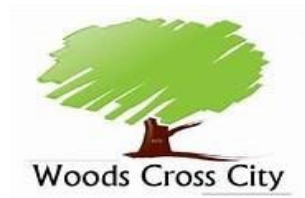


**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, May 26, 2026, AT 6:30 P.M.**



This meeting is held in person at 1555 South 800 West, Woods Cross, Utah and via Zoom.

To join using Zoom, click here <https://us02web.zoom.us/j/9358074960> or go to zoom.us and select JOIN A MEETING. Meeting ID: 935 807 4960. Please mute your microphone except during the open comment period. Questions and comments are best made in the CHAT feature.

The public is invited to participate in all Planning Commission Meetings. If you require accommodation or assistance to participate, please call the Community Development Department at 801-292-4421

1. Pledge

Jake Hennessy

2. Meeting Minutes from May 12, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Conditional Use Permit for an Office Warehouse at 2272 South 1560 West

Applicant: Paula Hawks

Presenter: Curtis Poole

- Review
- Action

5. Site Plan Review for Obic Trucking at 1221 West 2425 South

Presenter: Curtis Poole

- Review

- Action

6. Director's Report

Curtis Poole

7. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
MAY 12, 2026**

These are minutes of the Woods Cross Planning Commission meeting held May 12, 2026, at 6:30 p.m. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey-online
Robin Goodman

Jake Hennessy
David Lewis IV
Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Sam Christiansen, Public Works Director

STAFF MEMEBERS EXCUSED:

Bonnie Criag, Administrative Assistant

VISITORS:

Chani Ewing

PLEDGE OF ALLEGIANCE:

Mariah Wall

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held April 28, 2026

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Hennessy seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp then opened the meeting for public comments regarding items that were not on the agenda.

There were no public comments and Chairman Rupp closed the open session.

**CONDITIONAL USE PERMIT FOR HOME OCCUPATION DAYCARE AT 1815 SOUTH 1100 WEST—
CHANI EWING**

Mr. Curtis Poole, the Community Development Director, noted that Ms. Chani Ewing is requesting approval of a home occupation conditional use for the purpose of establishing a home daycare business. He noted the proposed home daycare would focus on the care of 8 children or less, from ages 0-12 years of age, which is the maximum permitted by code. He said the business also provides educational and creative

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
MAY 12, 2026
PAGE 2**

activities to the children enrolled. Mr. Poole noted the applicant has indicated that business activities will be maintained within the home and fenced outside play area and the hours of operation would be from 7:00 a.m.-7:00 p.m.

Mr. Poole said the proposed use requires that traffic should not increase by more than 5%, and there must be paved off street parking for the owner and 1 employee as applicable. It was noted that the property has sufficient parking available for the proposed use.

Following the information given by Mr. Poole, Ms. Chani Ewing addressed the Commission and said she had operated a daycare when she lived in Bountiful now is desires to operate a daycare in Woods Cross. She said she has been working on getting her business license for quite some time.

Chairman Rupp asked if Ms. Ewing had any questions or concerns regarding the conditions for operating a daycare and Ms. Ewing said she was aware of the conditions but had no questions at this time.

There were no further questions or comments, and Commissioner Lewis made a motion to approve the conditional use permit for the home occupation for 1815 South 1100 West with the following conditions:

1. Apply, obtain, and maintain a business license including the required documentation.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

Commissioner Goodman seconded the motion, and all voted in favor of the motion through a roll call vote.

TRANSPORTATION MASTER PLAN GENERAL PLAN AMENDMENT—SAM CHRISTIANSEN

Mr. Poole noted the Commission had reviewed this item previously and it was coming back to the Commission for a public hearing

Mr. Poole told the Commission this was the final draft of this plan amendment and there needed to be a public hearing held on the matter and then the Planning Commission needed to vote on the amendment.

Mr. Sam Christiansen, the Public Works Director, then addressed the Commission talked about the changes the city engineer had made to the plan amendment requested by the Commission.

Chairman Rupp asked if the diagrams shown were related to the code and the Public Works Director explained the diagrams with the Commission and how they work within the code.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
MAY 12, 2026
PAGE 3**

Following the information given by the Public Works Director, Chairman Rupp opened the public hearing on this matter.

There were no public comments and Chairman Rupp closed the public hearing.

Commissioner Lewis said he wanted the document to be clear and accurate for residents to read. Chairman Rupp suggested adding appendices to note any changes. Mr. Poole responded that the city is working with a company to make the city code searchable, which he said would help address Commissioner Lewis's concern.

There were no further questions or comments, and Commissioner Lewis made a motion to forward the Planning Commission's recommendation to the City Council for approval of the Transportation Master Plan General Plan Amendment with the addition that language that reflects information contained in this document would supersede the General Plan if there was any conflict. Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

DIRECTOR'S REPORT

Mr. Poole noted that at the next meeting the Second Driveways and Hard Surfaces will be coming back for discussion with the Commission. He said a second discussion concerning circular driveways can be at another time. He said the city is experiencing a lot of parking violations and this needs to be addressed as soon as possible.

He said in the next few meetings there will also be a business license code re-write to be reviewed by the Commission.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:56 p.m.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: May 26, 2026

Re: Conditional Use Permit - Sky Ventures - Office with Warehouse



Location: 2272 South 1560 West

Zoning: AP (Airport) Zone

Background

The applicant, Paula Hawks, is requesting approval of a conditional use permit for the purpose of establishing an office with warehouse business. City Code authorizes the Planning Commission to review conditional use requests and impose conditions to mitigate potential adverse impacts to surrounding properties, such as traffic, parking, noise, hours & landscaping.

Staff Review

The proposed office with warehouse business would focus on streaming tv services to multi-unit properties. The business also provides set-up and installation of these services. The applicant has indicated that business activities will be maintained within the building. There is no anticipation for outside storage. Hours of operation are 09:00 AM-6:00 PM.

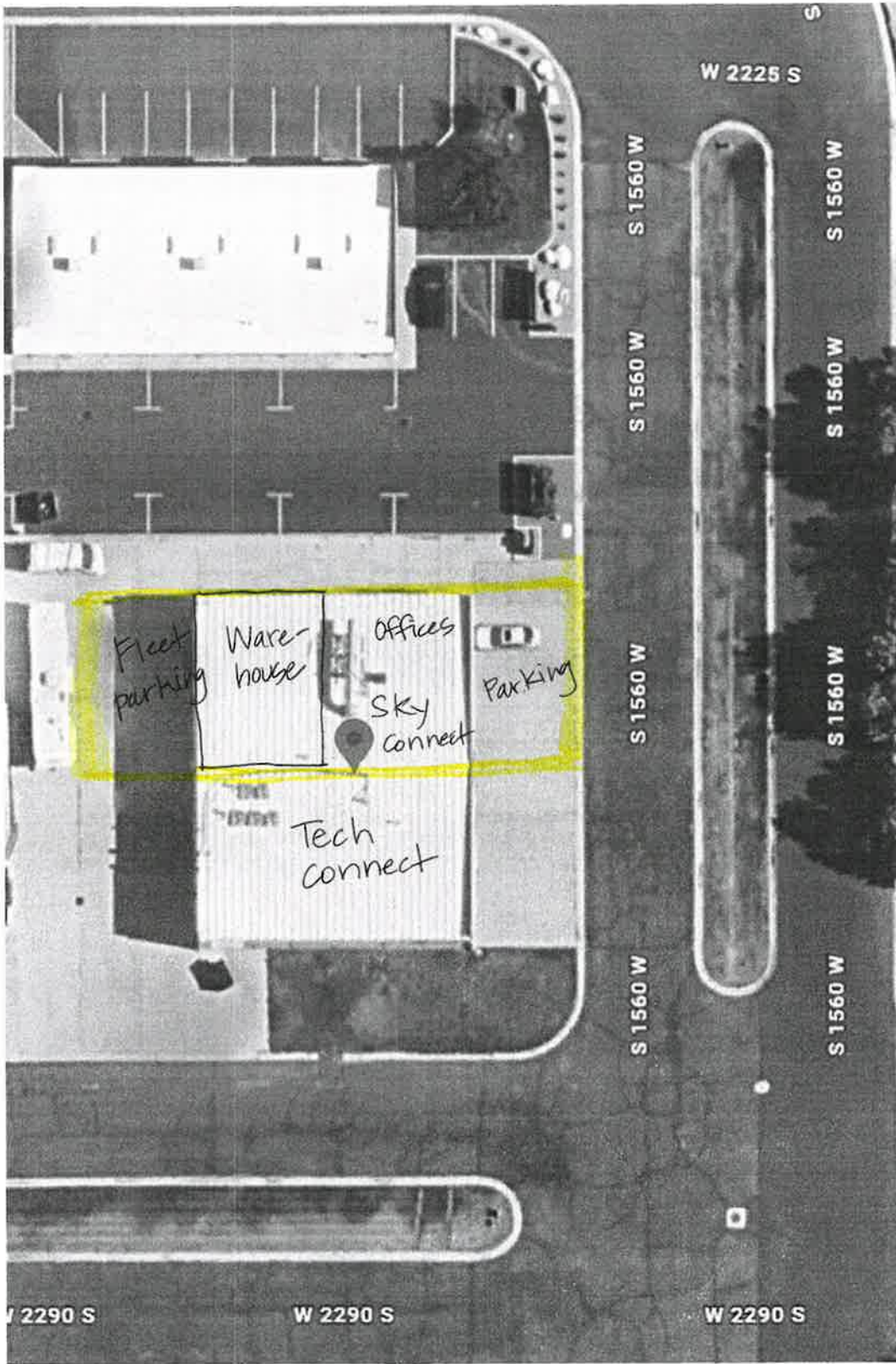
The proposed property has 4 employees and 6 parking stalls available for the proposed use.

Staff does not foresee any adverse effects to adjacent properties. Staff finds that the use complies with City codes and is compatible with surrounding properties.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use permit located at 2272 South 1560 West, with the following conditions:

1. Apply, obtain and maintain a business license including the required documentation.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.



