

Development Review Committee

1020 East Pioneer Road Draper, UT 84020

STAFF REPORT

June 3, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Maryann Pickering, AICP, Planner III

801-576-6391, maryann.pickering@draperutah.gov

Re: <u>Academy Office Park Parking Lot - Site Plan Amendment Request</u>

Application No.: SPR-039-2021

Applicant: Troy Dana, representing Dumar, LLC

Project Location: Approximately 339 W. 13490 S.

Current Zoning: CSD-DPMU (Draper Point Mixed Use Commercial Special

District)

Acreage: Approximately 6.96 acres (approximately 303,177 square

feet)

Request: Request for approval of a Site Plan Amendment in the CSD-

DPMU zone to construct a new parking lot.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan Amendment for approximately 6.96 acres located at approximately 339 W. 13490 S. (Exhibit B). The property is currently zoned CSD-DPMU. The applicant is requesting that a Site Plan Amendment be approved to allow for the construction of a parking lot for the existing office building. The parking lot will be built on currently vacant land.

The property obtained a rezone on May 26, 2015. A site plan for the proposed Lot 1 was approved by the Planning Commission on July 9, 2015. The site obtained a Minor Subdivision approval on July 20, 2015 by the Zoning Administrator. A lot line adjustment to reconfigure the lots was approved by the Zoning Administrator in December 2020.



ANALYSIS

<u>General Plan and Zoning</u>. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION				
CHARACTERISTICS	 Include a wide range of commercial uses that are destination oriented and draw from a regional customer base 			
	 Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components 			
	Limited traffic access points			
	 Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses 			
	Uniform design standards and aesthetics			
	 Access to individual properties should be provided only from frontage roads or major arterials 			
	 Common off-street traffic circulation and parking areas 			
LAND USE MIX	Large-scale master-planned commercial centersBig box centers			
	Corporate headquarters			
	Multi-story upscale office buildings			
	Multi-story upscale residential buildings			
COMPATIBLE ZONING	 Adopted Commercial Special District zone Adopted Major Freeway Arterial Frontage Road zone 			
LOCATION	Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas			
	Excellent transportation access to major highways			
	High visibility from the I-15 corridor			
	Proximity to both Salt Lake and Utah Counties			
	 Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas 			
	Major streets serving these areas should accommodate truck traffic			

The property has been assigned the CSD-DPMU zone (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(H)(5) states: "The purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is

intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses."

The site is surrounded by the CSD-DPMU zone on the north, east and west. Across Bangerter Highway is the CSD-IOP (Irvine Office Park Commercial Special District) zone.

<u>Site Plan Layout</u>. The proposed parking lot is located north of the existing building and parking lot on site (Exhibit E). The area proposed to be built as the parking lot is currently vacant. Access to the new parking area will be through the existing drive aisle onto 13490 South. No new curb cuts or access points are proposed. Internal access will be from the existing parking lot to the south. The proposed lot will provide an extra 180 parking stalls for the existing office building. The existing parking area has 286 parking stalls and with the additional 180 proposed as part of this project, the total number of stalls will be 466. This number is within the range allowed for the CSD-DPMU. Office buildings are permitted a range of 3.5 to 6 stalls for every 1,000 square feet of building. The existing building is 128,560 square feet and the proposed range, with the parking lot addition, is 3.62 per 1,000 square feet of building.

<u>Landscaping</u>. The landscape plat shows the required amount of landscaping for the new parking lot area. The trees proposed have the minimum required caliper and the overall percentage of 20% landscape meets the minimum for the office park. The parking is screened by landscaping when possible per the code. A copy of the proposed landscape plan can be found in Exhibit E.

<u>Criteria For Approval</u>. The criteria for review and potential approval of a Site Plan Amendment request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

Site Plan Amendment 9-5-090 (E) and (H)

- 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.
- H. Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:
 - Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - a. The proposed use is consistent with uses permitted on the site;
 - b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;
 - c. The proposed use and site will conform to applicable requirements of this Code;
 - d. The proposed expansion meets the approval standards of subsection E of this section;
 - e. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and
 - 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.
 - 3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.
 - 4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.

REVIEWS

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

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

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

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator 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. Failure to obtain a land disturbance permit within one year of approval of any site plan shall void the prior site plan approval. Prior to the expiration of the one-year period, an applicant may submit a written request with the community development department for a site plan extension of up to six (6) months. Approval of this extension may only be granted by the Zoning Administrator or Planning Commission, whichever is the approval authority outlined in this section, provided the applicant can meet the requirements for extension under Section 9-5-030 and demonstrate substantial action toward obtaining a land disturbance permit.

