Planning Commission Staff Report

MAPLETON UTAH

Item:
2

Date:
7/14/2022

Applicant:
Eckles Paving, R&C Sumsion Properties, LLC

Location:
590 S Hwy 89

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
No

Zone:
I&M-1

Attachments
1. Application Information.

REQUEST

Consideration of a Project Plan for a new office building located at approximately 590 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone.

BACKGROUND & DESCRIPTION

The applicant owns several vacant parcels on the northwest corner of Highway 89 and Elm Street that are zoned Industrial and Manufacturing (I&M-1). The applicant is requesting a project plan approval for a one-acre parcel that will include the following:

- 2-story office building of approximately 11,000 square feet in size;
- 43 parking spaces including 4 covered spaces;
- Sidewalk improvements along Hwy 89; and
- Project landscaping.

EVALUATION

General Plan & Zoning: The General Plan designates this site as "Flex Use", which supports residential or commercial uses. The proposed office building is consistent with this designation.

The project site is zone I&M-1. This zone is intended for warehousing, office and light manufacturing type uses. The applicant's proposed office use is considered a permitted use in the zone.

Site Plan Requirements: There is no minimum lot size in the I&M-1 zone, but each site must have at least 75 feet of frontage. The required setbacks include a 15-foot front, 10-foot side, and a 25' rear setback. The maximum height in this zone is 40 feet. The project requires 43 parking spaces. The proposed project meets or exceeds these requirements.

Landscaping & Screening: The I&M zone requires the following:

- Park Strip: 1 london plane sycamore tree every 35' and one decorative street light every 150'.
- Front yard landscaping: A 3' tall landscape berm.
- Side yard landscaping: A 5' landscape buffer and a sight obscuring fence.
- Rear yard landscaping: A 10' landscape buffer with one tree every 35' and a 6' tall sight obscuring fence.

- Side yard landscaping: A 5’ landscape buffer and a sight obscuring fence.
- Rear yard landscaping: A 10’ landscape buffer with one tree every 35’ and a 6’ tall sight obscuring fence.
- Parking lot landscaping: Landscape islands at the end of parking rows.

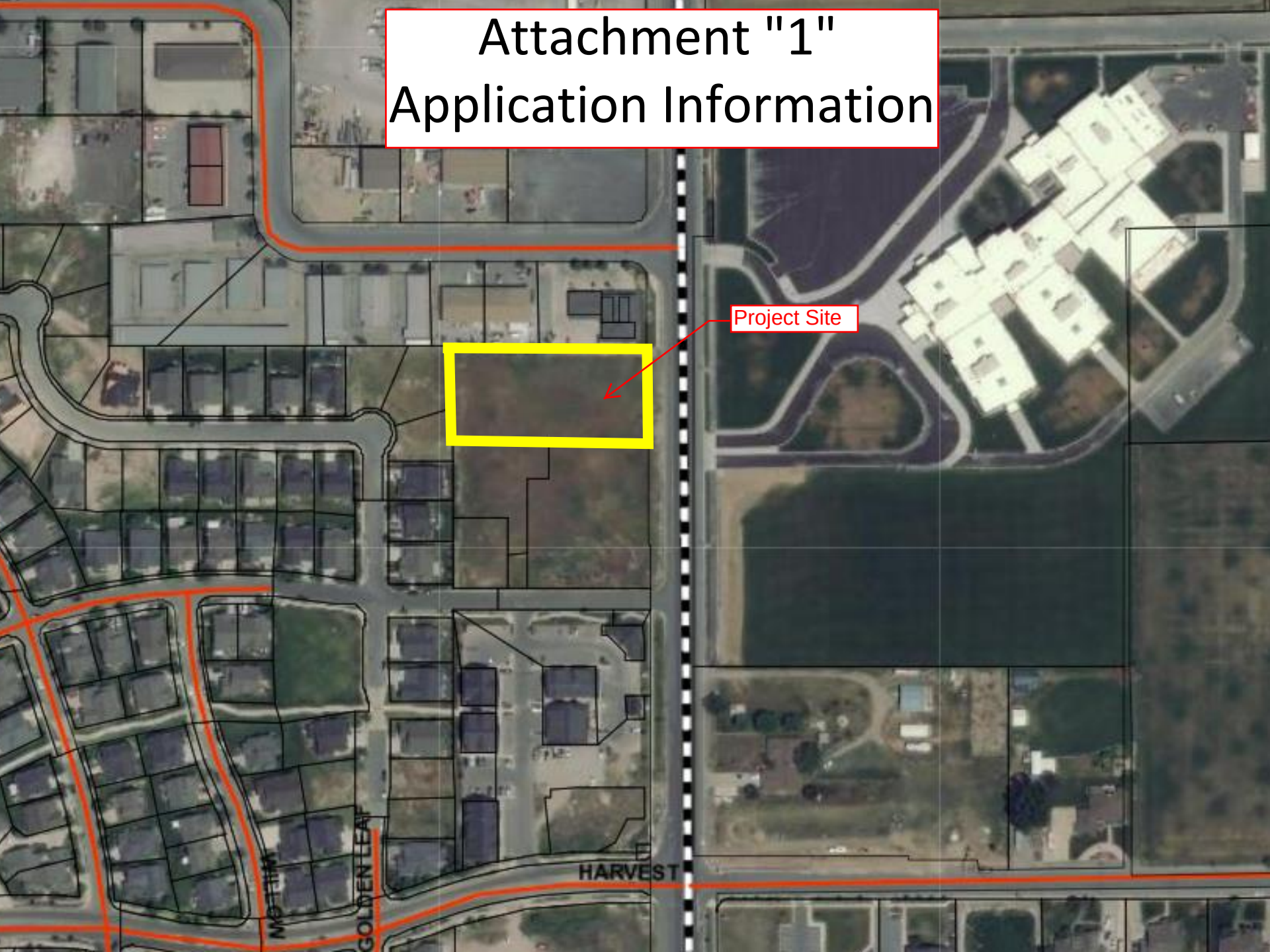
The application meets or exceeds these requirements.

