Public Works
Planning & Development Services Division
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Revised July 1, 2013

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, July 10, 2013

8:30 A.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET. ANY QUESTIONS, CALL 385-468-6700

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Business Items – 8:30 a.m.

1) Adoption of minutes from the June 12, 2013 meeting.
2) Wasatch Canyons General Plan update
3) Other Business

Public Hearings – (Immediately following business items)

28263 – Ty Vranes – Requesting Final Conditional Use approval of an 8 lot Planned Unit Development (PUD) consisting of 4 Twin Homes *(Preliminary approval was granted at the April 10, 2013 meeting)* – **Address:** 8795 South 1300 East – **Community Council:** Sandy Hills – **Zone:** A-1 (Agricultural/Residential, 10,000 sq. ft. min. lot size) **Planner:** Todd A. Draper

28538 – Marc Sullivan – Requesting approval of an Exception from Curb, Gutter, and Sidewalk requirements. This request is associated with Conditional Use application 28334 – **Address:** 8520 South 1000 East **– Zone:** A-1 (Agriculture, 10,000 square feet minimum lot size**) – Community Council:** None **– Planner:** Jim Nakamura

Meeting Adjournment

Rules of Conduct for the Planning Commission Meeting

First: Applications will be introduced by a Staff Member.

Second: The applicant will be allowed up to 15 minutes to make their presentation.

Third: The Community Council representative can present their comments.

Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.

Fifth: Persons opposed to the application will be invited to speak.

Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Salt Lake County Government Center, N1100

Wednesday, June 12, 2013 8:30 a.m.

Approximate meeting length: 5 hours
Number of public in attendance: 50
Summary Prepared by: Jocelyn Walsh-Magoni
Meeting Conducted by: Commissioner Tillou (Chair)

*NOTE: **Staff Reports** referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioner Name	Business Mtg	Public Mtg
Rich Matheson	x	x
Jeff Creveling	*x*	*x*
Darlene Batatian	x	x
Julia Tillou	x	x
Tod Young	x	x
Chris Drent	*x*	*x*
Ronald Vance	x	x
Todd Sutton – Alternate	*x*	*x*

Planning Staff / DA	Business Mtg	Public Mtg
Todd Draper	x	x
Jocelyn Walsh-Magoni	x	x
David Gellner	x	x
Will Becker	x	x
Zach Shaw (DA)	x	x
Max Johnson	x	x
Tom Christensen (DA)	x	x

BUSINESS MEETING – 8:40 a.m.

1) Adoption of minutes from the May 15, 2013 meeting.

   Motion: To approve the Minutes from the May 15, 2013 meeting with the change that it be noted Commissioner Tillou was present by phone for a portion of the public meeting, but not for the business meeting.
   Motion by: Commissioner Young
   2nd by: Commissioner Vance
   Vote: Unanimous in favor (of commissioners present)

2) Wasatch Canyons General Plan update – David Gellner

3) Other Business

   a) Todd Draper handed out Minutes from the June 7, 2013 field trip meeting.

Motion: To approve the Minutes from the June 7, 2013 field trip meeting with the following changes: Lot 43 should be changed to lot 34 in the Staff Comments section. The spelling of Chris Drent's name has a typo in it on the attendance record and in the last paragraph of the Minute Summary.

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Motion by: Commissioner Creveling
2nd by: Commissioner Young
Vote: unanimous in favor

PUBLIC HEARINGS – 8:50 a.m.

28370 – (Continued from the May 15, 2013 meeting) Robert Baird is requesting Conditional Use approval for a short-term rental in the Silver Fork area of Big Cottonwood Canyon. **Address**: 6522 S. Moose Creek Lane - **Community Council**: Big Cottonwood Canyon - **Zone**: FR-0.5 (Forestry and Recreation); Foothills and Canyons Overlay Zone (FCOZ) - Planner: David J. Gellner, AICP

Presentation by: David Gellner **Recommendation:** Approval - see Staff Report

Per David Gellner, at the May 13, 2013 Big Cottonwood Canyon Community Council meeting, they recommended approval if the two parties (applicant and concerned neighbor) could work out their differences.

(Applicants are present via Skype, and the neighboring property owner Thomas Locken, is present via phone.)

PUBLIC PORTION OF APPLICATION OPENED

Speaker: Applicant (via Skype)
Name: Robert Baird
Address: 9184 S Redwood Rd, South Jordan, UT
Comments: They have written responses from 10 0f their neighbors supporting their request.

Speaker: Representative of the applicant
Name: Howard Schmidt
Address: 1694 E Torrey Pines Cir, Draper, UT
Comments: Spoke on behalf of the Bairds since they are currently out of the country. The Bairds have named Mr. Locken as an additional insured.

Speaker: Big Cottonwood Community Council
Name: Barbara Cameron
Address: 11189 Mountain Sun Lane, Brighton, UT
Comments: Council members recommend that the parties come to a written agreement before the conditional use is granted.

Speaker: Neighboring property owner (via telephone)
Name: Thomas Locken
Address: 11315 E Silverfork Road
Comments: He has been working with the Bairds and feels they are close to an agreement, however there are still some concerns with winter accessibility to the property. The Bairds have a propane tank that is over 1000 gallons, and he is concerned that it is too close to the Locken property line. Unified Fire Authority sent Mr. Locken regulations about propane tanks.

David Gellner added that those regulations are typically for new tanks, and the fire authority did not mention any concerns when they reviewed the proposal.

Speaker: Applicant
Name: Robert Baird
Address: 9184 S Redwood Rd, South Jordan, UT
Comments: He will address any concerns regarding the propane tank that Mr. Locken has. This issue has not yet been brought up to Mr. Baird. He will ensure that all short term renters be required to have four wheel drive

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vehicles during winter months.

Motion: To close public discussion
Motion by: Commissioner Matheson
2nd by: Commissioner Drent
Vote: Unanimous in favor

There was a brief discussion among the commissioners.

PUBLIC PORTION OF APPLICATION CLOSED

Motion: To approve application # 28370 per the recommendations listed in the Staff Report.
Motion by: Commissioner Creveling
2nd by: Commissioner Vance
Vote: Unanimous in favor

PUBLIC PORTION OF APPLICATION OPENED

28371 – Bruce Baird on behalf of Cottonwood Estates Development, LLC is requesting approval of a property rezone application from FR-0.5 (Forestry Recreation, ½ acre minimum lot size) to FM-10 (Forestry Multifamily). **Address:** 3931 East Big Cottonwood Canyon Road – **Current Zoning:** FR-0.5; Foothills and Canyons Overlay Zone (FCOZ) – **Planner:** Todd A. Draper

Presentation by: Todd Draper **Recommendation**: Approval - see Staff Report

Mr. Draper provided a thorough overview of the application. He received comments from Greg Baptist with the grading review who lists no issues with rezone per say, additional requirements will be required if approved. Unified Fire had a similar response with no issues in particular relative to the rezone application. Staff recommends approval of the zone change as outlined in the eight staff recommendations. Mr. Draper also handed out a packet with multiple written public comments and presented those.

There was a brief discussion between the commissioners and staff.

Speaker #1: Attorney for Bruce Baird (applicant)
Name: Matt Muir
Address: 165 Regent Street**,** Salt Lake City
Comments: Appreciate the commission being able to see the property. This is for a rezone request only, not a development proposal. Mr. Muir addressed some of the concerns with the application. The height issue will have to be dealt with as specific development ideas are put forward. He would like the commission to approve the application per staff recommendations.

Speaker #2: Pacificorp Representative
Name: Claudia Conder
Address: 1407 West North Temple, Salt Lake City
Comments: She is concerned with access to the property. Pacificorp is not opposed to the application, but they want it noted that they are a relatively adjacent property owner.

Speaker #3: Citizen
Name: Roger Kehr
Address: 7651 Timberline Dr., Salt Lake City
Comments: Mr. Kehr owns lot 34. He thanked planning staff for the time they took to meet with him. He prepared a handout for the commissioners, and he noted that the landslide potential on part of the road is high. He is

concerned that if the density is increased, first responders will have a difficult time reaching those that need assistance. There is no second road for accessibility, and that puts the residents and renters at risk because they won't be prepared to evacuate with only one road. He feels it would be dangerous to approve the application.

Speaker #4: Representative from the Wasatch Mountain Club
Name: Tony Hellman
Address: 2567 W 2975 S, West Valley City, UT
Comments: He feels the club members are neighbors because they have hiked in and around the canyon since the 1920's. His club would like to receive further information before the club can endorse or not endorse the application.

Speaker #5: Representative from CH Voters (Cottonwood Heights)
Name: Mark Machlis
Address: 7613 S Prospector Dr.
Comments: The group is opposed to any change in zoning to the area. The city came into being so the locals could have some control over these types of applications. He provided a handout with the group's concerns.

Speaker #6: Citizen
Name: Jim Palmer
Address: 2633 E 6200 S
Comments: Access to the property requires an eastbound left. There is also a high fire potential in the area. He believes the building height will be visible from neighboring cities and that it does not fit into what residents want in the area.

Speaker #7: Citizen
Name: Brian Bernot
Address: 1265 E Ft. Union Blvd
Comments: After looking at the Salt Lake County General Plans, he feels that the proposed development is not in keeping with the plans. He also believes that a single point of access creates problems. He wants the application denied because the commission currently has the control to do so.

Speaker #8: Representative from the **c**itizens committee Save Our Canyons
Name: Carl Fisher
Address: 824 S 400 W #B115, Salt Lake City
Comments: The proposed development will obstruct the views that bring people to the area. A rezone could take the existing densities to potentially over 1100 units. The history of the area should be well understood before a decision is made. The committee is requesting denial of the application until further information about what is going to be developed is presented. It was clarified by the commission that they are not privy to a conceptual plan when making a decision about rezoning.

Speaker #9: Manager of Utah's Chapter of the Sierra Club
Name: Mark Clemens
Address: 423 W 800 S, Ste. A103, Salt Lake City
Comments: The membership is strongly opposed to development with the proposed density. He encourages the commission to recommend denial to the County Council.

Speaker #10: Representative from Granite Oaks HOA
Name: Richard Schutt
Address: 3634 Granite Bench Lane, Sandy, UT
Comments: Mr. Schutt provided a handout to the commission. He lives in a planned development similar to Tavaci.

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Speaker #11: Representative of the Mount Haven HOA
Name: Bryan O'Meara
Address: 9288 E. Moosehaven Lane, Mount Haven
Comments: Pointed out the property is not in Big Cottonwood Canyon, but the entrance is. Spoke on a second entrance. Recommends denial until the issues are addressed.

Speaker #12: Citizen
Name: Claire Geddes
Address: 3542 Honeycomb Rd, Cottonwood Heights
Comments: She has been to many meetings in the past regarding development in Tavaci. She is concerned with public trust and is against this development.

Speaker #13: Citizen
Name: Jeff Salt
Address: 723 E Lisonbee Ave, Millcreek.
Comments: He feels the current road violates the International Fire Code requirements for egress and for emergency response access. The proposed development is in a winter migration area for deer and the wildlife has to be protected. He would like to see the proposal tabled until the canyon Master Plan is completed.

Speaker #14: Citizen
Name: Doug Shelby
Address: 2109 Green Orchard lane, Holladay, UT
Comments: Owns 50 acres to the North and 200 acres to the West. He would like to see a large scale plan of the area to prevent these types of applications. The adjacent property owners should be addressed.

Speaker #15: Citizen
Name: Chris Mateas
Address: 8470 Gainsville Dr., Cottonwood Heights
Comments: She provided a report from the CRR Committee to the Cottonwood Heights City Council regarding zoning with a good plan, but is not for the Tavaci property.

Speaker #16: Citizen
Name: Joe Sataro
Address: 7701 Summerville Cir, Cottonwood Heights
Comments: Concern of escalation to have a level of impact on the development of the community.

Speaker #17: Citizen
Name: Karen McCoy
Address: 6759 S 2445 E, Cottonwood Heights
Comments: She is concerned about what future generations are going to think about the development decisions being made now.

Speaker #18: Citizen
Name: Martin McGregor
Address: 779 E Lyndy Dr. Midvale, UT
Comments: Mr. McGregor provided a handout to the Commission.

Speaker #19: Attorney for Bruce Baird (applicant)
Name: Matt Muir
Address: 165 Regent Street**,** Salt Lake City
Comments: Clarified some legal issues that were brought up.

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Motion: To close the public hearing.
Motion by: Commissioner Matheson
2nd by: Commissioner Young
Vote: Unanimous in favor

PUBLIC PORTION OF APPLICATION CLOSED

There was a discussion among the commissioners, planning staff and legal counsel.

The following represent specific points of discussion among the commissioners:

1) Concerns with the amount of lighting that commercial development will project. There will also be an increase in vehicle traffic by the hundreds. Commissioner Creveling brought up reasons why the commission could recommend denial.
2) Applicant needs a starting point in using his property and developing that property. The rezone is that starting point.
3) Concerns about the full range of uses. There might be some uses that the planning commissioners are not comfortable with.
4) Worries that additional conditions might seem arbitrary and capricious. Some of this was already given as Open Space. This project was built upon the single family dwellings being the end goal and now that goal has changed.
5) The applicant does have rights to apply for a different use of the property.
6) One person who is opposed is the owner of Lot #34 (Mr. Kehr). Some commissioners felt that significant consideration should be given to this aspect. There are conflicting interests – property rights vs. greater good vs. expectation on surrounding properties.
7) We need to consider some of staff's recommendation with respect to past plans. These seem contradictory to some degree, although they are outdated. New plan is in the works and this might be the wrong time to consider this request. Discussion regarding having a specific master plan in place to have some predictability.
8) Some commissioners felt that they did not have enough information to make an informed decision at this time. Don't want to make false assumptions. Direction from the applicant would be appropriate.
9) Many things are speculative at this point and many would be addressed through the Conditional Use process. Higher density and access are a big concern. Some felt that this request may be premature at this point.
10) This owner has the right to develop this property. Denial would not deny him the right to use his property.
11) What effect would tabling or continuing have on this application? Can the Planning Commission require more information? Legal counsel provided some additional clarity on these. There was further discussion regarding options.

Motion: To deny application #28371 with respect to the following reasoning:

Reason #1: The increase in building heights as allowed in the suggested zone would be intrusive and impact mountain views that cannot otherwise be mitigated.
Reason #2: The increase in potential density is incompatible with the stated goals and policies of the 1992 Cottonwood Heights Community Master Plan.

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Reason #3: The proposed FM-10 zone is not supported by the Cottonwood Heights Community Master Plan land use map, and there is no current County General Plan for guidance in this rezone request.
Reason #4: The proposed FM-10 zoning would be in conflict with the preservation of critical wildlife habitat.
Reason #5: The proposed zoning would be incompatible with the existing surrounding land uses.
Reason #6: The subject properties are not suitable for the proposed increase in development potential.
Reason #7: The current land owner of Lot 34 within the overall development as it was created, is opposed, and is most affected by the rezone.
Reason #8: The existing access is insufficient to support the proposed zone change.

Motion by: Commissioner Creveling
2nd by: Commissioner Young
Vote: Unanimous vote to approve motion and recommend Denial to County Council.

ADJOURN

Time Adjourned: 1:30 p.m.

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Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Salt Lake County Planning Commission							
Meeting Date and Time:	Wednesday, July 10, 2013	08:30 AM	**File No:**	2	8	2	6	3
Applicant Name:	Ty Vranes	**Request:**	Subdivision					
Description:	8 Lot Planned Unit Development consisting of 4 twin homes							
Location:	8795 South 1300 East							
Zone:	A-1 Agriculture	Any Zoning Conditions?	Yes ☐	No ☑				
Community Council Rec:	Varies							
Staff Recommendation:	Approval with Conditions							
Planner:	Todd A. Draper							

1.0 BACKGROUND

1.1 Summary

This application is for a 8 lot Planned Unit Development (PUD) Subdivision that would consist of 4 Twin Homes (Two-family Dwellings). Both the PUD use and the use of Two-Family Dwellings are listed as Conditional Uses in the A-1 (Agricultural/Residential) zone. As such they are permitted in the zone pending compliance with conditions imposed that relate to the mitigation of negative impacts.

This application was given preliminary approval by the Salt Lake County Planning Commission at their April 10, 2013 meeting, subject to the conditions listed in the staff report and an additional requirement that the application come again before the Planning Commission for Final Approval and verification of compliance with the required conditions.

1.2 Community Council Response

See attached letter.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.48.040 - Lot area.

In the A-1 zone, the minimum lot area for any dwelling, school, church, greenhouse, aviary or apiary, or for the keeping of animals and fowl for family food production, shall be ten thousand square feet. The minimum lot area for any fowl, poultry, rabbit, fish, chinchilla, beaver, nutria or frog farm, or for raising or grazing horses, cattle, sheep or goats (except as permitted for family food production), or for packing or storage plants, shall be one acre. The minimum lot area for radio and television transmitting and relay stations and towers shall be four acres or more, such additional area to be sufficient to permit the placement of towers in such a manner that side clearance in every direction from each and every tower shall be equal to or greater

than the height of the tower.

19.48.050 - Lot width.

In the A-1 zone, the minimum width of any lot which is required by this chapter to contain a minimum area of ten thousand square feet shall be sixty-five feet. The minimum width of any lot which is required by this chapter to contain a minimum area of one acre shall be one hundred feet. The minimum width of any lot which is required by this chapter to contain a minimum area of four acres shall be two hundred feet, provided that the minimum width shall be increased above two hundred feet to the extent necessary to give side clearance in every direction from the base of any tower to be constructed equal to the height of the tower.

19.48.060 - Front yard.

In A-1 zones, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be thirty feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, provided that in no case shall the front yard be less than twenty feet, or be required to be more than thirty feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.48.070 - Side yard.

A. Dwellings and Accessory Buildings. In the A-1 zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building shall be a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.

B. Other Buildings. The minimum side yard shall be ten feet, and the total width of the two required side yards shall be not less than twenty feet. Minimum side yard provisions of this section shall apply to all structures, including guy wires for the support of any towers constructed under this chapter.

19.48.080 - Rear yard.

In the A-1 zone, the minimum depth of the rear yard for any main building shall be thirty feet, and for accessory buildings one foot; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.48.090 - Building height.

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet;

2. Thirty-five feet on other properties;

3. No dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet.

19.48.100 - Density.

The allowable density for planned unit developments and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings 4.0 units per acre

Two-family dwellings 8.0 units per acre

19.48.110 - Division of two-family dwelling.

A lot containing a two-family dwelling may be subdivided, creating a new lot line along the shared common wall and extending to the front and rear property lines, subject to the following conditions:

A. The minimum area of the lot containing each unit shall be five thousand square feet.

B. The division of ground is subject to the requirements of the Salt Lake County Subdivision Ordinance (Title 18).

C. The subdivision plat shall specifically note that the purpose of the subdivision is to accommodate the division of a two-family dwelling.

19.78.010 - Scope of approval.

Provision of a planned unit development by this chapter in no way guarantees a property owner the right to exercise the provisions of the planned unit development. Planned unit developments shall be approved by the planning commission only if, in its judgment, the proposed planned unit development fully meets the intent and purpose and requirements of the zoning ordinance.

19.78.020 - Purpose.

The purpose of the planned unit development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof.

19.78.030 - Planned unit development defined.

"Planned unit development" for the purpose of this chapter, means an integrated design for development of

residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be:

A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;

B. The conservation or development of desirable amenities not otherwise possible by typical development standards;

C. The creation of areas for multiple use that are of benefit to the neighborhood.

D. The adaptive improvement of an existing development.

19.78.040 - Review and approval.

A planned unit development may be approved by a planning commission in any zoning district. The approval of a PUD shall consist of a final approval letter and a final approved site plan. A PUD permit shall not be granted unless the PUD meets the use and density limitations of the zoning district in which it is to be located.

In order to assist the planning commission with the approval process, the director or director's designee shall administer an application and review procedure with the following components:

A. A pre-submittal review, which may include:

1. Submission of an information form, conceptual site plans, property plat map, other supplemental materials, and a pre-submittal fee as required under Title 3, Revenue and Finance.

2. Referral of the plans to affected entities and other regulatory agencies.

3. An informational meeting with planning staff, regulatory agencies, and the applicant in which preliminary information and feedback is given to the applicant based on the preliminary plans.

4. A preliminary meeting with the planning commission in which the application is discussed by the applicant, planning commission, and concerned neighbors in order to allow the applicant an opportunity to hear the planning commission members' and neighbors' areas of concern prior to submitting an application with finished site plans.

5. Upon completion of the foregoing pre-submitted review process and upon payment of all applicable fees, the application shall be deemed complete.

B. An application and review procedure, which shall include:

1. Submission of finished site plans and application fees;

2. The creation of a planning file by which the applicant, staff, and the public can refer to the proposed land use;

3. An on-site review by the director or director's designee as allowed in Utah Code Section 17-27a-303;

4. Review of the submitted site plans and elevations for compliance with the zoning ordinance;

5. Referral of the application and site plans to those government agencies and/or affected entities necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;

6. Recommendation from planning and development services to the planning commission.

C. An approval/denial procedure, which shall include:

1. A planning commission decision based on whether the proposed development complies with ordinance requirements and development standards of approval and whether anticipated impacts can be mitigated with appropriate conditions of approval.

2. The integration of the recommendations from the other government agencies and affected entities involved in subsection (B)(5) of this section and any planning commission conditions of approval into the final site plan;

3. An approval or denial letter indicating the approval or denial of the application with appropriate conditions or findings;

4. Provision of the approved site plan with approval letter or the denial letter to the applicant in a timely manner.

19.78.050 - Minimum area.

Planned unit developments in any FM, FR, R-1, FA, or A zone shall have a minimum area of one acre. Planned unit developments in any other zone shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of structures in the development.

19.78.090 - Effect on adjacent properties.

The planning commission shall require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected.

A. Height and intensity of buildings and uses shall be arranged, around the boundaries of the planned unit development, to be compatible with existing adjacent developments or zones. However, unless conditions of the site so warrant, buildings located on the periphery of the development shall be limited to a maximum height of two stories.

B. Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan.

C. Density of dwelling units per acre shall be the same as allowed in the zone in which the planned unit development is located.

19.78.100 - Preservation of open space.

Preservation, maintenance and ownership of required open space within the development shall be accomplished by:

A. Dedication of the land as a public park or parkway system;

B. Granting to the county a permanent open space easement on or over the private open spaces to guarantee that the open space remain perpetually in recreational use with ownership and maintenance being the

responsibility of the owner or an owner's association established with articles of association and bylaws which are satisfactory to the county; or

C. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated (1953), as amended, which provided for the payment of common expenses for the upkeep of the common areas and facilities.

19.78.110 - Landscaping.

Site landscaping shall be as specified in Chapter 19.77 of this title.

19.78.120 - Signs and floodlighting.

The size, location, design and nature of signs, if any, and the intensity and direction of area floodlighting shall be detailed in the application.

19.78.130 - Site plan requirements.

The applicant shall submit a planned unit development plan for the total area within the proposed development. If the planned unit development is to be developed on a phase basis, each phase shall be of such size, composition and arrangement that its construction, marketing and operation is feasible as a unit independent of any subsequent phases. The general site plan shall show, where pertinent:

A. The use or uses, dimensions, sketch elevations and locations of proposed structures;

B. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds, landscaping, and other open spaces;

C. Architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationships of the uses;

D. Such other pertinent information including, but not limited to, residential density, coverage and open space characteristics shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this chapter.

19.78.160 - Plan review at public meeting.

Preliminary development plans, including site plan, (buildings, open space, parking, landscaping, pedestrian and traffic circulation) building elevations and general drainage and utility layout with topography shall be submitted for the purpose of staff analysis and planning commission review at a regularly scheduled meeting. Landscaping shall be as specified in Chapter 19.77 of this title.

19.78.170 - Scope of planning commission action.

In carrying out the intent of this chapter, the planning commission shall consider the following principles:

A. It is the intent of this chapter that site and building plans for a planned unit development shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The commission may require the applicant to engage such a qualified designer or design team.

B. It is not the intent of this chapter that control of the design of a planned unit development by the planning commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this section that the control exercised be the minimum necessary to achieve

the purpose of this chapter.

