CITY OF
SANTA CLARA
FOUNDED 1854

NOTICE OF PUBLIC MEETING
PLANNING COMMISSION
SPECIAL MEETING

Planning Commission
December 15, 2022 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@sccity.org

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Special Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, December 15, 2022, commencing at 5:30 PM. The meeting will be broadcasted via YouTube linked on our website at https://sccity.org/meetings.

The agenda for the meeting is as follows:

1. **Call to Order**

2. **Opening Ceremony**

   A. Pledge of Allegiance: Curtis Whitehead
   B. Opening Comments (Invocation): Curtis Whitehead

3. **Communications and Appearances**

4. **Working Agenda**

   A. Public Hearing

      1. Consider a proposed General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). The applicant, Andy Bentley, is requesting a General Plan Amendment from Open Space, OS to Medium Density Residential, MDR on 5.38 acres of property to allow for clustered townhomes. The remaining 2.56 acres of property will stay in the Open Space, OS designation.

   B. Public Meeting

      2. Consider a proposed Partial Plat Amendment for The Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304 and 305) located at 3930 Hillside Way. Brett Boyce, applicant.

      3. Consider a Final Subdivision Plat for Coyote Landing at Deserts Edge, Phase 1, generally located east of 400 East and north of North Town Road. Robert Smith, applicant.

5. **General Business**

   A. Recommendation to City Council

1. Recommendation to the City Council for a proposed General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). Andy Bentley, applicant.

2. Recommendation to the City Council to consider a Partial Plat Amendment for The Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304 and 305) located at 3930 Hillside Way. Brett Boyce, applicant.

3. Recommendation to the City Council to consider a Final Subdivision Plat for Coyote Landing at Deserts Edge, Phase 1, generally located east of 400 East and north of North Town Road. Robert Smith, applicant.

6. Discussion Items

A. Walkable Commercial District

7. Approval of Minutes

A. Request Approval of Regular Meeting minutes: November 10, 2022

8. Adjournment

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 8th day of December 2022.

_____

Jim McNulty, Planning Manager

City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

General Plan Amendment
Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: December 15, 2022
Current Zone: R-1-10
General Plan Designation: Open Space, OS
Property Location: Approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres)
Request: General Plan Amendment
Applicant Name: Andy Bentley
Staff Planner: Jim McNulty
City Staff Recommendation: Denial
Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, Andy Bentley, is requesting a General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). Mr. Bentley is proposing a General Plan Amendment from Open Space, OS to Medium Density Residential, MDR on 5.38 acres of property to allow for clustered townhomes. The remaining 2.56 acres of property would stay in the Open Space, OS designation.

The applicant has submitted a Concept Plan (attached) that includes two (2) areas on the property where the MDR is proposed, with the remaining area in the OS designation. The Concept Plan includes a design for a potential clustered townhome project on the eastern 3.65 acres; however, the western 1.73 acres does not include a design.

The proposed General Plan Amendment from OS to the MDR designation allows for a range of 3 – 12 dwelling units/acre according to the General Plan. The Concept Plan includes a total of 22-units on the eastern 3.65 acres which equates to a density of 6 units per acre.

City staff has asked the applicant to consider a Low Density Residential, LDR designation for the property, but the applicant has elected to proceed with the MDR application. The LDR designation allows for a range of 2 – 4 dwelling units/acre according to the General Plan.

Request: General Plan Amendment

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by city staff as of the writing of this report.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan indicates an Open Space, OS Land Use for the subject property. The description for the OS Land Use states the following:

> *"Includes permanent, natural open space, as well as limited passive recreation such as golf courses and trails. The Open Space designation is applied to most sensitive lands".*

Section 9.3 of the General Plan includes the "Preservation of Sensitive Lands and Habitats" and states the following:

> *"Natural features, such as the floodplains and dry washes, are important to the drainage and protection of health and property. These features are both opportunities and constraints, they can easily be compromised by typical development practices, but if avoided and protected, they can reduce the cost of infrastructure and contribute to Santa Clara's distinctive character and appeal".*

Policy 9.5: In support of Section 9.3 above, states that new development will avoid or mitigate impacts on sensitive lands.

Section 9.3.4 of the General Plan includes language regarding "Dry Washes" as follows:

> *"Dry washes run through the City in a northwest-to-southeast direction. Although dry most of the time, these drainage ways are important for conveying the large amounts of water that result from the sudden intense storms characteristic of our local desert conditions. They also provide valuable wildlife habitat and are often attractive for hiking".*

Policy 9.8: In support of Section 9.3.4 above, states that dry washes are to be protected in a natural state for floodways, wildlife habitat, and passive recreation (hiking trails).

Section 9.3.5 of the General Plan includes language regarding "Expansive Clay Soils" as follows:

> *"While there are a variety of soil conditions in Santa Clara, there is a layer of expansive clay that extends through much of the City. It is particularly prominent in the Heights and South Hills subareas. When these clays are subject to water, through rainfall and irrigation, they expand dramatically. The resulting force can lift foundations and roadbeds. Evidence of expansive soils can be seen near the edge of the bluff on the south side of Santa Clara Heights, near the steep slopes below the bluff".*

Policy 9.9: In support of Section 9.3.5 above, indicates that the City requires careful engineering, design, and mitigation in areas of expansive clay soils. In these areas, clustered and attached dwelling units will also be encouraged in order to reduce the per-dwelling-unit cost of mitigation.

Request: General Plan Amendment

Sensitive Land Objective are provided in the General Plan as follows:

1. Preserve natural and cultural setting to preserve the unique identity and to attract visitors.
2. Preserve and enhance our pioneer and Native American Heritage.
3. ***Maintain open space in lava, hillside, and floodplain areas.***
4. Preserve the Santa Clara River for the enjoyment of current and future generations.
5. ***Protect investments by avoiding development on expansive soils.***
6. ***Protect future homeowners by avoiding or adequately mitigating development on expansive soils.***

IDENTIFIED ISSUES OF CONCERN

City staff and legal counsel have discussed the proposed application. As a result, we've identified the following concerns:

1. The General Plan description for Open Space indicates that this designation is applied to most sensitive lands.
2. Section 9.3 of the General Plan indicates that natural features, such as floodplains and dry washes, are important to the drainage and protection of health and property. Both can be comprised by typical development practices.
3. Section 9.3.4 of the General Plan indicates that dry washes run through the city in a northwest-to-southeast direction, and that these drainage ways are important for conveying large amounts of water that result from sudden intense storms characteristic of our local desert conditions.
4. Section 9.3.5 of the General Plan discusses expansive clay soils and indicates that there is a layer of expansive clay that extends through much of the City. This is prominent in the Heights and South Hills subareas.
5. City staff has requested that the project applicant submit a Soils Report for the subject property; however, the applicant has been unwilling to do so. The applicant has stated that a Soils Report is not required for a General Plan Amendment. A complete Soils Report would allow for City staff and the project engineer to determine what type of density and/or project could be constructed on the property. A Soils Report may also help City staff and the project engineer determine if portions of the site are undevelopable or require special mitigation for sensitive land conditions.
6. Additional information is needed to protect the health, safety, and welfare of future residents.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-404 includes requirements for a general plan or amendment. To consider a general plan or amendment, a city must hold at least one public hearing. Additionally, a public hearing to consider the item requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the State Public Notice website. Planning Staff has determined that all State Code requirements have been met with this application.

Request: General Plan Amendment

PLANNING STAFF RECOMMENDATION

City staff recommends that the Planning Commission recommend ***DENIAL*** for the proposed General Plan Amendment to the City Council for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres), subject to the following findings:

1. That the proposed General Plan Amendment does not comply with Section 9.3 of the General Plan **(Preservation of Sensitive Lands and Habitats),** or Policy 9.5 which supports this section.
2. That the proposed General Plan Amendment does not comply with Section 9.3.4 of the General Plan **(Dry Washes),** or Policy 9.8 which supports this section.
3. That the proposed General Plan Amendment does not comply with Section 9.3.5 of the General Plan **(Expansive Clay Soils),** or policy 9.9 which supports this section.
4. That the proposed General Plan Amendment does not comply with the **Sensitive Land Objectives (Items #3, #5, and #6)** as identified in the General Plan.
5. That the applicant has not submitted a **Soils Report** as requested by City staff.
6. That the proposed General Plan Amendment does not include sufficient information to protect the **health, safety, and welfare of future residents.**

WALKER CHRISTINE D TR
SC-SB-103-F-1

ENLAW LLC
SG-6-2-9-42012

SC-SB-103-B-N-1

GENERAL PLAN - OPEN SPACE
2.56 ACRES (TOTAL)

GENERAL PLAN -
MEDIUM DENSITY RESIDENTIAL
5.38 ACRES (TOTAL)

PIONEER PARKWAY

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22

AMENITY

POOL

EXISTING SANTA CLARA CITY RIGHT OF WAY
HALF WIDTH TO BE ABANDONED

FLOODWAY (2016 LOMR)

100 YEAR FLOODPLAIN (2016 LOMR)

FLOW LINE

SANTA CLARA CITY
SC-6-2-9-1101

ALAND JOHN J & MARSHA G
SC-VRE-2-A

RED MOUNTAIN ROAD

Know what's below.
Call before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

0 40' 80'
SCALE: 1"=40'

DATE: 11/21/2022
JOB NO.: 13245-22
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: GPA

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PROPOSED GENERAL PLAN AMENDMENT
FOR
TUACHAN WASH PARCEL
SANTA CLARA
UTAH

SHEET
1
OF SHEETS

GENERAL PLAN AMENDMENT APPLICATION

Date Submitted/Completed: _____ Fees (Office Use): _____ Receipt Number (Office Use): _____

PROPERTY OWNER CONTACT INFORMATION*

Name(s): Andy Bently

Phone: 435-770-4759 Email Address: Jabaalle@gmail.com

Mailing Address: 40 W Cache Valley Blvd Suite 9-A City: Logan State: UT ZIP: 84341

*If applicable, please attach an additional sheet containing the information requested above for each additional property owner.

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION (IF APPLICABLE)*

Name(s): Jared Bates (Rosenberg Associates)

Phone: 435-673-8586 Email Address: Jared6@rac.wil.com

Mailing Address: 352 E Riverside Drive Suite A-2 City: St. George State: UT ZIP: 84790

*If applicable, please attach an additional sheet containing the information requested above for each additional representative.

PROPERTY INFORMATION*

Full Address: Approximately 2900 Pioneer Rd. Parcel ID: SC-SB-103-B-N-1

*additional information requested on next page

ADDITIONAL INFORMATION*

What is the present zoning on the property?: Residential - Single Family

What is the current General Plan designation of the property/area?: Open Space

What is your proposed General Plan designation of the property/area?: MDR, Open Space

What is the purpose for amending the General Plan? (Please describe the proposal.): It is proposed to amend the general plan to allow for clustered townhomes with the parcel. Much of the parcel is floodplain and the proposed development would be approximately 2.8 units per acre.

How will the proposed project affect adjoining properties?: It is assumed the project will have minimum impacts as it is much lower in elevation than the existing development to the southwest. adjacent parcels to the NE, SE and NW are vacant.

Total acreage of the proposed General Plan change? 5.38 acres

Does the property contain any floodplains, wetlands, and/or any slopes at or above 20%?: yes.

If so, please describe: The Tuscaloosa Wash runs through the center of the property and hillside is present along the SW boundary.

Will any major planned roads be affected by this proposed change?: Yes

If so, please list: Pioneer Road - Deceleration Lane and Center Turn Lane

*Attach more sheets if necessary.

PROPERTY OWNER AFFIDAVIT

I (We), Andrew Bentley, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached documents, and other exhibits are in all respect true and correct to the best of my (our) knowledge.

Property Owner

Property Owner

Subscribed and sworn to me this 1 day of November, 2022.

Notary

Notary Public
State Of Utah
My Commission Expires
March 2025

AUTHORIZED REPRESENTATIVE AFFIDAVIT

I (We), _____, the owner(s) of the property described in the attached application, do authorize as my (our) representative(s),

_____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body regarding the attached application and the act in all respects as my (our) agent in matters pertaining to the attached application.

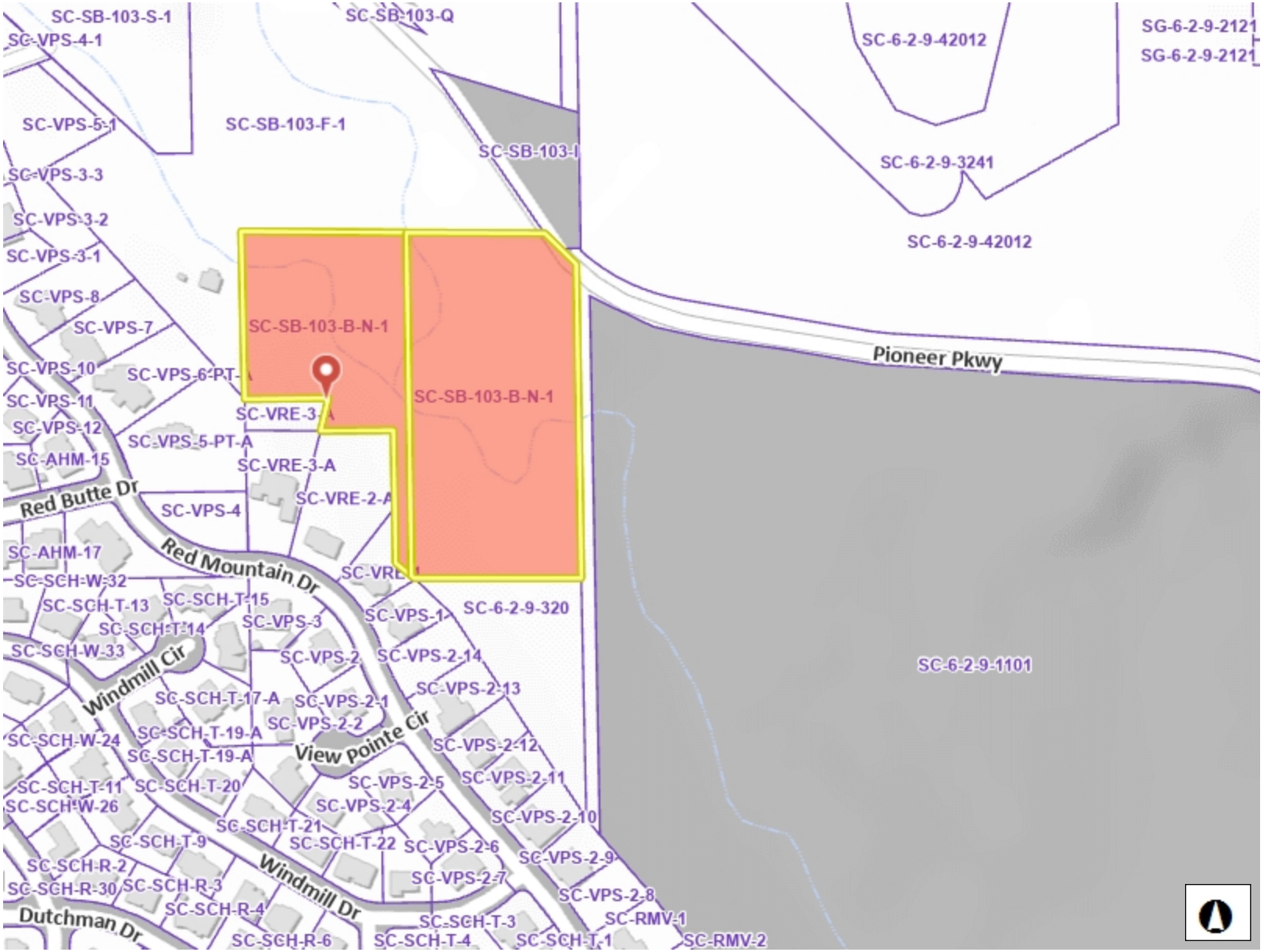
Property Owner

Property Owner

Dated this ____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the Authorized Representative Affidavit who duly acknowledged to me that the executed the same.

Notary

Subject Property Map





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Parcel #SC-SB-103-B-N-1

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Subdivision Plat Amendment
Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: December 15, 2022
Current Zone: Mixed Lot Size
General Plan Designation: Low Density Residential, LDR
Property Address: 3930 Hillside Way
Request: Partial Plat Amendment, Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304, and 305)
Applicant Name: Brett Boyce
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Brett Boyce, with Split Rock Builders, is requesting to amend the Hills at Santa Clara Subdivision, Phase 3. This subdivision plat includes a total of 26-lots. The applicant is proposing to amend Lots 303, 304, and 305. Lot 303 is currently 18,107 sq. ft. (0.42 acres), Lot 304 is currently 33,728 sq. ft. (0.77 acres), and Lot 305 is currently 37,347 sq. ft. (0.86 acres). The proposed plat amendment would include combining each of these lots into one large lot (proposed Lot 303) which would be 89,298 sq. ft. (2.05 acres). Additionally, the proposed plat amendment would decrease the size of the "No Build Area" allowing for the applicant to build one (1) large single-family home on the property. A copy of the partial plat amendment has been attached.

Lot 303 will meet the area, width, and yard regulations as per Section 17.65.050 of city ordinance. The applicant is representing the property owner who owns all three lots mentioned above. The proposed plat amendment will reduce the number of lots in the subdivision from 26 lots to 24 lots.

SITE & VICINITY DESCRIPTION

The subject properties are located near the southwest end of the city boundary at 3930 Hillside Way. Major cross streets in the vicinity include Boomer's Loop and Clary Hills Drive.

Request: Partial Plat Amendment

ISSUES OF CONCERN/PROPOSED MITIGATION

This item went to the Hillside Review Board on November 22, 2022. Several items related to the construction of the proposed residence were discussed. The Hillside Review Board made a motion to forward a positive recommendation to the Planning Commission and City Council for the Hills @ Santa Clara, Phase 3, Lots 303, 304, and 305 (Partial Plat Amendment), to allow for the construction of a proposed residence, with the following five criteria:

1. That the design drawings be updated to include the sub-basement profiles.
2. That the area between the two-tiered wall and the newly proposed third wall be mitigated for disturbance.
3. That the Geotechnical Engineer look at temporary excavation stability, particularly along the upper roadway and the basement area coming into the new proposed residence.
4. That the Geotechnical Investigation be updated to verify that there are no expansive materials within the required separation distance below the lower basement level.
5. That the backyard drainage be collected and discharged to an appropriate location on the lower street. Alternatively, the drainage could be pumped to the upper street.

Each of these items will be reviewed by City staff for compliance at the time of building permit submittal. However, Logan Blake, who is on the Hillside Review Board, asked for the cross-section drawings to be submitted for review. A copy of these drawings has been attached.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Hills at Santa Clara Subdivision, Phase 3. No responses have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for Lot 303 at the time of building permit submittal. All items required by the Hillside Review Board on November 22, 2022, will be required at the time of building permit submittal.
Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Police & Fire*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required.
Required Revisions: None at this time.

Request: Partial Plat Amendment

DEPARTMENT: *Public Works*
Recommendations: Public Utility Easements (PUE's) are required. A final mylar with signature blocks is required.
Required Revisions: None at this time.

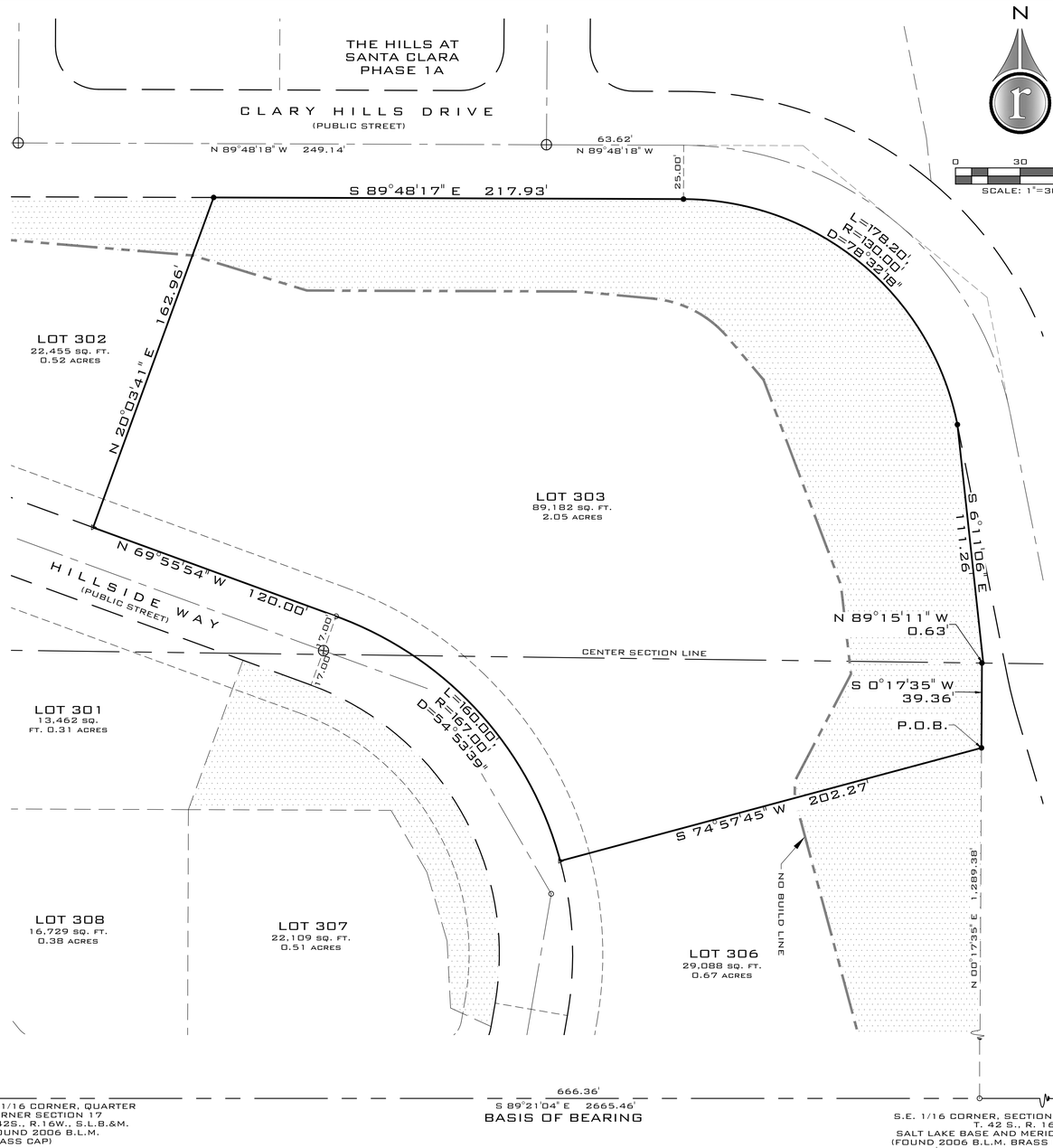
STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-608 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission recommends approval of the Partial Plat Amendment for Lots 303, 304 and 305 of the Hills at Santa Clara Subdivision, Phase 3 to the City Council subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to record the Partial Plat Amendment prior to building permit issuance.
3. That an electronic copy of the recorded Partial Plat Amendment be provided to City staff.
4. That the applicant be required to submit an updated Geotechnical Report.
5. That the applicant be required to comply with all recommendation made by the Hillside Review Board on November 22, 2022.



OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner(s) of all the above described tract of land having caused the same to be subdivided into a lot and easements to be hereinafter known as:

THE HILLS AT SANTA CLARA PHASE 3 AMENDED PARTIAL AMENDMENT "A"

For good and valuable consideration received, the undersigned owner(s) do(es) hereby dedicate and convey to Santa Clara City for perpetual use of the public, all parcels of land shown on this plat as Public utility easements. All public utility easements are as noted or shown. The owner(s) do(es) hereby warrant to Santa Clara City, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2022.

J3SB, LLC, a Wyoming Limited Liability Company

_____

By: Jeffrey Lerner, Trustee

ACKNOWLEDGMENT:

State of _____ } s.s.
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by Jeffery Lerner, Trustee.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

MORTGAGEE CONSENT TO RECORD:

Cache Valley Bank, a Mortgagee & lien holder of the said tract of land does hereby give consent of said tract of land to be used for the uses and purposes described in the plat, to recording plat, recording of Covenants, Conditions and Restrictions and joins in all dedications and conveyances.

_____

Name: _____

Position: _____

ACKNOWLEDGMENT:

State of _____ } s.s.
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____, (position) _____.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

NOTES:

1. All lots in this subdivision are subject to a 14.00 foot wide public utility, sidewalk and drainage easement along the Street, unless otherwise noted on plan.
2. All lots in this subdivision are subject to a 20.00 foot front yard setback, an 8.00 and 12.00 foot side yard setback, and a 10.00 foot rear yard setback. Garage setbacks must be a minimum of 20 feet from the back of sidewalk.
3. Not withstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.
4. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims any and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
5. The Basis of Bearing for the plat is the 1/16th line of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian between the South 1/16th corner and the Southeast 1/16th corner of said section. The bearing is South 89°21'04" East and measures 2665.46 feet on the ground.
6. All Street Landscaping shall conform to Santa Clara City's Landscape Ordinance.
7. All retaining walls constructed by individual property owners will be required to match in color and texture with walls constructed by developer.

GEOTECHNICAL INVESTIGATION:

A geotechnical investigation was performed by Applied Geotechnical Environmental Consultants. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flatwork, are compiled in a report dated June 17, 2020 (the "AGEC Report"). However, as a condition of building permit issuance the Santa Clara Hillside Committee has required a supplemental report be completed to provide updated recommendations as may be justified by additional required testing. The AGEC Report is available from the Developer and a copy is on file with Santa Clara City. Issuance of building permits on the property will be conditioned upon receipt of the supplemental report by Santa Clara City, and the same will be available from Developer and Santa Clara City upon its completion. Owners, builders and contractors should become familiar with both reports and comply with all recommendations.

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into a lot, and easements to be hereinafter known as:

THE HILLS AT SANTA CLARA PHASE 3 AMENDED PARTIAL AMENDMENT "A"

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

Date: _____

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at the northeast corner of Lot 306, The Hills at Santa Clara Phase 3 Amended, said point being South 89°21'04" East 666.36 feet along the 1/16th line and North 00°17'35" East 1,289.38 feet from the South 1/16th Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 74°57'45" West 202.27 feet along the northerly line to the northwest corner of said Lot 306;
thence northwesterly the following (2) courses along the northeasterly line of Hillside Way;
thence Northwest 160.00 feet along an arc of a 167.00 foot radius curve to the left (center bears South 74°57'45" West, long chord bears North 42°29'04" West 153.95 feet with a central angle of 54°53'39");
thence North 69°55'54" West 120.00 feet to the southeast corner of Lot 302, said The Hills at Santa Clara Phase 3 Amended;
thence North 20°03'41" East 162.96 feet along the easterly line to the northeast corner of said Lot 302;
thence southeasterly the following (2) courses along the southerly line of Clary Hills Drive;
thence South 89°48'17" East 217.93 feet;
thence Southeast 178.20 feet along an arc of a 130.00 foot radius curve to the right (center bears South 00°11'49" West, long chord bears South 50°32'02" East 164.57 feet with a central angle of 78°32'18");
thence South 06°11'06" East 111.26 feet to the center section line;
thence North 89°15'11" West 0.63 feet along said center section line;
thence South 00°17'36" West 39.36 feet to the Point of Beginning.