STAFF REPORT

To: Planning Commission
From: Curtis Poole, Community Development Director
Date: May 26, 2026
Re: Amended Site Plan Review – Obic Trucking



Location: 1221 West 2425 South
Zoning: I-1 (Light Industrial) Zone

Background

The applicant, Riley Streit, on behalf of Obic Trucking, is requesting approval of an amended site plan for the property located at 1221 West 2425 South in the I-1 (Light Industrial) zone. The Planning Commission previously approved a conditional use permit and site plan for this property in January of this year.

The site is located north of the Intermountain Health laundry facility and southwest of the City Public Works shops and is surrounded by other properties within the I-1 zone. The amended proposal includes revisions to the approved building footprint, parking layout, landscaping, utility improvements, and architectural elevations.

In its review the Planning Commission shall determine if the site is compliant with City Code.

Staff Review

The applicant is proposing to amend the previously approved development by increasing the size of the building from approximately 6,900 square feet to 13,853 square feet. The building will continue to serve as offices and a repair shop for Obic Trucking. Obic Trucking services and repairs FedEx semi-tractors. All semi-tractors will continue to be driven from the facility in North Salt Lake and return the same day. No long-term storage or inoperable semi-tractors will be located at this facility.

The revised site plan places the expanded building in the center of the property while maintaining circulation around the structure for truck maneuvering and fire access. The property will continue to have two access points from 2425 South and one access from 1250 West. The amended plan includes 32 parking stalls, including two ADA accessible stalls, which complies with city parking requirements for the proposed use.

The amended building elevations show a contemporary industrial design utilizing a combination of split-face CMU, smooth CMU, dark accent banding, and stucco elements. The revised structure includes additional architectural detailing through varying parapet heights, façade projections, material changes, and a prominent entrance feature facing 2425 South. The proposed building materials and design continue to meet the architectural standards required by code.

The landscape plan has been updated to accommodate the revised building footprint and parking layout. The plan includes required street trees along both 2425 South and 1250 West as well as additional interior landscaping throughout the site. The applicant is proposing a combination of deciduous and evergreen trees, shrubs, ornamental grasses, and stone mulch landscape beds. The submitted landscape calculations demonstrate compliance with the City's landscaping requirements, including internal landscaping, street trees, and living plant coverage standards.

All utilities have been reviewed and approved by the Public Works Director and City Engineer. The photometric lighting plan shows there will be a measurement of zero footcandles at property lines bordering public rights-of-way. In addition, the applicant will be installing a storm drainage system on the western edge of the property that has been reviewed and approved by the City Engineer. Overall, staff finds the amended site plan substantially complies with the standards of the I-1 zone and remains consistent with the previously approved conditional use permit.

Recommendation

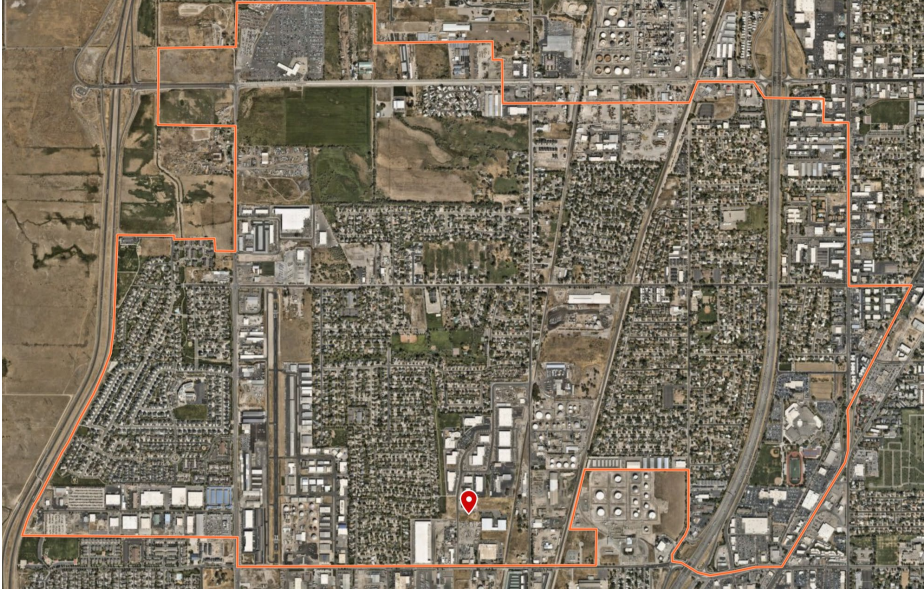
Staff recommends the Planning Commission approve the amended site plan for Obic Trucking located at 1221 West 2425 South with the following conditions:

1. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Obtain a building permit.
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.

Item: Obic Trucking Amended Site Plan

Address: 1221 West 2425 South

Map 1
Citywide



Map 2
Neighborhood

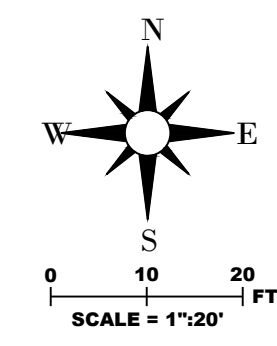


KEYNOTES:

- 01 CURB & GUTTER PER DETAIL 1 ON SHEET C600
- 02 'RELEASE' CURB & GUTTER PER DETAIL 2 ON SHEET C600
- 03 CURB TRANSITION
- 04 4" ASPHALT OVER 12" ROADBASE PER DETAIL 3 ON SHEET C600
- 05 3" CONCRETE PER DETAIL 4 ON SHEET C600
- 06 DRIVE APPROACH PER WOODS CROSS STD DWG #RD-4 AND DETAIL 5 ON SHEET C600
- 07 SAWCUT AND REPAIR PER WOODS CROSS STD DWG #UT-2 AND DETAIL 6 ON SHEET C600
- 08 DUMPSTER ENCLOSURE PER DETAIL ON ARCHITECTURAL SHEETS
- 09 NEW 6' VINYL FENCE (TO REPLACE OLD CHAINLINK FENCE)
- 10 1 1/4" Ø BLUE CTS POLY PIPE & WATER METER PER WOODS CROSS STD DWG #WT-1 AND DETAIL 8 ON SHEET C600
- 11 3/4" POLY LANDSCAPE WATER STUB
- 12 2" Ø BLUE CTS POLY PIPE PER WOODS CROSS STD DWG #WT-1 AND DETAIL 8 ON SHEET C600
- 13 4" DIA SDR-35 SEWER LATERAL PER SOUTH DAVIS SEWER DISTRICT DETAIL 114-2 AND DETAIL 9 ON SHEET C600
- 14 RETAINING WALL PER STRUCTURAL PLANS & SHEET C500 ELEVATIONS
- 15 ADA LANDING
- 16 ADA RAMP
- 17 6" Ø BLUE C900 DR18 PIPE TIE INTO WATER MAIN PER WOODS CROSS DETAIL WT-2 AND DETAIL 3 ON SHEET C601 - TIE IN DETAIL ONLY - NO FIRE HYDRANT REQUIRED
- 18 NOT USED
- 19 OIL WATER SEPERATOR PER SOUTH DAVIS SEWER DISTRICT DETAIL 123-2 & DETAIL 7 ON SHEET C600
- 20 SAMPLING MANHOLE PER SOUTH DAVIS SEWER DISTRICT DETAIL 123-1 & DETAIL 2 ON SHEET C601
- 21 SEWER CLEANOUT PER SOUTH DAVIS SEWER DISTRICT DETAIL 104-2 & DETAIL 1 ON SHEET C601
- 22 GAS LATERAL AND METER PER ENBRIDGE STANDARDS
- 23 'NO PARKING - FIRE LANE' SIGN SPACED 50 FT APART
- 24 6' CONCRETE WATERWAY PER DETAIL 4 ON SHEET C601
- 25 CONCRETE STAIRS PER DETAIL 5 ON SHEET C601
- 26 ROCK RETAINING WALL PER DETAIL 6 ON SHEET C601
- 27 CONCRETE RETAINING WALL PER STRUCTURAL PLANS
- 28 HANDRAIL PER DETAIL 7 ON SHEET C601

NOTE TO CONTRACTOR - UTILITIES

WATER AND SEWER LATERALS MAY ALREADY BE CONNECTED TO THE SITE. UTILITY MARKERS/STAKES WERE NOT FOUND AT THE TIME OF SURVEY. IT IS ANTICIPATED THAT IF SEWER WERE STUBBED TO THE SITE, IT SHOULD BE BETWEEN 15-20 FEET BEHIND BACK OF CURB WITH WATER BEING LOCATED 10+ (OR MORE) FEET AWAY FROM SEWER IN EITHER DIRECTION. IT IS ADVISED TO POTHOLE TO LOCATE EXISTING STUBS. IN THE EVENT THAT LATERAL STUBS COULD NOT BE DETECTED, FOLLOW THE DETAILS AND SPECIFICATIONS WITHIN THESE PLANS.



