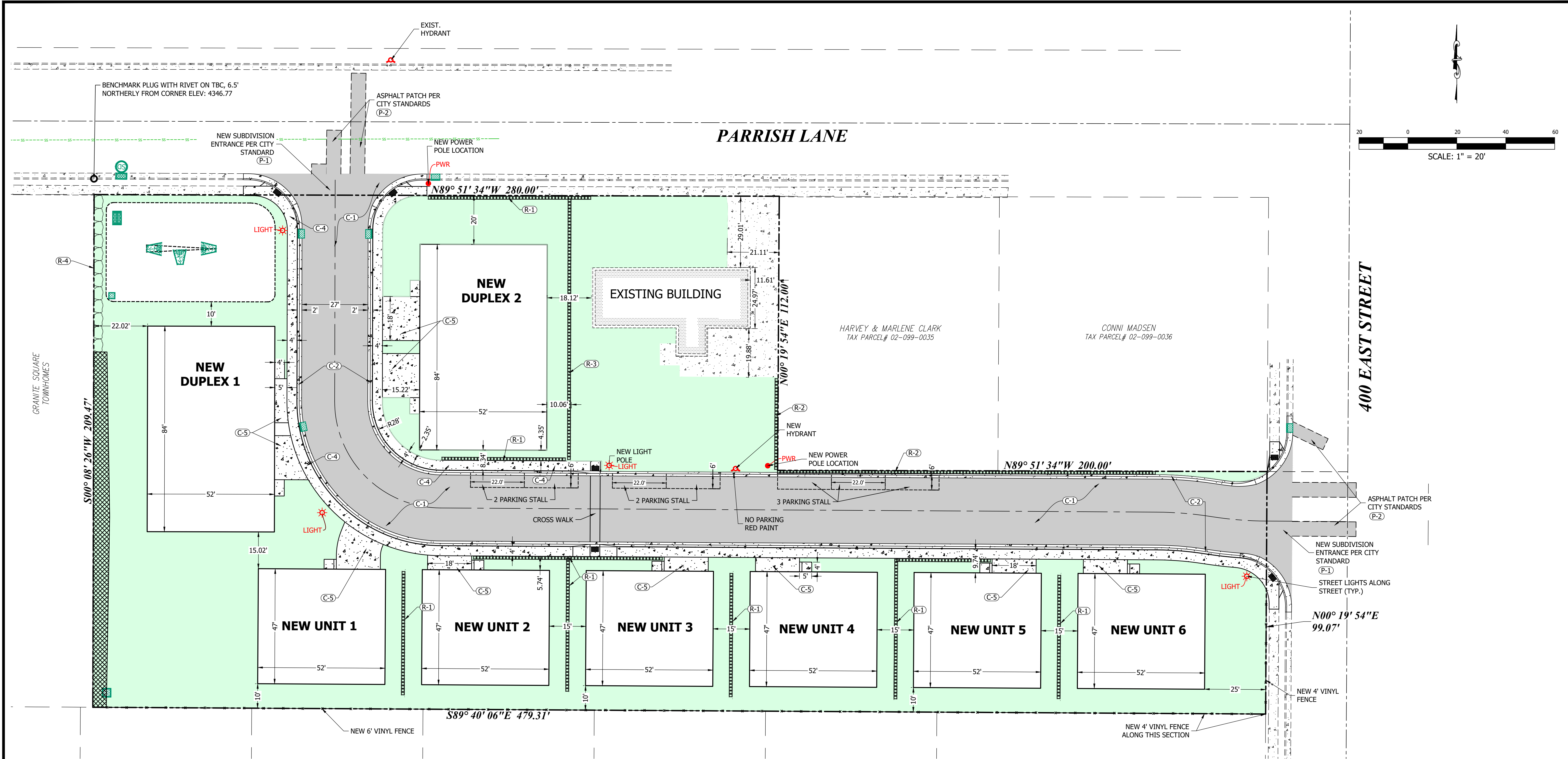
CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0059, & #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
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C300
DEMOLITION PLAN



SYMBOL LEGEND

C-1

PRIVATE ASPHALT SECTION
PER DETAIL, SHEET C900

C-2

PRIVATE 24" CATCH CURB & GUTTER
PER DETAIL, SHEET C900

C-3

PRIVATE 24" RELEASE CURB & GUTTER
PER DETAIL, SHEET C900

C-4

PRIVATE CONCRETE SIDEWALK
PER DETAIL, SHEET C900

C-5

PRIVATE CONCRETE DRIVE

P-1

CONCRETE DRIVE APPROACH
PER CENTERVILLE CITY STANDARDS

P-2

ASPHALT REPLACEMENT
PER CENTERVILLE CITY STANDARDS

R-1

PRIVATE LANDSCAPING RETAINING WALLS

R-2

PRIVATE RETAINING WALL
PER DETAIL, SHEET C900

R-3

RETAINING WALL OVER 4 FEET DESIGN BY OTHER

R-4

RETAINING ROCK WALL

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO
CONFORM TO THE RIGHT-OF-WAY OWNER'S
STANDARDS & SPECIFICATIONS.

AREA TABULATION			
	sq.ft.	Acres	%
BUILDING	25,267	0.58	32.20%
IMPROVEMENTS	21,683	0.50	27.64%
LANDSCAPE	31,508	0.72	40.16%
TOTAL	78,458	1.80	100.00%

- NOTES**
- THE DEVELOPMENT SHALL HAVE PRIVATE TRASH COLLECTION, GARBAGE TO BE MANAGED PRIVATELY BY THE HOA.
 - 7 STREET PARKING STALLS

1470 South 600 West
Woods Cross, UT 84010
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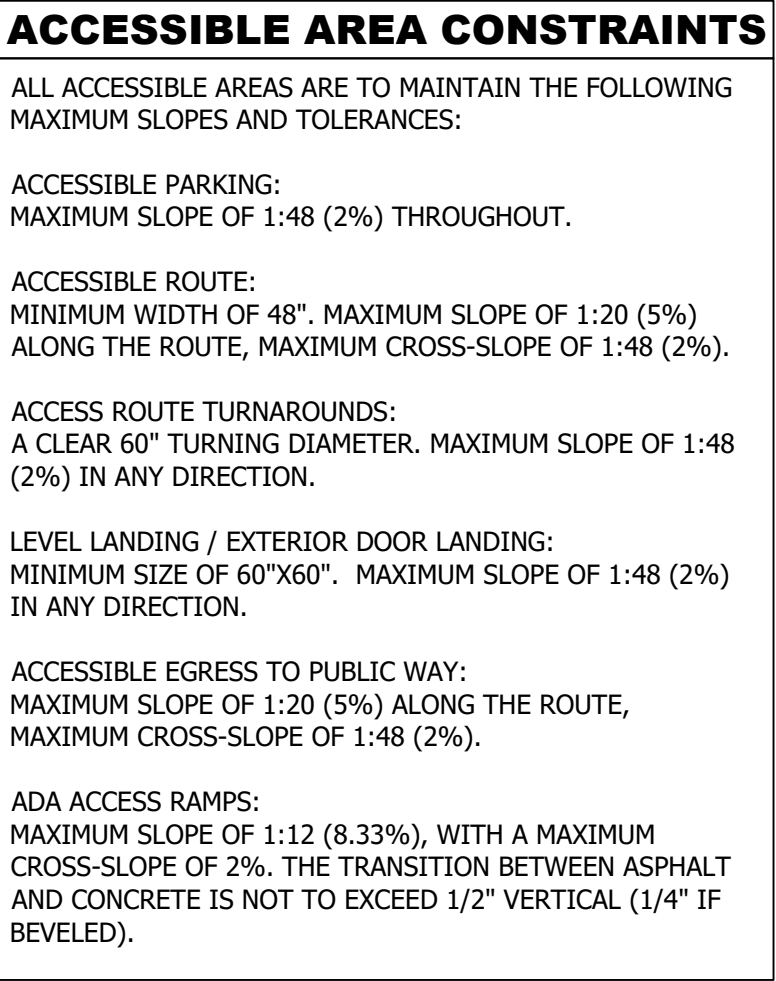
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PROJECT #: 1208002

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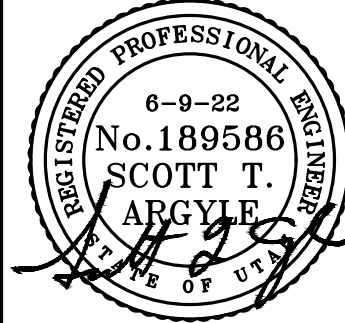
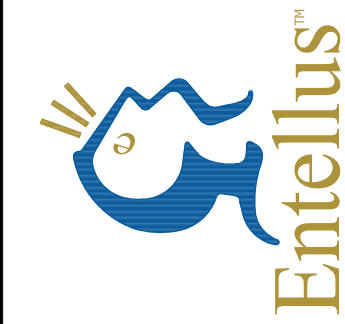
C400

SITE PLAN



SITE BENCHMARK = 4346.77 AT NORTHWEST CORNER, PLUG WITH RIVET IN TBC

1470 South 600 West
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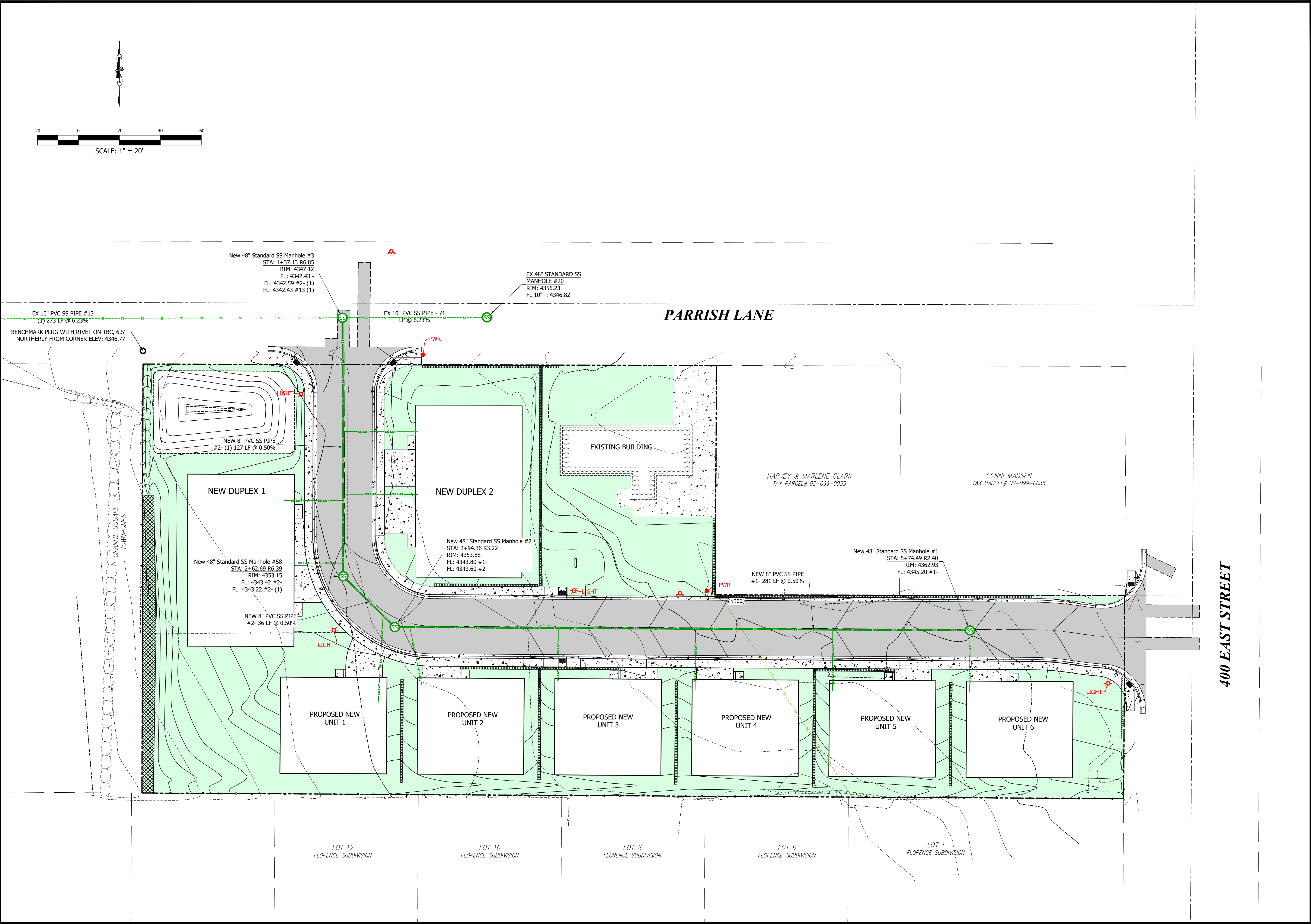
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LOG COUNTY, UTAH

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C500

GRADING PLAN



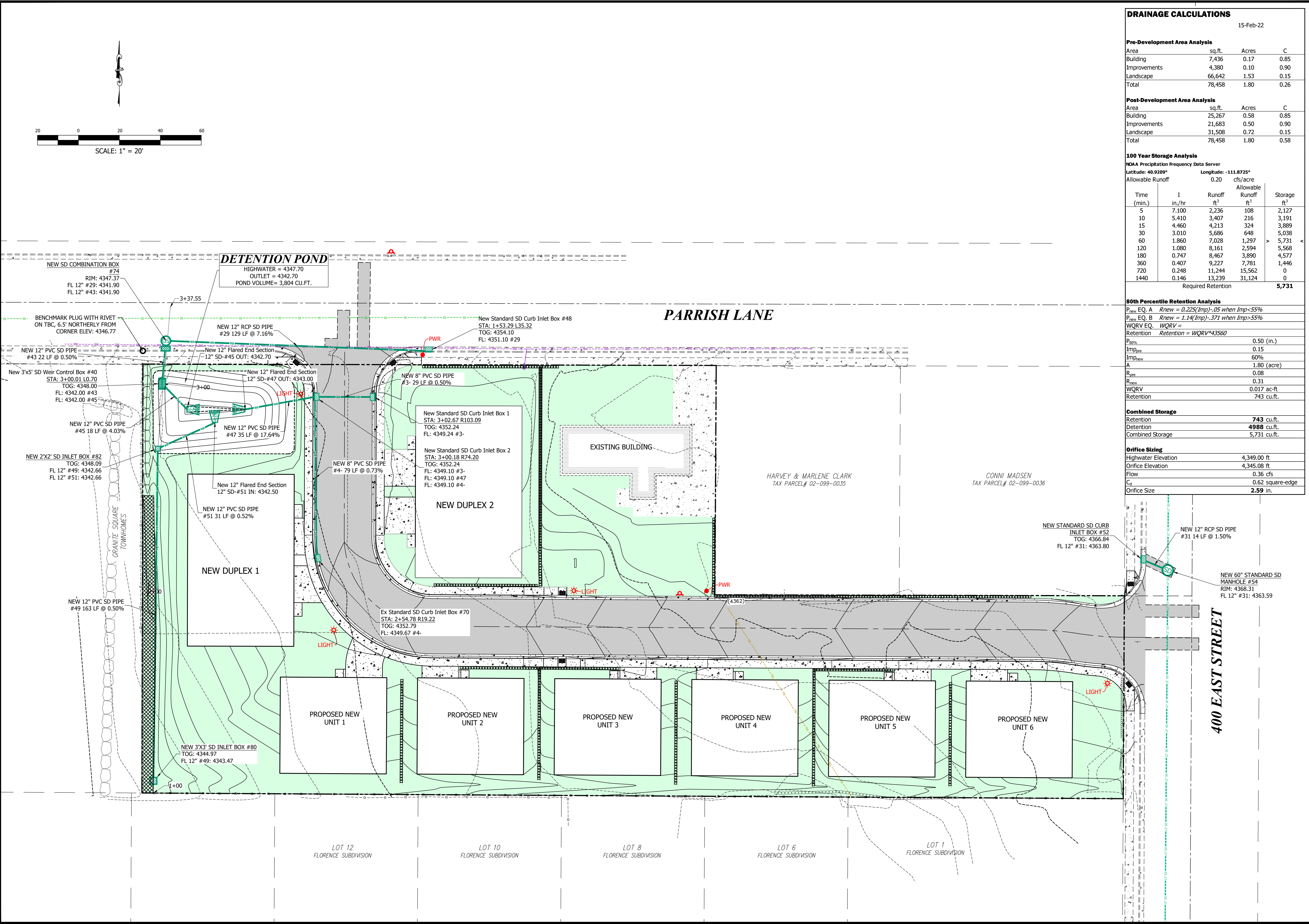
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CANYON POINT IN CENTERVILLE
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0050, & #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg
C610
SEWER PLAN



DRAINAGE CALCULATIONS				
15-Feb-22				
Pre-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	7,436	0.17	0.85	
Improvements	4,380	0.10	0.90	
Landscape	66,642	1.53	0.15	
Total	78,458	1.80	0.26	
Post-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	25,267	0.58	0.85	
Improvements	21,683	0.50	0.90	
Landscape	31,508	0.72	0.15	
Total	78,458	1.80	0.58	
100 Year Storage Analysis				
NOAA Precipitation Frequency Data Server				
Latitude: 40.9289°		Longitude: -111.8725°		
Allowable Runoff		0.20	cfs/acre	
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	7.100	2,236	108	2,127
10	5.410	3,407	216	3,191
15	4.460	4,213	324	3,889
30	3.010	5,686	648	5,038
60	1.860	7,028	1,297	5,731
120	1.080	8,161	2,594	5,568
180	0.747	8,467	3,890	4,577
360	0.407	9,227	7,781	1,446
720	0.248	11,244	15,562	0
1440	0.146	13,239	31,124	0
Required Retention				5,731
80th Percentile Retention Analysis				
$P_{new} EQ. A \ R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$				
$P_{new} EQ. B \ R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$				
$WQRV EQ. \ WQRV =$				
Retention		$Retention = WQRV * 43560$		
$P_{80\%}$	0.50 (in.)			
Imp_{new}	0.15			
Imp_{new}	60%			
A	1.80 (acre)			
R_{new}	0.08			
R_{new}	0.31			
WQRV	0.017 ac-ft			
Retention	743 cu.ft.			
Combined Storage				
Retention	743 cu.ft.			
Detention	4988 cu.ft.			
Combined Storage	5,731 cu.ft.			
Orifice Sizing				
Highwater Elevation	4,349.00 ft			
Orifice Elevation	4,345.08 ft			
Flow	0.36 cfs			
C_d	0.62 square-edge			
Orifice Size	2.59 in.			

