Washington City
Where Dixie Began

WashingtonCity.org

Washington City Planning Commission
Regular Meeting Agenda
December 21, 2022

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on Wednesday, December 21, 2022 at 6:00 PM. The Planning Commission will be held in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

1. **APPROVAL OF AGENDA**

2. **APPROVAL OF MINUTES**

    a. Approval of the minutes from December 7, 2022.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **PRELIMINARY PLAT**

    Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*

    a. Public Hearing for consideration and recommendation to the City Council for JR Subdivision Preliminary Plat, located at approximately 2050 E. Washington Dam Road. Applicant: Bush and Gudgell.

    b. Public Hearing for consideration and recommendation to the City Council for Sandy Creek Subdivision, located at approximately 222 West 840 South. Applicant: Bush and Gudgell

5. **CONDITIONAL USE PERMIT**

    Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*

    a. Public Hearing and consideration to approve a Conditional Use Permit for a proposed apartment building complex, C-22-17, located approximately at Lost Spring Drive and Hwy 7. Applicant: Psomas and DR Horton.

6. **ADJOURNMENT**

POSTED this 16th day of December, 2022
Melodie Hayes, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

B&G PROJECT NUMBER 221141

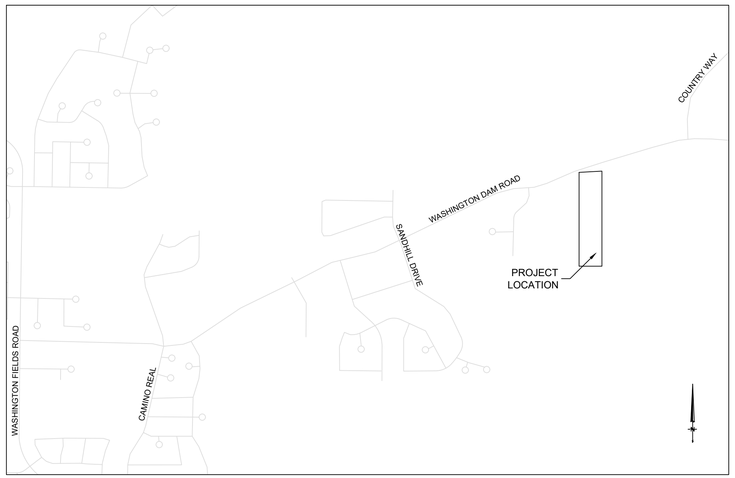
JR SUBDIVISION

PRELIMINARY PLAT

LOCATED IN WASHINGTON, UTAH

SECTION 19, T 42 S, R 14 W, SLB&M
PARCEL # W-4-2-19-3310 AND W-4-2-19-3302

VICINITY MAP



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UTILITY SHEET
4	FIRE & LIFE PLAN

PROJECT MAP



GENERAL NOTES

1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

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2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
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4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

NOVEMBER 2022

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

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BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER
RICHARD ROGERS
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rogersinc@infowest.com

1022 N DAYBREAK DR,
WASHINGTON, UT 84780

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

No	Date	By	Revision

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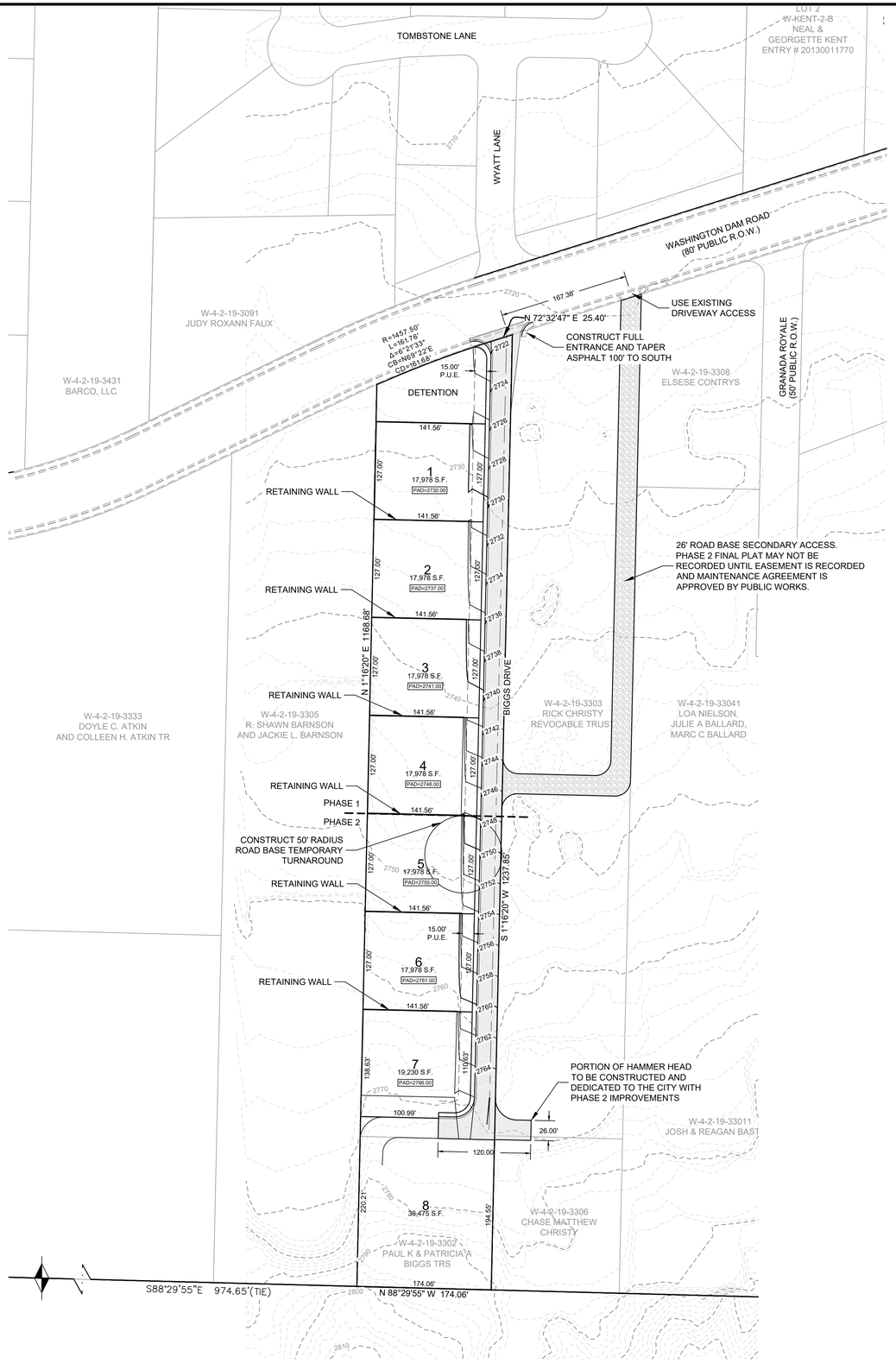
DATE: NOV 2022
DRAWN: CEW/CDL
APPROVED: VFM
SCALE: NOTED
JOB NO.: 221141

COVER SHEET
JR SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 4 SHEETS

FILE: 22141 - PRE-PLAT

X:\221000-221999\221141 - Rogers Wash. Dam Road\Drawings\Preliminary Plat\221141 - Preliminary Plat.dwg

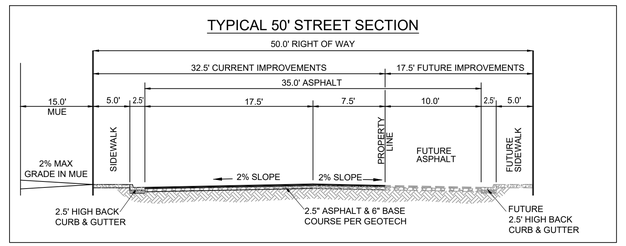


LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED IRRIGATION
- PROPOSED GAS
- PROPOSED JUC TRENCH
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING LOT LINES
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- EXISTING OVER HEAD POWER
- STOP / STREET SIGN
- END OF ROAD MARKERS
- DRAINAGE FLOW DIRECTION
- SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

PROJECT INFORMATION	
ZONING	R-1-15
LAND USE	SINGLE FAMILY RESIDENTIAL
TOTAL AREA	4.82 AC

TYPICAL 50' STREET SECTION



LEGAL DESCRIPTION:
BEGINNING AT A POINT THAT LIES SOUTH 88°29'55" EAST ALONG THE SECTION LINE 974.65 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°16'20" EAST 1168.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WASHINGTON DAM ROAD; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) EASTERLY ALONG A 1457.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 69°22'01" EAST A DISTANCE OF 161.68 FEET), CENTER POINT LIES SOUTH 23°48'46" EAST THROUGH A CENTRAL ANGLE OF 06°21'33", A DISTANCE OF 161.76 FEET AND 2) NORTH 72°32'47" EAST 25.40 FEET; THENCE SOUTH 01°16'20" WEST 1237.85 FEET TO SAID SECTION LINE; THENCE NORTH 88°29'55" WEST ALONG SAID SECTION LINE 174.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 209,795 SQUARE FEET OR 4.82 ACRES.

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OWNER / DEVELOPER

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GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

No	Date	By	Revision

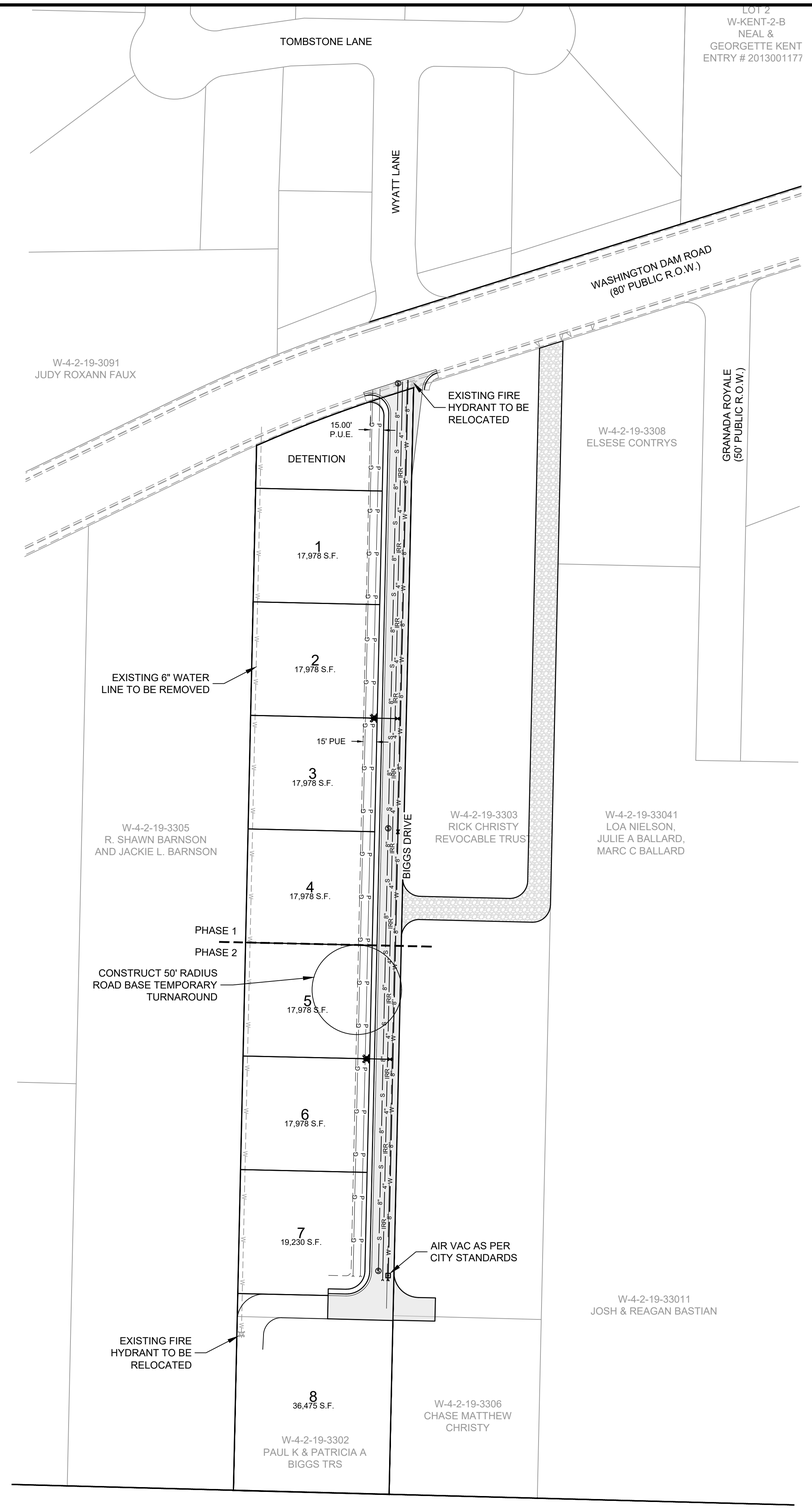
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www.bushandgudgell.com

DATE: NOV 2022
DRAWN: CBW/CH
APPROVED: WFM
SCALE: 1"=80'
JOB NO.: 221141

PRELIMINARY PLAT
JR SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 4 SHEETS
FILE: 221141 - PRE-PLAT

X:\221000-221999\221141 - Rogers Wash. Dam Road\Drawings\Preliminary Plat\221141 - Preliminary Plat.dwg



LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
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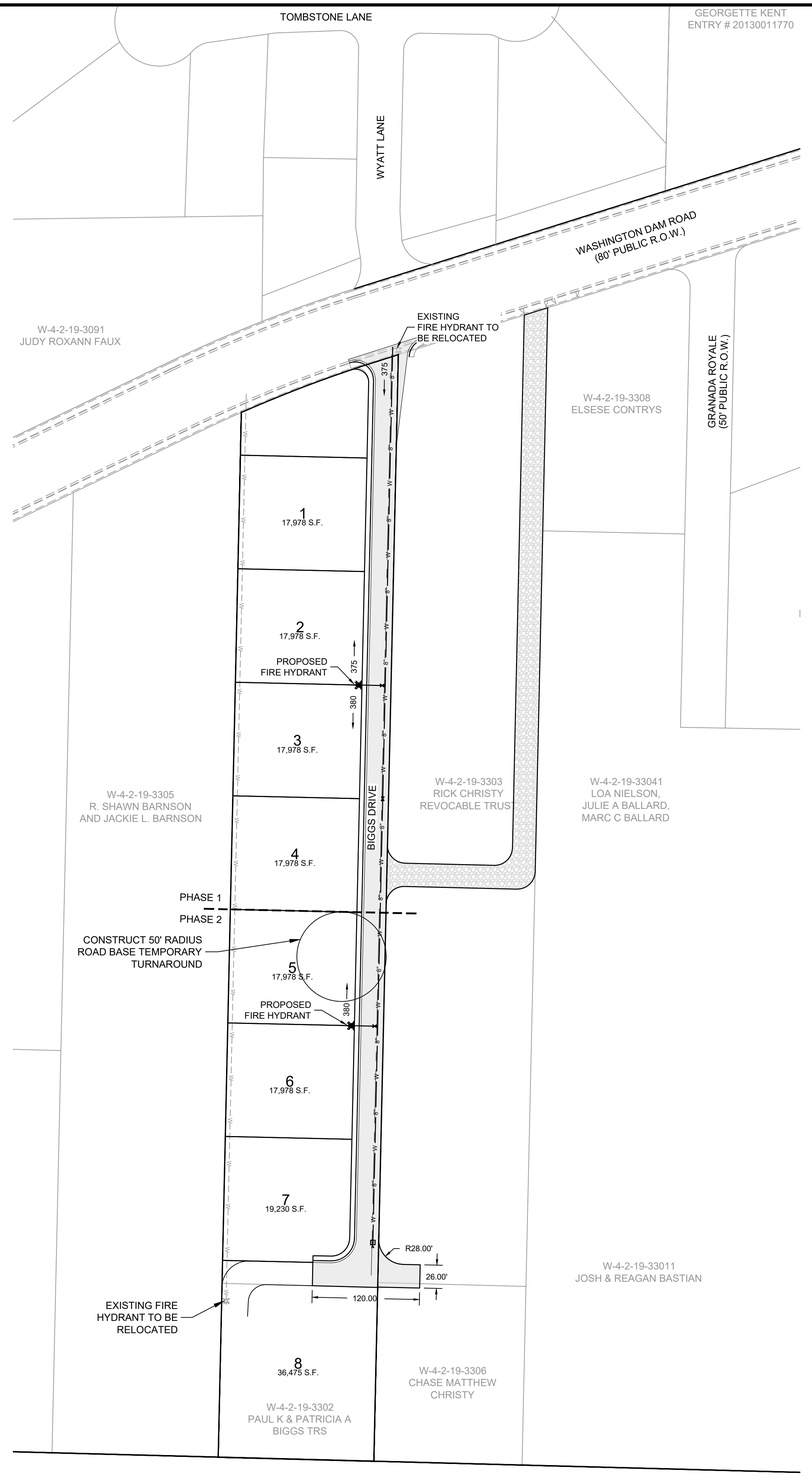
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DATE: NOV 2022
DRAWN: CRW/CSL
APPROVED: MFM
SCALE: 1"=80'
JOB NO.: 221141

UTILITY SHEET
JR SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 4 SHEETS
FILE: 221141 - PRE-PLAT



FIRE DEPARTMENT NOTES

1. HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.

2. WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.

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DATE: NOV 2022 | DRAWN: CBW/CL | APPROVED: MEM | SCALE: 1"=80' | JOB NO. 221141

FIRE LIFE PLAN
JR SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 4 OF 4 SHEETS

FILE: 22141 - PRE-PLAT

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(435) 673-2337 (ph.)
(435) 673-3161 (fax)

November 4, 2022

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

RE: Preliminary plat – JR subdivision

Dear Mr. Ellerman,

With this preliminary plat request, the applicant desires to entitle a single family residential subdivision on parcels (W-4-2-19-3310 and W-4-2-19-3302). The general plan and zone change for this site were recently changed, and the proposed lot layout conforms to those changes. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer, PE
Project Engineer
Bush and Gudgell

Washington City
Where Dixie Began

WashingtonCity.org

;

PROJECT FLOW CARD: **PP-22-0022 JR Subdivision Preliminary Plat**

MEETING DATE: **December 21, 2022**

Planning	No comment	
Hillside	N/A	
Public Works	No concern	
Engineer	No comment	
Fire Dept.	No concern	
Parks/Trails	Reviewed, no comments	
Building dept	No Comments	
Washington Power	NA	
Dixie Power	No concern	
Economic Dev	Reviewed. No concerns.	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	December 21, 2022
ACTION REQUESTED:	Preliminary Plat approval for the JR Subdivision, located at approximately 2050 East Washington Dam Road
APPLICANT:	Richard Rodgers
OWNER:	Niota Investments and Paul Biggs
ENGINEER:	Rick Meyer - Bush and Gudgell
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for the JR subdivision, located at approximately 2050 East Washington Dam Road. This particular subdivision is proposing 8 lots on an area covering 4.82 acres.