The findings for approval as are follows:

- 1. The entire site was developed at one time and the applicant is proposing to make modifications.
- 2. The site plan conforms 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.

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.

No additional comments.

Building Division Review.

No additional comments.

Engineering and Public Works Divisions Review.

No additional comments.

Fire Division Review.

No additional comments.

EXHIBIT B AERIAL MAP

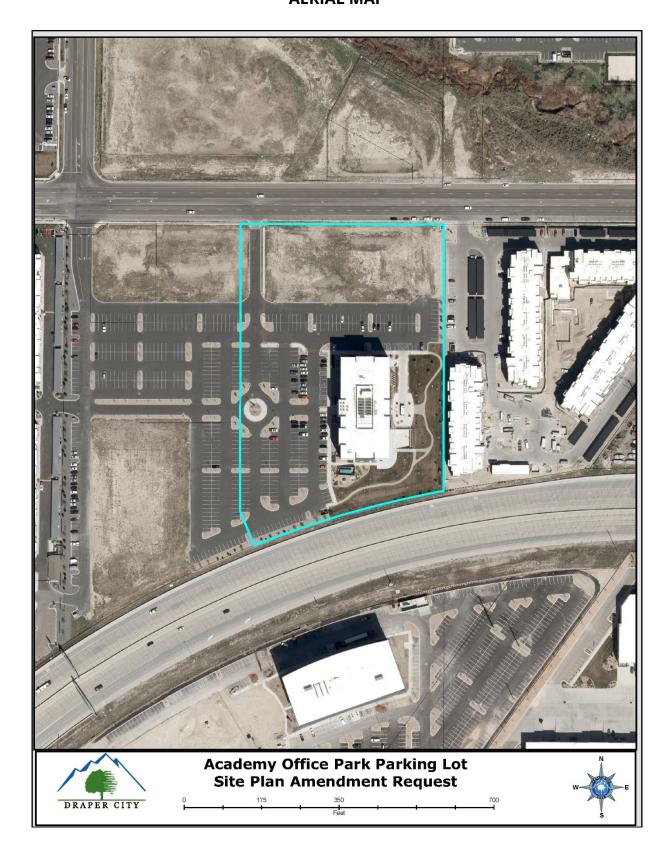


EXHIBIT C LAND USE MAP