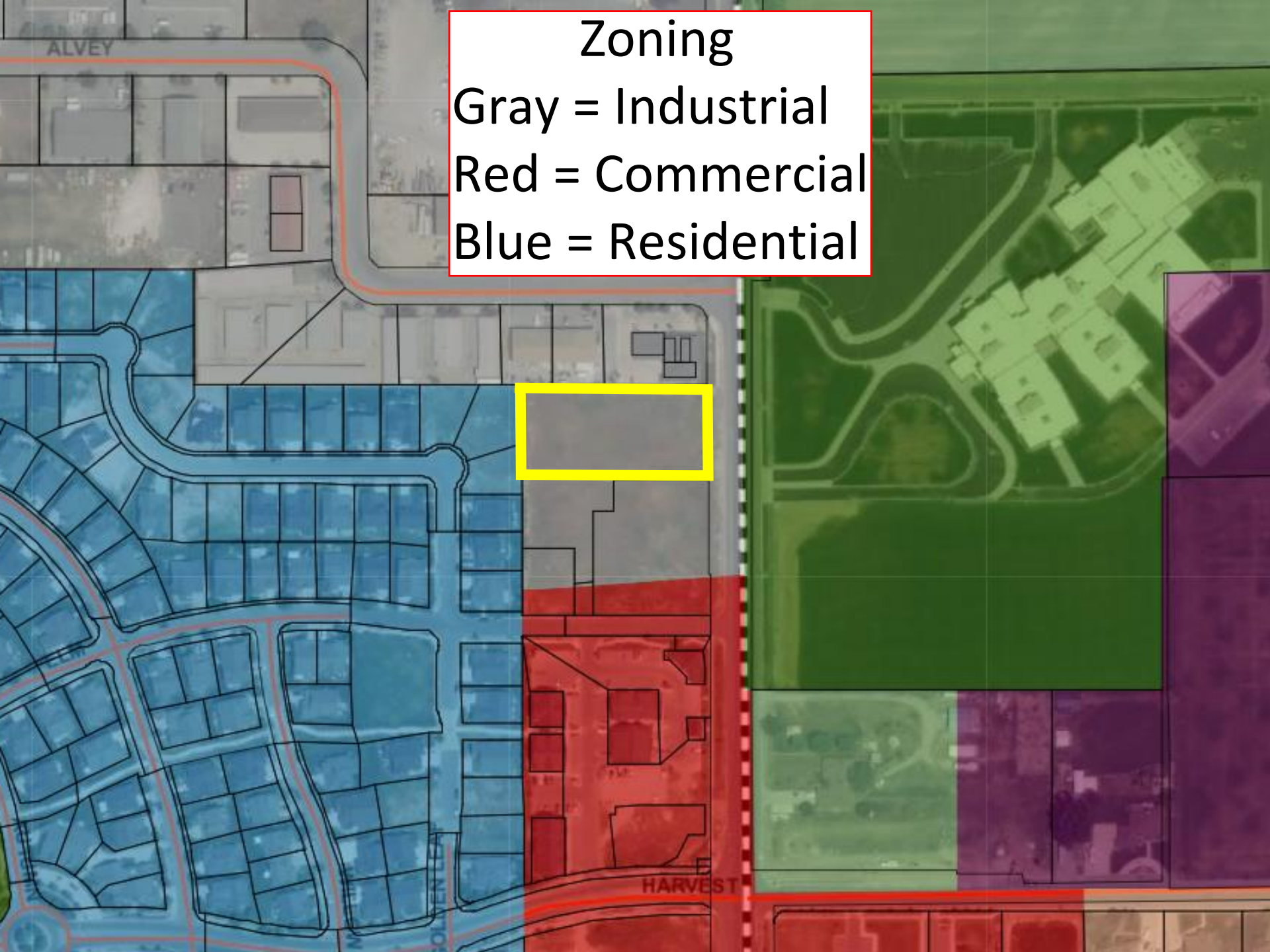
RECOMMENDATION

Approve the project plan with the following conditions:

1. A single lot plat shall be recorded prior to issuance of a building permit.
2. Exterior lighting shall include full cut off shields and light poles shall not exceed 16’ in height.
3. The project shall comply with the I&M-1 zoning standards.

Attachment "1"
Application Information




Zoning
Gray = Industrial
Red = Commercial
Blue = Residential
ALVEY
HARVEST

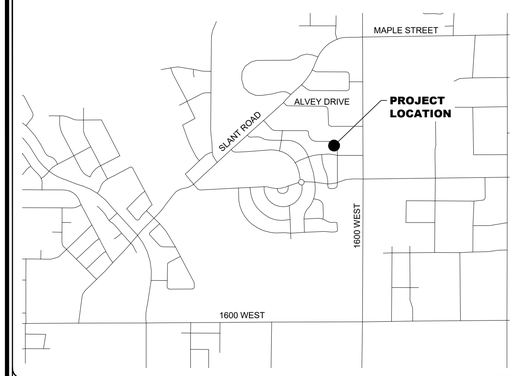

ECKLES PAVING
ASPHALT & CONCRETE
HANDICAP PARKING
ONLY
LAYTONDAVIS
ARCHITECTS


LAYTONDAVIS
ARCHITECTS
ECKLES PAVING
ASPHALT & CONCRETE

SUMSION SUBDIVISION PLAT "A"

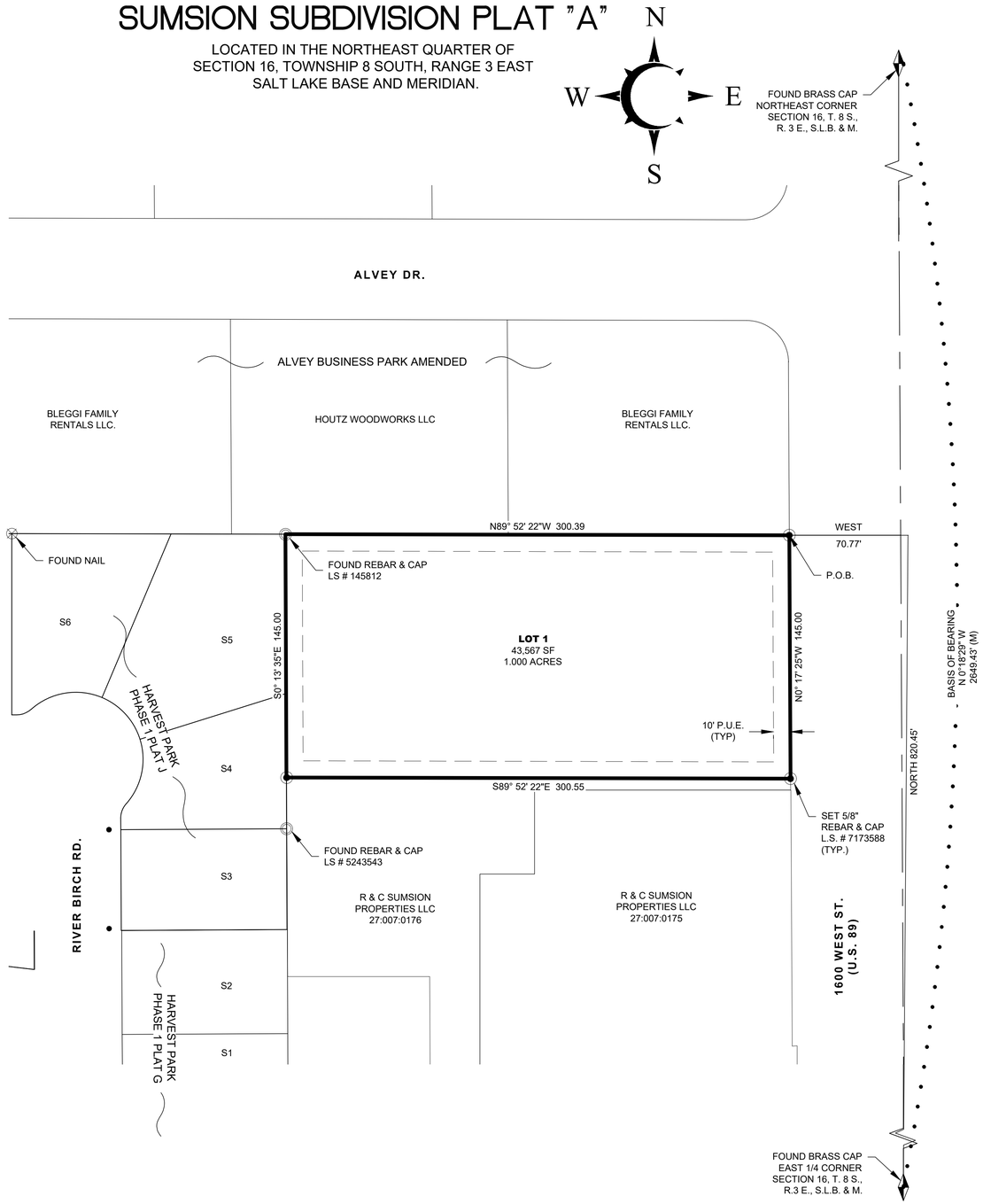
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



