

Planning Commission Staff Report

File # 48C21

Public Hearing and Consideration of a Preliminary
Nonadministrative Conditional Use Permit and Preliminary Site Plan
to Construct a New Carwash at 4681 S. Redwood Road, in
Taylorsville, Utah.



Department of Community Development

Date:	January 20, 2022
Meeting Date:	January 25, 2022
Agenda Item:	Public hearing and consideration of a preliminary nonadministrative conditional use permit and site plan to construct a new carwash at 4681 S. Redwood Road, in Taylorsville, Utah.
Subject Property Address:	4681 S. Redwood Road
Applicant:	Mister Carwash
Applicant Agent:	Elliott Smith, TerraForm Companies
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21034530050000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.23; 13.24; 13.25; 13.27; 13.28; 13.32; and 13.33
Agenda Item #:	3

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Property Aerial Image
- Exhibit D:** Subject Property Vicinity Map
- Exhibit E:** Current Site Photos
- Exhibit F:** Proposed Improvements Package

Summary:

Elliott Smith, on behalf of Mister Carwash, is requesting Planning Commission review and approval of a preliminary nonadministrative conditional use permit and site plan to allow the construction and use of a carwash located at 4681 S. Redwood Rd., in Taylorsville, Utah.

The applicant's proposal includes the removal of existing structures (the existing Village Inn restaurant) to make way for the construction of a new tunnel carwash facility to be owned and operated by Mister Carwash.

Site Description

The subject property is Lot 3 of the Mad Greek IV Subdivision and contains approximately 72,745.20 square feet (1.67 acres). The property is currently occupied by a restaurant structure and surface vehicle parking (see Exhibits C and E). Surrounding zoning designations are as follows:

North	South	East	West
Community Commercial (CC)	4700 South right-of-way and Open Space (OS)	Single-Family R-1-8 Residential and an Irrigation canal	Community Commercial (CC)

Land Development Code Analysis

The property is in the Community Commercial (CC) zoning district. Pursuant to [Section 13.08.020\(E\)](#) of the Taylorsville Land Development Code, a "car wash" land use requires conditional use review in that zoning district. The subject property is also located within 250 feet of a residential zoning district requiring that the conditional use permit request be reviewed and decided by the Planning Commission (e.g., nonadministrative).

[Section 13.33.040](#) establishes the general review criteria for all conditional use permit requests:

Code Reference	Review Criteria	Compliant
13.33.040(A)(1)	The health, safety, and welfare of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(2)	The prosperity of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(3)	The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.	(Discuss)
13.33.040(A)(4)	The tax base.	Yes
13.33.040(A)(5)	Economy in governmental expenditures.	Yes
13.33.040(A)(6)	The state's agricultural and other industries.	Yes
13.33.040(A)(7)	The urban and nonurban development.	Yes
13.33.040(A)(8)	Access to sunlight for solar energy devices.	Yes

Code Reference	Review Criteria	Compliant
13.33.040(A)(9)	Property values.	Yes
13.33.040(C)	The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.	Yes

The proposed construction is not expected to significantly alter traffic or parking demand from the current use and is consistent with land uses that are allowed in the Community Commercial (CC) zoning district. As indicated in the table above, the only potential negative impact that may result is increased noise created by vehicle vacuum systems and the tunnel carwash air driers. The proposed layout requires patron vehicles to enter the carwash tunnel on the east and exit on the west. This orientation creates additional distance between the tunnel carwash air driers and the existing residential dwellings east of the property.

Another source of noise is the proposed vacuum facilities associated with the carwash. The vacuums are proposed to be located north of the tunnel carwash structure, as shown in Exhibit F. An existing chain-link fence spans the length of the eastern property line (see Exhibit E), the proposed site plan shows a new vinyl fence proposed along the eastern property line.

In accordance with [Section 13.23.070](#), any commercial development adjacent to a residential boundary is subject to the following screening standards:

- A. *Masonry Wall: For commercial and industrial developments abutting residential districts (except recognizable holding zones for future commercial or industrial development), an opaque masonry wall shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses.*

Acceptable construction materials for walls shall be brick, stone, precast concrete panel, concrete block, or such other masonry materials as the Director may approve. Concrete panels and posts must be reinforced with rebar and wire as determined by the chief building official.
- B. *Height: Except where otherwise provided, the opaque masonry wall shall be a minimum of six feet (6') not to exceed eight feet (8') in height. If requested by the adjacent residents, the Planning Commission may approve a variation in wall height based upon unusual circumstances, e.g., views, landscaping, etc. A lower height wall may be required adjacent to a front property line for sight distance and traffic safety. (Ord. 18-07, 2-28-2018)*

In addition, [Section 13.28.110](#) includes standards for development adjacent to a canal:

- C. *Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director.*

As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must

obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

- D. All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.*

To further mitigate noise impacts of the use and to comply with the above referenced code standards, staff recommends that a minimum 6-foot tall solid masonry (or equivalent) wall be constructed along the eastern property line in lieu of the vinyl fence proposed by the applicant. The Planning Commission may allow/require a wall up to 8-feet in height if deemed necessary.

As provided in [Section 13.33.030](#)(D) and (E), the Planning Commission is authorized to grant preliminary nonadministrative conditional use approval. Final review and decision of approval is granted by the Director, unless otherwise directed by the Planning Commission.

Construction activity is not permitted on-site until final conditional use and site plan approval have been granted, and all applicable permits have been issued by the City.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on January 14, 2022. As of January 20, 2022, staff has not received public comment regarding this application.

Findings

1. This application was initiated by Elliott Smith, on behalf of Mister Carwash.
2. The subject property is made up of one lot with a cumulative area of approximately 1.67 acres.
3. The subject property is in the Community Commercial (CC) zoning district.
4. The subject property is in the "Community Commercial" designation in the City's General Plan.
5. This conditional use permit request is consistent with current zoning and General Plan designations.
6. The applicant is requesting removal of existing structures and improvements to construct a new tunnel carwash facility owned and operated by Mister Carwash.
7. The proposed use includes tunnel carwash air driers and vacuum facilities, which may generate noise beyond normal levels.
8. To mitigate potential noise impacts on adjacent residential properties, staff recommends a wall be constructed the length of the eastern property line that satisfies the standards in Section 13.23.070 of the Taylorsville Land Development Code.
9. The proposed site plan has been reviewed by City departments and review agencies and has been determined to be in general compliance with City standards. Any outstanding review comments will be addressed prior to final approval.
10. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission prior to preliminary approval.
11. The Planning Commission is the decision-making authority for preliminary nonadministrative conditional use permit review. Final review authority is granted to the Director, unless otherwise directed by the Planning Commission.

Conditions of Approval

Staff recommends approval of the request, subject to the following conditions:

1. The Director is authorized to conduct the final nonadministrative conditional use and site plan review.
2. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to issuance of final nonadministrative conditional use permit and site plan approval.
3. To mitigate potential noise impacts on adjacent residential properties, a wall shall be constructed along the eastern property line that satisfies the standards in Section 13.23.070 of the Taylorsville Land Development Code, prior to issuance of a Certificate of Occupancy.

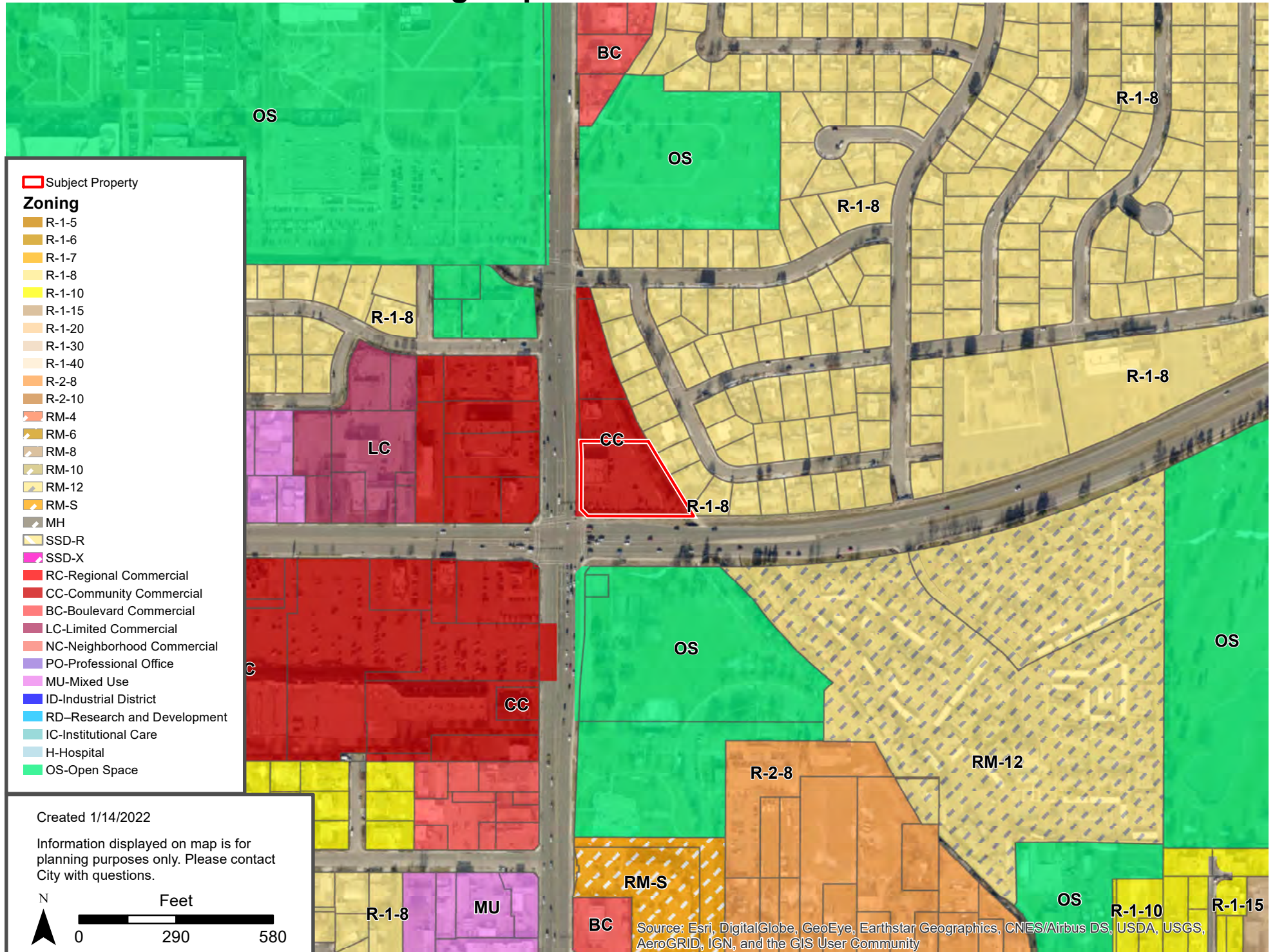
Staff Recommendation

Staff recommends the Planning Commission approve File #48C21, a preliminary nonadministrative conditional use permit and site plan to construct a new carwash facility at 4681 S. Redwood Road, in Taylorsville, Utah, as identified in Exhibit F, subject to the findings and conditions outlined in this Staff Report.