The zoning designation at this location was recently rezoned to Single Family-Residential 15,000 square foot minimum (R-1-15). The surrounding zoning is Residential Agriculture -1 acre with bonus density to the north, Residential Agricultural-5 acre to the east, Planned Unit Development-Residential to the south and Residential Agricultural-1 acre to the west.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the JR subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
   A. A title report
   B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the PUblic Works Department before any final plat application can be submitted.

13. Phase-2 shall provide secondary access and an approved maintenance agreement with public works along with the hammerhead turnarounds as noted on the preliminary plat.

B&G PROJECT NUMBER 221085

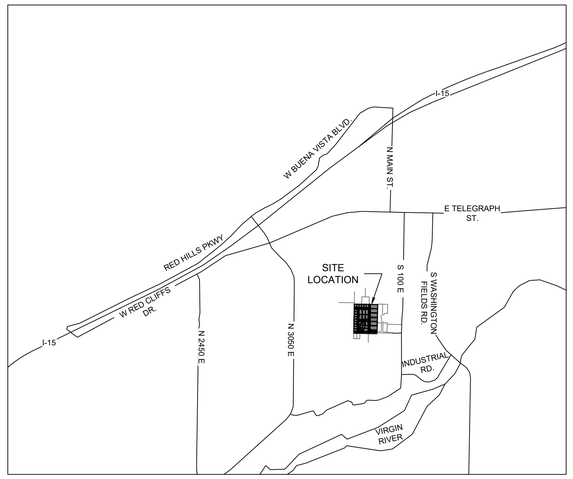
SANDY CREEK SUBDIVISION

PRELIMINARY PLAT

LOCATED IN WASHINGTON, UTAH

SECTION 23, T 42 S, R 15 W, SLB&M
PARCEL # W-5-2-23-4320, W-5-2-23-4306, W-5-2-23-4307,
W-5-2-23-4308, & W-5-2-23-4309

VICINITY MAP



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UTILITY SHEET
4	FIRE & LIFE PLAN

LEGAL DESCRIPTION

ALL OF BLOCK 6, A PORTION OF BLOCK 7 AND BLOCK 13 AND ALL OF BLOCK 14, GOULD'S SURVEY OF THE NORTHWEST 1/4 SECTION 23, IN TOWNSHIP 42 SOUTH OF 15 WEST OF SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

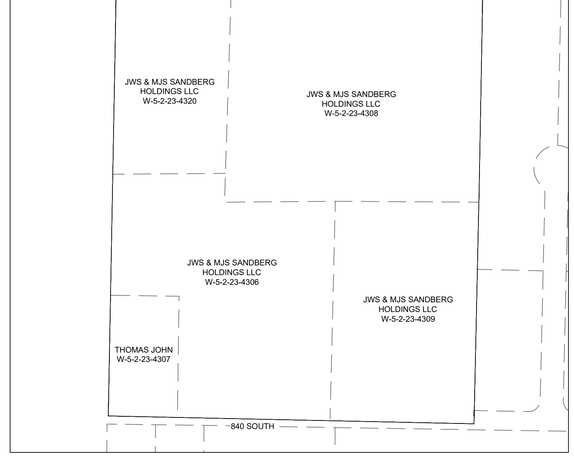
COMMENCING AT THE SOUTHWEST CORNER LOT 3 BLOCK 6, R.F. GOULD'S SURVEY WHICH POINT LIES NORTH 01°04'31" EAST ALONG THE SECTION LINE 355.79 FEET FROM THE WEST QUARTER CORNER SAID SECTION 23, AND RUNNING THENCE NORTH 01°04'31" EAST ALONG THE WEST LINE OF SAID BLOCK 6 AND 14, 951.54 FEET TO THE NORTHWEST CORNER SAID BLOCK 14, THENCE SOUTH 88°45'29" EAST ALONG THE NORTH LINE OF SAID BLOCK 14 AND THE NORTH LINE OF LOTS 3 & 4 OF BLOCK 13, 793.75 FEET TO THE NORTHWEST CORNER LOT 1 BLOCK 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF MARLAR SUBDIVISION AMENDED, DOCUMENT NO. 20140001881 OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG THE WEST LINE SAID MARLAR SUBDIVISION AMENDED AND IT'S LINE EXTENDED SOUTH THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 01°04'34" WEST 487.40 FEET AND 2) SOUTH 01°16'04" WEST 464.14 FEET MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 7, THENCE NORTH 88°45'29" WEST ALONG THE SOUTH LINE OF SAID BLOCK 7 AND THE SOUTH LINE OF SAID BLOCK 6 792.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 754,917 SQUARE FEET OR 17.33 ACRES

PROJECT MAP



EXISTING SITE PARCELS



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DECEMBER 2022

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OWNER / DEVELOPER

AUSTIN ANDERSON
(435) 229-1743
Austin@AJconstructioninc.com

265 W TABERNACLE ST STE 200,
ST. GEORGE, UT 84770

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ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

No.	Date	By	Revision

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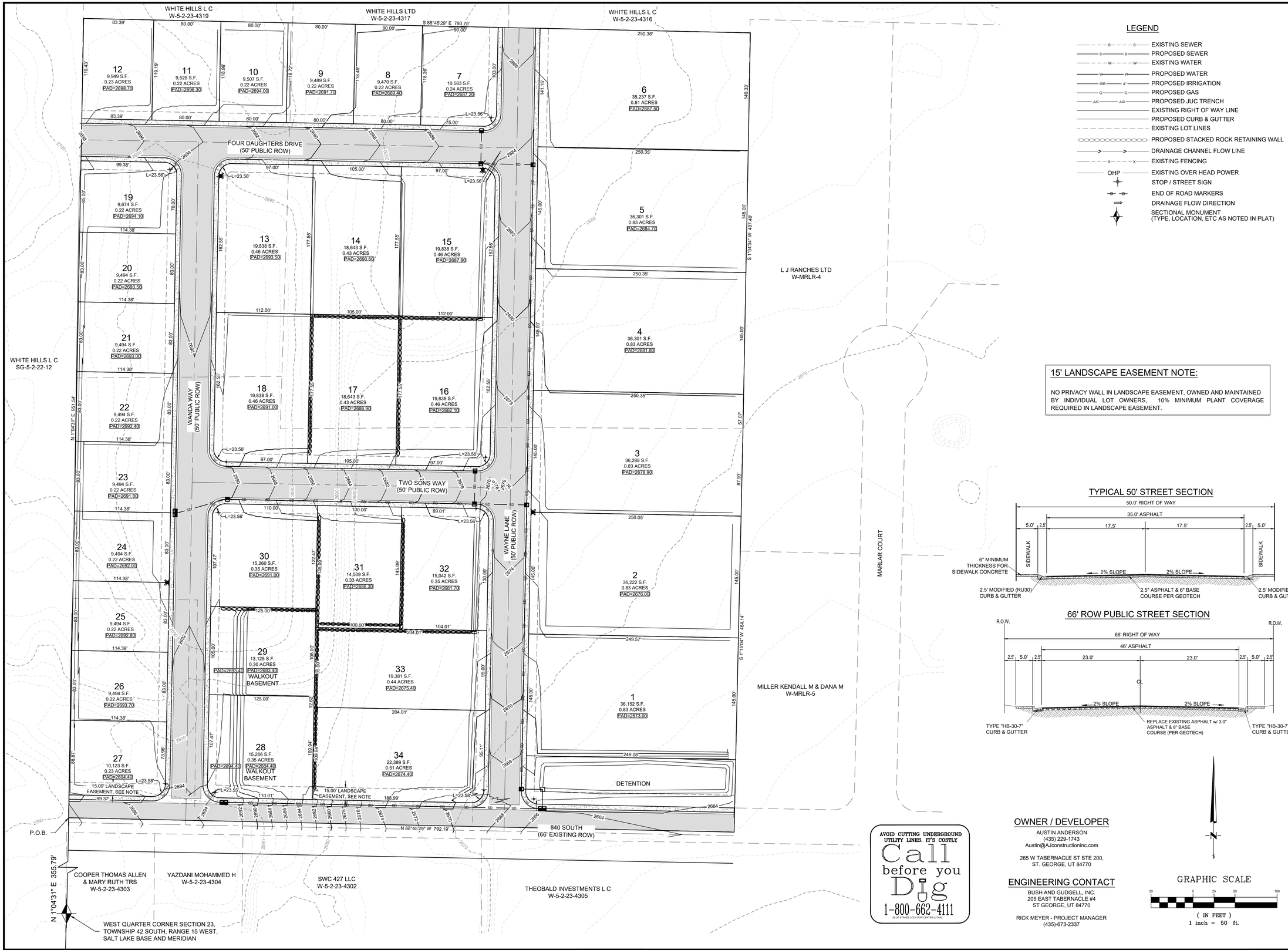
DATE: DEC. 2022
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SCALE: NOTED
JOB NO.: 221085

COVER SHEET
SANDY CREEK SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 4 SHEETS

FILE: 221085 - PRE-PLAT

X:\221000-221999\221085 - Austin Anderson-Washington\Drawings\Preliminary Plat\Preliminary Plat.dwg



LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED IRRIGATION
- PROPOSED GAS
- PROPOSED JUC TRENCH
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING LOT LINES
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- EXISTING OVER HEAD POWER
- STOP / STREET SIGN
- END OF ROAD MARKERS
- DRAINAGE FLOW DIRECTION
- SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

15' LANDSCAPE EASEMENT NOTE:

NO PRIVACY WALL IN LANDSCAPE EASEMENT, OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS, 10% MINIMUM PLANT COVERAGE REQUIRED IN LANDSCAPE EASEMENT.

TYPICAL 50' STREET SECTION

66' ROW PUBLIC STREET SECTION

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION SERVICES (UTAH)

OWNER / DEVELOPER

AUSTIN ANDERSON
(435) 229-1743
Austin@AJconstructioninc.com

265 W TABERNACLE ST STE 200,
ST. GEORGE, UT 84770

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

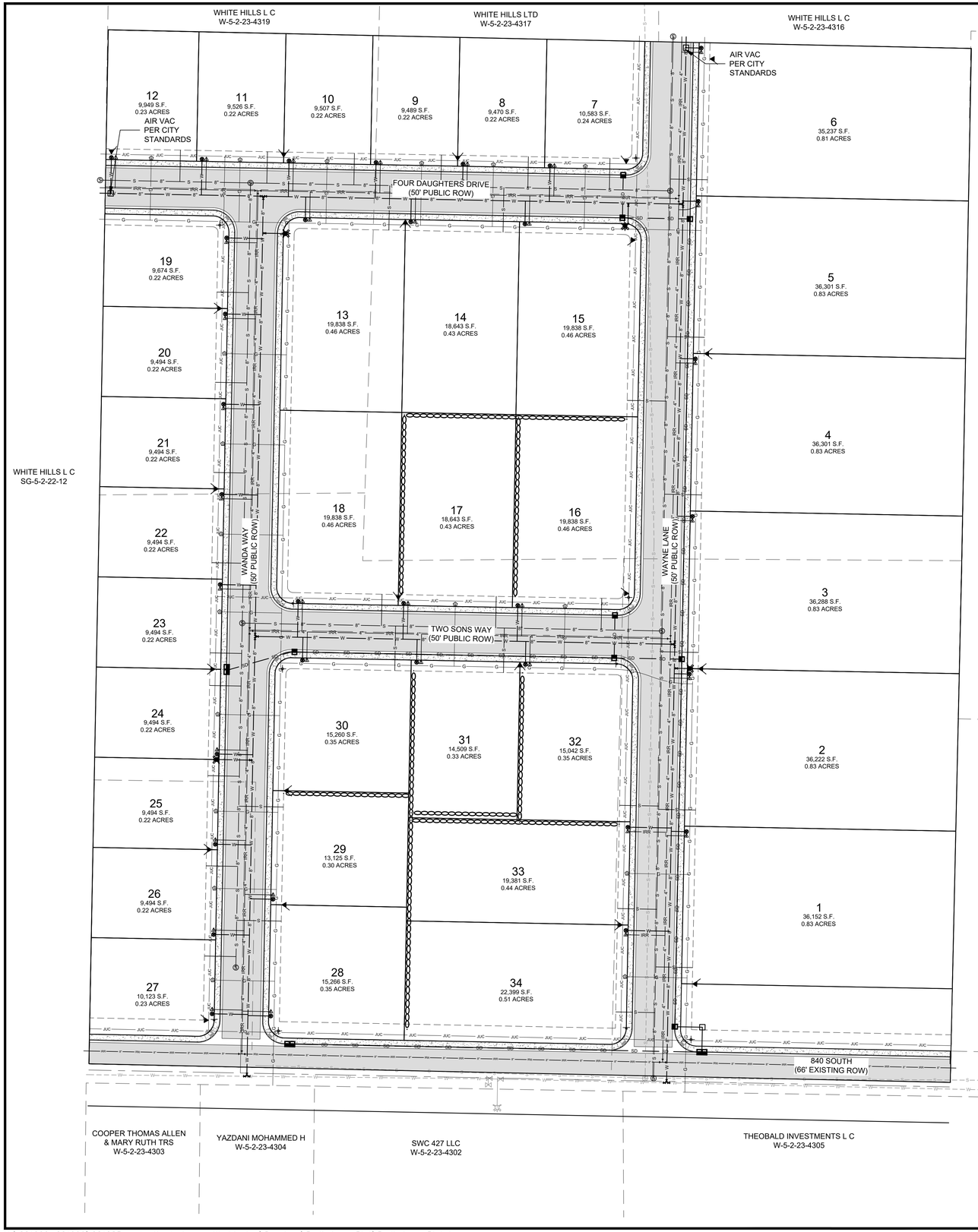
DATE: DEC 2022 | DRAWN: CRW/CG | APPROVED: WFM | SCALE: 1"=50' | JOB NO. 221085

PRELIMINARY PLAT
SANDY CREEK SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 4 SHEETS

FILE: 221085 - PRE-PLAT

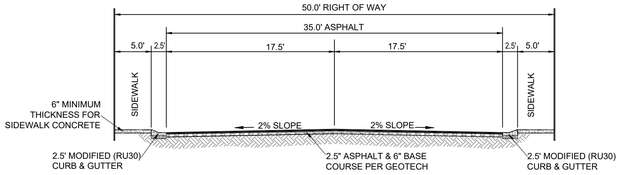
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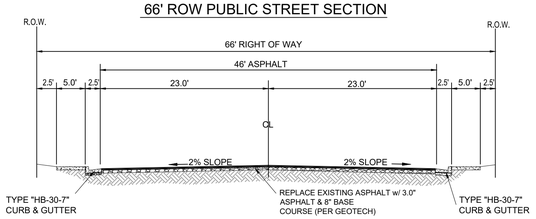
LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
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- SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

TYPICAL 50' STREET SECTION



66' ROW PUBLIC STREET SECTION



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BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: DEC. 2022
DRAWN: CBW/CDL
APPROVED: MFM
SCALE: 1"=50'
JOB NO.: 221085

UTILITY SHEET

SANDY CREEK SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 4 SHEETS

FILE: 221085 - PRE-PLAT

X:\221000-221999\221085 - Austin Anderson-Washington\Drawings\Preliminary Plat\Preliminary Plat.dwg



FIRE DEPARTMENT NOTES

1. HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.

2. WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

AUSTIN ANDERSON
(435) 229-1743
Austin@AJconstructioninc.com

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ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

No	Date	By	Revision

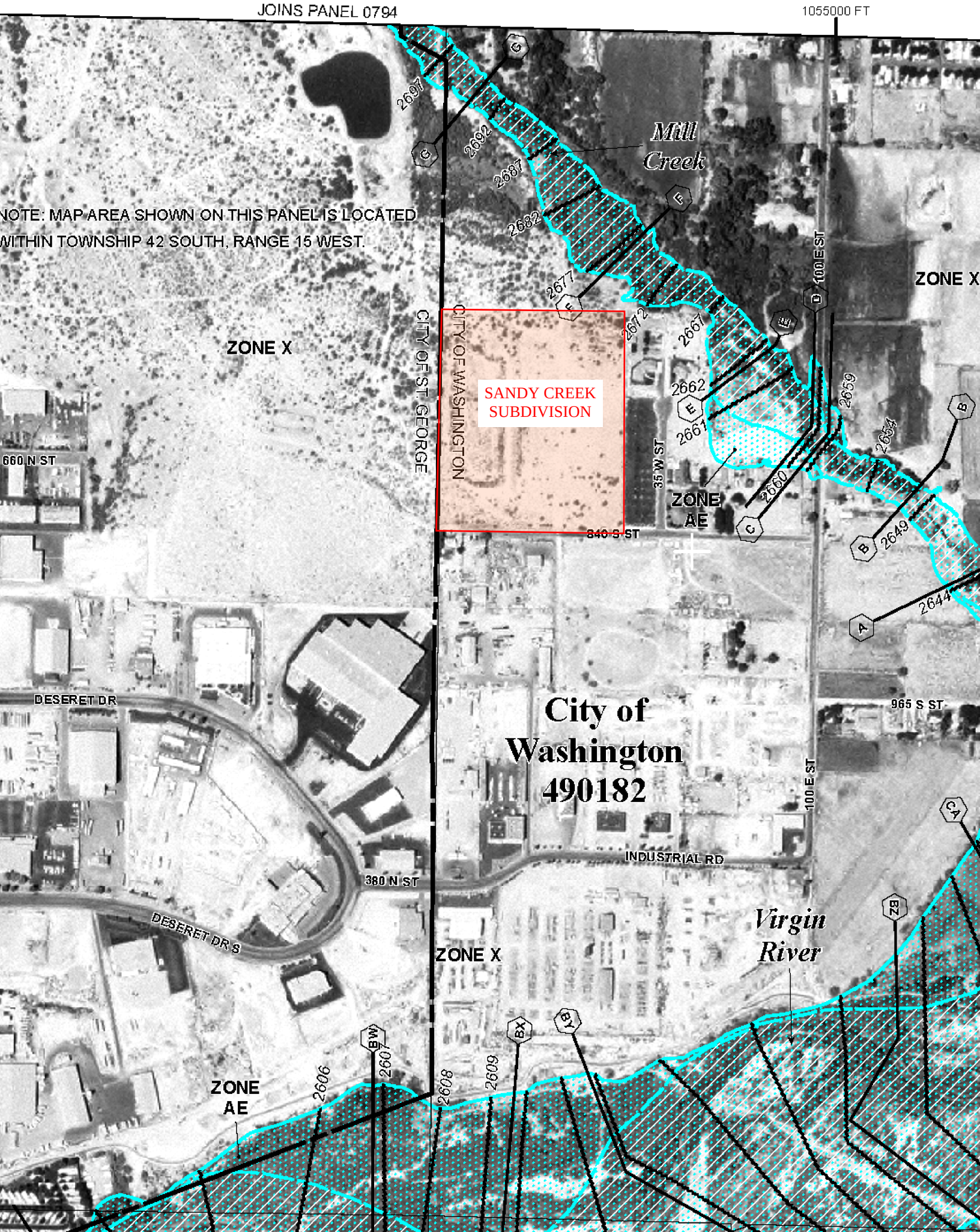
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: DEC. 2022
DRAWN: CBW/CG
APPROVED: WFM
SCALE: 1"=50'
JOB NO.: 221085

FIRE LIFE PLAN
SANDY CREEK SUBDIVISION
LOCATED IN WASHINGTON, UTAH

SHEET 4 OF 4 SHEETS
FILE: 221085 - PRE-PLAT

X:\221000-221999\221085 - Austin Anderson-Washington\Drawings\Preliminary Plat\Preliminary Plat.dwg


JOINS PANEL 0794
1055000 FT
NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED
WITHIN TOWNSHIP 42 SOUTH, RANGE 15 WEST.
Mill Creek
SANDY CREEK SUBDIVISION
CITY OF WASHINGTON
CITY OF ST. GEORGE
ZONE X
ZONE AE
660 N ST
840 S ST
965 S ST
100 E ST
35 W ST
DESERET DR
DESERET DR S
380 N ST
INDUSTRIAL RD
City of Washington 490182
Virgin River
2697
2692
2687
2682
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2607
2608
2609

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

November 4, 2022

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

RE: Preliminary plat – Sandy Creek subdivision

Dear Mr. Ellerman,

With this preliminary plat request, the applicant desires to entitle a single family residential subdivision on parcels (W-5-2-23-4306, W-5-2-23-4307, W-5-2-23-4308, W-5-2-23-4309, and W-5-2-23-4320). The general plan and zone change for this site were recently changed, and the proposed lot layout conforms to those changes. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer, PE
Project Engineer
Bush and Gudgell

Washington City
Where Dixie Began

WashingtonCity.org

;

PROJECT FLOW CARD **PP-22-0021 Sandy Creek Preliminary Plat**

MEETING DATE December 7, 2022

Planning	No concern	
Hillside	No concern	
Public Works	No concern	
Engineer	No comment	
Fire Dept.	No Concerns	
Parks/Trails	Reviewed, no comments	
Building dept	No Comment	
Washington Power	No concern	
Dixie Power	NA	
Economic Dev	Reviewed. No concerns.	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4b
HEARING DATE:	December 21, 2022
ACTION REQUESTED:	Preliminary Plat approval for the Sandy Creek Subdivision, located at approximately 222 West 840 South
APPLICANT:	Austin Anderson
OWNER:	Sandberg & Thomas
ENGINEER:	Bush and Gudgell - Rick Meyer
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

---

Background

The applicant has asked to table this item to the January 04, 2023 Planning Commission meeting to make a few minor changes to the platt.