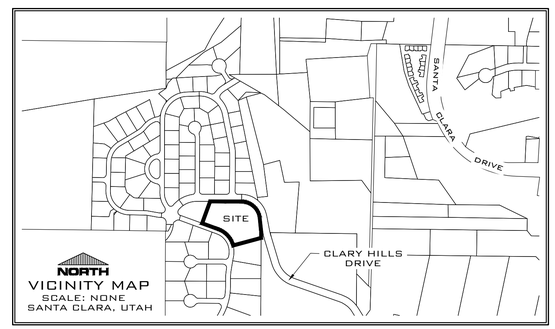
Containing 89,182 square feet or 2.05 acres.

AMENDMENT NOTE:

The purpose of this amendment is to combine lots 303 & 305 of The Hills at Santa Clara Phase 3, Amended.

LEGEND

- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES AS PER ORIGINAL PLAT
- ○ NOTHING SET OR FOUND
- ⊕ STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I AS PER ORIGINAL PLATS
- NO BUILD AREA
- ◬ FRONT PROPERTY CORNERS ARE OFFSET 7.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A BRASS PLUG - AS PER ORIGINAL PLAT



VICINITY MAP
SCALE: NONE
SANTA CLARA, UTAH

THE HILLS AT SANTA CLARA

- PHASE 3 AMENDED - PARTIAL AMENDMENT "A"

LOCATED IN SECTION 17
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790
Ph (435) 673-8586 - www.RACIVIL.COM

Survey-fplat File Number:	07/14/2022 Date:	B.E.A. Drawn:
10588-18 Job Number:	1" = 30' Scale:	B.E.A. Checked:

ENGINEER'S APPROVAL:

The hereon subdivision has been reviewed and is approved in accordance with information on file in this office, this _____ day of _____, 20__.

_____
Engineer
Santa Clara City, Utah

APPROVAL OF THE PLANNING COMMISSION:

On this the _____ day of _____, A.D. 20__ the Planning Commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it complies with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.

_____
Chairman of the Planning Commission
Santa Clara City, Utah

CITY SURVEYOR'S CERTIFICATE:

I the Santa Clara City Surveyor, do hereby verify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.

_____
City Surveyor
Santa Clara City, Utah

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

We the mayor and city council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of it's meeting of the _____ day of _____, A.D. 20__, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.

_____ _____
City Recorder — Mayor
Santa Clara City, Utah — Santa Clara City, Utah

APPROVAL AS TO FORM:

Approved as to form, this _____ day of _____ A.D. 20__.

_____
City Attorney
Santa Clara City, Utah

TREASURER APPROVAL

I, Washington County Treasurer, certify on this _____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

_____
Washington County Treasurer

RECORDED No.

_____
Fee:

_____
County Recorder
Washington County, Utah

Residential Subdivision Final Plat Application Amended

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: THE Hills at Santa Clara Phase 3 Partial Amendment A

Applicant(s)/Property Owner(s) Information

Name: JJSB LLC (Jeff)

Address: 1473 Boone Park Cir.

City: Santa Clara State: UT Zip: 84765

Phone Number: 435 669 8379

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 17 Township(s): 42 Range: 16

Current Zoning Designation: R1-10 / RA

Parcel Size (acres): 2.05

Number of Lots: 1

Major Cross Street(s): Hillside Way

Approvals Required By:

- ❑ Technical Review Committee (Staff) - meets every Thursday at 8:30 a.m.
- ❑ Planning Commission - meets every second Thursday of each month at 5:30 p.m.
- ❑ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. ***For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.***

Office Use Only:

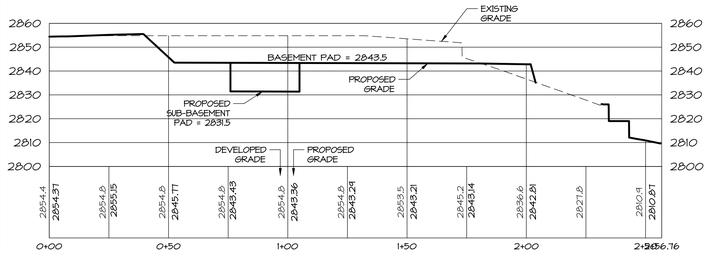
Date plan submitted: _____ Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

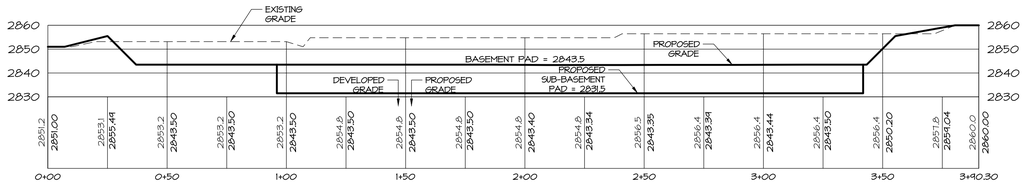
			I. *Final Plat Requirements*
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat: 1. Notes Pertaining to the Issuance of building permit until all utilities are installed 2. Notes Pertaining to Unstable Soil Conditions 3. Basis of Bearings for Plat 4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report 5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans 1. Complete drainage system for entire subdivision 2. Comprehensive of drainage system to include area of subdivision but surrounding areas. 3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer 4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff Public Services Date signed: _____ Public Safety Date signed: _____ City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s): _____ Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes



SECTION A-A

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 30'

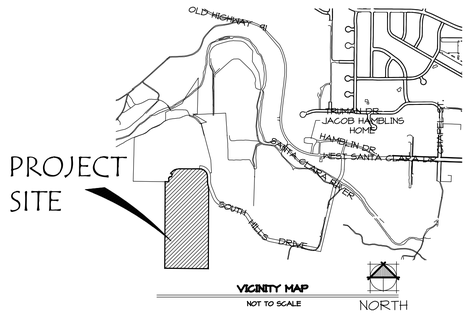


SECTION B-B

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 30'

GRADING NOTES:

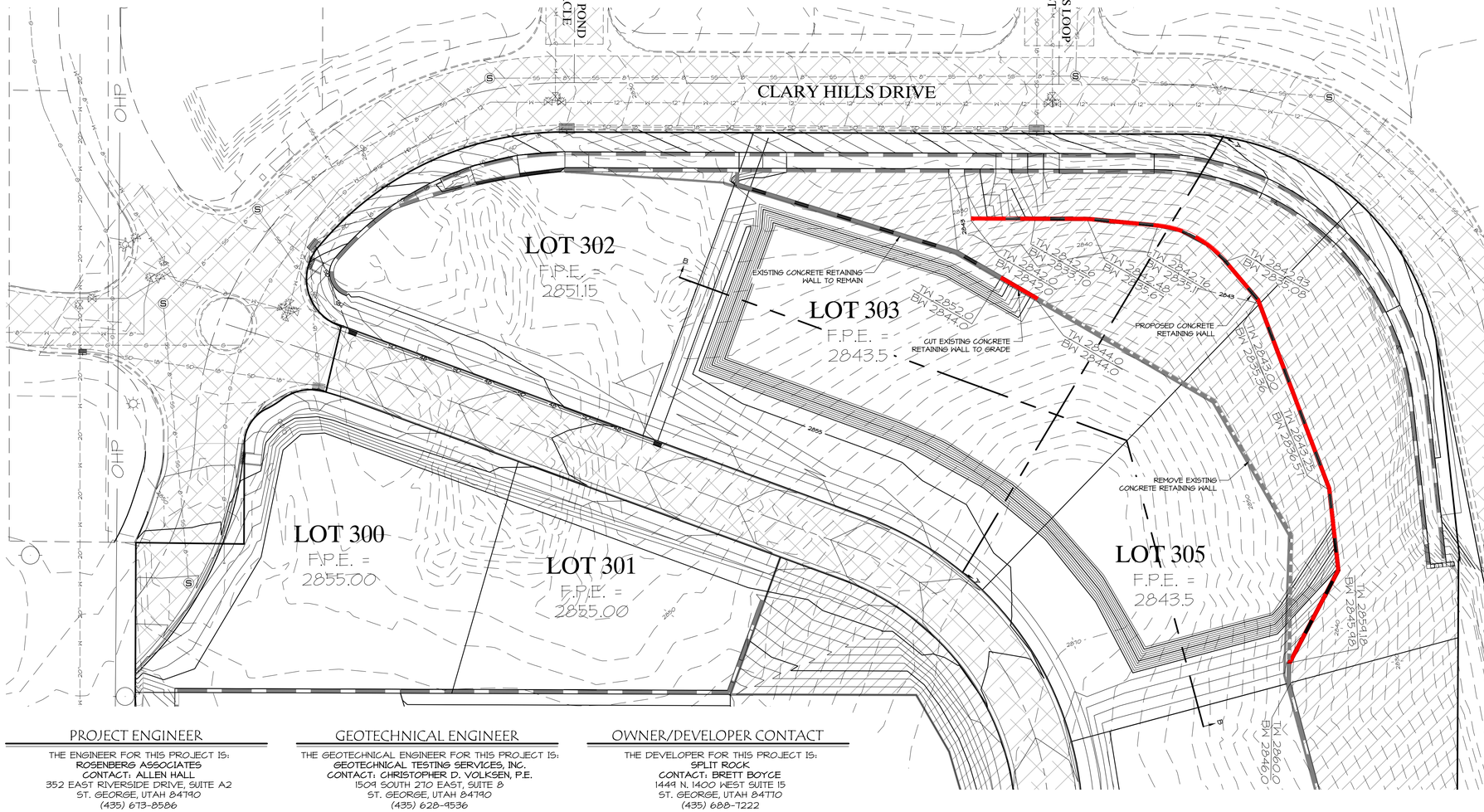
1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SANTA CLARA CITY, THE "UNIFORM BUILDING CODE," THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION LATEST EDITIONS, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY GTS, 1504 SOUTH 210 EAST, SUITE B, ST. GEORGE, UTAH 84790.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.



LEGEND:

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CURB INLET CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED TBC ELEVATION
- DIRECTION OF SURFACE FLOW
- PROPOSED CONCRETE RETAINING WALL
- EXISTING ASPHALT
- PROPOSED ASPHALT

NO BUILD AREA



N

0 30' 60'
SCALE: 1"=30'

Know what's **below.** **Call** before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ALLEN HALL
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
GEOTECHNICAL TESTING SERVICES, INC.
CONTACT: CHRISTOPHER D. VOLKSEN, P.E.
1504 SOUTH 210 EAST, SUITE 8
ST. GEORGE, UTAH 84790
(435) 628-9536

OWNER/DEVELOPER CONTACT

THE DEVELOPER FOR THIS PROJECT IS:
SPLIT ROCK
CONTACT: BRETT BOYCE
1449 N. 1400 WEST SUITE 15
ST. GEORGE, UTAH 84770
(435) 688-7222

DATE: 3/18/20
JOB NO.: 7432-18-004
DESIGNED BY: AMH
CHECKED BY: JWB
DWG: Const. Drawings
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

RETAINING WALL PLAN
FOR
COMBINED LOTS 103, 104, & 105
THE HILLS AT SANTA CLARA, PHASE 3
SANTA CLARA, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 5254615
JASON L. WARD
11/23/2022
STATE OF UTAH

SHEET
1.0
1 OF 1 SHEETS

811

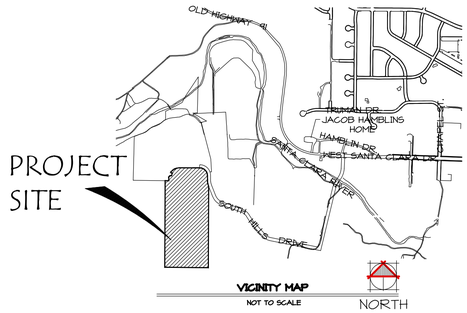
Know what's **below.**
Call before you dig.

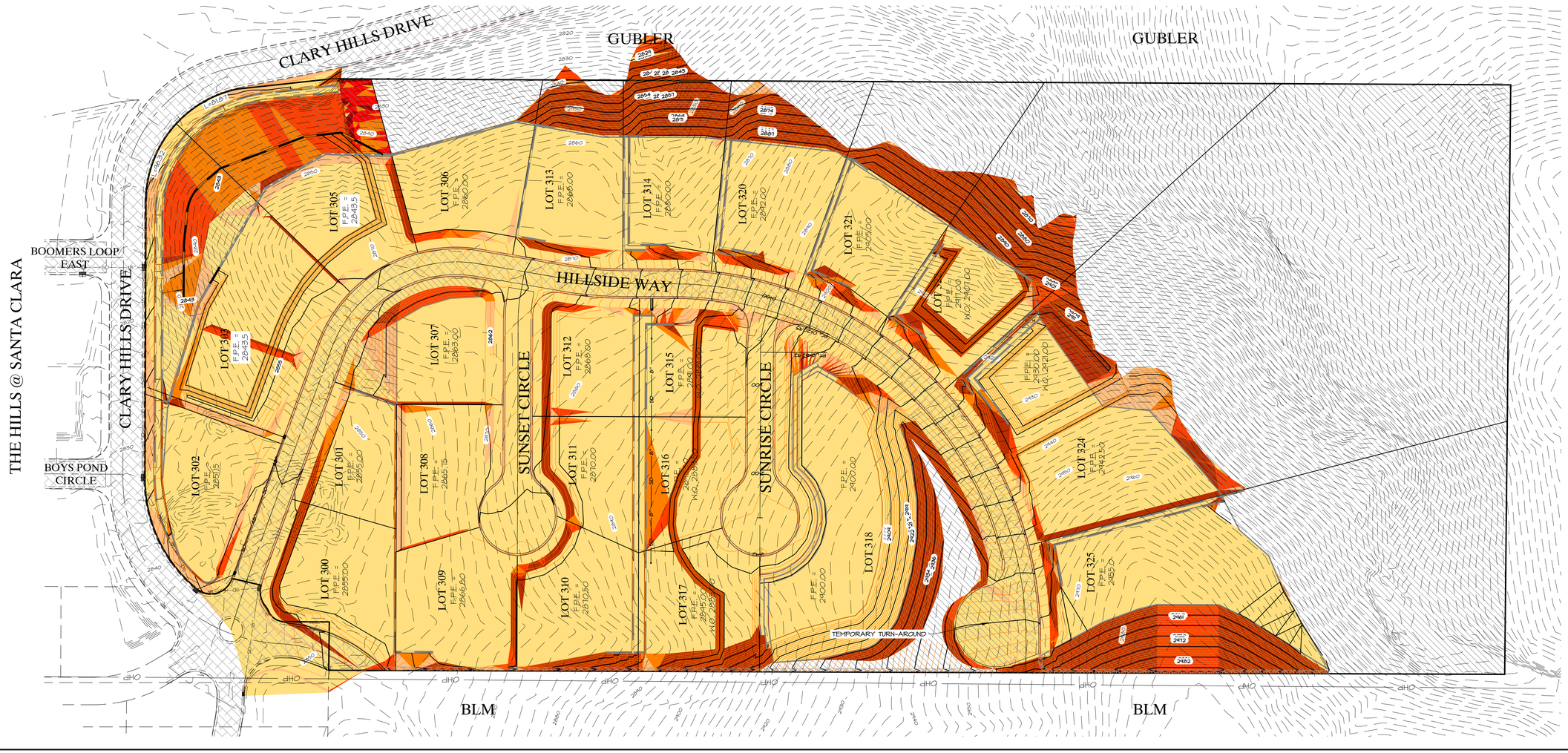
NOTICE:
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0 60' 120'

SCALE: 1"=60'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	329118.85	
2	15.01%	25.00%	401757.86	
3	25.01%	30.00%	139688.24	
4	30.01%	40.00%	172912.60	
5	40.01%	1307.44%	91567.56	





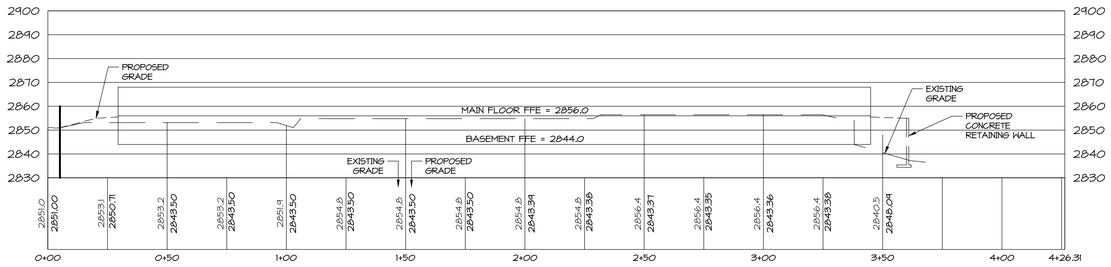
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.raicivil.com

DATE: 3/18/20
JOB NO.: 7432-18-004
DESIGNED BY: AMH
CHECKED BY: JNB
DWG: Const. Drawings

REVISIONS	DATE
CITY REDLINES	1/20/20

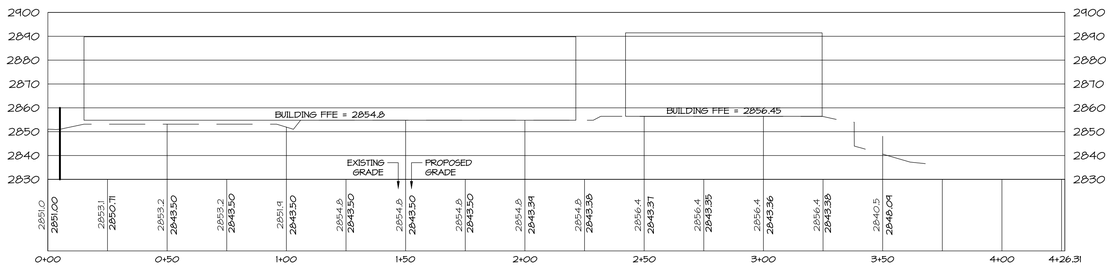
SLOPE ANALYSIS
FOR
THE HILLS AT SANTA CLARA, PHASE 3
SANTA CLARA
UTAH

SHEET
1.1
2 OF 3 SHEETS



LOT SECTION PROPOSED BUILDING

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 30'



LOT SECTION ALLOWABLE BUILDING CONSTRUCTION

HORIZ. SCALE = 1" = 30'
VER. SCALE = 1" = 30'

DATE: 3/10/20
JOB NO.: 7432-18-004
DESIGNED BY: AMH
CHECKED BY: JNB
DWG: Const. Drawings

REVISIONS DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

BUILDING CROSS - SECTIONS
FOR
THE HILLS AT SANTA CLARA, PHASE 3
SANTA CLARA
UTAH

SHEET
1.2
3 OF 3 SHEETS

THE HILLS AT SANTA CLARA
PHASE 3

LERNER - LOTS 303-305

CONCEPT DESIGN
November 17, 2022

THE DRAWINGS, DESIGN CONCEPTS, AND IDEAS HEREIN ARE INTENDED TO EXPRESS DESIGN INTENT ONLY

SITE PLAN

01 SITE PLAN
scale 1" = 20'-0"

0 10 20 40 80
(1" INCH = 20' FEET)



Scale: PER TITLE
Date: 02-03-22
Job No: -
Revision:

Project:
Lerner Residence
Lot 304-305, The Hills at Santa Clara Phase 3
Hillside Way
Santa Clara City, Washington County, Utah

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4c Architecture
architecture | interiors | development

Architects Stamp:

Architectural Site Plan

Sheet Title:

AS1.0

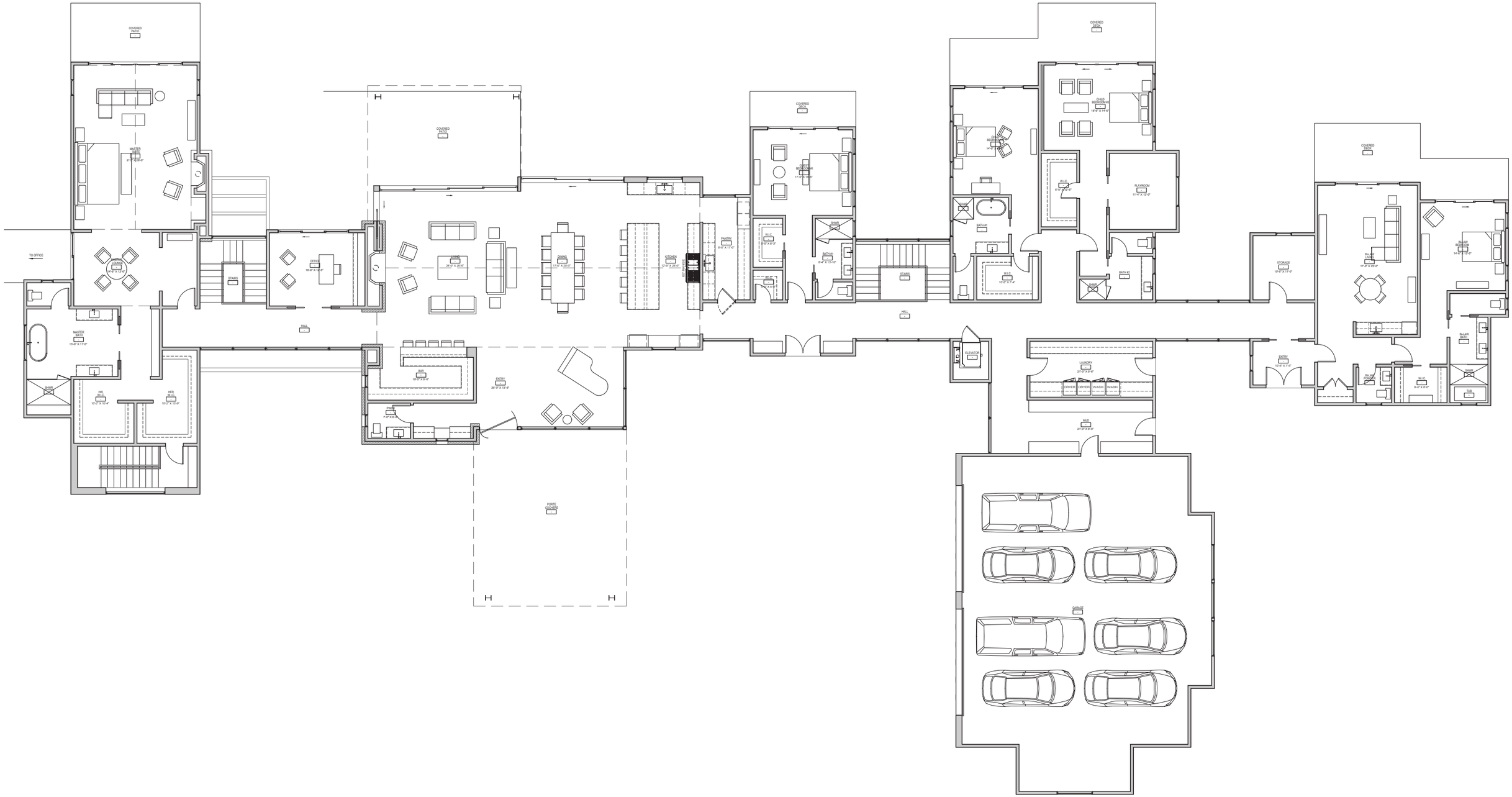
Sheet No.

CAD File No.