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

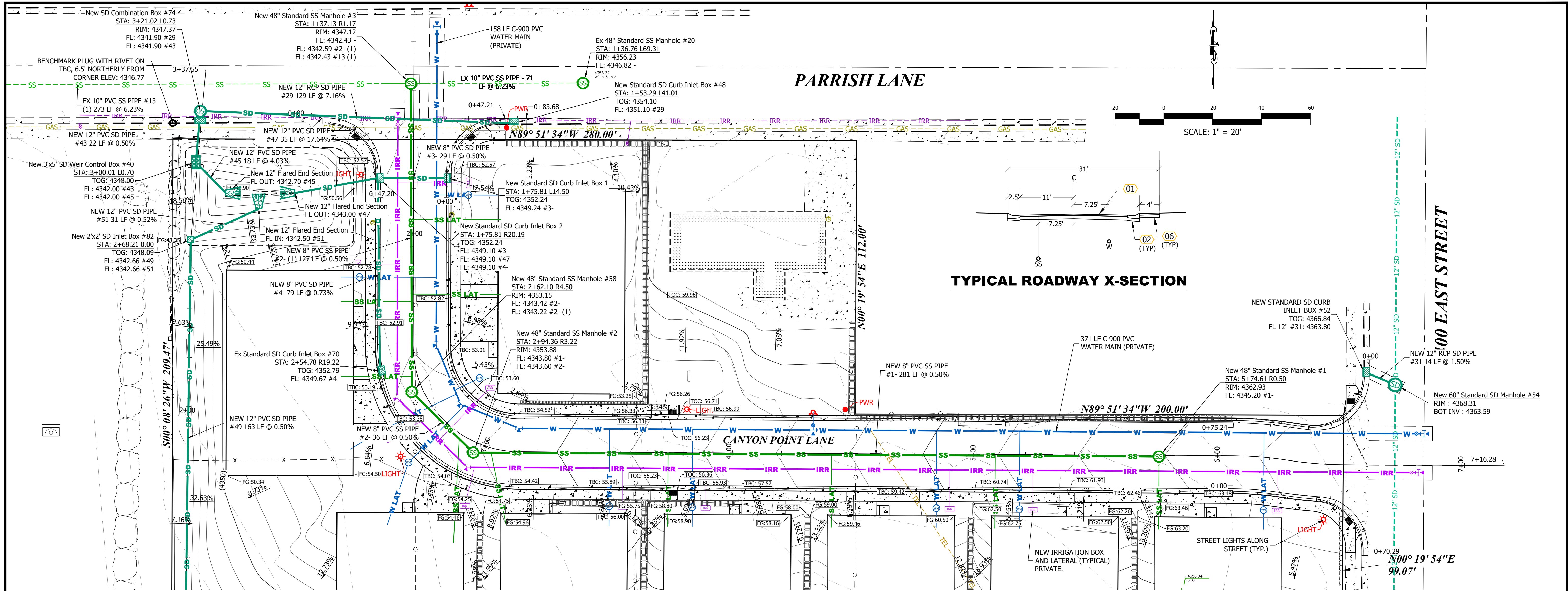
Client: CHAD MORRIS
Contact: CHAD
Phone #: (801) 856-4969
Address: --
Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE

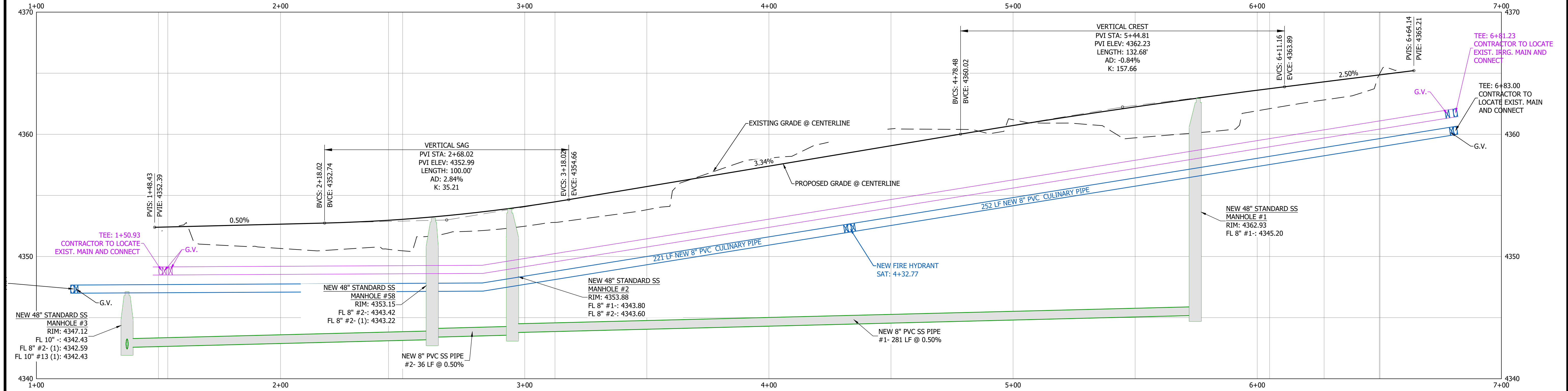
360 EAST 400 NORTH STREET
TAX PARCEL #02-099-0050, & #02-099-0058, & #02-099-0057, & #02-099-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N., S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg
C630
STORM DRAIN PLAN



CANYON POINT LANE
VERTICAL SCALE: 1"=2'



STA. 1+00 TO STA. 7+00

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus
REGISTERED PROFESSIONAL ENGINEER
6-9-22
No. 189586
SCOTT T. ARGYLE
UTAH

Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

CANYON POINT IN CENTERVILLE

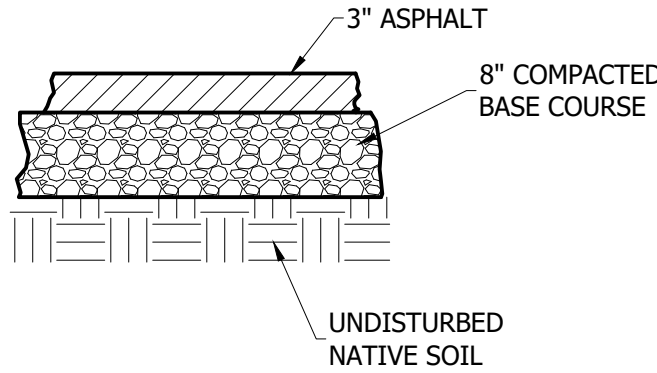
360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0059, & #02-009-0058, & #02-009-0057, & #02-009-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
CORR-1208002.dwg

C700
PLAN & PROFILE

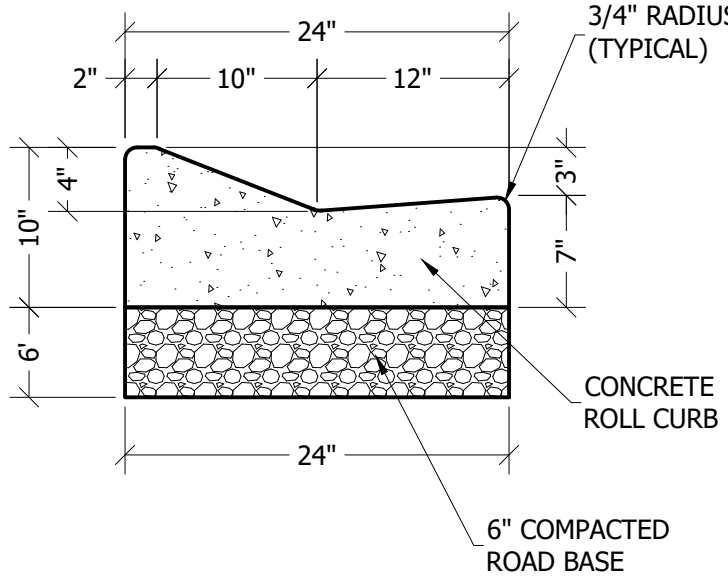
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. PLACE MATERIAL PER APWA SECTION 32 05 10.



**PRIVATE
ASPHALT SECTION**

C-1
C400 TYPICAL
N.T.S.

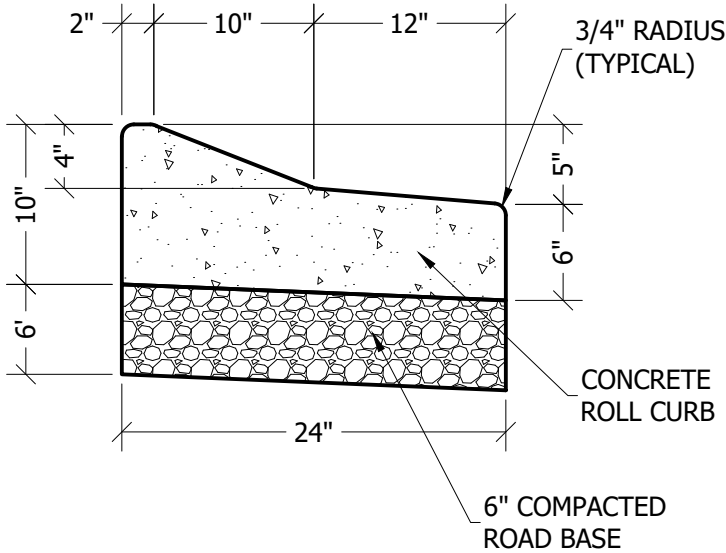
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" ROLL CURB**

C-2
C400 TYPICAL
N.T.S.

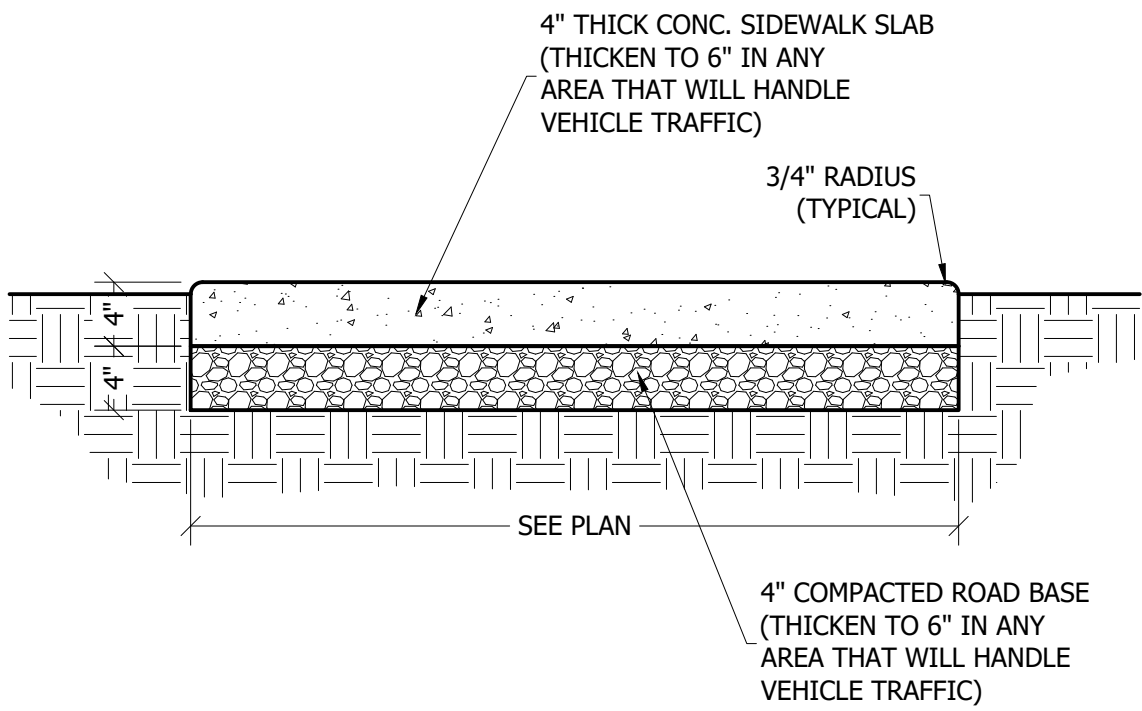
- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 10' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
24" RELEASE ROLL CURB**

C-3
C400 TYPICAL
N.T.S.

- NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 2. CONCRETE IS TO BE 4,000 PSI TEST.
 3. CONTROL JOINTS AT 5' INTERVALS.
 4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE
CONCRETE SIDEWALK**

C-4
C400 TYPICAL
N.T.S.

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Woods Cross, UT 84010
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www.Entellus.com

Client: CHAD MORRIS
Contact: CHAD
Phone #: (801)856-4969
Address: --
Email: chadmorris33@gmail.com

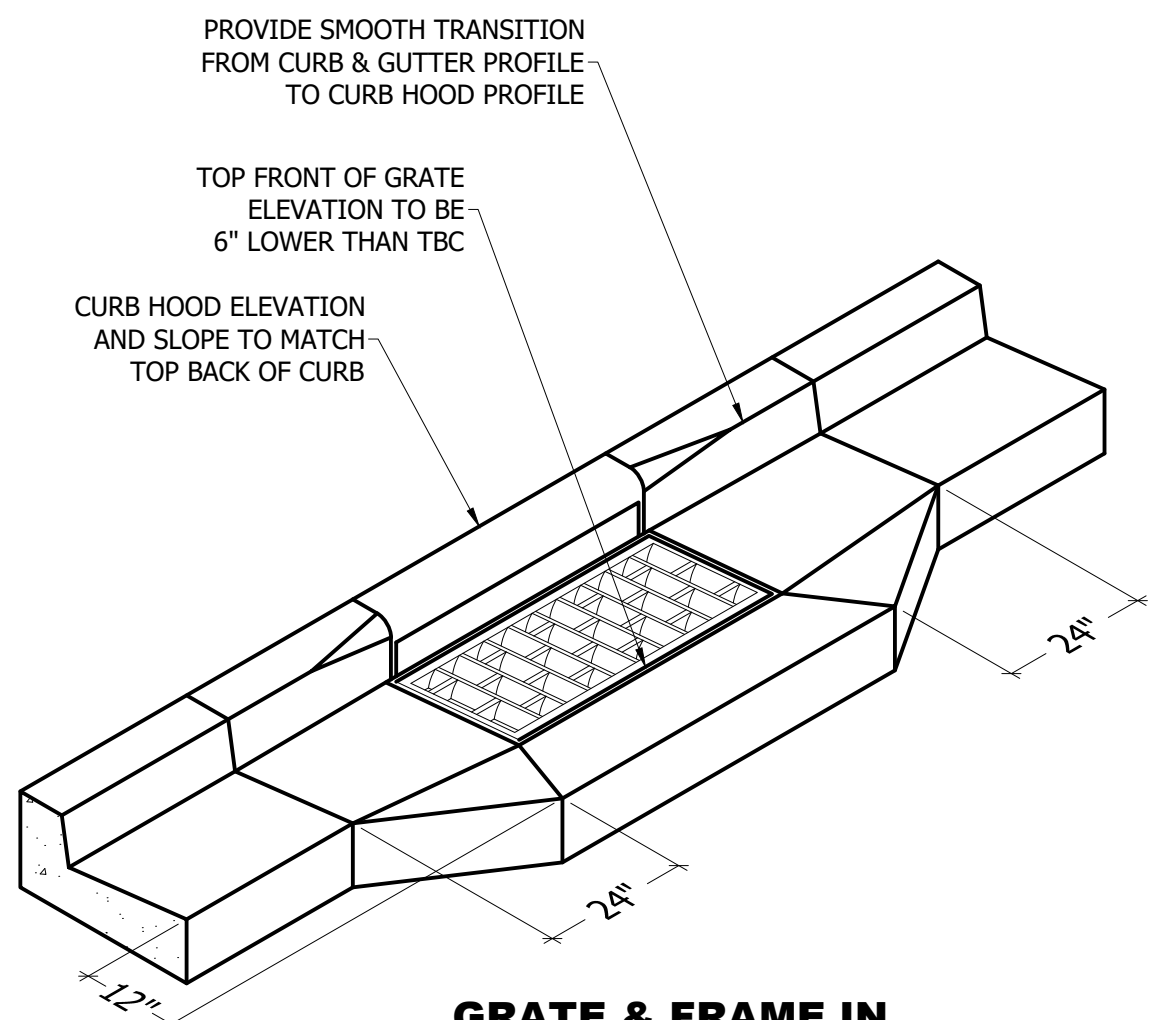
CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0050, & #02-009-0058, & #02-009-0057, & #02-009-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

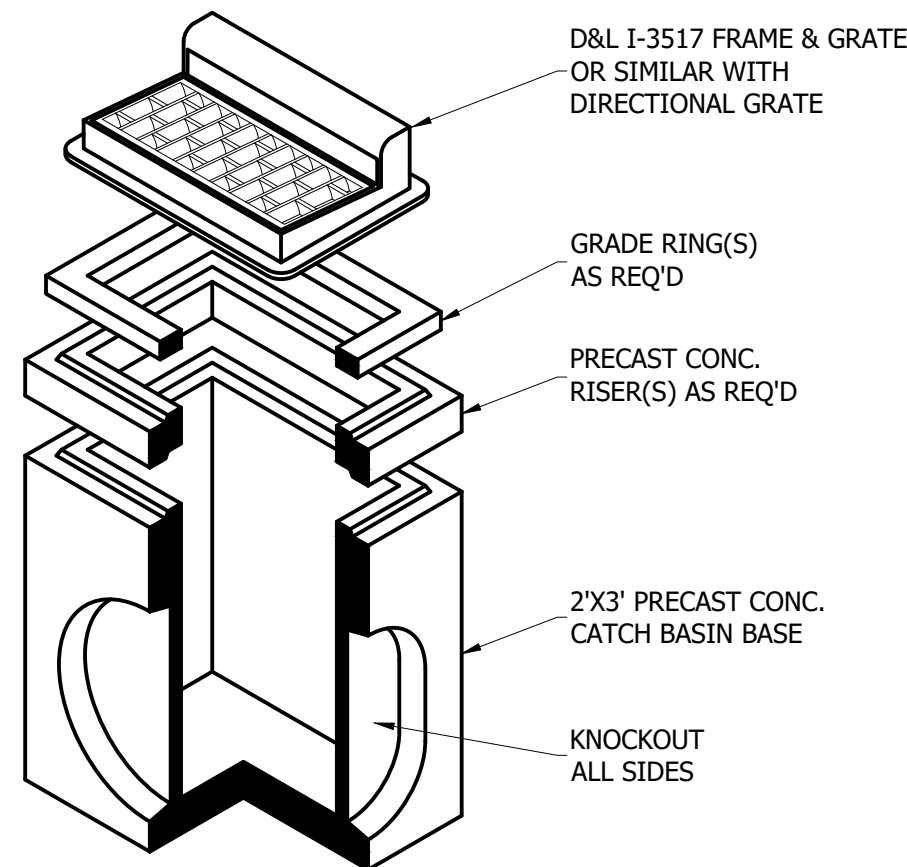
DRAWN: JH
APPROVED: STA
PROJECT #: 1208002
SETS-1208002.dwg

C900
SITE DETAILS

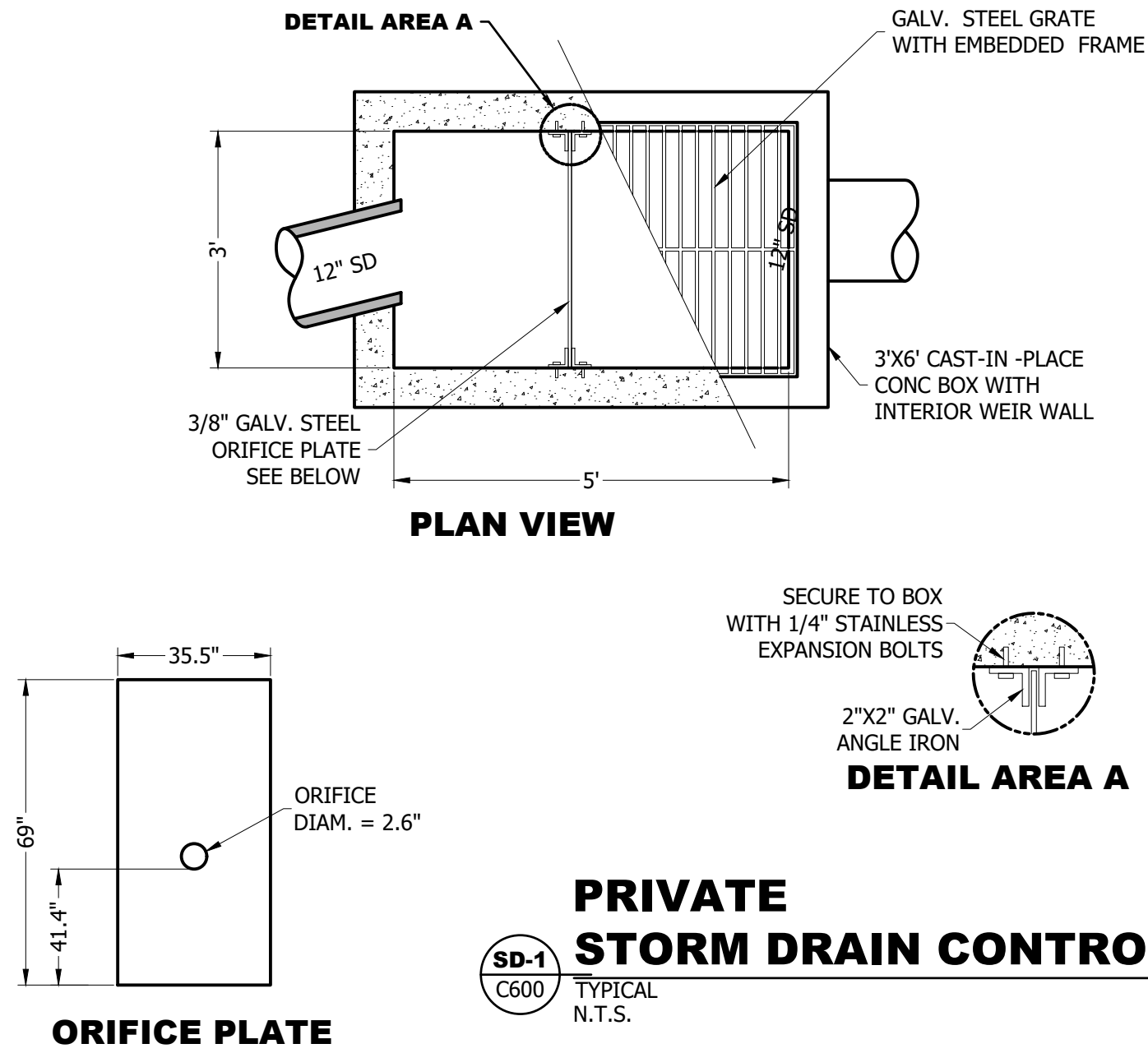


**GRATE & FRAME IN
CONCRETE CURB & GUTTER**

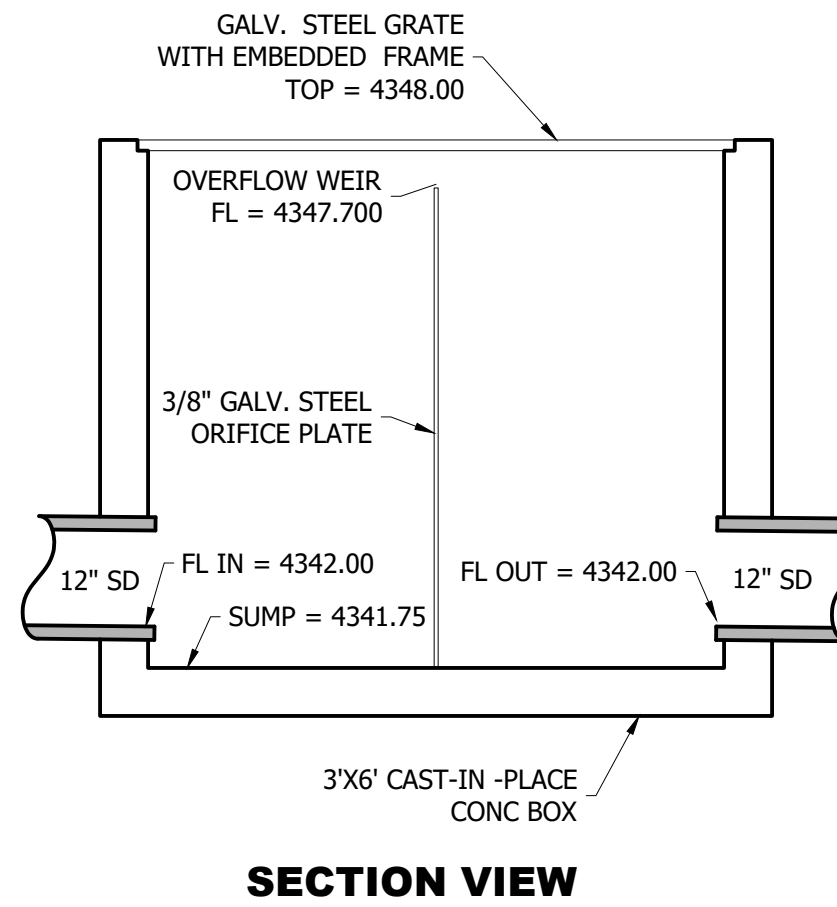
**PRIVATE
STORM DRAIN CURB INLET BOX**
SD-2
C600
TYPICAL
N.T.S.



