



**PLANNING COMMISSION
MEETING AGENDA**

June 4th 2019

City Council Chambers – 4580 S 2300 E

PRE-MEETING ITEMS

- 5:30 PM SITE VISITS** – If needed, Planning Commissioners and City staff may visit any locations listed on this agenda. The public is welcome to attend using their personal vehicle for transportation.
- 6:30 PM WORK SESSION** - All agenda items may be discussed during a light dinner. No decisions will be made during this portion of the meeting.
- 7:00 PM CONVENE REGULAR MEETING** – Public Welcome & Chair Opening Statement

PUBLIC HEARING

1. **“Hopes Creekside Estates” – Residential Subdivision – 2220 E Walker**
Applicant Mark Garza, representing property owners, proposes to reorganize property lines of 4 existing parcels totaling 6.95 acres of land to create a 5th residential building lot in the R-1-43 zone (one acre minimum).

ACTION ITEMS

2. **“Sequoia Townhomes” Preliminary Site Plan - 2350 East Murray Holladay Rd (HV zone)**
Applicant, Sequoia Development will present preliminary construction plans for a conceptually approved 20-dwelling residential townhome development.
3. **Approval of Planning Commission Meeting Minutes – 05/07/2019**

DISCUSSION ITEMS

4. **Ordinance Amendments**
 - a. 13.71 Holladay Village design guidelines, application procedures
 - b. Holladay Cross Roads Zone (HCR)

ADJOURN

On _____ at 2:00 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance.

TTY/TDD users should call 7-1-1

The Chair shall call the meeting to order at the appropriate time, greet the people, and read the following statement:

- *The City of Holladay Planning Commission is a volunteer citizen board whose function is to review land use plans and other special studies, make recommendations to the City Council on proposed zoning map and ordinance changes, and approve conditional uses and subdivisions.*
- *The Planning Commission does not initiate land use applications; rather acts on applications as they are submitted. Commissioners do not meet with applicants except at publicly noticed meetings.*
- *Commissioners attempt to visit each property on the agenda, where the location, the nature of the neighborhood, existing structures and uses related to the proposed change are noted.*
- *Decisions are based on observations, recommendations from the professional planning staff, the City's General Plan, zoning ordinance and other reports, by all verbal and written comments, and by evidence submitted, all of which are part of the public record.*
- *Meeting procedure can be found on the back of the agenda.*

Rules of the City of Holladay Planning Commission for Public Hearings

The Planning Commission Chair or Vice Chair is the Presiding Officer and will conduct the hearing.

1. **Introduction.** The Presiding Officer informs those attending of the procedure and order of business for the hearing.
2. **Staff Presentation.** City Staff briefly introduces the request that prompted the public hearing. The presentation shall not last more than five minutes.
3. **Sponsor Presentation.** If desired, the applicant or his/her representative may also make a presentation. The presentation shall not last more than fifteen minutes.
4. **Public Comment.** The Presiding Officer asks for public comment on the matter before the Commission. Comments are limited to three minutes and speakers are allowed to speak only once. Speakers are requested to:
 - (a) Complete the Citizen Comment Form
 - (b) Wait until recognized before speaking
 - (c) Come to the microphone and state their name and address for the record
 - (d) Be brief and to the point
 - (e) Not restate points made by other speakers
 - (f) Address questions through the Presiding Officer
 - (g) Confine remarks to the topic
 - (h) Avoid personalities

After each citizen has spoken, Commission members may ask questions of the participant before the Presiding Officer resumes or closes the hearing.

5. **Applicant Summation/Response.** Following citizen comment and questions by the Commission, the applicant shall be given an opportunity to give up to fifteen minutes summation and/or response prior to closing of the public hearing.
6. **Closing the Hearing.** If there is no further public comment, questions by Commission members, or final response by the applicant, the Presiding Officer shall conclude the hearing at least ten minutes in advance of a subsequently scheduled public hearing. The Commission may vote to extend the public hearing past the starting time of a subsequent public hearing.
7. **Consideration of Item.** At the close of the public hearing, the Commission shall consider the item, discuss its merits and vote on the matter or vote to continue it at a future meeting.



CITY OF HOLLADAY
Planning Commission
June 4th 2019
Item #1

Request: **RESIDENTIAL SUBDIVISION – CONCEPT REVIEW**
Project: “Hopes Creekside Estates”
Address: 2224 East Walker Lane
Zone: R-1-43 (one single family dwelling, per one acre of lot size)
Applicant: DEV Group, Mark Garza as agent
File No: 19-1-06
Notice: Mailed notice May 24th 2019
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.50	CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIREMENTS

REQUIRED PLANNING COMMISSION ACTION:

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; Concept, Preliminary and Final plat. Decisions and approval must be during public meeting. The notice for the required public hearing of this first step has been mailed to all properties within 500’ of the subject parcels. The applicant held the required neighborhood meeting on April 26th 2019.

SUMMARY

An application from the property owners of 2210, 2222, 2224 E. Walker Lane and 5500 S. Cottonwood Lane has been submitted via agent, Mark Garza. This subdivision is essentially a reorganization of existing parcel lines with a division of one the largest parcels and will collectively be known as *Hopes Creekside Court*, a 6.95 acre, 5-lot Subdivision. The adjustment of the 4 existing lots will create one new single-family building lot. Each lot size will average approximately 1.39 acres, exceeding the minimum lot size for this zone (R-1-43). Primary issues for this subdivision are as follows

- 1) Currently, the total 6.95 acres of this project are recorded as four separate, metes and bounds parcels. Three of the parcels are developed with homes.
- 2) A private lane bisects these properties, providing access from Walker Lane. Only the 5500 S. Cottonwood Lane home is accessed exclusively from Cottonwood Lane via a small bridge spanning the East Jordan Canal which is owned and operated by Salt Lake City Public Utilities. (SLCPU)
- 3) An additional bridge is proposed further south on Cottonwood Lane to access to two southernmost lots.
- 4) Both the existing and the proposed bridges are considered emergency access points – to be sized accordingly
- 5) Applicant coordination with SLCPU is required for construction approval/details of these bridges (currently underway)

TECHNICAL REVIEW COMMITTEE ANALYSIS

This subdivision drawing was reviewed by the TRC during two sessions and a field trip to the site. As the newly proposed residential building lot, located at the southernmost end of the project boundary, will be created by using existing, unclaimed area, this proposal is verified to conform to the minimum lot size requirements of the R-1-43 zone. The TRC’s remaining concern is of access approvals from SLP, crossing the canal from Cottonwood Lane (public road). The TRC has verified that this application/approval process is currently underway and is confident approvals will be granted. However, this process may take some time to obtain final approvals from SLP.

RECOMMENDATION

All required conceptual level elements of a residential subdivision proposal have been reviewed by the TRC and have been determined to be complete as per the City’s submission requirements. The TRC recommends that the commission approve the **CONCEPTUAL SUBDIVISION PLAN** based upon the following findings:

FINDINGS:

- 1) The total acreage of the project will yield a total of five, single-family homes that will comply with the R-1-43 zone minimum lot size requirements.
- 2) The subdivision plan conforms to submittal standards set forth by Holladay Ord 13.10.50

COMMUNITY DEVELOPMENT DEPARTMENT
4580 South 2300 East
City of Holladay, Utah 84117

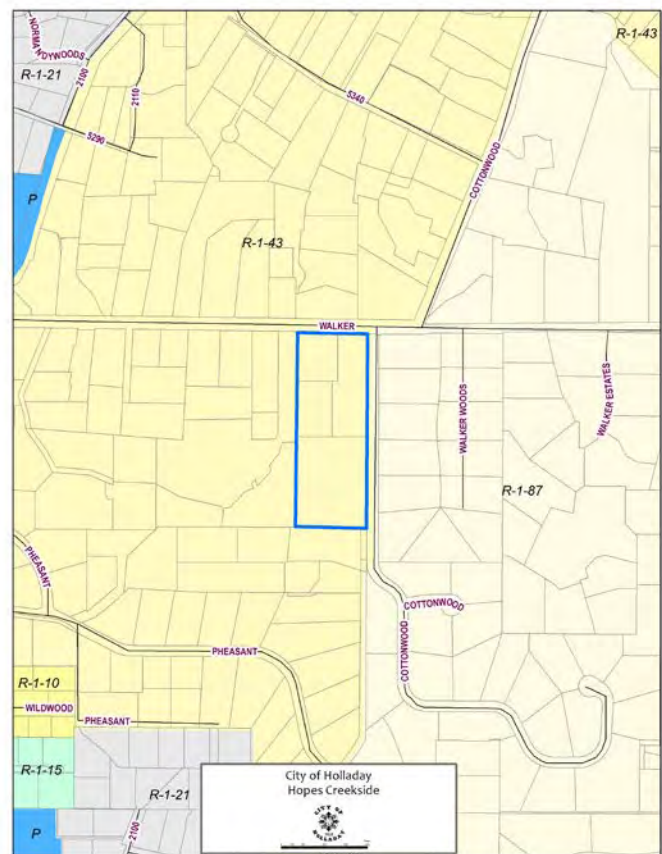


NOTICE OF A PUBLIC HEARING for Residential Subdivision

Date: June 4th 2019
Time: approximately 7:00 pm
Hearing Body: Planning Commission
Location: 4580 South 2300 East,
Holladay City Hall, City
Council Chambers,

Notice is hereby given that the City of Holladay Planning Commission will hold a public hearing to receive comments during review of an application from the property owners of 2210, 2222, 2224 E. Walker Lane and 5500 S. Cottonwood Lane, collectively to be known as Hopes Creekside Court, a 6.95 acre, 5-lot Subdivision. The applicant proposes to adjust property lines of the existing 4 lots to create one new single family building lot. Each lot averaging approx. 1.39 acres in this R-1-43 zone (one residence per acre)

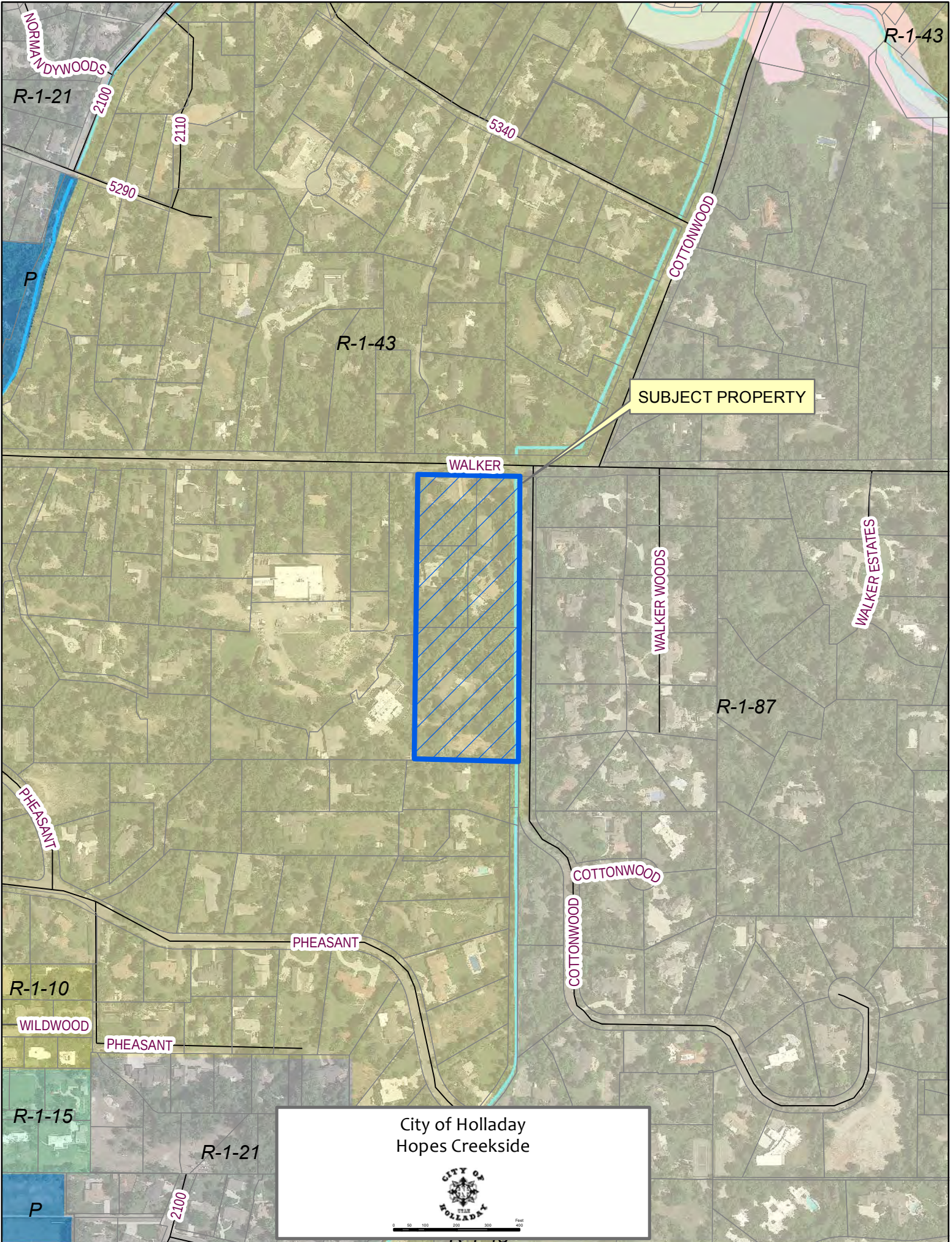
Project Name: Hopes Creekside Court
Application #: 19-1-06
Applicant: DEV Group, Mark Garza
Location: 2224 East Walker Lane
Request: Residential Subdivision



Included with this notice is a zoning map showing the location of the parcel requesting Planning Commission action. If you have questions please contact either Paul Allred or Jonathan Teerlink at 801-527-3890 during regular business hours.

Mailed by order of the Community Development Department, Paull Allred, Director

ATTENTION: This notice has been delivered to all residents within an area extending approximately 500 feet from the subject property. If you know of anyone who may not have received a notice but may have an interest in the meeting, please pass along the information. If you are not the owner of your residence, please notify the owner regarding this matter. Thank you.



