Project: Eagle Point Plat J (Amended)

Applicant: Scott Dunn (PHI Properties Inc.)

Request: Preliminary Plat

Type of Action: Action Item

Background: Eagle Point Plat J was originally approved in 2002 along with Eagle Point Plat I. Plat J included a total of 175 single family residential lots. Since that time Eagle Point I has mostly been built out, and a church site and church plat was approved that covered a portion of both plats. The applicant has redesigned the project, including changing the road and lot layout, and is seeking a new preliminary plat approval. As a new preliminary plat this proposal is required to meet all current zoning and development codes and regulations.

Proposal: The applicant is proposing a 166 lot single family development located on 45.29 acres of property for a project density of 3.66 DU/AC. The new proposal includes a larger park adjacent to the church. The redesigned road network provides for higher connectivity than previous approvals, and midblock pedestrian trails improve the overall walkability.

Planning Commission Action: On February 27th 2018 the Eagle Mountain Planning Commission held a public hearing for the proposed Eagle Point Plat J Preliminary Plat. At the public hearing 3 members of the public made comments.

The concerns raised by the public in no particular order included: storm water management, concerns with the size of the lots (wanting larger lots), concerns about flooding (with water coming off the hill), traffic and speeding concerns, concern over the increased density, stubbing of future access roads, and concern about a property line and recording issue in Plat I.

Members of the Planning Commission discussed lot size and density concerns with the applicant, with the Planning Commission feeling that this project was increasing the overall density in the area, and was providing lots far smaller than the lots in the previous approval. The Planning Commission wanted to see
larger lots within the development, and for there to be more lot variety. Ultimately the Planning Commission voted (5-0) to recommend approval to the City Council with the following conditions:

1. 20’ pedestrian trail between Mercer Dr. and Ophir Dr. to be replaced with a residential road connection.
2. Some lots shall be removed to provide for larger (1/4 acre) lots on the East side of the project.
3. Fencing consistent with Residential Arterial and Collector road fencing standards shall be built for all lots adjacent to Eagle Mountain Boulevard and shall be installed with infrastructure improvements for each final plat.
4. Project shall comply with all mitigating measures called for by Traffic Study and City Engineer.
5. Any potential blasting must comply with city blasting ordinances.
6. There shall be no more than 166 lots.
7. Project must comply with all current side setback standards.

**Past Council Review:** On April 3rd 2018 the City Council reviewed the applicant’s proposed amended preliminary plat, at that time the applicant was proposing 171 lots, which was fewer lots than were presented at the Planning Commission meeting, but exceeded the Commission’s recommendation. The council expressed concerns with the additional lots, and it was stressed that the Council feels this land is special. Ultimately, the City Council tabled the project to a future meeting to allow the applicant to redesign the proposal.

**Applicant Resubmittal:** Since the council last reviewed the project the following changes have been made

- Reducing lot count by 5, bringing the project in a the Planning Commission recommendation of 166 units
- New lot size breakdown:
  - 35 Lots > 10,000 SF
    - (2) ½ Acre Lots
    - (13) 1/3 Acre Lots
    - (20) 10,000 – 14,520 SF Lots
  - While this configuration does provide one fewer lot of 10,000 SF + than the past proposal, it increase the minimum lot size on the East of the project to 1/3 of an Acre, and provides for a smooth transition moving to the west, with lots on the western edge of the project being comparable in size to lots within Eagle Point I

**Items for Consideration:** The following items should be considered when making a motion.

**Connectivity:** Overall the project provides better connectivity than the previous approval, and the overall connectivity score is above the minimum required connectivity score. The current proposal complies with the city connectivity code.

**Collector Road Fencing:** City code (16.35.090) requires that any lots that have side or rear yards along an arterial or collector road provide fencing that complies with the City’s Residential Arterial and Collector Road fencing standards. Staff recommends that this be included as a condition of approval and for the fence to be shown on the landscape plans/final plat.

