



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
OCTOBER 24, 2023 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda

Consent Agenda - No Items

The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration.

Administrative Session

1. *Commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen's block of Main Street located in the MSSG-Main Street South Gateway Zone.*

Legislative Session – Public Hearing

No Items

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on October 20, 2023. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.

TO: Planning Commission Members

FROM: Laura Thompson, Planner II
Josh Yost, Community Development Director

RE: Commercial site plan approval for CCA Springville Mixed Use, a mixed-use development on the former Allen's block of Main Street located in the MSSG-Main Street South Gateway Zone.

Petitioner: Auggie Wasmund – Revival Development

Summary of Issues

- Does the proposed site plan meet the requirements of the Springville City Code?
- Does the proposed reduction to required off-street parking meet the requirements of Springville City Code 11-6-113(2)(c) and 11-6-113(5)?

Background

The proposed mixed-use development will be located on the former Allen's block at 400 South and Main Street. The proposed development will contain commercial uses on the main floor facing Main Street with 75 residential apartment units on the upper levels, and 30 townhome units along 100 West Street.

The Main Street South Gateway (MSSG) Zone was adopted in September 2020 to facilitate

development at this key downtown gateway. The purpose of the Main Street South Gateway Zone ("MSSG Zone") is to provide for the creation of unique places of lasting



value surrounding the intersection of 400 South and Main Street, enabling vibrant, intense, and high-quality development. To accomplish this, the zone permits a wide range of uses, mixed horizontally and vertically, housed in buildings with forms reflective of a traditional downtown and utilizing traditional materials.

On December 21, 2021, the City Council adopted amendments to the MSSG Zone, which included design standards specific to this block. The proposed designs comply with the adopted design standards. Additionally, the Planning Commission may approve minor adjustments to the design drawings at the time a developer receives site plan approval.

Analysis

The developer requests a 19.4% reduction to the required parking as permitted by Springville Code 11-6-113(5). This section states the following:

- (a) An applicant may apply to the Planning Commission for a reduction in the amount of parking spaces. The applicant must clearly demonstrate that the required number of parking stalls is unnecessary for the proposed use and any possible future use of the building. Any request which lowers the amount of parking stalls by more than twenty percent (20%) shall not be approved.

Each townhome will have an attached 2-car garage, satisfying the parking requirement for single-family attached residential. The entire surface parking lot located at mid-block is dedicated to the multi-family and commercial uses located on the east of the block. A breakdown of the required parking for the multi-family and commercial is below.

Parking	Ratio	Required	Provided
Apartment	2.25/unit	169	
Retail	1/300 sf	38	
Restaurant	1/ 100 sf	25	
	Totals	232	187
	Reduction		45
	Percent Reduction		19%

Of the 75 apartment units, 53 are 1-bedroom/studio units, and 22 are 2-bedroom. The developer's anticipated parking demand from each unit type is below.

Unit Type	Unit Count	Anticipated Parking Demand	Total Demand
One Bed	53	1.5 vehicles/unit	79.5
Two Bed	22	2 vehicles/unit	44.0
		Total	123.5
		Total Stalls Provided	187.0
		Stalls Remaining for Commercial	63.5

If the developer's projected demand is accurate, the 63.5 remaining stalls meet the base requirement for the number of commercial parking stalls. This also assumes that the restaurant and retail uses will each always use the maximum required number of stalls. It is expected that the demand peaks for retail and restaurant parking will only coincide at midday when residential parking demand is at its lowest. Retail parking demand then generally tapers off as restaurant dinner parking demand peaks. In recognition of this understanding, Springville Code 11-6-113(2)(c) provides for shared parking with the following standards:

The Planning Commission may approve the joint use of a parking lot or facility; provided, that the applicant can show that conflict between the different users can be effectively eliminated. For instance, willing parties such as a church and a commercial business may share parking facilities if typical heavy use parking times allow.

While the applicant is not specifically requesting approval of joint use, the reality is that the 187 stalls provided in the project allow for flexibility in meeting the various anticipated peaks in parking demand for the different uses.

For additional context, the maximum commercial parking ratio permitted at the Holladay Village Center in Holladay, Utah, is 3 stalls per 1,000 square feet. Applying the Holladay ratio to this proposed project would result in only 42 required stalls for the commercial space, a 33% reduction. Holladay Village Center is not an urban downtown, is not well served by transit, and is surrounded by single-family residential neighborhoods, so is very comparable to Springville.

Staff finds that the requested parking reduction meets the requirements of the Springville City Code. Staff further finds that providing enough, but not too much parking, furthers the underlying goals of the MSSG Zone, the Reframing Downtown Plan, and follows best practices for building a vibrant town center.

Staff further finds that the site plan, including architectural elevations meets the requirements of Springville City Code, including the Main Street South Gateway Design Standards and Additional Design Standards for Block 5, Plat A.

City Staff and Design Workshop, the Reframing Downtown Plan consultant team, are completing streetscape design standards for the downtown area. These standards are not yet adopted and are not required to be implemented by the CCA Mixed Use Springville project. The developer has indicated their willingness to cooperate with the city to design and implement these new design standards as much as possible considering cost impacts to the project and the city.

Phasing

The project will be constructed in two phases, with the townhome portion being developed first, and the mixed-use buildings being completed in Phase 2.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the site plan on May 25, 2023, and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed, or any additional revisions needed are listed below in the “POST DRC COMMENTS” section.

POST DRC COMMENTS

Address any outstanding engineering comments from the civil drawings and outstanding architectural comments given to the applicant on July 27, 2023.

Staff Recommendation

Staff finds the CCA Mixed Use Springville site plan meets the requirements of the Springville City Code and recommends approval of the site plan and requested parking reduction, contingent upon addressing any items listed in the “Post DRC Comments” section of this report.