NORMAN DY WOODS

R-1-21

2100

2110

5290

5340

R-1-43

COTTONWOOD

R-1-43

SUBJECT PROPERTY

WALKER

WALKER WOODS

WALKER ESTATES

R-1-87

PHEASANT

PHEASANT

COTTONWOOD

COTTONWOOD

R-1-10

WILDWOOD

PHEASANT

R-1-15

R-1-21

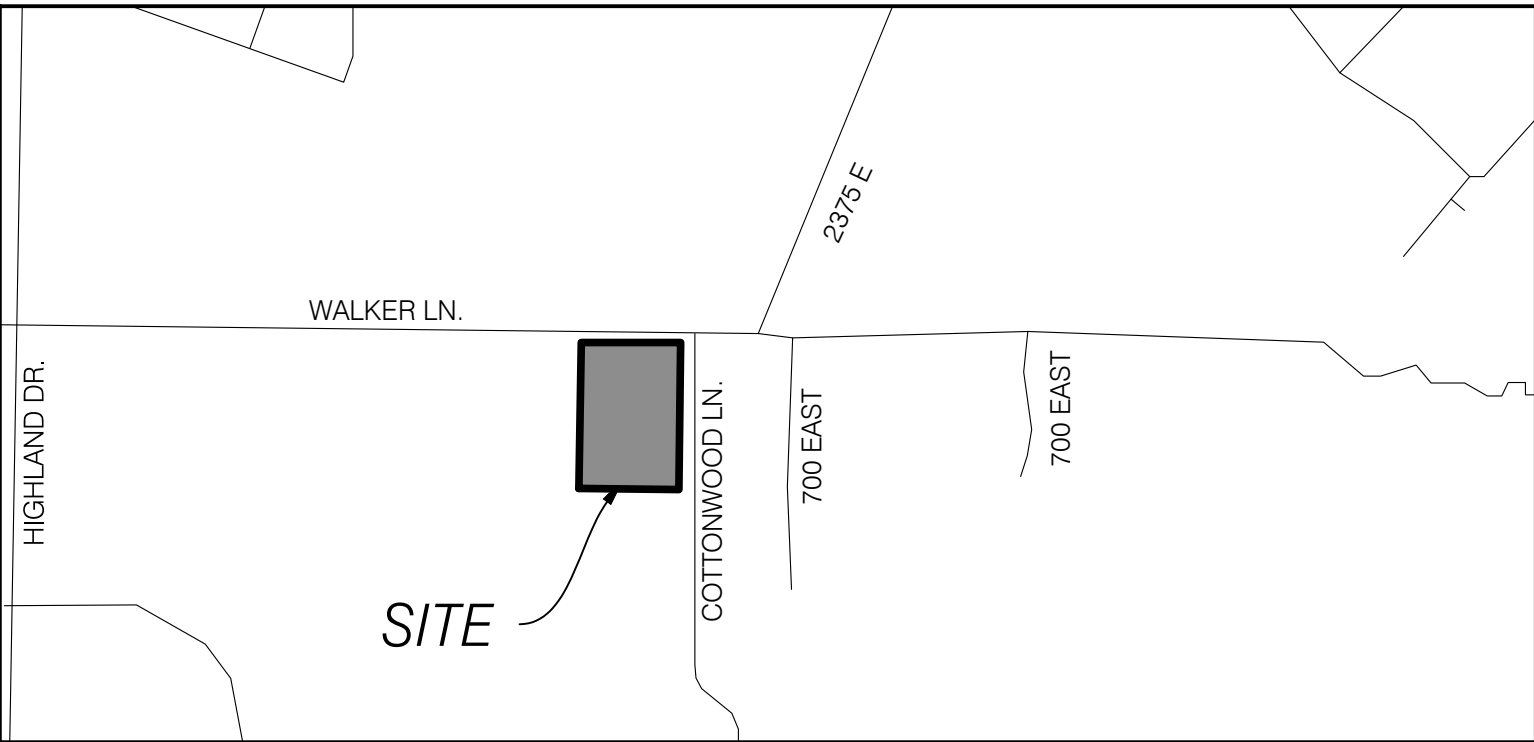
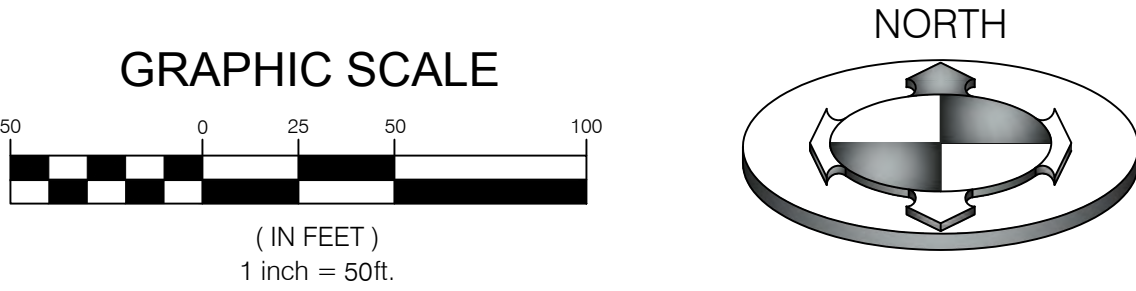
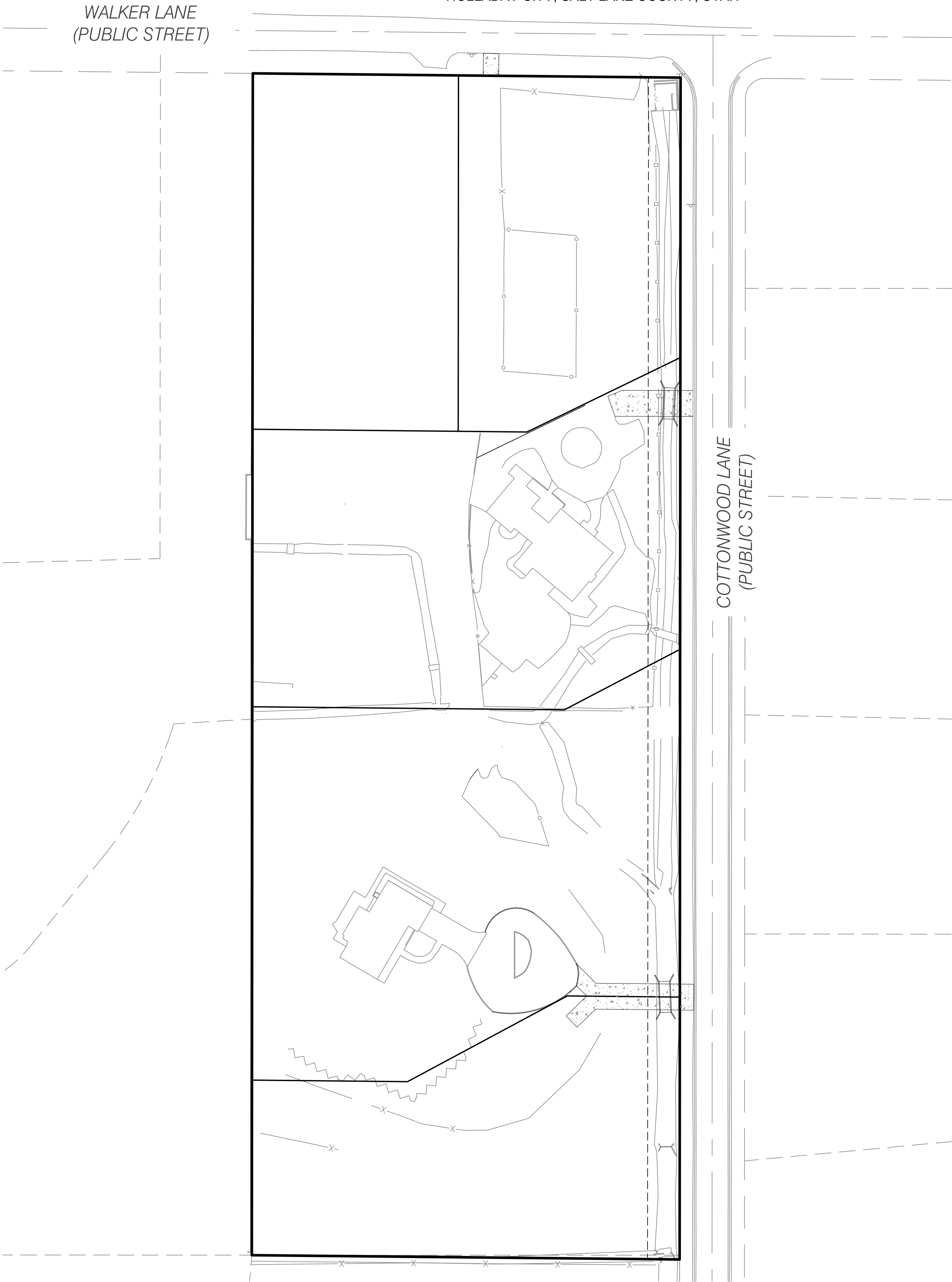
City of Holladay
Hopes Creekside



0 50 100 200 300 400 Feet

HOPES CREEKSIDE COURT SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
HOLLADAY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
SONNY TANGARO
801-599-1749
tangaro@tangaro.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE CITY PUBLIC UTILITY NOTES
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	CANAL PLAN & PROFILE
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

CIVIL CONSTRUCTION PLANS

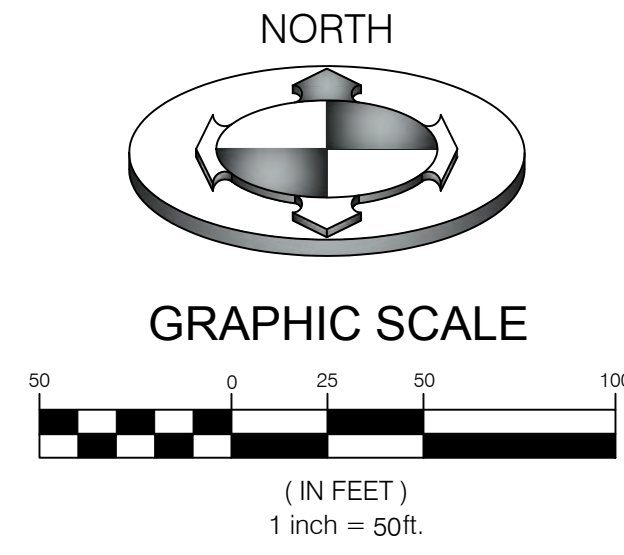
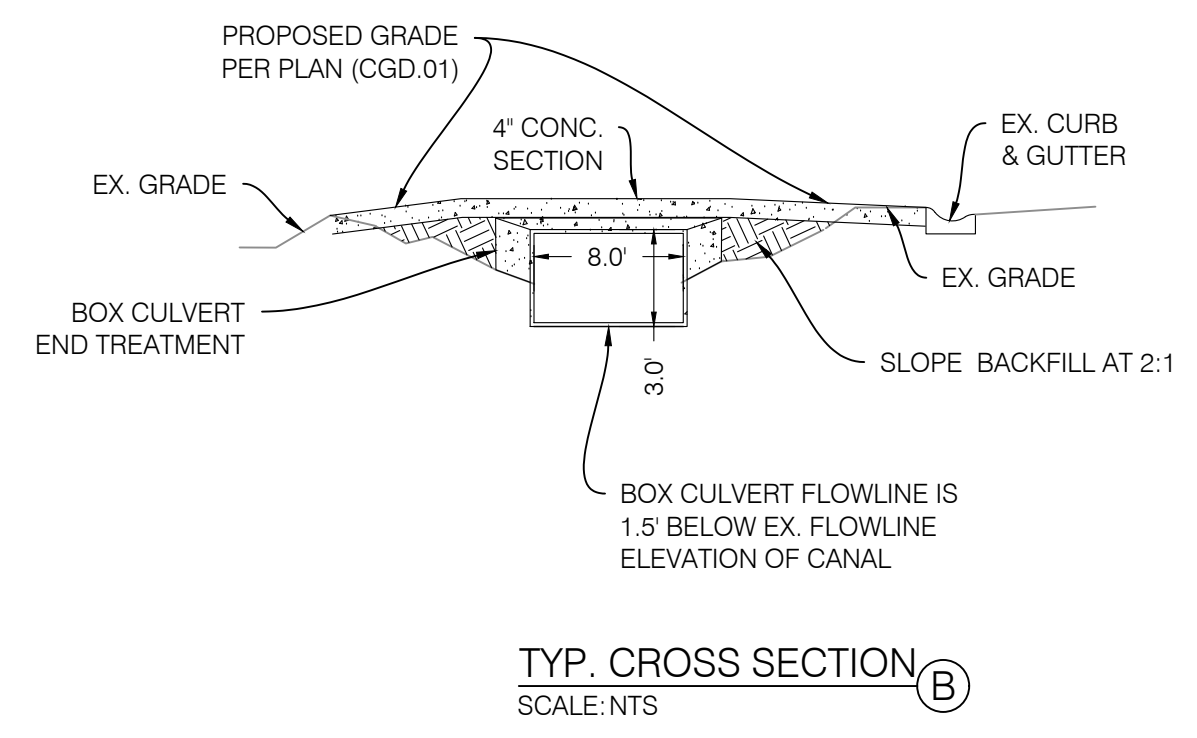
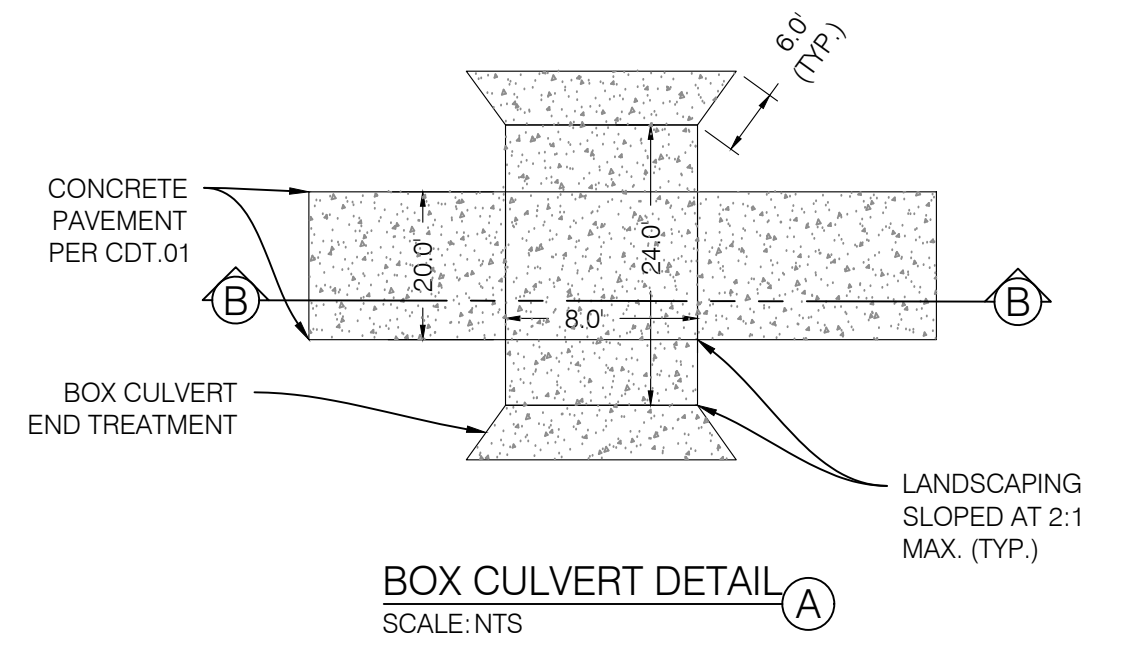
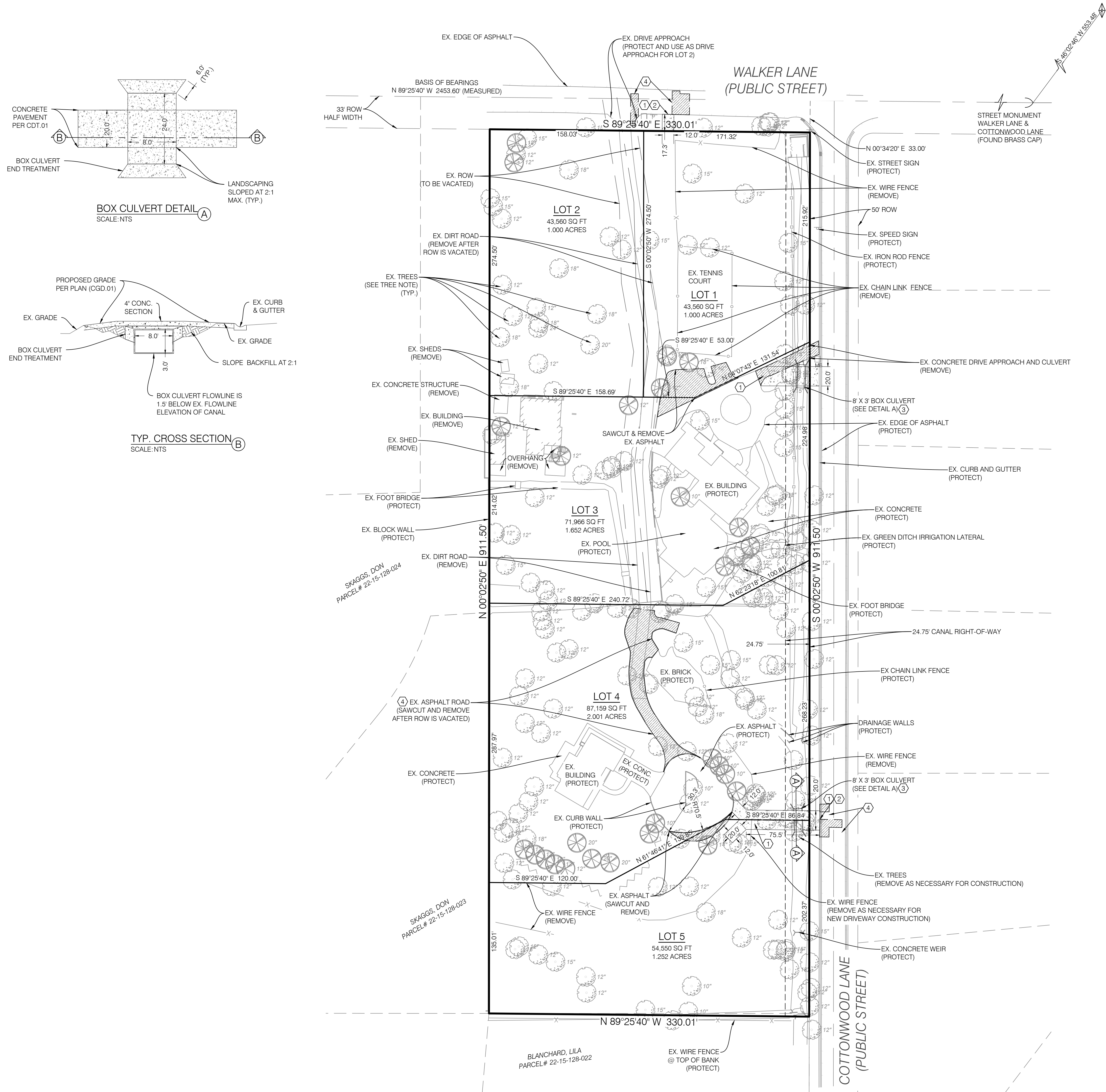
**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