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191

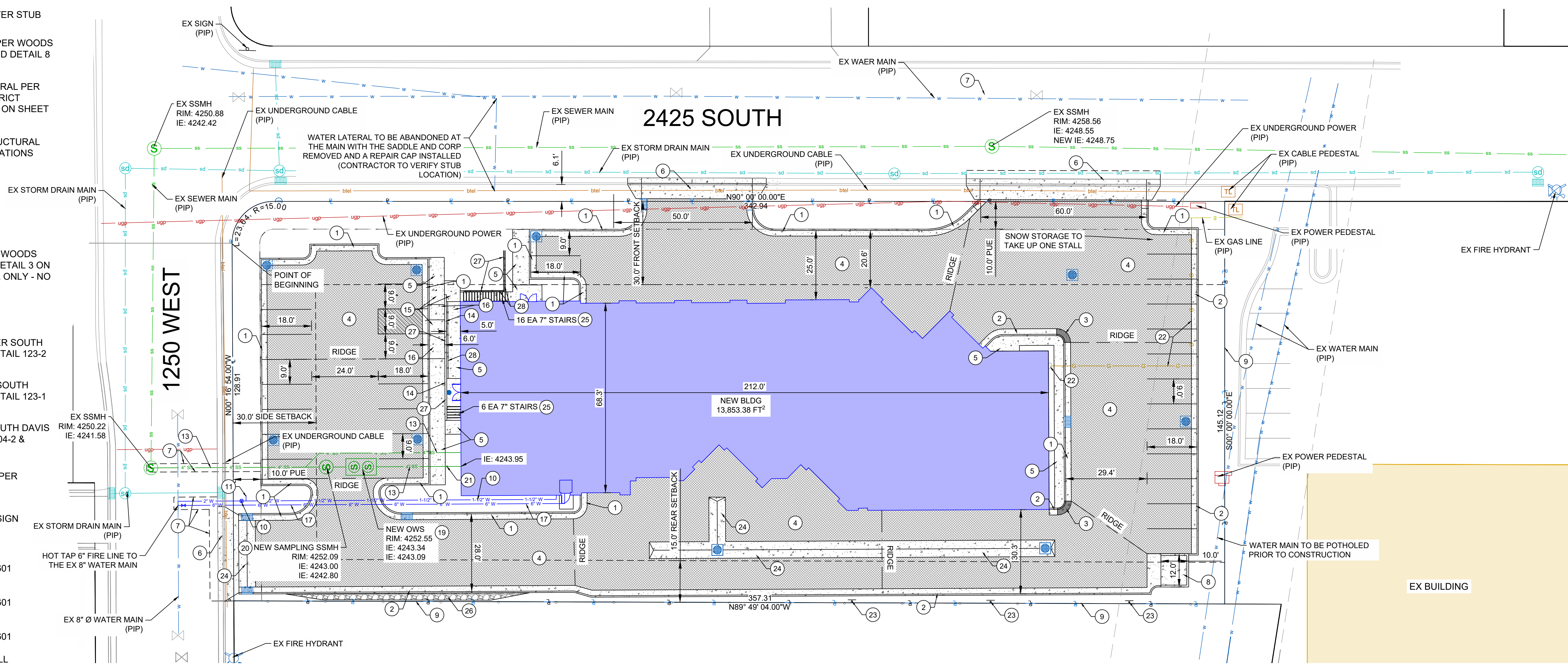


OBIC DEVELOPMENT GROUP LLC
 1221 WEST 2425 SOUTH
 WOODS CROSS, UTAH

CLIENT/DEVELOPER CONTACT
 NAME: BAILEY GRANT & G RALPH - TRUSTEES
 ADDRESS: 59 WEST PAGES LN STE 100
 BOUNTIFUL, UTAH
 PHONE:
 EMAIL:

REV	COMMENT

SHEET NO.
C300
 SITE/UTILITY



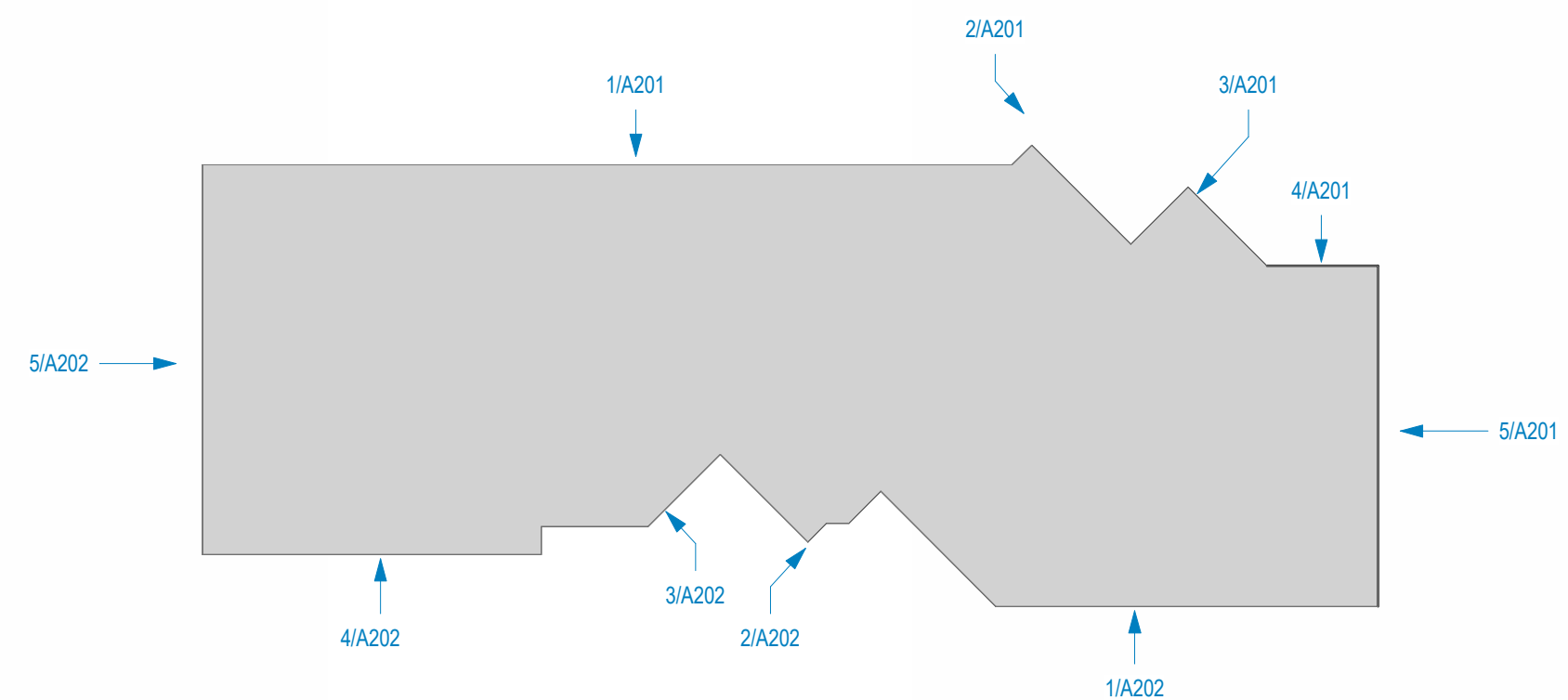
LAND USE TABLE		
WOODS CROSS CITY ZONING: I-1 (LIGHT INDUSTRIAL)		
GROSS SQUARE FOOTAGE (ACRES)	51,651.66 SQ. FT. (1.19 ACRES)	100%
GROSS BUILDING FOOTPRINT	13,853.38 SQ. FT.	26.82%
HARDSCAPE	28,076.50 SQ. FT.	54.36%
LANDSCAPE	9,721.78 SQ. FT.	18.82%
ADA STALLS	2 STALLS	
TOTAL PARKING	32 STALLS	



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



ELEVATION KEY PLAN
1/32" = 1'-0"

EXTERIOR FINISH & MATERIAL	
MARK	DESCRIPTION
C1	CONCRETE MASONRY UNITS - BASIS OF DESIGN WESTBROOK - SM99
C2	SPLIT FACED CONCRETE MASONRY UNITS - BASIS OF DESIGN WESTBROOK SF-355
M1	BLACK POWDER COATED ALUMINUM
M2	BLACK POWDER COATED STAINLESS STEEL
S1	3/4" STUCCO - BASIS OF DESIGN SW6257 GIBRALTAR

LEGEND: ELEVATION SWATCHES

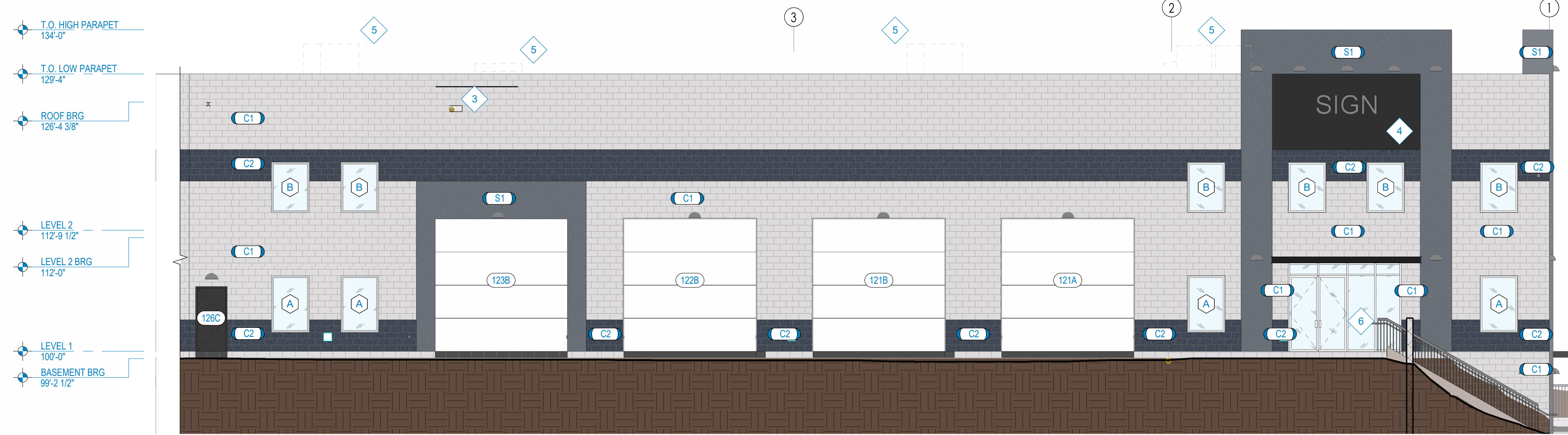
	C1 - WESTBROOK SM-99		M1 - BLACK POWDER COATED ALUMINUM
	C2 - WESTBROOK SF-355		M2 - BLACK POWDER COATED STAINLESS STEEL
	C3 - WESTBROOK SM-335A		S1 - STUCCO - SW6257