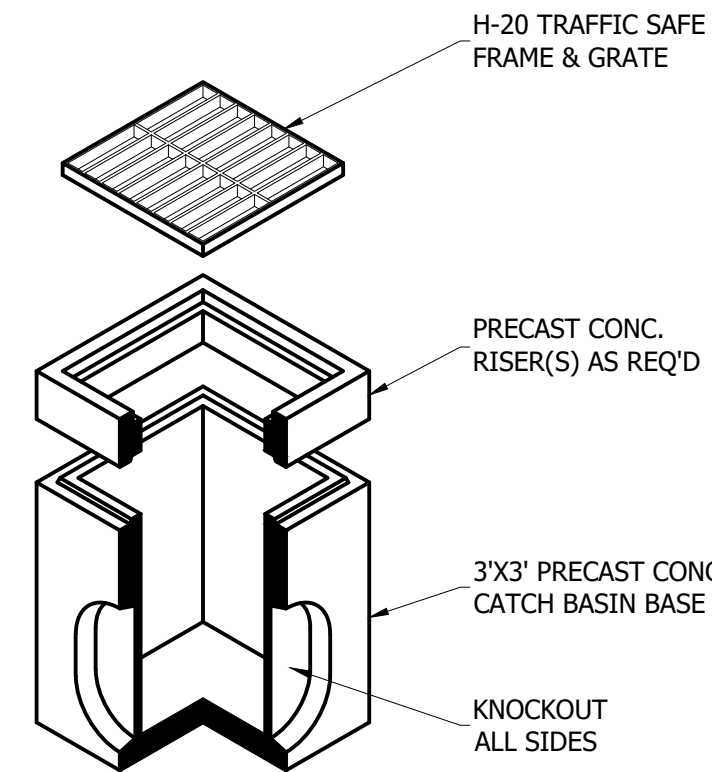
**GRATE & FRAME WITH
PRECAST CONCRETE BOX**



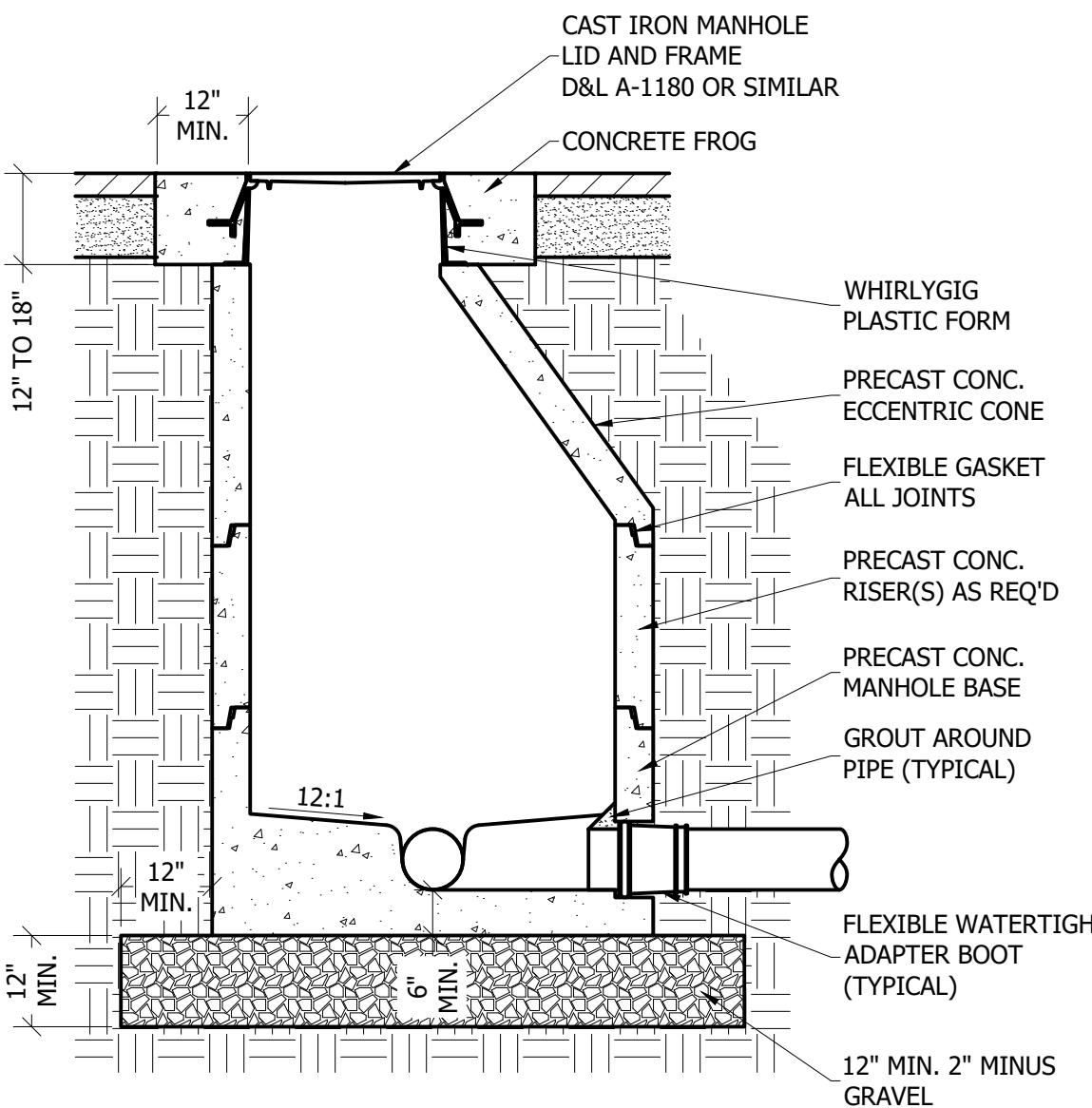
**PRIVATE
STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**
SD-1
C600
TYPICAL
N.T.S.



SECTION VIEW

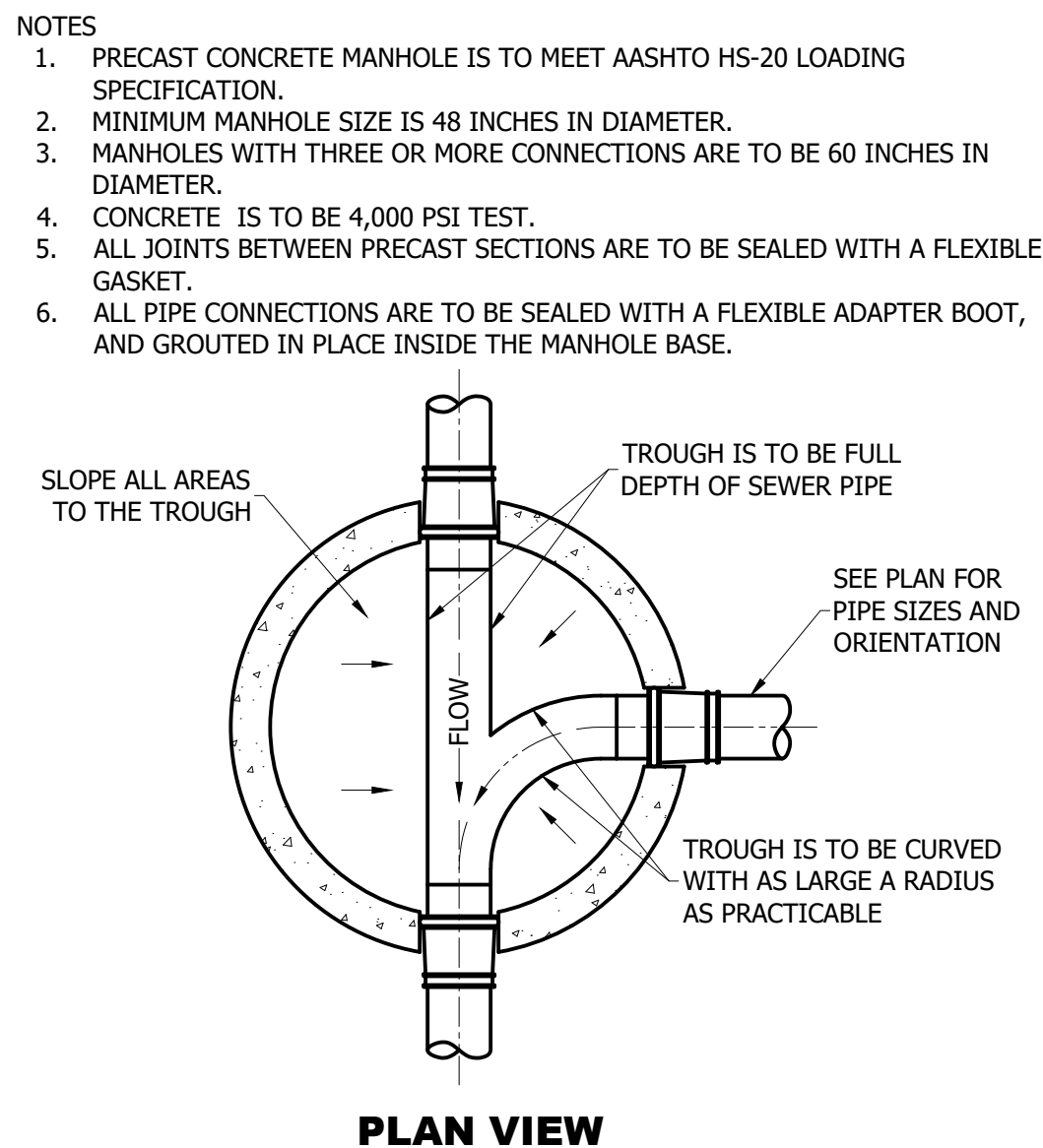


**PRIVATE STORM DRAIN
3'X3' CATCH BASIN**
SD-3
C600
TYPICAL
N.T.S.

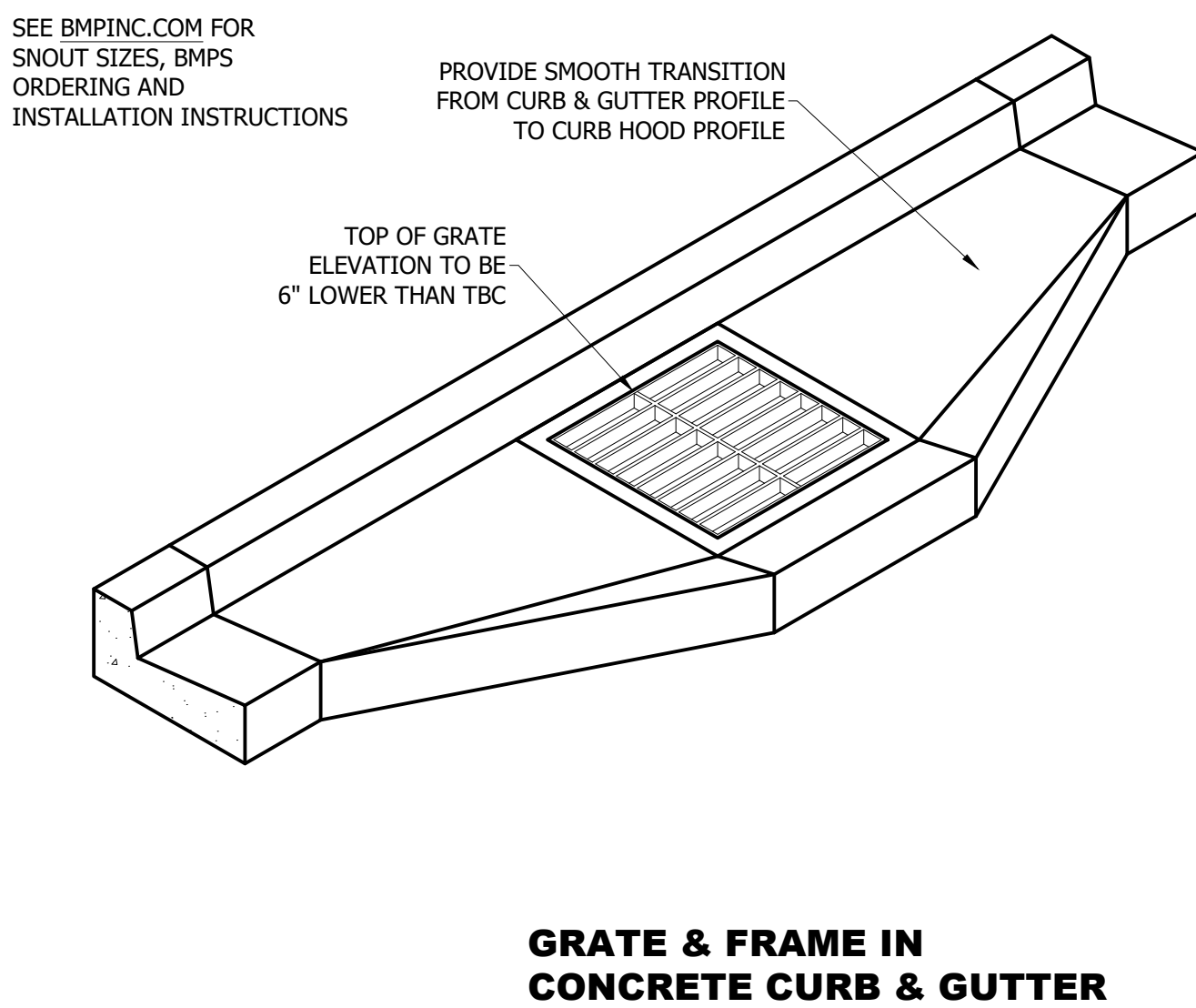


SECTION VIEW

**PRIVATE ECCENTRIC CONE
SANITARY SEWER MANHOLE**
SS-1
C600
TYPICAL
N.T.S.

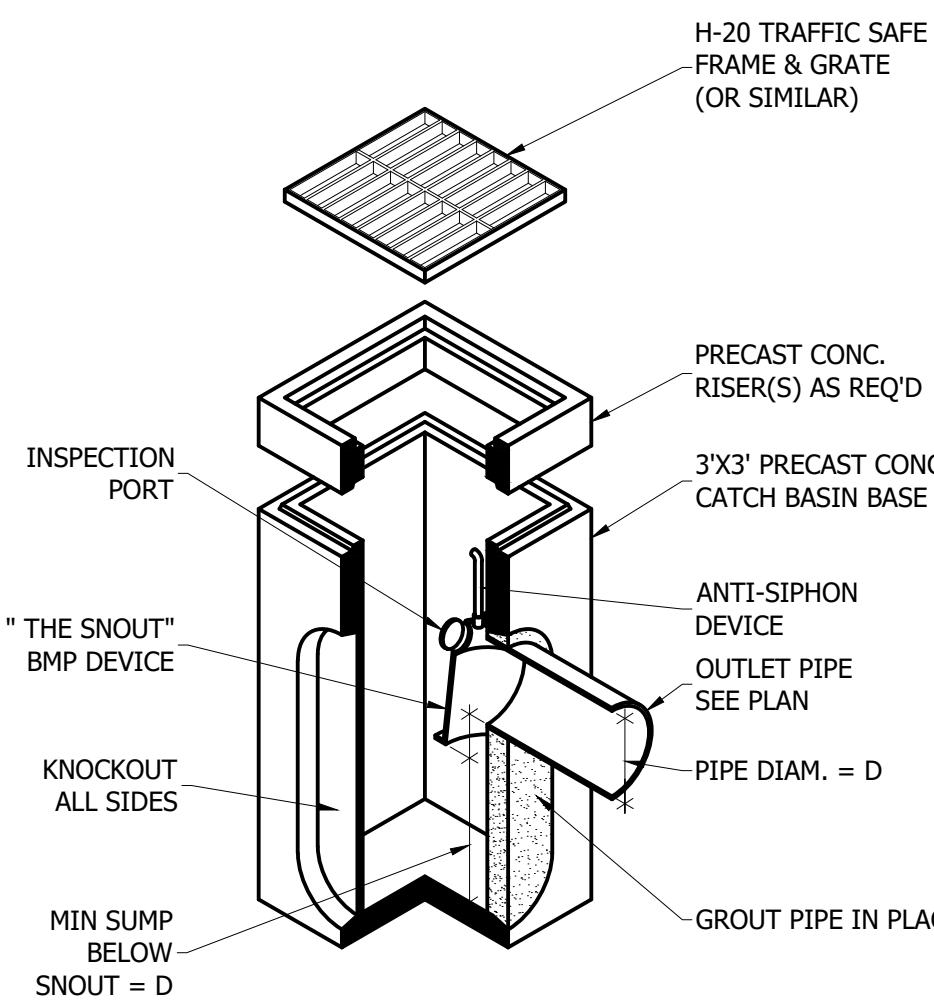


PLAN VIEW

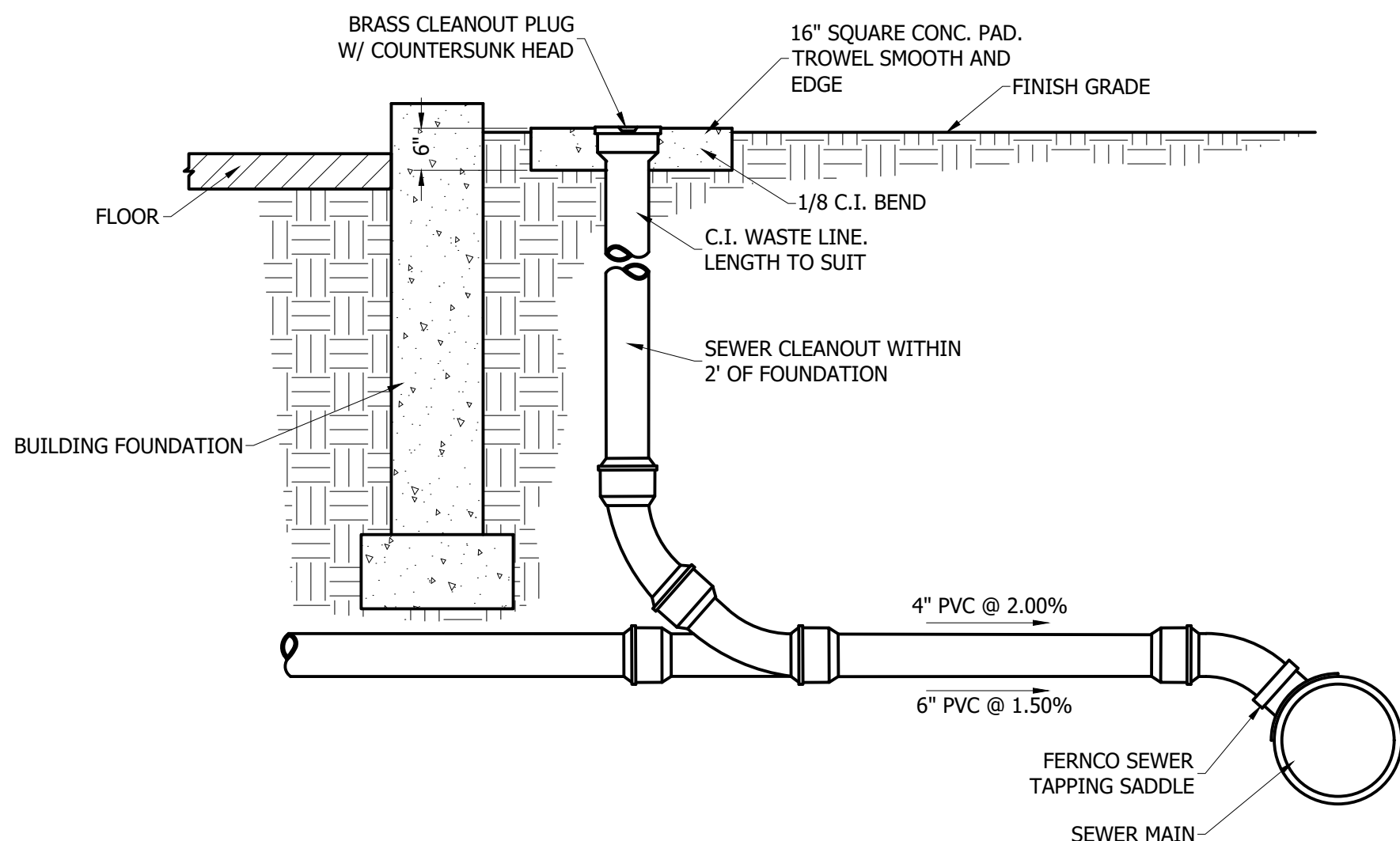


**GRATE & FRAME IN
CONCRETE CURB & GUTTER**

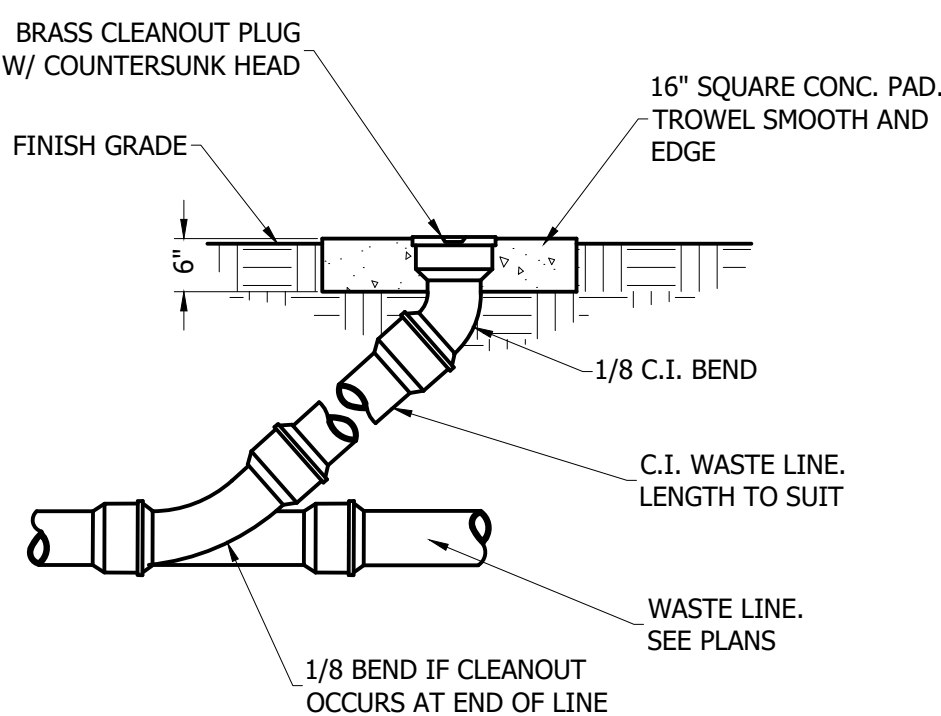
**PRIVATE
STORM DRAIN 3'X3' BMP INLET BOX IN CURB**
SD-4
C600
TYPICAL
N.T.S.