**Traffic Study:** The project was approved quite a while ago, and is increasing the number of lots, as such the applicant needs to update the traffic study, and comply with any mitigating conditions recommended by the Traffic Study and the City Engineer.
Bonus Density Entitlements: The density for the project is 3.66 DU/AC, making this a Tier II residential development. The applicant is proposing to achieve the desired density by providing:

- Tier I Improvements (1.6 DU/AC)
- Architectural and Landscape guidelines (.5 DU/AC)
- Masonry Materials (rock/brick accent and fiber cement board “hardie board” type siding on the front, stucco on the sides and rear (1.0 DU/AC)
- Lot landscaping on front and side yards (1.0 DU/AC)
- Recreational amenities related to park area (.6 DU/AC)

<table>
<thead>
<tr>
<th>Bonus Density</th>
<th>Improvement</th>
<th>Required/Optional</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.8</td>
<td>Base Density Improvements</td>
<td>Required</td>
</tr>
<tr>
<td>0.8</td>
<td>Tier I Improvements</td>
<td>Required</td>
</tr>
<tr>
<td></td>
<td>Improved open space: 1,000 square feet improved open space per lot/unit</td>
<td>Optional</td>
</tr>
<tr>
<td>0.5</td>
<td>Architectural and landscape guidelines/CC&amp;Rs/design review committee</td>
<td>Optional</td>
</tr>
<tr>
<td>0.7</td>
<td>Street trees, enlarged park strips, fencing, and street signposts</td>
<td>Optional</td>
</tr>
<tr>
<td>1.0</td>
<td>Masonry materials (75% of the exterior)</td>
<td>Optional</td>
</tr>
<tr>
<td>Up to 1.5</td>
<td>Residential lot landscaping (1 front and sides, 0.5 rear)</td>
<td>Optional</td>
</tr>
<tr>
<td>0.1 – 0.6</td>
<td>Recreational amenities</td>
<td>Optional</td>
</tr>
<tr>
<td>5.9</td>
<td>Total available (cannot exceed 5.2 dwelling units per acre)</td>
<td>Optional</td>
</tr>
</tbody>
</table>

Figure 2 Tier II Residential Bonus Density Entitlements

Planning Commission Recommendation: The Eagle Mountain Planning Commission has made the following recommendation to the City Council:

The Eagle Mountain Planning Commission recommended approval of the Eagle Point Plat J Preliminary Plat to the City Council with the following conditions:

1. 20’ pedestrian trail between Mercer Dr. and Ophir Dr. to be replaced with a residential road connection. (Addressed)
2. Some lots shall be removed to provide for larger (1/4 acre) lots on the East side of the project (East side now is 1/3 Acre minimum)
3. Fencing consistent with Residential Arterial and Collector road fencing standards shall be built for all lots adjacent to Eagle Mountain Boulevard and shall be installed with infrastructure improvements for each final plat.
4. Project shall comply with all mitigating measures called for by Traffic Study and City Engineer.
5. Any potential blasting must comply with city blasting ordinances.
6. There shall be no more than 166 lots (applicant now proposing 166 units)
7. Project must comply with all current side setback standards.

Attachments:

- Proposed Plat
- Previously Approved Plat
- Landscaping Plans
Staff Report Overview

Eagle Point J

**Applicant:** Scott Dunn  
**Type of Action:** Public Hearing; Action Item  
**Request:** Preliminary Plat  
**Previous Meeting:** PC February 27, 2018

**Executive Summary:** A proposed 166 lot single family residential development, located east of Eagle Point I, and north of Eagle Mountain Boulevard. Eagle Point J was previously approved as a 175 lot development; the new proposal provides for increased connectivity.

**Vicinity Map**

**Items for Consideration:**

**Traffic Study:** The applicant is updating their traffic study. They shall comply with any mitigation measures called for by the study and the City Engineer.

**Access/Connectivity:** The proposed project complies with access/connectivity standards and is an improvement to previous approvals.

**Collector Road Fencing:** Collector road fencing shall be required for all lots along Eagle Mountain Boulevard, to be installed with each plat’s infrastructure.

**Planning Commission Recommendation:**

The Eagle Mountain Planning Commission recommended approval of the Eagle Point Plat J Preliminary Plat to the City Council with the following conditions:

1. 20’ pedestrian trail between Mercer Dr. and Ophir Dr. to be replaced with a residential road connection. *(Addressed)*
2. Some lots shall be removed to provide for larger (1/4 acre) lots on the East side of the project *(East side now is 1/3 Acre minimum)*
3. Fencing consistent with Residential Arterial and Collector road fencing standards shall be built for all lots adjacent to Eagle Mountain Boulevard and shall be installed with infrastructure improvements for each final plat.
4. Project shall comply with all mitigating measures called for by Traffic Study and City Engineer.
5. Any potential blasting must comply with city blasting ordinances.
6. There shall be no more than 166 lots *(applicant now proposing 166 units)*
7. Project must comply with all current side setback standards.
Beginning at a point located South 89°44'57" East along section line 1217.21 feet and North 46.18 feet from the South Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 2°29'10" East 555.28 feet; thence South 87°30'49" East 339.54 feet; thence North 1°58'10" East 282.27 feet; thence North 84°29'58" West 337.47 feet; thence North 2°29'10" East 526.34 feet; thence East 1396.37 feet; thence South 0°25'58" West along section line 1432.88 feet; thence South 1°14'59" West along section line 212.58 feet; thence along the arc of a 3046.50 foot non-tangent curve to the left 1259.28 feet through a central angle of 23°41'00" (chord bears North 77°49'19" West 1250.33 feet); thence North 89°39'49" West 218.65 feet feet to the point of beginning.

Area = 45.285 Acres
PLAT J PARK AREA
EAGLE MOUNTAIN, UTAH

LANDSCAPE NOTES

1. All landscaping is to be installed per all governing jurisdictions i.e. International Building Code, and standard city codes.

2. Plant materials to be installed per plant legend. If substitutions are wanted, proposed substitutions must be submitted to the landscape architect for approval prior to planting.

3. Landscaping should be beeded with a 6" head to head sprinkler heads or a rotational sprinkler system.

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42. Landscaping should be beeded with a 6" head to head sprinkler heads or a rotational sprinkler system.
### TREE LEGEND (TOTAL PLANT COUNT)

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QTY.</th>
<th>SIZE</th>
<th>HYDROZONE</th>
<th>SPECIAL NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>RP'P</td>
<td>Robinia Pseudoacacia</td>
<td>Purple Locust</td>
<td>3</td>
<td>2&quot; CAL.</td>
<td>MODERATE</td>
<td>'PURPLE ROBE'</td>
</tr>
<tr>
<td>SJ</td>
<td>Sophora Japonica</td>
<td>Japanese Pagoda</td>
<td>4</td>
<td>2&quot; CAL.</td>
<td>MODERATE</td>
<td>(1)GD'E</td>
</tr>
<tr>
<td>MS</td>
<td>Malus 'Prairiefire'</td>
<td>Prairiefire Crabapple</td>
<td>22</td>
<td>2&quot; CAL.</td>
<td>LOW</td>
<td>'PRAIRIEFIRE'</td>
</tr>
<tr>
<td>M'S</td>
<td>Malus 'Spring Snow'</td>
<td>Spring Snow Crabapple</td>
<td>15</td>
<td>2&quot; CAL.</td>
<td>LOW</td>
<td>CRABAPPLE CRABAPPLE</td>
</tr>
<tr>
<td>PV'C</td>
<td>Prunus Virginiana</td>
<td>Canada Red</td>
<td>17</td>
<td>2&quot; CAL.</td>
<td>LOW</td>
<td>GD'E GYMNOCLADUS DIOICUS ESPRESSO KENTUCKY</td>
</tr>
<tr>
<td>PV'H</td>
<td>Panicum Virgatum</td>
<td>Heavy Metal</td>
<td>35</td>
<td>5 GAL.</td>
<td>LOW</td>
<td>(4)R'NW</td>
</tr>
<tr>
<td>R'NW</td>
<td>Rosa 'Nearly Wild'</td>
<td>Nearly Wild Rose</td>
<td>73</td>
<td>5 GAL.</td>
<td>LOW</td>
<td>(2)GD'E (3)M'P</td>
</tr>
<tr>
<td>CA'B</td>
<td>Cornus Alba 'Bailhalo'</td>
<td>Ivory Halo Dogwood</td>
<td>23</td>
<td>5 GAL.</td>
<td>MODERATE</td>
<td>(1)GD'E (3)M'P</td>
</tr>
<tr>
<td>PA'L</td>
<td>Perovskia Atropurpurea</td>
<td>Little Spike Sage</td>
<td>102</td>
<td>5 GAL.</td>
<td>LOW</td>
<td>(4)R'NW</td>
</tr>
<tr>
<td>PM'D</td>
<td>Pinus Mugo 'Pumilio'</td>
<td>Dwarf Mugo Pine</td>
<td>12</td>
<td>5 GAL.</td>
<td>HIGH</td>
<td>(2)GD'E (7)CH</td>
</tr>
<tr>
<td>CH'P</td>
<td>Carex Striata</td>
<td>Sword Grass</td>
<td>150</td>
<td>1&quot;-2&quot; BROWN</td>
<td>LOW</td>
<td>(4)R'NW</td>
</tr>
<tr>
<td>CH</td>
<td>Carex Oshimensis</td>
<td>Japanese Sedge</td>
<td>71</td>
<td>1&quot;-2&quot; BROWN</td>
<td>LOW</td>
<td>(7)CH</td>
</tr>
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<td>Carex Oshimensis</td>
<td>Japanese Sedge</td>
<td>71</td>
<td>1&quot;-2&quot; BROWN</td>
<td>LOW</td>
<td>(7)CH</td>
</tr>
</tbody>
</table>