C. The planning commission may approve or disapprove an application for a planned unit development. In approving an application the commission may attach such conditions as it may deem necessary to secure compliance with the purposes set forth in Sections 19.84.050 through 19.84.090 of this title. The action of the planning commission may be appealed to the board of adjustment.

19.84.060 - Conditional Use Standards for approval.

Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.

B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.

C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.

2.2 Subdivision Requirements

18.08.010 - Procedure generally.

The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application.

Each process shall include the following components:

A. An application procedure, which shall include:

1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;

2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;

3. Payment of fees, as required under Title 3, Revenue and Finance.

B. A review procedure, which shall include:

1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;

2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;

3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;

4. The processing of any exception requests that have been made in conjunction with the subdivision application.

C. A preliminary plat approval procedure, which shall include:

1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;

2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;

3. Receipt of a recommendation from the planning staff;

4. Approval of the preliminary plat as outlined in Section 18.12.030, and issuing a preliminary plat approval letter.

D. A final plat approval procedure, which shall include:

1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;

2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;

3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;

4. Payment of final fees and bond;

5. Recordation of the plat.

18.08.015 - Time limits.

Subdivision applications are subject to expiration according to the following schedule unless, for good cause shown, the applicant is granted an extension of time by the director or director's designee:

A. A subdivision application shall expire if the applicant has not filed any of the required documents for preliminary plat approval within six months of the submission of a complete application.

B. A subdivision application shall expire if the final plat is not submitted to planning and development services within six months of the preliminary plat approval.

C. A subdivision application shall expire if the final plat has not been signed by the county mayor within six months of the approval of the director or director's designee.

D. A subdivision application shall expire if the final plat has not been recorded within six months of the date of the county mayor's signature on the plat.

18.12.010 - Required information.

A. The preliminary plat, prepared on paper twenty-one inches by thirty inches, shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:

a. The proposed name of the subdivision, which name must be approved by the planning and development services division;

b. The location of the subdivision, including:

i. Address,

ii. Section, township and range;

c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;

d. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.

2. Existing Conditions. The plat shall show:

a. The location of and dimensions to the nearest bench mark or monument;

b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;

c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in the light of existing general street plans, other planning commission studies and the County Transportation Improvement Plan;

d. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the tract;

e. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries;

f. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of

at least one hundred feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location;

g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;

h. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible;

i. Contour at vertical intervals of not more than two feet. Highwater levels of all watercourses, if any, shall be indicated in the same datum for contour elevations;

j. Nearest installed fire hydrants on or within five hundred feet of the proposed subdivision.

4. Proposed Subdivision Plan. The subdivision plan shall show:

a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;

b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.

c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;

d. Building setback lines, including showing dimensions where required by the planning commission;

e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;

f. Typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;

g. A tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.

2.3 Other Agency Recommendations or Requirements

County Grading Review - Review Conditionally Approved
The technical review was approved with the following conditions:
1. Submit N.O. I.
2. Need to submit maintenance agreement (for stormwater system)

County Boundary/ CGS Review - Review Conditionally Approved
1. Sent to addressing via email will wait for final plat from planner along with approval letter

County Urban Hydrology Review - Review Approved
1. Will need to sign urban hydrology signature page at the time final fees are paid and before final redecoration of the subdivision plat.

County Building Inspection Review
No issues with the site plan. Conditions of approval are the following:
1. A demolition permit is required for the demolition of the existing home.
2. Building permits are required for the construction of the new homes, and any other structures regulated by the International Residential Code (such as the pavilion).
3. At time of building permit application, provide complete building plans showing compliance with current building code.
4. At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines.

Unified Fire Authority Review
Review approved subject to the following requirements:
1. One hydrant is required
2. Required fire flow of 1500 G.P.M.
3. Verification of fire flow is required.
4. Meet all fire department requirements pertaining to the design of the access road and turn-around.

Health Department Review - Review Approved

Public Works Sanitation (Wasatch Front Waste) Review
1. We will need a private lane agreement to service this subdivision.

County Traffic Engineer - Review Approved

2.4 Other Issues

Planning Review
Staff recommended approval of the Conditional Use Requests and Preliminary approval of the Preliminary Subdivision Plat, conditioned upon addressing all of the following identified issues as well as those identified by other reviewers.

Revised plans are attached that do address many of the following issues raised at the April meeting of the Planning Commission. However, as the Planning Commission requested that the application appear again before the Commission for final approval, the Planning Commission (rather than Planning Staff) will need to determine if the listed conditions have been met to their satisfaction. Staff has reviewed the plan and has made additional recommendations to the Planning Commission regarding compliance with the noted conditions. Some conditions of approval however will require additional follow up by staff as part of the finalization process for the subdivision plat, including any final changes requested by the Planning Commission related to the Conditional Use aspects of the Planned Unit Development.

1. Submit accurate scaled floor plans for all buildings.
   - Staff Response: Floor Plans have been submitted and appear to be accurate. Bedroom count has been verified and the number of amenities provided is sufficient.

2. Submit accurate scaled elevation drawings for all buildings. Architecture to match sketches and simulations provided to the Planning Commission. Call out colors and materials. On sides and rear of buildings that abut residences on adjacent properties or a public street, incorporate similar architectural features and materials as shown for the proposed fronts of the buildings that serve to break up large expanses of wall and create depth and shadow patterns on the face of the building. This could be accomplished through a mix of material and textural changes, undulations in the wall itself, overhangs, window treatments, or other decorative elements.

- Staff Response: The applicant has redesigned the homes an has provided all 4 elevations of the buildings as requested. Architecture is generally consistent with that originally proposed at the April Planning Commission meeting. The re-design of the structures has incorporated a number of wall undulations in the front and rear of the buildings. The side elevations incorporate some vertical material and textural changes but these material and textural changes are incorporated on the rear elevations on a much lesser scale. The Planning Commission will need to determine if the proposed elevations are sufficient to mitigate the visual impacts of the mass and scale of the buildings, or if additional changes or decorative elements are required. **Of note however is the absence the requested exterior colors. Staff anticipates that the applicant will provide these to the Planning Commission for their review and approval at the meeting.**

3. Plans must meet the required 50% open space.

- Staff Response: It appears from the submitted plans that this requirement has been met.

4. The playground must meet the minimum size of 1000 sq. ft.

- Staff Response: This is met with the inclusion of the area of the play structure, the common grass area next to the play structure, and the adjacent sandbox.

5. The playground must be fenced (for safety) as it is located next to the road.

- Staff Response: Please see staff response to #6.

6. The property must be fenced with a solid visual barrier. Fencing Plans need to indicate the type of fence and the location.

- Staff Response: The fencing plans are included in the proposal. They meet the minimum requirements of the ordinance, however staff would like additional direction from the planning commission regarding method and sufficiency of the proposed fencing of the playground area as it pertains to the safety of the future residents.

7. The area between the fence and 1300 East next to the sidewalk needs to be paved with decorative concrete or brick pavers.

- Staff Response: The applicant has proposed brushed concrete be placed in this location. If this level of decoration is not acceptable to the Planning Commission staff suggests that an alternative decoration be discussed and approved by the Planning Commission as part of their final review.

8. Curb and gutter along 1300 east will need to be replaced in the locations of the existing curb cuts.

- Staff Response: The applicant has indicated that this will occur as part of their overall plans.

9. The existing home must be removed before the plat can be recorded.

- Staff Response: Staff will verify compliance with this condition prior to the redecoration of the final subdivision plat.

10. Footing and foundations for each building must be surveyed before concrete may be poured to insure they are located property along the center property line.

- Staff Response: This condition will be listed on the final preliminary plat approval and the compliance

will be checked as part of the subsequent building construction inspections.

11. The subdivision plat shall specifically note that the purpose of the subdivision is to accommodate the division of a two-family dwelling.

- Staff Response: This note now appears on the preliminary plat and staff will insure that it remains on the final plat.

12. Primary residential structures are limited to 2 stories in height from natural grade (28 feet). Finish Grade should not be substantially higher than the surrounding properties.

- Staff Response: This condition is enforced at the time of the building permit and will be specifically listed on the final land use approval letter.

13. A 15 foot minimum setback is required around the perimeter of a PUD development. Street Side Yard Setbacks should be no less than 20 feet.

- Staff Response: This requirement appears to be met.

14. Landscaping Plan package must include all required elements, including (but not limited to) irrigation design and water calculations.

- Staff Response: The landscape plan package has been submitted to the Planning Commission to verify that the proposed plan will meet the requirements of the Planning Commission relative to the mitigation of potential negative impacts on adjacent neighbors. Finalization of the landscape plan details will be completed by the applicant with staff after the Planning Commission review and subject to any changes required by the Planning Commission.

15. Minimum distance from street to the front of the garage door is 20'. This additional parking will function as guest parking.

- Staff Response: This requirement appears to have been met.

16. An easement for the pedestrian walkway needs to be added to the subdivision plat across lots one and two.

- Staff Response: This has been added to the plat as requested.

17. Comply with the recommendations and requirements of all reviewing entities and agencies.

- Staff Response: The reviewers have completed their reviews and have listed a number of final conditions. Most reflect conditions that will run with the project and will be checked for compliance through the remaining subdivision redecoration process or the building permit and inspection processes.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends <u>APPROVAL</u> of the proposed <u>Subdivision</u> with the following conditions:

1) Comply with the recommendations and requirements of all the reviewing entities and agencies.
2)The height of the primary residential structures is limited to two stories (28 feet) from natural existing grade to the midpoint of the roof.
3) Maintain compliance with open space and recreational amenity standards for PUD's.
4)Install landscaping in compliance with chapter 19.77 Water Efficient Landscape Design and Development Standards.
5) Submit scaled elevation drawings for all 4 sides of each building. Architecture to match sketches

and simulations provided to the Planning Commission. Call out colors and materials. On sides and rear of buildings that abut residences on adjacent properties or a public street, incorporate similar architectural features and materials as shown for the proposed fronts of the buildings that serve to break up large expanses of wall and create depth and shadow patterns on the face of the building.

6) Minimum distance from the private street to the front of the garage doors to be 20 feet.

3.2 Reasons for Recommendation

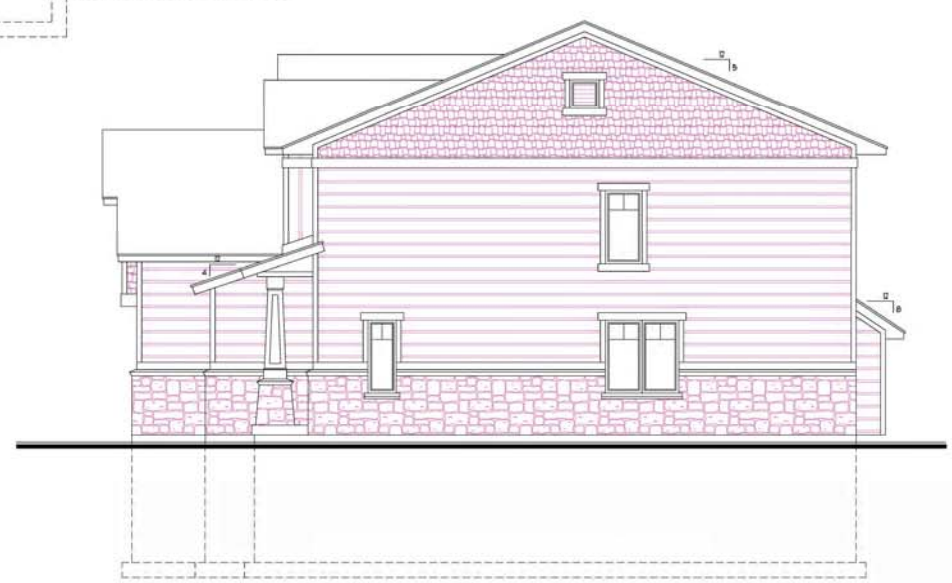
1) The proposed conditions insure compliance with ordinance requirements as well as compliance with applicable development standards.

2) The proposed conditions represent reasonable measures to mitigate potential negative impacts to surrounding properties.

Wed Apr 3 2013 12:27:22 AM.

LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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BUILDING "A"

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ENGINEER OF RECORD	YORK ENGINEERING

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REAR ELEVATION

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

FRONT ELEVATION

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

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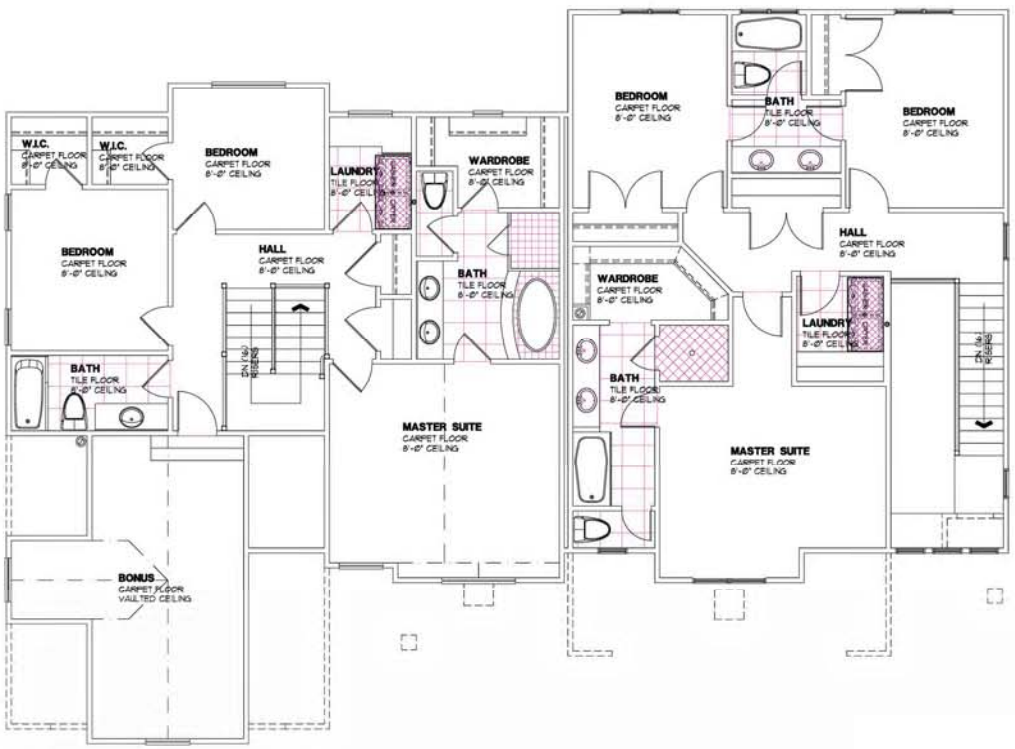

SIENNA PLAN

SCALE: 1/4" = 1'-0" 950 SQ. FT. + 264 SQFT. BONUS

ALPINE PLAN

SCALE: 1/4" = 1'-0" 983 SQ. FT.

UPPER FLOOR PLAN

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

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FOOTING & FOUNDATION PLAN

VP HOMES/BUNGALOWS

BUILDING "A"

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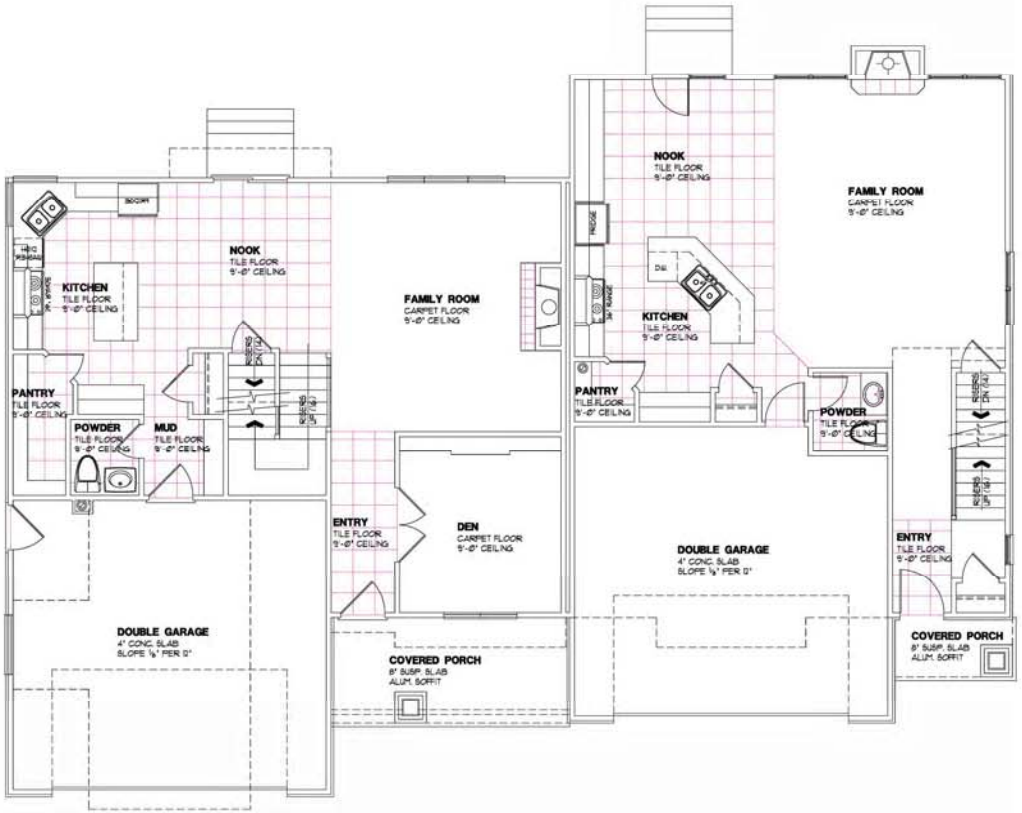

SIENNA PLAN

SCALE: 1/4" = 1'-0" 967 SQ FT

ALPINE PLAN

SCALE: 1/4" = 1'-0" 849 SQ FT

MAIN FLOOR PLAN

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

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MAIN FLOOR PLAN

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BUILDING "A"

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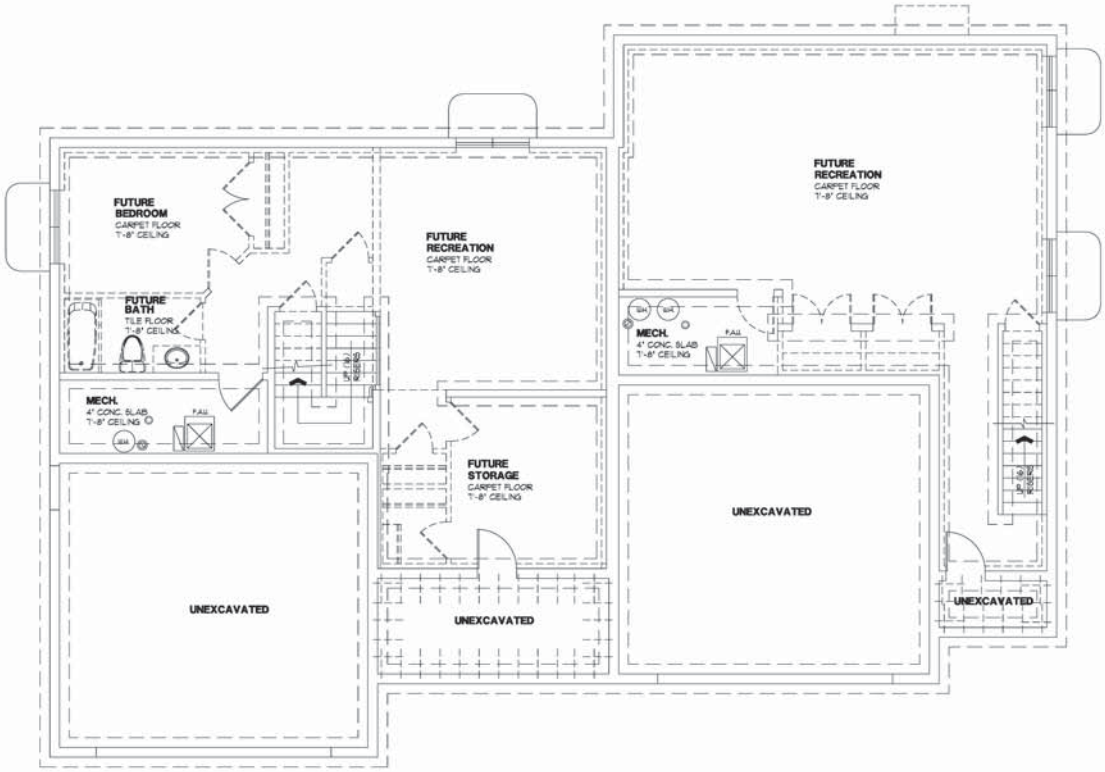

SIENNA PLAN

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

ALPINE PLAN

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

FOOTING & FOUNDATION PLAN

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

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FOOTING & FOUNDATION PLAN

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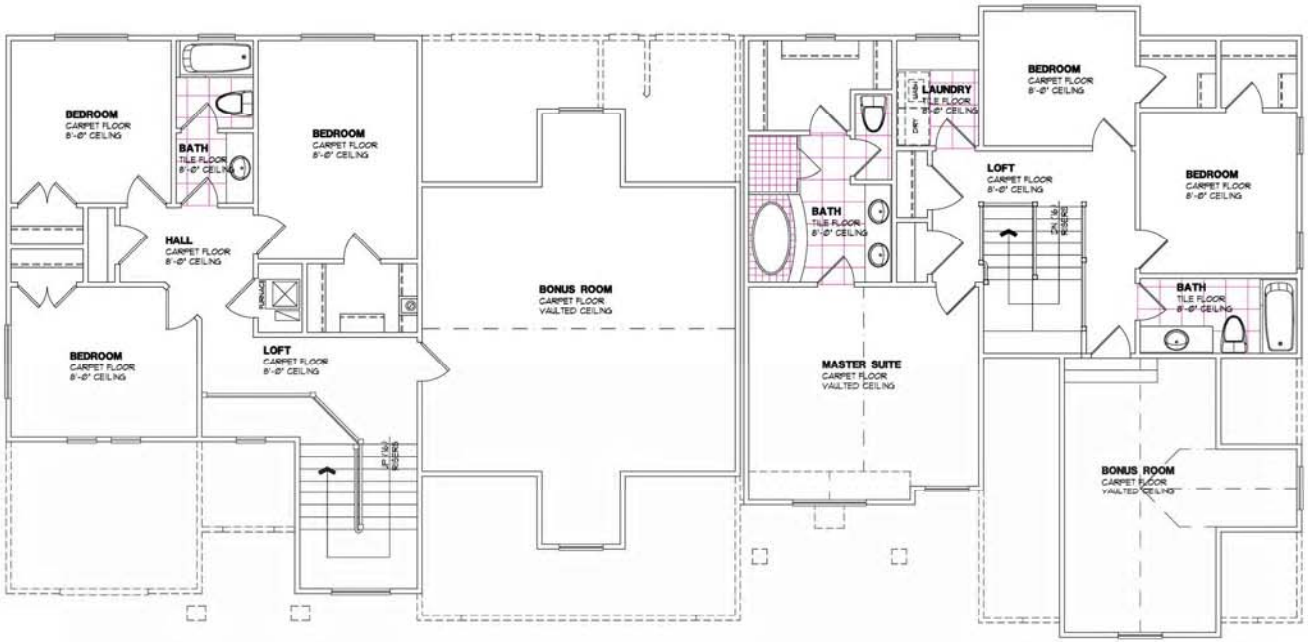

