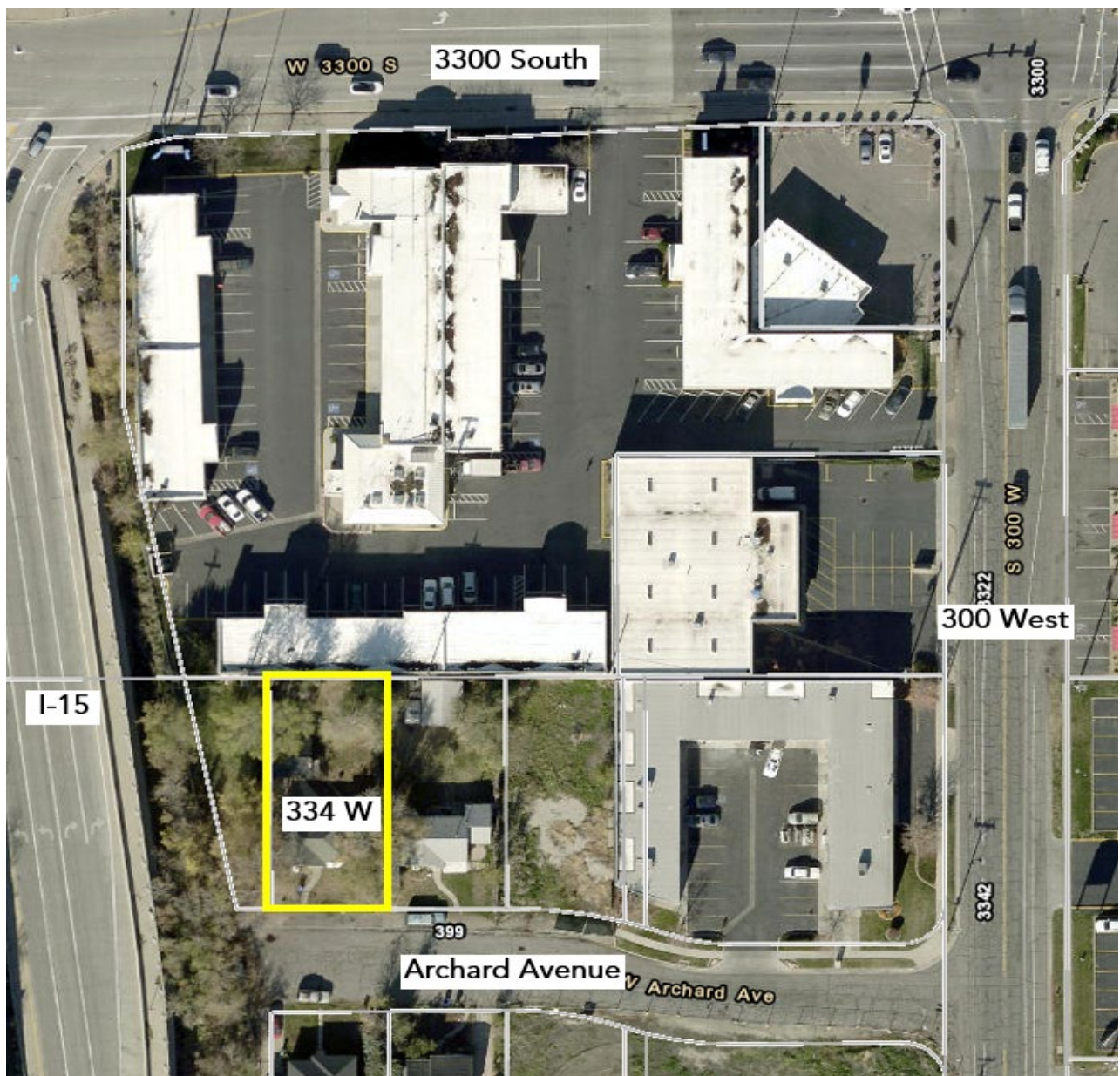


**iS SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 334 West Archard Avenue
Property Size: 0.15 acres
Surrounding Land Use Districts: North: TOD
South: TOD
East: TOD
West: Flex

Figure 1: Existing Parcel Lines



[illegible]

334 W Archard Ave – looking north

PLANNING COMMISSION AUTHORITY:

17.11.030. Land Use Authority Designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission. The Planning Commission is the land use authority on issues of: Subdivision and Subdivision Plat approval; vacating, altering or amending a Subdivision Plat; **Conditional Use permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

- (a)
 - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
 - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Goal 3, Page 28: Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

Analysis: The proposed project will improve a parcel that is currently vacant by adding landscaping and a sidewalk.

Community Facilities Goal 1, Strategy 2, Page 79: Encourage development that provides services in a logical, orderly manner such that adequate streets, water, sewer, drainage facilities, schools, and other essential services can be provided, both efficiently and economically.

Analysis: The proposed regulator station will allow citizens in South Salt Lake and throughout the Salt Lake valley to have consistent access to natural gas.

Community Facilities Goal 1, Strategy 4, Page 79: Ensure an equitable access to services within neighborhoods and serving areas of higher density housing.

Analysis: The proposed project will, as part of Dominion Energy's larger infrastructure improvement plan, help ensure that natural gas is available to residents throughout the South Salt Lake valley.

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use		
17.05.020 – General Conditional Use Standards		
In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the application:		
A. Identifies the maximum intensity of the proposed Development and Use; B. Complies with all provisions of the Code; and C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed considering the following:		
A. Size and location of site.	The address of the property is 334 West Archard Avenue. The property is 0.15 acres in size.	
B. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of streets	The proposed use of a Public Utility Facility is a natural gas regulator and testing facility. The applicant will have employees and their vehicles on the premises 2-3 times a month, which should not affect the traffic in the area.	
C. Utility demand and available capacity, including storm water retention	The proposed facility will use minimal power. There will be no storm water retention. Sheet flows drains to city storm water drainage system, as shown in site plan. Curb, gutter, and sidewalk will be installed to tie into city storm water drainage system.	
D. Emergency vehicle access and anticipated average and peak day demand	Emergency access to the site is along Archard Avenue. The site will be unmanned.	
E. Location and amount of off-street parking	No off-street parking is available for this site, except for Dominion Energy service vehicles inside the station yard. Based on applicant plans the site has sufficient space to accommodate vehicles visiting the site for maintenance purposes.	
F. Internal vehicular and pedestrian circulation system	Site is located at the end of a dead-end street, not allowing for through traffic. There is ample room for cars to turn around on the street. A sidewalk will also be installed in front of the station yard, although there should not be any pedestrian traffic in the area other than	The applicant shall provide curb, gutter, and sidewalk as needed along the frontage of 334 West Archard Avenue as part of building permit approval in compliance with 17.06.