### SHRUBS AND GRASSES LEGEND (TOTAL PLANT COUNT)

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>CALAMAGROSTIS A. 'FOERSTER'</th>
<th>Foerster Feather</th>
<th>39</th>
<th>5 GAL.</th>
<th>LOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>PV'H</td>
<td>Panicum Virgatum</td>
<td>Heavy Metal</td>
<td>35</td>
<td>5 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>R'NW</td>
<td>Rosa 'Nearly Wild'</td>
<td>Nearly Wild Rose</td>
<td>73</td>
<td>5 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>CA'B</td>
<td>Cornus Alba 'Bailhalo'</td>
<td>Ivory Halo Dogwood</td>
<td>23</td>
<td>5 GAL.</td>
<td>MODERATE</td>
</tr>
<tr>
<td>PA'L</td>
<td>Perovskia Atropurpurea</td>
<td>Little Spike Sage</td>
<td>102</td>
<td>5 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>PM'D</td>
<td>Pinus Mugo 'Pumilio'</td>
<td>Dwarf Mugo Pine</td>
<td>12</td>
<td>5 GAL.</td>
<td>HIGH</td>
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<td>CH'P</td>
<td>Carex Striata</td>
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<td>Japanese Sedge</td>
<td>71</td>
<td>1&quot;-2&quot; BROWN</td>
<td>LOW</td>
</tr>
</tbody>
</table>

### SITE MATERIALS

- Material: Weed barrier fabric
- Material: 1"-2" brown color rock
- Material: 3" depth DeWitt 5 oz. weed barrier fabric

### LANDSCAPE GENERAL NOTES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

### LANDSCAPE CHANGES

- All changes must be submitted to the landscape architect for approval prior to planting.
- New lawn areas to be sodded with drought tolerant variety. Fine level all areas prior to laying sod.
- Sandy loam topsoil to be implemented at the following depths: 6" topsoil (with 2" humus mixed with bark mulch to reach finished grade.
- 4"x6" extruded concrete mow curb to be installed between all lawn and planter areas per plan. Any trees located in lawn must have a 4' concrete tree ring.
- Planting areas as shown on plan.
- Rock mulch to be implemented at the following depths: 4" in all tree, shrub, and perennial planter areas; annual planting areas as shown on plan to receive 4" of soil aid material. Pull bark mulch min. 3" away from base of all perennials and shrubs and min. 6" away from all trees. Landscape areas. All lawn area to receive 100% head to head coverage with spray and rotary projects. See irrigation plan.

### LANDSCAPE AREAS

- Landscape areas to be installed per governing jurisdictions e.g. international building code.
- Plant material to be installed per plant legend. If substitutions are wanted, proposed landscaping changes must be submitted to the landscape architect for approval prior to planting.
- Landscapes to be specified with project tolerances and finishes included in the landscape agreement for approval prior to planting.
- Planting areas to be measured at the following depths: 6" topsoil (with 2" humus mixed with bark mulch to reach finished grade.
- 4"x6" extruded concrete mow curb to be installed between all lawn and planter areas per plan.
- All rock mulch to be installed in all planter areas except under annuals.
- Rock mulch to be installed at the following depths: 4"x6" extruded concrete mow curb.
- All rock mulch to be installed at the following depths: 4"x6" extruded concrete mow curb.
- Contractor to provide new automatic irrigation system to be installed in all landscape areas. All landscaping areas to receive 100% head to head coverage with spray and rotary projects. See irrigation plan.
LANDSCAPE GENERAL NOTES

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.

2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATIONS ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.

