



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Erin O'Kelley
To: Millcreek Community Council
Meeting Date: September 3, 2019

RE: Conditional use permit planned unit development with 14 duplexes totaling 28 individual townhome dwellings.

Parcel Id 16314320300000, 16314320270000, 16314320170000, 16314320160000

Applicant: Ken Keller

File No.: CU-19-010 SD-19-011

Request

Millcreek Planning and Community Development is seeking input on a proposed conditional use permit for a planned unit development with 28 townhomes in the R-2-10 zone.

Existing Land Use and Proposed Change

Applicant is requesting to build a planned unit development with 14 duplexes (28 dwellings total) that includes private driveways, two car garages, 3 bedroom 3 bath, with private backyards. The townhomes will be 2 stories tall with a pitched roof, they have private balconies on the second stories. The applicant is also providing one amenity for the development project.

PLEASE NOTE: The project has one access point from 3900 S. There is no other access point on the property for any through traffic. The project DOES NOT allow access through 565 E/Delno Dr for anyone besides emergency vehicles.



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View of property facing front yard.



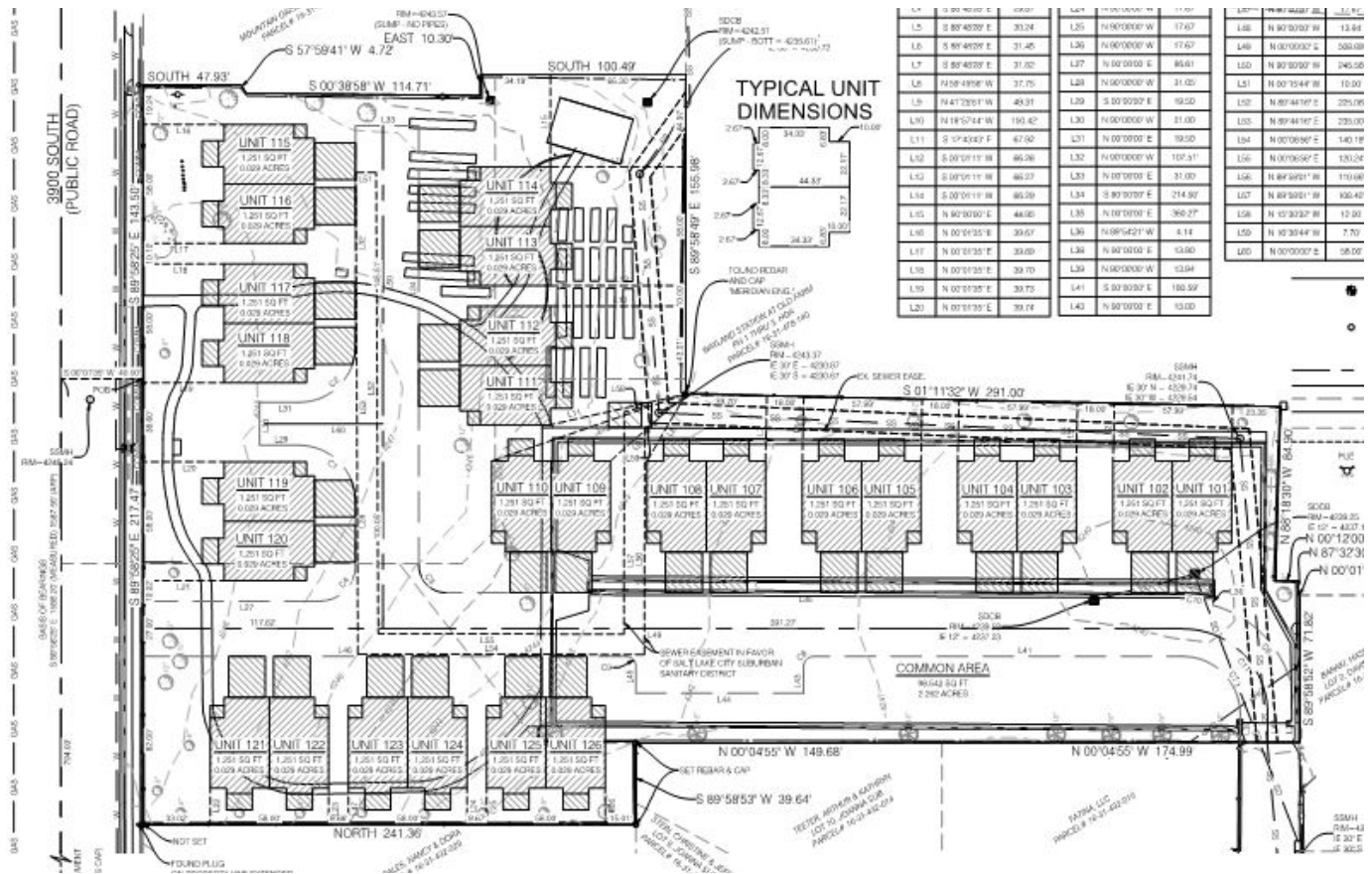
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Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the conditional use permit. Are there any detrimental effects the project might have on adjacent properties that can be mitigated by the applicant?

Attachments

Technical plans, site plan, renderings,

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:

- 1. Soil Amendments
- 2. Fine Grading
- 3. Cultivation
- 4. Landscape Edging
- 5. Turf Planting
- 6. Furnish and Installing Plant
- 7. Maintenance
- 8. Mowing
- 9. 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 unavailable, 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-guying 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:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ration): < 3.0
- d. % OM (percent organic matter): >1%
- e. 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:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)

- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. 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.

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 ½ 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.