**GRATE & FRAME WITH
PRECAST CONCRETE BOX**



SEWER LATERAL SERVICE
SS-1
C600
TYPICAL
N.T.S.



SEWER CLEANOUT
SS-1
C600
TYPICAL
N.T.S.



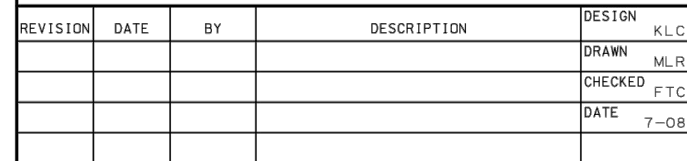
REVISION	DATE	BY	DESCRIPTION	DESIGN	K.L.C.
				DRAWN	M.L.R.
				CHECKED	F.T.C.
				DATE	7-08

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET 18
OF 18
PROJECT NO 05-312



CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>17</u> OF <u>18</u>	PROJECT NO.
	<u>05-312</u>



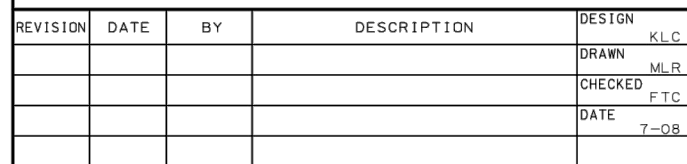
IRRIGATION SERVICES
WATER METER SAFETY ZONES
& AREA DRAINS

CENTERVILLE CITY
STANDARD DETAILS



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

SHEET <u>13</u>
OF <u>18</u>
PROJECT NO <u>05-312</u>



TYPICAL FIRE HYDRANT & CULINARY WATER DETAILS

CENTERVILLE CITY
STANDARD DETAILS



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CONSULTING ENGINEERS AND LAND SURVEYORS
3500 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 263-1752

A P S	SHEET <u>11</u>
	OF <u>18</u>
	PROJECT NO <u>05-312</u>

CANYON POINT IN CENTERVILLE

360 EAST 400 NORTH STREET
TAX PARCEL #02-009-0059, & #02-009-0058, & #02-009-0057, & #02-009-0029
LOCATED IN THE SE 1/4 OF SECTION 7 & THE SW 1/4 OF SECTION 8, T.1 E., R.2 N.,
S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

**S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH**

REV #	COMMENT	DATE
DRAWN:	JH	
APPROVED:	STA	
PROJECT #:	1208002	
SETS-1208002.dwg		
C901		
UTILITY DETAILS		

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
Agf	1	Acer ginnala 'Flame' M/S	'Flame' Amur Maple M/S	15 Gal
ArO	7	Acer rubrum 'October Glory'	'October Glory' Maple	20 Gal
GkP	10	Ginkgo biloba 'Princeton Sentry'	'Princeton Sentry' Ginkgo	20 Gal
PeC	12	Prunus x cerasifera 'Crimson Painte'	Plum Flowering 'Crimson Painte'	15 Gal
Shrubs				
BtC	19	Berberis thunbergii 'Concorde'	Barberry 'Concorde'	5 Gal
BmV	34	Buxus microphylla var. japonica 'Winter Gem'	Boxwood 'Winter Gem'	5 Gal
Di	22	Diervilla lonicera	Bush Honeysuckle	5 Gal
EaC	8	Evonymus alatus 'Compactus'	Compact Burning Bush	5 Gal
Lig	20	Ligustrum x vicaryi	'Golden Privet	5 Gal
Pho	23	Photinia x fraseri	Fraser Photinia	5 Gal
Ornamental Grasses				
Hs	29	Helictotrichon sempervirens	Blue Oat Grass	1 Gal

NOTES

Topsoil:
6" topsoil in all lawn/sod areas.
Mix 2 parts topsoil and 1 part exist.
soil for plant material backfill.

Irrigation:
Irr installation/design by licenced contractor.
WeatherTrak LC+ Smart Controller installed for max water usage efficiency.

Mulch:
3" depth for Dec. Rock or Bark mulch in all plant beds and park strips to be chosen by owner.
Dewitt Pro 5 Landscape Fabric in all plant beds.

Sod:
Lawn areas to be sodded using
Chanshare Farms
'Imperial Blue' Ky Blue blend sod
or drought resistant blend

Edging:
4" steel edging with stakes every 10'

Retaining Wall:
Owner choice of precast block or
landscape boulder retaining walls.

Loveland Landscape and Gardens, Inc.
1275 West 1600 North
West Bountiful, Utah 84087
801.294.4300

[illegible]

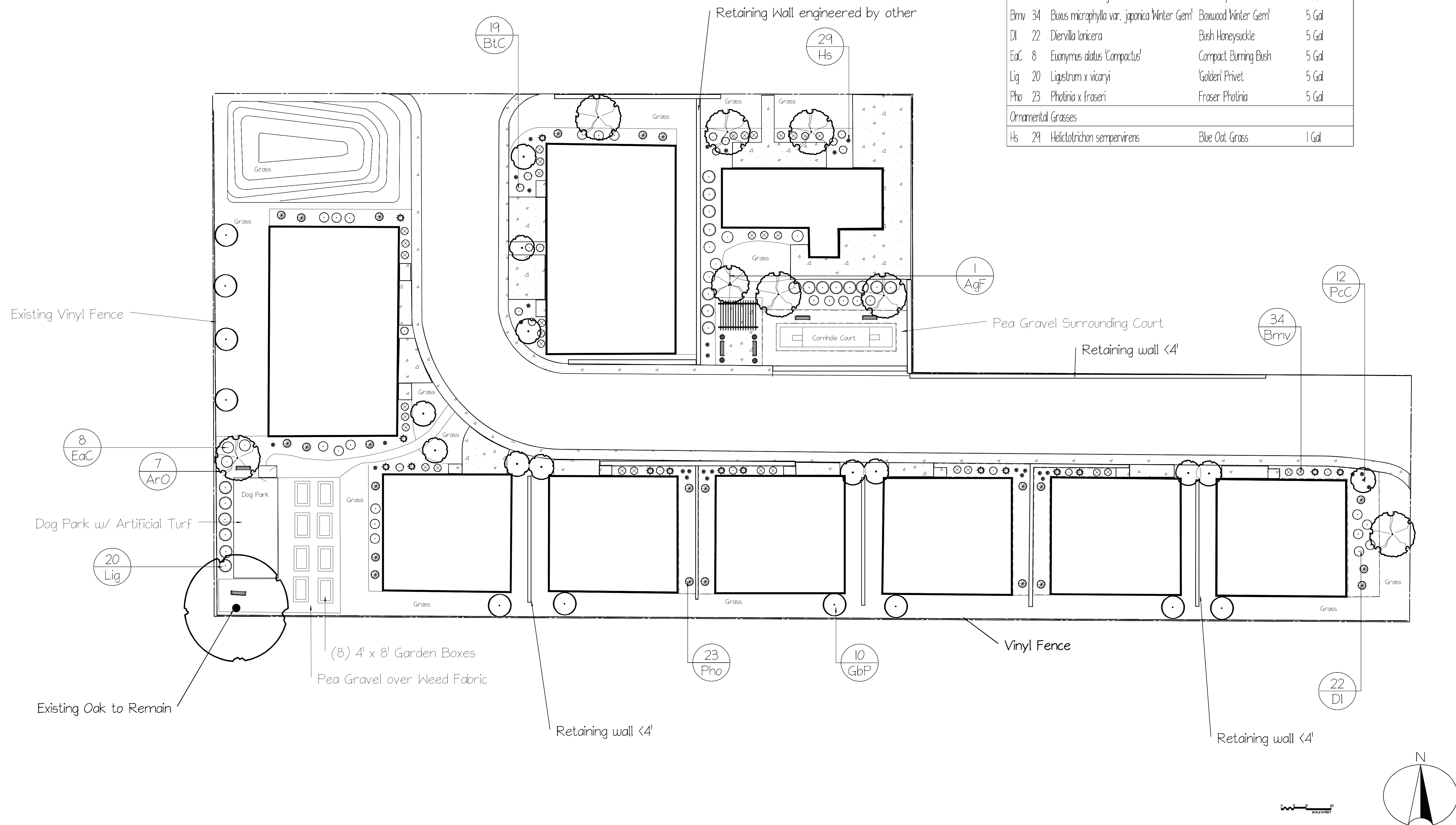
Chad Morris
801.856.4969

Canyon Point
in Centerville
360 East 400 North

Centerville, Utah 84014

SCALE	1" = 20'
DRAWN BY	S. Loveland
CHECKED BY	Dan Loveland
DATE	5/24/2022
DATE OF PRINT	5/31/2022

PROJECT NO.	Arch D
SHEET NO.	L101





1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

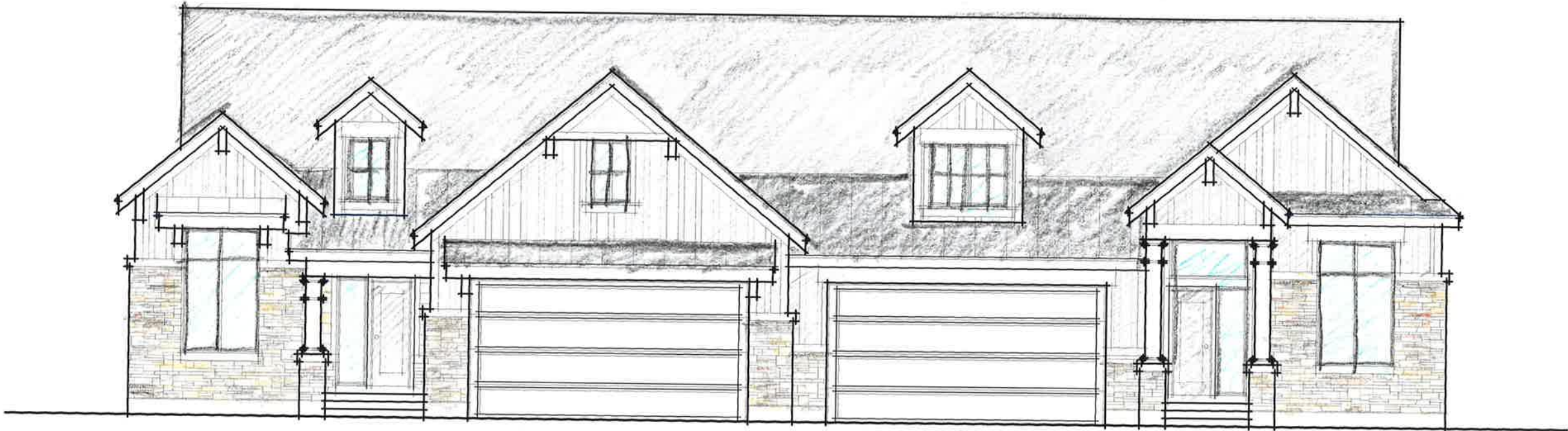
REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS TWIN DOUBLE 4-2-1B

**FRONT
ELEVATION**

A4 | 1

PAGE 14 OF 23



A

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT NAME:
MORRIS TWIN 1

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS TWIN DUPLEX 14-2-B

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



A RAMBLER DUPLEX
SCALE: 1/8" = 1'-0"

A FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
FEBRUARY 7, 2022

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS CENTERVILLE JUN 13 2024 10:11 AM

FRONT
ELEVATION

A4 | 1

PAGE 12 OF 21



A

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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CLEARFIELD, UTAH 84015
801, 217, 3727

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PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 1

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
FEBRUARY 7, 2022

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TICKETS-CENTERSVILLE-UTAH-1617118-1-1-18

**FRONT
REAR
ELEVATIONS**

A2 | 1

PAGE 4 OF 21
Page 31 of 62



A

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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PROJECT NAME:

MORRIS
DUPLEX UNIT 2
DESIGN 2

LOCATION INFO:

LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:

MR. AND MRS.
CLIENT

PLAN NAME:

CUSTOM

ORIGINAL RELEASE:

FEBRUARY ?, 2022

REVISION DATES

XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS CENTER - E - JUN 12 2022 - E213-21-B

FRONT
ELEVATION

A4 | 1

PAGE 12 OF 21



A

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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WILL INDICATE AN UNAUTHORIZED
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PROJECT NAME:
MORRIS
DUPLEX UNIT 2
DESIGN 2

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
CUSTOM

ORIGINAL RELEASE:
FEBRUARY 2, 2022

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MORRIS-CENTERVILLE-UNIT2-DESIGN-2-1-1B

FRONT
REAR
ELEVATIONS

A2 | 1



A

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

**PLANNING
COMMISSION**

Staff Report
7/13/2022

Item No. 2.

Title: PUBLIC HEARING - Planned Development Overlay Amendment - Parrish Creek Business Park 1160 N 950 W - Tom Stuart Construction - LEGISLATIVE DECISION

Initiated By: Tom Stuart Construction

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Tom Stuart Construction desires to alter the original development approval for the Parrish Creek Business Park for Lots 1,3, and 4.

RECOMMENDATION:

Consider a Recommendation of Approval to the City Council

BACKGROUND:

ATTACHMENTS:

1. 07-13-2022 PC Staff Report Amendment to PDO and Conceptual Site Plan for Parrish Creek Lots 1,3 & 4
2. Parrish Creek Need for Revised Site Plan (002)
3. Parrish Creek Building B - Proposal 1
4. Parrish Creek Building B - Proposal 2

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

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: RIMINI PROPERTIES

**AGENT: TOM STUART CONSTRUCTION
c/o CASEY CALL
259 S RIVERBEND WAY
NORTH SALT LAKE, UT 84054
(casey@tomstuart.com)**

**PROPERTY: 1160 NORTH 950 WEST
PARRISH CREEK BUSINESS PARK LOTS 1,3, AND 4**

**ZONING: INDUSTRIAL HIGH/PLANNED DEVELOPMENT
(I-H/PD)**

**APPLICATION: AMENDMENT TO THE ORIGINAL PDO ZONE
APPROVAL AND CONCEPTUAL PLAN**

**RECOMMENDATION: PLANNING COMMISSION TO CONSIDER A
RECOMMENDATION TO THE CITY COUNCIL**

BACKGROUND

According to the submittal, the applicant indicates that “*they plan to move forward with construction of [lots] to the north; however, [they] need to address two critical issues.*”

1. *The buildings are smaller and are slated towards office use, which has seen dramatic changes in the post Covid world.*
2. *The fire Marshall maintains the total occupancy in the park is limited to 124,000 square feet based on his interpretation of section of code.*

The original plan called for 146,801 feet [of building space]. If [they] moved forward with the original plan limited to 124,000 feet total it would mean one small building a huge site, which would look awkward and not be financially feasible [see the narrative submittal by the applicant].”

PDO AMENDMENT PROCEDURE 12.41.080(g) AND SUMMARY OF REQUEST

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary approval. Thus, the process to amend the original development plan requires amending the original PDO approval. Such amendments will include the following:

- a) **Alteration #1** - Combine Lots 1, 3, and 4 into a singular development site.
- b) **Alteration #2** – Reduce the numbers of buildings from four to two (*one existing/one proposed*).
- c) **Alteration #3** – Develop additional parking that functions also as an outdoor storage area labeled Yard “A” for the various users.
- d) **Alteration #4** – Allow for the option to convert the proposed Yard “A” into an additional building if applicable development codes and regulations allow in the future.
- e) **Alteration #5** – Create a fleet vehicle parking secured area to the northwest corner of the development.
- f) **Alteration #6** – Create a new landscaping design plan for developing the rest of the business park.
- g) **Alteration #7** – Relocate the approved outdoor passive feature (*pavilion & table*) from near the end of the cul-de-sac to the southern end of the site associated with the new proposed building. A pedestrian path will be constructed leading to the feature.

APPLICABLE PLANNED DEVELOPMENT OVERLAY REVIEW STANDARDS

The Parrish Creek Business Park Development is Zoned I-H/PD (*i.e. industrial planned development*). Consequently, the original Planned Development Overlay (PDO) approval along with the associated Conceptual Site Plan are governing regulatory elements. Hence, the petitioners are seeking an amendment from the City.

PDO Amendment Procedure, CZC 12.41.080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. conceptual approval associated with the PDO rezone*), as stated in Section 12-41-080. g. Thus, the process to amend the PDO Conceptual Plan (*i.e. preliminary plan*) is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

PDO Purpose CZC 12.41.010

The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.

Industrial Planned Development Expectations CZC 12.41.060. Planned developments to be established on land designated for industrial land use in the General Plan and zoned industrial shall be considered “industrial planned developments.” Any industrial use shown

on the Table of Uses in CZC 12.36 (Table of Uses) shall be permitted in an industrial planned development provided the proposed uses and the project's design and layout accomplish the following:"

1. Uses are specifically authorized as part of a site plan approved pursuant to the provision of the Chapter.
2. Uses and buildings are designed as an integral element of the planned development, including building and landscape design which is consistent with design elements of the development.
3. Proposed lots or parcels are suitable in area and dimensions to the types of land uses anticipated.
4. Street design, rights-of-way and pavements are adequate to accommodate the type and volume of traffic anticipated.
5. The project's design adequately provides the expected type and volume of needed utility services.
6. Accessory uses within a planned development shall be governed by the underlying zone unless specific exceptions are made thereto as part of the Planned Development Overlay rezone approval

STAFF REVIEW AND COMMENTS: The original PDO Approval created four lots, with proposed buildings oriented to both Interstate 15 and Legacy Highway. The buildings and landscaping oriented to I-15 was a more formal business/office environment. While the buildings and landscaping oriented to Legacy Highway, specifically, the landscaping was less formal in design since it was facing the Shorelands Commerce Park. The Shorelands Commerce Park has an "enhanced upland theme." Such theme was to establish to create a distinct visual appeal using more natural colors, materials, and plantings compatible with the Legacy Highway theme for this western travel corridor and trail system.

The primary concern that staff has identified is the creation of the dual-purpose parking/storage area. It is staff's understanding that the applicant is proposing a chain-link and slat screening fence for these storage areas. According, the CZC 12.51.110, a chain-link slat system is a "base-zone element" and not the expected "enhanced design" of the PDO Zoning and the originally approved PDO elements.

The applicant desires to make this a potentially long and/or short-term screening option, due to a desire to construct another building, if and when the Fire Codes could be resolved. Due to the indefinite time frame of a future building, such fencing improvement installations are considered permanent by staff. To address this concern identified by staff, the the applicant is proposed two (2) landscaping schemes.

For both schemes, the plantings would remain the same. However, Option 1 is to install screened fencing around the yard area. Option 2 is to install a berm some additional landscaping to buffer the screening fencing along the northerly edge of the yard area. If yard area is generally acceptable to the Commission, the staff recommends that Option 2 with the berm and additional landscaping be the chosen scheme. Nonetheless, staff

considers it a PDO design loss by removing the building and landscaped parking areas and replacing them with chain-link and slat screening fence for outdoor storage use.