HOPES CREEKSIDE COURT SUBDIVISION 2210, 2222 & 2224 EAST WALKER LANE HOLLADAY CITY, UTAH		DRAFT AGA DATE: 02/27/2019	DESIGN AGA DATE: 02/27/2019	CHECK MCP DATE: 04/12/2019	PROJECT NO: 1901022
No.	DATE	DESCRIPTION			
1	05/10/19	REVISED PER SLCPU AND CITY COMMENTS			

COVER

1 OF 10



CONSTRUCTION KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	DRIVE APPROACH PER HOLLADAY STDS & SPECS.	
③	8' X 3' BOX CULVERT	3/CDT.01
④	SAWCUT AND REPAIR PAVEMENT PER HOLLADAY # ST-11A	

LOT 1 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,500	5.7
HARDSCAPE	2,000	4.6
LANDSCAPE	39,060	89.7
TOTAL	43,560	100

*ASSUMED 2,500 S.F. HOUSE AND 2,000 S.F. OF PAVEMENT

LOT 2 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,000	4.6
HARDSCAPE	500	1.1
LANDSCAPE	41,060	94.3
TOTAL	43,560	100

*ASSUMED 2,500 S.F. HOUSE AND 2,000 S.F. OF PAVEMENT

LOT 3 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	7,569	10.5
HARDSCAPE	12,945	18.0
LANDSCAPE	51,452	71.5
TOTAL	71,966	100

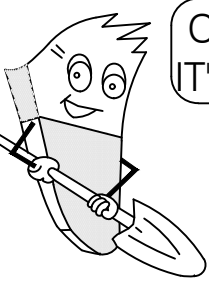
LOT 4 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,674	3.1
HARDSCAPE	12,679	14.5
LANDSCAPE	71,806	82.4
TOTAL	87,159	100

LOT 5 AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,500	4.6
HARDSCAPE	2,000	3.7
LANDSCAPE	50,050	91.8
TOTAL	54,550	100

*ASSUMED 2,500 S.F. HOUSE AND 2,000 S.F. OF PAVEMENT

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH HOLLADAY CITY STANDARDS AND SPECIFICATIONS.

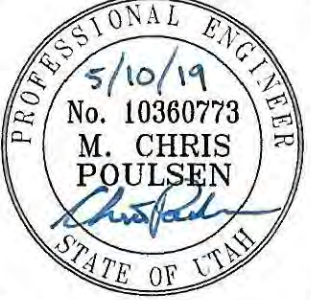
TREE NOTE:
ALL EXISTING TREES TO BE PROTECTED UNLESS NOTED TO BE REMOVED.



CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org



PROJECT NO.	1901022
SITE PLAN	
CSP.01	
4 OF 10	



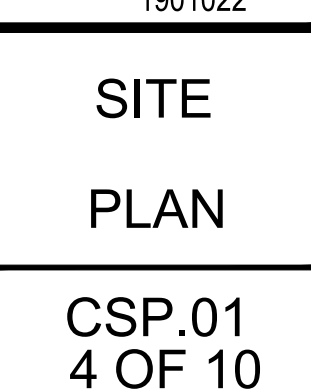
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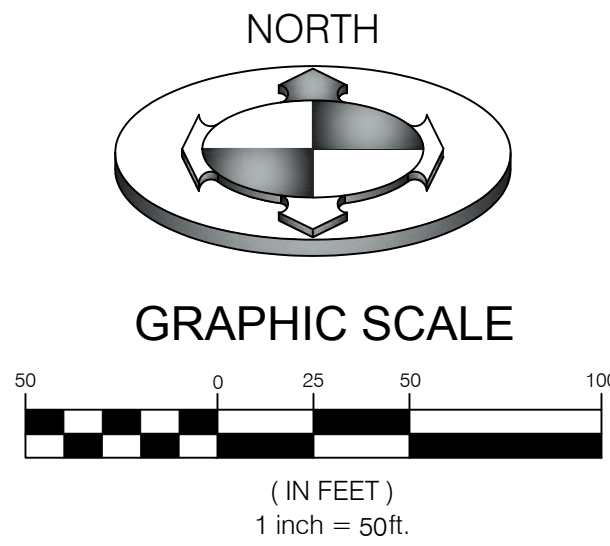
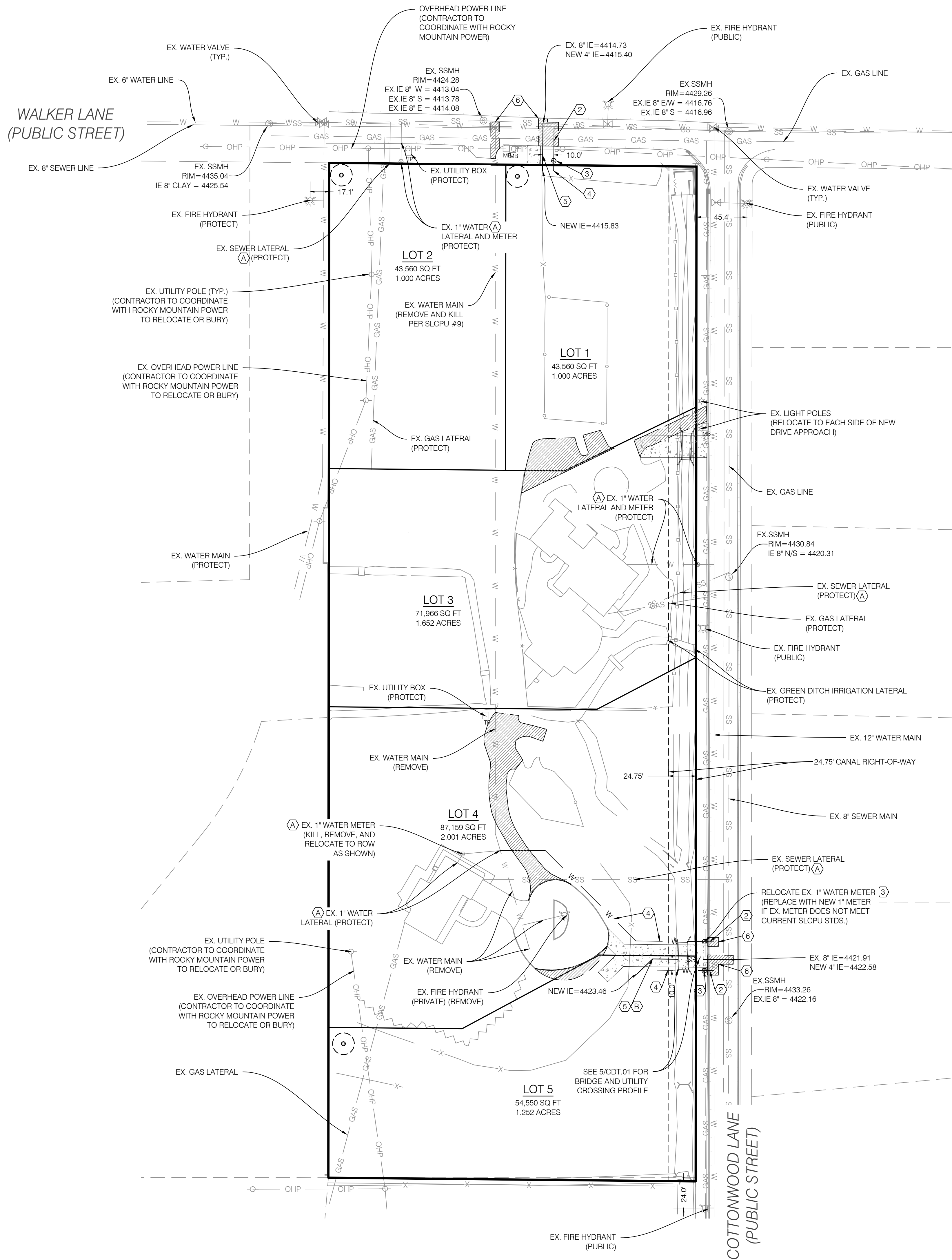
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LAND SURVEYING
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SANDY, UTAH 84071 (801) 542-7192
www.benchmarkcivil.com



HOPES CREEKSIDE COURT SUBDIVISION
2210, 2222 & 2224 EAST WALKER LANE
HOLLADAY CITY, UTAH



SITE
PLAN
CSP.01
4 OF 10



CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GATE VALVE PER xx STDs.	
②	1" TYPE K COPPER WATER SERVICE LINE (TO 3' AFTER METER)	
③	1" WATER METER & VAULT PER APWA #522 & SLCPU STDs.	
④	1" POLY WATER SERVICE LINE	
⑤	6" PVC SDR-35 SEWER LATERAL AT 1% MIN. SLOPE PER APWA #431	
⑥	SAWCUT AND REPAIR PAVEMENT PER HOLLADAY # ST-11A	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

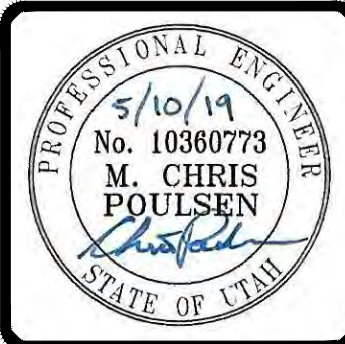
NOTE: (A)
CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, MATERIAL, ELEVATIONS, & CONDITION OF ALL EXISTING UTILITIES. EX. UTILITIES TO BE PROTECTED AND REUSED. IF NEEDED, CONTACT ENGINEER FOR REDESIGN.

NOTE: (B)
INSTALL SEWER CLEANOUTS EVERY 50' PER MTIOD STDs & SPECS.

WATER METER NOTE:
ALL WATER METERS TO BE INSTALLED 3' FROM ANY HARD SURFACE AND 10' FROM SEWER LATERALS.

UTILITY NOTE:
WATER AND SEWER UTILITIES MUST MAINTAIN A 5' MIN. CLEARANCE.

DESCRIPTION		DATE
NO.	1	05/10/19
REVISION		
BY	CL	
DATE	04/12/2019	
FILE	1901022 SITE	
SCALE	AS SHOWN	



BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

HOPES CREEKSIDE COURT SUBDIVISION
2210, 2222 & 2224 EAST WALKER LANE
HOLLADAY CITY, UTAH

PROJECT NO. 1901022

UTILITY PLAN

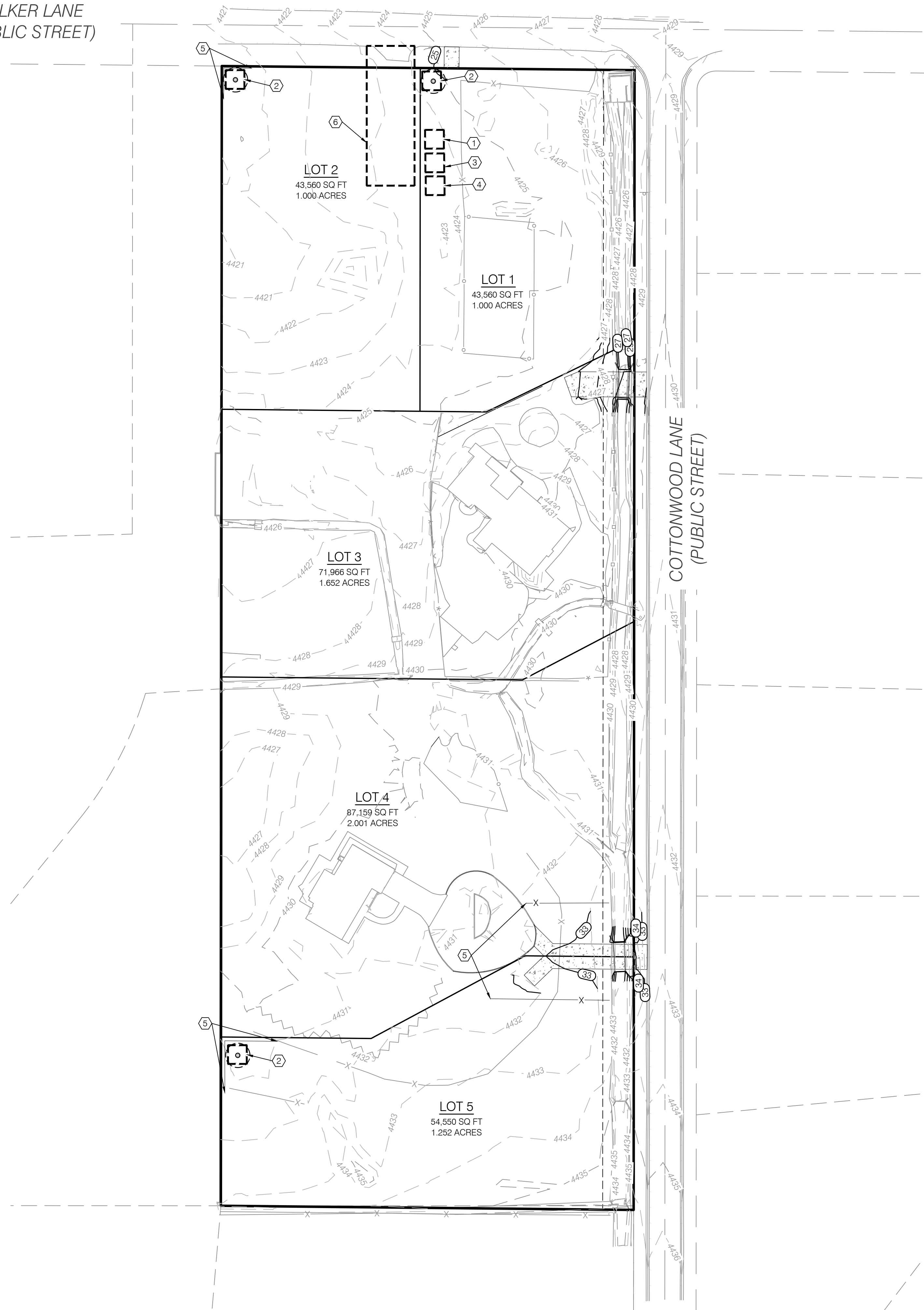
CUP.01
5 OF 10

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1-800-662-4111
www.bluestakes.org

811



NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES, SALT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



PROJECT NO.	1901022
EROSION CONTROL PLAN	
CEP.01 8 OF 10	



Request: PRELIMINARY SITE PLAN
Project: “Sequoia Brownstones” – Holladay Village Residential Townhomes
Address: 2350 East Murray Holladay Road
Zone: Holladay Village (HV)
Applicant: Kevin Ludlow and Ashley Atkinson
File No: 14-9-01-01
Planner: Jonathan Teerlink

GOVERNING ORDINANCES:	13.08.010.D	ADMINISTRATIVE APPROVAL PROCEEDURES
	13.08.080	PRELIMINARY SITE PLAN APPROVAL STANDARDS
	13.71	HOLLADAY VILLAGE ZONE DEVELOPMENTS
	13.77	LANDSCAPING
	13.80	PARKING

REQUIRED PLANNING COMMISSION ACTION:

Review and approval consideration of Preliminary site construction plans - (Administrative); PC shall verify compliance with Preliminary site plan standards as per Holladay ordinances listed previously [and](#) make a motion accordingly

SUMMARY

Upon receiving conceptual approvals from the Planning Commission (PC on May 7th, applicant Kevin Ludlow has submitted to the Technical Review Committee (TRC) preliminary site construction plans for review. TRC review sessions took place on both 05/21 and 5/28 with required corrections communicated to the applicant on 05/30. As of the time this report was written, a response to corrections has not been made but is well underway by the applicant. Staff is confident that all corrections will be made in time for a thorough review at the meeting.

