



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Diana Martinez, Senior Planner // diana.martinez@slc.gov // 801-535-7215

Date: May 13, 2026

Re: Planned Development & Preliminary Subdivision Plat Applications - Time Extension Request – PLNPCM2023-00567 // PLNSUB2024-01069

ACTION REQUIRED: Vote on granting a time extension for a Planned Development/Preliminary Subdivision Plat approval for a 163-unit townhome development at approximately 1176 W. 2100 S.

RECOMMENDATION: Grant a one-year time extension for the Planned Development and Preliminary Subdivision Plat to expire on June 25, 2027.

TIME EXTENSION REQUEST:

The project was approved under the former CG (General Commercial) zoning district and was reclassified to MU-11 (Mixed Use 11) with the adoption of the commercial & mixed-use zoning consolidation. The property owner has been trying to sell the property to prospective buyers interested in the townhome project, but these efforts have been unsuccessful. Options to make design modifications have also been considered to strengthen the project's marketability. Now, they are requesting a time extension to consider their options for moving forward.

BACKGROUND/DISCUSSION:

The Planned Development (PLNPCM2023-00567) and the Preliminary Subdivision Plat (PLNSUB2024-01069) applications for the Jordan River Flats Townhome development received Planning Commission approval for two modifications through the Planned Development process: to allow 20 buildings without public street frontage, and to allow 145 lots without street frontage for the property located at 1176 W. 2100 S.

The subject property was previously in the CG (General Commercial) zoning district but is currently zoned MU-11 (Mixed-Use 11).

A condition of approval, recommended by planning staff, was added to the Planning Commission approval as follows:

The applicant must receive permits from Salt Lake County Flood Control and the US Army Corps of Engineers before development of the property due to the proximity to the Jordan River and the Jordan River Surplus Canal.

Planned Development approvals expire in one year “unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing.”

The applicant has not submitted building plans to the Building Services Department and has not obtained any building permits for work on the development at this time. As such, they must request an extension to maintain their original approval.

The Planning Commission may grant extensions for Planned Development approvals for up to one additional year. A one-year extension would push the approval's expiration date to June 25, 2027. If the extension is approved, the applicant will need to obtain a building permit or submit complete building plans to Building Services before that date; otherwise, the project will expire.

ATTACHMENTS:

[A. Time Extension Request Letter](#)

[B. 2025 Record of Decision Letter](#)

[C. 2025 Staff Report](#)

ATTACHMENT A: TIME EXTENSION REQUEST LETTER

April 27, 2026

Re: Request for Extension — Jordan River Flats Planned Development

Planned Development Application #: PLNPCM2023-00567

Preliminary Plat Application #: PLNSUB2024-01069

Project Address: 1176 W 2100 S, Salt Lake City, UT

Record of Decision Date: June 26, 2025

Expiration Date: June 26, 2026

Dear Members of the Salt Lake City Planning Commission,

I am writing on behalf of the Jordan River Flats project located at 1176 W 2100 S, Salt Lake City, Utah, to respectfully request a 12-month extension of the approvals associated with the above-referenced Planned Development and Preliminary Plat applications. As noted, the Record of Decision was received on June 26, 2025, and the current approvals are set to expire on June 26, 2026. We are requesting that the expiration date be extended to June 26, 2027.

Over the past year, we have been actively working to advance this project. We have engaged with several prospective buyers who have expressed serious interest in acquiring the project; however, despite reaching advanced stages of negotiation in multiple instances, those transactions have not been completed. As a result, we continue to engage with buyers while simultaneously exploring design modifications that we believe will strengthen the project's marketability — both to potential buyers or, should we proceed independently, as a development we build ourselves.

In parallel, we continue to work diligently toward obtaining approval from Salt Lake County (SLCO) Flood Control, which was identified as a condition of the original project approval. Progress on this front is ongoing, and we remain committed to satisfying all conditions of approval in a thorough and timely manner.

Given the complexity of the issues described above — the evolving sales process, the contemplated design refinements, and the ongoing flood control coordination — we respectfully request a 12-month extension to allow sufficient time to resolve these matters and move the project forward in a manner consistent with the Commission's approvals.

We remain fully committed to the Jordan River Flats project and to working cooperatively with the City throughout this process. Please do not hesitate to contact me directly with any questions or if additional information is needed to process this request.

Respectfully submitted,

Matthew Pockrus

Project Manager, Axis Architects

mpockrus@axisarchitects.com

801-355-3003

927 S. State St., Salt Lake City, UT

ATTACHMENT B: 2024 RECORD OF DECISION

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

June 26, 2025

Matthew Pockrus w/Axis Architects
mpockrus@axisarchitects.com
927 S. State St.
SLC, UT 84111

RE: Record of Decision for Petitions PLNPCM2023-00567 and PLNSUB2024-01069 at 1176 W. 2100 S. (Parcel(s)#15-14-376-014-0000 and 15-14-354-007-0000)

Dear Matthew Pockrus:

On June 25, 2025, the Salt Lake City Planning Commission granted Planned Development and Preliminary Subdivision Plat approval for the property located at approximately 1176 W. 2100 So.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

Matthew Pockrus with Axis Architects, representing the property owners, is requesting Planned Development and Preliminary Subdivision Plat approvals for a townhome project at 1176 W. 2100 So. The proposed development consists of 163 townhome lots within 22 buildings and an amenity building. All the townhomes are three-bedroom, three-bath, with two parking spaces each. The average height of the buildings will be approximately 27 to 32 feet tall, all three stories high. The subject property is located in the CG (General Commercial) zoning district. The project will require the approval of two petitions:

A. Planned Development: The applicant is requesting a modification to allow 20 buildings without public street frontage - only 3 of the 23 proposed buildings will have public street frontage. Additionally, the applicant is requesting to allow 145 lots without public street frontage – only 18 lots will have street frontage. **Case number: PLNPCM2023-00567**

B. Preliminary Subdivision Plat: The applicant requests preliminary approval to create 163 individual lots with common areas regulated by an established Homeowners Association (HOA). **Case number: PLNSUB2024-01069**

Conditions of Approval

The following conditions were applied to the approval of the proposal:

- The applicant must receive permits from Salt Lake County Flood Control and the US Army Corps of Engineers before development of the property due to the proximity to the Jordan River and the Jordan River Surplus Canal.

Review Process Standards and Findings of Fact

The Planning Commission made specific findings related to the standards of review for Planned Developments and Preliminary Plats as stated in Chapter 21A.55 and Chapter 20.16 of the City Code. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>.

Modifications to the Approved Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. The plan approved by the Planning Commission constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the Planned Development process. Modifications to the plan requires an application to the Planning Division and the Planning Director can only approve narrowly defined minor modifications as listed in 21A.55.100B of the Zoning Ordinance. Any modification not listed as a minor modification requires approval by the Planning Commission.

Time Limit on Approval

No planned development approval shall be valid for a period longer than **one year** from the date of approval unless a building permit is issued or complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant a one-year extension. Extension requests must be submitted in writing before the expiration of the planned development approval.

An application for a final plat must be submitted within 18 months of preliminary plat approval, and the final plat must be recorded within 24 months of preliminary approval. If either of these conditions is not met, the preliminary plat approval is void.


10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. The City's Zoning Ordinance requires this appeal period and allows any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on **July 7, 2025**.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at 801-535-7215 or diana.martinez@slc.gov.

Sincerely,



Diana Martinez
Senior Planner

cc: File PLNPCM2023-00567 // PLNSUB2024-01069

ATTACHMENT C: 2024 STAFF REPORT



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Diana Martinez, Senior Planner // diana.martinez@slc.gov // 801-535-7215

Date: June 25, 2025

Re: PLNPCM2023-00567 - Planned Development
PLNSUB2024-01069 - Preliminary Subdivision Plat

Planned Development/Preliminary Subdivision Plat

PROPERTY ADDRESS: 1176 W. 2100 S.

PARCEL ID: 15-14-376-014-0000 & 15-14-357-007-0000

MASTER PLAN: [West Side Master Plan](#)

OVERLAY DISTRICTS: [Riparian Corridor Overlay District](#), [Lowland Conservancy Overlay District](#), and the Special Flood Hazard Area

ZONING DISTRICT: [CG General Commercial District](#)

REQUEST:

Matthew Pockrus, with Axis Architects and representing the property owners, is requesting Planned Development and Preliminary Subdivision Plat approvals for a townhome project on the property at 1176 W. 2100 S. The proposed development consists of 163 townhome lots within 22 buildings, and an amenity building. All the townhomes are three-bedroom, three baths, with two parking spaces each. The average height of the buildings will be approximately 27 to 32 feet tall, all three stories high. The project will require the approval of two petitions:

A. Planned Development:

- a. The applicant is requesting a modification to allow 20 buildings without public street frontage - only 3 of the 23 proposed buildings will have public street frontage. (Ord. 21A.36.010.B.1)
- b. The applicant is requesting a modification to allow 145 lots without street frontage – only 18 lots will have public street frontage. (Ord. 21A.36.010.C. and 20.26.090.A.)

Case number: PLNPCM2023-00567

- B. Preliminary Subdivision Plat: The applicant requests preliminary approval to create 163 individual lots with common areas, regulated by an established Homeowners Association (HOA). **Case number: PLNSUB2024-01069**



RECOMMENDATION:

Based on the information and findings listed in this report, staff recommends the Planning Commission approve the planned development petition PLNPCM2023-00567 and preliminary subdivision plat petition PLNSUB2024-01069 with the following condition:

- The applicant must receive permits from Salt Lake County Flood Control and the US Army Corp of Engineers before development of the property due to the proximity to the Jordan River and the Jordan River Surplus Canal.

ATTACHMENTS:

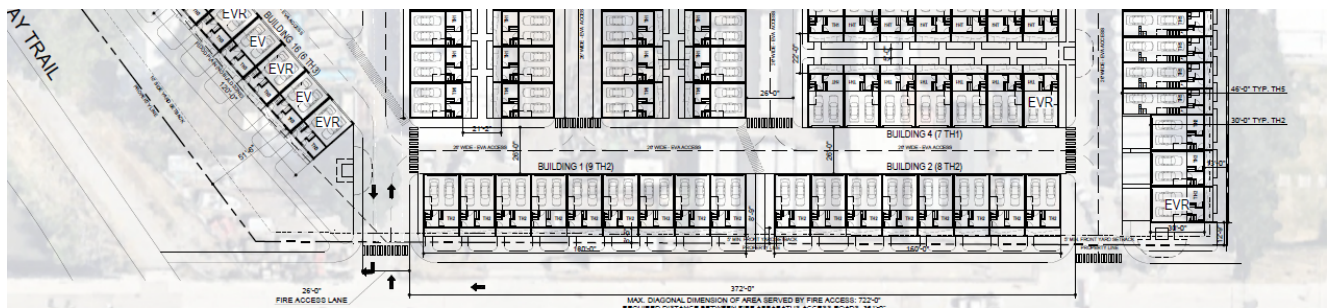
- [ATTACHMENT A: Vicinity Map](#)
- [ATTACHMENT B: Applicant's Narratives](#)
- [ATTACHMENT C: Plan Set](#)
- [ATTACHMENT D: Property and Vicinity Photos](#)
- [ATTACHMENT E: CG \(General Commercial\) Zoning Standards](#)
- [ATTACHMENT F: Preliminary Subdivision Plat Standards](#)
- [ATTACHMENT G: Planned Development Standards](#)
- [ATTACHMENT H: Public Process & Comments](#)
- [ATTACHMENT I: Department Review Comments](#)

PROJECT DESCRIPTION

The proposal is for a 163-townhome development within 22 buildings at 1176 W. 2100 S., on what is now two parcels, approximately 6.37 acres or 277,477 square feet in size. The units will all have three bedrooms, three bathrooms, and two parking spaces in each attached garage. Only three of the 23 buildings have public right-of-way frontage along 2100 South; the other 20 (19 residential buildings, one amenity building) will be situated along private roads within the project.

The current occupants of the subject property are a contractor's yard with truck trailer storage on the east parcel, and a welding company on the west parcel. Most properties along 2100 South are commercial businesses, including retail, storage, and service establishments. The properties to the south are within South Salt Lake's jurisdiction; nonetheless, they are still commercial in use.

There will be two main vehicular access points to enter and exit the townhome site along 2100 South. Both will be along the south property line of the project, one at the east end and one at the west end. The east access point will serve as an ingress and egress point, and the west access point will be a right-in/right-out only due to the river bridge to the west along 2100 South.



The applicant is offering 15 different floor plan types for the project. All 22 residential buildings will be three stories tall, and nine of them will have rooftop decks. The height of the buildings will differ among the fifteen different building types as follows:

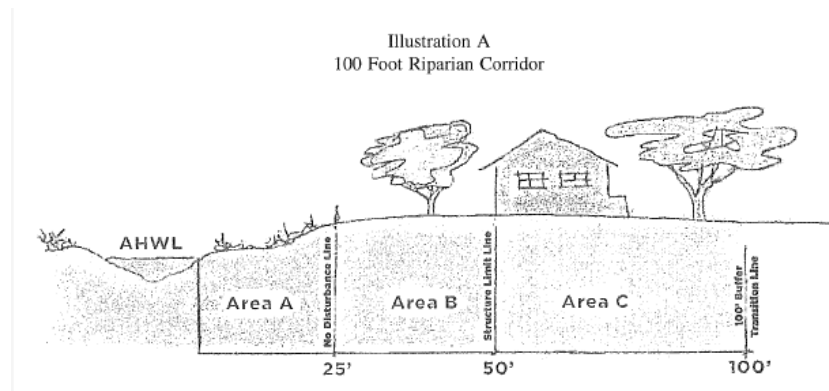
Building Design Type		
Building Number:	Building Height:	Building has rooftop deck:
1	29' (32' w/parapet)	Yes
2	29' (32' w/ parapet)	Yes
3	29' (32' w/ parapet)	Yes
4/5/6	29'	No
7	27' (30' w/parapet)	Yes
8/9	29'	No
10	29'	No
11/20	29'	No
12	27' (30' w/parapet)	Yes
13/14	27'	No
15	27'	No
16/17	27' (30' w/parapet)	Yes
18	27' (30' w/parapet)	Yes
19	27' (30' w/parapet)	Yes
21/22	27' (30' w/parapet)	Yes

The proposed buildings range in height from 27' to 32' (with a parapet wall). The applicant's proposed buildings are less than half of the maximum height permitted, since the CG zone currently allows buildings up to 75' tall.

While 15 different building models have been proposed, all the buildings have a uniform look. Most have a balcony on the second or third floor above the main door on the ground floor, with garage doors on the back side of the ground floor. The sides of the end units have balconies on the second floor or long vertical or horizontal windows with blank wall areas.

A total of 347 parking spaces are being provided for the entire project. In addition to the 326 spaces within the garages, 21 parking spaces will be located outside the townhomes in random locations within the project for visitors and overflow parking. The applicant proposes that 20% of the parking spaces will have EV-ready hook-ups within the project.

The subject property is located within the Riparian Corridor Overlay District (RCO) and the Lowland Conservancy Overlay District (LC) due to its proximity to the Jordan River and the Jordan River Surplus Canal. The Lowland Protection Areas, protected by the Lowland Conservancy Overlay District and the Riparian Corridor Overlay District, require a non-buildable setback of 50'-100' for residential uses from the LC district's boundary line or the river's banks or surplus canal called the Annual High Water Level (AHWL).



The applicant is proposing recreational amenities within the RCO and LC areas along the river and canal shorelands. These amenities include a dog park, an outside fitness zone, a sitting dock, a fire pit/seating area, a kayak dock, a boat ramp, a playground, a community garden, a BBQ area, and a connection to the Jordan River Parkway Walking/Riding Trail.

Since the subject property is adjacent to the Jordan River and near the Jordan River Surplus Canal, the applicant must also get permits from the Salt Lake County Flood Control Department and the US Army Corps of Engineers for the impact on the levee and other adjacent areas. These permits are required before development can be started on the property. Therefore, this should be a condition of the Planning Commission's approval.

Quick Facts:

Building Height – Building heights range from 27' to 32' tall.

Number of Residential Units – 163 units within 22 buildings

Parking Spaces – 2.12 parking spaces per unit are being provided = 347 spaces

Minimum required = 1.25/unit Maximum required = 3.0/units

Exterior Building Materials – White Stucco/ "wood-look" metal-siding or stained cedar/grey thin brick.

Review Process & Standards – Planned Development, Preliminary Subdivision Plat & additional

zoning standards.



APPLICABLE REVIEW PROCESSES AND STANDARDS

Review Processes: Planned Development and Preliminary Subdivision Plat guidelines.

Applicable Standards: General zoning standards (landscaping, parking, etc.)

Preliminary Subdivision Plat: The Planning Commission may approve preliminary subdivision plats or report its actions and recommendations to the mayor, who ultimately approves or denies final subdivision plats.

Preliminary subdivision plats are typically approved administratively; however, for the preliminary plat to be approved, the planned development application must first be approved by the Planning Commission, since it cannot be approved without the necessary modifications (buildings and lots without public street frontage).

Planned Development: The Planned Development process allows applicants to seek modifications to zoning standards. An applicant must first meet one of the several objectives related to City Plan policies and goals. The Planned Development process includes standards related to whether any modifications will result in a better final product, whether it aligns with City policies and goals, and is compatible with the area or the City's master plan development goals for the area.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with City Goals & Policies Identified in Adopted Plans
2. Requested Zoning Modifications -Planned Development
3. Preliminary Subdivision Plat

Consideration 1: Compliance with City Goals & Policies Identified in Adopted Plans

Plan Salt Lake:

Neighborhoods- Neighborhoods that provide a safe environment, opportunity for social interaction, and services needed for the wellbeing of the community therein.

- *The proposal brings new housing into the area/community.*

Growth- Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

- *The proposal would replace a small business property and bring in more options for housing stock.*

Transportation & Mobility- A transportation and mobility network that is safe, accessible, reliable, affordable, and sustainable, providing real choices and connecting people with places.

- *The proposal is along a UTA bus route (2100 South). The neighborhood includes employment opportunities, shopping, restaurants, and other services that are accessible without a car for patrons who would visit the proposal.*

Air Quality- Air that is healthy and clean.

- *The proposal's proximity to other activities of daily life and to mass transit improves residents' ability to choose alternative means of transportation and contribute less greenhouse emissions.*

Westside Master Plan:

A goal of the Westside Master Plan is to provide attractive, compatible, high-density residential development where needed, appropriate, and desired. The plan also encourages for-sale units, providing residents with the ability to own their dwelling. Since there are currently not many high-density residential housing options in this area, this development will help meet the goal of the Westside Master Plan by adding this housing development.

Consideration 2: Requested Zoning Modifications -Planned Development

The applicant is requesting two zoning modifications through the Planned Development process:

- allow 20 buildings without public street frontage (Planned Development)
- allow 145 lots without public street frontage (Planned Development)

Allow 20 buildings without public street frontage (Planned Development)

Ordinance 21A.36.010.B.1 states:

With the exception of buildings located in the FR, R-1, SR, and R-2 Districts, more than one principal building may be located on a lot, subject to all principal buildings having frontage along a public street.

Only buildings 1, 2, and 3 will have frontage along 2100 South. The other 20 buildings (nineteen residential and one amenity) will be located behind Buildings 1, 2, and 3 and will be accessible via private streets within the development. Therefore, the applicant will need a modification approved through the Planned Development process to have the other 20 buildings without street frontage.

Allow 145 lots without public street frontage (Planned Development)

Ordinance 21A.36.010.C. states:

Frontage Of Lot On Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.

Ordinance 20.26.090.A. states:

Frontage on Public Streets: All lots or parcels shall have frontage on a public street and the frontage shall comply with the minimum lot width requirements of the underlying zoning district. This standard is not applicable if Title 21A allows lots or parcels without street frontage. This provision may be modified as part of a planned development in accordance with [Chapter 21A.55](#).

The applicant is requesting approval of a preliminary subdivision plat. If this request is approved, it would create 163 individual lots on the subject property. Because only 18 lots would front along 2100 South, a public street, the other 145 lots would require a planned development approval to allow them to front along private roads within the development.

The creation of individual lots through the preliminary subdivision plat process, this development can become a for-sale project, meaning the lots can be individually owned. This is encouraged in the Westside Master Plan. If the development were to remain as one large lot under one ownership, the townhomes could only be rented, and in that case, the modification through the planned development (lots without public street frontage) would not be necessary.

Consideration 3: Preliminary Sundivision Plat

The applicant requests approval of a preliminary condominium plat to make each unit a separately owned property. The preliminary plat must meet the approval standards of Ordinance 20.16.060 Preliminary Approval Standards.

Since all of the proposed amenities will be common space for the project, the applicant will be required to set up a homeowner's association (HOA), which will regulate the rules and limitations of the townhome community through the recorded covenants, conditions, and restrictions (CCRs).

Planning staff has reviewed the preliminary subdivision plat and finds that it generally meets the standards of approval.

STAFF RECOMMENDATION

Planning staff is recommending approval of the Planned Development petition. The proposal aligns with many of the policies and goals outlined in the adopted Westside Master Plan. The modification requested would enhance the proposal as a better product for the community by incorporating a higher-density townhome development in the area. The proposal would replace two businesses, restore economic vitality to the subject property, and add housing to the community.

NEXT STEPS

Approval of Preliminary Subdivision Plat, Planned Development

If the request is approved, the applicant must comply with the conditions of approval, including any conditions required by other City departments and the Planning Commission. The applicant will be required to apply for final plat approval and can submit plans for building permits once all conditions of approval are met.

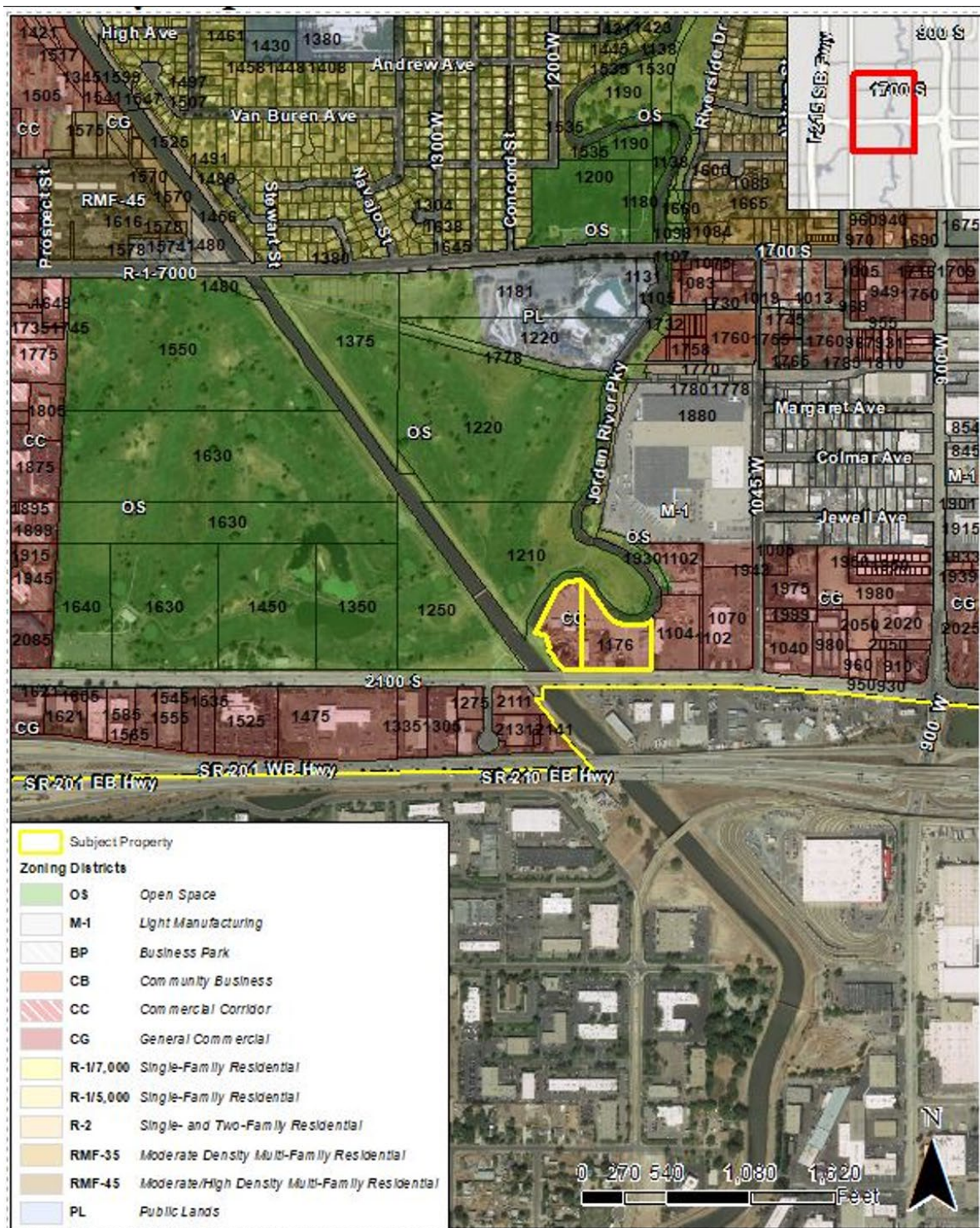
Denial of the Planned Development

If the Planned Development request is denied, the 20 buildings without street frontage would not be able to be built, and the project would need to be redesigned.

Denial of the Preliminary Subdivision Plat Request

If the Preliminary Subdivision Plat Request is denied, the proposed multi-family project could proceed to the building permits process; however, individual ownership of the units would not be allowed, and the entire project would have to remain under one ownership.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant's Narrative

927 South State Street
Salt Lake City, UT 84111
(801)-355-3003
Pierre Langué - plangué@axisarchitects.com
Matthew Pockrus - mpockrus@axisarchitects.com
Brian Junge – bjunge@axisarchitects.com

2100 S. Townhomes - Project Narrative

Updated: May 28th, 2025

To: Salt Lake City Planning and Zoning

From: Axis Architects, on behalf of Prince Investment Group.

Subject: Planned Development Application submitted for proposed project on lot at 1176 W. 2100 S. in Salt Lake City.

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, Langué Inc. Submits the 2100 S. Townhomes for review, seeking approval for the project as a Planned Development.

This property — located in the southeast corner of the Westside area of Salt Lake City – is a part of the General Commercial (CG) Zone. It is surrounded by the Westside’s industrial districts to the east and south, the Jordan River and Glendale Golf Course to the west, and Glendale Park and the majority of the Westside’s residential neighborhoods to the north.

This area does not currently have many residential options, but this property’s location adjacent to the Jordan River, Jordan River Parkway Trail, Glendale Golf Course, and Glendale Park make it an ideal location for new housing. The Westside’s housing is 89% single-family, and the Westside Master Plan specifically cites the area’s lack of multi-family housing options. It also acknowledges the difficulty of building new multifamily developments, as most of the area is zoned strictly for single-family housing. The CG Zone, however, allows for multi-family development, which means that this property is uniquely positioned to provide a much-needed multi-family option that is well-suited for the Westside’s average household size (3.6 persons), while being located in a prime location: surrounded by parks, walking paths, and outdoor recreation.

Our project aims to meet Master Plan and Planned Development objectives as well as zoning directives by providing comfortably sized-townhomes interconnected via numerous walking paths, in-unit garages, and plenty of open space that will be used for playgrounds, community gardens, Jordan River access, nearby trail access, and other amenities.

This development is being pursued in accordance with Salt Lake City Zoning Regulations save for two exceptions:

Exception #1: *Section 21A.36.010 (C) stipulates that “All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.”*

Axis Architects is proposing a subdivision with 163 lots. 17 of these lots will have public street frontage; the remainder (146 lots) will have no public street frontage.

Exception #2: *Section 21A.36.010 (B)(1) stipulates that principal buildings on a lot must have frontage along a public street.*

See “Exception #1”. Axis Architects is proposing a subdivision with 163 lots, upon which 163 townhomes will be built. 17 of these townhomes will have public street frontage; the remainder (146 townhomes) will have no public street frontage.

As regards Exception #1: our project is located on a site currently consistent of two lots: a 4.54-acre lot and a 1.83-acre lot (6.37 acres total). It is the intention of the architect and developer to complete a subdivision plat, thereby subdividing these two properties into 163 individual lots joined by common spaces. Of the 163 lots, 17 front a public street; the remaining 146 lots do not front a public street and are only accessible via proposed roads constructed for the purpose of internal circulation. Likewise, as regards Exception #2, the 17 buildings constructed on lots with public street frontage will themselves front a public street; the remaining 146 buildings will not front a public street.

In accordance with the provisions of Salt Lake City Code of Ordinances, Chapter 21A.55, the Prince Investment Group and Axis Architects proposes the 1176 W 2100 S Townhomes Project (consisting of site improvements and the construction of 163 townhomes) be considered as a Planned Development.

Although 17 of the proposed lots and their accompanying multi-family rowhouse style homes, or townhomes, have frontage on a public street, the remainder — 146 — of the lots and units do not. Our layout for the site lines up as many units as possible along the one public street running parallel to the property, however, if those were the only units permissible, the bulk of the site would be left vacant. It does not appear this condition would be consistent with the intent of the CG zone, the zoning district in which the project is located.

This Planned Development application requests an alternative approach to implementing the provision on street frontage by providing internal circulation and emergency vehicle access drives, as well as community green and recreational space for pedestrian use and access between rows of units. This proposed project complies with all other requirements of the CG zone and is designed to meet several of the objectives of the Planned Development process, as outlined in the remainder of this application.

A1. Open Space and Natural Lands

Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.

Our project seeks to incorporate as many of these objectives as possible across the site. One of the site's best (and most marketable) features is its proximity to the Jordan River and the Jordan River Parkway Trail system. This, in addition to its adjacency to the Glendale Golf Course and the Glendale City Park, make the site a hotspot for outdoor recreation and a highly desirable location for those most interested in enjoying open space and natural lands. Our plans for the site seek to increase access to existing amenities and provide new amenities that afford additional opportunities for outdoor recreation. These include:

- Dog Park
- Outdoor Fitness Zone
- Sitting Dock
- Fire Pit/Seating
- Kayak Dock
- Internal Circulation Connected to Public Trail System
- BBQ Area
- Community Garden
- Playground
- Boat Ramp

A6. Open Space and Natural Lands

Clustering of development to preserve open spaces.