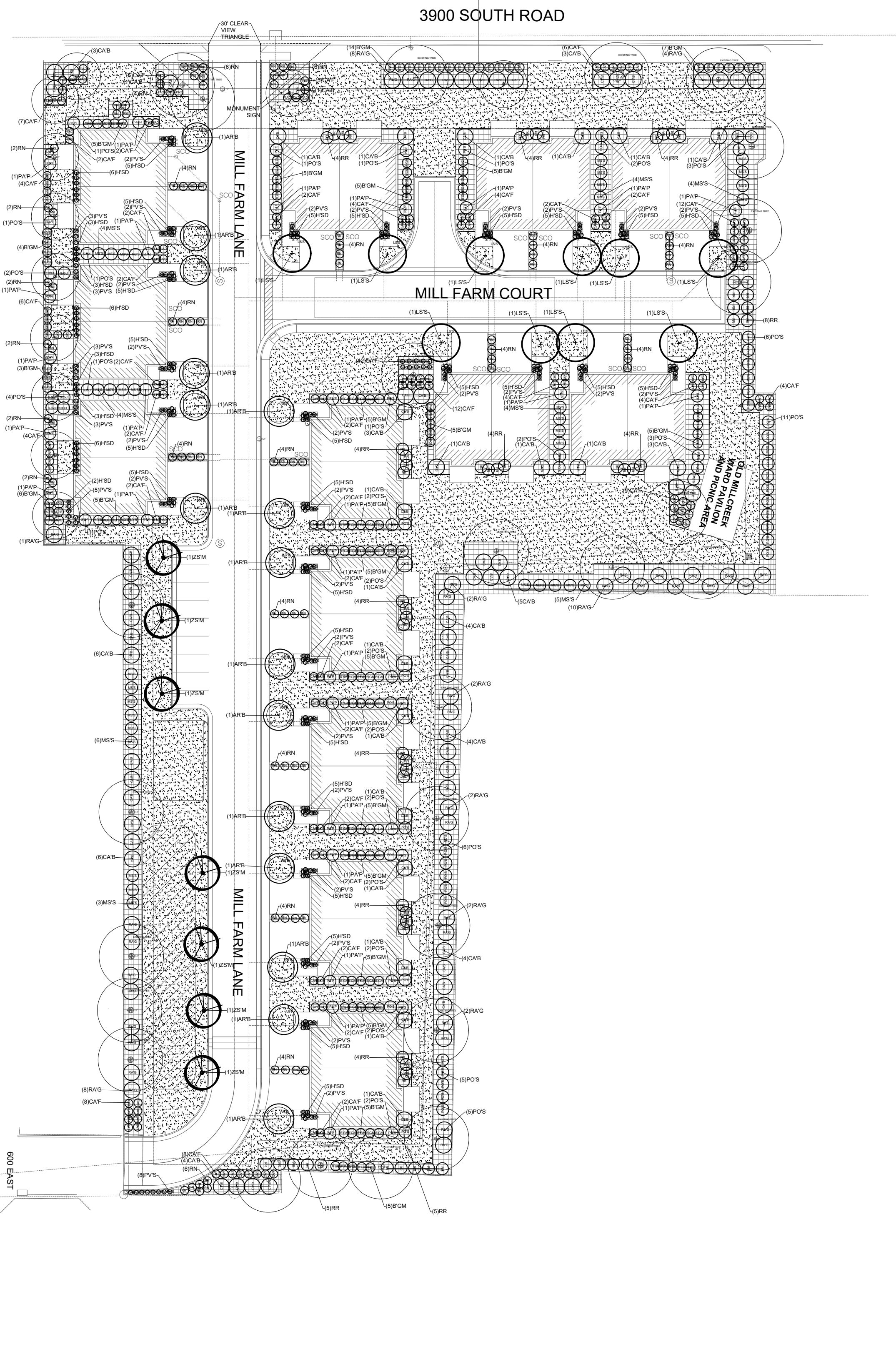
H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged 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



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZSM	ZELKOVA SERRATA MUSASHINO	MUSASHINO COLUMNAR ZELKOVA	7	2" CAL	LOW	
AR'B	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	16	2" CAL.	LOW	
LS'S	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	10	2" CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RA'G	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	43	5 GAL	HIGH	
PA'P	PICEA ABIES 'PENDULA'	WEeping NORWAY SPRUCE	27	5 GAL	LOW	
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	70	5 GAL	HIGH	
CAB	CORNUS ALBA 'BAIHALLO'	IVORY HALO DOGWOOD	65	5 GAL	MODERATE	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	58	5 GAL	HIGH	
B'GM	BUXUS X 'GREEN MOUNTAIN' BOXWOOD	GREEN MOUNTAIN BOXWOOD	124	5 GAL.	MODERATE	
RN	ROSA X 'NOATRAUM'	FLOWER CARPET ROSE	86	5 GAL	HIGH	

GRASSES LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	142	2 GAL	LOW	
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH	77	2 GAL.	MODERATE	
MS'S	MISCANTHUS SINENSIS STRICTUS	PORCUPINE GRASS	34	5 GAL	LOW	

PERENNIAL LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HSD	HEMEROCALLIS S.P. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	169	1 GAL.	MODERATE	

SITE MATERIALS (TOTAL PLANT COUNT)

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3"-7" QUIRRH COBBLE (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 4" DEPTH MIN.	29,025 SQ.FT. (355 CU YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	38,319 SQ.FT.	DROUGHT TOLERANT VARIETY 'SEE NOTE BELOW

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.

LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION 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.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
08-05-2019	UT19055	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org 0' 20' 40' 80' 160' GRAPHIC SCALE: 1" = 40'	MILL FARM SUBDIVISION 602 E. 3900 S. MILLCREEK, UTAH	Developer / Property Owner: KELLER DEVELOPMENT KELLERDEVELOPMENT@GMAIL.COM 801.272.3333 Client / Engineer: BENCHMARK CIVIL BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM	PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 8/5/2019 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.0



1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY GEAR AND EYE PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL. APPLY TOPSOIL BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
 PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			
		P.M. JTA	
		DRAWN: KBA	
		CHECKED: TM	
		PLOT DATE: 8/5/2019	
LANDSCAPE PLAN			
PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-EXISTING			

3900 SOUTH ROAD

MILL FARM LANE

MILL FARM COURT

OLD MILLCREEK
WARD PAVILION
AND PICNIC AREA

SHEET LP 1.2

SHEET LP 1.2

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LANDSCAPE NOTES

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- 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.
- DEWIR 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.