APPLICABLE CONCEPTUAL SITE PLAN REVIEW STANDARDS

The I-H Development Approval Standards of CZC 12.35.300 are summarized, as follows:

I-H Development	Requirement	Depicted	Compliance
Maximum Building Height	35 Feet	39" 4"	Yes
Setback Front	20 Feet	> than 20 feet	Yes
Setback, Sides	1 Foot	> than 1 foot	Yes
Setback Rear	0 Feet	20 feet	Yes
Maximum Floor Area per Building	50,000 sq ft*	31,587 sq ft	Yes *Original PDO granted Bldg. A larger size
Outside Storage	Permitted	Yard Area "A" Yard Area "B"	Yes

The Off-street Parking & Screening Approval Standards of CZC 12.52 are summarized, as follows:

Building & Use in SF	Needed	Provided	Compliance
Bldg. A = Office = 8,800 SF Warehouse = 48,200 SF	44 + 48 = 92 Stalls	93 Stalls Provided	Yes
Building B = Not Depicted	Not Available	139 Stalls	TBD
Total Needed	Not Available	Unknown	TBD

The Landscaping and Screening Standards of CZC 12.51 are summarized, as follows

Required Landscaping Summary, Chapter 12-51			
Standards	Requirement	Provided	Compliance
Total Area Landscaping	10% of Entire Site	0.8 acres (37,248 sq. ft.)	TBD
Total Required Trees	1 Tree per 500 Square Feet of Required Landscaping (74 trees)	75 trees	Yes
Trees for Street Frontage	1 tree per 25 feet of frontage	13 trees	TBD
Building	50% per building	Unknown	TBD

Frontage/Foundation			
Total Interior Parking Lot Landscaping	5% per entire site	Unknown	TBD
Total Interior Parking Lot Trees and Shrubs	1 tree/2 shrubs per 25 sq. ft. of internal landscaping	Unknown	TBD

OTHER MUNICIPAL CODE CONSIDERATIONS

Subdivision Plat Amendment Required – In accordance with CMC 15.09.010, the proposed combination of Lots 1, 3, and 4 will necessitate a subdivision plat amendment. Subdivision Plat amendments are processed in accordance with CMC 15.09.020, plat amendments are reviewed and approved by the City Council. Therefore, prior to commencement of any construction of the site, as plat amendment will needs to be secured.

This process is best done in conjunction or after requesting a Final Site Plan Approval. However, only the Planning Commission will be reviewing approving a Final Site Plan. Likewise, only the City Council will be reviewing the subdivision plat amendment.

PLANNING STAFF RECOMMENDATION

“I hereby make a motion for the Planning Commission to **RECOMMEND APPROVAL** for a Planned Development Overlay Amendment for the Parrish Creek Subdivision, Lots 1, 3, and 4, subject to the following conditions:

1. *The Amendments of the PDO Approval and Conceptual Site Plan shall consist of the following elements:*
 - a) **Alteration #1** - Combine Lots 1, 3, and 4 into a singular development site.
 - b) **Alteration #2** – Reduce the numbers of buildings from four to two (one existing/one proposed).
 - c) **Alteration #3** – Develop additional parking that functions also as an outdoor storage area labeled Yard “A” for the various users.
 - d) **Alteration #4** – Allow for the option to convert the proposed Yard “A” into an additional building if applicable development codes and regulations allow in the future. Such conversion shall be subject to obtaining a Site Plan Amendment, in accordance with the applicable City Ordinances.
 - e) **Alteration #5** – Create a fleet vehicle parking secured area to the northwest corner of the development.
 - f) **Alteration #6** – Create a new landscaping design plan for developing the rest of the business park.
 - g) **Alteration #7** – Relocate the approved outdoor passive feature (pavilion & table) from near the end of the cul-de-sac to the southern end of the site associated with the new proposed building. A pedestrian path will be constructed leading to the feature.

2. *All further development approvals and permits shall be deemed consistent by the approving authority, applying the amended PDO Approval and Conceptual Site Plan submitted to the City, as shown on the following exhibit sheets:*
 - a. *Sheet AS.1 – Site Plan, dated June 30, 2022*
 - b. *Sheet L-1 through L-4 – Landscaping Plan with berm [i.e. Parrish Creek Building B - Proposal 2], dated June 30, 2022.*
3. *A Final Site Plan shall be submitted in accordance with the provisions of the Zoning Ordinance, and the submittal shall also address the following:*
 - a. *Compliance with applicable Off-street Parking Standards of CZC 12.51, Off-street Parking for uses being proposed*
 - b. *Compliance with applicable Landscaping and Screening Standards of CZC 12.51, Landscaping and Screening.*
 - c. *The use of chain link fencing with slats shall be upgraded to a non-reflective coating with slats of a natural tone, consistent with the design of the SCP Zone across the Legacy Highway, as deemed acceptable by the approving authority at Final Site Plan Approval.*
4. *All other applicable PDO and Development Agreement Approval provisions shall remain in effect that have not been amended by this Approval.*
5. *A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured and recorded prior to issuance of a building permit for the new building.*

REASONS FOR ACTION:

- a. *The Planning Commission finds that amendments to a PDO approval are subject to the original procedure for obtaining a PDO Approval.*
- b. *The Planning Commission finds that PDO industrial projects are to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.*
- c. *The Planning Commission finds that in order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:*
 - i. *Accomplish the purpose of the PDO Overlay Standards;*
 - ii. *Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and*
 - iii. *Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by the PDO approval and as shown on an approved conceptual site plan for the planned development.*
- d. *The Planning Commission finds that the original PDO Approval created four lots, with proposed buildings oriented to both Interstate 15 and Legacy Highway.*
- e. *The Planning Commission finds that the buildings and landscaping oriented to I-15 was a more formal business/office environment. While the buildings and landscaping*

oriented to Legacy Highway, specifically, the landscaping was less formal in design since it was facing the Shorelands Commerce Park.

- f. Therefore, the Planning Commission finds that the proposed amendments, with the conditions imposed, are consistent with the intent of the PDO Approval Criteria of CZC 12.41.080(b),” and are compatible with the original PDO Overlay Approval.*

June 8, 2022

Mr. Corvin M. Snyder, AICP
Community Development Director
Centerville City, Utah

Re: PDO/Plat Amendment
Parrish Creek Subdivision
1050 North 950 West, Centerville, Utah
Rimini Properties

Mr. Snyder,

In 2017, we sought and received approval of the attached site plan and subdivision from Centerville City along with the various entities associated with the design review team – sewer district, power company, fire department, excreta. The sub-division plat is recorded in book 6921 page 119 of the Davis County recorders office. The approved site plan had five building totaling 146,801 square feet on four lots – three buildings on their own separate lot and one lot with two buildings.

We moved forward with construction on the south end and completed the first two buildings. We opine these buildings were well designed, functional, esthetically pleasing and add to the overall appeal of the City.

With the South buildings full, we plan to move forward with construction of buildings to the north; however, we need to address two critical issues. 1) The buildings are smaller and are slated towards office use, which has seen dramatic changes in the post Covid world. 2) the fire Marshall maintains the total occupancy in the park is limited to 124,000 square feet based on his interpretation of section of code. By way of reminder, the original plan called for 146,801 feet. If we moved forward with the original plan limited to 124,000 feet total it would mean one small building a huge site, which would look awkward and not be financially feasible.

These two issues (the latter a Fire Marshall demand) requires us to re-design the north section of the site. Also, the available parking and storage available on the buildings to the south is maximized. As you are well aware, parking is tied to the use and we have turned down some uses because of the parking code. Likewise, users can only store trucks or product if it is tied to the primary building – we cannot have a tenant in one building with storage or parking on another lot. With this said, we would like to consolidate the four lots down to two to increase our parking and storage capacity.

Finally, we have learned in this park that the building that face I-15 lease up faster and command higher rents. From the City's perspective, east facing buildings present a better image from Interstate 15.

With this said, we would like to present the revised site plan for your review and approval.

Sincerely,

Ken Stuart
VP Operations
Tom Stuart Related Entities

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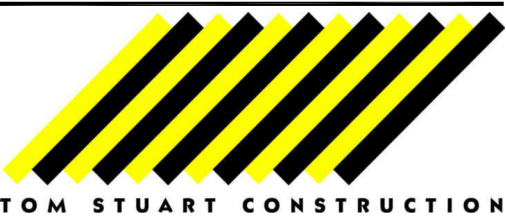


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



259 South Riverbend Way
Suite 100
North Salt Lake, Utah 84054
(801) 936-3446
FAX: (801) 936-8633

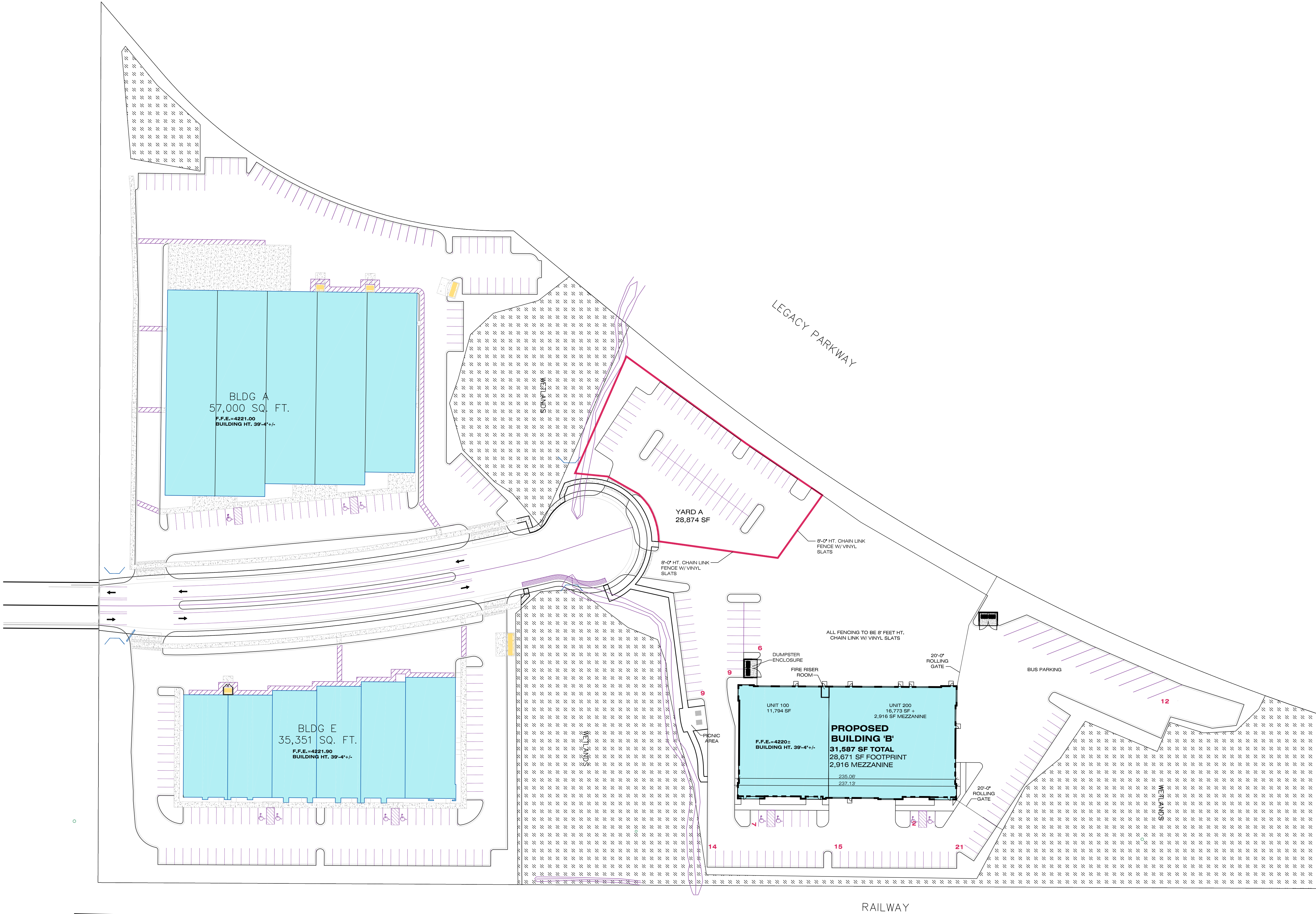


PARRISH CREEK BUSINESS PARK
BUILDING 'B'
CENTERVILLE, UTAH

SITE PLAN

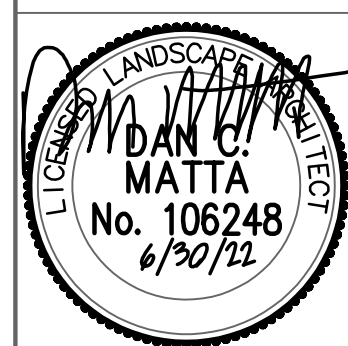
SCALE: 1" = 50'-0"
JUNE 30, 2022
2158403SK.dwg

AS.1



[illegible]

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B # B	2"Cal	17
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	B # B	2"Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		56
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	2 gal		11
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal		24
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal		43
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal		7
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		63
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,80G S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,72G S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	4,975 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			



SHEET:	
L-1	
FILE NAME:	SCALE:
FDG-244	1"=50'

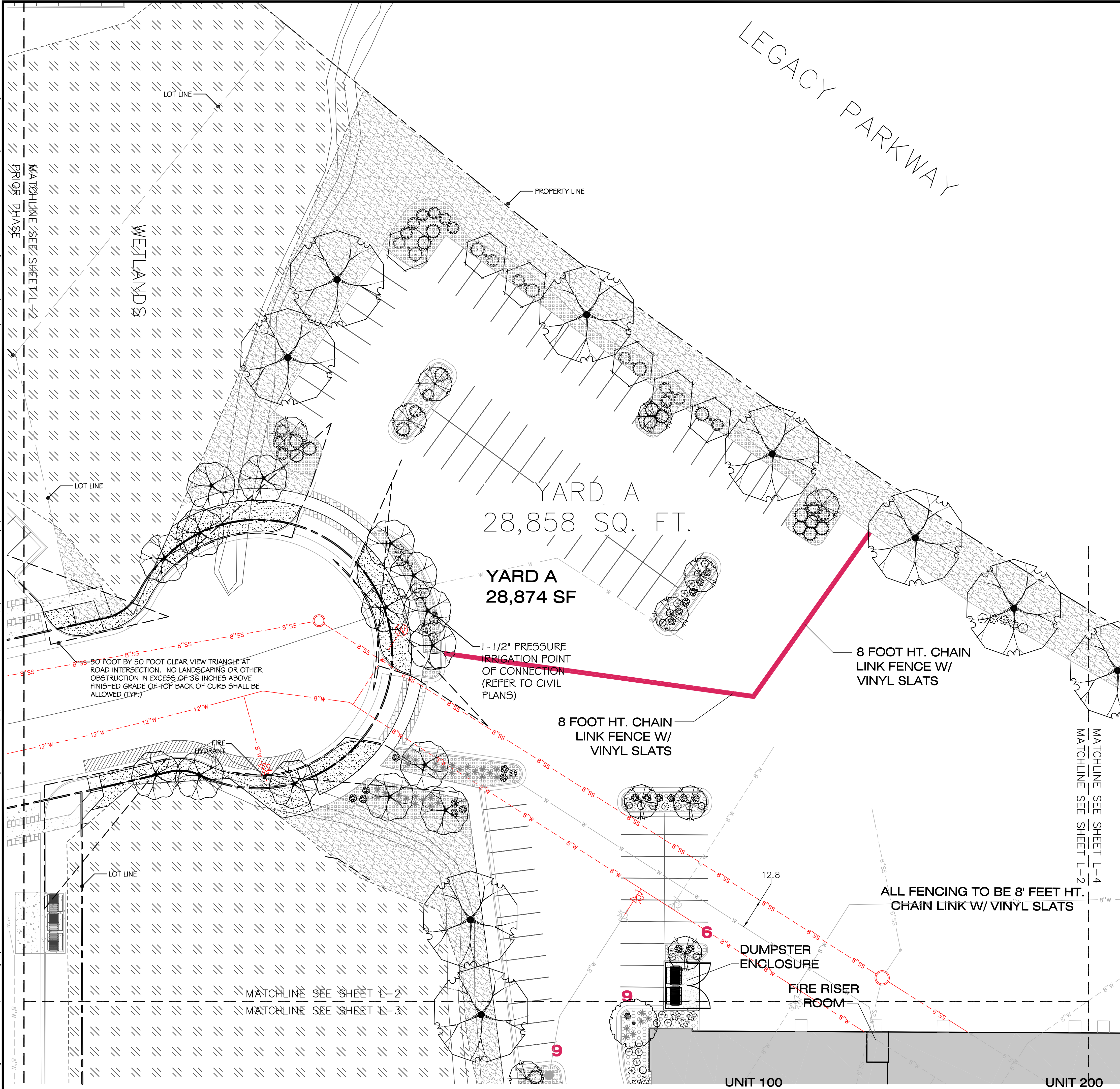
NO.	REVISIONS	BY	DATE
PROJECT PROFESSIONAL: DCM			DESIGNER: DCM

ForeSite
Design Group, L.C.

PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.745.4400
www.foresitedesigngroup.com

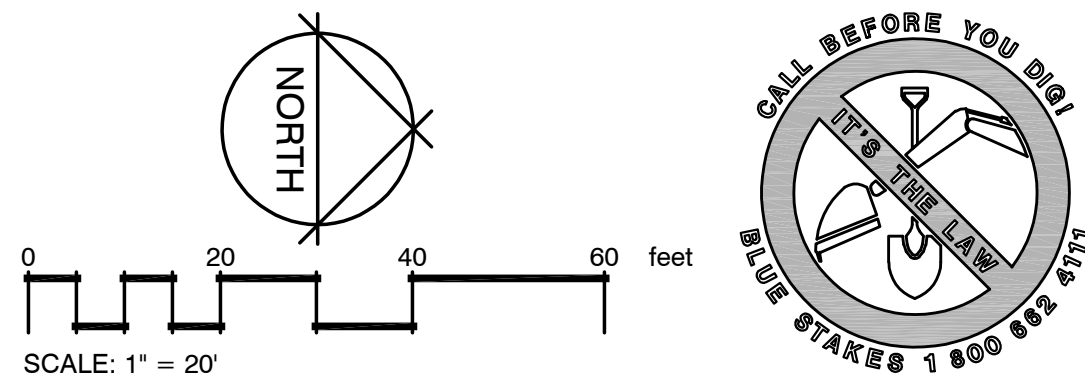
**PARRISH CREEK - BUILDING B
OVERALL LANDSCAPE PLAN**
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, LC shall be without liability to Foresite Design Group, LC.