LEGEND

- = FOUND SECTION CORNER
- = SET 5/8" REBAR AND CAP
- = FOUND REBAR AND CAP
- = FOUND PLUG IN CURB
- = FOUND NAIL
- = SECTION LINE
- = PROPERTY LINE
- = ADJACENT PROPERTY LINES
- = PUBLIC UTILITY EASEMENT



VALLEY LAND SURVEYING

P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS , TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **SUMSION SUBDIVISION PLAT "A"** AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF ALVEY BUSINESS PARK AMENDED SUBDIVISION; SAID POINT BEING NORTH 820.45 FEET AND WEST 70.77 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°52'22" WEST 300.39 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF HARVEST PARK PHASE 1 PLAT "J" SUBDIVISION; THENCE SOUTH 00°13'35" EAST 145.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°52'22" EAST 300.55 FEET; THENCE NORTH 00°17'25" WEST 145.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRES OR 43,567 SQFT. MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CASE THE SAME TO BE DIVIDED INTO LOTS AND PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

SUMSION SUBDIVISION PLAT "A"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS_____ DAY OF_____ , 2022

BY:_____
RYAN B. SUMSION
(R&C SUMSION PROPERTIES LLC
MANAGER)

ACKNOWLEDGEMENT

State of UTAH }
County of UTAH }

ON THE _____DAY _____ , 2022 PERSONALLY APPEARED BEFORE ME, RYAN B. SUMSION (MANAGER), WHO DULY ACKNOWLEDGE TO ME THAT HE AND THE LLC EXECUTED THE SAME.

_____
NOTARY PUBLIC FULL NAME

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — Dan E. Knowlden Jr. — 7173588 — STATE OF UTAH		

DRAWN:	THK	PROJECT #	VA655
DESIGNER:	DEK		
REVIEWED:	DEK	DATE:	5/10/2022

SCALES
HORIZ: 1"=20'
0 1"
1" BAR SCALE MEASURES 1" ON A FULL SIZE SHEET.

PROJECT NAME:

SUMSION SUBDIVISION PLAT "A"

PROJECT LOCATION:

MAPLETON, UTAH

SHEET TITLE:

FINAL PLAT

SHEET

1 of 1

PLANNING COMMISSION APPROVAL:

MAPLETON CITY PLANNING COMMISSION HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS_____DAY OF_____2022

BY:_____
PLANNING COMMISSION

COMMUNITY DEVELOPEMENT APPROVAL

MAPLETON CITY COMMUNITY DEVELOPEMENT HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS APPROVED.
THIS_____DAY OF_____2022

BY:_____
COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER

APPROVED BY MAPLETON CITY ENGINEER, THIS_____DAY OF_____ 2022

BY:_____
CITY ENGINEER

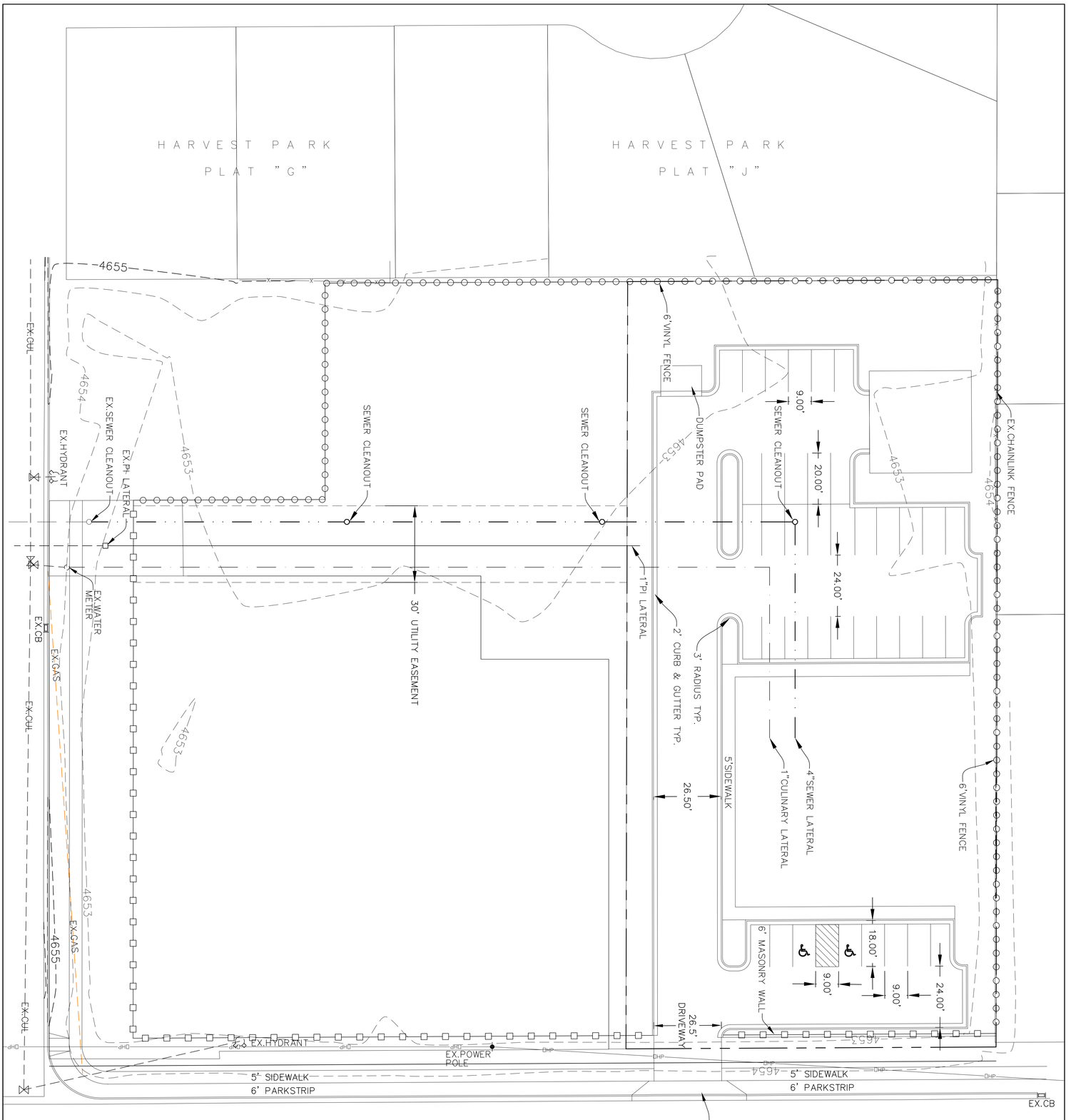
LEGISLATIVE BODY APPROVAL

APPROVED THIS_____ DAY OF_____2022

BY:_____
MAYOR

BY:_____
ATTEST

UTAH COUNTY RECORDER



BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT
27:002:0121

SCALE 1" = 20'
(24"x36")
(11"x17")
SCALE 1" = 40'

