

Staff Report

June 2, 2022

Perry City Planning Commission



Preliminary Subdivision – The Mark at Lake Pointe, Andrew Mecham - located at approximately 2925 S Hwy 89

Summary

The property to be developed is approximately 1 acre in size and is zoned NC2. The submitted plans show 19 townhome units. The access for these units will be from Highway 89. UDOT has reviewed their proposal and has been involved in planning the location of the access.

Our engineer has reviewed the plans and his required corrections have been made. The plans propose the storm water system to be underground. They provide preliminary plans for utilities, landscaping, and design compliance.

Code Compliance

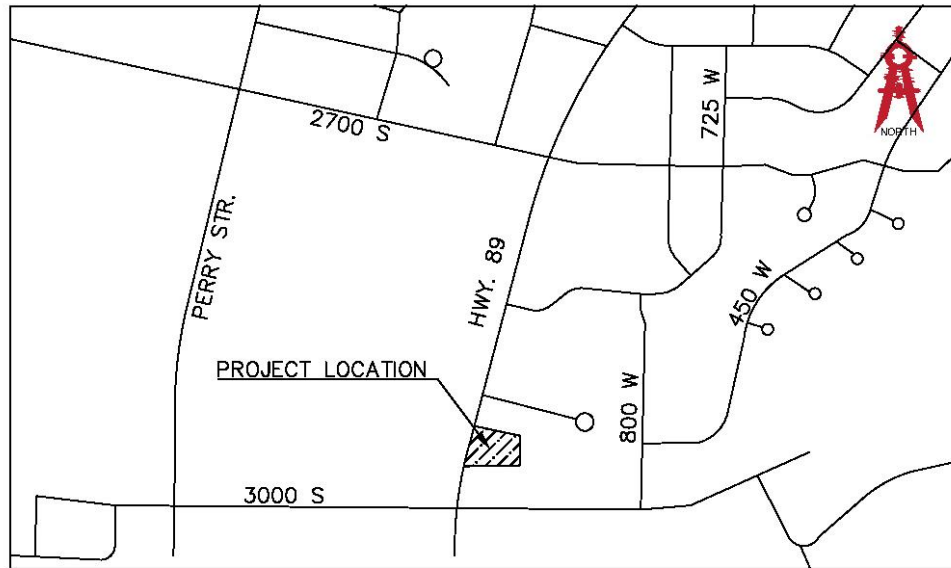
One code issue is that our density map only allows for 18 multi-family units in this area. This proposal exceeds this limit. If the Commission grants approval of this preliminary application it should be for 18 units only with the caveat that if they obtain a code amendment through City Council for the additional unit it may be added in the next application phase.

While complete compliance with our design standards isn't required in the Preliminary Application, it is worth noting a few deficiencies to be addressed. 1 – We require their building to front on the highway with a street presence, direct access, sidewalk, and pedestrian enhancements. In staff's opinion they have done the opposite of this with a landscape buffer between the highway and the units, no direct pedestrian access, and no sidewalk. It should be made clear that these elements will need to be addressed as they move forward with subsequent applications. 2 - The rear of the buildings is required to have not more than 60% be one material. This needs corrected on their plans. 3 – Our code does not allow for repetition of styles. The Commission will need to interpret and apply this code language in the context of this development.

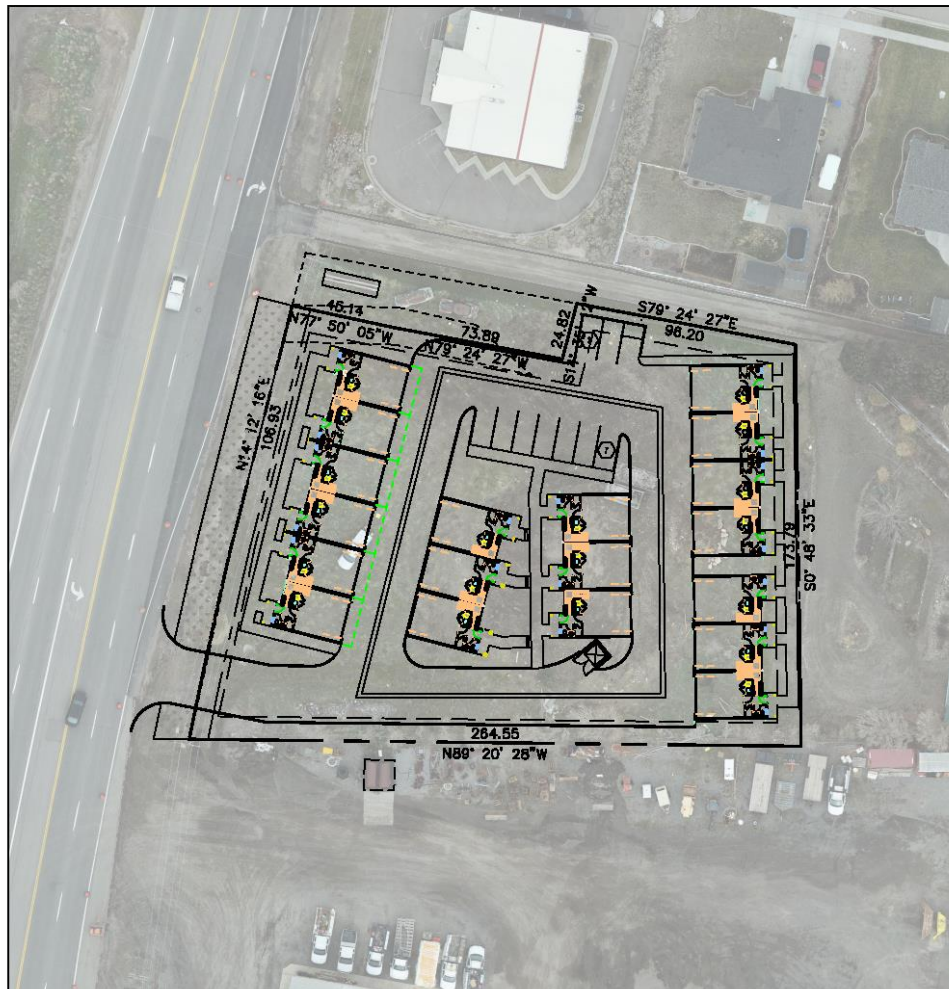
Considerations and Recommendations

This is an administrative application and appears ready for approval with some caveats and direction. An overall drawing of the development is included in this packet. The complete drawing set is available from staff.