PLANT SCHEDULE TOTAL PROJECT				
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	17
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B # B	2"Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		56
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal		11
	Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal		24
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal		43
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal		7
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		63
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1 - 1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	4,975 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			

NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
4. IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
5. ROCK MULCHES TO COMPLIMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
6. CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.
7. DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



PLANNING, LANDSCAPE ARCHITECTURE & DESIGN SERVICES
1050 NORTH 950 WEST, SUITE 200
SALT LAKE CITY, UT 84143
PHONE: 801.841.7464
www.foresitedesigngroup.com

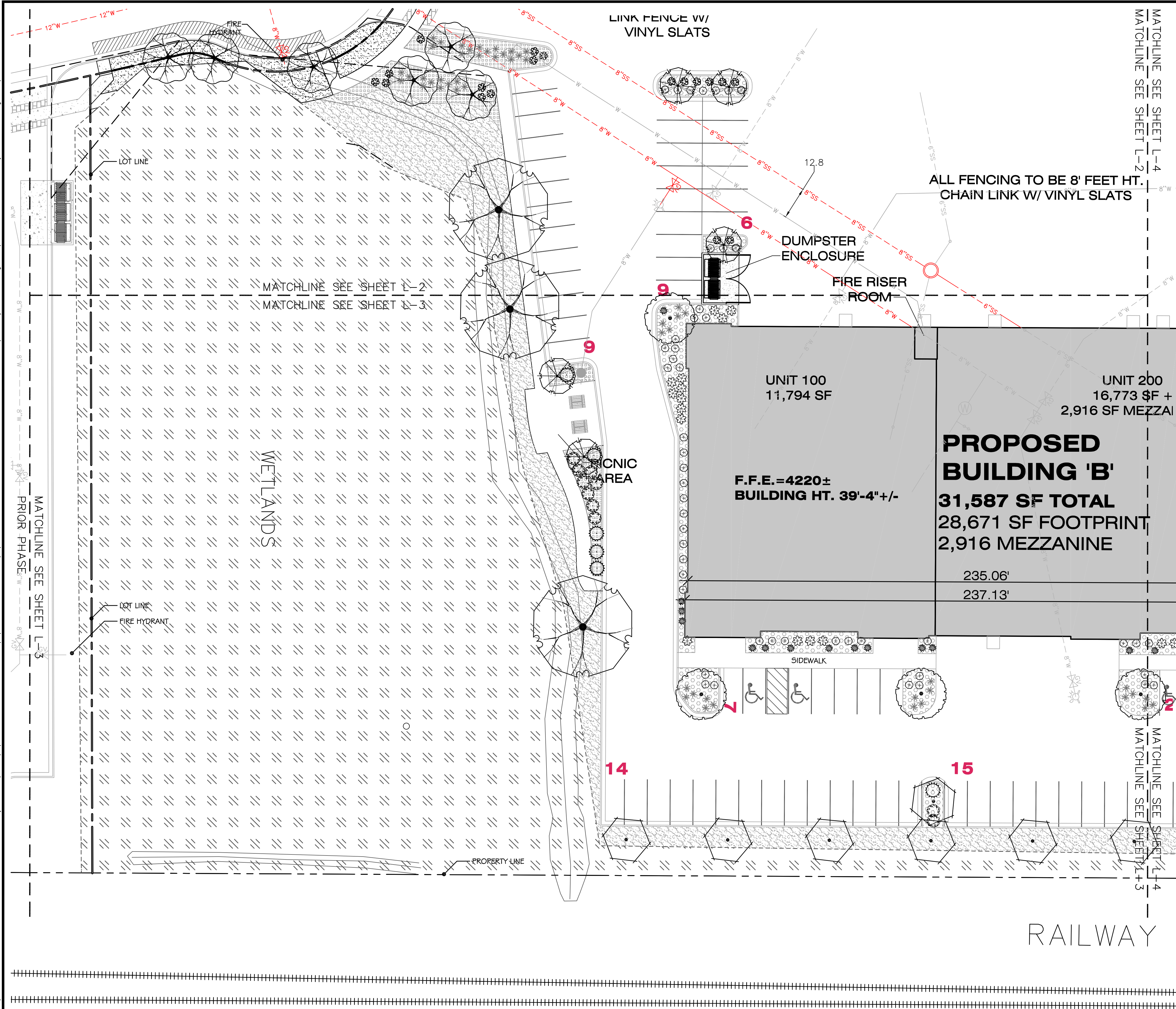
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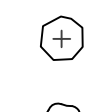
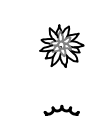
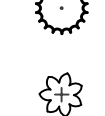
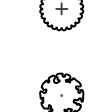
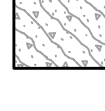
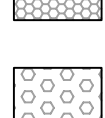
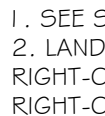
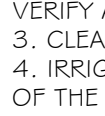
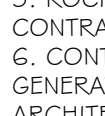
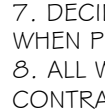
PARRISH CREEK - BUILDING B
LANDSCAPE PLAN
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

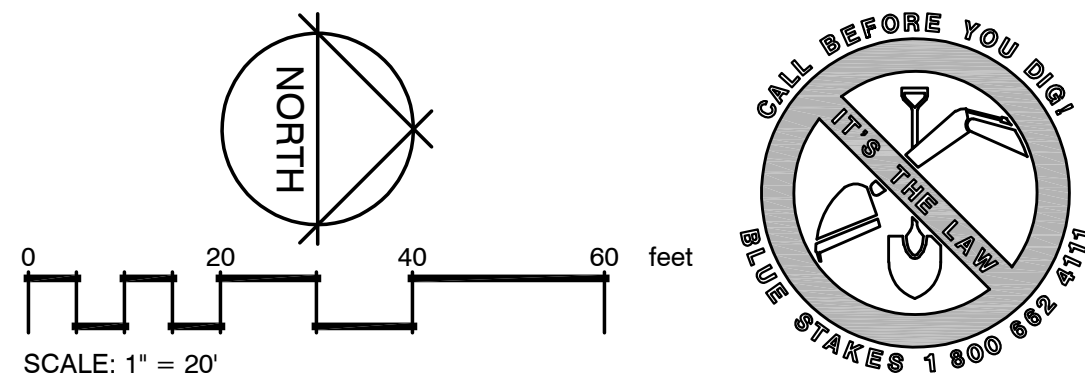
SHEET:
L-2
FILE NAME: FDG-244 SCALE: 1"=20'

NO. REVISIONS BY DATE
PROJECT PROFESSIONAL: DCM DESIGNER: DCM

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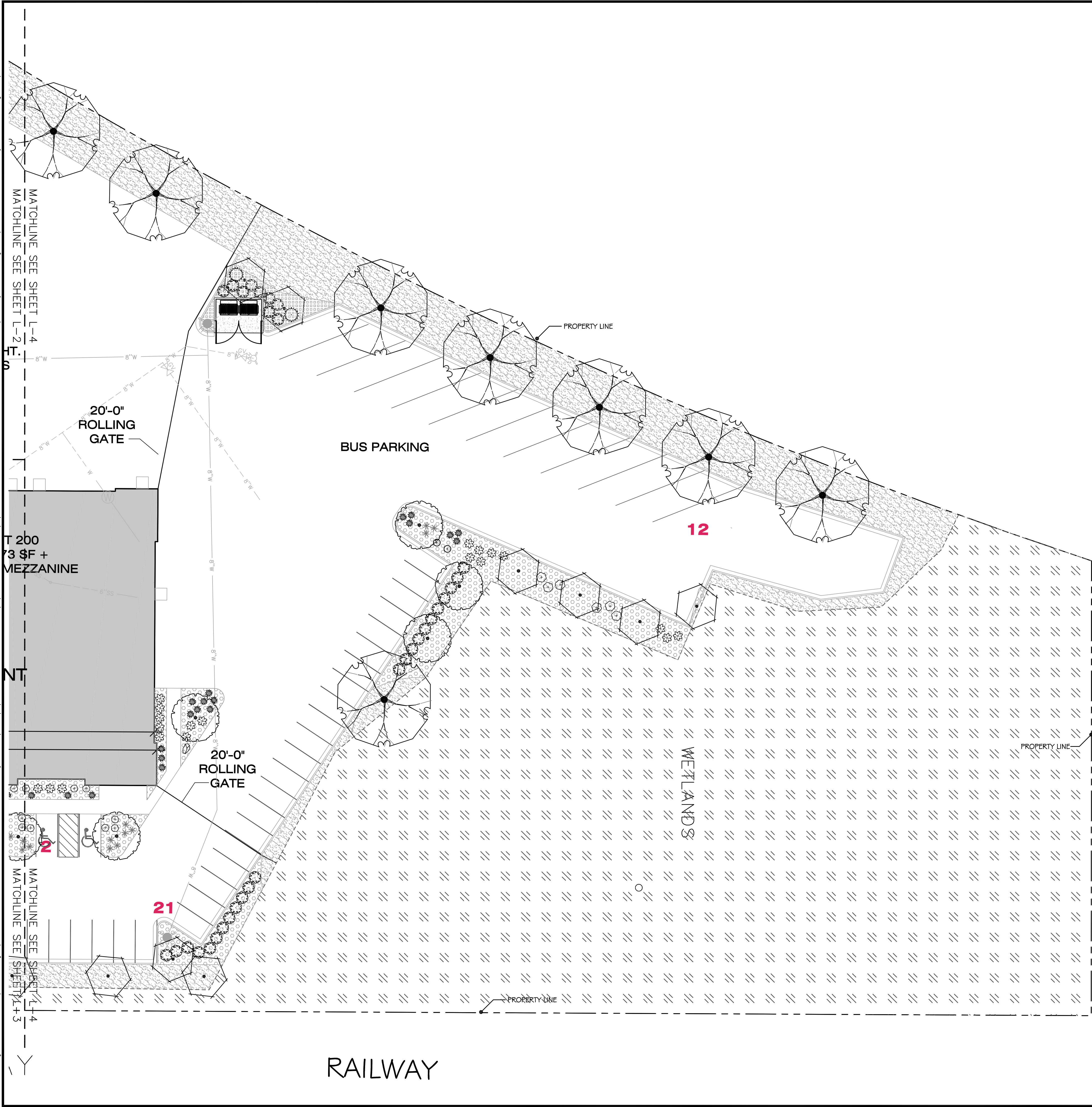


PLANT SCHEDULE TOTAL PROJECT				
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B # B	2"Cal	17
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	B # B	2"Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		56
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	2 gal		11
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal		24
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal		43
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		61
	Perovskia atroplicifolia 'Blue Spires' / Russian Sage	2 gal		7
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		63
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806	5.F.	
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES # BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726	5.F.	
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES # BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES # BLACKS) OVER DEWITT PRO 5 WEED BARRIER	4,975	5.F.	
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
NOTES:				
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.				
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.				
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.				
4. IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.				
5. ROCK MULCHES TO COMPLEMENT # BLEND WITH ARCHITECTURAL MATERIALS AND COLORS.				
CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.				
6. CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1 V) NOTIFY LANDSCAPE ARCHITECT.				
7. DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.				
8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.				



	PARRISH CREEK - BUILDING B LANDSCAPE PLAN 1050 NORTH 950 WEST CENTERVILLE, UTAH 84014		ForeSite Design Group, L.C. PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES 13892 ARROW CREEK DRIVE DRAPER, UTAH 84020 PHONE: 801.641.7464 www.foresitedesigngroup.com		NO.	REVISIONS	BY	DATE
SHEET: L-3				PROJECT PROFESSIONAL: DCM DESIGNER: DCM				
FILE NAME: FDG-244 SCALE: 1"=20'								

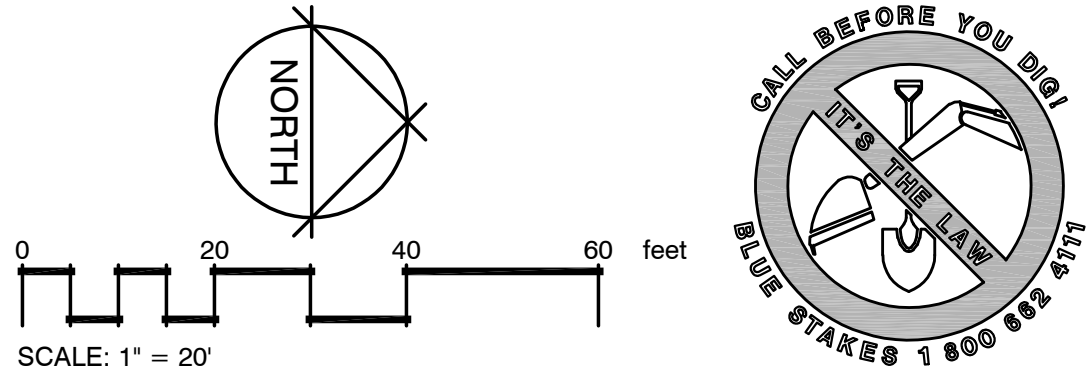
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PLANT SCHEDULE TOTAL PROJECT

TREES		BOTANICAL / COMMON NAME	CONT	CAL	QTY
		Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
		Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
		Crataegus crus-galli `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
		Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	17
		Pyrus calleryana `Chanticleer` / Chanticleer Pear	B # B	2"Cal	12
SHRUBS		BOTANICAL / COMMON NAME	CONT		
		Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		56
		Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal		11
		Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal		24
		Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
		Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal		28
		Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal		43
		Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		61
		Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal		7
		Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		63
GROUND COVERS		BOTANICAL / COMMON NAME	CONT	SPACING	
		Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK					
		TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET			2,806 S.F.
		3" MINIMUM DEPTH OF 3/4" TO 1 - 1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER			7,726 S.F.
		3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER			4,975 S.F.
		CONCRETE MOW STRIP - REFER TO SHEET L-5			

- NOTES:
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PLANNING, LANDSCAPE ARCHITECTURE & DESIGN SERVICES
1050 NORTH 950 WEST, SUITE 200
CENTERVILLE, UTAH 84014
PHONE: 801.641.7464
www.foresitedesigngroup.com

Foresite
Design Group, L.C.

PARRISH CREEK - BUILDING B
LANDSCAPE PLAN
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

SHEET:
L-4
FILE NAME: FDG-244 SCALE: 1"=20"

NO. REVISIONS BY DATE
PROJECT PROFESSIONAL: DCM DESIGNER: DCM

QTY

<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal	56
Caryopterus x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal	1
Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal	24
Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal	32
Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal	28
Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal	43
Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal	61
Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal	7
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal	63

SPACING

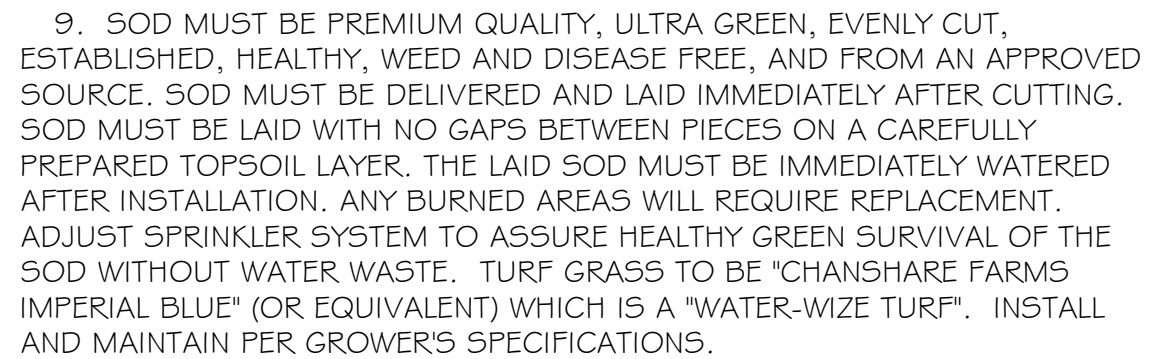
RF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.
MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.
MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	4,975 S.F.
CONCRETE MOW STRIP - REFER TO SHEET L-5	

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(3)

N.T.S.



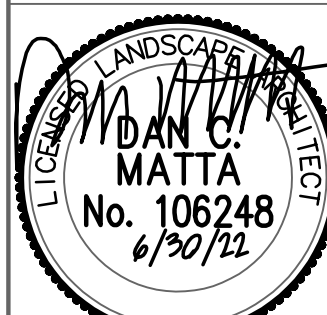
20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE CITY.

*L = loam; SiL = silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SiCL = silty clay loam; LS = loamy sand; SC = sandy clay; SiC = silty clay; S = sand; Si = silt; C = clay.

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010



N.T.S.



SHEET:

L-5

FILE NAME:	SCALE:
FDG-244	N.A.

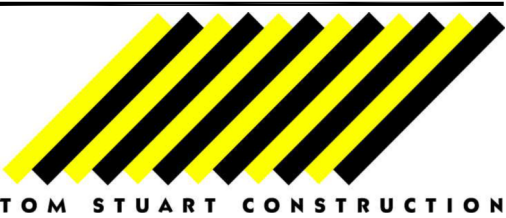


SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.



259 South Riverbend Way
Suite 100
North Salt Lake, Utah 84054
(801) 936-3446
FAX: (801) 936-8633

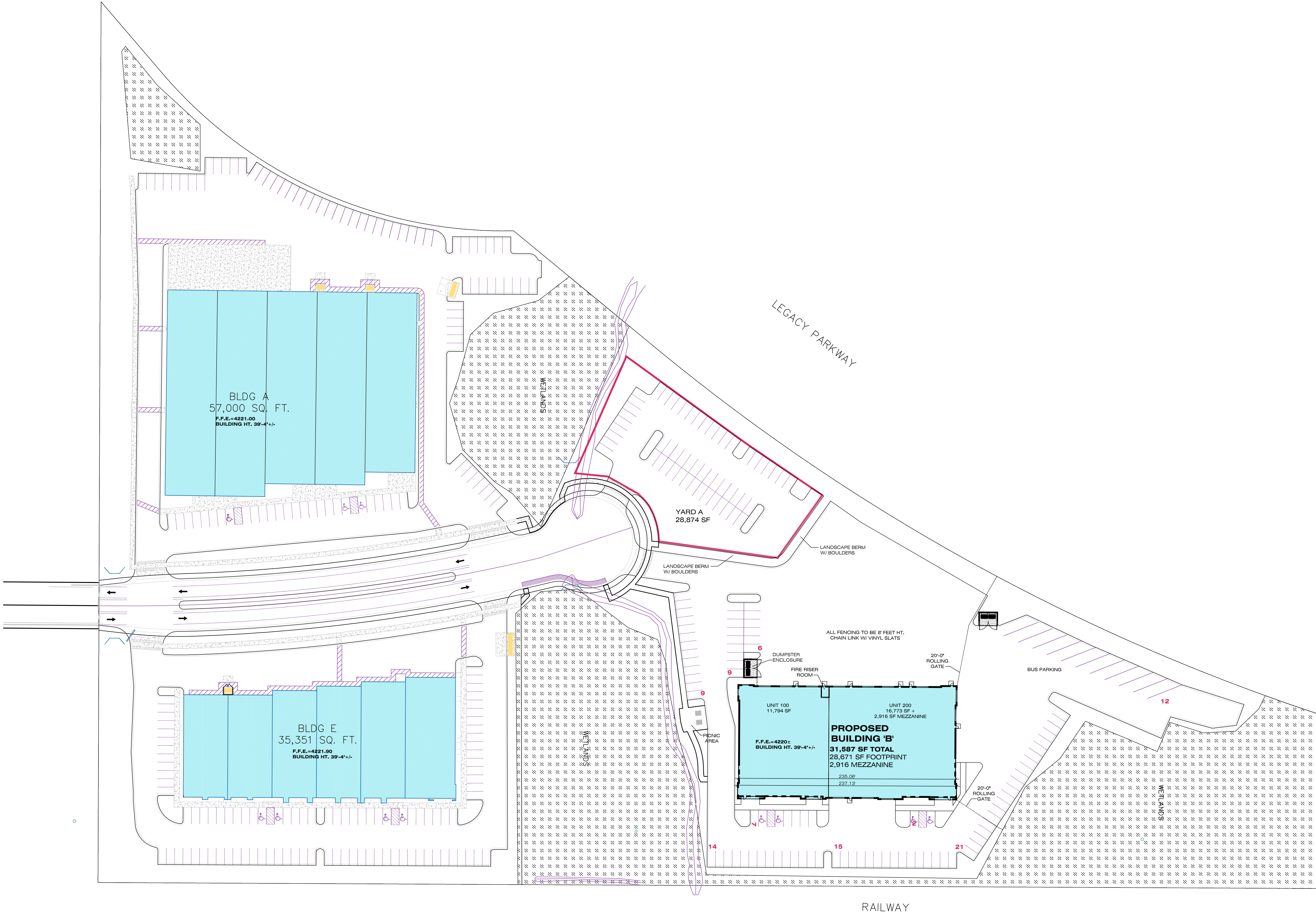


PARRISH CREEK BUSINESS PARK
BUILDING 'B'
CENTERVILLE, UTAH

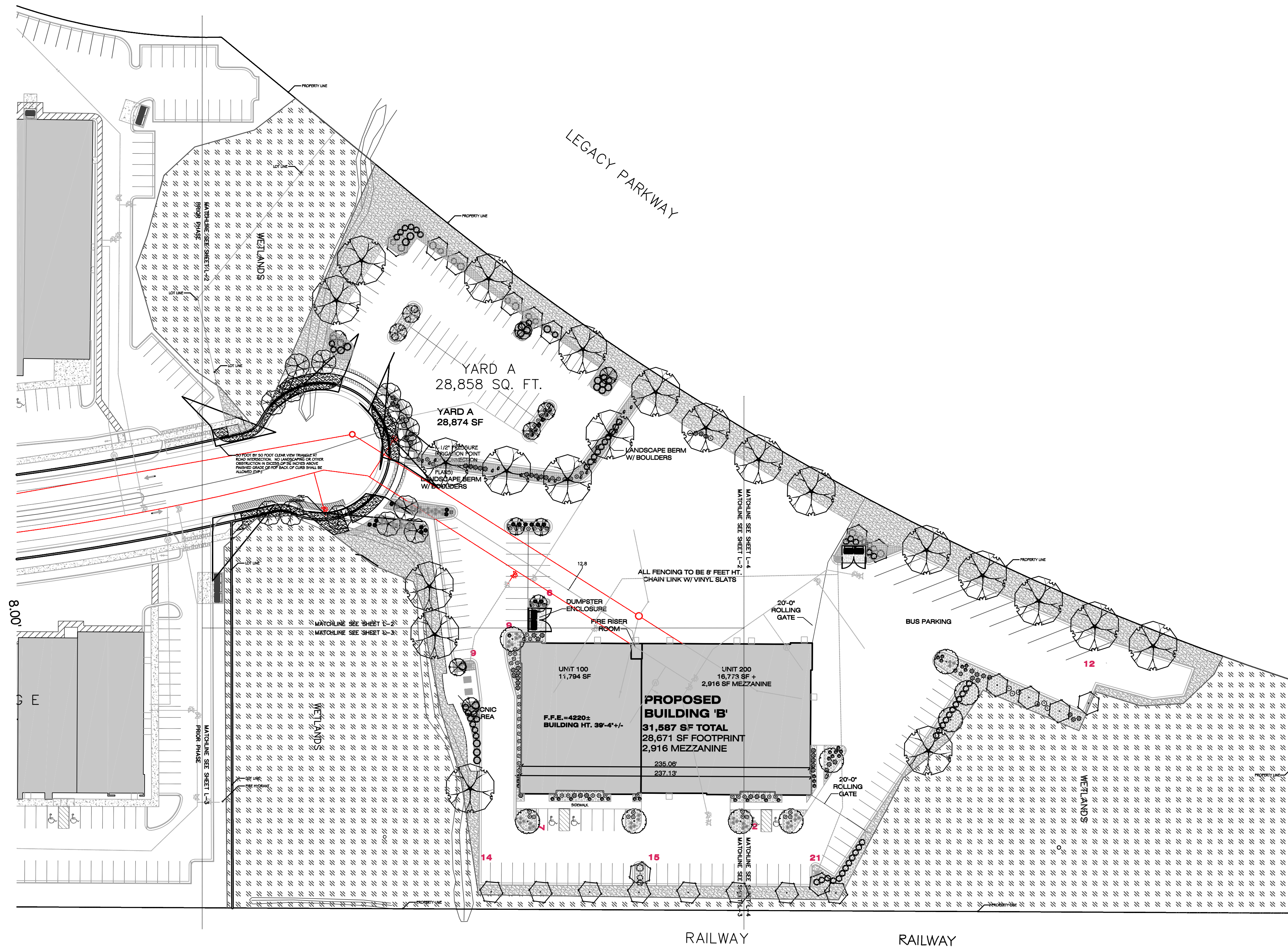
SITE PLAN

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JUNE 30, 2022
2158403SL.dwg

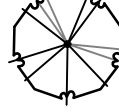
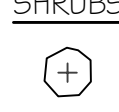
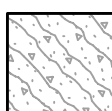
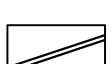
AS.1