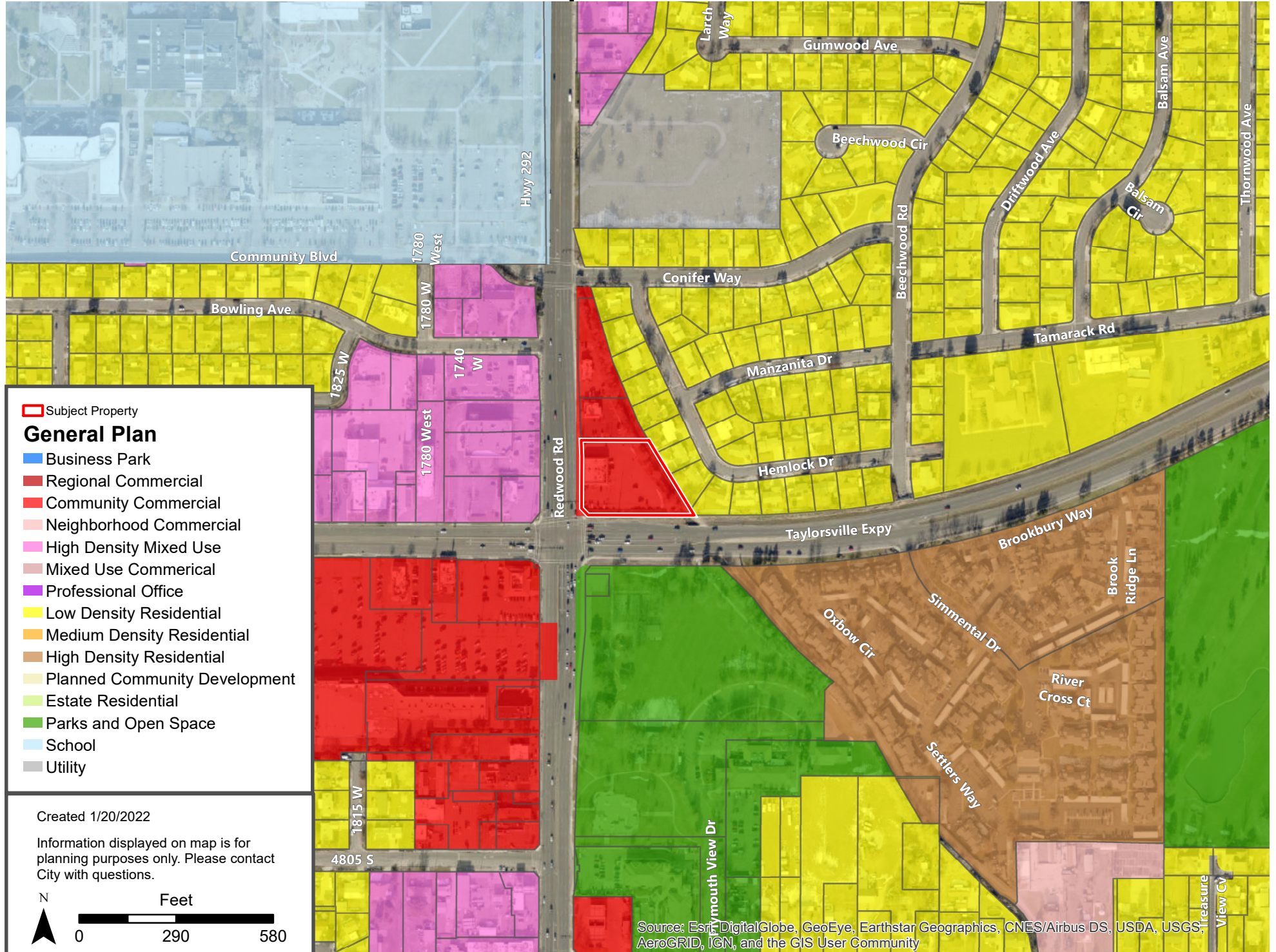
Recommended Motion

I move that we approve File #48C21, a preliminary nonadministrative conditional use permit and site plan to construct a new carwash facility at 4681 S. Redwood Road, in Taylorsville, Utah, as identified in Exhibit F, subject to the findings outlined in this Staff Report.

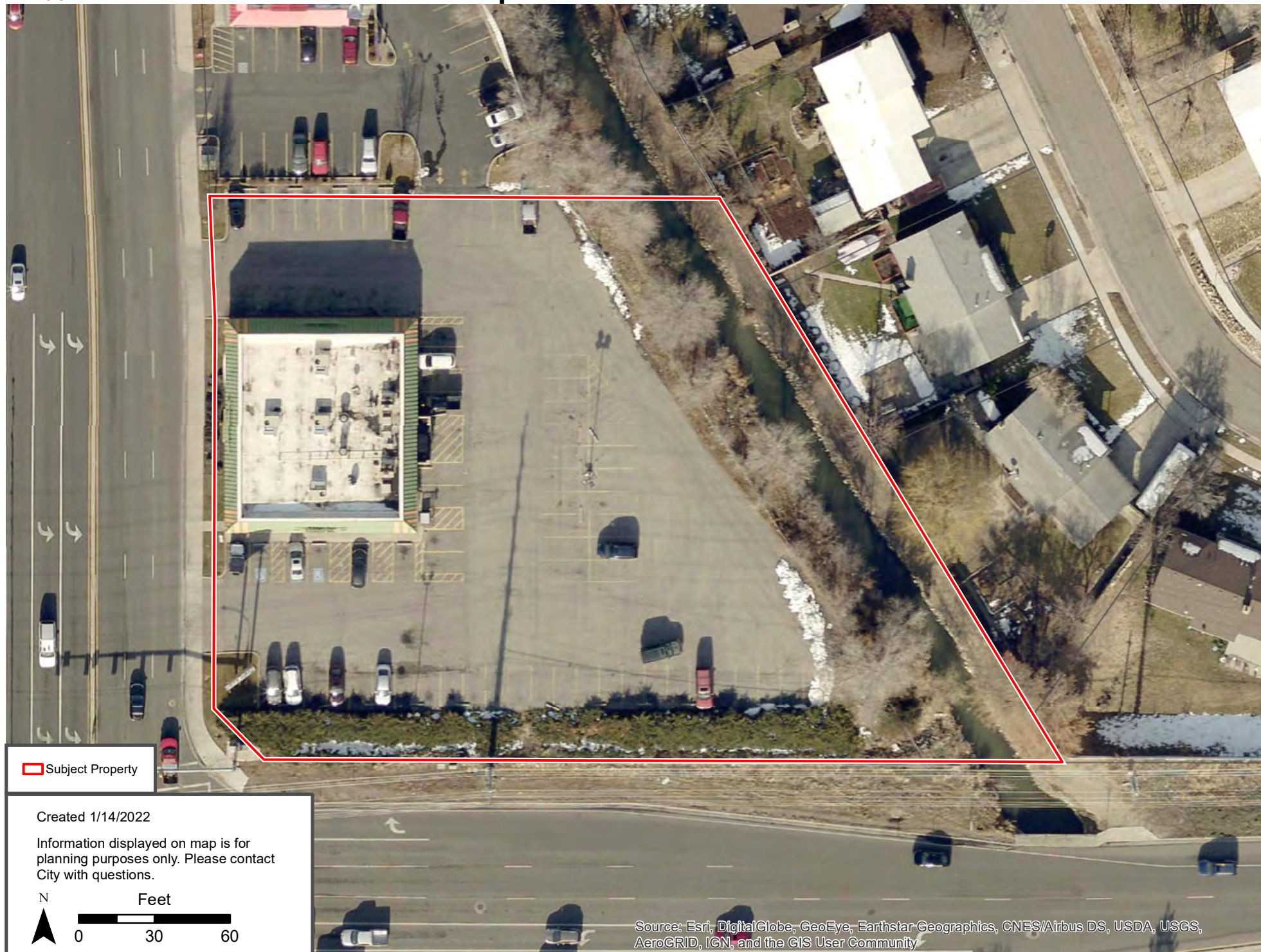
Zoning Map: 4681 S. Redwood Road



General Plan Map: 4681 S. Redwood Road



Site Map: 4681 S. Redwood Road



Vicinity Map: 4681 S. Redwood Road



Subject Property

Created 1/14/2022

Information displayed on map is for
planning purposes only. Please contact
City with questions.

N
Feet
0 280 560

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,
AeroGRID, IGN, and the GIS User Community









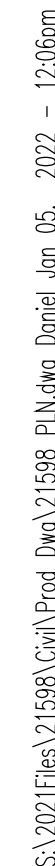


NORTH
68



MA
CO
AV
801.4
RYAN S
SCOTT





COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY

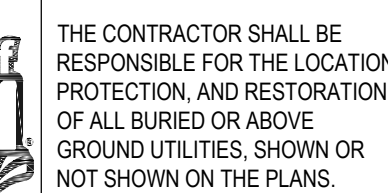
DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

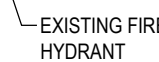
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TAYLORSVILLE, UTAH 84123
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W, SLB&M

DATE: JAN 05, 2025

CO.10





SCALE: 1" = 20'



DESCRIPTION	AREA	%
HARDSCAPE	24,038 SQFT	40%
LANDSCAPE	30,337 SQFT	51%
BUILDINGS	5,404 SQFT	9%
TOTAL	59,779 SQFT	100%

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

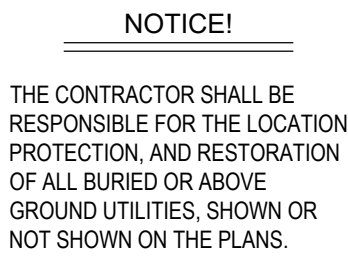
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS

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

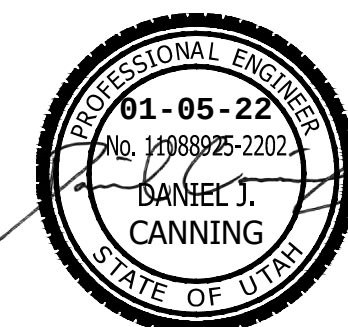
- ② CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01
 ③ CONCRETE SIDEWALK, PER APWA PLAN NO. 231.