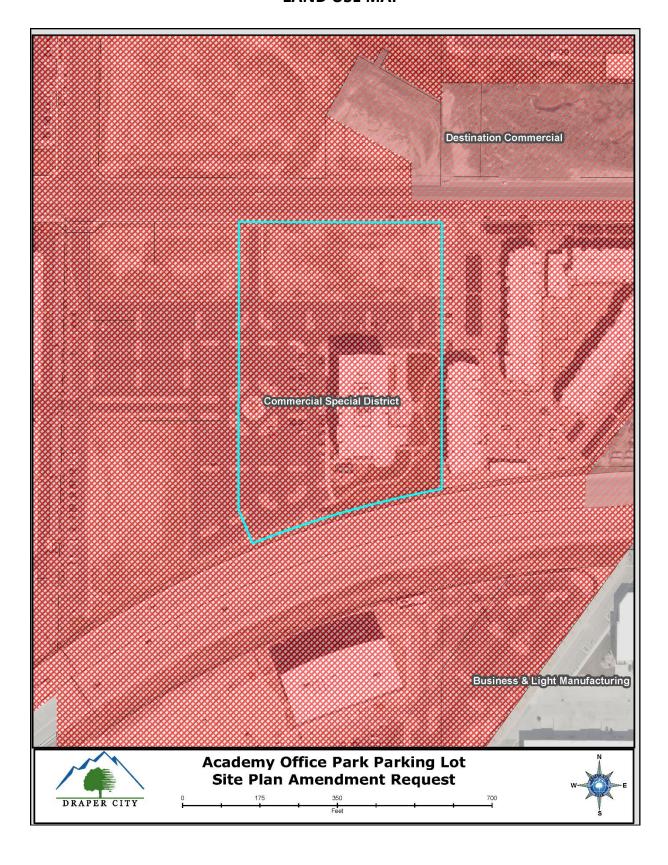


EXHIBIT D ZONING MAP

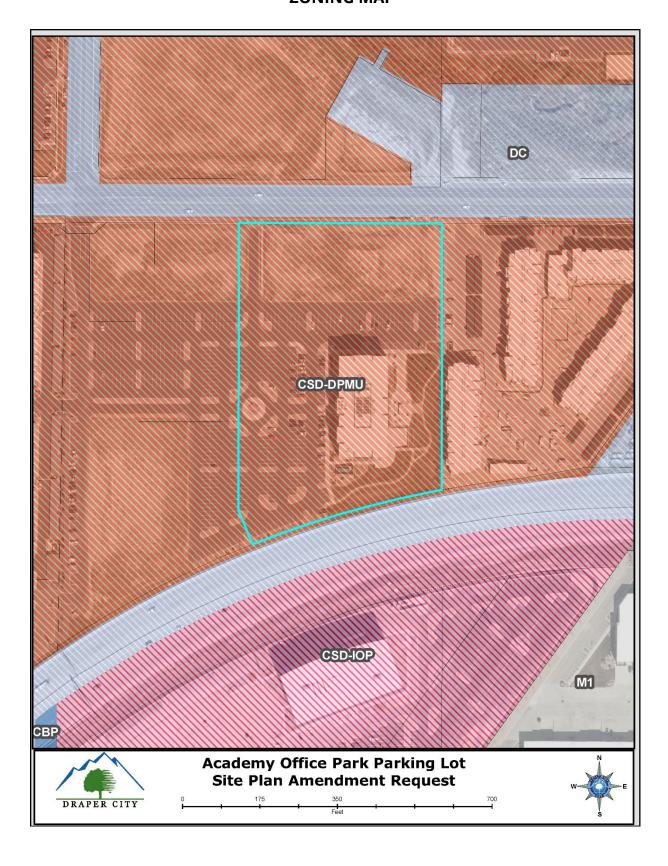


EXHIBIT E PROPOSED PLANS



BENCHMARK

WITNESS CORNER FOR THE NORTHEAST CORNER SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

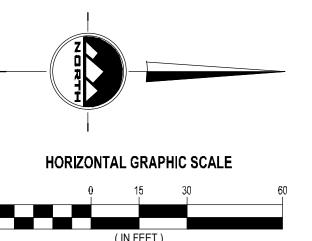
ELEVATION = 4431.73

PARKING SPOTS	PROVIDED	EXISTING	TOTAL
STANDARD PARKING SPOTS	180	274	454
ADA ACCESSIBLE SPOTS	0	12	12
TOTAL PARKING SPOTS	180	286	466

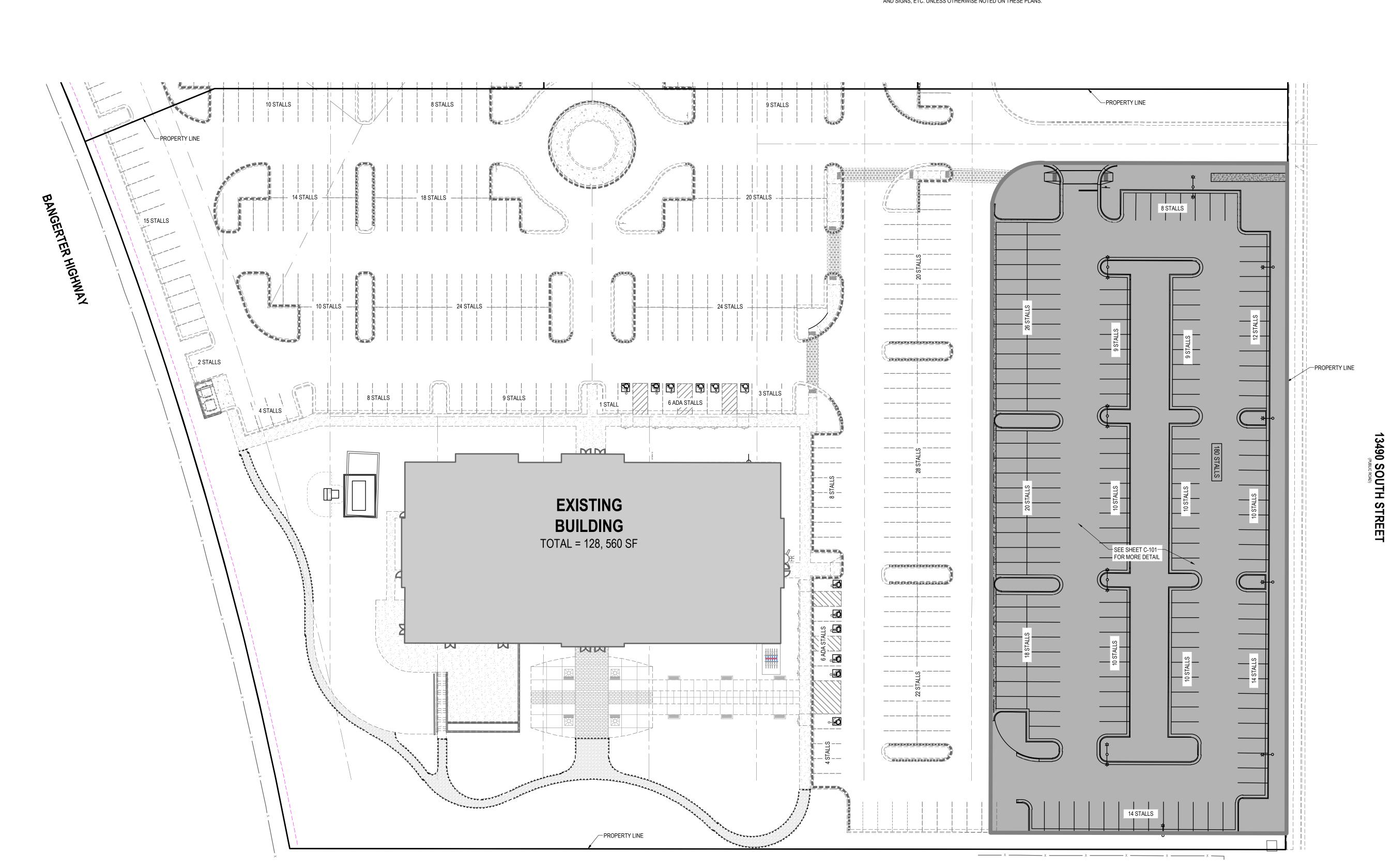
NOTE: TOTAL SF OF BUILDING IS 128,560. TOTAL PARKING = 466 3.62 SPACES PER 1000 SF