The applicant is requesting approval of a Preliminary plat for the Sandy Creek subdivision, located at approximately 222 West 840 South. This particular subdivision is proposing 34 lots on an area covering 16.04 acres.

The zoning designation at this location was recently rezoned to Single Family-Residential 8,000 square foot (R-1-15) and Residential Agriculture ½ acre (RA-½). The surrounding zoning is Residential Agriculture 2-acre (RA-2) to the north, Residential Agricultural-1 acre (RA-1) to the east, Industrial (I-1) to the south and Saint George City limits to the west designated as Manufacturing zoning (M-1) with a General Plan of Medium Density Residential.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Sandy Creek subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
   A. A title report
   B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy

of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

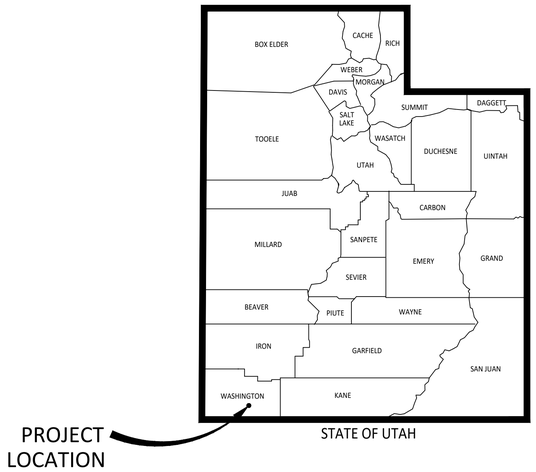
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

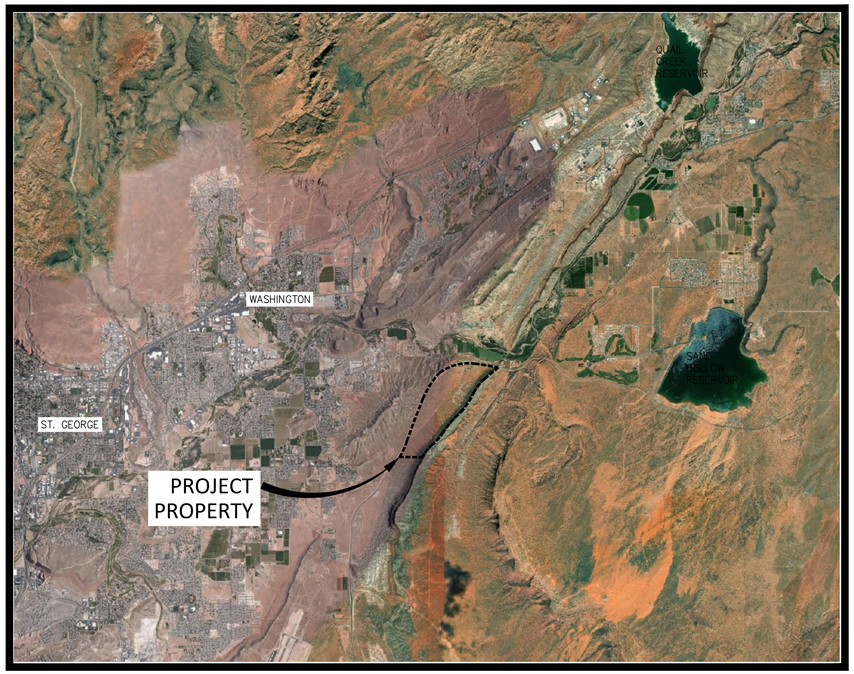
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the PUblic Works Department before any final plat application can be submitted.

13. The developer shall install a 6 foot block wall along the southern boundary line of the subdivision to separate from the existing industrial zone to the south.

LONG VALLEY TRAILS
CONDITIONAL USE PERMIT
WASHINGTON, UTAH 84780
September 29, 2022

SITE LOCATION MAP





VICINITY MAP
NOT TO SCALE

PROJECT TEAM

DEVELOPER
DHI COMMUNITIES
12382 GATEWAY PARK PLACE, SUITE B-300
DRAPER, UTAH 84020
CONTACT: JENNIFER MILBURN ANSITE
OFFICE: (917)-510-3627

ENGINEER
HARRIS KOCHER SMITH
451 S. MAIN STREET, SUITE 210
FORT WORTH, TEXAS 76104
CONTACT: JEFFREY NYE
OFFICE: (682)747-5744

ARCHITECT
BEECHER WALKER ARCHITECTS
3115 EAST LION LANE, SUITE 200
HOLLADAY, UTAH 84121
CONTACT: JORY WALKER
OFFICE: (801)-438-9500

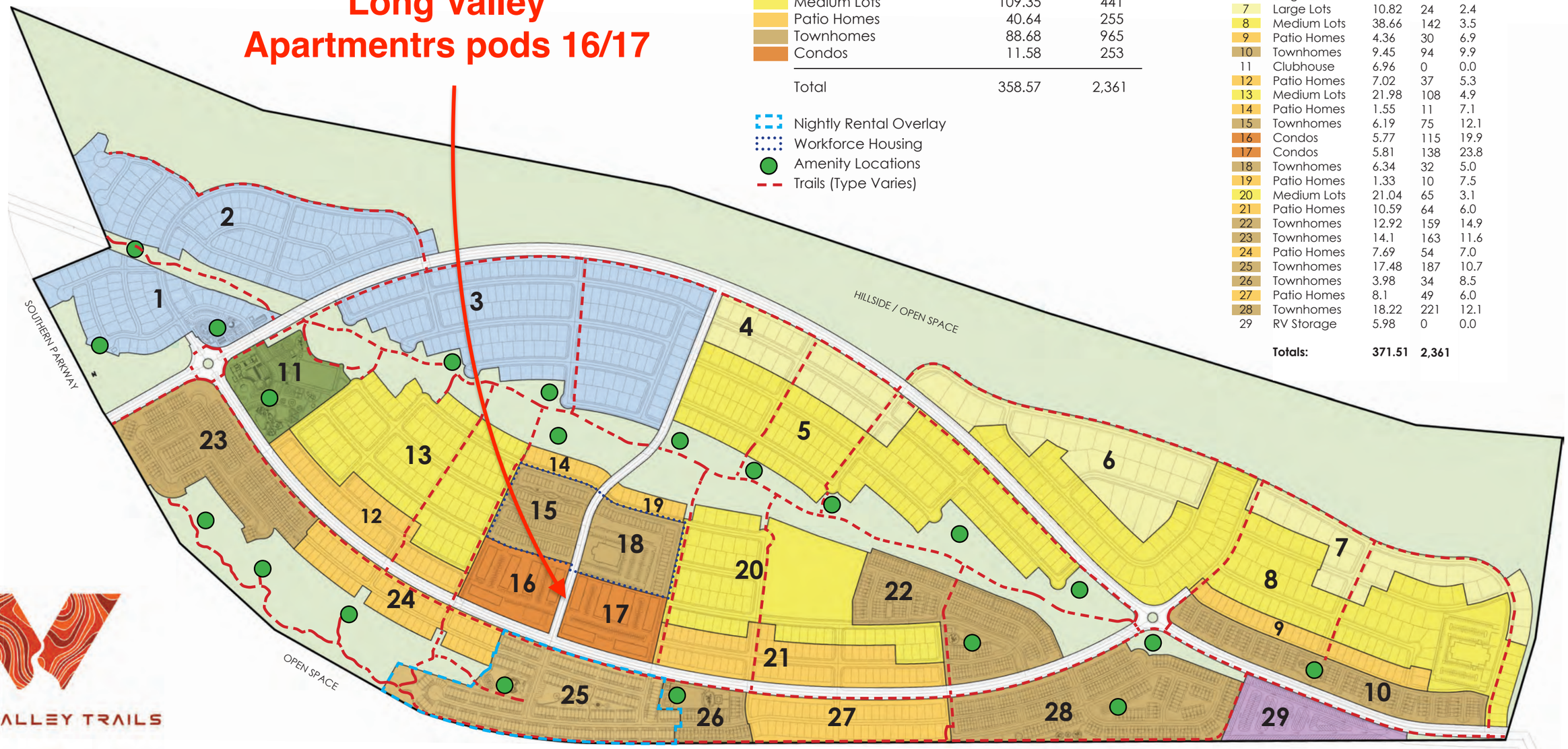
MUNICIPALITY CONTACT
WASHINGTON CITY
111 NORTH 100 EAST, SUITE 3
WASHINGTON, UTAH 84780
CONTACT: _____
OFFICE: (___)-___-____

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2-3	SITE PLAN
4-5	OVERALL UTILITY PLAN
6	SIGNAGE & STRIPPING PLAN
7	LANDSCAPE NOTES AND SCHEDULE PLAN
8-9	GROUNDCOVER PLAN
10-11	PLANTING PLAN
12	IRRIGATION SCHEDULE
13-14	IRRIGATION PLAN
15	DIGITAL MATERIAL BOARD
16	TRAFFIC COMPLIANCE LETTER
17	GEOTECHNICAL STUDY
18	BUILDING AND PROJECT SIGNAGE

1. Schedule a time to attend the Staff and Developer meeting held every Wednesday morning. Email zoning@washingtoncity.org or call 435-656-6325 to schedule a day and time.
2. One set of mailing labels for property within a 300 foot radius from the border of the subject property, obtained from a title company or the Washington County Recorder's office.
   - Applicant's response: Property location is within the larger Long Valley Trails development to the radius of the required mailing label.
3. A detailed explanation of the type/function of business, number of employees, hours of operation etc.
   - Applicant's response: Multi-family Residential business type, 1-5 employees
4. Plans, drawn to scale to include the following information.
- Site plan showing the footprint of the building(s), setbacks, site surfacing, parking, curb, gutter,sidewalks, lighting and all existing structures on site.
   - Applicant's response: See sheets 2-3
- Digital material board showing building elevations, materials and colors.
   - Applicant's response: See sheet 15
- Existing and adjacent utilities, easements, access points, streets, driveways, fire hydrants, grade,drainage, and detention/retention.
   - Applicant's response: See sheets 4-5
- Traffic study or letter of compliance
   - Applicant's response: See sheet 16
- Geotechnical study
   - Applicant's response: See sheet 17
- Low impact Development (LID) Storm Quality Report
- Detailed landscaping plan showing block wall locations, irrigation, plant types, gravel/grass areas and the percentage of landscape to the total site
   - Applicant's response: See sheets 7-14
- Building and project signage if applicable
   - Applicant's response: See sheet 18



Long Valley
Apartmentrs pods 16/17



Legend

Total Area	**605.61 ac**	
Land Uses	**Acres**	**Units**
Age Targeted	72.37	367
Large Lots	35.95	80
Medium Lots	109.35	441
Patio Homes	40.64	255
Townhomes	88.68	965
Condos	11.58	253
Total	358.57	2,361

- Nightly Rental Overlay
- Workforce Housing
- Amenity Locations
- Trails (Type Varies)

Statistical Summary

Pod	Land Uses	Acres	Units	Density
1	Age Targeted	12.86	58	4.5
2	Age Targeted	24.55	128	5.2
3	Age Targeted	34.96	181	5.2
4	Large Lots	10.1	26	2.6
5	Medium Lots	27.67	126	4.6
6	Large Lots	15.03	30	2.0
7	Large Lots	10.82	24	2.4
8	Medium Lots	38.66	142	3.5
9	Patio Homes	4.36	30	6.9
10	Townhomes	9.45	94	9.9
11	Clubhouse	6.96	0	0.0
12	Patio Homes	7.02	37	5.3
13	Medium Lots	21.98	108	4.9
14	Patio Homes	1.55	11	7.1
15	Townhomes	6.19	75	12.1
16	Condos	5.77	115	19.9
17	Condos	5.81	138	23.8
18	Townhomes	6.34	32	5.0
19	Patio Homes	1.33	10	7.5
20	Medium Lots	21.04	65	3.1
21	Patio Homes	10.59	64	6.0
22	Townhomes	12.92	159	14.9
23	Townhomes	14.1	163	11.6
24	Patio Homes	7.69	54	7.0
25	Townhomes	17.48	187	10.7
26	Townhomes	3.98	34	8.5
27	Patio Homes	8.1	49	6.0
28	Townhomes	18.22	221	12.1
29	RV Storage	5.98	0	0.0
	Totals:	**371.51**	**2,361**	

LONG VALLEY TRAILS

PCD DEVELOPMENT PLAN

Long Valley Trails

November 2, 2022

North

BH

D·R·HORTON
America's Builder

Long Valley Apartment

Materials:

DHI COMMUNITIES
a D.R. Horton Company

beecherwalker
Architecture/Interiors



ALUMINUM METAL ROOF/
SOFFIT/FASCIA:
SW 7506 LOGGIA

SMOOTH STUCCO:
SW 7042 SHOJI WHITE

JAMES HARDIE CEMENT
BOARD & BATT:
SW 6116 TATAMI TAN

JAMES HARDIE CEMENT
BOARD & BATT:
SW 7669 SUMMIT GREY

JAMES HARDIE HORIZONTAL
CEMENT BOARD SIDING:
SW 7641 COLONNADE GREY

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C1 / A910 SIDE ELEVATION A
1/8" = 1'-0"



C3 / A910 SIDE ELEVATION B
1/8" = 1'-0"

MATERIAL LEGEND

	COLOR SCHEME # 1	COLOR SCHEME # 2
1	STUCCO: DRYVIT SW 7042 SHOJI WHITE	STUCCO: DRYVIT SW 7042 SHOJI WHITE
3	METAL ROOF/ SOFFIT/FASCIA/ CAP/RAILING/RIBBON MATTE BLACK	METAL ROOF/ SOFFIT/FASCIA/ CAP/RAILING/RIBBON MATTE BLACK
5	BOARD & BATT SIDING: LIGHT RED	BOARD & BATT SIDING: LIGHT RED
6	BOARD & BATT SIDING: GREY	BOARD & BATT SIDING: GREY
7	HORIZONTAL SIDING: CHARCOAL	HORIZONTAL SIDING: CHARCOAL



B1 / A910 FRONT ELEVATION
1/8" = 1'-0"



A1 / A910 REAR ELEVATION
1/8" = 1'-0"

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

DC LIZARD WASH APARTMENTS
PAINTED RIDGE PARKWAY
ST GEORGE, UT 84790

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
201049

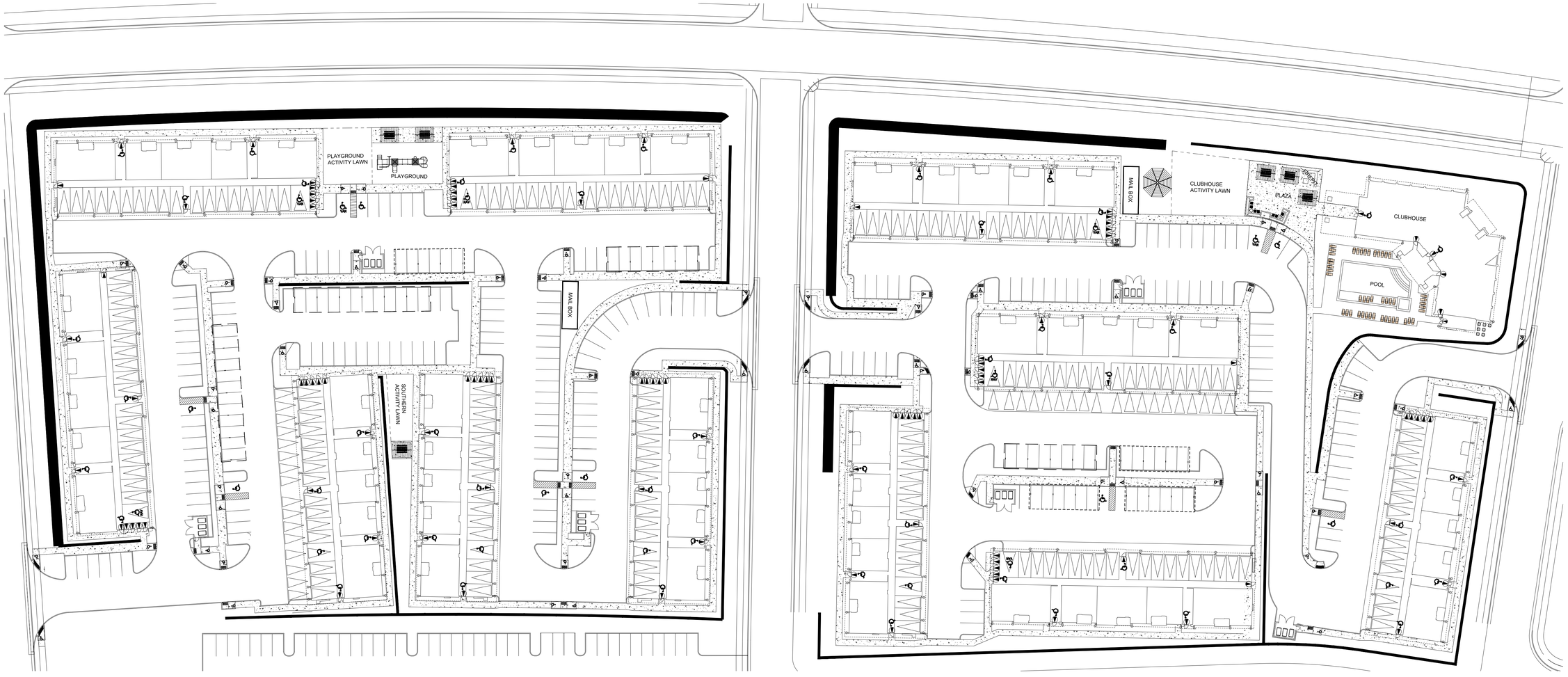
DWN BY	CHKD BY
Author	Checker

PERMIT SUBMITTAL

EXTERIOR ELEVATIONS

DRAWING NUMBER
A910

C:\Users\cbeus\Documents\201049 - Little Valley Gateway_R22_cbeus.rvt
PRINTED AT 5/24/2022 3:46:07 PM