0 5 10 20 40 60

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

ECKLES OFFICE SITE

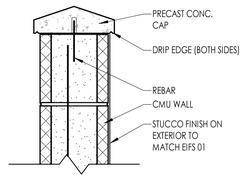
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SITE PLAN
APRIL 2022

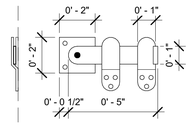
MAPLETON, UTAH
COUNTY, UTAH

SHEET NO.
2

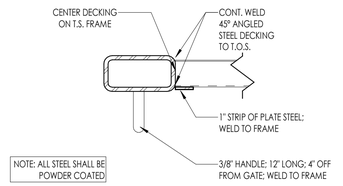
Z:\2020\20-089 Eckles Paving Site Plan\CADD\PRELIMINARY\02-SITE PLAN.dwg 3/31/2022 3:55:47 PM MDT



10 AS100 DUMPSTER ENCLOSURE CAP
1 1/2" = 1'-0"

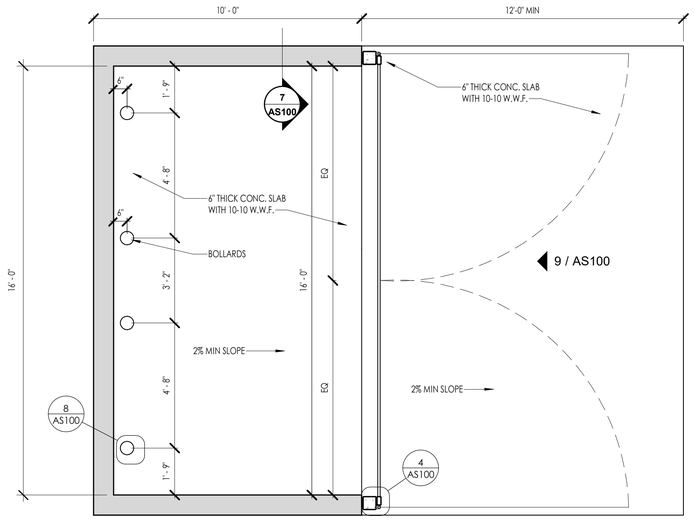


11 AS100 GATE DROP LATCH
3" = 1'-0"

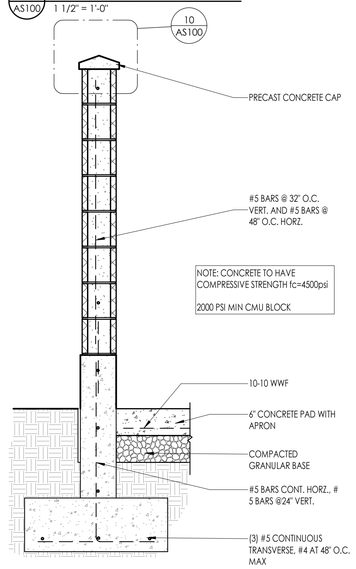


12 AS100 DUMPSTER GATE HANDLE
3" = 1'-0"

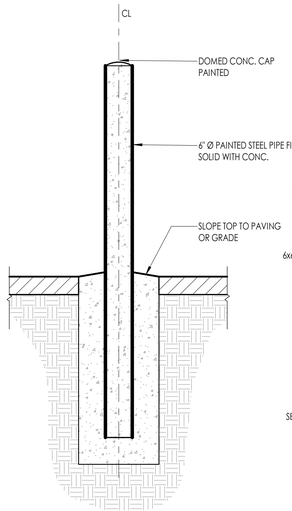
KEYNOTE LEGEND	
302	CONCRETE SIDEWALK, SEE CIVIL
303	CONCRETE CURB AND GUTTER
401	CMU TRASH ENCLOSURE W/ STEEL GATE AND CONCRETE APRON
3101	36" LANDSCAPING STRIP
3201	PARKING LOT STRIPING



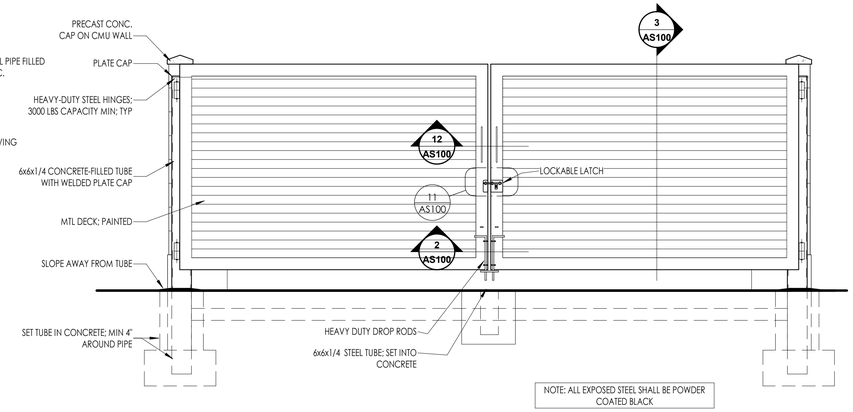
6 AS100 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