	residents in the adjacent houses. No deliveries will be made to this unmanned site.	
G. Fencing, Screening, and Landscaping	A wrought iron fence will be used around the perimeter of the station yard. A 16ft wrought iron sliding gate will also be installed to access the site on the south side from Archard Ave. A 4ft emergency egress gate will be installed on the northwest side of the site and only used in an emergency. Landscaping will also be installed per section 17.06 of the SSL Municipal Code.	Per Section 17.07.050(G) Public Utility Facilities do not need to comply with the fencing heights and locations as stated in the municipal code.
H. Building mass, bulk, design, and orientation and location of buildings	A 12' x12' block building will be constructed to cover the regulator equipment. The building is 13' tall and will be in the back (north end) of the station yard, away from the Archard Ave.	The building shall comply with the design standards in 17.07.
I. Usable open space	The property will be a secured site and not open for public access.	The applicant shall comply with Crime Prevention Through Environmental Design (CPTED) principles as required by Section 17.07 of the South Salt Lake Municipal Code.
J. Signs and lighting	Signs stating the site is property of Dominion Energy will be utilized. Warning signs will be placed showing natural gas lines in the site/area. No lighting will be placed on site.	
K. Physical design and compatibility with surrounding structures	All above ground equipment will be a minimum of 10' away from the fence line for security purposes. The proposed layout of the site is shown in the site plan. This proposed layout will not affect surrounding neighbors and/or structures.	The applicant must submit building plans that are compliant with all design and development standards within 180 days of the Conditional Use Permit being approved.
L. Noise, vibration, odors, or other factors that might adversely affect people and property off-site	Station will have minor noise as it runs but will not adversely affect adjoining neighbors and/or businesses. No vibration, odors, or steam will be present. Odor would only exist if a leak were present.	
M. Control of delivery or service vehicles	Service vehicles will perform routine maintenance on site. Vehicles will pull into the station yard when maintenance is performed. If additional vehicles are needed, they will park on the street in front of the site. The site will not be used to store and/or park vehicles for an extended period or overnight.	
N. Generation and screening of waste	There will be no waste or trash from facility operations.	All trash on-site must be removed within 10

		business days.
O. Recycling program and pickup areas	There will be no waste or trash from facility operations requiring recycling or refuse pickup. The proposed Public Utility Facility is not a business and will have no occupancy or business activity.	
P. The potential adverse impacts arising from conduct of patrons, guests, employees, occupants, or their affiliates	All employees and guests will be required to adhere to all PPE requirements while on site. Only people accompanied by a Dominion Energy employee will be able to go on site to reduce any adverse situations.	
Q. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands	Based on FEMA data, the site is not environmentally sensitive. The regulatory station that is proposed will have no impacts to public property.	
R. Hours of operation, delivery, and activity	The Public Utility Facility is not a business and will not have operating hours. The regulatory station shall operate 24/7 but normal maintenance will be done during normal working hours.	
S. Special hazards arising from the use or from its reasonably anticipated secondary effects	The site will have all the required protections in place to prevent any hazards from natural gas and associated equipment. A security wrought iron fencing will be placed around the perimeter to deter any nuisance activity. The building with regulation equipment will be locked and secured to prevent intrusions.	
T. Demand for public infrastructure or services.	Dominion Energy will be installing the entire infrastructure required for the proposed facility, as it is part of a larger infrastructure expansion for their network. There will be no impact to South Salt Lake infrastructure from the proposed facility.	
17.05.030 – Standards Applicable to all Conditional Uses		
A. Outdoor display of goods or merchandise is prohibited.	All equipment and activity for the Public Utility Facility will be contained to the interior of the structure.	
B. The outdoor storage of any goods or merchandise is prohibited.	All equipment and activity for the Public Utility Facility will be contained to the interior of the structure with screening of all mandatory exterior infrastructure.	All metering and external infrastructure shall be screened from view of the public right of way via landscaping or an alternative screening method.
17.05.050 – Conditional Use Permit Standards		
A. Use must be compatible in intensity of Use, Scale, and design with Permitted Uses in the district	The proposed facility is located in the TOD district, which conditionally permits this use. The proposed use and structure will match the character of the district as a Public Utility Facility station.	

B. Must not compromise health, safety, or welfare of: - Persons employed within or use the proposed development - Those residing or working in the vicinity of the proposed use of development - Property or improvements in the vicinity of the proposed Use or Development	The proposed facility is intended to improve capacity and the ability of Dominion Energy to provide public utility services and will not compromise health, safety, or welfare as conditioned below. It will also replace a smaller existing station that is located on 315 West 3300 South.	
C. Not impose disproportionate burdens on the citizens of the city.	The proposed facility is intended to improve capacity and the ability of Dominion Energy to provide public utility services to the public. No burden is being imposed as conditioned below.	
17.05.100 – Building Permits		
A. Issuance of a Conditional Use Permit does not excuse an Applicant from applying for and obtaining a Building Permit.	The applicant will be applying for a building permit as part of the construction process.	The applicant shall apply for and receive a South Salt Lake building permit prior to construction of a Public Utility Facility. The design of the building must comply with all design standards in Title 17.
17.06.040 – General Site Development Standards		
A. Must be on a legal lot	334 West Archard Avenue is a legal lot.	
B. All required curb and gutter must be installed	The applicant will make all curb, gutter, and sidewalk improvements as part of redevelopment.	The applicant shall install all curb, gutter, sidewalk along the property as required by Section 17.06 of the South Salt Lake Municipal Code.
C. All underground utilities located or access way surface are installed and accepted	Dominion Energy shall install all required infrastructure to support and maintain the proposed Public Utility Facility	
D. Fire hydrants are fully operational	The applicant will secure Fire Marshal approval as part of the building permit approval process	The applicant shall comply fully with the standards of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, South Salt Lake Building Official, and South Salt Lake Engineering Department as part of building permit approval.
E. Streets and access ways	Dominion Energy shall install all required infrastructure under 17.06 as part of	

	redevelopment.	
F. Continuous access to the area	A Knox box will be required as part of the site fencing and a code compliant curb cut and drive access established and maintained.	All fencing shall have access via a Knox box.

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-22-008, to establish a Public Utility Facility, which includes the installation, construction, and operation of a regulator station by Dominion Energy at 334 West Archard Avenue, with the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. On October 6, 2022, Dominion Energy, represented by Kevin Mulvey, submitted an application for a Conditional Use Permit for the construction and operation of a regulator station at 334 West Archard Avenue.
2. The purpose of the application and project is part of a larger infrastructure replacement program to better meet the current and future natural gas supply demand.
3. This new regulator station will replace a smaller regulator located at 334 W 3300 South.
4. A regulator station would be classified as a Public Utility Facility.
5. According to Section 17.01 of the South Salt Lake Municipal Code, a Public Utility Facility is defined as "any Structure or Building used by a public utility agency to (a) store, distribute, or generate electricity, gas, or telecommunications, and any related equipment, or (b) to capture, pump, or to otherwise engage in all aspects of treating and distributing water or effluent. A Public Utility Facility does not include storage or treatment of solid or hazardous waste."
6. The previous use of 334 West Archard Avenue was a single-family dwelling. The applicant has demolished the existing building, establishing the proposal as a redevelopment of an existing property.
7. Redevelopment of a property requires all current municipal codes to apply to the proposal, including development standards, use standards, and design standards.
8. 334 West Archard Avenue is located in the Transit Oriented Development ("TOD") land use district.
9. According to Section 17.03, a Public Utility Facility is a Conditional Use in the TOD land use district, requiring a Conditional Use Permit.
10. The Planning Commission is the land use authority over all Conditional Use Permits.
11. 334 West Archard Avenue is 0.15 acres in size and is a legally subdivided lot.
12. The proposed use of the Public Utility Facility is a natural gas regulator and testing facility.
13. The proposed Public Utility Facility is an unmanned, non-commercial facility.
14. 334 West Archard Avenue has vehicular and pedestrian access along Archard Avenue.