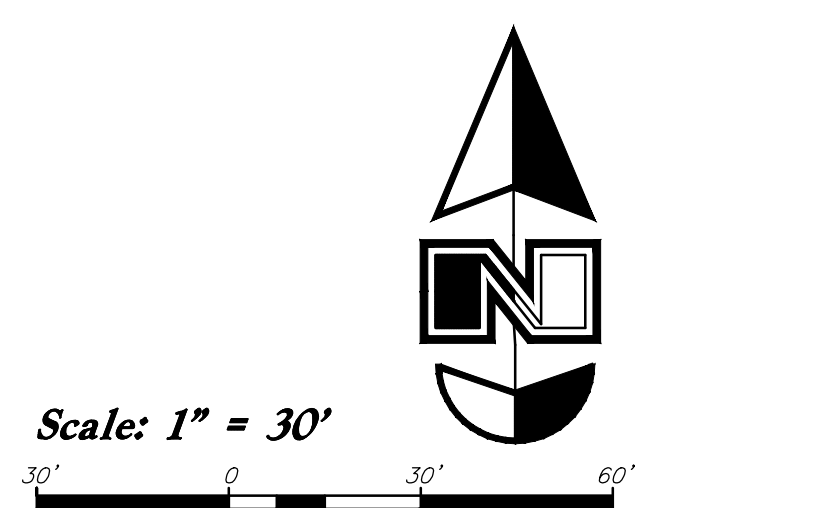
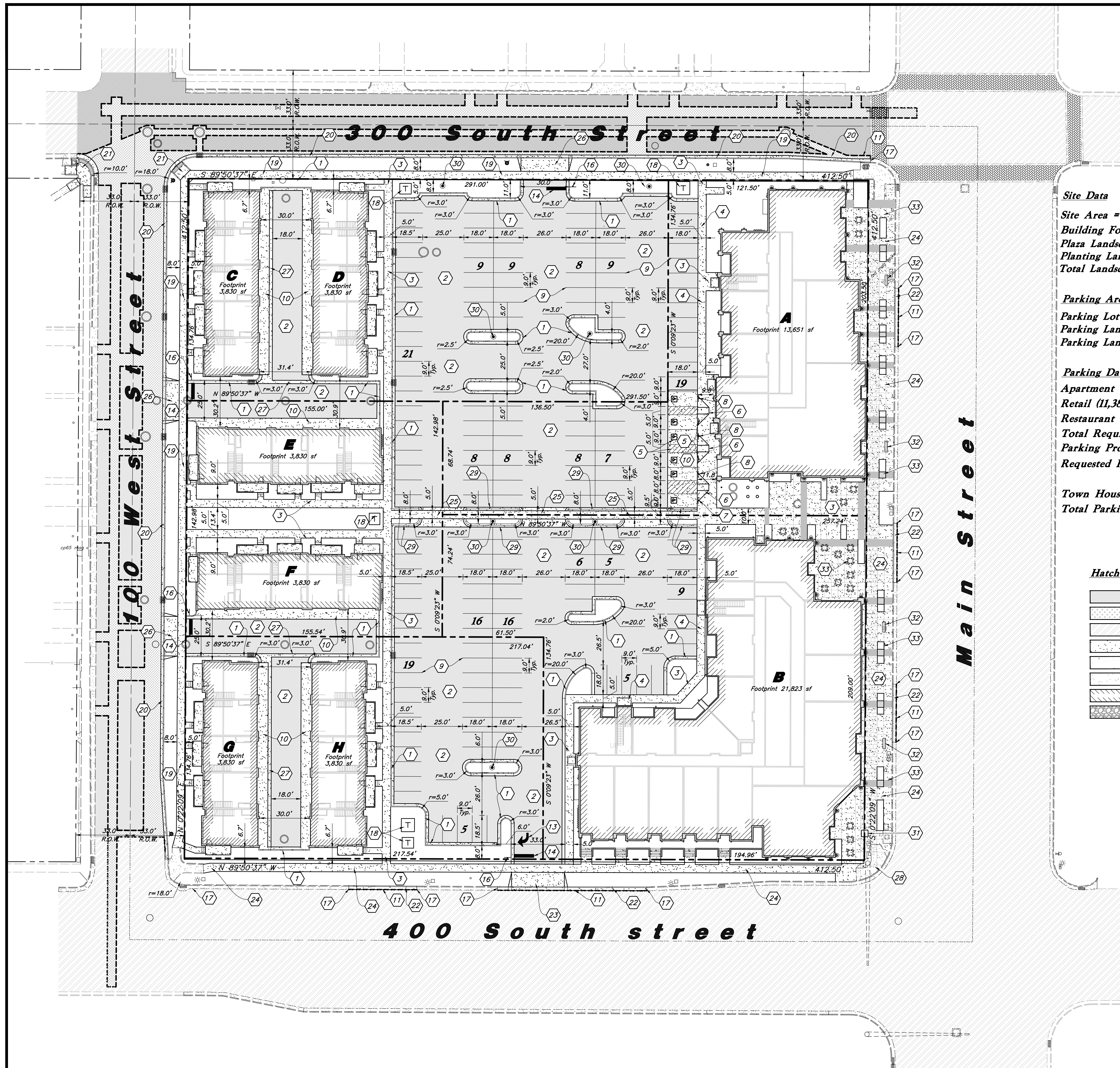
Recommended Motion

Move to grant commercial site plan approval and parking reduction for CCA Springville Mixed Use, a mixed-use development on the former Allen’s block of Main Street located in the MSSG-Main Street South Gateway Zone, contingent upon addressing any outstanding DRC items to be approved by the Chief Engineer and Community Development Director.

Attachments

Attachment 1: Engineering Site Plan
Attachment 2: Architectural Site Plan and Elevations
Attachment 3: Landscape Plan

Attachment 1: Engineering Site Plan



Site Data

Site Area = 170,155 s.f. (3.906 ac.)
Building Footprint Area = 59,546 s.f. (35.0%)
Plaza Landscape Area = 5,802 s.f.
Planting Landscape Area = 15,699 s.f.
Total Landscape Area = 21,501 s.f. (12.64%)

Parking Area Landscaping

Parking Lot Area = 66,767 s.f.
Parking Landscape = 4,382 s.f.
Parking Landscape = 6.6%

Parking Data

Apartment Units (75 units @ 2.25 stalls/unit) = 168.8 stalls
Retail (11,384 s.f. @ 1 stall/300 s.f.) = 38 stalls
Restaurant (2,515 s.f. @ 1 stall/100 s.f.) = 25.2 stalls
Total Required Parking = 232 stalls
Parking Provided = 187 stalls
Requested Reduction 19.4%

Town Houses (30 units @ 2 stalls/Garage) = 60 stalls
Total Parking Provided = (187 stalls+60 stalls) = 247 stalls

Hatch Legend

- Light Duty Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Light Duty Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripes (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. 24" White Stop Bar
- Const. Conc. Wheel Stop
- Const. Stop Sign per MUTCD R1-1
- Conn. & Match Existing Improvements
- Transformer. See Elec. Plans
- Const. Public Conc. Sidewalk per City of Springville Std Drawing #RD-04
- Const. Public Conc. Curb & Gutter per City of Springville Std Drawing #RD-04
- Const. ADA Ramp Per City of Springville Std. Detail #RD-08
- Const. UDOT Type B1 Curb & Gutter Per UDOT Std. Dwg # GW24
- Const. UDOT Conc. Driveway Per UDOT Std. Dwg # GW 3B
- Const. UDOT Conc. Sidewalk per UDOT Std. Dwg # GW 3B
- Const. Raised Conc. Sidewalk
- Const. commercial Drive Approach per City of Springville Std. Detail # DR-07
- Const. Conc. Waterway
- Existing UDOT ADA Ramp to Remain
- Const. 24" Rolled Curb & Gutter
- Light Pole. See Elec. Plans
- Monument Feature. See Arch. & Landscape Plans
- 6" Bench. See Landscape Plans
- Outdoor Features. Planters, Seating and Concrete Seating. See Landscape Plans

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

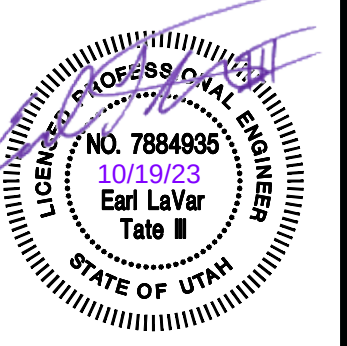
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Utah County SV Main
on Main Street, LLC
21-122 SP



Site Plan
CCA Springville Mixed Use
350 South Main Street
Springville, Utah



29 Sep, 2023

SHEET NO.