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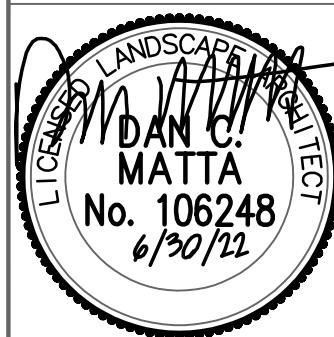
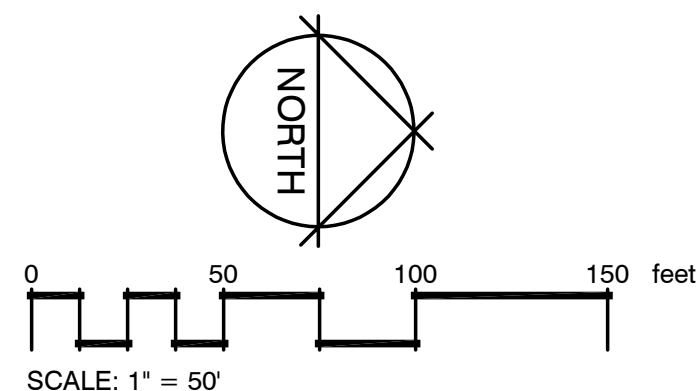


PLANT SCHEDULE TOTAL PROJECT

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia tinacanthos inermis 'Shademaster' TM / Shademaster Locust	B # B	2"Cal	21
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	B # B	2"Cal	12
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		65
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	2 gal		11
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal		24
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal		53
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal		7
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		73
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
<u>MULCHES / ROCK</u>				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	6-18 CF LANDSCAPE BOULDER	16 EACH		

NOTES:

1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
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SHEET:
L-1

FILE NAME: FDG-244
SCALE: 1"=50'

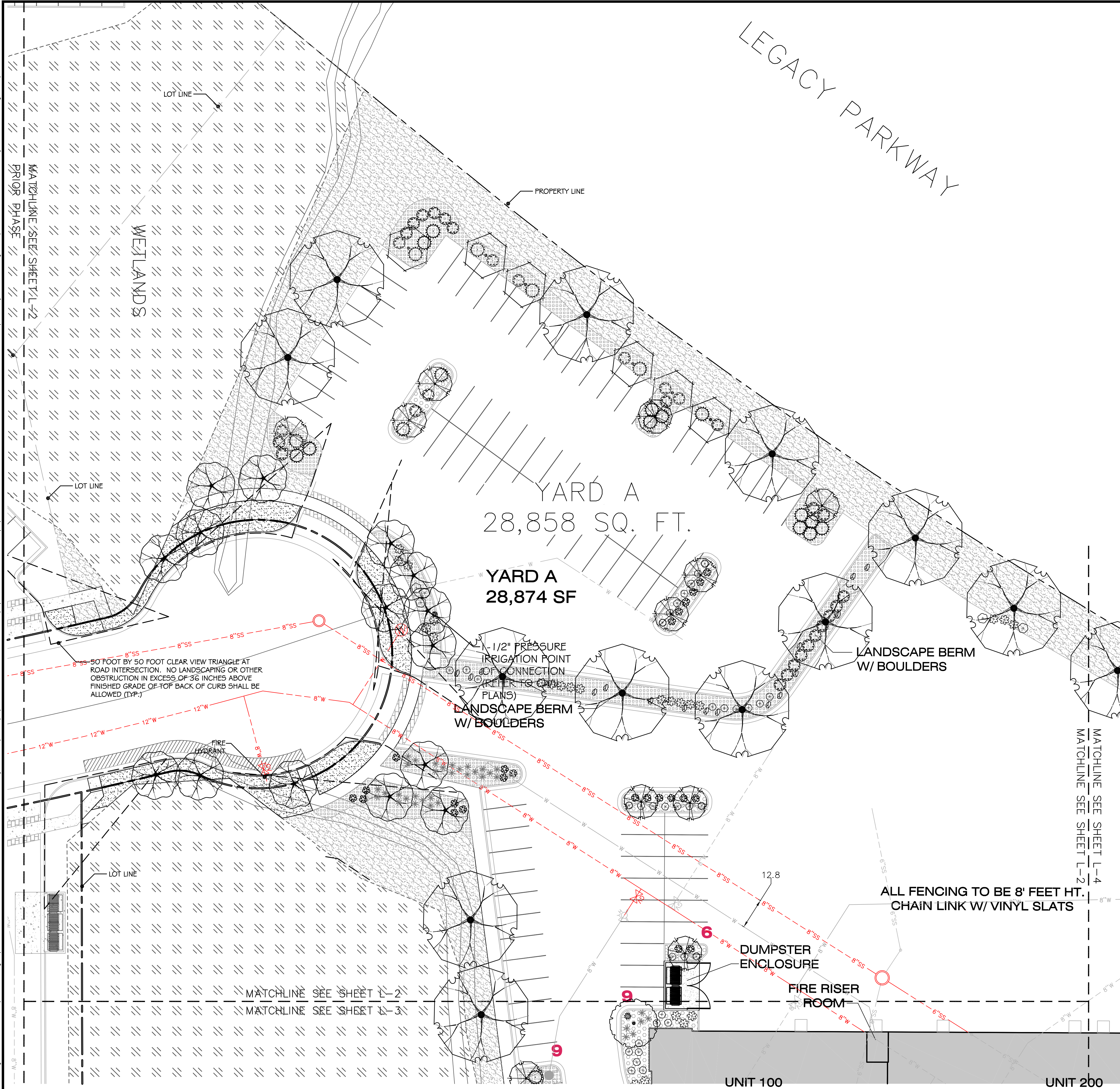
NO.	REVISIONS	BY	DATE
PROJECT PROFESSIONAL: DCM			DESIGNER: DCM

**PLANNING, LANDSCAPE
ARCHITECTURE & SITE
DESIGN SERVICES**
13982 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.forestdesigngroup.com

ForeSite
Design Group, L.C.

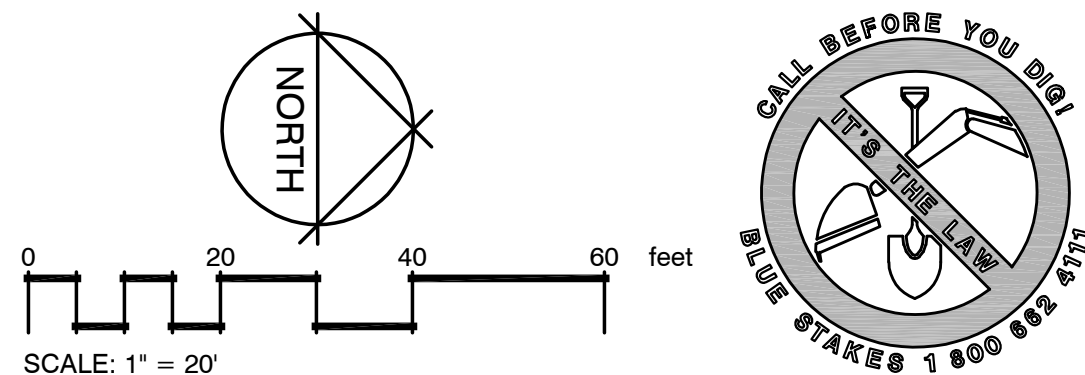
**PARRISH CREEK - BUILDING B
OVERALL LANDSCAPE PLAN**
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

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GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1 - 1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-18 CF LANDSCAPE BOULDER	16 EACH		

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8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



NO.

REVISIONS

BY

DATE

PLANNING, LANDSCAPE ARCHITECTURE & DESIGN SERVICES

DRAPER, UTAH 84020

PHONE: 801.841.7464

WWW.FORESITEDESIGNGROUP.COM

PROJECT PROFESSIONAL: DCM

DESIGNER: DCM

FORESITE

Design Group, L.C.

PARRISH CREEK - BUILDING B

LANDSCAPE PLAN

1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

LICENSED LANDSCAPE ARCHITECT

MDAN C. MATTIA

No. 106248

6/20/22

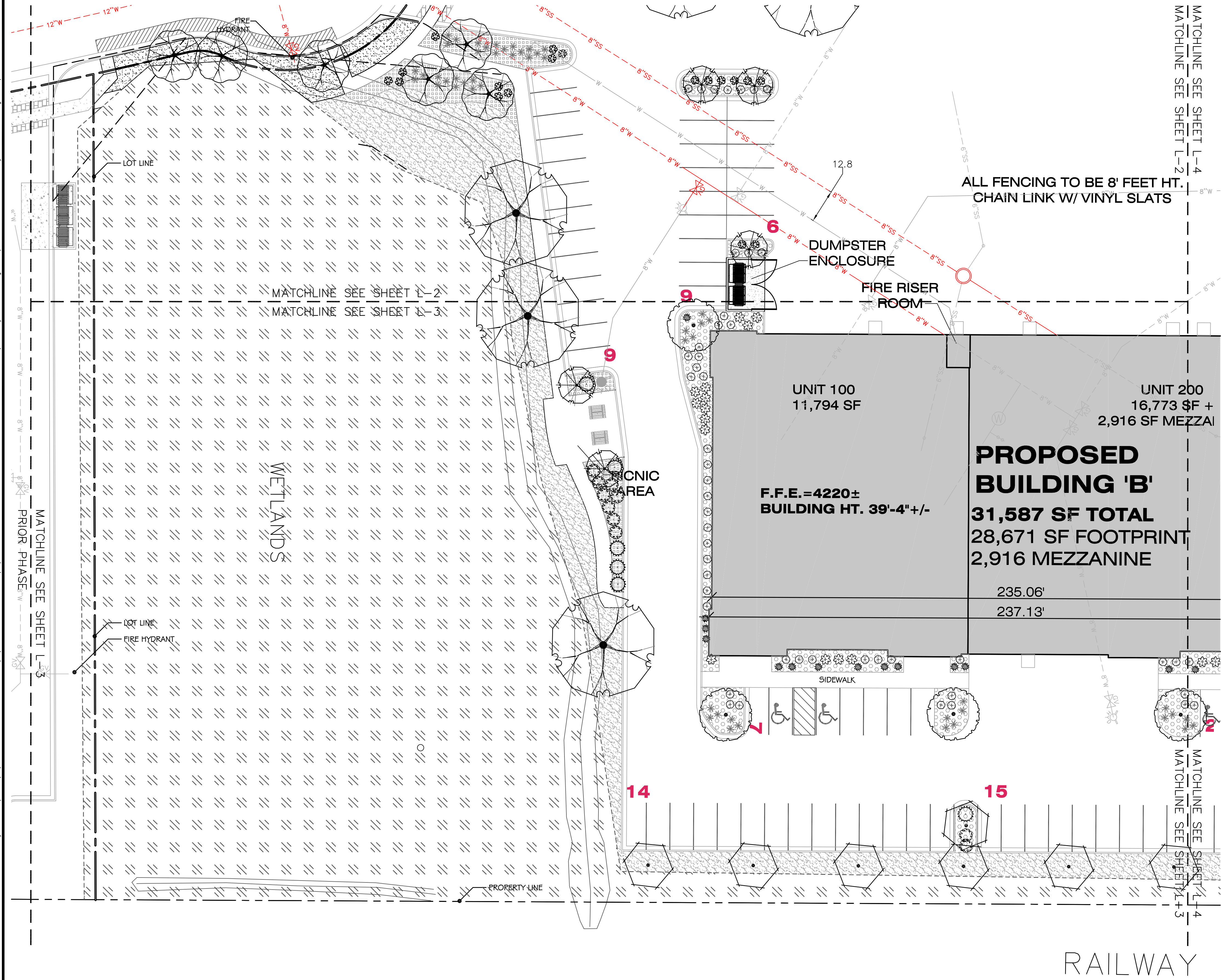
SHEET:

L-2

FILE NAME: FDG-244

SCALE: 1"=20'

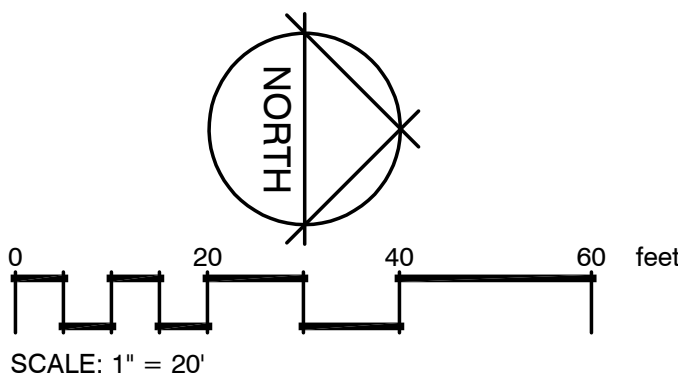
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PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2"Cal	22
	Cercis canadensis / Eastern Redbud	B # B	2"Cal	9
	Crataegus crus-galli `Inermis` / Thornless Hawthorn	B # B	2"Cal	15
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B # B	2"Cal	21
	Pyrus calleryana `Chanticleer` / Chanticleer Pear	B # B	2"Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		65
	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	2 gal		11
	Hemerocallis x `Pardon Me` / Pardon Me Daylily	1 gal		24
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper	2 gal		28
	Miscanthus sinensis `Gracillimus` / Maiden Grass	2 gal		53
	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal		7
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	Rocky Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-18 CF LANDSCAPE BOULDER	16 EACH		

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1050 NORTH 950 WEST, SUITE 200
CENTERVILLE, UTAH 84014
PHONE: 801.841.7464
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PARRISH CREEK - BUILDING B
LANDSCAPE PLAN
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

LICENSED LANDSCAPE ARCHITECT
DAN C. MATTA
No. 106248
6/30/12

SHEET:
L-3
FILE NAME: FDG-244 SCALE:
1"=20'

NO. REVISIONS BY DATE
PROJECT PROFESSIONAL: DCM DESIGNER: DCM

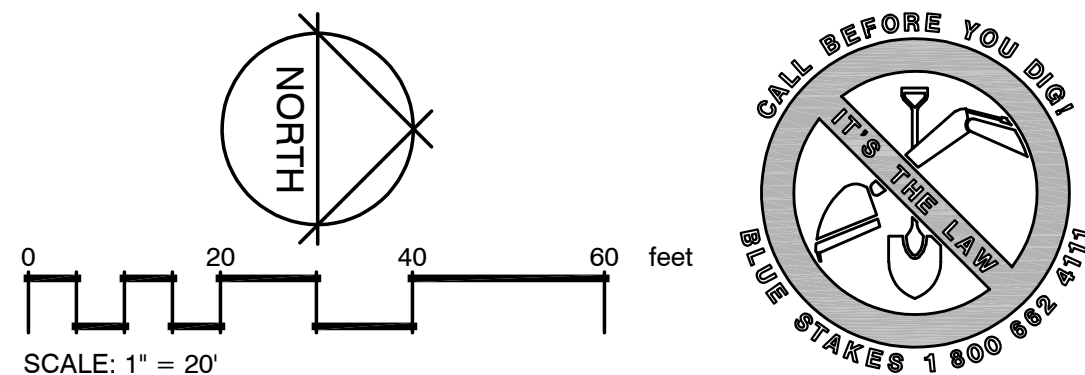
The site plan illustrates the proposed 120-unit townhome development, divided into two main sections. The upper section, labeled '12' in red, contains a building footprint of 73 SF + MEZZANINE and a 20'-0" ROLLING GATE. The lower section, labeled '21' in red, contains a building footprint of 1200 SF + MEZZANINE and a 20'-0" ROLLING GATE. The plan also shows a BUS PARKING area, a RAILWAY, and a large area of WETLANDS. The site is bounded by a PROPERTY LINE and a MATCHLINE SEE SHEET L-4. The plan includes various annotations such as 'MATCHLINE SEE SHEET L-4', 'PROPERTY LINE', 'BUS PARKING', 'WETLANDS', 'RAILWAY', and '20'-0" ROLLING GATE'. The wetlands area is indicated by a hatched pattern, and the railway is shown as a dashed line with cross-ticks. The building footprints are shown with internal room divisions and structural elements. The parking area is marked with individual parking spaces. The plan also shows a series of trees and landscaping along the property line and around the building footprints. The overall layout is oriented with the railway at the bottom and the wetlands to the right.

<u>REFS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
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<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>		
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	<i>Perovskia atriplicifolia</i> `Blue Spires` / Russian Sage	2 gal		7
	<i>Rhus aromatica</i> `Gro-Low` / Gro-Low Fragrant Sumac	2 gal		73

	Rocky Mountain Wildflower Mix by Granite Seed	seed	29,466 sf
MULCHES / ROCK			
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.	
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.	
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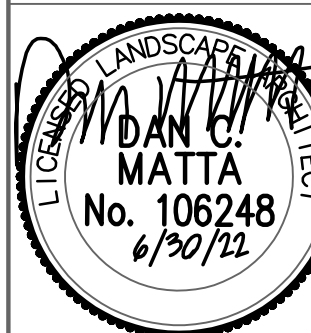
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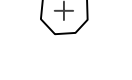
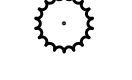
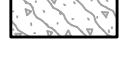
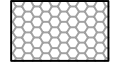
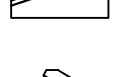
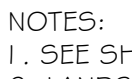
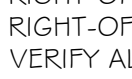
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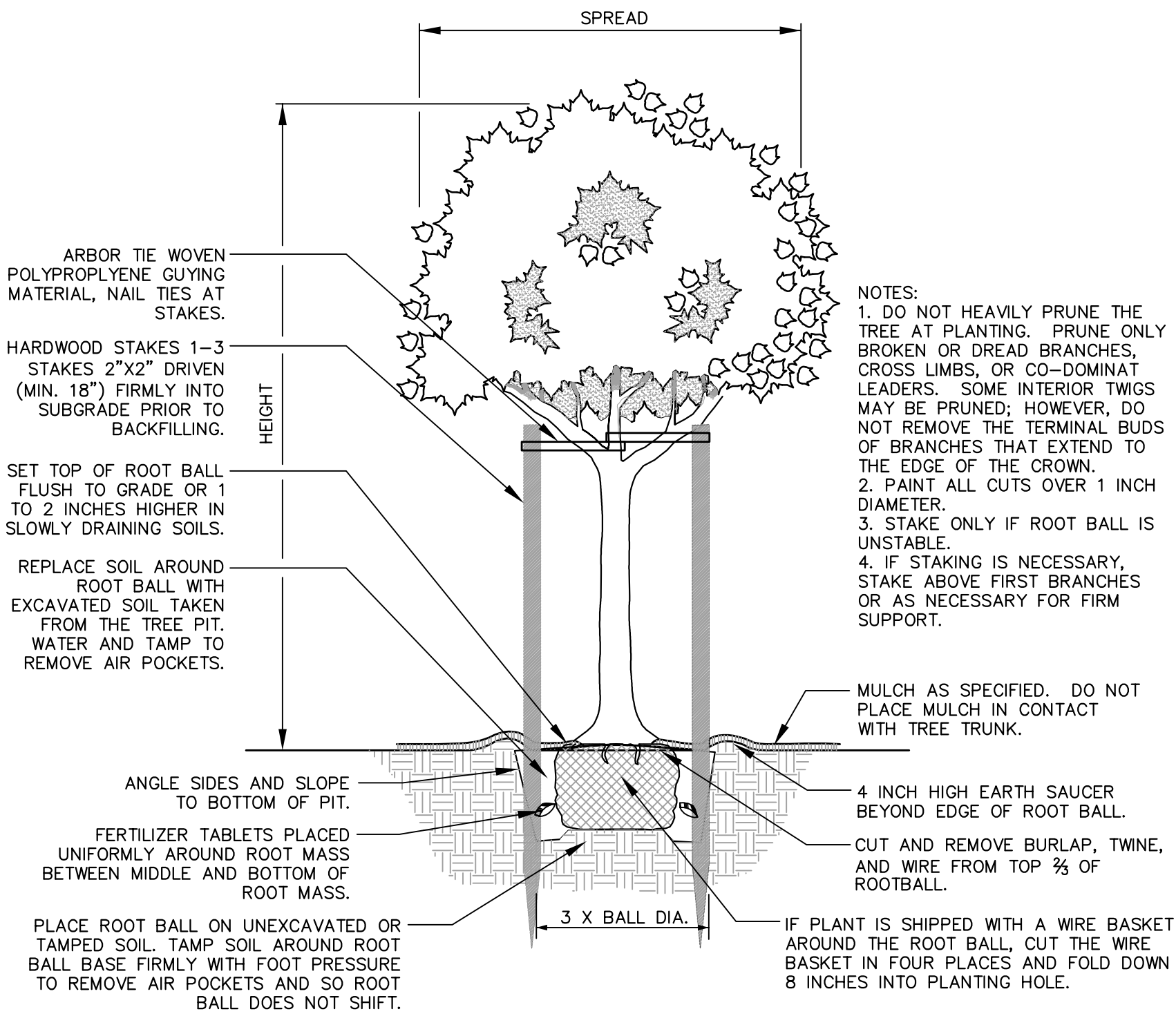
SHEET:
L-4