15. 334 West Archard Avenue has 55 feet of frontage along Archard Avenue.

16. No delivery vehicles will visit the site. All vehicular traffic will come from Dominion Energy employees visiting the site.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the TOD land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant shall provide curb, gutter, and sidewalk as needed along the frontage of Archard Avenue as part of building permit approval in compliance with 17.06.
2. Applicant shall supply a landscape plan compliant with Section 17.06 of the SSL Municipal Code and the SSL Landscape Handbook as part of building permit approval.
3. The applicant shall comply with Crime Prevention through Environmental Design (CPTED) principles as required by Section 17.07 of the South Salt Lake Municipal Code.
4. The applicant must submit a building permit that is compliant with all design and development standards within 180 days of the Conditional Use Permit being approved.
5. All trash on-site must be removed within 10 business days.
6. All metering and external infrastructure shall be screened from view of the public right of way via landscaping or an alternative screening method.
7. The applicant shall apply for and receive a South Salt Lake building permit prior to construction of a Public Utility Facility. The design of the building must comply with all design standards in Title 17.
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9. The applicant shall comply fully with the standards of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, South Salt Lake Building Official, and South Salt Lake Engineering Department as part of building permit approval.
10. All fencing shall have access via a Knox box.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Kevin Mulvey, on behalf of Dominion Energy for a conditional use permit, C-22-008, for a Public Utility Facility, located at 334 West Archard Avenue based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Kevin Mulvey, on behalf of Dominion Energy for a conditional use permit, C-22-008, for a Public Utility Facility, located at 334 West Archard Avenue based on the findings stated on the record.

Option 3: Continuance

Move to table the application by Kevin Mulvey, on behalf of Dominion Energy for a conditional use permit, C-22-008, for a Public Utility Facility, located at 334 West Archard Avenue to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Conditional Use Permit
2. Site Plan
3. Elevations

WHEN RECORDED PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 334 West Archard Avenue
Use: Public Utility Facility
Zone: TOD
APN: 15-25-451-005-0000
Fee Title Owner: Questar Gas Company
File Number: C-22-008
Date: August 17, 2023

LEGAL DESCRIPTION

LOT 35, GREEN ACRES 4622-1404 5664-0941 6523-1019 8993-1821 9181-0174 9420-2945 09420-2947

Permit Issued to: Dominion Energy
334 West Archard Avenue
South Salt Lake City, UT 84115

Findings of Fact:

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9. The applicant shall comply fully with the standards of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, South Salt Lake Building Official, and South Salt Lake Engineering Department as part of building permit approval.
10. All fencing shall have access via a Knox box.

Exhibits (available on file with South Salt Lake City Community Development Department):

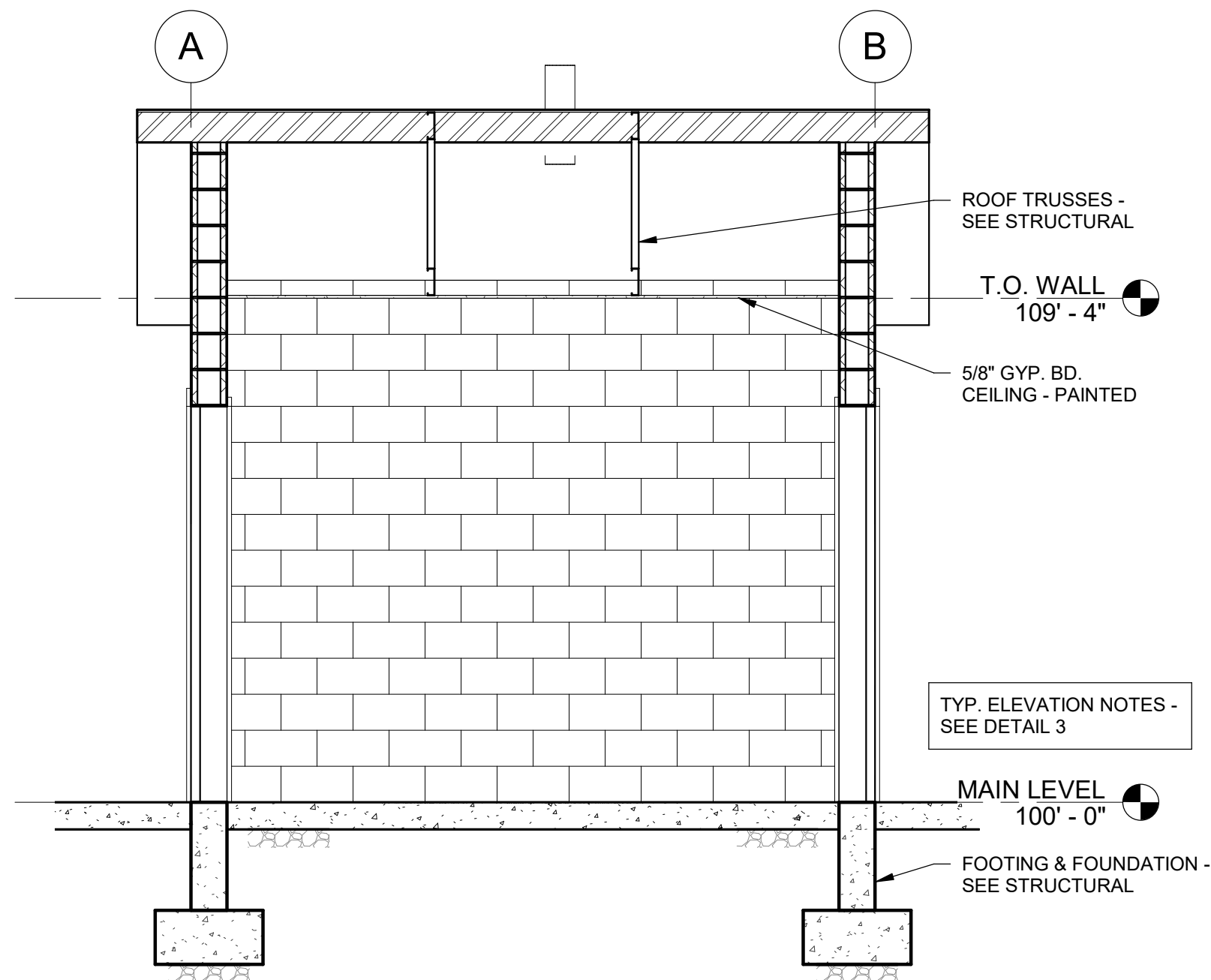
EXHIBIT A: CUP Application
EXHIBIT B: Property Affidavit
EXHIBIT C: Site Plan
EXHIBIT D: Staff Report