GENERAL NOTES

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT
- 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



HORZ: 1 inch = 20 ft.





SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070

Phone: 801.255.0529 LAYTON

Phone: 801.547.1100 **TOOELE**

Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

WWW.ENSIGNENG.COM

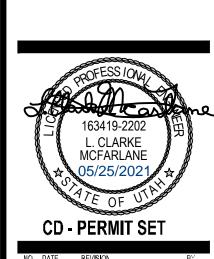
ACADEMY COMMERCIAL 339 WEST 13490 SOUTH DRAPER, UTAH 84020 CONTACT:

TROY DANA PHONE: (801) 565-7048

EXPANSION PARK OFFICE

ADEMY

SOUTH UTAH 13490 CITY, 0 DRAPER (339 WEST AC/ PAR



FOR REVIEW

EXPANDED SITE PLAN

PRINT DATE 5/25/21 DRAWN BY B. ABEL

CHECKED BY
C. MCFARLANE PROJECT MANAGER

J. FORD

C-100

EXHIBIT F LANDSCAPE PLAN



BENCHMARK

WITNESS CORNER FOR THE NORTHEAST CORNER SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

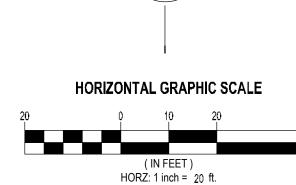
ELEVATION = 4431.73

Landscape

Trees Qty Symbol Plant Size Common Name Botanical Name 2" CAL. Redbud, Eastern Cercis canadensis 2" CAL. Spring Snow Crabapple Malus 'Spring Snow'

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
30	6 \$	Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gallon
109	0	Blue Oat Grass	Helictotrichon sempervirens	1 Gallon
38	₩	Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
12	0	Slowmound Dwarf Mugo Pine	Pinus mugo mugus 'Slowmound'	5 Gallon
42	*	Daylily	Hemerocallis	1 Gallon
_		'	ı	