12_12345_

FLOOR PLAN

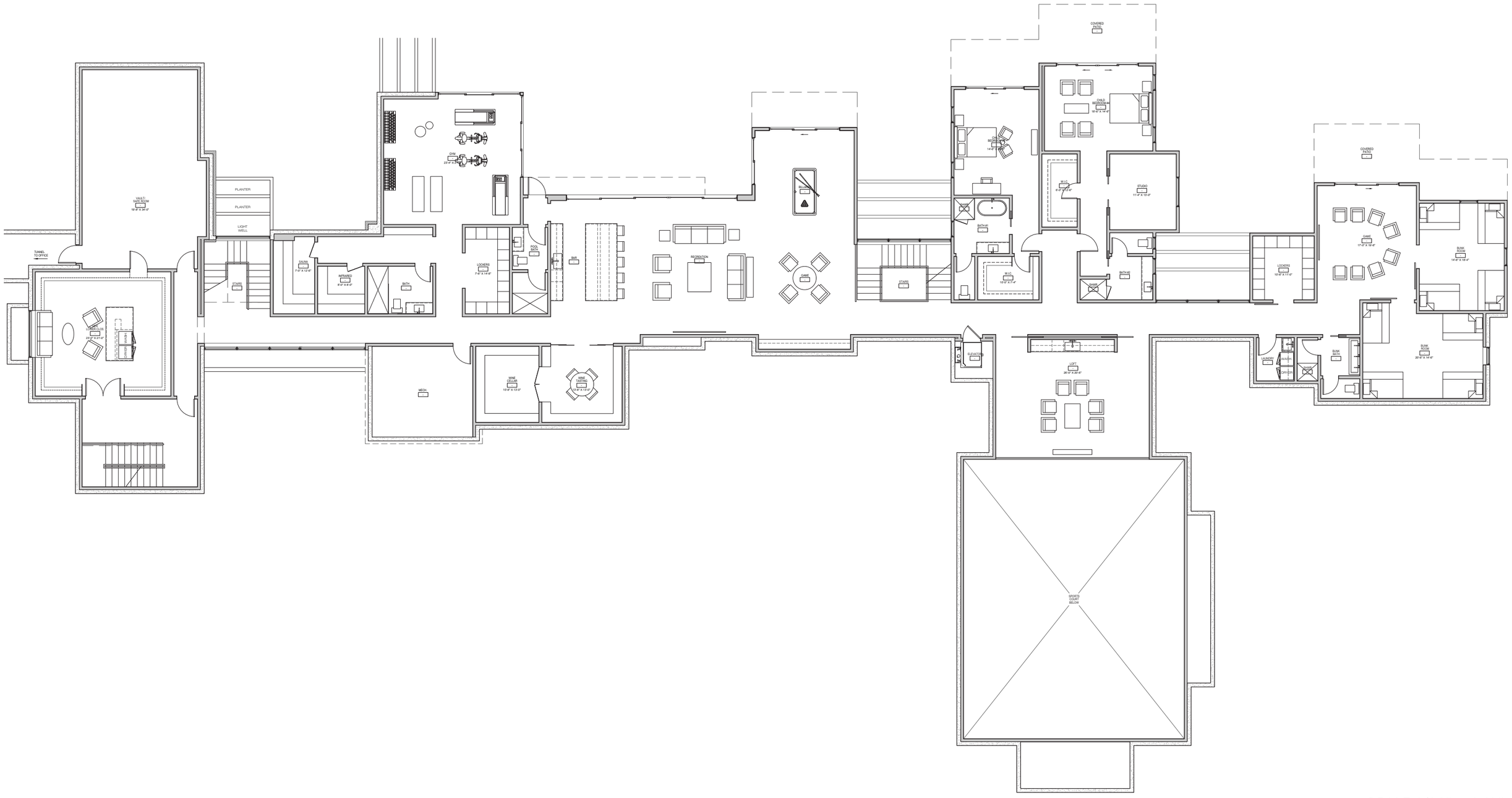
MAIN LEVEL



SCALE 1/16" = 1-'0"

FLOOR PLAN

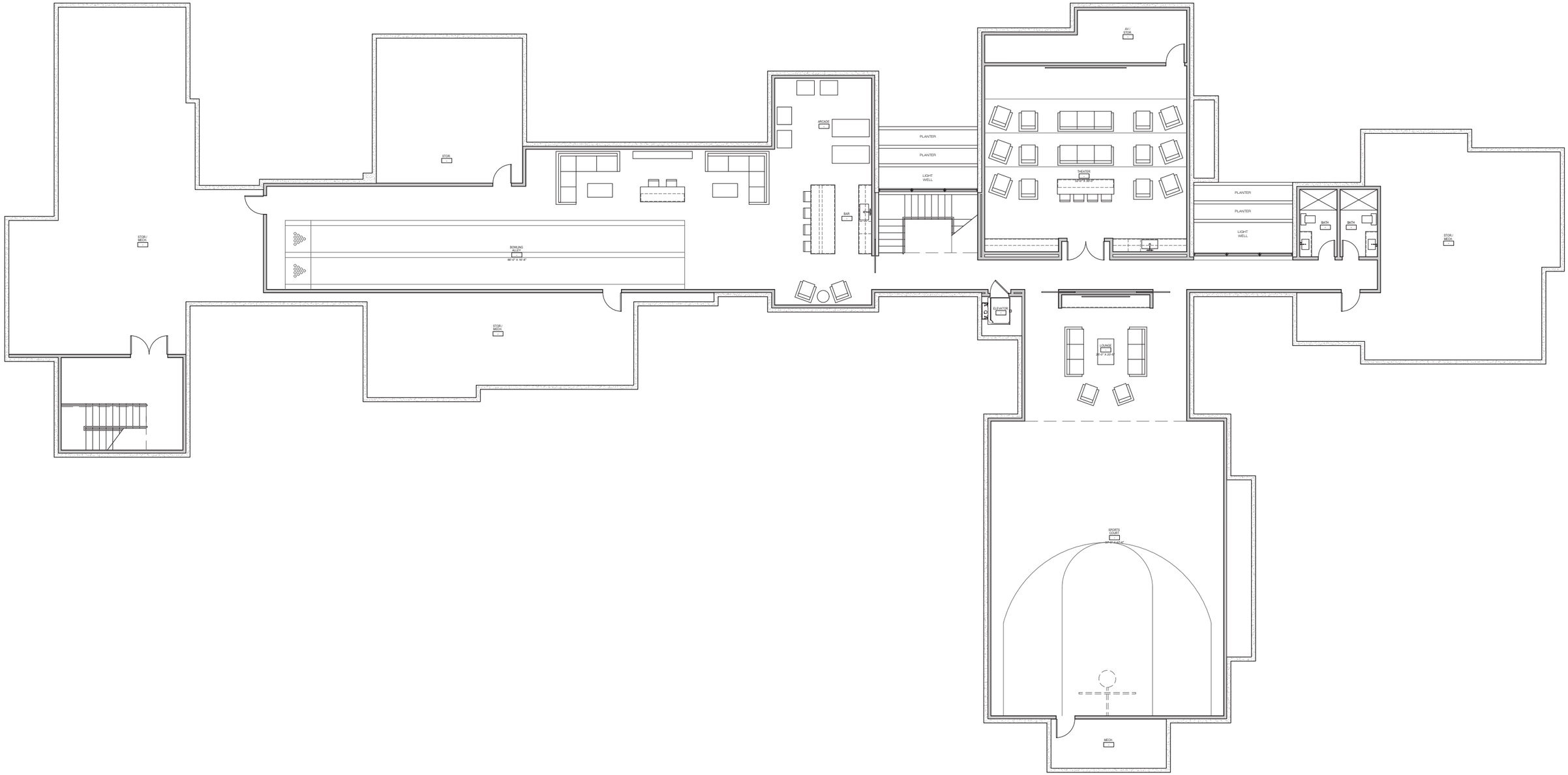
LOWER LEVEL



SCALE 1/16″ = 1-′0″

FLOOR PLAN

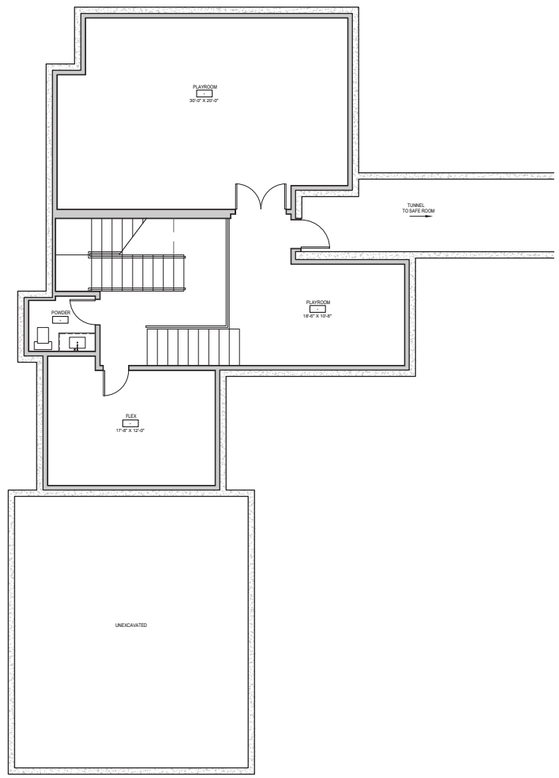
SUB BASEMENT LEVEL



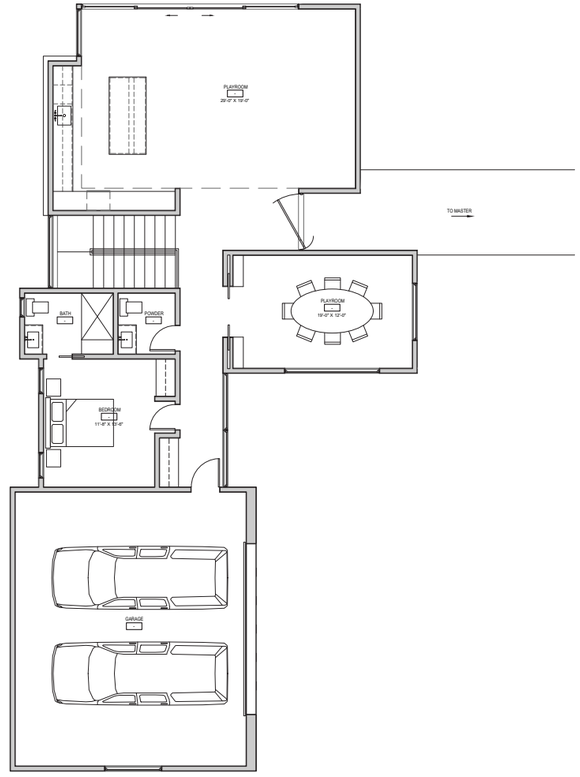
SCALE 1/16" = 1-'0"

FLOOR PLAN

GUEST WING



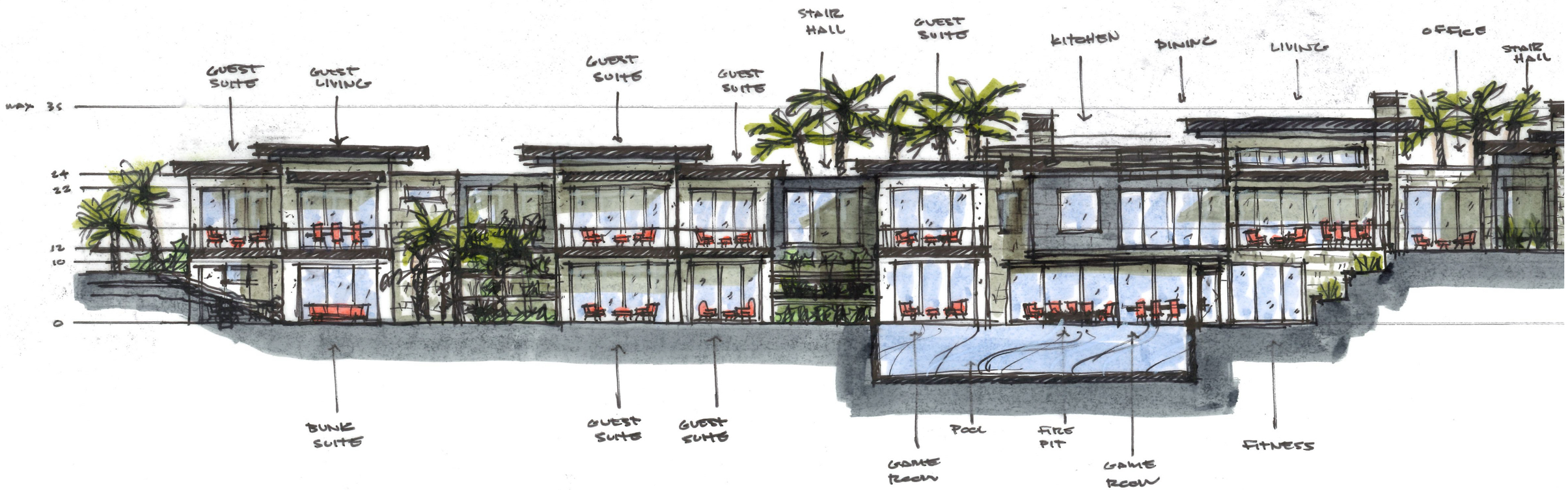
LOWER LEVEL



MAIN LEVEL

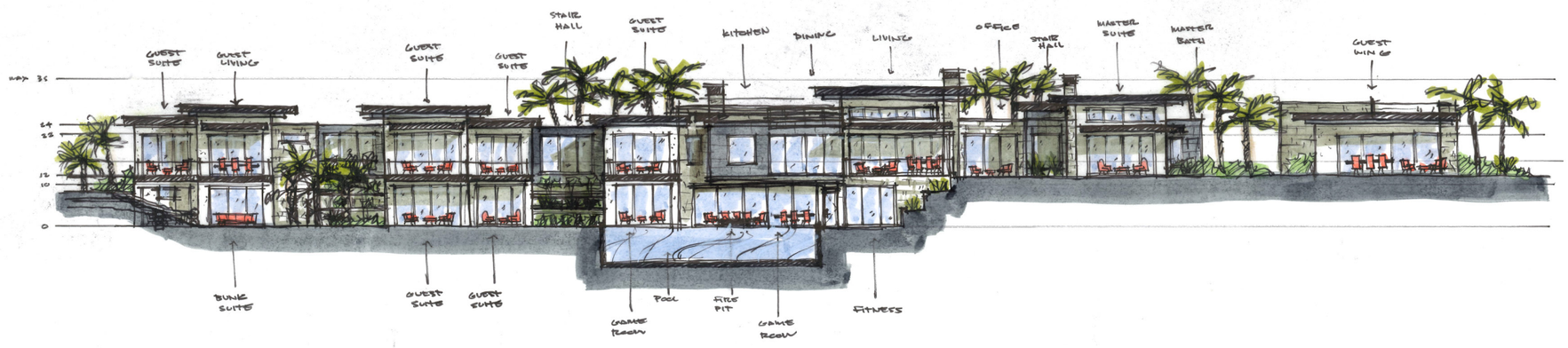
SCALE 1/16″ = 1-′0″

ELEVATION SKETCH



PARTIAL ELEVATION LEFT

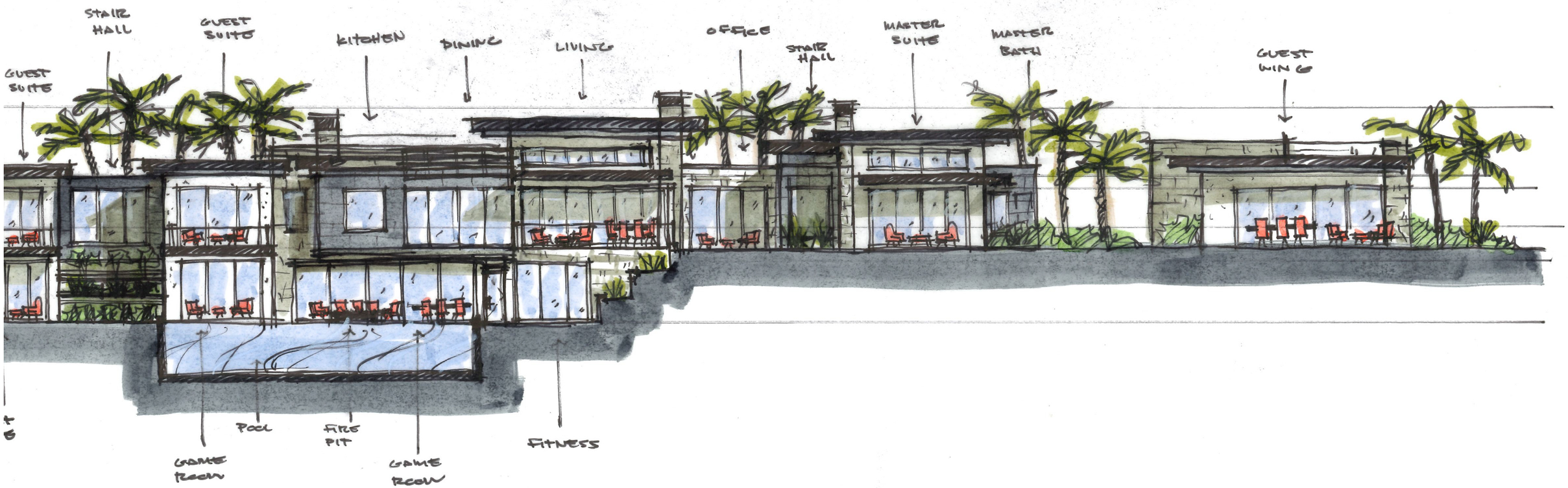
SCALE 1/16" = 1-'0"



FULL ELEVATION

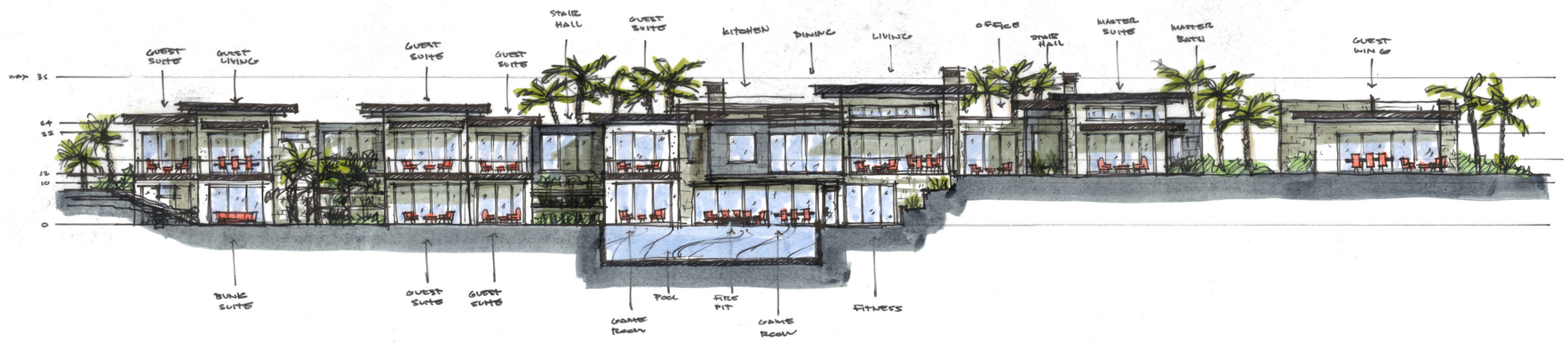
SCALE 1/32" = 1-'0"

ELEVATION SKETCH



PARTIAL ELEVATION RIGHT

SCALE 1/16" = 1-'0"



FULL ELEVATION

SCALE 1/32" = 1-'0"

CONCEPT IMAGERY













City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Final Subdivision Plat
Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: December 15, 2022
Current Zone: PDR
General Plan Designation: Medium Density Residential, MDR
Property Address: East of 400 East & North of North Town Road
Request: Coyote Landing @ Deserts Edge, Phase 1, Final Plat
Applicant Name: Robert Smith (Taylor Built Homes)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Robert Smith (Taylor Built Homes), is requesting Final Plat Approval for Coyote Landing @ Deserts Edge, Phase 1. This includes a total of 24 multi-family townhome units, a Common Area Amenity site, Boat & RV parking, and public road dedication and improvements. The City Council adopted Ordinance #2021-13 on September 8, 2021, allowing for the PDR Zone with a total of 239 units (11.94 units/acre). However, the applicant modified the Project Plan with the Planning Commission (as per Chapter 17.68.070) on March 24, 2022, to allow for one (1) additional unit bringing the total to 240 units. The subject property is 20.01 acres in size. The overall proposed project density is 11.99 dwelling units per acre.

SITE & VICINITY DESCRIPTION

The subject property is located east of 400 East and north of North Town Road. The future extension of Hamblin Parkway will run along the eastern boundary of the site. Both northern and western boundaries of the subject property are adjacent to Ivins City.

Request: Final Subdivision Plat

ITEMS TO ADDRESS/PROPOSED MITIGATION

City staff has identified the following items that need to be addressed with Final Plat Approval:

1. **Public Streets & Dedication:** All required public street improvements need to meet city standards and be installed or bonded for prior to plat recordation. Each subdivision plat (Phases 1 thru 6) recordation will allow for the required public streets to be dedicated to the city.

2. **Building Design/Materials/Height:** Coyote Landing is a townhome product which includes brick, fiber cement lap siding, stucco, trellis covered balconies, with flat tile roofing. Staff is in support of the proposed architectural design and materials. The maximum height in the PDR Zone is 35'. The project has been designed to comply with this requirement.

3. **Building Setbacks/Type:** Coyote Landing includes a front loaded and rear loaded townhome design. Phase 1 includes **front-loaded townhomes only** that front on a public street. This requires a 20' front setback, a rear yard setback of 10', with a side yard setback of 12' between buildings. A driveway which is 20' in depth is also required for each unit.

4. **Project Amenities:** Will include a centrally located clubhouse, splash pad or water toy feature with water slide, a spa, pickleball courts, and tennis courts with Phase 1 of the project.

5. **Project Landscaping/Open Space:** The final landscape plans are required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation). The code requires a minimum of 30% open space. The applicant has indicated that the Plan includes approximately 40% open space.

6. **Project Fencing:** A 6' privacy wall is required along Hamblin Parkway. The applicant intends to utilize a CMU block as per other projects in the vicinity.

7. **Project Parking:** A total of 702 parking spaces are required for the overall project. This includes ***96 spaces for the Phase 1 front-loaded townhomes***. Boat & RV parking has also been provided as per short-term rental project requirements with Phase 1 of the project.

8. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation. Secondary water will also be required for outdoor use.

9. **Dust Control:** The applicant will be required to submit a dust control plan for each project Phase (Phasing Plan includes 6 phases) prior to final plat recordation. This is a large-scale development and precautionary measures are needed to protect the general health, safety, and welfare of residents in the vicinity.

NEIGHBORHOOD RESPONSE

The Planning Commission agenda has been posted on the city website as well as City Hall, the Santa Clara Post Office, and local library. No comments have been received by city staff as of the writing of this report.

Request: Final Subdivision Plat

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for buildings within the project prior to permit issuance.
Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Police & Fire*
Recommendations: Fire & Emergency Vehicle access is required.
Required Revisions: None at this time.

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required for each final plat. Transformer locations need to be reviewed and approved.
Required Revisions: None at this time.

DEPARTMENT: *Public Works*
Recommendations: Public Utility Easements (PUE's) are required to be shown on each final plat. All public streets must be included on each final plat. A final mylar with signature blocks is required for each final plat prior to recordation.
Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

Utah Code, Section 52-4-202 includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Post Office, local library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council for Final Plat Approval for the Coyote Landing @ Deserts Edge, Phase 1 Subdivision, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments for each project phase.
2. That the applicant be required to install public street improvements which meet city standards.
3. That the building materials for Phase 1 (front-loaded townhomes) include brick, fiber cement lap siding, stucco, trellis covered balconies, with flat tile roofing. That the building height does not exceed 35' as per the PDR Zone.

4. That the building setbacks for Phase 1 (front-loaded townhomes) will be as follows: 20’ front yard, 10’ rear yard, with a side yard of 12’ between buildings. That a minimum driveway depth of 20’ be provided to each unit.
5. That the required Phase 1 project amenities include a centrally located clubhouse, splash pad or water toy feature with water slide, a spa, pickle ball courts, and tennis courts. That the Phase 1 amenities be in place prior to issuance of the final certificate of occupancy for Phase 1. That the Phase 1 final plat include the Boat & RV parking area. That the Boat & RV parking be in place prior to the issuance of the final certificate of occupancy for Phase 1.
6. That the final landscape and irrigation plans for each project phase comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation). That the project open space meet or exceed the 30% PDR Zone requirement.
7. That a 6’ privacy wall utilizing CMU block be required along Hamblin Parkway.
8. That a total of 702 parking spaces be provided for the overall project. That 96 parking spaces for Phase 1 be required.
9. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation of each project phase. That a secondary water system is required for outdoor use.
10. That a dust control plan be required and submitted to city staff for review and approval before a grading permit is issued or site work commences for each project phase.

GENERAL NOTES

1. NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.

2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.

3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. FRONT YARD SETBACKS ARE 20 FEET, SIDE AND REAR YARD SETBACKS ARE 10 FEET. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.

4. ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.

5: THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.

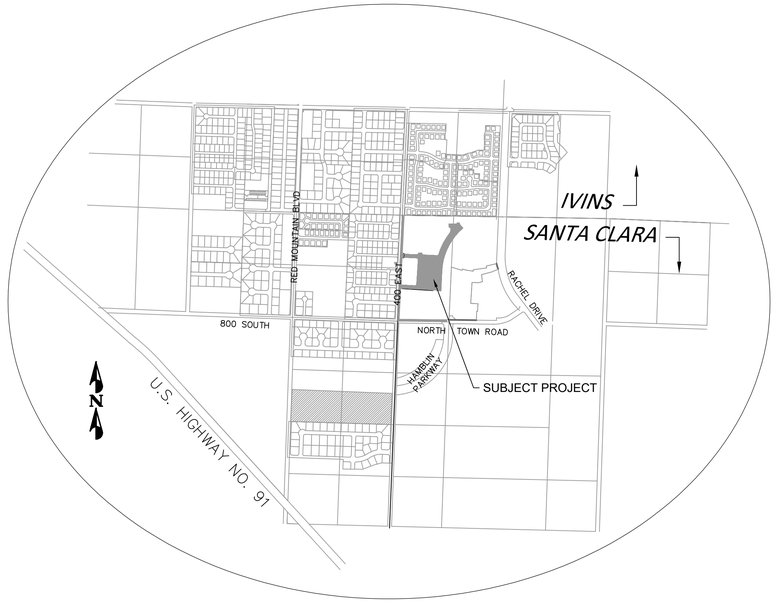
7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

8. ALL COMMON AREAS AND PRIVATE DRIVEWAYS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF SANTA CLARA CITY TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR DRIVEWAYS, LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

9. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET FRONTAGES BY RECORDING OF THIS PLAT.

GEOTECHNICAL INVESTIGATION

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED JULY 22, 2022. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTIONS

400 EAST, NORTH TOWN ROAD AND HAMBLIN PARKWAY:
BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R16W, SLB&M, RUNNING THENCE N1°28'10"E, 1354.10 FEET ALONG THE CENTER SECTION LINE TO THE SOUTHWEST CORNER OF "PADRE LAKES TOWNHOMES – PHASE 2", FILED AS RECORDED NO. 483025 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N89°39'24"E, 33.02 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID "PADRE LAKES TOWNHOMES – PHASE 2"; THENCE S1°28'10"W, 475.39 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.77 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°00'26"; THENCE S2°22'57"W, 44.02 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S0°28'03"W; THENCE SOUTHWESTERLY 31.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°59'53"; THENCE S1°28'10"W, 309.73 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 31.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°11'52"; THENCE S0°44'25"W, 44.02 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE S2°16'19"W; THENCE SOUTHWESTERLY 31.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°48'08"; THENCE S1°28'10"W, 349.61 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 32.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°01'16"; THENCE N89°26'54"E, 534.09 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 38.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°09'05; THENCE N1°17'49"E, 590.85 FEET TO THE POINT OF CURVATURE OF A 706.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 267.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'35"; THENCE S1°17'49"W, 904.92 FEET TO THE SOUTH LINE OF SAID SECTION 5; THENCE S89°26'54"W, 662.16 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 2.426 ACRES.

COYOTE LANDING AT DESERTS EDGE PHASE 1:
BEGINNING AT A POINT N1°28'10"E, 422.01 FEET ALONG THE CENTER SECTION LINE AND S88°31'50"E, 53.28 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R16W, SLB&M, RUNNING THENCE N0°44'25"E, 44.02 FEET; THENCE S87°43'42"E, 158.35 FEET TO THE POINT OF CURVATURE OF A 23.01 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N2°15'40"E; THENCE NORTHEASTERLY 36.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'50"; THENCE N2°16'14"E, 307.70 FEET TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS N87°43'42"W; THENCE NORTHWESTERLY 36.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°57'55"; THENCE N88°42'11"W, 63.22 FEET TO THE POINT OF CURVATURE OF A 1978.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 28.82 FEET THROUGH A CENTRAL ANGLE OF 0°50'05"; THENCE N89°32'16"W, 70.94 FEET; THENCE N2°22'57"E, 44.02 FEET; THENCE S89°32'16"E, 69.47 FEET TO THE POINT OF CURVATURE OF A 2022.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 29.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°50'05"; THENCE S88°42'11"E, 64.75 FEET TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 35.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'31"; THENCE S87°43'42"E, 22.00 FEET; THENCE N2°16'18"E, 1.53 FEET; THENCE S87°43'42"E, 22.00 FEET TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S87°43'42"E; THENCE SOUTHEASTERLY 36.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°58'29"; THENCE S88°42'11"E, 168.77 FEET TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 30.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°26'20" TO THE POINT OF CURVATURE OF A 843.73 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 302.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'23" TO THE POINT OF CURVATURE OF A 73.69 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIAL LINE BEARS N53°31'22"W; THENCE NORTHEASTERLY 47.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°36'33"; THENCE N0°03'45"W, 11.92 FEET TO THE POINT OF CURVATURE OF A 23.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 36.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'07"; THENCE N0°01'15"W, 44.00 FEET; THENCE N89°56'15"E, 101.45 FEET; THENCE N0°20'51"W, 13.04 FEET; THENCE N89°41'27"E, 31.50 FEET; THENCE S0°20'51"E, 14.44 FEET; THENCE S41°43'39"E, 128.53 FEET TO THE POINT OF CURVATURE OF A 706.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S41°43'40"E; THENCE SOUTHWESTERLY 578.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'32"; THENCE S1°17'49"W, 256.39 FEET; THENCE N87°48'32"W, 120.33 FEET TO THE POINT OF CURVATURE OF A 9.51 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS S89°46'37"W; THENCE NORTHWESTERLY 14.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°28'20"; THENCE N87°43'42"W, 6.07 FEET TO THE POINT OF CURVATURE OF A 67.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS N21°06'21"W; THENCE SOUTHWESTERLY 27.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°22'39"; THENCE N87°43'42"W, 394.91 FEET TO THE POINT OF BEGINNING. CONTAINING 5.807 ACRES.