ITEM	AREA	% OF TOTAL AREA
SITE TOTAL GROSS ACREAGE	59,779 SQ FT = 1.372 ACRES	100%
PROPOSED BLDG FOOTPRINT	5,404 SQ FT	9%
TOTAL BLDG FLOOR AREA	738 SQ FT	
REQUIRED # OF PARKING STALLS	5 STALLS / 1,000 SQ FT FLOOR AREA (798 / 1,000) x 5 = 4 STALLS REQUIRED	
PROVIDED # OF PARKING STALLS	14 VACUUM STALLS + 4 STANDARD STALLS	
PROVIDED ADA PARKING STALLS	1 ADA PARKING STALL	
# OF BIKE PARKING STALLS REQUIRED	5% OF 4 STANDARD PARKING STALLS 0.05 x 4 = 1 BIKE STALL REQUIRED	



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.



MISTER CAR WASH

**4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123**

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W, SLB&M

[illegible]

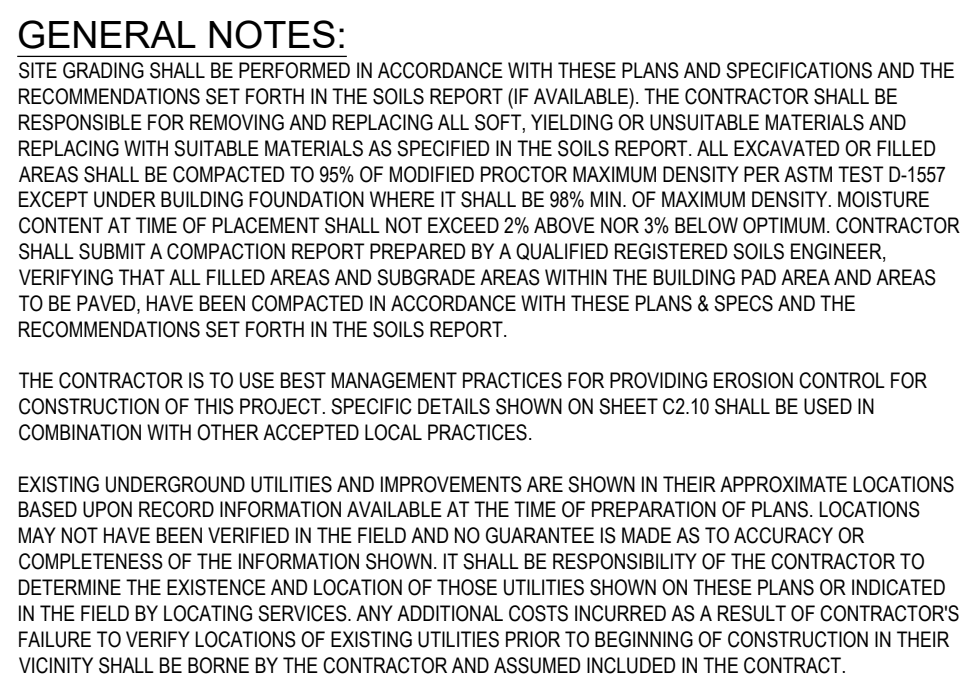
PROJECT NO: 21598

DRAWN BY: JHF

CHECKED BY: TJD

CIVIL SITE PLAN

C1.01



STORM WATER / DETENTION / LID ANALYSIS:

REQUIRED 10 YR 24 HR STORM STORAGE VOLUME PER CALCULATIONS ON THIS SHEET = 3,166 OF LID REQUIREMENT FOR 80TH PERCENTILE STORM = (0.34") x 59,779 SQ FT = 2,680 CF.

STORMTACHE SC-740 CHAMBERS PROVIDED VOLUME = 3,314 CF

STORMTACHE SC-740 CHAMBERS PROVIDED VOLUME BELOW DISCHARGE FOR LID = 2,800 CF

CHAMBER DISCHARGE ELEVATION = 4293.43'

TOP OF CHAMBER ELEVATION = 4294.00'

TOP OF GRAVEL = 4294.50'

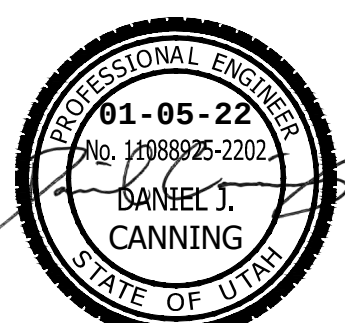
BOTTOM OF CHAMBERS = 4291.50'

BOTTOM OF GRAVEL = 4291.00'

COMMON GRADING ABBREVIATIONS:

SEE SHEET 00.01 FOR ADDITIONAL ABBREVIATIONS	
- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDOC	STORM DRAIN CLEANOUT BOX
- SDOB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

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Structural Engineering • Land Surveying & HDS



MISTER CAR WASH

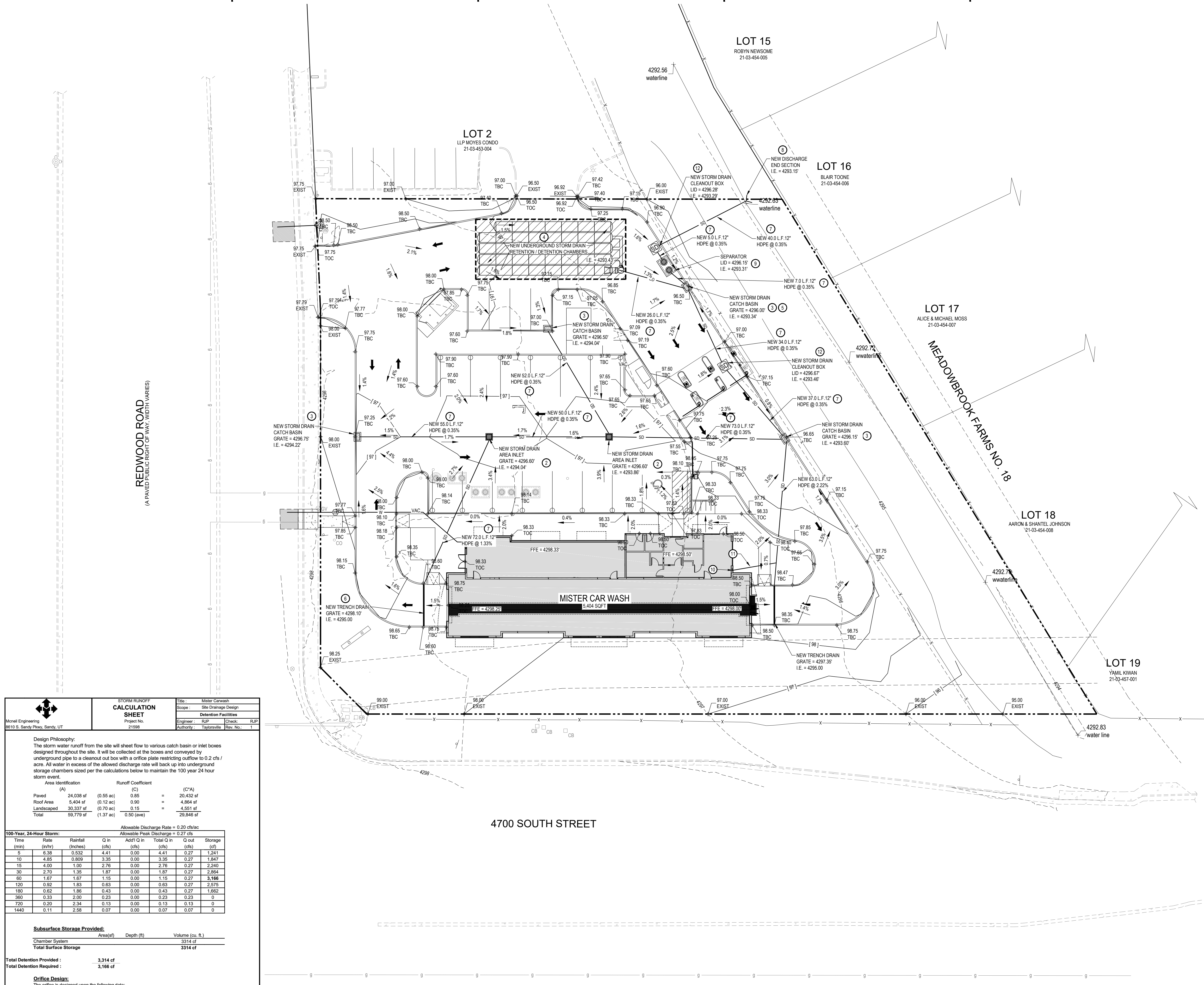
4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W,

[illegible]

PROJECT NO:	21598
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	JAN. 05. 2022

GRADING AND DRAINAGE PLAN

C2.01





CALCULATION SHEET

Project No: 21958

Scale: 1" = 40'

Client: M/s. Engineering
2015 S.S. Sandy, Punjab, SUY

Project No: 21958

Site: Meter Canesh
Site Urgrange Design
Detention Facilities
Engineer: BUP
Authority: Talsuwa
Check: RUP
Rev. No: 1

Design Philosophy:
 The storm water runoff from the site will sheet flow to various catch basin or inlet boxes designed throughout the site. It will be collected at the boxes and conveyed by underground pipe to a cleanout out box with a orifice plate restricting outflow to 0.2 cfs / acre. All water in excess of the allowed discharge will back up into underground storage chambers sized per the calculations below to maintain the 100 year 24 hour storm event.