Our site is made up of two lots, which total 6.37 acres. If these lots were zoned for single-family residential use and followed the requirements for street frontage, it would be difficult to provide more than 15-20 single family lots. These lots would either need to be extremely long (stretching from 2100 S. back to the Jordan River) or the land behind these homes would have to be reallocated for some other use. Alternatively, apartment structures would potentially allow for higher density living, but would mean more height (maximum height in the CG zone is 75-150 ft.), leading to visual encroachment of the Jordan River and Jordan River Parkway, which would be antithetical to the objectives of Planned Developments, which seeks rather to daylight creeks/water bodies (see A.4). Apartment complexes would also require sufficient ground level parking or the construction of above ground parking structures to meet parking requirements for the zone, both of which are frowned upon in the CG Zone (see 21A.26.070; section I).

Townhomes are the ideal solution for the area in terms of higher-density housing (with our project proposing 163 units), while also providing plenty of internal circulation for pedestrian and bicycle traffic, in-unit garages providing parking that is both more convenient and less unsightly, while also meeting the intent of the code. Additionally, our design provides ready access public access to the adjacent river and trails, actively preserving open spaces that can then be readily enjoyed by the community.

C.2 Housing

The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

The immediate area around this property offers virtually nothing in terms of housing, but our site is nevertheless in a prime location for housing given the immediate access to the Jordan River Parkway Trail and the Jordan River itself. Besides these two amenities, which we believe will be major draws for the property, the Glendale golf course directly across the river from the property provides generally well-landscaped surroundings, additional opportunities for outdoor recreation, and will potentially act as a draw specifically for tenants looking for golf course adjacent property. Glendale Park and the Glendale Tennis Courts are directly to the north, less than a 10-minute walk via trails from our property.

Apart from easy access to abundant outdoor recreational amenities, the property also offers easy access to nearby restaurants and grocery stores: a family style restaurant is located just across the golf course from the property; large chain grocery stores and restaurants are within 5 minutes driving distance to the east; small local markets and additional dining options are located within 5 minutes driving distance to the west.

It is difficult to account for “scale that is typical to the neighborhood,” in an area without other residential options, but we have striven to design a project that feels like it works well in the area, and that affords easy access to surrounding amenities.

D1. Mobility: Enhances accessibility and mobility

Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network

Our site plan connects the existing sidewalk along 2100 S. to a network of walkways that circumnavigates nearly the entire site along the outside, connecting to each of the site’s amenity spaces. Additionally, each cluster of townhome units have walkways interconnecting the different spaces in the project, with each individual townhome connecting to the walkways via front entrances or via internal walkable “alleys” running between paired rows of units.

All these footpaths will be publicly accessible and will be wide enough for both pedestrian and bike traffic. The sidewalk on 2100 S. on the southwest corner of the site connects to the Jordan River Parkway Trail; this connection point means that access to the property’s amenity spaces – the boat ramp, docks, community garden, etc. – will have easy access from one of the area’s most popular recreational thoroughfares.

F1. Master Plan Implementation:

A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal.

The Westside Master Plan provides guidance for the area within which this site is located, and our plan for the site is aligned with the goals provided by the Westside Master Plan in many ways. Pg. 3 of the master plan lists items related to the long-term vision for the Westside. Amongst these:

1. "A Growing and diverse collection of commercial and neighborhood centers and thriving recreational assets."

Our hope for this project is that it can be focal point for a new neighborhood center, whose greatest strength will be its adjacency to and the access it provides to the Jordan River, Jordan River Parkway Trail, Glendale Golf Course, and Glendale Park – some of the area's greatest recreational assets.

2. "Clearly connected to the rest of Salt Lake City through a variety of reliable transportation modes that give residents convenient options for getting around."

The project's location along 2100 S. with easy access to UT-201 means that residents can out of their front doors and on I-15 – from which they'll have easy access to the entire valley – in a matter of minutes. The site's connection to the Jordan River Parkway Trail means easy bicycle access to most of the surrounding area west of I-15. Close bus stops along 2100 S. to both the east and the west of the property mean residents can generally access downtown (and the Salt Lake Central Frontrunner Station) via public transit within 30 minutes. The River Trail Station – a public transit hub – provides additional bus options and is only a 10-minute walk from the site.

3. "The primary destination in Salt Lake City for river recreation, active parks, and a variety of public spaces."

Our project is eager to help satisfy this goal, providing as many opportunities for access to the river, golf course, and nearby parks as possible. See items A1, A5, and A6.

In addition to these vision items, pg. 2 breaks down the area's zoning designation and land uses and indicates that "89 percent [of the area] is zoned for single-family development" with only 9% of the area's residential uses are zoned for multi-family developments, with nearly all of that being within two blocks of either Redwood Road or 1700 S. The area sees this as a glaring problem:

"Not only does the Westside lack multi-family housing options, but the options that are there are not well integrated into the rest of the community." (pg. 10)

Considering the 42% increase in population between 1980 and 2010 (and likely continued growth, considering the 11.9% growth the SLC metro area experienced between 2010-2020), a continued dearth of multi-family housing options is unacceptable. The master plan seems to recognize that lots like ours could present solutions to this problem.

"There are . . . several vacant or underutilized parcels that can be developed as infill parcels, and, depending on their size, can be seen as opportunities for multifamily projects . . . Regulations for infill development are guided primarily by compatibility with the existing neighborhood fabric."
(pg. 32)

Given the lack of restrictions in the area of the CG Zone within which our project is located, not only will it not interfere with the fabric of the neighborhood, but it will also have the opportunity to "be a complement to [an area of opportunity]" as suggested by the master plan, without the zoning modifications the master plan suggest will be necessary in other similar cases. (pg.32)

The lack of multi-family housing in the area is dire enough, and the opportunities for new, large-scale multi-family housing few enough that the master plan asks the question “Can a community that is over 90 percent single-family with little room for large-scale infill development achieve the vision that its residents desire?” Its own answer to that question is “no” without small changes in addition to larger developments and larger-scale changes. (pg. 33)

Given that acknowledgment of the problem and the need to aggressively pursue every possible solution, it seems self-evident that projects like ours, which work to provide the kind of housing the area needs and that residents want more of in an area with relatively untapped recreational opportunities is as ideal a “large-scale” option as the area could hope for.

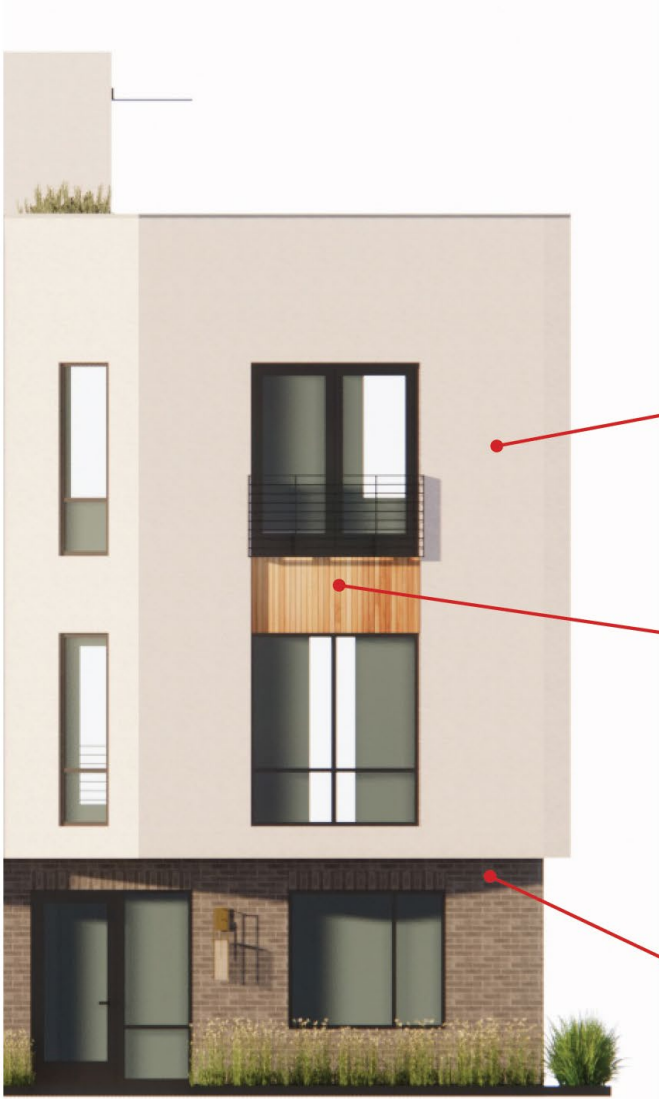
ATTACHMENT C: Plan Set

PLANNED DEVELOPMENT APPLICATION:

**1176 W. 2100 S. TOWNHOMES
SALT LAKE CITY, UT**







WHITE STUCCO



"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 1



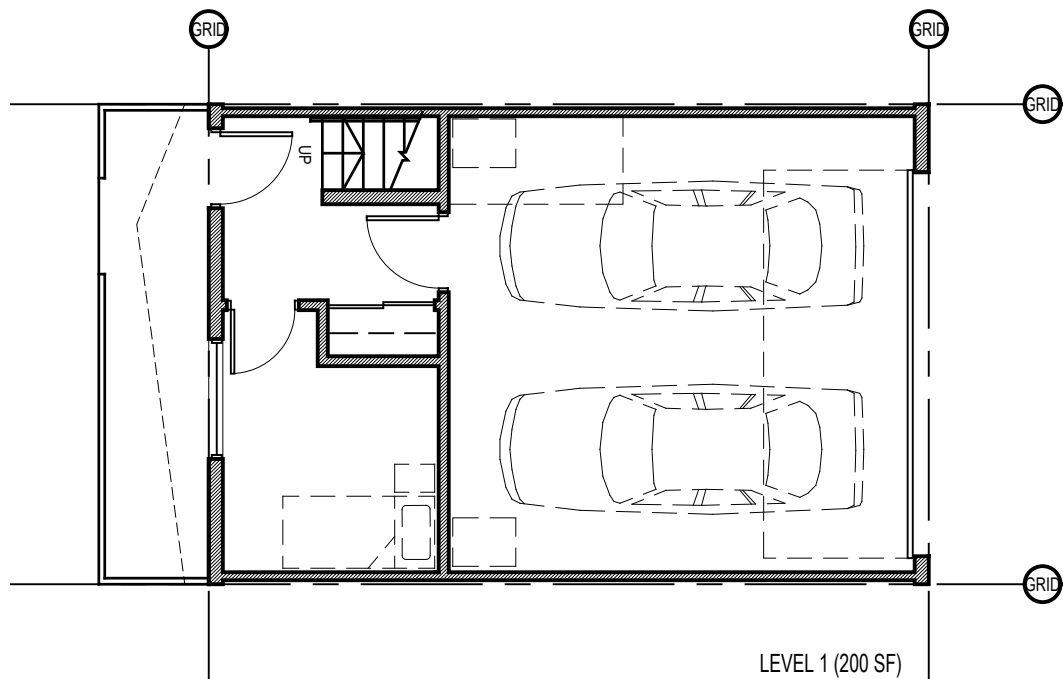
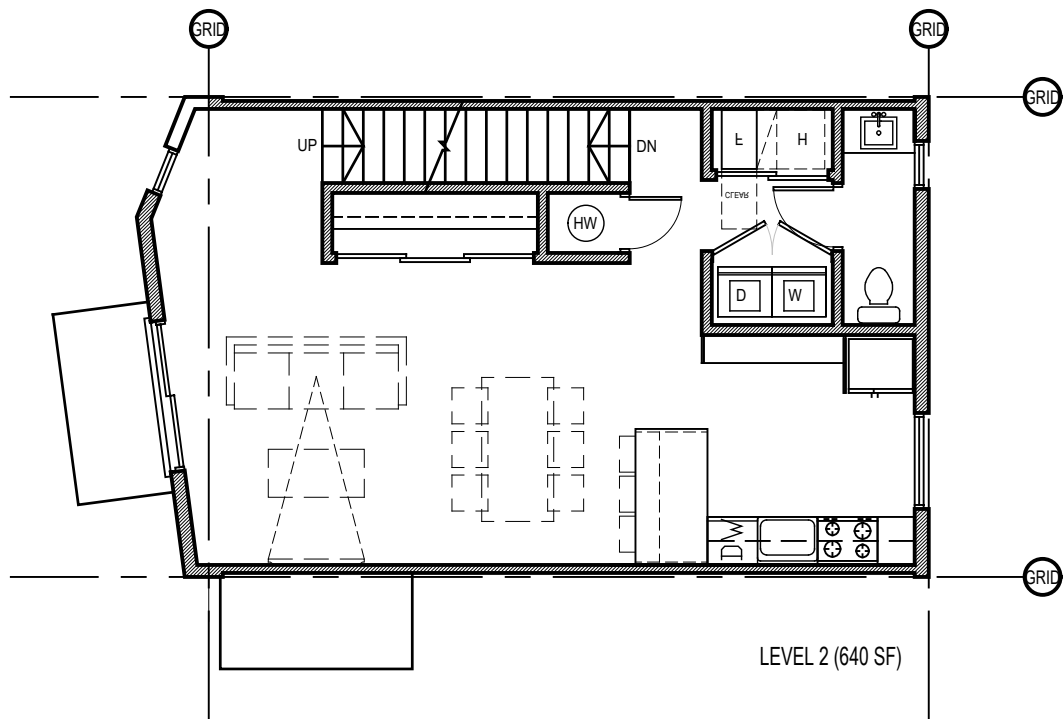
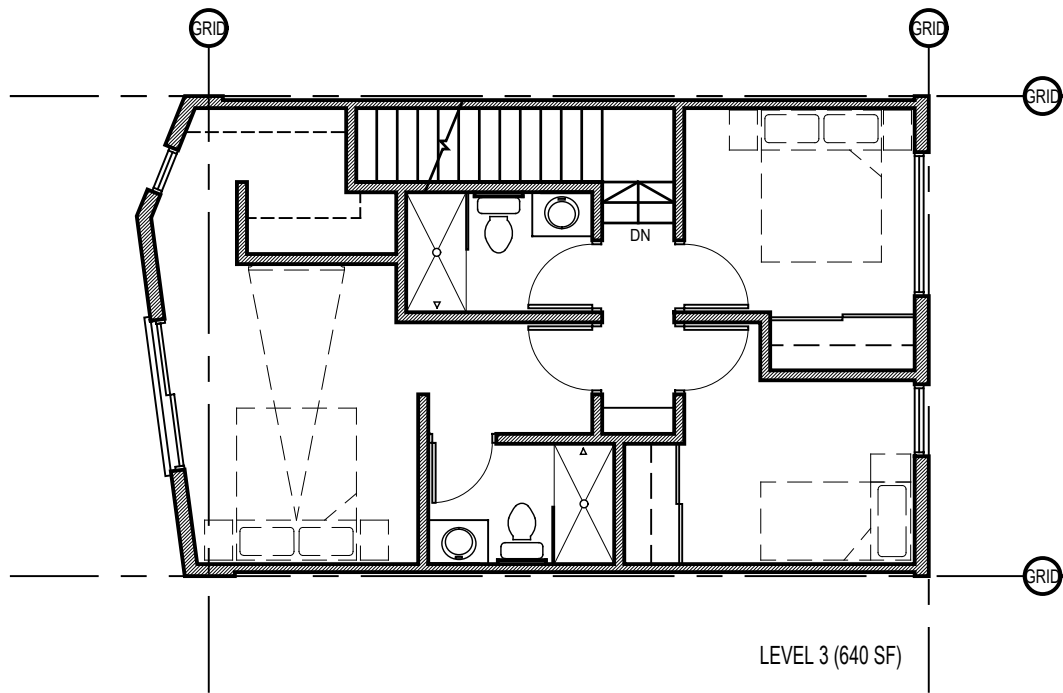
"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 2



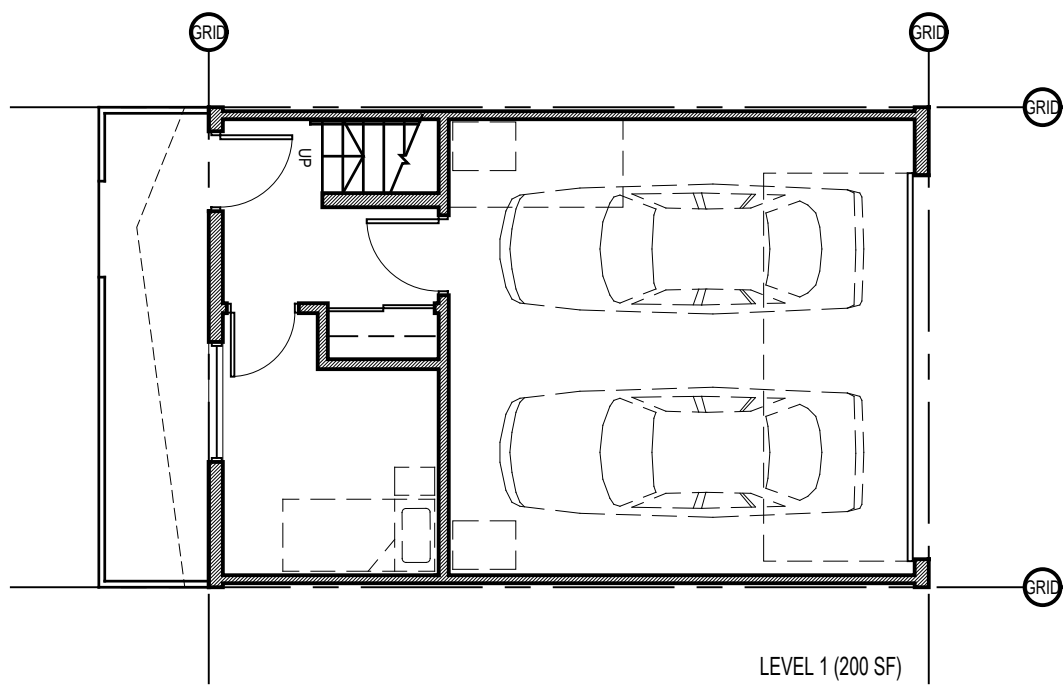
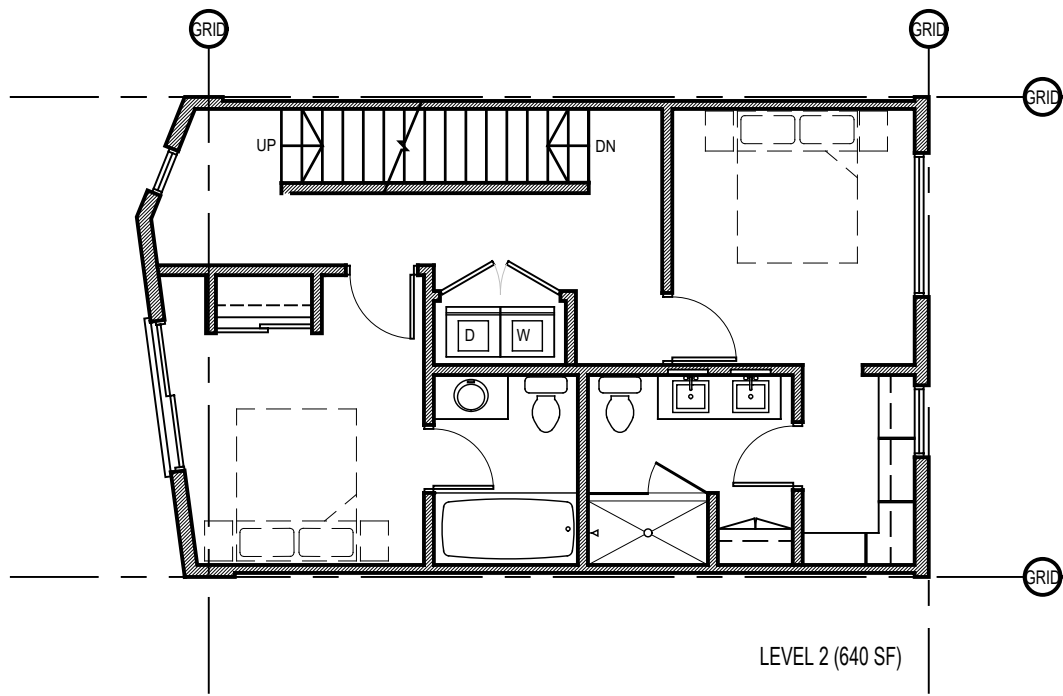
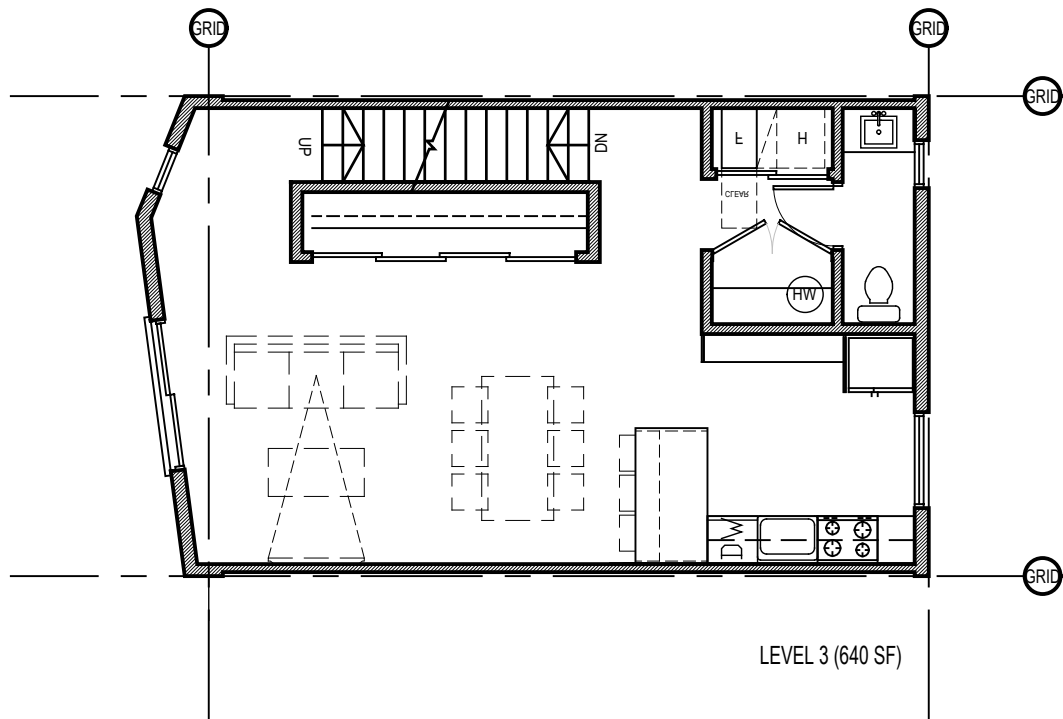
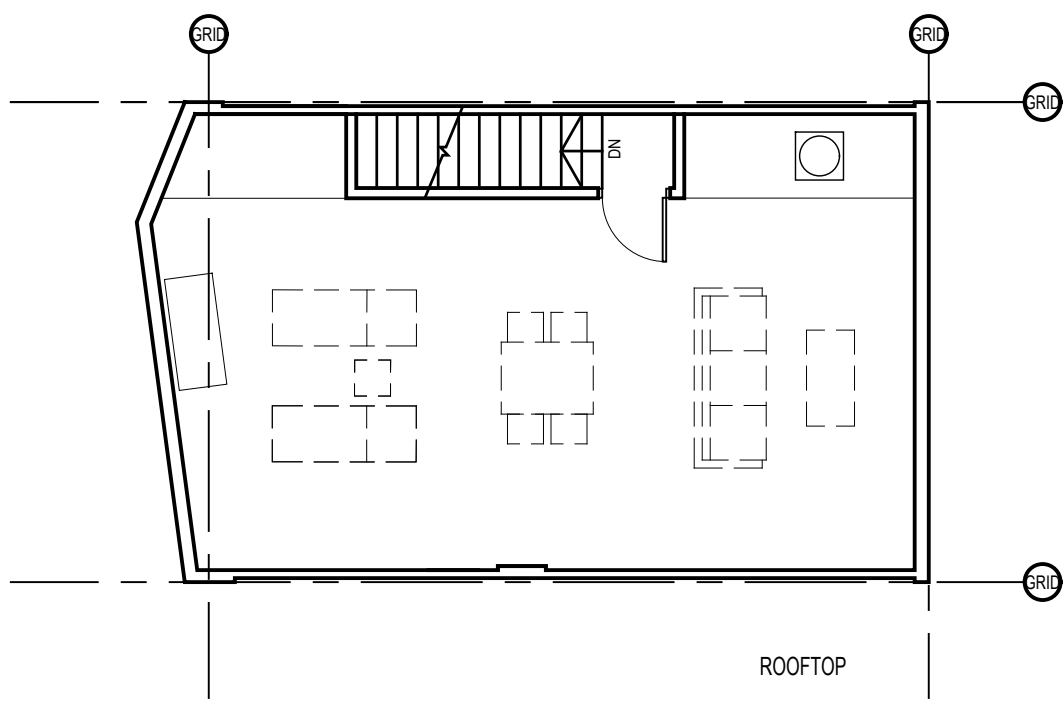
GRAY THIN BRICK