FOR SOUTH SALT LAKE CITY:

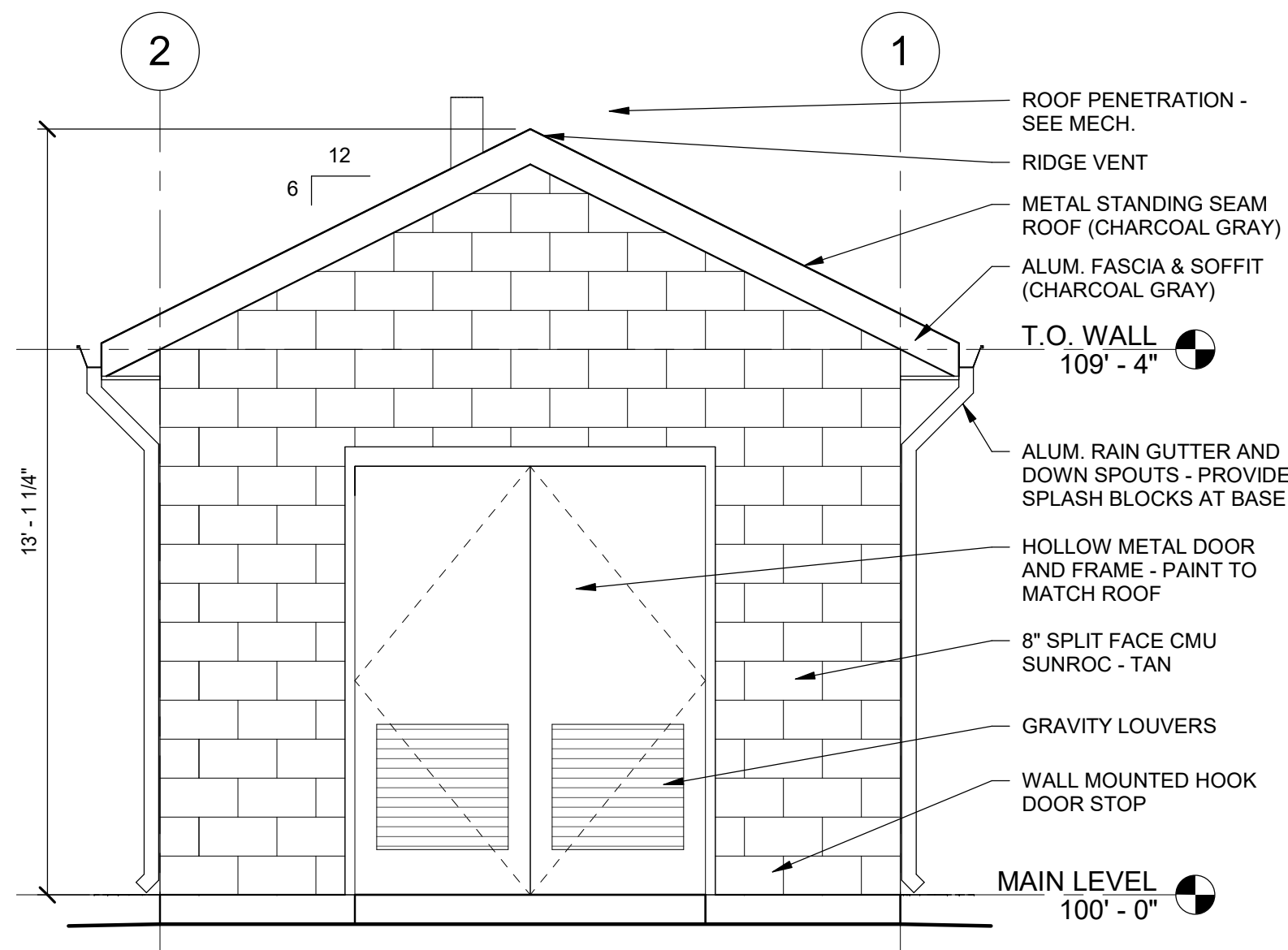
George Pechmann,
Planning Commission Chair

FOR THE APPLICANT:

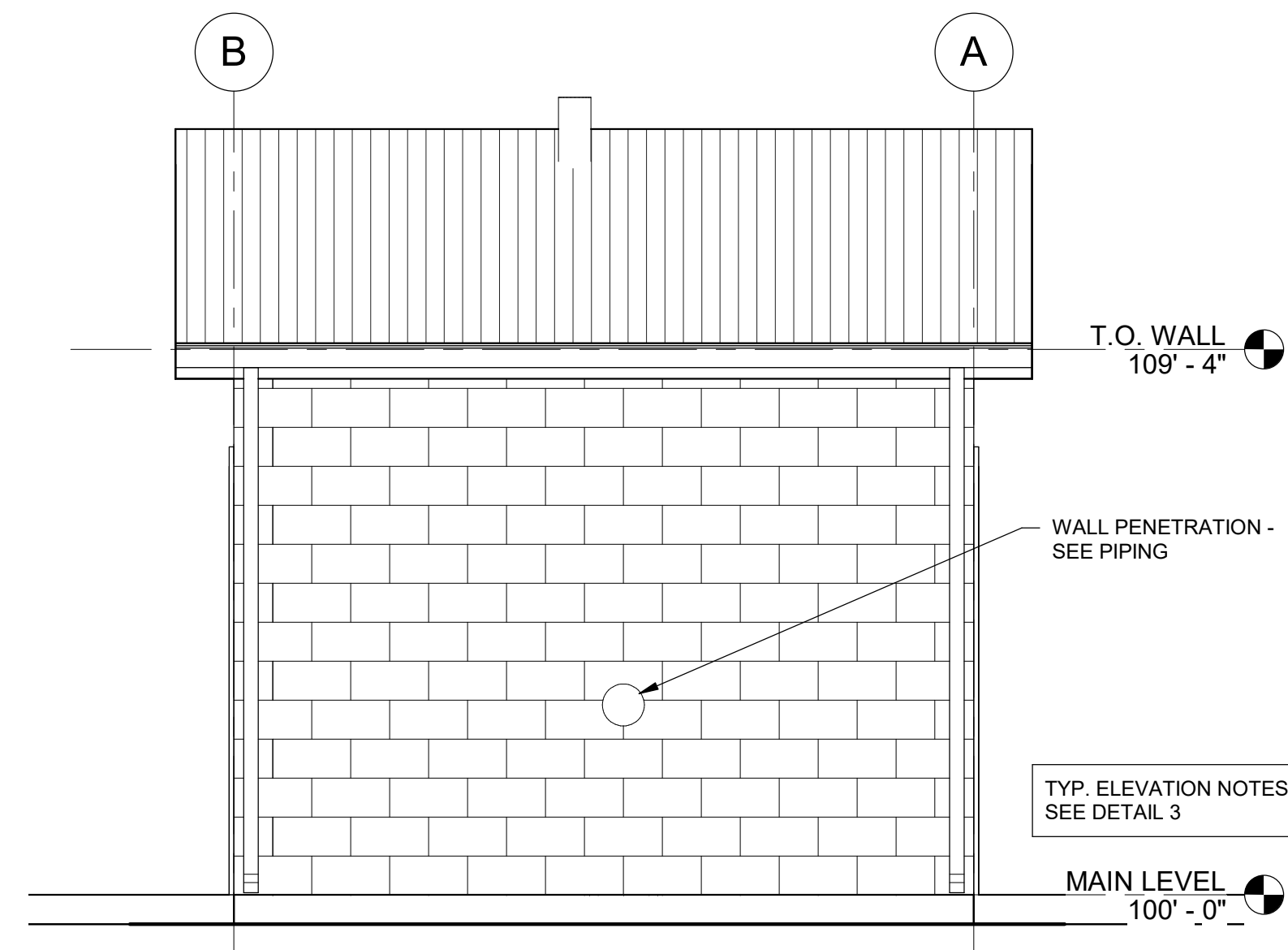
Dominion Energy



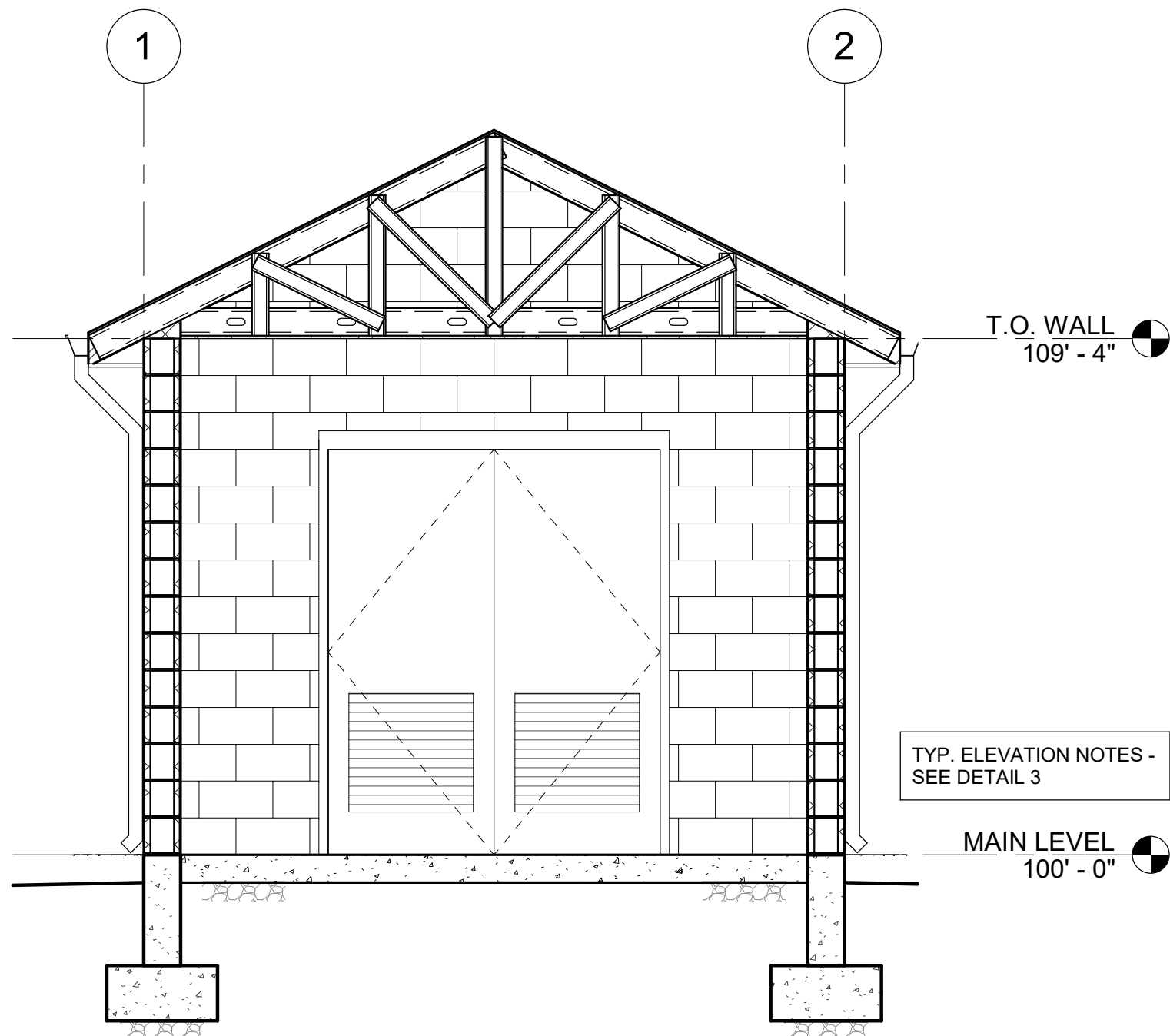
5 BUILDING SECTION
SCALE: 3/8" = 1'-0"



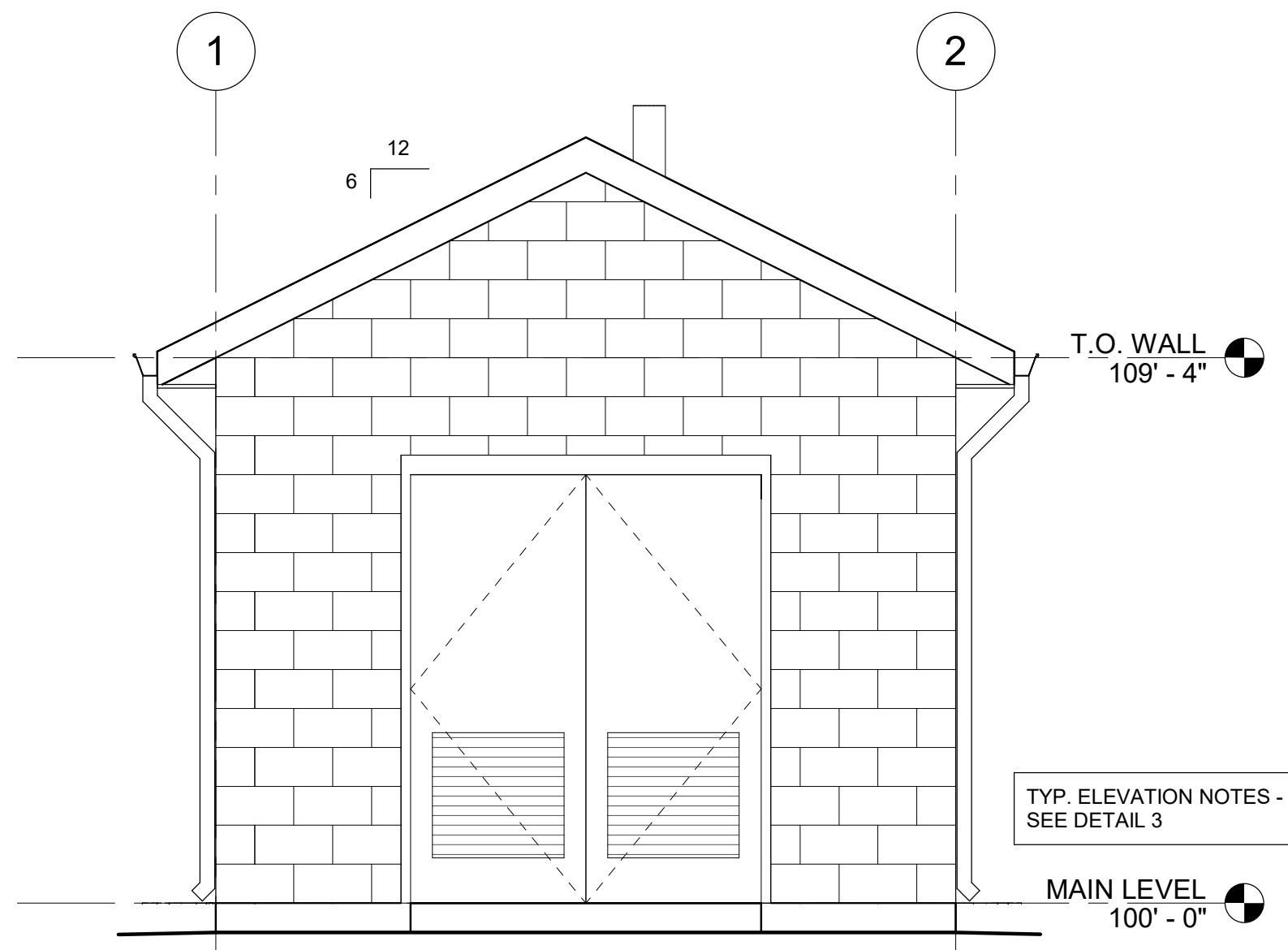
3 BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