TECHNICAL REVIEW COMMITTEE ANALYSIS

The TRC has verified that this townhome development remains in compliance with the conceptual site approval as a 20 dwelling residential project and is also compliant with the building design approvals granted on May 7th by the PC. The TRC review resulted in comments relating to various preliminary site plan/construction details of this development. Summary of these comments are as follows:

- Fire sprinkler protection notes – all dwellings will be required to be sprinkled
- Architectural building elevations, showing compliance with HV building height requirements – *critical element*
- Street name and addressing methodology
- Location and size of all utility and drainage easements
- Tabulations; lot coverage (structural, impervious and landscaping), Off street parking (required and proposed)
- Tree retention plans, (Tree planting/landscape plans provided)
- Trash receptacle methods; common pick, or individual pickup
- Perimeter fencing plans
- Various notes from the City Engineer and TRC regarding civil construction details, especially related to grading, retaining etc.

TECHNICAL REVIEW COMMITTEE RECOMMENDATIONS

Staff recommends that the PC take ample time to refamiliarize themselves with the [preliminary plan submittal standards](#) as well as [development standards for a Holladay Village zone project](#). As the TRC has yet to receive or had a chance to review a response to requested corrections/clarifications, a request from the TRC to continue this item until June 18th when both the corrected preliminary site and preliminary subdivision plat can be reviewed in tandem is recommended. However, if the applicant is able to resolve the issues noted above to the satisfaction of both the PC and TRC, it may be appropriate to approve the preliminary site plan as presented, or subject to the resolution of a remaining item or two at the TRC level.

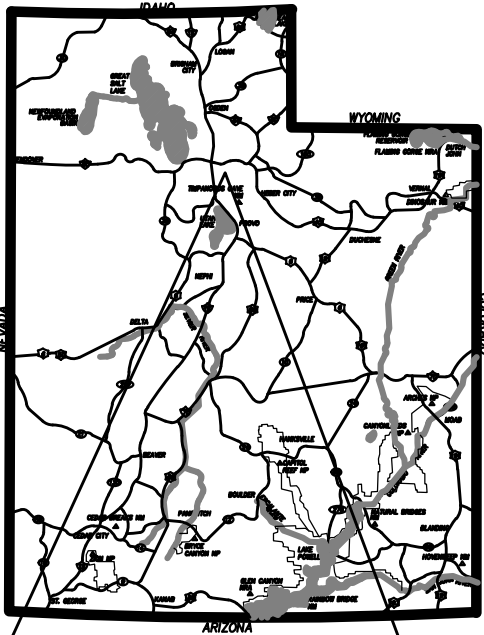
REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

HOLLADAY ROW
2350 EAST MURRAY-HOLLADAY ROAD
HOLLADAY, UT 84117

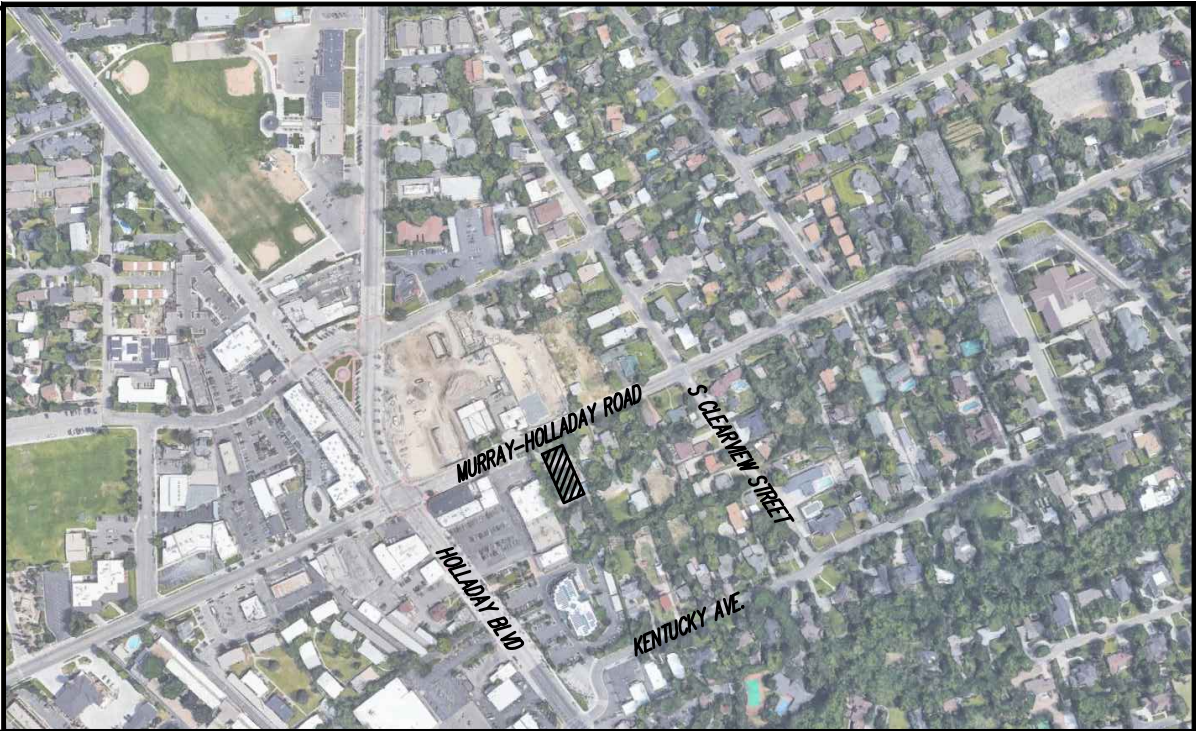
LOCATED IN SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
SALT LAKE COUNTY
ZONE: HV

MAY 17, 2019

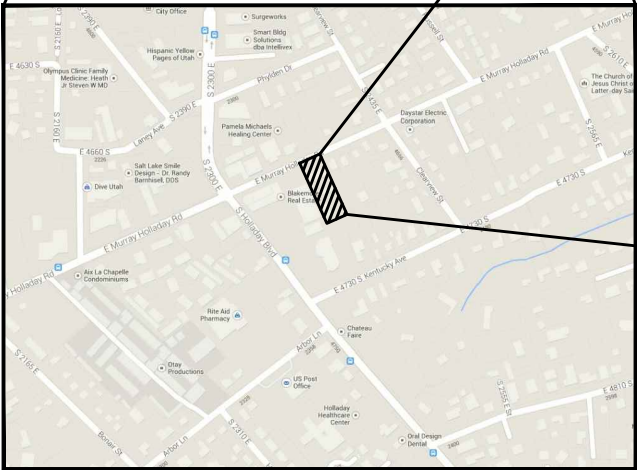
INDEX OF SHEETS	
SHEET #	DESCRIPTION
C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	PRELIMINARY PLAT
C3.0	UTILITY PLAN
C4.0	DRAINAGE PLAN
C5.0	GRADING PLAN
C6.0~C6.1	EROSION CONTROL PLAN & DETAILS
C7.0~7.1	TYPICAL SECTIONS & DETAILS



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK TO COMPLY WITH UBC, UPC, ABA, ADA & HOLLADAY CITY STANDARDS. ALL UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE.
2. CONTRACTOR IS RESPONSIBLE TO CONTACT BLUE STAKES @ 1-800-662-4111 PRIOR TO CONSTRUCTION FOR UTILITY LOCATIONS IN THE FIELD.

ENGINEER/LAND SURVEYOR

PEPG CONSULTING, L.L.C.
CONTACT: RYAN KITCHEN, P.E.
PROJECT ENGINEER
OFFICE: 801-562-2521

OWNER

SEQUOIA DEVELOPMENT
9055 SOUTH 1300 EAST, SUITE #104
SANDY, UT 84094
(801) 676-3100

ARCHITECT

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
(801) 355-6868

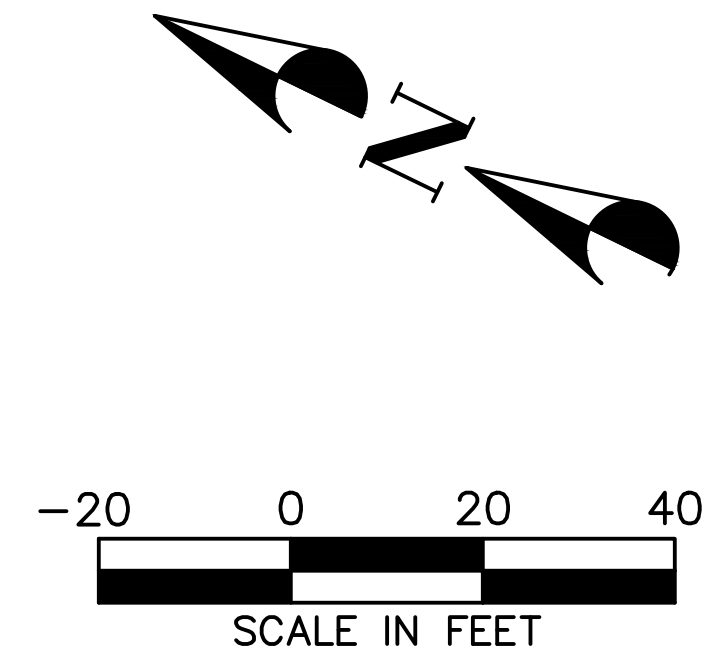
PEPG CONSULTING
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING

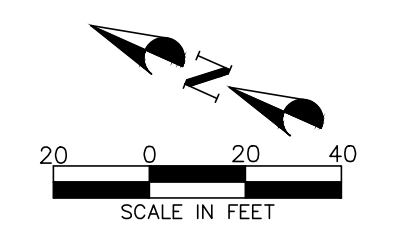
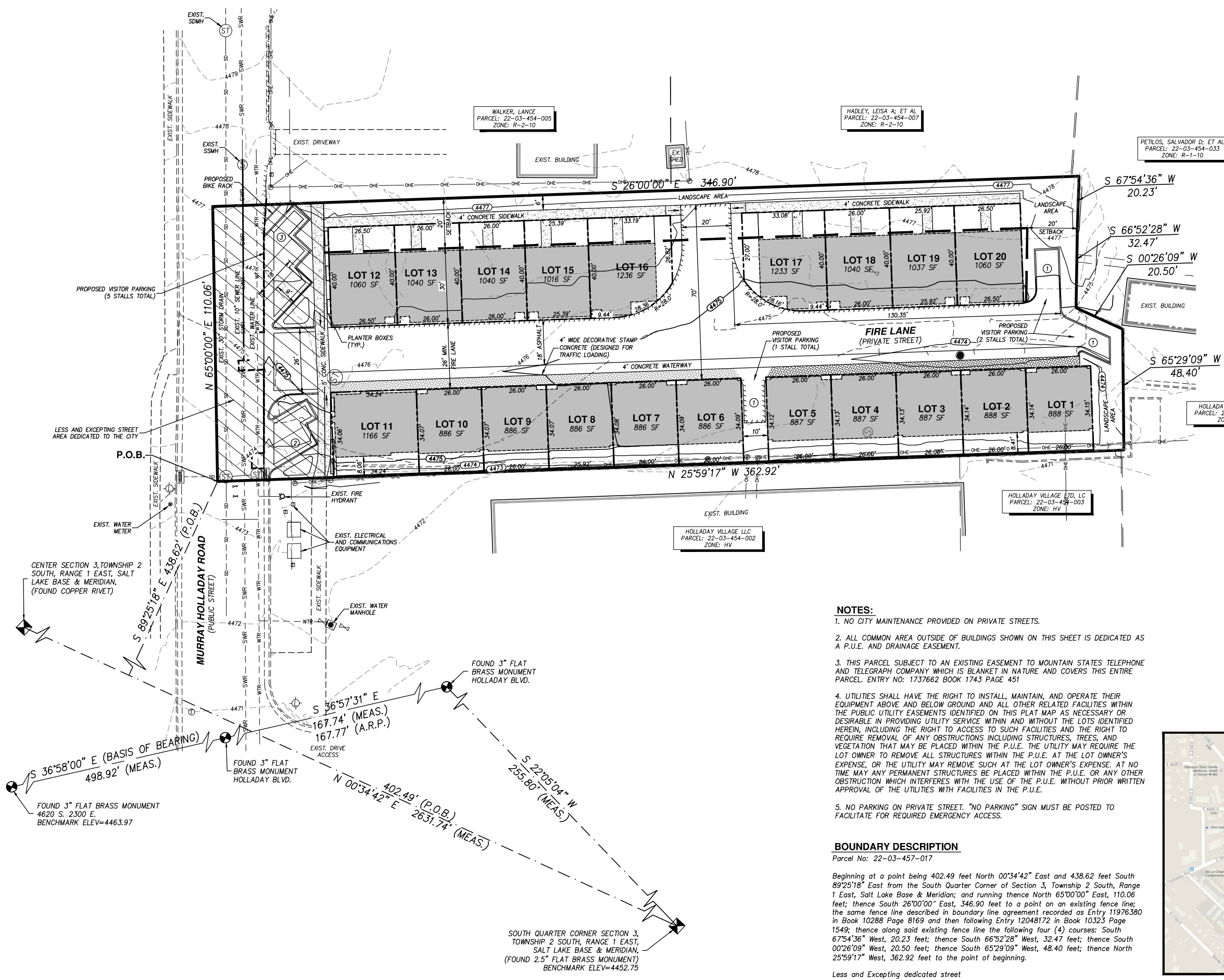
CALL BEFORE
YOU DIG.
IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely

MAY 17, 2019
PLOT DATE: 6152.1910
PROJECT: TITLE-01
FILE: SHEET NO. C0.0



SHEET NO. **C1.0**



LEGEND

---	SUBJECT PROPERTY LINE
---	LOT LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED EDGE OF ASPHALT
---	PROPOSED BUILDING FOOTPRINT
---	EXISTING CURB & GUTTER
---	EXISTING EDGE OF ASPHALT
---	EXISTING CONTOURS
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
---	EXISTING OVERHEAD ELECTRIC

TABULATION TABLE

GROSS AREA	38,768
NET AREA (EXCLUDING ROADS)	36,590
NUMBER OF LOTS ALLOWED USING MAXIMUM DENSITY CALCULATION (13.04.040)	20
*MAXIMUM DWELLINGS PER ACRE IN HV ZONE IS 24	

APPLICANT/DEVELOPER
SEQUIA DEVELOPMENT, INC.
9055 SOUTH 1300 EAST SUITE 104
SANDY, UTAH 84094
(801) 676-3100

PROJECT ENGINEER
PEPG CONSULTING, LLC
9270 SOUTH 300 WEST
SANDY, UTAH 84070
ATTN: RYAN KITCHEN, P.E.
OFFICE: 801-562-2521
CELL: 801-870-8814

LOCATION
LOCATED IN THE SOUTHEAST QUARTER SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN HOLLADAY, UTAH
ZONE: HV

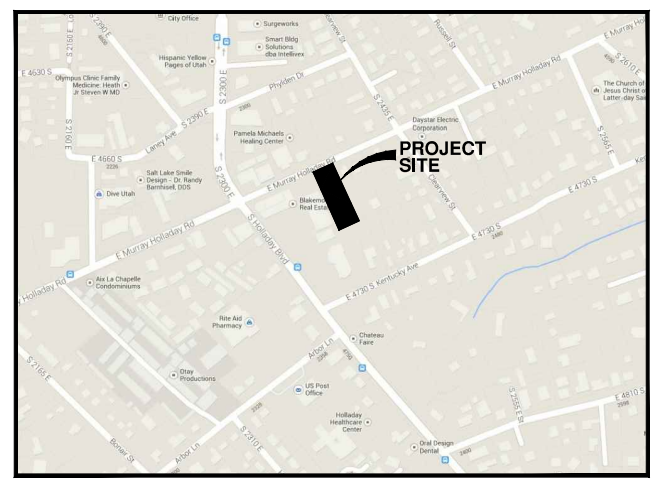
FLOOD ZONE
PROPERTY IS LOCATED IN THE FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FEMA FIRM (FLOOD INSURANCE RATE MAP) NUMBER: 49035C0312G
EFFECTIVE DATE: 9/25/2009

- NOTES:**
- NO CITY MAINTENANCE PROVIDED ON PRIVATE STREETS.
 - ALL COMMON AREA OUTSIDE OF BUILDINGS SHOWN ON THIS SHEET IS DEDICATED AS A P.U.E. AND DRAINAGE EASEMENT.
 - THIS PARCEL SUBJECT TO AN EXISTING EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY WHICH IS BLANKET IN NATURE AND COVERS THIS ENTIRE PARCEL. ENTRY NO: 1737662 BOOK 1743 PAGE 451
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
 - NO PARKING ON PRIVATE STREET. "NO PARKING" SIGN MUST BE POSTED TO FACILITATE FOR REQUIRED EMERGENCY ACCESS.