RIVERWOOD PLAN

SCALE: 1/4" = 1'-0" 763 SQ FT + 525 SQFT. BONUS

SIENNA PLAN

SCALE: 1/4" = 1'-0" 948 SQFT. + 242 SQFT. BONUS

UPPER FLOOR PLAN

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

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MAIN FLOOR PLAN

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ENGINEER OF RECORD	CES

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LEFT ELEVATION

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RIGHT ELEVATION

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

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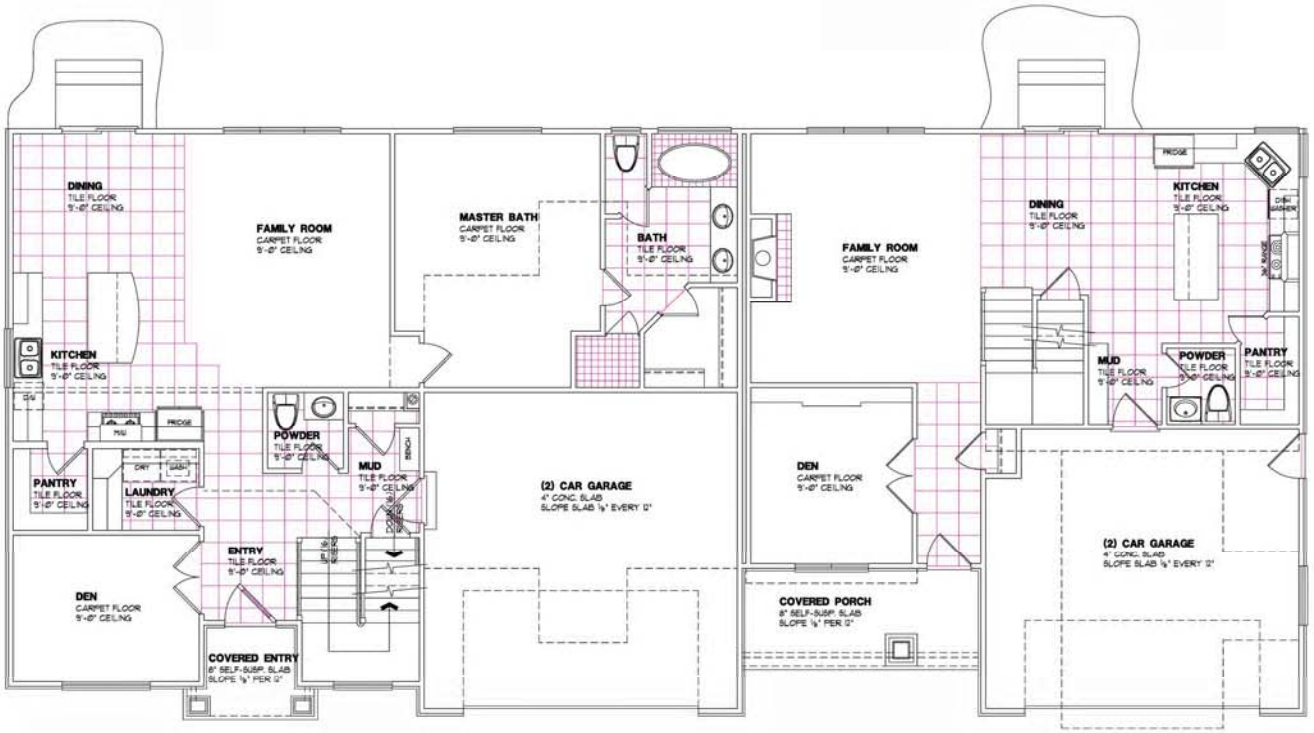

RIVERWOOD PLAN

SCALE: 1/4" = 1'-0" 1439 SQ FT

SIENNA PLAN

SCALE: 1/4" = 1'-0" 942 SQ FT

MAIN FLOOR PLAN

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

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MAIN FLOOR PLAN

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(801) 298-2240
landforms.com

EXTERIOR ELEVATIONS

VP HOMES/ BUNGALOS
BUILDING "B"

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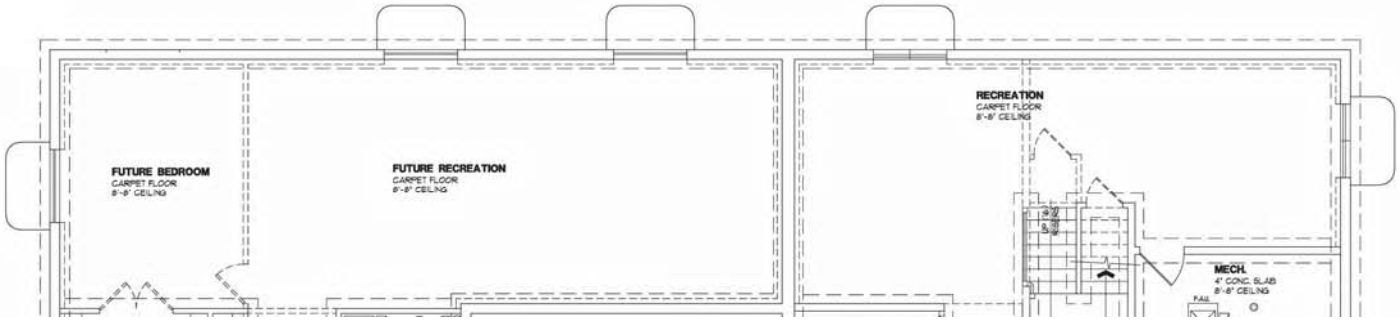
REVISIONS date	Item

RELEASE DATE	5/16/13
CAD TECH	R.D.A.
ENGINEER OF RECORD	CES

SHEET NO. A5



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LOT 142 SUBDIVISION THE BUNGALOWS AT
CITY SALT LAKE COUNTY DATE 5/6/13

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10 East 100 South
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(801) 298-2240
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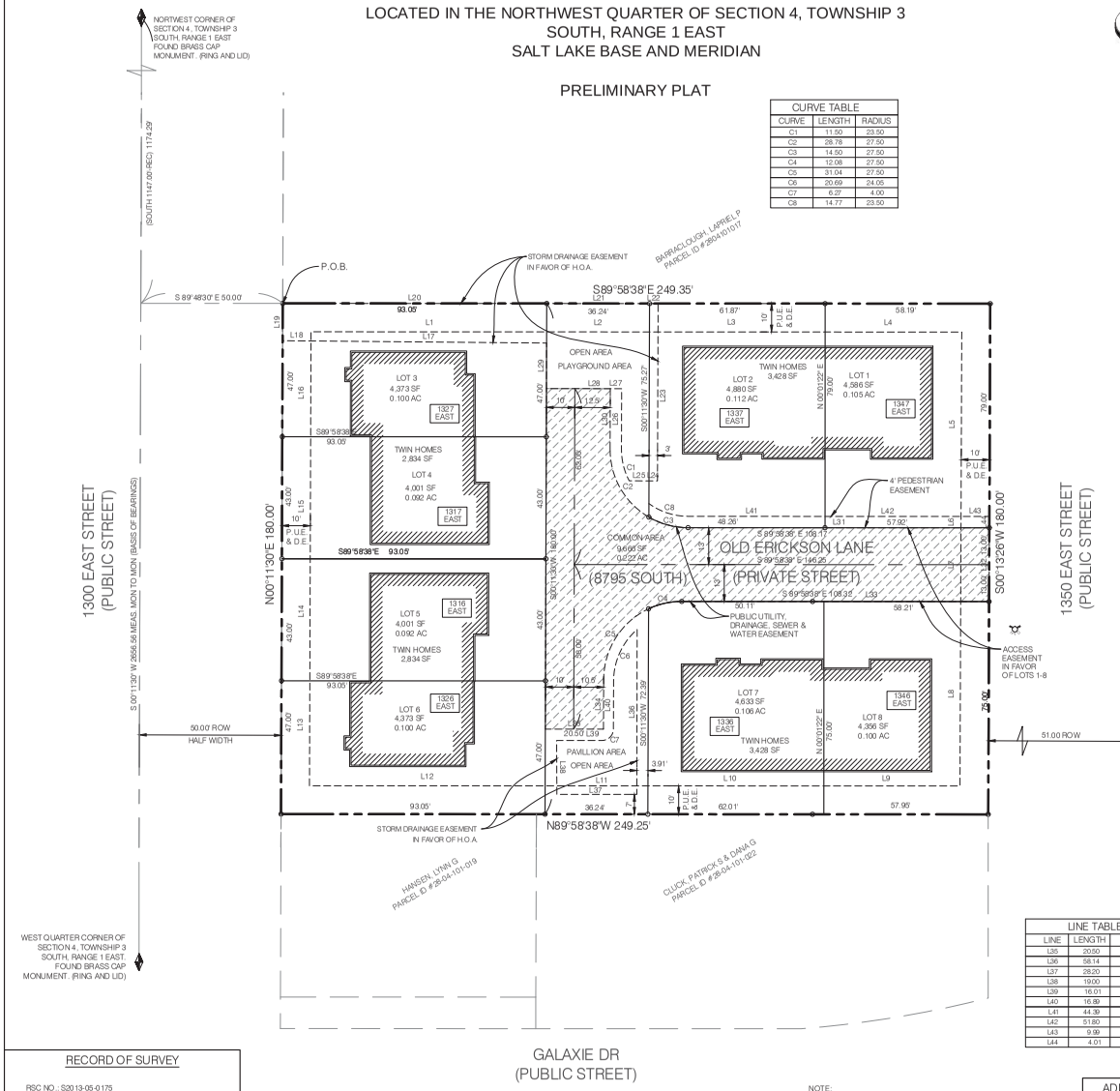
THE BUNGALOWS ON 13TH P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

PRELIMINARY PLAT



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	11.50	23.50
C2	28.78	27.50
C3	14.50	27.50
C4	12.08	27.50
C5	31.04	27.50
C6	20.69	24.05
C7	6.27	4.00
C8	14.77	23.50

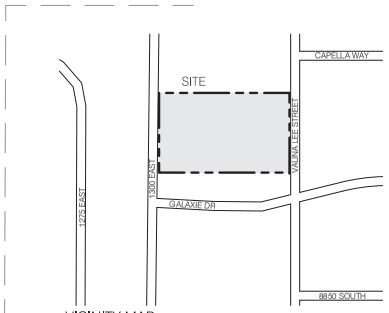
NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

CAPELLA WAY (PUBLIC STREET)



VICINITY MAP
N.T.S

LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- FIRE HYDRANT
- ACCESS, PUBLIC UTILITY, DRAINAGE, WATER & SEWER EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L35	20.50	N 89°58'38" W
L36	58.14	S 00°0'814" W
L37	28.20	N 89°58'38" W
L38	19.00	N 00°1447" W
L39	16.01	S 89°5838" E
L40	16.89	N 00°1130" E
L41	44.39	S 89°5838" E
L42	51.80	S 89°5838" E
L43	9.99	S 89°5838" E
L44	4.01	S 00°0723" W

LINE TABLE		
LINE	LENGTH	BEARING
L18	10.00	N 89°2928" W
L19	13.16	N 00°1130" E
L20	93.05	S 89°5824" E
L21	36.24	S 89°5824" E
L22	3.00	S 89°5824" E
L23	62.50	S 00°1130" W
L24	3.00	N 89°4830" W
L25	6.98	N 89°4830" W
L26	21.43	N 00°1130" E
L27	4.00	N 89°5838" W
L28	22.50	N 89°5838" W
L29	16.05	N 00°1130" E
L30	21.43	S 0°1130" W
L31	105.17	S 89°5838" E
L32	26.00	S 00°1326" W
L33	108.32	N 89°5838" W
L34	17.58	S 00°1130" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.05	S 89°5838" E
L2	36.24	S 89°5838" E
L3	58.03	S 89°5838" E
L4	52.03	S 89°5838" E
L5	65.00	S 00°1326" W
L6	4.00	S 00°1326" W
L7	26.00	S 00°1326" W
L8	65.00	S 00°1326" W
L9	51.96	N 89°5838" W
L10	58.01	N 89°5838" W
L11	36.24	N 89°5838" W
L12	83.05	N 89°5838" W
L13	43.00	N 00°1130" E
L14	37.00	N 00°1130" E
L15	37.00	N 00°1130" E
L16	43.00	N 00°1130" E
L17	83.05	N 89°2928" W

NOTE:
THE PURPOSE OF THE SUBDIVISION IS TO ACCOMMODATE THE DIVISION OF TWO-FAMILY DWELLINGS.

SURVEYORS CERTIFICATE

I, DALE K. BENNET, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. HAS BEEN FILED AS #S2013-05-0175 IN THE SALT LAKE COUNTY SURVEYORS OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

THE BUNGALOWS ON 13TH P.U.D.

BOUNDARY DESCRIPTION

COMMENCING ON THE EASTERLY RIGHT OF WAY OF 1300 EAST STREET, SAID POINT BEING 1174.29 FEET SOUTH 00°1130" WEST ALONG THE SECTION LINE AND SOUTH 89°48'30" EAST 50.00 FEET FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 89°48'30" EAST 249.35 FEET TO THE WESTERLY LINE OF VAUNA LEE STREET; THENCE SOUTH 00°13'26" WEST ALONG SAID WESTERLY LINE 180.00 FEET; THENCE NORTH 89°58'38" WEST 249.25 FEET TO THE EASTERLY LINE OF 1300 EAST STREET; THENCE NORTH 00°1130" EAST ALONG SAID EASTERLY LINE 180.00 FEET TO BEGINNING.

CONTAINS 44,873 SQUARE FEET
3.030 ACRES, MORE OR LESS
9 LOTS INCLUDING 1 COMMON AREA

DALE K. BENNETT No. 103381

PRELIMINARY ONLY

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT___, THE___UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

THE BUNGALOWS ON 13TH P.U.D.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY_____ HAVE HEREUNTO SET _____ _____THIS _____ ____DAY OF_____A.D., 20___.

ACKNOWLEDGMENT

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

ON THE ____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT_____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

RECORD OF SURVEY

RSC NO.: S2013-05-0175

SIGNED DATE

ADDRESS FRONTAGE APPROVED

SIGNED DATE

UNIFIED FIRE AUTHORITY APPROVAL

SIGNED DATE

THE BUNGALOWS ON 13TH P.U.D.

LOCATED IN NORHTWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RNAGE 1 EAST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 07/21/2011

CHECKED FOR ZONING COMPLIANCE

ZONE:_____ LOT AREA:_____
LOT WIDTH:_____ FRONT YARD:_____
SIDE YARD:_____ REAR YARD:_____

SIGNED DATE

HEALTH

APPROVED THIS_____DAY OF _____ A.D., 20____.

SALT LAKE VALLEY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS_____DAY OF _____ A.D., 20___, BY THE SALT LAKE COUNTY PLANNING COMMISSION.

SALT LAKE COUNTY PLANNING COMMISSION

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

PLAN REVIEW SECTION MANAGER DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF _____ A.D., 20___.

SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS_____DAY OF _____ A.D., 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR OR DESIGNEE

SALT LAKE COUNTY RECORDER

RECORDED #_____

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

FEE $_____

SALT LAKE COUNTY RECORDER

1212153sp.dwg

BUNGALOWS ON 13TH PUD
LANDSCAPE IMPROVEMENT PLANS

OWNER:
VP HOMES
2219 EAST LORITA WAY
COTTONWOOD HEIGHTS, UTAH 84096
ATTN: TY VRANES
PHONE: 801-201-7654
EMAIL: TY@VPHOMESUTAH.COM

INFORMATION

LANDSCAPE DESIGN INTENT
THE DESIGN INTENT IS TO HAVE A SIMPLE, CLEAN PLANTING DESIGN TO TIE THE NEIGHBORHOOD TOGETHER ANCHORING THE HOMES TO THE LAND. IN OTHER WORDS SIMPLE ELEGANCE. THE PLANT MATERIALS USED WILL BE LOW WATER USE OR DROUGHT TOLERANT. THE PLANTING AND IRRIGATION DESIGN TO FOLLOW COUNTY CODE WITH QUANTIES, COVERAGE AND WATER EFFICIENCY.

SITE DISTURBANCE
THE ENTIRE SITE WILL BE DISTURBED.

CONSULTANTS

LANDSCAPE ARCHITECT:

GREG GRAHAM, ASLA
EDA LAND PLANNING, P.C.
772 EAST 3300 SOUTH SUITE 110

SHEET INDEX

T	TITLE SHEET
L-1.1	LANDSCAPE CONSTRUCTION PLAN
L-1.2	CONSTRUCTION DETAILS
L-2.1	IRRIGATION PLAN
L-2.2	IRRIGATION DETAILS
L-2.3	IRRIGATION SPECIFICATIONS

EDA
LAND PLANNING, P.C.
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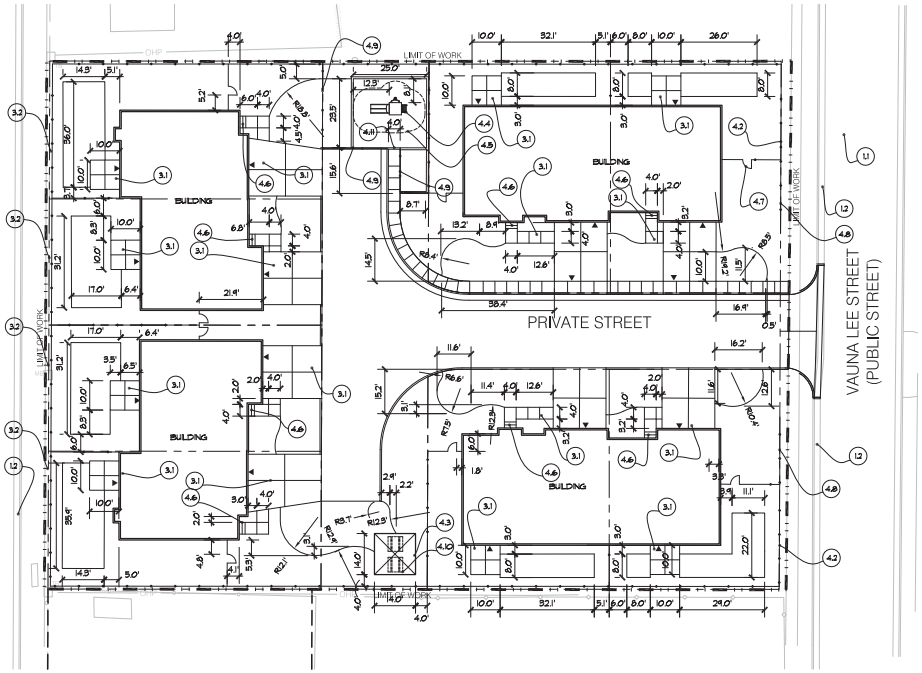
Planning - Urban Design
The art of place making for people
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2290 Fax. 801-924-3207

LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRAHAM
JUNE 24, 2014
5497531
STATE OF UTAH

date	by



0' 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

Underground Service Alert
Call: 811
TWO WORKING DAYS BEFORE YOU DIG

Avoid overhead power line contact
Call before you OVERHEAD

Call before you Dig
Avoid costly emergency utility bills. Call Ahead.
Call 811
1-800-227-2600

LANDSCAPE CONSTRUCTION CALLOUTS & LEGEND

1.0 EXISTING SITE WORK

(1.1) EXISTING ASPHALT ROADWAY
(1.2) EXISTING CURB & GUTTER (OFF SITE)
(1.3) EXISTING CONCRETE SIDEWALK
(1.4) EXISTING RIGHT-OF-WAY

2.0 SAND, ROCK, & RIPRAP

(2.1) PLAYGROUND SAND. SEE DETAIL 'B' SHEET L-1.2.
(2.2) PLAYGROUND SAFETY SURFACE: MATERIAL SHALL BE: SOFTFALL ENGINEERED WOOD FIBER SOFT FALL MATERIAL. DEPTH SHALL BE 12" MINIMUM. INSTALL PER MANUFACTURE'S DETAILS AND SPECIFICATIONS. SEE DETAIL 'B' SHEET L-1.2.
(2.3) DECORATIVE RIVER ROCK FOR EROSION CONTROL. SEE PLANTING PLANS FOR ROCK TYPE AND DEPTH. SEE DETAIL 'H' SHEET L-1.2.

SYMBOL LEGEND

▼ 1/2" EXPANSION JOINT WITH FILLER AND SEALER AS PER GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS. EXPANSION JOINTS SHALL NOT BE MORE THAN 30' ON CENTER.

ALL OTHER JOINTS SHALL BE TOOLED CONTROL JOINTS

3.0 PAVING MATERIALS

(3.1) CONCRETE PAVING PER DETAIL 'A' SHEET L-1.2. MEDIUM BROOM FINISH.
(3.2) DECORATIVE CONCRETE BAND BETWEEN FENCE AND EXISTING CONCRETE WALK. TEXTURE AND COLOR TO BE SELECTED BY OWNER. SEE DETAIL 'A' SHEET L-1.2. MEDIUM BROOM FINISH.

4.0 STRUCTURES & FURNISHINGS

(4.1) CONCRETE PLAYGROUND CURB, SEE DETAIL 'B' SHEET L-1.2.
(4.2) VINYL FENCE, SEE DETAIL 'C' SHEET L-1.2.
(4.3) TRELLIS, SEE DETAIL 'D' SHEET L-1.2.
(4.4) PLAY STRUCTURE, SEE DETAIL 'E' SHEET L-1.2.
(4.5) PLAY STRUCTURE FALL ZONE. NO CONCRETE OR HARD STRUCTURES OUTSIDE OF THE PLAY STRUCTURE IN THIS ZONE.
(4.6) STAIRS, SEE DETAIL 'F' SHEET L-1.2.
(4.7) VINYL GATE TYP. IN FENCE, COLORS AND STYLE TO MATCH FENCING. FOOTING SHALL BE 16" SIDE AND 36" DEEP MINIMUM FOR GATE STABILITY. INSTALL AS PER MANUFACTURES DETAILS AND SPECIFICATIONS.
(4.8) 3' HIGH VINYL FENCE.
(4.9) 4' HIGH TUBE STEEL FENCE AROUND PLAYGROUND, SEE DETAIL K, SHEET L-1.2.
(4.10) PICNIC TABLE, SEE DETAILS FOR MANUFACTURE AND MODEL, SEE DETAIL J SHEET L-1.2.
(4.11) OPENING IN FENCE AT SIDEWALK. NO GATE.

GENERAL LANDSCAPE CONSTRUCTION NOTES:

GENERAL

1. ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.

2. ALL FORMS AND ALIGNMENT OF PAVING ARE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO POURING FOR APPROVAL (GIVE A MINIMUM OF 48 HOURS NOTICE).

3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.

4. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLANS.

5. EXPANSION JOINTS SHALL BE PROVIDED WHERE CONCRETE FLAT WORK ABUTS WALLS UNLESS OTHERWISE NOTED, STAIRS, BUILDINGS, CURBS, COLUMNS, POOL BOND BEAMS AND ANY EXISTING CONCRETE PAVING OR STRUCTURES. EXPANSION JOINTS SHALL BE AS PER DETAIL 'A' SHEET L-1.2.

6. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST RESIDENTIAL BUILDING CODE ADOPTED BY THE COUNTY OF SALT LAKE.

7. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS & SPECIFICATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.

9. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIAL.

10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE OWNER'S REPRESENTATIVE DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS OR DETAILED INSPECTIONS.

11. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.

12. BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR FOR ALL ELEMENTS OF THE DESIGN REQUIRED BY LOCAL CODE.

13. WHERE WATER PROOFING IS INDICATED ON THE PLANS OR DETAILS FOR RETAINING WALLS, PLANTER WALLS, FLASH WALLS OR ANY OTHER VERTICAL WHERE WATER PROOFING IS INDICATED ON THE PLANS OR DETAILS FOR MOISTURE BARRIER, THE WATERPROOFING SHALL CONSIST OF YELLOW JACKET MEMBRANE AND AN APPROVED WATER PROOFING COMPOUND SUCH AS THOROSEAL.

14. CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL EQUIPMENT, SITE FURNISHINGS, SHADE STRUCTURES, MATERIALS, ETC. FOR APPROVAL. FOR VERIFICATION OF COLOR, CONTRACTOR SHALL SUBMIT A SAMPLE OF COLOR AS PART OF THE SUBMITTAL PACKAGE.

FORMWORK, REMOVAL OF FORMS AND SHORES

1. THE CONTRACTOR SHALL DESIGN ALL FORMS AND SUPPORTING SHORES IN CONFORMANCE WITH ACI 347-95. DESIGN SHALL INCLUDE RATE AND METHOD OF PLACING CONCRETE AND CONSTRUCTION LOADS, INCLUDING VERTICAL, HORIZONTAL, AND IMPACT LOADS. FORMS SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR AND PROPERLY BRACED OR TIED TO MAINTAIN POSITION AND SHAPE.

REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR SIZES #4 AND GRADE 60 FOR SIZES #5 AND LARGER.

2. WELDED FABRIC (MESH) SHALL CONFORM TO THE LATEST REVISED ASTM A185. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A85, YIELD STRENGTH 60 KSI.

3. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12.1 USING PROPER LOW HYDROGEN ELECTRODES. ALL BARS TO BE WELDED SHALL CONFORM TO ASTM A706.

4. ALL BARS IN MASONRY SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS (2'-0" MIN.) AT ALL SPLICE UNLESS NOTED OTHERWISE.

5. ALL BARS IN CONCRETE SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS (2'-0" MIN.) AT ALL SPLICE UNLESS NOTED OTHERWISE.

6. SPLICES OF HORIZONTAL REBAIR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4'-0" MINIMUM.

7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING UNLESS NOTED OTHERWISE.

8. ALL BENDING OF REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE ACCEPTED BY THE CITY OF MESQUITE.

9. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH MATERIAL TESTING & INSPECTION STANDARDS AND PROCEDURES. FOR PROPER TESTING & INSPECTION METHODS SEE GENERAL & TECHNICAL SPECIFICATIONS.

CONCRETE

1. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.

2. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.

3. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE V IOAC AND SULFATE RESISTANT.

4. WATER SHALL BE POTABLE, CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR REINFORCEMENT.

5. ADMIXTURES TO BE USED IN CONCRETE SHALL BE SUBJECT TO PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE.

6. MAXIMUM PERMISSIBLE WATER-CEMENT RATIOS FOR CONCRETE WHEN STRENGTH DATA FROM TRIAL BATCHES ARE NOT AVAILABLE SHALL CONFORM TO TABLE 4.5 OF ACI STANDARD 318-95. MAXIMUM SLUMP SHALL BE 4 INCHES FOR SLABS, AND 5 INCHES FOR FOOTINGS.

7. CONCRETE SHALL BE CURED WHILE IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT. METHODS FOR ACCELERATED CURING SHALL HAVE PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

8. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
SLABS ON GRADE ..... CENTER OF SLAB
CONCRETE BELOW GRADE, FORMED ..... 3"
CONCRETE BELOW GRADE,
UNFORMED (POURED AGAINST EARTH).....3"
CONCRETE EXPOSED TO WEATHER.....1 1/2"

9. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.

10. PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.

11. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO CONCRETE, CURBS AND SLAB DEPRESSIONS.

12. ALL CONCRETE SHALL BE IN ACCORDANCE WITH TESTING AND INSPECTION STANDARDS AND PROCEDURES AS PER SALT LAKE COUNTY STANDARD DETAILS AND SPECIFICATIONS.

EDA
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The art of place making for people
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-524-2286 Fax. 801-524-2287

LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRANGE
JUNE 24, 2013
#49753
STATE OF UTAH

no.	revisions	date	by

Scale: 1" = 20'-0"
Date: JUNE 24, 2013
Drawn By: GGG
Approved By: GGG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

LANDSCAPE CONSTRUCTION PLAN

North

Job No.
13-006

Sheet No.
L-1.1
2 of 9

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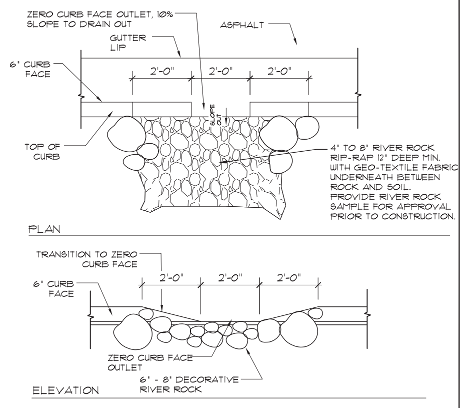
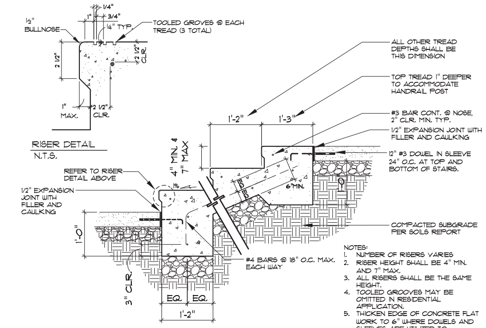
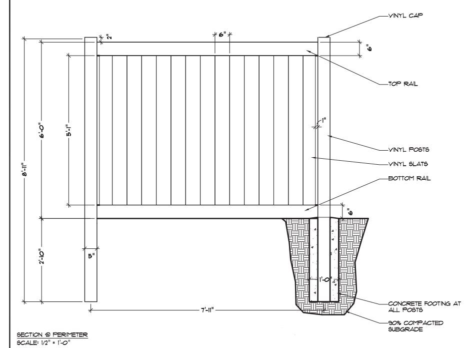


H | DECORATIVE RIVER ROCK FOR EROSION CONTROL

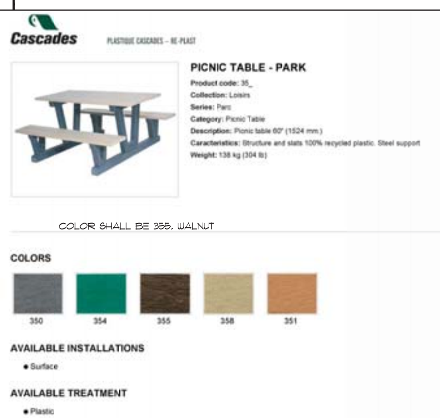


F | STEPS FROM WALK TO PORCH SCALE = 3/4" = 1'-0"



C | VINYL FENCING

L | -


Cascades PLASTIQUE CASCADES – RE-PLAST

PICNIC TABLE - PARK

Product code: 35_
Collection: Loisirs
Series: Parc
Category: Picnic Table
Description: Picnic table 60" (1524 mm.)
Caracteristics: Structure and slats 100% recycled plastic. Steel support
Weight: 138 kg (304 lb)

COLOR SHALL BE 355, WALNUT

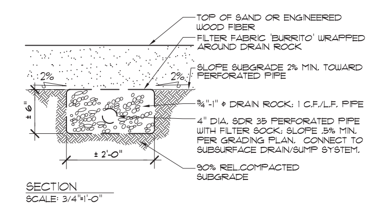
COLORS

350 354 355 358 351

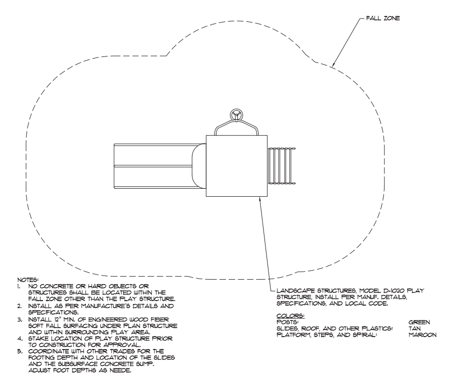
AVAILABLE INSTALLATIONS
- Surface

AVAILABLE TREATMENT
- Plastic

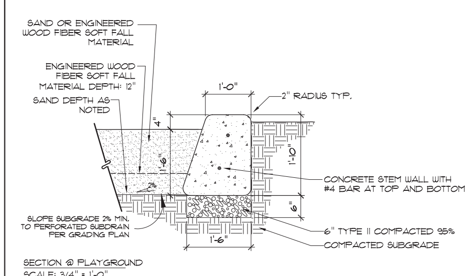
K | PICNIC TABLE



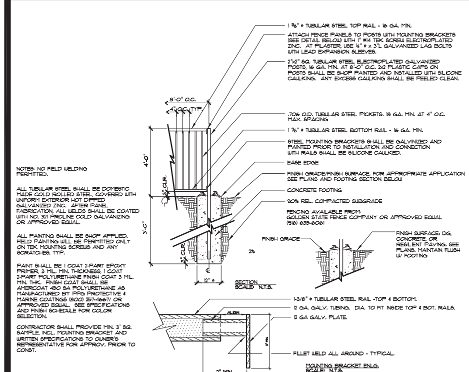
G | PLAYGROUND SUBSURFACE DRAIN SCALE = NTS



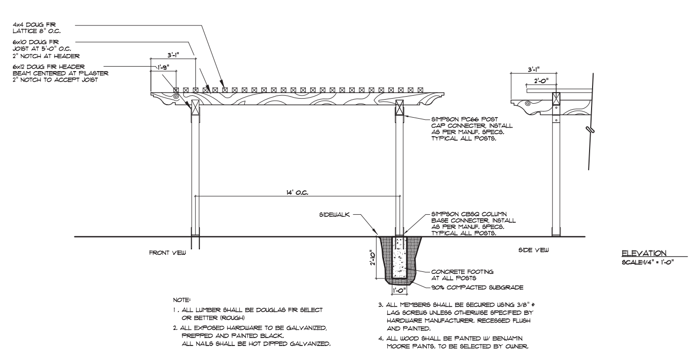
E | PLAY STRUCTURE SCALE = NTS



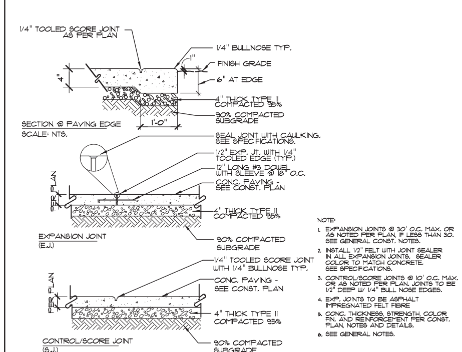
B | CURB AT SAND & SOFTFALL AREAS SCALE = NTS



J | TUBE STEEL FENCE



D | TRELLIS SCALE = 1/4" = 1'-0"



A | CONCRETE PAVING SCALE = NTS

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Ph. 801-924-2296 Fax. 801-924-2297

LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRAHAM
JUNE 24, 2013
349753
STATE OF UTAH

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

no.	revisions	date	by
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△			

Scale:
Date: JUNE 24, 2013
Drawn By: GGJ
Approved By: GGG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

CONSTRUCTION DETAILS

North

Job No. 13-006

Sheet No. L-1.2
3 of 9

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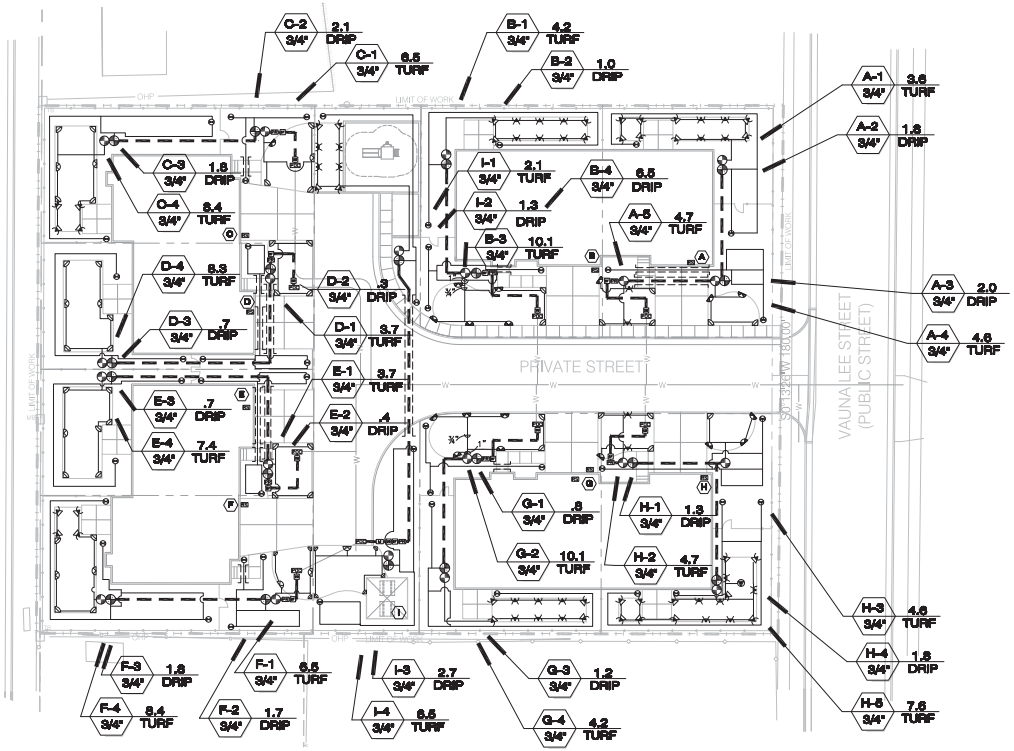

IRRIGATION LEGEND

HEAD SYMBOL	MAKER	MODEL NUMBER-DESCRIPTION	NOZZLE	PATTERN				GPM			PRECIP. PSI	RADIUS	DETAIL
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	15H			180°			1.85		1.58	30	15'	B
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	15 HE-VAN	90-270°					1.85		1.58	30	15'	B
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	15Q				90°			.92	1.58	30	15'	B
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	8F	360°				1.05			1.58	30	8'	B
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	8H			180°				.52	1.58	30	8'	B
	RAINBIRD	1806 SAM PRS 6" POP-UP TURF SPRAY	8Q				90°			.26	1.58	30	8'	B

IRRIGATION LEGEND

SYMBOL LEGEND	MAKER	MODEL NUMBER-DESCRIPTION	DETAIL
POC		POINT OF CONNECTION	N/A
SW	APPROVED	BRASS STOP AND WASTE VALVE, SIZE AS PER LINE	S
BF	WILKINS	MODEL 975XLS, WITH "Y" STRAINER, SIZE 3/4"	R
PR	APPROVED	BRASS PRESSURE REDUCING VALVE, SIZE AS PER LINE. ONLY REQUIRED IF PRESSURE AT THE POINT-OF-CONNECTION EXCEEDS 80 PSI.	F
RS	RAINBIRD	RSD-BEX RAIN SENSOR, HARD WIRED INTO CONTROLLER, LOCATE AND MOUNT AS PER MANUFACTURES DETAILS AND SPECIFICATIONS, ONE PER RESIDENTIAL UNIT	
	RAINBIRD	ESP-RZX SERIES CONTROLLER, 8 STATION, RESIDENTIAL CONTROLLERS SHALL BE WALL MOUNTED IN GARAGE, COMMON AREA SHALL BE A PEDESTAL MOUNT BEHIND SHADE STRUCTURE.	M
	RAINBIRD	XCZ-075-PRF CONTROL ZONE KIT, W/ 3/4" BASKET FILTER/PRESSURE REGULATOR AND 3/4" BALL VALVE & PRESSURE REG.	G
	RAINBIRD	DVF SERIES REMOTE CONTROL VALVE, SEE PLAN FOR SIZE	F
	NELSON	7600 SERIES-3/4" QUICK COUPLING VALVE W/ LOCKING COVER, KEY AND LOCKING TOP WRENCH	I
	APPROVED	PVC SCHEDULE 40 MAINLINE, UNSIZED 3/4", SIZE 1 1/4"	O,P
	RAIN BIRD	XT-700 FLEXIBLE POLY PIPE DISTRIBUTION TUBING IN DRIP ZONES	J,L
	APPROVED	XQ 1/4" DISTRIBUTION TUBING FOR CONNECTION FROM XT-700 TO DRIP EMITTER	L
	APPROVED	PVC SCHEDULE 40 LATERAL LINE IN TURF ZONES, SIZE 3/4"	O
	APPROVED	PROVIDE MAINLINE CAP FOR FUTURE USE	N/A
	APPROVED	PVC SCH 40 SLEEVES TWICE THE DIAMETER OF PIPE OR WIRES BEING SLEEVED. PROVIDE A SLEEVE FOR EACH MAINLINE, EACH LATERAL, AND EACH SET OF COMMUNICATION WIRES UNDER PAVED SURFACES.	O
	APPROVED	CONTINUATION OF LATERAL OR MAINLINE, REFER TO ADJACENT MATCHLINE SHEET NO.	N/A
	HAMMOND	IB645 GATE VALVE, LINE SIZE	H
	JAIN	FCHL-L (LOW): 0.6 GPM REQUIRED TO CLOSE; REOPENS WHEN PRESSURE FALLS BELOW 1 PSI	K
AV	RAIN BIRD	ARV075 AIR/VACUUM RELIEF VALVE, PROVIDE ON AIR/VACUUM RELIEF VALVE ON ALL DRIP IRRIGATION ZONES AT THE HIGHEST POINT OF ELEVATION WITHIN THAT ZONE.	T
P	APPROVED	PULL BOX - PLACE EVERY 200 LIN. FEET AND AT ALL CHANGES OF DIRECTION FOR IRRIGATION COMMUNICATION WIRES.	N
		SEE DETAILS ON SHEET L-2.2.	

(2) GPH (MANUFACTURE) GXBC10 1.0 GALLON PER HOUR EMITTERS PER SHRUB WITH ¼" POLY PIPE DISTRIBUTION TUBING CONNECTED TO ½ POLY PIPE DRIP PIPE.

(8) GPH (MANUFACTURE) GXBC20 2.0 GALLON PER HOUR EMITTERS WITH ¼" POLY PIPE DISTRIBUTION TUBING CONNECTED TO ½ POLY PIPE PER 2" CALIPER TREE, 15 GALLON TREE, AND 6' EVERGREEN TREE. (10) GPH (MANUFACTURE) GXBC20 2.0 GALLON PER HOUR EMITTERS WITH ¼" POLY PIPE DISTRIBUTION TUBING CONNECTED TO ½ POLY PIPE PER 2 1/2" CALIPER TREE AND LARGER. SEE IRRIGATION DETAIL C , SHEET NO. L-7.7 AND SPECIFICATION BOOK.

VALVE NO. — A-1 — GPM
VALVE SIZE — .1" — 5.0 TURF — PLANT TYPE

POINT OF CONNECTION

RUN NEW 1¼" MAINLINE FROM CULINARY WATER LINES GOING INTO RESIDENTIAL UNITS AFTER WATER METER. PROVIDE ¾" WATER METER FOR COMMON AREA IRRIGATION. INSTALL STOP & WASTE VALVES AND BACKFLOW PREVENTORS AFTER POINT OF CONNECTION AND LOCATE BACKFLOW IN SHRUB AREAS. INSTALL PRESSURE REDUCING VALVE AFTER BACKFLOW.

VALVE BOXES

ALL REMOTE CONTROL VALVES, GATE VALVES, FLUSH VALVES, AND PRESSURE RELIEF VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS. COMPLETE WITH LOCKING GREEN COVERS. ALL VALVE BOXES SHALL BE CARSON OR AMETEK OR APPROVED EQUAL, AND SHALL BE MARKED INDICATING CONTROLLER AND STATION NUMBER FOR CONTROL VALVES WITH 1" HEAT BRANDED LETTERS. MAINTAIN 18" DISTANCE FROM ALL HARD SURFACES.

IRRIGATION CONTROLLERS

EACH RESIDENTIAL UNIT AND THE COMMON AREA SHALL HAVE ONE CONTROLLER EACH FOR A TOTAL OF 9 CONTROLLERS.

Underground Service Alert

Call: 811

TWO WORKING DAYS BEFORE YOU DIG

IRRIGATION NOTES

CONTRACTOR SHALL REVIEW VALVE SEQUENCING WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE AND OBTAIN APPROVAL OF SEQUENCING PLAN PRIOR TO INSTALLATION.

NOTES:

1. ALL PIPING SHALL MEET IAPMO AND NSF STANDARDS FOR PVC TYPE 1, GRADE 1 PIPE
2. ALL HOSEBIBS SHALL HAVE A SIGN SAYING "NON-POTABLE WATER. DO NOT DRINK."
3. IRRIGATION SYSTEM NEEDS A MIN. PSI 50 AND A MIN. 8 GPM AT POC. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCY.
4. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN INCONSPICUOUS SHRUB AREAS.
5. DRIP EMITTERS SHALL BE PLACED AROUND ROOTBALL OF TREES AND SHRUBS ENSURING ROOTBALL RECEIVES WATER FROM ALL EMITTERS.
6. CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS WITHOUT LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION. ANY WORK FOUND NOT IN CONFORMANCE IN MATERIAL, QUALITY, AND CRAFTSMANSHIP SHALL BE REPLACED BY THE CONTRACTOR TO THE STANDS WRITTEN AND SHOWN ON THESE THESE DRAWINGS AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THESE DRAWINGS SHALL BE CONSIDERED INCORPORATED INTO ANY CONTRACT THE CONTRACTOR ENTERS INTO WITH THE OWNER OF THIS PROJECT FOR THE IMPROVEMENTS DEPICTED ON THESE PLANS AND SPECIFICATIONS. ANY DEVIATION FROM THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT SHALL BE CONSIDERED A MATERIAL BREACH OF CONTRACT. THE OWNER SHALL BE ENTITLED TO SEEK REDRESS FROM THE CONTRACTOR'S COMPLIANCE TO THESE PLANS AND SPECIFICATIONS OR THROUGH OTHER LEGAL MEANS.
8. CONTRACTOR SHALL HAVE A 3RD PARTY IRRIGATION AUDIT PERFORMED BY IRRIGATION AUDITOR CERTIFIED BY THE IRRIGATION ASSOCIATION ON ALL TURF AREAS AND VISUAL INSPECTION OF ALL DRIP IRRIGATION AREAS. TURF AREAS SHALL HAVE A MINIMUM DISTRIBUTION UNIFORMITY OF 60% AS PER THE COUNTY OF SALT LAKE IRRIGATION SYSTEM REQUIREMENT.

IRRIGATION SCHEDULE:

ZONE	PLANT TYPE	IRRIGATION TYPE	GPM	PRECIP. RATE	RUN TIME IN MIN.	WATER DAYS PER WEEK	CYCLE TIME IN MIN.	ZONE	PLANT TYPE	IRRIGATION TYPE	GPM	PRECIP. RATE	RUN TIME IN MIN.	WATER DAYS PER WEEK	CYCLE TIME IN MIN.
A-1	TURF	SPRAYS	3.6	1.58	15	4	N/A	F-1	TURF	SPRAYS	6.5	1.58	15	4	N/A
A-2	LOW WATER	DRIP	1.8	N/A	20	4	N/A	F-2	LOW WATER	DRIP	1.7	N/A	20	4	N/A
A-3	LOW WATER	DRIP	2.0	N/A	20	4	N/A	F-3	LOW WATER	DRIP	1.8	N/A	20	4	N/A
A-4	TURF	SPRAYS	4.6	1.58	15	4	N/A	F-4	TURF	SPRAYS	8.4	1.58	15	4	N/A
A-5	TURF	SPRAYS	4.7	1.58	15	4	N/A	G-1	TURF	SPRAYS	0.8	N/A	20	4	N/A
B-1	TURF	SPRAYS	4.2	1.58	15	4	N/A	G-2	LOW WATER	DRIP	10.1	N/A	20	4	N/A
B-2	LOW WATER	DRIP	1.0	N/A	20	4	N/A	G-3	TURF	SPRAYS	1.2	1.58	15	4	N/A
B-3	TURF	SPRAYS	10.1	1.58	15	4	N/A	G-4	LOW WATER	DRIP	4.2	N/A	20	4	N/A
B-4	LOW WATER	DRIP	6.5	N/A	20	4	N/A	H-1	LOW WATER	DRIP	1.3	N/A	20	4	N/A
C-1	TURF	SPRAYS	6.5	1.58	15	4	N/A	H-2	TURF	SPRAYS	4.7	1.58	15	4	N/A
C-2	LOW WATER	DRIP	2.1	N/A	20	4	N/A	H-3	TURF	SPRAYS	4.6	1.58	15	4	N/A
C-3	LOW WATER	DRIP	1.8	N/A	20	4	N/A	H-4	LOW WATER	DRIP	1.8	N/A	20	4	N/A
C-4	TURF	SPRAYS	8.4	1.58	15	4	N/A	H-5	TURF	SPRAYS	7.6	1.58	15	4	N/A
D-1	TURF	SPRAYS	3.7	1.58	15	4	N/A	I-1	TURF	SPRAYS	2.1	1.58	15	4	N/A
D-2	LOW WATER	DRIP	.3	N/A	20	4	N/A	I-2	LOW WATER	DRIP	1.3	N/A	20	4	N/A
D-3	LOW WATER	DRIP	.7	N/A	20	4	N/A	I-3	LOW WATER	DRIP	2.7	N/A	20	4	N/A
D-4	TURF	SPRAYS	8.3	1.58	15	4	N/A	I-4	TURF	SPRAYS	6.5	1.58	15	4	N/A
E-1	TURF	SPRAYS	3.7	1.58	15	4	N/A								
E-2	LOW WATER	DRIP	.4	N/A	20	4	N/A								
E-3	LOW WATER	DRIP	.7	N/A	20	4	N/A								
E-4	TURF	SPRAYS	7.4	1.58	15	4	N/A								

1. FOR THE FIRST TWO WEEKS AFTER PLANTING, WATER DAILY AT THE ABOVE RUN TIMES.
2. RUN TIME IS FOR THE MONTH OF JULY WITH AN ET OF 6.92 IN/MONTH. ADJUST RUN TIMES OR NUMBER OF WATER DAYS OF OTHER MONTHS BASED ON MONTHLY ET KEEPING RUN TIME AT 8 MINUTES MINIMUM.
3. NO CYCLING IS ANTICIPATED AS SITE IS A FLAT RESIDENTIAL SINGLE FAMILY ATTACHED DEVELOPMENT WITH HIGH SOIL INFILTRATION RATES.

