

Development Review Committee

1020 East Pioneer Road Draper, UT 84020 July 20, 2022

To:Draper City Planning CommissionBusiness Date: July 28, 2022

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Planning Manager/Zoning Administrator Planning Division Community Development Department 801-576-6328, jennifer.jastremsky@draperutah.gov

Re: <u>Trailside Townhomes – Site Plan and Plat Amendment Request</u>

Application No.:	SPR-58-2022 and SUBD-111-2022
Applicant:	John Wheatley, representing IKON Development
Project Location:	2142 East Brookings Dr.
Current Zoning:	RR-22 (Rural Residential), RR-43 (Rural Residential), and RM (Multi-
	family) Zone
Acreage:	19.37 Acres (Approximately 843,757 ft ²)
Request:	Request for approval of a Site Plan and Plat Amendment in the
	RR-22 and RR-43 zones in order to develop the vacant property
	with 152 townhomes.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and Plat Amendment for approximately 19.37 acres located on corner of Brookings Dr. and Suncrest Dr., at 2142 East Brookings Dr. (Exhibit B & C). The property is currently zoned RR-22, RR-43, and RM. The applicant is requesting that a Site Plan be approved to allow the property to be developed with 152 townhomes and a Plat Amendment to consolidate the six lots that encompass the property into one single lot.

The property was originally part of the Suncrest development area and was recorded as Lots 1301-1306 of the Maple Hollow Phases 10, 11, and 13 at Suncrest plat. The Suncrest Master Plan for these properties was for them to be developed with commercial uses. The Suncrest development is vested under the 1999 Draper City Municipal Code (1999 DCMC) and properties in this area still contain zoning designations from the 1999 DCMC, like The



RR-22, RR-43, and RM zones.

In 2015 the then property owner and Draper City entered into a Development Agreement that removed the property from the Suncrest Development Agreement Area and allowed the property to be developed with up to 160 townhomes. While the property was not rezoned to modern Draper City Municipal Code (DCMC) zoning designations, it is now vested to the current zoning code regulations.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RM, RR-22, and RR-43	Exhibit E
Proposed Use	Multi-family Dwellings	
Adjacent Zoning		
East	RR-22	
West	RM	
North	RM, RR-22	
South	A5 (Agricultural)	

The Residential Medium Density designation is characterized as follows:



Residential Medium Density

LAND USE DESCRIPTIC	DN		
CHARACTERISTICS	 Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots Variations and mixing of lot sizes, setbacks, and residential development forms Minimal fronting of homes on major streets Provision for trails that allow interconnectivity to other existing or proposed trails Discourage "piecemeal" infrastructure installation Trees and abundant landscaping, encouraging low water use and native plants 		
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space	
DENSITY	• Density range: 2-4 c	dwelling units per acre	
COMPATIBLE ZONING	 Residential Agricultural (RA2) Single-family Residential (R3) Single-family Residential (R4) Master Planned Community (MPC) 		
OTHER CRITERIA	 Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures 		

According to 1999 DCMC Section 9-4-020 the purpose of the RR-22 and RR-43 zones was to "promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses."

According to 1999 DCMC Section 9-4-030 the purpose of the RM zone was to "provide areas for low-to-medium residential density' with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City."

Site Plan Layout. The property will be developed with 32 townhome buildings equaling 152 dwelling units (Exhibit F). The site will be accessed from Brookings Dr. and Suncrest Dr. There will three ingress and egress points in total.

Table 2	Site Plan Design Requirements		
Standard	DCMC Requirements	Proposal	Notes



Boundary Line Setback-			
Front	Min 5-feet to Max 20- feet	10-feet	
Front	Min 5-feet to Max 20- feet	17-feet	
Rear	10-feet Min	61-feet	
Rear	10-feet Min	178-feet	
Driveway Depth	20-feet Min	19-feet	Changes required

<u>Subdivision Layout</u>. The plat will combine six lots into one (Exhibit J). The development will be a rental product and the single lot will allow the development to be under one ownership. The lot will be referred to as Lot 1307.

Table 3	Subdivision Design Requirements		
Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	20,000 sq ft and 40,000 sq ft Min	843,757.20 sq ft	
Lot Width	90-feet to 100-feet Min	580-feet	
Lot Depth	4:1 (depth to width) Max	1,730-feet	
Street Frontage	50-feet Min	2,565-feet	
Easements-			
PUE Front	7-feet Min	10-feet	
PUE Rear	7-feet Min	None	Changes required
PUE Side	7-feet Min	None	Changes required
Other	NA	Sewer, Storm drainage,	

<u>Circulation</u>. The applicant is proposing private roads (Exhibit J). Dwelling units will be a mix of alley loaded and front loaded structures depending on their location in relation to areas with large ground slopes. The center of the development will have a grid system with alley loaded units and a center walkway running between the front of the units. A western single road spur will serve front loaded units on either side of the street. Two eastern spurs will serve units on one side of the road. These units will be alley loaded.

Table 4	Subdivision Circulation Design Requirements			
Standard	DCMC Requirements Proposal Notes			
Block Size	NA	160-feet to 420-feet		



Stub Street Connections	Required to connect to all stub streets	The property will have direct connection to the Brookings Dr. stub	There is not a requirement to continue the public roadway through the property.
# of Cul-de-sacs	NA	1	
Street Width	26-feet Min	26-feet to 28-feet	
Street Ownership	Private		
Sidewalks	Sidewalks required on both sides of the street	Sidewalks on one side of the street	Deviation requested

The applicant has requested a deviation to having sidewalk on both sides of the street. Per DCMC Section 9-32-030(D)(4) the Planning Commission can approve a deviation to allow sidewalk on one side of the street based on making the following findings:

DCMC 9-32-030(D)(4)

4. Multiple-family projects shall install sidewalks on both sides of all private streets. Sidewalks shall be a width of no less than five feet (5').

a. The planning commission may permit a deviation from the requirement for sidewalks on both sides of a private street by eliminating the sidewalk or a portion of the sidewalk on one side of the street upon finding all of the following:

- (1) The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities;
- (2) Ample pedestrian circulation has been provided;
- (3) The purpose and intent of the development standards set forth in this chapter are met; and
- (4) The second sidewalk or portion thereof is unnecessary and/or undesirable.

The applicant has submitted a request outlining how they believe they have complied with the deviation standards (Exhibit K). The applicant states that the development will have a mountain ambiance and use reduced hardscapes and narrower rights-of-way similar to what is seen in the nearby Suncrest development. The applicant also discussed the restriction on usable space for the development based on the grading and slopes on the property. Staff has reviewed the sidewalk design. There are two buildings that won't have a sidewalk running in front of them. They will have access to pedestrian trails at the ends of the roadway. All other units have ample pedestrian access.

Landscaping and Lot Coverage. The landscape plan includes substantial natural open space, about 2/3rd of the property will be in natural open space (Exhibit G). The other 1/3rd will be made up of amenity space and landscaped areas adjacent to buildings. Amenities provided include a clubhouse, pool, hot tub, tot lot, picnic areas, and view decks.



Table 5	Landscaping Design Requirements			
Standard	DCMC Requirements Proposal Notes			
Lot Coverage	40% Max	29.8%		
Overall Landscaping Coverage	30% Min	34%		
Buffer Landscaping	NA	NA		
Water Wise Landscaping	NA	The majority of the property is in native grasses.		
Street Trees	From approved tree list	Not all listed trees are from approved list	Changes required	
Amenities	5 required	7 provided		

<u>*Parking*</u>. The applicant is providing two car garages for each unit, along with a two car driveway (Exhibit F). Guest parking is provided around the club house area and on the west side of the development.

Table 6Parking Lot Design Requirements

	0		
Standard	DCMC Requirements	Proposal	Notes
Parking Required			
Dwelling Units	304 (2 sp/ 1 unit)	304	
Guest Parking	38 (1 sp/ 4 units)	39	
Guest Parking	9-feet x 18-feet	9-feet x 18-feet	
Dimensions			

<u>Architecture</u>. The applicant is proposing 2-3 story townhomes (Exhibit H). The architectural style can be described as modern-mountain. There are 32 buildings total. Due to the grade changes on the property, each building will be slightly different, from two or three stories tall, alley loaded, or front loaded, and the building material percentages will be different for each building.

Table 7	Architectural Design Requirements		
Standard	DCMC Requirements	Proposal	Notes
Building Height	35-feet Max	35-feet	Each unit complies with the 35-foot requirement. The grade change on the property results in the overall



			buildings stepping up or down with the grade.
Materials			
Primary	Brick or Stone	Stone	
Secondary	NA	Shake, Shingle, Lap Siding, Metal	
Percentage of Materials			
Front	50% Primary Min	11% to 33%	Deviation Requested
Rear	50% Primary Min	0% to 33%	Deviation Requested
Side	50% Primary Min	13% to 25%	Deviation Requested
Side	50% Primary Min	12% to 24%	Deviation Requested

The applicant is requesting a deviation to the building material percentages. DCMC Section 9-32-030(B)(3) requires at least 50% of each façade face to contain brick, stone, or synthetic stone. The Planning Commission can approve a deviation to this standard based on the below findings:

DCMC Section 9-32-030(B)(3)

3. Building materials for multiple-family structures shall consist of at least fifty percent (50%) brick, stone, or synthetic stone on all sides of the structure.

c. The planning commission may also grant a deviation from this clause if a predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood. The project developer may present the proposed building material (and color) to the planning commission to substantiate the quality and durability of the proposed dominant material.

The applicant has provided a deviation request letter in Exhibit K. The applicant has stated that high quality materials have been provided on the building, including stone and fiber cement siding. The buildings contain four-sided architecture where all four sides of the buildings contain the same amount of detail and similar materials. The applicant also states that the design continues the mountain-style design aesthetic of residential developments in and around Suncrest.

Lighting. The applicant is providing light for the development via street light poles, and a few smaller scale pedestrian lights at the club house (Exhibit I).



Table 8	Lighting Design Requir	rements	
Standard	DCMC Requirements	Proposal	Notes
Property Lines Foot Candles	0.2 Max	2.8	Changes required
Light Pole Height	20-feet Max	14-feet	
Foot Candles			
Maximum Illumination	8.0	4.9	
Maximum Average Illumination	4.0	2.0	
Maximum Illumination Ratio (Max:Ave)	2.5:1	2.45:1	

Criteria For Approval.

<u>Site Plan</u>

The criteria for review and potential approval of a Site Plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
 - 1. The entire site shall be developed at one time unless a phased development plan is approved.
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 - 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

Subdivision Plat Amendment

The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:



The Planning Commission may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that there is good cause for the vacation or amendment; and no public street, right-ofway, or easement has been vacated or amended.

<u>REVIEWS</u>

<u>*Planning Division Review.*</u> The Draper City Planning Division has completed their review of the Site Plan and Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan and Plat Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan and Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

<u>Geotechnical and Geologic Hazards Review</u>. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Site Plan and Plat Amendment. Comments from Taylor Geo-Engineering, LLC and Simon Associates LLC, if any, can be found in Exhibit A.

<u>Fire Division Review</u>. The Draper City Fire Marshal has completed his review of the Site Plan and Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

<u>Parks & Trails Committee Review</u>. The Draper City Parks and Trails Committee has completed their review of the Site Plan and Plat Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request, receive public comment, and approve the application



based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

- 1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
- 2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
 - a) Prior to obtaining a Land Disturbance Permit addressing the following: TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
 - b) Prior to obtaining a Building Permit: Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
 - c) Prior to obtaining a Land Disturbance Permit address the following: On page 2 of the June 27, 2022, CMT document, CMT states:

"We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."

Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.

If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.

d) Prior to obtaining a Building Permit address the following: Under review comment (2) in the July 11, 2022, TG review letter, TG stated:



"Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

In response to the comment, the July 12, 2022, CMT response letter stated:

"We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."

Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

- 3. Prior to Land Disturbance Permit issuance, address the outstanding Planning Division redlines listed in Exhibit A of this report.
- 4. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
- 5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
- 6. Fire sprinklers are required or an approved alternative shall be approved by the Fire Marshal prior to building permit issuance.
- 7. Address the outstanding Engineering Division redlines listed in Exhibit A prior to issuance of a Land Disturbance permit, unless designated otherwise.