ISSUE DATE
08-05-2019

PROJECT NUMBER
UT19055

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

MILL FARM SUBDIVISION
602 E. 3900 S.
MILLCREEK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

KELLER DEVELOPMENT
KELLERDEVELOPMENT@GMAIL.COM
801.272.3333

Client / Engineer:



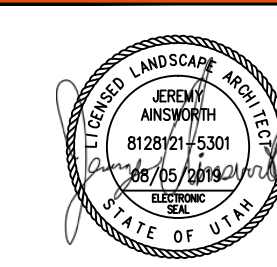
BENCHMARK ENGINEERING
& LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

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

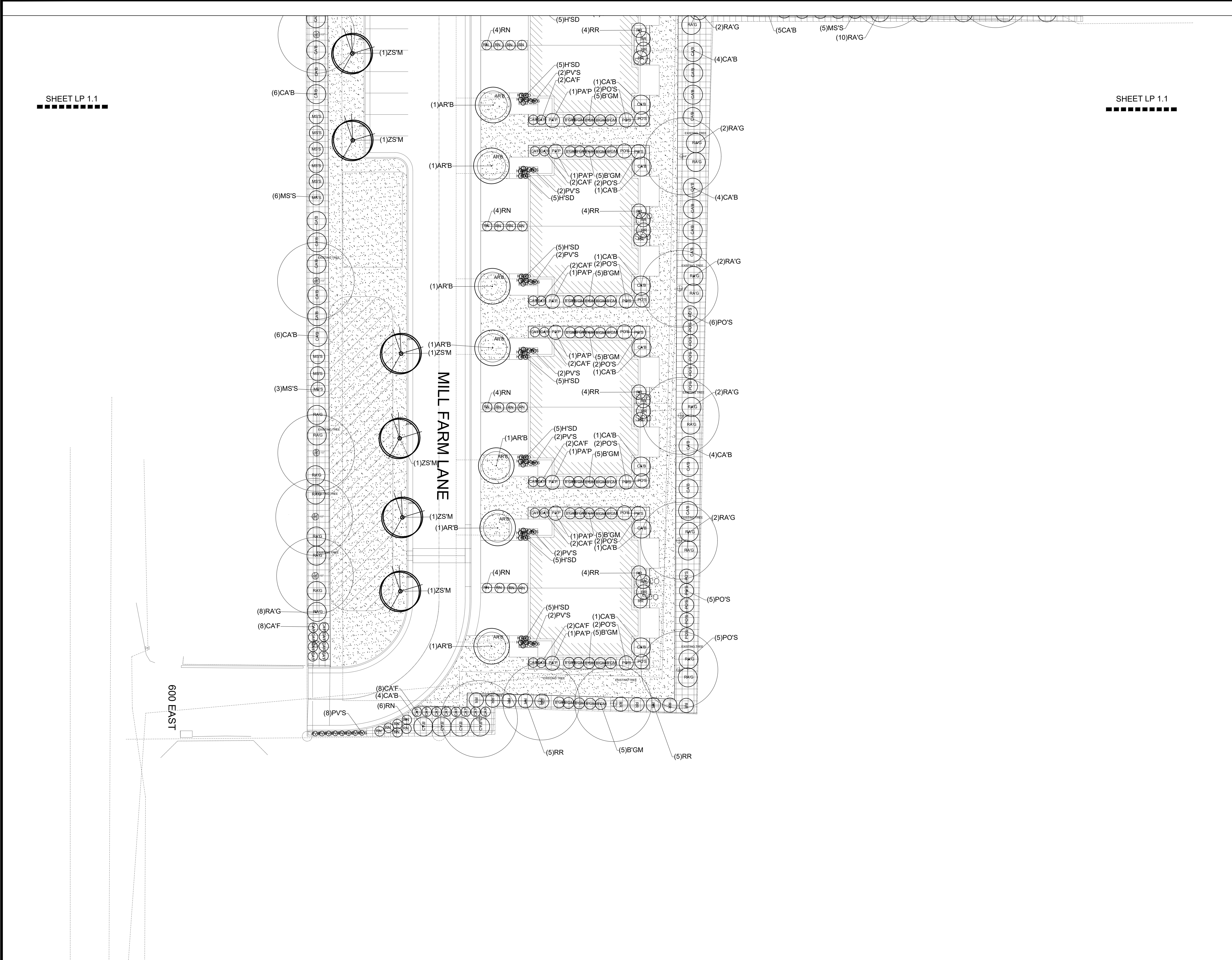


PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 8/5/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP-1.1



TREE LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'M	ZELKOVA SERRATA MUSASHINO	MUSASHINO COLUMNAR ZELKOVA	7	2" CAL.	LOW	
AR'B	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	16	2" CAL.	LOW	
LS'S	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	COLUMNAR SWEETGUM	10	2" CAL.	LOW	

SHRUB LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
RA'G	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	43	5 GAL.	HIGH	
PA'P	PICEA ABIES 'PENDULA'	WEeping NORWAY SPRUCE	27	5 GAL.	LOW	
PO'S	PHYSOCARPUS OPULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	70	5 GAL.	HIGH	
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	65	5 GAL.	MODERATE	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	58	5 GAL.	HIGH	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	124	5 GAL.	MODERATE	
RN	ROSA X 'NOATRAUM'	FLOWER CARPET ROSE	86	5 GAL.	HIGH	

GRASSES LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	142	2 GAL.	LOW	
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH	77	2 GAL.	MODERATE	
MS'S	MISCANTHUS SINENSIS STRICTUS	PORCUPINE GRASS	34	5 GAL.	LOW	

PERENNIAL LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HSD	HEMEROCALLIS SP. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	169	1 GAL.	MODERATE	