BOUNDARY DESCRIPTION
Parcel No: 22-03-457-017

Beginning at a point being 402.49 feet North 00°34'42" East and 438.62 feet South 89°25'18" East from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base & Meridian; and running thence North 65°00'00" East, 110.06 feet; thence South 26°00'00" East, 346.90 feet to a point on an existing fence line; the same fence line described in boundary line agreement recorded as Entry 11976380 in Book 10288 Page 8169 and then following Entry 12048172 in Book 10323 Page 1549; thence along said existing fence line the following four (4) courses: South 67°54'36" West, 20.23 feet; thence South 66°52'28" West, 32.47 feet; thence South 00°26'09" West, 20.50 feet; thence South 65°29'09" West, 48.40 feet; thence North 25°59'17" West, 362.92 feet to the point of beginning.

Less and Excepting dedicated street



HOLLADAY ROW

PRELIMINARY PLAT

2350 E. MURRAY-HOLLADAY ROAD
HOLLADAY, UT 84117

MAY 17, 2019
LAST REVISED

6152.1910
PROJECT NUMBER

DWC\PLAT-01
DRAWING FILE

HOLLADAY CITY

PROFESSIONAL SEAL
No. 734732
RYAN KITCHEN
5-17-19
STATE OF UTAH

SHEET NO. **C2.0**

ORIG. DATE: FEB. 2019

SURVEY BY: PEPG CREW

DRAWN BY: BOB

DESIGNED BY: RLK

CHECKED BY: RLK

SCALE: 1"=20'

NO. DESCRIPTION

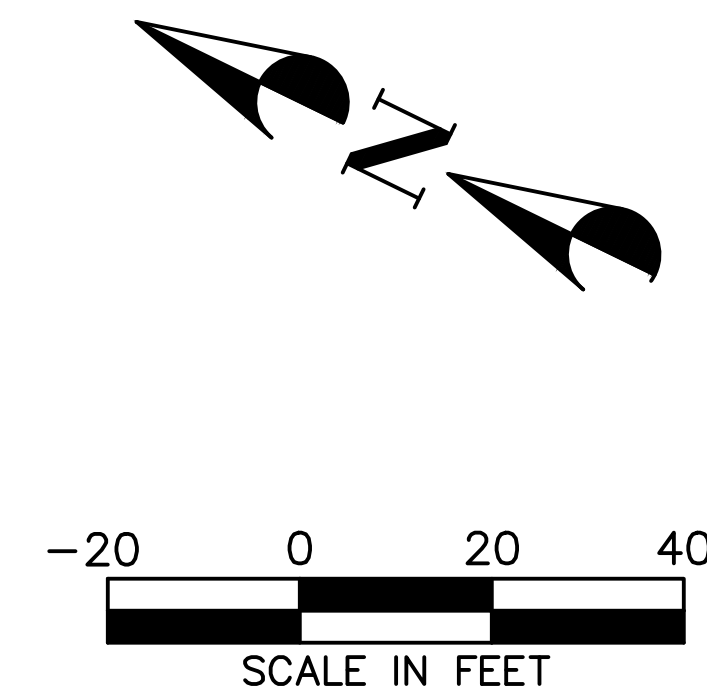
DATE

APP'D

PEPG CONSULTING, LLC

3270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS



- SUBJECT PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
-] PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED BUILDING PAD

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTILITY PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATION SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OF THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. REPAIR ALL STREET CUES PER HOLLADAY CITY REQUIREMENTS (SEE DETAILS F & G ON SHEET C7.0)

[illegible]

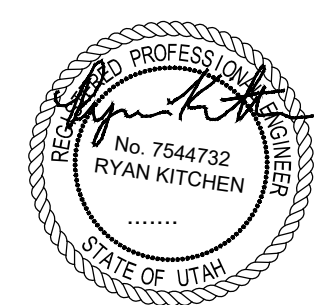
ORIG. DATE:	5/19
SURVEY BY:	PEPG CREW
DRAWN BY:	ELC
DESIGNED BY:	
CHECKED BY:	RLK
SCALE:	1"=20'

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

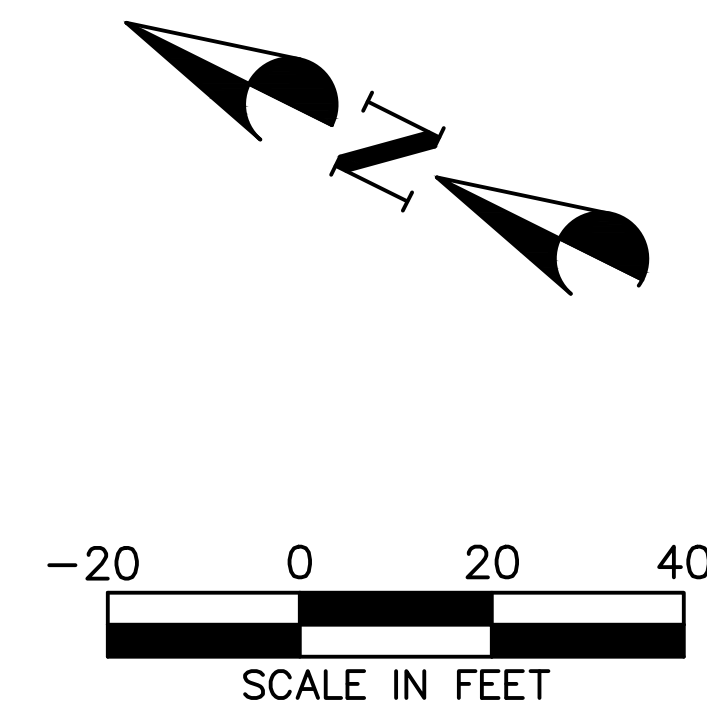
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

HOLLADAY ROW	
UTILITY PLAN	
2350 E. MURRAY-HOLLADAY ROAD	
HOLLADAY, UT 84117	
MAY 17, 2019	6152-1910
LAST REVISED	PROJECT NUMBER
	DWG UTIL-01
	DRAWING FILE

HOLLADAY
CITY



SHEET NO. **C3.0**



- | LEGEND | |
|---------------|----------------------------|
| | SUBJECT PROPERTY LINE |
| | EXISTING CURB & GUTTER |
| | EXISTING SIDEWALK |
| | EXISTING FENCE |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING CONCRETE PAD |
| | EXISTING BUILDING PAD |
| | PROPOSED CURB & GUTTER |
| | PROPOSED SIDEWALK |
| | PROPOSED FENCE |
| | PROPOSED EDGE OF ASPHALT |
| | PROPOSED BUILDING PAD |

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
2. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

[illegible]

ORIG. DATE:	5/19
SURVEY BY:	PEPG CREW
DRAWN BY:	ELC
DESIGNED BY:	ELC
CHECKED BY:	RLK
SCALE:	1"=20'

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2951 • FAX: (801) 562-2951

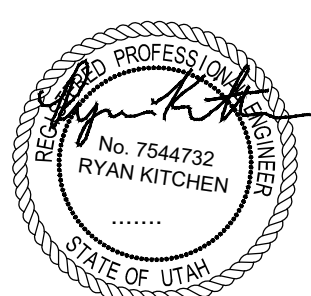
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**HOLLADAY ROW
DRAINAGE PLAN**

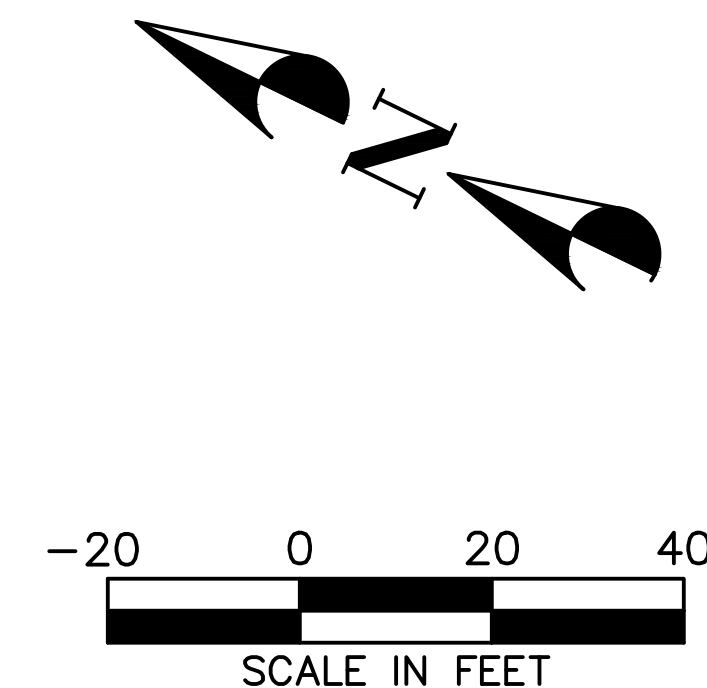
22350 E. MURRAY-LHOLLADAY ROAD
HOLLADAY, UT 84117

MAY 17, 2019	6152.1910	DWG\DRAIN-01
LAST REVISED	PROJECT NUMBER	DRAWING FILE

HOLLADAY
CITY



SHEET NO. **C4.0**



LEGEND

-----5200-----	EXISTING 5' CONTOUR
-----5201-----	EXISTING 1' CONTOUR
=====	EXISTING CURB & GUTTER
=====	EXISTING SIDEWALK
=====	PROPOSED PROJECT BOUNDARY
(5200)	PROPOSED 5' CONTOUR
(5201)	PROPOSED 1' CONTOUR
=====	PROPOSED CURB
=====	PROPOSED SAWCUT LINE
FF =	FINISHED FLOOR ELEVATION
TBC =	TOP BACK OF CURB
FG =	FINISHED GRADE
TC =	TOP OF CONCRETE
LID =	CENTER OF LID ELEVATION
(M.C.) =	MATCH EXISTING ELEVATION

NOTE:
CONTRACTOR SHALL SLOPE THE
FINISHED GRADE AWAY FROM ALL
BUILDINGS PER BUILDING CODE.

[illegible]

ORIG. DATE:	5/19
SURVEY BY:	PEPG CREW
DRAWN BY:	ELC
DESIGNED BY:	
CHECKED BY:	RLK
SCALE:	1"=20'

PEPG CONSULTING LLC

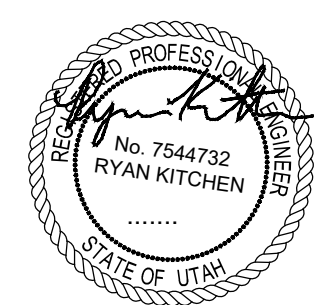
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

HOLLADAY ROW

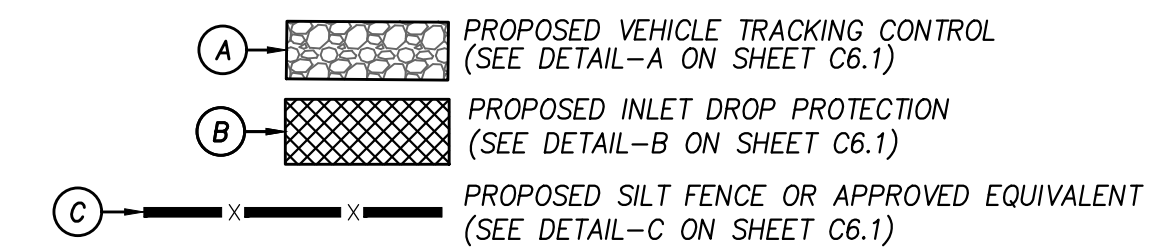
SHADING PLAN
2350 E. MURRAY-HOLLADAY ROAD
HOLLADAY, UT 84117

MAY 17, 2019	6152.1910	DWG\GRADE-01
LAST REVISED	PROJECT NUMBER	DRAWING FILE

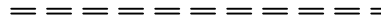
HOLLADAY
CITY

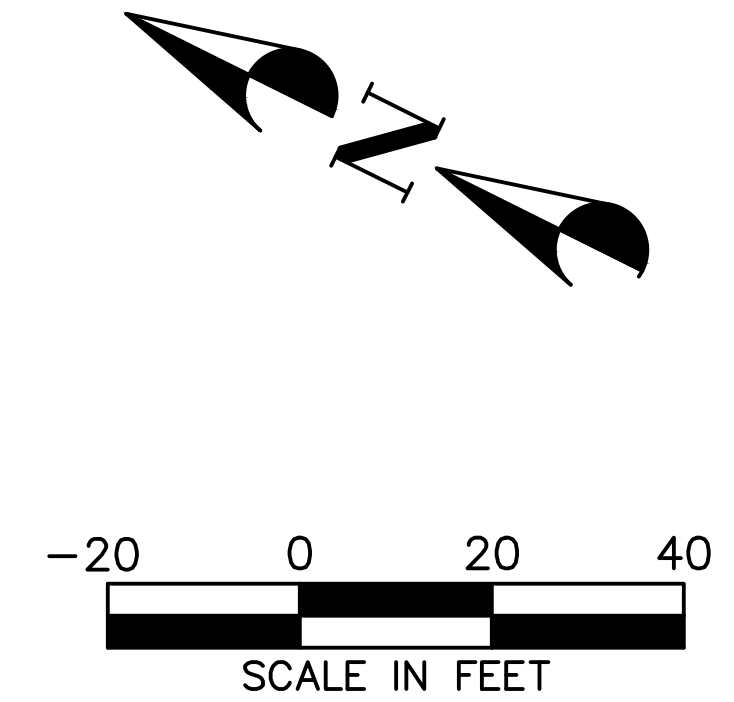


SHEET NO. **C5.0**



LEGEND

- | | |
|---|----------------------------|
|  | SUBJECT PROPERTY LINE |
|  | EXISTING CURB & GUTTER |
|  | EXISTING SIDEWALK |
|  | EXISTING FENCE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING CONCRETE PAD |
|  | EXISTING BUILDING PAD |
|  | PROPOSED CURB & GUTTER |
|  | PROPOSED SIDEWALK |
|  | PROPOSED FENCE |
|  | PROPOSED EDGE OF ASPHALT |
|  | PROPOSED BUILDING PAD |

[illegible]

ORIG. DATE:	5/19
SURVEY BY:	PEPG CREW
DRAWN BY :	ELC
DESIGNED BY :	
CHECKED BY :	RLK
SCALE :	1"=20'