NOTE: A CLOCKWISE ROTATION OF 1°18'39" APPLIED TO BEARINGS ON THE "PADRE LAKES TOWNHOMES – PHASE 2" RECORDED PLAT WILL MATCH BEARINGS SHOWN ON THIS PLAT. A CLOCKWISE ROTATION OF 1°18'07" APPLIED TO BEARINGS ON RED MOUNTAIN TOWNHOMES PHASES 1, 2, AND 3 RECORDED PLATS, AND BEARINGS SHOWN ON THE DESERT SAGE SUBDIVISION RECORDED PLAT WILL MATCH BEARINGS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT 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, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE ELEMENTS, COMMON AREA, LIMITED COMMON AREA, PUBLIC STREETS AND EASEMENTS HEREAFTER KNOWN AS:

COYOTE LANDING AT DESERTS EDGE PHASE 1

12/8/22
DATE:

PROFESSIONAL LAND SURVEYOR
12/8/22
7654
ROGER M. BUNDY
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE ELEMENTS, COMMON AREA, LIMITED COMMON AREA, PUBLIC STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

COYOTE LANDING AT DESERTS EDGE PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN AS PUBLIC STREETS AND EASEMENTS. ALL PARCELS OF LAND SHOWN OR NOTED AS PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS ARE NOT FOR THE USE OF THE PUBLIC. ALL PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS ARE AS NOTED OR SHOWN. ALL PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS SHOWN OR NOTED ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "DESERTS EDGE" DATED_____AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO._____IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____DAY OF,_____2023.

TAYLOR BUILT HOMES, LLC

BY: _____
ROBERT SMITH, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2023, PERSONALLY APPEARED BEFORE ME ROBERT SMITH, WHO BEING DULY SWORN SAYS THAT HE IS MANAGER OF TAYLOR BUILT HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF TAYLOR BUILT HOMES, LLC AND HE ACKNOWLEDGED TO ME THAT TAYLOR BUILT HOMES, LLC EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTARY COMMISSIONED IN WASHINGTON COUNTY, UTAH
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

R&B SURVEYING, INC.
862 CAMINO PICO, WASHINGTON, UT 84780
PH: (435) 632-3540

Final Plat of:
COYOTE LANDING AT DESERTS EDGE PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
SANTA CLARA CITY, UTAH

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, THIS_____ DAY OF_____, 2023.

ENGINEER
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE_____DAY OF_____, A.D. 2023, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HERBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:

I THE SANTA CLARA CITY SURVEYOR, DO HERBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS_____DAY OF _____, 2023.

CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

WE, THE MAYOR AND THE CITY COUNCIL OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE_____DAY OF _____A.D. 2023, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
SANTA CLARA CITY, UTAH

MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____DAY OF_____, A.D. 2023.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

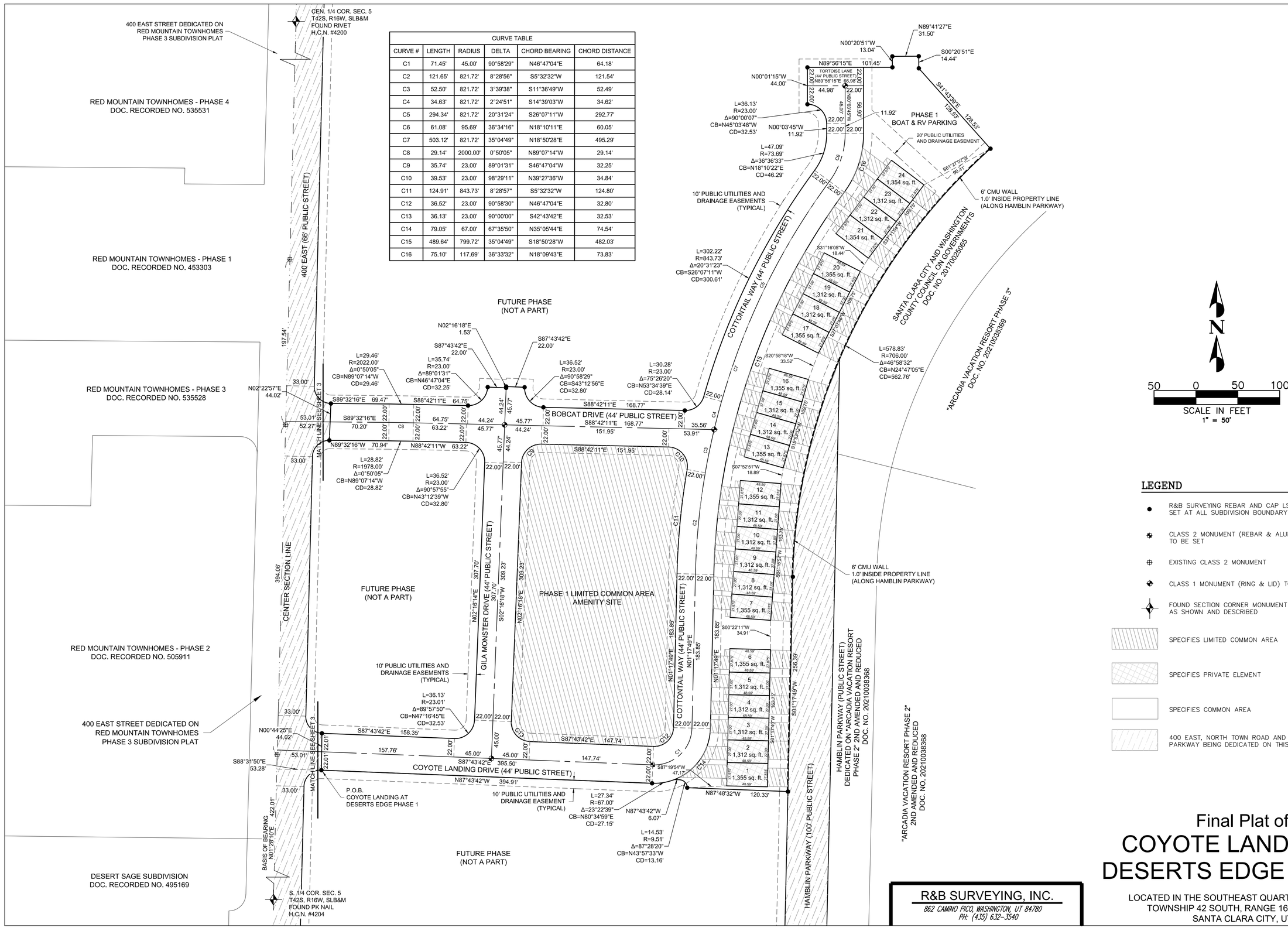
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS_____DAY OF _____, A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

_____ FEE: _____
WASHINGTON COUNTY RECORDER
WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	71.45'	45.00'	90°58'29"	N46°47'04"E	64.18'
C2	121.65'	821.72'	8°28'56"	S5°32'32"W	121.54'
C3	52.50'	821.72'	3°39'38"	S11°36'49"W	52.49'
C4	34.63'	821.72'	2°24'51"	S14°39'03"W	34.62'
C5	294.34'	821.72'	20°31'24"	S26°07'11"W	292.77'
C6	61.08'	95.69'	36°34'16"	N18°10'11"E	60.05'
C7	503.12'	821.72'	35°04'49"	N18°50'28"E	495.29'
C8	29.14'	2000.00'	0°50'05"	N89°07'14"W	29.14'
C9	35.74'	23.00'	89°01'31"	S46°47'04"W	32.25'
C10	39.53'	23.00'	98°29'11"	N39°27'36"W	34.84'
C11	124.91'	843.73'	8°28'57"	S5°32'32"W	124.80'
C12	36.52'	23.00'	90°58'30"	N46°47'04"E	32.80'
C13	36.13'	23.00'	90°00'00"	S42°43'42"E	32.53'
C14	79.05'	67.00'	67°35'50"	N35°05'44"E	74.54'
C15	489.64'	799.72'	35°04'49"	S18°50'28"W	482.03'
C16	75.10'	117.69'	36°33'32"	N18°09'43"E	73.83'



LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL SUBDIVISION BOUNDARY CORNERS
- CLASS 2 MONUMENT (REBAR & ALUMINUM CAP) TO BE SET
- EXISTING CLASS 2 MONUMENT
- CLASS 1 MONUMENT (RING & LID) TO BE SET
- FOUND SECTION CORNER MONUMENT AS SHOWN AND DESCRIBED
- SPECIFIES LIMITED COMMON AREA
- SPECIFIES PRIVATE ELEMENT
- SPECIFIES COMMON AREA
- 400 EAST, NORTH TOWN ROAD AND HAMBLIN PARKWAY BEING DEDICATED ON THIS PLAT

Final Plat of:
COYOTE LANDING AT DESERTS EDGE PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
SANTA CLARA CITY, UTAH

R&B SURVEYING, INC.
862 CAMINO PICO, WASHINGTON, UT 84780
PH: (435) 632-3540

400 EAST STREET DEDICATED ON DESERT SAGE SUBDIVISION PLAT

P.O.B. 400 EAST, NORTH TOWN ROAD AND HAMBLIN DRIVE

400 EAST STREET (PUBLIC STREET)

400 EAST STREET (PUBLIC STREET)

BASIS OF BEARING N1°28'10"E 1354.10' (S 1/4 TO 1/16TH) (SW CORNER OF PADRE LAKES TH PH 2)

S. 1/4 COR. SEC. 5 T42S, R16W, SLB&M FOUND PK NAIL H.C.N. #4204

CEN. 1/4 COR. SEC. 5 T42S, R16W, SLB&M FOUND RIVET H.C.N. #4200

N89°39'24"E 33.02'

52.40' 227.02' 212.03' 394.06' 197.54'

54.82' 30.50'

33.00' 33.00' 33.00' 33.00' 33.00'

S89°43'42"E 53.01' S89°32'16"E 53.01'

400 EAST (66' PUBLIC STREET)

S01°28'10"W 349.61' S01°28'10"W 309.73' S01°28'10"W 475.39'

L=32.12' R=20.00' Δ=92°01'16"

L=31.70' R=20.00' Δ=90°48'08"

L=31.14' R=20.00' Δ=89°11'52"

L=31.07' R=20.00' Δ=88°59'53"

L=31.77' R=20.00' Δ=91°00'26"

22.01' 22.01' 22.01' 22.01'

MATCH LINE SEE SHEET 2

S00°44'25"W 44.02'

MATCH LINE SEE SHEET 2

S02°22'57"W 44.02'

10' PUBLIC UTILITIES AND DRAINAGE EASEMENTS (TYPICAL)

FUTURE PHASE (NOT A PART)

COYOTE LANDING DRIVE (44' PUBLIC STREET)

GILA MONSTER DRIVE (44' PUBLIC STREET)

PADRE LAKES TOWNHOMES - PHASE II DOC. RECORDED NO. 483025

FUTURE PHASE (NOT A PART)

FUTURE PHASE (NOT A PART)

PHASE 1 LIMITED COMMON AREA AMENITY SITE

BOBCAT DRIVE (44' PUBLIC STREET)

S89°26'54"W 662.16'

N89°26'54"E 534.09'

534.09'

NORTH TOWN ROAD (PUBLIC STREET)

NORTH TOWN ROAD (PUBLIC STREET) DOC. NO. 20100014031

L=38.46' R=25.00' Δ=88°09'05"

30.50'

73.25'

53.11'

.00'05

.00'05

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

L=267.50' R=706.00' Δ=21°41'35"

N01°17'49"E 590.85'

HAMBLIN PARKWAY (100' PUBLIC STREET)

S01°17'49"W 904.92'

HAMBLIN PARKWAY (PUBLIC STREET) DEDICATED ON "ARCADIA VACATION RESORT PHASE 2" 2ND AMENDED AND REDUCED DOC. NO. 20210038368

COTTONTAIL WAY (44' PUBLIC STREET)

10' PUBLIC UTILITIES AND DRAINAGE EASEMENTS (TYPICAL)

TORTOISE LANE (44' PUBLIC STREET)

PHASE 1 BOAT & RV PARKING

20' PUBLIC UTILITIES AND DRAINAGE EASEMENT

"ARCADIA VACATION RESORT PHASE 2" 2ND AMENDED AND REDUCED DOC. NO. 20210038368

SANTA CLARA CITY AND WASHINGTON COUNTY COUNCIL ON GOVERNMENTS DOC. NO. 20170025065

"ARCADIA VACATION RESORT PHASE 3" DOC. NO. 20210038369

SCALE IN FEET 1" = 50'

50 0 50 100

N

LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL SUBDIVISION BOUNDARY CORNERS
- CLASS 2 MONUMENT (REBAR & ALUMINUM CAP) TO BE SET
- EXISTING CLASS 2 MONUMENT
- CLASS 1 MONUMENT (RING & LID) TO BE SET
- FOUND SECTION CORNER MONUMENT AS SHOWN AND DESCRIBED
- SPECIFIES LIMITED COMMON AREA
- SPECIFIES PRIVATE ELEMENT
- SPECIFIES COMMON AREA
- 400 EAST, NORTH TOWN ROAD AND HAMBLIN PARKWAY BEING DEDICATED ON THIS PLAT

Final Plat of:
COYOTE LANDING AT DESERTS EDGE PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M SANTA CLARA CITY, UTAH

R&B SURVEYING, INC.
862 CAMINO PICO, WASHINGTON, UT 84780
PH: (435) 632-3540

Residential Subdivision Final Plat Application

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: COYOTE LANDING AT DESERTS EDGE

Applicant(s)/Property Owner(s) Information

Name: ROBERT SMITH
Address: 1100 E SOUTH UNION AVE
City: MIDVALE State: UT Zip: 84047
Phone Number: 801 - 449 - 9706

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): _____ Township(s): _____ Range: _____

Current Zoning Designation: _____

Parcel Size (acres): _____

Number of Lots: PHASE 1 = 24 LOTS

Major Cross Street(s): 400 E AND NORTH TOWN RD

Approvals Required By:

- ☐ Technical Review Committee (Staff) - meets every Thursday at 8:30 a.m.
- ☐ Planning Commission - meets every second and fourth Thursday of each month at 5:30 p.m.
- ☐ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. ***For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.***

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

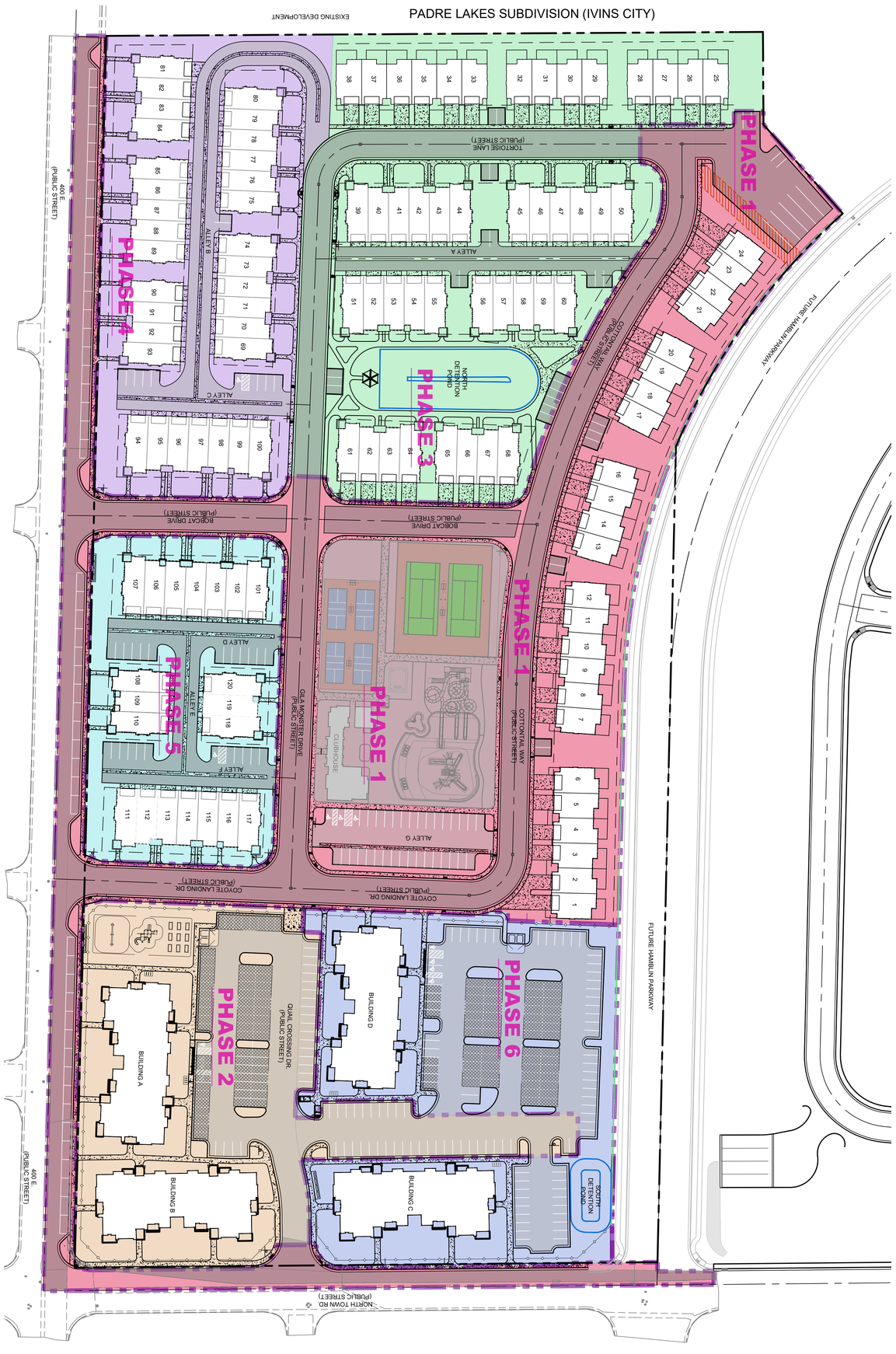
Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. *Final Plat Requirements*
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1)Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat: 1. Notes Pertaining to the Issuance of building permit until all utilities are installed 2. Notes Pertaining to Unstable Soil Conditions 3. Basis of Bearings for Plat 4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report 5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans
			1. Complete drainage system for entire subdivision
			2. Comprehensive of drainage system to include area of subdivision but surrounding areas.
			3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer
			4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soils testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff
			Public Services Date signed: _____
			Public Safety Date signed: _____
			Parks (if applicable) Date signed: _____
			City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s): _____ Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes

H:\2022\Jul\3683\2106 quail crossing and coyote landing\project data\02 CAD\2.03 sheet files\construction drawings\Phase 1\LD Site Plan.dwg - SP-01 OVERALL SITE PLAN - 11/04/2022 10:43am tcarter



SCALE: 1" = 60'

QUAIL CROSSING AND COYOTE LANDING
PHASE 1

SANTA CLARA CITY, UTAH

OVERALL SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 12982989
-2202
TODD CARTER
07-18-22
STATE OF UTAH

DRAWING INFO	
DATE	11/04/2022
DESIGNED	SM
DRAWN	CC
CHECKED	TC
PROJECT	UT-LD-4549-21

REVISIONS		
REV #	DATE	

*SEE GENERAL NOTES SHEET

WARNING

0 1 2

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

SP-01



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COYOTE LANDING

SANTA CLARA, UT

FRONT LOAD EXTERIOR RENDERING STREET VIEW

D203

15 JUNE, 2021



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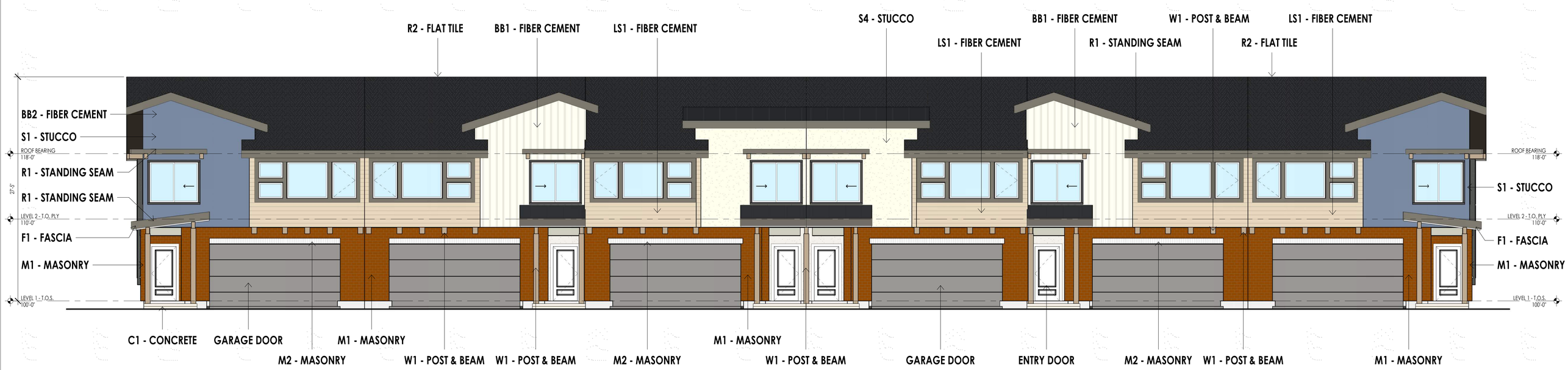
COYOTE LANDING

SANTA CLARA, UT

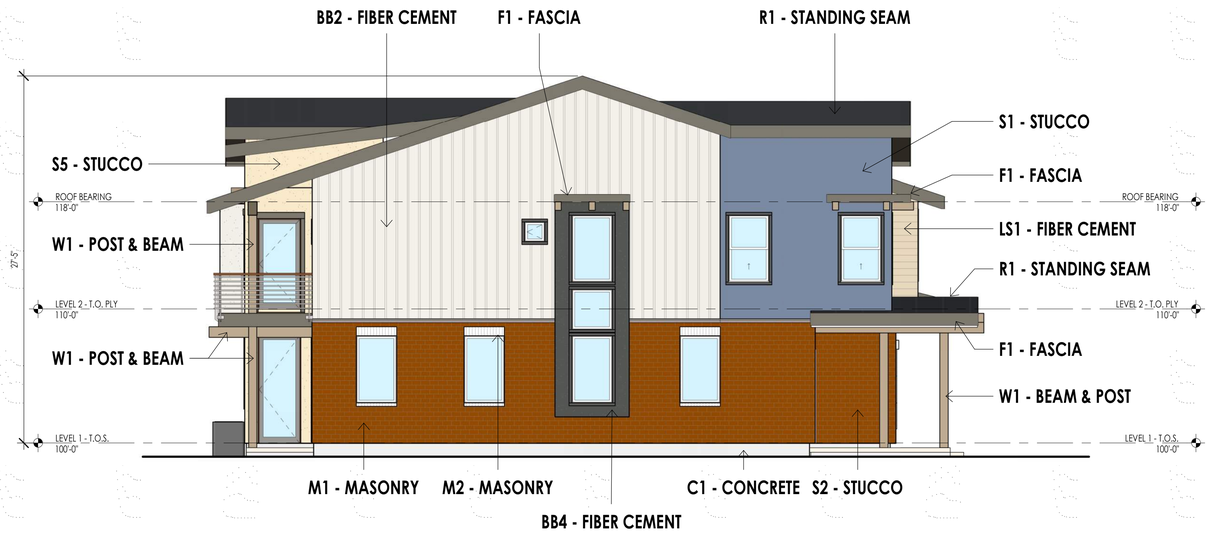
FRONT LOAD EXTERIOR
RENDERING REAR VIEW

D204

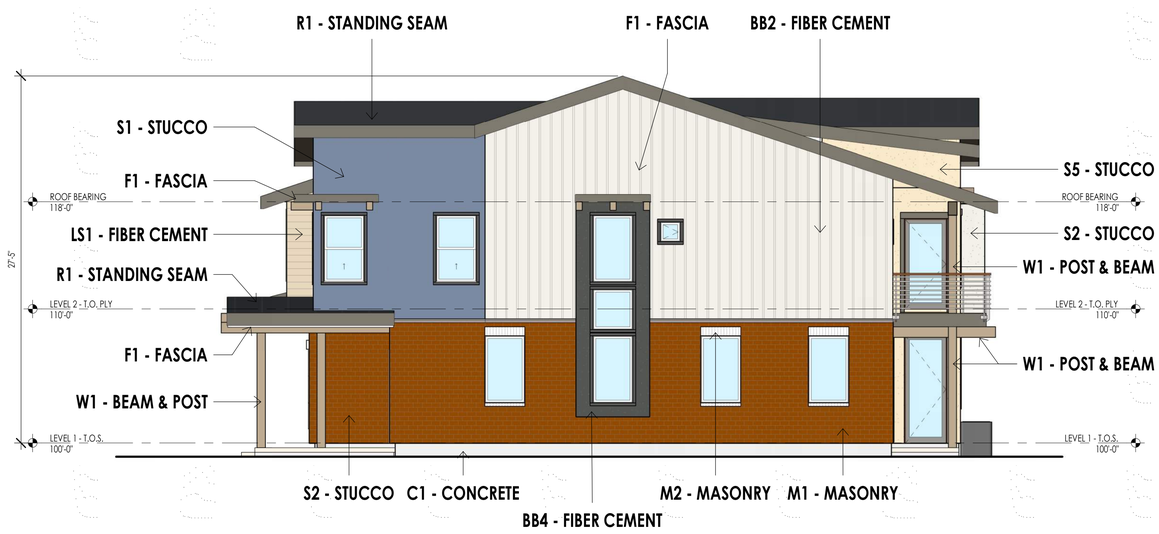
15 JUNE, 2021



FRONT ELEVATION SD — 1 / D301
3/16" = 1'-0"



LEFT ELEVATION SD — 2 / D301
3/16" = 1'-0"



RIGHT ELEVATION SD — 3 / D301
3/16" = 1'-0"