SITE MATERIALS (TOTAL PLANT COUNT)			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3"-7" QUIRRH COBBLE (DEWIT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) 4" DEPTH MIN.	29,025 SQ.FT. (355 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	38,319 SQ.FT.	DROUGHT TOLERANT VARIETY 'SEE NOTE BELOW'

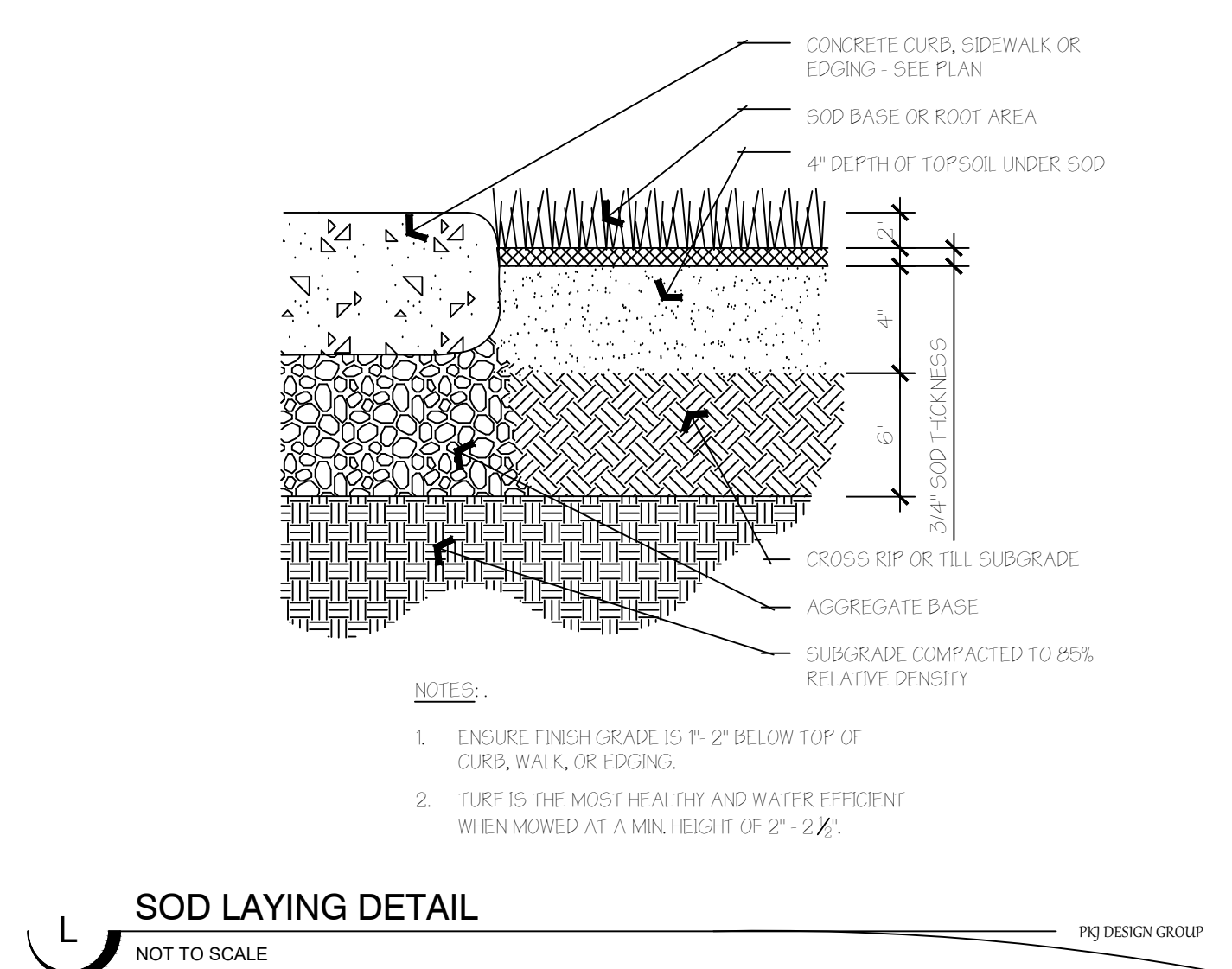
LANDSCAPE GENERAL NOTES

- 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.