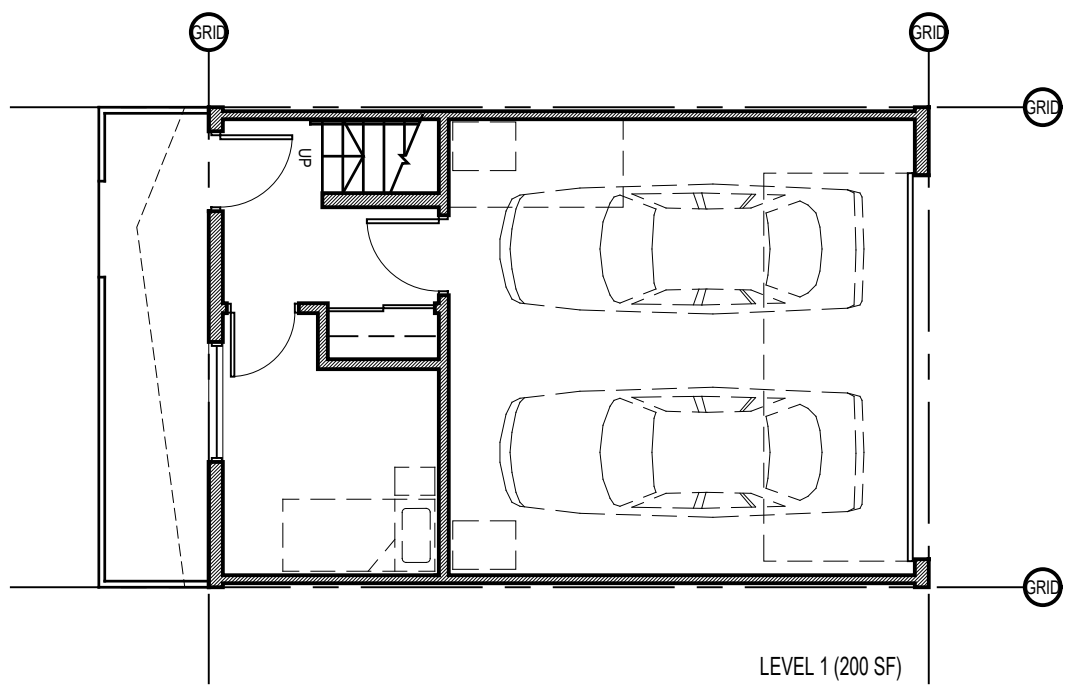
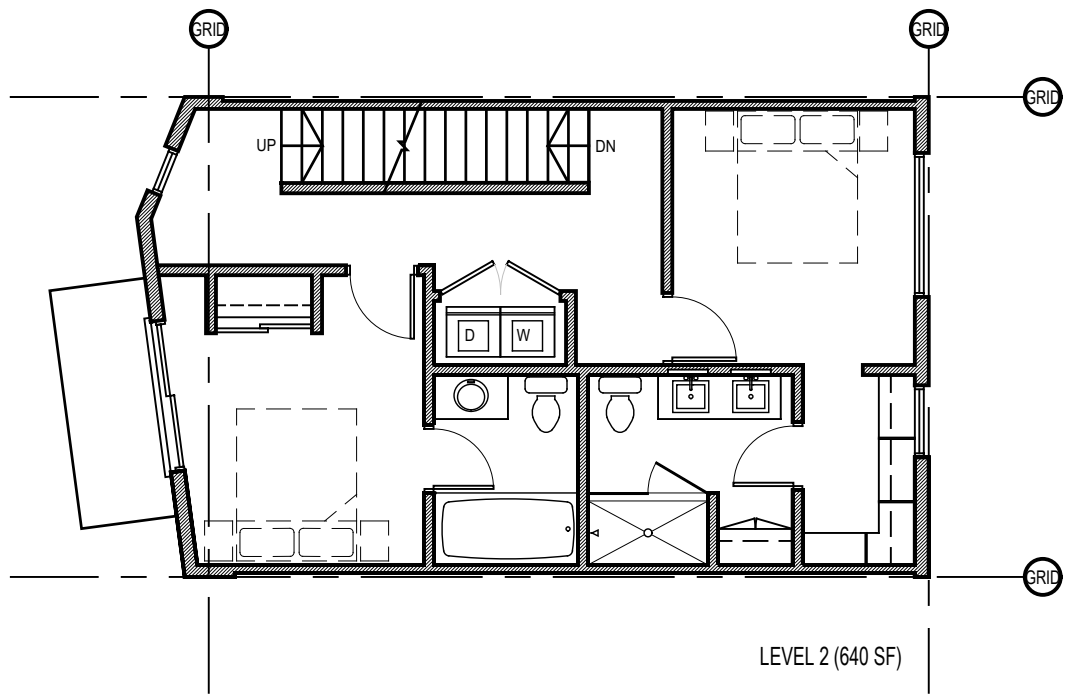
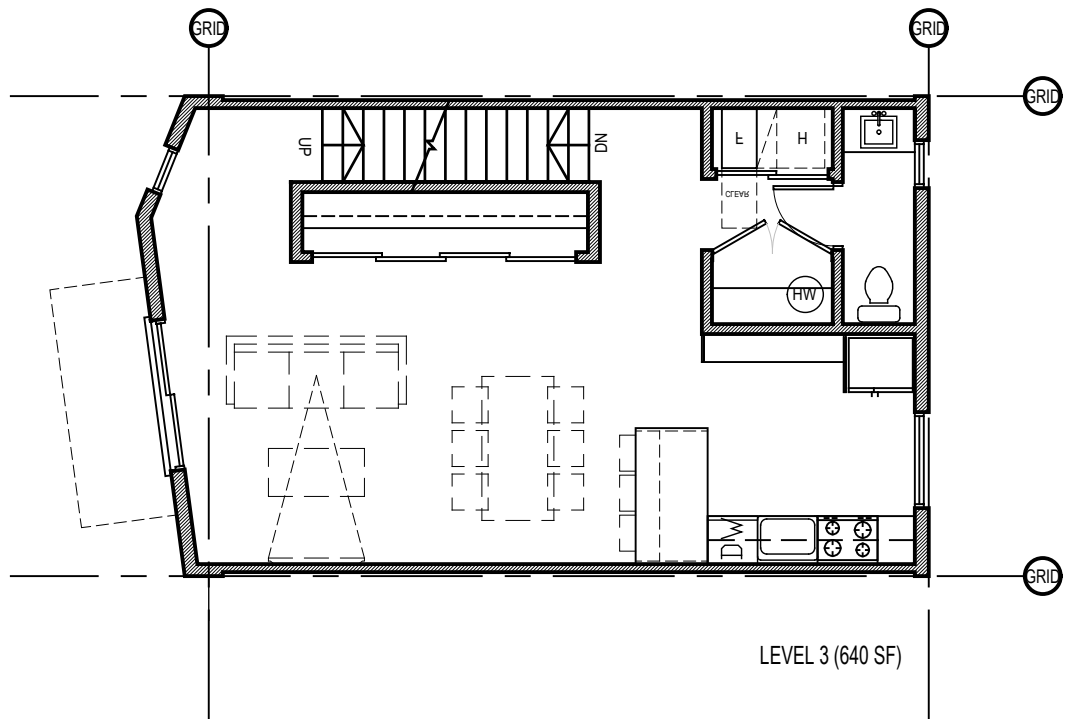
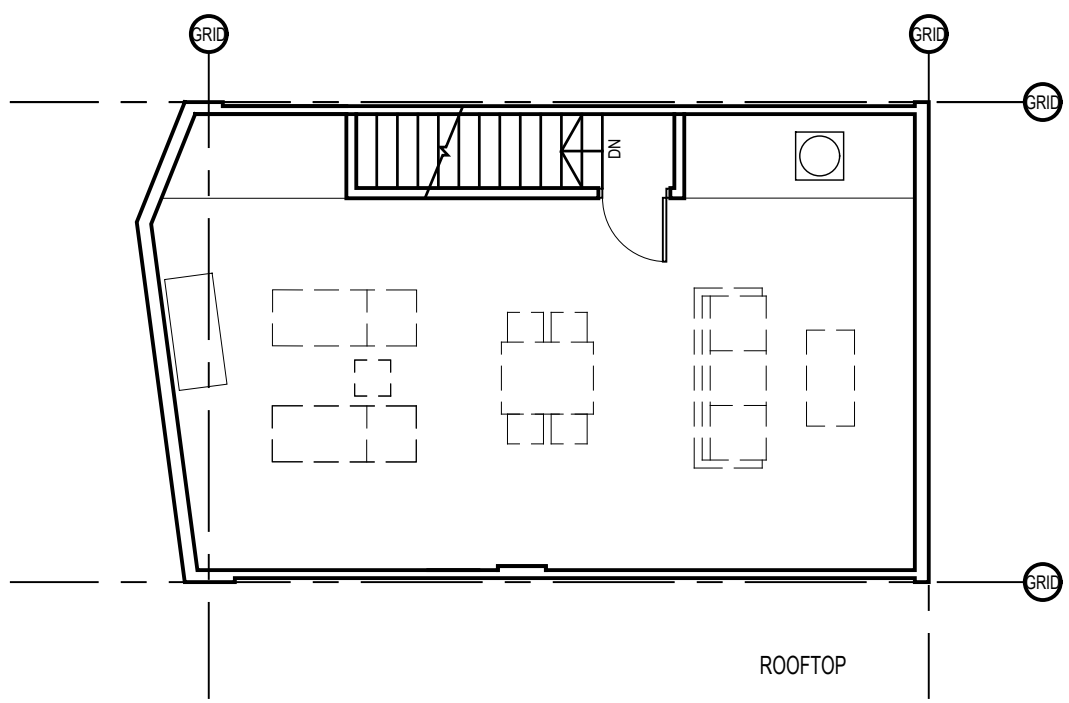
"WOOD-LOOK" METAL SIDING OR STAINED CEDAR - OPT. 3



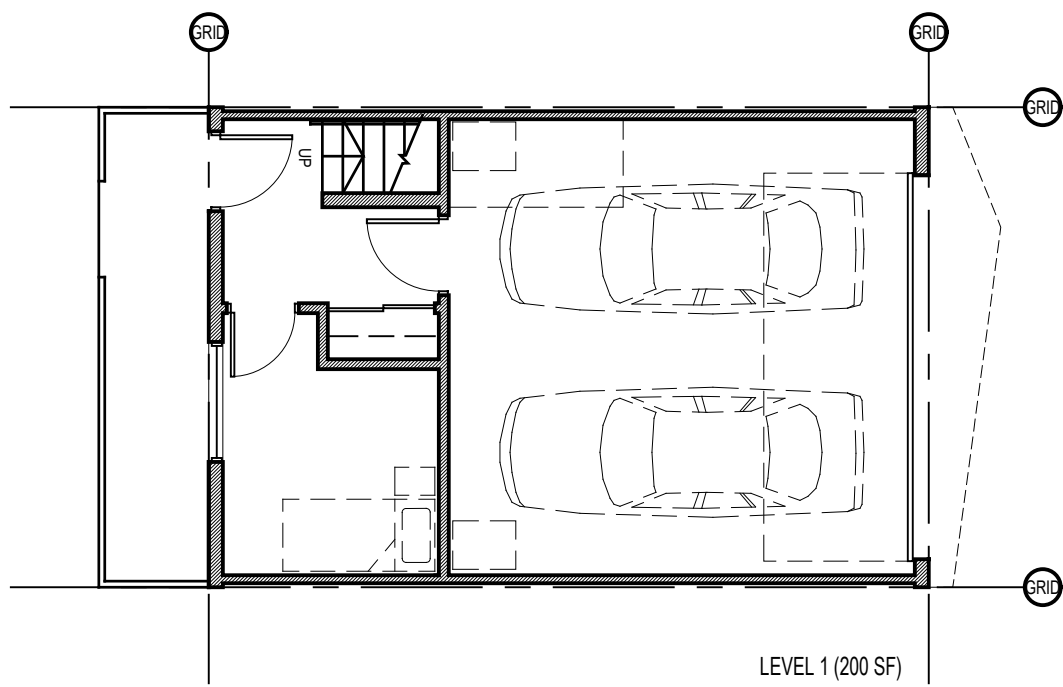
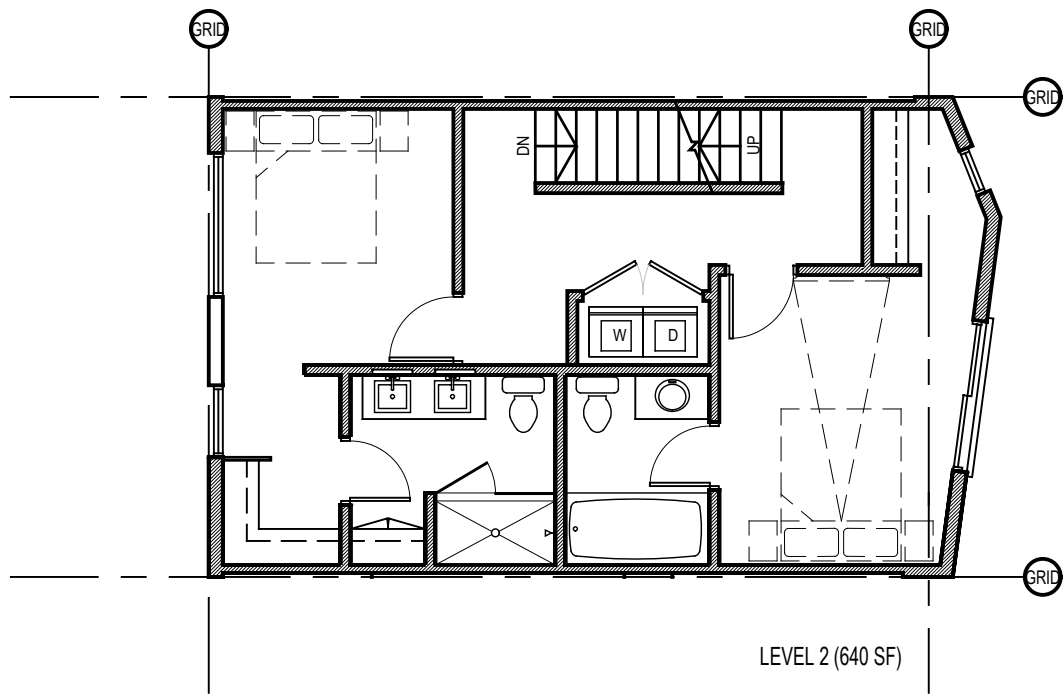
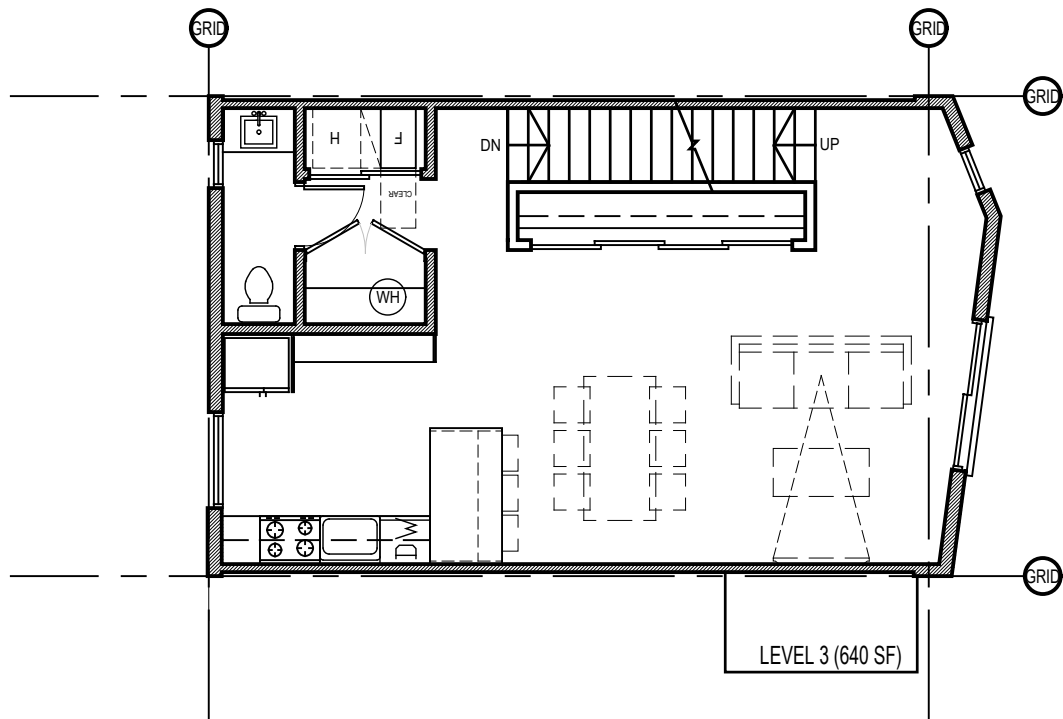
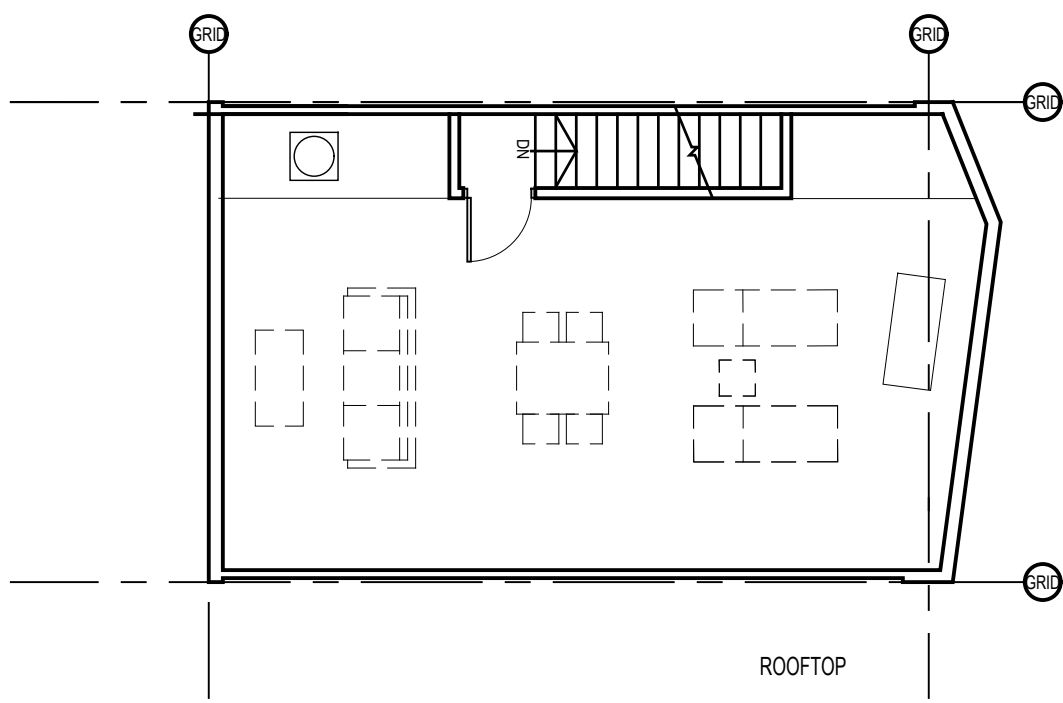
TOWNHOME 1 TOTAL (1,480 SF)
 2 bed 15'-6" x 30'



TOWNHOME 2 TOTAL (1,480 SF)
 3 bed 30' x 20'



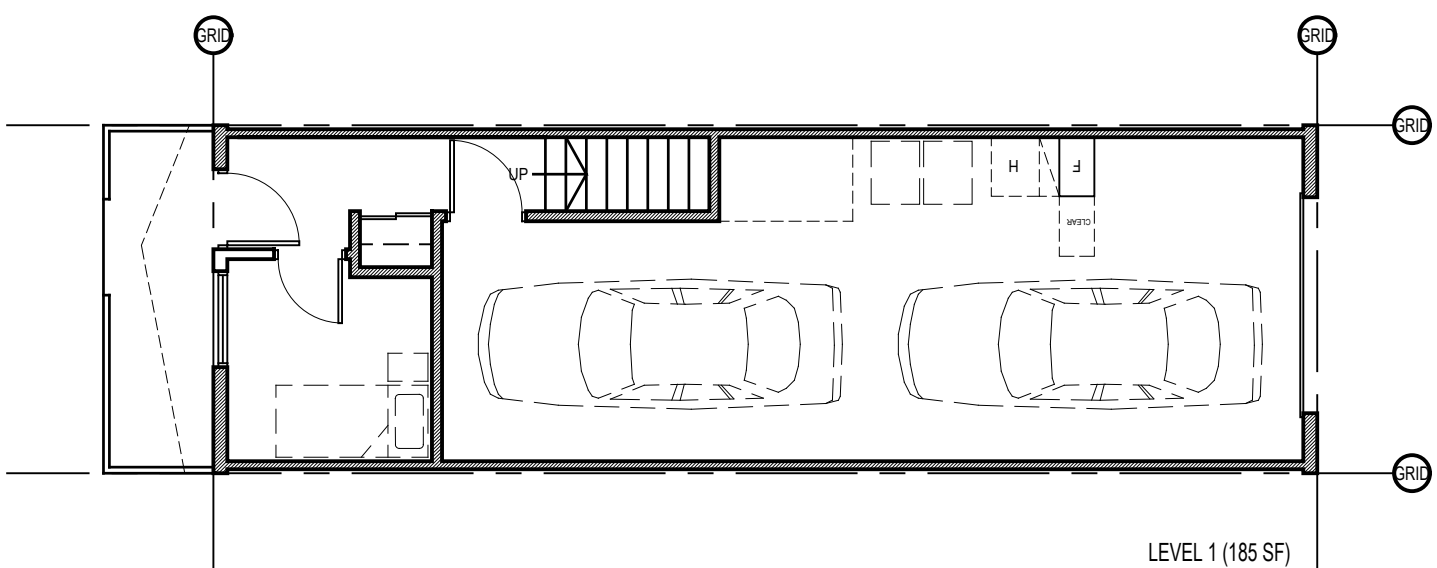
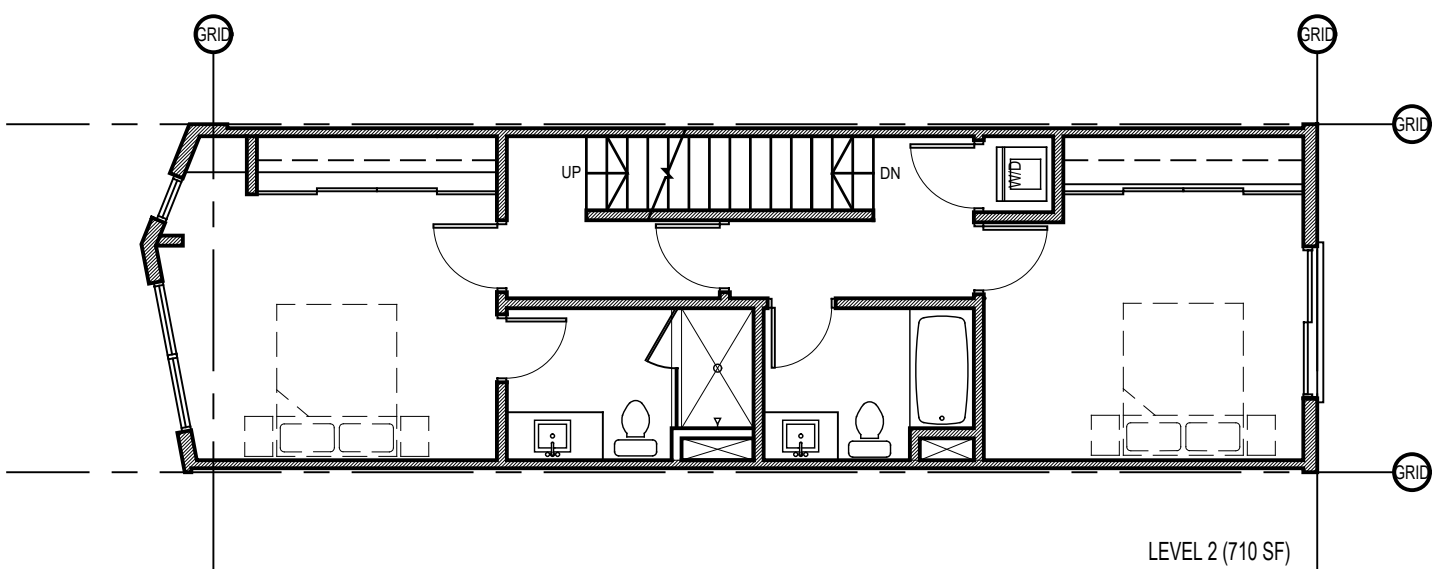
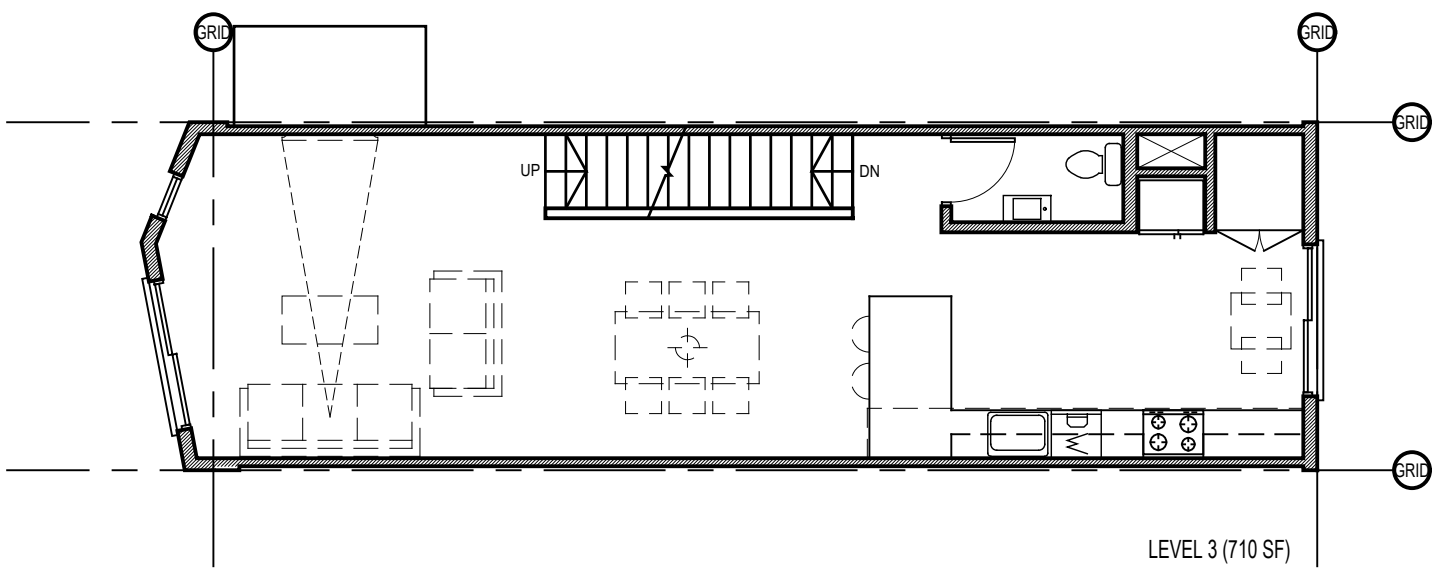
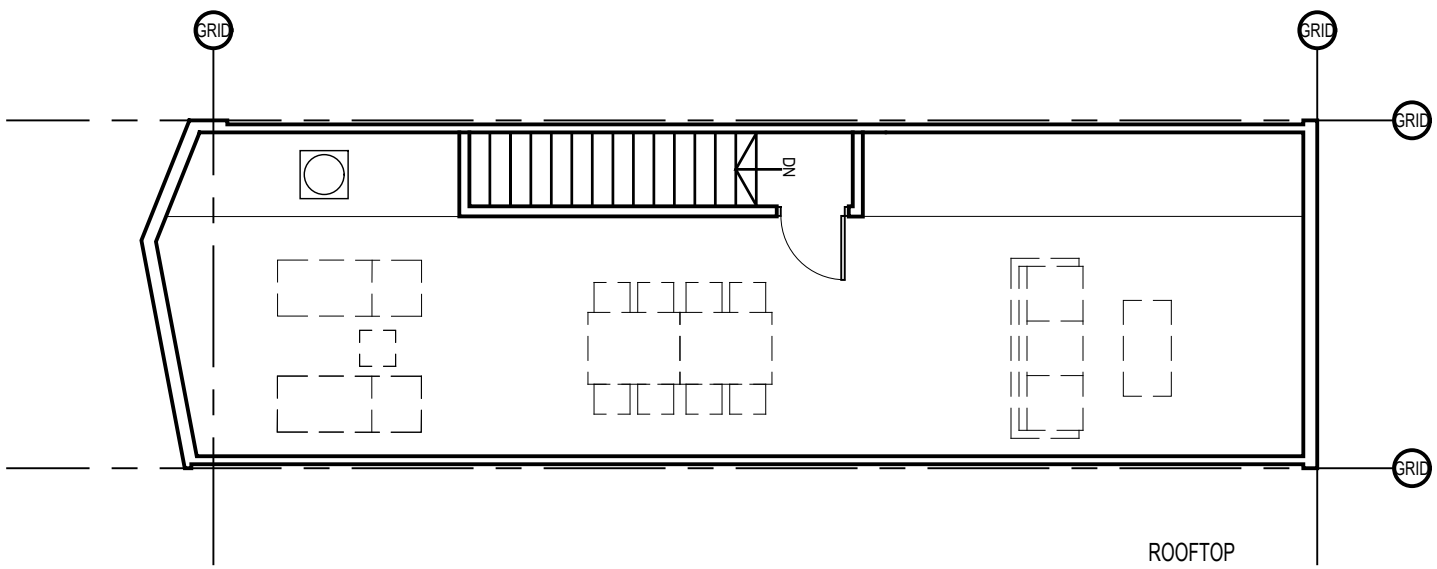
TOWNHOME 3 TOTAL (1,480 SF)
 3 bed 30' x 20'



TOWNHOME 4

3 bed 30' x 20'

TOTAL (1,480 SF)



TOWNHOME 5
 3 bed 14'-6" x 48'

TOTAL (1,635 SF)

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

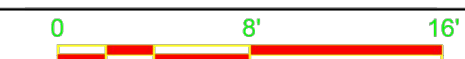


SIDE ELEVATION



BACK ELEVATION

① BUILDING 1



S2
17

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JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

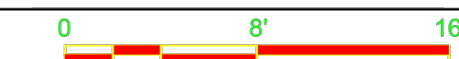


SIDE ELEVATION



BACK ELEVATION

2 BUILDING 2



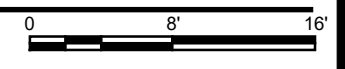
S3
17


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JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



3 BUILDING 3



	S4 17
 LAYTON SURVEYS LLC	

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JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

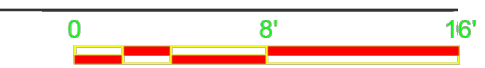


SIDE ELEVATION




BACK ELEVATION

5 BUILDINGS 4, 5, & 6



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	S5 17
 <p>LAYTON SURVEYS LLC</p>	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

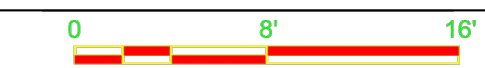


SIDE ELEVATION




BACK ELEVATION

6 BUILDING 7



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	S6 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

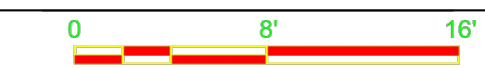



SIDE ELEVATION



BACK ELEVATION

7 BUILDINGS 8 & 9



	S7 17
 LAYTON SURVEYS LLC	

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JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

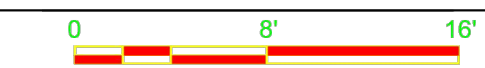


SIDE ELEVATION



BACK ELEVATION

8 BUILDING 10



S8
17

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JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



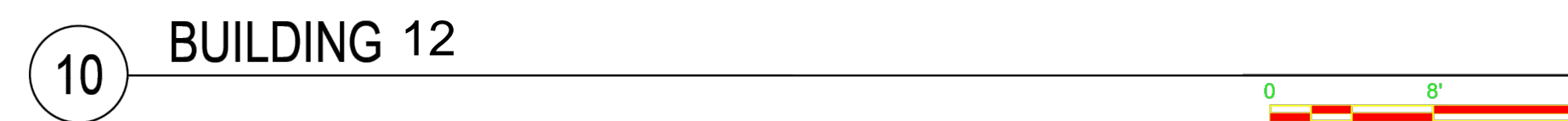
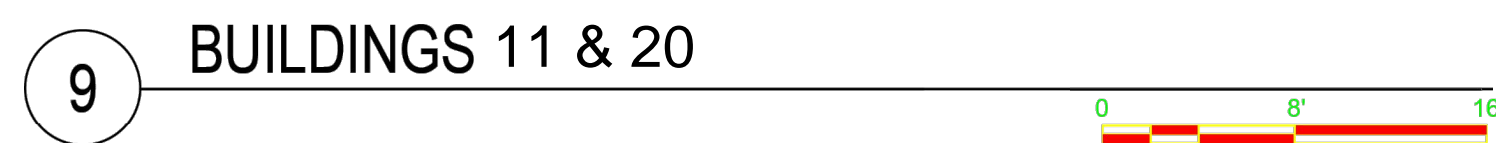
SIDE ELEVATION




SIDE ELEVATION



SIDE ELEVATION



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	S9 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH

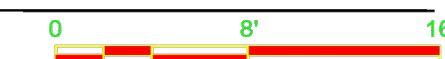



FRONT ELEVATION



BACK ELEVATION

9 BUILDINGS 11 & 20



	S10 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH

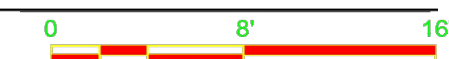


FRONT ELEVATION




BACK ELEVATION

10 BUILDING 12



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	S11 17
 LAYTON SURVEYS LLC	

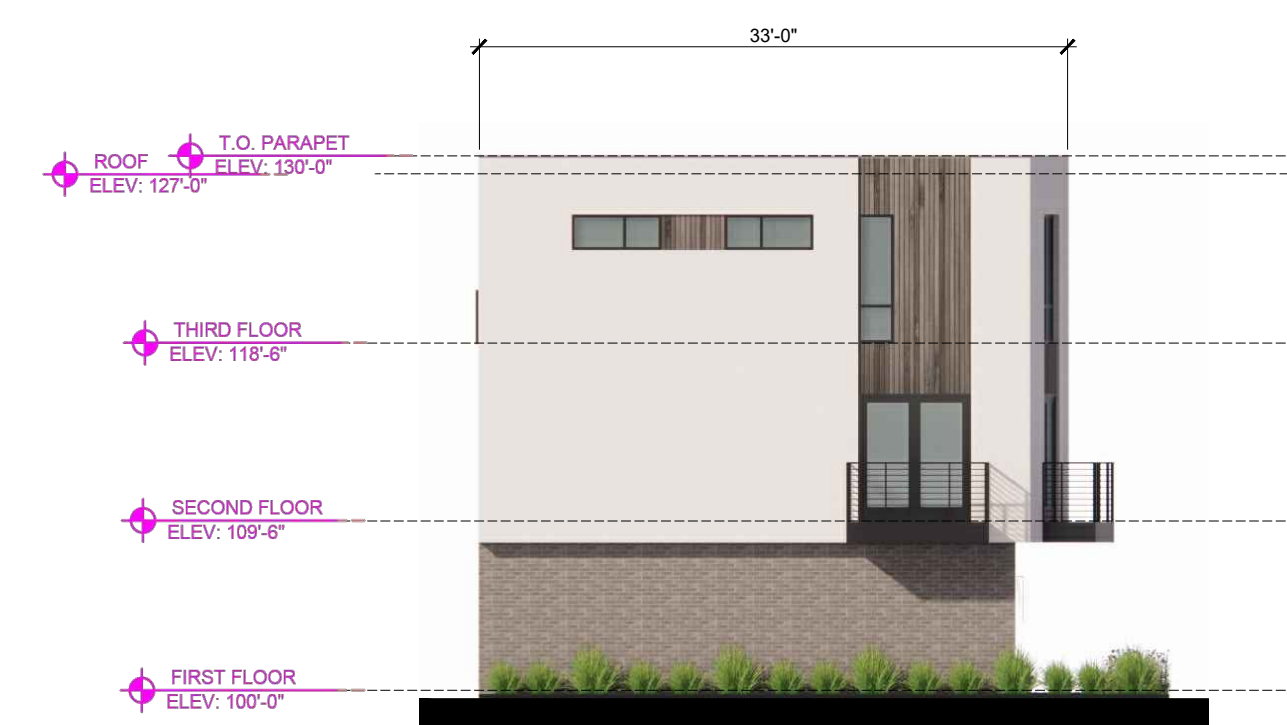
JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

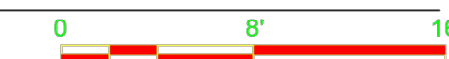


SIDE ELEVATION




BACK ELEVATION

11 BUILDING 13 & 14



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	S12 17
 LAYTON SURVEYS LLC	

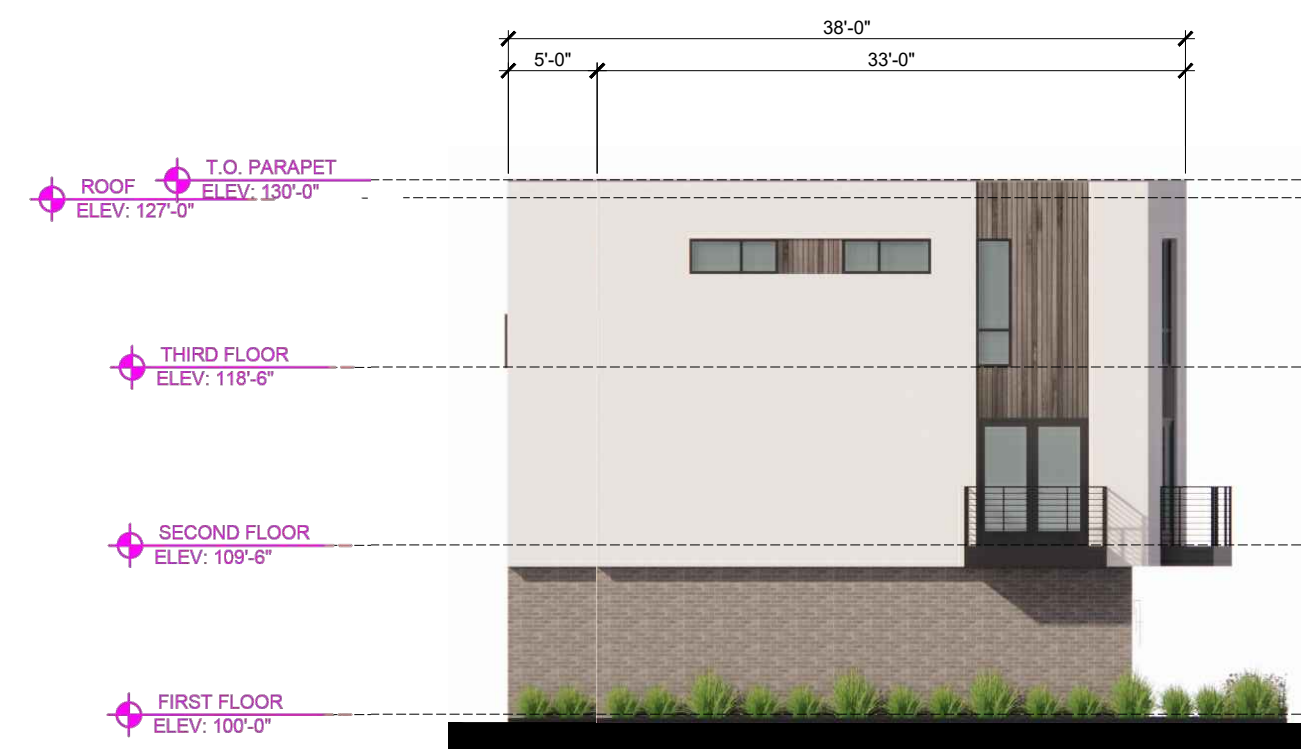
JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

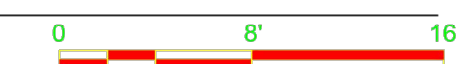


SIDE ELEVATION




BACK ELEVATION

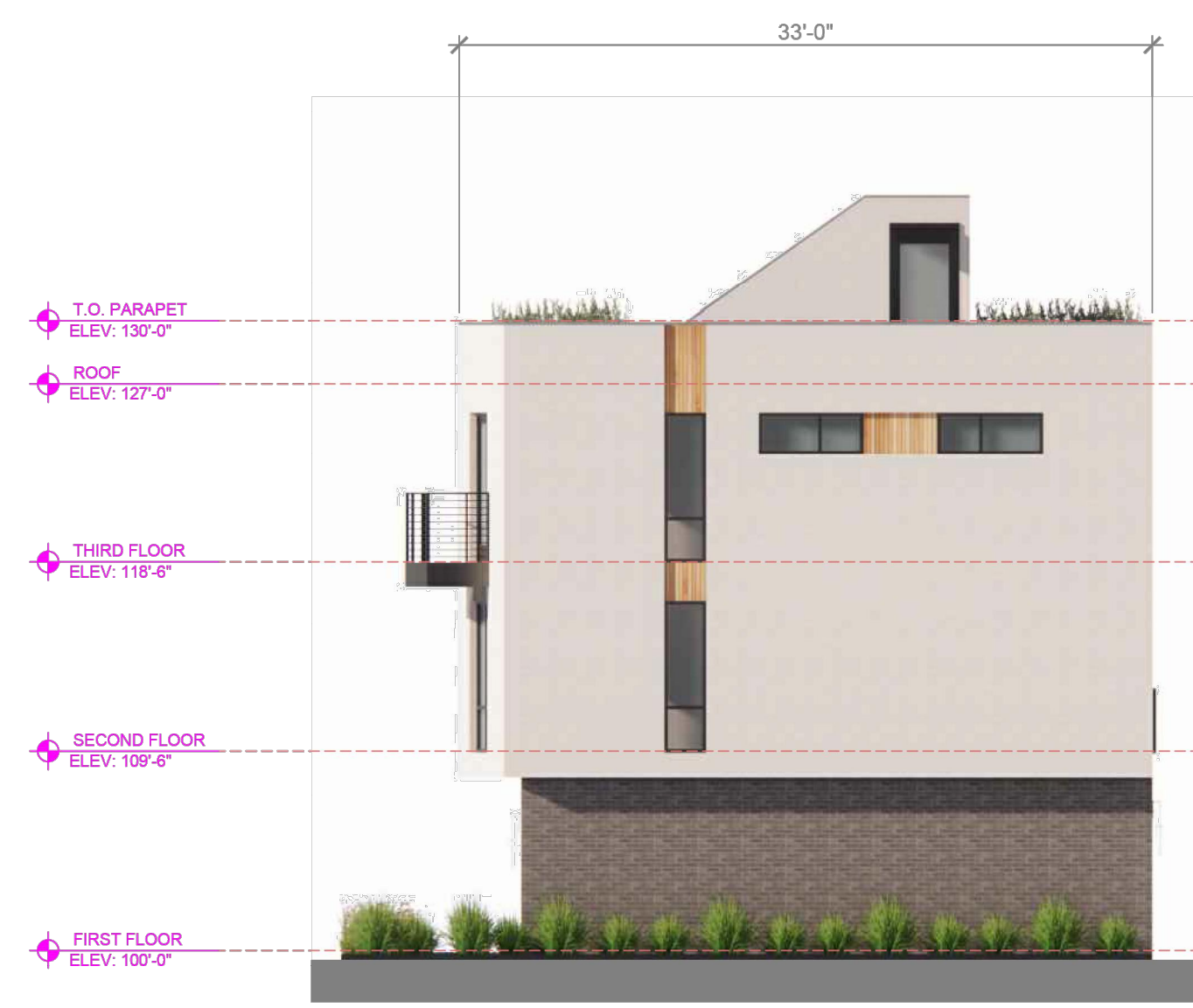
12 BUILDING 15



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	S13 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION




SIDE ELEVATION



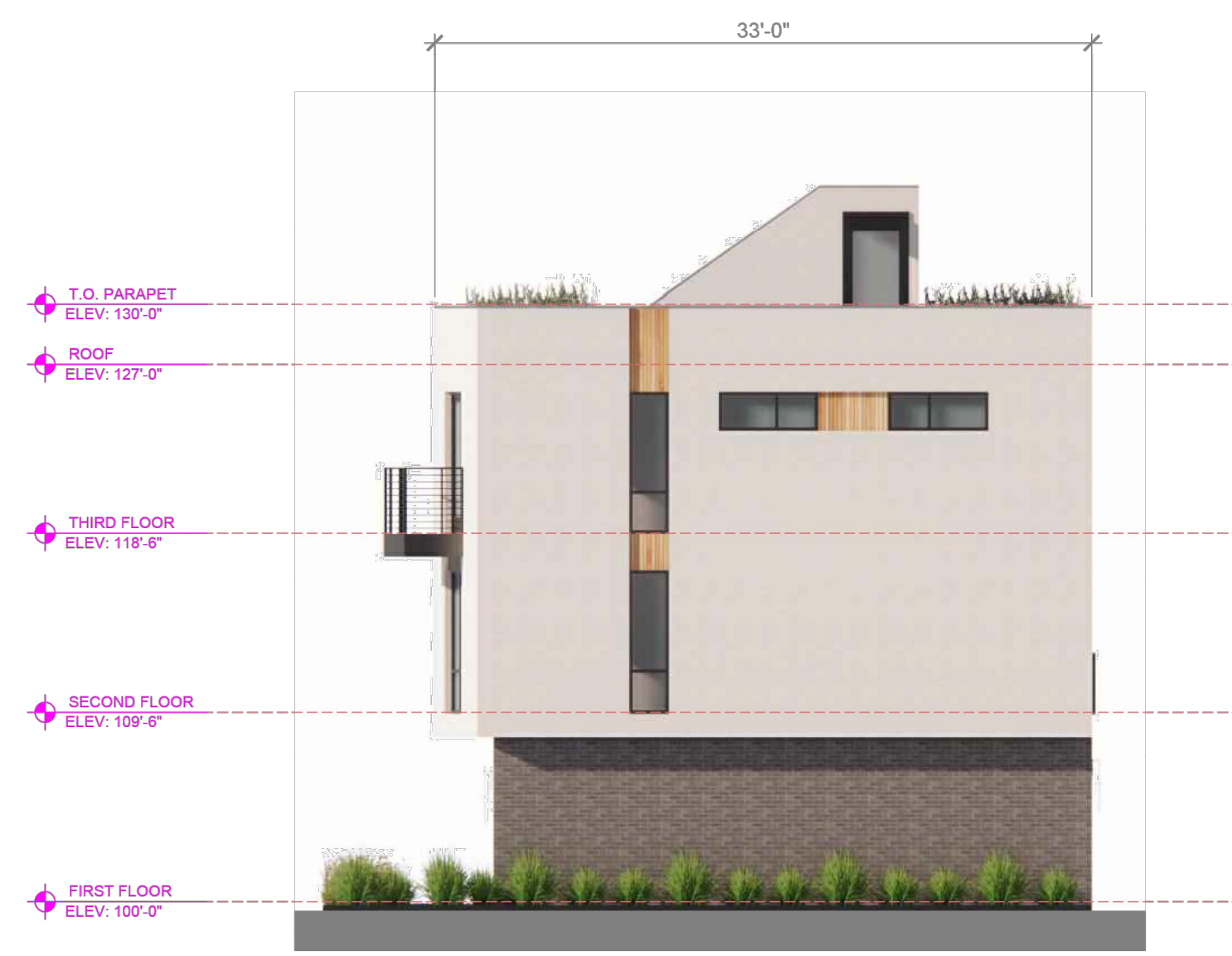
BACK ELEVATION

12 BUILDINGS 16 & 17



	S14 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

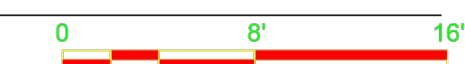



SIDE ELEVATION



BACK ELEVATION

13 BUILDING 18



	S15 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION

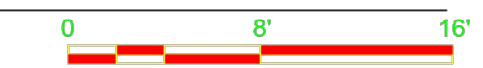


SIDE ELEVATION




BACK ELEVATION

14 BUILDING 19



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	S16 17
 LAYTON SURVEYS LLC	

JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION




BACK ELEVATION

15 BUILDING 21 & 22



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	S17 17
 LAYTON SURVEYS LLC	

TH1: 77	TH2: 20	TH3: 20	TH4: 19	TH5: 27	TOTAL: 163
47%	12%	12%	12%	17%	TOTAL: 100%
154 STALLS	40 STALLS	40 STALLS	38 STALLS	54 STALLS	TOTAL: 326 STALLS IN GARAGES

PARKING REQUIRED @ (1.25 STALLS / UNIT)
 163 UNITS (1.25 STALLS / UNIT) = 202 STALLS REQUIRED
 0 ON STREET STALLS REQUIRED / 21 STALLS PROVIDED

ELECTRIC VEHICLE PARKING REQUIREMENT:
 1 ELECTRIC VEHICLE CHARGING STATION INSTALLED PER 25 PARKING SPACES
 20% OF PROVIDED PARKING SPACES MUST BE "EV-READY" (EV-READY PARKING SPACES SHALL HAVE ELECTRICAL CONDUIT AND SUFFICIENT ELECTRICAL CAPACITY FOR THE FUTURE USE OF A MINIMUM 200 VOLT ELECTRIC VEHICLE CHARGING STATION, BUT DO NOT REQUIRE AN INSTALLED CHARGING STATION).

EV PARKING SPACES REQUIRED: 7
 EV PARKING SPACES PROVIDED: 9
 "EV-READY" PARKING SPACES REQUIRED: 33
 "EV-READY" PARKING SPACES PROVIDED: 33 = 9 EV PARKING SPACES + 24 "EV-READY" PARKING SPACES
 NOTE: EV AND "EV-READY" PARKING SPACES WILL BE PROVIDED VIA IN-UNIT GARAGES. AFFECTED UNITS HAVE BEEN NOTED ON SITE PLAN AS EITHER "EV" OR "EVR" ("EV-READY").

TH1: 3 BEDROOMS 2 CAR GARAGE FRONT BALCONY	TH2: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE	TH3: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE FRONT BALCONY	TH4: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE FLIPPED UPPER LEVELS	TH5: 3 BEDROOMS 2 CAR GARAGE ROOF TERRACE
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GLENDALE GOLF COURSE

JORDAN RIVER PARKWAY TRAIL

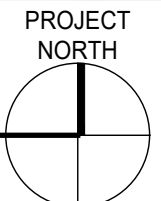
JORDAN RIVER

JORDAN RIVER

JORDAN RIVER

JORDAN RIVER PARKWAY TRAIL

2100 SOUTH



A1 CONCEPT SITE PLAN
SCALE: 1/32" = 1'-0"



CONCRETE MEDIAN TO PROVIDE SITE ACCESS TO BOTH EAST- AND WEST-BOUND TRAFFIC, WHILE ENSURING EXITING TRAFFIC IS RIGHT-TURN ONLY. SEE CIVIL.

MAX. DIAGONAL DIMENSION OF AREA SERVED BY FIRE ACCESS: 722'-0"
REQUIRED DISTANCE BETWEEN FIRE APPARATUS ACCESS ROADS: 361'-0"

28'-0" FIRE ACCESS LANE

372'-0"

46'-0" TYP. TH5

30'-0" TYP. TH2

36'-0"

24'-0"

14'-0"

14'-0"

14'-0"

14'-0"

14'-0"

14'-0"

E
D
C
B
A

E
D
C
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A

JORDAN RIVER FLATS A UTAH TOWNHOME PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1
SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
1176 WEST 2100 SOUTH, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

BEGINNING ON THE NORTH RIGHT OF WAY LINE OF 2100 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°46'39" WEST 148.33 FEET ALONG THE SECTION LINE AND NORTH 0°20'30" WEST 49.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°46'26" WEST 89.29 FEET; THENCE NORTH 36°55'17" WEST 228.77 FEET; THENCE ALONG THE BOUNDARY LINE CREATED BY WARRANTY DEED RECORDED FEBRUARY 18, 1959 AS ENTRY NO. 1637785, IN BOOK 1588 AT PAGE 467, THE FOLLOWING TWO (2) COURSES: (1) NORTH 54°10'18" EAST 25.00 FEET; (2) NORTH 35°49'42" WEST 77.46 FEET; THENCE ALONG THE BOUNDARY LINE CREATED BY WARRANTY DEED, RECORDED JULY 1, 1959 AS ENTRY NO. 1662243, IN BOOK 1627 AT PAGE 210, THE FOLLOWING TWO (2) COURSES: (1) NORTH 53°18'17" EAST 30.69 FEET; (2) NORTH 36°41'43" WEST 56.33 FEET; THENCE ALONG THE SOUTH BANK OF THE JORDAN RIVER THE COURSES: NORTH 29°34'33" EAST 5.61 FEET; NORTH 22°06'47" EAST 51.92 FEET; NORTH 21°36'54" EAST 67.01 FEET; NORTH 43°05'28" EAST 46.89 FEET; NORTH 31°49'37" EAST 44.10 FEET; NORTH 41°01'35" EAST 27.33 FEET; NORTH 44°53'37" EAST 24.05 FEET; NORTH 55°10'45" EAST 24.55 FEET; NORTH 60°35'48" EAST 34.79 FEET; NORTH 70°36'34" EAST 31.47 FEET; NORTH 75°46'56" EAST 22.81 FEET; SOUTH 78°18'44" EAST 30.90 FEET; SOUTH 50°28'44" EAST 26.88 FEET; SOUTH 35°01'33" EAST 40.72 FEET; SOUTH 31°10'32" EAST 126.68 FEET; SOUTH 40°15'21" EAST 9.91 FEET; SOUTH 54°41'07" EAST 25.98 FEET; SOUTH 49°33'25" EAST 42.15 FEET; SOUTH 45°48'30" EAST 42.01 FEET; SOUTH 53°52'15" EAST 37.47 FEET; SOUTH 75°17'13" EAST 64.78 FEET; NORTH 88°48'20" EAST 47.99 FEET; NORTH 79°16'38" EAST 62.33 FEET; NORTH 58°43'17" EAST 23.50 FEET; NORTH 39°26'32" EAST 31.26 FEET; THENCE DEPARTING FROM THE SOUTH BANK OF THE JORDAN RIVER AND RUNNING ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO COURSES: (1) SOUTH 3°15'41" EAST 77.00 FEET; (2) SOUTH 0°18'21" WEST 287.00 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF 2100 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°46'26" WEST 453.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 289,156 SQFT OR 6.64 ACRES MORE OR LESS
LEGAL DESCRIPTION WAS CREATED IN REFERENCE TO PREVIOUS ALTA SURVEY COMPLETED 9/27/2022

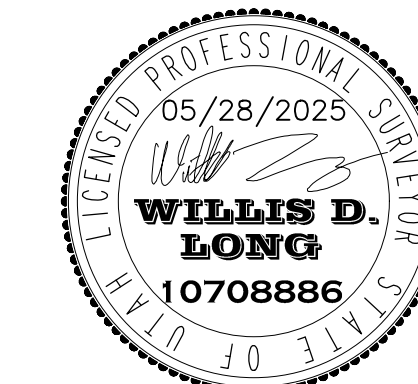
SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 28th DAY OF MAY, 2025.



LAYTON SURVEYS LLC
Professional Land Surveying 837 S 500 W, STE. 201
(801) 663-1641 | willis.long@laytonsurveys.com WOODS CROSS, UT 84010



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND PRIVATE STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

JORDAN RIVER FLATS - A UTAH TOWNHOME PROJECT

KNOW ALL MEN BY THESE PRESENTS THAT THE JORDAN RIVER FLATS OWNERS ASSOCIATION, THE UNDERSIGNED ASSOCIATION OF UNIT OWNERS, ACTING FOR AND ON BEHALF OF AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS THE JORDAN RIVER FLATS, DOES HEREBY DEDICATE ALL PRIVATE ROADS FOR THE USE OF THE OWNERS OF THE UNITS AND FOR THE INSTALLATION OF PUBLIC UTILITIES, OWNER HEREBY BY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

SIGNED THIS ___ DAY OF _____, 2025.

BY: _____
PRINT NAME: JOHN PRINCE
OF 1176, LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF _____)
On this ___ day of _____, in the year 2025, before me _____, a notary public, personally appeared John Prince the _____ of 1176 LLC proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication regarding the Jordan River Flats Plat was signed by him on behalf of said 1176 LLC and acknowledged that he executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

LIEN HOLDER CONSENT TO RECORD

On 1st day of October, 2024, the 1176, LLC, entered into a MULTIFAMILY TRUST DEED WITH Utah Community Federal Credit Union, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on 10/01/2024, Entry No. 14294921, in the official records of the Salt Lake County Recorder's Office.

Utah Community Federal Credit Union is fully aware that 1176, LLC, is in the process of recording a Plat creating a project known as Jordan River Flats, and Utah Community Federal Credit Union hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this ___ day of _____, 2025.

UTAH COMMUNITY FEDERAL CREDIT UNION

By: _____
Print Name: _____
Title: _____

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On this ___ day of _____, in the year 2025, before me _____, a notary public, personally appeared _____ (the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder Consent to Record regarding the Jordan River Flats and was signed by him/her on behalf of said Utah Community Federal Credit Union and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

**JORDAN RIVER FLATS
A UTAH TOWNHOME PROJECT**
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, 1176 WEST 2100 SOUTH, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ NUMBER _____ ACCOUNT _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

DEVELOPER:
1176 LLC
945 S 300 W
SALT LAKE CITY, UT 84101

NUMBER: _____
ACCOUNT: _____
SHEET 1 OF 1 SHEETS

NOTES

- THE CURRENT PARCEL ID NUMBERS FOR THIS PLAT ARE 15-14-354-007, 15-14-375-014 AND 16-07-152-031
- ALL COMMON AREAS TO SERVE AS UTILITY EASEMENTS FOR SHARED, PRIVATE UTILITIES, INCLUDING WATER, SEWER, AND STORM DRAIN, EFFECTUATED BY THE RECORDING OF THIS PLAT
- ALL AREAS SHOWN HERE ON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT TO ALLOW CONVEYANCE OF STORM WATER ACROSS THE PARCEL / LOT BOUNDARIES EFFECTUATED BY THE RECORDING OF THIS PLAT.
- HOA SHALL MAINTAIN ALL UTILITIES INSTALLED AND MAINTAINED FOR THE BENEFIT OF THE OWNERS COLLECTIVELY, INCLUDING UTILITY LINES SERVING MORE THAN A SINGLE LIVING UNIT. INDIVIDUAL OWNERS SHALL MAINTAIN ALL UTILITY LINES THAT SERVICE THEIR SINGLE LIVING UNIT.
- ALL PORCHES ARE CONSIDERED LIMITED COMMON AREA
- DISTANCES SHOWN AROUND THE BUILDINGS ARE CONSIDERED TO BE PARALLEL OR PERPENDICULAR TO THE BEARING THE BUILDING IS ORIENTED.
- NUMBER OF PARKING SPACES: 22
- A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT, AND OF EACH BLOCK, WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND, SHALL CLOSE WITHIN A TOLERANCE OF ONE FOOT (1') TO FIFTEEN THOUSAND FEE (15,000') OF PERIMETER. (ORDINANCE 20.20.030; C.)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.08	33.00	52°14'04"	S4°00'15"E	29.05
C2	13.83	33.00	24°00'14"	S34°06'54"W	13.72
C3	31.05	19.00	93°37'38"	N87°04'10"W	27.71

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00	S48°39'57"W
L2	30.00	N48°39'57"E
L3	30.00	S59°52'43"W
L4	30.00	N59°52'43"E
L5	30.00	N67°53'13"W
L6	30.00	S67°53'13"E
L7	30.00	N43°52'59"W
L8	30.00	S43°52'59"E
L9	5.32	N43°52'59"W
L10	30.00	S43°52'59"E
L11	30.00	S67°53'13"E
L12	30.00	N67°53'13"W
L13	30.00	N59°52'43"E
L14	30.00	S59°52'43"W
L15	30.00	N46°07'01"E
L16	30.00	S46°07'01"W
L17	30.00	S39°35'31"W
L18	30.00	N39°35'31"E
L19	30.00	S49°44'39"W
L20	30.00	N49°44'39"E
L21	17.91	S87°52'05"E
L22	15.97	S84°37'38"E
L23	14.68	N84°23'53"E
L24	19.10	N88°59'45"E

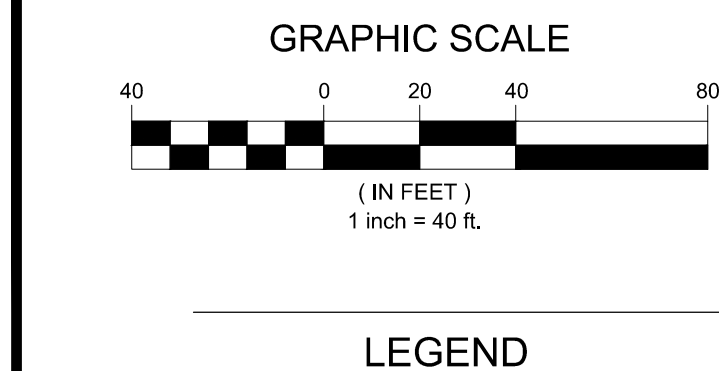
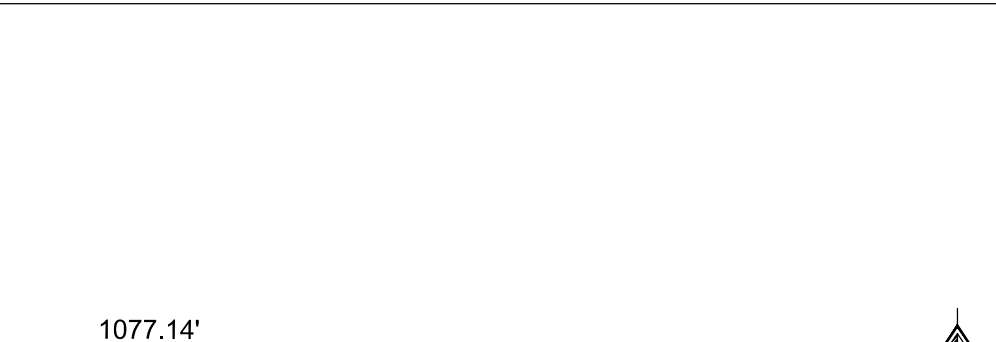
LINE TABLE

LINE #	LENGTH	BEARING
L25	22.20	N10°16'45"E
L26	13.50	N34°09'36"E
L27	16.47	N52°06'11"E
L28	15.08	S70°02'26"W
L29	15.09	N15°36'08"E
L30	22.21	N35°51'04"W
L31	22.20	N35°50'16"W
L32	22.20	S35°50'16"W
L33	25.84	N59°47'25"W
L34	24.68	S58°17'30"W
L35	18.08	N45°05'47"W
L36	24.97	N58°37'18"E
L37	24.97	S58°37'18"E
L38	25.84	N59°47'25"E
L39	18.21	S51°54'51"W
L40	13.00	N68°21'40"W
L41	24.68	S58°17'30"E
L42	11.31	S51°43'43"E
L43	21.17	N90°00'00"E
L44	20.00	S46°07'01"W
L45	30.00	N43°52'59"W
L46	20.00	N46°07'01"E
L47	24.68	S43°52'59"E

TH1: 76	TH2: 19	TH3: 20	TH4: 19	TH5: 27	TOTAL: 161
47%	12%	12%	12%	17%	TOTAL: 100%
152 STALLS	38 STALLS	40 STALLS	38 STALLS	54 STALLS	TOTAL: 322 STALLS

PARKING REQUIRED @ (1.25 STALLS / UNIT)
161 X'S (1.25 STALLS / UNIT) = 202 STALLS REQUIRED
0 ON STREET STALLS REQUIRED / 22 STALLS PROVIDED

TH1:	TH2:	TH3:	TH4:	TH5:
3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS	3 BEDROOMS
2 CAR GARAGE	2 CAR GARAGE	2 CAR GARAGE	2 CAR GARAGE	2 CAR GARAGE
FRONT BALCONY	ROOF TERRACE	ROOF TERRACE	ROOF TERRACE	FLIPPED UPPER LEVELS



- ### LEGEND
- SALT LAKE COUNTY MONUMENT
 - PROPERTY CORNER AS DESCRIBED
 - SUBDIVISION BOUNDARY
 - ROAD CENTERLINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - FLOOD ZONE LINE
 - RIVER/CANAL BANK
 - EXISTING TREE



LOT INFORMATION

UNIT#	DIMENSIONS	AREA
101-109	20.00'X30.00'	600.00 SF
201-209	20.00'X30.00'	600.00 SF
301-303	20.00'X30.00'	600.00 SF
304-317	14.50'X46.00'	667.00 SF
401-407	20.00'X30.00'	600.00 SF
501-507	20.00'X30.00'	600.00 SF
601-607	20.00'X30.00'	600.00 SF
701-707	20.00'X30.00'	600.00 SF
801-808	20.00'X30.00'	600.00 SF
901-908	20.00'X30.00'	600.00 SF
1001-1009	20.00'X30.00'	600.00 SF
1101-1111	20.00'X30.00'	600.00 SF
1201-1213	14.50'X46.00'	667.00 SF
1301-1303	20.00'X30.00'	600.00 SF
1401-1403	20.00'X30.00'	600.00 SF
1501-1503	20.00'X30.00'	600.00 SF
1601-1606	20.00'X30.00'	600.00 SF
1706-1706	20.00'X30.00'	600.00 SF
1801-1805	20.00'X30.00'	600.00 SF
1901-1903	20.00'X30.00'	600.00 SF
2001-2011	20.00'X30.00'	600.00 SF
2101-2106	20.00'X30.00'	600.00 SF
2201-2206	20.00'X30.00'	600.00 SF

SOUTHWEST CORNER SECTION 14, T1S, R1W, S.L.B. & M

STORM DRAIN EASEMENT RECORDED NOVEMBER 9, 1964 AS ENTRY NO. 2040121

2100 SOUTH STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH QUARTER CORNER SECTION 14, T1S, R1W, S.L.B. & M BENCHMARK NAD83 ELEVATION=4235.53'

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS ___ OF ___, 20__

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS ___ OF ___, 20__

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

BUILDING SERVICES
APPROVED THIS ___ OF ___, 20__

CITY PLANNING DIRECTOR
APPROVED THIS ___ OF ___, 20__ BY THE SALT LAKE PLANNING COMMISSION.