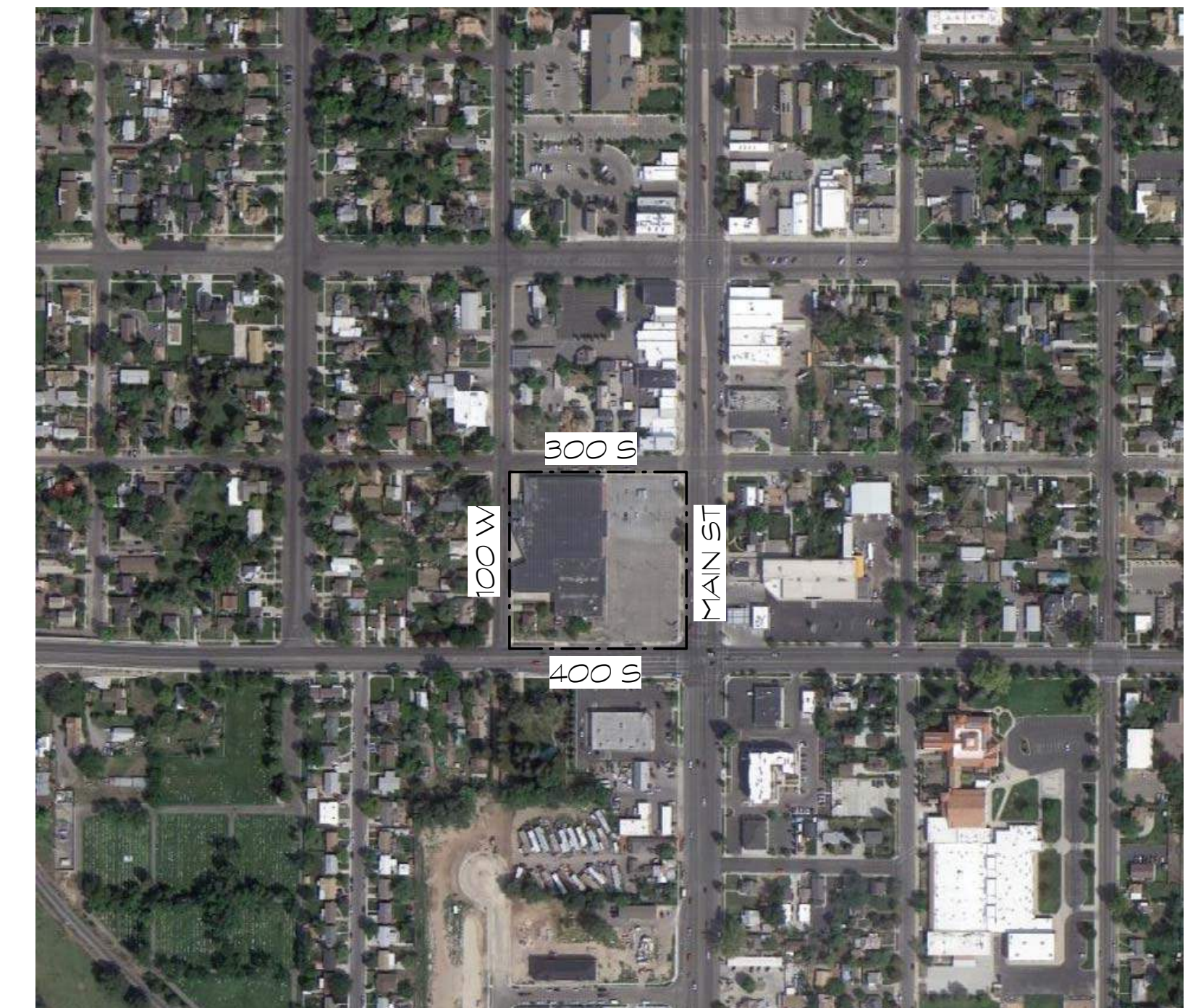
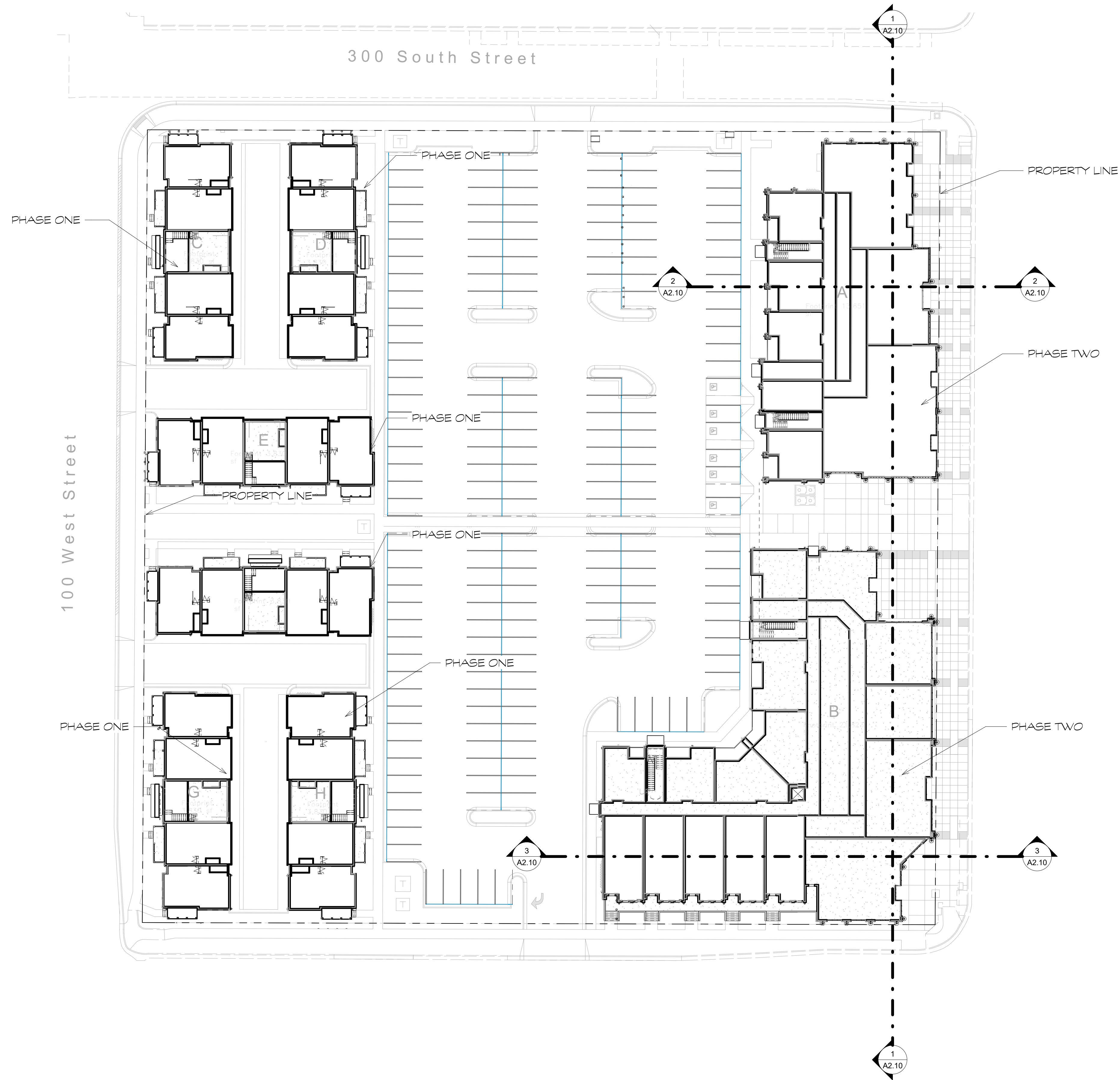
C1.1