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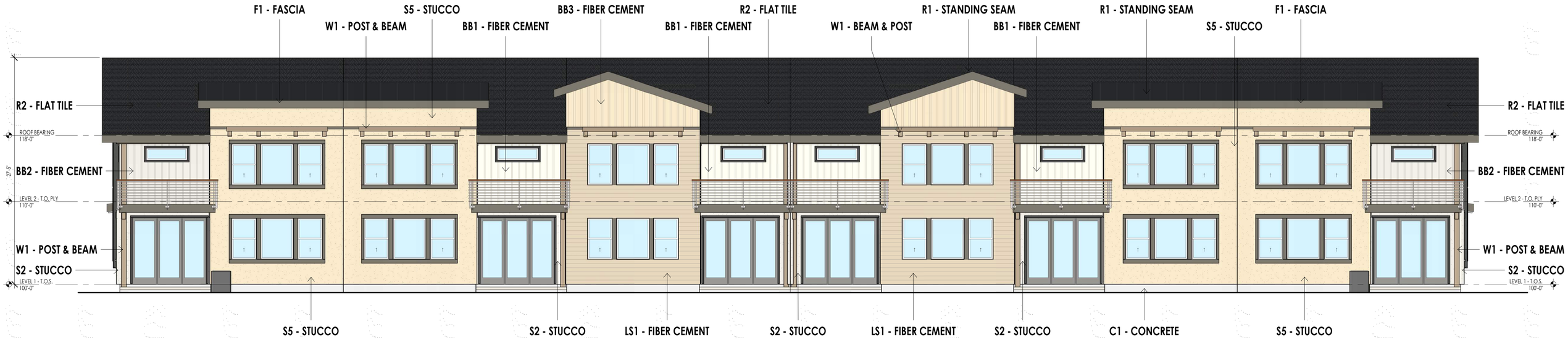
COYOTE LANDING

SANTA CLARA, UT

FRONT LOAD 6-PLEX
EXTERIOR ELEVATIONS

D301

15 JUNE, 2021



REAR ELEVATION SD — 1 / D302

3/16" = 1'-0"

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COYOTE LANDING

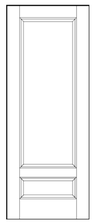
SANTA CLARA, UT

FRONT LOAD 6-PLEX
EXTERIOR ELEVATIONS

D302

15 JUNE, 2021

MATERIAL CHART - 6-PLEX FRONT LOAD



ENTRY DOORS
Material: Wood
Manufacturer: TBD
Color: TBD



W1 - POSTS & BEAMS
Material: Wood
Manufacturer: TBD
Color: SW 9117 - Urban Jungle



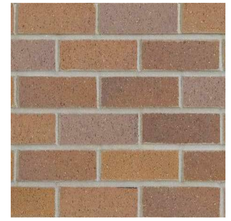
GARGE DOORS
Material: Overhead Door
Manufacturer: Insulated Steel Doors
Color: Terra Bronze



C1 - CONCRETE
Material: Concrete
Manufacturer: TBD
Color: Light Gray



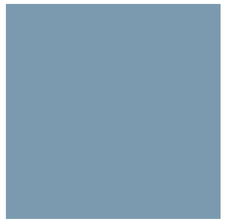
M1 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Bronzestone



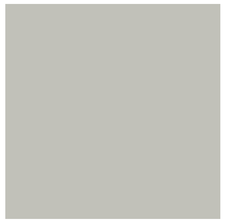
M2 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Copperstone
Used for all soldier course trim



WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



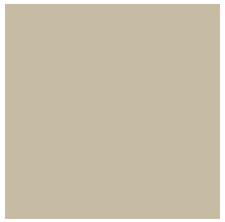
S1 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9071 - Dyer's Woad



S2 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 7649 - Silverplate

S3 - NOT USED

S4 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6176 - Liveable Green



S5 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



F1 - FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



LS1 - FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding
6" Exposure
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB1 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 6386 - Napery



BB2 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 7649 - Silver Plate



BB3 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB4 - FIBER CEMENT BD & BATT SIDING
Material: FIBER CEMENT
Manufacturer: TBD
Color: SW 7069 - Iron Ore



R1 - ROOFING
Material: Standing Seam Metal
Manufacturer: MBCI
Color: Medium Bronze



R2 - ROOFING
Material: Synthetic Roof Tile
Manufacturer: Eagle Roof Products
Bel Air, Flat Profile
Color: 4697 Skate Range

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COYOTE LANDING

SANTA CLARA, UT

MATERIAL BOARD

D303

15 JUNE, 2021



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COYOTE LANDING

SANTA CLARA, UTAH

REAR LOAD EXTERIOR
RENDERING STREET
VIEW

D203

15 JUNE 2021



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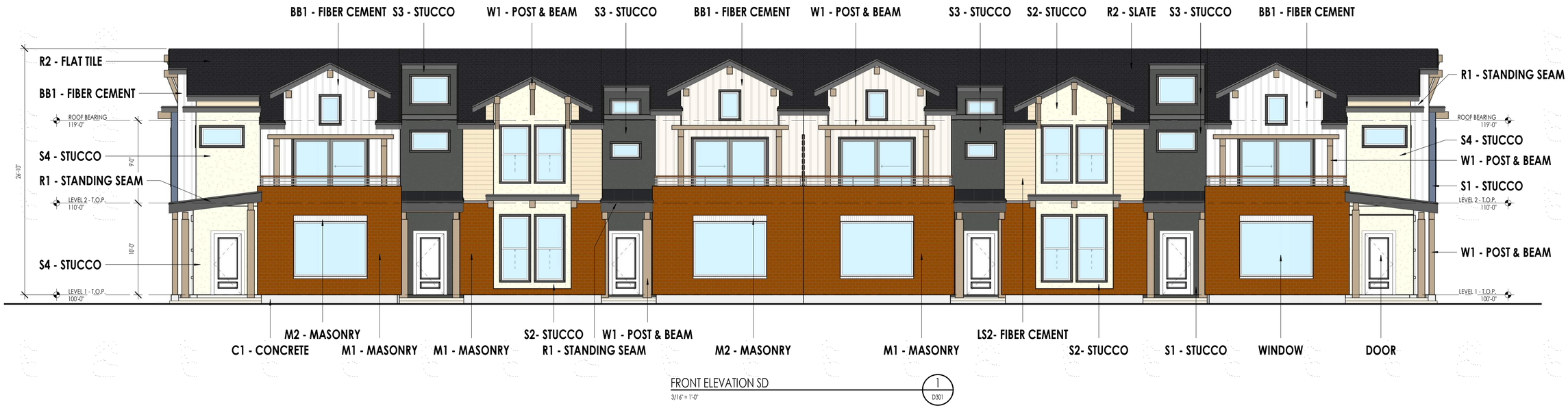
COYOTE LANDING

SANTA CLARA, UTAH

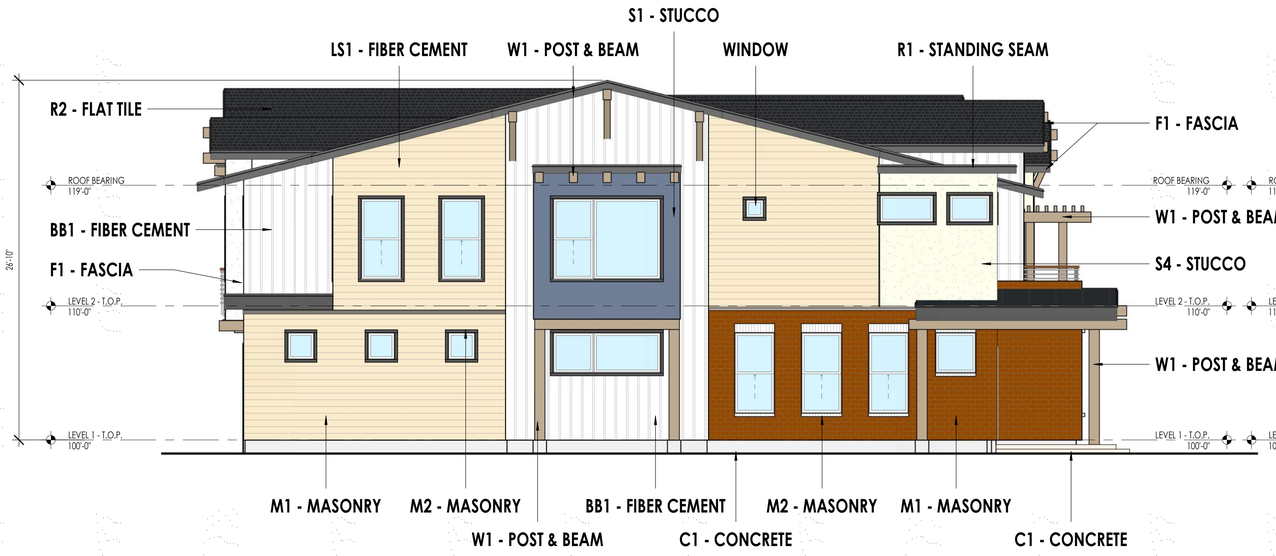
REAR LOAD EXTERIOR
RENDERING REAR VIEW

D204

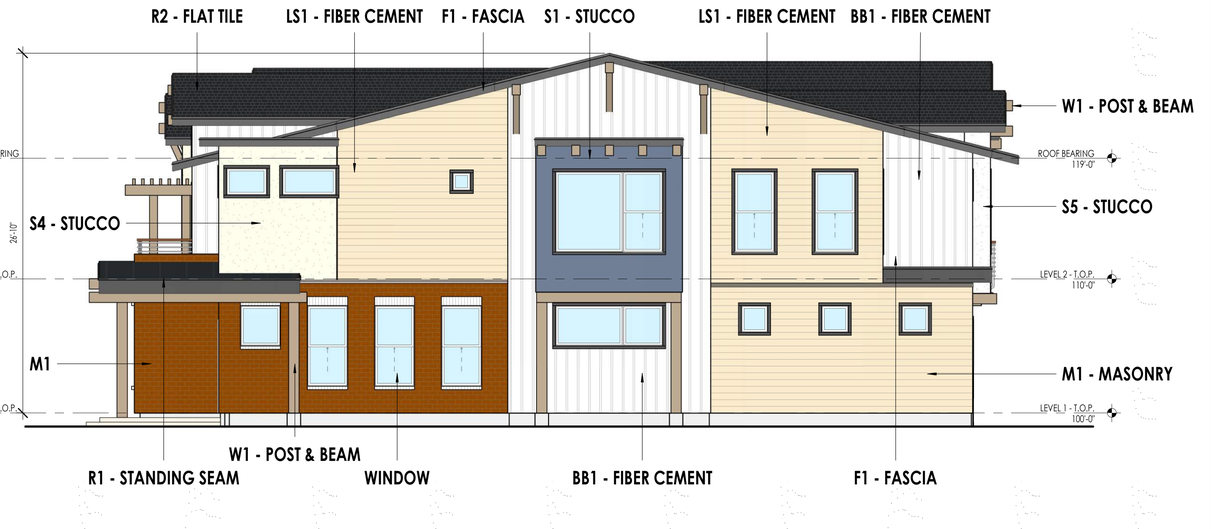
15 JUNE 2021



FRONT ELEVATION SD — 1 / D301
3/16" = 1'-0"



LEFT ELEVATION SD — 2 / D301
3/16" = 1'-0"



RIGHT ELEVATION SD — 3 / D301
3/16" = 1'-0"

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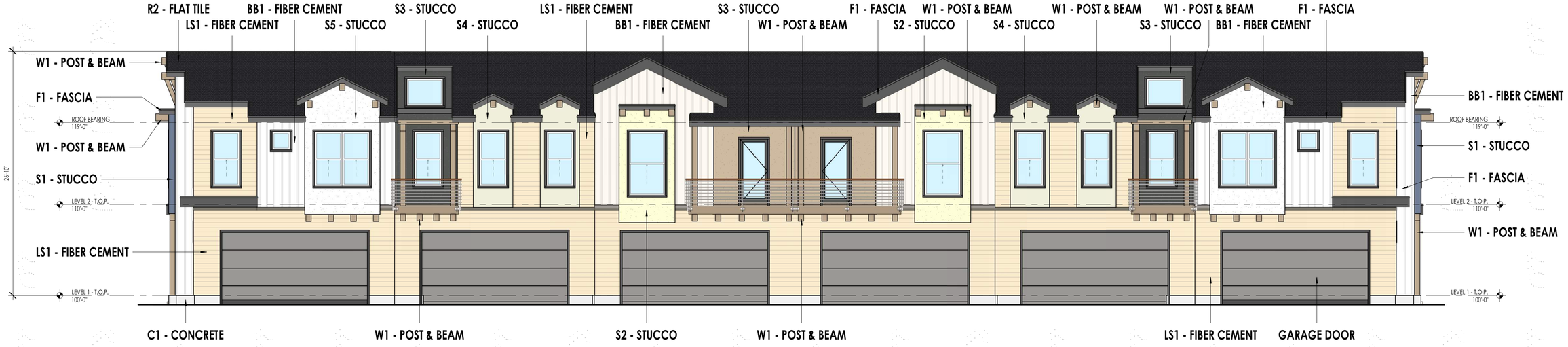
COYOTE LANDING

SANTA CLARA, UTAH

REAR LOAD 6-PLEX
EXTERIOR ELEVATIONS

D301

15 JUNE 2021



REAR ELEVATION SD — 1 / D302

3/16" = 1'-0"

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COYOTE LANDING

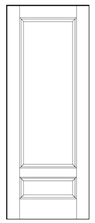
SANTA CLARA, UTAH

REAR LOAD 6-PLEX
EXTERIOR ELEVATIONS

D302

15 JUNE 2021

MATERIAL CHART - 6-PLEX REAR LOAD



ENTRY DOORS
Material: Wood
Manufacturer: TBD
Color: TBD

W1 - POSTS & BEAMS
Material: Wood
Manufacturer: TBD
Color: SW 9117 - Urban Jungle



GARAGE DOORS
Material: Overhead Door
Manufacturer: Insulated Steel Doors
Color: Brown / Terra Bronze

C1 - CONCRETE
Material: Concrete
Manufacturer: TBD
Color: Light Gray



M1 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Ochre Buff



M2 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Golden Buff
Used for all soldier course trim



WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White

S1 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9071 - Dyer's Woad

S2 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6386 - Napery

S3 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9117 - Urban Jungle

S4 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6176 - Liveable Green

S5 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9166 - Drift of Mist



LS1 - FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding
6" Exposure
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB1 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 9166 - Drift of Mist



F1 - FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



R1 - ROOFING
Material: Standing Seam Metal
Manufacturer: MBCI
Color: Medium Bronze



R2 - ROOFING
Material: Synthetic Roof Tile
Manufacturer: Eagle Roof Products
Bel Air, Flat Profile
Color: 4697 Skate Range

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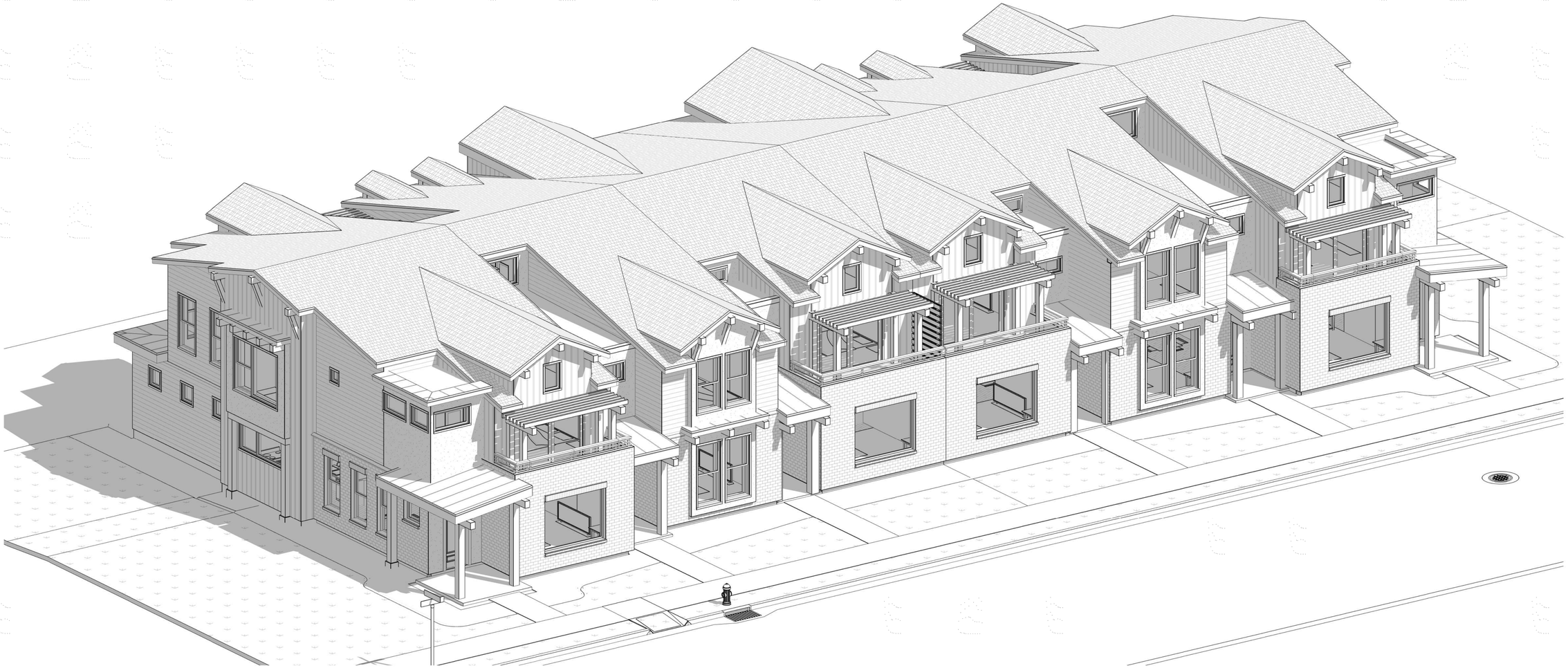
COYOTE LANDING

SANTA CLARA, UTAH

MATERIAL BOARD

D303

15 JUNE 2021



3D VIEW — 1 / D201

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COYOTE LANDING

SANTA CLARA, UTAH

6-PLEX REAR LOAD
EXTERIOR VIEW

D201

15 JUNE 2021



PERSPECTIVE-01 — 1 / D202



PERSPECTIVE-02 — 2 / D202

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COYOTE LANDING

SANTA CLARA, UTAH

6-PLEX REAR LOAD
EXTERIOR VIEWS

D202

15 JUNE 2021



3D VIEW 1 D201

Think Architecture

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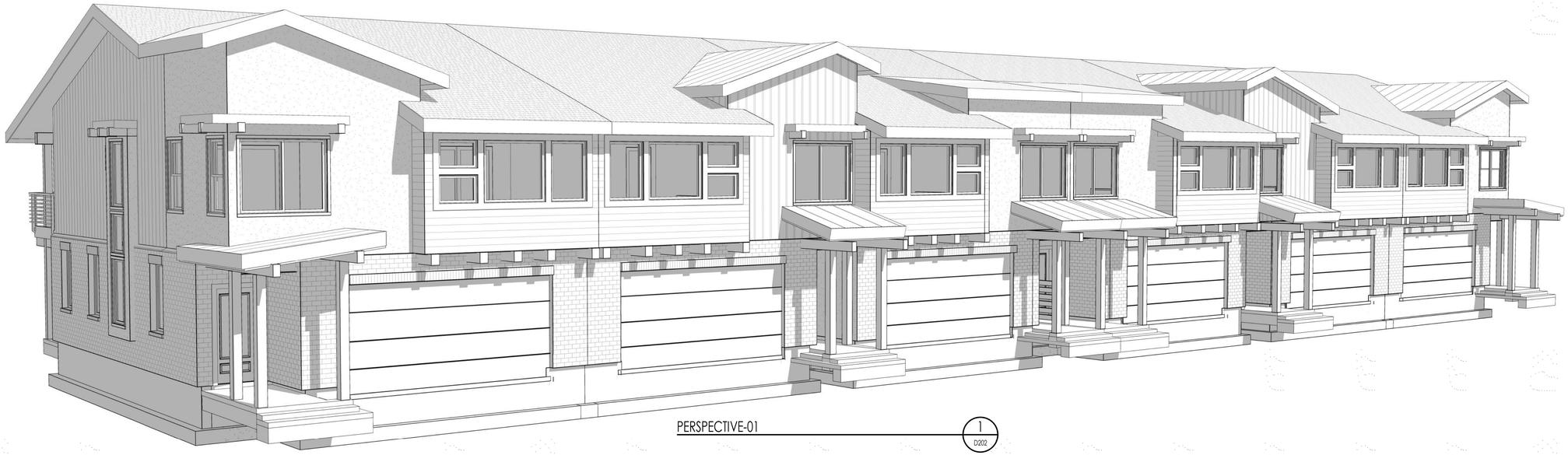
COYOTE LANDING

SANTA CLARA, UT

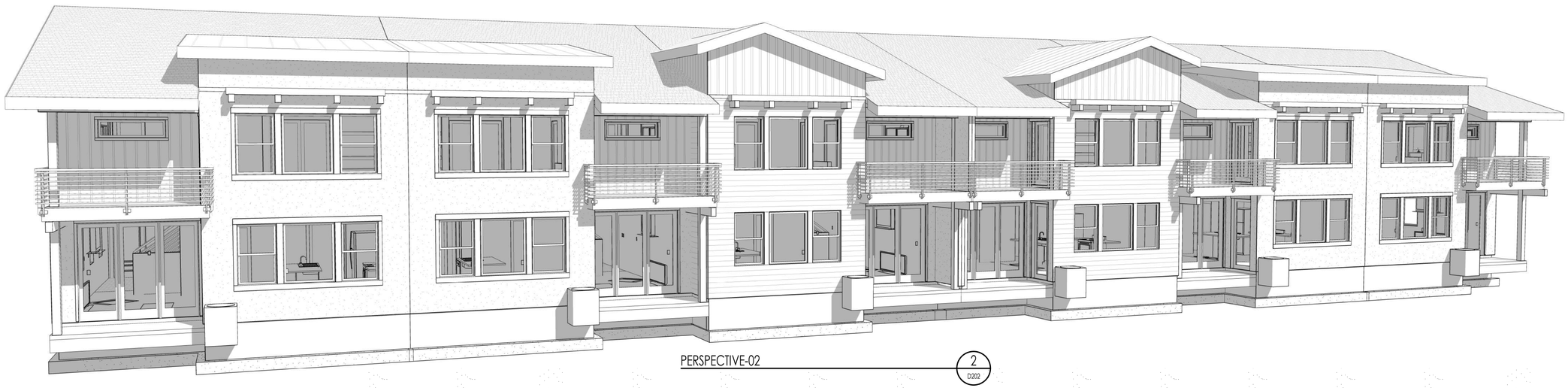
6-PLEX FRONT LOAD
EXTERIOR VIEW

D201

15 JUNE, 2021



PERSPECTIVE-01 1 D202



PERSPECTIVE-02 2 D202

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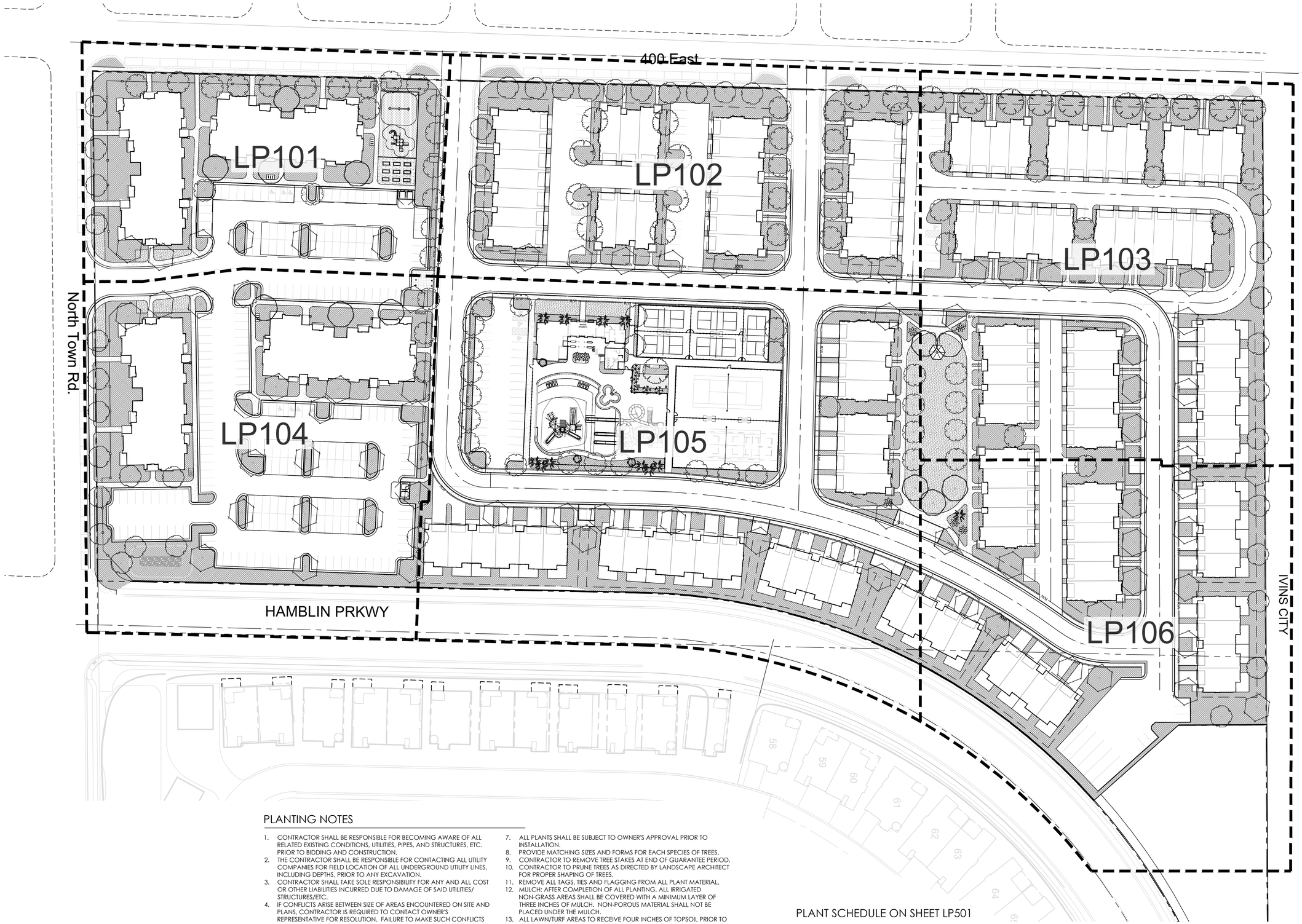
COYOTE LANDING

SANTA CLARA, UT

6-PLEX FRONT LOAD
EXTERIOR VIEW

D202

15 JUNE, 2021



PLANT SCHEDULE ON SHEET LP501

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES.
6. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
7. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
8. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
9. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
10. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
11. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
12. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF THREE INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
13. ALL LAWN/TURF AREAS TO RECEIVE FOUR INCHES OF TOPSOIL PRIOR TO LAYING SOD.
14. AN AREA THREE FEET IN DIAMETER MINIMUM AT THE BASE OF ALL TREES SHALL BE KEPT FREE OF ROCK AND TURF.