The findings for approval as are follows:

- 1. The entire site is being developed at one time.
- The site plan conforms to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials, as amended by the approved deviations.
- 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
- 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.



- 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- 6. There is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.
- 7. The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities.
- 8. Ample pedestrian circulation has been provided.
- 9. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are met.
- 10. The second sidewalk or portion thereof is unnecessary and/or undesirable.
- 11. A predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood.

The findings for denial as are follows:

- 1. The site plans do not conform to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
- 2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
- 3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
- 4. The proposed development plans do not comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- 5. There is not good cause for the vacation or amendment.
- 6. The second sidewalk or portion of the sidewalk does provide pedestrian connectivity to any units or amenities.
- 7. Ample pedestrian circulation is not being provided.
- 8. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are not being met.
- 9. The second sidewalk or portion thereof is necessary and/or desirable.
- 10. A predominant building material does not exist in the project vicinity and the use of the material will not uphold the existing character and style of the given neighborhood.

MODEL MOTIONS



Deviation: Building Design Standards

Sample Motion for Approval – I move that we approve the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we deny the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

Deviation: Sidewalks

Sample Motion for Approval – I move that we approve the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we deny the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

<u>Site Plan</u>

Sample Motion for Approval – I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.



Sample Motion for Modified Approval– I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we deny the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

<u>Plat Amendment</u>

Sample Motion for Approval – I move that we approve the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we deny the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings listed in the Staff Report dated July 20, 2022.



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Draper City Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division



EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

- 1. Prior to Land Disturbance Permit issuance, amend the lighting plan to address all outstanding comments:
 - A. Per DCMC Section 9-20-080, the maximum reading at any property line cannot exceed 0.2. Please adjust for all property lines.
 - B. No light source can be located within 20 feet of a shared property line. Please show compliance.
- 2. Prior to Land Disturbance Permit issuance, amend the landscape plan to address all outstanding comments:
 - A. Update the tree plat list so that all trees located on a street are from the approved Draper Street Tree list.
- 3. Prior to Land Disturbance Permit issuance, amend civil plans to address all outstanding comments:
 - A. Show driveway dimensions for all buildings.
 - B. All driveway shall be at least 20-feet deep, not including the sidewalk.
- 4. Prior to Land Disturbance Permit issuance, amend the architectural plans to address all outstanding comments:
 - A. Clarify the garage door styles to be used on the different buildings.
- 5. Prior to plat recordation, amend the mylar to include a 7-foot rear and at least one 7-foot side public utility easement.

Engineering and Public Works Divisions Review.

- 1. Update property lines shown on site plans to reflect the public right-of-way dedication on Suncrest Drive. Update the setbacks accordingly. There is one setback that would be reduced to eight feet.
- 2. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. *Submission of the maintenance plan is now required prior to site approval.* The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site.
- 3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with the site plan / subdivision review and approval process. A separate building permit is required after site plan or subdivision approval is received.

Retaining walls shown on the grading plan do not comply with city code. Address prior to issuance of a Building Permit.

- 4. For sites over five (5) acres, certified SWPPP is required. Contact Lucas Fowler, 801-576-6331, to verify compliance.
- 5. Provide service letter from South Valley Sewer District (SVSD) DCMC 9-5-090(D)(1)(d)(3)(E). *Review letter received from SVSD.* Final approval required prior to LDP.
- 6. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
- 7. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.
- 8. Update public right-of-way dedication for the access from Suncrest Drive. Dedicate the full alignment of the public sidewalk.
- 9. Provide a Draper City Water Easement from the public right-of-way to the master meter vault location.
- 10. Update the existing SD easement to center, 20-foot wide, easement on the proposed updated city SD alignment.
- 11. Update PUE to PU&DE on plat and label where dimensioned.
- 12. Add slope protection easements per DCMC 18-3-120 where necessary. *Verify no slope easements are required to protect infrastructure. Comment response indicated easement slopes may be added.*
- 13. Update signatures blocks remove Qwest. Qwest and Century Link are the same entity which is also Lumen.
- 14. On page 26 of the geohazard/geotech report, in the fill placement and compaction section, it indicates that fills of more than 10 feet are not anticipated. However, on the site grading plan, in many areas, fill areas exceed 10 feet. Verify placement of fills greater than 10 feet are addressed. (Placing fill on the existing slope to steepen it to 2H:1V is also required to be addressed. Typically, this will require benching, toeing in at the base of the fill, and other fill placement requirements.) *Updated letter from CMT, dated June 27, 2022, received after third submittal and is under review. Any comments will be forwarded.*
- 15. On page 28 of the geohazard/geotech report, in the slope stability section, it indicates that no groundwater is expected onsite, except water infiltration from landscape irrigation and snowmelt. Detention basin infiltration is in excess of this statement. Verify placement of detention basins do not impact slope stability. *Updated letter from CMT, dated June 27, 2022, received after third submittal and is under review. Any comments will be forwarded.*
- 16. In CMT's addendum it states, "The storm brick system will discharge water to a couple of locations at the fill slope face and water will not be allowed to drain into the ground below the system." Reviewing the Stormbrixx installation details on sheet C7.3, it requires a non-woven geotextile fabric under and around the system. However, it is my understanding that the non-woven geotextile fabric is not water tight and

accommodates infiltration. Add a liner that will contain the water to prevent infiltration of any water to comply with CMT's assumptions or provide me with documentation that the non-woven geotextile fabric prevents erosion.

- 17. Provide the HGL in the realignment of the city's SD pipeline add to the profile. The city has had issues with velocity and energy in SD bends of 90 degrees especially where the slope is significant, as in this case.
- 18. Several retaining walls do not comply DCMC 9-27-085(F)(3) & (4). Verify retaining wall concept and update grading plan accordingly.
- 19. In the drainage report, it indicates the site is 19 acres but only 12 acres are being analyzed (developed). Indicate the remaining area will continue to meet predevelopment discharges and is not being modified due to development. Add offsite areas to the calculation tables where the comparison between pre- and postdevelopment flows are shown. *Comment not addressed in third submittal.*
- 20. Several pipelines shown in the pipeline capacity calculation table show surcharging (full flow is exceeded by calculated flow). For example, CO-4 to StartNullStruct0 & Pipe-194 to SDCB 12... *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
- 21. Update SDCB calculations to show which inlets were analyzed as sags (should be shown as a double inlet such as SBCB 1) and which inlets were calculated along a street with the potential of bypass flow (SDCB 2). Spread shown indicated bypass flow is expected with SDCB 2. *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
- 22. On sheet 33 of 57 of the drainage report, the table shows the unit hydrograph, but is labeled "Cumulative Precip." It appears that this column is multiplied by the precipitation depth at the top of the page. The next three columns appear to show a cumulative depth of flow, not a flow rate as labeled. There is only one peak intensity identified, but three different storms shown in the calculations. Verify labels and columns. *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
- 23. The site drawings show detention basin IV, V, and II in series, but the drainage report indicates IV to VI are in series while II is isolated as its own system. Resolve this conflict. *Comment not addressed in third submittal.*
- 24. Grading plan modifies existing fill slope to steepen the slope to the maximum of 2H:1V permitted by code. See cut and fill requirements in DCMC 18-3-060. Keying in the fill, benching, and other mass grading requirements are required. Update note 9 on the grading plans to include the final version of the CMT addendum.
- 25. Detention basins discharge nearly at the top of the 2H:1V fill slope. Design does not show any energy dissipation, channel design, armoring, or permanent slope protection BMPs. *Channel construction to the bottom of the fill slope is required. The discharge point shall be an existing channel or at the bottom of the ravine. Hatching modified on plans, but no details or construction information provided in third submittal.*
- 26. There is the potential to have significant runoff from the site, units, and use areas to cause erosion issues on the fill slopes. Provide permanent erosion control to prevent

erosion, such as swales, etc., along the top each slope. *Respond to this comment via email or memo outlining the permanent BMPs used to protect the fill slope.*

- 27. Provide the design, standard section, and armoring of cut-off swales, behind lot swales, cross-lot swales, and cut/fill slope protection swales. Include in the design any discharge point or collection point. *Armoring not included in provided detail in third submittal.*
- 28. Four-foot trail shown on Sheet C3.1 along the southern area, at the top of the extensive fill slope, has a retaining wall adjacent to the trail with no buffer area at the edge of the trail. On city projects, we have a two-foot buffer at a maximum of 3H:1V. *Two foot buffer not provided along trail, but grading modified in some areas to provide broader area before 2H:1V slope in second submittal. This comment is a recommendation and therefore is subject to the decision of the applicant.*
- 29. All roof drains shall discharge onto site and into private SD system. *Response letter indicates roof drains will discharge on the surface and flow to collection areas. The rear of the perimeter units on the south and west discharge to an open area without any drainage collection systems. No additional information provided in third submittal.*
- 30. All improvements within the public right-of-way are required to meet Draper City standards and details. *Informational comment no additional action required.*
- 31. Update property line in showing the set back from the property line along Ikon Drive (16125 S) and Suncrest Drive where approximately eight feet of public right-of-way is being dedicated for the public sidewalk.
- 32. Park strip maintenance is responsibility of fronting parcel per DCMC 7-3-030. *Park strip on Brookings Drive is part of site and site maintenance. Resolution of this comment was not verified with the third review. Disregard comment if landscaping plans include park strip on Brookings Drive.*
- 33. Existing stubs are be required to be abandoned at the corp stop. Add note to utility page(s). *Note not included on third submittal.*
- 34. Add fire flow requirement to utility plan per DCMC 9-5-090(D)(1)(d)(3)(C). This is the fire flow required for the proposed building based on the structure material type and occupancy. This is the fire flow required by the structure, not the fire flow for internal sprinklers. Sprinklers could reduce the required fire flow see fire code. Flow rate not found on utility sheets.
- 35. Plans identify master meter diameter of eight-inches. Specify diameter of bypass meter and pipeline. *Two inch bypass meter specified in third submittal.*
- 36. Private street connection to Suncrest Drive (arterial) requires right and left turn lanes per DCMC 11-2-050. Updated TIS provides analysis of lanes to satisfy the code requirement. Comment under review with third submittal. No additional action required.
- 37. Dimension utility cuts per Draper City Standard Detail ST-19 and ST-21. *Informational comment. No additional response required at this time.*

<u>Geotechnical Review.</u>

Based on our review of the July 12, 2022, CMT letter, TG recommends the City

consider the June 27, 2022, CMT addendum letter combined with the July 11, 2022, response letter complete from a geotechnical engineering perspective with the following Conditions.

- 1. TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
- 2. Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
- 3. On page 2 of the June 27, 2022, CMT document, CMT states:

"We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."

Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.

If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.

4. Under review comment (2) in the July 11, 2022, TG review letter, TG stated:

"Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

In response to the comment, the July 12, 2022, CMT response letter stated:

"We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."

Before final building plan permit approval, TG recommends the City REQUIRE CMT to

provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

Geologic Hazards Review.

- 1. Based substantially in and on the reliance of the technical documentation and assurances provided by CMT, including their findings and conclusions, it is SA's opinion the August 26, 2021, CMT report sufficiently characterizes geologic conditions at the 19.36-acre parcel to satisfactorily:
 - a) Fulfill the requirements of the Draper City Geologic Hazard Ordinance and;
 - b) Evaluate slope stability at the site in accordance with Appendix C of the Draper City Geologic Hazards Ordinance.
- 2. Based on the requirements of the Draper City Geologic Hazards Ordinance and the technical documentation provided by CMT, SA recommends Draper City consider the August 26, 2021, CMT Geologic Hazards Study and Geotechnical Engineering Report for Lots 1301 through 1306, Maple Hollow 10, 11, & 13 at Suncrest complete from a geologic perspective.

Fire Division Review.

 Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. This project appears to meet this requirement, field verification will be required.

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096to 7925 mm).

• This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

- Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.
- 2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. NO PARKING FIRE LANE signs shall be placed every 250 feet. Please show on plans. This project appears to meet this requirement



- 3. Fire Hydrants are required. Hydrants are required to be spaced at 450ft as the hose lays not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 p.s.i. residual pressure.
- 4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
- 5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
- 6. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION

3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.

• Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition

operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.