SITE AMENITIES

- TOTAL SITE AMENITIES SQUARE FOOTAGE: 27,965 SQFT
- AMENITIES PROVIDED ON SITE: CLUBHOUSE, POOL, JACUZZI, URBAN PLAZA, PLAYGROUND, 6 PAVILIONS WITH SEATING, FIRE PITS, GAZEBO, 3 ACTIVITY LAWNS
- AMENITY SPECIFIC SQUARE FOOTAGE:
  - CLUBHOUSE: 7,200 SQFT
  - POOL DECK AND JACUZZI: 7,100 SQFT
  - URBAN PLAZA: 3,700 SQFT
  - PLAYGROUND: 1,885 SQFT
  - PAVILION x6: 1,050 SQFT(175 EACH)
  - FIREPIT: 840 SQFT
  - GAZEBO: 430 SQFT
  - CLUBHOUSE ACTIVITY LAWN: 2,935 SQFT
  - PLAYGROUND ACTIVITY LAWN: 1,780 SQFT
  - SOUTHERN ACTIVITY LAWN: 1,045 SQFT

LONG VALLEY TRAILS
SITE AMENITY PLAN

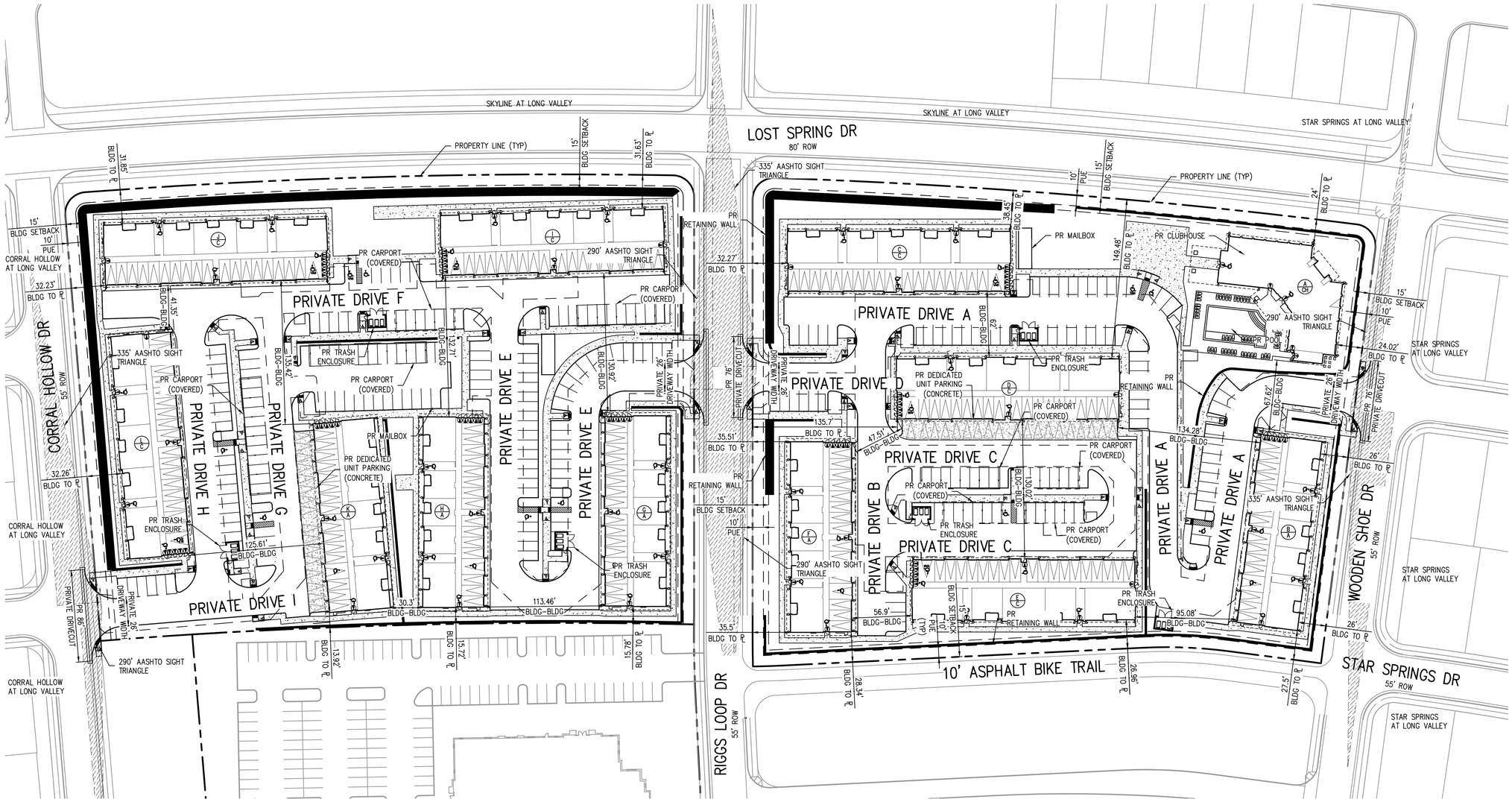
September 7, 2022

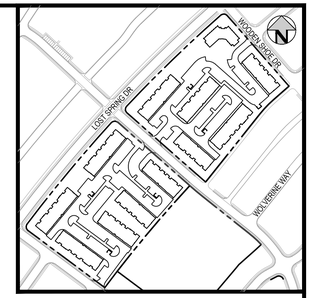
NORTH

0 40 80 120 160 feet

1" = 40'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH





KEY MAP
SCALE 1" =300'

LEGEND:

- CONCRETE
- HANDICAPPED SYMBOL
- BIKE RACK
- GARAGE PARKING (COVERED)
- DEDICATED UNIT PARKING (UNCOVERED)
- PEDESTRIAN RAMPS
- SAWCUT
- UTILITY EASEMENT
- BUILDING SETBACK
- CARPORTS (COVERED)
- BUILDING LABEL — BUILDING LETTER / BUILDING TYPE

NOTES:

1. ALL FLOWLINE RADII ALONG FIRE ACCESS DRIVES ATE 25' MIN.
2. ALL FLOWLINE RADII ALONG NON-FIRE ACCESS DRIVES ARE 15' UNLESS OTHERWISE NOTED.
3. ALL FLOWLINE RADII ENTERING HEAD-IN PARKING ARE 3'.
4. NON-ACCESSIBLE PARKING SPACES ARE 9'X19' UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING SPACES ARE 9'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED
6. ALL ACCESSIBLE VAN PARKING ARE 11'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED.
7. ALL DETACHED SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED.
8. ALL ATTACHED SIDEWALKS ARE 7' UNLESS OTHERWISE NOTED

PARKING SUMMARY	
PARKING TYPE	DESIGNED PARKING
PARKING (UNCOVERED PARKING)	194
CARPORT (COVERED PARKING)	64
GARAGE (COVERED PARKING)	194
DEDICATED UNIT PARKING	35
TOTAL	487

APARTMENT SUMMARY				
BUILDING LETTER	BUILDING TYPE	NUMBER OF 1 BEDROOM	NUMBER OF 2 BEDROOM	NUMBER OF 3 BEDROOM
A	CLUBHOUSE	0	0	0
B	A	13	10	0
C	C	6	11	6
D	C	6	11	6
E	C	6	11	6
F	A	13	10	0
G	A	13	10	0
H	A	13	10	0
I	C	6	11	6
J	C	6	11	6
K	A	13	10	0
L	C	6	11	6

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

50 0 50 100
SCALE: 1" = 50'

DESIGNED BY: JMN
CHECKED BY: MSM
DRAWN BY: JMN

ISSUE DATE: 09-15-2022

DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

HARRIS KOCHER SMITH
451 S Main Street, Suite 210
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817.769.6279
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TBPE Firm No. F-15501

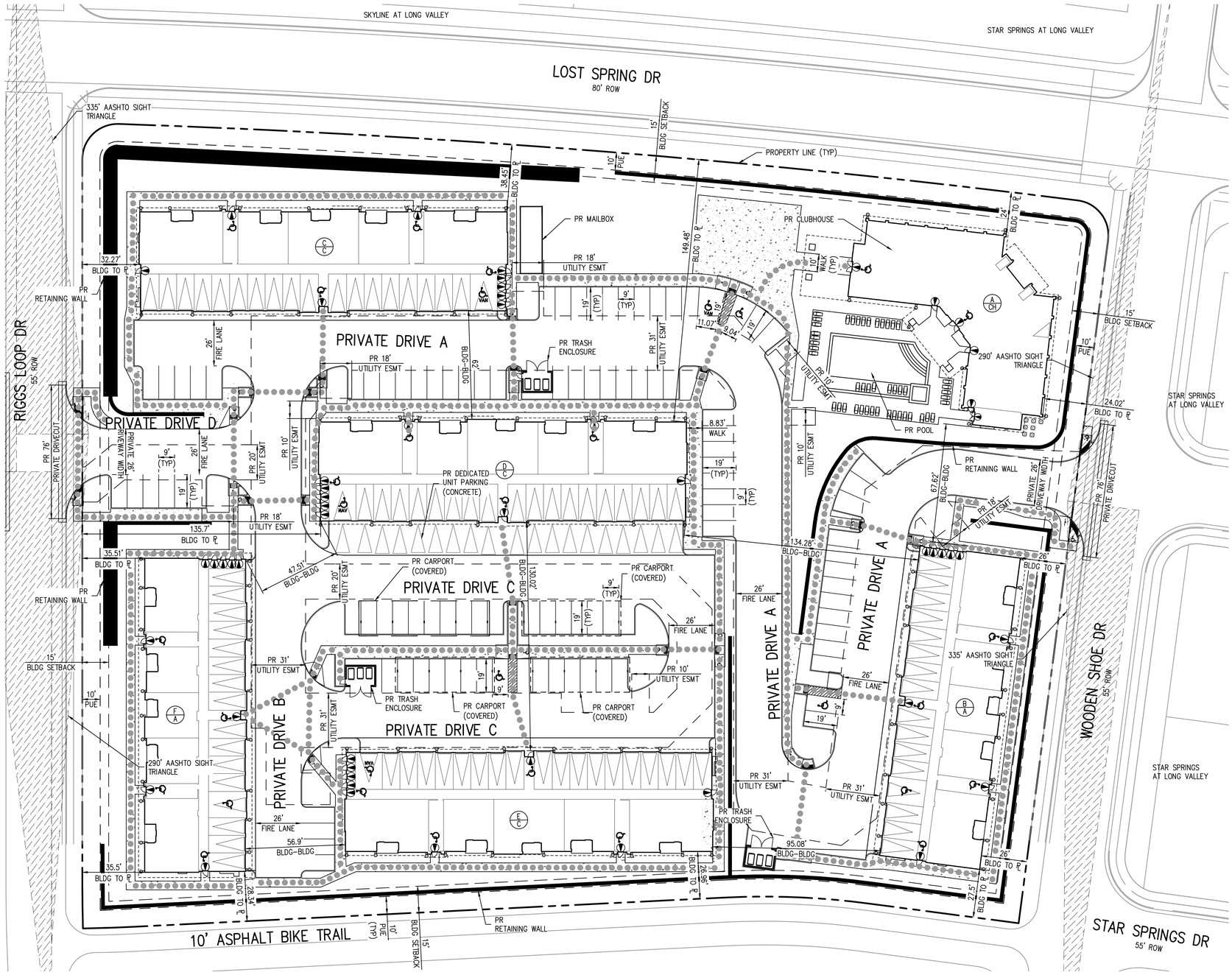
DHI COMMUNITIES
a D.R. Horton Company

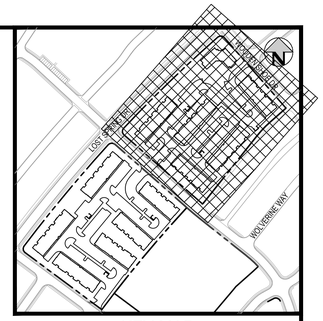
DHIC LONG VALLEY TRAILS
OVERALL SITE PLAN

PROJECT #: 220358
SHEET NUMBER
1
1 OF 6

FILEPATH: O:\220358\ENGINEERING\CUP\CUP - OVERALL SITE PLAN.DWG LAYOUT: LAYOUT1
8 XREFs: cup logo, e-base, e-legal, e-util[U], keymap, p-base, p-legal, p-util[U]
PLOTTED: TUE 12/06/22 5:39:22P BY: JEFFREY NYE

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KEY MAP
SCALE 1" =300'

LEGEND:

- CONCRETE
- HANDICAPPED SYMBOL
- BIKE RACK
- GARAGE PARKING (COVERED)
- DEDICATED UNIT PARKING (UNCOVERED)
- PEDESTRIAN RAMPS
- SAWCUT
- UTILITY EASEMENT
- BUILDING SETBACK
- CARPORTS (COVERED)
- BUILDING LABEL — BUILDING LETTER / BUILDING TYPE

NOTES:

1. ALL FLOWLINE RADII ALONG FIRE ACCESS DRIVES ATE 25' MIN.
2. ALL FLOWLINE RADII ALONG NON-FIRE ACCESS DRIVES ARE 15' UNLESS OTHERWISE NOTED.
3. ALL FLOWLINE RADII ENTERING HEAD-IN PARKING ARE 3'.
4. NON-ACCESSIBLE PARKING SPACES ARE 9'X19' UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING SPACES ARE 9'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED
6. ALL ACCESSIBLE VAN PARKING ARE 11'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED.
7. ALL DETACHED SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED.
8. ALL ATTACHED SIDEWALKS ARE 7' UNLESS OTHERWISE NOTED

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

30 0 30 60
SCALE: 1" = 30'

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ISSUE DATE: 09-16-2022

DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

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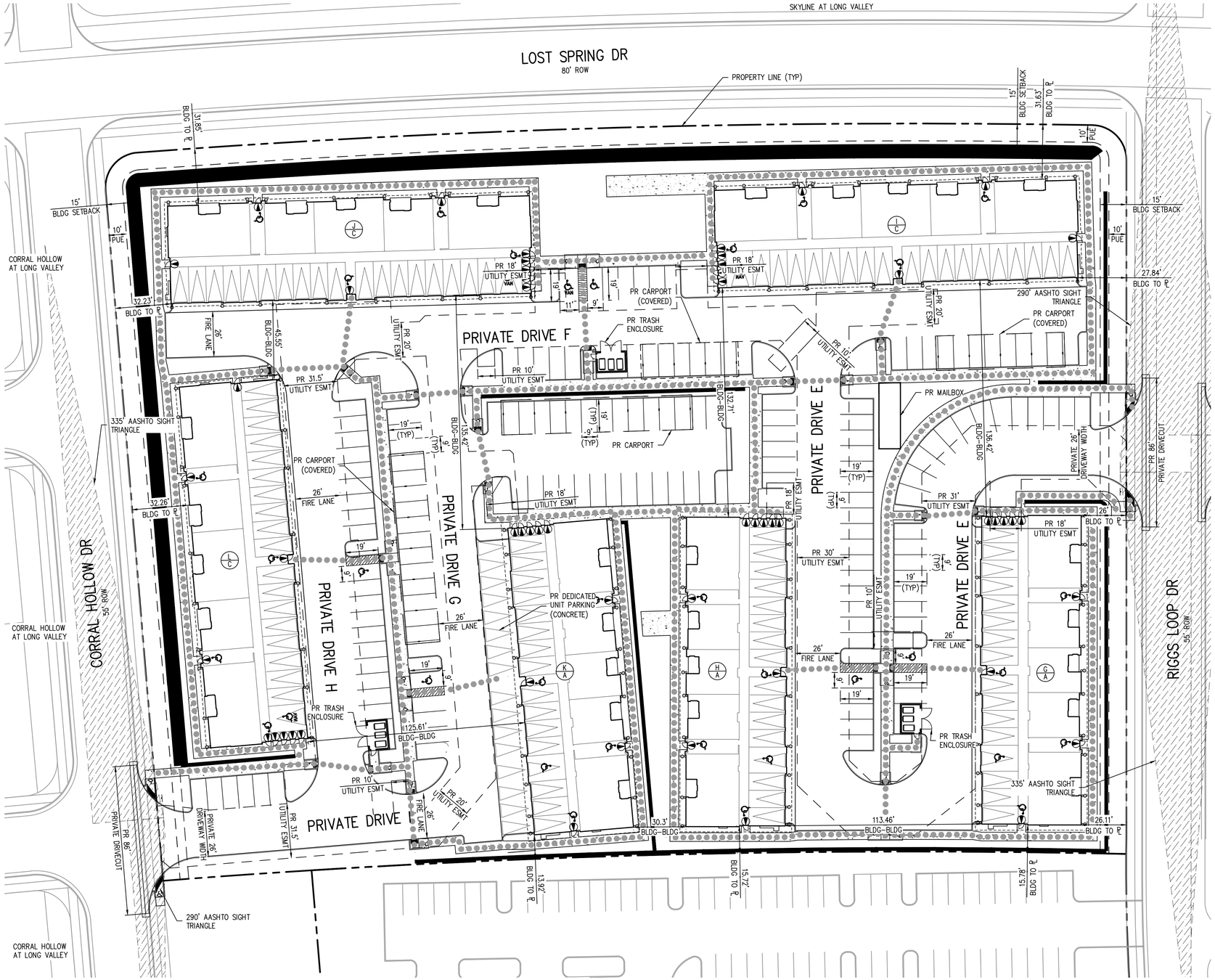
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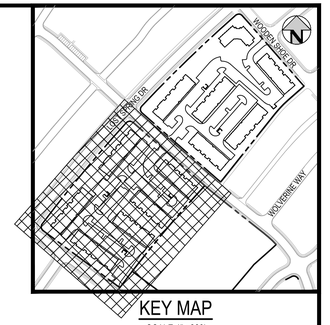
DHIC LONG VALLEY TRAILS
SITE PLAN - NORTHEAST

PROJECT #: 220358
SHEET NUMBER
2
2 OF 6

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KEY MAP
SCALE 1" =300'

LEGEND:

- CONCRETE
- HANDICAPPED SYMBOL
- BIKE RACK
- GARAGE PARKING (COVERED)
- DEDICATED UNIT PARKING (UNCOVERED)
- PEDESTRIAN RAMPS
- SAWCUT
- UTILITY EASEMENT
- BUILDING SETBACK
- CARPORTS (COVERED)
- BUILDING LABEL — BUILDING LETTER / BUILDING TYPE

NOTES:

1. ALL FLOWLINE RADII ALONG FIRE ACCESS DRIVES ATE 25' MIN.
2. ALL FLOWLINE RADII ALONG NON-FIRE ACCESS DRIVES ARE 15' UNLESS OTHERWISE NOTED.
3. ALL FLOWLINE RADII ENTERING HEAD-IN PARKING ARE 3'.
4. NON-ACCESSIBLE PARKING SPACES ARE 9'X19' UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING SPACES ARE 9'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED
6. ALL ACCESSIBLE VAN PARKING ARE 11'X19' WITH A 5' AISLE UNLESS OTHERWISE NOTED.
7. ALL DETACHED SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED.
8. ALL ATTACHED SIDEWALKS ARE 7' UNLESS OTHERWISE NOTED

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

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SCALE: 1" = 30'

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ISSUE DATE: 09-16-2022	
DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

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TBPE Firm No. F-15501

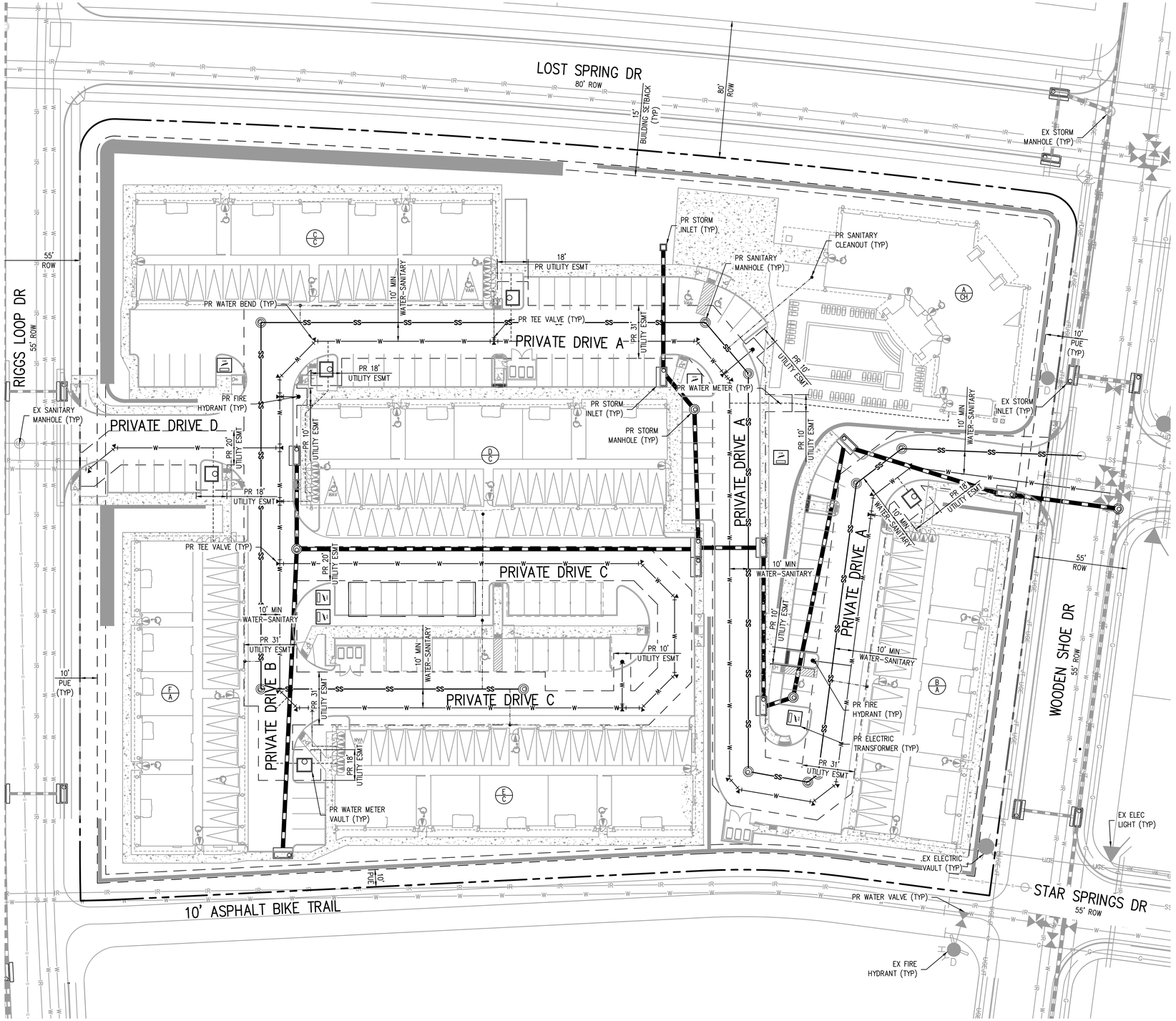
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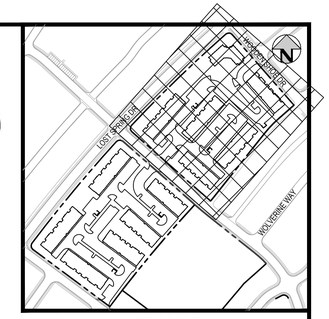
DHIC LONG VALLEY TRAILS
SITE PLAN - SOUTHWEST

PROJECT #: 220358
SHEET NUMBER
3
3 OF 6

FILEPATH: O:\220358\ENGINEERING\DUPCUP_SITE PLAN.DWG LAYOUT: LAYOUT1 (2)
8.3(REFs: cup logo, e-base, e-legal, e-utl[U], keymap, p-base, p-legal, p-utl[U]
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KEY MAP
SCALE 1" =300'

LEGEND

	EXISTING	PROPOSED
FIRE HYDRANT		
STREET LIGHT		
DOWNSPOUT		
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	
GAS	G	G
JOINT TRENCH		JT
STORM SEWER W/ MANHOLE AND INLET	ST	ST
LANDSCAPE PIPE W/ AREA DRAIN		
SANITARY SEWER W/ MANHOLE		
SANITARY SERVICE W/ CLEANOUT		
WATER MAIN	W	8W
WATER SERVICE		
FIRE SERVICE LINE		
WATER METER		
GATE VALVE		
ELECTRIC METER	E	
ELECTRIC PULL BOX	E	
TELEPHONE MANHOLE	P	
TELECOM RISER	P	
TRANSFORMER	TR	

BUILDING LABEL

BUILDING LETTER
BUILDING TYPE

NOTES:

1. THE CONTRACTOR SHALL NOTIFY UTAH 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH UTAH STATE STATUES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. ALL IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
4. NO GREASE INTERCEPTORS ARE PROPOSED WITH THIS PROJECT.
5. THERE ARE NO WATER QUALITY OR DETENTION LOCATED WITHIN THIS SITE.
6. ALL ON-SITE STORM IS PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
7. ALL PIPES DOWNSTREAM OF THE WATER METER AND ALL SANITARY SERVICE LINES ARE PRIVATE

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

30 0 30 60
SCALE: 1" = 30'

DESIGNED BY: JMN
CHECKED BY: MSM
DRAWN BY: JMN

ISSUE DATE: 09-16-2022

DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

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HarrisKocherSmith.com
TBPE Firm No. F-15501

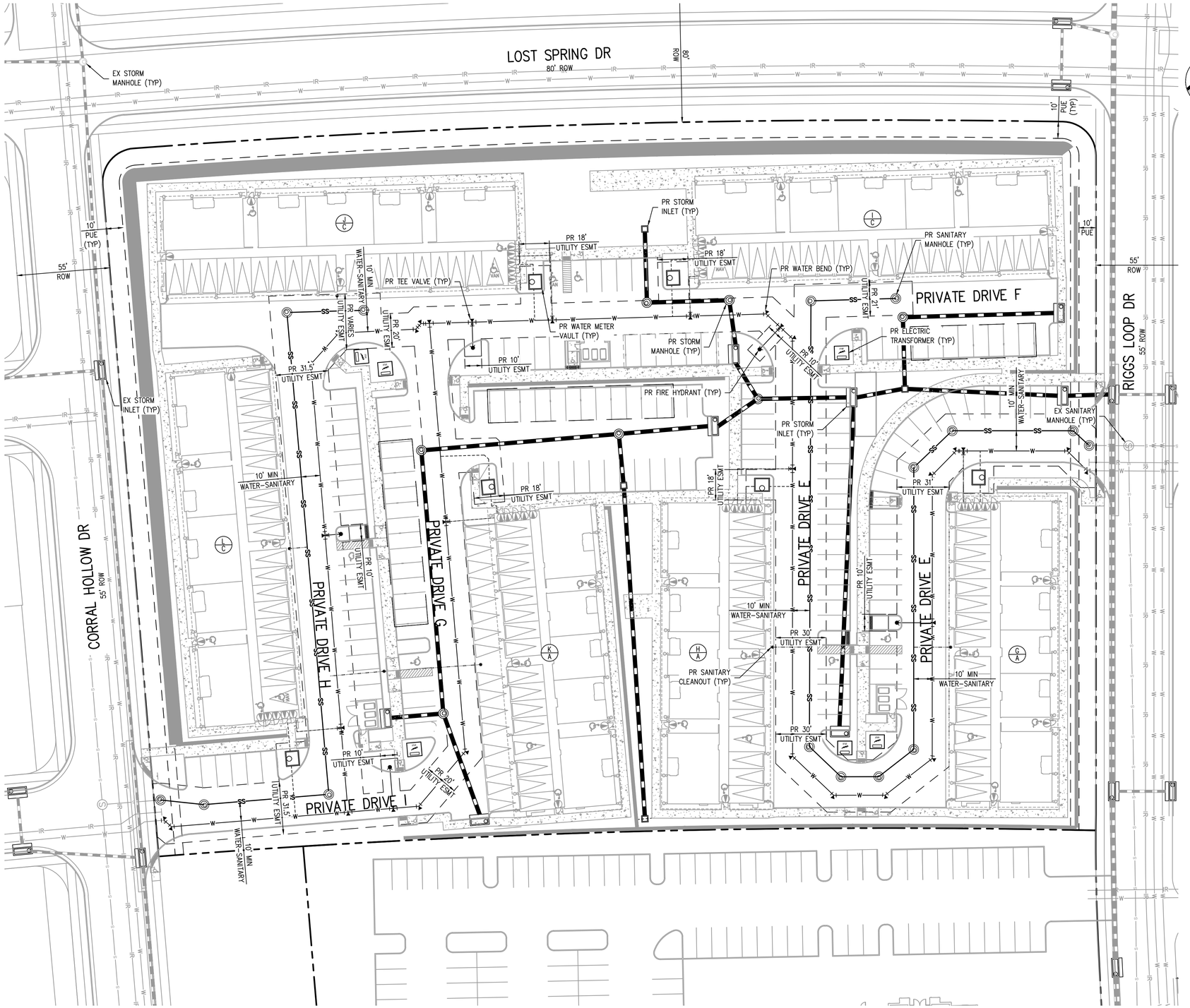
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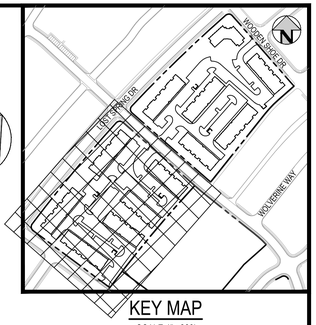
DHIC LONG VALLEY TRAILS
UTILITY PLAN - NORTHEAST

PROJECT #: 220358
SHEET NUMBER
4
4 OF 6

FILEPATH: O:\220358\ENGINEERING\UTILITIES\CUP - OVERALL UTILITY PLANS.DWG LAYOUT: LAYOUT1
7 XREFs: e-base, e-legal, e-util, keymap, p-base, p-legal, p-util
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KEY MAP
SCALE 1" =300'

LEGEND

	EXISTING	PROPOSED
FIRE HYDRANT		
STREET LIGHT		
DOWNSPOUT		
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	
GAS	G	G
JOINT TRENCH		JT
STORM SEWER W/ MANHOLE AND INLET	ST	ST
LANDSCAPE PIPE W/ AREA DRAIN		
SANITARY SEWER W/ MANHOLE		
SANITARY SERVICE W/ CLEANOUT		
WATER MAIN	W	8W
WATER SERVICE		2"
FIRE SERVICE LINE		
WATER METER		
GATE VALVE		
ELECTRIC METER	E	
ELECTRIC PULL BOX	EP	
TELEPHONE MANHOLE	TP	
TELECOM RISER	TR	
TRANSFORMER	TR	

BUILDING LABEL

BUILDING LETTER / BUILDING TYPE

NOTES:

1. THE CONTRACTOR SHALL NOTIFY UTAH 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH UTAH STATE STATUES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
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811 Know what's below. Call before you dig.

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SCALE: 1" = 30'

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CHECKED BY: MSM
DRAWN BY: JMN

ISSUE DATE: 09-16-2022

DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

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TBPE Firm No. F-15501

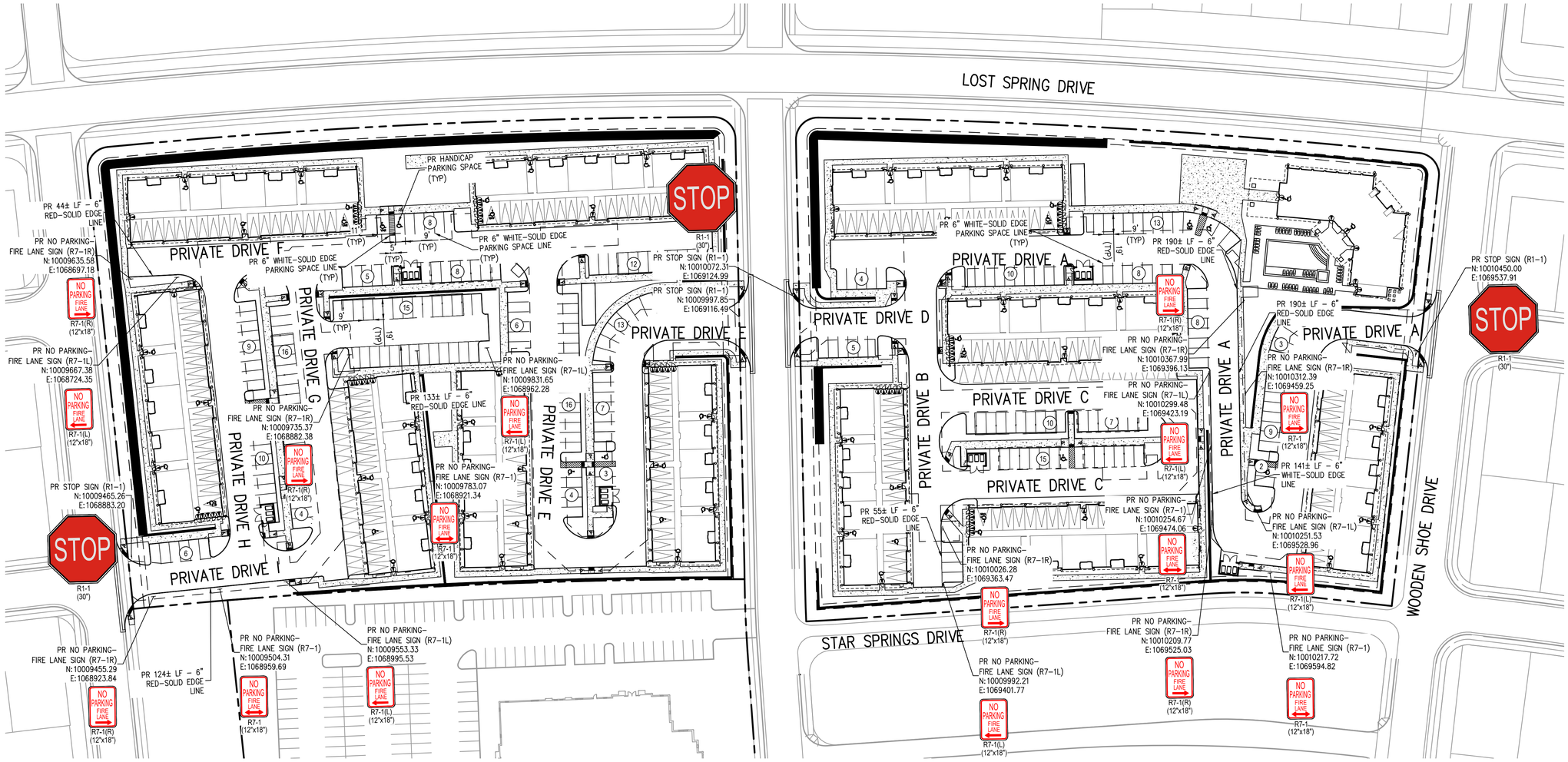
DHI COMMUNITIES
at D.R. Horton Company

DHIC LONG VALLEY TRAILS
UTILITY PLAN - SOUTHWEST

PROJECT #: 220358
SHEET NUMBER
5
5 OF 6

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LEGEND:

- PROPOSED PARKING STRIP
- PROPOSED SIGN
- PROPOSED HANDICAP PARKING ACCESS AREA

NOTES:

1. REFER TO LANDSCAPE PLANS FOR ROW STREETSCAPE IMPROVEMENTS.
2. STRIPING AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND COUNTY OF WASHINGTON CITY STANDARD DETAILS AND SPECIFICATIONS AND THE DENVER SIGN MANUAL.
3. ALL NEW OR RELOCATED STREET/TRAFFIC/PARKING SIGNS SHALL BE INSTALLED PER CURRENT STANDARDS. COORDINATE WORK WITH WASHINGTON CITY, UT PUBLIC WORKS TRANSPORTATION.
4. ALL WORK RELATED TO THE STREET/TRAFFIC/PARKING SIGNS SHOWN IN THIS PLAN SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSES RELATED TO STREET SIGN INSTALLATION.