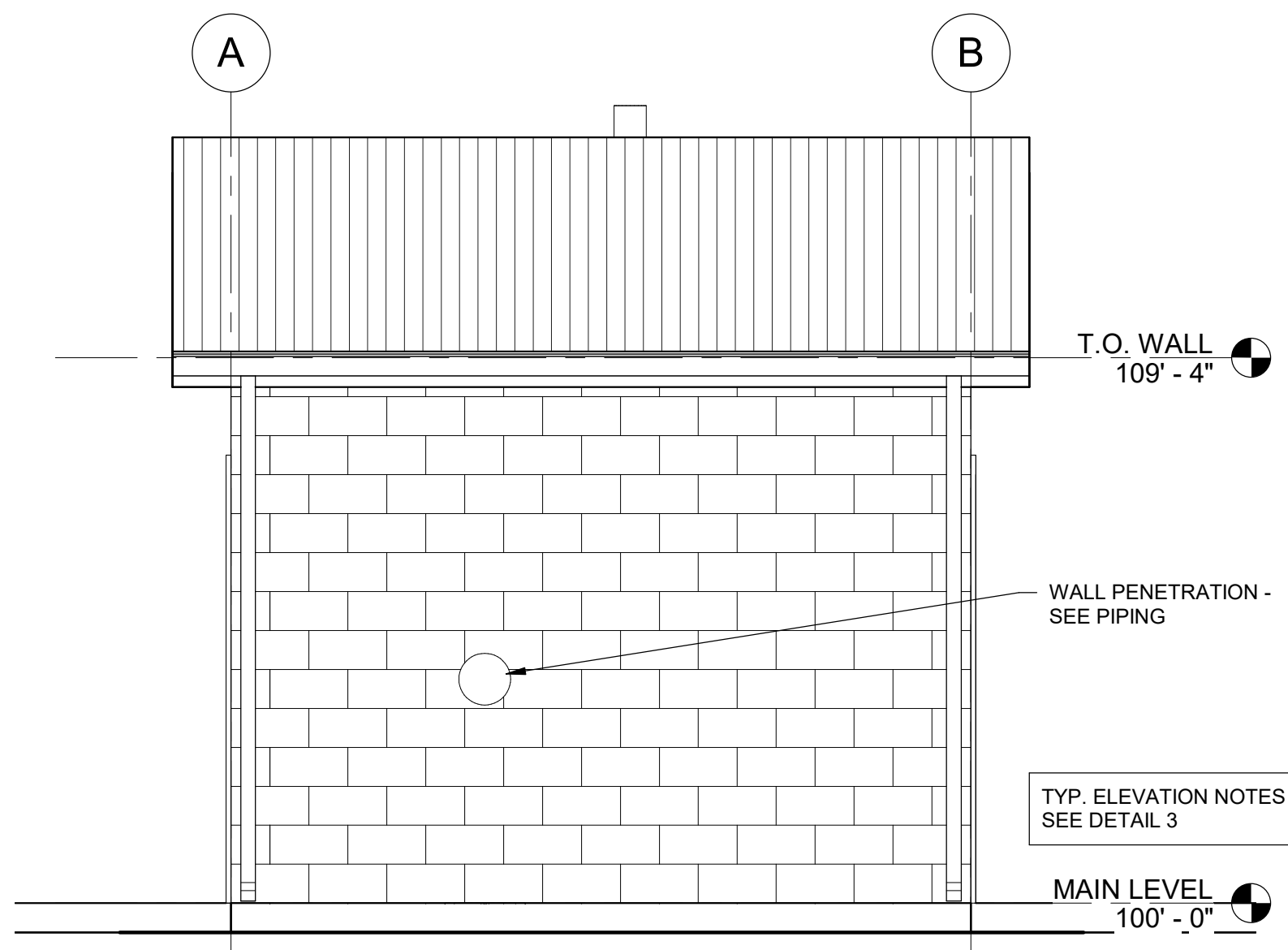
1 BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