WATER BUDGET

HYDRO-ZONE	PLANT FACTOR	AREA	ANNUAL ETO	PLANT FACTOR VALUE	CONVERSION TO GALS/SF	TOTAL GALLONS ANNUALLY
1	LOW	12,505	31.17	0.5	.62	120,832
2	HIGH	7,659	31.17	1.0	.62	148,013
TOTALS		20,164				268,845

WATER ALLOWANCE: 268,845 / 20751 = 13.33 GALS/SF/YEAR

HYDROZONES:

HYDROZONE 1 IS ALL PLANTING AREAS WITH WATER WISE PLANT MATERIALS. ALL AREAS NOT TURF UTILIZE 100% WATER WISE PLANT MATERIALS

HYDROZONE 2 IS ALL TURF AREAS WITH A DROUGHT TOLERANT TURF TYPE TALL FESCUE

SEE PLANTING PLAN FOR ADDITIONAL INFORMATION

EVAPOTRANSPORATION RATE FOR SALT LAKE CITY

MONTH	E.T.			ANNUAL	E.T.	NOTE:
JANURARY	0.00	JULY	6.92		31.17	ET IN INCHES OF WATER
FEBRUARY	0.29	AUGUST	6.01			
MARCH	0.86	SEPTEMBER	3.70			
APRIL	2.01	OCTOBER	1.90			
MAY	3.59	NOVEMBER	.59			
JUNE	5.07	DECEMBER	0.23			

0' 20' 40' 80'

SCALE 1" =20'-0"

NORTH

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Salt Lake City, Utah 84106
Ph. 801-924-2266 Fax. 801-924-2267

LANDSCAPE ARCHITECT GREGORY G. GRANDY JUNE 24, 2014 STATE OF UTAH

no.	revisions	date	by

Scale: 1" = 20'-0"
Date: JUNE 24, 2013
Drawn By: GGG
Approved By: GGG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

IRRIGATION PLAN

North

Job No. 13-006

Sheet No. L-2.1
4 of 9

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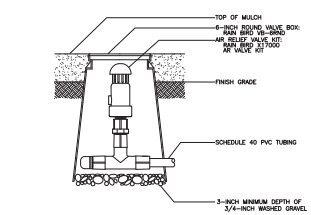
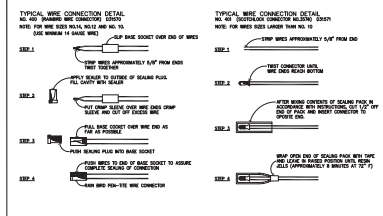
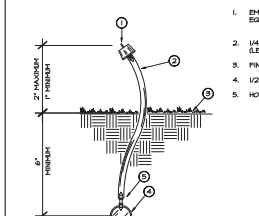


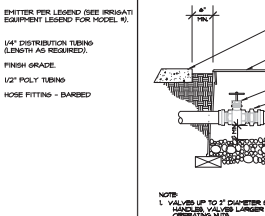
T | AIR RELIEF VALVE



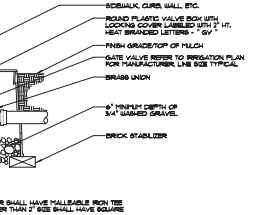
P | CONTROLLER WIRING/SPLICING



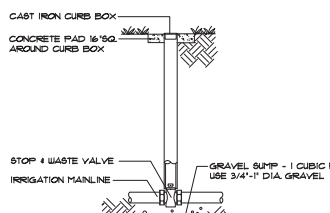
L | DRIP EMITTER ON 1/4" TUBING



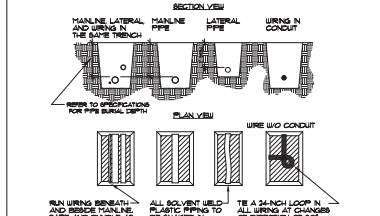
H | GATE VALVE



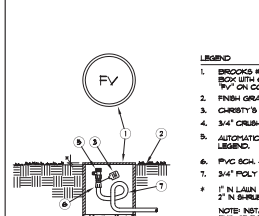
D | ROTOR ON RISER @ SLOPE



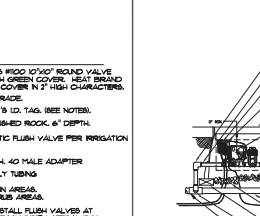
S | STOP AND WASTE



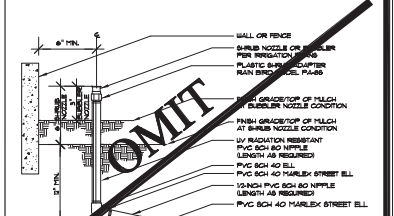
O | IRRIGATION/UTILITY TRENCHING



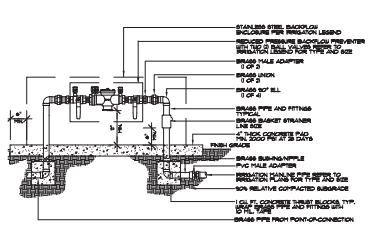
K | AUTOMATIC FLUSH VALVE



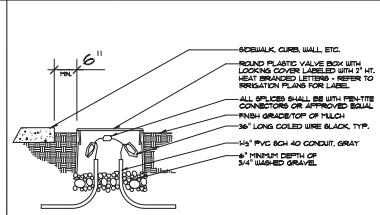
G | DRIP ZONE REMOTE CONTROL VALUE



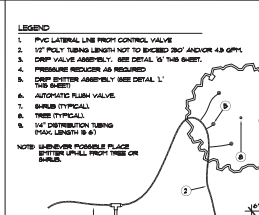
C | SPRAY/BUBBLER ON RISER



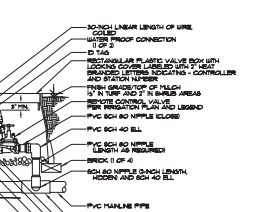
R | BACK FLOW PREVENTER



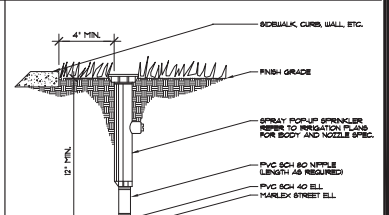
N | PULL BOX



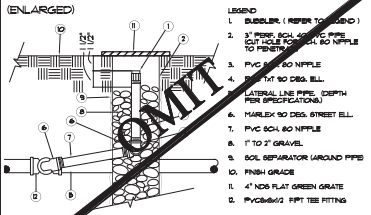
J | DRIP EMITTER/ TUBING LAYOUT



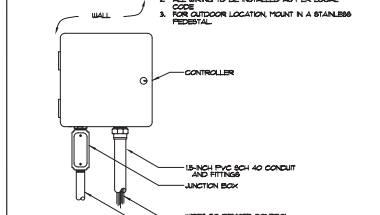
F | MASTER/REMOTE CONTROL VALVE



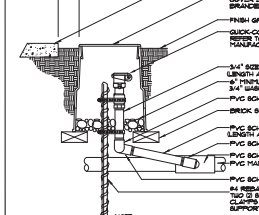
B | SPRAY POP-UP



Q | TREE BUBBLER

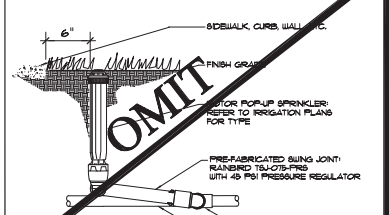


M | CONTROLLER ENCLOSURE



I | QUICK COUPLING VALVE

E | SPRAY ON RISER @ SLOPE



A | ROTOR POP-UP

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GREGORY G. GRAVES LANDSCAPE ARCHITECT
JUNE 24, 2014
#49753
STATE OF UTAH

no.	revisions	date by

Scale: As Noted
Date: JUNE 24, 2013
Drawn By: SSG
Approved By: SSG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

IRRIGATION DETAILS

North

Job No. 13-006

Sheet No. L-2.2
5 of 9

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of EDA Land Planning P.C. is prohibited. Title to the plans and specifications remain in EDA Land Planning P.C. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SECTION 02810

IRRIGATION SYSTEMS

PART 1-GENERAL

1.01 SUMMARY

A. Section Includes: Automatic sprinkler irrigation systems and controls.

B. Related Sections:
1. Section 02900-Landscaping.
2. Division 15 sections: General requirements for water and drainage systems.

C. Permits: Apply for and secure required permits.

1.02 REFERENCES:

D. ASTM:
1. B 62-85 - Standard Specification for Composition Bronze or Ounce Metal Castings.
2. D 1784-81 - Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds.
3. D 1785-83 - Standard Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120.
4. D 2241-84 - Standard Specification for Poly (Vinyl Chloride) (PVC) Pressure-Rated Pipe (SDR-Series).

E. National Sanitation Foundation (NSF):
1. Requirements for Seal of Approval.

F. Plastics Pipe Institute (PSI):
1. Recommendations for hydrostatic design stresses for PVC pipe.

G. Standard Specifications for Public Works Construction, as reference in Document 00705-General Provisions.

1.03 SUBMITTALS:

A. Product Data: In accordance with Section 01300, submit detailed lists of materials proposed for use. Prepare typewritten material list using the following format. Double space between each item:

ITEM NO. DESCRIPTION MANUFACTURER MODEL NO.

B. Project Record Documents: Record information on a daily basis and submit in accordance with Section 01720.
1. Dimension, from 2 permanent points of reference, such as building corners, sidewalks, or curbs, the location of the following items:
a. Routing of main pressure lines, at a maximum of 100 feet intervals.
b. The routing of 24 volt control and common wiring.
c. Point of connection to electrical power.
d. Automatic control valves.
e. Point of connection to water.
f. Gate valves.
g. Quick coupling valves.
h. Other related equipment.

C. Controller Charts: Submit in accordance with Section 01730.
1. Prepare charts after Project Record Drawings have been approved by Landscape Architect.
2. Provide 1 controller chart as follows:
a. Chart shall be a reproduction of the Record Drawings, if the scale permits fitting the controller door. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
b. Chart shall be blackline print of the actual "As built" system, showing the area covered by that controller.
c. Provide 1 chart for each controller.
3. Identify the area of coverage of each remote control valve, using a distinctly different translucent pastel color, drawn over the entire area of coverage.
4. Following approval, hermetically seal charts between 2 layers of 20-mil plastic sheet, and mount using Velcro or similar fasteners.
5. Charts shall be completed and approved prior to final review of irrigation system.

D. Checklist: Provide a signed and dated checklist and submit in accordance with section 01730 prior to final review of the work.
1. Use the following format:
a. Plumbing Permits: If not required, so note.
b. Material Approvals: Approved by and date.
c. Pressure Line Tests: By whom and date.
d. Record Drawings: Received by and date.
e. Controller Charts: Received by and date.
f. Materials and Equipment Furnished: Received by and date.

g. Operating and Maintenance Data: Received by and date.
h. System and Equipment Operation Instructions: Received by and date.
i. Manufacturer's Warranties (if required): Received by and date.
j. Written Guaranty: Received by and date.
k. Lowering of Heads in Lawn Areas: If incomplete, so state.
2. Provide catalog and part sheets on materials and equipment installed under this Section.
3. Include index sheet stating contractor's and equipment manufacturer's name, address, and phone number.

E. Miscellaneous Items: Furnish the following tools as a part of this Contract:
1. Two sets of keys for each automatic controller cabinet, and each controller enclosure cabinet lock.
2. Two wrenches for disassembly and assembly, or adjustment, of each type sprinkler head used in this installation requiring such special tools.

3. One 30-inch sprinkler key for every 12 lock lid valve boxes used in this installation.

4. Two 5-foot long valve keys for gate valves.
5. Two quick coupler keys and matching hose swivels for every three quick coupling valve.
6. Four keys total for loose key hose bibs.
7. Two locking top for each quick coupling valve.

F. Test Reports: In accordance with Section 01300, submit test reports of pressure testing.

G. Instructions: In accordance with Section 01730, provide maintenance manuals, instructions, and demonstrations to Owner's maintenance personnel.
1. Maintenance manuals shall include sufficient detail to permit operating personnel to understand, operate, and maintain equipment.

1.04 QUALITY ASSURANCE:

A. Qualifications: Installer shall be regularly engaged, and specializing, in the installation of equivalent irrigation systems using solvent-gasket joints.

B. Certifications: Electrical wiring, controls, motors, and devices shall be UL listed and labeled.

1.05 DELIVERY, STORAGE, AND HANDLING:

A. Exercise care in handling, loading, unloading, and storing PVC pipe and fittings. Pipe shall be transported in a vehicle which allows the length of pipe to lie flat without undue bending or concentrated external loading at any point. Pipe that has been dented or damaged shall be discarded.

1.06 WARRANTY:

A. Submit warranty forms in accordance with Section 01740 - Warranties, Guaranties, and Bonds.

B. During the warranty period, the Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the warranty as herein specified.

1.07 MAINTENANCE:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of 7 days prior to any planting, and for 60 days after approval to begin maintenance period.

B. Extra Materials: Provide extra heads of each type equal to 10 percent of the quantity installed.

PART 2 - PRODUCTS

2.01 PIPING AND FITTINGS:

A. Pressure supply line from point of connection through backflow prevention unit shall be copper or brass.
1. Copper Pipe and Fittings:
a. Pipe: Type K, hard tempered.
b. Fittings: Wrought copper, solder joint type.
c. Joints shall be soldered with silver solder, 45 percent silver, 15 percent copper, 16 percent zinc, and 24 percent cadmium. Solid at 1125 F, and liquid at 1145 F.
2. Brass Pipe and Fittings:
a. Brass pipe shall be 85 percent red brass, ANSI Schedule 40 screwed pipe.
b. Fittings shall be medium brass, screwed 125 pound class.

B. Pressure supply lines 1-1/2 inches and smaller downstream of backflow prevention unit shall be ASTM D 1785 Schedule 40 PVC. Pressure lines 2 inches and larger shall be Class 315 PVC.
1. Identification Markings: Identify all pipe and fittings with the following indelible markings:
a. Manufacture's name.
b. Nominal pipe size.
c. Schedule or class.
d. Pressure rating, in PSI.
e. NSF Seal of Approval.
f. Date of extrusion.
2. Pipe (Solvent Weld Type): Manufacture from virgin polyvinyl chloride compound in accordance with ASTM D 2241 or ASTM D 1784, Class 12454-B (formerly Type I, Grade 1). Hydrostatic design stress rating 2,000 psi.
3. Fittings: Standard weight, ASTM D 1785 Schedule 40, injection molded solvent-weld PVC. Comply with ASTM D 1784, Class 13454-B.
a. Threads (Where Required): Injection molded type.
b. Tees and Ells: Side gated.
4. Threaded Nipples: Standard weight, ASTM D 1785 Schedule 80 with molded threads.

C. Metal:
1. Galvanized Pipe: ASA Schedule 40 mild steel with threaded connections.
2. Fittings: Medium galvanized screwed beaded malleable iron.
3. Protective coating: Two coats of Koppers No. 50 Bitumastic.

D. Non-pressure Lines: ASTM D 1784 Class 14333-D (formerly Type II, Grade 1) PVC with solvent-weld joints. Comply with general requirements for pressure lines.

E. Visible Pipe and Fittings:
1. General: Integral gray color.
2. Threaded Risers and Nipples: ASTM D 1785 Schedule 80 PVC.
3. Other Risers and Fittings: ASTM D 1785 Schedule 40 PVC, solvent weld.

F. Sleeves:
1. 4 inches and smaller: ASTM D 1785 Schedule 40 PVC.
2. Larger than 4 inches: ASTM D 1784 Class 12454-C (formerly Type I, Grade 2, Class 315) PVC.

G. Conduit: ASTM D 1785 Schedule 80 PVC.

H. Identification:
1. Tags: Polyurethane Behr Descpaid, yellow in color with black letters 2-3/4 inches by 2-1/4 inches, as manufactured by Christy's or equal.
2. Attach identification tag showing valve number on each solenoid pigtail.

2.02 JOINT CEMENT AND PRIMER:

A. Non-pressure plastic pipe and fittings shall be cemented using a 100 percent active solvent, blue in color.

B. Pressure plastic pipe and fittings shall be coated with a primer and then with a 100 percent active solvent.

C. Both primer and solvent shall be similar in all respects to that manufactured by Christy's or approved equal.

2.03 VALVES:

A. Gate valves:
1. 3 inches and Smaller, (Unless Otherwise Noted on Drawings): ASTM B 62 brass body, 150 pound saturated steam-rated with screwed joints, non-rising stem, screwed bonnet, solid wedge disc. Provide with bronze handwheel. Hammond, or approved equal.

B. Swing Check Valves 2 Inches and Smaller: 200 pound W.O.G. bronze construction with replaceable composition, neoprene, or rubber disc, conforming FS-WW-V-51D, Class A, Type IV.

C. Anti-Drain Valves: Heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against drawout from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon ADV, or approved equal.

D. Quick Coupling Valves:
1. Two-piece type brass body, 150 pound class, with 3/4-inch female threads opening at base, permitting operation with a special connecting device (coupler) designed for this purpose.
a. Coupler threads: Lug type.
b. Hinged Cover: Brass with a yellow vinyl cover and locking top.

E. Remote Control Valves:
1. Valve Type: Spring-loaded, self-cleaning, packless diaphragm activated, normally closed type with Dupont-Zytel body, equipped with flow control.
2. Valve Solenoid: 24 volt AC 4.5 watt maximum, 500 milliamp maximum surge, corrosion-proof, stainless steel construction, epoxy encapsulated to form a single integral unit.
3. Provide manual bleeder valve to permit operation in the field without power at the controller.
4. Valve Body: Cast iron with bronze trim.

F. Valve Boxes:
1. Non-Traffic Type: Plastic box with locking cover. Carson Industries, Ametek, or equal, as detailed on Drawings.
a. Remote Control Valves: 9-1/2 inches by 16 inches by 11 inches Model 1419-12B. Emboss valve station numbers on top of cover.
b. Gate Valves: 10-1/4-inch diameter by 10 inches Model 910-12B.
2. Traffic Type: 10-1/4-inch diameter precast concrete, as manufactured by Brooks Products, El Monte, CA. (818) 443-3017. Provide bolt-down cast iron cover.

G. Valve Sleeves: For manual control valves, Champion Model 20 valve sleeve, or equal.

2.04 HEADS:

A. Small Lawn Sprinkler Heads: In accordance with type noted on Drawings.
1. Body: Plastic or brass as noted on Drawings, with a 1/2-inch IPS inlet.
2. Nozzles: Plastic or brass with coverage of full, half, quarter, or as noted on Drawings.
3. Nozzles shall rise a minimum of 4 inches.

B. Small Shrubbery Sprinkler Heads: In accordance with type noted on Drawings.
1. Body: Plastic, with height as shown on Drawings.
2. Nozzles: Plastic or brass width degree of arc as noted on Drawings.
3. Pop-up type body shall be used where noted on Drawings.

C. Rotary Sprinkler Heads: In accordance with type noted on Drawings.

D. Tree Irrigators: Provide assemblies as indicated on Drawings, including vents and filters.

2.05 TRICKLE DRIP EMITTERS AND EMITTER TUBING:

A. Emitter Body: In accordance with type indicated on drawings. Flow shall be regulated through a silicone flapped diaphragm with a flow path of 1/4-inch. The emitter shall pressure compensate for rated flow 10 percent plus or minus over a pressure variant of 10 to 50 pounds per square inch.

B. Rigid System:

1. Tubing: Non-rigid PVC hose is to be extruded using algae-resistant S-0214 material, as manufactured by GPH Irrigation Products or as indicated on drawings. Algae resistant hose shall be in compliance with ASTM F-21-70 (Fungus Testing) and ASTM G-42 (Algae Testing). Hose shall be uniformly black in color, smooth inside and outside, free of foreign material contamination and have no cracks, pinholes, dents, wrinkles, or blisters.
a. 1/2-inch tubing shall have an inside diameter of 0.50-inch and an outside diameter of 0.680-inch, and a wall thickness of 0.090-inch.
b. 1/2-inch (IPS) tubing shall have an inside diameter of 0.56-inch and an outside diameter of 0.840-inch, and a wall thickness of 0.140-inch.
c. 3/4-inch (IPS) tubing shall have an inside diameter of 0.75 and an outside diameter of 1.050-inch, and a wall thickness of 0.150-inch.
d. 1-inch (IPS) tubing shall have an inside diameter of 1.00-inch and an outside diameter of 1.315-inch, and a wall thickness of 0.158-inch.

NOTE: GPH Irrigation Products recommends the use of P-70 primer in combination with IPS-795 PVC Solvent Cement.

2. Fittings: To be made of high impact PVC to endure the harshest conditions. Fittings shall have solvent welds using standard methods. Fittings color to be Black. Compatible with any 1/2" female threaded component. All fittings are to be manufactured by GPH Irrigation Products, or approved equal.

C. Non Ridgid System:

1. Tubing: Virgin polyethylene extruded from Union Carbide Bakelite resin No. 60-80 or No. 75-10, as manufactured by Agrifim or as indicated on drawings.
a. 3/4-inch polyethylene tubing shall have an inside diameter of 0.830-inch and an outside diameter of 0.940-inch.
b. 1/4-inch polyethylene tubing shall have an inside diameter of 0.16-inch and an outside diameter of 0.22-inch.

2. Fittings: Molded from heat-resistant polypropylene plastic, similar to Agricultural Products compression line fittings. Use Agricultural Products No. CA adapter and No. CAA adhesive when connecting emitter tubing to 1/2-inch PVC slip socket fittings.

2.06 BACKFLOW PREVENTION UNITS:

A. Backflow Preventer: Refer to Landscape Drawings.

B. Wye strainers at backflow prevention units shall be Class 125 cast iron with 30 mesh monel screen and shall be similar to Bailey No. 100A or equal.

2.07 AUTOMATIC CONTROLLER:

A. Provide type and size as noted on Drawings.

2.08 ELECTRICAL WIRING AND SERVICE:
A. High Voltage:
1. Electrical service to automatic controller shall be in accordance with Division 16 Sections. Provide final hookup to equipment as a part of the Work of this Section.

B. Low Voltage:
1. Connections between controller and remote control valves shall be made with direct burial AWG-UF, 600 volt wire, 14 gage or larger, insulation thickness 3/64-inch, utilizing low density high molecular weight polyethylene insulation.
2. Splices, where permitted, shall be waterproofed using Rainbird, SnapTite, Scotch-Lok No. 3576 Connectors, or fusible heat shrink tubing.
3. Control wires shall be a different color for each controller. Common wires shall be white with a different color stripe for each controller. Minimum size shall be No. 14 gage.

PART 3 - EXECUTION

3.01 EXAMINATION:

A. Before work commences, a conference shall be held with Landscape Architect regarding requirements of the Work of this Section.
1. Do not install irrigation system when field obstructions, grade differences, or discrepancies in area dimensions exist that may not have been considered in the original design.

B. Examine surfaces for conditions that shall adversely affect execution, permanence and quality of Work.
1. Verify that grading has been completed and the work of this Section can properly proceed.
2. Exercise care in excavating and working near existing utilities. Be responsible for existing utilities and for damages to utilities which are caused by operations or neglect. Check existing utility drawings for locations.

C. Notify Landscape Architect in writing of existing conditions that are not shown, or that differ from those shown on Drawings.