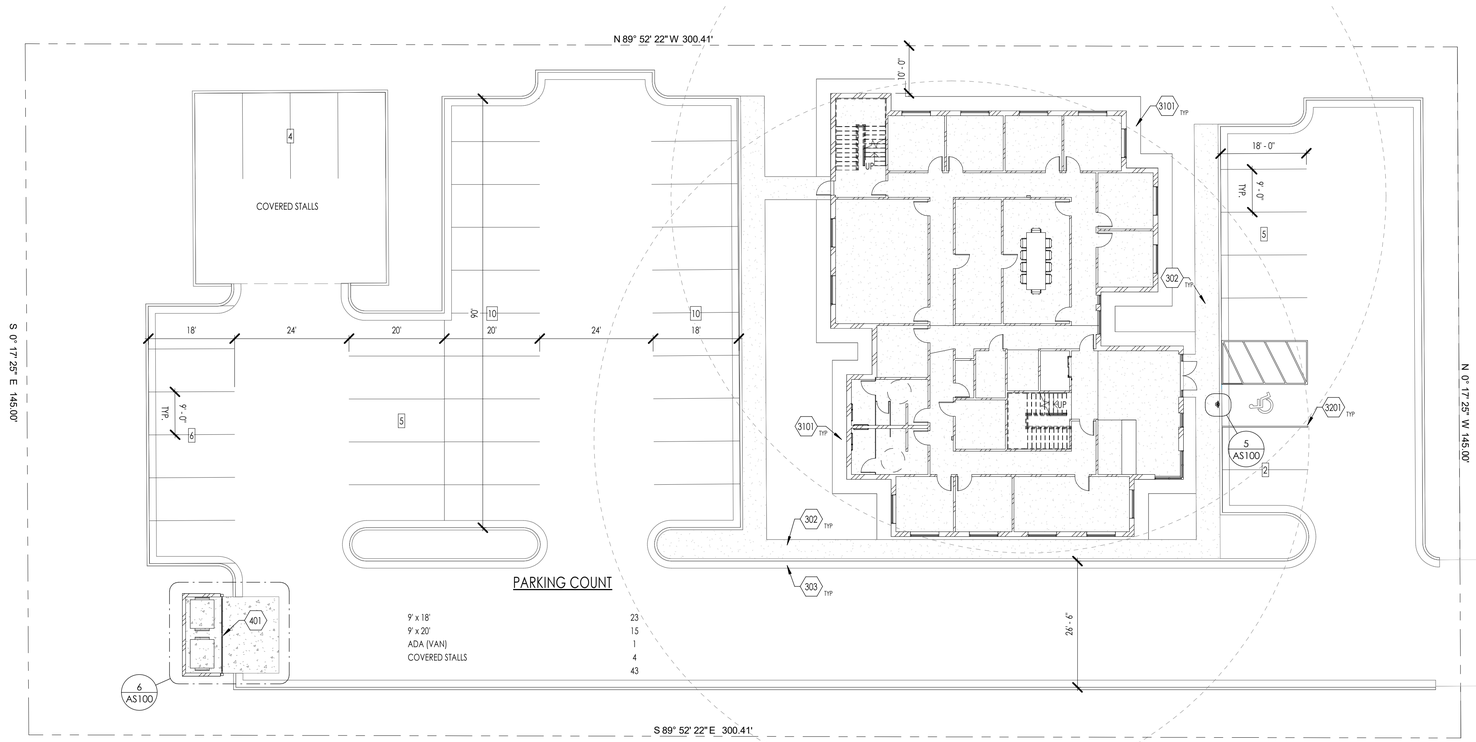
7 AS100 DUMPSTER ENCLOSURE WALL
3/4" = 1'-0"



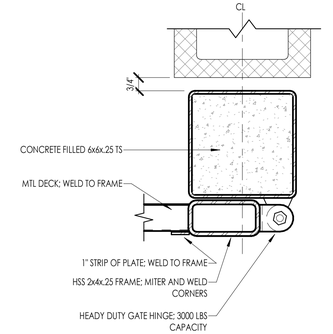
8 AS100 BOLLARD DETAIL
3/4" = 1'-0"



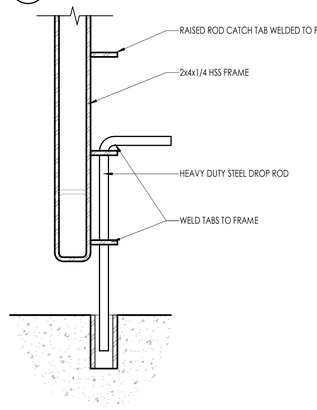
9 AS100 DUMPSTER GATE ELEVATION
1/2" = 1'-0"



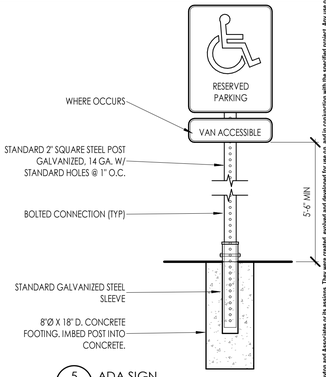
1 AS100 ARCHITECTURAL SITE PLAN
1" = 15'-0"



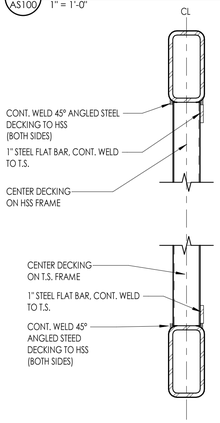
4 AS100 DUMPSTER GATE HINGE DETAIL
3" = 1'-0"



2 AS100 DUMPSTER GATE DROP ROD
3" = 1'-0"



5 AS100 ADA SIGN
1" = 1'-0"



3 AS100 DUMPSTER GATE SECTION
3" = 1'-0"

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Permit Application

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LAYTONDAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

ECKLES CORPRATE OFFICE BUILDING

HARVEST PARK 1600 WEST
MAPLETON, UT 84604

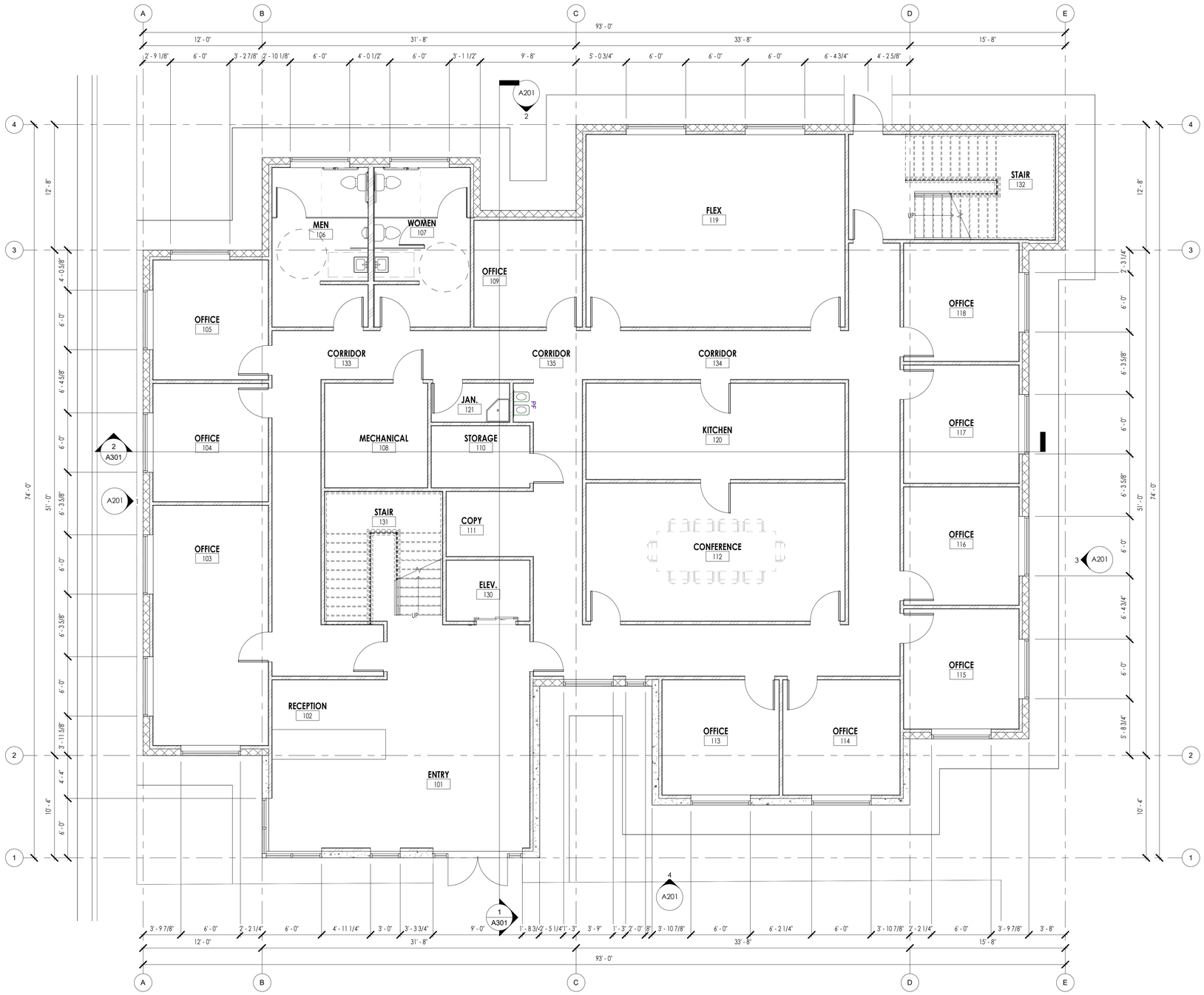
#	REV. / DESCRIPTION	DATE
#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
21.126