6 BUILDING SECTION
SCALE: 3/8" = 1'-0"



4 BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



2 BUILDING ELEVATION
SCALE: 3/8" = 1'-0"

PRELIMINARY

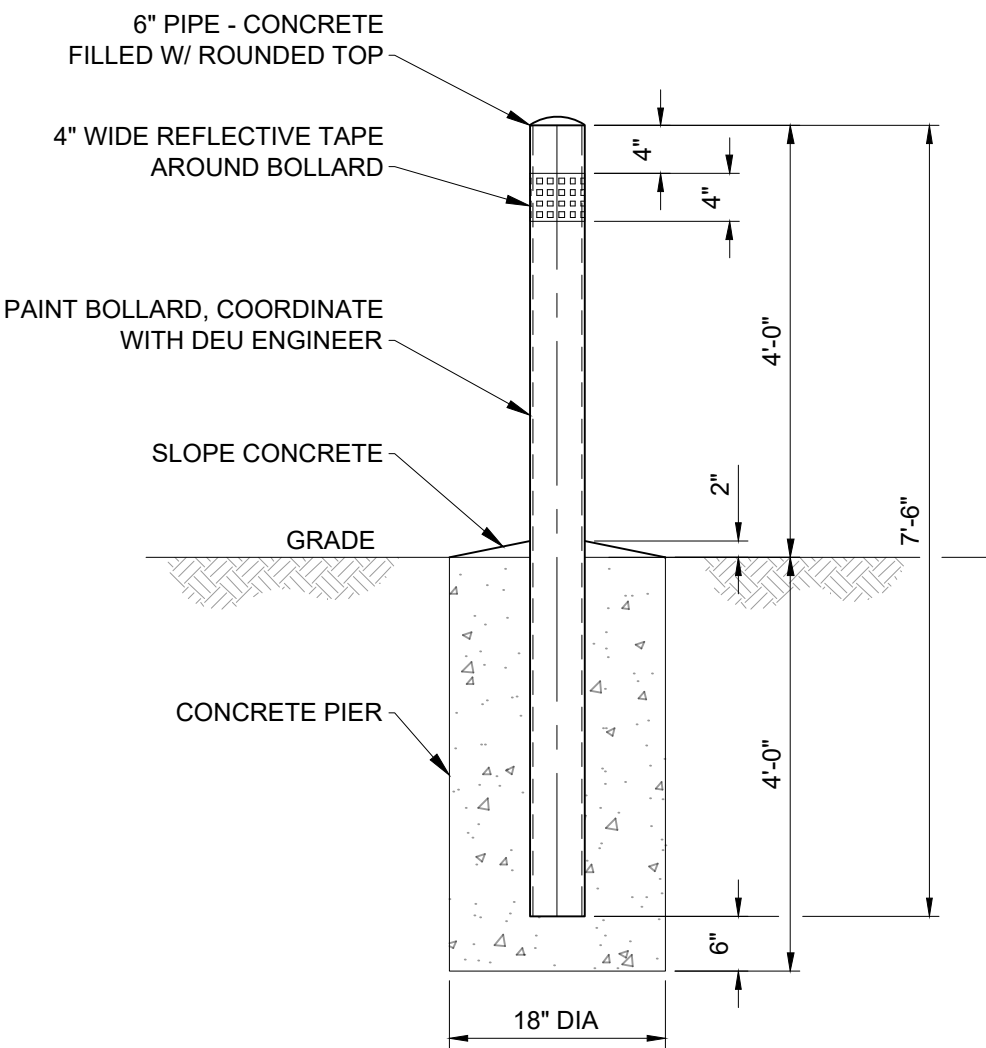
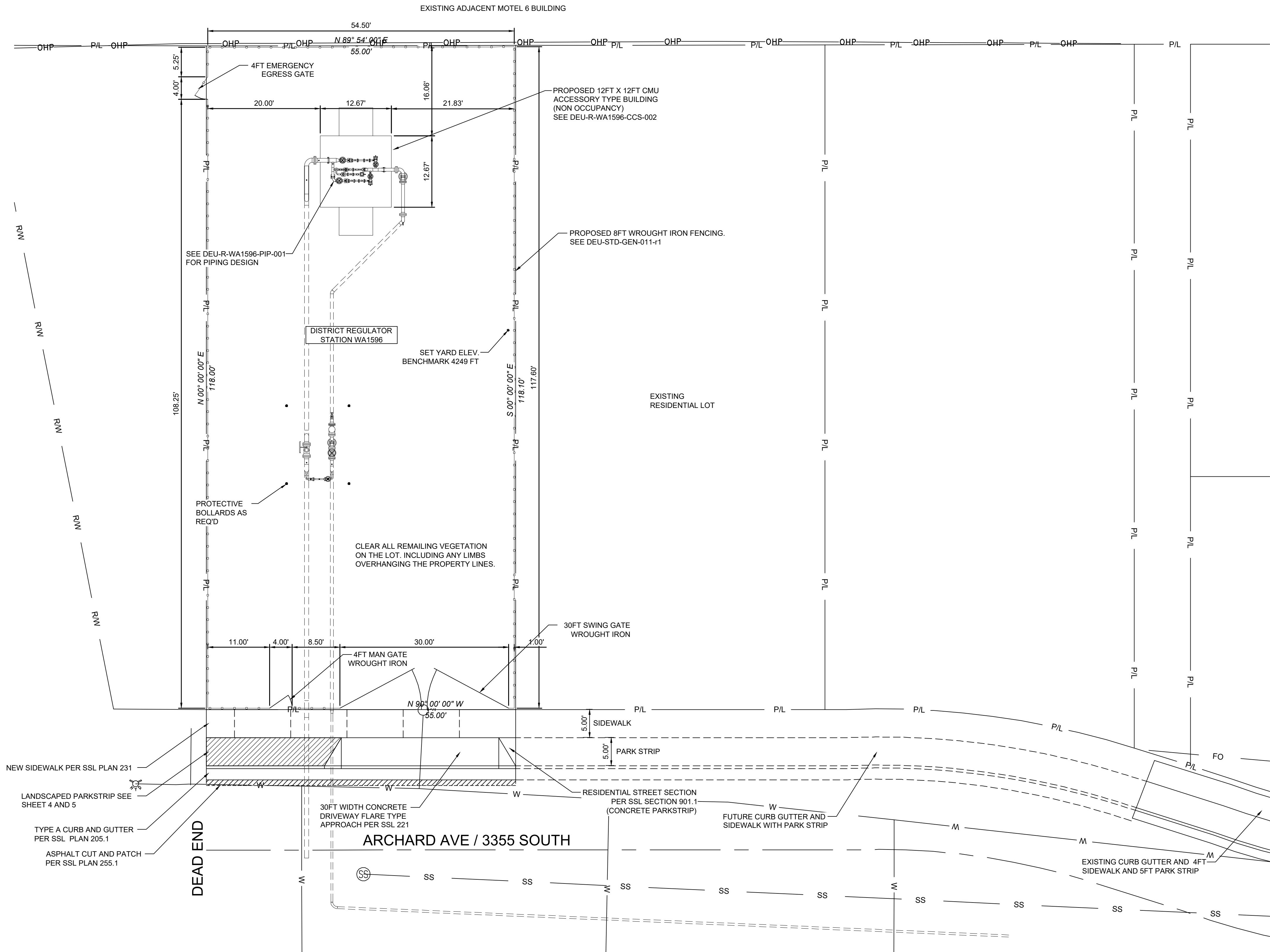
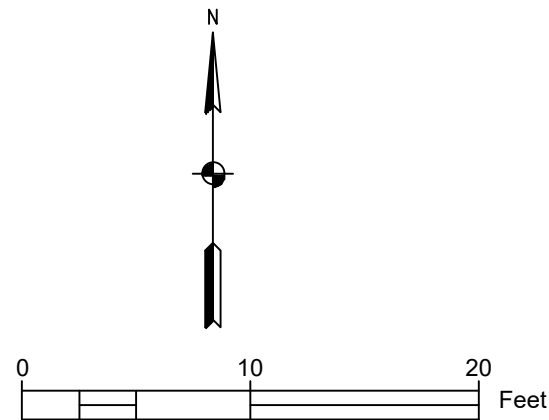
FOR 90% REVIEW

ENSIGN
SANDY
45 W 1000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

THE STANDARD IN ENGINEERING

Project Manager: Ensign Project # 12273
Designed By: Ensign Sheet: 03 OF 13 - ELEVATIONS