PEG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

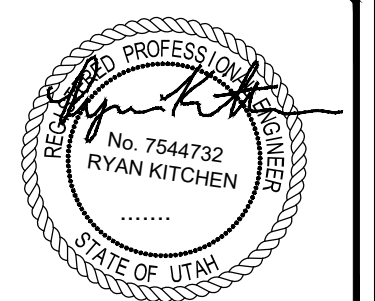
HOLLADAY ROW

EROSION CONTROL PLAN

2350 E. MURRAY-HOLLADAY ROAD
HOLLADAY, UT 84117

MAY 17, 2019	6152.1910	DWG\EROS-01
LAST REVISED	PROJECT NUMBER	DRAWING FILE

HOLLADAY
CITY



SHEET NO. **C6.0**

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZSM	ZELKOVA SERRATA MUSASHINO	MUSASHINO ZELKOVA	6	2" CAL.	LOW	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
JS'S	JUNIPERUS SCOPULORUM MEDORA	MEDORA JUNIPER	4	5 GAL	LOW	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	35	5 GAL.	MODERATE	
KL'F	KALMIA LATIFOLIA 'FRECKLES'	FRECKLES MOUNTAIN LAUREL	9	5 GAL	MODERATE	
JHB	COTONEASTER HORIZONTALIS PERFUSILLUS	PROSTRATE ROCK COTONEASTER	7	5 GAL	LOW	
JS'B	JUNIPERUS CHINENSIS BLUE ARROW	BLUE ARROW JUNIPER	28	5 GAL	LOW	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	51	1 GAL	HIGH	

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
SS'B	SALVIA X SYLVESTRIS BLUE HILL	BLUE HILL MEADOW SAGE	77	1GAL	HIGH	
AN'P	ASTER NOV/AE-ANGLIAE PURPLE DOME	ENGLISH ASTER	49	1 GAL	MODERATE	
PA'H	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DAYLILY	16	1 GAL	HIGH	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" OQUIRRH GRAVEL	2,872 SQ.FT. (26.5 CU.YD)	LOCATED WHERE SPECIFIED (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)
	LAWN (SOD) AREA	3,066 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	SOIL-AID MULCH	600 SQ.FT.	LOCATED WHERE SPECIFIED

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

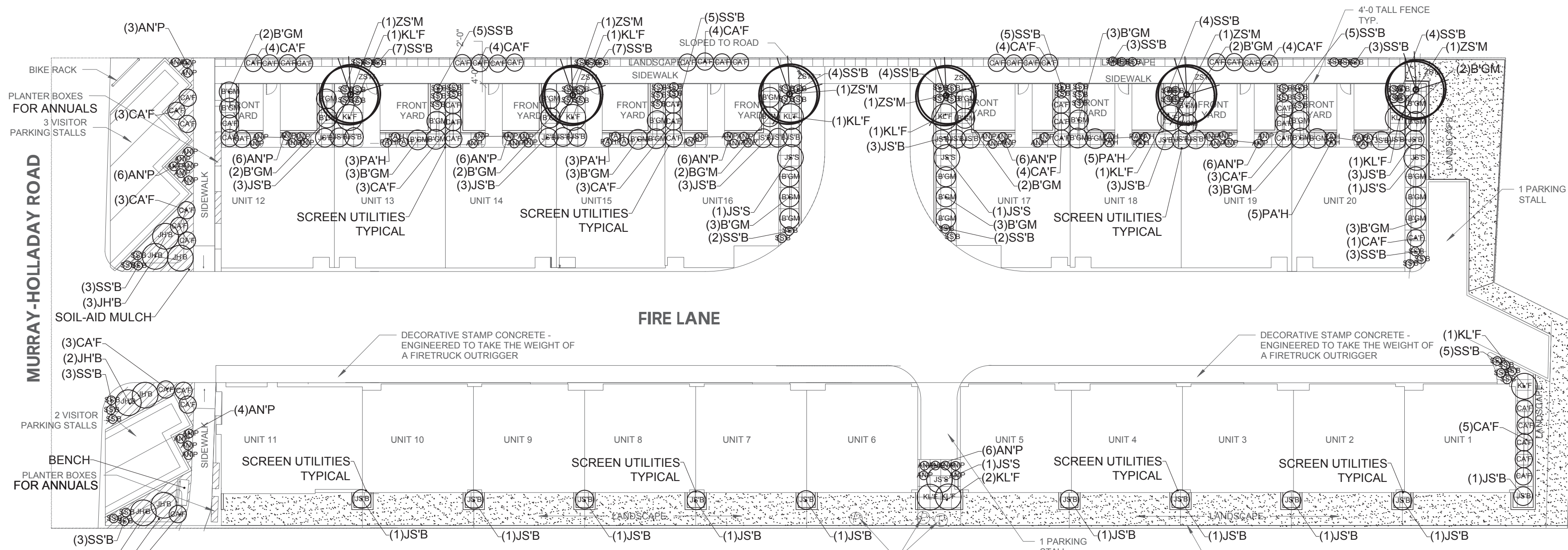
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
- FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
- 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL 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.
- 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, WHICHEVER DISTANCE IS GREATER.
- 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.

LANDSCAPING REQUIREMENTS

- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
- NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION 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.

LANDSCAPE NOTES

- LANDSCAPE 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.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE 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 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 BED 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.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" 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.
- 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 PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

- Soil Amendments
- Fine Grading
- Cultivation
- Landscape Edging
- Turf Planting
- Furnish and Installing Plant
- Maintenance
- Mowing
- Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-grading and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- PH: 5.5-7.5
- EC (electrical conductivity): < 2.0 mmhos per centimeter
- SAR (sodium absorption ration): < 3.0
- % OM (percent organic matter): >1%
- Texture (particle size per USDA soil classification): Sand <70%; Clay <30%; Silt <70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) <5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- Washed mortar sand free of organic material.
- Portland Cement (see concrete spec. below for type)
- Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between

edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION

ISSUE DATE

05-17-2019

PROJECT NUMBER

UT19038

NO.

REVISION

DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

HOLLADAY ROW
2350 E. MURRAY HOLLADAY RD.
HOLLADAY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

SEQUOIA DEVELOPMENT
ATTN: ASHLEY ATKINSON
801-944-4469
ASHLEY@SEQUIADEVELOPMENT.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/17/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0

IRRIGATION LEGEND

SYMBOL	MANUFACTURER—MODEL NUMBER	P.A.T.	RD.	PSI	GPM					
					Q	T	H	TT	TQ	F
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES	Q.T.H.F	8"	30	.10	.15	.20	na	na	.40
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES	Q.T.H.F	8"	30	.26	.35	.52	na	na	1.05
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES	Q.T.H.F	10"	30	.39	.53	.79	na	na	1.58
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES	Q.T.H.TQF	12"	30	.65	.87	1.30	1.74	1.95	2.80
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES	Q.T.H.TT	15"	30	.92	1.23	1.85	2.48	2.78	3.70
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST	SST	15"	30	1.21					
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST	EST	15"	30	.61					
	RAINBIRD 5000 SERIES MPR NOZZLES	Q.T.H.F	varies	30	varies	varies	varies	na	na	varies
	RAINBIRD 800S SERIES #8 1/4 428 NOZZLES	Q.T.H.F	65"	30	6.6	12.6	24.3	na	na	varies
	CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LIMR REMOTE KIT, PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.									
	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
	LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.									
	MASTER VALVE									
	FLOW SENSOR									
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE									
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.									
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL									
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.									
	REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)									
	JUMBO BOX PURPLE LID									
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)									
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS									
	SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER									
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART									
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT									
	CLASS 200 SLEEVE PER PLAN									
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM									
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.									

DRIP ZONE

	TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
	XFSP DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23	
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500	
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2	
APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"	
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN						

90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs			45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept	October
Turf	10 min	10 min	10 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

IRRIGATION NOTES

- ALL PIPE TO BE SCHEDULE 40 PVC PIPE OR BETTER. NO POLY PIPE SHALL BE INCLUDED. FITTINGS MUST BE SCHEDULE 40 OR BETTER ON LATERAL LINES AND SCHEDULE 80 OR BETTER ON MAIN LINE. SIZE PER PLAN.
- MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES. COORDINATE WITH ALL TRADES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2' AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE HE-VAN NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- DESIGN AND INSTALL THE BACKFLOW PREVENTOR IN THE PROPER PLACE TO ENSURE THAT NO WATER IS CONTAMINATING THE SYSTEM.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4" 8 GPM
1" 12 GPM
1-1/2" 30 GPM
2" 53 GPM
2-1/2" 75 GPM
3" 110 GPM
4" 180 GPM

VALVE ID TAG
A1
1.0 18
55
VALVE SIZE
PSI AT LAST
HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED
NEAR VALVES IN THE ORDER THE
VALVES APPEAR ON THE DRAWING

ISSUE DATE
05-15-2019

PROJECT NUMBER
UT19038

PLAN INFORMATION

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

HOLLADAY ROW
2350 E. MURRAY HOLLADAY RD.
HOLLADAY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

SEQUOIA DEVELOPMENT
ATTN: ASHLEY ATKINSON
801-944-4469
ASHLEY@SEQUOIADEVELOPMENT.COM

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/17/2019

IRRIGATION PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IR-1.1

ELECTRICAL GENERAL NOTES:

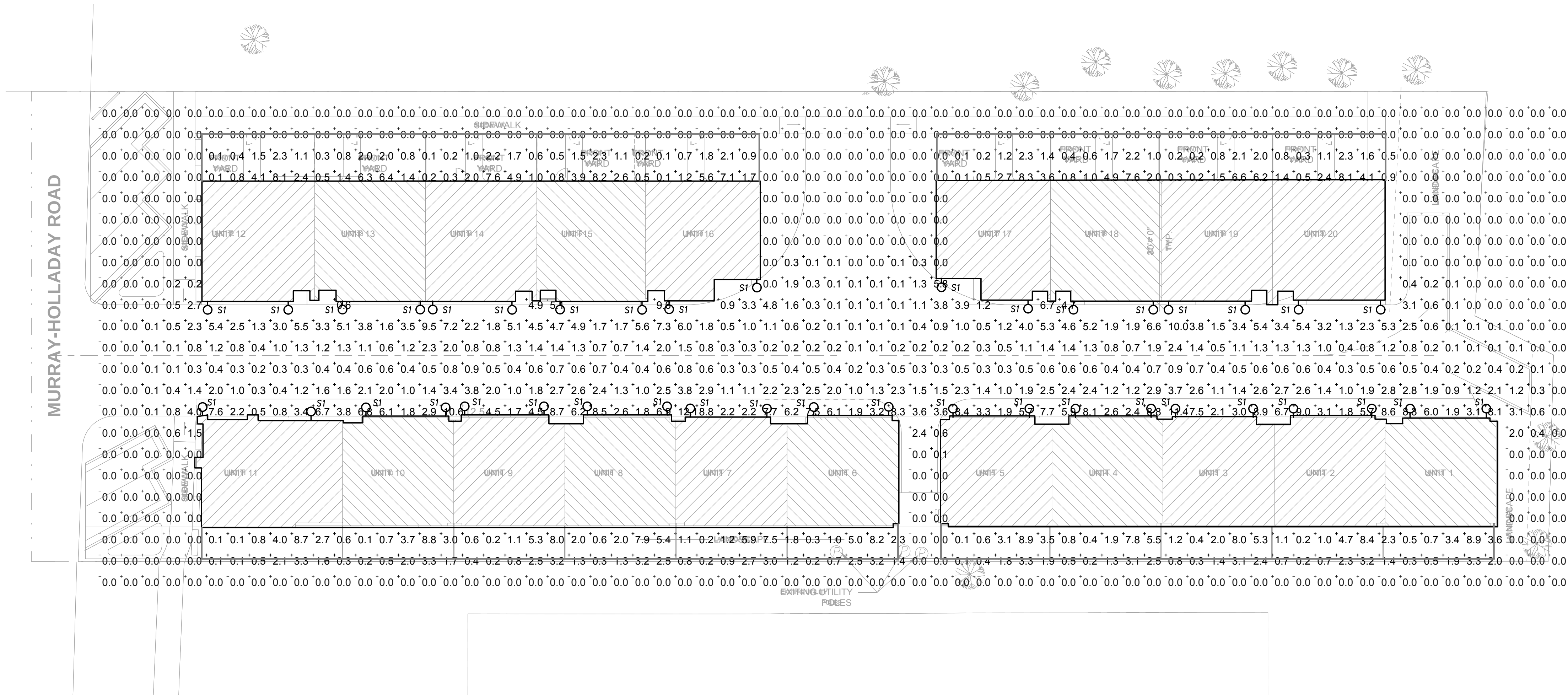
LIGHTING LEVELS ARE INDICATED IN FOOT CANDLES.

LIGHTING STATISTICS

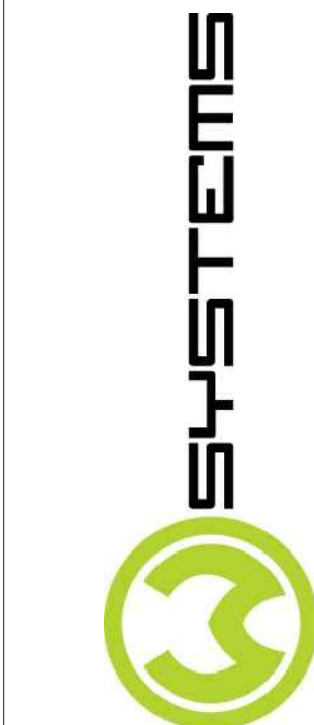
DESCRIPTION	SYM.	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	1.3FC	12.5FC	0	N/A	N/A

SITE LUMINAIRE SCHEDULE

FXT #	LUMINAIRE		VOLTS		WATTS		MOUNTING		LUMPS		REMARKS
	MANUFACTURER	CATALOG #		#/POLE					TYPE	QTY/FXT.	
S1	LSI	RD 150 10 HW LED 120 MSV LDB6 WL	120	1	11		SURFACE WALL		LED	0	COORDINATE GOOSENECK MOUNTING HARDWARE WITH OWNER



PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

FILE: 19008

DATE:

DRAWN BY: DC

CHECKED BY: AC

HOLLADAY ROW
MURRAY-HOLIDAY ROAD
HOLLADAY UTAH 84117

SHEET NAME

ELECTRICAL
PHOTOMETRIC
PLAN

SHEET NUMBER

E1.1

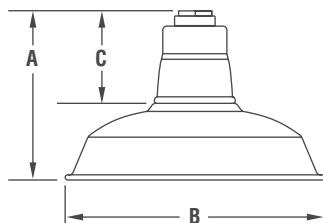
C & C POWER ENGINEERING, LLC
1051 NORTH 1010 WEST,
PLEASANT GROVE, UTAH 84062
PHONE: (385) 269-0618
alfonso.cc.engineering@gmail.com
david.cc.engineering@gmail.com
SHEET # 19008 DATE PLOTTED: 4/15/2015

LSI ABOLITE® LED STANDARD DOME (RD)



Symmetrical Optics

DIMENSIONS



Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs./kg)
RD 100	8-1/4" (210mm)	12" (305mm)	4-1/2" (114mm)	2.5 (1.13kg)
RD 150	9-1/2" (241mm)	14" (356mm)	4-1/2" (114mm)	3.0 (1.36kg)
RD 200	10" (254mm)	16" (406mm)	4-1/2" (114mm)	3.5 (1.59kg)
RD 300	11" (279mm)	18" (457mm)	5" (127mm)	3.5 (1.59kg)

US patents D581584 & D598162 & D581585 CN patent 2630873 and US & Int'l. patents pending

APPLICATIONS - Ambient Lighting and Accent Lighting. Interior or Exterior.

PRODUCT HIGHLIGHTS

- **"Green" Energy-Saving** - Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Sparkle** - LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs** - 60,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply** - Built into fixture allowing RLM to be connected directly to line voltage.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDs - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K), and Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

REFLECTOR - Heavy duty spun galvanized steel construction with polyester powder coat finish.

LIGHT OUTPUT - With an input power of 11 watts: Cool White - 1055 lumens (nominal), Neutral White - 870 lumens (nominal), and Warm White - 800 lumens (nominal).

MOUNTING - Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for uplight applications.

ELECTRICAL - Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input; no external power supplies required.

DRIVER - State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Available in either architectural textured, high gloss or satin finish.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Also available in traditional light sources



Project Name Holladay Row Fixture Type F1
Catalog # _____

10/09/15
© 2015
LSI INDUSTRIES INC.