DESIGNED SPACES

NUMBER OF GARAGE SPACES = 105
NUMBER OF SURFACE SPACES = 142
TOTAL NUMBER OF SPACES = 247

FILEPATH: O:\220358\ENGINEERING\ROADWAY\CD - SIGNAGE & STRIPPING PLAN.DWG LAYOUT: LAYOUT1
4 XREFs: e-base, e-legal, p-base, p-legal
PLOTTED: TUE 12/06/22 5:39:56P BY: JEFFREY NYE

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SCALE: 1" = 50'

DESIGNED BY: JMN
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ISSUE DATE: 09-16-2022

DATE	REVISION COMMENTS
12-05-2022	PER CITY COMMENT

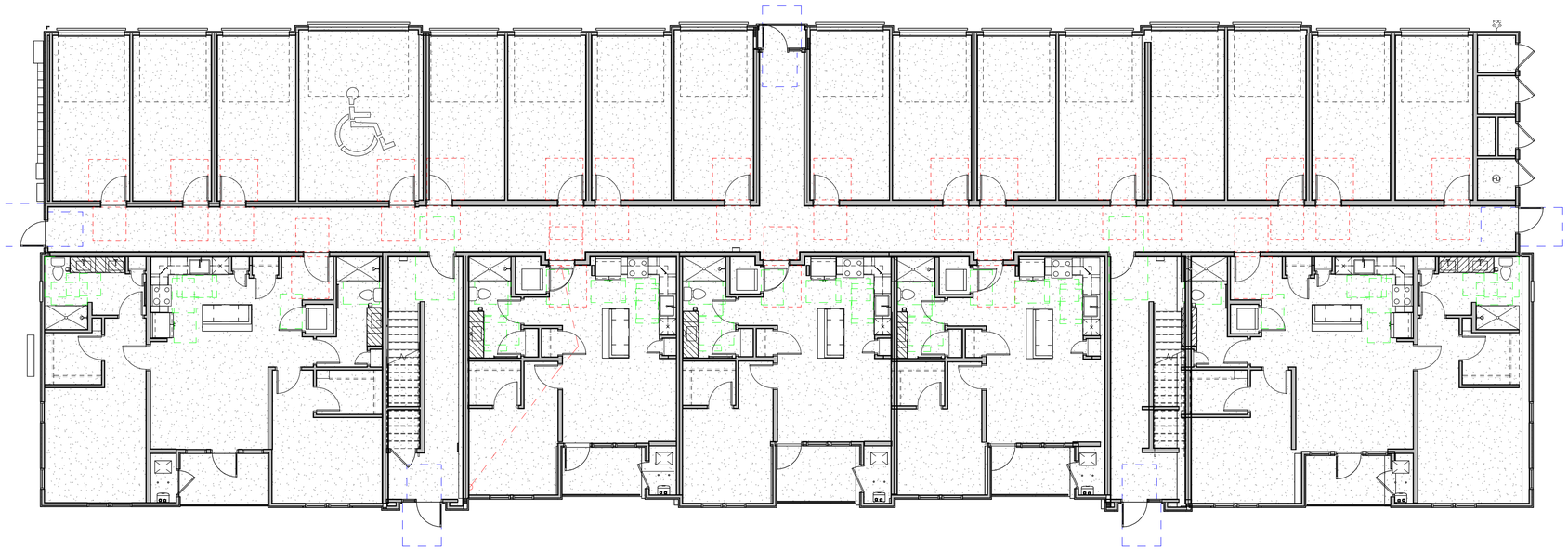
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Fort Worth, Texas 76104
817.769.6279
HarrisKocherSmith.com
TBPE Firm No. F-15501

DHIC LONG VALLEY TRAILS
SIGNAGE & STRIPPING PLAN

PROJECT #: 220358
SHEET NUMBER
6
6 OF 6

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A1 / A901 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

LONG VALLEY APARTMENTS - BLDG A
WASHINGTON CITY UTAH

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
505.2202

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A901

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1 A902 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE

LONG VALLEY APARTMENTS - BLDG A
WASHINGTON CITY UTAH

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
505.2202

DWN BY	CHKD BY
Author	Checker

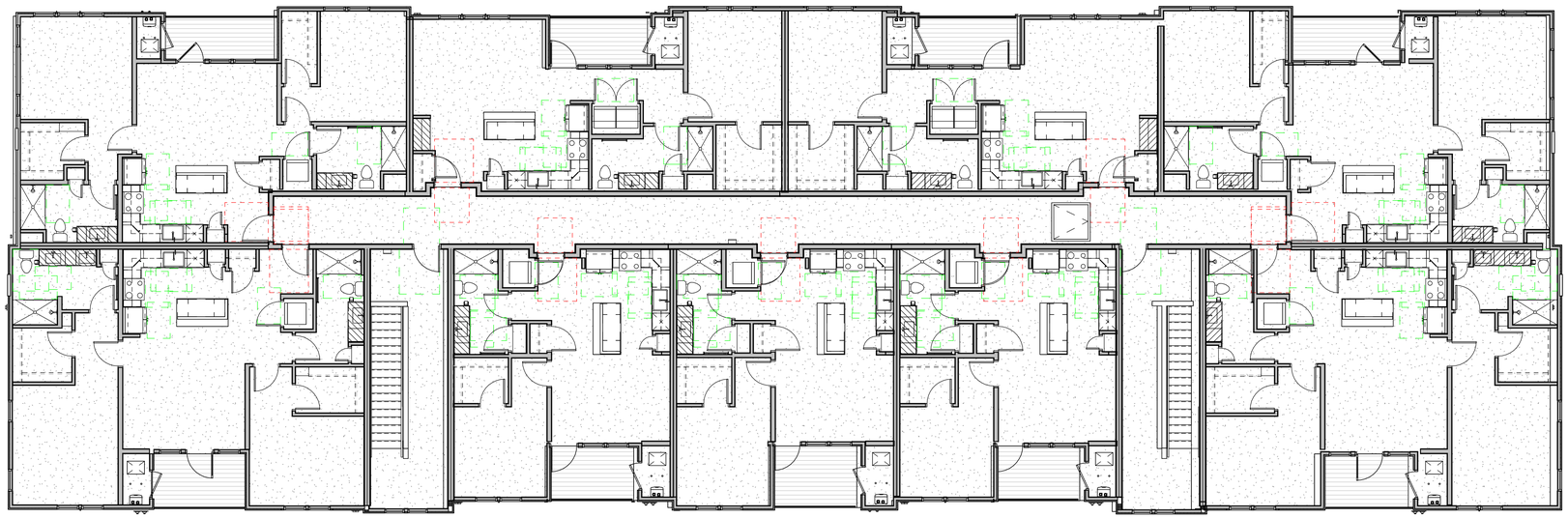
SCHEMATIC DESIGN

LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A902

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A1 / A903 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE

LONG VALLEY APARTMENTS - BLDG A
WASHINGTON CITY UTAH

beecherwalker
Architecture/Interiors
BEECHERWALKER.COM
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
505.2202

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Author	Checker

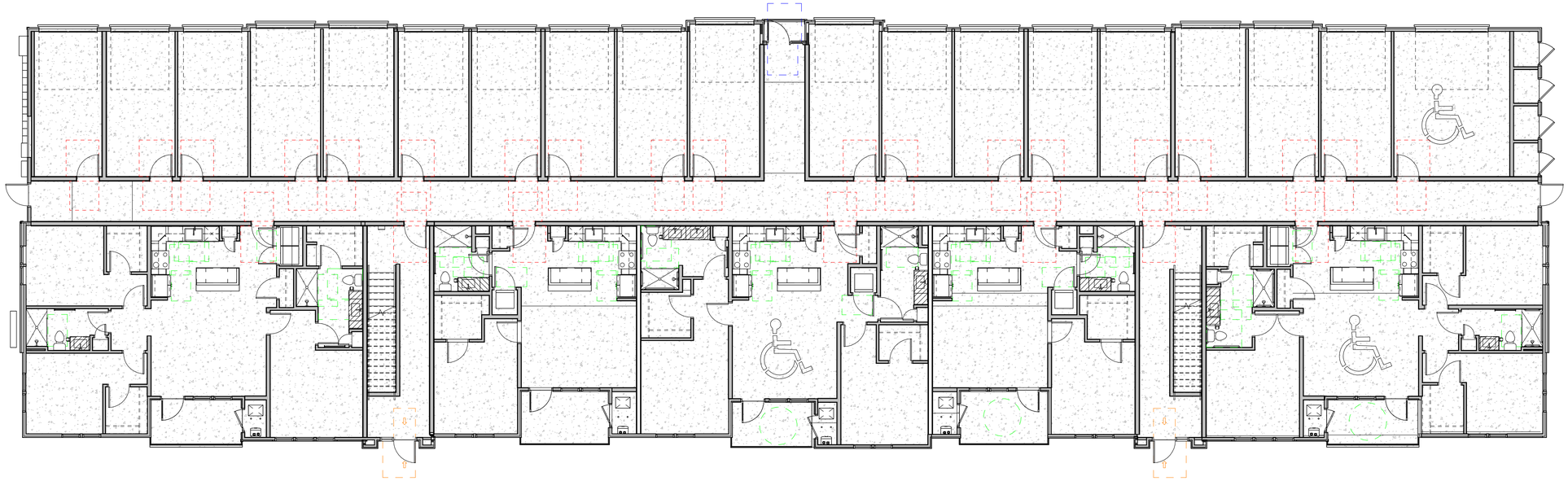
SCHEMATIC DESIGN

LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A903

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A1 / A901 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

LONG VALLEY APARTMENTS - BUILDING C
WASHINGTON CITY, UTAH

beecherwalker
Architecture/Interiors
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9600
f. 801.438.9601
BEECHERWALKER.COM

PROJECT NUMBER
505.2022

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A901

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A1 / A902 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE

LONG VALLEY APARTMENTS - BUILDING C

WASHINGTON CITY, UTAH

beecherwalker
Architecture/Interiors
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501
BEECHERWALKER.COM

PROJECT NUMBER
505.2022

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

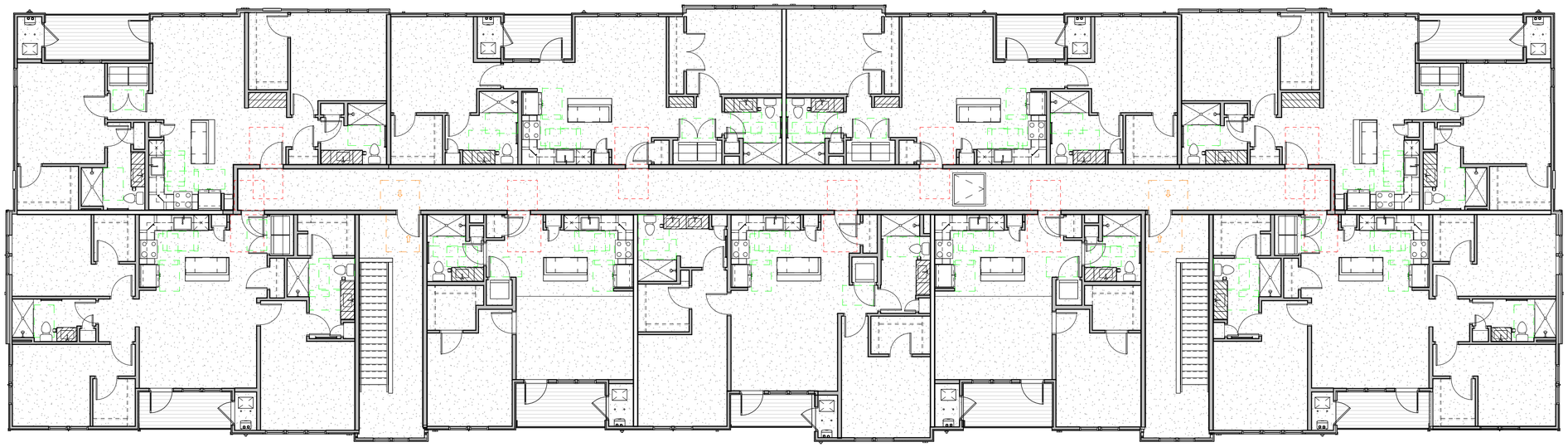
LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A902

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A1 / A903 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE

LONG VALLEY APARTMENTS - BUILDING C
WASHINGTON CITY, UTAH

beecherwalker
Architecture/Interiors
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HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501
BEECHERWALKER.COM

PROJECT NUMBER
505.2022

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A903

REFERENCE_NOTES_SCHEDULE

	CONCRETE CURB
SYMBOL	DESCRIPTION
	BLACK POWDER COATED STEEL EDGING - 6" WIDTH OF 13 GUAGE POWDER COATED GALVANIZED STEEL.
	ROCK
SYMBOL	DESCRIPTION
	NATIVE BOULDERS 2' - 4' DIAMETER; 1/3 @ 4' DIAMETER, 1/3 @ 3' DIAMETER AND 1/3 @ 2' DIAMETER. BOULDERS TO BE LOCALLY SOURCED. THREE DIFFERENT OPTIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
	FLAT FLAGSTONE - 4" THICK WITH 2' MINIMUM DIMENSION ACROSS FLAT SIDE OF STONE.
	SITE FURNISHINGS
SYMBOL	DESCRIPTION
	GAZEBO - 20' DIAMETER WOODEN GAZEBO. DESIGN TO BE DETERMINED LATER.
	OVERHEAD SHADE STRUCTURE - 12'x14' STRUCTURE WITH 10' CLEARANCE. STRUCTURE TYPE AND MATERIAL TO BE DECIDED IN THE FUTURE.
	PICNIC TABLE - STYLE AND MANUFACTURER TO BE DETERMINED LATER.
	BENCH - STYLE AND MANUFACTURER TO BE DETERMINED LATER.
	32 EXTERIOR IMPROVEMENTS
SYMBOL	DESCRIPTION
	DROUGHT TOLERANT FESCUE/BLUEGRASS BLEND SOD. INSTALL SOD WITHIN 48 HOURS OF CUTTING.
	ROCK
SYMBOL	DESCRIPTION
	ROCK MULCH (SEE DETAIL) 3" DEPTH OVER DEWITT PRO5 WEED BARRIER FABRIC OR APPROVED EQUAL. CONTRACTOR TO SUBMIT THREE DIFFERENT ROCK MULCH SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE LONG VALLEY TRAILS

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	ALB SUM	Albizia julibrissin 'Summer Chocolate' / Summer Chocolate Silk Tree	2" Cal.	24" Box
	CHI ART	Chilopsis linearis 'Art's Seedless' / Art's Seedless Desert Willow	2" Cal.	24" Box
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	2" Cal.	24" Box
	PIS RE2	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	2" Cal.	36" Box
	PRO AZS	Prosopis x 'AZT Seedless' / AZT Seedless Hybrid Mesquite	2" Cal.	24" Box
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	ART FIL	Artemisia filifolia / Sand Sagebrush	5 gal	
	CAE GIL	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal	
	CHR MEX	Chrysactinia mexicana / Damianita	5 gal	
	CHR RUB	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal	
	FOR NEO	Forestiera neomexicana / New Mexican Privet	5 gal	
	LAR TRI	Larrea tridentata / Creosote Bush	5 gal	
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	ECH GRU	Echinocactus grusonii / Golden Barrel Cactus	5 gal	
	FOU SPL	Fouquieria splendens / Ocotillo	5 gal	
	OPU BUN	Opuntia microdasys / Bunny Ears Prickly Pear	5 gal	
SUCCULENTS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AGA TRU	Agave parryi truncata / Artichoke Parry's Agave	5 gal	
	DAS WHE	Dasylirion wheeleri / Grey Desert Spoon	5 gal.	
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal	
	YUC ELA	Yucca elata / Soaptree Yucca	5 gal	
	YUC FAX	Yucca faxoniana / Spanish Dagger	5 gal	
	YUC RIG	Yucca rigida / Mexican Blue Yucca	5 gal	
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	GAI	Gaillardia aristata / Blanketflower	1 gal	
	PEN RIC	Penstemon richardsonii / Richard`s Penstemon	1 gal	
	SPH AM2	Sphaeralcea ambigua / Desert Globemallow	1 gal	

PLAN SET NOTES:

1. SHEET L001 PLANT SCHEDULE, GROUNDCOVER SCHEDULE, GENERAL AND SITE NOTES. ALL PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION.
2. SHEET L100 – L101 GROUNDCOVER PLANS
3. SHEET L102 – L103 PLANTING PLANS
4. SHEET LI-001 IRRIGATION SCHEDULE. ALL IRRIGATION PLANS IN THIS SET SHALL REFER TO THIS SHEET FOR SUCH INFORMATION.
5. SHEET LI-100 – LI-101 IRRIGATION PLANS
6. SEE CIVIL PLAN SET AND CONSTRUCTION DOCUMENTS FOR FURTHER SITE DESIGN, LAYOUT, GRADING AND UTILITY LOCATIONS.
7. SEE ARCHITECTURAL PLAN SET AND CONSTRUCTION DOCUMENTS FOR EXACT DIMENSIONS, SIZE, BUILDING LAYOUTS, ELEVATIONS AND ARCHITECTURAL DETAILS AND STRUCTURAL ELEMENTS AND EXACT BUILDING FOOTPRINTS.
8. SEE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS FOR CONTRACTORS SCOPE OF WORK. IT IS ALSO CONTRACTORS RESPONSIBILITY THAT ALL APPLICABLE CHANGE ORDERS ADDENDUMS DIRECTIVES REVISIONS ETC ARE OBTAINED AND ADHERED TO.
9. NO IMPROVEMENTS OVER 3 FT HIGH, AS MEASURED FROM TOP BACK OF CURB ARE ALLOWED WITHIN SIGHT TRIANGLE AS SHOWN ON PLAN
10. 3:1 MAXIMUM SLOPE IN LANDSCAPED AREAS SHALL BE ADHERED TO.
11. TOTAL LANDSCAPED AREA OF SITE: 150,494 sqft OR 3.46 ACRES
12. LANDSCAPED AREA VS TOTAL SITE AREA IS 3.46/12.52 OR 27.68%

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NO.	REVISION DESCRIPTION	DATE

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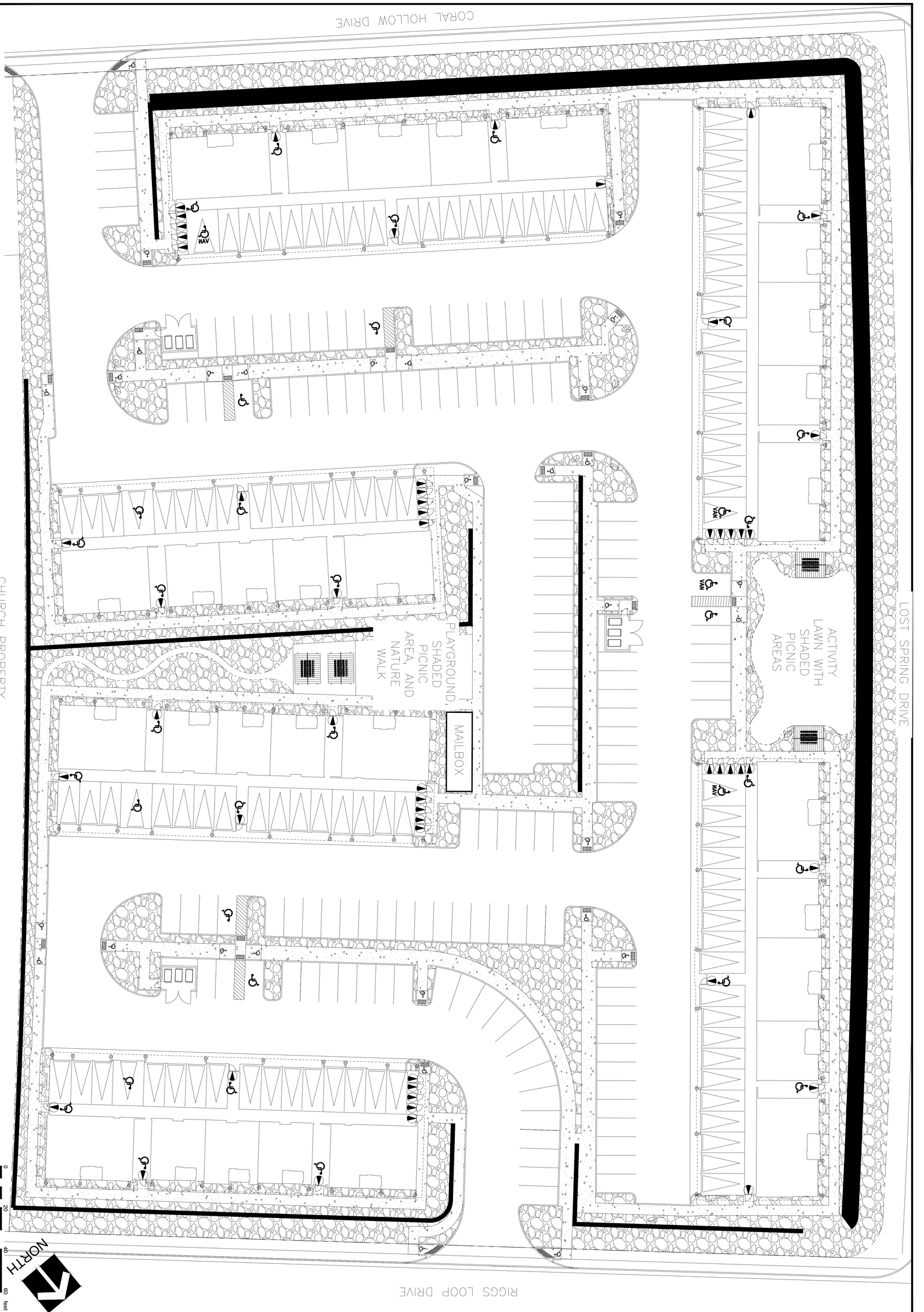
PROJECT NUMBER: 8########