- 7. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
- 8. Fire Sprinklers Required. A deferred submittal for a NFPA 13-D fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
- Per Chapter 10 of the IFC roll up garage door's do not count for egress or access for the fire department. The following buildings do not comply with this requirement. Buildings 10, 11, 12, 13, 14, 15. Also buildings 17, 18, 19, 20, 21, 22, 24, 25, 26, 29, 30, 31.
- 10. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

Parks and Recreation Division Review.

1. Note that a potential alignment of the Bonneville Shoreline Trail is planned along the south side of the planned development. Final alignments to be studied and coordinated with property owner at a future date. Accommodations for future trail connections from Development may be considered by Developer.

GIS Division Review.

1. The street coordinate for Rush Road contains a typo. Please correct the coordinate to be: Rush Road (16180 S) Private Road. Please make this correction on any applicable document.

EXHIBIT B VICINITY MAP

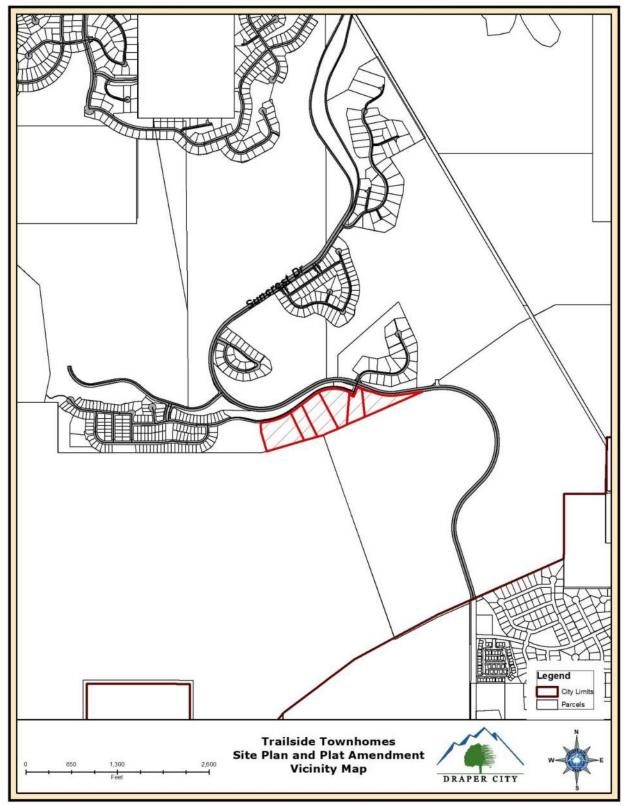


EXHIBIT C AERIAL MAP

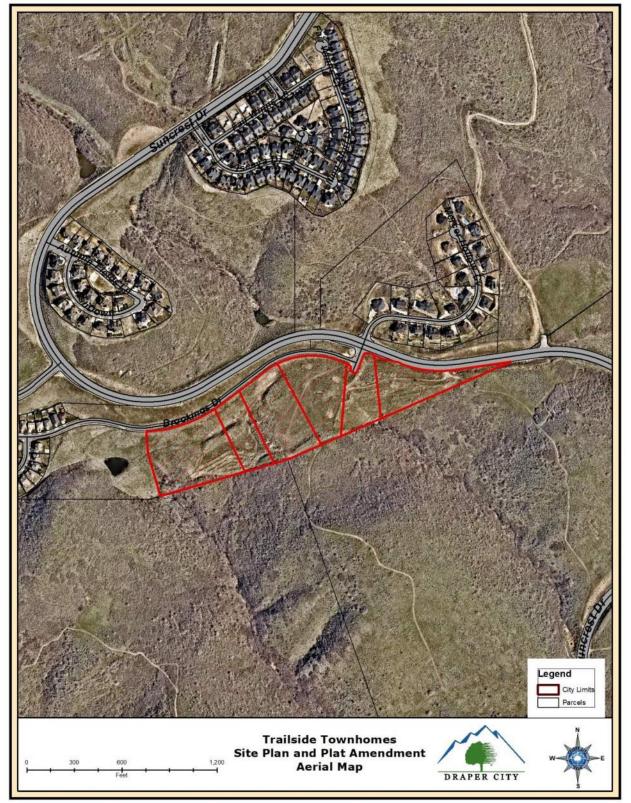


EXHIBIT D LAND USE MAP

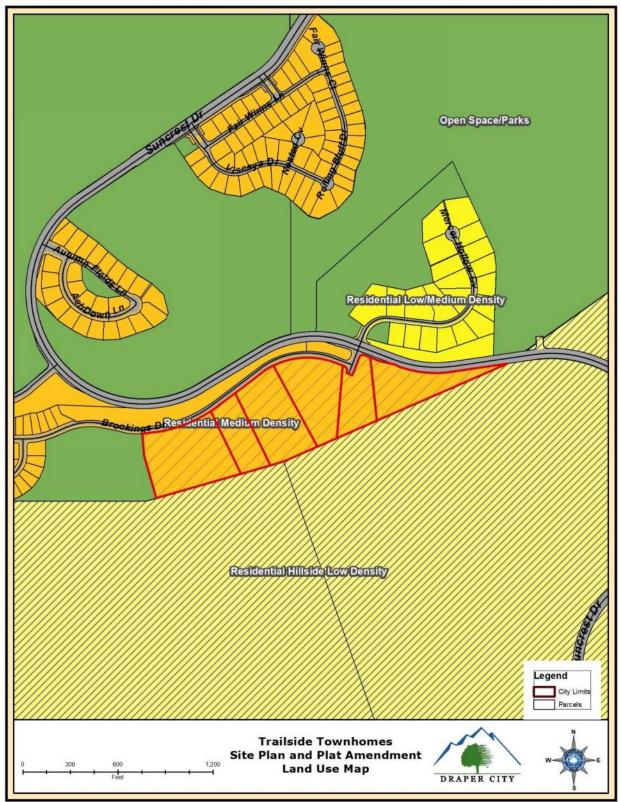


EXHIBIT E ZONING MAP

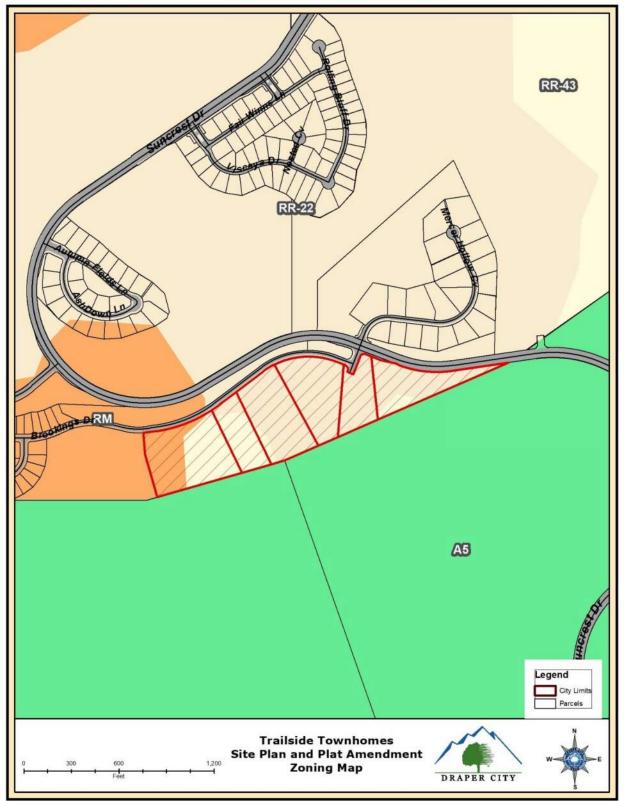
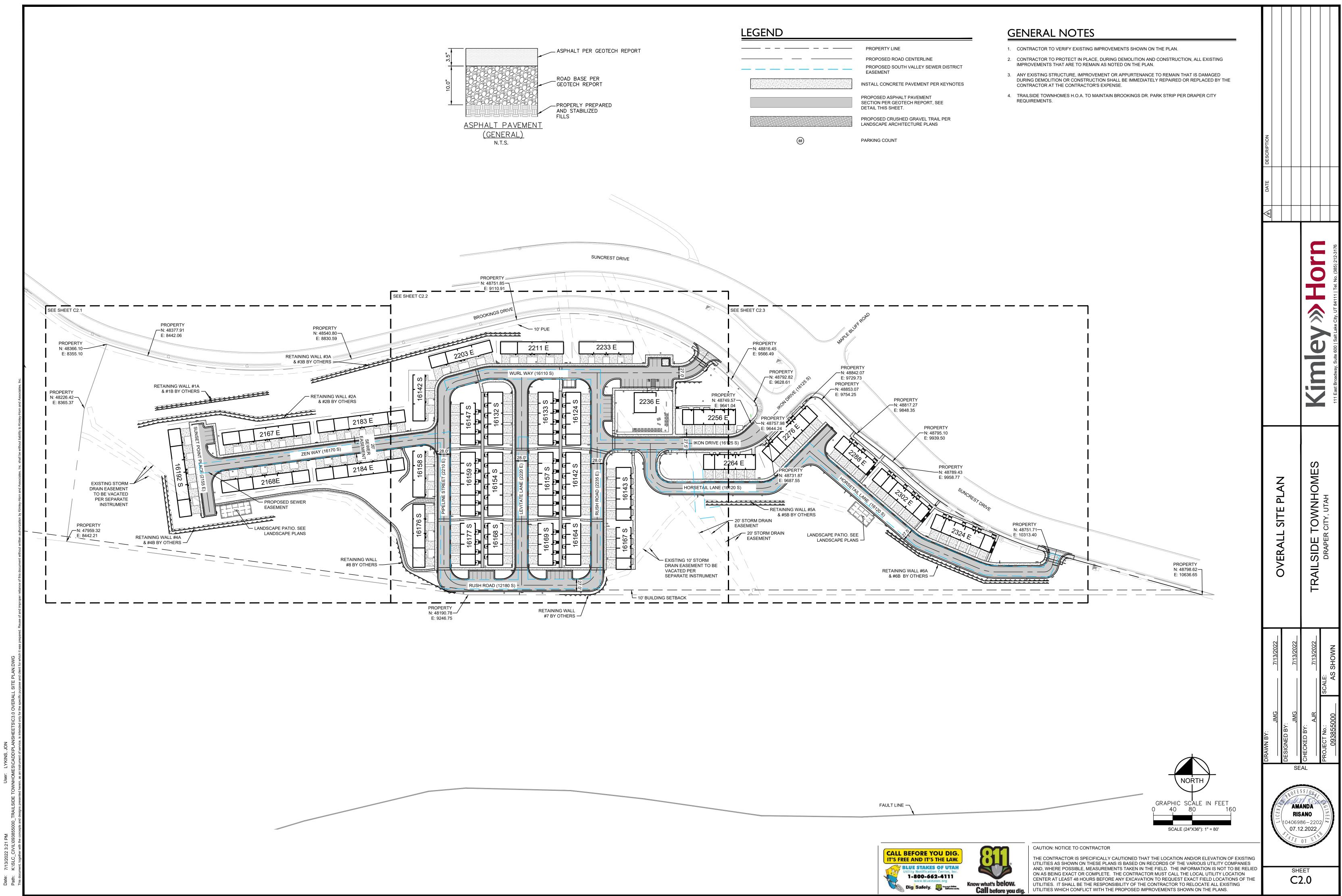
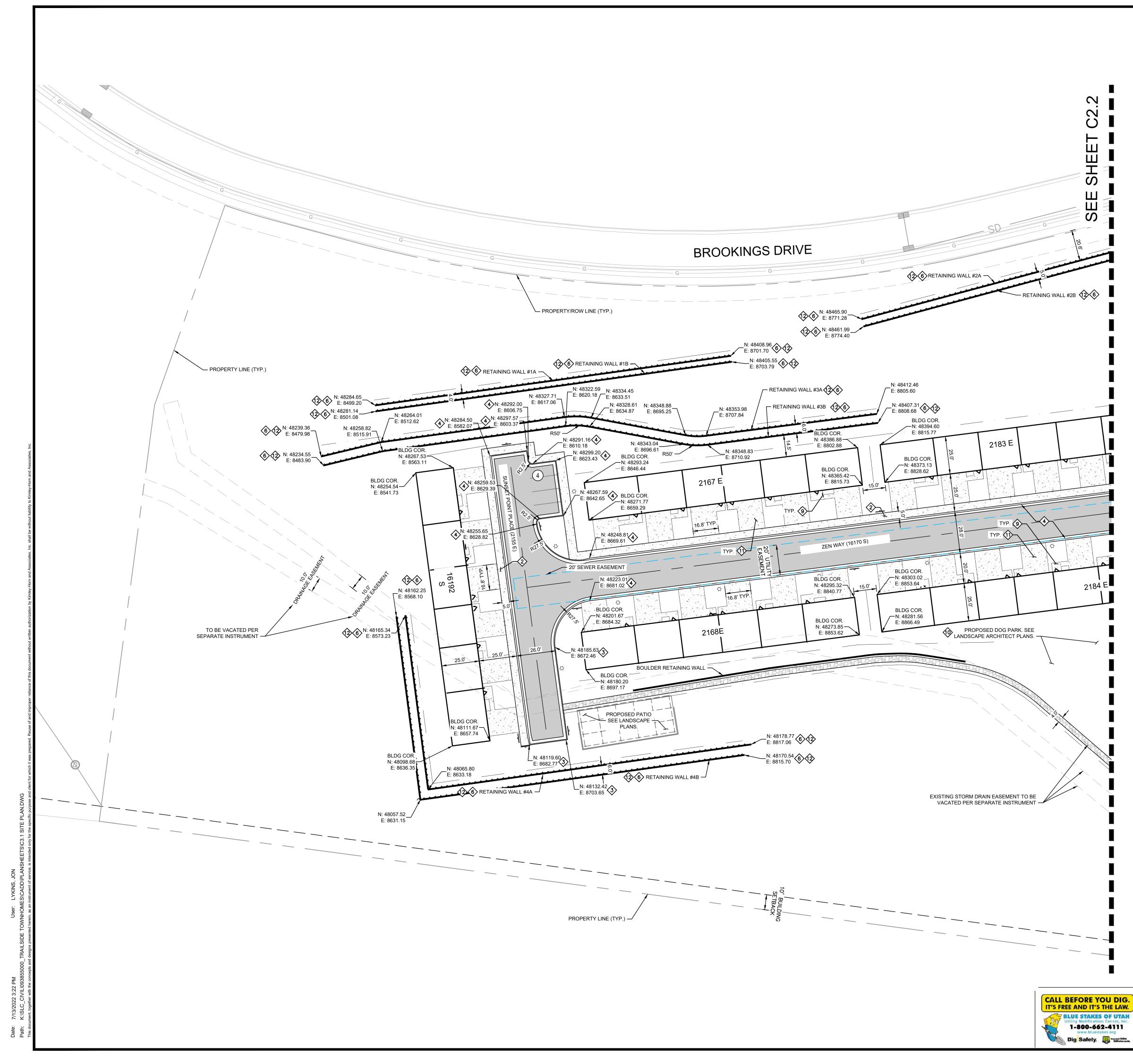
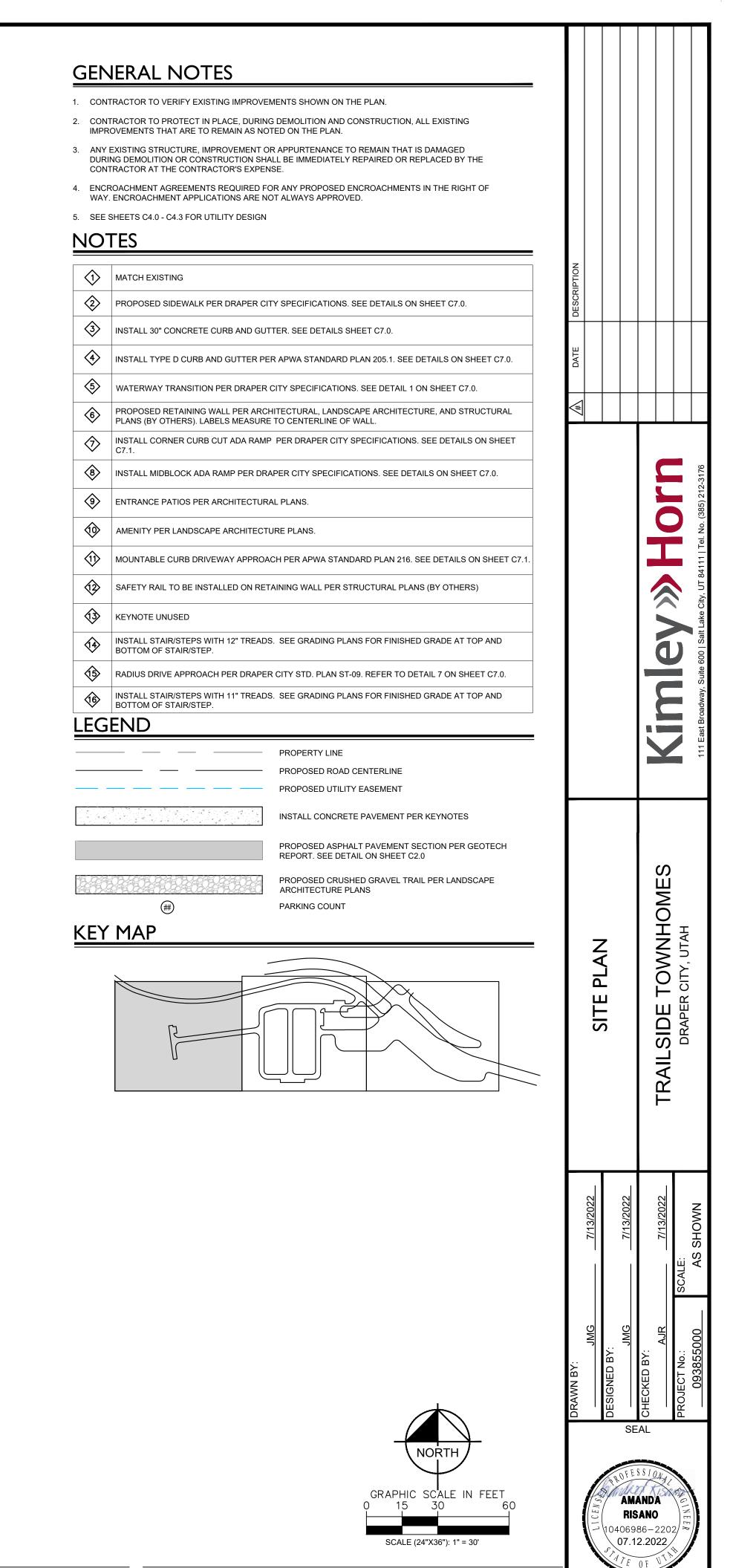


EXHIBIT F SITE PLAN





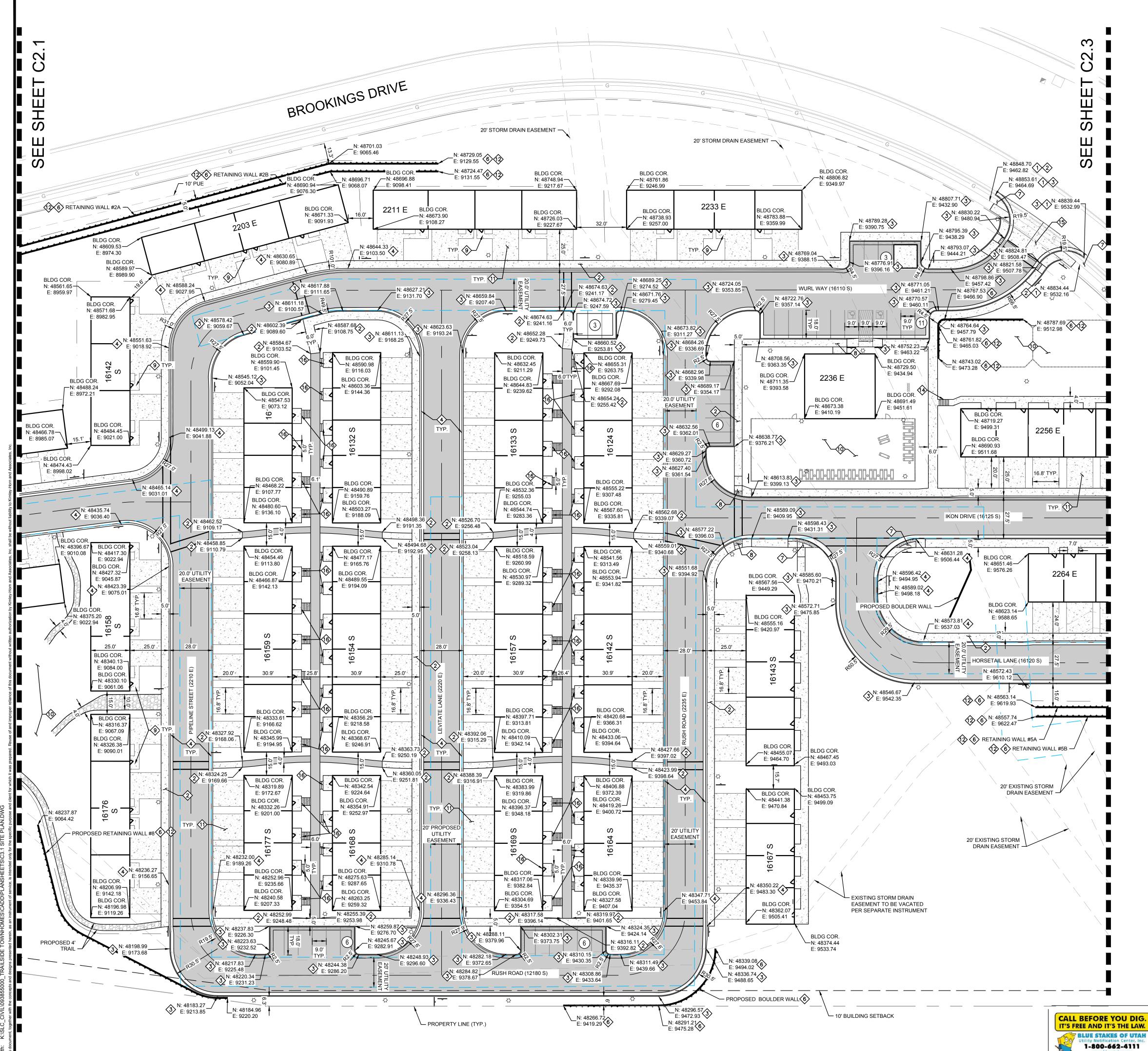


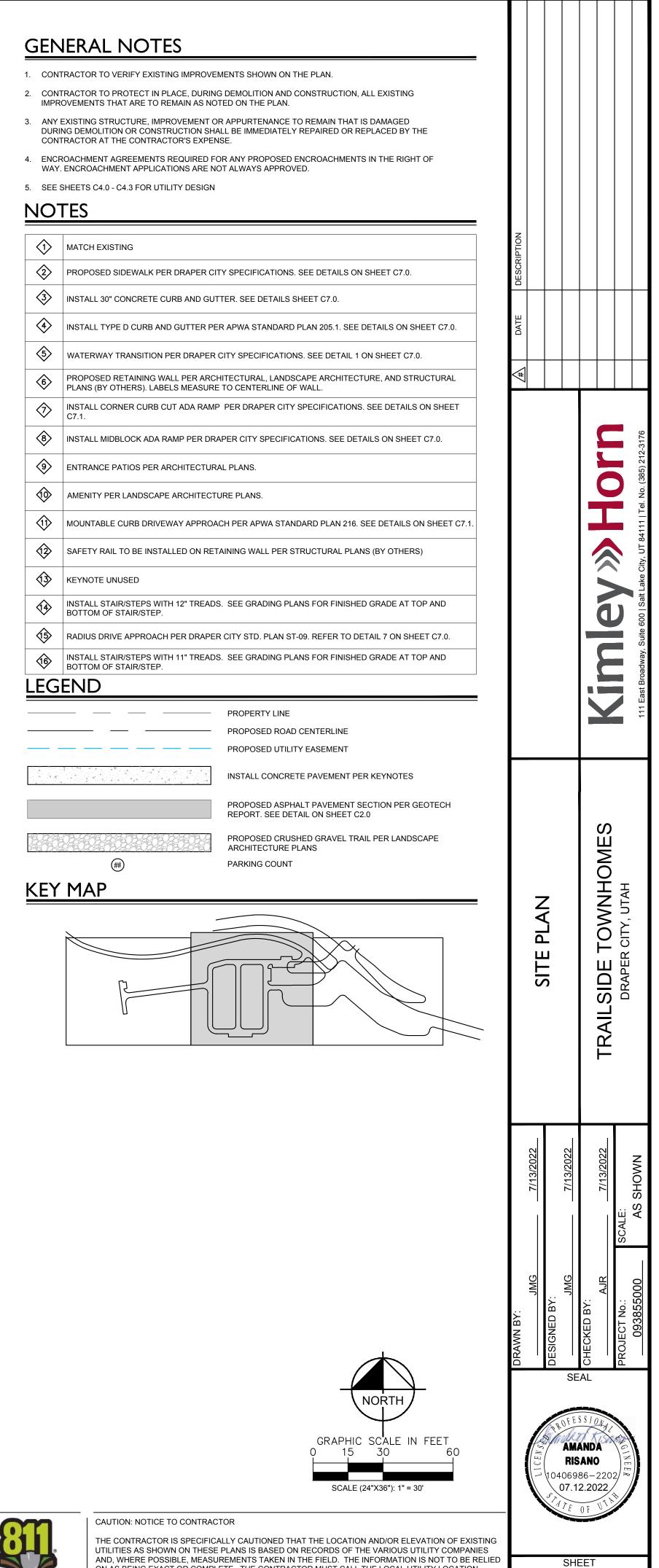


CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

sheet **C2. I**





Know what's **below. Call** before you dig. Dig Safely. A Callorer public

AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF TH UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