LSI ABOLITE® LED STANDARD DOME (RD)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **RD 200 10 CW LED UE MSV LDS96 WL**

Prefix	# of LED's	Color Temperature	Light Source	Input Voltage	Reflector Color	Mounting
RD 100 RD 150 RD 200 RD 300	10	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	LED	120-240¹	MSV-Metallic Silver GWT-Gloss White GBK-Gloss Black GRD-Gloss Red GPT-Textured Graphite RUS-Textured Rust SCP-Satin Copper STQ-Satin Turquoise SVG-Satin Verde Green	LDS96WL- Prewired leads. For use with stem or bracket mounting in wet or indoor locations. CA120WHT - 10' prewired white cord set and canopy² CA120BLK - 10' prewired black cord set and canopy² CA120WHTS - 10' prewired white cord set and canopy with SWAG option² CA120BLKS - 10' prewired black cord set and canopy with SWAG option²

1- Fixture will not operate on 277VAC (120-240 only).

2- Cordsets are damp location only.

CANOPY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White	BC600 3 GWT
3/4" (19mm) Tap Round Box Cover Aligner - Zinc	BC585 ZINC
3/4" (19mm) Tap Square Box Cover Aligner - Zinc	BC585SQ ZINC

- Standard BC600 finish is Gloss White Powder; other RLM colors available.

WIRE GUARD ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
12" (.3m) Convex Wire Guard - Metallic Silver	COG 12 MSV
14" (.4m) Convex Wire Guard - Metallic Silver	COG 14 MSV
16" (.4m) Convex Wire Guard - Metallic Silver	COG 16 MSV
18" (.5m) Convex Wire Guard - Metallic Silver	COG 18 MSV

- Standard finish is Metallic Silver Powder; other RLM colors available.

CONDUIT SYSTEM ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" x 3" (19mm x76mm) Aluminum Stem - Gloss White	ST 3 3 GWT
3/4" x 6" (19mm x152mm) Aluminum Stem - Gloss White	ST 6 3 GWT
3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White	ST 12 3 GWT
3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White	ST 18 3 GWT
3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White	ST 24 3 GWT
3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White	ST 36 3 GWT
3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White	ST 48 3 GWT
3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White	ST 60 3 GWT
3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White	ST 72 3 GWT
3/4" (19mm) Alum. Stem Coupler - Gloss White	COP 3 GWT

- Standard finish is Gloss White Powder; other RLM colors available.

GOOSE NECK BRACKET ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB A 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB B 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB C 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB D 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB E 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB F 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB G 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB H 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB J 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB K 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB P 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB U 3 GWT

WALL BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBM 1 GWT
Contemporary Wall Bracket - Long - Gloss White	CWBL 1 GWT
Nostalgic Aluminum Wall Scroll Bracket - Gloss White	DWB 1 GWT

BRACKETS

- See Indoor section for detail on bracket sizes and shapes.

- Standard finish is Gloss White Powder; colors available.

- Designed for mounting to recessed 4" (102mm) octagon box (by others).



Project Name Holladay Row

Fixture Type F1

10/09/15

Catalog # _____

© 2015
LSI INDUSTRIES INC.

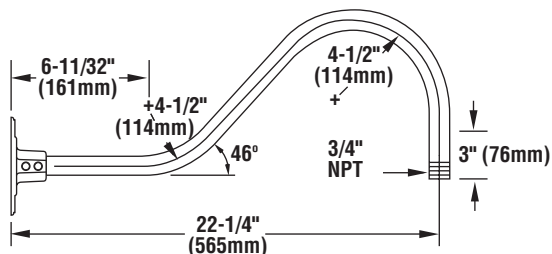
LSI ABOLITE GOOSENECK AND WALL BRACKETS

Brackets are finished in gloss white powder, other optional colors are available. All brackets suitable for use in wet locations, and mounts to recessed 4" octagon box (by others). Fixtures used in wet locations must be specified "WL" separately. To order, specify catalog number indicated.

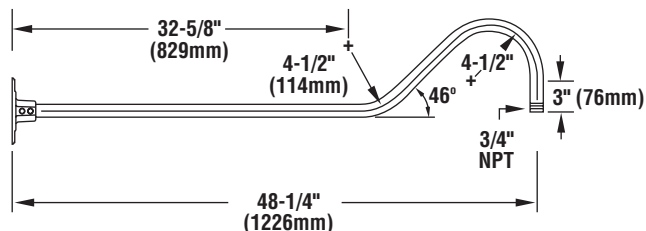
NOTE: Brackets feature 3/4" stems which slip fit into wall plate (wall end is unthreaded). Conduit may be cut down (in the field by other) to shorten bracket length.

CA5 wall plate included with all goosenecks.

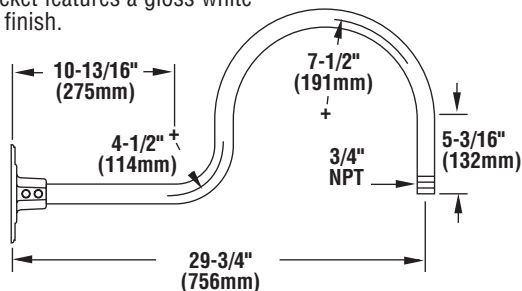
GB A 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



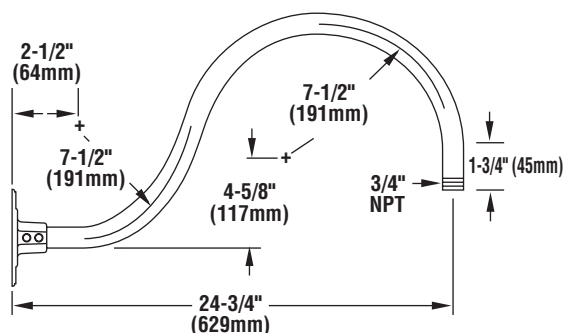
GB B 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



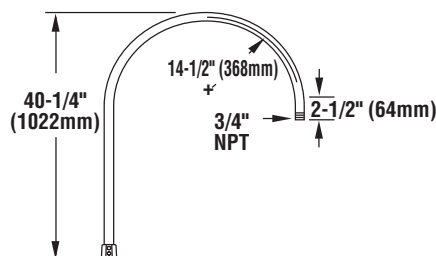
GB C 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



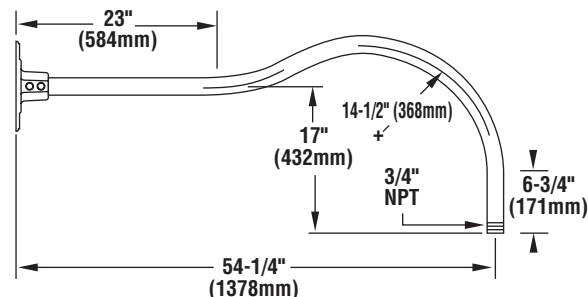
GB D 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



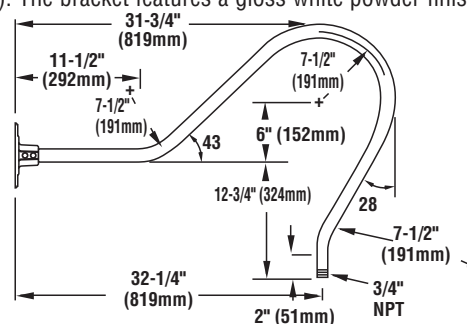
GB E 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket is designed to be mounted to a horizontal surface, but could also be mounted to a wall. The bracket features a gloss white powder finish.



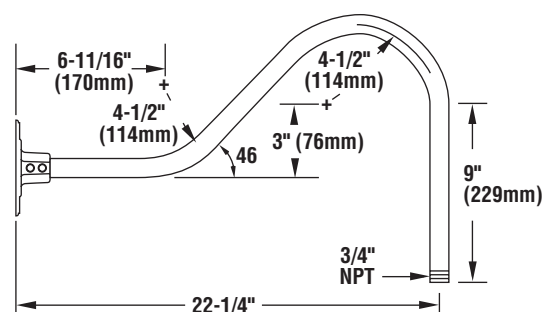
GB F 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB G 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.

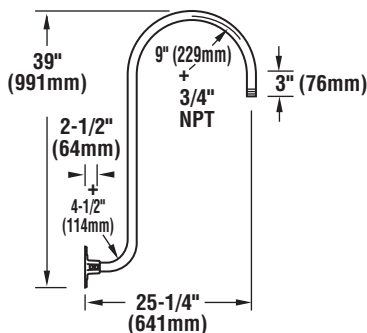


GB H 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.

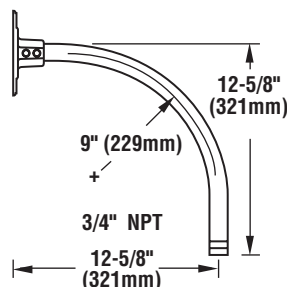


LSI ABOLITE GOOSENECK AND WALL BRACKETS

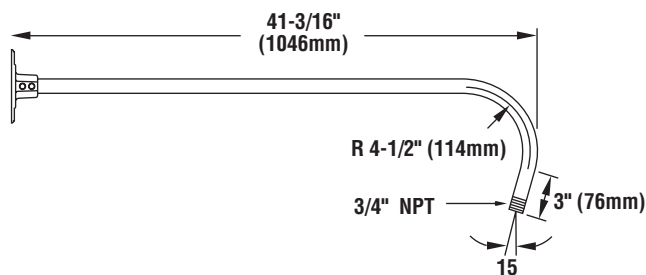
GB J 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



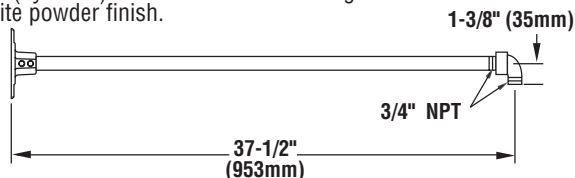
GB K 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB P 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.

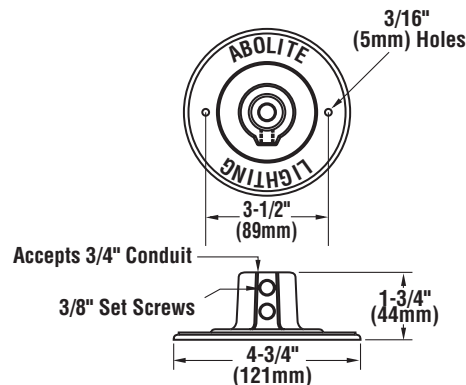


GB U 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.

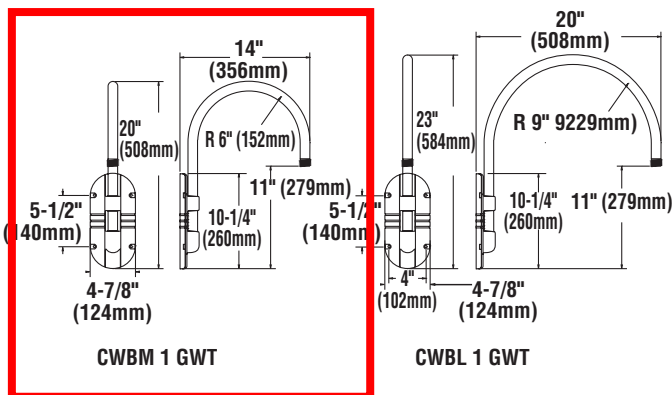


Replacement CA 5 - Gloss white powder finish (other colors available).

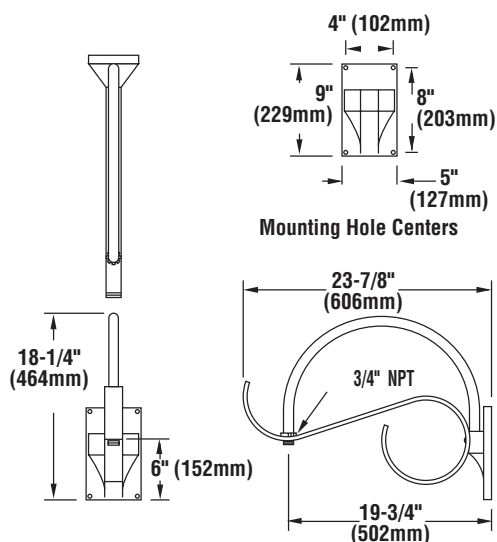
- Mounts to recessed 4" octagon box (by others).



CWBM 1 GWT and **CWBL 1 GWT** - Contemporary Wall Bracket with gloss white powder finish.



DWB 1 GWT - Single Reflector Wall Bracket. Four 5/16" diameter holes are provided for wall mounting. The bracket features a gloss white powder finish.



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**MINUTES OF THE CITY OF HOLLADAY
PLANNING COMMISSION MEETING**

**Tuesday, May 7, 2019
7:00 p.m.
Holladay Municipal Center
4580 South 2300 East**

ATTENDANCE:

Planning Commission Members:

Marianne Ricks, Chair
Jim Carter
Chris Layton
Ann Mackin

City Staff:

Paul Allred, Community Development Director
Jonathan Teerlink, City Planner

WORK SESSION

The Work Session was called to order at 6:43 p.m.

The agenda items were reviewed and discussed. With respect to the Sequoia Townhomes project, City Planner, Jonathan Teerlink reported that the applicant has been able to work with the Design Review Board (DRB) and verified that the four conditions that were originally recommended to the Planning Commission were completed. Two members of the DRB, including Chair Nolen Mendenhall, were present to address the changes.

The last set of drawings that were presented to the DRB were bold and included a lot of visual contrast between the window trim and building materials. Since then, Many of the window trim colors were toned down to be more acceptable to the DRB. Another observation made by the DRB was that the windows were very static. The applicants were asked to break up the window massing and bring some of the windows together to make them larger. They had not yet seen a floor plan, which made it difficult to give direction on that aspect of the plan. The DRB also recommended that the cornices be extended out to create more of a shadow element. Concern was expressed about the brick and window massing on one of the buildings. The applicants were asked to add more windows on the lower elevation. Other suggestions were described such as simplifying the front door and shingle options.

Commissioner Mackin moved to adjourn. Commissioner Carter seconded the motion. The motion passed with the unanimous consent of the Commission.

The Work Meeting adjourned at 7:01 p.m.

CONVENE REGULAR MEETING – Public Welcome and Chair Opening Statement.

Chair Marianne Ricks called the Regular Meeting to order at 7:06 p.m.

1. **Continued - Sequoia Townhomes Conceptual Plan and Building Design – 2350 East Murray Holladay Road – HV Zone.**

City Planner, Jonathan Teerlink reported that the Design Review Board has reviewed the application with the applicant and forwarded a positive recommendation to the Planning Commission.

The applicant, Kevin Ludlow, was present on behalf of Sequoia Development and gave his address as 9055 South 1300 East, Suite 104, in Sandy, Utah. He reported that they have been in business for 30 years and he described various projects he has developed. He noted that they have hidden the parking and meet all zoning requirements. They had met with the DRB on three occasions since the last Planning Commission Meeting and refined the proposal and took the Planning Commission recommendations into account.

Development Manager, Ashley Atkinson, from Sequoia Development, described the changes made since the last meeting. The main issue raised was the lack of relief in most of the west building. In the site plan, they have since separated the two buildings, improved the massing, and broken n up the mass. ~~up~~. There was also discussion about muting the colors. Individuality was created between each unit and more brick was added. All of the banding was changed to a natural color, which is consistent within the Holladay Village. Ms. Atkinson stated that curves were added, particularly along Murray Holladay Road. It was also suggested that there be more pronounced cornices. All of the garages and doors were also changed to a more traditional style with less variation. A second brick color was added and the white was eliminated.

Adam Ford identified himself as one of the Project Architects from Richardson Design Partnership located at 510 South 610 East in Salt Lake City. Concern was raised with regard to the height of the buildings. He noted that there is a maximum roof height of 32 feet, which is the height of the roof structure. Height limitation exceptions were described. Mr. Ford stated that there is a not so small grade change from east to west. As a result, the proposed design addresses that with the maximum height being measured from the existing original grade. However, Mr. Ford mentioned that the grade on the east side of the site will be lowered so that the overall resulting grade will be fairly flat. This will have the effect of actually lowering the overall height of the buildings several feet below the maximum height allowed.

Chair Ricks opened the public hearing.