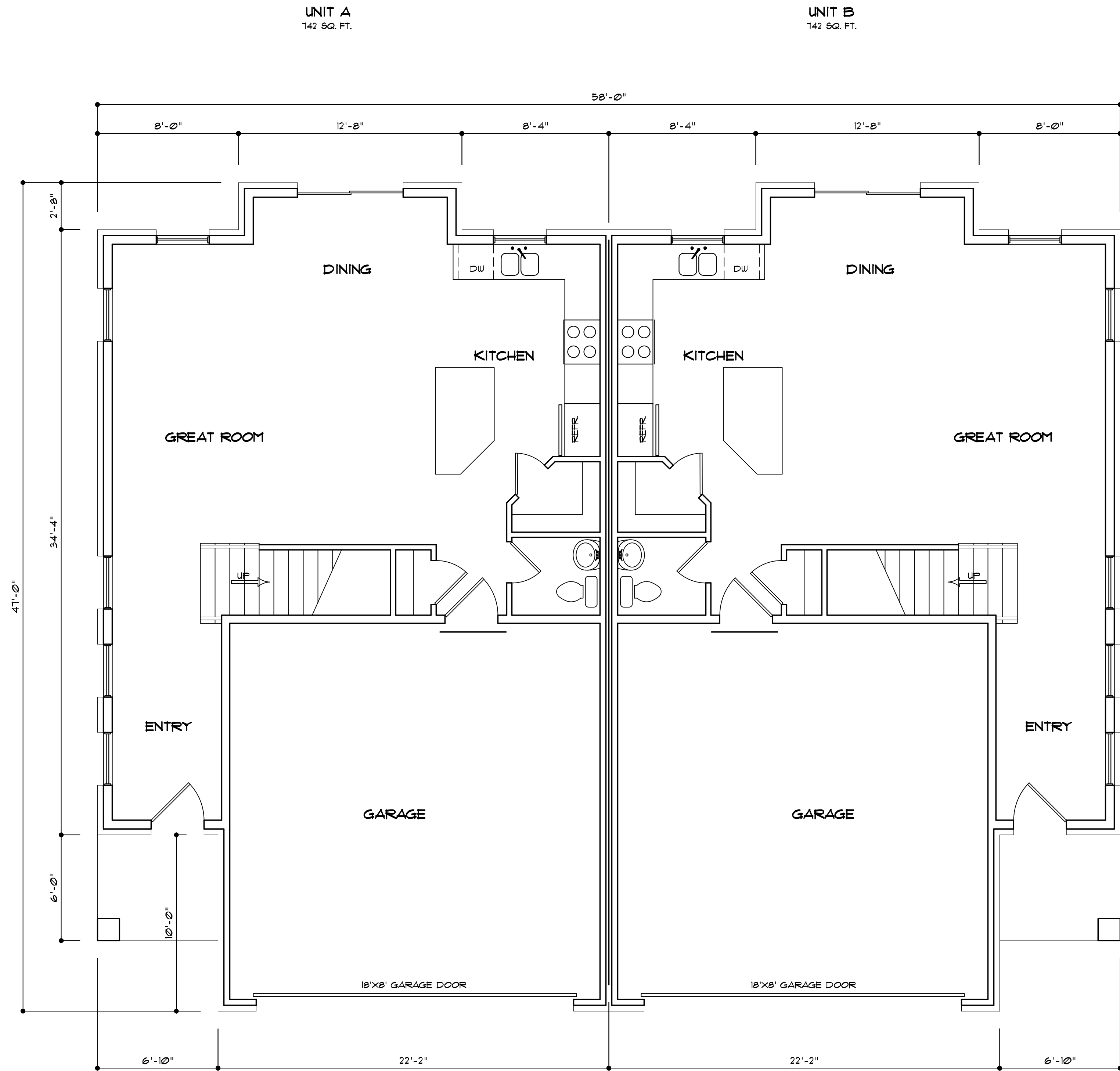
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ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP																							
08-05-2019		UT19055		 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		MILL FARM SUBDIVISION 602 E. 3900 S. MILLCREEK, UTAH		KELLER DEVELOPMENT KELLERDEVELOPMENT@GMAIL.COM 801.272.3333		 PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		 JTA DRAWN: KBA CHECKED: TM PLOT DATE: 8/5/2019																							
<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table>		NO.	REVISION	DATE	1	XXXX	XX-XX-XX	2			3			4			5			6			7			 GRAPHIC SCALE: 1" = 20'									
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ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
08-05-2019			UT19055						MILL FARM SUBDIVISION 602 E. 3900 S. MILLCREEK, UTAH			Developer / Property Owner: KELLER DEVELOPMENT KELLERDEVELOPMENT@GMAIL.COM 801.272.3333			PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			 PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 8/5/2019 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.5		
NO.	REVISION	DATE																		
1	XXXX	XX-XX-XX	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org									 BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM								
2																				
3																				
4																				
5																				
6																				
7																				



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

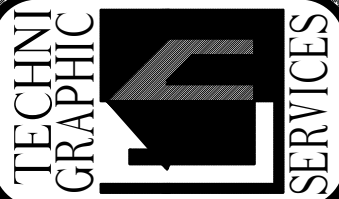
DATE: 7/20/19

DRAWN BY: WJL

PLAN #

SHEET #

1 of 4



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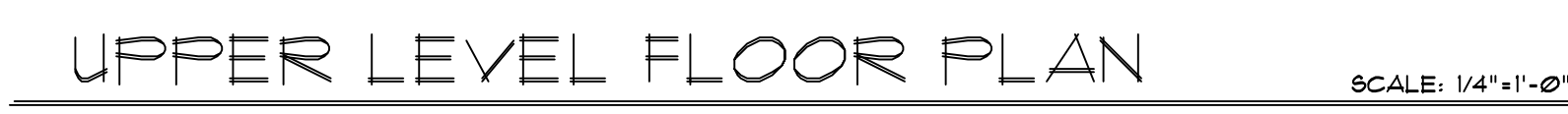
64 E. WINCHESTER ST., STE #215
SALT LAKE CITY, UT