C2.2

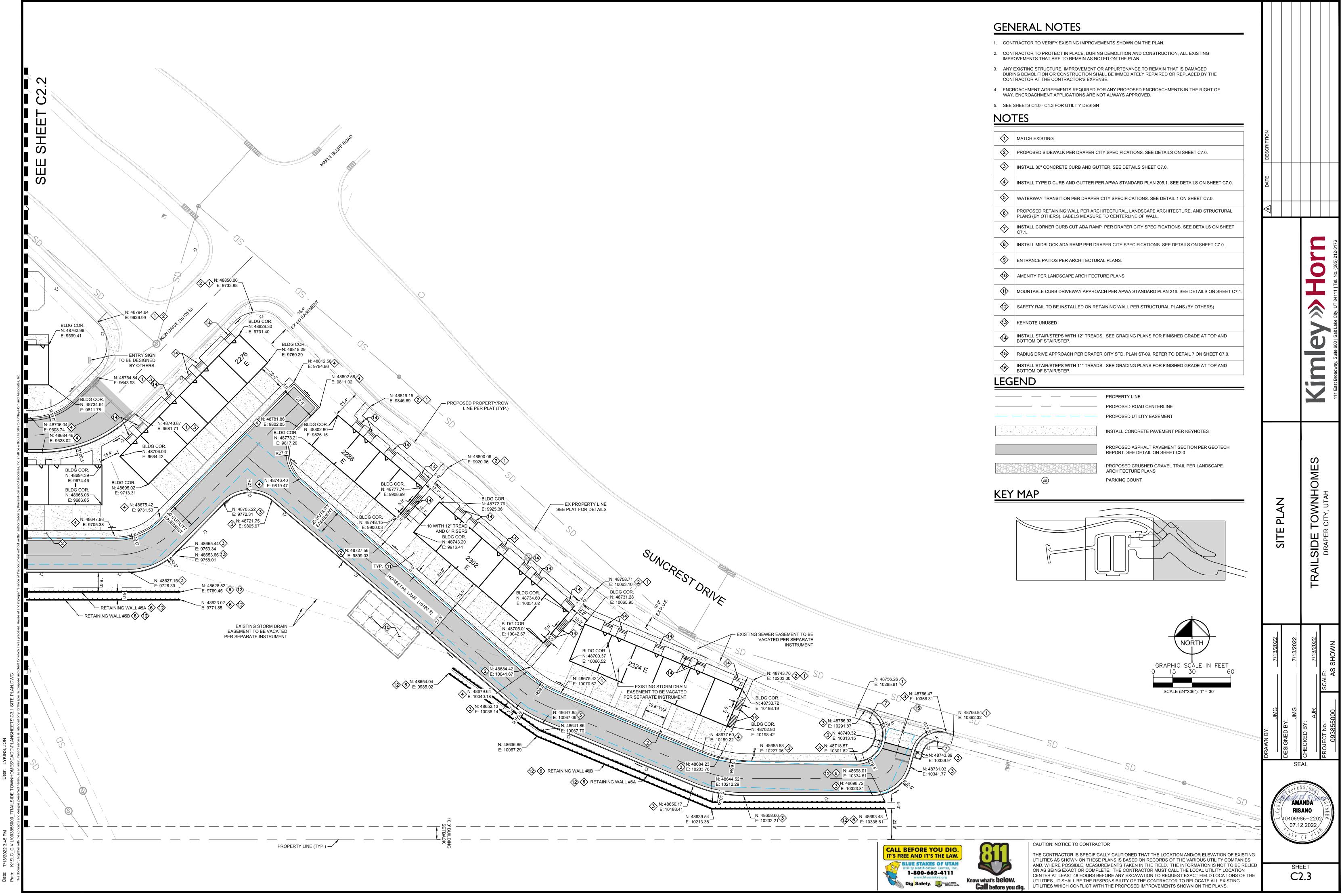
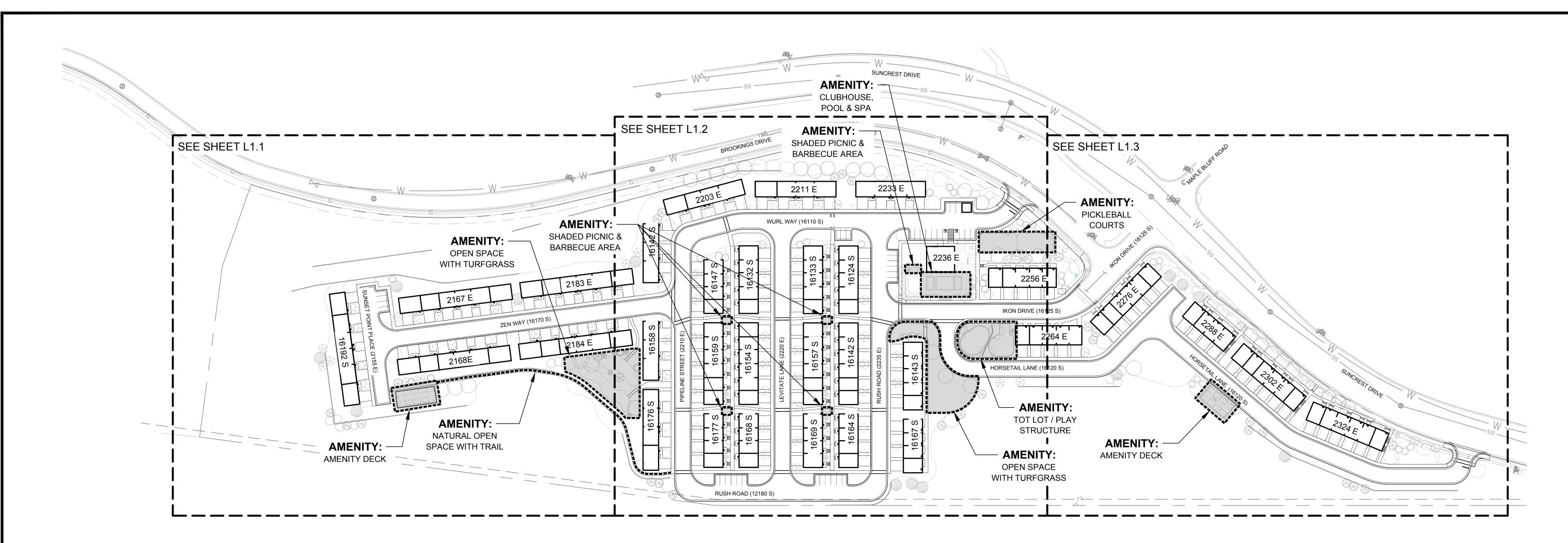


EXHIBIT G LANDSCAPE AND AMENITY PLAN



PLANT SCHEDULE

PLANT SCH	EDULE											
EVERGREEN TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	<u>QTY</u>		Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal.	B&B	12` - 14`	7	<u>GRASSES</u>
	Juniperus scopulorum Rocky Mountain Juniper		B&B	6` MIN	28	Er mon	Frontier Elm				_	$\textcircled{\bullet}$
	Picea pungens glauca 'Bakeri' Blue Spruce		B&B	6` MIN	23	کر میں کا کر میں کا	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8	ALL
SWWW.						SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	\sim
	Picea pungens glauca 'Fat Albert' Fat Albert Colorado Blue Spruce		B&B	6` MIN	19	lacksquare	Berberis thunbergii 'Limoncello' Barberry Limoncello	5 gal.			197	(+)
	Pinus cembroides edulis Pinyon Pine		B&B	6` MIN	13	\bigcirc	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66	$\langle \cdot \rangle$
0	Pinus flexilis `Vanderwolf`s Pyramid` Vanderwolf`s Pyramid Limber Pine		B&B	6` MIN	14	(\cdot)	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood				334	Ô
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	<u>HEIGHT</u>	<u>QTY</u>	٩	Euonymus alatus Burning Bush	1 gal.			65	SHARE
\bigcirc	Acer tataricum 'GarAnn' TM Hot Wings Tatarian Maple	1" Cal.	B&B	6` MIN	17		Juniperus horizontalis Creeping Juniper	5 gal.			140	०
\bigcirc	Amelanchier utahensis Utah Serviceberry	1" Cal.	B&B	6` MIN	11	\odot	Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender	1 gal.			88	
\mathcal{D}	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1-1/2" Cal.	B&B	6` MIN	37	\oplus	Ligustrum vulgare 'Lodense' Lodense Privet	2 gal.			159	GROUND COVERS
\bigcirc	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN	5	\bigotimes	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.			296	
\bigcirc	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN	33	$\langle \bullet \rangle$	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	1 gal.			47	
\bigcirc	Liriodendron tulipifera 'JFS-Oz' TM Emerald City Tulip Poplar	1" Cal.	B&B	8` MIN	21	\bigotimes	Pinus mugo 'Pumilio' Dwarf Mugo Pine	5 gal.			46	********** *******
$\langle S \rangle$	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.	B&B	6` MIN	31	$\langle \bullet \rangle$	Prunus besseyi Sand Cherry	1 gal.			122	
	Quercus gambelii Gambel Oak	1-1/2" Cal.	B&B	6` MIN	16	\bigoplus	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	1 gal.			186	
SHADE TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	<u>HEIGHT</u>	<u>QTY</u>	$\textcircled{\bullet}$	Ribes alpinum 'Green Mound'	1 gal.			74	
(کر ک	Acer grandidentatum Bigtooth Maple	2" Cal.	B&B	10` - 12`	12	₩.	Green Mound Alpine Currant				17	
\bigcirc	Acer truncatum x platanoides 'Keithsform' TM Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`	5	£•3	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.			47	
$\overline{\bigcirc}$	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B	10` - 12`	7		Symphoricarpos albus Common White Snowberry	1 gal.			36	
for the second s	Quercus macrocarpa Burr Oak	2" Cal.	B&B	12` - 14`	15	\odot	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	1 gal.			87	
00000000000000000000000000000000000000	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`	21							

CITY OF DRAI	PEI
TITLE 9	L/

SITE DATA
GROSS SITE AREA
BUILDING FOOTPRI
TOTAL UNITS:

CONT

1 gal.

CONT

2 gal.