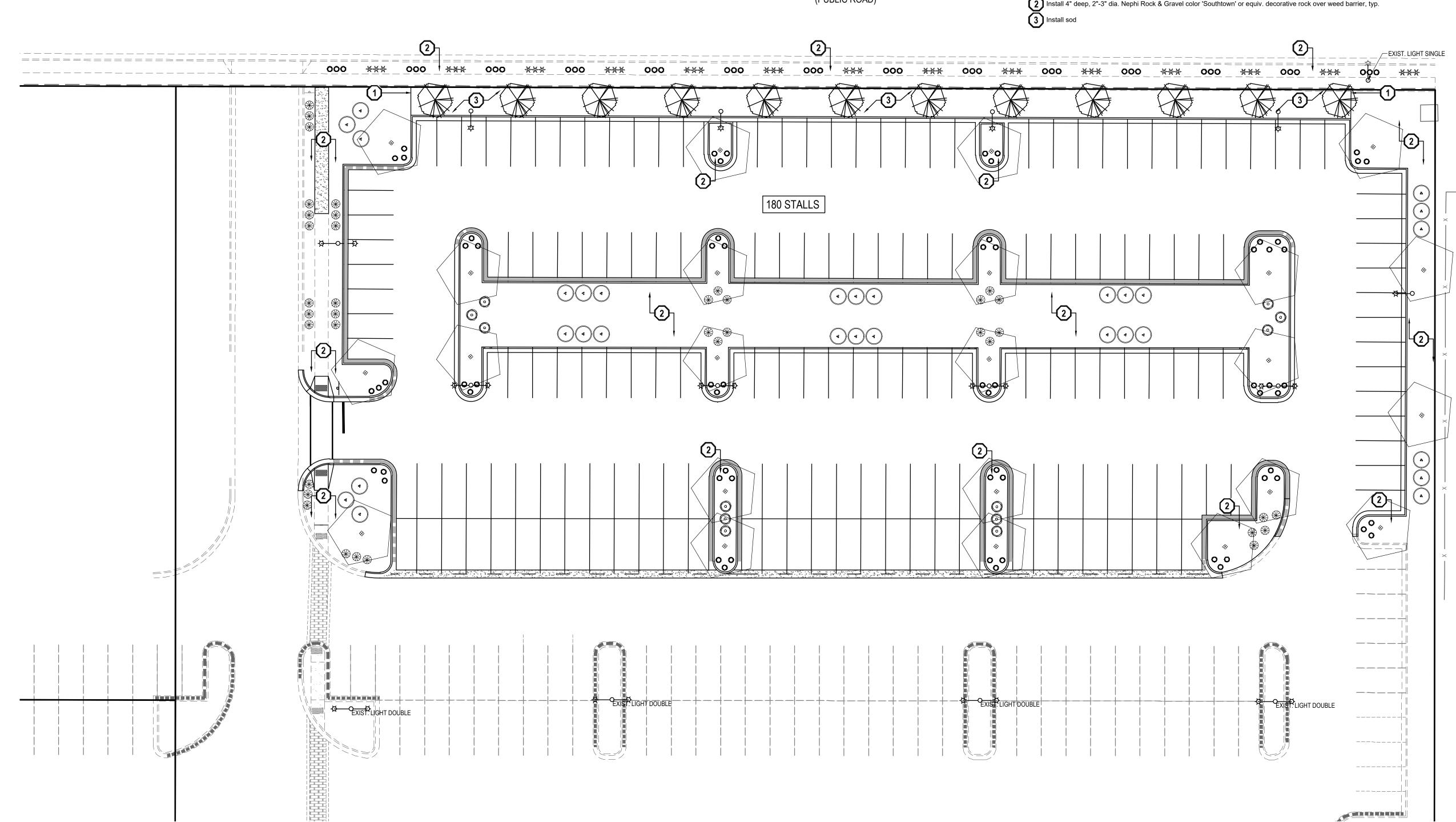


13490 SOUTH STREET

(PUBLIC ROAD)

1 Install 4" metal edging

(2) Install 4" deep, 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.