GENERAL NOTES: ELEVATIONS

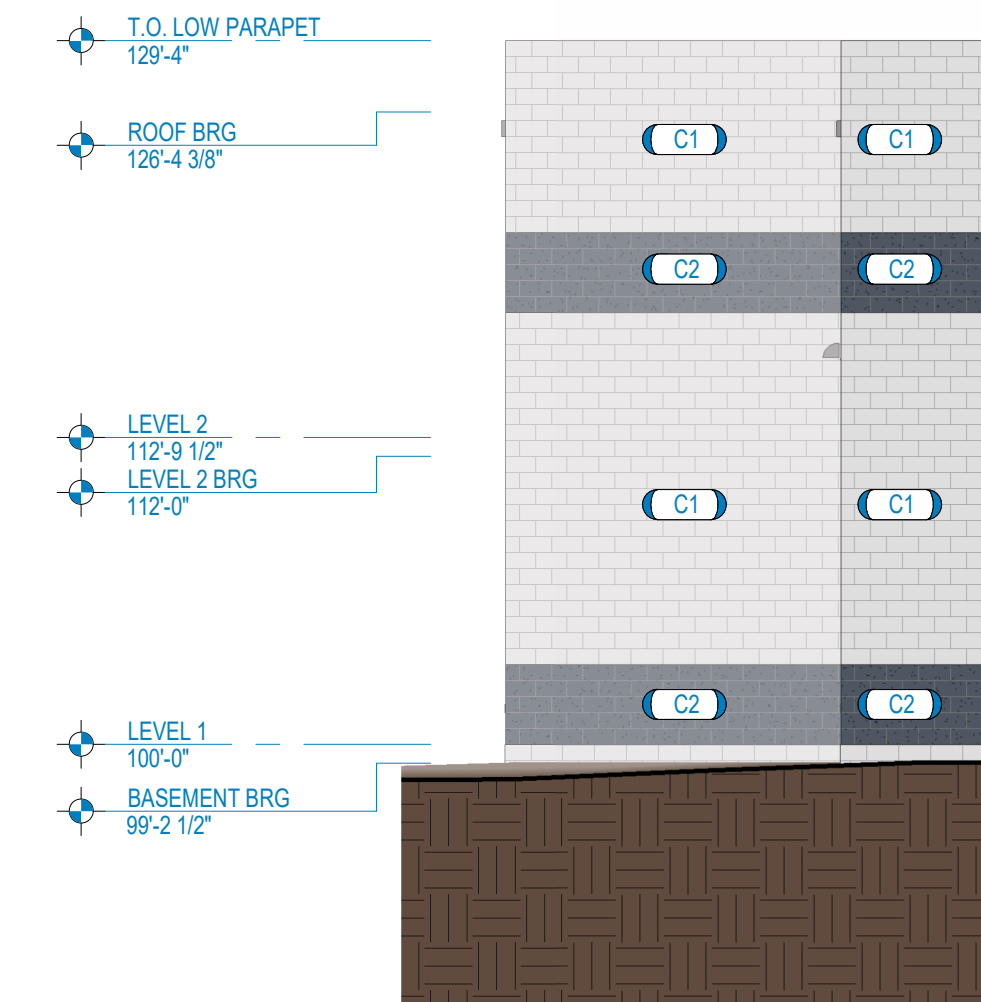
1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0" AS PER IBC.
2. CONTRACTOR TO COORDINATE WITH CIVIL FOR LOCATION OF UTILITIES, & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DAYLIGHT 10' AWAY FROM STRUCTURE, MIN. SEE CIVIL PLANS FOR HOOKUP.
4. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
5. PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTER SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
6. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.

KEY NOTES: ELEVATIONS

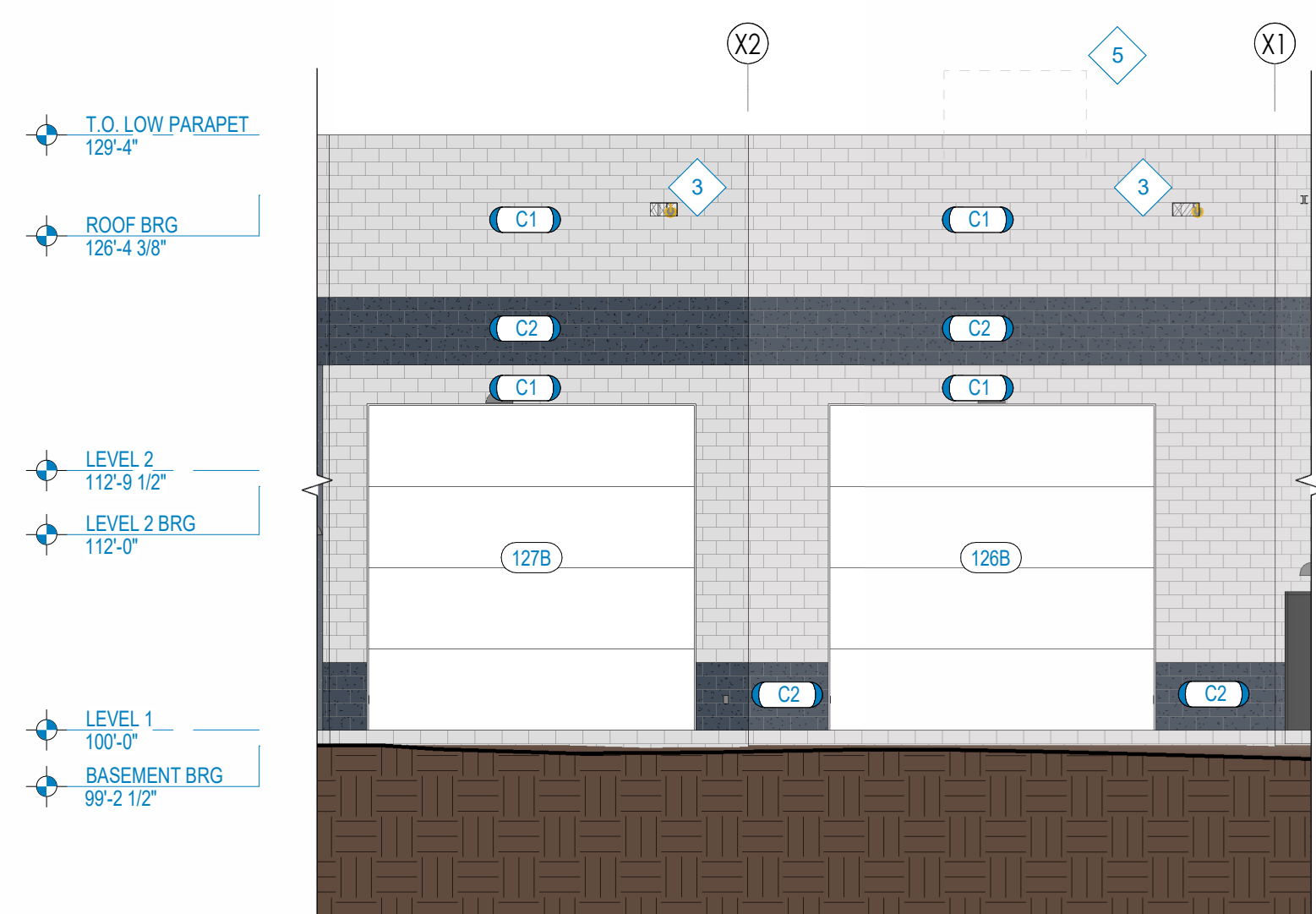
1. GAS METER - PAINT TO MATCH BUILDING - SEE MECHANICAL
2. ELECTRICAL METER - PAINT TO MATCH BUILDING - SEE ELECTRICAL
3. ROOF SCUPPER CONNECTED TO ROOF OVERFLOW LINE
4. PROPOSED LOCATION OF NEW SIGNAGE UNDER SEPARATE PERMIT
5. APPROXIMATE LOCATION & HEIGHT OF ROOF TOP EQUIPMENT - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
6. PROPOSED LOCATION OF VINYL ADDRESS INSTALLED ON STOREFRONT GLAZING - SIZED TO BE CLEARLY VISIBLE & LEGIBLE FROM THE ROAD - CHARACTERS TO ARABIT NUMERALS OR ALPHABET LETTERS, 4" IN HEIGHT W/ 1/2" STROKE, & CONTRAST THE BACKGROUND
7. LOCATION OF SIGNAGE TO SHOW USE OF THE ROOM (HVAC, RISER ROOM, ETC.) - SIGNAGE TO BE DURABLE, READILY VISIBLE, & PERMANENTLY INSTALLED