CITY ATTORNEY
APPROVED AS TO FORM THIS ___ OF ___, 20__ A.D.

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS ___ DAY OF ___, 20__ AND IS HEREBY APPROVED

NUMBER: _____
ACCOUNT: _____
SHEET 1 OF 1 SHEETS

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

SALT LAKE CITY BUILDING OFFICIAL

PLANNING DIRECTOR

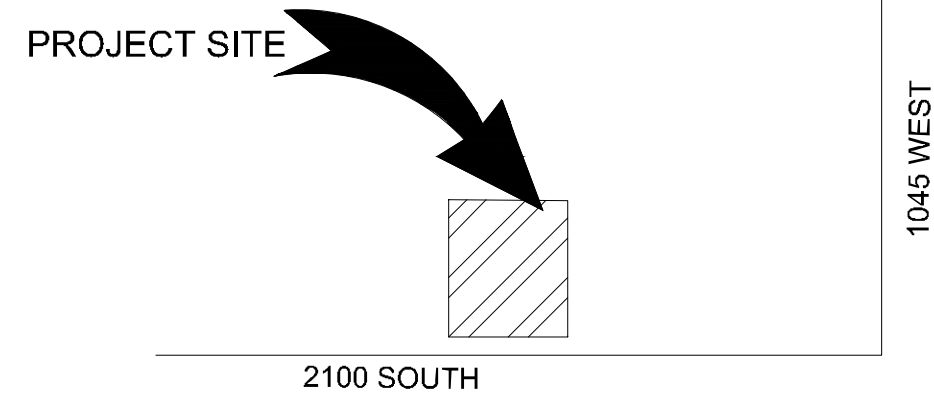
SALT LAKE CITY ATTORNEY

SALT LAKE CITY RECORDER

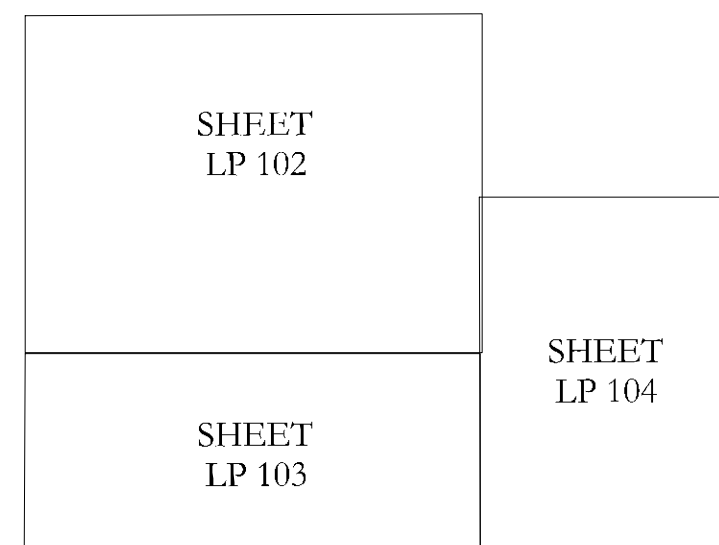
DEVELOPER:
1176 LLC
945 S 300 W
SALT LAKE CITY, UT 84101

NUMBER: _____
ACCOUNT: _____
SHEET 1 OF 1 SHEETS

VICINITY MAP



SHEET INDEX



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
------------	----------------	------------------	---------------------	-------------------------------------	-------------------------------	---------------	--------------

6/10/2025	UT24073						
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
6							
7							

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 30'

2100 S.TOWNHOMES

SALT LAKE CITY, UTAH

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARCHITECTS.COM

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECTURE • PLANNING & VISUALIZATION

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 6/10/2025

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BIDDING COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BEFORE STAKE/DIG LINE: WHEN DIGGING IS REQUIRED, "BUILT STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNLAWFUL THORZD SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE WITH SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR INTEREST. SUBSTANTIAL COMPLETION WILL NOT BE PORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR OR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10 FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR REPAIR OF SLOPES, BERMS, AND SWALES
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL FOOTINGS, WHICH EVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BUREAU STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NEARBY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOIL.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WITH MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER, CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLANS, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TRITS LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOIL**
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. THE TEST ALL AREAS PRIOR TO LAYING SOIL. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POPUP SPRAY HEADS AND GEAR-DRIVEN ROVERS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOIL AREAS SHALL HAVE A FOUR FOOT DIAMETER TREE RING COVERED WITH GOOD-LATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SEED**
 - SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GYLPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
 - SEED:** USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PLANT IS IN THE EARLY MORNING. DO NOT SOW OVER HEAVY SHADOWS. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAW AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
 - APPLICATION:** HYDROSEEDING SHALL CONSIST OF SEED, TAGALUR, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE (TOTER). USE 200 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TAGALUR PER ACRE.
 - IRRIGATION:** ALL AREAS MUST BE KEPT MOIST WITHOUT PULPERS OR RUNOFF USING THE MOST EFFICIENT WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
 - IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLER ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
 - WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIENNUEALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS TO STAIN 4-6" DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GREATEST WEEDS TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL. DEPENDING ON TEMPERATURE AND MOISTURE. THIS PRACTICE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
 - PROGNANIS BIOTIC SOIL MEDIA:** WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNANIS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 350 LBS/ACRE WITH SEED AND FERTILIZER. REFER TO THE APPLICATION OF WOOD MULCH (200 LBS/ACRE) COMBINED WITH TAGALUR (50-100 LBS/ACRE).
 - ADDING FORNS:** SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.

D. WEED BARRIER: DUWITT'S OZ. WEED BARRIER FABRIC, MANUFACTURED BY DUWITT COMPANY, DFWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

- PH: 5.5-7.5
- EC (ELECTRICAL CONDUCTIVITY): < 20 MMHOS PER CENTIMETER
- SAR (SODIUM ABSORPTION RATIO): < 3.0
- % OM (PERCENT ORGANIC MATTER): > 1%
- TEXTURE (PARTICLE SIZE): PER USDA SOIL CLASSIFICATION: SAND < 70%; CLAY < 30% SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOIL: ALL SOIL SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOIL THAT HAS BEEN GROWN ON A COMMERCIAL SOIL FARM SHALL BE USED. ONLY USE SOIL FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

- WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
- PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
- REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES
- ONLY POTABLE WATER FOR MIXING.

LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. SOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOIL IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOIL, SHALL BE SET SUCH THAT THE FINISH GRADE SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

BEFORE AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BAIL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

1. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

2. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COARSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DISEASED BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TRUNK CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOIL LAYING

A. TOPSOIL AMENDMENTS: PRIOR TO LAYING SOIL, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOIL PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 100 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOIL AVAILABILITY AND CONDITION: SOIL IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOIL IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR WEEDS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS WHICH ARE ACCEPTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOIL REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOIL AS SPECIFIED ABOVE AND LAY IT AS SOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOIL TO BE REQUIRED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOIL LAYING: THE SURFACE UPON WHICH THE NEW SOIL TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOIL IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOIL (MINIMUM TWENTY (2) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

F. SOIL SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN LIGES AND ALSO THE GROUND. IF VOIDS OR HOLS ARE DISCOVERED, THE SOIL PIECE IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVFL. SOIL LAY ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOIL INDUSTRY.

F. SOIL SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 90% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOIL. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOIL SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOIL IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOIL BY WHATEVER MEANS, UNTIL THE SOIL IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOIL SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET AT APPROPRIATE DISTANCES WITH STRINGS OR TAPPS BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOIL THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

MULCH

- ORGANIC
 - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
 - IF REQUIRED BY CITY, INSTALL DOWNTWO" WOOD WEED BARRIER FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREELAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.
 - IF USING TREELAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.
- INORGANIC
 - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE 1 HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNKS OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - IF REQUIRED BY CITY, INSTALL DOWNTWO" WOOD WEED BARRIER FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREELAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREELAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPE AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
CONIFERS					
	JCT	68	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' x 4'; sun; z4; Utah Lake water tolerant	B & B	
DECIDUOUS TREES					
	ALS	7	Amelanchier laevis 'JFS-Arb' TM Spring Flurry Serviceberry moderate; 28x20'; sun to part shade; z4; Utah Lake water tolerant	B & B	2" Cal
	ATG	3	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple Td3; 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked
	CVW	16	Crataegus viridis 'Winter King' Winter King Hawthorn low water; 40x35'; sun; z4; Utah Lake water tolerant	B & B	1.75" Cal
	GBP	15	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	ZSM	16	Zelkova serrata 'Musashino' Musashino Zelkova Td4; 45x15; AV 490; sun; z5; Utah Lake water tolerant	B & B	2" Cal
DECIDUOUS SHRUBS					
	AMM	283	Aronia melanocarpa 'Low Scap Mound' Low Scap Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal	
	BBB	35	Buddleja 'Podarasna 3-30' Birthday Cake™ Butterfly Bush low; 5x3; sun; z5; Utah Lake water tolerant	3 gal	
	BTC	151	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	CCW	20	Cotinus coggygria 'NCC01' TM Winecraft Black Smoke Tree Sd3; 5x5; AV 50; full to partial sun; z4; Utah Lake water tolerant	5 gal	
	CMF	101	Chamaebatiaria millefolium Fernbush Sd0; 4x3; AV 7; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	FPA	54	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal	
	PDL	10	Perovskia atriplicifolia 'Denim 'n Lace' Denim 'n Lace Russian Sage	1 gal	
	PPT	181	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrabby Cinquefoil Sd2; 2-3 x3-4; AV 7; sun; z2; Utah Lake water tolerant	5 gal	
	SBP	33	Spirea betulifolia 'COURISPO1' Pink Sparkler™ Birchleaf Spirea moderate; 4x4; sun to part sun; z3; Utah Lake water tolerant	2 gal	
EVERGREEN SHRUBS					
	CPS	74	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Sd2; 3-4 x 4-6; AV 28; sun to part sun; z4; Euonymus japonicus 'Silver King' Silver King Euonymus moderate; 6x3; sun to part sun; z6-9; Utah Lake water tolerant	5 gal	
	HPP	321	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca Pl; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal	
GRASSES					
	BCB	63	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Twd; 2.5 x 2.5; AV .75; sun; z4; Utah Lake water tolerant	1 gal	
	CAK	328	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Twd; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	

PLANT LEGEND

	HSS	181	Blue Oat Grass Twd; 1x2; AV 3; sun to part shade; z4; Utah Lake water tolerant	1 gal	
	PVC	35	Panicum virgatum PRAIRIE WINDS 'Cheyenne Sky' Cheyenne Sky Switch Grass Twd; 3x2; AV 3; sun; z4; Utah Lake water tolerant	1 gal	
	PVH	215	Panicum virgatum 'Hot Rod' Hot Rod Switch Grass low; 4x3; sun; z4; Utah Lake water tolerant	1 gal	
PERENNIALS					
	GLR	56	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaurna	1 gal	
	OPF	33	Oenothera fremontii 'Shimmer' Shimmer Evening Primrose low; 1x1; sun to part shade; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RRC	28	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	5 gal	

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOIL. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOIL LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	6,448 sf
	1-10	RIPARIAN REVEGETATION SEED MIX HYDROSEED WITH PLS (PURE LIVE SEED) AT 15LBS/ACRE 0.25 BALTIC RUSH 0.25 TORREY'S RUSH 2.00 MEADOW SEDGE 2.00 TUFTED HAIRGRASS 2.00 ALKALIGRASS 2.50 INLAND SALTGRASS 3.00 WESTERN WHEATGRASS 3.00 STREAMBANK WHEATGRASS SEE SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003. REFER TO SHEET LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	51,336 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	313 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	696 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	8,195 sf
	1-18	1.5" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	12,211 sf
	1-30	UTILITY PLANTER SOIL MIX FILL RAISED PLANTER WITH UTILITY PLANTER SOIL MIX. WATER TO SETTLE MIX AND RE-FILL TO WITHIN 4 INCHES OF TOP OF PLANTER. 25% UTILITY SOIL CONDITIONER 50% SCREENED TOPSOIL. 25% APPROVED COMPOST MECHANICALLY MIX COMPONENTS. WHEN STOCKPILING THE FINISHED MIX, COVER AND PILE WITH A PLASTIC TARP TO PREVENT DRYING OUT AND SOIL SEPARATION FROM RAIN. SCREENED TOPSOIL: 30%-50% SAND; 30%-50% SILT; 10%-25% CLAY; <5% ORGANIC MATTER. APPROVED COMPOST: pH 6-8; SOLUBLE SALTS <5; SAR <10; CARBON/NITROGEN <20:1; MOISTURE 25-35%; 3/8" COARSE MATERIAL 98% PASSING	690 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/10/2025	UT24073			AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARCHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		

DALE COURSE

JORDAN RIVER PARKWAY TRAIL

JORDAN RIVER

JORDAN RIVER

THIS AREA TO BE LEFT UNDISTURBED BY ANY EQUIPMENT. ALL PLANTING OF SHRUBS TO BE DONE BY HAND. SEED MIX TO BE HYDROSEEDDED WITHOUT DRIVING ON SOIL.

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SHEET LP 103

SHEET LP 103

SHEET LP 104

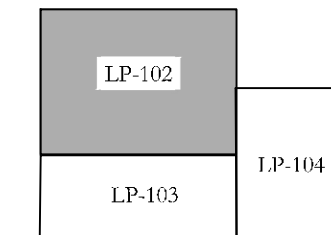
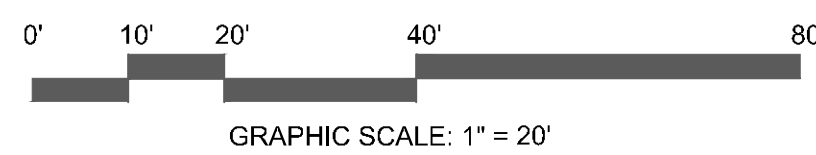
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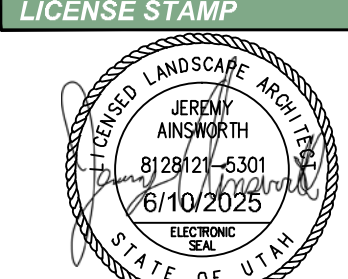


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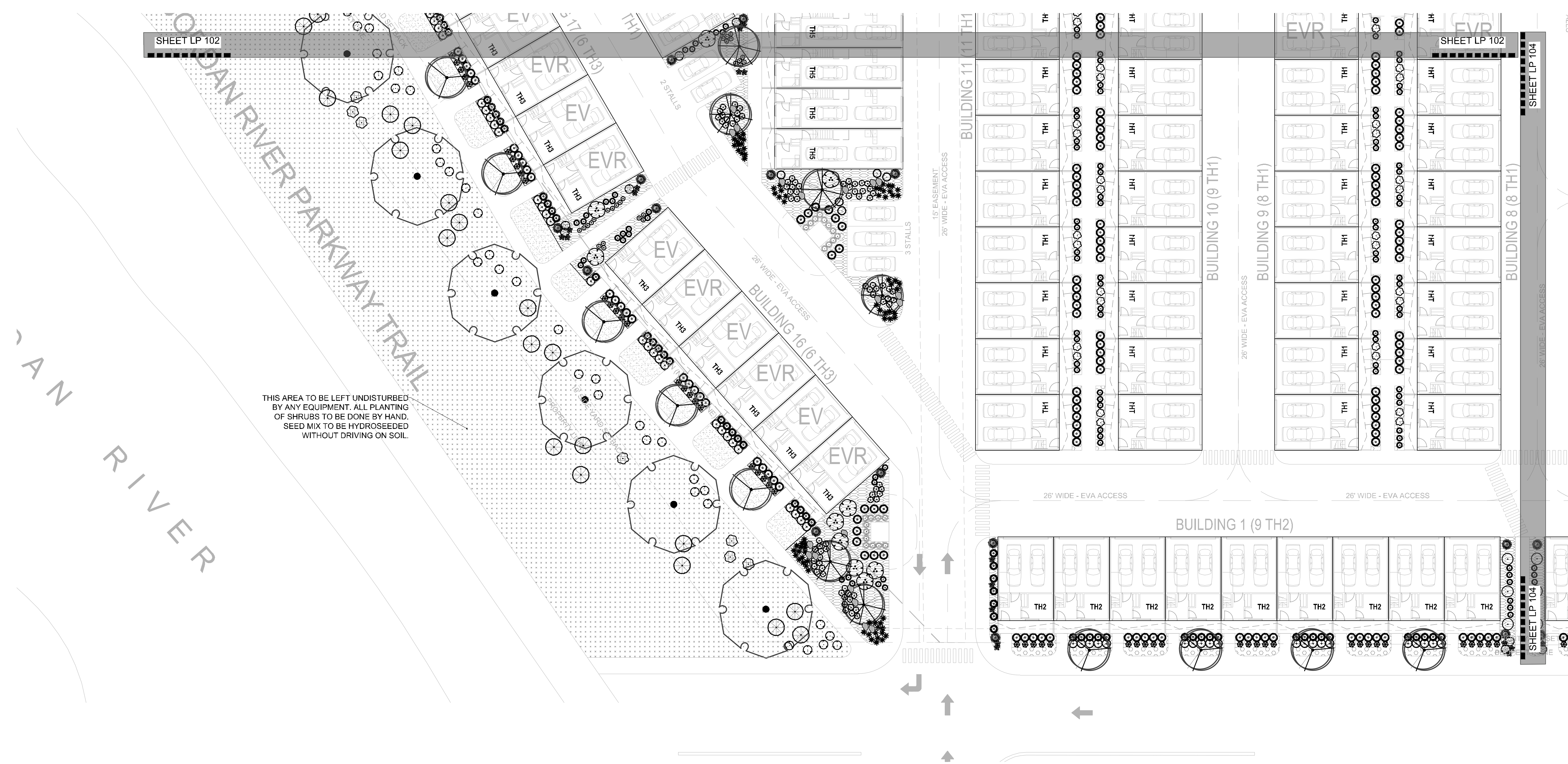
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LANDSCAPE PLAN
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LP-102



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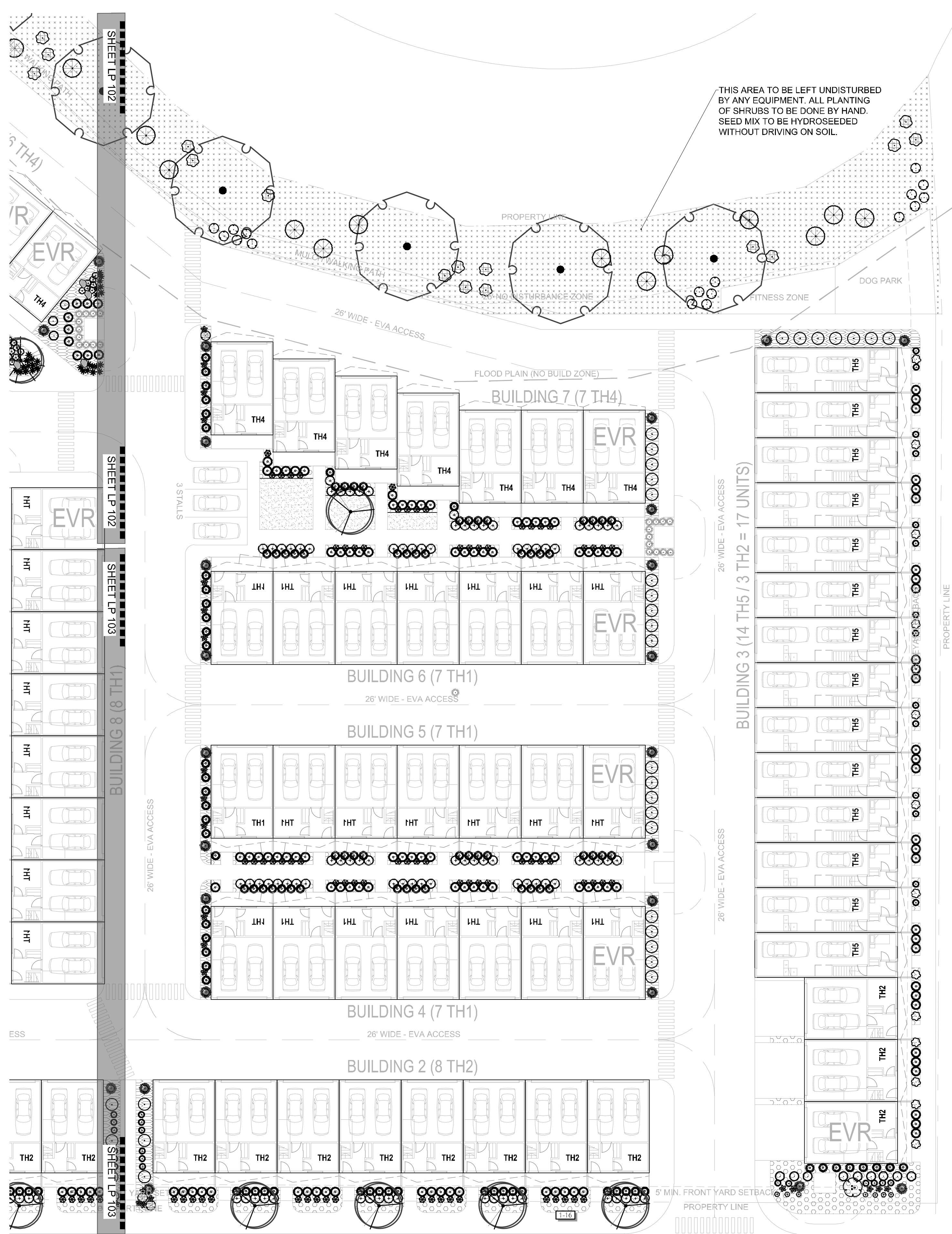
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NO. 103

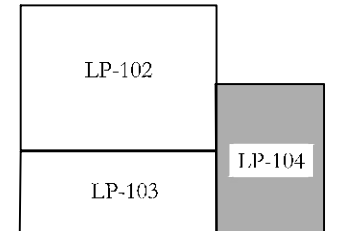
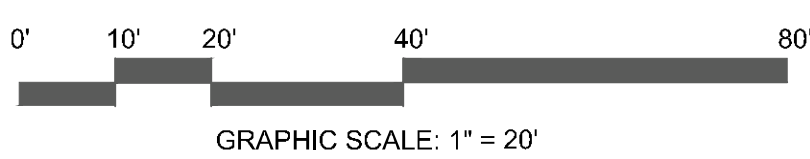


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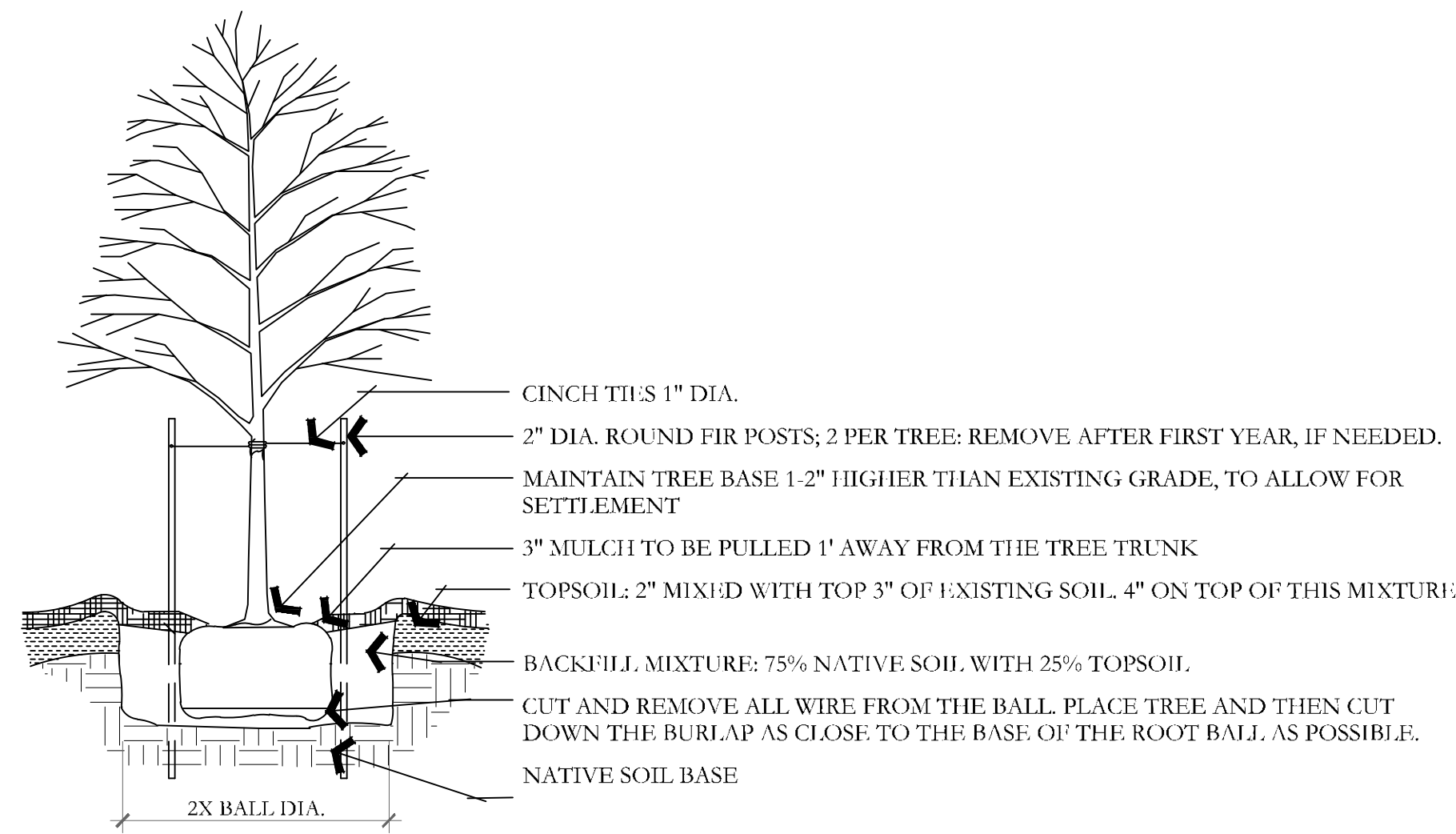