Area Identification
(A)

Paved	20,038 sf	(0.55 ac)
Roof Area	5,404 sf	(0.12 ac)
Landscaped	20,337 sf	(0.70 ac)
Total	59,779 sf	(1.37 ac)

Runoff Coefficient
(C)

Paved	0.85
Roof Area	0.90
Landscaped	0.15
Total	0.50 (ave)

C*(A)

Paved	20,432 sf
Roof Area	4,864 sf
Landscaped	4,551 sf
Total	29,848 sf

Allowable Discharge Rate = 0.20 cfs/ac
Allowable Peak Discharge = 0.27 cfs/ac

Time (min)	Rate (cfs/acre)	Inflow (cfs)	Q in (cfs)	AveD Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cft)
5	0.38	0.532	1.41	0.00	4.41	0.27	1,241
10	4.85	0.809	3.35	0.00	3.35	0.27	1,847
15	4.00	1.00	2.76	0.00	2.76	0.27	2,240
20	2.70	1.35	1.87	0.00	1.87	0.27	2,854
30	1.67	1.67	1.15	0.00	1.15	0.27	3,166
40	0.92	1.83	0.63	0.00	0.63	0.27	2,575
50	0.62	1.86	0.43	0.00	0.43	0.27	1,662
60	0.35	2.00	0.23	0.00	0.23	0.23	0
70	0.20	2.34	0.13	0.00	0.13	0.13	0
1440	0.11	2.58	0.07	0.00	0.07	0.07	0

Subsurface Storage Provided:

Chamber System	Area(sq. ft)	Depth (ft)	Volume (cu. ft.)
Total Surface Storage			3314 cft

Total Detention Required : 3314 cft
Total Detention Required : 3,166 cft

Orifice Design:
 The orifice is designed upon the following data:
 Average depth of development: 1.37 acres
 Allowable discharge: 0.27 cfs (0.20 cfs/acre)
 Max head (center orifice to hw): 1.20 ft
 Diameter for new orifice: 3.1 inch

$C = C_d A_o \sqrt{2gh}$

4700 SOUTH STREET

The site plan for 4700 South Street shows a large commercial or industrial development. The plan includes several large building footprints, including a prominent one in the center and another in the upper right. There are numerous parking spaces and access roads throughout the site. The plan is divided into lots 2 through 19. Lot 2 is owned by LLP MOYES CONDO. Lot 15 is owned by ROBYN NEWSOME. Lot 16 is owned by BLAIR TOONE. Lot 17 is owned by ALICE & MICHAEL MOSS. Lot 18 is owned by AARON & SHANTEL JOHNSON. Lot 19 is owned by YAMIL KIWAN. The plan also shows a water line and various utility lines. The street layout includes 4700 South Street and Meadowbrook Farms No. 18. The plan is dated 21-03-453-004.

LOT 2
LLP MOYES CONDO
21-03-453-004

LOT 15
ROBYN NEWSOME
21-03-454-005

LOT 16
BLAIR TOONE
21-03-454-006

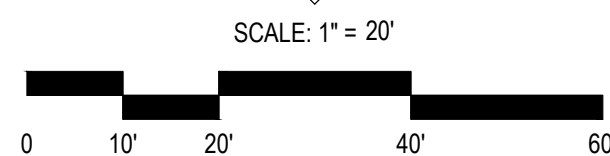
LOT 17
ALICE & MICHAEL MOSS
21-03-454-007

LOT 18
AARON & SHANTEL JOHNSON
21-03-454-008

LOT 19
YAMIL KIWAN
21-03-457-001

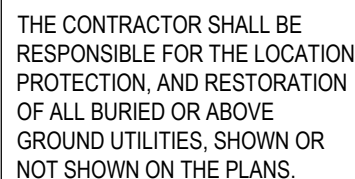
MEADOWBROOK FARMS NO. 18

4700 SOUTH STREET



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

- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
- ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.05. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPTIER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑤ CONSTRUCTION DUMPTIER. CHECK LEVEL. DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL. DAILY. LEGALLY DISPOSE OF WASTE. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑦ MATERIAL STORAGE AND STOCK PILE AREA. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

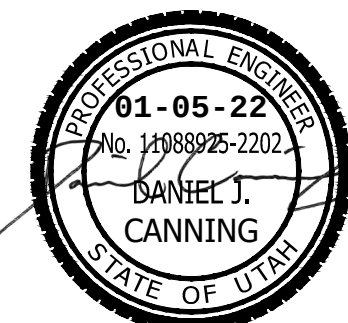


C2.10

MISTER CAR WASH

4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, ILLAH 84123

TAYLORSVILLE, UTAH 84123
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W, SLB&M

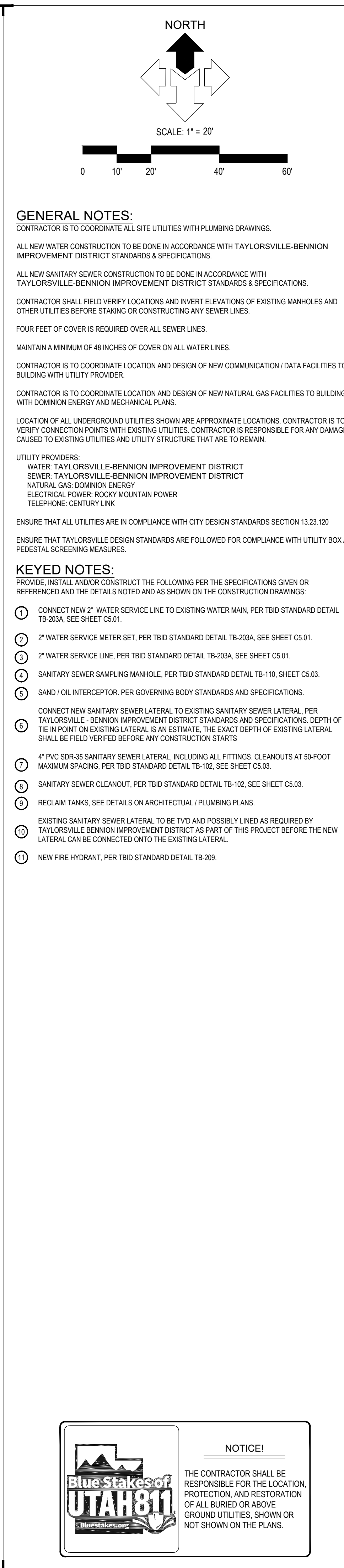


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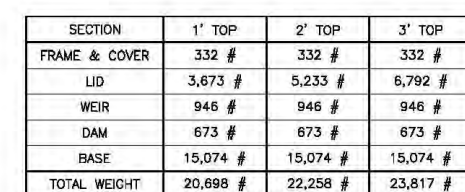
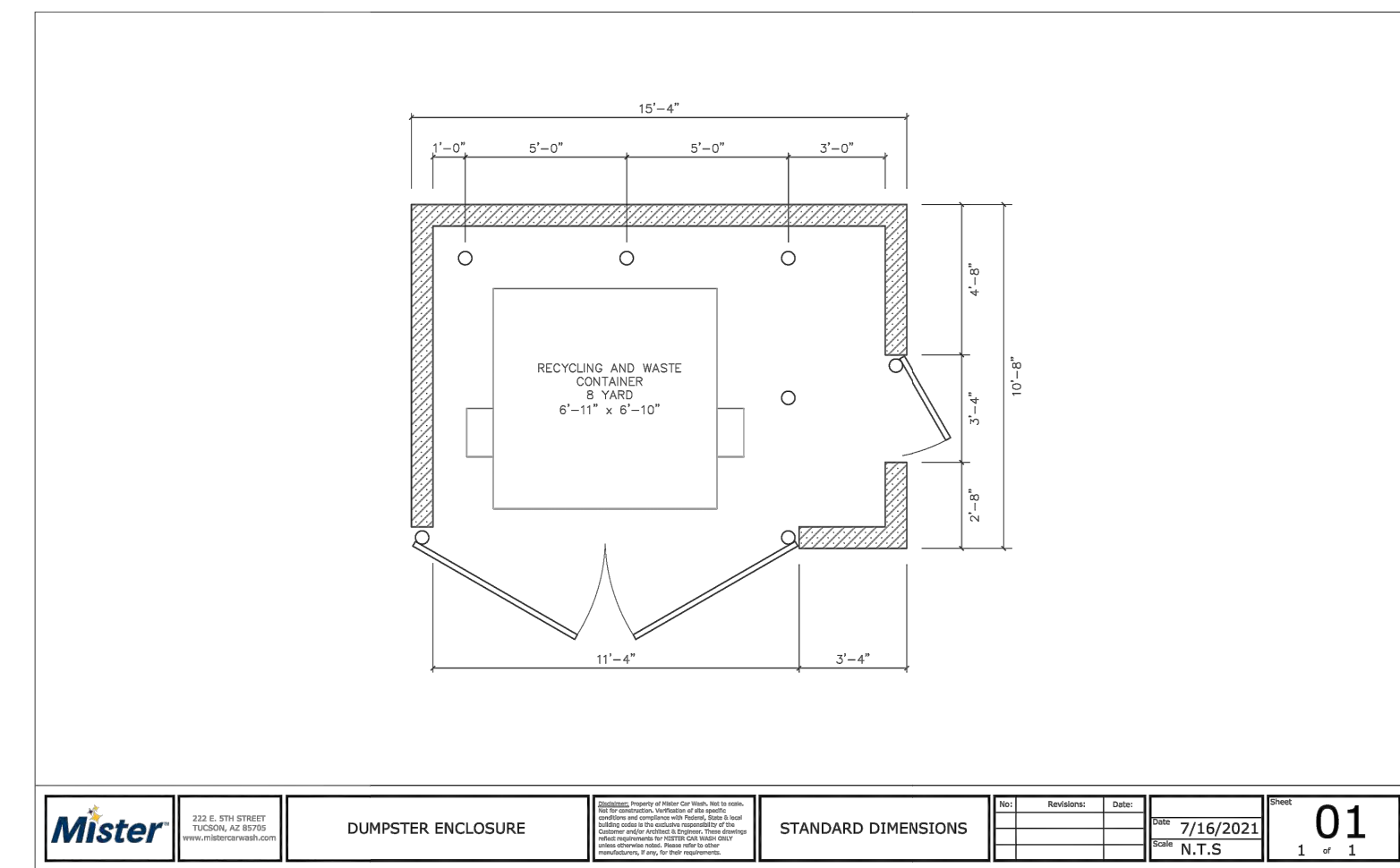
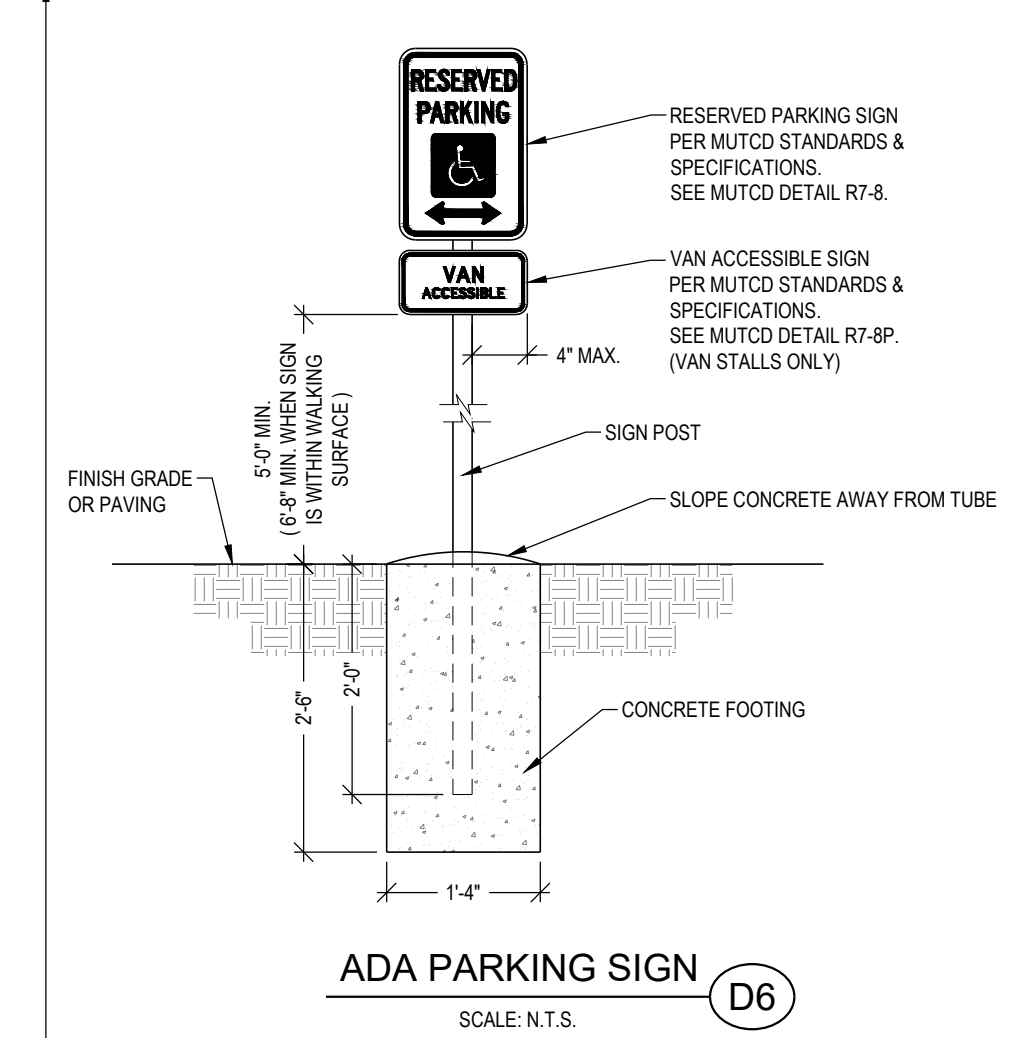
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Structural Engineering • Land Surveying & HDS**