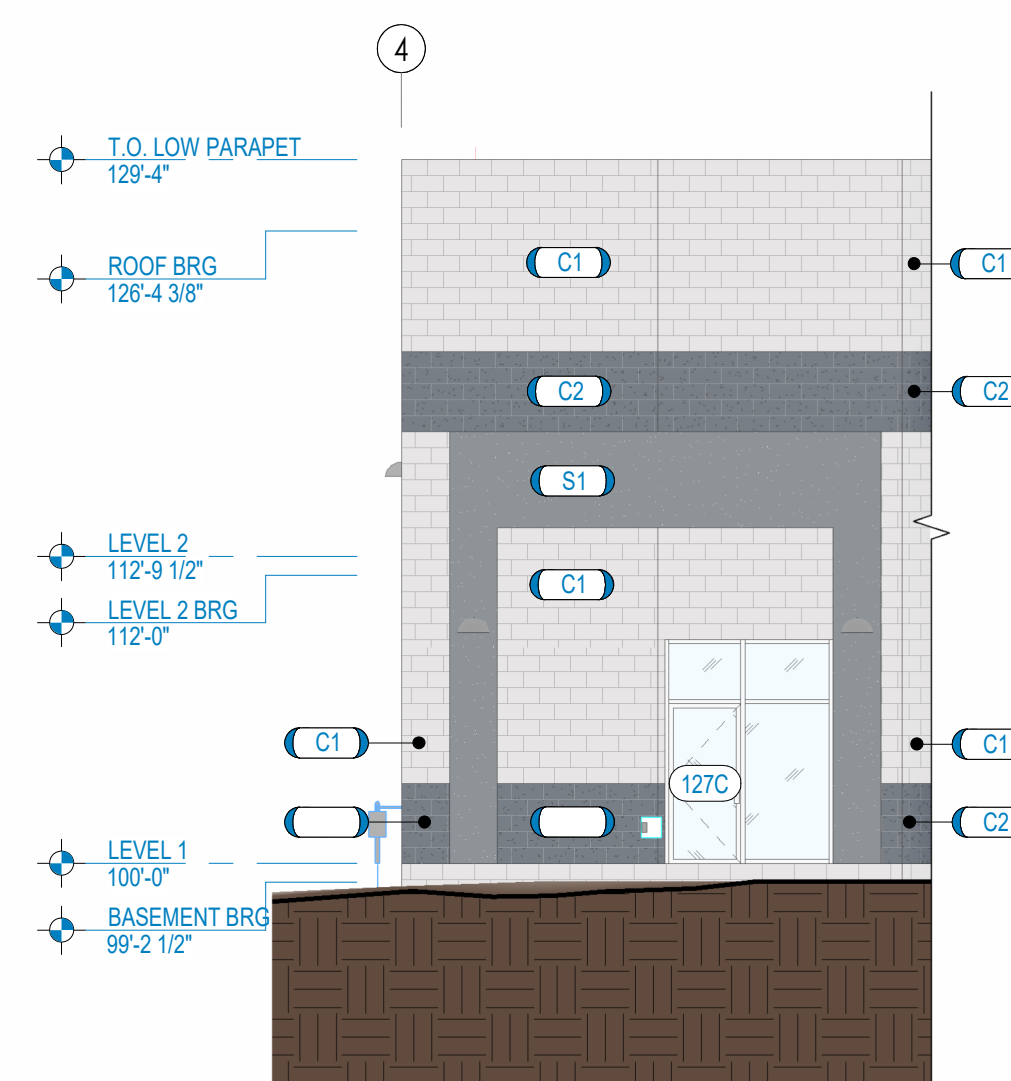
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1/8" = 1'-0"



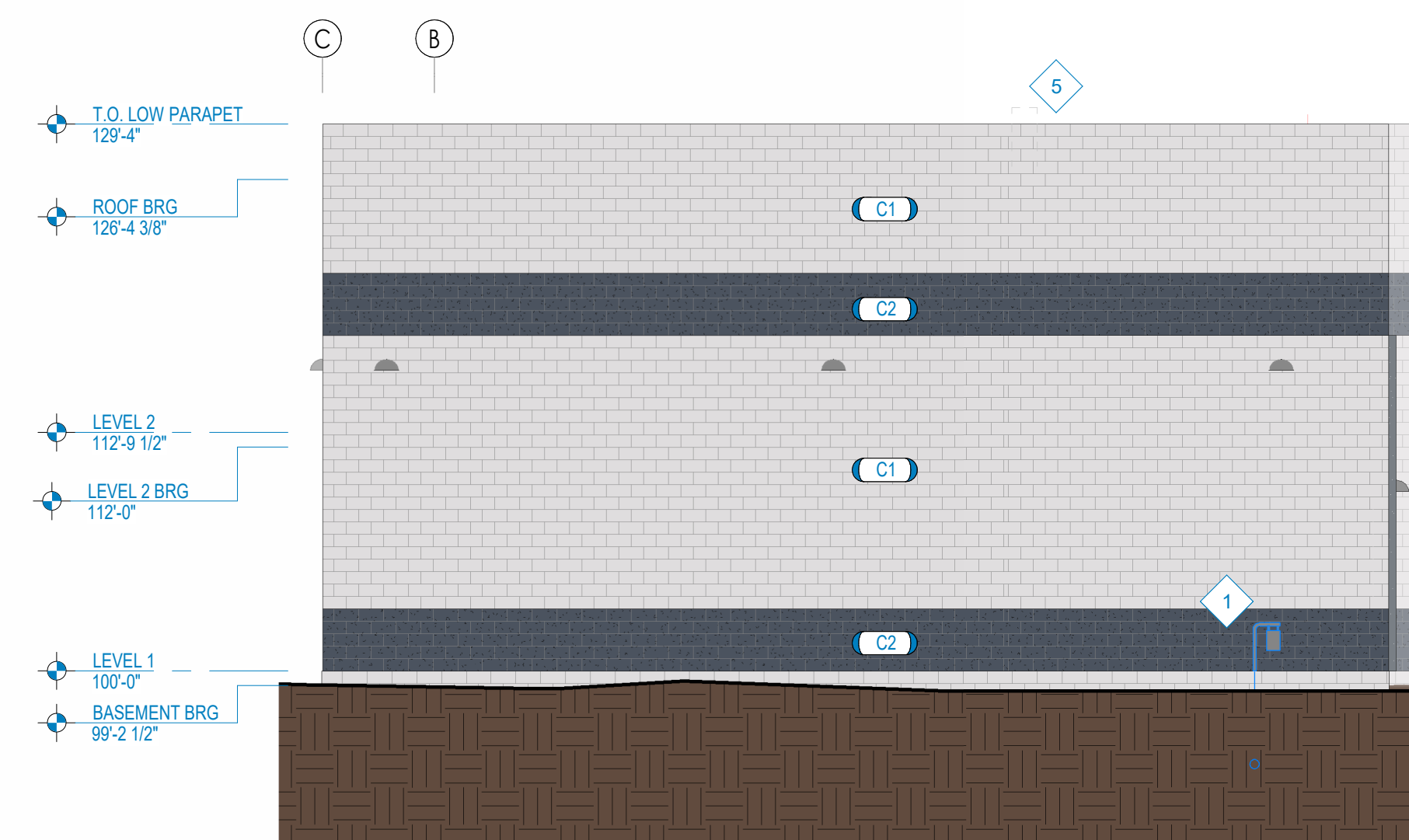
2 NORTH ELEVATION
1/8" = 1'-0"



3 PULL THRU BAY - NORTH ELEVATION
1/8" = 1'-0"

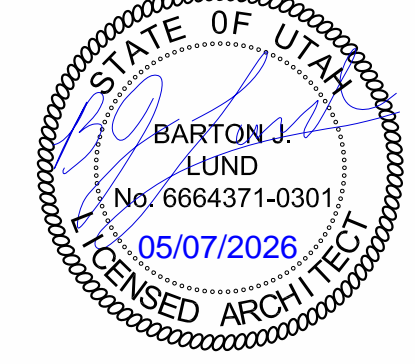


4 NORTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

SEAL:



project no:

2517

date:

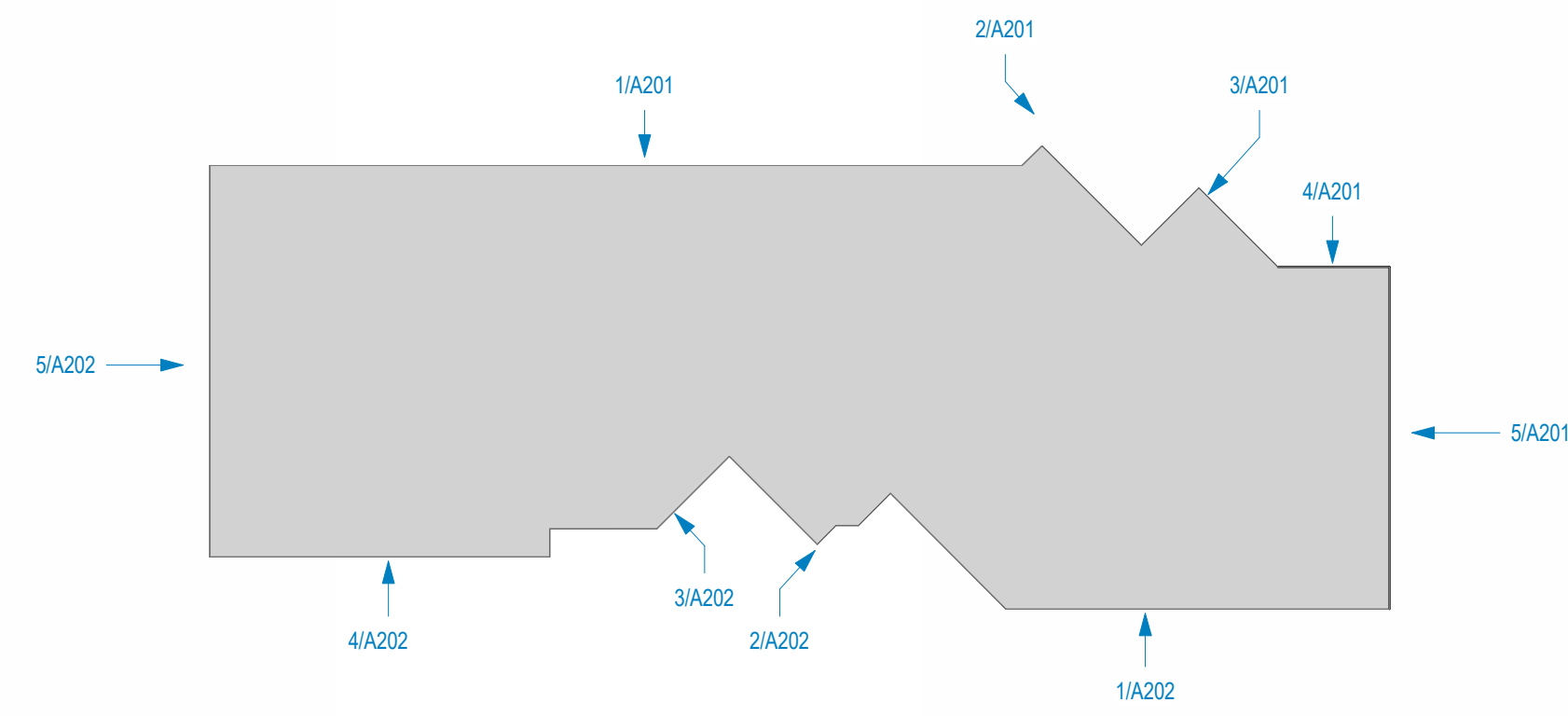
26.04.29

revisions:

PERMIT SET

sheet:
EXTERIOR
ELEVATIONS

A201



ELEVATION KEY PLAN
1/32" = 1'-0"

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MARK	DESCRIPTION
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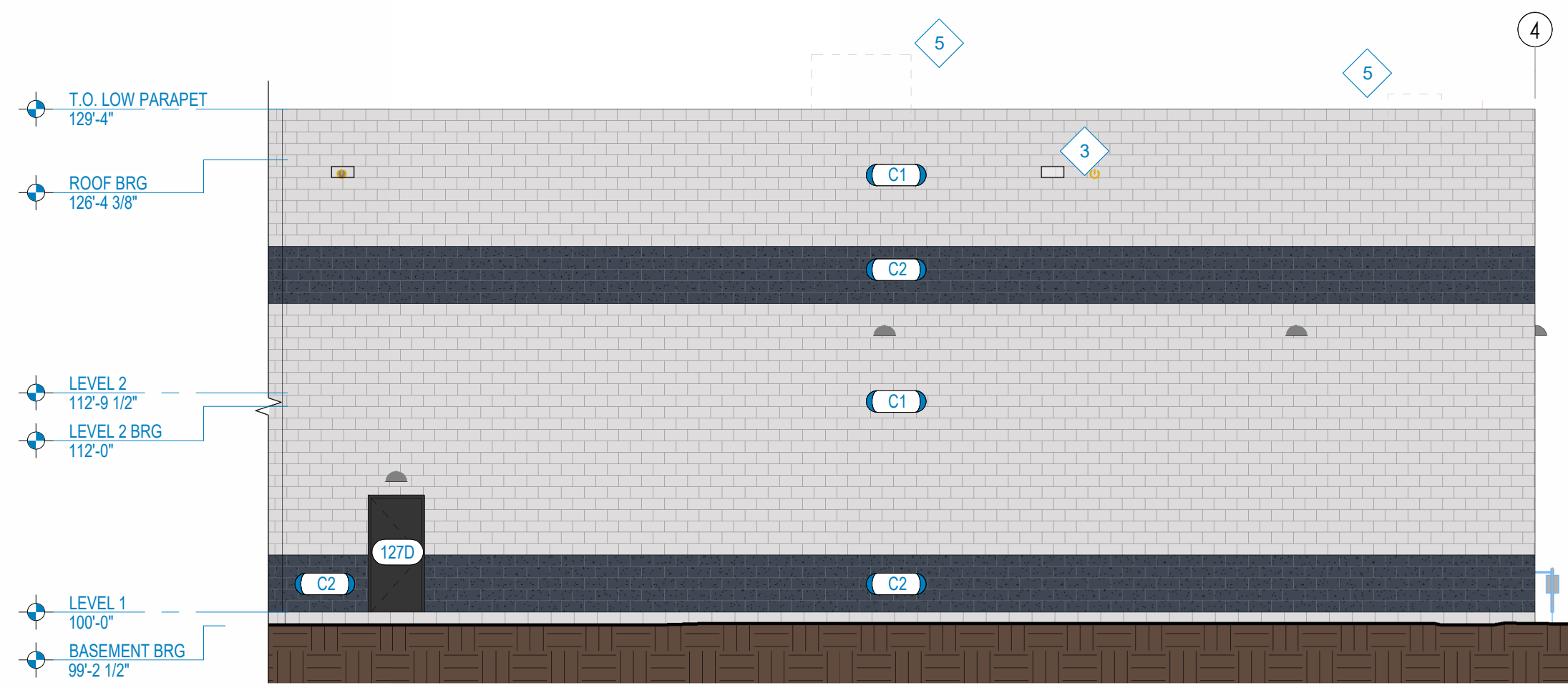
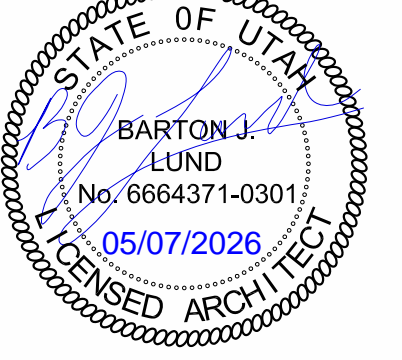
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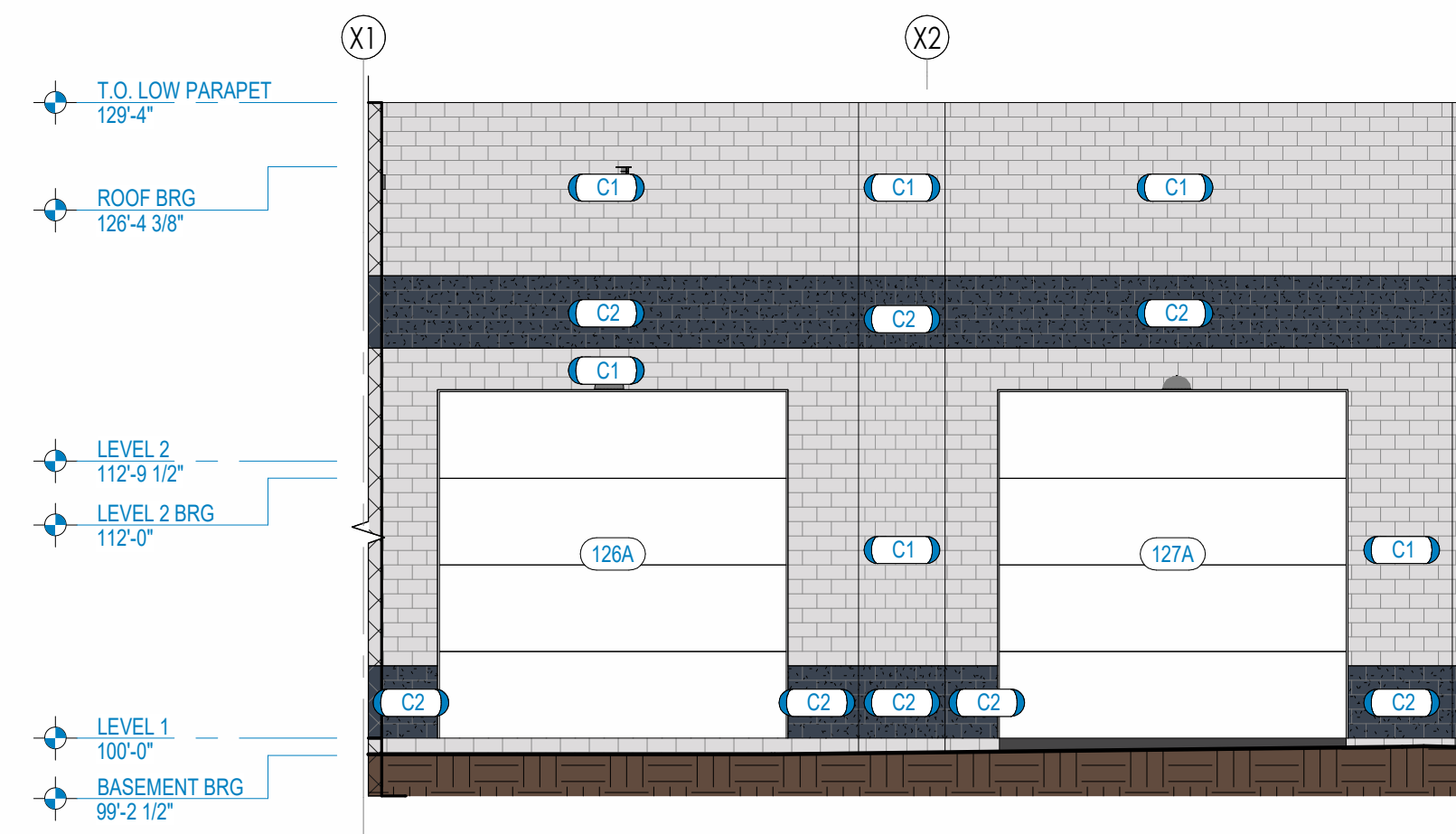
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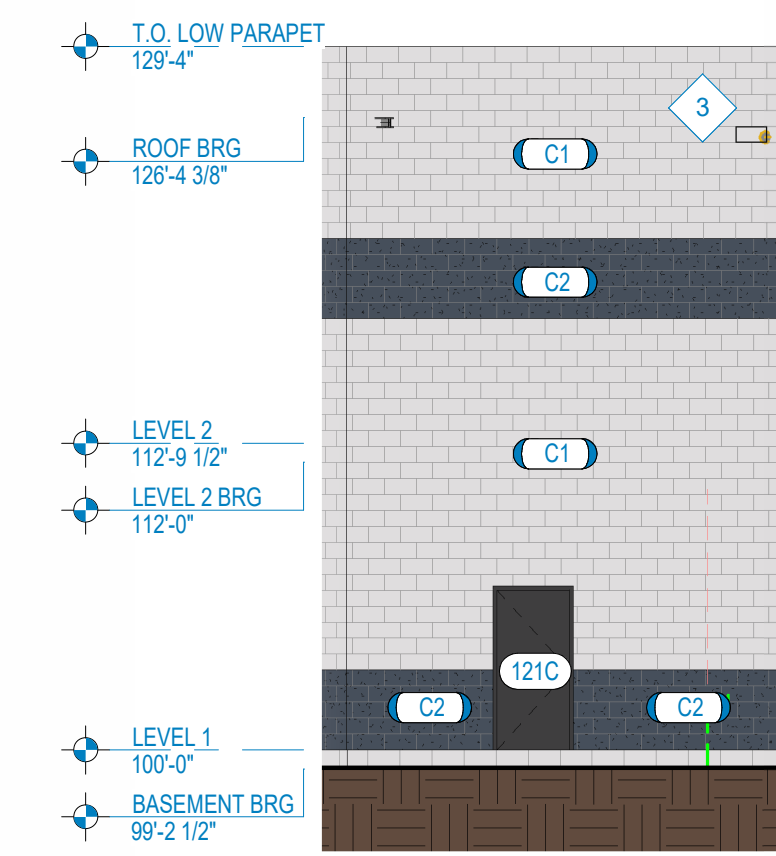
SEAL:



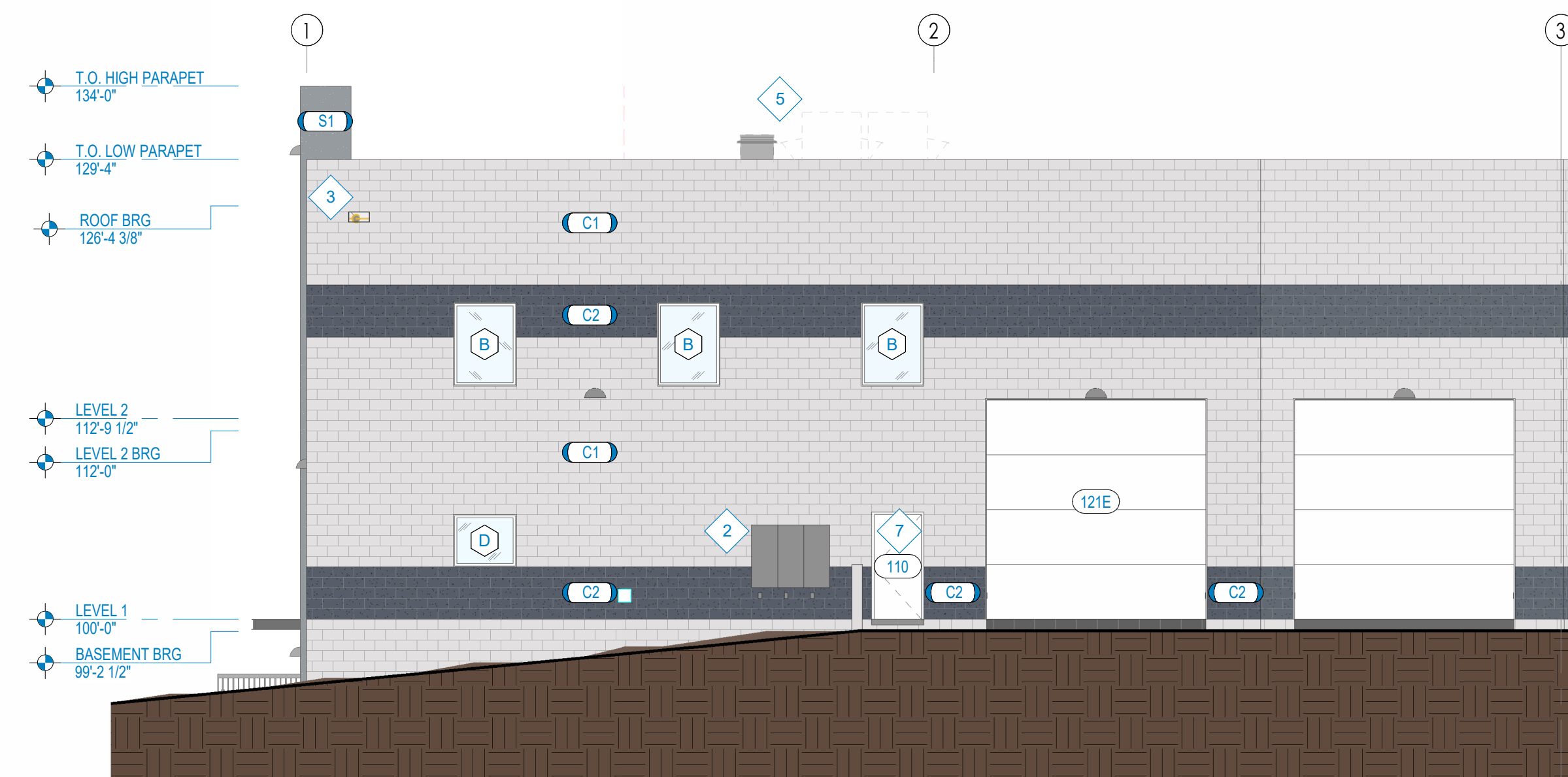
1 SOUTH ELEVATION
1/8" = 1'-0"



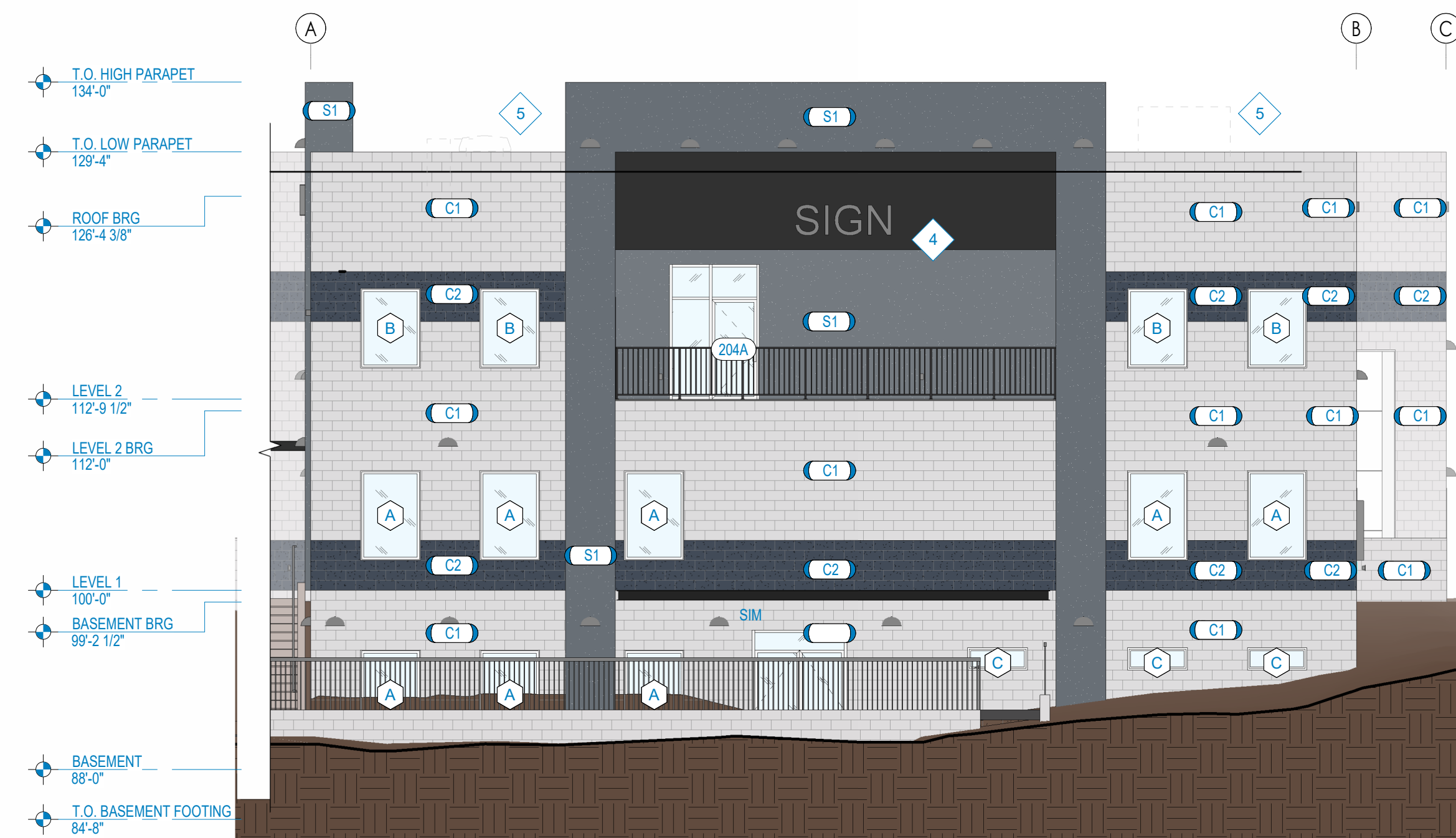
2 PULL THRU BAY - SOUTH ELEVATION
1/8" = 1'-0"