3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS SUPPLIED BY THE NURSERY FROM WHICH THE LANDSCAPING MATERIALS WERE PURCHASED.

4. LANDSCAPING CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.

5. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINISH LEVEL ALL AREAS PRIOR TO PLANTING.

6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.

7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL MULCH TO REACH FINISHED GRADE.

8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

LANDSCAPE NOTES

1. PLANT MATERIAL TO BE SELECTED PER PLANT SPECIES AND VARIETIES AND PROPOSED USE. CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

2. LANDSCAPES TO BE PLANTED IN ALL AREAS PRIOR TO BARRIERS BEING INSTALLED.

3. PLANT LAMPS TO BE INSTALL IN ALL LANDSCAPING AREAS EXCEPT UNDER LAWNS.

4. LANDSCAPING CONTRACTOR TO INSTALL A 4' CONCRETE TREE RING AROUND ALL TREES TO BE PLANTED.

5. ALL TREES TO BE PLANTED AT THE FOLLOWING DEPTHS: 42" DEEP IN ALL TREE, SHRUB, AND PERENNIAL AREAS, PLANTED AT THE SAME DEPTH AS THEY WERE SHIPPED FROM THE NURSERY.

6. ROCK AND GRAVEL TO BE INSTALL IN ALL AREAS AS SHOWN ON PLAN.

7. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

SITE MATERIALS

1. SHEET LP 1.2

2. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.

3. DEPTH DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS. LOCATED WHERE SPECIFIED.

4. LAWN (SOD) AREA 115,931 SQ.FT. DROUGHT TOLERANT VARIETY.

5. 2'-3' SANDSTONE BOULDER 8

6. 6' BENCH TYP.

7. 10 FEET OF TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.

8. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.

9. 6' WIDE TRAIL SYSTEM

10. BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.

11. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.
PLAT J PARK AREA
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ISSUE DATE
LICENSE STAMP

20'

TREE LEGEND (TOTAL PLANT COUNT)

PURPLE ROBE

M'P MALUS X 'PRARIEFIRE' PRARIEFIRE 22 2" CAL. LOW

CRABAPPLE

M'S MALUS X 'SPRING SNOW' SPRING SNOW 15 2" CAL. LOW

PV'C PRUNUS VIRGINIANA CANADA RED 17 2" CAL. MODERATE

ESPRESSO COFFEE TREE

CA'F CALAMAGROSTIS A. 'FOERSTER' FOERSTER FEATHER 39 5 GAL LOW

PV'H PANICUM VIRGATUM HEAVY METAL 35 5 GAL. LOW

ROSA X 'NEARLY WILD' NEARLY WILD ROSE 73 5 GAL. LOW

BD BUDDLEJA DAVIDII BUTTERFLY BUSH 15 5 GAL LOW

CA'B CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD 23 5 GAL MODERATE

PA'L PEROVSKIA ATRIPLICIFOLIA LITTLE SPIRE RUSSIAN 102 5 GAL LOW

PM'D PINUS MUGO 'PUMILIO' DWARF MUGO PINE 12 5 GAL HIGH

CH'P COTONEASTER HORIZONTALIS PROSTRATE ROCK 45 5 GAL LOW

SITE MATERIALS

SYMBOL SITE MATERIAL QUANTITY SPECIAL NOTES

COBBLE ROCK 2,919 SQ.FT. (27 CU.YD.) LOCATED WHERE SPECIFIED

1"-2"  BROWN COLOR ROCK  71,327 SQ.FT.  (660 CU.YD.) LOCATED IN ALL PLANTER BED AREAS 3" DEPTH DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.

PLAYGROUND ENGINEERED 4,545 SQ.FT. (42 CU.YD.) LOCATED WHERE SPECIFIED

LAWN (SOD) AREA 115,931 SQ.FT. DROUGHT TOLERANT VARIETY

*SEE NOTE BELOW

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

8' WIDE TRAIL SYSTEM

CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

6' BENCH TYP.

THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL

JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.

3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS

4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE

SLOPES, BERMS, AND SWALES. 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE

FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE

STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE,

CITY CODES.

2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY

OF THE LANDSCAPING INSTALLER.

3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION

LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO

LAYING SOD.

4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:   6" TOPSOIL (WITH 2" HUMUS MIXED

INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS.  PLANTER

BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER

MULCH TO REACH FINISHED GRADE.

5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN.

ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.