MISTER CAR WASH		4681 SOUTH REDWOOD ROAD TAYLORSVILLE, UTAH 84123 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W, S1B&M																						
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		REV	DATE	DESCRIPTION																			MCNEIL ENGINEERINGTM Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnilengineering.com Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS	
REV	DATE	DESCRIPTION																						
PROJECT NO: J1598		DRAWN BY: ZHF																						
CHECKED BY: TJD																								
DATE: JAN. 05, 2022																								
SITE UTILITY PLAN C4.01																								



NOTES:

1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and on AASHTO HS-20 loading.
2. 1,250 Gallon capacity is at a 5' water depth.
3. Contractor to grade baffles in place.
4. Contractor to fill all fit insert recesses with grout prior to backfill.
5. Contractor must fill the Separator unit with clean water before it is put into service.
6. Lifting insert type and location may change without notice.

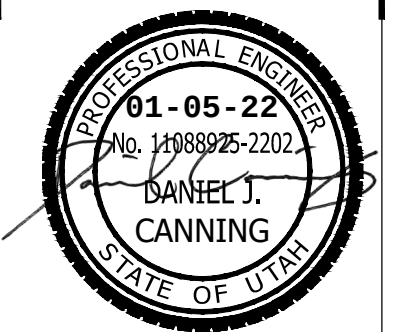


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RECLAIM TANKS SYSTEM DETAIL INCLUDED IN ARCHITECTURAL / PLUMBING PLANS

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MISTER CAR WASH

4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W,

[illegible]

PROJECT NO:	21598
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	JAN. 05, 2022

CIVIL DETAILS

C5.01



- **MAINTENANCE:**
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
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MAINTENANCE:

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- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.



Diagram illustrating the correct and incorrect installation of a filter sock:

- Correct Installation (Left):** Shows a filter sock installed over a grate. Labels include: "CURB INLET", "FILTER FABRIC REQUIRED OVER GRATE", "8' FILTER SOCK", and "WATER FLOW".
- Incorrect Installation (Right):** Shows a filter sock installed over a grate. Labels include: "AREA INLET", "FILTER FABRIC REQUIRED OVER GRATE", "8' FILTER SOCK", and "WATER FLOW".

© REPLENISH

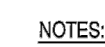
C3



MAINTENANCE:

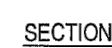
- INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

SCALE: N.T.S.



N.T.S.

12/2018



N.T.S.

12/2018



N.T.S.

12/2018



NOT TO SCALE

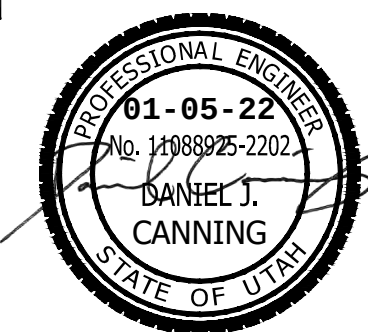
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PAGE 2 OF 2

REVISIONS		DESCRIPTION
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PROJECT NO:	21598
DRAWN BY:	JHF
CHECKED BY:	TJD
DATE:	JAN. 05, 2022

CIVIL DETAILS

C5.03



MISTER CAR WASH

**4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH 84123**

TAYLORSVILLE, UTAH 84123
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R1W, SLB&M



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	4	ALLEE LACEBARK ELM	ULMUS PARVIFLORA 'ELMER II'	2" CAL.	D/L5.01
	9	MUSASHINO COLUMNAR ZELKOVA	ZELKOVA SERRATA 'MUSASHINO'	2" CAL.	D/L5.01
	1	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	10	HORSTMANN BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'HORSTMANN'	6' HT.	E/L5.01
	4	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	E/L5.01
SHRUBS					
	119	MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	5 GAL.	B/L5.01
	29	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	B/L5.01
	88	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY'	5 GAL.	B/L5.01
	19	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL.	B/L5.01
	34	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	93	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.	A/L5.01
	33	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.	A/L5.01
BOULDERS & CRUSHED ROCK					
	31	"RED VEIN" BOULDERS FROM BROWNS CANYON QUARRY	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.	2'-4'	MOUNTAIN VALLEY STONE (435) 654-0120 OR APPROVED EQUAL. h/L5.01
	15,505 S.F.	"COPPER CANYON"	INSTALLED A MINIMUM 3" DEEP INSTALL OVER DEWITT'S 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	1" DIAMETER	STAKER & PARSON COMPANIES (801) 819-9089 OR APPROVED EQUAL G/L5.01

TAYLORSVILLE CITY DATA

CITY CODE: CH. 13.25 - LANDSCAPE STANDARDS		
ZONED AS	COMMUNITY COMMERCIAL (CC)	
TOTAL SITE AREA	72,745 S.F. = 1.67 AC.	
ON-SITE LANDSCAPE AREA	14,316 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED TREES		
1 PER 500 S.F. OF ON-SITE LANDSCAPE AREA	14,316 S.F. / 500 = 29	29
REQUIRED EVERGREEN TREES	MIN. 40% = 12	12
PARKSTRIP:		
HARDSCAPE MATERIAL	50% MAX.	0%
TREE SIZE	MIN. 2" CAL.	2"
IF PARKSTRIP IS <8' WIDE, TREES TO BE PLANTED 4' BEHIND SIDEWALK		YES
YARDS:		
FRONT YARD	15' MIN.	15'
SIDE & REAR YARD BETWEEN PARKING LOT AND PROPERTY LINE	5' WIDE MIN.	YES
YARD BETWEEN ACCESS DRIVE AND PROPERTY LINE	5' WIDE MIN.	YES
PARKING LOT:		
MIN. REQUIRED LANDSCAPE AREA	5% MIN. = 2,955 S.F.	4,346 S.F. = 7%
PARKING ISLANDS	5' WIDE MIN.	YES

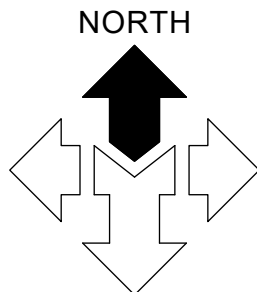
GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

REFERENCE NOTES

- L-1. LANDSCAPE AREA TO BE GRADED AND RE-CONTOURED AT A MAXIMUM SLOPE RATIO OF 3:1 (THREE FEET HORIZONTAL TO ONE FOOT VERTICAL) SO AS TO PROVIDE AN EARTHEN BERM TRAVERSING THE ENTIRE WIDTH OF THE AREA WITH A HEIGHT OF NO LESS THAN THIRTY INCHES ABOVE THE GRADE OF THE ABUTTING SIDEWALK OR STREET.
- L-2. METAL EDGING
DETAIL I/L5.01

0 20 40 60 FT



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
DIG
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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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MISTER CAR WASH

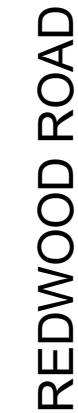
4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

REVISIONS	
REV	DESCRIPTION

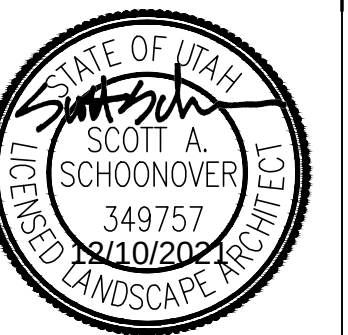
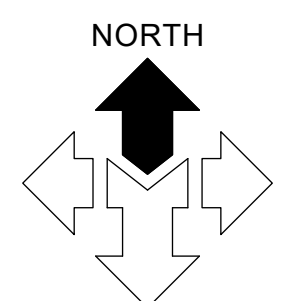
PROJECT NO: 21598
DRAWN BY: TG
CHECKED BY: SS
DATE: NOVEMBER 2021
PROPERTY NO:

LANDSCAPE
PLANTING PLAN

L2.01



PLANT NAME	DRIP EMISSION DEVICE	DETAIL
ALLEE LACEBARK ELM	(4) 6-GPH EMITTERS	E/L5.02
BRISTLECOKE PINE	(2) 6-GPH EMITTERS	E/L5.02
HORSTMANN BLUE ATLAS CEDAR	(2) 6-GPH EMITTERS	E/L5.02
MUSASHINO COLUMNAR ZELKOVA	(4) 6-GPH EMITTERS	E/L5.02
ARCTIC FIRE DOGWOOD	(1) 2-GPH EMITTER	D/L5.02
BLONDE AMBITION BLUE GRAMA GRASS	(1) 1-GPH EMITTER	D/L5.02
BLUE JEAN BABY RUSSIAN SAGE	(1) 2-GPH EMITTER	D/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH EMITTER	D/L5.02
GRO-LOW FRAGRANT SUMAC	(1) 2-GPH EMITTER	D/L5.02
MANZANITA	(1) 2-GPH EMITTER	D/L5.02
SUMMER WINE NINEBARK	(1) 2-GPH EMITTER	D/L5.02



MISTER CAR WASH

4681 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

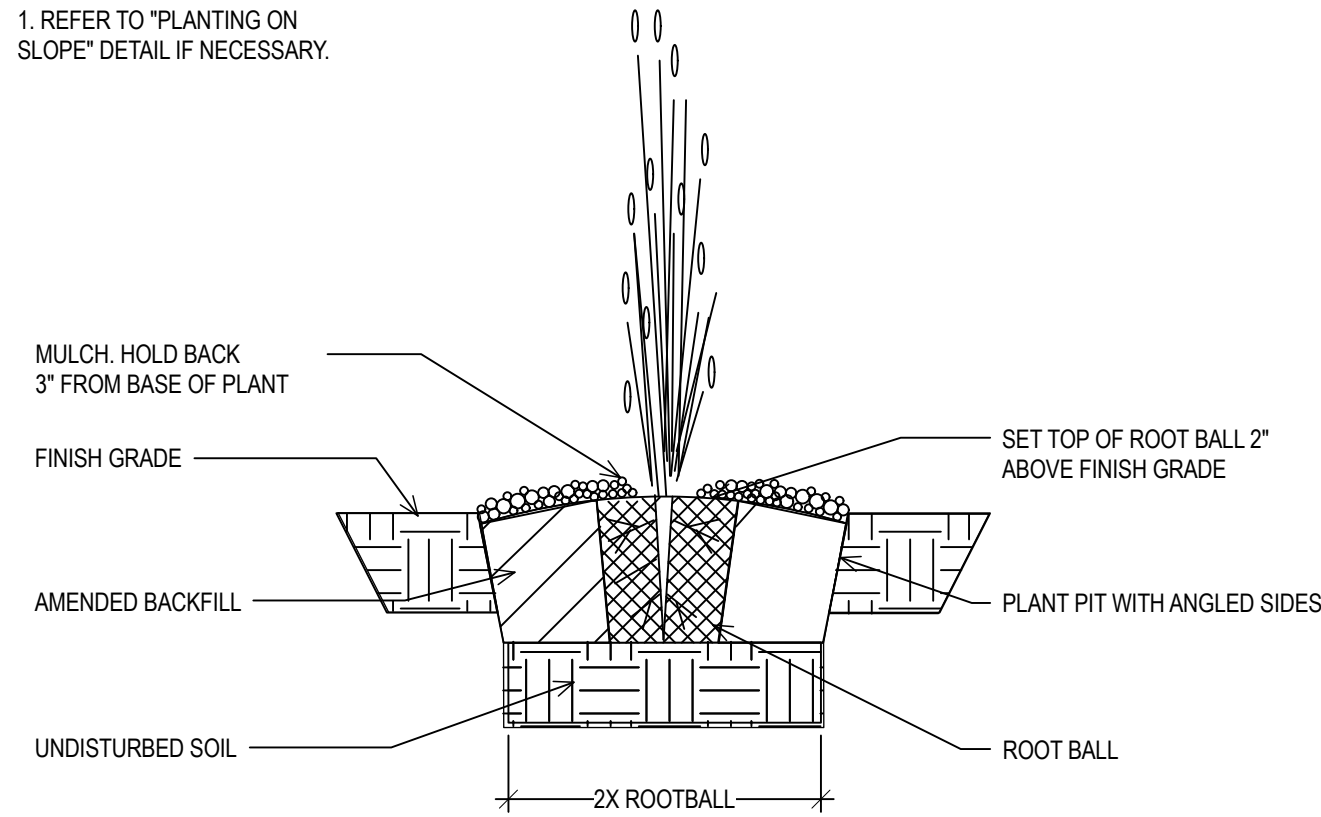
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PROJECT NO: 21598
DRAWN BY: TG
CHECKED BY: SS
DATE: NOVEMBER 2021
PROPERTY NO:

LANDSCAPE
IRRIGATION PLAN

L3.01

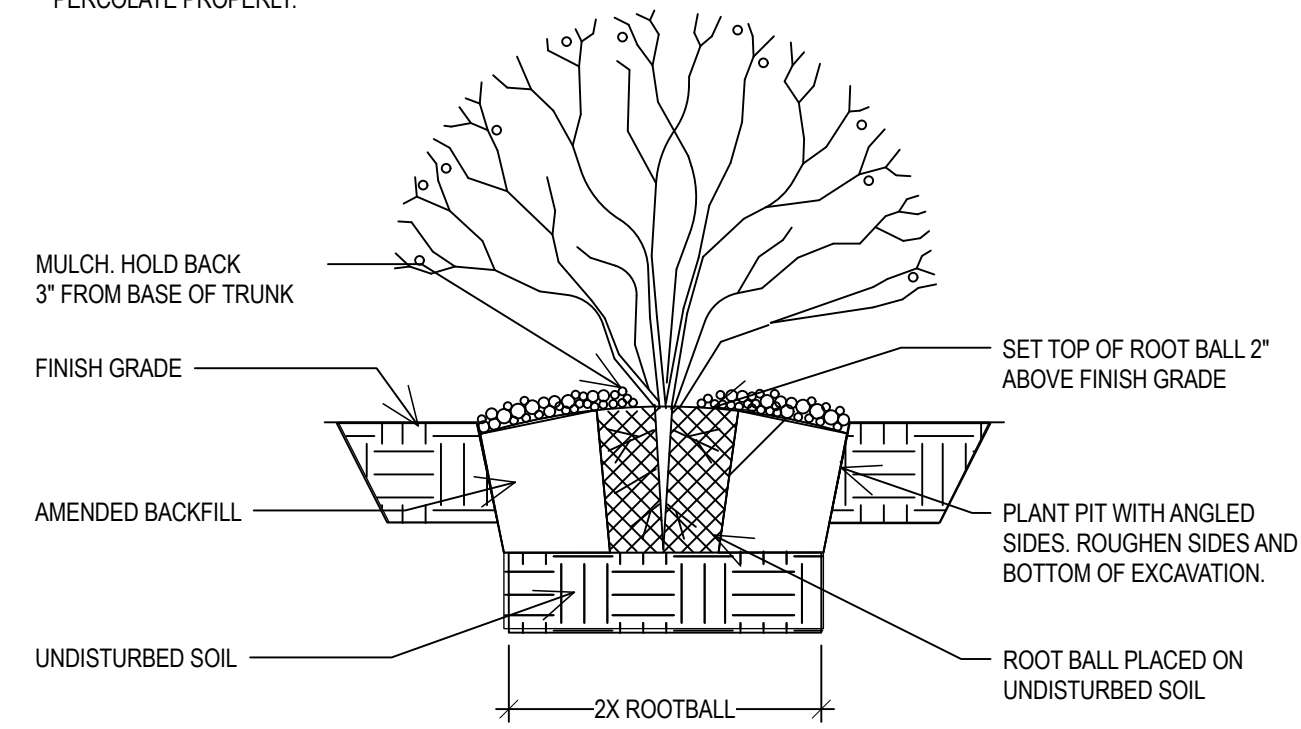
NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.