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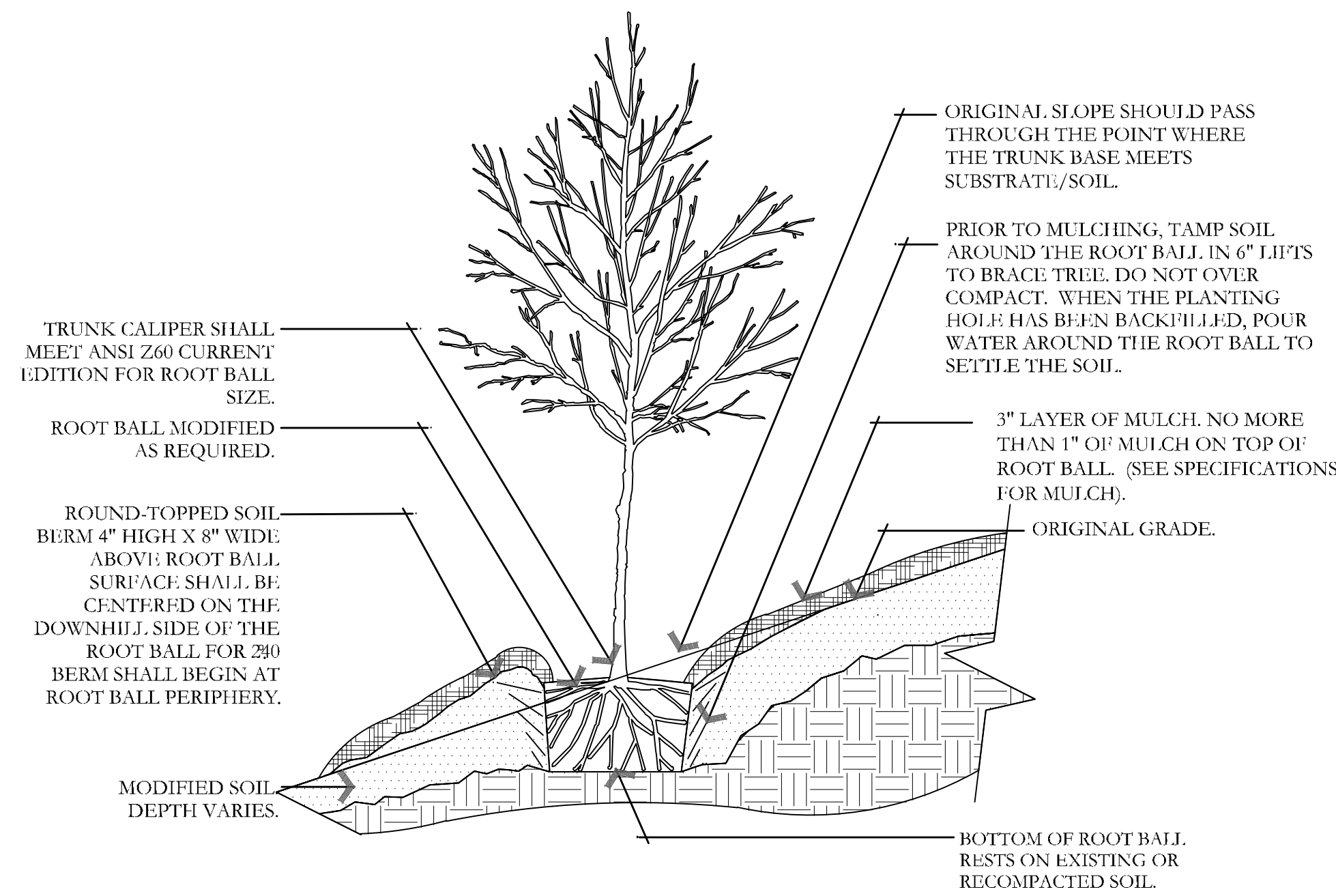
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A DECIDUOUS TREE PLANTING

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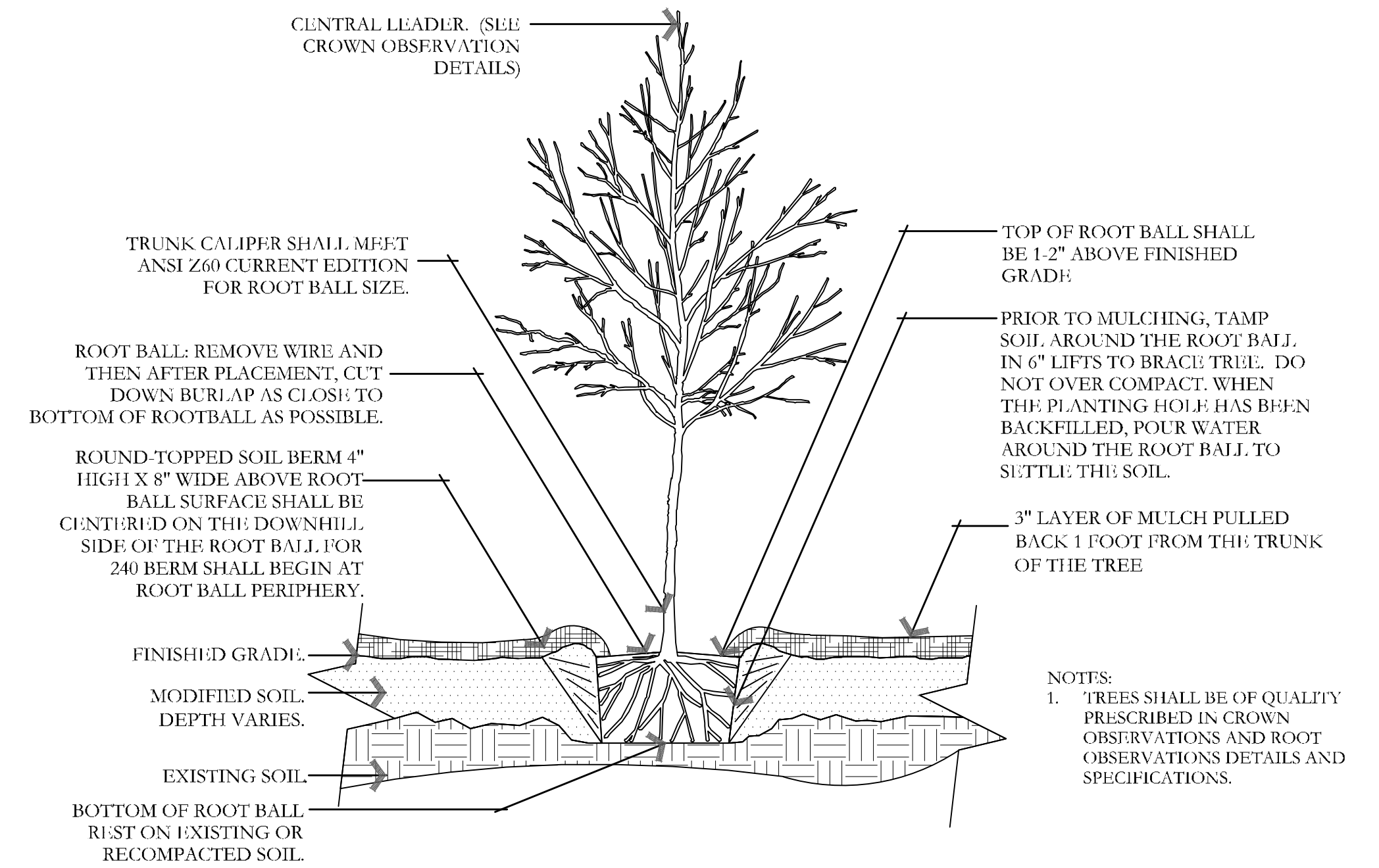
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B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

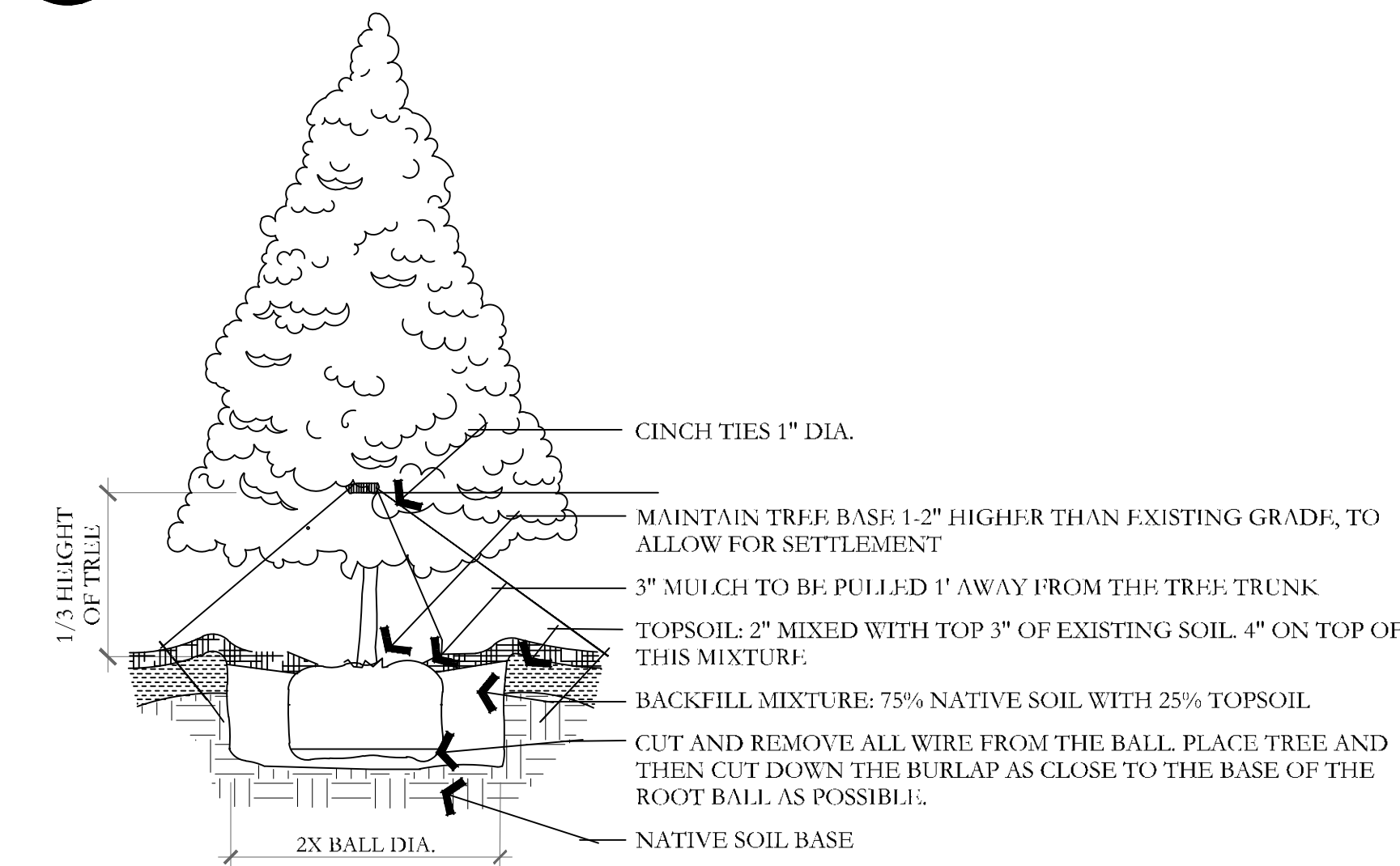
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

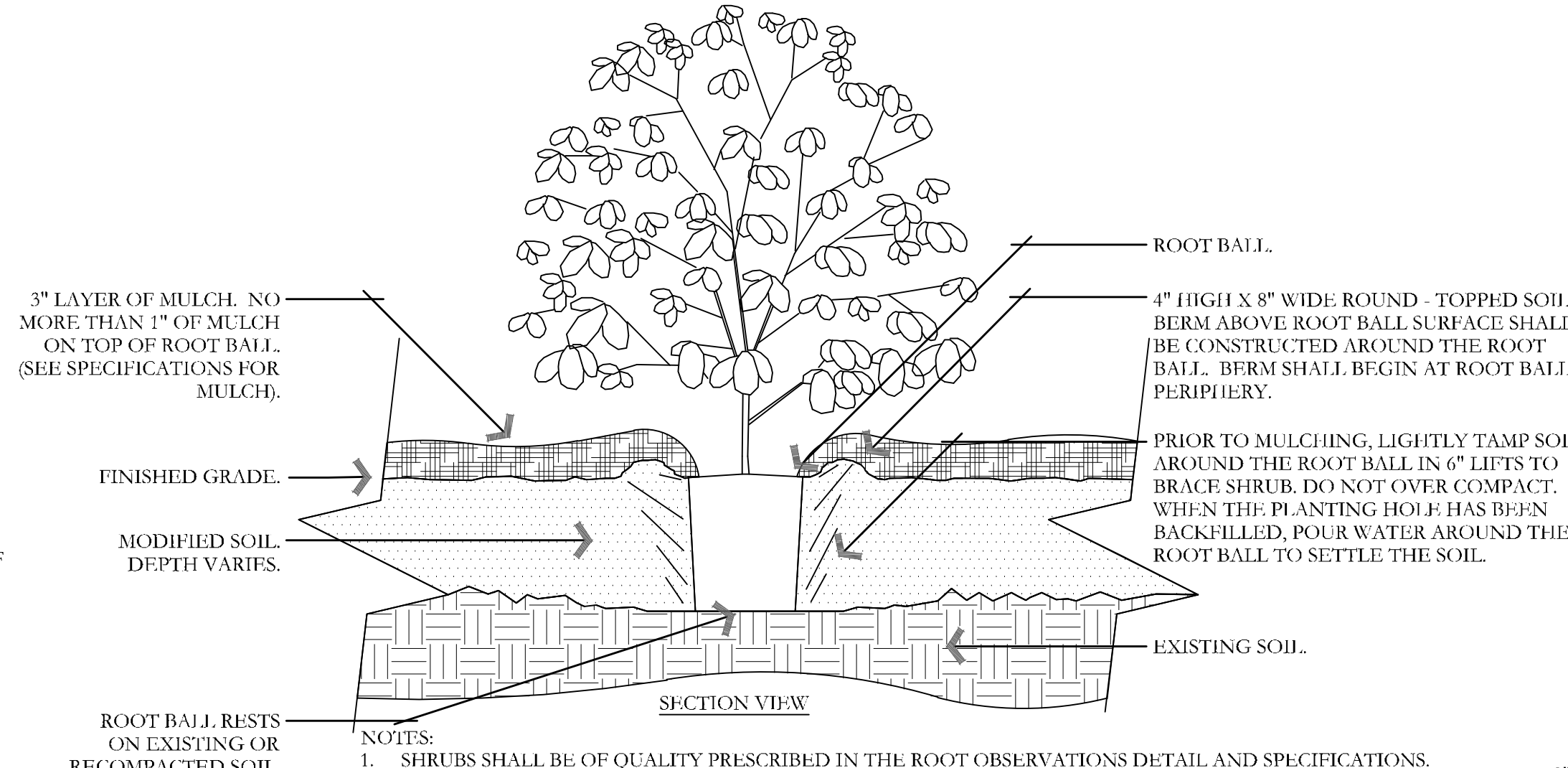
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D EVERGREEN TREE PLANTING

NOT TO SCALE

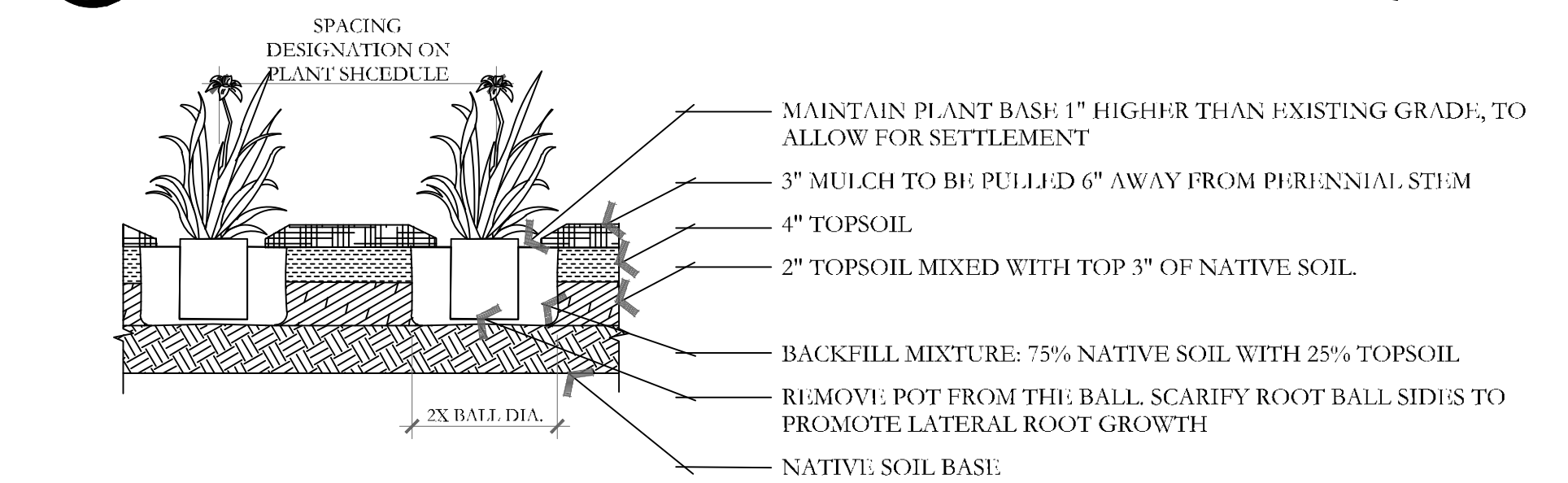
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E SHRUB - MODIFIED SOIL

NOT TO SCALE

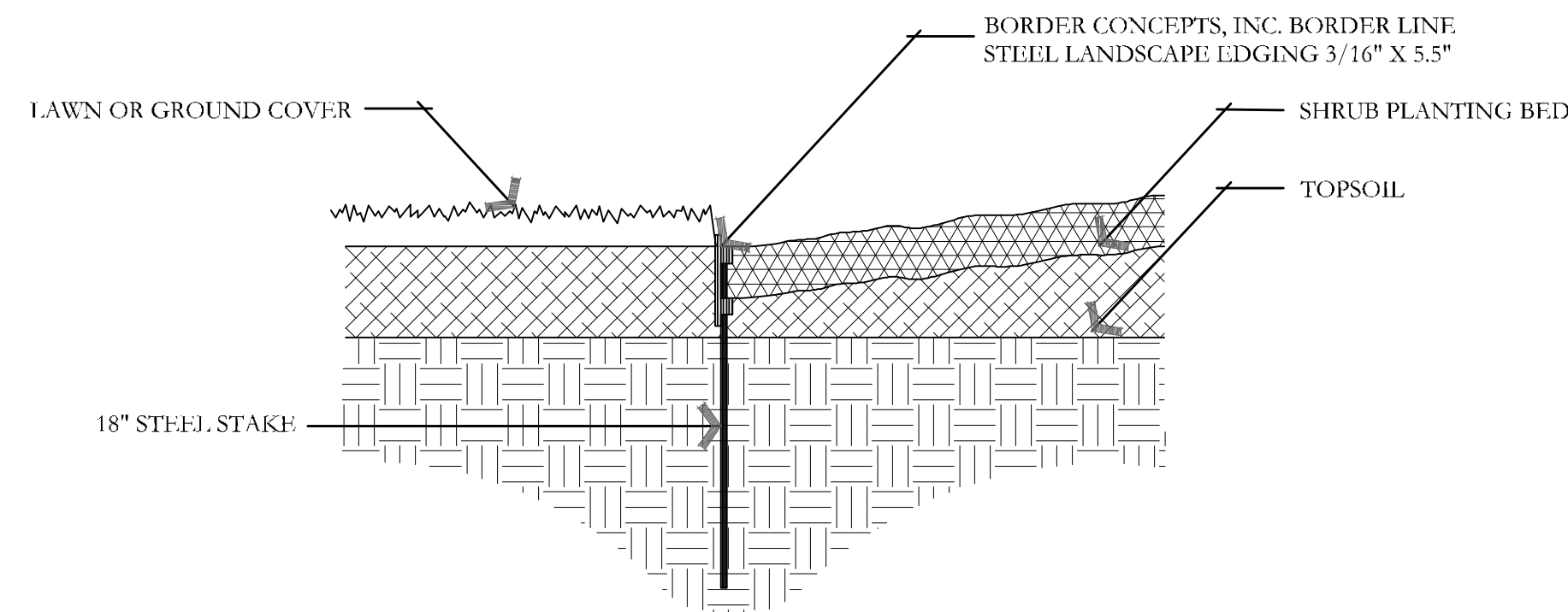
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F PERENNIAL PLANTING

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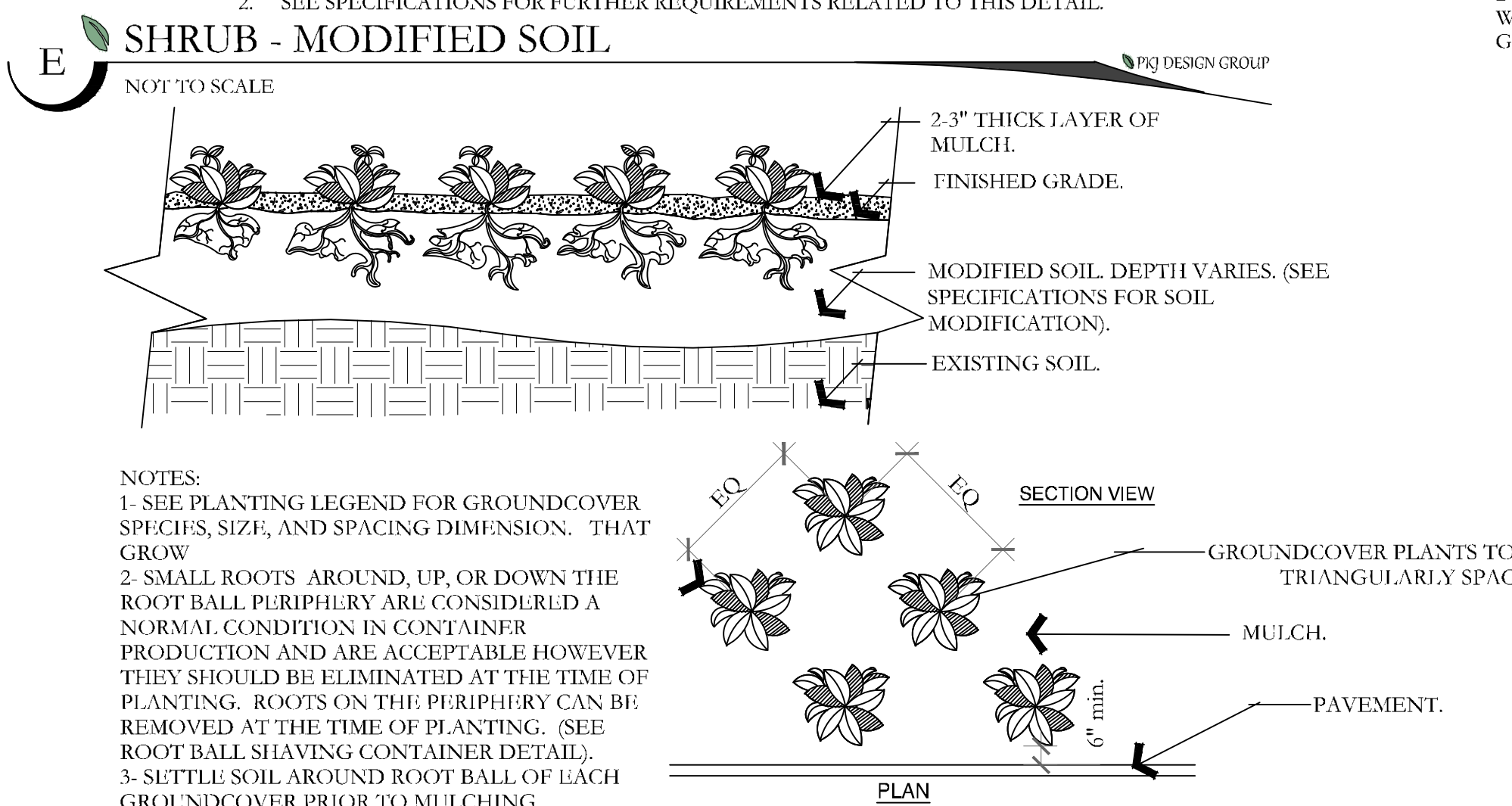
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G METAL EDGING DETAIL

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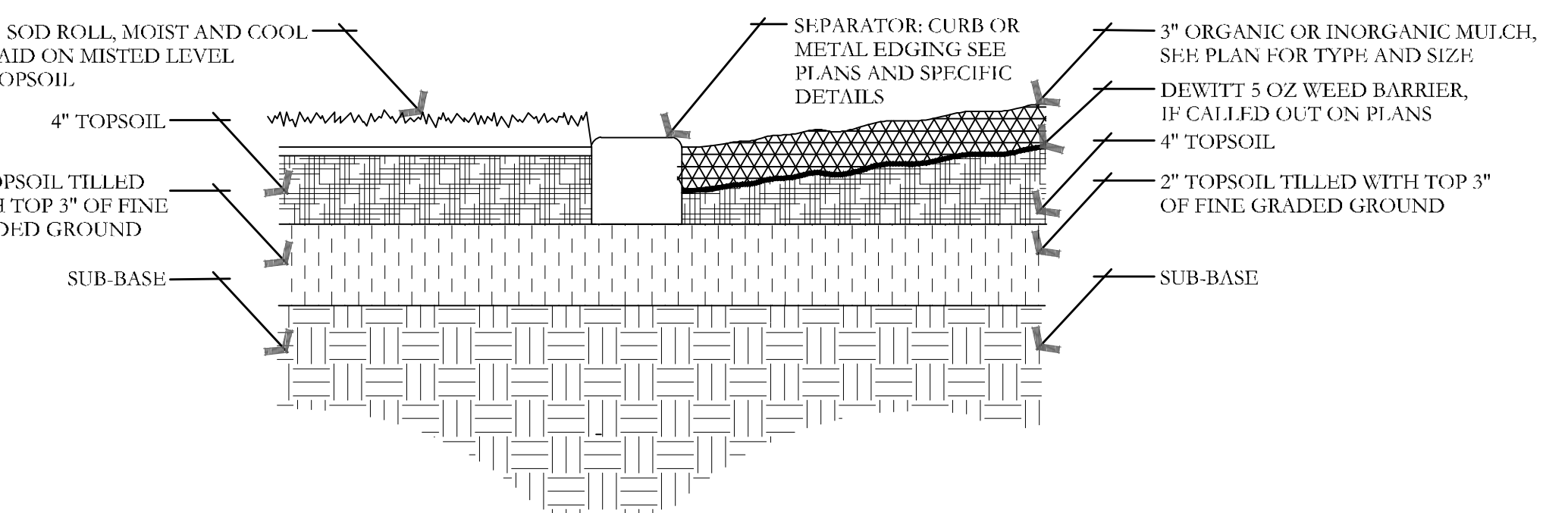
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H PERENNIAL/GROUNDCOVER PLANTING

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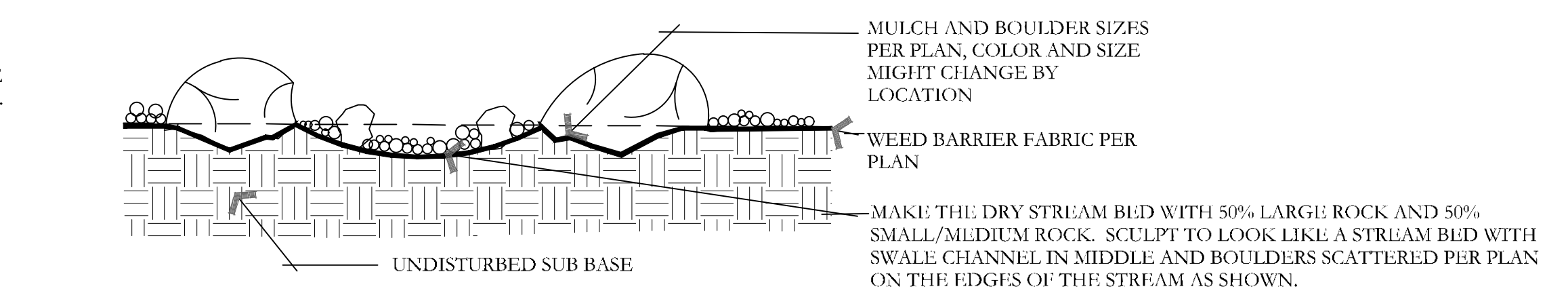
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I SOD LAYING/MULCH DETAIL

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J BOULDER AND DRY STREAM BED DETAIL

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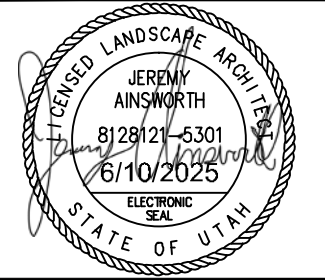
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CHECKED: JMA
PLOT DATE: 6/10/2025

LP-501

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS**
- PART 1 - GENERAL**
- 1.1 **SUMMARY**
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Excavating and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 **SYSTEM DESCRIPTION**
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demarcation of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other component may be altered due to site conditions not accounted for in the design process.
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overlap onto hardscapes, buildings or other features.
- C.Layers of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereinafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to minimize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 **DEFINITIONS**
- A.Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including, but not limited to filters, saddle, nipples, spools, shut off valves, comparison stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B.Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve; for landscape irrigation needs and use.
- C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or lobblies.
- 1.4 **REFERENCES**
- A.The following standards will apply to the work of this Section:
- ASTM-American Society for Testing and Materials
 - IAI-The Irrigation Association; Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 **SUBMITTALS**
- A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B.Operation and Maintenance Manual:
- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.
 - Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeve, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminated map with heat shrink clear plastic.
- 1.6 **QUALITY ASSURANCE**
- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:
- It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractors Qualifications:
- Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - Contractor is bondable for the work to be performed.
 - References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
 - Listing of suppliers where materials will be obtained for use on this Project.
 - Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
 - Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
 - All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 **DELIVERY/STORAGE/HANDLING**
- A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

- compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.
- 1.8 **SEQUENCING**
- A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 **WARRANTY**
- A.Contractors shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valves, boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 **OWNER INSTRUCTION**
- A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 **MAINTENANCE**
- A.Furnish the following items to Owner's Representative:
- Two quick coupler keys with hose swivels.
 - One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 C.M. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of containing system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS**
- 2.1 **GENERAL NOTES**
- A.Contractors shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide proper material.
- 2.2 **POINT OF CONNECTION**
- A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.
- 2.3 **CONNECTION ASSEMBLY**
- A.Secondary water shall be used on this Project. Install filter and RPZ as needed.
- 2.4 **CONTROL SYSTEM**
- A.Power supply to the irrigation controller shall be provided for by this Contract.
- B.Controller shall be as specified in the drawings. Controller shall be surge protected.
- Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
 - Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical controller. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PLW wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., I/P specification number P7079D.
- A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
 - Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft) shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped WIRE SPLICE or WS on box lid.
- 2.5 **SLEEVING**
- A.Contractors shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeves 4" and larger shall be capped with integral corresponding sized PVC cap cap, pressure fit, and used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 **MAIN LINE PIPE**
- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC; solvent weld bell end.
- Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM
 - Main line pipe shall be buried with 24" cover
- 2.7 **MAIN LINE FITTINGS**
- A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having charge of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 **ISOLATION VALVES**
- A.Isolation valves 3" and larger shall be Watertool brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE. Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.
- 2.9 **MANIFOLDS**
- A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 **REMOTE CONTROL VALVES**
- A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

- 2.11 **MANUAL CONTROL VALVES**
- A.Quick coupler valve shall be attached to the manifold sub-main line using a Laseo G7S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be cased in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 **LATERAL LINE PIPE**
- A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/2", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- 2.13 **LATERAL LINE FITTINGS**
- A.All lateral line fittings shall be S/40 PVC
- 2.14 **SPRAY SPRINKLERS**
- A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 **VALVE BOXES**
- A. Rainbird valve boxes shall be used on this project. Sites are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or harked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.
- 2.16 **IMPORT BACKFILL**
- A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional bedfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water sealed to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 **OTHER PRODUCTS**
- A.Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
- The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION**
- 3.1 **PREPARATION**
- A.Contractors shall repair or replace work, damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing trees larger than 2" to install this Project. Route pipes, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 **TRENCHING AND BACKFILLING**
- A.Piling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Linerate base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 **SLEEVING**
- A.Sleeve all piping and wiring that pass under paving or landscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 **GRADES AND DRAINAGE**
- A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 **PVC PIPE**
- A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscapes/features.
- D. Plastic pipe shall be cut squarely. Bars shall be removed. Slight ends of pipes 3" and larger shall be beveled.
- E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly treated. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate trench blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 **CONTROLLERS**
- A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under hardscapes surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of stack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 **VALVES**
- A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and fit shall be set to flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above grade.
- 3.8 **SPRINKLER HEADS**
- A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscapes.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- F. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 **FIELD QUALITY CONTROL**
- A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in

- sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or retested at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 **ADJUSTMENT**
- A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other landscape features.
- D. Adjust run times of station to meet needs of plant material the station services.
- 3.11 **CLEANING**
- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept clean and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a "boom clean" condition.
- END OF SECTION**

IRRIGATION SCHEDULE

90 Day Establishment Period Irrigation Schedule														
Micro Water Use Zone	TYPE	IR HEAD	AMT. (G)	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SAUNDAY				
IR SYSTEM USE	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	Participate in a water check to determine precipitation rate of sprinkler system.
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS					2 HOURS					
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS					2 HOURS					

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month)														
Micro Water Use Zone	TYPE	IR HEAD	AMT. (G)	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY				
IR SYSTEM USE	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	Participate in a water check to determine precipitation rate of sprinkler system.
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										

Note: Begin irrigation 4:00 am. Use cyclic and soak method in clay soils: divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf Irrigation event once every 2-3 days; Shrubs 1 time/week)														
Micro Water Use Zone	TYPE	IR HEAD	AMT. (G)	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY				
IR SYSTEM USE	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	Participate in a water check to determine precipitation rate of sprinkler system.
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										

Note: Begin irrigation 4:00 am. Use cyclic and soak method in clay soils: divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions. Reference: Utah DWR weekly watering guide: <https://www.ecowater.nah.gov/wcedly-kenn-watering-guide/>

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf Irrigation event once every 5-7 days; Shrubs 2-4 times/month)														
Micro Water Use Zone	TYPE	IR HEAD	AMT. (G)	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY				
IR SYSTEM USE	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	Participate in a water check to determine precipitation rate of sprinkler system.
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										
Micro Water Use Zone	SPRINK	CRSP	2 GAL/HR	2 HOURS										

Note: Begin irrigation 4:00 am. Use cyclic and soak method in clay soils: divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions.