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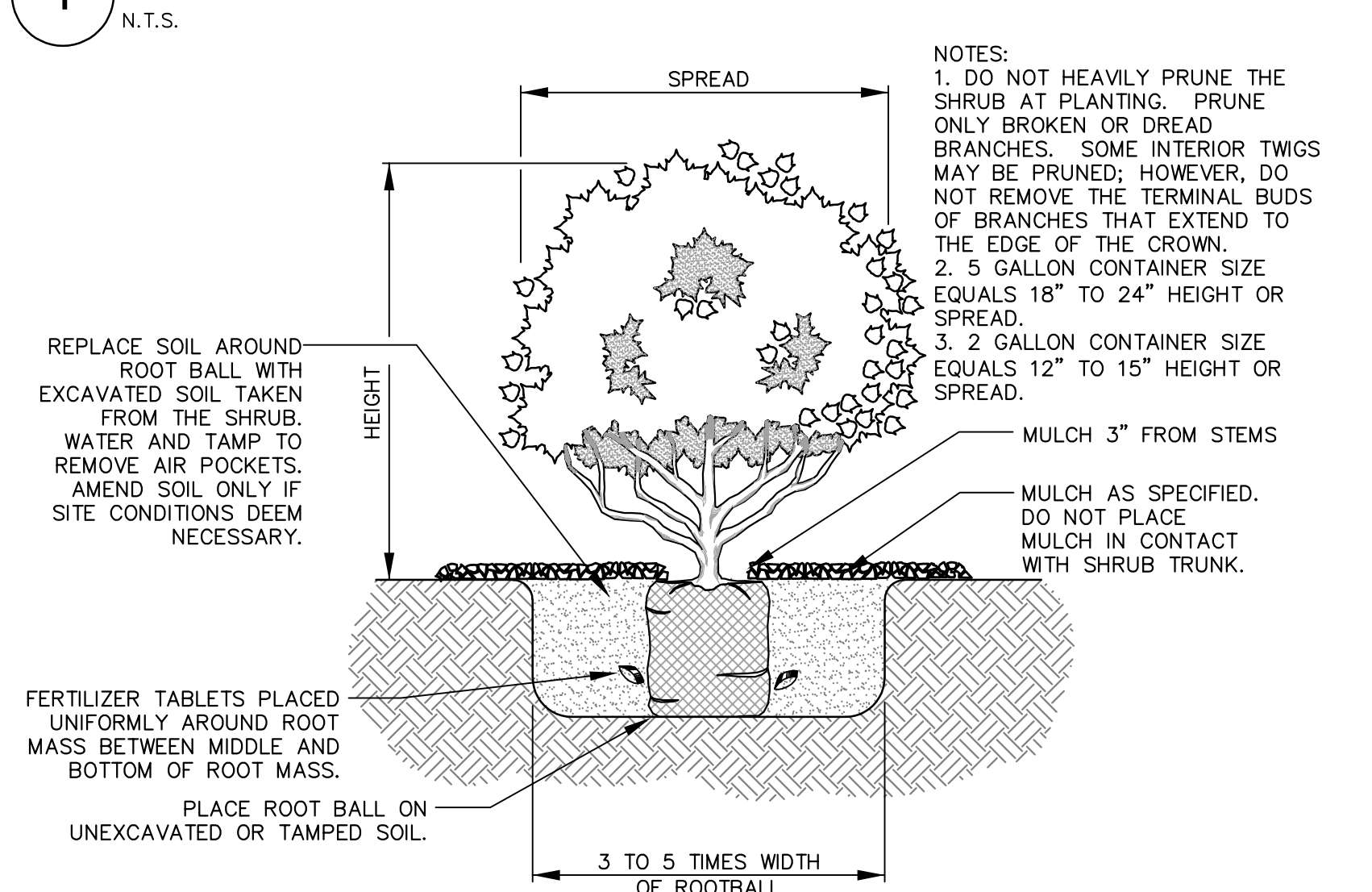
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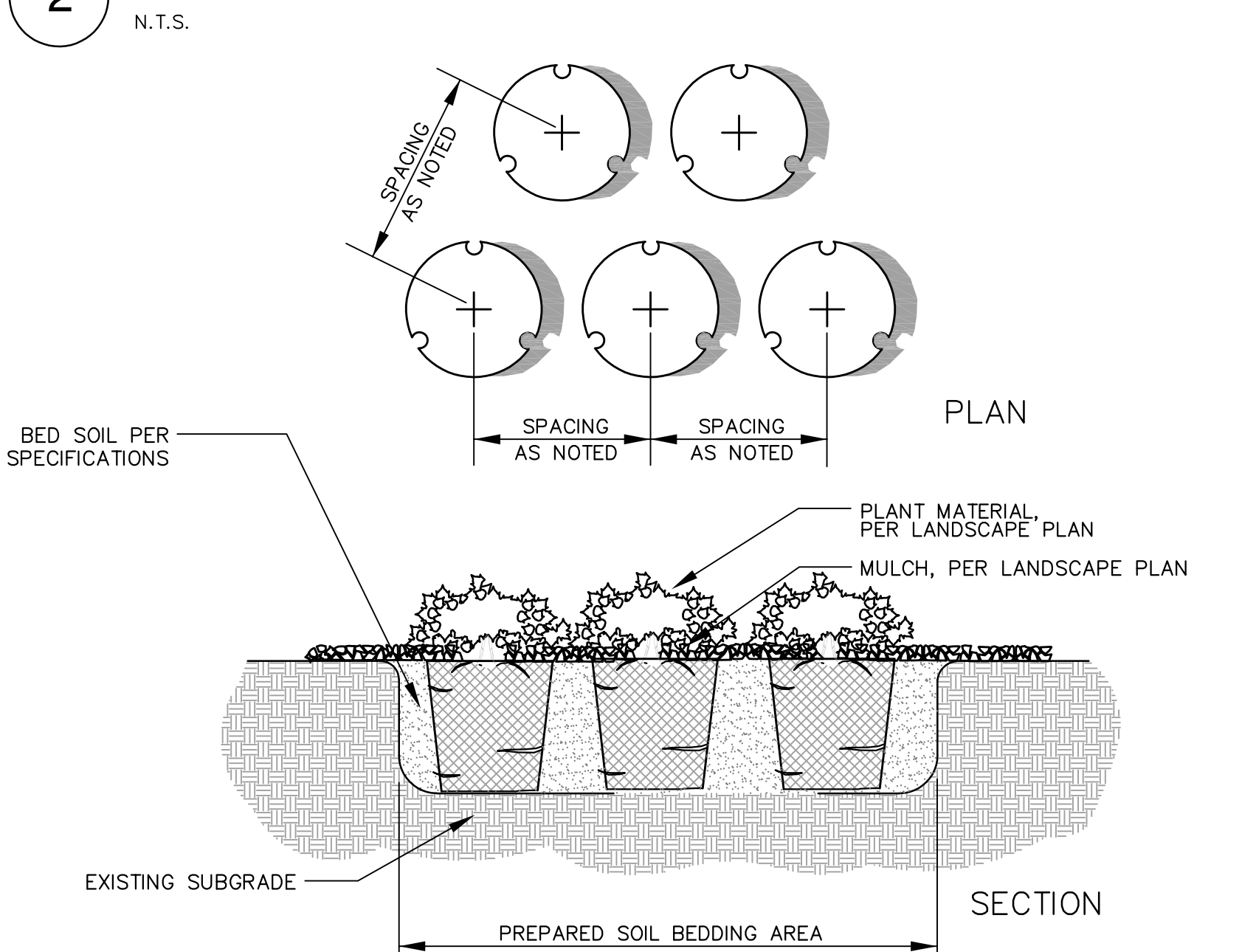
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1 TREE PLANTING AND STAKING



2 SHRUB AND ORNAMENTAL GRASS PLANTING



3 GROUND COVER, ANNUAL, AND/OR PERENNIAL PLANTINGS

N.T.S.

PLANTING NOTES:

- LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
- CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
- CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
- LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
- EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
- SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1 000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.
- TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.
- SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASS TO BE "CHANSARE FARMS IMPERIAL BLUE" (OR EQUIVALENT) WHICH IS A "WATER-WISE TURF". INSTALL AND MAINTAIN PER GROWER'S SPECIFICATIONS.

- MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

- FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

- TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

- TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

- LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

- ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

- SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

- SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA "MANUAL OF STANDARD SPECIFICATIONS".

- ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE CITY.

TOPSOIL QUALITY GUIDELINES

Category	Soluble salts (dS/m or mmho/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic Matter (%)	% Coarse fragments (> 2 mm in diameter)**	Sodium Adsorption Ratio (SAR)*
Ideal	< 2	5.5 to 7.5	< 70	< 70	< 30	L, SIL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	5.0 to 8.2	< 70	< 70	< 30	SCL, SIL, CL, SIL	≥ 1.0	2.1 to 5.0	3 to 7 (SIL, SIL, CL, SIL), 3 to 10 (SCL, SIL, L)
Unacceptable	> 4	< 5.0 or > 8.2	> 70	> 70	> 30	LS, SC, SIL, C, SIL, C	< 1.0	> 5.0	> 10 for any texture

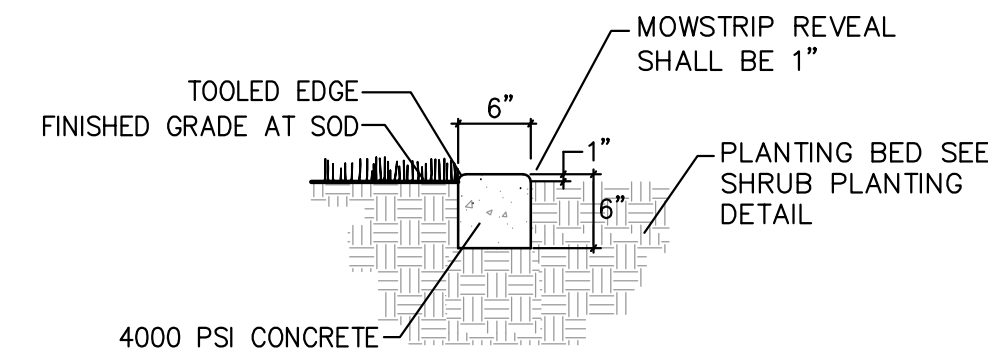
*L = loam; SIL = Silt loam; SCL = sandy clay loam; SL = sandy loam; CL = clay loam; SIL = silty clay loam; LS = loamy sand; SC = sandy clay; SIL = silty clay; S = sand; SIL = silt; C = clay.

**This guideline also includes no fragments larger than 1 1/2 inch in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping", December 2010.

- CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.
- EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.
- MOWSTRIP SHALL BE INSTALLED TO SEPARATE ALL DIFFERING MULCH TYPES AND ALL SOD FROM MULCH AREAS.



4 CONCRETE MOWSTRIP

N.T.S.

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

Foresite
Design Group, L.C.

PARRISH CREEK - BUILDING B
LANDSCAPE NOTES AND DETAILS
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

LICENSED LANDSCAPE ARCHITECT
DAN C. MATT
No. 106248
6/30/22

SHEET:
L-5
FILE NAME: SCALE:
FDG-244 N.A.

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM



**PLANNING
COMMISSION**

Staff Report
7/13/2022

Item No. 1.

Title: Community Development Director's Report

Initiated By: Planning Commission

Staff Representative: Cory Snyder, Community Development Director

SUBJECT:

Next Planning Commission Meeting - July 27, 2022

Tentative Items:

- Zone Text Amendments - Single-Family Parcel Approval Process
- Moderate Income Housing Strategy Discussion

City Council Action Report:

- Nothing to Report

Planning Commission Goals:

- Parking Update - Council Tabled for Further Review
- Subdivision Ordinance - In Progress, needs 2022 State Updates
- Update Single-family Unplatted Lots Approval Process - PC Agenda 07-27-2022
- Landscaping Ordinance Update - Council has directed staff and the Commission to review requirements for further water conservation opportunities.
- General Plan/Economic Update - City did NOT secure funding assistance, City is Re-evaluating

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:



CENTERVILLE
city

PLANNING COMMISSION

Staff Report
7/13/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By: Jennifer Robison, City Recorder

Staff Representative: Chair Daly

SUBJECT:

June 8, 2022 Commission Meeting Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 6-8-22 PC Regular Meeting

PLANNING COMMISSION MINUTES OF MEETING
Wednesday, June 8, 2022
7:00 p.m.

A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Kevin Daly, Chair
Shawn Hoth
Matt Larsen
Heidi Shegrud
Christina Wilcox
Becki Wright, Vice Chair

MEMBER ABSENT

Mason Kjar

STAFF PRESENT

Cory Snyder, Community Development Director
Lisa Romney, City Attorney
Mackenzie Wood, Assistant Planner

VISITORS

Interested citizens

PLEDGE OF ALLEGIANCE

Chair Daly introduced new Planning Commissioner Shawn Hoth.

PUBLIC HEARING – 950 NORTH 100 EAST – MOSER CONCEPTUAL SITE PLAN

Assistant Planner Mackenzie Wood explained the applicant acquired a piece of property on 100 East outside a subdivision, approximately 950 North 100 East (proposed single-family lot in Residential-Low Zone). In order to bring the property to Code, the Conceptual Site Plan and Final Site Plan reviews must determine compliance and feasibility. The applicant had not yet provided the necessary Utility Provider Review Sheets for connecting the property to secondary water and sewer services. Ms. Wood said the applicant stated an interest in deferring installation of sidewalk along the frontage of the property, which was a matter for City Council consideration. The Planning Commission and staff discussed power pole easements and possible placement or deferral of sidewalk.

Andrew Moser, applicant, said he would want the existing power poles moved if sidewalk were installed. He stated either the power pole issue would be worked out, or he would apply for a deferral from the City. Mr. Moser said South Davis Sewer District was scheduled to do a site visit, and a Centerville Deuel Creek Irrigation connection box was already on the property. He stated there were no structures existing on the subject property.

Chair Daly opened a public hearing at 7:18 p.m., and closed the public hearing seeing that no one wished to comment. Chair Daly commented that the Planning Commission could require submission, review, and approval of the Final Site Plan by the Planning Commission, or could refer review and approval responsibility to the Zoning Administrator. He recommended referring Final Site Plan approval to the Zoning Administrator.

Commissioner Hoth **moved** for the Planning Commission to accept the Conceptual Site Plan for the property located at approximately 950 North 100 East, parcel 02-096-0222 with the following directives and finding. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

Directives:

1. A Final Site Plan application shall be submitted as outlined in Section 12.21.110(e) of the City's Zoning Ordinance.
2. The Final Site Plan may be approved by the Zoning Administrator, in accordance with CZC 12.20.080 – Planning Commission Referral, and as part of any related exterior building permit review, which shall be deemed in compliance with the conditions of Conceptual Site Plan Acceptance.
3. The Final Site Plan submittal shall be in conformance to this accepted conceptual plan, as outlined in CZC 12.21.110(f)(1).
4. Utility Provider Sheets shall be provided for South Davis Sewer District and Centerville Deuel Creek Irrigation.
5. Proof of secondary water shares shall be submitted with Final Site Plan.
6. A sidewalk plan shall be submitted with the Final Site Plan unless the City Council approves a Sidewalk Deferral Agreement.

Finding:

- a. The conceptual site plan submittal has shown how the property may be developed. CZC 12.21.110(d)(2).

FINAL SITE PLAN – 940 NORTH 1250 WEST – HOGAN STEEL FABRICATION & CABINET SHOP

Community Development Director Cory Snyder said the proposed Final Site Plan consisted of a two-phased approach: first, the steel fabrication facility, and then later (estimated in about 3 years) the cabinet shop. The estimated project construction time for the entire site was approximately four years from commencement of construction.

Mr. Snyder stated the proposed Final Site Plan appeared to substantially comply with the PDO approval. However, it appeared that the buffer area along the northern border would be fenced off from the adjoining parcel. Mr. Snyder said it was staff's impression the original plan was to allow for ultimate integration of the buffer with the north properties to complement one another visually/aesthetically. The main building jointly integrated with the east and west fencing would provide the needed security. Mr. Snyder said the applicant had taken the position that there was no predicted timeframe for developing the northern properties. Additionally, the Fire District was requiring installation of a fire lane along the north side of the building for the proposed layout. Furthermore, the City desired to maintain sufficient clearance and space to maintain/repair the main culinary water line along the northern boundary. Consequently, the applicant proposed the following alterations from the original PDO/Conceptual buffering layout:

- Increase the buffer distance from 20 feet to 33 feet (note – the base I-HV Zone does not require any buffer);
- Install an enhanced security fence at the north property line;
- Provide an 8-foot enhanced xeriscape landscape area adjacent to the property line;
- Provide a 20-foot-wide enhanced fire lane;
- Locate the City's water line in/along the fire land area;

- Provide a 5-foot enhanced xeriscape landscape area adjacent to the building.

Mr. Snyder spoke in favor of the proposed alterations and enhancements, and said he would be comfortable with Final Site Plan approval. Commissioner Larsen said he did not have concerns as long as the Fire Marshall signed off on the proposed fire lane. Responding to a question from Commissioner Shegrud, Tyler Oliver with Hogan and Associates Construction stated the PDO included a requirement for a certain number of plantings with the xeriscape landscaping. He explained an enhanced security fence at the north property line was included in consideration of possible future residential development on the adjoining properties.

The Planning Commission discussed the proposed phasing. Chair Daly commented that Phase 1 would be independent with all necessary infrastructure even if Phase 2 did not happen. Chair Daly expressed the opinion that the Final Site Plan was substantially similar to the PDO approval, even with the proposed buffering alterations, and said he was inclined to approve.

Chair Daly made a **motion** for the Planning Commission to approve the submitted Final Site Plan, subject to the following conditions [as allowed by CZC 12.21.110(f)(3)], and with the following reasons for action. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

Conditions:

1. This Final Site Plan Approval is subject to submitted site plan, building elevation plan, landscape plan, as presented to the Planning Commission on June 8, 2022, or as may be amended in accordance with City Ordinances.
2. This Final Site Plan Approval allows for a two-phased development of the entire site, as described in the submittal and maintenance narrative, including but not limited to the following:
 - a. The first phase includes the following:
 - i. Construction of the Steel Fabrication Facility.
 - ii. Installation of water, sewer, stormwater, other needed services for the site.
 - iii. Access and Circulation Lanes to and around the 1st Phase
 - iv. Installation of the associated parking
 - v. Installation of the overall site's landscaping plan
 - vi. Installation of the associated fencing, lighting, screening, dumpster enclosure, etc.
 - vii. Storm Water detention system for the entire site.
 - b. The second phase consists of these remaining elements:
 - i. Construction of the Cabinet facility
 - ii. Installation of the associated Parking
 - iii. Any remaining site improvements/landscaping improvements around the Cabinet facility.
3. The Final Site Plan shall be altered/modified, as follows:
 - a. Address the dumpster enclosure design materials, which must be compatible with the design of the Main Building.
 - b. Address the use and placement location for allowable monument signs, if desired.
 - c. Confirm compliance with the landscaping plantings of trees, shrubs, and internal parking lot landscaping of 5%. A Licensed Landscape Architect shall stamp Landscape Plan.

- d. Confirm compliance with the screening requirements (as viewed from a public street) of all roof top and ground-mounted utility equipment, along with the outdoor storage area.
- e. Confirm required shielding for outdoor lighting fixtures.
4. The Applicant shall obtain written sanction from the South Davis Metro Fire District to allow the installation of the proposed enhanced design fire access lane.
5. The Applicant shall submit the following Utility Provider Letters to ensure adequate services can be provided:
 - South Davis Sewer District
 - Dominion Energy
 - Pacific Corp
6. All Final Site Plan alterations/modifications related to the approval conditions shall be reviewed and deemed in compliance by the Zoning Administrator, as part of the issuance of any related construction permits.
7. Any dispute that arises regarding compliance with the Final Site Plan approval by the Zoning Administrator shall be re-submitted to the Planning Commission for further review and decision.

Reasons for the action:

- a. The Planning Commission finds that the Final Site Plan submittal is substantially consistent with the PDO/Conceptual Site Plan Acceptance and its related conditions of approval.
- b. The Planning Commission finds that conditions may be imposed with a Final Site Plan approval, as necessary to achieve compliance with applicable code requirements.
- c. The Planning Commission finds that the Final Site Plan, subject to the conditions of approval, complies with the requirements found in the Zoning Ordinance with regards to development standards of the Final Site Plan Approval Standards.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

The Planning Commission was scheduled to meet next on June 22, 2022. Mr. Snyder commented that the agenda would be light, and the Planning Commission could choose to cancel the June 22 meeting. The Commissioners decided to go ahead with the June 22 meeting, and include Moderate Income Housing review and discussion of un-platted lots on the agenda.

Staff updated the Planning Commission regarding recent actions by the City Council. Assistant Planner Mackenzie Wood said she would be leaving Centerville City, and the June 8th meeting would be her last with the Planning Commission. Mr. Snyder emphasized that Ms. Wood would be missed.

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 11, 2022 Planning Commission meeting were reviewed, and an amendment requested. Chair Daly **moved** to accept the minutes as amended. Commissioner Wright seconded the motion, which passed by unanimous vote (6-0).

ADJOURNMENT

At 8:08 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Wilcox seconded the motion, which passed by unanimous vote (6-0).

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Jennifer Robison, City Recorder

Date Approved