A GRASSES AND PERENNIALS

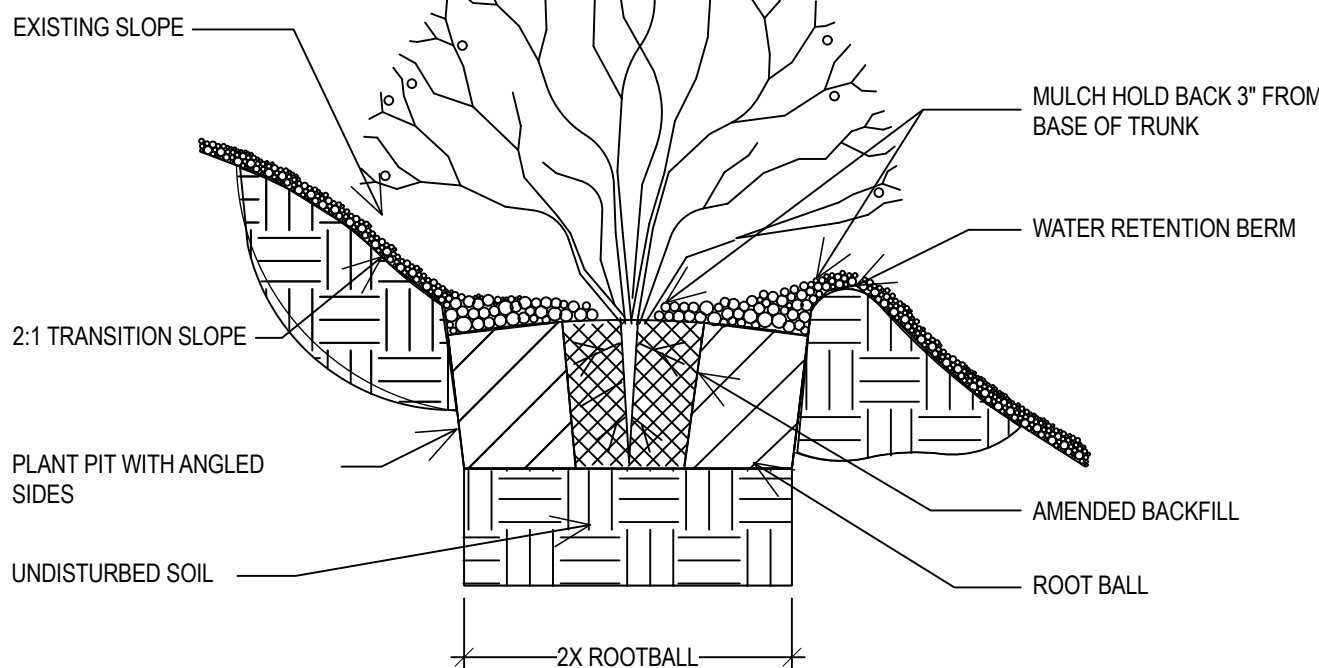
NO SCALE

- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



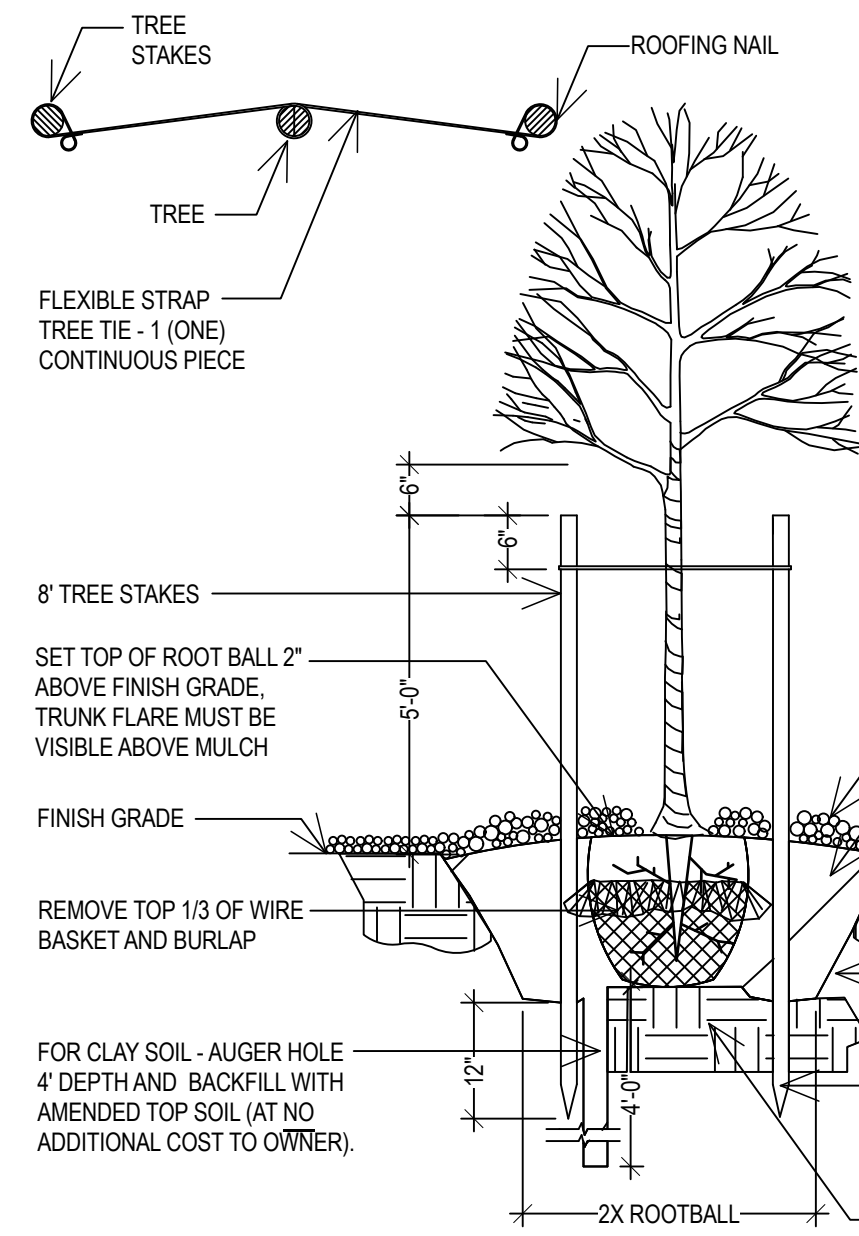
B SHRUB PLANTING

NO SCALE



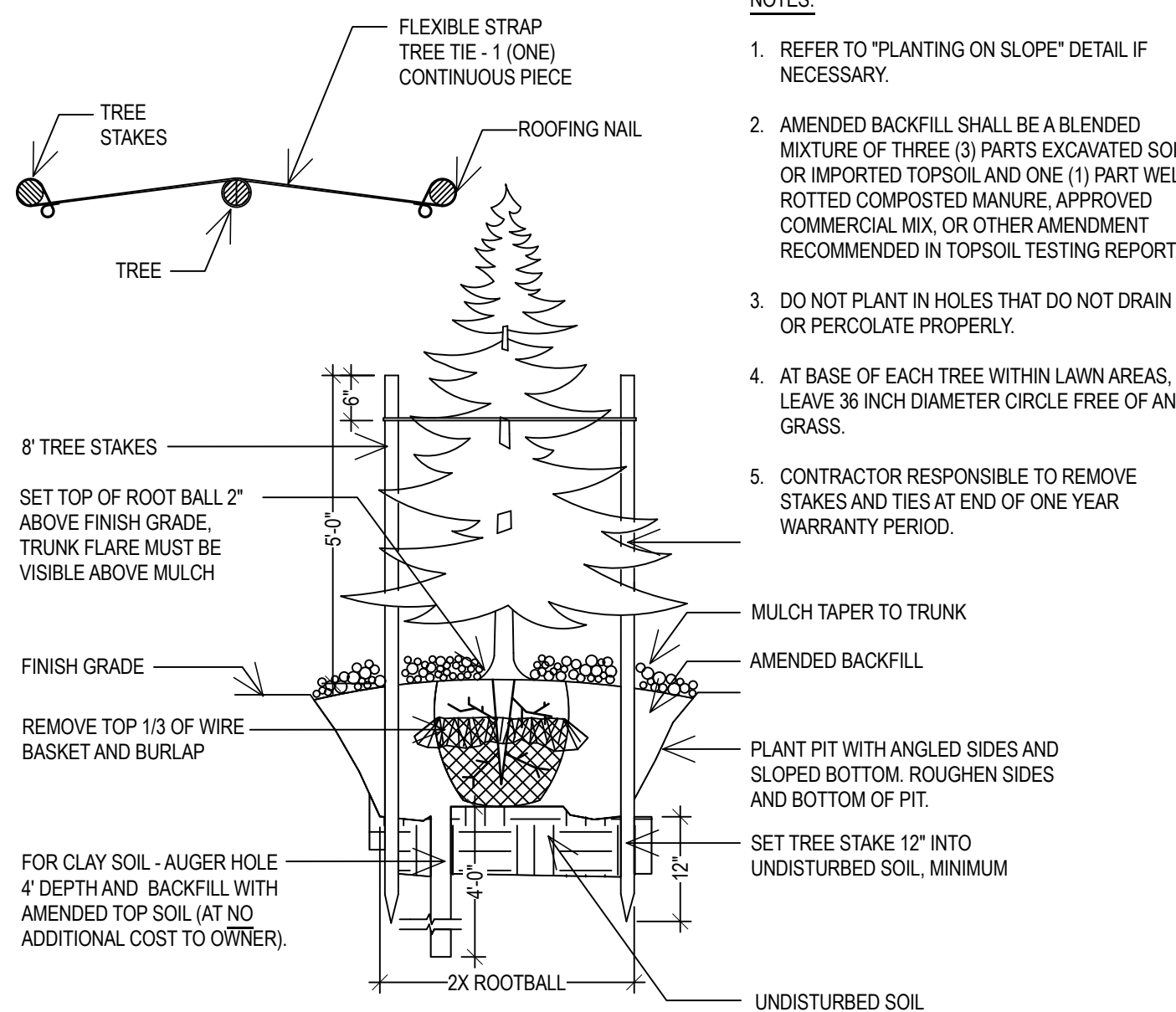
C PLANTING ON SLOPE

NO SCALE



D DECIDUOUS TREE

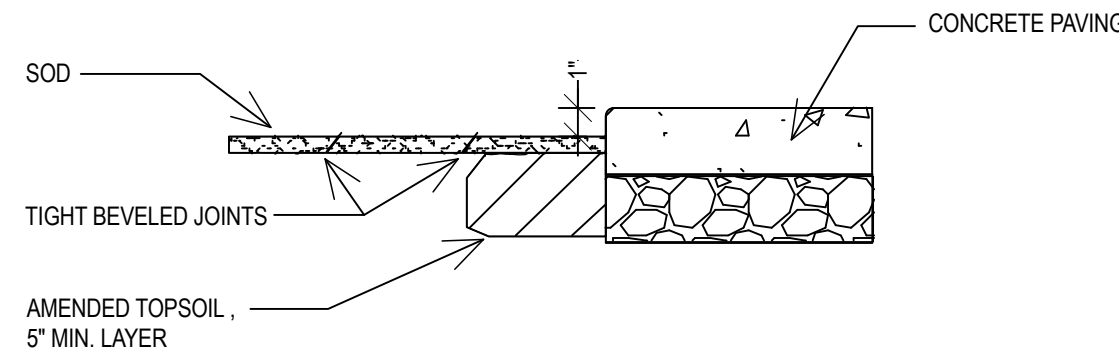
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E EVERGREEN TREE

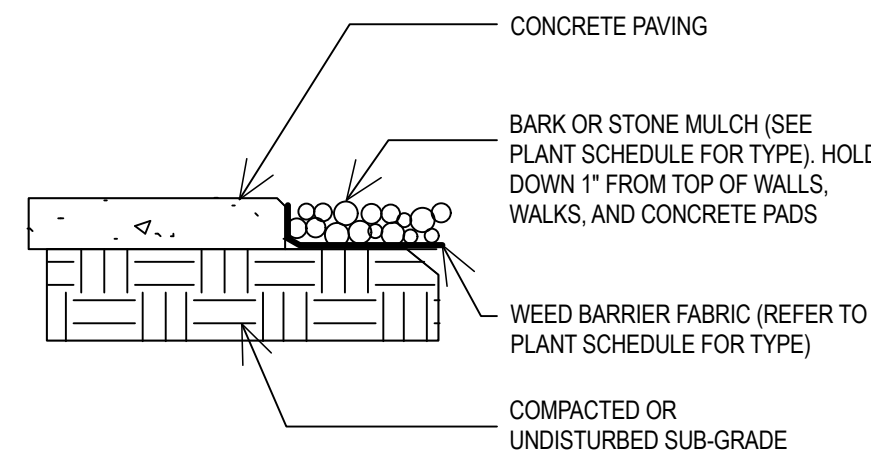
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- NOTES:
- A. LAYING OF SOD:
1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
 3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
- B. AFTER LAYING OF SOD IS COMPLETE:
1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE WILL NOT BE PERMITTED.
 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 INCHES OF TOPSOIL.