SIZE

seed

seed

SIZE

CONTAINER

Hydroseed

Hydroseed

SIZE

SPACING QTY

76

534

354

118

95

169

130

34

157,67

60,820

SPACING QTY

BOTANICAL / COMMON NAME

Karl Foerster Feather Reed Grass

Festuca idahoensis 'Siskiyou Blue'

Helictotrichon sempervirens

Panicum virgatum 'Heavy Metal'

Pennisetum alopecuroides 'Hameln'

Schizachyrium scoparium 'Blaze'

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

Native Grasses and Shrubs (Hillside)

Heavy Metal Switch Grass

Hameln Fountain Grass

Little Bluestem

Artemisia tridentata

Native Seed Mix 'A'

Native Seed Mix 'B'

Native Grass (Low)

Big Sagebrush

Siskiyou Blue Fescue

Blue Oat Grass

Red October Big Bluestem

Andropogon gerardii 'Red October'

Calamagrostis x acutiflora 'Karl Foerster'

9-23-070 TREE AND VEGETATION PROTECTION TREE PROTECTION: N/A (NO EXISTING TREES >4")

9-23-090 PERIMETER LANDSCAPING		
BROOKINGS DRIVE (LOCAL STREET) (1,411 LF)	REQUIRED	PROVIDED
SHADE TREES (2 PER 100 LF):	28	28 *
SUNCREST DRIVE (MINOR ARTERIAL) (922 LF)	REQUIRED	PROVIDED
SHADE TREES (2 PER 100 LF):	18	18 *
ORNAMENTAL TREES (1 PER 100 LF):	9	9 *
SHRUBS (12 PER 100 LF):	111	114
PLANT BEDS (100 SF PER 100 LF):	922 SF	990 SF
9-23-100 PARKING LOT LANDSCAPING		
	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF PARKING LOT AREA):	2,670 SF	4,100 SF

LANDSCAPE AREA (SHADE TREES (1 PER ISLAND / 1 PER 300 SF):

9-23-110 LAND USE BUFFERS

OPEN SPACE REQU OPEN SPACE PROV NATURAL OPI NATURAL OPE IMPROVED CL

 VISUAL RELIE TOTAL COMMON OPEN SPACE PROVIDED:

9-32-030 F. RECREATIONAL AMENITIES AMENITIES REQUIRED (1 PER 50 UNITS):

AMENITIES PROVIDED: 7 TOT LOT / PLAY STRUCTURE; PICNIC TABLE & BARBECUE AREA(S) WITH SHADE STRUCTURE(S); SWIMMING POOL & HOT TUB; SPORTS COURTS (PICKLEBALL); NATURAL OPEN SPACE WITH TRAIL(S); AMENITY DECKS; COMMUNITY OPEN SPACE WITH TURF GRASS

INDOOR SOCIAL GATHERING AREA: MIN. 1,000 SF REQUIRED / 1,040 SF PROVIDED OUTDOOR SOCIAL FUNCTION AREA: MIN. 1,000 SF REQUIRED / 1,827 SF PROVIDED

NOTES: * PERIMETER TREE PLANTINGS ARE LOCATED TO PROVIDE GREATEST SCREENING AND BENEFIT TO THE COMMUNITY AND WITHIN DISTURBED AREAS ONLY TO PROTECT EXISTING UNDISTURBED VEGETATION AREAS. ** PARKING LOT TREES OMITTED IN ISLANDS WITH UNDERGROUND DETENTION CONFLICTS. REQUIRED TREES PLACED IN NEARBY LANDSCAPE AREAS.



ANDSCAPE REQUIREMENTS

A (SEE SITE PLAN): RINT:

843,757.20 SF (19.37 AC) 112,130 SF 152

(10% OF PARKING LOT AREA):
ER ISLAND / 1 PER 300 SE)

N/A - ALL ADJACENT ZONE / USES MATCH ZONE / USE OF THIS PROPERTY (9-23-110.B)

10

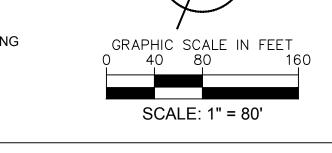
6 **

9-32-030 E. COMMON OPEN SPACE

UIRED (30% OF GROSS AREA):	253,127.16 SF
VIDED	
PEN SPACE (<30% SLOPE):	94,706 SF
PEN SPACE (>30% SLOPE):	98,123 SF (30% OF TOTAL)
CLUSTERS (AMENITY AREAS):	54,796 SF
EF (YARDS, PARKSTRIPS, ETC.):	43,260 SF
PEN SPACE PROVIDED:	290,885 SF (34%)

3 (152 UNITS)