LONG VALLEY TRAILS
WASHINGTON CITY, UT

LANDSCAPE NOTES AND SCHEDULES

L001
SHEET NO. OF X

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LONG VALLEY TRAILS
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GROUNDCOVER PLAN

SHEET NO. L100 OF X

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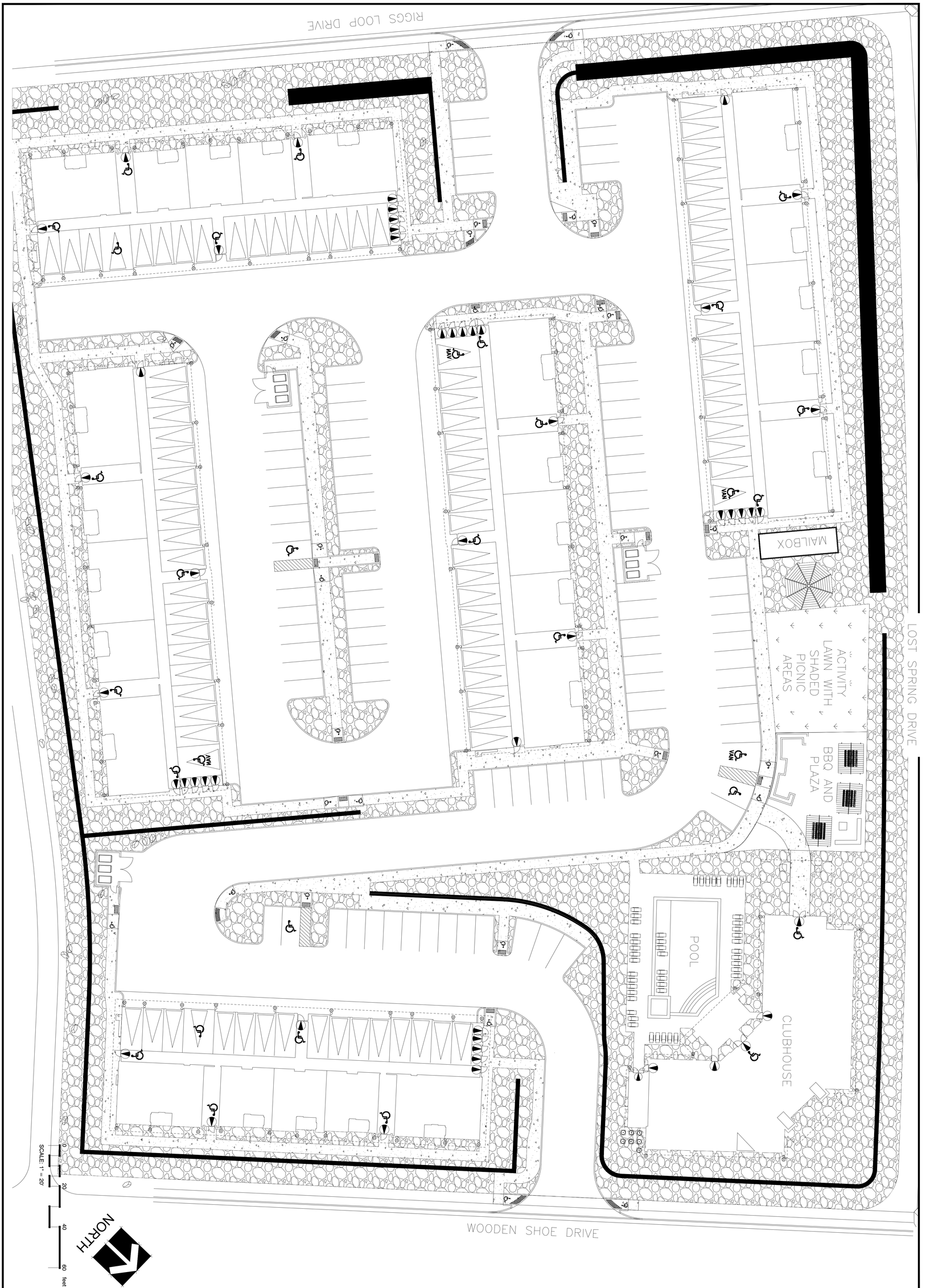
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WASHINGTON CITY, UT

GROUNDCOVER PLAN

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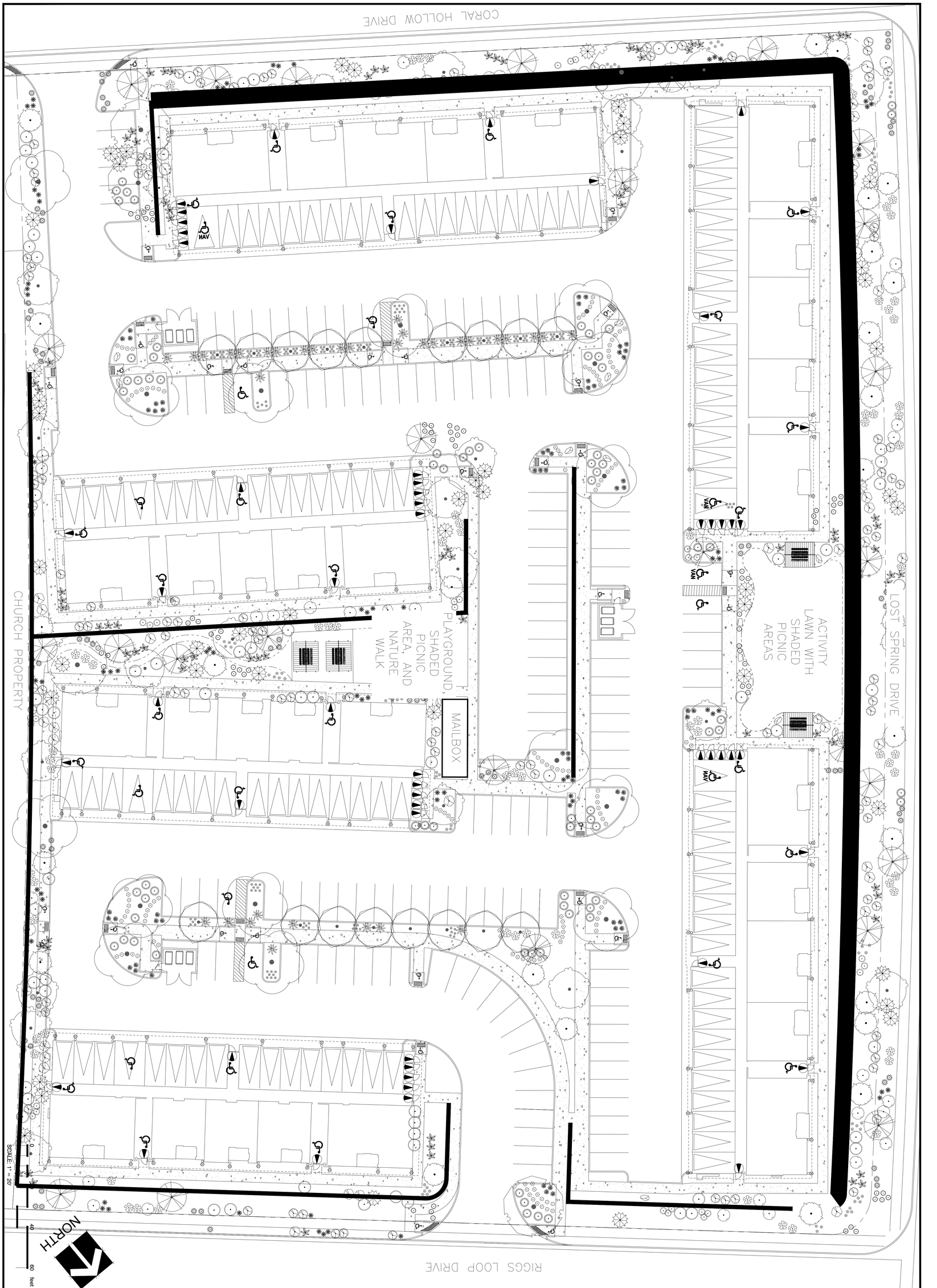
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LONG VALLEY TRAILS
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PLANTING PLAN

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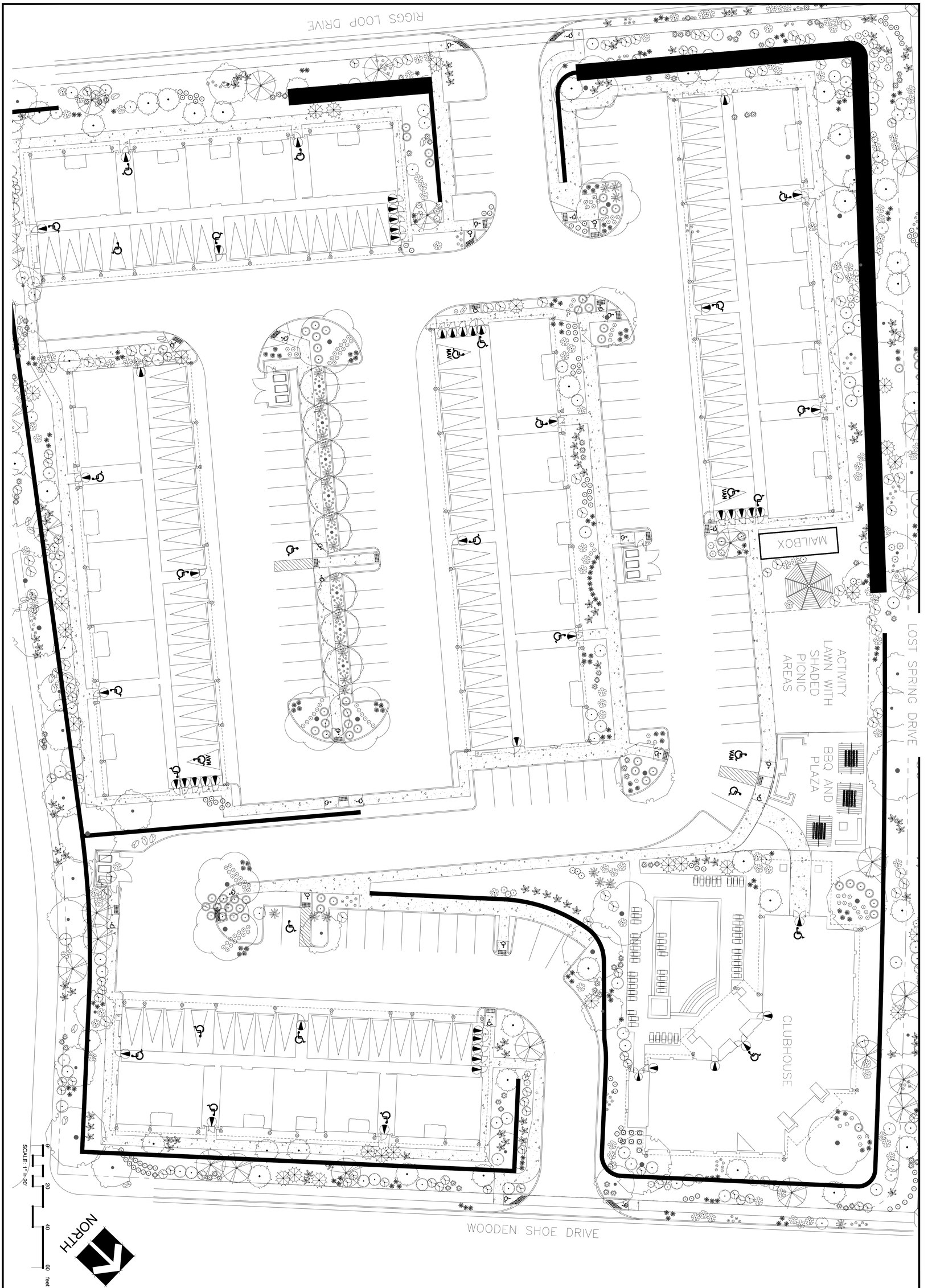
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LONG VALLEY TRAILS
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PLANTING PLAN

SHEET NO. L103 OF X

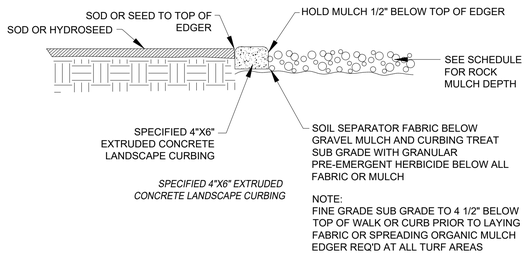
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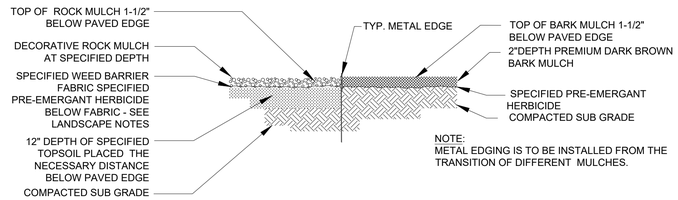
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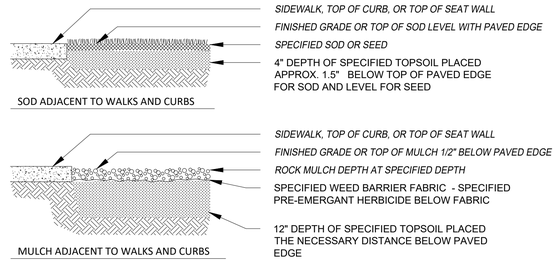
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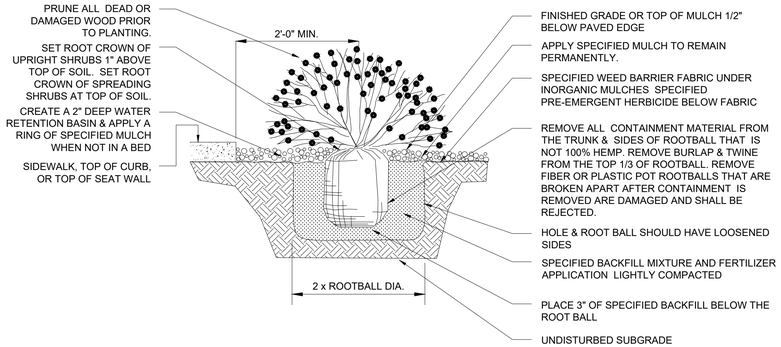
A CONCRETE EDGING
NO SCALE



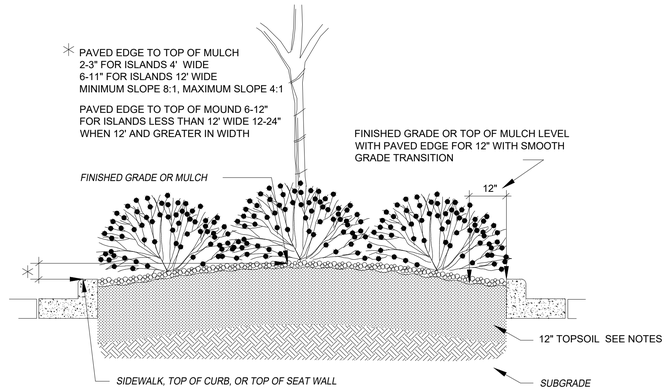
B METAL EDGING - TRANSITION BETWEEN MULCHES
NO SCALE



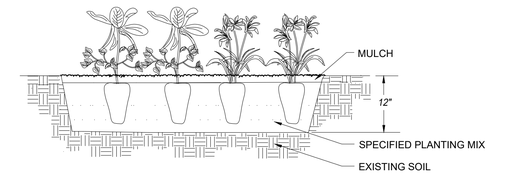
C INSTALLATION OF ROCK MULCH AND SOD AREAS
NO SCALE



D SHRUB PLANTING
NO SCALE



E MOUNDED ISLAND - SHRUBS AND TREES
NO SCALE

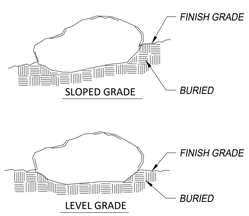


F PERENNIAL PLANTNIG
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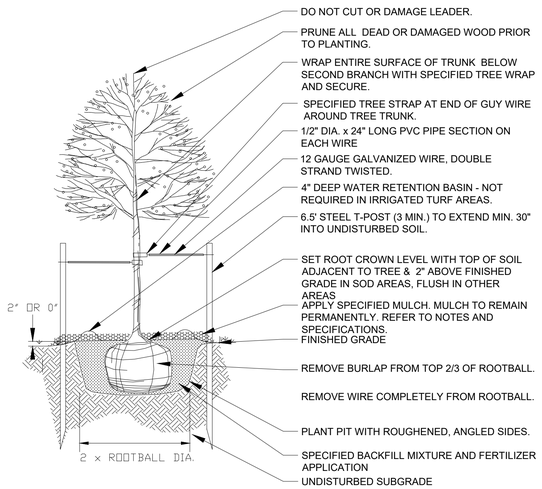
NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS TO BE 2 FEET WIDER THAN DIAMETER OF CANOPY.