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, ALL STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- IN ADVANCE, MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND A LANDSCAPE ARCHITECT TO COORDINATE A CUSTOMARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE: PURPOSE: VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION, AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN LANDSCAPED AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL-GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER, NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 3" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 4 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLANS INDICATES 10% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTIONS.
- DROP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRES) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT HURDS AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES.
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATIOS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE PROPER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.



2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/10/2025	UT24073			AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARCHITECTS.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		DATE: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 6/10/2025

NO.	REVISION	DATE
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

2100 S. TOWNHOMES

SALT LAKE CITY, UTAH

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JORDAN RIVER PARKWAY TRAIL

JORDAN RIVER

JORDAN RIVER

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SHEET IR 103

SHEET IR 103

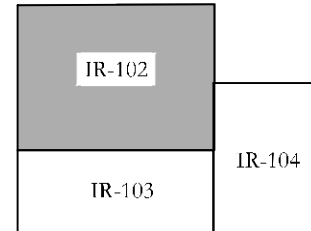
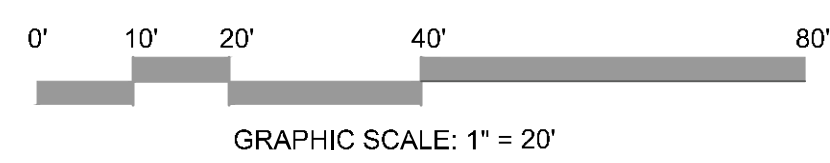
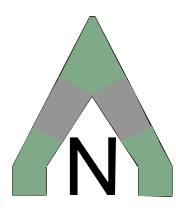
SHEET IR 104

SHEET IR 104

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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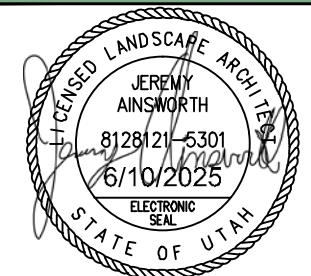


2100 S.TOWNHOMES SALT LAKE CITY, UTAH

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARCHITECTS.COM

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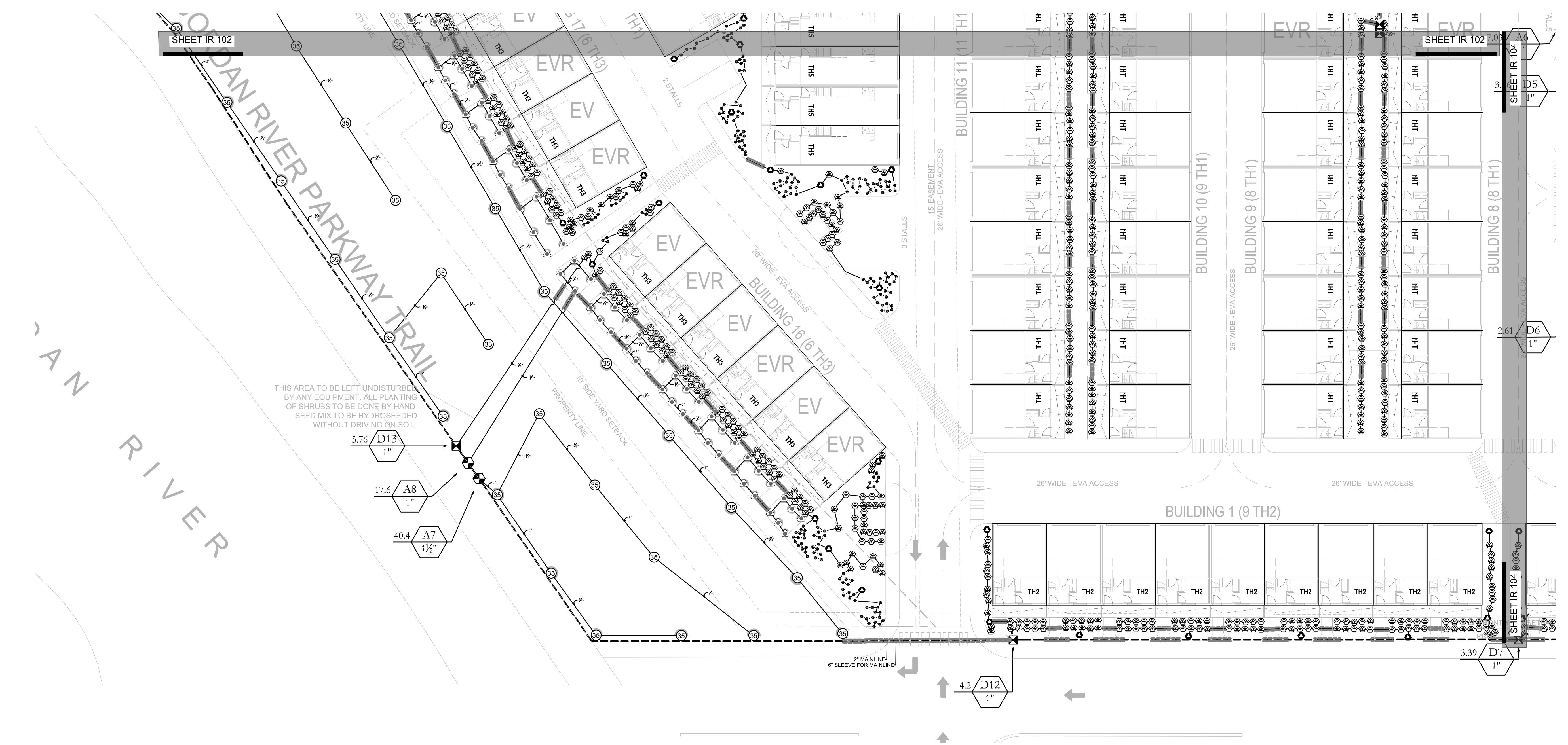
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DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
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IRRIGATION PLAN
CITY PERMIT SET

DATE	6/10/2025
PROJECT	2100 S. TOWNHOMES
CLIENT	AXIS ARCHITECTS
DESIGNER	JTA
DRAWN	ACP
CHECKED	JMA
PLOT DATE	6/10/2025

IR-102

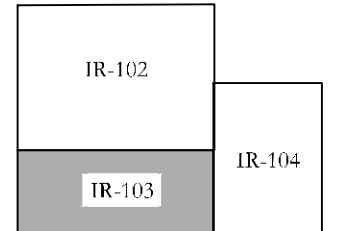
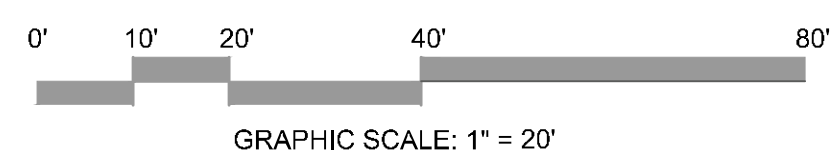
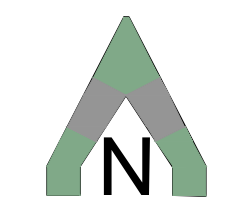


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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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6/10/2025	UT24073						
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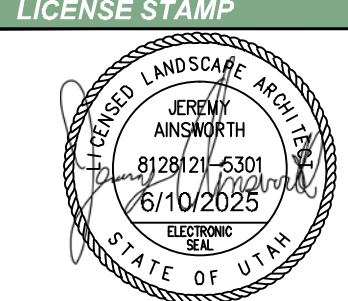
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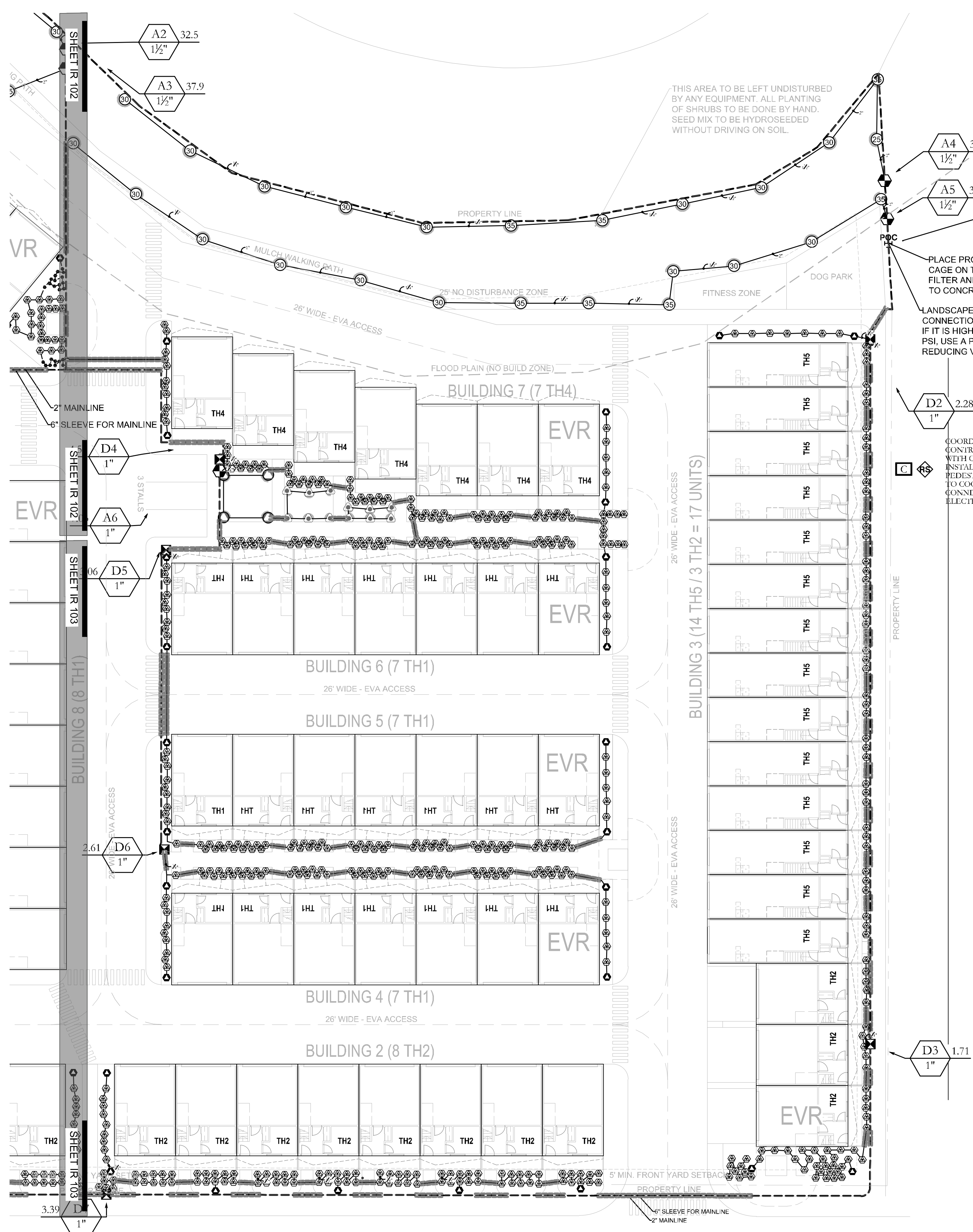
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IRRIGATION PLAN
CITY PERMIT SET

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	6/10/2025

IR-103



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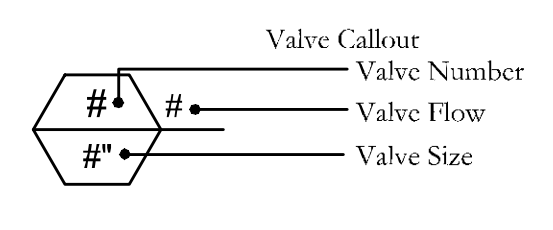
SEE P.O.C. CONFIGURATION CONNECTIONS ON SHEET IR-100.

PLACE PROTECTIVE CAGE ON TOP OF FILTER AND SECURE TO CONCRETE PAD.

LANDSCAPE POINT OF CONNECTION. TEST PSI. IF IT IS HIGHER THAN 85 PSI, USE A PRESSURE REDUCING VALVE.

COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION. ATTACH TO PEDESTAL LXMMPED. CONTRACTOR TO COORDINATE ELECTRICAL CONNECTION WITH OWNER OR ELECTRICAL CONTRACTOR.

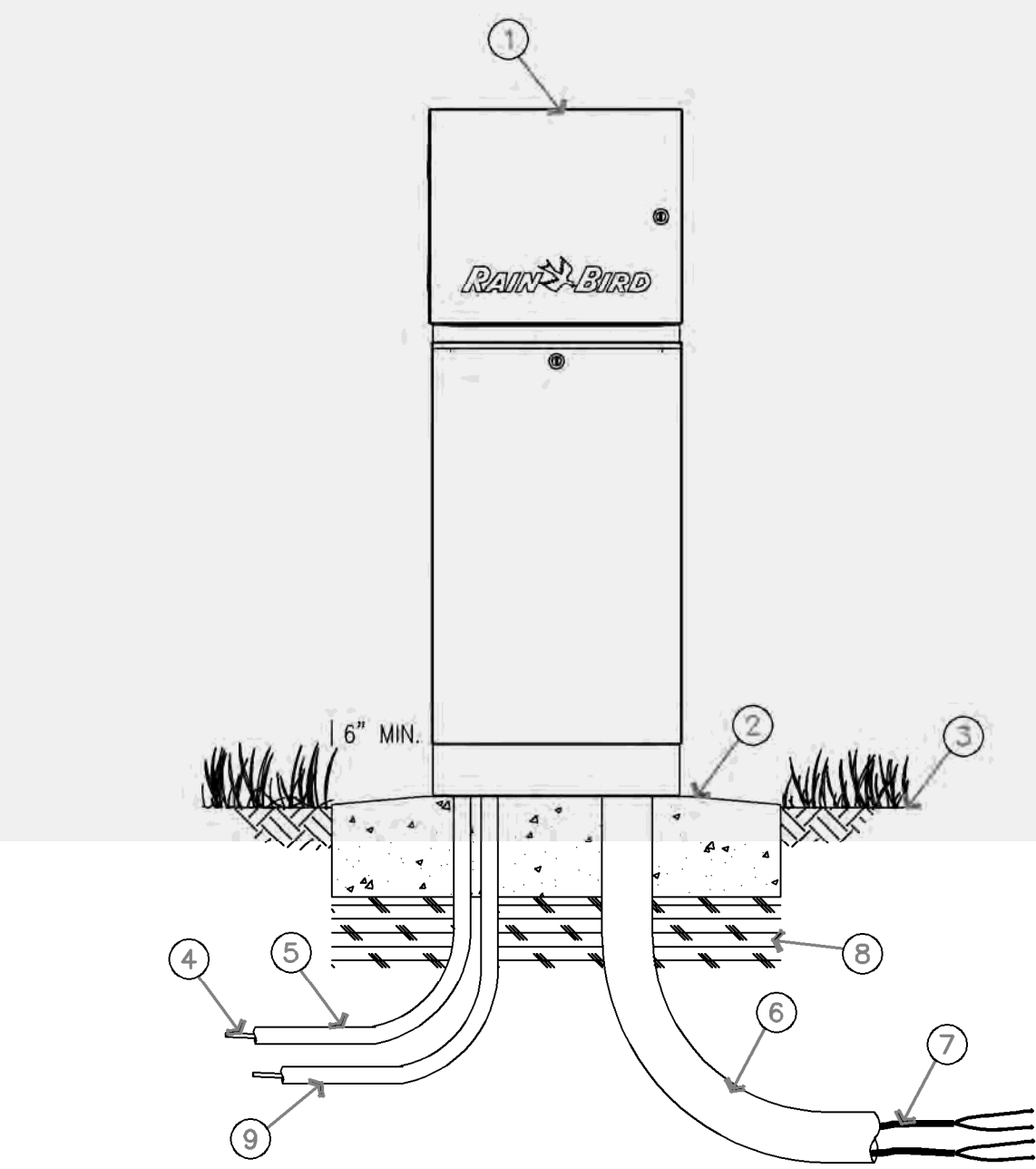
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	9,012 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	563.3 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	1,112 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	616.5 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	377.3 lf
	Irrigation Mainline: PVC Schedule 40	3,319 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	2,021 lf



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	115	45		
	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	4	45		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 5006-PL-PC-SAM-R-NP-SS-MPR (2) 25 Turf Rotor, 6in. Pop-Up, Stainless Steel Riser, w/Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle) Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	44	45		25'
	Rain Bird 5006-PL-PC-SAM-R-NP-SS-MPR (2) 30 Turf Rotor, 6in. Pop-Up, Stainless Steel Riser, w/Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle) Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	22	45		30'
	Rain Bird 5006-PL-PC-SAM-R-NP-SS-MPR (2) 35 Turf Rotor, 6in. Pop-Up, Stainless Steel Riser, w/Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle) Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Check Valve, In-Stem Pressure Regulator, and Non Potable Purple Cap.	59	45		35'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	18			
	Rain Bird XFS-09-18 Drip Ring(SHRUB)	1,995			
	Rain Bird XFS-09-18 Drip Ring(TREE)	100			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird PESB-IVM 1-1/2" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	11			
	Rain Bird PESB-IVM 1" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	4			
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1			
	Shut Off Valve	1			
	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1			
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1			
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1			

ISSUE DATE 6/10/2025	PROJECT NUMBER UT24073	PROJECT INFORMATION BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	PROJECT INFORMATION 2100 S.TOWNHOMES SALT LAKE CITY, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARCHITECTS.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization	LICENSE STAMP JTA ACP JMA 6/10/2025	DRAWING INFO IR-104
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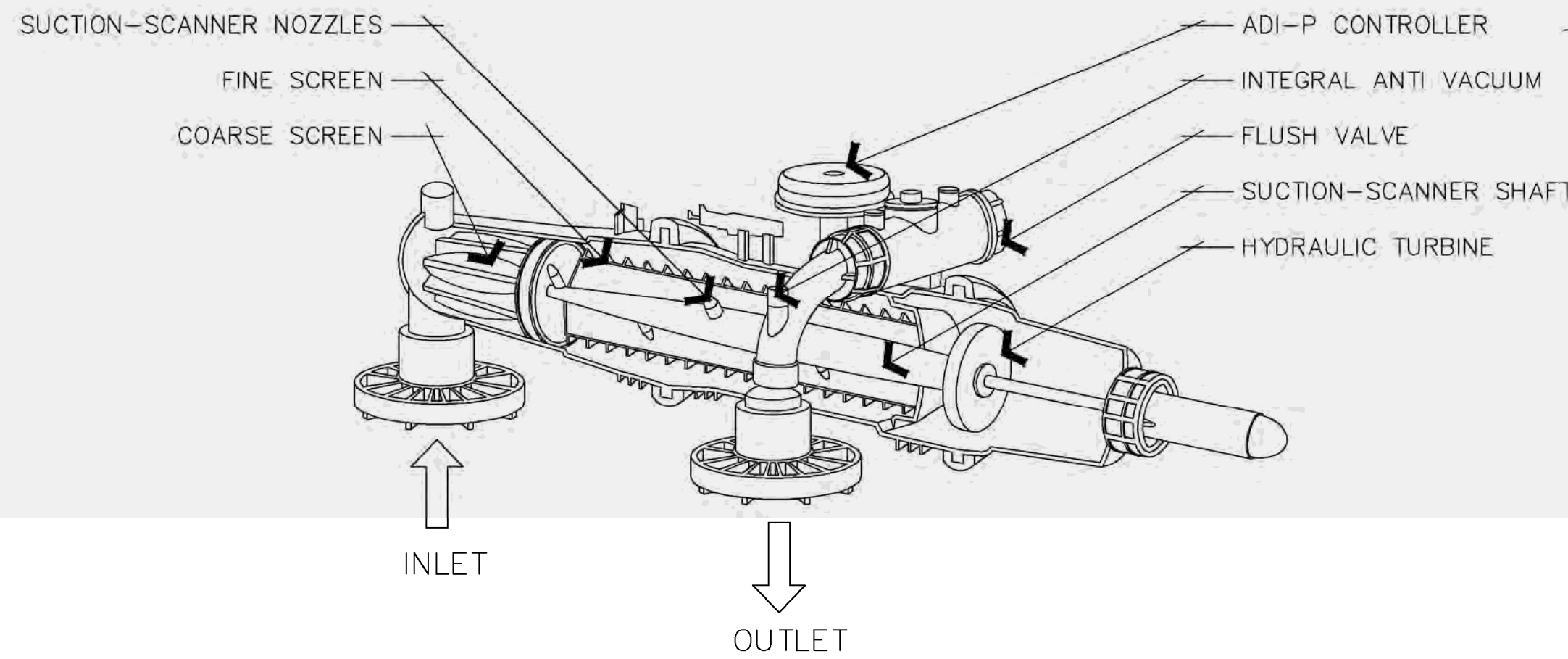
- 1 TWO-WIRE CONTROLLER RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMED METAL PEDIestal. INSTALL CONTROLLER, CABINET AND PEDIestal PER MANUFACTURER'S RECOMMENDATIONS.
- 2 CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDIestal FOOTPRINT.
- 3 FINISH GRADE.
- 4 POWER SUPPLY WIRE.
- 5 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY.
- 6 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE.
- 7 MANICABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
- 8 COMPACTED SUBGRADE.
- 9 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND.

NOTES:
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

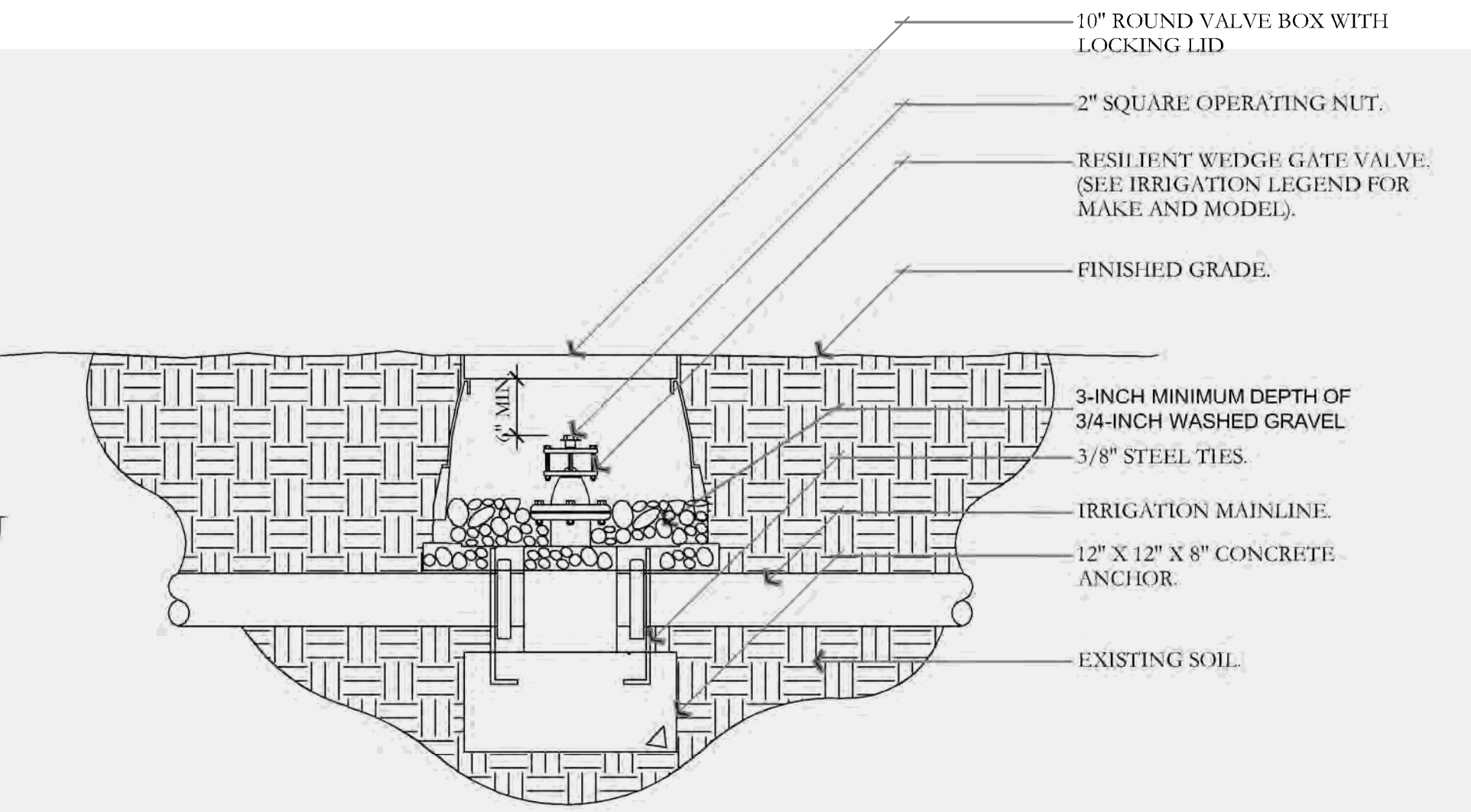
KEY SPECIFICATIONS

FEATURE	MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
	LX-IVM	10	60	8	5	5	4
	LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDIestal
NOT TO SCALE