WWW.ENSIGNENG.COM

THE STANDARD IN ENGINEERING

SALT LAKE CITY 45 W. 10000 S., Suite 500

Sandy, UT 84070

LAYTON

TOOELE

Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

CEDAR CITY

RICHFIELD Phone: 435.896.2983

ACADEMY COMMERCIAL 339 WEST 13490 SOUTH DRAPER, UTAH 84020 CONTACT: TROY DANA

PHONE: (801) 565-7048

EXPANSION OFFICE PARK SOUTH 13490 339 WEST **ADEMY** KING

AC/ PARI

UTAH

DRAPER CITY,

CD - PERMIT SET

FOR REVIEW

LANDSCAPE PLAN

PRINT DATE 5/25/21 DRAWN BY B. ABEL PROJECT MANAGER J. FORD

CHECKED BY

C. MCFARLANE

L-100



BENCHMARK

DRIP AREA 1

EXIST: LIGHT DOUBLE

WITNESS CORNER FOR THE NORTHEAST CORNER SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEVATION = 4431.73

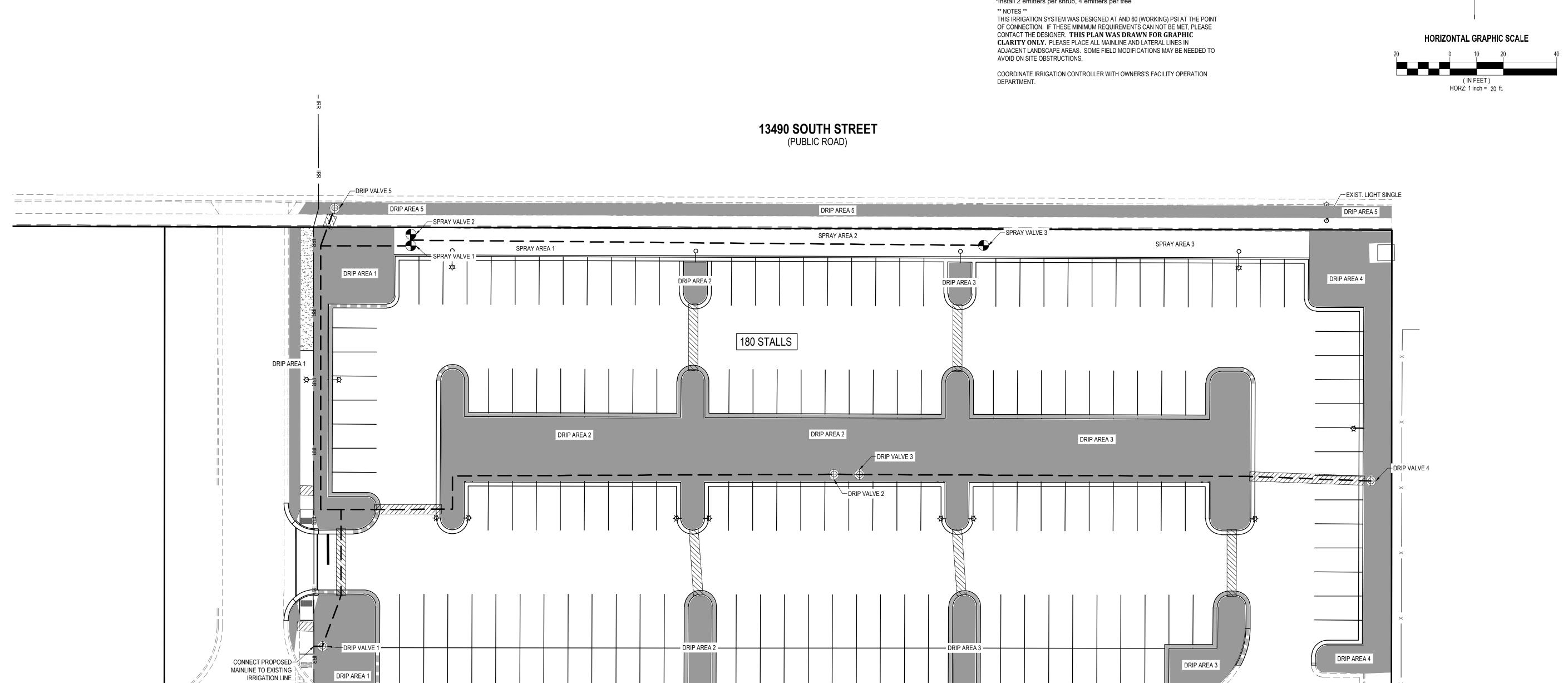
Irrigation

Qty	Symbol	Description
3	•	Rain Bird 200-PGA Globe
5	(Rain Bird XCZ-100 COM
		Main Line - Match existing mainline size
		Pipe Sleeve - 2x Pipe Diameter
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

DRIP AREA 3

*Install 2 emitters per shrub, 4 emitters per tree





CD - PERMIT SET

THE STANDARD IN ENGINEERING

SALT LAKE CITY 45 W. 10000 S., Suite 500

Sandy, UT 84070

LAYTON

TOOELE

Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

WWW.ENSIGNENG.COM

CEDAR CITY

RICHFIELD Phone: 435.896.2983

ACADEMY COMMERCIAL 339 WEST 13490 SOUTH DRAPER, UTAH 84020

PHONE: (801) 565-7048

EXPANSION

SOUTH

13490

339 WEST 1 DRAPER (

OFFICE PARK

ADEMY

AC/ PARI

CONTACT: TROY DANA

FÖR REVIEW

IRRIGATION PLAN

PRINT DATE 5/25/21 CHECKED BY
C. MCFARLANE DRAWN BY B. ABEL PROJECT MANAGER J. FORD

L-200

1-SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.