6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL

PLANTING AREAS AS SHOWN ON PLAN.

7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN A LL TREE, SHRUB, AND PERENNIAL

BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.

LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY

SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON

PROJECT.  SEE IRRIGATION PLAN.

8. A composite of these notes to be supplied to the buyer.拼搏英文字母：PLAT J PARK AREA
EAGLE MOUNTAIN, UTAH

DAVID W. PETERSON, P.E.
1700 S 1060 W SUITE 201
AMERICAN FORK, UT 84003
(801) 756-4504
www.pkjdesigngroup.com

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COLOR PLAN

PLAT J PARK AREA
EAGLE MOUNTAIN, UTAH
### Tree Legend (Total Plant Count)

- **RP** Robinia pseudacacia 'Purple Robe' Locust 3 2'' CAL. MODERATE
- **SJ** Sophora japonica Japanese Pagoda 4 2'' CAL. MODERATE
- **PA** Platanus acerifolia London Planetree 5 2'' CAL. MODERATE
- **MP** Malus 'Prairie Fire' 2 2'' CAL. LOW
- **SJ** Sophora japonica Japanese Pagoda 1 2'' CAL. MODERATE
- **PV** Prunus virginiana 'Canada Red' Chokecherry 17 2'' CAL. LOW
- **ESP** Coffee Tree
- **PN** Pinus nigra Austrian Pine 14 6'-8' TALL LOW
- **CA'F** Calamagrostis arundinacea 'Foerster' Foerster Feather Grass 39 5 GAL. LOW
- **PV'H** Panicum virgatum 'Heavy Metal' Switchgrass 35 5 GAL. LOW
- **BD** Buddleja davidii Butterfly Bush 15 5 GAL. LOW
- **CA'B** Cornus alba 'Bail Halo' Ivory Halo Dogwood 23 5 GAL. MODERATE
- **PA'L** Pervoskia atriplicifolia 'Little Spire' Russian Sage 102 5 GAL. LOW

### Site Materials

- **Cobble Rock** 2,919 SQ.FT. (27 CU.YD.) LOCATED WHERE SPECIFIED
- **1''-2'' Brown Color Rock** 71,327 SQ.FT. (660 CU.YD.) LOCATED IN ALL PLANTER BED AREAS
- **3'' Depth**
- **Playground Engineered** 4,545 SQ.FT. (42 CU.YD.) LOCATED WHERE SPECIFIED
- **Wood Fiber**
- **Lawn (Sod) Area** 115,931 SQ.FT. DROUGHT TOLERANT VARIETY

### Landscape General Notes

1. **Grading and Drainage Requirements**
   - All grading is to slope away from the structure per code.
   - Finished grade is not permitted by code to drain on neighboring properties.
   - Landscaper to maintain or improve existing final grade and proper drainage established by the excavator’s final grade activities, including any maintenance, preservation, or exaggeration of slopes, berms, and swales.
   - If any swale, berm, or grade has been damaged or is incorrect to ensure correct water flow, the trade contractor is responsible to fix stated issue.
   - The ground surface within 10 feet of the foundations should be sloped to drain away from the structure with a minimum fall of 6 inches.

2. **Landscape Materials**
   - All landscaping is to be installed per all governing jurisdictions, i.e., International Building Code, 2. Non-compliance to all governing jurisdiction requirements and regulations are the responsibility of the landscaping installer.
   - All planted landscaping is to be installed according to the nursery care and installation instructions where purchased and based on individual soil conditions and site conditions.

3. **Landscape Notes**
   - All areas to be sodded with drought tolerant variety. Fine level all areas prior to laying sod.
   - Sandy loam topsoil to be implemented at the following depths: 6'' topsoil (with 2'' humus mixed beds to be excavated as necessary in order to accommodate new topsoil and/or planter bed mulch to reach finished grade.
   - 4''x6'' extruded concrete mow curb to be installed between all lawn and planter areas per plan.
   - DeWitt 5 oz. weed barrier fabric to be installed in all planter areas except under annual bark mulch. Min. 3'' away from base of all perennials and shrubs and min. 6'' away from all trees.

4. **Automatic Underground Irrigation System**
   - New lawn areas to be sodded with drought tolerant variety. Fine level all areas prior to laying sod.
   - All irrigation heads to be installed according to the irrigation plan. All lawn areas need to receive a full drip system to each tree and shrub on project. See irrigation plan.