(801) 268-9249

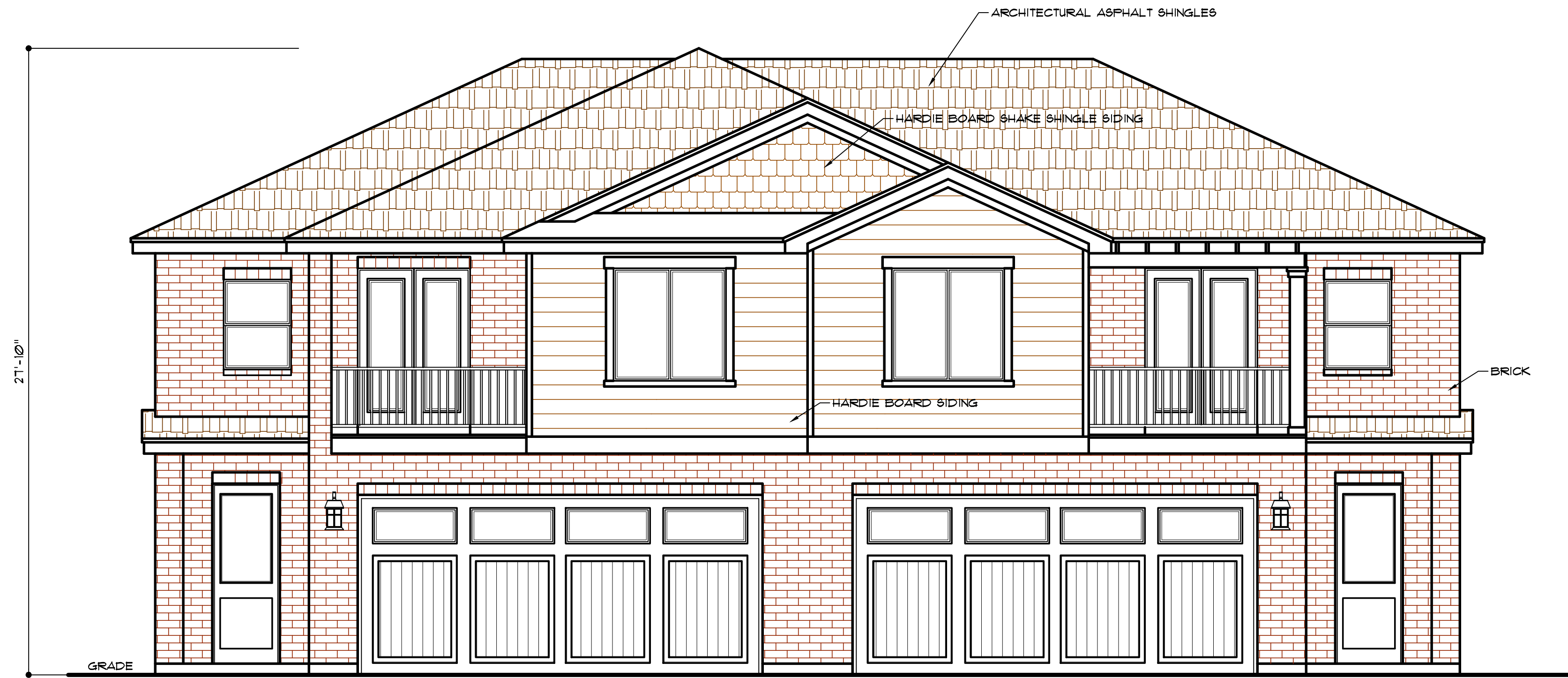
TGSpPlans@gmail.com

MILL FARM SUBDIVISION
TWIN HOMES

602 EAST 3900 SOUTH
MILLCREEK, UTAH

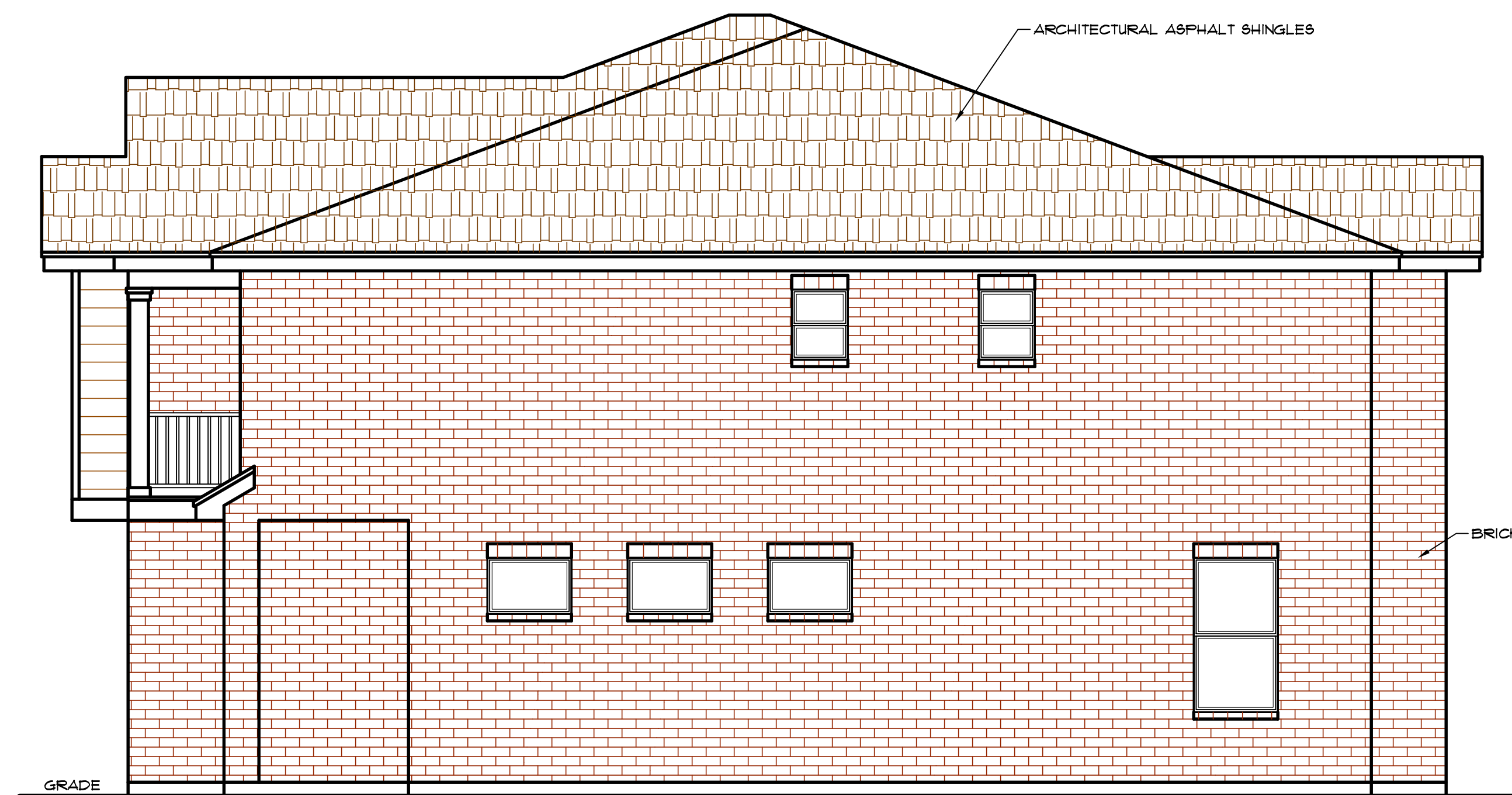


2 of 4



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

DATE: 7/20/19

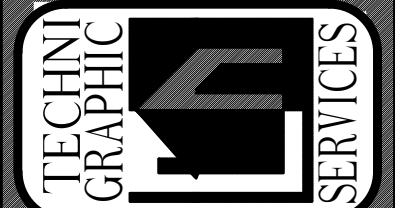
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PLAN #