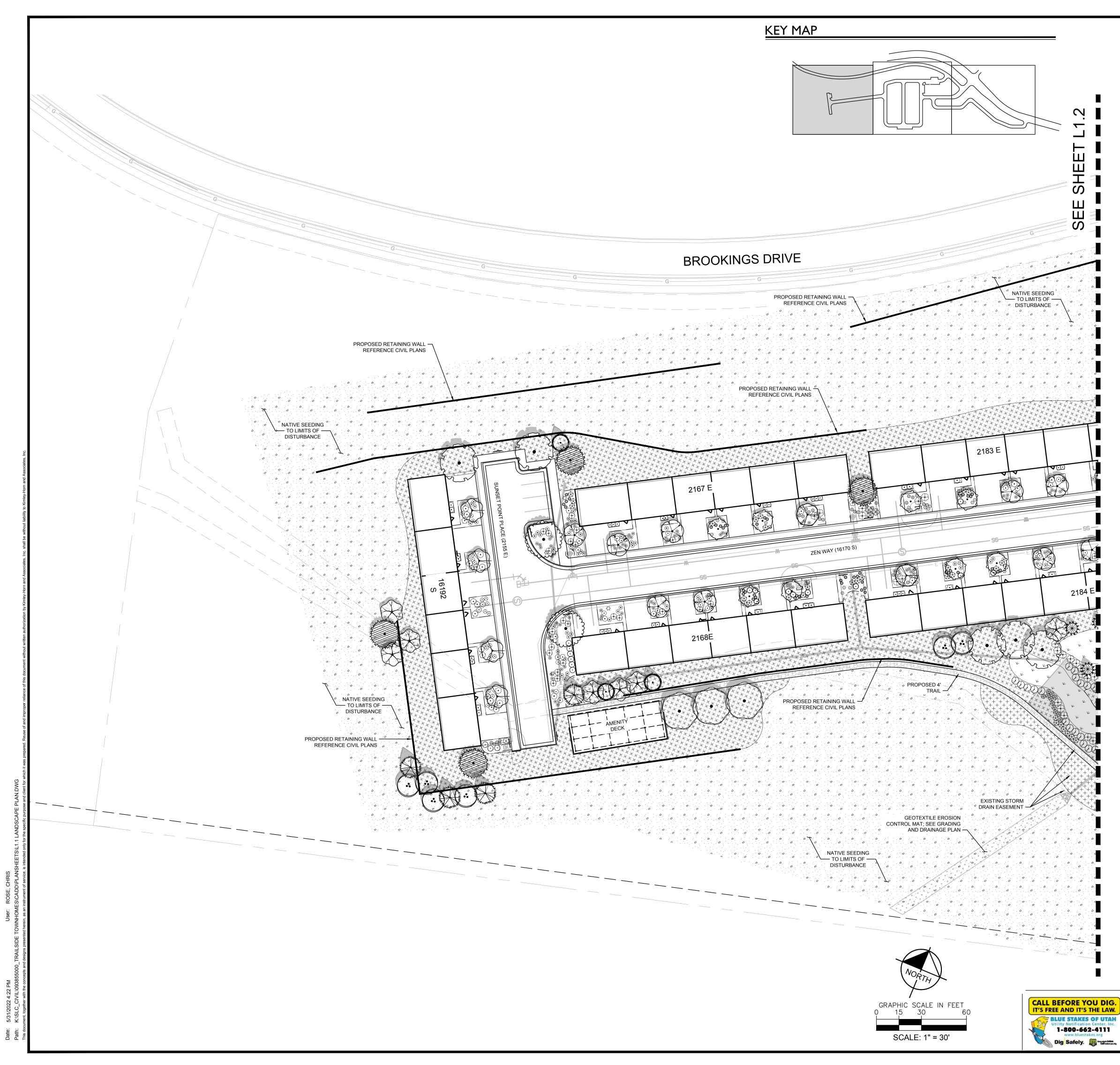
CAUTION: NOTICE TO CONTRACTOR



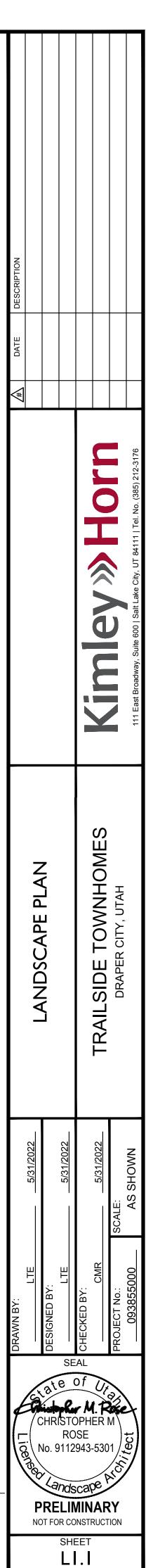
Beneficial Drawn Br. LIE 5/31/20/2 OVERALL LANDSCAPE AND AMENITY Provided And Damine Drawn Br. LIE 5/31/20/2 OVERALL LANDSCAPE AND AMENITY Provided And Damine Drawn Br. LIE 5/31/20/2 Drawn Br. Drawn Br. Provided And Damine Drawn Br. Drawn Br. Drawn Br. Drawn Br. Drawn Br. Drawn Br. Provided And Damine Drawn Br. Provided And Damine Drawn Br. Brance Concept PLAN Drawn Br. Drawn Br. Drawn Br. Drawn Br. Provided And Damine Drawn Br. Brance Concept PLAN Drawn Br. Drawn Br. <t< th=""><th></th></t<>	
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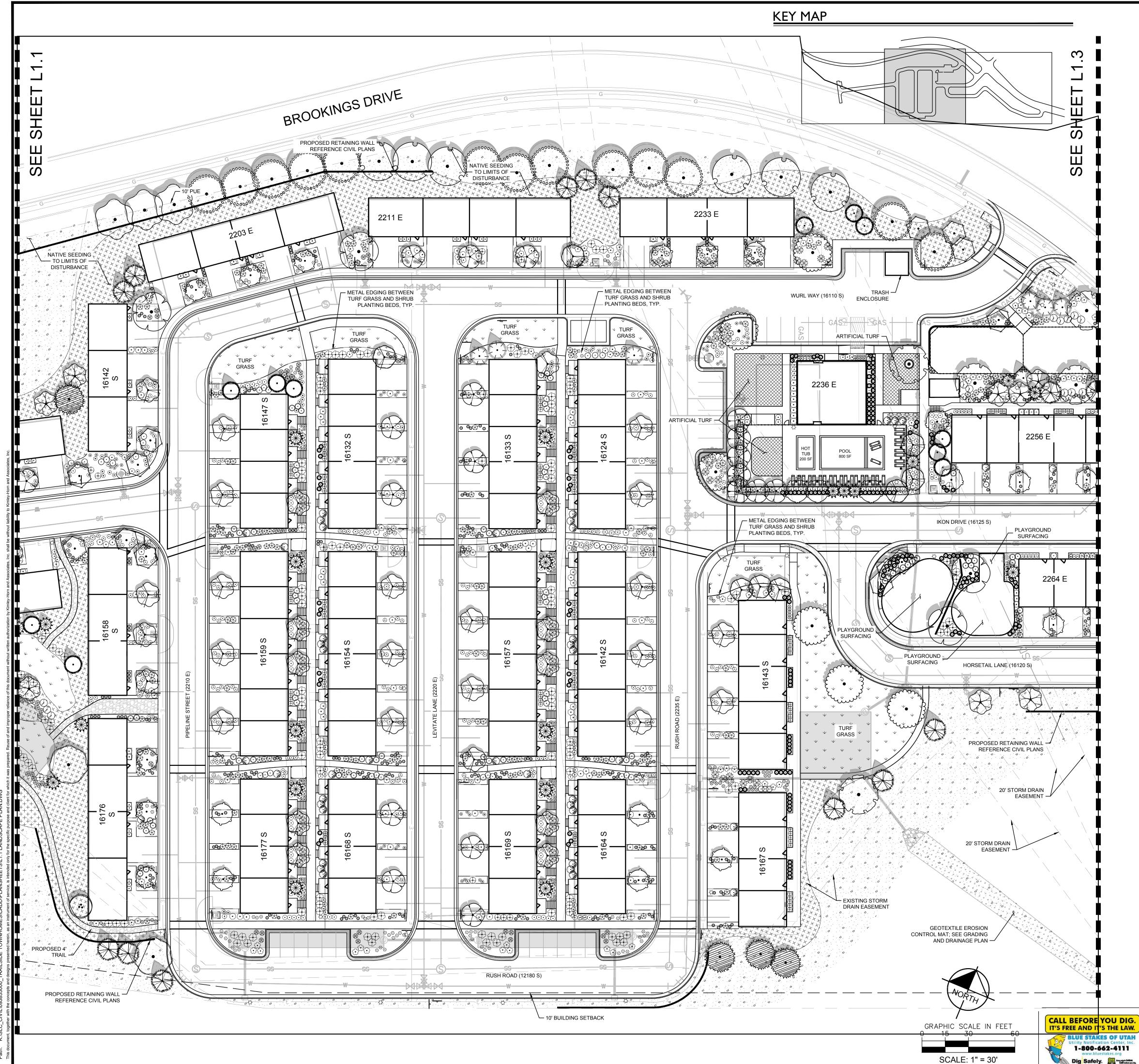
PLANT SC		CALIPER	CONT	HEIGHT	QTY
	Juniperus scopulorum	<u>CALIPER</u>	<u>CONT</u> B&B	<u>HEIGHT</u> 6` MIN	<u>QTY</u> 28
	Rocky Mountain Juniper Picea pungens glauca 'Bakeri'		B&B	6` MIN	23
	Blue Spruce Picea pungens glauca 'Fat Albert'		B&B	6` MIN	19
The second second	Fat Albert Colorado Blue Spruce Pinus cembroides edulis		B&B	6` MIN	13
\sim	Pinyon Pine				
0	Pinus flexilis `Vanderwolf`s Pyramid` Vanderwolf`s Pyramid Limber Pine		B&B	6` MIN	14
	S BOTANICAL / COMMON NAME	<u>CALIPER</u> 1" Cal.	<u>CONT</u> B&B	<u>HEIGHT</u> 6` MIN	<u>QTY</u> 17
	Hot Wings Tatarian Maple Amelanchier utahensis	1" Cal.	B&B	6` MIN	11
	Utah Serviceberry				
Ø	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1-1/2" Cal.	B&B	6` MIN	37
)	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN	5
\bigcirc	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN	33
$\mathbf{\mathcal{T}}$	Liriodendron tulipifera 'JFS-Oz' TM Emerald City Tulip Poplar	1" Cal.	B&B	8` MIN	21
\bigotimes	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.	B&B	6` MIN	31
3	Quercus gambelii Gambel Oak	1-1/2" Cal.	B&B	6` MIN	16
SHADE TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	<u>QTY</u>
$\left(\cdot \right)$	Acer grandidentatum Bigtooth Maple	2" Cal.	B&B	10` - 12`	12
)	Acer truncatum x platanoides 'Keithsform' TM Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`	5
\bigcirc	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B	10` - 12`	7
and the second s	Quercus macrocarpa Burr Oak	2" Cal.	B&B	12` - 14`	15
$\overline{()}$	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`	21
3	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2" Cal.	B&B	12` - 14`	7
$\tilde{(\cdot)}$	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	<u>QTY</u>
ullet	Berberis thunbergii 'Limoncello' Barberry Limoncello	5 gal.			197
\odot	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66
\odot	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood				334
9	Euonymus alatus Burning Bush	1 gal.			65
	Juniperus horizontalis Creeping Juniper	5 gal.			140
\odot	Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender	1 gal.			88
\oplus	Ligustrum vulgare 'Lodense' Lodense Privet	2 gal.			159
\bigotimes	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.			296
\odot	Physocarpus opulifolius 'Monlo' TM	1 gal.			47
R	Diabolo Ninebark Pinus mugo 'Pumilio'	5 gal.			46
÷	Dwarf Mugo Pine Prunus besseyi	1 gal.			122
\oplus	Sand Cherry ^	1 gal.			186
	Gro-Low Fragrant Sumac				
\odot	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	1 gal.			74
÷	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.			47
\oplus	Symphoricarpos albus Common White Snowberry	1 gal.			36
\odot	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	1 gal.			87
GRASSES	BOTANICAL / COMMON NAME Andropogon gerardii 'Red October'	<u>CONT</u> 1 gal.	SIZE	SPACING	<u>QTY</u> 76
<u> </u>	Red October Big Bluestem Calamagrostis x acutiflora 'Karl Foerster'	1 gal.			534
***** (Karl Foerster Feather Reed Grass				354
(+)	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.			
\odot	Helictotrichon sempervirens Blue Oat Grass	1 gal.			118
\odot	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.			95
	Pennisetum alopecuroides 'Hameln'	1 gal.			169
0	Hameln Fountain Grass				
)	Hameln Fountain Grass Schizachyrium scoparium 'Blaze' Little Bluestem	1 gal.			130
NATIVE SHRUBS	Schizachyrium scoparium 'Blaze'	1 gal. <u>CONT</u> 2 gal.	<u>SIZE</u>	SPACING	130 <u>QTY</u> 34
NATIVE SHRUBS	Schizachyrium scoparium 'Blaze' Little Bluestem <u>BOTANICAL / COMMON NAME</u> Artemisia tridentata Big Sagebrush	<u>CONT</u> 2 gal.		<u>SPACING</u>	QTY
NATIVE SHRUBS	Schizachyrium scoparium 'Blaze' Little Bluestem <u>BOTANICAL / COMMON NAME</u> Artemisia tridentata	CONT	<u>SIZE</u> CONTAINER Hydroseed	SPACING	QTY



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

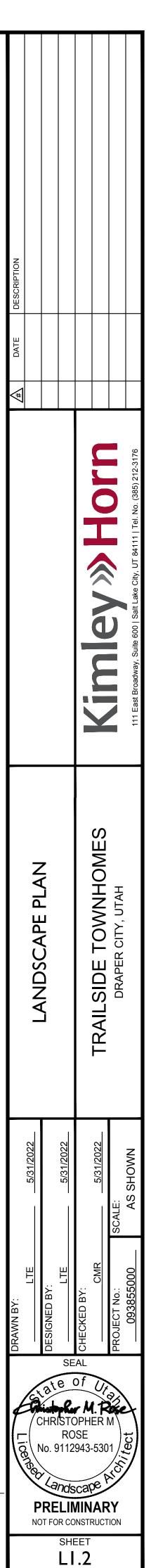
CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