D. Do not proceed with Work until discrepancies are corrected or existing utilities are located.

3.02 PREPARATION:

A. Lay out each system using staking method as approved by Landscape Architect. Maintain and protect approved staking layout. Piping or equipment shown diagrammatically on Drawings outside of planting areas shall be installed inside planting areas whenever possible.

B. Lay out sprinkler heads and make any minor adjustments required due to differences between actual site conditions and the Drawings. Minor adjustments shall be maintained within the original design intent in order to avoid conflicts between planting and architectural features.

C. Protection: Protect the installed work and materials of other trades from damage during irrigation installation system operations.

3.03 TRENCHING AND BACKFILLING:

A. Excavate trenches in straight lines to required depths. Follow approved layout for each system. Bottom of trench shall be flat to insure piping is supported continuously on an even grade.

B. Provide minimum coverage as follows (per P.F.&R.D. Std. Plan No. 1760):
1. Pressure supply lines: 18" inches min. for lines < or = 2 1/2" and 24" inches min. for lines > 2 1/2"
2. Non-pressure lines: 12 inches minimum.
3. Control wire: 18 inches min. Bundle control wires together and lay 2"-3" clear of pipe.

C. Provide not less than 4 inches clearance between each line and not less than 6 inches clearance between lines of other trades, unless otherwise noted in details on Drawing.

D. Protect materials to prevent intrusion of dirt and moisture.

E. Test all systems prior to backfilling. If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion of piping installation, the entire system shall be tested.

F. Backfill Material: Clean, fine granular material, free of rocks and debris.

G. Compact backfill with mechanical devices to a dry density equal to adjacent grade, free of dips, depressions, humps, or other irregularities.
1. Compaction by truck or other vehicle is not permitted.

H. Under Paving:
1. Backfill with sand, one layer 6 inches below pipe and one layer 3 inches above pipe, and compact in layers to 95 percent compaction using mechanical tamping devices. Set in place, cap, and pressure test piping under paving prior to installation of paving work.

2. Install piping under existing walks by jacking, boring, or hydraulic driving. Cutting or breaking of sidewalks or concrete is not allowed without Architect's approval. No hydraulic driving will be permitted under concrete paving.

3. Provide for a minimum cover of 18 inches between top of pipe and bottom of aggregate base for pressure and non-pressure piping installed under asphaltic concrete paving.

3.04 INSTALLATION:

A. Plastic pipe and fittings shall be installed in accordance with manufacturer's instructions.

B. Install backflow assemblies in shrub areas at minimum height permitted by local code.

C. Brass Pipe and Fittings: Assemble using Teflon tape applied to male threads only.

D. Plastic Pipe and Threaded Fittings: Assemble using Teflon tape applied to male threads only.

E. Galvanized Metal Pipe and Fittings: Assemble using Teflon tape applied to male threads only. Coat below grade portions with 2 coats of protective coating.

F. Quick Coupling Valves: Unless otherwise indicated, locate valves within 6 to 12 inches of nearest edge of hardscape.

G. Check Valves and Anti-Drain Valves: Install where required to prevent low-head drainage.

H. Tree Irrigators: Locate at each tree.

I. Backflow Prevention Unit and Automatic Controllers: Verify location with Landscape Architect. Install in accordance with manufacturer's instructions.

J. Sprinkler Heads:
1. Shrub heads shall be installed as noted on Drawings.
2. Elevate full heads in lawn areas to a minimum of 4 inches above grade.
3. Install heads along curbs, walks, and paving level with grade in lawn areas.
4. Lower raised heads within 10 days after notification by the Owner.
5. Set all heads perpendicular to finished grade, unless otherwise directed by Landscape Architect.

K. Remote Control Valves: Install valves in shrub or ground cover areas wherever possible, or where shown on Drawings. When grouped together, allow at least 12 inches between valves. Install each control valve in a separate valve box.

3.05 UTILITY SERVICES:

A. Connect to existing water outlet or gate valve at locations indicated on Drawings and make minor changes in location necessary due to actual site conditions as work of this Section.

B. Connect to existing electrical service. Make minor changes in location as necessary due to actual site conditions as work of this Section.

3.06 WIRING:

A. Place wiring in the same trench and along the same routing as the pressure supply lines, unless otherwise approved.
1. Install wiring prior to main line whenever possible.
2. When more than one wire is placed in a trench, tape wires together at maximum 10 feet on centers.

B. Provide a 12-inch expansion loop at each connection and directional change. Provide a sufficient length at each splice to allow valve bonnet to be brought to the surface without disconnection.

C. Use a continuous wire between controller and remote control valves.
1. Except as otherwise approved, do not splice wire at any point.
2. Approved splices shall be enclosed in a box.

D. If wires under paved areas cannot be continuous, splices shall be enclosed in an approved junction box.

3.07 VALVE BOXES:

A. Fill area under box with minimum of 1 cubic feet of 3/4-inch crushed gravel before box is installed.

3.08 FIELD QUALITY CONTROL:

A. Contractor's Responsibility:
1. Notify Landscape Architect for the following reviews, with 48 hours minimum notice.
a. Pressure supply line installation and testing.
b. System layout.
c. Automatic controller installation.
d. Control wire installation.
e. Lateral line and sprinkler head installation.
f. Emitter tubing and emitter installation.
g. Coverage tests prior to landscape planting.
2. Provide 7 days notice for Final Review.
3. Provide "walkie-talkie" equipment and/or personnel to maintain communication from review area to automatic controllers.
4. Provide up-to-date Project Record Drawings at each review.
a. In the event Contractor calls for a review without up-to-date Project Record Drawings, or without preparing the system for inspection, Contractor shall be responsible for reimbursing Landscape Architect on an hourly basis for the inconvenience. No further reviews will be scheduled until this change has been paid.

B. Pressure Tests:
1. Do not install remote control valves, quick couplers, or any other valve assembly until testing of pressure main lines is completed and approved.
2. Do not backfill trenches more than necessary until testing has been reviewed, tested, and approved.
3. Provide equipment necessary to test systems, including force pump.
4. Perform hydrostatic tests in presence of the Architect.
5. Test pressure supply lines under hydrostatic pressure of 150 pounds per square inch for a period of 2 hours, unless otherwise directed by Landscape Architect in writing.

C. System Flushing: After sprinkler pipe lines and risers are in place and connected, and prior to installation of sprinkler heads, thoroughly flushall lines with a full head of water. Install sprinkler heads after lines have been flushed to the satisfaction of the Architect.

D. Coverage Tests:
1. Perform coverage tests after sprinkler system is completed, but prior to any planting, in the presence of the Architect.
2. Test system to ensure that planting areas are watered adequately and uniformly.
3. Make necessary adjustments, including realignment of heads, to provide required coverage as directed by Landscape Architect.
4. If it is determined that coverage can be improved by a nozzle change, make such changes, or arrange with the manufacturer to have such changes made, as part of the work of this Section. Make changes prior to any planting.

3.09 CLEANING:

A. Upon completion of the work, restore ground surfaces to required elevations and remove excess materials, debris and equipment from the site to satisfaction of Landscape Architect.

3.10 DEMONSTRATION:

A. Provide instruction to maintenance personnel in proper operation of equipment in accordance with Section 01730.

END OF SECTION

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Scale:
Date: JUNE 24, 2013
Drawn By: 666
Approved By: 666

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

IRRIGATION SPECIFICATIONS

North

Job No. 13-006

Sheet No. L-2.3
6 of 9

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

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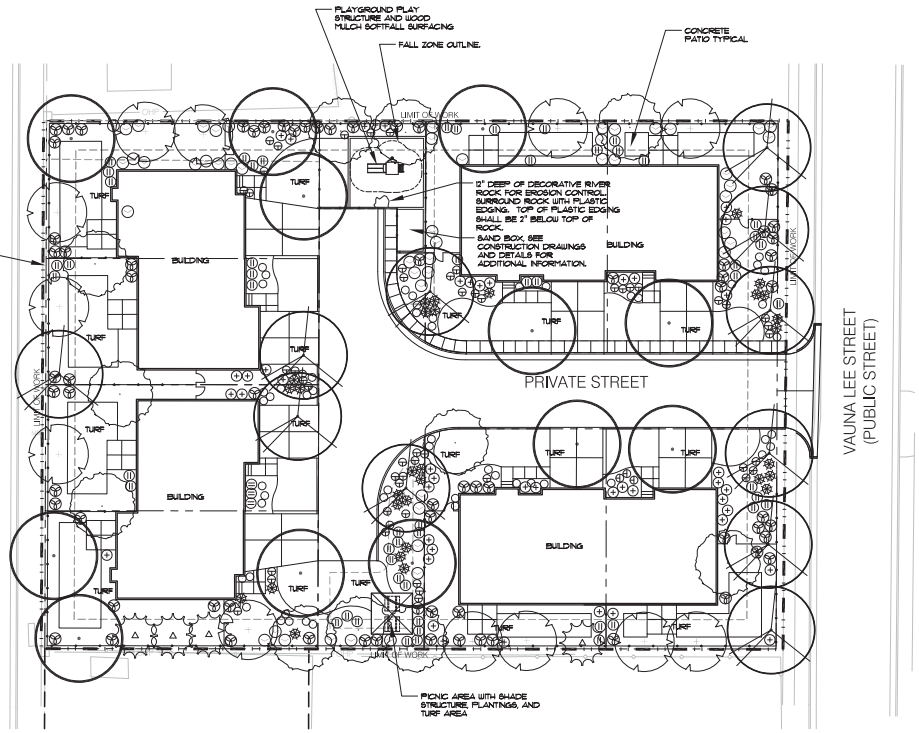

SODDED TURF AREA

TURF TYPE: AS PER TURF AND MULCH SCHEDULE

SOIL AMENDMENTS

FOR SODDED AREA TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL TO A DEPTH NO LESS THAN 8 INCHES.

AMOUNT PER 1,000 SQUARE FEET

35 LBS. GRO-POWER 5-3-1
2 LBS. GRO-POWER 12-8-8
4 LBS. AGRICULTURAL GYPSUM

TURF AREA FINISH GRADING

AFTER SOIL PREPARATION AND ESTABLISHMENT OF FINAL GRADES CAREFULLY SMOOTH ALL SURFACES TO BE PLANTED, ROLL AND RAKE ALL AREAS TO EXPOSE SOIL DEPRESSIONS OR SURFACE IRREGULARITIES. REGRADE AS REQUIRED BY OWNER'S REPRESENTATIVE. SOIL SHALL BE LOOSE, FRIABLE AND MOIST PRIOR TO LAYING OF TURF.

SODDED TURF INSTALLATION PROCEDURE

1. LAY FIRST STRIP OF SOD SLABS ALONG A STRAIGHT LINE. USE A STRING IN IRREGULAR AREAS. BUTT JOINTS TIGHTLY; DO NOT OVERLAP EDGES. ON SECOND STRIP, STAGGER JOINTS JUST AS IN LAYING MASONRY. USE A SHARP KNIFE TO CUT SOD TO FIT CURVES, EDGES, SPRINKLER HEADS, ETC. LAY SOD IN ONE DIRECTION ONLY.
2. DO NOT LAY ENTIRE LAWN BEFORE WATERING. WHEN A CONVENIENTLY LARGE AREA HAS BEEN SODDED, WATER LIGHTLY TO PREVENT DRYING. CONTINUE TO LAY SOD AND WATER REPEATEDLY UNTIL INSTALLATION IS COMPLETE.
3. AFTER LAYING SOD, ROLL LIGHTLY TO ELIMINATE IRREGULARITIES AND TO FORM GOOD CONTACT BETWEEN SOD AND SOIL. AVOID HEAVY ROLLER OR EXCESSIVE INITIAL WATERING WHICH MAY CAUSE ROLLER MARKS.
4. WATER THOROUGHLY THE COMPLETED LAWN SURFACE. SOIL SHOULD BE MOISTENED AT LEAST 8 INCHES DEEP. REPEAT WATERING AT REGULAR INTERVALS TO KEEP SOD MOIST AT ALL TIMES UNTIL ROOTED. AFTER SOD IS ESTABLISHED, DECREASE FREQUENCY AND INCREASE AMOUNT OF WATER PER APPLICATION AS NECESSARY.
5. ALL UNSUCCESSFULLY ESTABLISHED SOD SHALL BE REMOVED AND NEW SOD LAID TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT IS TO HAVE A SIMPLE, CLEAN PLANTING DESIGN TO TIE THE NEIGHBORHOOD TOGETHER AND ANCHORING THE HOMES, IN OTHER WORDS SIMPLE ELEGANCE. THE PLANT MATERIALS USED WILL BE LOW WATER USE OR DROUGHT TOLERANT. THE BUILDING MATERIALS WILL MATCH AND OR COMPLIMENT THE HOMES HELPING TIE THE NEIGHBORHOOD TOGETHER.

THE TREE QUANTITIES ON THIS PLAN DO NOT COMPLY WITH THE LANDSCAPE REQUIREMENTS OF REPLACING (1) 2" CALIPER TREE FOR EVERY 2" OF CALIPER ON TREES 4" IN CALIPER OR GREATER REMOVED. THE REQUIREMENT WOULD CREATE AN EXCESSIVELY PLANTED SITED WITH TREE CROWDING. THERE IS NOT SUFFICIENT SPACE NOR IS IT GOOD HORTICULTURAL AND DESIGN PRACTICE.

SITE DISTURBANCE

THE ENTIRE SITE WILL BE DISTURBED.

SOILS

CONTRACTOR SHALL STOCK PILE ALL EXISTING TOP SOIL FOR REUSED. CONTRACTOR SHALL TAKE A REPRESENTATIVE SOIL SAMPLE OF THE STOCK PILED TOP SOIL AND SHALL HAVE PERFORMED AND AGRICULTURAL SOILS ANALYSIS BY BRIGHAM YOUNG UNIVERSITY'S AGRICULTURAL SOILS LAB. THE SELECTED ANALYSIS SHALL BE A FULL LDS CHURCH ANALYSIS.

CONTRACTOR SHALL REUSE STOCK PILED SOIL AND AMEND SOIL AS PER THE AGRICULTURAL SOILS REPORT AND THE SPECIFICATIONS WITHIN THESE PLANS. IF EXISTING TOP SOIL DOES NOT MEET NOR CAN BE AMENDED TO MEET AGRICULTURAL/HORTICULTURAL REQUIREMENTS, EXISTING TOP SOIL SHALL BE REMOVED OFF SITE AND NEW IMPORTED TOP SOIL SHALL BE BROUGHT ONTO SITE. CONTRACTOR SHALL HAVE AN AGRICULTURAL SOILS ANALYSIS PERFORMED AS PER ABOVE FOR THE NEW IMPORTED TOP SOIL. IMPORTED TOP SOIL SHALL BE AMENDED AS PER THE SOILS REPORT AND THE SPECIFICATIONS IN THESE PLANS.

SITE STATISTICS

TURF AND MULCH (FRONT YARD AND COMMON AREAS)

	QUANTITY THIS SHEET	DESCRIPTION		REMARKS
TURF	4,556 SF			48% OF FRONT YARD
PLANTING AREA	4,850 SF	3" DEEP MIN. OF 3" DECORATIVE ROCK. WARM COLORS.		52% OF FRONT YARD

TURF AND MULCH (BACKYARD)

	QUANTITY THIS SHEET	DESCRIPTION		REMARKS
TURF	3,103 SF			29% OF BACKYARD
PLANTING AREA	7,655 SF			71% OF BACKYARD

PLAYGROUND AREA

	QUANTITY THIS SHEET	DESCRIPTION		REMARKS
PLAYGROUND SOFT FALL, SANDBOX, AND TURF AREAS.	1,017 SF			
PLANTING AREA	358 SF			
TOTAL	1,375 SF			

PICNIC AREA

	QUANTITY THIS SHEET	DESCRIPTION		REMARKS
SHADE STRUCTURE	146 SF			
PLANTING AREA	1,058 SF			
TURF	360 SF			
TOTAL	1,604 SF			

OPEN AREA

	QUANTITY THIS SHEET			REMARKS
TURF	7,654 SF			34%
PLANTING AREA	12,505 SF			55%
PLAYGROUND AREA	1,017 SF			4%
PATIO SPACE, PORCH, DECORATIVE CONC., SHADE STRUCTURE	1,647 SF			7%
TOTAL OPEN AREA	22,873 SF			100%

TOTAL AREA

	QUANTITY THIS SHEET	DESCRIPTION		REMARKS
BUILDING	12,524 SF			27.9%
ROADS AND DRIVEWAYS	9,471 SF			21.1%
OPEN SPACE	22,873 SF			51.0%
TOTAL AREA	44,873 SF			100%

Underground Service Alert

CALL BEFORE YOU DIG

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TWO WORKING DAYS BEFORE YOU DIG

APPLICANT INFORMATION
COMPANY:
VP HOMES
2214 EAST LORITA WAY
COTTONWOOD HEIGHTS, UTAH 84093
ATTN: TY VRANES
PHONE: 801-201-7654
EMAIL: tyv@vphomesutah.com

LANDSCAPE ARCHITECT
GREGORY G. GRAHAM, ASLA
UTAH LANDSCAPE ARCHITECT #5447158-5501
EDA LAND PLANNING
772 E. 3300 S. SUITE 110
SALT LAKE CITY, UT. 84106
(801) 424-2296
(801) 424-4991 FAX

LANDSCAPE CONTRACTOR
TO BE DETERMINED

PLANT LEGEND

TREE

SYMBOL	QUANTITY THIS SHEET	SIZE	SPECIES: BOTANICAL/ COMMON NAMES	% OF TOTAL TREES	WATER REQUIREMENTS	SIZE AT MATURITY	REMARKS
	12	2" CALIPER	ULMUS PARVIFOLIA 'ALLEE' ALLEE LACE BARK ELM	24%		50'X35'	STANDARD TRUNK SEE DETAIL
	11	2" CALIPER	QUERCUS MACROCARPA ALLEE LACE BARK ELM	22%		50'X35'	
	4	6' TALL	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PINE	8%		15'X30'	STANDARD TRUNK
	12	2" CALIPER	KOELREUTERIA PANICULATA GOLDENRAIN TREE	24%		30'X30'	STANDARD TRUNK
	11	2" CALIPER	MALUS 'SPRING SNOW FRUITLESS' SPRING SNOW CRABAPPLE	22%		25'X25'	

SHRUBS

SYMBOL	QUANTITY THIS SHEET	CONT. SIZE	SPECIES: BOTANICAL/ COMMON NAMES	% OF TOTAL SHRUBS & G.C.	SPACING	SIZE AT 3 YRS	REMARKS
	51	5 GAL	SYRINGA PATULA 'MISS KIM' MISS KIM LYLAC	14%	PER PLAN	4'X4'	-
	45	5 GAL	CARYOPTERIS CLANDONENSIS BLUE MIST SPIREA	13%	PER PLAN	30"X30"	-
	70	5 GAL	MAHONIA AQUIFOLIUM OREGON HOLLY GRAPE	19%	PER PLAN	4'X4'	-
	57	5 GAL	LAVENDULA ANGUSTAFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	16%	PER PLAN	30"X30"	-

ORNAMENTAL GRASS LEGEND

SYMBOL	QUANTITY THIS SHEET	CONT. SIZE	SPECIES: BOTANICAL/ COMMON NAMES	% OF TOTAL SHRUBS & G.C.	SPACING	SIZE AT 3 YRS	REMARKS
	80	5 GAL	CALAMAGROSTIS ACUTIFLORA STRICTA FEATHER REED GRASS	8%	PER PLAN	24"X30"	SEE DETAIL B

GROUND COVERS (G.C.)

SYMBOL	QUANTITY THIS SHEET	CONT. SIZE	SPECIES: BOTANICAL/ COMMON NAMES	% OF TOTAL SHRUBS & G.C.	SPACING	SIZE AT 3 YRS	REMARKS
	54	FLATTED GROUND COVER	OENOTHERA MISSOURIENSIS OZARK SUNDROPS	15%	PER PLAN	8"X24"	SEE DETAIL
	53		SEDUM SPURIUM 'FULDAGLUT' DRAGON'S BLOOD SEDUM	15%	PER PLAN	16"X24"	SEE DETAIL

WATER WISE PLANT MATERIALS:
100% OF THE PLANTS ON IN THIS TABLE ARE CONSIDERED WATER WISE BY SALT LAKE CITY WATER CONSERVING PLANT LIST DATED SEPTEMBER 1995 AND UPDATED MAY 2001. EACH PLANT ON THIS LIST IS CONSIDERED A WATER ZONE ONE REQUIRING ONLY 1" OF SUPPLEMENTAL WATER PER MONTH AFTER PLANTS ARE ESTABLISHED.

HYDROZONE:
ALL PLANTING AREAS ARE THE SAME HYDROZONE OF 1" SUPPLEMENTAL IRRIGATION WATER PER MONTH.

ALL TURF AREAS ARE THE SAME HYDROZONE TO MATCH EVAPOTRANSPORATION RATE.

TURF AND MULCH

SYMBOL	QUANTITY THIS SHEET	PRODUCT	REMARKS
ALL PLANTING AREAS	12,505 SF	3" DEEP MIN. OF MEDIUM WOOD MULCH. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL.	SEE DETAIL
AS NOTED ON PLAN	40 SF	12" DEEP MIN. OF RIVER ROCK ON TOP OF GEOTEXTILE FABRIC. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR APPROVAL.	
TURF AREAS SHALL BE SODDED	7,654 SF	DURATURF SOD BY AGRONO-TEC 801-576-3640 DROUGHT AVOIDANCE AND DROUGHT TOLERANT TURF TYPE TALL FESCUE	SEE DETAIL

NOTES

1. PRE-EMERGANT HERBICIDE SHALL BE ADDED TO ALL PLANTING AREAS AT THE RECOMMENDED RATES.
2. REFER TO PLANTING SPECIFICATIONS AND NOTES.
3. CONTRACTOR SHALL ADJUST DRIP IRRIGATION SO ALL PLANTS HAVE IRRIGATION. EACH SHRUB SHALL HAVE (2) EMITTERS.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL PLANTING AREAS PRIOR TO PLANTING.
5. CONTRACTOR SHALL REPAIR (PATCH) ANY EXISTING TURF AREAS DAMAGED FROM INSTALLATION.
6. FINISH GRADE (TOP OF SURFACE) OF THE MULCH SHALL BE HELD ½" BELOW THE FINISH SURFACE OF THE ADJACENT SIDEWALK AND CURBS.

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LICENSED LANDSCAPE ARCHITECT GREGORY G. GRAHAM JUNE 24, 2008 #5447158-5501 STATE OF UTAH

no.	revisions	date by

Scale: 1" = 20'-0"
Date: JUNE 24, 2008
Drawn By: GGG
Approved By: GGG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

PLANTING PLAN

North

Job No.
13-006

Sheet No.
L-3.1
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GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF PLANTS NEEDED SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER-WISE NOTED. SEE DETAIL 'A' / THIS SHEET FOR FLATTED GROUND COVER PLANTING.

5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.

6. ALL B&B TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. UNLESS OTHERWISE NOTED.

7. THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE AND PAY FOR THE SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.

8. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION OF REPORT, BUT PRIOR TO INSTALLATION.

9. FOR AREA TO BE LANDSCAPED ON LESS THAN 3:1 SLOPE, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL.

AMOUNT PER 1,000 SQUARE FEET

3 CU. YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM ORGANIC HUMUS WITH A MINIMUM 70 REDWOOD SHAVINGS CONTENT. AND THE REMAINDER IN ORGANIC HUMUS. A GENERAL PURPOSE MULCH IS ACCEPTABLE, PROVIDE LANDSCAPE ARCHITECT OR OWNERS REP. WITH SAMPLE FOR APPROVAL.