Neil Olsen gave his address as 2369 Murray Holladay Road and stated that he resides in the Terraces directly across the street to the north. The parking and traffic circulation in the area were described. Chair Ricks indicated that multiple traffic studies have been conducted in the area so they have an idea of how much traffic the City streets can accommodate. Mr. Olsen stated that there will be 40 dedicated garage stalls in addition to eight guest stalls. It seemed to him that the development impact will negatively impact Murray Holladay Road. He also expressed concern with the expected loss of trees and foliage and assumed that most of it will be removed during construction. He hoped to preserve as many of the legacy trees on the property as possible. Mr. Olsen asked about the difference between the 26-foot and 30-foot exteriors. Mr. Teerlink explained that there are four buildings on the site with one being slightly longer than the other. It was noted that the applicants will need to provide utility letters ensuring that service can be provided before construction begins. Community Development Director, Paul Allred, reminded Mr. Olsen that there was a previously approved project on the site that included

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1 | a total of 16 units so they know that utilities are already available. The proposed project seemed to be
2 | on a large scale, which was of concern to Mr. Olsen, him.
3 |
4 | Mr. Allred remarked that Mr. Olsen is an Urban Planner and former colleague of his when he was
5 | employed by Salt Lake City. Mr. Olsen had a very distinguished career in the Salt Lake City Planning
6 | Department and Mr. Allred was pleased to have him as a resident.
7 |
8 | Kevin Anderson gave his address as 2424 East Murray Holladay Road and stated that he submitted a
9 | letter to the Planning Commission the previous day. He raised several primary concerns including the
10 | overall height of the overall project, traffic, and the fact that it is proposed as four levels although only
11 | three are allowed. Mr. Anderson requested a copy of the traffic studies and questioned whether they
12 | address the issues of the streets that are supposed to be getting extra protection. He questioned
13 | whether the traffic studies took the current congestion and traffic patterns into account. With regard to
14 | height, there seemed to be inconsistency with respect to what the applicant is proposing, however, it
15 | needs to comply with the height limitation. At the community meeting, it was noted that there is no
16 | green space or common areas.
17 |
18 | Chair Ricks stated that there is an exception that allows them to exceed the height limit. Mr. Anderson
19 | understood that but stated that it is usable floor space that does not fall within the exception. He
20 | clarified that it is for infrastructure and not to be a usable space. Mr. Teerlink stated that if that is the
21 | case, then the entire Grand Terraces project is in violation. He indicated that if there are three levels it
22 | must be defined in a specific manner with the designation of a main, middle, and upper level. If there
23 | are three levels, the architectural treatment of those levels is dictated in the ordinance. Mr. Allred
24 | agreed and added that the Station that is to be built on Laney has a similar feature. He explained that
25 | there are a couple of flat-roofed homes in the City. The question was whether the roof top area is
26 | enclosed and heated space – is it occupied space that can be use year round. If it is not, it does not
27 | count toward the height limit.
28 |
29 | The specific ordinance language was discussed. Mr. Anderson commented that the ordinance does not
30 | specifically allow for decks and terraces on top of flat-roofed buildings. He considered what is
31 | proposed to be in violation. He was opposed to allowing parapet levels that are clearly meant for
32 | infrastructure being used as livable space and stated that they should not have been permitted and
33 | violations should be enforced. Chair Ricks stated that Mr. Allred has been the City's Community
34 | Development Director for many years and was instrumental in creating the HV zone and the vision for
35 | Holladay. The intent all along was as described by staff. Mr. Anderson stated that that is not the way
36 | it is written.
37 |
38 | Mr. Allred reported that the ordinance regarding traffic specifically dictates that developers must they
39 | will perform a traffic study for any project that will produce has 100 or more trips during its peak hour.
40 | This project, with 20 dwelling units, is projected to produce approximately 160 to 200 total movements
41 | per day or eight to 10 total movements per dwelling per day, far less than the threshold for a required
42 | traffic study. Mr. Allred reported that the City Council has been approached many times over the
43 | years in the last 13 to 14 year about extending the boundary of the Village farther to the east. Each
44 | time that has occurred, the Council has opposed it. The Terraces and this proposed project constitute
45 | a "line in the sand" that the Council will continue to stress is the boundary of the Village. Mr. Allred

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1 | also commented that in terms of the impact on the neighborhoods to the east, most of the turn
2 | movements will be going westbound, not in their direction.

3 |
4 | Mr. Allred explained that the intensity of the Village will stop where it does currently. Furthermore,
5 | when the Terraces project was approved, because of concerns raised by the surrounding neighborhood,
6 | the City Council lowered the height of the buildings specifically along the perimeter of the Village
7 | from 38 to 32 feet and reduced the number of homes per acre as well, density. This project is a
8 | reflection of that in terms of height. Mr. Allred informed the Commission that the Village is
9 | comprised of a total of 20 to 24 acres total. The intent was for it to be an area of high activity but with
10 | an eye to protecting neighborhoods.

11 |
12 | When the Terraces project came through, many were concerned about the impact and rooftop activity;
13 | however, the City has never received a complaint about any rooftop activity at the Terraces. He
14 | expected the same with this project. He noted that staff is working to revise the Holladay Village
15 | regulations.

16 |
17 | Mr. Anderson did not dispute that Murray Holladay Road can accommodate the traffic; however, the
18 | ordinance specifies that care should be taken in the development of the Village to protect nearby
19 | residential uses from adverse impacts such as increased traffic, spillover parking, and noise and light
20 | pollution. Particular attention should also be paid to Locust Lane, Hugo Avenue, Phyliden Drive,
21 | Clearview Street, Kentucky Avenue, and Arbor Lane to ensure that traffic to and from the Village is
22 | directed off of arterial streets and cut through traffic to residential neighborhoods is minimized.
23 | Mr. Anderson wanted to see 16 units rather than 20, open green space, and more parking. He noted
24 | that if even one resident has a weekend party, it could result in spillover parking because they have not
25 | adequately provided for parking on the site.

26 |
27 | Becky Nielson gave her address as 2417 East Murray Holladay Road. She stated that if the density
28 | was reduced to 16 units, they could possibly add some green space. She commented that at the
29 | Terraces there is no green space. Holladay is known for its beautiful trees yet tall buildings are being
30 | placed in small areas with the result being cement and buildings.

31 |
32 | Scott Clawson gave his address as 2498 Murray Holladay Road and expressed concern about the
33 | amount of parking. It seemed to him that eight guest spaces for 20 units was very low. The result will
34 | be overflow parking in the adjoining businesses and in front of homes. He, however, welcomed nice
35 | development on the property.

36 |
37 | Chair Ricks asked about the requirement for guest parking in residential areas. Mr. Allred explained
38 | that the proposal complies with the Village parking requirements. As an example, The Terraces,
39 | across the street has 39 units with a total of 65 stalls, or less than two stalls per dwelling, which
40 | complies with the parking required for that development. The proposed project however, using the
41 | same parking formula, has a much higher rate of stalls per dwelling – more than the Terraces, more
42 | than two times that amount of parking, which is based on the number of bedrooms. It was noted that in
43 | the Village the parking regulations are one stall for one bedroom, 1½ stalls for two-bedroom units, and
44 | two stalls for three-bedroom units. The proposed project far exceeds that ratio.

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1 With regard to parking and landscaping, Mr. Allred stated that the intent is to educate residents about
2 the codes. With regard to parking in the Village, it is not designed to be like other parts of the City – it
3 is parked less restrictively than other areas of the City. Additionally, ~~it~~ it is not illegal to park on City
4 streets overnight except during certain times of the year. Someone who may park in front someone
5 else's home on the street may bother ~~residents~~ them, but doing so is not a violation of the Code.
6 Parking issues were discussed.

7
8 Mr. Allred commented that in terms of landscaping, these types of projects are indeed mostly
9 hardscaped. That is by design and allowed because of the vertical element and the mixed-use design of
10 the Village. He referenced Section 13.77 of the Code, which, for the Holladay Village, allows up to
11 100% of the site to be hardscaped with no trees. In terms of the Terraces, there is green space between
12 the west wall and west property line which is not readily seen from the street. Mr. Allred reported that
13 the east side of this ~~e-proposed development project~~ facing the residential neighborhood directly to the
14 east is required to have a 20-foot building setback with at least a five-foot landscaped buffer at the
15 fence line. The applicants are proposing more than ~~that~~; in fact the entire space between the property
16 line and the building will be landscaped at.

17
18 Mr. Anderson commented that this is the second meeting he has attended where Mr. Allred has
19 misstated the City's parking requirements. He explained that by State statute the City has a right-of-
20 way for any road that exists for 10 years or more. The Utah Supreme Court has ruled that the right-of-
21 way by statute is for a travel lane. People who park in front of his home are trespassing on his property
22 because it has not been dedicated to the City and is not public property. Mr. Allred stated that in the
23 case of the proposed developments ~~subject property~~, land has already been dedicated to the City so it can
24 be used for public parking.

25
26 There were no further public comments. Chair Ricks closed the public hearing.

27
28 Chris Layton identified the primary issues as traffic concerns, inadequate parking, inadequate
29 landscaping, and the height not being in compliance with Code. The Commission, however, is
30 reviewing the request relative to zoning and rules and regulations that are already in place and
31 ultimately determine compliance. They are talking about this particular instance and that a precedent
32 has been established with respect to how it is interpreted. With regard to the landscaping issue, at this
33 stage of the conceptual site plan, they have not yet seen what is proposed for the landscaping. Mr.
34 Allred commented that nearly 28% of the site is proposed as landscaping.

35
36 Jim Carter was strongly inclined to support the recommendations made by staff with regard to Code
37 interpretation about the roof top area constituting a separate story and counting toward the overall
38 height allowance absent compelling evidence to the contrary. He felt staff had correctly interpreted the
39 ordinances. He felt that this project has met all of the requirements. After approval of the Terraces
40 project, the City Council made changes, which is outside the purview of the Planning Commission.

41
42 Commissioner Mackin agreed and stated that the applicant has worked with the DRB repeatedly and
43 have made every effort to ensure that the proposal is in compliance.

44
45 Chair Ricks concurred with her fellow Commissioners that the applicants have met the criteria and
46 adequately addressed the concerns raised.

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Commissioner Layton pointed out that all of the concerns that were addressed are things the applicant is complying with. He indicated that the applicant has gone to great effort and expense to redesign and refine the proposal. He considered the final building design plan to be a quality architectural product that will be a positive addition to the neighborhood.

(20:10:00) *Commissioner Carter moved to approve the building design for Sequoia Brownstones at 2350 East Murray Holladay Road in the HV Zone based on the following:*

Findings:

1. *The proposed design has received a favorable recommendation from the Design Review Board.*
2. *Complies with the vision and design guidelines of the Holladay Village Zone.*

Commissioner Mackin seconded the motion. Vote on motion: Chris Layton-Aye, Jim Carter-Aye, Ann Mackin-Aye, Chair Marianne Ricks-Aye. The motion passed unanimously.

(20:10:41) *Commissioner Carter moved to approve the conceptual site plan amendment details for the Sequoia Brownstones at 2325 East Murray Holladay Road in the HV based on the following:*

Findings:

1. *For the building location, the architecture has been approved.*
2. *The site development details are compatible with the vision and design standards of the Holladay Village Zone.*
3. *Subject to the project being services by all life safety utilities. Will Serve Letters were needed to address concerns about water and sewer.*
4. *Safe, predictable traffic patterns are proposed.*
5. *The building and the site design needs to comply with all of the regulations relative to height as measured from existing elevations.*
6. *Exterior lighting meets all City requirements.*

Commissioner Mackin seconded the motion. Vote on motion: Ann Mackin-Aye, Jim Carter-Aye, Chris Layton-Aye, Chair Marianne Ricks-Aye. The motion passed unanimously.

Mr. Allred indicated that at the next meeting when this development is considered they will address the more difficult issues such as utilities, grading and drainage, where the water is going to go, the type of lighting, landscaping, etc. Commissioner Carter recommended that the proponents provide as much

1 detail as possible with respect to plant materials. Mr. Allred clarified that tonight's action is not a final
2 approval. Two more approvals will be required.

3 4 **ACTION ITEMS**

5 6 **2. Locust Lane Townhomes – Preliminary Site and Design Approval at 4631-4635 South** 7 **Locust Lane – (HV Zone).**

8 The above matter was tabled to the May 21, 2019 meeting.

9 10 **3. Approval of Planning Commission Meeting Minutes – 3/5/19.**

11 (20:14:52) *Commissioner Mackin moved to approve the minutes of March 5, 2019, as presented.*
12 *Commissioner Layton seconded the motion. Vote on motion: Ann Mackin-Aye, Jim Carter-Aye,*
13 *Chris Layton-Aye, Chair Marianne Ricks-Aye. The motion passed unanimously.*

14 15 **DISCUSSION ITEMS**

16 17 **4. Holladay Crossroads Zone (HCR) Continued Draft Review – No Voting or Official Action** 18 **will be taken during this portion of the Meeting.**

19 The above matter was tabled to the June 4, 2019 meeting.

20
21 Upcoming agenda items were discussed. With regard to the retaining wall that was discussed at the
22 last meeting, Mr. Allred stated that it was built. The City sent a certified letter the previous day
23 demanding that it be removed and noted that there had been blatant disregard for the public process.
24 The wall was to be removed within 15 days or fines will begin to accrue at \$80 per day up to \$4,000,
25 which is about 1/10 the value of the wall. He stated that the alleged offense is a Class B Misdemeanor.

26
27 Mr. Allred reported that on Monday, May 20 he will be attending an informal meeting at the
28 Cottonwood Heights City Hall about a proposed 27-acre mixed-use development on the north end of
29 the pit. The project was called AJ Rock. There could be potential traffic impacts on Wasatch
30 Boulevard. Mr. Allred stated that a few years ago Cottonwood Heights received prepared a funding
31 package from the Wasatch Front Regional Council regarding a long-term traffic and land use study for
32 Wasatch BLVD and he will follow up on the status of the study.

33
34 Commissioner Carter asked if Cottonwood Heights might be amenable to briefing the Holladay
35 Planning Commission and City Council in a short session. Mr. Allred explained that the meeting is not
36 a public hearing and is only a courtesy invite to the City of Holladay. An application was anticipated
37 to be submitted by the developer to by the City of Cottonwood Heights in the near future.

38
39 Commissioner Layton stated that he was involved in the 3900 South traffic change and redesign. He
40 acknowledged that it does not impact many people, however, it was significant to those who reside on
41 3900 South. He remarked that they could not have been more prepared and better at diffusing
42 concerns and problems of residents. He stated that ultimately it will improve conditions along 3900
43 South from 2300 East to I-215. Commissioner Carter remarked that a traffic study was recently
44 completed on 3900 South as part of Millcreek City's General Plan. Mr. Allred commented that on
45 3900 South the they City has have developed a good working relationship with Mayor Silvestrini and

1 Millcreek's City Manager, Public Works Director, and City Engineer. He noted that the scope and
2 expense have expanded but the end result will be very beneficial.

3
4 Commissioner Carter had heard that 6200 South where it joins Wasatch Boulevard is actually a six-
5 lane highway with a middle turning lane and some bicycle shoulder. Mr. Allred agreed to report his
6 findings.

7
8 **ADJOURN**
9 ***Commissioner Mackin moved to adjourn. Commissioner Carter seconded the motion. The motion***
10 ***passed with the unanimous consent of the Commission.***

11
12 The Planning Commission Meeting adjourned at approximately 8:26 p.m.
13

DRAFT

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*
2 *Holladay Planning Commission Meeting held Tuesday, May 7, 2019.*
3

4 Teri Forbes

5 Teri Forbes

6 T Forbes Group

7 Minutes Secretary

8

9 Minutes Approved: _____

DRAFT



CITY OF HOLLADAY
Planning Commission
April 2nd 2019
Item 4-Discussion

Request: **Discussion Items – Ordinance Drafts and Amendments**
Project: Text Amendment
Applicant: City of Holladay
Planner: Community Development Dept. Staff

GOVERNING ORDINANCES: 13.07.030 Text Amendment Requirements

Discussion Items:

1. *Holladay Village Design guidelines and submittal requirements (HV) zone – amendment*
2. *Holladay Crossroads zone (HCR) – new zone designation*