0 50 100 150

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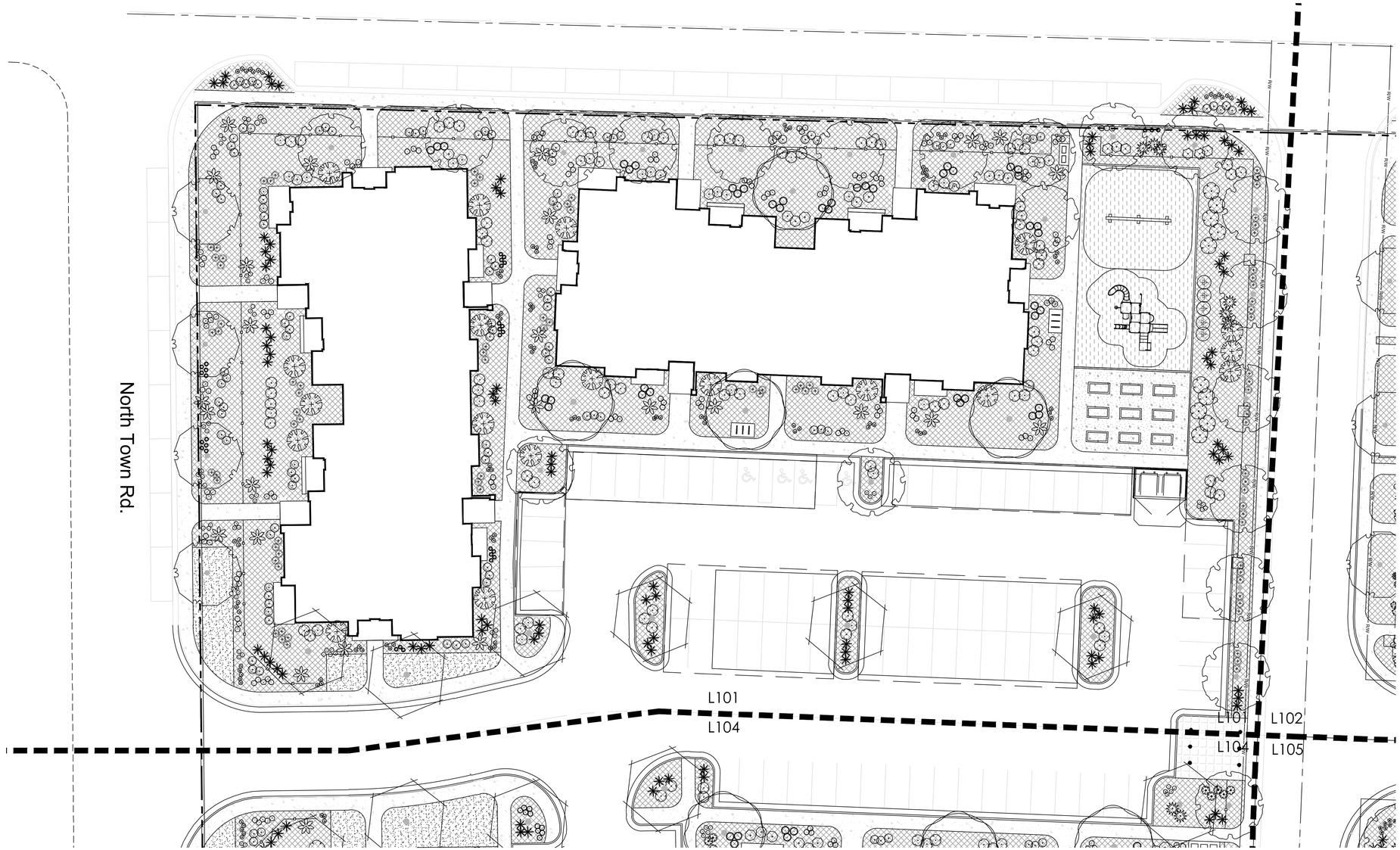
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP100

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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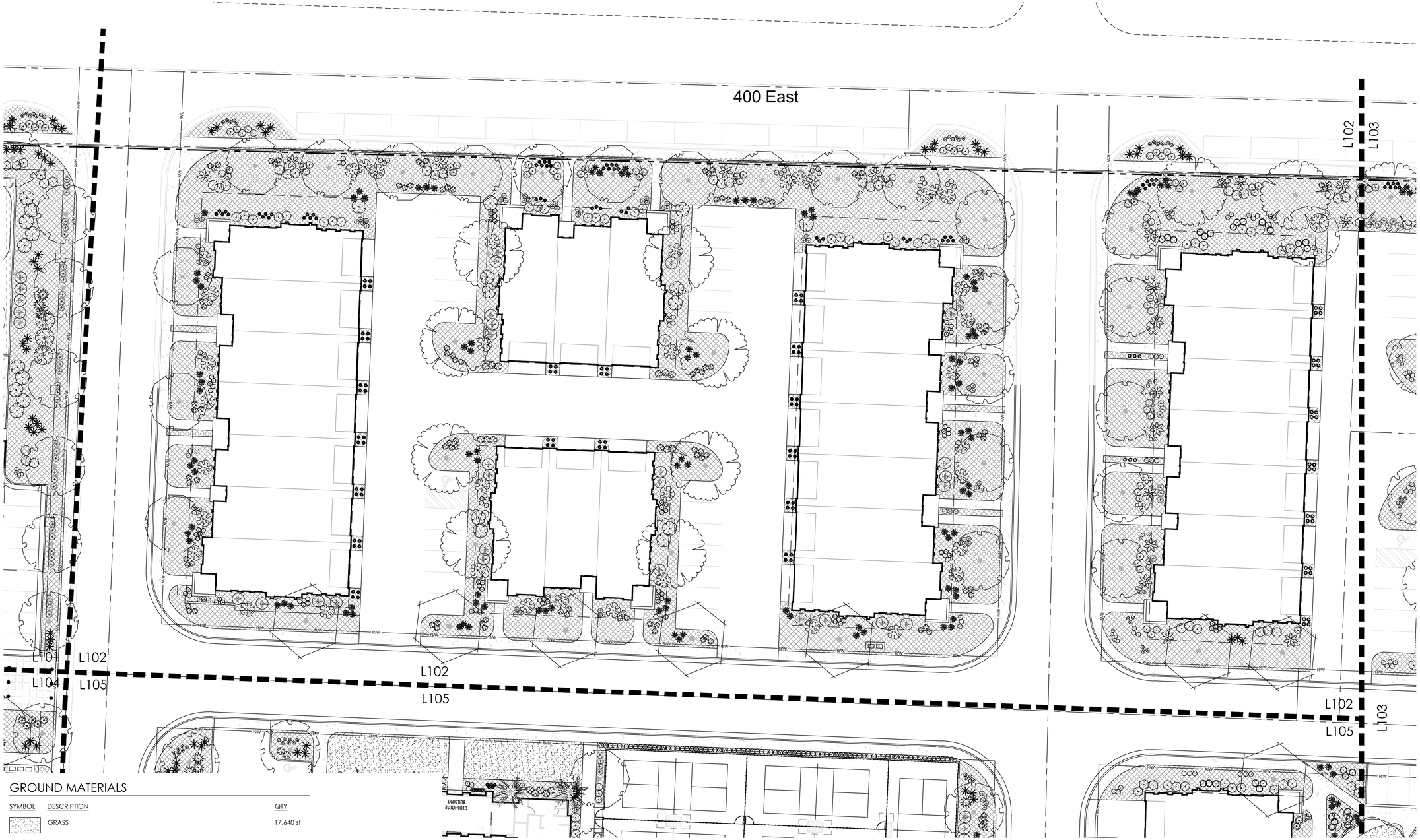
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP101

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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DESERTS EDGE

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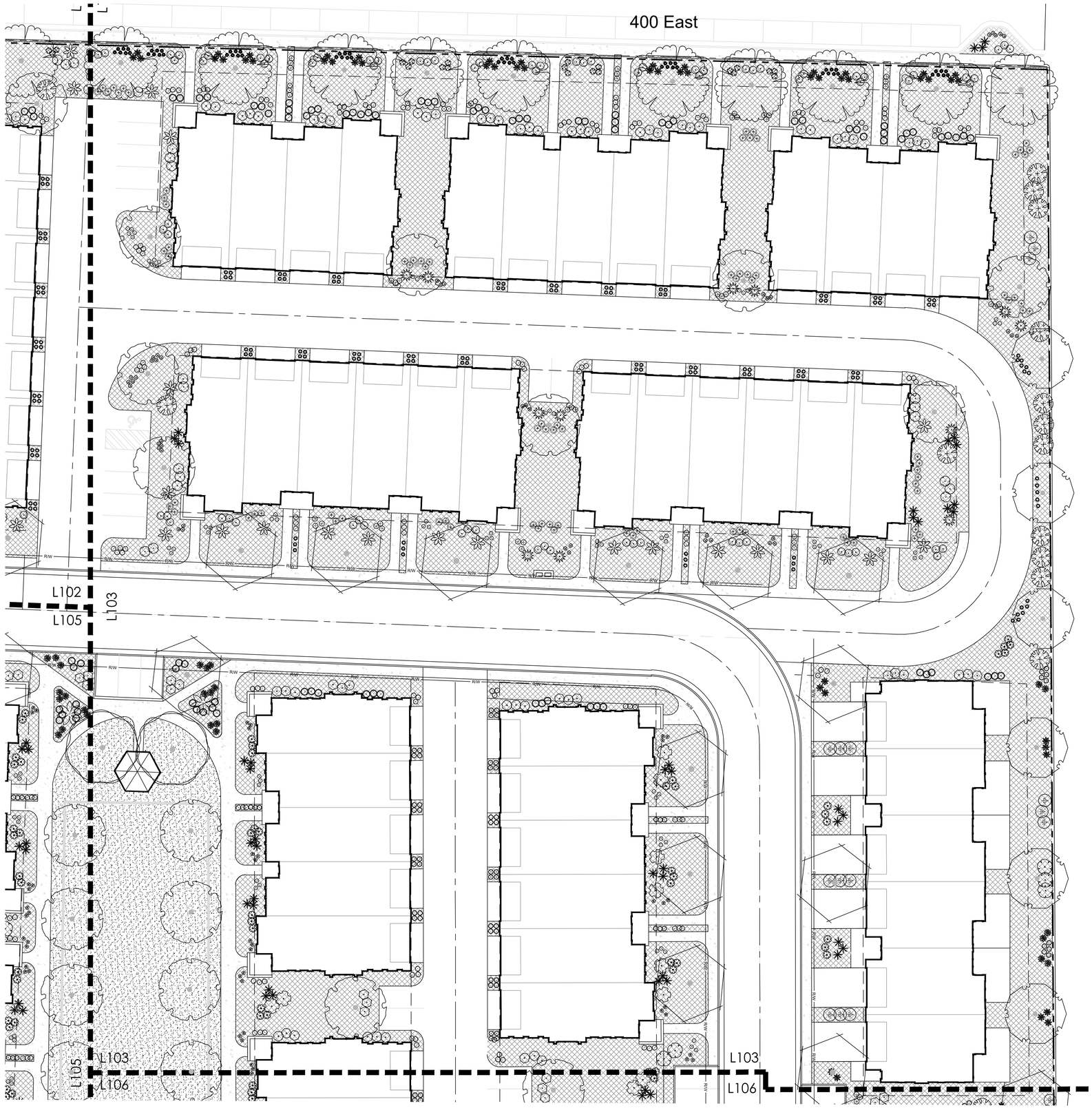
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP102

LANDSCAPE



PLANT SCHEDULE ON SHEET LP501

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

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DESERTS EDGE

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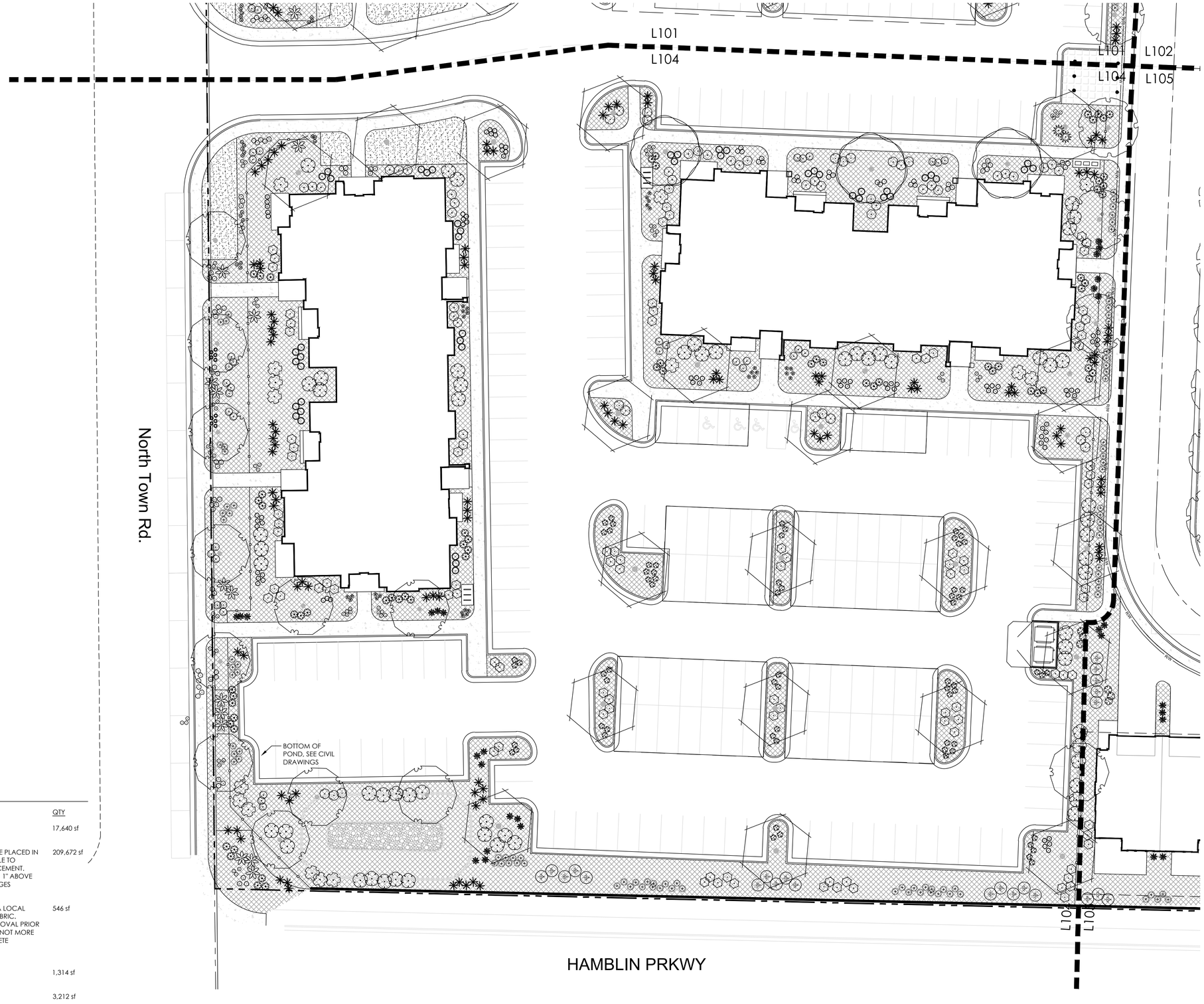
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP103

LANDSCAPE



PLANT SCHEDULE ON SHEET LP501

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

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DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP104

LANDSCAPE

L101
L104
L102
L105
L102
L105
L102
L105
L103
L105
L103
L106
L104
L101

XX
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PICKLEBALL COURTS (5)

6'X14' MONOSLOPE SHELTER BY ICON SHELTERS

CLUBHOUSE BUILDING

16'X36' MONOSLOPE SHELTER BY ICON SHELTERS

6'X14' MONOSLOPE SHELTER BY ICON SHELTERS

TENNIS COURTS (2)

XX
00
OPTIONAL STRIPING FOR 2 PICKLEBALL COURTS IN PLACE OF 1 TENNIS COURT

HAMBLIN PRKWY

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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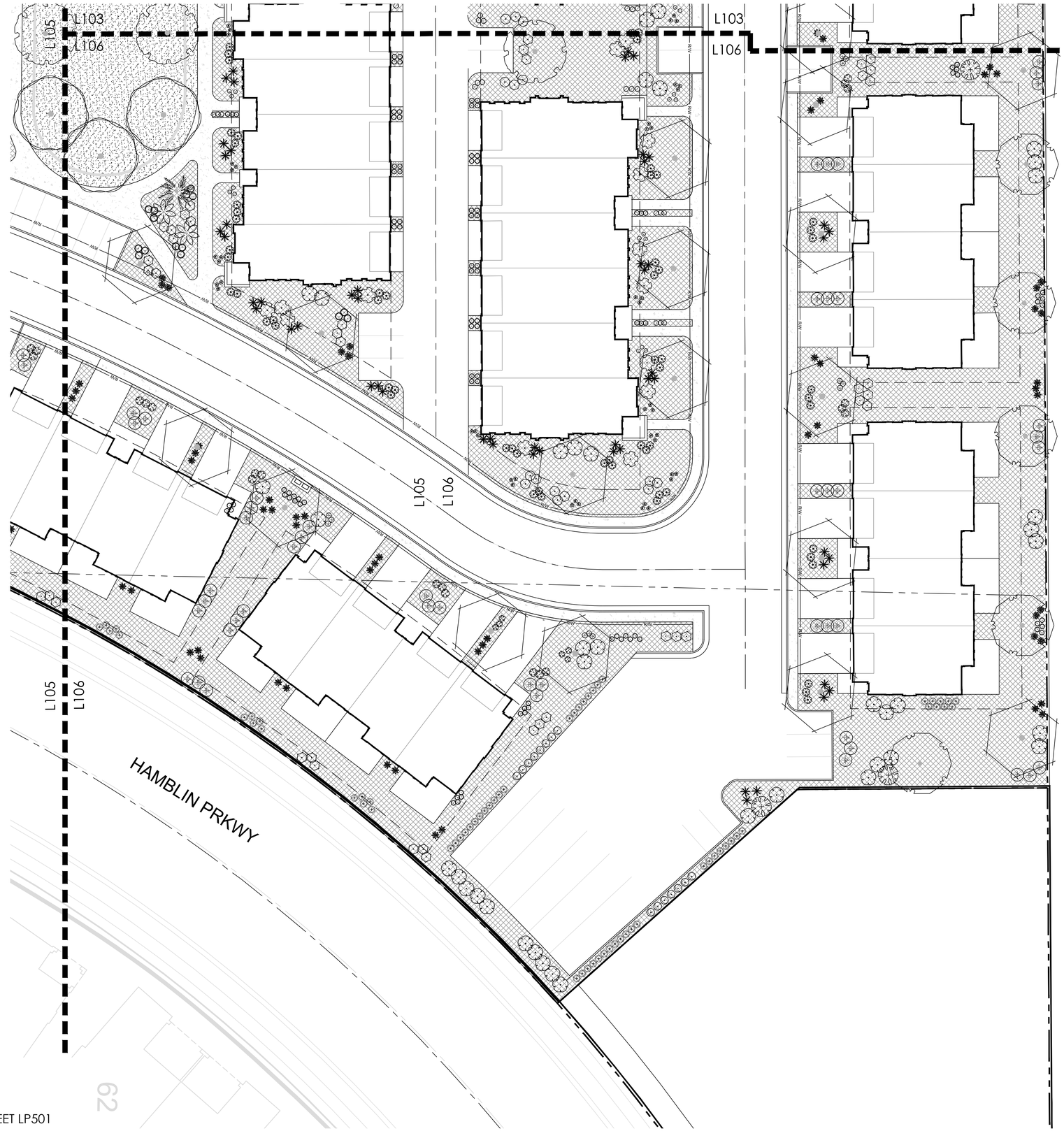
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP105

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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DESERTS EDGE

SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP106

LANDSCAPE

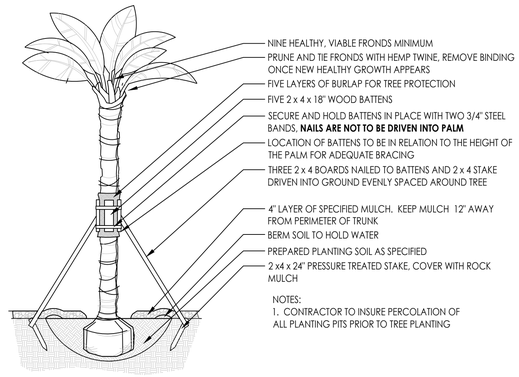
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AJ	12	Albizia julibrissin Silk Tree	2" Cal.	
	CD	69	Cercidium x 'Desert Museum' Desert Museum Palo Verde	2" Cal.	
	GI	21	Gleditsia triacanthos inermis `Impcole` TM Imperial Honeylocust	2" Cal.	
	OW	43	Olea europaea 'Wilsonii' Wilson Olive	2" Cal.	
	PT	75	Prosopis chilensis 'Thornless' Thornless Chilean Mesquite	2" Cal.	

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	BC	5	Butia capitata Pindo Palm	---	24" BOX
	CH	3	Chamaerops humilis Mediterranean Fan Palm	---	24" BOX
	TF	7	Trachycarpus fortunei Windmill Palm	---	24" BOX
	WR	11	Washingtonia robusta Mexican Fan Palm	---	24" BOX

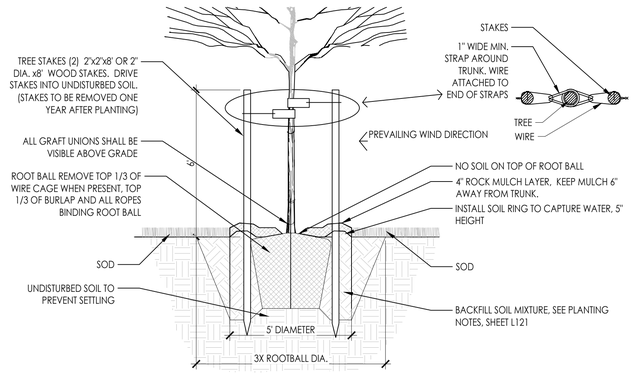
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BW	184	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal.
	CD2	187	Caryopteris x clandonensis `Dark Knight` Dark Knight Bluebeard	5 gal.
	EL	193	Erysimum linifolium 'Bowles Mauve' Wallflower	5 gal.
	LC	193	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.
	NW	196	Nerium oleander 'Dwarf Red' Dwarf Red Oleander	5 gal.
	RD	141	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 gal.
	SM	333	Salvia chamaedryoides Mexican Blue Sage	5 gal.
	SH	344	Salvia greggii 'Hot Lips' Hot Lips Autumn Sage	5 gal.
	TO	36	Tecoma x 'Orange Jubilee' Orange Jubilee Yellow Bells	5 gal.

ACCENTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AA	75	Agave americana Century Plant	5 gal.
	AB	114	Agave x 'Blue Glow' Blue Glow Agave	5 gal.
	DW	35	Dasylirion wheeleri Grey Desert Spoon	5 gal.
	EP	40	Echinopsis pachanoi San Pedro Cactus	5 gal.
	HP	402	Hesperaloe parviflora Red Yucca	5 gal.



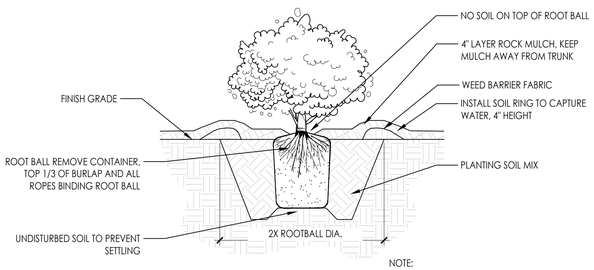
1 SINGLE TRUNK PALM PLANTING

NOT TO SCALE T-PL-06



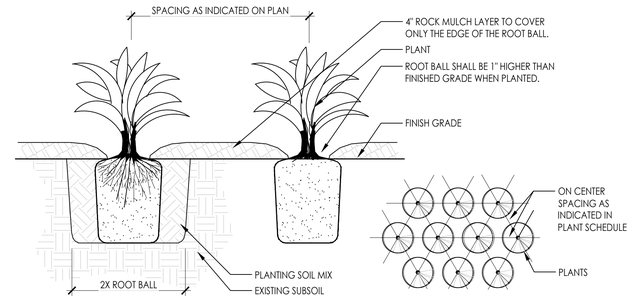
2 DECIDUOUS TREE PLANTING

NOT TO SCALE T-PL-02



3 SHRUB PLANTING

NOT TO SCALE T-PL-04

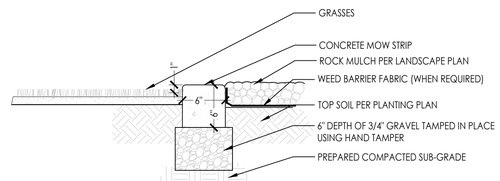


4 PERENNIAL PLANTING

NOT TO SCALE T-PL-05

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	OS	38	Opuntia violacea 'Santa Rita' Purple Prickley Pear	5 gal.
	YF	223	Yucca filamentosa Adam's Needle	5 gal.
	FG	186	Festuca ovina glauca Blue Sheep Fescue	1 gal.
	MR	396	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Pink Muhly Grass	1 gal.
	NT	477	Nassella tenuissima Mexican Feather Grass	1 gal.
	OJ	259	Ophiopogon japonicus Mondo Grass	1 gal.
	PG	217	Phormium x 'Golden Ray' Golden Ray New Zealand Flax	1 gal.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	GS	175	Gazania rigens 'Sun Gold' Sun Gold Gazania	1 gal.
	HO	164	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal.
	LG	191	Lavandula x ginginsii 'Goodwin Creek Gray' Goodwin Creek Gray Lavender	1 gal.
	OF	228	Osteospermum fruticosum African Daisy	1 gal.
	PP	249	Penstemon eatonii Firecracker Penstemon	1 gal.
	RP	102	Ruellia brittoniana 'Purple Showers' Purple Showers Mexican Petunia	1 gal.
	ZC	240	Zauschneria californica California Fuchsia	1 gal.



NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. WHERE PLANTER EDGE ABUTS CONCRETE WALK, TOP OF PLANTER EDGE TO BE FLUSH WITH TOP OF CONCRETE WALK.