15 LBS. SOIL SULFUR
15 LBS, 12-12-12 FERTILIZER

FOR BIDDING PURPOSES ONLY: THE PLANTING PITS FOR TREES SHALL BE EXCAVATED PER PLANT DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:

- 6 PARTS ON-SITE SOIL BY VOLUME
- 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE SOIL PREPARATION.
- 1 LB./C.Y. OF MIX 12-12-12 COMMERCIAL FERTILIZER
- 2 LBS./C.Y. OF MIX IRON SULFATE
- 10 LBS./C.Y. OF MIX AGRICULTURAL GYPSUM

IN ALL CASES, THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT MATERIAL

10. FORTY FIVE (45) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER CO. 16-20-0 OR APPRV'D EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. APPLY IRON SULFATE AT THE RATE OF TWO POUNDS (2 LBS.) PER 1,000 S.F. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS. ONCE THE PLANTS ARE ESTABLISHED, FERTILIZATION SCHEDULE CAN BE REDUCED TO APPLICATIONS OF 16-6-8 AT FOUR POUNDS (4 LBS) PER 1,000 SQ. FT. AT 3 MONTH INTERVALS OR AS NECESSARY WHEN PLANTS INDICATE NUTRITIONAL STRESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FERTILIZATION TREATMENTS WITHIN THE MAINTENANCE PERIOD.

11A. FOR ALL STAKED TREES, SEE DETAIL 'D', THIS SHEET.

11B. FOR ALL GUYED TREES, SEE DETAIL 'E', THIS SHEET.

11C. FOR SHRUB PLANTING, SEE DETAIL 'B', THIS SHEET.

12. INSTALL "ARBOR GARD" TREE TRUNK PROTECTION ON ALL TREES IN TURF AREA.

13. PRE-INSTALLATION WEED ABATEMENT - ON IRRIGATED FILL SLOPES AND FLAT AREAS TO BE SEEDED REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY LANDSCAPE ARCHITECT FOR PRESERVATION IN PLACE. THE SHRUBS OR TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH AN ORANGE RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14-4-9, OR EQUIVALENT. IRRIGATION FOR 2-4 WEEKS, 2-4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON-SELECTIVE HERBICIDE ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY LANDSCAPE ARCHITECT OR OWNER.

14. SHRUB PLANTING METHOD - EXCAVATE PLANTING PIT TO TWO (2) TIMES THE DIAMETER OF ROOTBALL AND 1-1/2 TIMES ITS DEPTH. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN-SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

15. FIRST WATERING OF NEWLY PLANTED MATERIAL - WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE SPRINKLERS SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

16. THE CONTRACTOR SHALL PROVIDE FOR A 90 DAY MAINTENANCE PERIOD AFTER THE APPROVAL IN WRITING OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT LANDSCAPE SPECIFICATIONS.

17. INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS ON ALL TREES WITHIN 5'-0" OF SIDEWALKS OR HARD SURFACES FOR A DISTANCE OF 10' ON EACH SIDE OF CENTER LINE OF TRUNK. INSTALL LINEAR BARRIERS AT EDGE OF HARD SURFACES, SURROUND TYPE BARRIERS ARE NOT ACCEPTABLE. AVAILABLE FROM: DEEP ROOT PARTNERS.

18. CONTRACTOR SHALL PROVIDE COLORED FLAGS FOR ALL SHRUBS WITHIN SLOPE AREAS TO BE SPOTTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. AN ADEQUATE QUANTITY OF DIFFERENT COLORS SHALL BE PROVIDED FOR APPROPRIATE LAYOUT CLARITY.

19. CONTRACTOR SHALL PROVIDE 2" LAYER OF 1/2" SCREENED "CHERRY MIST" DECOMPOSED GRANITE ROCK MULCH FROM MINERAL PARK OR APPROVED EQUAL, IN ALL SHRUB PLANTING AREAS INCLUDING SLOPES LESS THAN 2.5:1. PROVIDE 3 SAMPLES TO L.A. FOR APPROVAL. AVAILABLE FROM MINERAL PARK DECORATIVE ROCK (702) 275-1371

20. LANDSCAPE CONTRACTOR SHALL BE WILLING TO WORK WITH THE LANDSCAPE ARCHITECT IF CHANGES TO THE PLANT PALETTE ARE NECESSARY TO ACHIEVE DESIRED CHARACTER. CHANGES WILL BE IN SPECIES ONLY NOT IN SIZE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF QUANTITIES OF PLANT MATERIAL USED. QUANTITY LISTS SHALL BE DISTRIBUTED TO LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR TO TREAT ALL LANDSCAPE AREAS WITH PRE-EMERGENT HERBICIDE IMMEDIATELY PRIOR TO INSTALLATION OF THESE AREAS.

FERTILIZER TABLET NOTES:

AGRIFORM 21 GRAM TABLETS	EVENLY SPACED AROUND SIDES 2"- 3" UNDER SOIL
4" POTTED SHRUBS	1
1 GALLON SHRUBS	1
5 GALLON SHRUBS	3
15 GALLON TREES	10
24" BOX OR 1 1/2" CAL TREE	20
36" BOX OR 2 1/2" CAL TREE	30

M GENERAL PLANTING NOTES

BOULDER NOTES

1. Boulders are specified in tons, with a cubic yard being equal to 1.7 tons.

2. Installer is to be responsible to prevent any severe chipping or damage to boulders during the placement process.

3. Boulders are to be placed using cables from a Loader Boom or a Boulder Placement Boom.

4. Installer is to pay particular attention to how boulder is lifted to allow boulder to be spun in order to set boulder in its most desirable position.

5. Boulder is to ultimately be set to a minimum of 1/3 buried (See Detail).

6. All cavities and voids near the bottom of the boulder are to be set below finish grade.

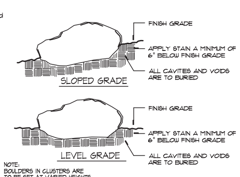
7. After setting, soil is to be cleared from boulder to a depth of 6" to allow for staining of boulder below finish grade.

8. Boulder is to be washed clean of dirt, debris, and small chips and allowed to dry prior to staining.

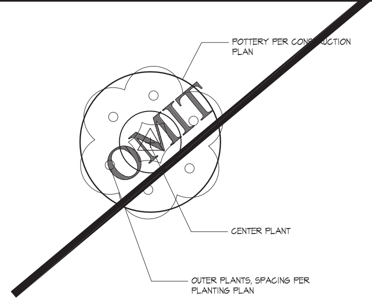
9. Stain is to be a high quality agent approved by the Landscape Architect and tested on the same type of rock to achieve a standard mixture ratio.

10. Spraying of mixture is to be smooth and uniform on all boulders to achieve consistency throughout project.

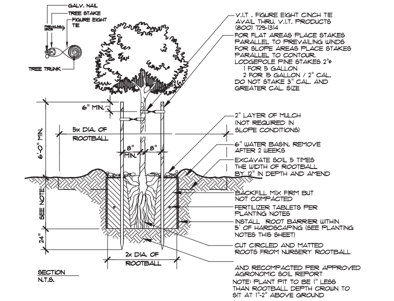
11. Boulders are available through: or approved equal.



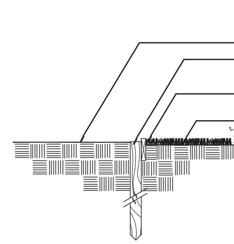
I BOULDER DETAIL



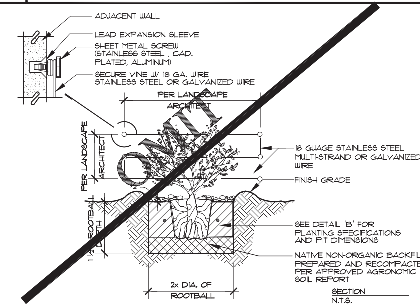
H POTTERY PLANTING - PLAN VIEW



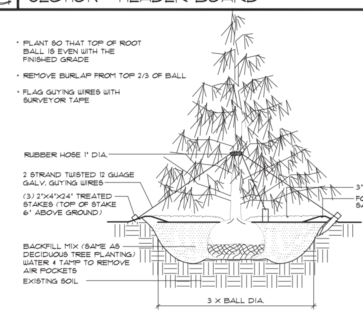
D TREE STAKING DETAIL (UP TO 2" CAL.)



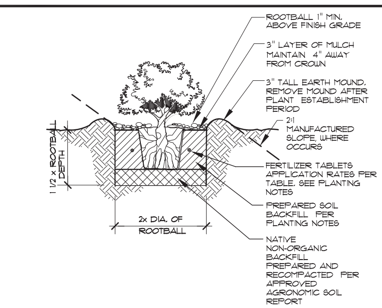
G SECTION - HEADER BOARD



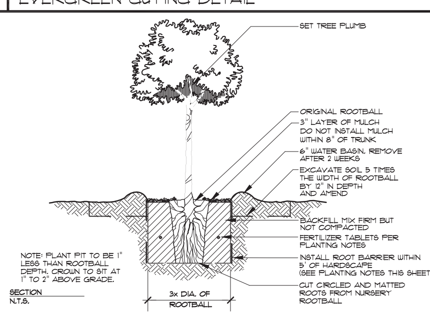
C VINE PLANTING DETAIL



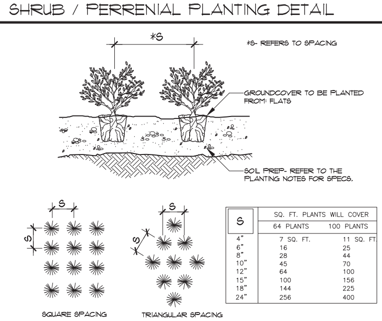
F EVERGREEN GUYING DETAIL



B SHRUB / PERRENIAL PLANTING DETAIL



E TREE PLANTING DETAIL (2-1/2" CAL. AND LARGER)



S	SQ. FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
4"	7 SQ. FT.	11 SQ. FT.
6"	16	25
8"	28	44
10"	45	70
12"	64	100
15"	100	156
18"	144	225
24"	256	400

A GROUND COVER / PLUG PLANTING DETAIL

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The art of place making for people

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LICENSED LANDSCAPE ARCHITECT GREGORY G. GRAHAM JUNE 24, 2013 349753 STATE OF UTAH

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

no.	revisions	date	by
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Scale:
Date: JUNE 24, 2013
Drawn By: 666
Approved By: 666

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

PLANTING DETAILS

North

Job No. 13-006

Sheet No. L-3.2
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SECTION 02900

LANDSCAPING

PART 1 – GENERAL

1.01 SUMMARY:
A. Section Includes:
1. Soil preparation and fertilization.
2. Planting operations.
3. Landscape planting materials.
4. Imported topsoil and planter mix.
5. Drainage materials in containers.
6. Maintenance.

B. Provide landscape plantings in the areas shown on Drawings with plants in a healthy, vigorous growing condition. Items not specifically shown in Drawings or specified, but normally required to conform with such intent, are considered part of the Work.

C. Include labor and equipment required to place, amend, and fine grade the soil. Include the cost of fertilizer as specified. If the final soils analysis results in a change to the specified amendments, a Change Order will be issued.

D. Related Sections:
1. Section 02810 – Irrigation Systems.
2. Section 02915 – Landscape Finish Grading: Fine grading.
3. Section 02970 – Landscape maintenance.

1.02 REFERENCES:
A. American Joint Committee on Horticulture Nomenclature (AJCHN):
1. Standardized Plant Names, latest edition.

B. American Association of nurserymen, Inc. (AAN):
1. American Standard for Nursery Stock, latest edition.

C. Standard Specifications for Public Works Construction, as referenced in Document 00705 – General Provisions.

D. Agricultural Code of Oregon.

1.03 SUBMITTALS:
A. Product Data: In accordance with the provisions of Section 01300, submit complete lists of materials proposed for use, giving the manufacturer's name, catalog number, and catalog cut for each item where applicable.
B. Substitutions:
1. If any plant specified is not obtainable, submit a written substitution request to the Architect during the bidding period.
2. Substitutions of plant materials will not be permitted unless authorized by the Landscape Architect in accordance with Section 01630.
C. Selection, Tagging and Ordering Plant Material:
1. Submit a request for inspection and documentation to Landscape Architect at least one month prior to start of landscape planting work that plant material has been ordered.
2. Plants shall be subject to inspection and rejection by Landscape Architect at place of growth, and after delivery, for conformity to this Specification.
D. Imported Topsoil:
1. Furnish the source of imported topsoil to the Architect for approval.
2. Submit test results and schedule of recommended soil amendment adjustment to Landscape Architect for review.
E. Agronomic Soils Test Report: In accordance with requirements under Article – Source Quality Control, submit report to Landscape Architect prior to preparation of soil amendment or ordering plant material.
F. Certificates:
1. Submit certificates for the following items upon delivery to the job site:
a. Quantity of commercial fertilizer and organic fertilizer.
b. Quantity of soil amendments.
c. Quantity of seed.
d. Quantity of other soil additives per agronomic soils test report.
2. Submit written certificate of hydroseeding.
3. Submit Certificate of Delivery of container or bulk materials.
4. Submit written certificate of soil balance.
5. Submit written certification of quantity and quality of plant materials.
G. Pre-Installation Conference: Provide a written projected planting schedule noting the estimated completion date, number of working days required, and special coordination requirements.

1.04 QUALITY ASSURANCE:
A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by authorities in furnishing, transporting, and installing materials.

B. Test soil sample after grading operations are complete, at subcontractor's expense.

C. Materials shall conform to the requirements of this Section and to Section 212 of the Standard Specifications, whichever is more stringent.

1.05 DELIVERY, STORAGE, AND HANDLING:
1.06 PROJECT CONDITIONS:
A. Handling Plants: Handle plants in a manner to avoid any damage to the plant. Protect plants from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and adequately watered.
B. Furnish a Certificate of Delivery slip with each delivery of material in containers or in bulk. Certificate shall state source, quantity, or weight, type and analysis, and date of delivery.
C. Prior to excavation for planting or placing of stakes, locate utilities, electric cables, conduits, sprinkler lines, heads, valves, and valve control wires so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Landscape Architect to arrange for relocation of one or the other. Failure to follow this procedure places the responsibility on the Contractor for making repairs at his expense for damages resulting from Work hereunder.
D. Notify Landscape Architect in writing of soil or drainage conditions encountered during planting operations which are detrimental to growth of plant material.
1.07 WARRANTY:
A. Plant Material:
1. Plant materials furnished or relocated under this Section shall be warranted in writing, for a period of 1 year from the date of final acceptance for all material, against improper installation, and against defective, unsound, or diseased conditions that may appear.

2. Plant material shall be guaranteed to live and grow in a healthy condition for the above period, commencing with the acceptance of the work at the conclusion of the maintenance. Dead or obviously unhealthy materials shall be replaced without delay. The opinion of the Landscape Architect will be final in determining plant material to be replaced due to an unhealthy condition.

3. Upon receipt of written notice from Owner of the death of any warranted plant materials during the warranty period, the subject plant materials shall be promptly replaced with the same species originally planted, and of a size closely approximating the size of the plant if normal growth had occurred since the original planting. Replacements shall be subject to the requirements of this Specification.

4. When plants are replaced, advise the Owner in writing, of the necessary establishment maintenance which must be performed.

5. Contractor shall not be held liable for loss of plant materials that have not been maintained properly by the Owner.

6. The expense of replacement shall be evenly shared by the Owner and the Contractor if replacement is necessary after the maintenance period but during the warranty period.

7. Replacement shall continue to be made until each plant has successfully established itself for the required guaranty period.

PART 2 – PRODUCTS

2.01 MANUFACTURERS:

A. Design of soil amendments and fertilizers is based on Gro-Power products manufactured by GRO-POWER, (909) 393-3744.

B. Materials shall be the product of one manufacturer and shall be either the ones upon which the design is based or the products of a manufacturer accepted in advance in accordance with Section 01630.

2.02 MATERIALS:

A. Imported Topsoil:
1. Provide natural, fertile, friable soil free from stones, noxious seeds, weed, roots, subsoil or other material detrimental to normal plant growth.
2. Obtain imported topsoil from local sources acceptable to Landscape Architect.
3. Silt plus clay content of soil shall not exceed 15 percent by weight with a minimum 95 percent passing a 2.0 millimeter sieve.
4. Samples of the import soil shall be submitted to the soils testing laboratory for analysis, interpretation, and recommendations prior to blending or backfilling.

B. Fertilizer/Soil Conditioner:
1. Provide commercial fertilizer, uniform in composition, free-flowing, suitable for application with approved equipment, and delivered to site in unopened containers, each fully labeled according to applicable fertilizer laws, and bearing the name or mark of the manufacturer, Gro-Power.
2. Provide 5-3-1, 12-8-8, Slow Release 12-8-8, as indicated on Drawings.

C. Pre-planting Herbicide: Round-Up or equal.

D. Pre-Emergent Weed Control: Ronstar-G, Treflan, Eptam, Vegitexc, or equal.

E. Mulch/Top Dressing: Shrub and groundcover planting areas less than 2:1 shall have 3" layer minimum of (0"-4") mulch.
Provide (3) samples to L.A. for approval.

F. Peat Moss: Spagnum peat moss, Canadian or European variety, free from alkali.

G. Soil Sulfur: First quality commercial grade.

H. Ferrous Iron Sulfate: First quality commercial grade.

I. Agricultural Gypsum: First quality commercial grade.

J. Calcium Carbonate Lime: First quality commercial grade.

K. Root Hormone: Super Thrive.

L. Backfill mix for general use shall be in accordance with the planting plan notes on the Drawings.

M. Excess soil shall be removed or redistributed before application of fertilizer. Where soil is to be replaced by plants, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

2.03 PLANT MATERIALS:

A. Identification: Plant material shall be true to type and nomenclature in accordance with AJCHN Standardized Plant Names, and each bundle or plant shall be properly identified with durable, legible labels.

B. Quality and Size of Plants: In accordance with rules and grading of AAN American Standard for Nursery Stock, and as shown on the Drawings.
1. Trees, shrubs, vines, and ground covers shall have a normal habit of growth and shall be sound, healthy, vigorous, and free from insect infestations.
2. Plants that meet the measurements specified, but do not possess a normal configuration or balance of height and spread, will be rejected.
3. Trees and shrubs shall have been grown in containers of the size stated on Drawings, and shall have sufficient roots to hold the root ball together after removal from containers without being rootbound.
4. Trees will be straight and of uniform shape without damaged, crooked, or multiple leaders. Trees with abrasions of the bark, sunscald, disfiguring knots, or fresh cuts of limbs over 1/2-inch which have not been pruned and painted or completely callused, will be rejected.
5. Ground cover plants shall be grown in flats or as indicated on the Drawings. Flatgrown plants (rooted cuttings) shall remain in original flats until transplanting. Soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.

C. Lawn: In accordance with planting plan on Drawings.

D. Hydroseeding:
1. Seed: Fresh, clean, new crop seed, premixed by mechanical mixer to proportions specified on planting plan on Drawings.
2. Seed shall be mixed by dealer and furnished with dealer's guaranteed statement of composition and purity. Transmit copy to Landscape Architect.
3. Hydromulch: In accordance with planting plan on Drawings.
4. Soil Stabilizer: In accordance with planting plan on Drawings.
5. Fertilizer: In accordance with planting plan on Drawings.

2.04 ACCESSORIES:

A. Tree Staking shall be as indicated on Drawings.

B. Ties shall be as directed on Drawings.

C. Guying materials for on-grade planting shall be as indicated on Drawings.

2.05 SOURCE QUALITY CONTROL:

A. Agronomic Soils Testing:
1. Take 2 samples of site soil at a depth of 6 to 24 inches, within proposed planting areas, after completion of grading and prior to weed control and soil preparation.
2. Take samples to an agronomic soils testing laboratory registered by the State of Arizona and acceptable to the Landscape Architect for soil evaluation.
3. Request testing for fertility and suitability analysis with written recommendations for soil amendment, fertilizer and chemical conditioners, application rates for soil preparation, planting backfill mix, hydrospray, and post-maintenance fertilization programs.
4. Soils report recommendations shall take precedence over the amendment and fertilizer application rates specified in this Section.

B. Testing laboratory shall be Soil and Plant Lab, 1594 North Main, Orange Ca., CA. 92867. Contact: David Dzwlewski (714) 282-8777 Fax (714) 282-8575. Tests shall be paid for by the Contractor.

C. Furnish a soils analysis of existing on-site soil. There shall be 4 sampling areas located throughout the site as selected by Landscape Architect. Take 2 core samples at each sampling area. Suitability and fertility analyses with comments and recommendations shall be provided for each sample.
1. Submit testing laboratory's interpretation, recommendations, and comments to Landscape Architect within 14 days after the completion of rough grading.

D. Furnish a soils analysis of import soil, lightweight soil mix, camellia/gardenia/azalea mix, and fir sawdust prior to backfill. Submit 2 quarts of fine sand and 2 quarts of nitrogen stabilized fine fir bark for the custom lightweight soil mix for organic and particle size analyses. Do not mix. Submit 1 quart of fir sawdust for organic analysis.
1. Submit soil testing laboratory's findings to Architect within 5 days prior to backfilling.

E. Soil testing shall be conducted for organic suitability after completion of planting in the soil preparation and backfill mix areas. Submit to the testing laboratory the original amendment specification with previously issued bulletins for soil amendments and installation procedure. Provide 3 random samples of planting soil for analysis. Fertility analyses, recommendations, and interpretations shall be furnished by the testing laboratory to ensure all specified amendments made have been provided.

F. Lightweight soil mix shall be sampled after mixing and delivery to the site, but prior to filling planters. Submit the original lightweight soil specification to the testing laboratory with previous bulletins for lightweight soil mix. Provide 1 quart of lightweight soil mix for every 65 cubic yards for organic and fertility analyses. Fertility analysis, recommendations and interpretations shall be furnished by the testing laboratory to ensure all specified amendments made have been provided.

G. Samples of materials, including fertilizers, soil conditioners, plants, and other specified materials, shall be submitted for inspection. Delivery may begin upon approval of samples.

H. Samples of the native soil shall be submitted to the soils testing laboratory after rough grading and prior to soil preparation. On receipt of a soils analysis and recommendation, a Change Order to the Contract will be issued if revision to soil treatment is recommended.

PART 3 – EXECUTION

3.01 EXAMINATION:

A. Verification of Conditions: Inspect and accept the condition of the site relative to this Section before commencing Work. If not acceptable, notify the Owner in writing. By proceeding with the Work of this Section, the Contractor indicates his acceptance of previous related work.

B. Landscape work shall not begin until construction adjacent to planting areas has been completed and irrigation systems have been installed and approved by Landscape Architect.

3.02 PREPARATION:

A. Protection:
1. Provide necessary safeguards and exercise caution against injury or defacement of existing site improvements.
2. Be responsible for any damage resulting from landscape planting operations. Repair damage and return the area to the previous condition at no cost to the Owner.

3.03 WEED CONTROL:

A. Apply pre-planting herbicide to visible weeds, before and after soil placement.

B. Pre-emergent Weed Control: Immediately after planting, apply pre-emergent weed control materials to planted areas which will not be seeded.

C. Protect existing plants from damage.

D. After application of weed killer, before and during preliminary and finish grading, remaining weed and grasses shall be dug out by the roots and disposed of off-site. Weeds and grasses not of the perennial type, less than 2-1/2 inches high and not bearing seed, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:
1. Nut Grass.
2. Alfalfa.
3. St. Augustine.
4. Puncture Vine.
5. Kikuya Grass.
6. Mustard Plant.
7. Johnson Grass.
8. Wirewood.
9. Morning Glory.
10. Bermuda Grass
11. BULL THISTLE

3.04 SOIL PREPARATION:

A. Cross-rip on grade planting areas to a depth of 10 to 12 inches in two directions.

B. Broadcast the organic soil amendments uniformly over surface of the area to be treated. Rototill the top 6 inches of planting areas to evenly distribute the amendments and conditioners into the soil.

C. Moisture Content: The soil shall not be worked when the moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air. Water shall be applied, if necessary, to provide ideal moisture conditions.

3.05 PLANTING OPERATIONS:

A. Finish Grading: Prior to commencement of planting operations, complete finish grading as specified in Section 02915.

DELETE BELOW WHEN USING SECTION 02915
1. When preliminary grading, including weeding and fertilizing has been completed and the soil has dried sufficiently to be readily worked, planting areas shall be graded to uniform levels or slopes at a minimum of 2 percent. Minor adjustments to finish grades shall be made in the direction of the water. Low spots and pockets shall be graded to drain properly. Finish grade of planting areas shall be one inch below grade of adjacent pavement. Grading shall be done when soil is at optimum moisture content for working. Planting areas shall be scarified to a depth of 3 inches below grade prior to placing fertilizers. Rock and debris more than 1 inch in diameter shall be removed from the site.