3 SOUTHEAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"



REFERENCE NOTES SCHEDULE

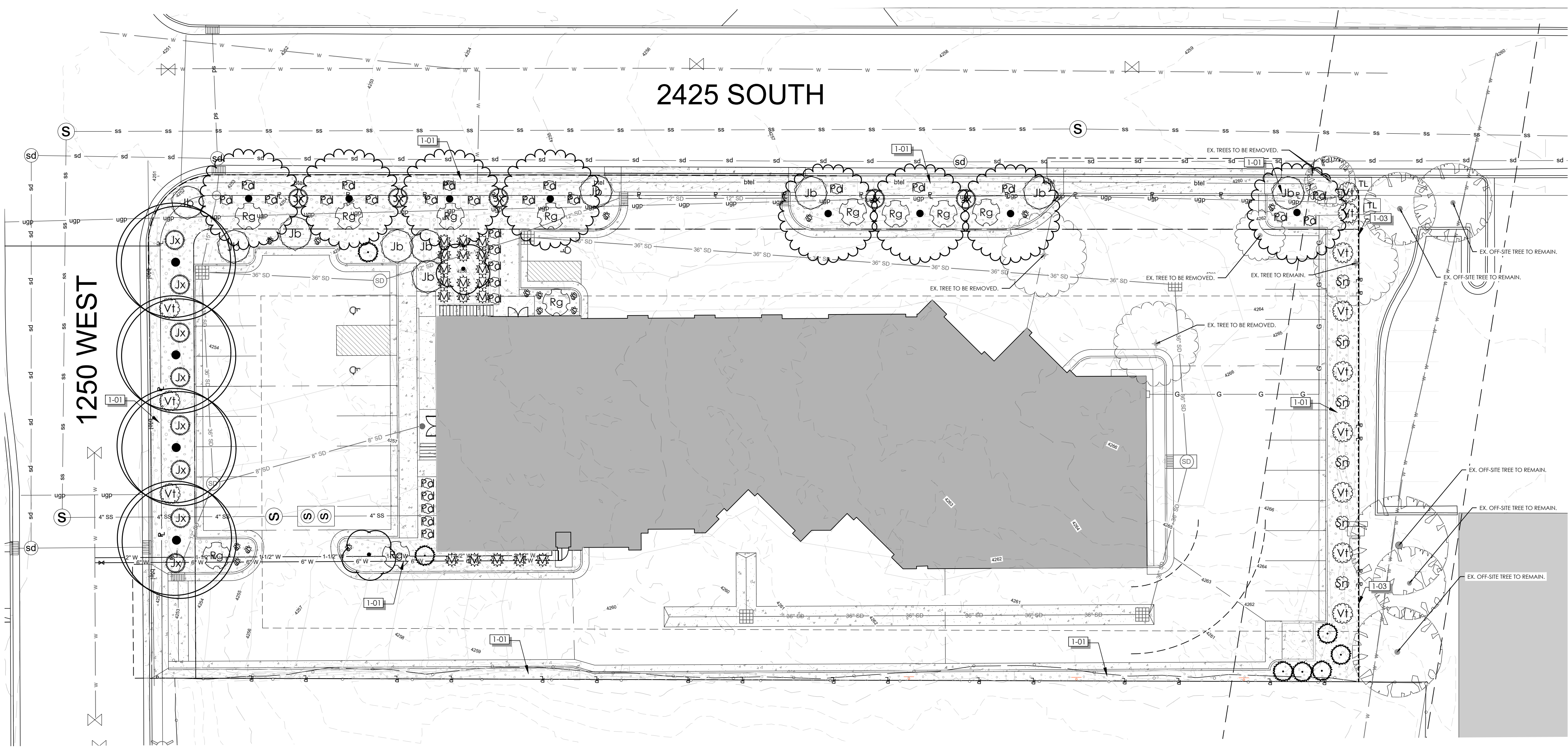
SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
[Symbol]	1-01	PLANTING AREAS, STONE MULCH, SEE SPECIFICATIONS.	9,382 sf
[Symbol]	1-03	EDGING, 5.5" TALL STEEL, 3/16" THICKNESS	373 lf

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES						
[Symbol]	1	Existing Tree to remain		Existing		
DECIDUOUS TREES						
[Symbol]	4	Acer platanoides 'Schwedler'	Schwedler Norway Maple	B & B	2"	Cal
[Symbol]	2	Prunus virginiana 'Schubert'	Schubert Chokecherry	B & B	2"	Cal
[Symbol]	8	Tilia cordata 'PNI 6025'	Greenspire™ Littleleaf Linden	B & B	2"	Cal
EVERGREEN TREES						
[Symbol]	7	Juniperus scopulorum 'Grey Gleam'	Rocky Mountain Upright Juniper	B & B		6'
SHRUBS						
Jb	10	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	5 gal		
Jx	13	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 gal		
Pd	28	Potentilla fruticosa 'Gold Drop'	Gold Drop Bush Cinquefoil	5 gal		
Rg	11	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		
S	15	Sesleria autumnalis	Autumn Moor Grass	1 gal		
Sn	6	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 gal		
Vt	13	Viburnum trilobum 'Spring Red Compact'	Spring Red Compact Cranberrybush	5 gal		
ORNAMENTAL GRASSES						
M	19	Miscanthus sinensis 'Morning Light'	Morning Light Eulalia Grass	1 gal		

CITY OF WOODS CROSS LANDSCAPE REQUIREMENTS

CHAPTER 12-25 LANDSCAPE STANDARDS
12-25-103 LANDSCAPE SETBACKS
 (A) MINIMUM DEPTH OF LANDSCAPE SETBACKS.
 (3) 10' WHEN ADJACENT TO ANY COLLECTOR OR SMALLER PUBLIC STREET.
 (B) MINIMUM NUMBER OF TREES IN LANDSCAPE SETBACKS AND NON-STREET INTERIOR BOUNDARIES.
 (3) ADJACENT TO A COLLECTOR STREET OR OTHER SMALLER STREET: MINIMUM OF ONE (1) TREE FOR EVERY THIRTY FEET (30') OF STREET FRONTAGE.
 - 2425 SOUTH STREET: 230 LF (360 LF TOTAL - 130 LF VEHICULAR INGRESS/EGRESS), 230 / 30 = 8 STREET TREES REQUIRED.
8 LINDEN TREES PROVIDED.
 - 1250 WEST STREET: 116 LF (150 LF TOTAL - 34 LF VEHICULAR INGRESS/EGRESS), 116 / 30 = 4 STREET TREES REQUIRED.
4 MAPLE TREES PROVIDED.
12-25-104 REQUIRED INTERNAL LANDSCAPING
 (C) REQUIREMENTS FOR NON-RESIDENTIAL PROJECTS IN ANY ZONE DISTRICT.
 (1) MINIMUM INTERNAL LANDSCAPING AREA. A MINIMUM OF FIVE PERCENT (5%) OF THE NET AREA.
 - NET AREA 23,311 SQ FT x .05 = 1,166 SF LANDSCAPE AREA REQUIRED. **9,382 SF LANDSCAPE AREA PROVIDED.**
 (2) TREE REQUIREMENT. A MINIMUM OF ONE (1) TREE FOR EVERY 900 SQUARE FEET OF THE REQUIRED MINIMUM INTERNAL LANDSCAPING AREA.
 - 1,166 SF REQUIRED LANDSCAPE AREA / 900 SF = 2.33 INTERNAL TREES REQUIRED. **2 CHOKECHERRY AND 2 UPRIGHT JUNIPER TREES PROVIDED AND ONE EXISTING TREE TO REMAIN.**
 (D) DESIGN STANDARDS.
 (1) THE MINIMUM REQUIRED INTERNAL LANDSCAPING AREA SHALL CONSIST OF A MINIMUM OF FIFTY PERCENT (50%) GROUND COVERED BY LIVING GRASS OR OTHER PLANT MATERIALS.
 - 1,166 REQUIRED LANDSCAPE AREA x .5 = 583 SF LIVING PLANT MATERIAL COVERAGE REQUIRED.
2,257.54 SF (224%) COVERAGE PROVIDED.
 (E) POLICIES.
 (3) EACH BUILDING AREA WITHIN A DEVELOPMENT SITE CONTAINING MULTIPLE BUILDS IS NOT REQUIRED TO MEET THE 5% INTERNAL LANDSCAPING REQUIREMENTS, AS LONG AS THE ENTIRE OVERALL DEVELOPMENT COMPLIES.
12-25-107 PERCENTAGE OF GROUND COVER IN REQUIRED LANDSCAPE AREAS
 ALL REQUIRED LANDSCAPE AREAS, SUCH AS A "MINIMUM LANDSCAPE SETBACK" OR "REQUIRED INTERNAL LANDSCAPING", SHALL CONSIST OF A MINIMUM OF FIFTY PERCENT (50%) LIVING PLANT MATERIAL, WHICH MAY THEN CONSIST OF NO MORE 50% TURFGRASS (NO MORE THAN NET 25% TURFGRASS).
 (A) POLICIES.
 (1) IN ORDER TO BE CONSIDERED A "GROUND COVER OF LIVING MATERIALS", ALL SHRUBS AND GROUND COVERS UTILIZED SHALL SUBSTANTIALLY COMPLY WITH THE PLANTING SIZES AND SPACINGS DESCRIBED IN APPENDIX A OF THIS CHAPTER.
 (B) NATIVE GRASS SEED MIXES MAY BE PROPOSED FOR FULFILLING THE REQUIREMENT FOR REQUIRED GROUND COVER, ALTHOUGH THE SEED MIX SHOULD CONSIST PREDOMINANTLY OF NATIVE GRASSES. THE DOMINANT OR SOLE USE OF WILDLLOWER SEED MIXES IS DISCOURAGED, ESPECIALLY IN LOCATIONS WHERE MINIMAL IRRIGATION IS PROPOSED.
12-25-108 TREE SELECTION
 (C) TREE SELECTION.
 (1) TREE(S) SELECTED UNDER THIS SECTION SHALL MEET ALL REQUIREMENTS OF THIS CHAPTER AND SHALL BE ON THE CITY'S APPROVED STREET TREE LISTS.
 (2) MINIMUM TREE SIZE.
 (A) THE MINIMUM SIZE OF ALL DECIDUOUS TREES SHALL BE 2-INCH CALIPER MINIMUM.
 (B) EVERGREEN TREES SHALL BE NOT LESS THAN SIX (6) FEET IN HEIGHT, MEASURED FROM GROUND LEVEL.
12-25-109 PARKING LOT TREES
 (A) ONE (1) TREE OF A TYPE SUITABLE FOR PARKING LOTS SHALL BE PROVIDED FOR EVERY FIFTEEN (15) VEHICULAR PARKING STALLS IN PARKING LOTS WITH FIFTEEN (15) OR MORE STALLS.
 2 PARKING LOTS:
 EAST PARKING - 13 PARKING STALLS PROPOSED. **NO PARKING LOT TREES REQUIRED.**
 WEST PARKING LOT - 17 PARKING STALLS PROPOSED. **1 PARKING LOT TREE REQUIRED, 5 PROVIDED (DOUBLING AS STREET OR INTERIOR TREES).**



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BULSTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS, QUANTITIES IF AND IF LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLANS. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