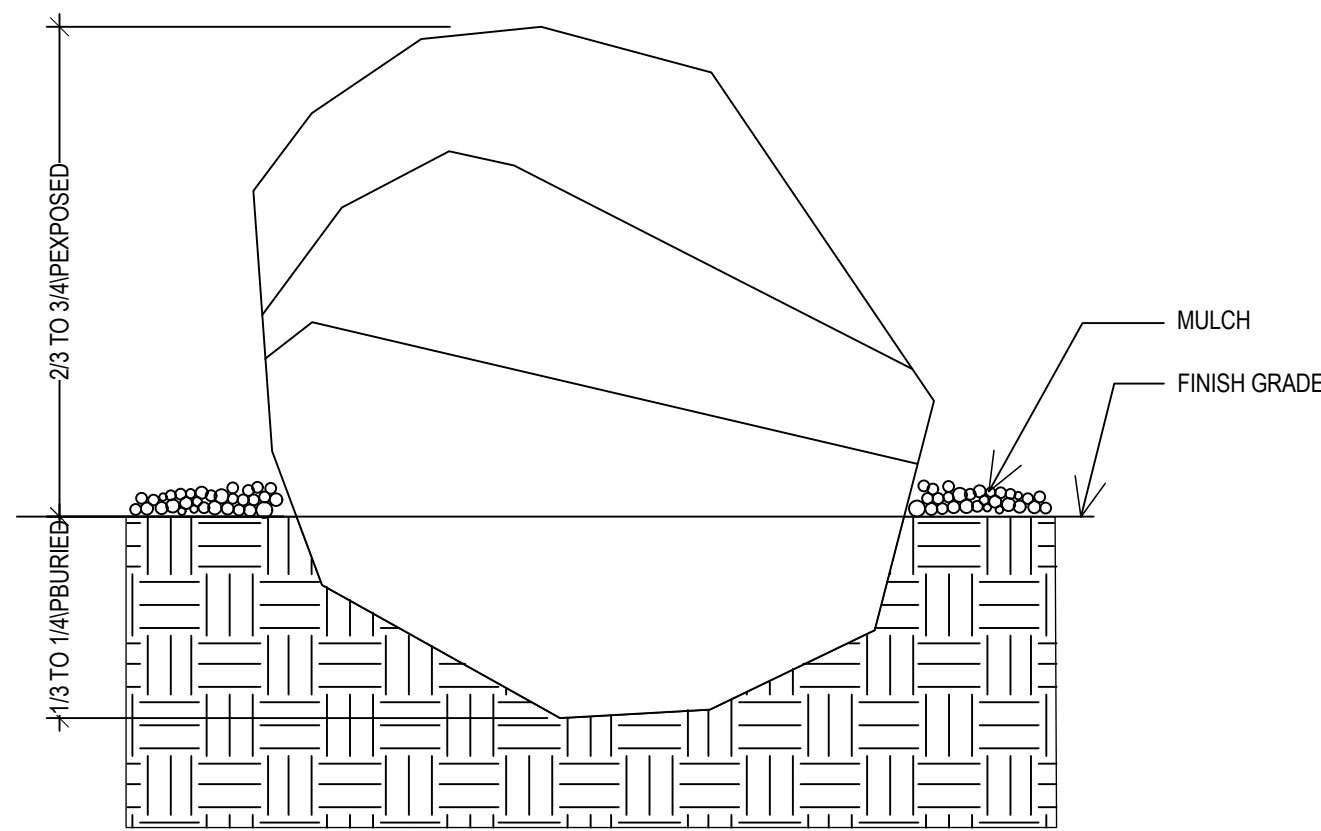
F SOD INSTALLATION

NO SCALE



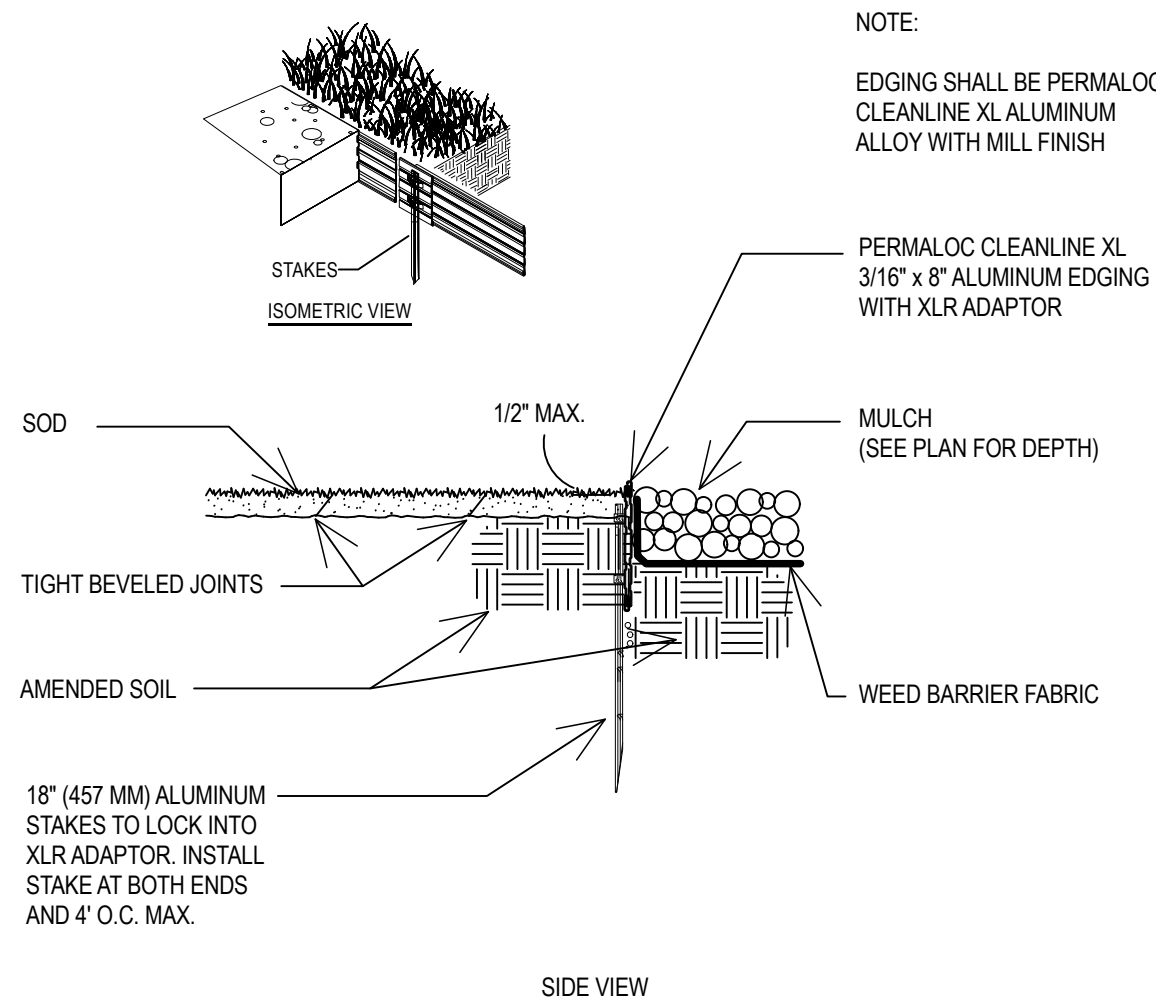
G MULCH

NO SCALE



H BOULDER

NO SCALE



I METAL EDGING

SCALE: NO SCALE

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 21598
DRAWN BY: TG
CHECKED BY: SS
DATE: NOVEMBER 2021
PROPERTY NO:

LANDSCAPE
PLANTING DETAILS

CONNECT INTO THE
EXISTING BUILDING
SUPPLY LINE ON THE
OUTLET SIDE OF THE
WATER METER AS PER ALL
APPLICABLE PLUMBING
CODES AND REGULATIONS



FINISH GRADE

3/4" WASHED GRAVEL WITHIN BOX AND UNDER BLOCKS

PRECAST CONCRETE PAVER (STANDARD BRICK SIZE)

BRASS STOP AND WASTE VALVE- PLUMB TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER

BRASS ELL

BRASS NIPPLE- LENGTH AS REQUIRED

WATER SUPPLY LINE

3/4" WASHED GRAVEL SUMP, 12" W x 12" W x 24" D

10" ROUND VALVE BOX

2" SCH. 40 PVC PIPE NOTCHED OVER MAINLINE

SC. 80 MALE ADAPTER FITTING

SCH. 40 PIPE WITH SCH. 80 PVC FITTINGS TO FILTER ASSEMBLY

FLOW

BRASS ELL

BRASS NIPPLE, 8" MIN. LENGTH

FILTER FABRIC

INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.

B STOP & WASTE VALVE



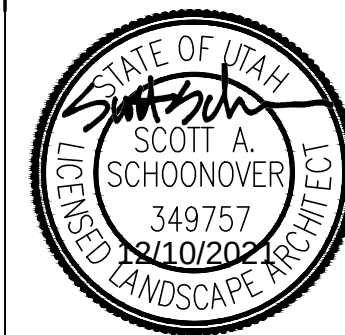
1. ALL PVC FITTINGS AND PIPE SHALL BE
SCH. 80 PVC AND THE SAME SIZE AS



BACKFLOW PREVENTER SIZE	ENCLOSURE MODEL NUMBER	CAGE - SETTER MODEL NUMBER	CONCRETE PAD SIZE
3/4"	BFESD-AL-2424	CSSS-2424	24" W x 36" L
1"	BFESD-AL-3024	CSSS-3024	24" W x 42" L
1-1/4"	BFESD-AL-3630	CSSS-3630	30" W x 48" L
1-1/2"	BFESD-AL-4230	CSSS-4230	30" W x 54" L
2"	BFESD-AL-4230	CSSS-4230	30" W x 54" L



INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.

[illegible]

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DATE:	NOVEMBER 2021
PROPERTY NO:	

LANDSCAPE IRRIGATION DETAILS