DWN BY / CHK BY
CS

TITLE
ARCHITECTURAL SITE PLAN

24X36 SHEET #
AS100



1 A101 MAIN LEVEL - PROPOSED
3/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

LEGEND

	WALL TO REMAIN
	NEW STUD WALL
	WALL TO BE DEMOLISHED

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

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MAPLETON, UT 84604

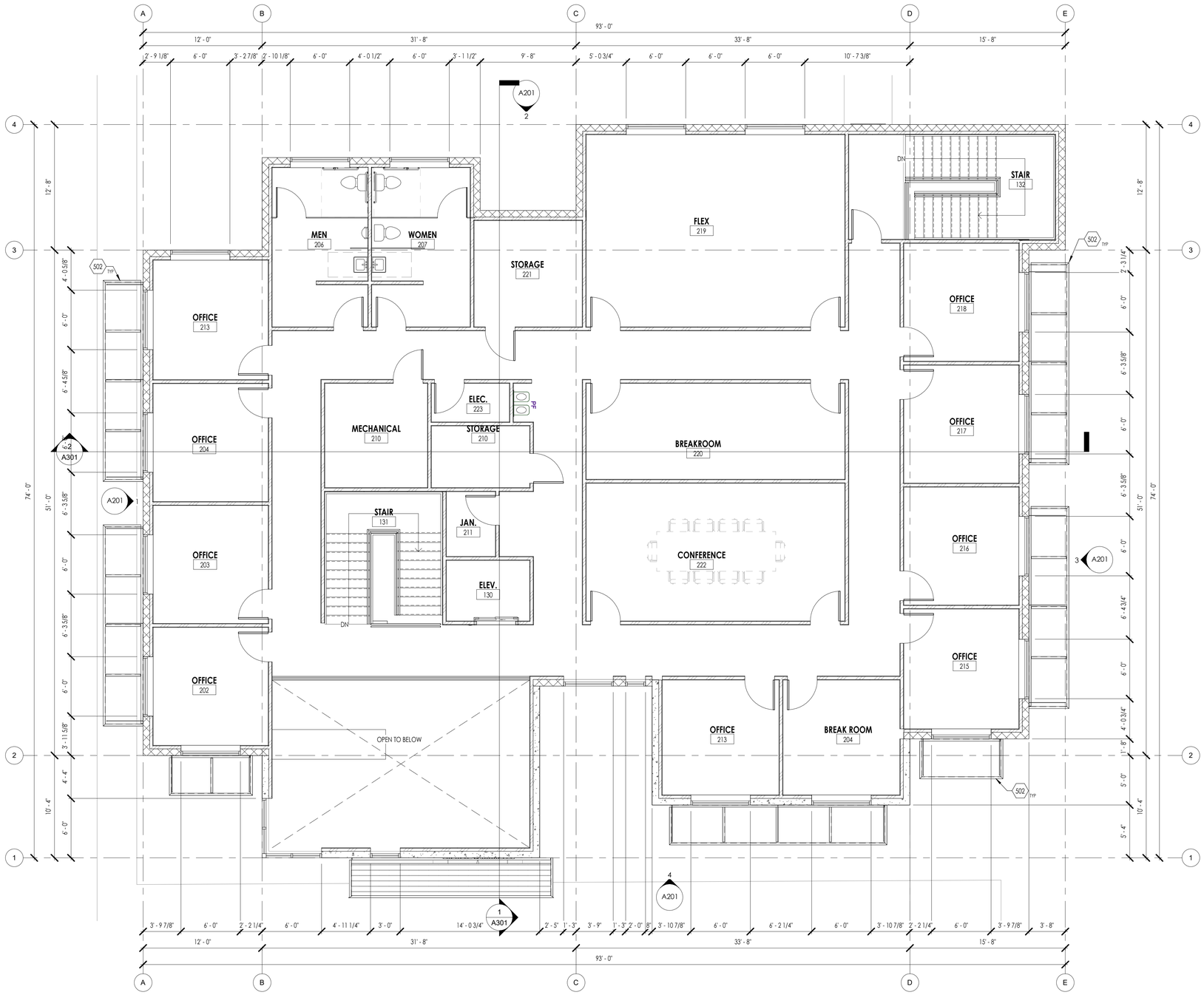
#	REV. DESCRIPTION	DATE
#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
21.126

DWN BY / CHK BY
CS

TITLE
MAIN LEVEL - PLAN

24X36 SHEET #
A101



1 A102 LEVEL 2
3/16" = 1'-0"

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
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11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

LEGEND

	WALL TO REMAIN
	NEW STUD WALL
	WALL TO BE DEMOLISHED

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
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MAPLETON, UT 84604