5 CONCRETE PLANTER EDGE (TYP.)

NOT TO SCALE T-SI-07

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DESERTS EDGE

SANTA CLARA UTAH

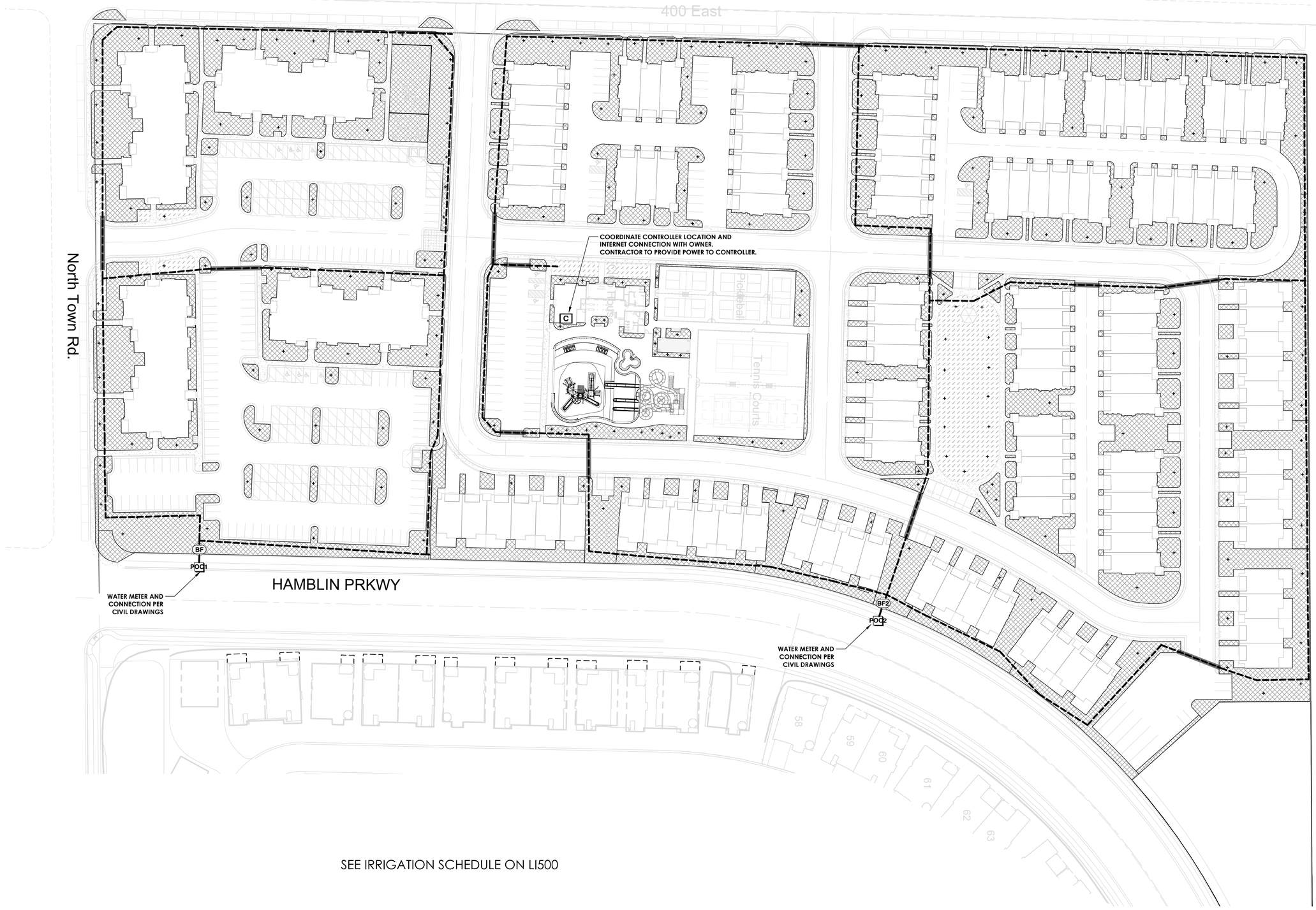
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501

LANDSCAPE



SEE IRRIGATION SCHEDULE ON LI500

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DESERTS EDGE

SANTA CLARA UTAH

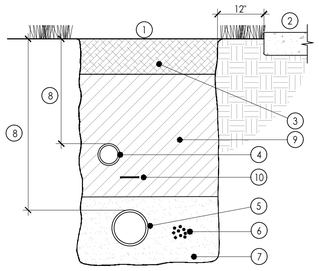
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
LI100

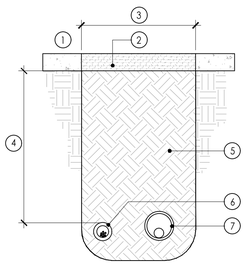
LANDSCAPE



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DECTABLE WARNING TAPE AT MAIN LINE

1 TRENCH DETAIL

NOT TO SCALE T-IR-EQU-01

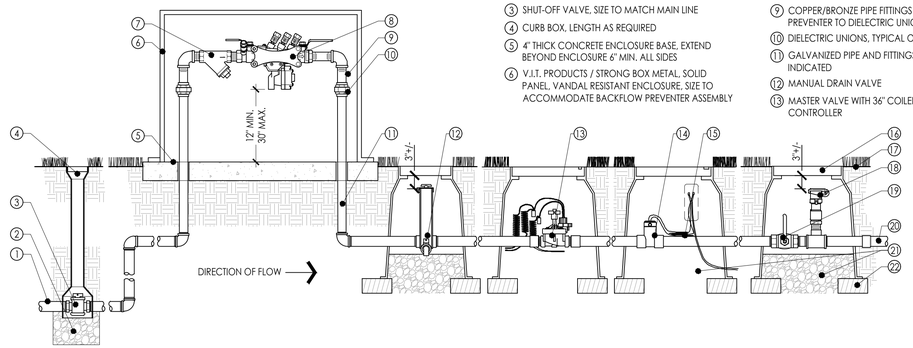


1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

2 SLEEVE DETAIL

NOT TO SCALE T-IR-EQU-02

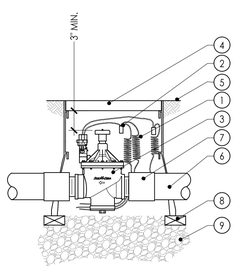


1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE. EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
7. WYE STRAINER
8. BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
9. COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
10. DIELECTRIC UNIONS, TYPICAL OF (2)
11. GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
12. MANUAL DRAIN VALVE
13. MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
14. FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
15. WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
16. PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
17. FINISH GRADE
18. QUICK COUPLER VALVE, SEE DETAIL
19. BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
20. MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
21. 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX
22. BRICK FOUNDATION, (4) EACH VALVE BOX

NOTE
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.

3 MAIN LINE CONNECTION ASSEMBLY

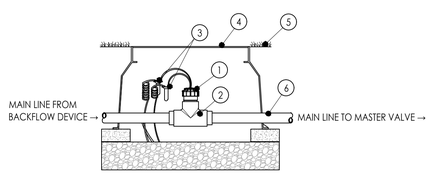
NOT TO SCALE T-IR-EQU-03



1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (3M-DBR/Y-6), TYPICAL
3. MASTER VALVE, SEE IRRIGATION SCHEDULE
4. VALVE BOX WITH COVER
5. FINISH GRADE
6. MAIN LINE
7. PVC REDUCING MALE ADAPTER
8. BRICK, 1 OF 4
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVE.

4 MASTER VALVE

NOT TO SCALE T-IR-VAL-01



1. MODEL HFS-XXX
2. MODEL FCT-XXX (SEE CHART TO SIZE)
3. MIN. 18/2 WIRE TO ACC POWER MODULE. MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE

FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

NOTE:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

5 FLOW SENSOR

NOT TO SCALE T-IR-EQU-06

IRRIGATION NOTES

1. THIS PLAN PROVIDES REQUIREMENTS FOR THE DESIGN AND LAYOUT OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE HEAD LAYOUT THAT CONFORMS TO THE REQUIREMENTS IN THESE DRAWINGS.
2. IRRIGATION AREAS, PIPE ROUTES, AND EQUIPMENT SHOWN ARE SCHEMATIC ONLY. CONTRACTOR TO DETERMINE THE BEST LOCATION AND LAYOUT FOR ALL PIPES, EQUIPMENT, AND HEADS BASED ON EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, AND THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
3. CONTRACTOR TO USE THE IRRIGATION EQUIPMENT FROM THE IRRIGATION LEGEND AS INDICATED.
4. IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE SPRAY PATTERN AND RADIUS FOR THE AREA TO BE IRRIGATED.
5. THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVE(S), SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
6. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
7. IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
9. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR INSTALLATION OF IRRIGATION SYSTEM.
10. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
11. CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT HE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
14. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
15. IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
16. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
17. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
18. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
19. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
20. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
21. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE. BOXES LOCATED IN LAWN AREAS SHALL HAVE GREEN LIDS, BOXES LOCATED IN PLANTER BED AREAS SHALL HAVE TAN LIDS.
22. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
23. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS.
24. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
25. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
26. EACH TREE TO BE IRRIGATED WITH DRIP RINGS ON AN IRRIGATION SEPARATE FROM OTHER DRIP EMITTER TYPES. DRIP CIRCUITS SHALL HAVE A MAXIMUM FLOW OF 40 GPM, .
27. ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVE(S) OF ADEQUATE SIZE BURIED 18" DEEP.
28. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 100 PSI FOR 2 HOURS MINIMUM.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	COST	TOTAL
	GRASS LAWN - SPRAY, ROTARY, AND ROTOR HEADS Turf areas to be irrigated by high efficiency spray, rotary, or rotor heads as required with head to head coverage. Head type to be determined by space requirements. Select from the following equipment: - Rainbird U series or HE-VAN series spray nozzles - Hunter Pro-Spray series spray nozzles - Rainbird R-VAN rotary nozzles - Hunter MP rotator nozzles - Rainbird 5000 MPR rotors - Hunter I-20 or I-40 rotors	17,635 s.f.	2 in/h	45	366		
	PLANTER BEDS - AREA FOR DRIP EMITTERS Each shrub, perennial, and ornamental grass to receive min. 2 emitters. Trees to be on separate zone(s). Emitters to provide 1 gallon per hour per gallon container size. Provide drip ring, bubblers, or root watering system for all trees. Select from the following equipment: - Rainbird XB self piercing barbed - Hunter He self piercing barbed - Rainbird XFD (Drip Rings and high density planting areas) - Hunter HDL (Drip Rings and high density planting areas)	214,495 s.f.	0.25 in/h	40	557		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
BF	MAIN LINE CONNECTION ASSEMBLY 2-1/2" Backflow Preventer: Zurn 375 2-1/2" Reduced Pressure Master Valve: Rainbird BPES 2-1/2" Flow Sensor: Rainbird FS350B Quick Coupler: Rainbird 3-RC 3/4" With Rubber Cover Manual Drain Valve: See Details	3/LI500
BF2	MAIN LINE CONNECTION ASSEMBLY 2-1/2" Backflow Preventer: Zurn 375 2-1/2" Reduced Pressure Master Valve: Rainbird BPES 2-1/2" Flow Sensor: Rainbird FS350B Quick Coupler: Rainbird 3-RC 3/4" With Rubber Cover Manual Drain Valve: See Details	3/LI500
C	Rain Bird ESP12LXMEF with (02) ESPLXMSM12 36 Station Commercial Controller. Plastic Wall Mount. Flow Sensing.	9/LI501
POC1	Water Meter 2"	
POC2	Water Meter 2"	
	Irrigation Mainline: PVC Schedule 40	1/LI500
	Pipe Sleeve: PVC Schedule 40	2/LI500
+	Tree locations per planting plan	

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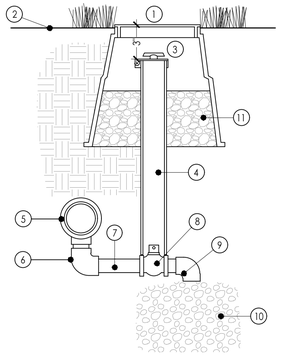
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SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
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SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI500

LANDSCAPE

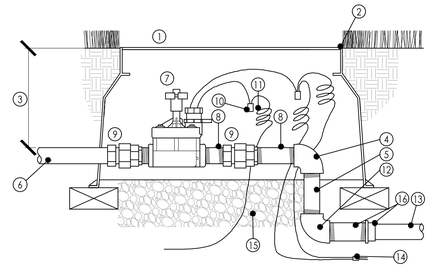


1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE. 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
11. 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE

NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER
3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

1 MANUAL DRAIN VALVE ASSEMBLY

NOT TO SCALE T-IR-EQU-05

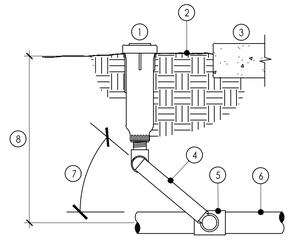


1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 10"-16"
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD CONNECTION
7. ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
8. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
9. PVC SCH. 80 UNION
10. WATER TIGHT CONNECTORS (3M DBY ONLY)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
13. LATERAL LINE
14. CONTROL WIRES
15. 3/4" WASHED GRAVEL. 6" DEPTH MINIMUM
16. THREADED NIPPLE WITH BUSHING

NOTE:
1. ONE REMOTE CONTROL VALVE PER JUMBO SIZE BOX.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC. USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.
4. FOR INSTALLATION ON A 2-WIRE SYSTEM, SEE ADDITIONAL DETIALS PER IRRIGATION PLAN

2 CONTROL VALVE ASSEMBLY

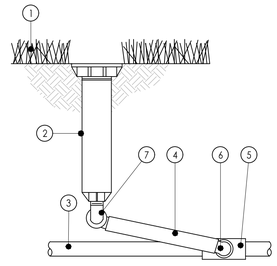
NOT TO SCALE T-IR-VAL-02



1. POP-UP ROTOR SPRINKLER - SEE LEGEND TOP OF ROTOR POP-UP SPRINKLER FLUSH WITH SIDEWALK
2. FINISH GRADE
3. NOTE: ALL SPRAY HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES
4. SCH. 80 THREADED NIPPLE W/ MARLEX STREET ELBOWS
5. PVC SCH. 40 SxSxT TEE (OR ELL)
6. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
7. SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG. OF LATERAL PIPE. USE MALE THREAD MODEL
8. DEPTH - SEE NOTES & TRENCH DETAIL

3 ROTOR POP-UP SPRINKLER

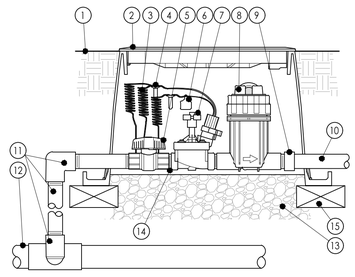
NOT TO SCALE T-IR-VAL-04



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: SEE LEGEND
3. PVC LATERAL PIPE
4. SWING ASSEMBLY FLEX TUBE 24" MAXIMUM LENGTH
5. PVC SCH 40 SxSxT TEE OR ELL
6. 1/2" BARB 90d
7. 1/2" MARLEX 90d ELL

4 POP-UP SPRINKLER WITH SPRAY HEAD

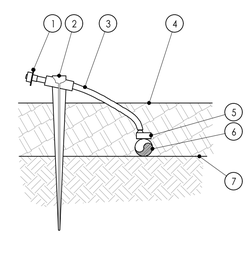
NOT TO SCALE T-IR-VAL-05



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. 30" LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF WIRE CONNECTION
5. 1" BALL VALVE (INCLUDED)
6. ID TAG AS REQUIRED
7. REMOVE CONTROL VALVE
8. PRESSURE REGULATING BASKET FILTER
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE TO DRIP ZONE
11. PVC PIPE AND FITTINGS
12. MAIN LINE PIPE
13. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
14. PVC SCH 80 CLOSE NIPPLE (INCLUDED)
15. BRICK (4) AS VALVE BOX FOOTING

5 DRIP CONTROL ZONE KIT

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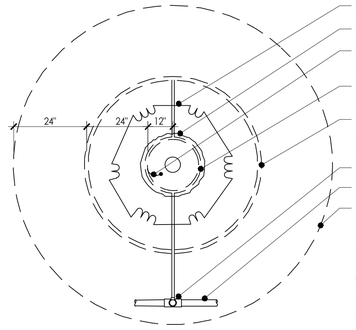


1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

6 DRIP EMITTER WITH DISTRIBUTION TUBING

NOT TO SCALE T-IR-DRI-02

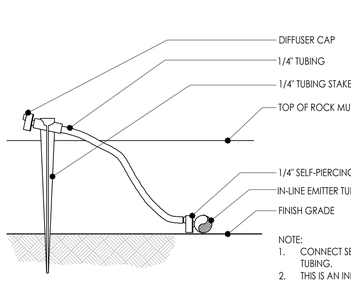


- TREE
- ROOT BALL
- (1) 1 GPH INDICATOR EMITTER INTO IN-LINE EMITTER TUBING AT BASE OF TREE, SEE DETAIL 6/L202
- INSTALL IN-LINE EMITTER TUBING WITH EMITTERS SPACED EVENLY ON TOP OF ROOT BALL
- IN-LINE EMITTER TUBING STAPLED ON TOP OF FINISH GRADE. INSTALL IN-LINE EMITTER TUBING UNDER ROCK MULCH. NO KINKS IN LINE.
- PVC TO PE PIPE CONNECTION
- PVC LATERAL LINE (12" DEEP)
- ADDITIONAL IN-LINE EMITTER TUBING IF REQUIRED FOR LARGE NEW TREES OR EXISTING TREES. PLACE DRIP LINES AT 2'-0" INTERVALS TO EDGE OF DRIP LINE OF TREE

NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED. INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. REFER TO DETAILS 6-7/L202.

7 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)

NOT TO SCALE T-IR-DRI-03

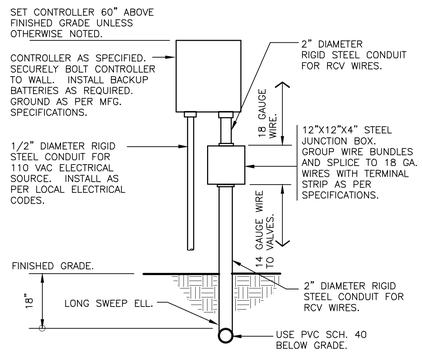


- DIFFUSER CAP
- 1/4" TUBING
- 1/4" TUBING STAKE
- TOP OF ROCK MULCH
- 1/4" SELF-PIERCING BARBED EMITTER - (1) GPH
- IN-LINE EMITTER TUBING (UNDER WEED FABRIC)
- FINISH GRADE

NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR EMITTER ONLY. TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14', MAXIMUM 24'.
4. REFER TO DETAIL 5/L202

8 INDICATOR EMITTER

NOT TO SCALE T-IR-DRI-04



9 WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-08

Think
Architecture

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Land Planning
Construction Management

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DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI501

LANDSCAPE

CITY OF
SANTA CLARA
FOUNDED 1854

TO: Santa Clara City Council

FROM: Jim McNulty, Planning Manager

DATE: December 15, 2022

RE: Walkable Commercial District Discussion

Jeremy Call, architect, and former Planning Commission member would like to discuss a “Walkable Commercial District” with the Commission. Currently, the city has two commercial zones in place including the Commercial Zone, and the Planned Development Commercial Zone.

Mr. Call would like the city to consider adopting an ordinance that allows for more walkable commercial development. This is intended to be a first discussion on the subject. Jeremy would like approximately 30 minutes to address the Planning Commission followed by some Q & A. Planning staff will also be prepared to discuss the item with the Commission and the applicant. A copy of the submitted information has been included in the packet.

RACHEL DRIVE

(A 60.0' PUBLIC STREET)

S 0°37'41" W

S 0°37'41" W 127.87'

234.66'

3.21'

BUILDING C
3,000 SF
RESTAURANT

BUILDING B
3,600 SF
RESTAURANT

(50')

(50')

(15')

(15')

PARCEL No. SC-6-2-8-1202

S 89°58'30" E 213.58'

98,698 sq. FT.
2.2266 ACRES

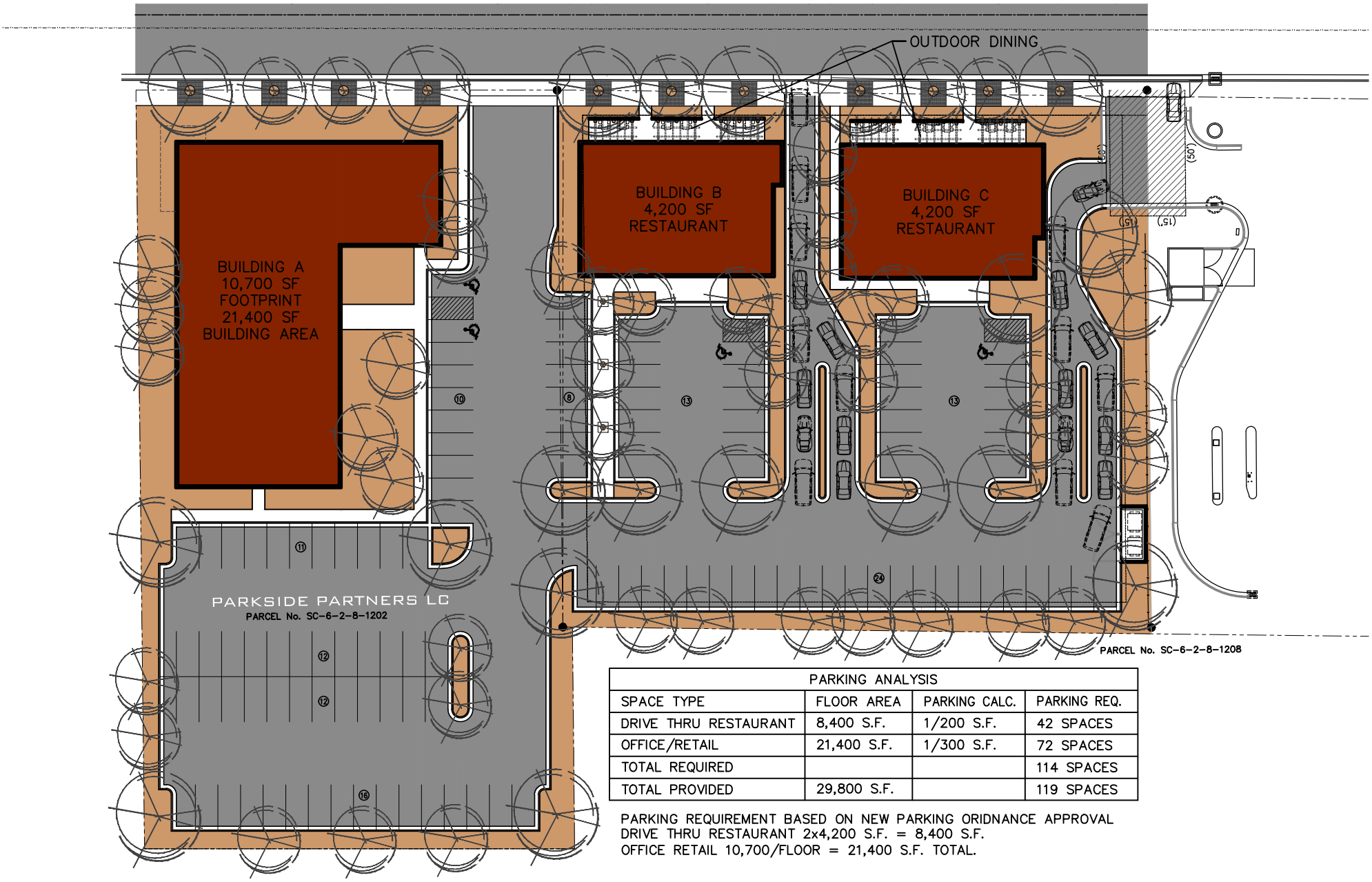
S 89°50'17" E 213.74'

234.15'

N 0°40'08" E 462.16'

BUILDING A
8,500 SF
FOOTPRINT
17,000 SF
BUILDING AREA

PARCEL No. SC-6-2-8-1208



PARKING ANALYSIS			
SPACE TYPE	FLOOR AREA	PARKING CALC.	PARKING REQ.
DRIVE THRU RESTAURANT	8,400 S.F.	1/200 S.F.	42 SPACES
OFFICE/RETAIL	21,400 S.F.	1/300 S.F.	72 SPACES
TOTAL REQUIRED			114 SPACES
TOTAL PROVIDED	29,800 S.F.		119 SPACES

PARKING REQUIREMENT BASED ON NEW PARKING ORIDNANCE APPROVAL
DRIVE THRU RESTAURANT 2x4,200 S.F. = 8,400 S.F.
OFFICE RETAIL 10,700/FLOOR = 21,400 S.F. TOTAL.

Add the following section:

17.66.060: WALKABLE COMMERCIAL DISTRICTS:

Commercial and mixed use development in the following areas shall meet the requirements of this section with the intent to create pedestrian friendly walkable environments:

1. Commercial development near the Harmon's store.
2. Commercial development on at vacant parcels near the Dutchman's store.

Any deviation from these requirements shall be approved by the Planning Commission. Deviations will be approved if the proposed design does a better job than the requirements herein of providing pedestrian safety, convenience, enjoyment and comfort, and it has a greater positive economic impact on the area. Other commercial developments in the City may also adopt these requirements with the exception that buildings in the historic district shall be compatible with the existing buildings and setbacks.

A. Lot density:

Density is vital to walkability. If shops are spread out in favor of open space and parking, then walking becomes inconvenient and traveling by vehicle will dominate the area. In order to promote walkability, sites shall be designed to maximize density per acre while maintaining character, adequate landscaping and appropriate open space. Typical densities should be 20,000 s.f. of floor area per acre plus or minus 20%.

B. Minimum lot area No minimum

C. Minimum zone area No minimum

D. Yard setbacks, unless otherwise approved by the Planning Commission.

1. Front	15 feet typical (Wider where required for bicycle lanes or enlarged outdoor dining)
2. Side facing a street	15 feet typical (Wider where required for bicycle lanes or enlarged outdoor dining)
3. Interior side	No minimum. 15 feet max from driveway curb
4. Rear	10 feet minimum

E. Building Height:

35 feet maximum height (45 feet if accepted by the City) with 2 stories minimum unless specifically approved by the Planning Commission. The third floor of any 3 story building shall be setback a minimum of 12' from the floor below on the street side.

F. Site Plan Approval:

1. In addition to the site plan requirements in section 17.66.060 above, the site plan shall show the following features that are part of the project:
   bicycle lanes, pedestrian avenues, tree grates, street trees, street width, proposed sidewalk furnishings, and curb extensions.

G. Required design elements:

1. On Street Parking:

A. Where possible public streets in front of commercial storefronts shall be provided with parallel or diagonal parking to protect pedestrians and for convenience.

See Figure 17.66.060-1.