BOULDER NOTES:

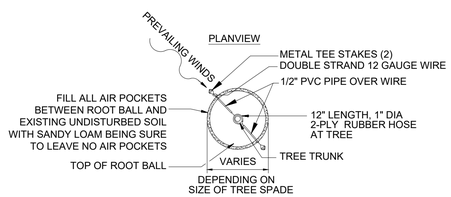
1. INSTALLER RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.
5. BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS



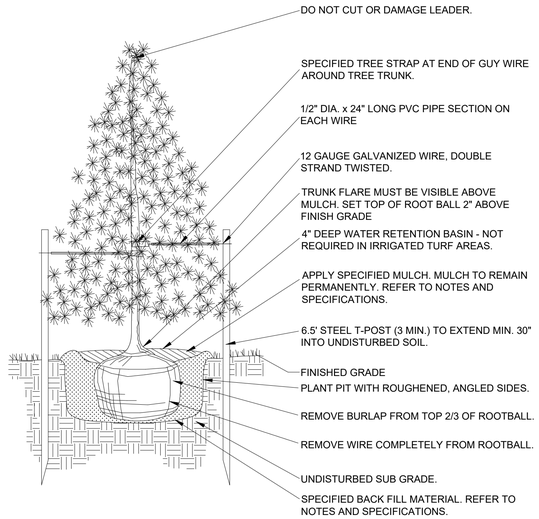
G BOULDER DETAIL
NO SCALE



H TREE PLANTING
NO SCALE



NOTES:
1. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.
2. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING, SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
3. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
4. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
5. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
6. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.



J EVERGREEN TREE PLANTING
NO SCALE

NO.	REVISION DESCRIPTION	DATE

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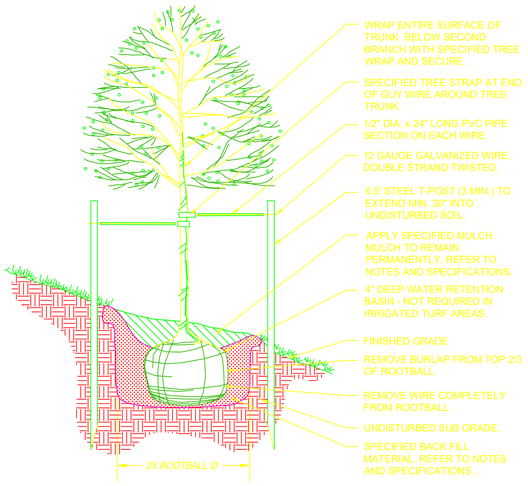
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LONG VALLEY TRAILS
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LANDSCAPE DETAILS

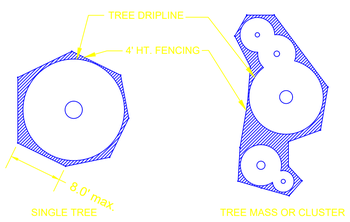
L501
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NOTES:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL REQUIREMENTS.
2. CUT BACK SLOPE TO PROVIDE FLAT SURFACE FOR PLANTING.
3. INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX. CUT AND REMOVE ALL BURLAP, TWINE FROM TOP 1/3 OF BALL. ADD SECOND LAYER OF SOIL MIX.
4. SOIL MIX FOR ALL TREE SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.
5. PLACE AGRIFORM TABLETS IN EACH PLANTING PIT, BURY AT 1/3 DEPTH OF ROOT BALL. PLACE 3 TABLETS IN EACH PIT, NO CLOSER THAN 18 INCHES APART.
6. DIAMETER OF TREE RING IN LAWN AREAS IS BE 4'-0".
7. STAKING NOT REQUIRED, ONLY THROUGH CERTAIN SITE CONDITIONS.
8. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT GROWN AFTER TWO YEARS. NO LIMB SHALL BE WITHIN 7' OF PAVEMENT.

A TREE PLANTING ON SLOPE
NO SCALE

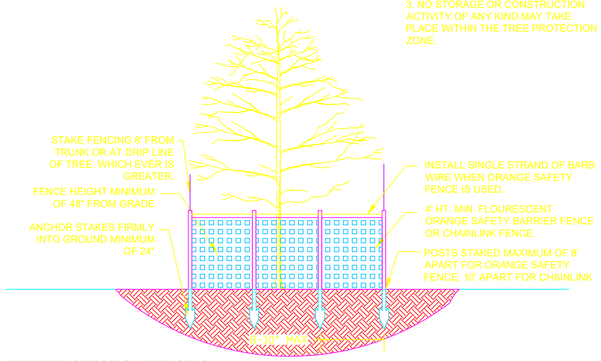


TREE PROTECTION FENCING NOTES

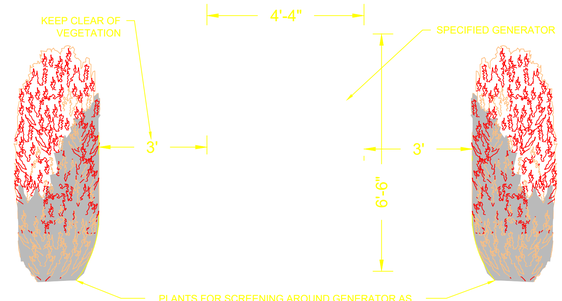
1. TREE PROTECTION FENCE SHALL BE MINIMUM OF 4' TALL AND CONSTRUCTED OF ORANGE SAFETY FABRIC OR CHAINLINK. FENCE SHALL BE MOUNTED ON VERTICAL PIPES DRIVEN 2' IN THE GROUND, AT A MAXIMUM OF 8' ON CENTER FOR SAFETY FENCE OR 10' FOR CHAINLINK.

2. TREE PROTECTION FENCING SHALL BE ERECTED AT THE DRIPLINE OF THE TREE OR 8' FROM THE TRUNK, WHICHEVER IS GREATER. FENCE SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.

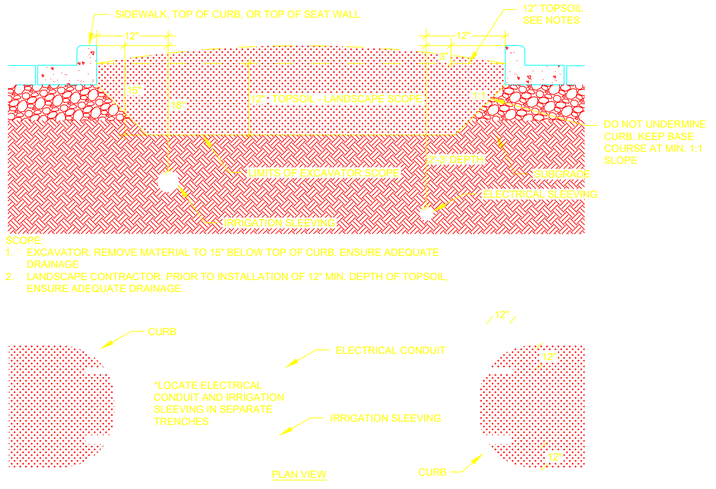
3. NO STORAGE OR CONSTRUCTION ACTIVITY OF ANY KIND MAY TAKE PLACE WITHIN THE TREE PROTECTION ZONE.



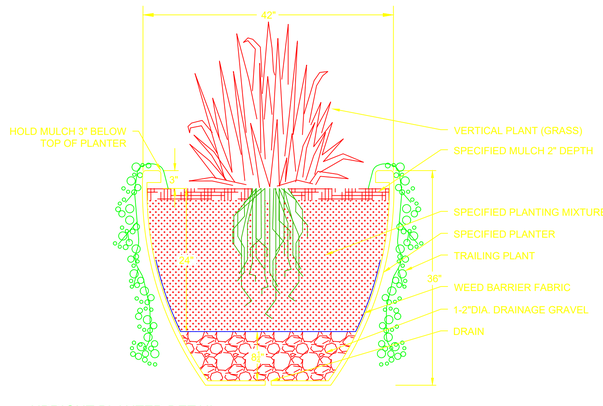
E TREE PROTECTION FENCING
NO SCALE



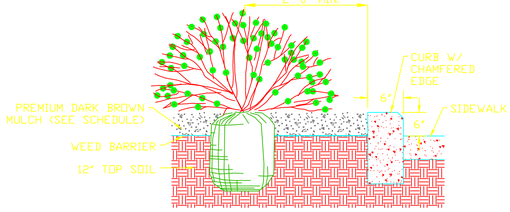
F GENERATOR SCREENING DETAIL
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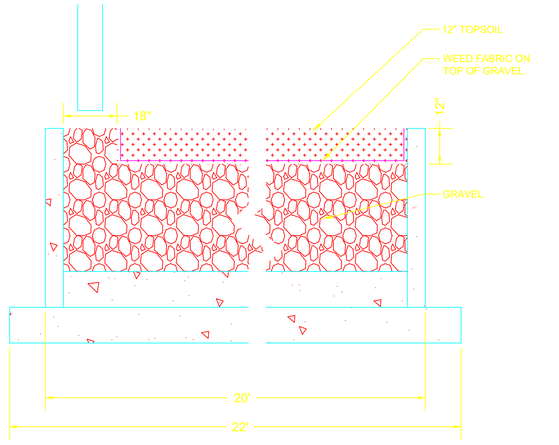
D PLANTER ISLAND PREPARATION DETAIL
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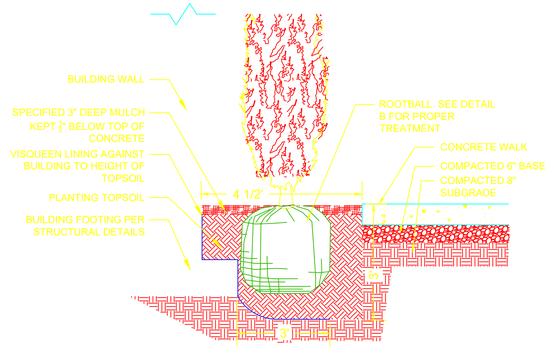
F UPRIGHT PLANTER DETAIL
NO SCALE



G PLANTER CURB DETAIL
NO SCALE



J PORTE COCHERE PLANTER DETAIL
NO SCALE



G BUILDING FRONT PLANTER
NO SCALE

DATE
DESCRIPTION

PROJECT
PLANT TITLE
ADDRESS
CITY, STATE

Entity #: XXXX
Date: 12/18/2013
Drawn By: BDP/CEB
Scale: AS NOTED

L501

IRRIGATION_SCHEDULE	
	OVERHEAD IRRIGATION
SYMBOL	DESCRIPTION
	OVERHEAD SPRAY IRRIGATION ZONE WITH MATCHED PRECIPITATION RATE HEADS SET ON A WATER-WISE SCHEDULE
	DRIP IRRIGATION
SYMBOL	DESCRIPTION
	DRIP IRRIGATION DESIGNED IN POINT SOURCE CONFIGURATION WITH DRIP EMITTERS WITH DIFFERENT FLOWS PLACED TO PROVIDE CORRECT WATER-WISE POINT SOURCE WATERING FOR EACH PLANT.

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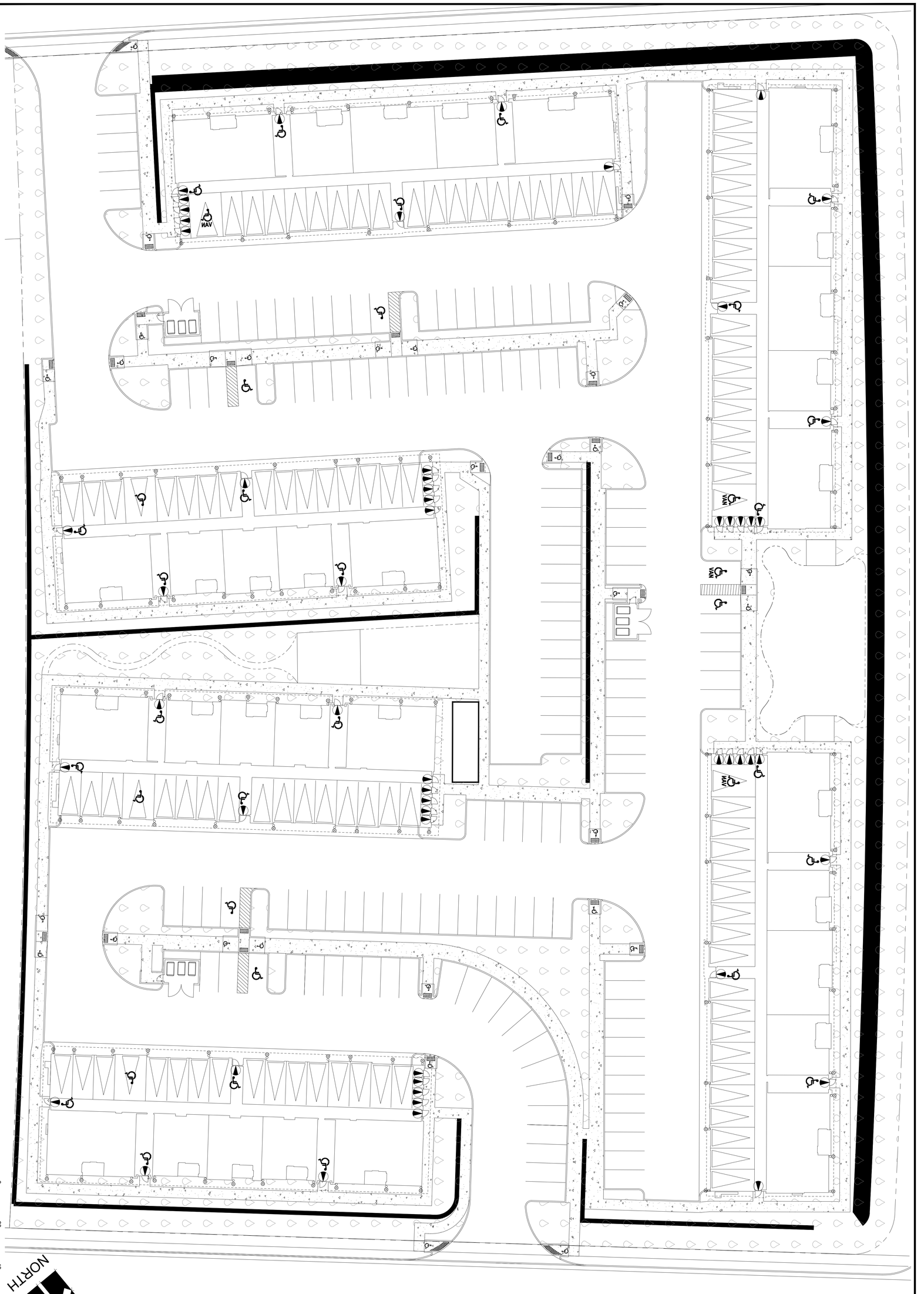
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LONG VALLEY TRAILS
WASHINGTON CITY, UT

IRRIGATION NOTES AND SCHEDULE

LI-001
SHEET NO. OF X

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SHEET NO. LI-100 OF X

LONG VALLEY TRAILS
WASHINGTON CITY, UT

IRRIGATION PLAN

PSOMAS
Balancing the Natural and Built Environment
11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777
www.psomas.com

PROJECT NUMBER: 8##########

SUBMITTAL	-----
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
PLOT DATE:	9/27/22

NOT FOR CONSTRUCTION
THESE PLANS ARE NOT RELEASED FOR CONSTRUCTION AND ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

VAN

VAN

VAN

VAN

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

NO.	REVISION DESCRIPTION	DATE

NOT FOR CONSTRUCTION
THESE PLANS ARE NOT BEING APPROVED AND ARE SUBJECT TO CHANGE

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IRRIGATION PLAN

LI-101
SHEET NO. OF X

11/18/2022 8:44 AM U:\8DHI010200\PLANNING\CAD\GROUNDCOVER - 8DHI010200.DWG TANNER SNOW

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **CUP-22-17 Conditional Use Permit Long Valley Trail Apartments**

MEETING DATE **December 7 , 2022**

Planning	No concern	
Hillside	No concern	
Public Works	No concern	
Engineer	No comment	
Fire Dept.	Concept looks good, will conduct a review at plan submissions	
Parks/Trails	Reviewed, No Comments	
Building dept	No Comment	
Washington Power	NA	
Dixie Power	No concern	
Economic Dev	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development.	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 21, 2022

ACTION REQUESTED: C-22-17, A request for a Conditional Use Permit for an Apartment Complex (multi-family) project, located approximately at Lost Springs Drive and Highway 7. The project is found within the Long Valley Trails PCD.

APPLICANT: DHI Communities

OWNER: DHI Communities

ENGINEER: HKS Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend denial

Background

The applicant is requesting approval of a Conditional Use Permit to build a multi-family apartment project located approximately at Lost Springs Drive and Highway 7. The project is found within the Long Valley Trails Planned Community Development (PCD). This specific project's area of coverage is 12.0 acres, and is spread over two lots with a proposed city street in between. The site is proposing 253 dwelling units (in the form of 101 one-bedroom units, and 116 two-bedroom units & 36 three-bedroom units), staggered throughout the development within 11 main buildings. There is also provided recreational facilities found throughout the development which proposes a large clubhouse and pool area, along with several other outdoor amenities including shade structures, grass play area, playground area, and other pocket gathering amenity areas. There will also be indoor recreational and special event amenities found within the clubhouse..

The land use, and density are as they were approved as part of the Long Valley Trails Planned Community Development (PCD). This particular area was set aside for condos or apartments (multiple-family) development and the set density for this area was 254 dwelling units, the applicant is proposing 253 units. The density ratio for the project is at 21.1 dwelling units per acre, again meeting the approved PCD plan.

The development is required to provide two parking stalls for the two (2) bedroom and three (3)

units, and one, point one (1.1) parking stalls for the one (1) bedroom units. The applicant is proposing 487 total parking stalls, of which 72 are visitor parking stalls (111 for the one-bedroom, 232 for the two-bedroom, 72 for the three-bedroom, and 72 for the visitor requirement). The applicant however, has proposed that thirty-five of the required stalls be in the form of tandem parking (directly in front of garages). Staff does not feel that this proposal meets city code that states tandem parking is prohibited in all zones (except for the Mobile Home zoned properties). The applicant has stated that they can not find in the code where they are prohibited from using tandem parking. Title 9-16-5 is where the parking standards are located, and it states that: “Except for the mobile home-recreational vehicle (MH) zone, locating 1 parking space immediately in front of the other required parking space (tandem parking) is specifically prohibited.” Parking has always been a worry for multi-family developments.

The applicant’s proposal as per the height of the buildings will be within the forty-two foot (42’) maximum as per city code.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan, Zoning Ordinance, and the Long Valley Trails PCD, except for the parking proposal. Due to the issue of tandem parking, staff does not feel the entire proposal meets the requirements for a multiple family development. Parking has always been a big concern for the city and staff does not feel this proposal adequately addresses those concerns.

Recommendation

Staff, due to the concerns related to parking, recommends that the Planning Commission deny C-22-17, allowing for a multi-family apartment project to be built and located at approximately Lost Springs Drive and Highway 7(within the Long Valley Trails PCD).

But if the Planning Commission feels other wise and wises to approve the proposed project, they may wish to use the following findings and conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.

2. The development of the site shall comply with the development standards of the PCD Zone, and adhere to the exhibits approved with this application.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. Dumpster screening, and retaining walls throughout the property shall blend in with the residential buildings. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.

6. Any roof mounted equipment will be required to be screened from view.

7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project The plan will meet the city's newly adopted water conservation ordinance.

8. All lighting within the project development will be directed inward to the site.

9. All signage will be in accordance with the adopted sign regulations of the city.

10. The height of the buildings will be in accordance to the City standard of forty-two feet or less.