2-ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.

3-ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT

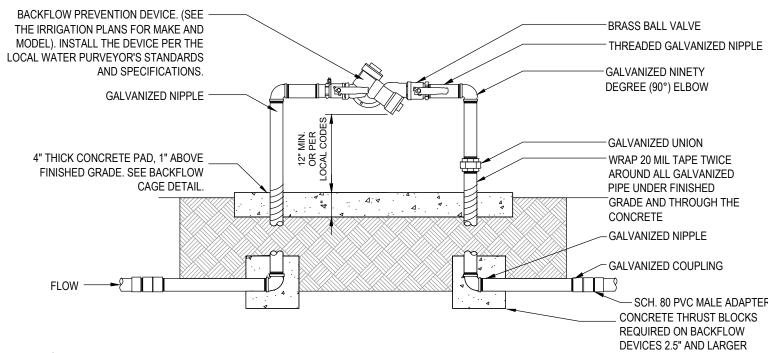
4-END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE

1/4" TUBING: POLYETHYLENE -DISTRIBUTION TUBING RAIN BIRD SINGLE-OUTLET EMITTER: RAIN BIRD PT-025 OR VINYL DISTRIBUTION XERI-BUG EMITTER XB-XXPC OR TUBING RAIN BIRD DT-025 (TYPICAL) PRESSURE COMPENSATING MODULE PC-XX WITH DIFFUSER CAP DBC-025 PLANT MATERIAL 1/4" BARB TRANSFER TEE: RAIN BIRD XBF3TEE 1/4" TUBING STAKE: RAIN BIRD TS-025 - 1/2" POLYETHYLENE TUBING: RAIN BIRD XBS BLACK STRIPE TUBING

PAVEMENT -FINISHED GRADE -NON-PRESSURIZED LINE (LATERAL LINE) - DETECTABLE LOCATOR TAPE VOLTAGE CONTROL WIRES PRESSURIZED LINE (MAINLINE) 1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED. 3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.



1- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS. 2- GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING. 3- SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE. 4- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER

5- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE. 6- SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.

7- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION. 8- ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE

USING TEFLON TAPE.

PIPE BENEATH PAVEMENT

GENERAL LANDSCAPE NOTES:

- 1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- 2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- 3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- 4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERILIZER.
- 5. MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
- 8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
- PROVIDE THE FOLLOWING TOP SOIL MINIMUMS
- A. 4" TOPSOIL IN ALL SOD AREAS B. 6" TOP SOIL IN ALL PLANTER BEDS
- 10. WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECCOMMENDATIONS.

CENTRAL LEADER

IRRIGATION TRENCHING

SCALE: NONE

SCALE: NONE

BACKFLOW PREVENTER

SCALE: NONE

TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE PRIOR TO MULCHING, LIGHTLY TAME SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER TRUNK CALIPER SHALL MEET COMPACT. WHEN THE PLANTING ANSI Z60 CURRENT EDITION HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO FOR ROOT BALL SIZE SETTLE THE SOIL. **ROOT BALL** MODIFIED AS REQUIRED LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. **ROUND-TOPPED SOIL BERM 4"** HIGH x 8" WIDE ABOVE ROOT BALL - 4" LAYER OF MULCH NO MORE SURFACE SHALL BE THAN 1" OF MULCH ON TOP OF CONSTRUCTED AROUND THE ROOT BALL. (SEE ROOT BALL. BERM SHALL BEGIN SPECIFICATIONS FOR MULCH). AT ROOT BALL PERIPHERY FINISHED GRADE EXISTING SOIL

SLOPE SIDES OF -1-TREES SHALL BE OF QUALITY PRESCRIBED IN BOTTOM OF ROOT BALL **CROWN OBSERVATIONS** RESTS ON EXISTING OR AND ROOT OBSERVATIONS RECOMPACTED SOIL DETAILS AND 3x WIDEST DIMENSION OF ROOT BALL **SPECIFICATIONS**

SECTION VIEW

3x's WIDEST DIMENSION

SECTION VIEW

1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

OF ROOT BALL

SPRAY NOZZLE OR BUBBLER FOR MAKE AND MODEL) TOP OF POP UP SET AT FINISH GRADE POP UP SPRAY HEAD (SEE IRRIGATION LEGEN FOR MAKE AND MODEL) SWING JOINT (SEE DETAIL) - SCH. 40 PVC TEE OR ELBOW (SEE IRRIGATION PLANS FOR SIZE AND TYPE)

1-6" POP UPS SHALL BE USED IN TURE AREAS 2-CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.