2. Street Trees:

A. All streets shall be lined with trees selected from the approved street tree list. Large trees shall be located in planters between on street parking unless planters are not permitted by the City. Typical spacing of large trees shall be every 3 parking spaces unless driveway spacing does not allow. Medium height trees shall be located in sidewalk grates between parking spaces at 22 feet to 36 feet o.c. max. Where planters cannot be provided between on street parking - large trees shall be planted in sidewalk grates at 90’ o.c. maximum. Trees in sidewalks grates shall be 3’-4’ from the back of the curb.

See Figures 17.66.060-1 and 17.66.060-3.

A. Street tree planting details shall comply with the City's standards.

3. Location of off-street parking:

A. Off street parking shall be located behind new buildings. New buildings shall front the street. See Figure 17.66.060-2.

4. Traffic Lanes:

A. Streets shall be designed with one motorized vehicle lane in each direction unless more lanes are required by the City or State. See Figure 17.66.060-2.

5. Sidewalks:

A. Sidewalks shall be a minimum of 10' wide. The throughway zone shall be 7' minimum. See Figure 17.66.060-3.

6. Storefronts:

A. Building walls facing the streets shall have windows, recesses and other relief. Main floors shall have storefronts facing the street. Retail, restaurant and other engaging activities are encouraged on the main floor. Residential and office occupancies are typically located on the 2nd floor. Blank walls shall not be permitted to face the street. See Figure 17.66.060-2.

7. Continuity:

1. Sites shall be designed such that building facades are continuous along the street frontage. The distance between buildings fronting streets shall be a maximum of 21’ except at access drives where a maximum of 58’ is permitted. See Figure 17.66.060-1.

2. The maximum length of the main floor of buildings shall be 200’. A pedestrian avenue or combination vehicle/pedestrian access shall be provided at 250’ max. o.c. to allow for access between the street and the parking lot. Access through buildings may be approved by the Planning Commission where single tenant buildings require longer storefronts.

H. Design elements that are required where feasible:

1. Curb Extensions:
   A. Street corners shall have curb extensions to decrease the distance between curbs and improve safety. See Figure 17.66.060-2.

2. Bicycle Lanes:
   A. Where existing street width permits or where required for safety or as required by the master road plan, bicycle lanes shall be provided.
   See Figure 17.66.060-2.

3. Traffic Lane Width:
   A. Traffic lanes and turning lanes shall be 10 - 12 feet wide or as required by the City for the specific location. See Figure 17.66.060-2.

4. Curb Ramps:
   A. Vehicle access between buildings shall be limited to one or two major ingress/egress approaches.

5. Medians:
   A. Where permitted by the City landscaped medians shall be provided in the street.

6. Number of stories:
   A. Buildings should be 2 or 3 stories tall (except in the Historic District).

FIGURE 17.66.060-1

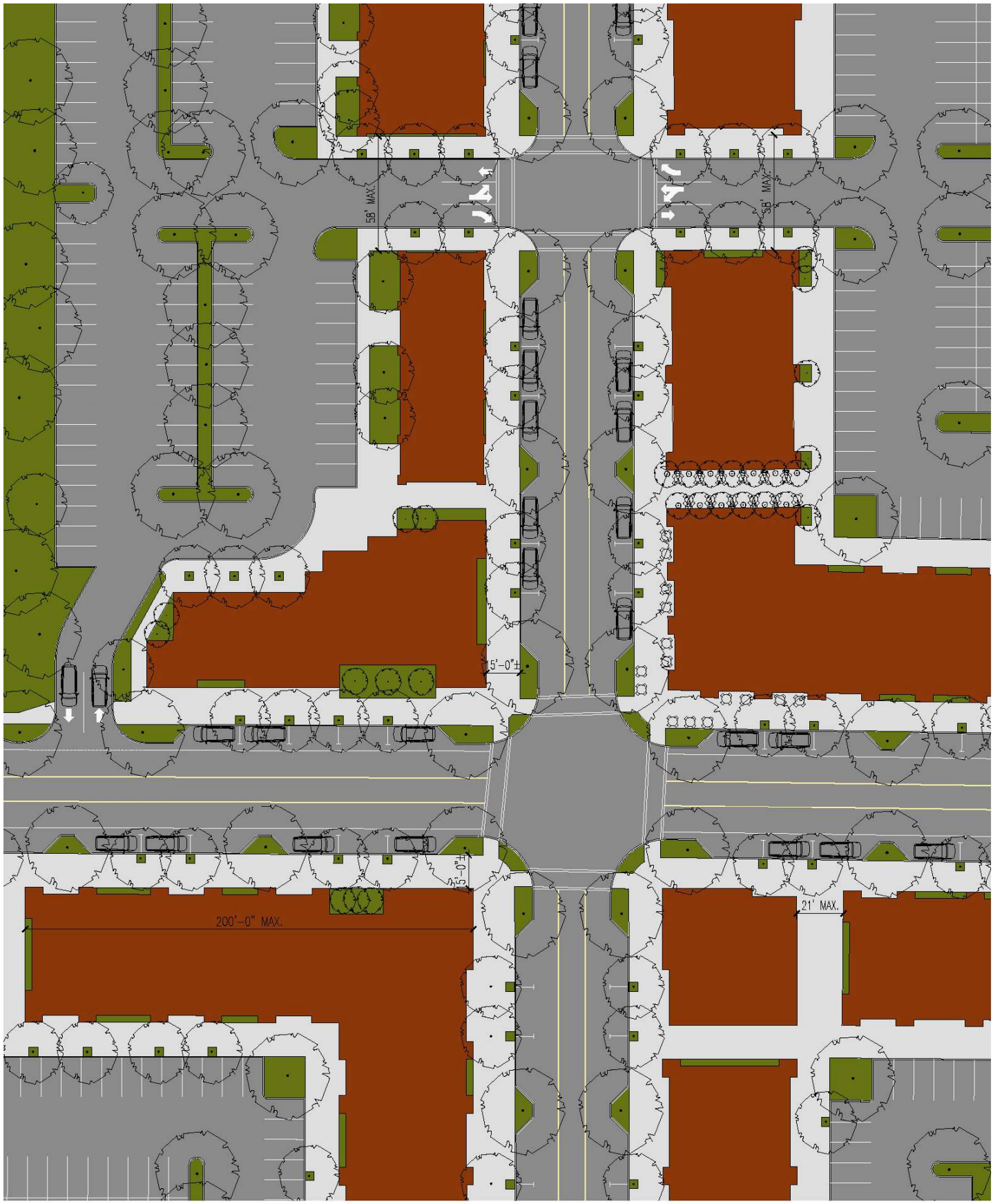


FIGURE 17.66.060-2

WALKABLE STREET DESIGN

TREE LINED STREETS protect pedestrians from cars, provide shade, beautify the streetscape, reduce vehicle speeds, reduce driver and pedestrian stress, define the pedestrian space and help create a pedestrian scale sidewalk.

PEDESTRIAN AVENUES spaced a maximum of 200' apart to provide areas for dining and access to parking in the back.

PLANTERS WITH TREES between parking reduces the street width which reduces vehicle speeds and allows more shade on the asphalt reducing maintenance costs.

ONE LANE OF TRAFFIC in each direction maintains a narrow street width and reduces pedestrian exposure when crossing the street.

PARKING ON THE STREET protects pedestrians, provides convenience parking and defines the pedestrian space.



CONTINUOUS BUILDINGS along the length of the street with minimal driveways decreases pedestrian exposure to traffic and increases pedestrian comfort.

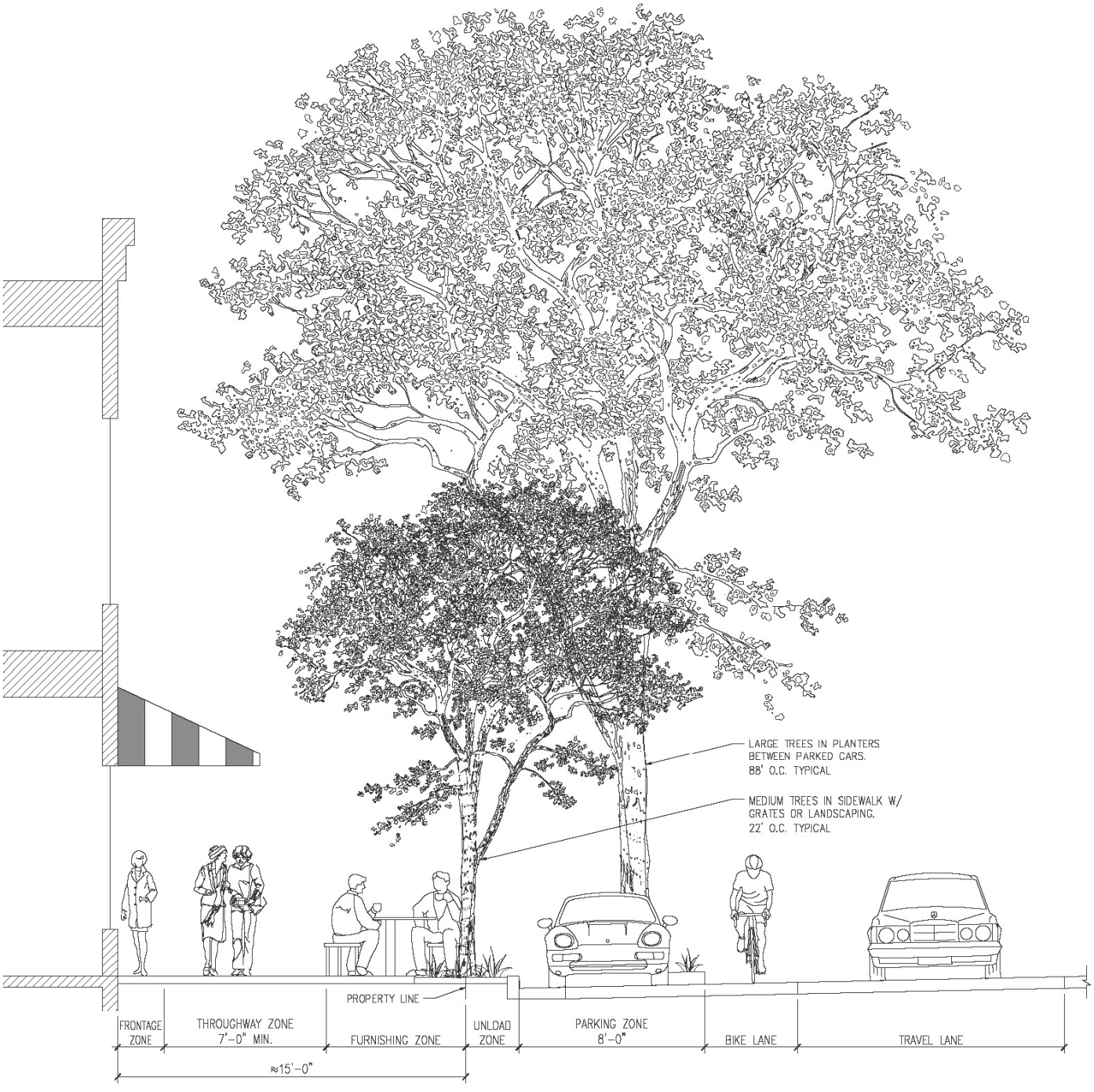
LOCATING PARKING LOTS AT THE BACK OF SHOPS and cutting back on the number of required parking spaces reduces heat island effect, beautifies the street, increases property value and allows pedestrians to walk by storefronts which increases sales and tax revenue.

STOREFRONTS ADJACENT TO WALKS increase window shopping, socializing, and spending. it also defines the pedestrian way and is essential to creating the outdoor room which makes pedestrians feel more comfortable.

WIDER WALKS allow for the inclusion of landscape, window shopping, dining and multiple pedestrians to walk and pass side by side.

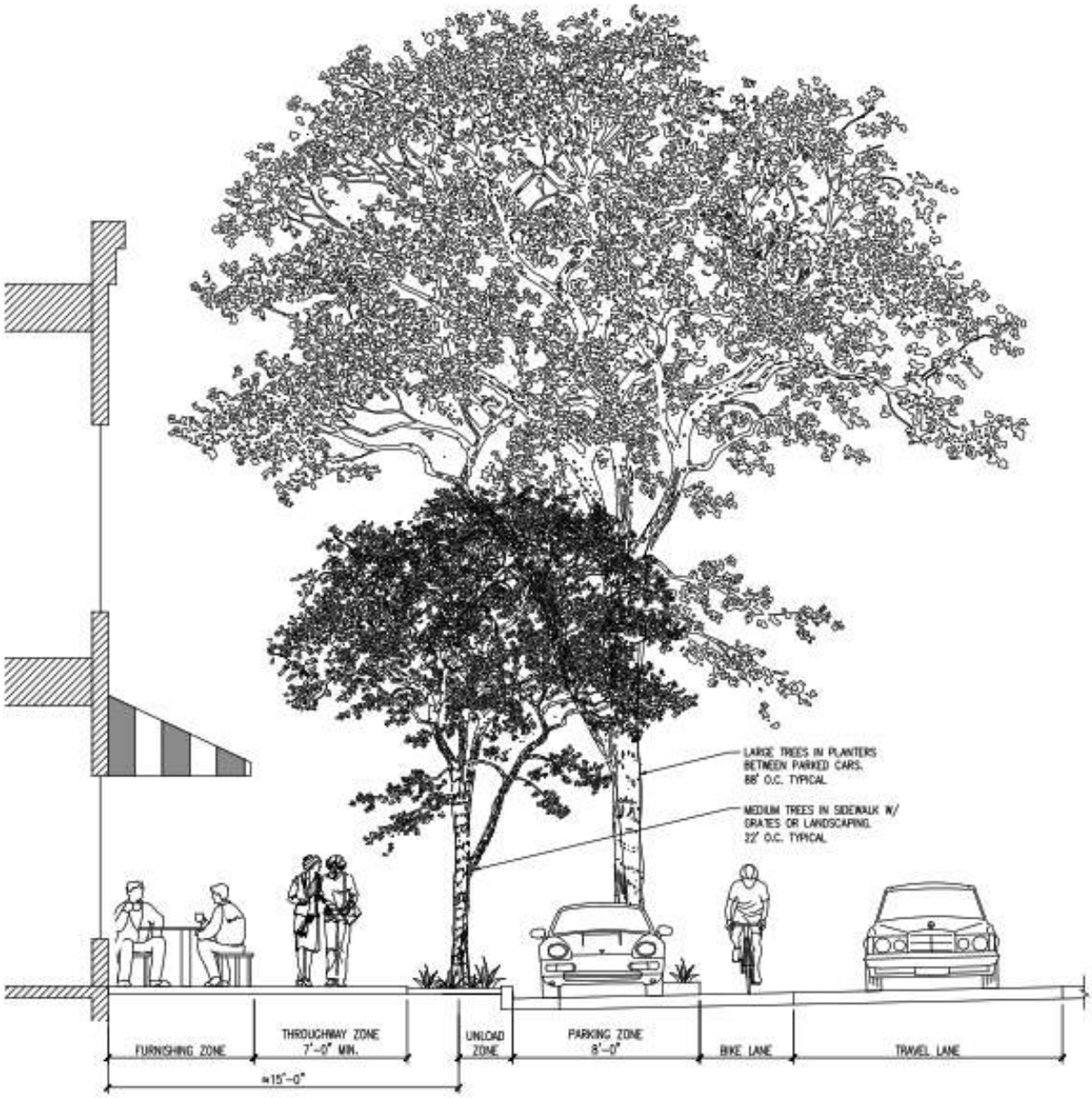
CURB EXTENSIONS at cross walks (bulb outs) shorten the length of crosswalks making it safer to cross the road.

FIGURE 17.66.060-3



TYPICAL STREET SECTION

FIGURE 17.66.060-4



OPTIONAL STREET SECTION

Add the following paragraph to section 17.32.020:

C. A parallel parking stall located on a street with a 24” clear space for opening doors on the curb side shall be a minimum of 8’-0” wide x 22’-0” long exclusive of travel lanes.

Revise Table 17.32.050 as follows to decrease heat sinks and waste, and increase revenue, comfort, and affordability:

Business, retail, or professional offices: 1/300
Banks and Credit Unions: 1/400
Restaurants: 10 spaces minimum or 1/100 for dining space and 1/300 for kitchen/office space, whichever is greater.
Tennis, handball, racquetball, and pickleball courts: 6 spaces minimum, or 2 spaces per court, whichever is greater.
Art Studios: 1/400

Add the following paragraph after Table 17.32.050:

A maximum 30% reduction in the required number of off-street parking spaces shall be permitted for commercial buildings located in walkable districts that comply with the requirements of Section 17.66.060. The allowable reduction in parking shall be based on the following:
A. The number of required parking spaces may be reduced by 19.5% if all of the following requirements are met:
1. Tree lined streets (trees located between pedestrians and vehicles)
2. Parking at the back of shops
3. Storefronts and/or outdoor dining adjacent to the sidewalk
4. 10' wide Sidewalks (wider w/ dining)
5. One traffic lane in each direction (where possible)
6. Buildings continuous along the length of the street.
7. Commercial businesses, retail, restaurant, art shops, etc. on main floor. Offices or residential on 2nd floors.
8. Where possible parking shall be provided on the street.

B. The number of required parking spaces may be reduced by an additional 1.5% for each of the following requirements that are met:

1. Planters with large shade trees between on street parking (90' o.c. max.) and at bulb outs.
2. Curb extensions at cross walks (bulb out).
3. Bike Lanes.
4. No side curb ramps.
5. 10'-12' wide traffic lanes.
6. Medians with landscape and trees where required.
7. 2 or 3 story buildings.

Santa Clara, Utah
Reduced Parking Proposal

A Proposal To Encourage Walkability and Increase the Viability of Commercial Development

By

The Citizens of Santa Clara



WHY WALKABLE ?

Benefits of walkable streets in commercial areas:

1. Increased physical activity
2. Increased social interaction with everyone in the community
3. Increased property values and tourism
4. Increased tax revenue
5. Increase in sales. People spend 12-20% more in tree lined walkable commercial districts.
6. Reduced crime
7. Reduced traffic speeds
8. Increased safety, comfort and happiness for pedestrians
9. Ability for all ages and abilities to access basic facilities, socialize & stay engaged
10. Increased visits by patrons
11. Reduced need for cars and an increase in lifestyle/affordability
12. Environmentally friendly

FOR MORE INFO VISIT: https://smartgrowthamerica.org/resources/



The typical strip mall

Typical strip mall developments with the buildings located behind parking lots creates an unattractive and unsafe environment for pedestrians. Locating the stores along Rachel Drive and Pioneer Parkway adjacent to the street will create a safer street for pedestrians, the majority of which are school children.
Reducing the width of a street is proven to reduce the number of accidents and reducing speeds has a significant impact on the severity of injuries.
The following design concepts create a barrier between pedestrians and vehicles, narrow the width of the street, naturally reduce traffic speeds and are proven to reduce the number of pedestrian/vehicle accidents and there severity:

1. Planting street trees
2. Pulling buildings to the street and locating parking at the back of shops
3. On street parking w/ planters
4. One traffic lane in each direction
5. Curb extensions at cross walks (bulb out)
6. Buildings continuous along the length of the street



WALKABLE STREET DESIGN

TREE LINED STREETS protect pedestrians from cars, provide shade, beautify the streetscape, reduce vehicle speeds, reduce driver and pedestrian stress, define the pedestrian space and help create a pedestrian scale sidewalk.

PEDESTRIAN AVENUES spaced a maximum of 200' apart to provide areas for dining and access to parking in the back.

PLANTERS WITH TREES between parking reduces the street width which reduces vehicle speeds and allows more shade on the asphalt reducing maintenance costs.

ONE LANE OF TRAFFIC in each direction maintains a narrow street width and reduces pedestrian exposure when crossing the street.

PARKING ON THE STREET protects pedestrians, provides convenience parking and defines the pedestrian space.

CONTINUOUS BUILDINGS along the length of the street with minimal driveways decreases pedestrian exposure to traffic and increases pedestrian comfort.

LOCATING PARKING LOTS AT THE BACK OF SHOPS and cutting back on the number of required parking spaces reduces heat island effect, allows more floor area, beautifies the street, increases property value and allows pedestrians to walk by storefronts all of which increases sales and tax revenue.



CURB EXTENSIONS at cross walks (bulb outs) shorten the length of crosswalks making it safer to cross the road.

WIDER WALKS allow for the inclusion of landscape, window shopping, dining and multiple pedestrians to walk and pass side by side.

STOREFRONTS ADJACENT TO WALKS increase window shopping, socializing, and spending. it also defines the pedestrian way and is essential to creating the outdoor room which makes pedestrians feel more comfortable.

Pedestrian Avenue



Proposed Reduced Parking Requirements

The goal of this ordinance is to incentivize good design, enhance the beauty of the City, keep our streets safe, encourage the design of walkable streets, and increase revenue. Action needs to be taken quickly to prevent the type of development shown in the photo below.
The proposed ordinance would allow developers to reduce the number of required off street parking stalls by up to 30% if they implement the following walkable street design principles into their project:

1. Tree lined streets (trees located between pedestrians and vehicles)
2. Parking at the back of shops
3. Storefrontsand/or outdoor dining adjacent to the sidewalk
4. 10' wide Sidewalks (wider w/ dining)
5. One traffic lane in each direction (where possible)
6. Buildings continuous along the length of the street.
7. Commercial businesses, retail, restaurant, art shops, etc. on main floor. Offices or residential on 2nd floors.
8. Where possible Parking shall be provided on the streets

= 19.5% reduction in parking

9. Planters with large shade trees between on street parking (90' o.c. max.) and at bulb outs = an additional 1.5% reduction
10. Curb extensions at cross walks (bulb out) = an additional 1.5% reduction
11. Bike Lanes (where possible) = an additional 1.5% reduction
12. No side curb ramps = an additional 1.5% reduction
13. 10'-12' wide traffic lanes = an additional 1.5% reduction
14. Medians with landscape and trees where required = an additional 1.5% reduction.
15. 2 or 3 story buildings = an additional 1.5% reduction

Reducing parking will save developers a considerable amount of money which will allow them to implement the above design principles without any additional cost to their project. A typical one acre site requires about 54 parking spaces. Each parking space costs a minimum of $8,000. Cutting out 16 spaces will save $128,000 per acre. This money can then be used to provide trees, landscape planters, enhanced facades, wider sidewalks, pedestrian furnishings, more floor space, and street renovation where needed all at a net savings to developers. It will be a win win for developers and citizens of Santa Clara.

The City may also provide additional incentives to attract basic services such as reduced impact fees, etc.
The City can provide a site plan showing desired layout of streets, trees, driveways, building location, etc. to make it easy for developers to understand and implement.

The photo below represents what can be built under the current ordinance. This is what will likely happen if we do nothing.



LET'S MAKE IT HAPPEN!



SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, November 10, 2022

Present: Mark Weston, Chair
Ryan Anderson
Logan Blake
Mark Hendrickson
Shelly Harris (arrived at 5:40 p.m.)

Staff: Jim McNulty, Planning and Economic Development Manager
Selena Nez, Executive Assistant
Cody Mitchell, Building Official

Excused: James Call
Curtis Whitehead
Mark Weston

1. Call to Order.

Chair Mark Weston called the meeting to order at 5:30 p.m.

2. Opening Ceremony.

A. Pledge of Allegiance: Mark Hendrickson.

B. Opening Comments (Invocation): Mark Hendrickson.

3. Communications and Appearances.

There were no communications or appearances.

4. Discussion Items.

A. Walkable Commercial District.

Planning and Economic Development Manager, Jim McNulty, reported that he received a phone call earlier in the day from Jeremy Call, who was to lead the discussion on a proposed Walkable Commercial District. Mr. Call, however, was ill and would not be in attendance. Mr. McNulty indicated that he spoke to the City Manager about possible options. This is not a City-initiated Code amendment and was initiated by Mr. Call, how is an architect, and his client Skyler Lawrence, who would like the City to consider a different zone that is more walkable. Mr. Call served previously on the Planning Commission. Mr. Lawrence is his client and is marketing the property across the street from Harmons on Rachel Drive. The item was to be continued to the

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next meeting. Questions regarding any of the materials submitted could be raised and answered by Staff.

Commissioner Hendrickson stated that what is requested does not seem to fit and asked where it was being considered. Mr. McNulty explained that Nick Frey plans to develop a second building on his site and Mr. Lawrence has hired Mr. Call to do the work on the two-acre parcel next to the fire station. There is a lot of development taking place in the area and many are inquiring about the status of the property. They, however, must wait for the property owner to make it available. The areas envisioned for inclusion would be Santa Clara Drive, the area off of Rachel Drive, and Silverado. Commercial pieces could also become available but they will likely just be infill.

Mr. McNulty reported that Mr. Call was involved in the development of the Harmons corner and pushing the building forward, placing parking behind, and the planter boxes. A pedestrian orientation was created and staff felt it should be extended here; however, the applicants have different ideas. Staff suggested the possibility of a Walkable Commercial Overlay District and if someone desires to develop that, it could be considered. Currently, however, they are not interested in changing the zoning for this type of request.

Commissioner Blake asked about the potential for entering into a Development Agreement to get reduced setbacks. Mr. McNulty explained that the subject property is in the Commercial Zone and they could perhaps be rezoned to Land Development Commercial. A Development Agreement could be entered into that would potentially allow for shared parking and setback variations; however, the reduced parking is different. He was not sure how comfortable they will be with that since research and further study needed to be done to reduce the parking.

It was noted that the City has had previous discussions with Mr. Call about the drive-thru concept and nothing new was shown in the renderings provided. The thought was that there is no reason to change the Code for such a small project. Mr. McNulty stated that Messrs. Call and Lawrence will be present at the next meeting to make a presentation. Mr. McNulty commented that the term "walkable" does not seem to apply to Santa Clara Drive. Rachel Drive does not have on-street parking currently. It was noted that Mr. Lawrence is acting as the spokesman for the property and at one time had an interest in the credit union parcel. He is an attorney by profession and manages his family's assets.

Commissioner Cluff joined the meeting.

The comment was made that what was presented does not seem to differ from what the Commission has seen in the past.

B. <u>Water Efficient Landscaping Conservation Standards.</u>

Mr. McNulty reported that staff intended to begin discussing the Water Efficient Landscaping Conservation Standards. The City's legal counsel, the Public Works Director, and City Manager, and others had recent conversations with the Conservancy District and a meeting took place the previous Monday at which time it was determined that there are a lot of changes taking place. As a result, it was requested that the matter be removed from tonight's agenda. More was to come

and the City Council intended to discuss it further on December 7. After that, it will be brought back to the Commission for discussion.

Mr. McNulty reported that last fall a temporary ordinance was enacted that mandated that something be adopted by March 2022. It was adopted in February recognizing that there would be changes. The matter was expected to be back before the Commission in January 2023 with changes to occur shortly thereafter.

5. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – October 27, 2022.

Commissioner Hendrickson moved to approve the minutes of the October 27, 2022, Santa Clara Planning Commission Regular Meeting. Commissioner Anderson seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Adjournment

The Planning Commission Meeting adjourned at 5:43 p.m.

_____
Jim McNulty
Planning Manager

Approved: _____

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