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 Dominion Energy[®] DOMINION ENERGY UTAH	LINE NUMBER: STANDARD DRAWING					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: R. MALIGON (ENSIGN)		FACILITY: DISTRICT REGULATOR STATION WA1596					
DEU-R-WA1596-PIP-001	0	PIPING DESIGN PLANS	90865.22	INSTALL REGULATOR STATION WA1596 AND BYPASS	A	ISSUED FOR 90% REVIEW	5/9/2023	RM	ERB	CHECKED BY: E. BUSH		TITLE: 2X2 REGULATOR STATION AND BYPASS					
DEU-R-WA1596-CCS-001	0	SITE AND GRADING PLANS								PROJECT ENGR: B. HASLAM		DESCRIPTION: ELEVATIONS					
										SURVEYOR: G. NEWHART		ADDRESS: 334 WEST ARCHARD AVENUE (3345 S)					
										ENGR MNGR: S. MESSERSMITH							
										CONSTR MNGR: D. FRANCIS							
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.												SECTION: 25	CITY	COUNTY	STATE		
													ELEVATION: 4254	SOUTH SALT LAKE	SALT LAKE	UTAH	
													LAT: 40.6985 DEG	DRAWING NUMBER		SHEET	REVISION
													SCALE: AS NOTED	DEU-R-WA1596-CCS-002		03 OF 13	A



TYPICAL BOLLARD DETAIL 1
(4 PLACES) SCALE: NONE

PRELIMINARY SITE COMMENTS:

1. ENTIRE SITE TO BE DEMO'D AND CLEAR AND GRUBBED INCLUDING ALL FENCING, CONCRETE AND VEGETATION.
2. SITE DEVELOPMENT IS FOR A PUBLIC UTILITY PIPELINE MAINTENANCE FACILITY AND WILL BE CLOSED TO THE PUBLIC. THEREFORE NO PARKING IS REQUIRED AND THUS NOT SHOWN.
3. YARD LIGHTING IS NOT REQUIRED TO OPERATE THE FACILITY AND THUS NOT SHOWN.
4. THE FENCE PLANS INDICATE DOMINION ENERGY'S STANDARD DESIGN FOR SECURITY REGULATIONS.
5. THE BUILDING IS AN ACCESSORY TYPE STRUCTURE TO HOUSE PIPING APPARATUS, NO OCCUPANCY REQUIREMENTS ARE APPLICABLE. SEE THE ATTACHED PLANS FOR THE FLOOR PLAN, ELEVATIONS, MATERIALS AND COLORS.



CALL TWO BUSINESS DAYS
BEFORE YOU DIG TO HAVE
UTILITIES LOCATED
811 or 1-800-662-4111

PRELIMINARY
FOR 90% REVIEW

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL- 004 FACILITY: DISTRICT REGULATOR STATION WA1596 TITLE: 2"X2" REGULATOR STATION AND BYPASS DESCRIPTION: SITE PLAN ADDRESS: 334 WEST ARCHARD AVENUE					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: E. BUSH								
DEU-R-WA1596-PIP-001	0	PIPING PLANS	90865.22	INSTALL NEW DR STATION WA1596, RETIRE WA0866	A	ISSUED FOR 90% REVIEW	5/9/2023	ERB	IAT	CHECKED BY: I. TORRES								
DEU-R-WA1596-CCS-002	0	BUILDING PLANS								PROJECT ENGR: B. HASLAM								
DE-STD-GEN-CCS-011	1	WROUGHT IRON FENCE AND GATE								SURVEYOR: G. NEWHART								
										ENGR MNGR: S. MESSERSMITH								
										CONSTR MNGR: D. FRANCIS								
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													ELEVATION: 4254			SOUTH SALT LAKE	SALT LAKE	UTAH
													LAT: 40.6985°	LONG: -111.9009°	DRAWING NUMBER		SHEET	REVISION
													SCALE: 1"=10'-0"	DEU-R-WA1596-CCS-001		2 OF 5	A	

REFERENCE DRAWINGS										WORK ORDERS				REVISIONS				ENGINEERING RECORD				 DOMINION ENERGY UTAH		LINE NUMBER: FL-004											
DRAWING NUMBER		REV	DRAWING DESCRIPTION		WO NUMBER	DESCRIPTION		NO	DESCRIPTION		DATE	BY	CHECK	DRAWN BY: E. BUSH		FACILITY: DISTRICT REGULATOR STATION WA1596																			
DEU-R-WA1596-PIP-001		0	PIPING PLANS		90865.22	INSTALL NEW DR STATION WA1596, RETIRE WA0866		A	ISSUED FOR 90% REVIEW		5/9/2023	ERB	IAT	CHECKED BY: I. TORRES		TITLE: 2"X2" REGULATOR STATION AND BYPASS																			
DEU-R-WA1596-CCS-002		0	BUILDING PLANS											PROJECT ENGR: B. HASLAM		LANDSCAPING PLAN																			
DE-STD-GEN-CCS-011		1	WROUGHT IRON FENCE AND GATE											SURVEYOR: G. NEWHART		ADDRESS: 334 WEST ARCHARD AVENUE																			
														ENGR MNGR: S. MESSERSMITH																					
														CONSTR MNGR: D. FRANCIS																					
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.																		SECTION: 25		T1S		R1W		CITY SOUTH SALT LAKE		COUNTY SALT LAKE		STATE UTAH							
																								ELEVATION: 4254											
																										LAT: 40.6985°		LONG: -111.9009°							
																												SCALE: 1"=3'-0"							
																						DRAWING NUMBER		SHEET		REVISION									
																						DEU-R-WA1596-CCS-001		4 OF 5		A									



CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED
811 or 1-800-662-4111

LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED SPECIES AND OR VARIETIES ARE NOT LOCALLY AVAILABLE. SUBSTITUTE PLANTS WITH LIKE DROUGHT TOLERANT AND HIGH MOUNTAIN DESERT THEMED SPECIES. REPLACEMENT PLANTINGS TO BE APPROVED BY DOMINION ENERGY PROJECT ENGINEER, AS WELL AS CITY JURISDICTION.
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY DOMINION ENERGY CONSTRUCTION REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- MULCH, PER DETAILS, SHALL BE USED AS A 4 INCH TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. TREES AND SHRUBS TO BE MULCHED TO THE EDGE OF DECORATIVE ROCK.
- LANDSCAPE CONTRACTOR TO INSTALL IRRIGATION SYSTEM BEFORE PLACING LANDSCAPING MATERIALS.
- LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60. 1-1986)
- CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAS BEEN STOCKPILED ONSITE. CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL AS NEEDED FROM A COMMERCIAL TOPSOIL PROVIDER.
- PROVIDE 6" TOP SOIL IN PLANT AND SHRUB GROUP ISLANDS.
- WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER UNDER ALL DECORATIVE ROCK IN LANDSCAPED AREA. INSTALL W/ GROUND STAPLES ACCORDING TO MANUFACTURER SPECIFICATIONS.

PRELIMINARY

FOR 90% REVIEW