3-ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES 4-ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE

2" PVC ELECTRICAL CONDUIT FOR REMOTE — − PEDESTAL MOUNTED CONTROLLER. ¬ CONTROL WIRES UP TO 24 STATIONS. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL. INSTALL CONTROLLER 1" PVC ELECTRICAL CONDUIT FOR INPUT -PER THE MANUFACTURER'S POWER PER LOCAL AND NATIONAL. SPECIFICATIONS.) ½" DIA. x 4" LONG CADIUM PLATED 'J' -ANCHOR BOLTS AT 4 LOCATIONS. OPTIONAL 2" ELECTRICAL — CONDUIT FOR AN ADDITIONAL 24 STATIONS. CONCRETE FOOTING, (INSTALL PER -1" PVC ELECTRICAL CONDUIT -MANUFACTURE'S SPECIFICATIONS) FOR GROUNDING ROD WIRE. -1" PVC ELECTRICAL CONDUIT-FOR SENSOR WIRES.

1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

FRONT ELEVATION

2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE $\frac{1}{2}$ " IN DIA. x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.

3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANDS, TREES, OR UTILITIES.

IRRIGATION NOTES:

IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.

2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR

- ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
- 3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
- 4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
- 5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
- 6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
- 7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
- 8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
- 10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
- 11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
- 12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
- 13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



4" LAYER OF MULCH -

FINISHED GRADE -

NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE

SLOPE SIDES OF LOOSENED SOIL.

TURN THE SOIL TO REDUC

AREA AND DEPTH SHOWN

ROOT BALL RESTS ON

EXISTING OF RECOMPACTED SOIL.

- 4" HIGH x 8" WIDE ROUND - TOPPED SOIL BERM

ABOVE ROOT BALL SURFACE SHALL BE

CONSTRUCTED AROUND THE ROOT BALL

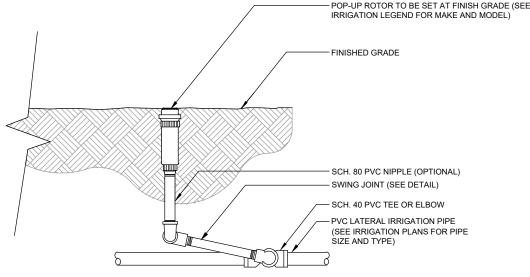
PRIOR TO MULCHING LIGHTLY TAMP SOIL

AROUND THE ROOT BALL IN 6" LIFTS TO

BRACE SHRUB, DO NOT OVER COMPAC

WHEN THE PLANTING HOLE HAS BEEN

BACKFILLED. POUR WATER AROUND THE



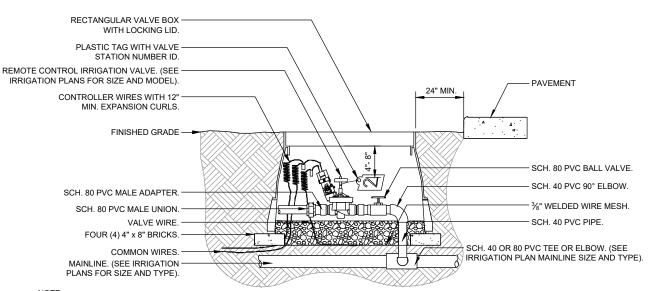
1-ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON

2-CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

SCALE: NONE

SCALE: NONE

SIDE ELEVATION



1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE - COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS). 3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL

4-VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE. 5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR

6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE. 7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS

CD - PERMIT SET

FOR REVIEW

THE STANDARD IN ENGINEERING

SALT LAKE CITY

45 W. 10000 S., Suite 500

Sandy, UT 84070

LAYTON

TOOELE

Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

WWW.ENSIGNENG.COM

CEDAR CITY

RICHFIELD

ACADEMY COMMERCIAL

339 WEST 13490 SOUTH

PHONE: (801) 565-7048

SION

OUTH

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90

339

CITY

DRAPER

DRAPER, UTAH 84020

TROY DANA

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DEM

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LANDSCAPE & **IRRIGATION DETAILS**

5/25/21 B. ABEL C. MCFARLANE

PROJECT MANAGER