Attachment 2: Architectural Site Plan and Elevations

PARKING PROVIDED	
TYPE	COUNT
STANDARD	183
ADA	4
TOTAL	187

PARKING REQUIRED	
TYPE	COUNT
APARTMENTS 220 STALLS PER UNIT	169
RETAIL 1 STALL PER 300 SQFT	39
RESTAURANT 1 STALL PER 100 SQFT	25
TOTAL	228
W/ 20% REDUCTION	187

PARKING LOT LANDSCAPING	
TOTAL AREA	66767 SF
TOTAL LANDSCAPING AREA	4392 SF
LANDSCAPING PERCENTAGE	6.6%



VICINITY MAP

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426



Site Plan
06-7-23



UNIT SCHEDULE	
Name	Count

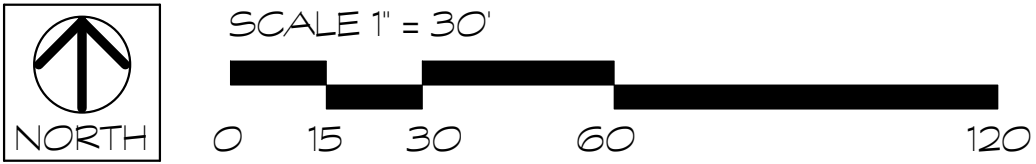
UNIT - 1BED	21
UNIT - 1BED B	8
UNIT - 1BED C	3
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	3

Grand total: 75



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

Level 1
06-7-23



UNIT SCHEDULE	
Name	Count
UNIT - 1BED	21
UNIT - 1BED B	8
UNIT - 1BED C	3
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	3



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

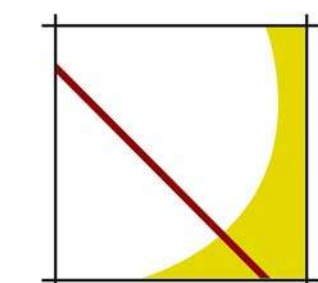


SCALE 1" = 30'



Level 2

06-7-23



Architecture
Belgique, Inc.

UNIT - 1BED	21
UNIT - 1BED B	8
UNIT - 1BED C	3
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	3

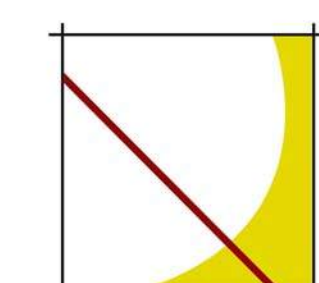
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350 S MAIN ST, SPRINGVILLE, UTAH 84663



Age Group	Number of People
0-15	10
15-30	5
30-60	20
60-120	35

06-7-23



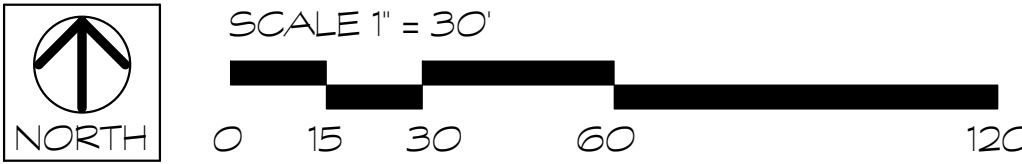
Architecture
Belgique, Inc.

UNIT SCHEDULE	
Name	Count
UNIT - 1BED	21
UNIT - 1BED B	8
UNIT - 1BED C	3
UNIT - 1BED D	1
UNIT - 1BED E	5
UNIT - 1BED F	2
UNIT - 1BED G	2
UNIT - 1BED H	1
UNIT - 1BED J	5
UNIT - 1BED K	2
UNIT - 2BED	11
UNIT - 2BED B	5
UNIT - 2BED D	2
UNIT - 2BED E	2
UNIT - 2BED F	2
UNIT - STUDIO	3
Grand total: 75	



SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 840663



REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

Level 4
06-7-23





TOTAL FACADE AREA: 8,785 SF (100%)
 TOTAL STUCCO AREA: 504 SF (5.7%)

SOUTH BLDG



TOTAL FACADE AREA: 6060 SF (100%)
 TOTAL STUCCO AREA: 232 SF (3.8%)

NORTH BLDG

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

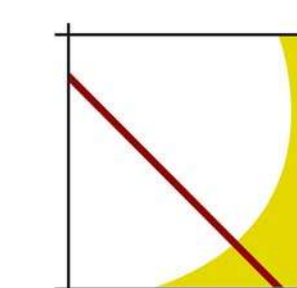
350 S MAIN ST, SPRINGVILLE, UTAH 84663



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

Main St Elevation

06-7-23



Architecture
Belgique, Inc.

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426



SOUTH BLDG

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



NORTH BLDG

SPRINGVILLE - MIXED USE

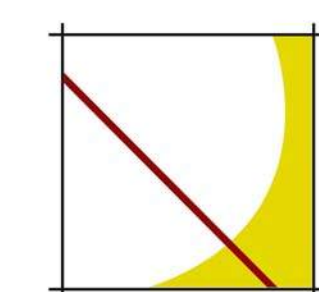
350 S MAIN ST, SPRINGVILLE, UTAH 84663



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

Rear Elevation

06-7-23



Architecture
Belgique, Inc.



TOTAL FACADE AREA: 7,818 SF (100%)
 TOTAL STUCCO AREA: 602 SF (7.7%)

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

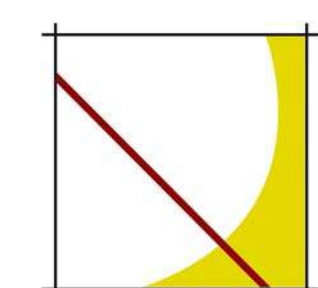
350 S MAIN ST, SPRINGVILLE, UTAH 84663



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

400S Elevation

06-7-23



Architecture
 Belgique, Inc.

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426



OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

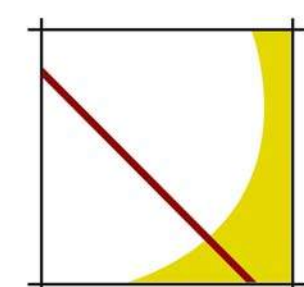
350 S MAIN ST, SPRINGVILLE, UTAH 84663



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

300S Elevation

06-7-23



Architecture
Belgique, Inc.

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426



OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

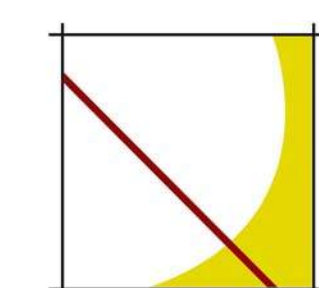
350 S MAIN ST, SPRINGVILLE, UTAH 84663



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

South Bldg Plaza Elevation

06-7-23



Architecture
Belgique, Inc.



OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

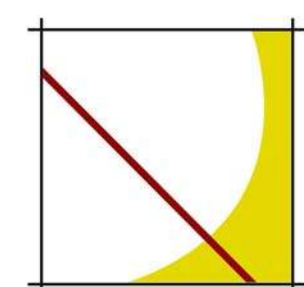


SCALE : 1/8" = 1'-0"

North Bldg Plaza

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

06-7-23



Architecture
Belgique, Inc.



FRONT ELEVATION

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



REAR ELEVATION

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663

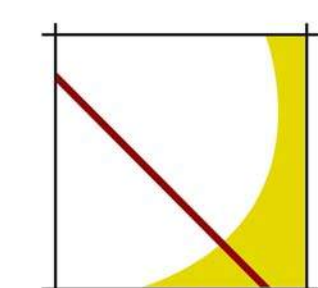


SCALE: 1/8" = 1'-0"

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

Townhome Elevations

06-7-23



Architecture
Belgique, Inc.



LEFT ELEVATION

OVERALL MATERIAL LEGEND	
	STUCCO
	BRICK VENEER
	GLAZING
	CONCRETE
	ASPHALT SHINGLES
	LAP SIDING



RIGHT ELEVATION

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



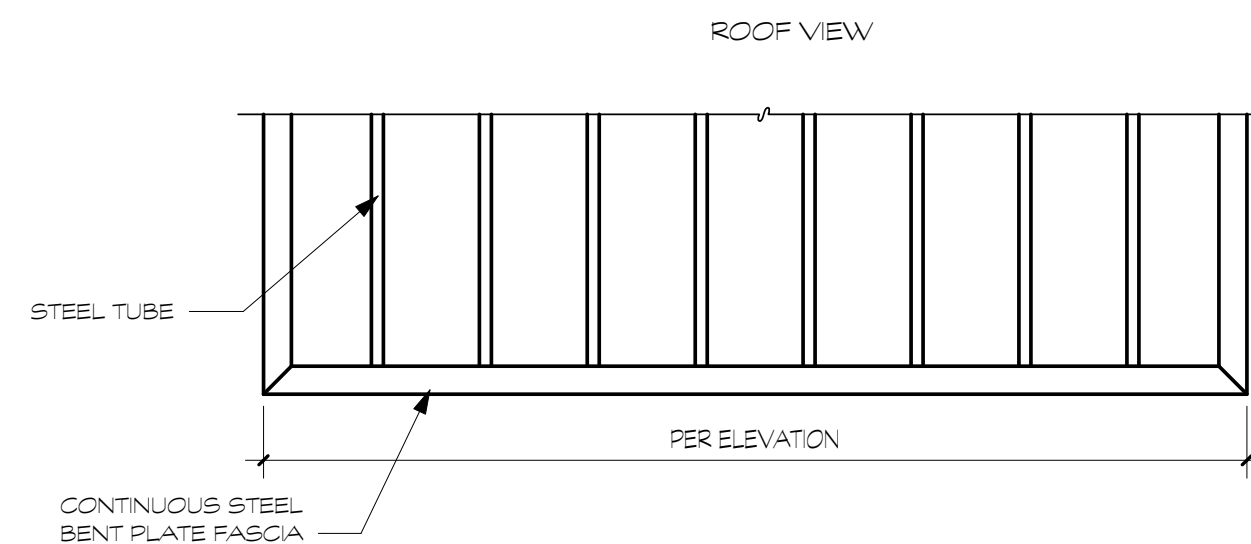
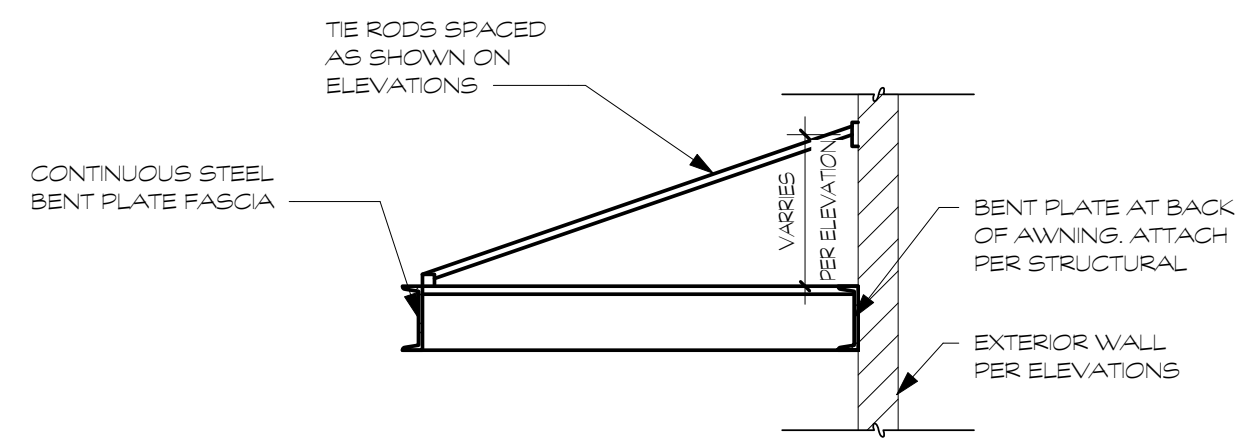
SCALE: 1/8" = 1'-0"

REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

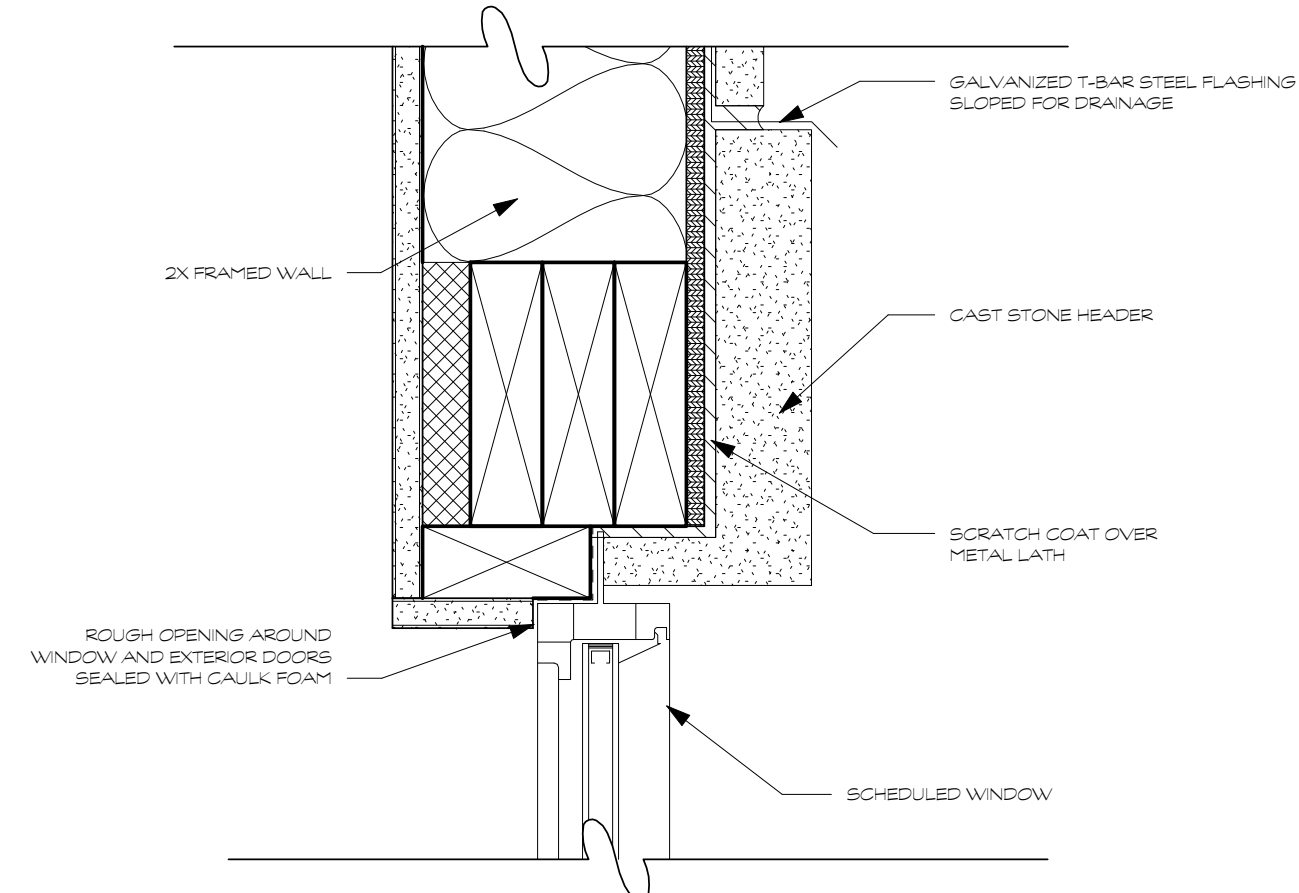
Townhome Elevations

06-7-23

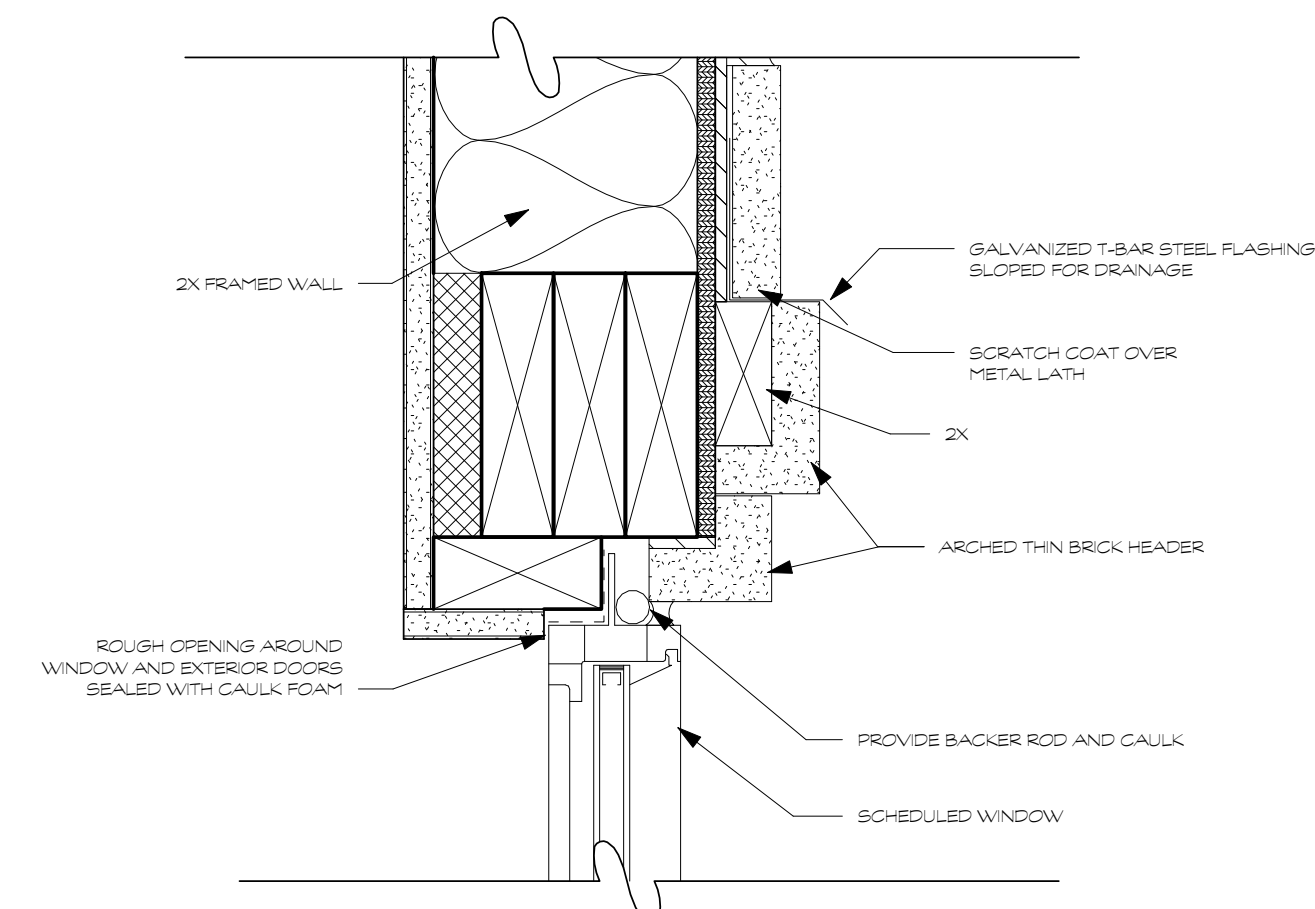




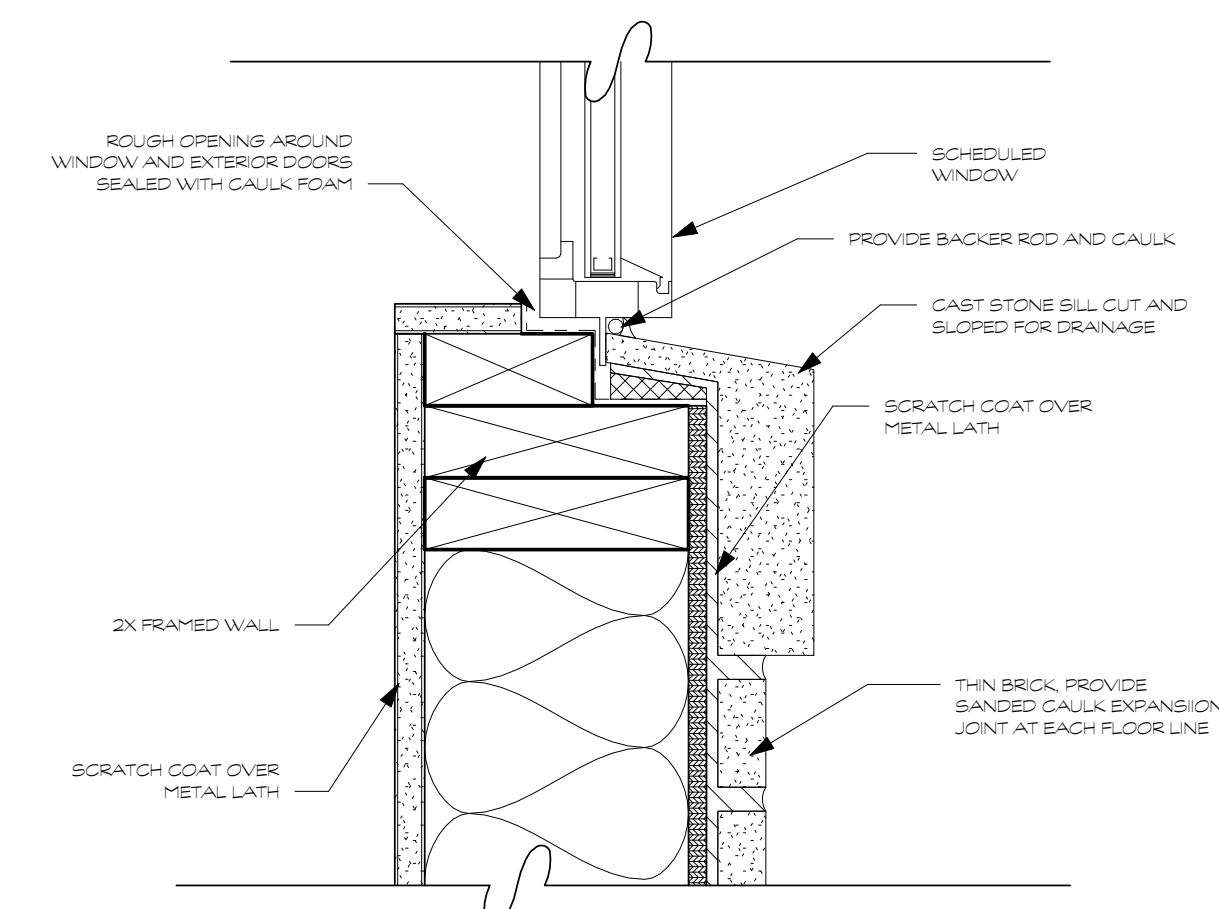
STOREFRONT CANOPY DETAIL



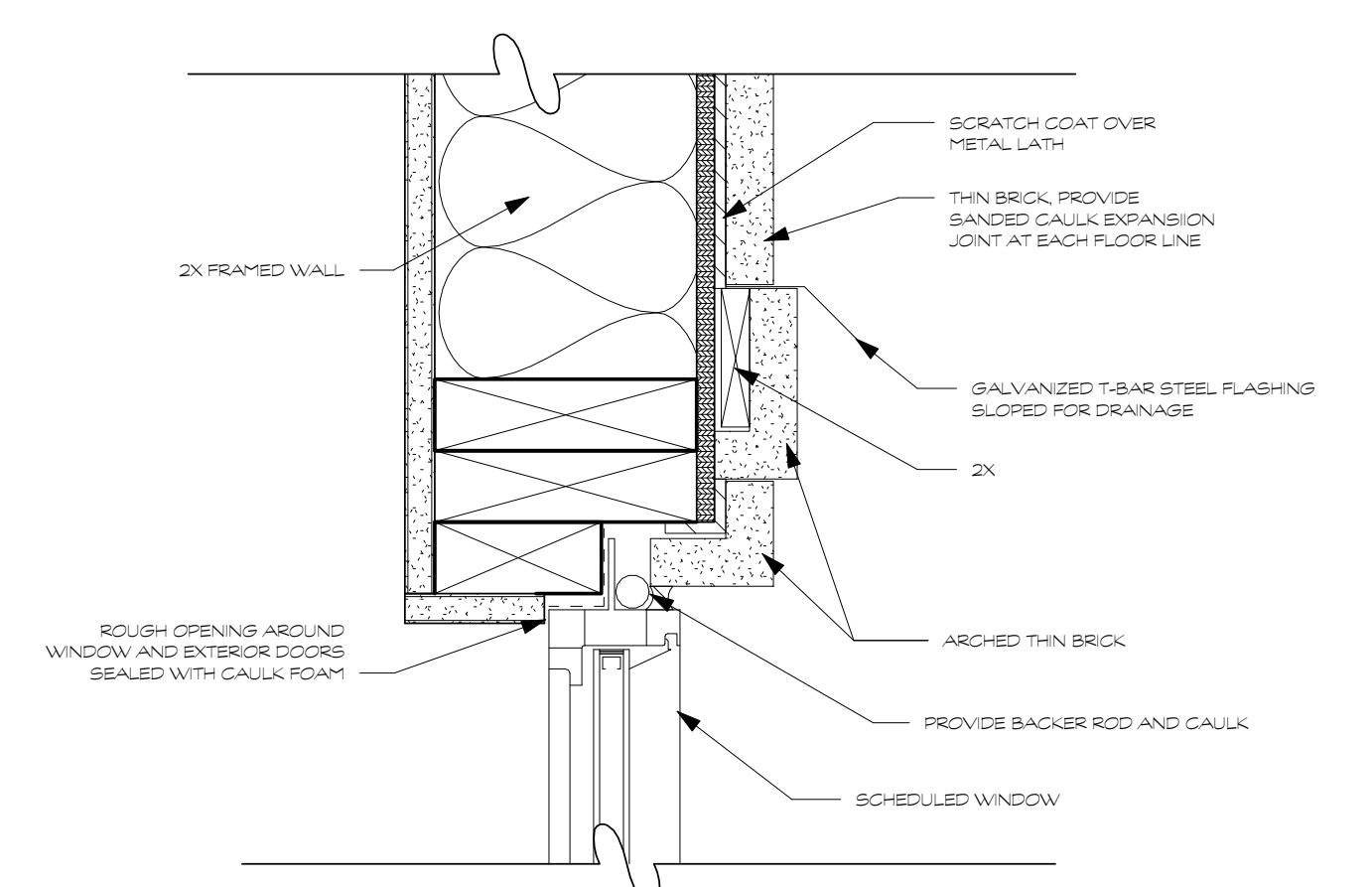
WINDOW HEAD @ CAST STONE DETAIL



WINDOW HEAD @ THIN BRICK DETAIL



WINDOW SILL @ CAST STONE DETAIL



WINDOW JAMB @ THIN BRICK DETAIL

SPRINGVILLE - MIXED USE

350 S MAIN ST, SPRINGVILLE, UTAH 84663



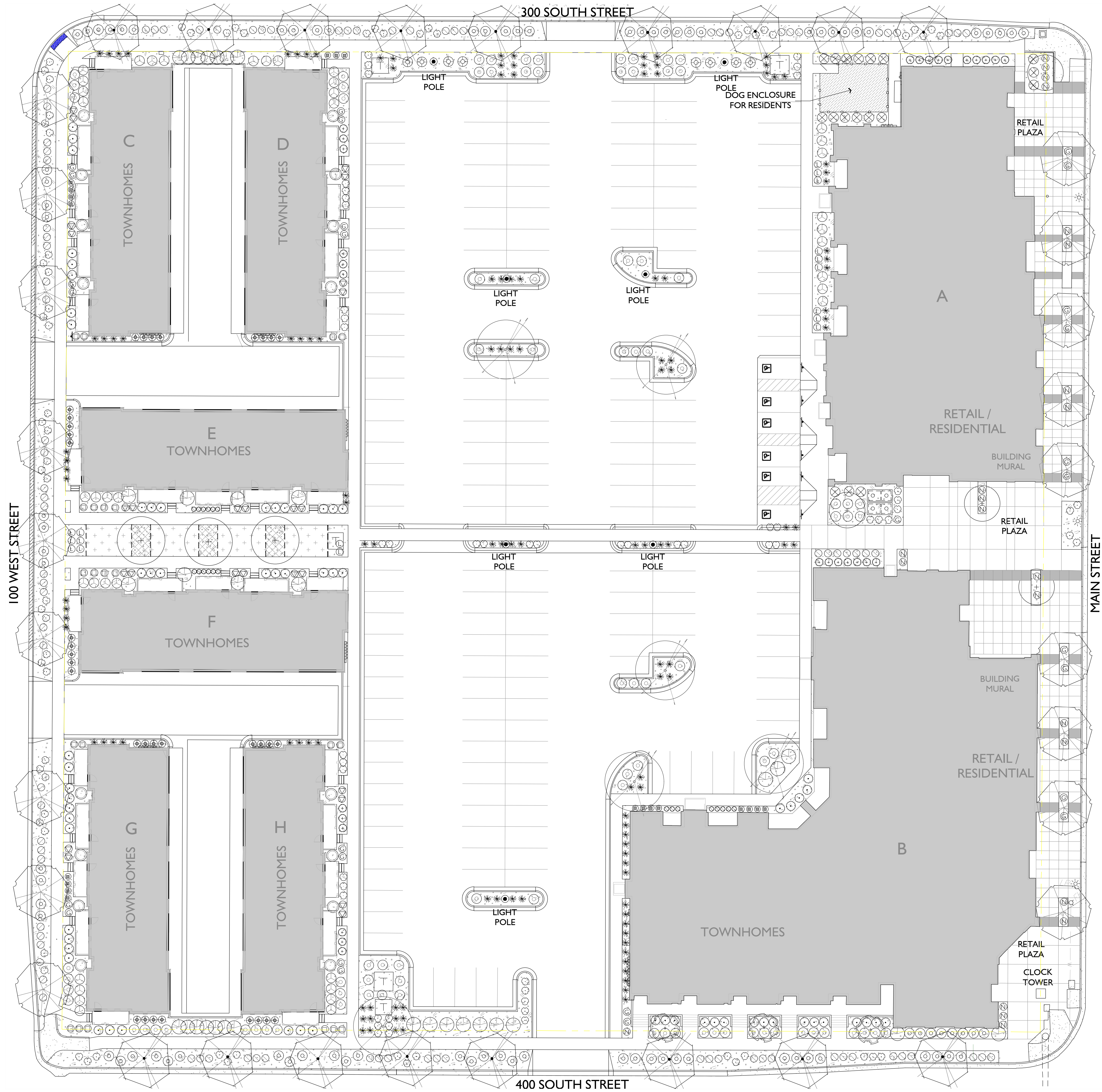
REVIVAL DEVELOPMENT 3653S 1300E #7 SLC,UT 84106 513-543-3426

DETAILS

06-7-23

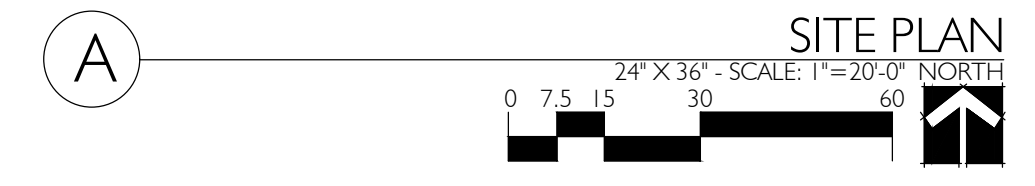


Attachment 3: Landscape Plan



LANDSCAPE SCHEDULE			
Qty	Scientific Name	Common Name	Size
DECIDUOUS TREES			
16	Carpinus betulus fastigiata 'Franz Fontaine'	Franz Fontaine Columnar Hornbeam	2" Cal.
6	Acer trun. x A. plat. 'Keithsform'	Norwegian Sunset Maple	2" Cal.
17	Gymnocladus dioicus 'Expresso'	Expresso Kentucky Coffeetree	2" Cal.
7	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" Cal.
6	Tilia cordata 'Corzam'	Corinthian Linden	2" Cal.
18	Zelkova serrata 'Village Green'	Village Green Zelkova	2" Cal.
DECIDUOUS SHRUBS			