#	REV. DESCRIPTION	DATE
#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
21.126

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CS

TITLE
UPPER LEVEL - PLAN

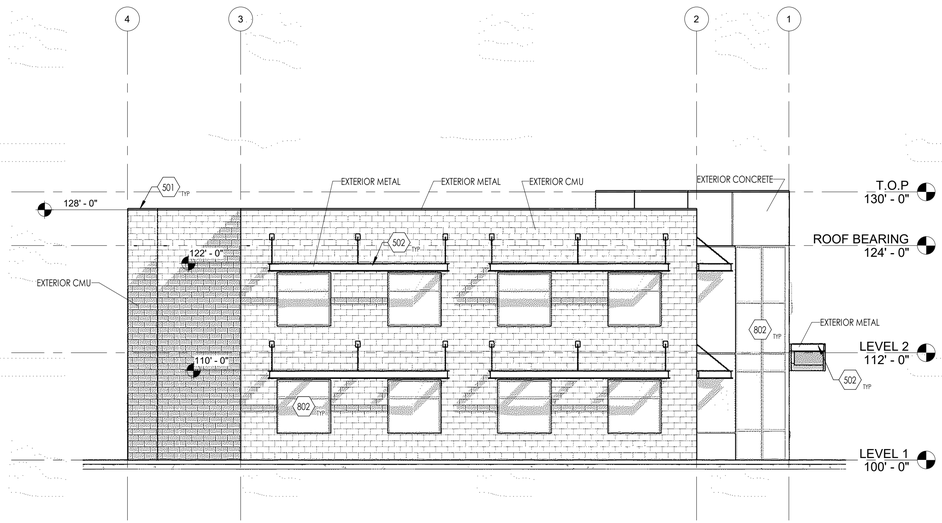
24X36 SHEET #
A102

EXTERIOR MATERIALS

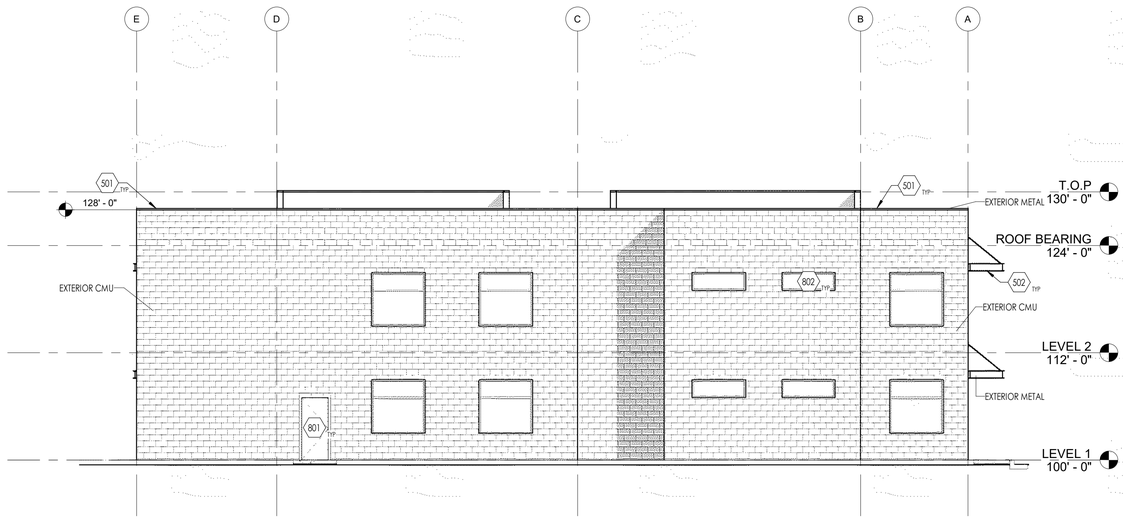
MATERIAL	MANUF.	MODEL/COLOR	SIZE	SF	%
EXTERIOR CMU				6501 SF	54%
EXTERIOR CONCRETE				2393 SF	20%
EXTERIOR METAL				3072 SF	26%
				11966 SF	100%

KEYNOTE LEGEND

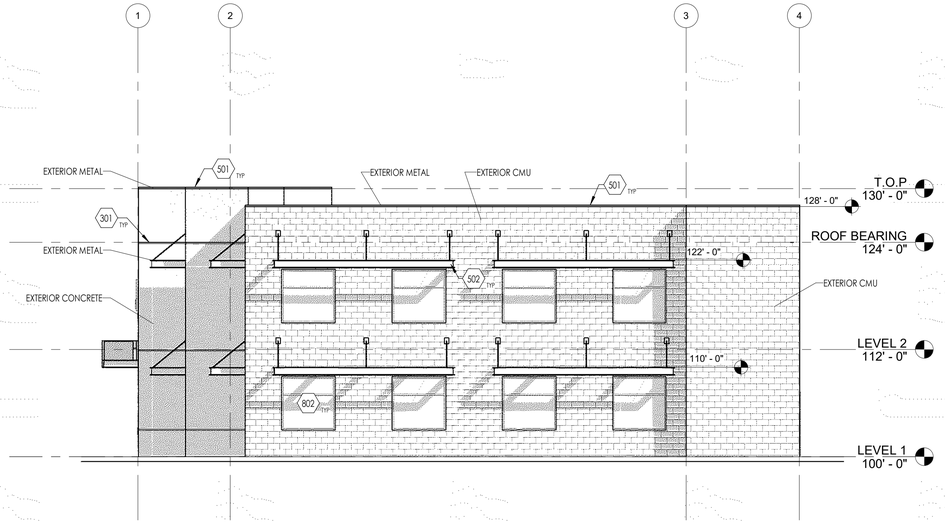
301	CONCRETE REVEAL IN TILT UP PANEL
501	PREFINISHED METAL PARAPET CAP
502	STEEL CHANNEL FRAMED CANOPY W/ STEEL ROD TIE BACKS
801	DOOR AS SCHEDULED
802	WINDOW AS SCHEDULED



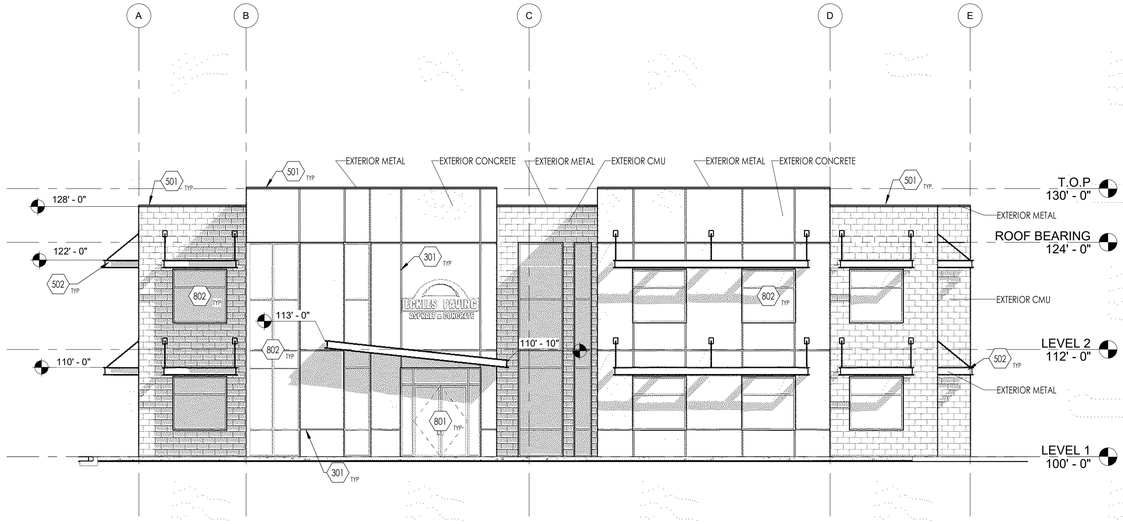
1 A201 NORTH ELEVATION
1/8" = 1'-0"