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3 of 4

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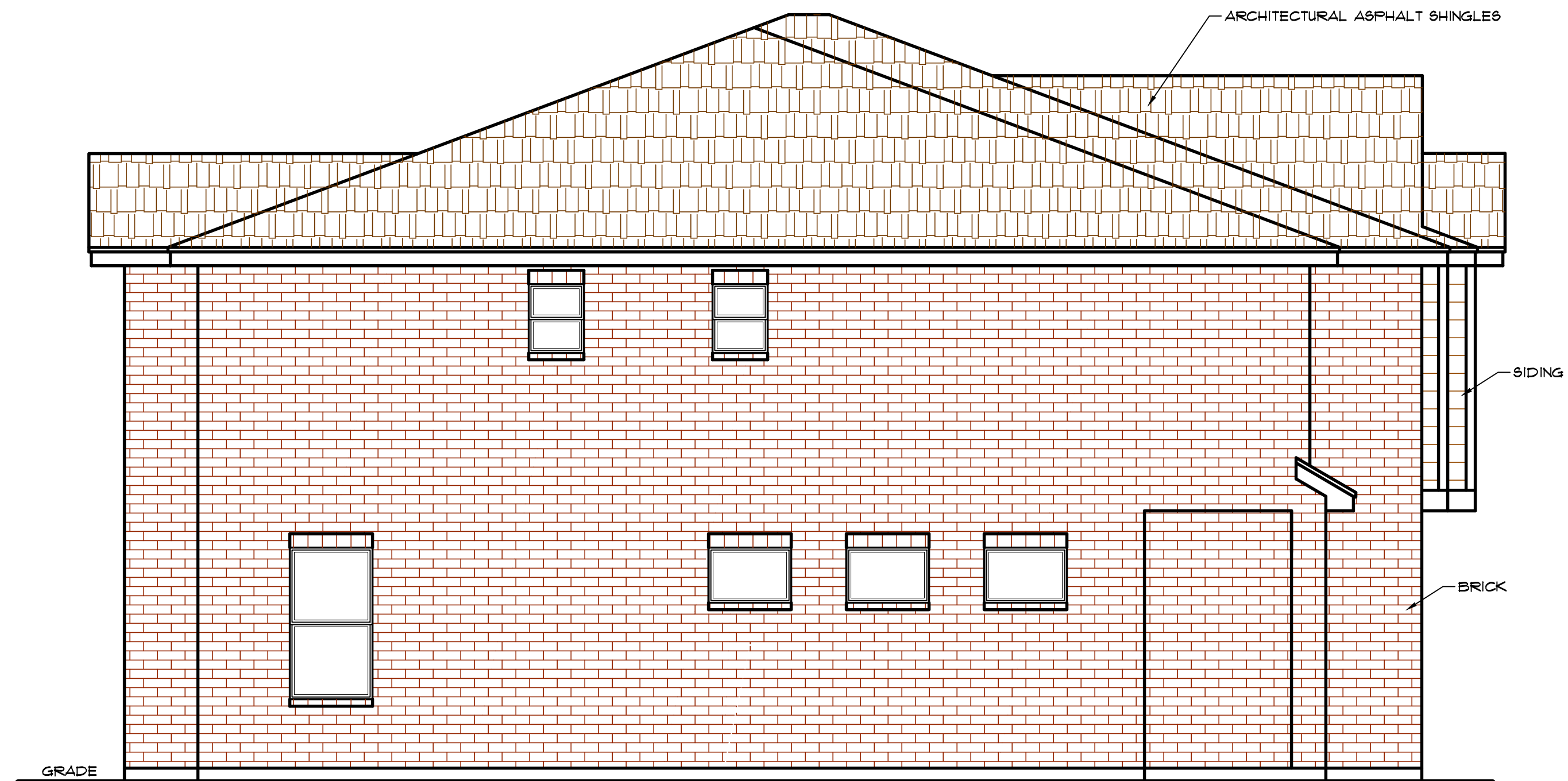
64 E. WINCHESTER St., Ste #215
SALT LAKE CITY, UT
(801) 268-9249
TGSpPlans@gmail.com

MILL FARM SUBDIVISION
TWIN HOMES
602 EAST 3900 SOUTH
MILLCREEK, UTAH



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

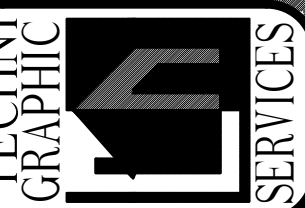
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PLAN #

SHEET #

4 of 4

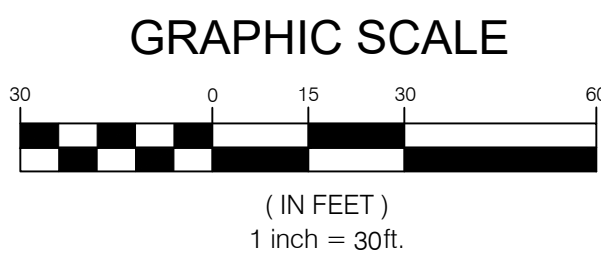


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MILL FARM SUBDIVISION
TWIN HOMES
602 EAST 3900 SOUTH
MILLCREEK, UTAH



MILL FARM P.U.D.
A PLANNED UNIT DEVELOPMENT
SITED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK CITY, SALT LAKE COUNTY, UTAH