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=40'



Symbol	Description	Remarks
	Landscape Boulder / 3'-4" Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 30% Prior To Installation.
	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 6 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	New Shrub - Rock Area / 3" Minus Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dellitt" Brand Weed Barrier Fabric. Submit Gray Sample For Approval.
	New Shrub - Rock Area / 1 1/2" - 2" Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dellitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		<i>Crataegus crus-galli</i> 'Crusader'	Cockspur Hawthorn	2" Caliper 8"-10" Height	Full Head Crown Straight Trunk
4		<i>Koeleruteria p.</i> 'Golden Candle'	Golden Candle Rain Tree	2" Caliper 8"-10" Height	Full Head Crown Straight Trunk
5		<i>Pinus flexilis</i> 'Vanderwolfie'	Vanderwolfie Limber Pine	6'-8' Height B & B	Full Throughout Specimen
10		<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper 8"-10" Height	Full Head Crown Straight Trunk
10		<i>Zelcova serrata</i> 'Green Vase'	Green Vase Zelcova	2" Caliper 10"-12" Height	Full Head Crown Straight Trunk

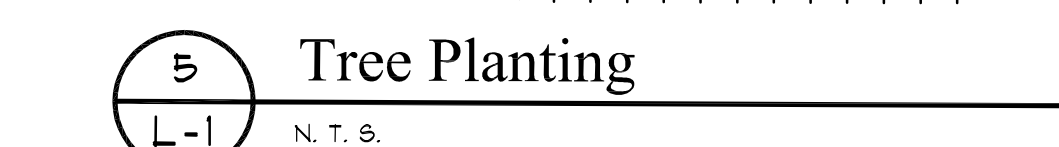
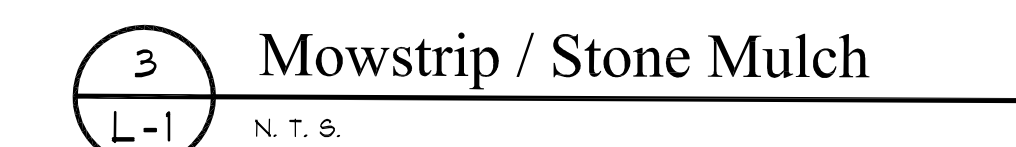
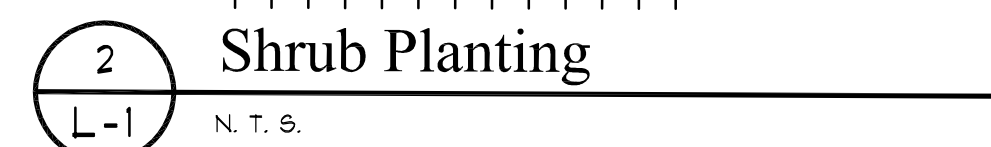
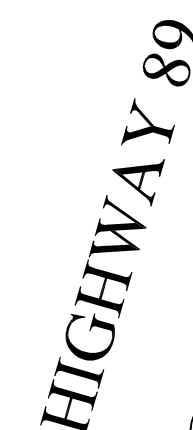
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
7		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
44		Prunus besseyi 'Paunee Buttes'	Paunee Buttes Sandcherry	5 Gallon	18"-24" Spread
21		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
6		Rhus typhina 'Bailtiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
9		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
12		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
23		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
15		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		<i>Calamagrostis a.</i> 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
46		<i>Calamagrostis a.</i> 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
14		<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
53		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	18"-24" Height
17		<i>Pennisetum alopecuroides</i> 'Hamelin'	Hamelin Fountain Grass	5 Gallon	15"-24" Height

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11	①	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Day Lily	1 Gallon	Full Can
18	②	<i>Lavandula 'Hidcote Blue'</i>	Blue Lavender	1 Gallon	Full Can
45	③	<i>Salvia 'East Friesland'</i>	East Friesland Sage	1 Gallon	Full Can

1. All lawn areas shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All existing plant holes shall be cut to the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Peep or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planted bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately install the proposed layout using the specified materials.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.





B1 6-PLEX FRONT ELEVATION
A201 SCALE: 3/16" = 1'-0"



D1 6-PLEX REAR ELEVATION
A201 SCALE: 3/16" = 1'-0"



FIVE DEGREES DESIGN
3651 NORTH 100 EAST, STE 225
PROVO, UTAH 84604
801.960.9381
architect@fivedegreesdesign.com

DATE: 25 MARCH 2022
PROJECT #: 22-004
DRAWN BY: RDW
CHECKED BY: BCH

REVISIONS

PROJECT

**PERRY
TOWNHOMES**

PRELIMINARY DESIGN

ADDRESS:
2925 S HIGHWAY 89
PERRY, UT 84302

ARCHITECTURAL

BUILDING 'A' -
EXTERIOR ELEVATIONS

A201