19	Buddleia 'Lo and Behold' Blue Chip	Blue Chip Butterfly Bush	2 Gal.
95	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
18	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
39	Hydrangea arborescens 'Abetwo' Incrediball	Hydrangea	2 Gal.
22	Potentilla fruticosa 'Frosty'	Frosty White Cinquefoil	2 Gal.
8	Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	2 Gal.
34	Rhamnus frangula x 'Fine Line'	Fineline Buckthorn	2 Gal.
26	Spiraea japonica 'Dakota Goldcharm'	Dakota Goldcharm Spirea	2 Gal.
EVERGREEN SHRUBS			
20	Buxus sempervirens suffruticosa	True Drawd Boxwood	2 Gal.
64	Prunus laurocerasus 'Cherry Hill'	Cherry Hill Laurel	2 Gal.
29	Taxus baccata repandens	Dwarf English Yew	2 Gal.
ORNAMENTAL GRASSES			
129	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
28	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
92	Pennisetum alopecuroides	Fountain Grass	1 Gal.
GROUNDCOVER			
27	Aronia melanocarpa 'Ground Hug'	Ground Hog Spreading Chokeberry	2 Gal.
60	Euonymus fortunei colorata	Wintercreeper	1 Gal.
85	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	2 Gal.
89	Rhus aromatica 'Gro Low'	Gro Low Sumac	2 Gal.
PERENNIALS			
27	Gaura lindheimeri	Whirling Butterflies	1 Gal.
18	Lavandula x intermedia 'Gros Bleu'	Gros Bleu Lavender	1 Gal.
23	Nepeta	Catnip	1 Gal.
TURF			
1,075 S.F.	Chanshare Imperial Blue		Sod
544 S.F.	Synthetic Dog Turf		
MULCH			
223,242 S.F. - 2"	Over DeWitt PRO5 Weed Barrier, All Planters		3" Depth
EDGING			
	Metal - 3/16" x 4"		

- LANDSCAPE GENERAL NOTES
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
 - All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
 - All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
 - The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
 - Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
 - The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
 - Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
 - All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
 - Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$ " or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
 - All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



STB
DESIGN

LANDSCAPE ARCHITECTURE
& LAND PLANNING

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LANDSCAPE ARCHITECT
No. 15887

ISSUE DESCRIP. DATE
6.14.2023

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SPRINGVILLE MIXED-USE PROJECT
SPRINGVILLE, UTAH

LANDSCAPE
PLAN

L101