2 A201 EAST ELEVATION
1/8" = 1'-0"



3 A201 SOUTH ELEVATION
1/8" = 1'-0"



4 A201 WEST ELEVATION
1/8" = 1'-0"

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ECKLES CORPRATE OFFICE BUILDING

HARVEST PARK 1600 WEST
MAPLETON, UT 84604

#	ISSUE DESCRIPTION	ISS. DATE

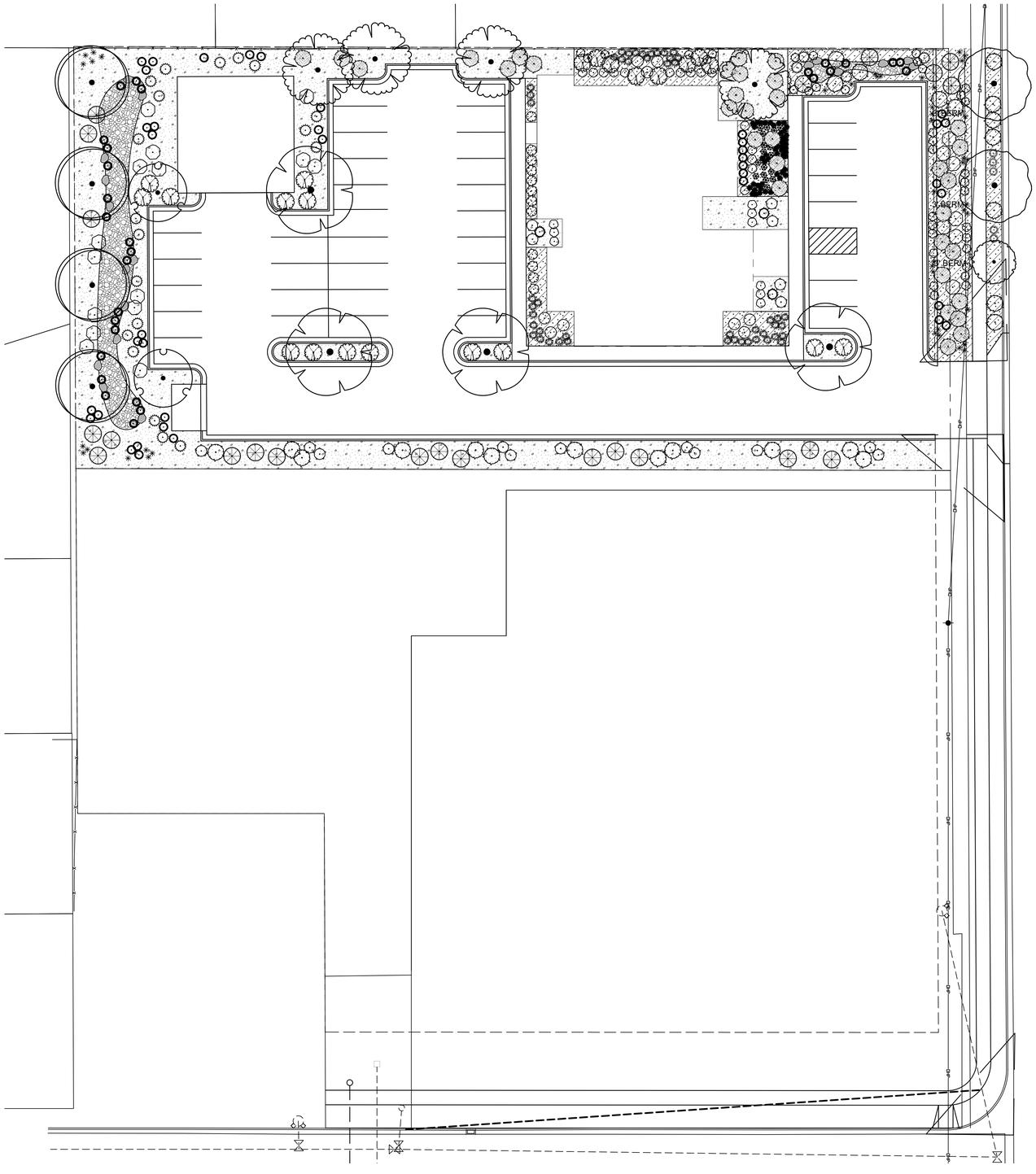
#	REV. DESCRIPTION	DATE

PROJECT NO.
21.126

DWN BY / CHK BY
CS

TITLE
ELEVATIONS

24X36 SHEET #
A201



PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JSW	3	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	B & B		5' -6'

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CC'I	4	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal	
	GB'P	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal	
	Q'UP	4	Quercus macrocarpa 'Urban Pinnacle' Urban Pinnacle Oak	B & B	2"Cal	
	SR'B	2	Syringa reticulata 'Bailnce' Snowdance Tree Lilac	B & B	2"Cal	
	UX'F	2	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal	
	ZS'G	4	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AA'O	9	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry	5 gal
	AA'R	22	Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal
	AM'H	28	Aronia melanocarpa 'Low Scape Hedger' Low Scape Hedger Chokeberry	5 gal
	BT'C	17	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	H'PP	12	Hibiscus x 'Rosina' TM Pollypetite Hibiscus	5 gal
	PF'F	21	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	PB'P	22	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal
	RT'A	24	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CP'S	23	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal
	HP'P	43	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal
	JC'S	23	Juniperus chinensis 'Spartan' Spartan Juniper	B & B
	JH'I	33	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	28	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FM'A	5	Festuca mairei Atlas Fescue	1 gal
	M'GB	39	Miscanthus sinensis 'Gold Bar' Gold Bar Maiden Grass	1 gal
	P'KR	48	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	LM'V	46	Liriope muscari 'Variegata' Variegated Lilyturf	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RC	15	Rosa x 'Noarc' TM Flower Carpet Red Groundcover Rose	5 gal
	R'DK	18	Rosa x 'Radtko' Double Knock Out Rose	5 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-09	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL BASE OR GRASS ROOT BALL.	9,543 sf
I-10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL BASE OR GRASS ROOT BALL.	4,494 sf
I-13	4"-6" SOUTH TOWN COBBLE ROCK OR APPROVED EQUAL. PROVIDE 9-12" DEPTH OF ROCK MULCH TOP DRESSING. INSTALL DEWITT 5OZ WEED BARRIER UNDER ALL LARGE ROCK AREAS.	1,356 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-17	BOULDERS - DECORATIVE	18
I-19	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	903 lf

ISSUE DATE	PROJECT NUMBER
4/5/2022	UT22058

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

ECKLES OFFICE BUILDING
HARVEST PARK 1600 WEST
MAPLETON, UTAH

LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-487-0715
JOHN@LAYTONDAVISARCHITECTS.COM

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8728121-5301 04/08/2022 STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	4/5/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101