5/3 K:\ Date Path

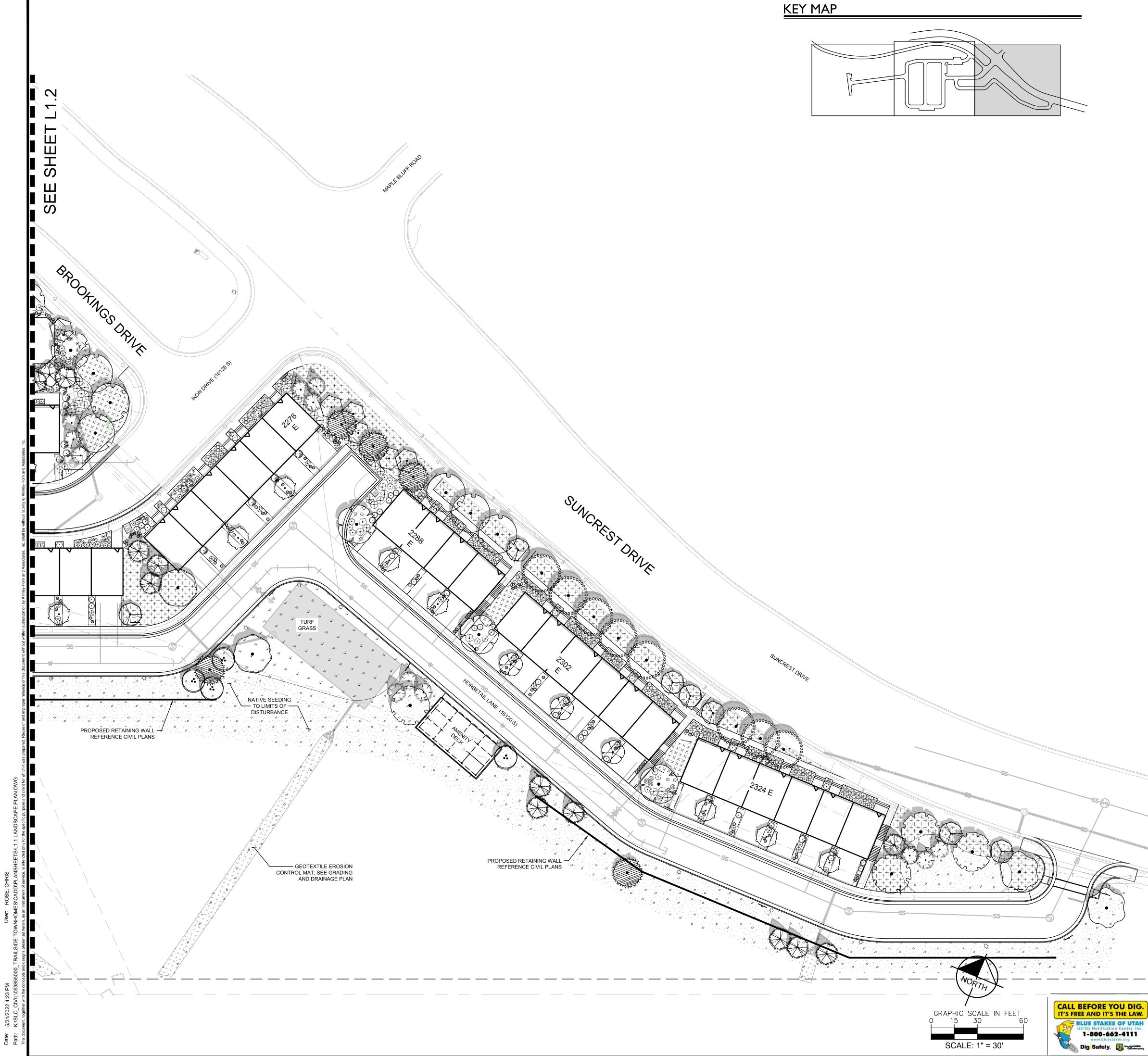
PLANT SC EVERGREEN TREES		CALIPER	CONT	HEIGHT	<u>QTY</u>
8	Juniperus scopulorum Rocky Mountain Juniper		B&B	6` MIN	28
	Picea pungens glauca 'Bakeri' Blue Spruce		B&B	6` MIN	23
	Picea pungens glauca 'Fat Albert' Fat Albert Colorado Blue Spruce		B&B	6` MIN	19
D	Pinus cembroides edulis Pinyon Pine		B&B	6` MIN	13
$\overline{\mathbf{O}}$	Pinus flexilis `Vanderwolf`s Pyramid`		B&B	6` MIN	14
ORNAMENTAL TREES	Vanderwolf`s Pyramid Limber Pine <u>BOTANICAL / COMMON NAME</u>	CALIPER	CONT	<u>HEIGHT</u>	<u> ΩΤΥ</u>
\bigotimes	Acer tataricum 'GarAnn' TM Hot Wings Tatarian Maple	1" Cal.	B&B	6` MIN	17
	Amelanchier utahensis Utah Serviceberry	1" Cal.	B&B	6` MIN	11
B	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1-1/2" Cal.	B&B	6` MIN	37
$\tilde{)}$	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN	5
$\overline{\bigcirc}$	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN	33
$\mathbf{\tilde{z}}$	Liriodendron tulipifera 'JFS-Oz' TM	1" Cal.	B&B	8` MIN	21
Â	Emerald City Tulip Poplar Prunus virginiana 'Canada Red'	1" Cal.	B&B	6` MIN	31
3	Canada Red Chokecherry Quercus gambelii	1-1/2" Cal.	B&B	6` MIN	16
SHADE TREES	Gambel Öak BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
$\overline{(\cdot)}$	Acer grandidentatum	2" Cal.	B&B	10` - 12`	12
\mathbf{c}	Bigtooth Maple Acer truncatum x platanoides 'Keithsform' TM	2" Cal.	B&B	10` - 12`	5
\bigcirc	Norwegian Sunset Maple Acer x freemanii 'Autumn Blaze'	2" Cal.	B&B	10` - 12`	7
No.	Autumn Blaze Maple Quercus macrocarpa	2" Cal.	B&B	12` - 14`	15
And a second sec	Burr Oak Tilia cordata 'Greenspire'	2" Cal.	B&B	10` - 12`	21
A 40000000000	Greenspire Littleleaf Linden	2" Cal.	B&B		7
J m	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm			12` - 14`	
E . A	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8
<u>SHRUBS</u>	BOTANICAL / COMMON NAME Berberis thunbergii 'Limoncello' Barberry Limoncello	<u>CONT</u> 5 gal.	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u> 197
\odot	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66
					334
\odot	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood				
) •		 1 gal.			65
⊙ Э	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus	 1 gal. 5 gal.			65 140
⊙ Э ⊕ ⊙	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis				
⊙ Э ⊕	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue`	5 gal.			140
⊙ ♥ ♥ ● ♥	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire'	5 gal. 1 gal.			140 88
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM	5 gal. 1 gal. 2 gal.			140 88 159
⊕	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio'	5 gal. 1 gal. 2 gal. 1 gal.			140 88 159 296
⊕	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi	5 gal. 1 gal. 2 gal. 1 gal. 1 gal.			140 88 159 296 47
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 5 gal.			140 88 159 296 47 46
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal. 1 gal. 2 gal. 1 gal. 5 gal. 1 gal. 1 gal.			140 88 159 296 47 46 122
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 5 gal. 1 gal. 1 gal. 1 gal.			140 88 159 296 47 46 122 186 74
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal.			140 88 159 296 47 46 122 186 74 47
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal.			140 88 159 296 47 46 122 186 74 74 47 36
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal.			140 88 159 296 47 46 122 186 74 47 36 87
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact'	5 gal. 1 gal. 2 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 74 47 36
 ⊕ ⊕	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Andropogon gerardii 'Red October'	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 47 36 87 87 <u>QTY</u>
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big Bluestem Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Festuca idahoensis 'Siskiyou Blue'	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 47 36 87 87 87 20
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big Bluestem Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Festuca Idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue Helictotrichon sempervirens	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 47 36 87 36 87 <u>QTY</u> 76 534
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big Bluestem Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue Helictotrichon sempervirens Blue Oat Grass Panicum virgatum 'Heavy Metal'	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 47 36 87 87 87 76 534 354
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Phus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big Bluestem Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue Helictotrichon sempervirens Blue Oat Grass Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	140 88 159 296 47 46 122 186 74 47 36 87 36 87 76 534 354 118
	Kelsey's Dwarf Red Twig DogwoodEuonymus alatus Burning BushJuniperus horizontalis Creeping JuniperLavandula angustifolia `Hidcote Blue` Hidcote Blue English LavenderLigustrum vulgare 'Lodense' Lodense PrivetPerovskia atriplicifolia 'Little Spire' Little Spire Russian SagePhysocarpus opulifolius 'Monlo' TM Diabolo NinebarkPinus mugo 'Pumilio' Dwarf Mugo PinePrunus besseyi Sand CherryRhus aromatica 'Gro-Low' Gro-Low Fragrant SumacRibes alpinum 'Green Mound' Green Mound Alpine CurrantSalix purpurea 'Nana' Dwarf Purple Osier WillowSymphoricarpos albus Common White SnowberryViburnum trilobum 'Bailey Compact' Bailey's Compact CranberrybushBOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big BluestemCalamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed GrassFestuca idahoensis 'Siskiyou Blue' Siskiyou Blue FescueHelictotrichon sempervirens Blue Oat GrassPanicum wirgatum 'Heavy Metal' Heavy Metal Switch GrassPennisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	 140 88 159 296 47 46 122 186 74 47 36 87 47 36 87 534 354 118 95 169
	Kelsey's Dwarf Red Twig DogwoodEuonymus alatus Burning BushJuniperus horizontalis Creeping JuniperLavandula angustifolia 'Hidcote Blue' Hidcote Blue English LavenderLigustrum vulgare 'Lodense' Lodense PrivetPerovskia atriplicifolia 'Little Spire' Little Spire Russian SagePhysocarpus opulifolius 'Monlo' TM Diabolo NinebarkPinus mugo 'Pumilio' Dwarf Mugo PinePrunus besseyi Sand CherryRibes alpinum 'Green Mound' Gro-Low Fragrant SumacRibes alpinum 'Green Mound' Green Mound Alpine CurrantSalix purpurea 'Nana' Dwarf Purple Osier WillowSymphoricarpos albus Common White SnowberryViburnum trilobum 'Bailey Compact' Bailey's Compact CranberrybushEOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big BluestemCalamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed GrassFestuca idahoensis 'Siskiyou Blue' Siskiyou Blue FescuePennisetum alopecuroides 'Hameln' Heavy Metal Switch GrassPennisetum alopecuroides 'Hameln' Hameln Fountain GrassSchizachyrium scoparium 'Blaze' Little Bluestem	5 gal. 1 gal. 2 gal. 1 gal.			 140 88 159 296 47 46 122 186 74 47 36 87 47 36 534 354 118 95 169 130
	Kelsey's Dwarf Red Twig Dogwood Euonymus alatus Burning Bush Juniperus horizontalis Creeping Juniper Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender Ligustrum vulgare 'Lodense' Lodense Privet Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark Pinus mugo 'Pumilio' Dwarf Mugo Pine Prunus besseyi Sand Cherry Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound' Green Mound Alpine Currant Salix purpurea 'Nana' Dwarf Purple Osier Willow Symphoricarpos albus Common White Snowberry Viburuum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush BOTANICAL / COMMON NAME Pandicup Eig Bluestem Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue Helictotrichon sempervirens Blue Oat Grass Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	5 gal. 1 gal. 2 gal. 1 gal.	SIZE	SPACING	 140 88 159 296 47 46 122 186 74 47 36 87 47 36 87 534 354 118 95 169
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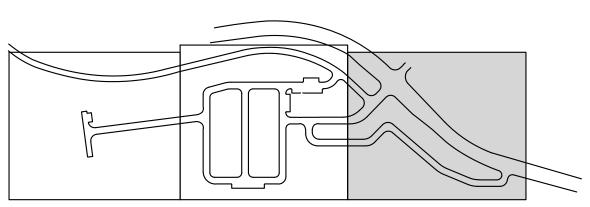
Know what's **below. Call** before you dig. Dig Safely. 🟭 Resultation Call below.

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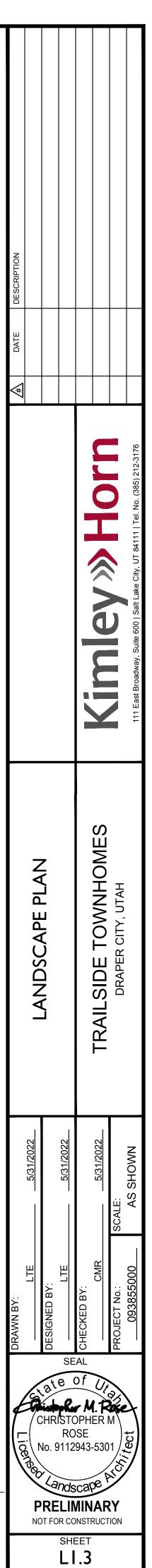
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.







PLANT SCH	IEDULE				
	BOTANICAL / COMMON NAME	<u>CALIPER</u>	<u>CONT</u> B&B	<u>HEIGHT</u> 6` MIN	<u>QTY</u> 28
	Rocky Mountain Juniper Picea pungens glauca 'Bakeri'		B&B	6` MIN	23
	Blue Spruce Picea pungens glauca 'Fat Albert'		B&B	6` MIN	19
	Fat Albert Colorado Blue Spruce Pinus cembroides edulis		B&B	6` MIN	13
	Pinus flexilis `Vanderwolf`s Pyramid`		B&B	6` MIN	14
	Vanderwolf`s Pyramid Limber Pine				
	BOTANICAL / COMMON NAME	<u>CALIPER</u> 1" Cal.	<u>CONT</u> B&B	<u>HEIGHT</u> 6` MIN	<u>QTY</u> 17
$(\dot{\cdot})$	Hot Wings Tatarian Maple Amelanchier utahensis	1" Cal.	B&B	6` MIN	11
R	Utah Serviceberry Amelanchier x grandiflora 'Autumn Brilliance'	1-1/2" Cal.	B&B	6` MIN	37
\bigcirc	Autumn Brilliance Apple Serviceberry Crataegus laevigata 'Paul's Scarlet'	1" Cal.	B&B	6` MIN	5
\sim	Paul's Scarlet English Hawthorn Crataegus x lavallei	1" Cal.	B&B	6` MIN	33
	Hawthorn	1" Cal.	B&B	8` MIN	21
	Emerald City Tulip Poplar		B&B	6` MIN	31
	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.			
(\mathcal{A})	Quercus gambelii Gambel Oak	1-1/2" Cal.	B&B	6` MIN	16
	BOTANICAL / COMMON NAME	<u>CALIPER</u> 2" Cal.	<u>CONT</u> B&B	<u>HEIGHT</u> 10` - 12`	<u>QTY</u> 12
	Bigtooth Maple Acer truncatum x platanoides 'Keithsform' TM	2" Cal.	B&B	10` - 12`	5
	Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`	7
Lever and	Ader x neemain Addini blaze Autumn Blaze Maple Quercus macrocarpa	2 Cal. 2" Cal.	B&B	10 - 12	15
Level and the second	Burr Oak				
44.00000000000000000000000000000000000	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`	21
	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2" Cal.	B&B	12` - 14`	7
te e s	Zelkova serrata Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8
	BOTANICAL / COMMON NAME Berberis thunbergii 'Limoncello' Barberry Limoncello	<u>CONT</u> 5 gal.	<u>SIZE</u>	SPACING	<u>QTY</u> 197
\odot	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66
\odot	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood				334
٢	Euonymus alatus Burning Bush	1 gal.			65
	Juning Juni Juniperus horizontalis Creeping Juniper	5 gal.			140
\odot	Lavandula angustifolia `Hidcote Blue`	1 gal.			88
\oplus	Hidcote Blue English Lavender	2 gal.			159
\bigotimes	Lodense Privet Perovskia atriplicifolia 'Little Spire'	1 gal.			296
\odot	Little Spire Russian Sage Physocarpus opulifolius 'Monlo' TM	1 gal.			47
Ř	Diabolo Ninebark Pinus mugo 'Pumilio'	5 gal.			46
\odot	Dwarf Mugo Pine Prunus besseyi	1 gal.			122
↔ ⊕	Sand Cherry Rhus aromatica 'Gro-Low'	1 gal.			186
(\cdot)	Gro-Low Fragrant Sumac Ribes alpinum 'Green Mound'	1 gal.			74
ب چېن	Green Mound Alpine Currant	1 gal.			47
\mathcal{L}	Sana purper a reara Dwarf Purple Osier Willow Symphoricarpos albus	1 gal.			36
Ð	Viburnum trilobum 'Bailey Compact'	1 gal.			87
Ų	Bailey's Compact Cranberrybush	-	SIZE	SPACING	
	BOTANICAL / COMMON NAME Andropogon gerardii 'Red October' Red October Big Bluestem	<u>CONT</u> 1 gal.	SIZE	<u>SPACING</u>	<u>QTY</u> 76
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.			534
$\langle \mathbf{+} \rangle$	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.			354
\odot	Helictotrichon sempervirens Blue Oat Grass	1 gal.			118
\odot	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.			95
	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.			169
٢	Schizachyrium scoparium 'Blaze' Little Bluestem	1 gal.			130
NATIVE SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	<u>QTY</u>
\odot	Artemisia tridentata Big Sagebrush	2 gal.			34
GROUND COVERS	BOTANICAL / COMMON NAME	<u>SIZE</u>			157 070 -
	Native Seed Mix 'A' Native Grasses and Shrubs (Hillside)	seed	Hydroseed		157,672 sf
₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩	Native Seed Mix 'B' Native Grass (Low)	seed	Hydroseed		60,820 sf



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