A. General: Prior to installation of irrigation system specimen trees shall be located as directed by Landscape Architect.
1. Preparation of Lawn beds: At the time of planting, lawn bed shall be raked lightly to an even surface, removing any deleterious materials. Care shall be taken not to change the drainage pattern. The lawn bed shall be inspected by the Landscape Architect to determine suitability for planting prior to seeding. The Contractor shall obtain such approval before seeding.
2. Watering: Immediately after planting, seeded areas shall be watered with a fine spray, care being taken to avoid erosion, and the planted areas kept moist until the seed has germinated and the plants have become established.
3. Watering Basins: Construct a firmly compacted mound of soil around each tree and plant to form a watering basin at the edge of and following the shape of the planting pit area. Mounds for trees, and for vines from 5 gallons or larger containers, shall be at least 2 inches high. Excavated earth, if capable of retaining water, may be used. Refill any settlement.

C. Plant Pits: Trees and shrubs shall be installed in round pits with vertical sides, a width equal to twice the diameter, and a depth equal to the height of the root ball or container. Sides and bottom of plant pits shall be scarified.

D. Setting Container and Larger Plants:
1. Plants shall be centered and set on the appropriate native soil that has been puddled and settled.
2. Plants shall be set with the top of root ball level 2 inches above finish grade and rotated to give the best appearance in relationship to adjacent structures or surroundings.
3. Use appropriate backfill mix to continue filling plant pits. Set plant plumb and brace rigidly in position until backfill mix has been tamped solidly around rootball. When 3/4 of the pit is backfilled, water thoroughly, saturating the rootball. Continue filling pit to finish grade with backfill mix.
4. When the plant pit is filled, form saucer berm around plants with the berm prior to dressing.
5. Apply root hormone at the rate recommended by the manufacturer. Tree balls shall be set before application of root hormone, and shall be mulched immediately after application of root hormone into the root ball.
6. Water plants immediately after planting.

E. Provide on-site or approved imported top soil as necessary for raised planters and bring soil up to required finish grades.

F. Staking and Guying: Immediately after planting, stake 5 gallon, 15 gallon and 24-inch box trees. Guy larger trees as detailed on the Drawings.

G. Mulching: Spread mulch 2 inches thick in planter and areas that do not exceed 3:1 slope.

3.06 GROUND COVER:

A. Install plant material in moist soil in the areas and at the spacings indicated on the Drawings, in neat row, insuring complete coverage of planting areas, including under and around trees and shrubs. Spacings shown in the Plant list or on the Drawings are triangular spacing, unless otherwise noted.

B. Install ground cover rooted cuttings, pots, or flats after mulching.

3.07 HYDROMULCH WEED ERADICATION PROGRAM:

A. Fertilize planting areas with urea 46-0-0 commercial fertilizer at the rate of 0.5 pounds per 1,000 square feet.

B. Water planting areas thoroughly and continuously for a period of 3 consecutive weeks. A specific watering duration and frequency program designed to germinate all residual weed seeds shall be approved in advance.

C. Discontinue watering process for 2 days Then apply a nonselective broad spectrum systemic herbicide for perennial weeds. The type of chemical to be used shall be determined by a licensed pest control advisor. If annual weeds are present, use straight contact herbicide in accordance with pest control adviser's recommendations.

D. Allow sufficient period of time to insure that all seeds are dead. Follow herbicide manufacturer's direction.

E. Water planting areas thoroughly and continuously for a period of 3 weeks. A shorter watering period may be permissible at the discretion of the Architect. Discontinue watering process for 1 day prior to the second application of the herbicide spraying. Re-apply the spraying operation with a straight contact weed killer according to pest control adviser's recommendations. Avoid irrigation for a minimum of 4 days for effective final weed kill.

F. Clear all desiccated weeds from the area.

G. Water all planting areas thoroughly and continuously for 3 consecutive days to saturate upper layers of soil prior to hydromulching operation.

H. Allow planting area soil surface to dry out for 1 day only prior to the hydromulching application. Exercise care to not allow the soil surface to be either super-saturated with water or bone dry prior to the hydromulching installation. There should be some residual moisture within the first 1/4-inch of the soil surface.

3.08 HYDROMULCH AND HYDROSEEDING:

A. Verify that soil is prepared and fine graded in accordance with Section 02915.

B. Before filling tanks, completely clean tank of seed and debris in the presence of, and to the satisfaction of, the Architect.

C. Mix seed with hydromulch at the rate recommended by the manufacturer. Material for hydromulch shall be uniformly blended in slurry container with minimum capacity of 1,500 gallons and agitated by mechanical device to produce desired blend. Deliver slurry by hose to fan-type nozzle at proper pressure for uniform distribution.

D. Apply hydromulch slurry mixed with commercial fertilizer at the rate recommended by the manufacturer. Mix the specified seed material mixed with water and spray resulting slurry under high pressure evenly and uniformly over area to be seeded.

E. Submit certification, in writing, from Contractor stating that the hydroseeding has been installed as specified.

3.09 FIELD QUALITY CONTROL:

A. General: Notify Architect at least 48 hours in advance when requesting on-site reviews.

B. Schedule for On-Site Reviews:
1. Pre-job conference.
2. At completion of finish grading.
3. At completion of roto-tilling.
4. At completion of fine grading.
5. At delivery of plant materials.
6. At plant layout prior to excavating pits.
7. After planting pits have been excavated, but prior to backfilling.
8. After initial planting operations. (One tree with each type of specified staking shall be approved prior to planting of trees.)
9. After placement of drainage course, but prior to placement of lightweight soil mix.

C. Pre-maintenance Review:
1. At the completion of landscape planting operations and prior to the beginning of the for formal establishment period and maintenance period, the Pre-maintenance review shall be held.
2. Request on-site review of Landscape Architect five working days prior to the completion of work in order that a mutually agreeable time for review may be arranged.
3. At the time of review, the areas under the Contract shall be free of weeds, dead leaves and trash, neatly cultivated and raked. Stakes, guys and plant basins shall be in good order.
4. If, after the Pre-maintenance review, Landscape Architect is of the opinion that the work has been performed in accordance with the Drawings and Specifications, written notice of preliminary acceptance will be given. This report will note any items which must be corrected, and state the date of commencement and completion of the formal maintenance period.

D. Establishment Period: After completion of pre-maintenance review the contractor shall begin 60-day establishment period. At conclusion of establishment period all plant material shall be in acceptable condition and rooted in as determined by Landscape Architect prior to beginning of 60-day maintenance.

E. Maintenance Period: Upon satisfactory completion of 60-day establishment period contractor shall begin 60-day maintenance period.

F. Final Review: Perform Final Review in accordance with Section 02970 – Landscape Maintenance, at completion of 60-calendar day establishment period and 60-day maintenance period.

3.10 CLEANING:

A. Keep all areas of the Work clean, neat and orderly at all times during the period of Contract. Clean construction areas at the end of each day.

3.11 PROTECTION:

A. Protect areas susceptible to traffic by erecting barricades immediately after planting. Maintain protection as required by Section 02970.

END OF SECTION

EDA
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LICENSED LANDSCAPE ARCHITECT
GREGORY G. GRAHAM
JUNE 24, 2013
349753
STATE OF UTAH

RESORT MASTER PLANS - COMMUNITY PLANNING - NEO-TRADITIONAL NEIGHBORHOODS - MIXED USE DEVELOPMENTS - COMMERCIAL DEVELOPMENTS - PARKS & RECREATIONAL PLANNING & DESIGN - RESIDENTIAL ESTATE DESIGN - GRAPHIC DESIGN

no.	revisions	date	by
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Scale:
Date: JUNE 24, 2013
Drawn By: GGG
Approved By: GGG

THE BUNGALOWS ON 13TH
8795 SOUTH 1300 EAST
SALT LAKE COUNTY UTAH

PLANTING SPECIFICATIONS

North

Job No. 13-006

Sheet No. L-3.3
9 of 9

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landscape structures

888.4FUNLSI playlsi.com

Design No. 1020
Budget: $
System Type: PlaySense®
Size: 18x25
Design Standards: ASTM
Libraries: For Ages 2 to 5
Bury Type: Direct Bury
Post Material: Aluminum

Shipping Information
Weight: 505 lbs.
Linear Feet: None Specified
Cubic Feet: None Specified

Components

PlaySense® Design 32
Square Peak Tile Roof
Corkscrew Climber
Vertical Ladder
Double Poly Slide
Wiggle Ladder

PICNIC TABLE, 60"
Product(s) Code(s): 350, 351, 352, 354, 358
Dimensions: 1524mm x 1537mm x 762mm (60" x 60-1/2" x 30" high).
Weight: 138 kg (305 lbs)

PICNIC TABLE, 72"
Product(s) Code(s): 410, 411, 412, 414, 418
Dimensions: 1829mm x 1537mm x 762mm (72" x 60-1/2" x 30" high).
Weight: 139 kg (306 lbs)

PICNIC TABLE, 96"
Product(s) Code(s): 460, 461, 462, 463, 468
Dimensions: 2438mm x 1537mm x 762mm (96" x 60-1/2" x 30" high).
Weight: 178 kg (392 lbs)

PICNIC TABLE, 72", «3 SUPPORTS»
Product(s) Code(s): 400, 402, 403, 404, 408
Dimensions: 1829mm x 1537mm x 762mm
(72" x 60-1/2" x 30" high).
Weight: 170 kg (375 lbs)

FEATURES:
- Manufactured with 37mm x 137mm (2" x 6") UltraPlast™ recycled plastic slats
- Legs manufacturred in UltraPlast™ recycled plastic
- Hidden hardware
- No assembly

» Table and seat reinforcement , 37mm x 62mm (2" x 3") UltraPlast™ recycled plastic beams *(350 and 450, picnic table, 60" only)*
» Fiberglass tubing seat and table reinforcement, 32mm diam. (1-1/4" diam.) *(410, picnic table, 72" only)*
» Seat and table are reinforced with aluminum tubing, 33mm diam. (1-5/16" diam.) *(460 and 470, picnic table, 96" only)*

AVAILABLE INSTALLATIONS:
- Surface mounted

OPTIONS:
- Stainless steel anti-theft anchors
- Assembly

BIKE ROUTE
URA
688-4342
FOR SALE

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Salt Lake County Planning Commission							
Meeting Date and Time:	Wednesday, July 10, 2013	08:30 AM	**File No:**	2	8	5	3	8
Applicant Name:	Marc Sullivan	**Request:**	Special Exception					
Description:	Exception from Curb, Gutter, and Sidewalk							
Location:	8520 S 1000 E							
Zone:	A-1 Agriculture	Any Zoning Conditions?	Yes ☐	No ☑				
Staff Recommendation:	Approval							
Planner:	Jim Nakamura							

1.0 BACKGROUND

1.1 Summary

Marc Sullivan (property owner) is requesting approval of an exception from the requirement to install curb, gutter, and sidewalk associated with the request for a dwelling group (application #28232)

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

Title 18 - Subdivision Regulations

18.24.090. C. - Curbs and gutters, requires curbs, gutters and sidewalks to be installed with all subdivision. It states:

> *The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.*

18.08.020 - Exceptions --Permitted when, allows the Mayor or his designee, upon recommendation of the Planning Commission, to grant exceptions to subdivision requirements, including the requirement for curbs, gutters and sidewalks, based on aesthetic, public interest and safety. It states:

> *In cases where unusual topographic, aesthetic or other exceptional conditions exist or the welfare, best interests and safety of the general public will be usefully served or protected, variations and exceptions of this title may be made by the county mayor after the recommendation of the planning commission, provided, that such variations and exceptions may be granted without substantial detriment to the public good and*

without substantially impairing the intent and purpose of this title.

Title 19 - Zoning Regulations

19.76.210 - Off-site improvements.

C. Exceptions.

1. The planning commission may grant exception to installation of the sidewalk in industrial areas where the planning commission determines that the sidewalk is not necessary to serve the public need, and the elimination of the sidewalk does not jeopardize the public health, safety or welfare.

2.2 Other Agency Recommendations or Requirements

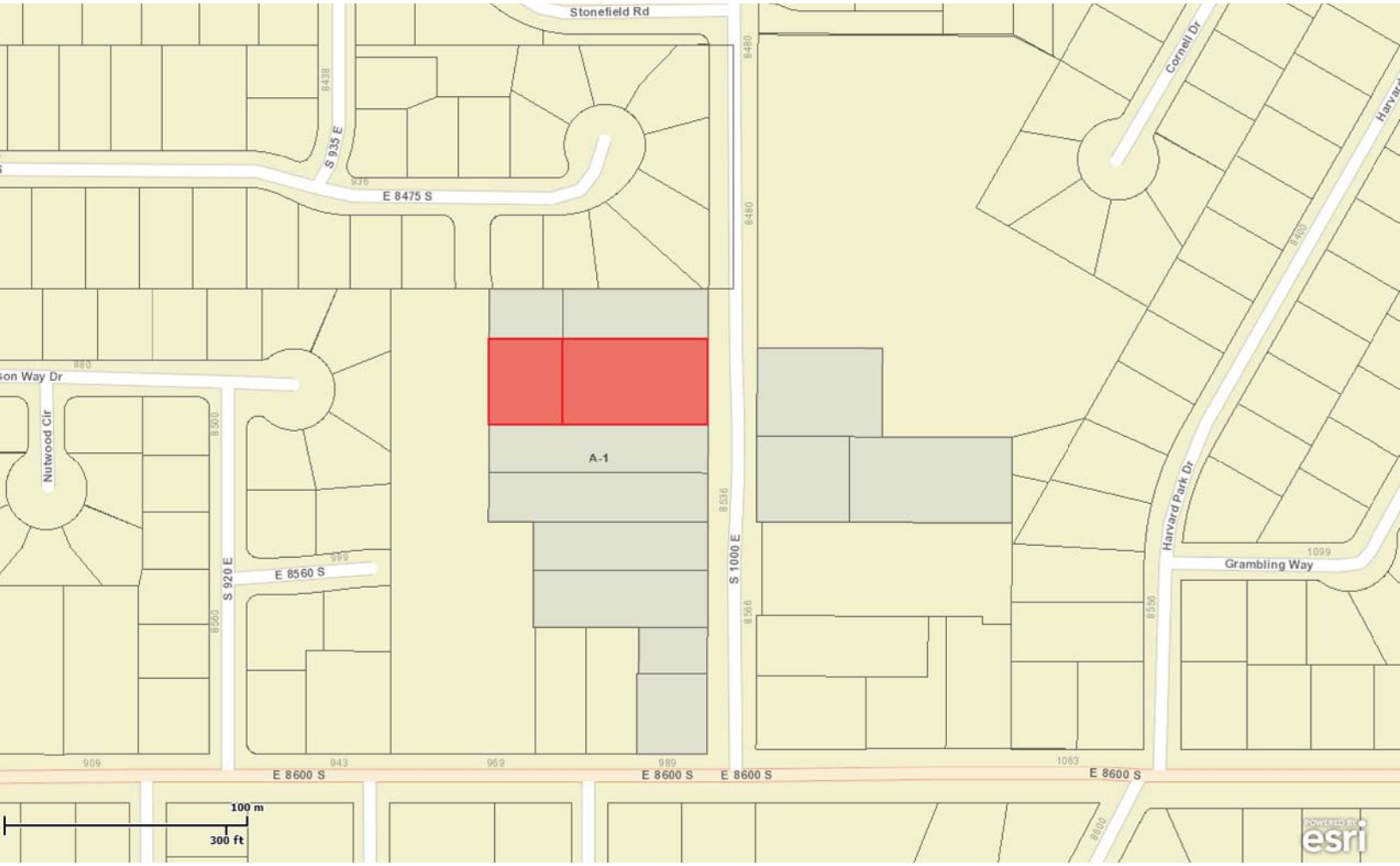
Traffic Engineer:
Exception to installation of roadway improvements is recommended.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Special Exception .

3.2 Reasons for Recommendation

1)



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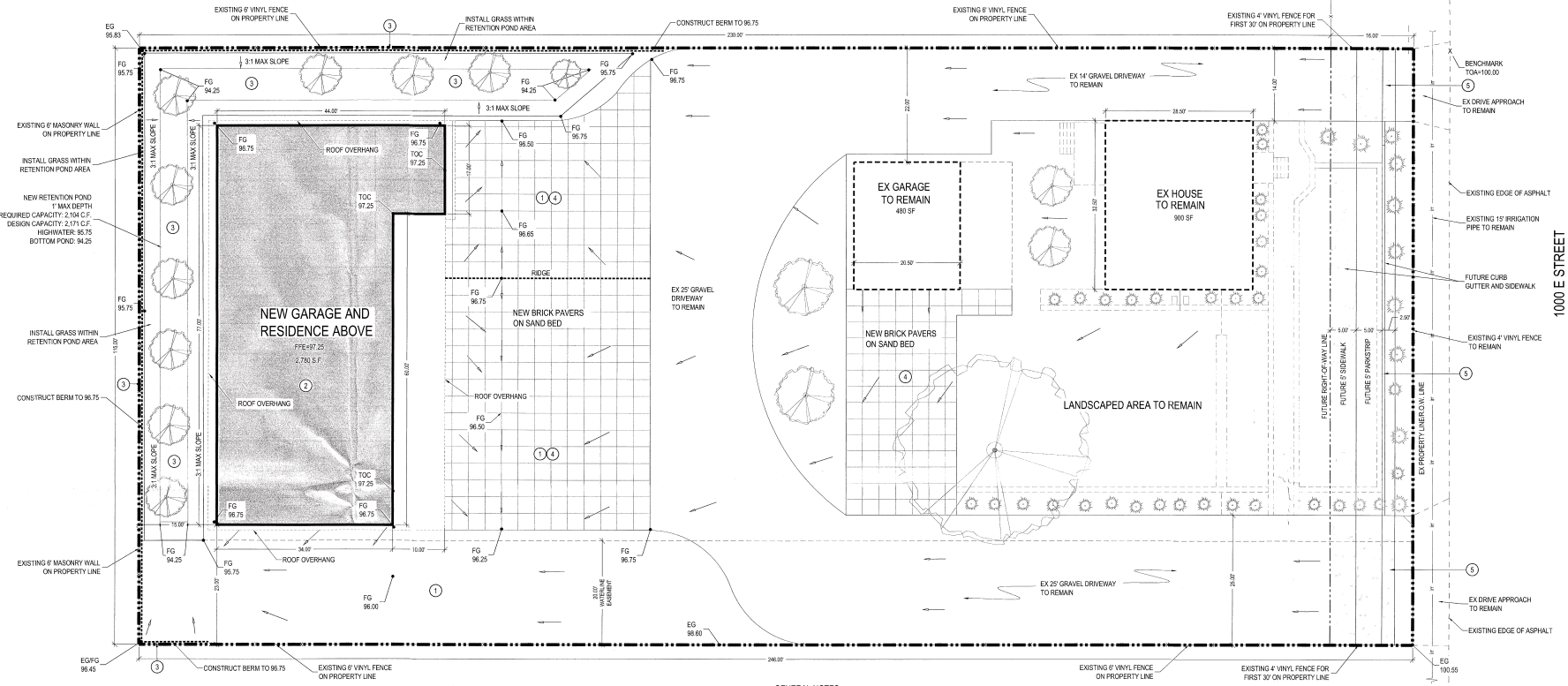
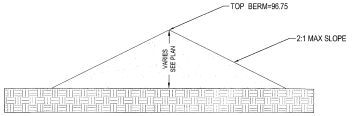
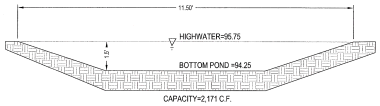




RETENTION POND BERM TYPICAL DETAIL

SCALE: NTS



RETENTION POND TYPICAL DETAIL

SCALE: NTS

Retention Calculations:

Q = CIA where	
C_roof =	0.95
C_gravel/pavers =	0.35
C_landscaped =	0.15
I = Rainfall Intensity	
A = Tributary Area	
Roof Area =	4,216
Gravel/paver Area =	11,669
Landscape Area =	12,405
Total Tributary Area =	28,290
Weighted Coefficence (C) =	0.34
C * A =	9,529

100 yr Storage Requirements:

Time (min)	Rate (in/hr)	Rainfall (inches)	Accum. Flow (cu.ft.)	Discharge (cu.ft)	Req'd Storage (cu.ft.)
15	4.24	1.06	842	0	842
30	2.86	1.43	1,135	0	1,135
60	0.88	0.88	699	0	699
120	0.89	1.77	1,405	0	1,405
180	0.65	1.94	1,540	0	1,540
360	0.36	2.13	1,691	0	1,691
720	0.21	2.55	2,025	0	2,025
1,440	0.11	2.65	2,104	0	2,104

Storage Required:	2,104 C.F.	
Storage Available:	2,171 C.F.	okay

GENERAL NOTES:

THE DEVELOPER SHALL BE REQUIRED TO PERMANENTLY CONTAIN ALL GENERATED WATER ON HIS OWN PROPERTY OR ROUTED TO AN APPROVED SALT LAKE COUNTY STORM DRAINAGE SYSTEM.

THE ENTIRE LOT MUST BE GRADED TO PROMOTE DRAINAGE INTO THE NEW RETENTION POND. NO RE-GRADING IN THE RETENTION AREAS WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM SALT LAKE COUNTY.

THE DEVELOPER SHALL GRADE THIS PROPERTY IN ACCORDANCE WITH THE APPROVED SITE GRADING AND LOT DRAINAGE PLAN. SO AS NOT TO DISCHARGE ANY STORM WATER ONTO ADJACENT LOTS OR CAUSE PONDING IN FRONT OF ADJACENT LOTS.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS WITH LESS THAN 35% FINES AND NO PARTICLES OVER 2". ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE COVERED WITH PAVERS, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. NO MUD TRACKING ONTO CITY STREETS IS ALLOWED, ANY OCCURRENCE SHALL BE CLEANED IMMEDIATELY.

SALT LAKE COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE PONDS OR PRIVATE STORM DRAIN SYSTEMS.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS SHOWN ON PLAN. PROVIDE 6" OF FALL AWAY FROM BUILDING IN THE FIRST 10'.
2. NEW GARAGE AND RESIDENCE WITH ROOF OVERHANGS.. SEE ARCHITECTURAL PLANS FOR DETAILS
3. CONSTRUCT NEW RETENTION POND; TOP OF POND =95.75; BOTTOM OF POND=94.25; 3:1 MAX SLOPES, SEE TYPICAL DETAIL THIS SHEET. COMPLETED POND AS SHOWN = 2,170 C.F., REQUIRED STORAGE TO RETAIN THE 100 YEAR STORM = 2,104 C.F. INFILTRATION WAS NEGLECTED IN CALCULATIONS TO BE CONSERVATIVE. POND SHOULD BE PLANTED WITH GRASS FOLLOWING CONSTRUCTION.
4. NEW BRICK PAVERS BEDDED ON 3" MINIMUM FREE DRAINING SAND LAYER. INSTALL TO ELEVATIONS SHOWN. INSTALL TO ELEVATIONS SHOWN TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURES AND TOWARDS THE RETENTION POND.
5. FUTURE CURB AND GUTTER AND DRIVE APPROACHES TO BE BONDED FOR WITH THIS PROJECT AND INSTALLED AT A LATER DATE.
6. CONSTRUCT BERM ON NORTH, SOUTH AND WEST SIDES OF POND TO AN ELEVATION OF 96.75 TO PROVIDE 1' OF FREEBOARD FOR THE RETENTION POND. SEE DETAIL THIS SHEET.

NORTH

SCALE: 1" = 10'

0 5' 10' 15' 20' 30' 40' 50'

AVOID CUTTING UNDERGROUND UTILITIES. ITS COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER No. 175419-2202 ROBERT J. POIRIER 5-28-13 STATE OF UTAH

SULLIVAN PROPERTY
MARC SULLIVAN
8520 S 1000 E
SALT LAKE COUNTY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	13239
CAD DWG. FILE:	13239-PLN
DRAWN BY:	RJP
DESIGNED BY:	RJP
FIELD CREW:	-
CHECKED BY:	RJP
DATE:	5-28-13

SHEET TITLE
SITE GRADING & DRAINAGE PLAN

C1.01
SHEET 1 OF 1

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