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°48'28"E	27.09
L2	S88°48'28"E	28.30
L3	S88°48'28"E	28.67
L4	S88°48'28"E	29.87
L5	S88°48'28"E	30.24
L6	S88°48'28"E	31.45
L7	S88°48'28"E	31.82
L8	N59°49'56"W	37.75
L9	N41°25'51"W	49.31
L10	N18°57'44"W	100.42
L11	S12°43'43"E	67.92
L12	S00°01'11"W	66.26
L13	S00°01'11"W	66.27
L14	S00°01'11"W	66.29
L15	N90°00'00"E	44.95
L16	N00°01'35"E	39.67
L17	N00°01'35"E	39.69
L18	N00°01'35"E	39.70
L19	N00°01'35"E	39.73
L20	N00°01'35"E	39.74

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N 00°01'35" E	39.77'
L22	N 90°00'00" W	17.67'
L23	S 90°00'00" W	17.67'
L24	N 90°00'00" W	17.67'
L25	N 90°00'00" W	17.67'
L26	N 90°00'00" W	17.67'
L27	N 00°00'00" E	86.61'
L28	N 90°00'00" W	31.05'
L29	S 00°00'00" E	19.50'
L30	N 90°00'00" W	21.00'
L31	N 00°00'00" E	19.50'
L32	N 90°00'00" W	107.51'
L33	N 00°00'00" E	31.00'
L34	S 90°00'00" E	214.56'
L35	N 00°00'00" E	360.27'
L36	N 89°54'21" W	4.14'
L38	N 90°00'00" E	13.90'
L39	N 90°00'00" W	13.94'
L41	S 00°00'00" E	180.59'
L43	N 90°00'00" E	13.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L44	N 00°00'00" E	82.00'
L45	N 90°00'00" E	13.00'
L46	N 00°00'00" E	236.30'
L47	N-90°00'00" W	17.67'
L48	N 90°00'00" W	13.94'
L49	N 00°00'00" E	508.89'
L50	N 90°00'00" W	245.56'
L51	N 00°15'44" W	10.00'
L52	N 89°44'16" E	225.06'
L53	N 89°44'16" E	235.00'
L54	N 00°06'56" E	140.19'
L55	N 00°06'56" E	120.24'
L56	N 89°58'01" W	110.86'
L57	N 89°58'01" W	108.42'
L58	N 15°30'32" W	12.00'
L59	N 16°38'44" W	7.70'
L60	N 00°00'00" E	58.00'

LEGEND

- EXISTING STREET MONUMENT
BOUNDARY CORNER
(SET 5/8 REBAR AND CAP
MARKED "BENCHMARK ENG.")
(UNLESS OTHERWISE NOTED)
CENTERLINE OF ROAD
LOT LINE
RIGHT OF WAY LINE
BOUNDARY LINE
ADJACENT PROPERTY
EASEMENT LINE

- PUBLIC UTILITY EASEMENT
EX. FIRE HYDRANT
- PRIVATE
- LIMITED COMMON
- COMMON AREA



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

MILL FARM P.U.D.
A PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON IN WITNESS WHEREBY WE/HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____, A.D. 20____.

KELLER DEVELOPMENT CO

SIGNATURE _____

BY (PRINT NAME): _____

ITS: _____

CORPORATION ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

ON THE _____ DAY OF _____, A.D. 2019, _____, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____
IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS
OF SATISFACTORY EVIDENCE) AND IS THE _____ OF KELLER DEVELOPMENT CO.
AND WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNERS DEDICATION FREELY
AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF
KELLER DEVELOPMENT CO.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
(DATE)

PRINT NAME _____ NOTARY PUBLIC
COMMISSIONED IN UTAH _____

MILL FARM P.U.D.
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____

DATE	TIME	BOOK	PAGE
------	------	------	------

FFF \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER

1906159sp.dwt

**THIS SUBDIVISION IS SUBJECT TO THAT
STORM WATER MAINTENANCE AGREEMENT
RECORDED AS ENTRY NO. _____,
IN BOOK/PAGE: _____.

DEVELOPER/OWNER:
NAME: KELLER DEVELOPMENT
4959 CONTTONWOOD LN.
HOLLADAY, UT 84117
PHONE NO.: 801-272-3333
EMAIL: KELLERDEVELOPMENT@GMAIL.COM
PROJECT ADDRESS:
602 E. 3900 S.
MILLCREEK, UT

PUBLIC UTILITY APPROVAL

CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
ROCKY MTN POWER: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____
OTHER: _____ DATE: _____

UNIFIED FIRE
AUTHORITY APPROVAL

SIGNED

DATE

ADDRESSING APPROVAL

[illegible]

MILLCREEK ENGINEERING

		R.O.
_____	_____	_____

RECORD OF SURVEY

R.O.S. NO.: S2015-10-0503

COUNTY SURVEYOR DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

MILL CREEK ATTORNEY

MILLCREEK MAYOR

PRESENTED TO THE MAYOR AND MILLCREEK COUNCIL
THIS _____ DAY OF _____, A.D. 20__, AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST: CITY RECORDER

SEAI

FFF \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER



MAGNOLIA BAY - BORAL BRICK - ALABAMA





BIRCHWOOD — SIoux CITY IOWA BRICK



"I3" Design Selection



Upper photo:
Model I308S
Standard white

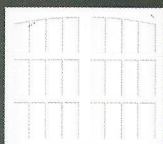
Photo at right:
Model I303S, field painted by others



Standard and Arched Designs:



I300S



I300A

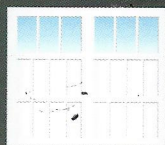
Standard and Arched Window Designs:



I301S



I302S



I303S



I304S



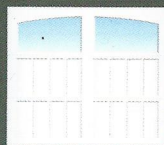
I306S



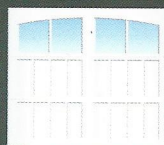
I308S



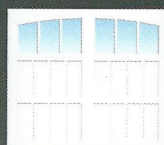
I309S



I301A



I302A



I303A



I304A



I306A



I308A

100 SERIES
WINDOWS & DOORS

**THE SMART
ALTERNATIVE TO VINYL.**