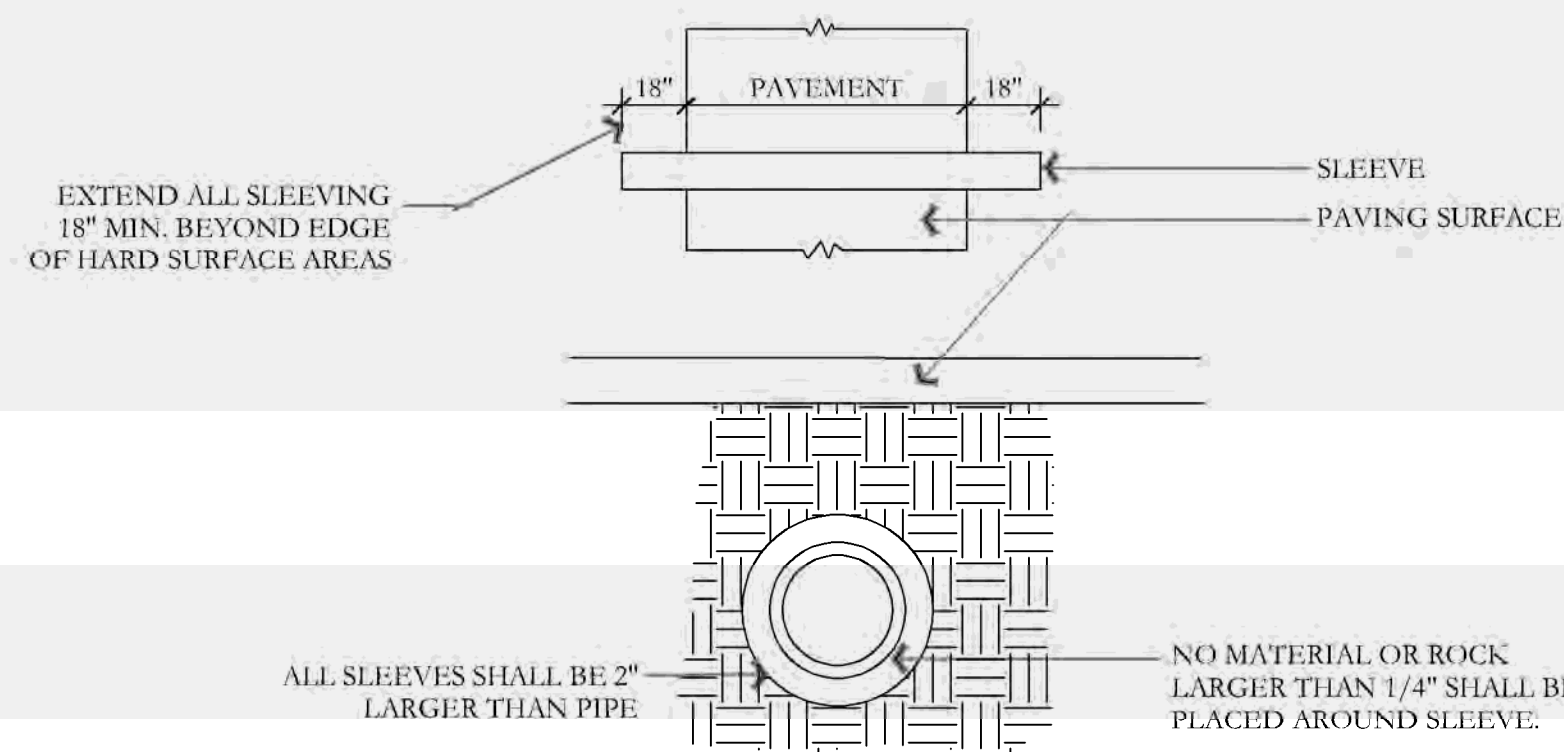


B 2" AMIAD MINI SIGMA ANGLE
NOT TO SCALE

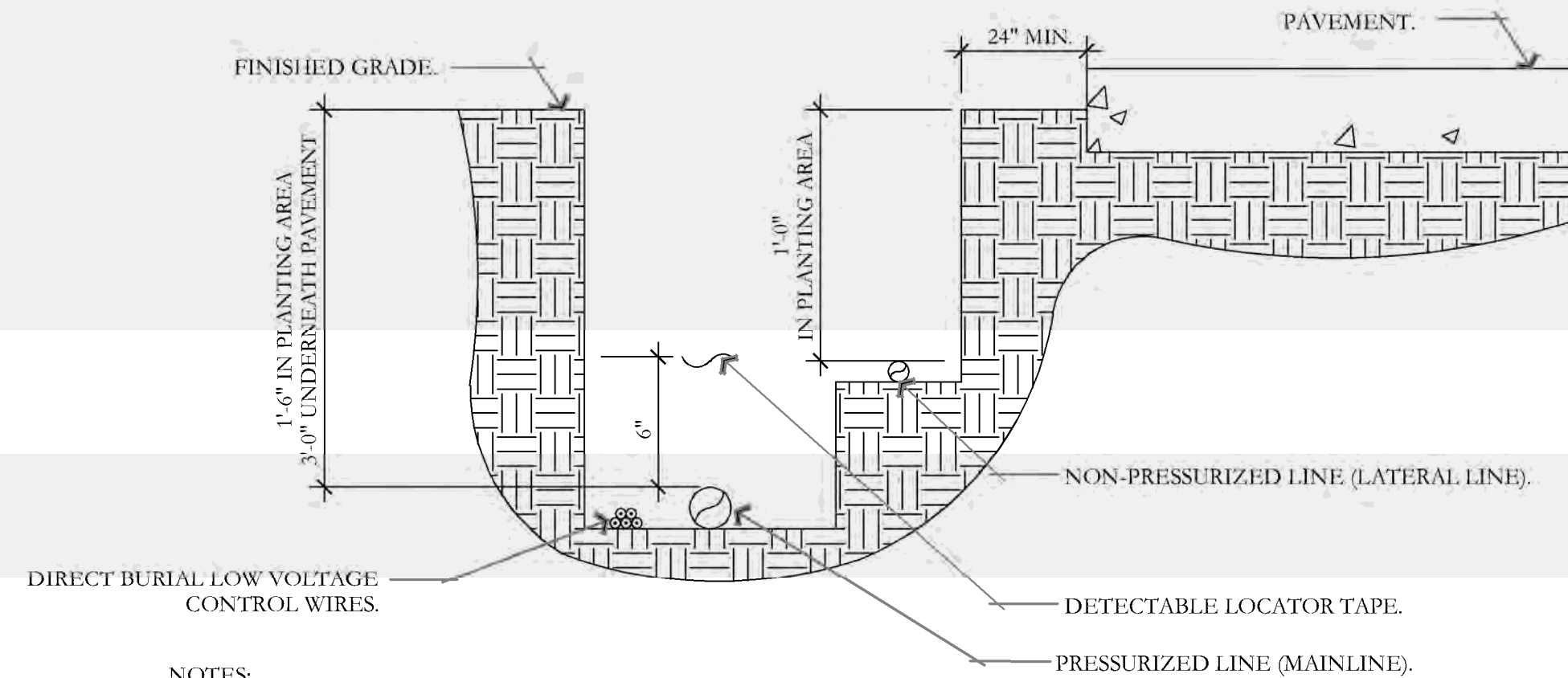


- NOTES:
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE

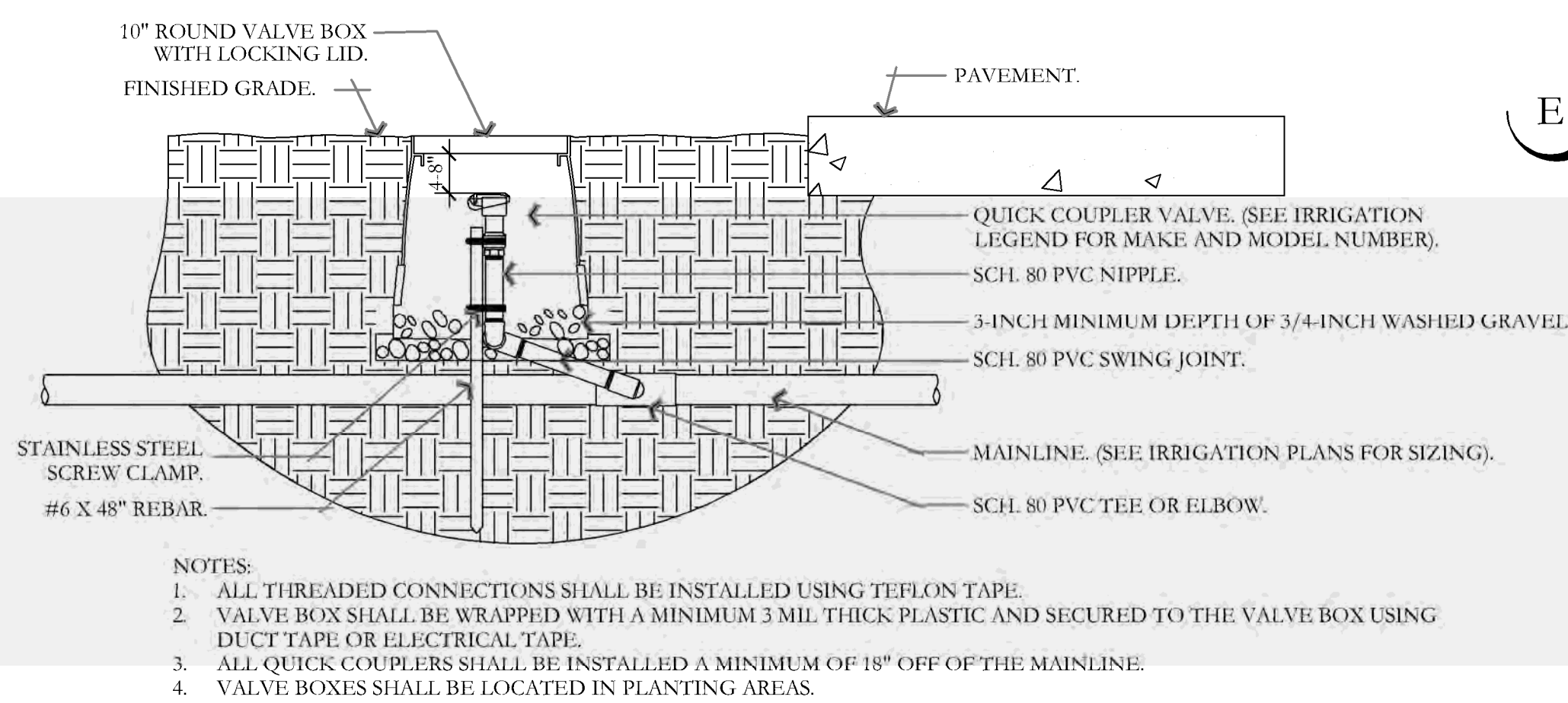


D TYPICAL SLEEVING DETAIL
NOT TO SCALE



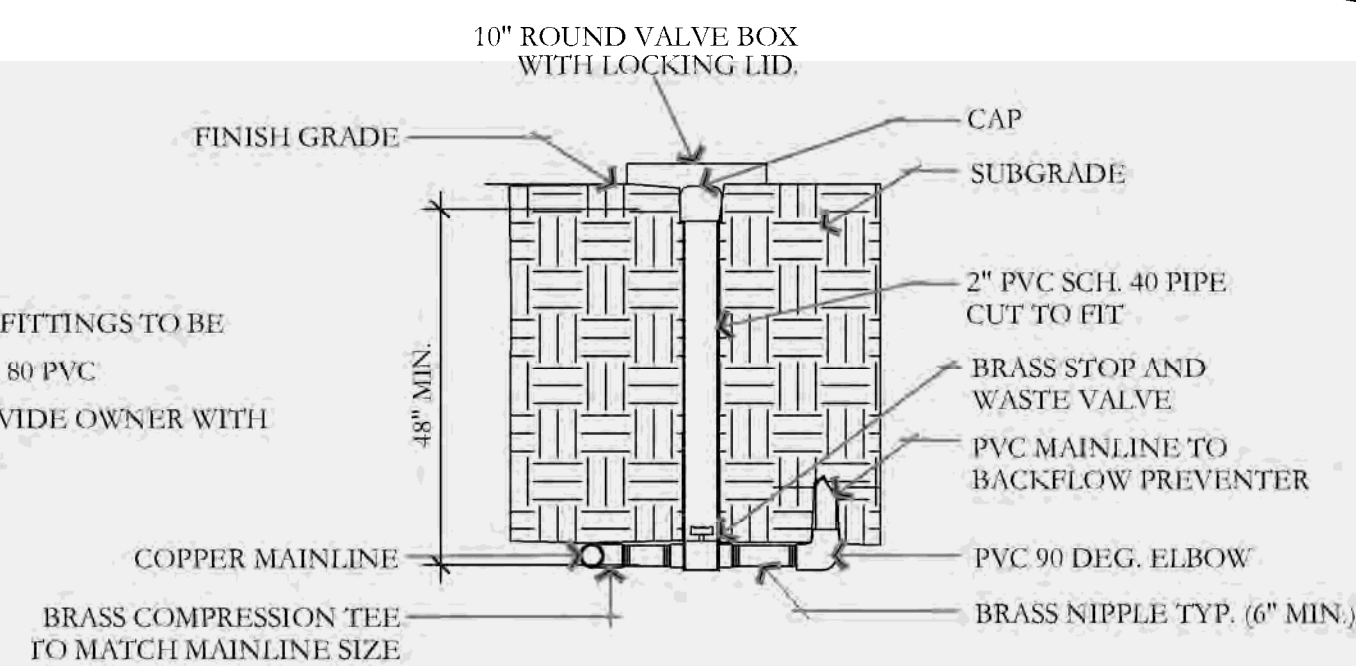
- NOTES:
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE



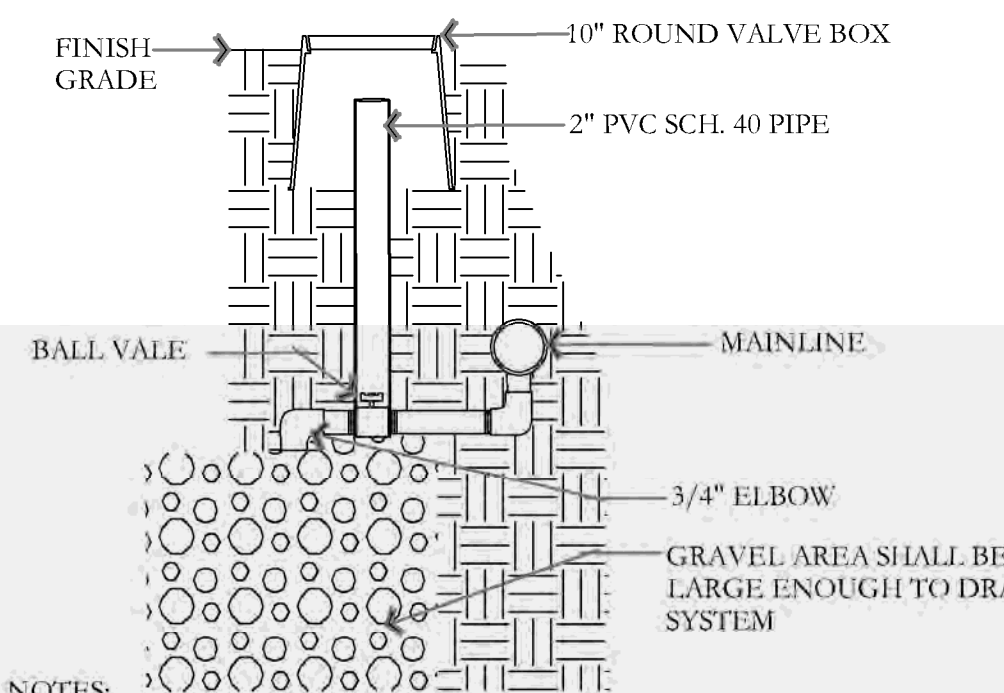
- NOTES:
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
 4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE



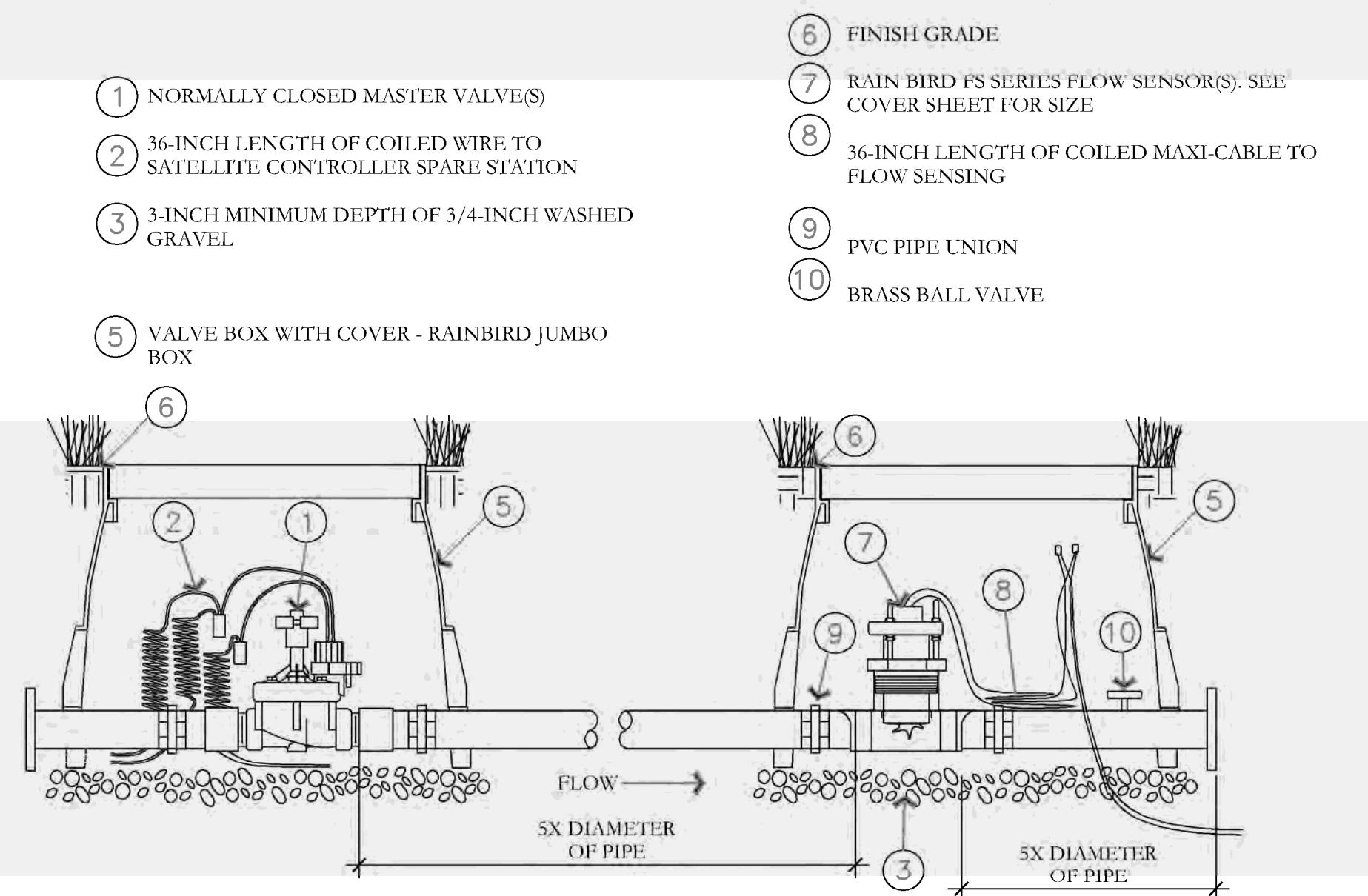
- NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC.
 2. PROVIDE OWNER WITH KEY.

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE



- NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC.
 2. PROVIDE OWNER WITH KEY.

F MANUAL DRAIN DETAIL
NOT TO SCALE



- NOTES:
 1. NORMALLY CLOSED MASTER VALVE(S)
 2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
 3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 6 FINISH GRADE
 7 RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
 8 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
 9 PVC PIPE UNION
 10 BRASS BALL VALVE

I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

9/25/2024 UT24073

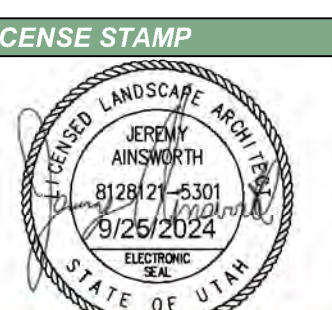
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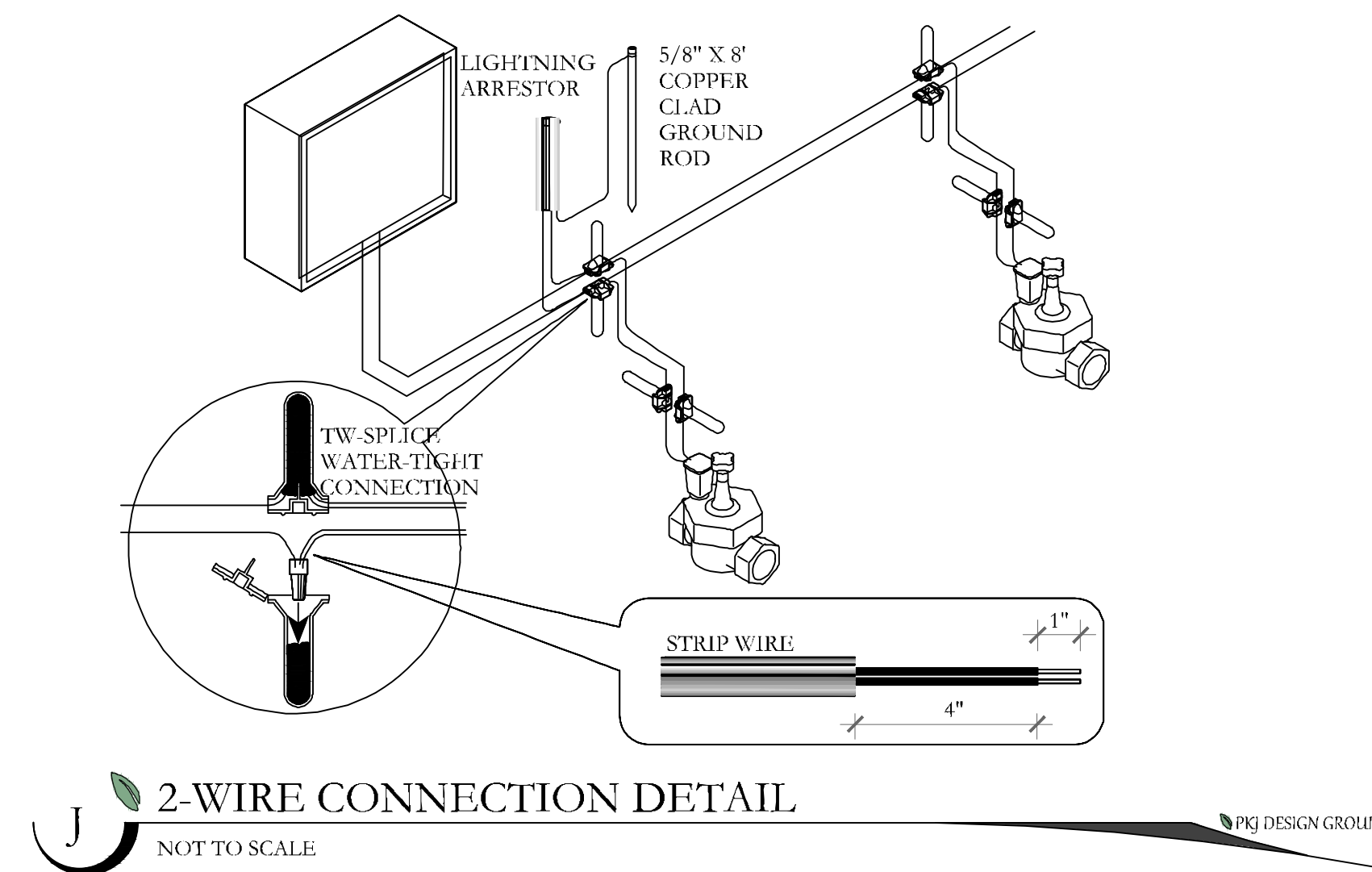


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 DRAWN: ACP
 CHECKED: JMA
 PLOT DATE: 9/25/2024

IRRIGATION DETAILS
 CITY PERMIT SET

IR-501

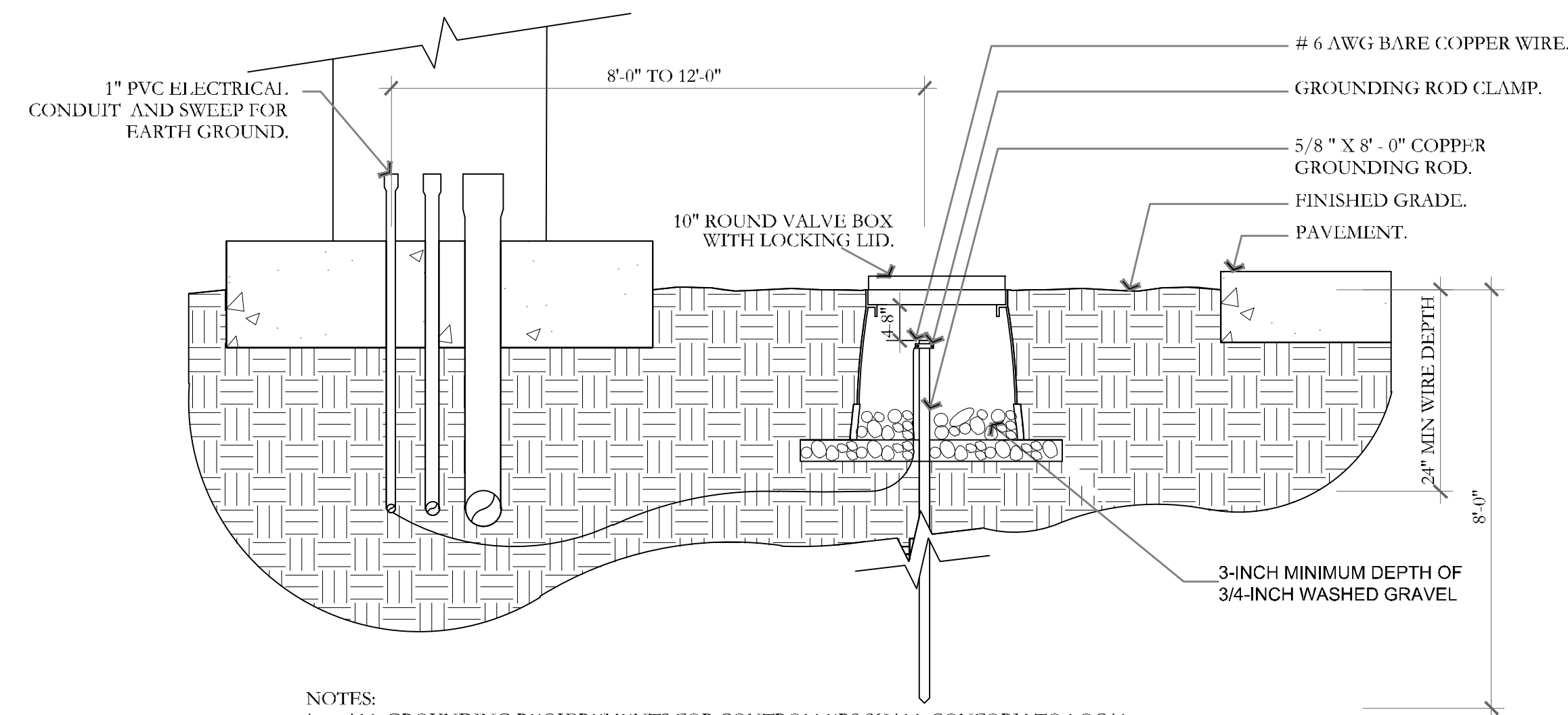
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J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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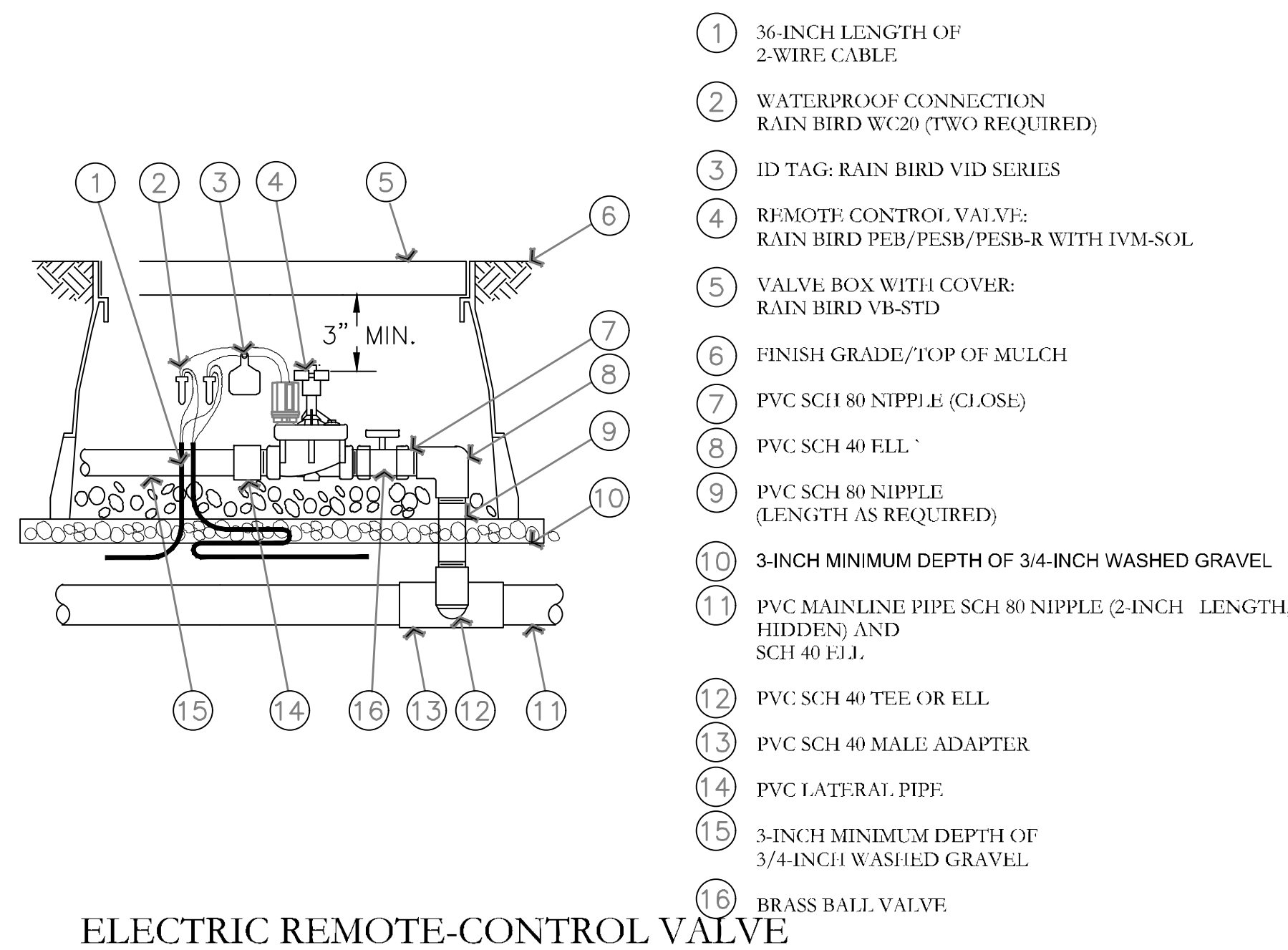


K GROUNDING ROD DETAIL

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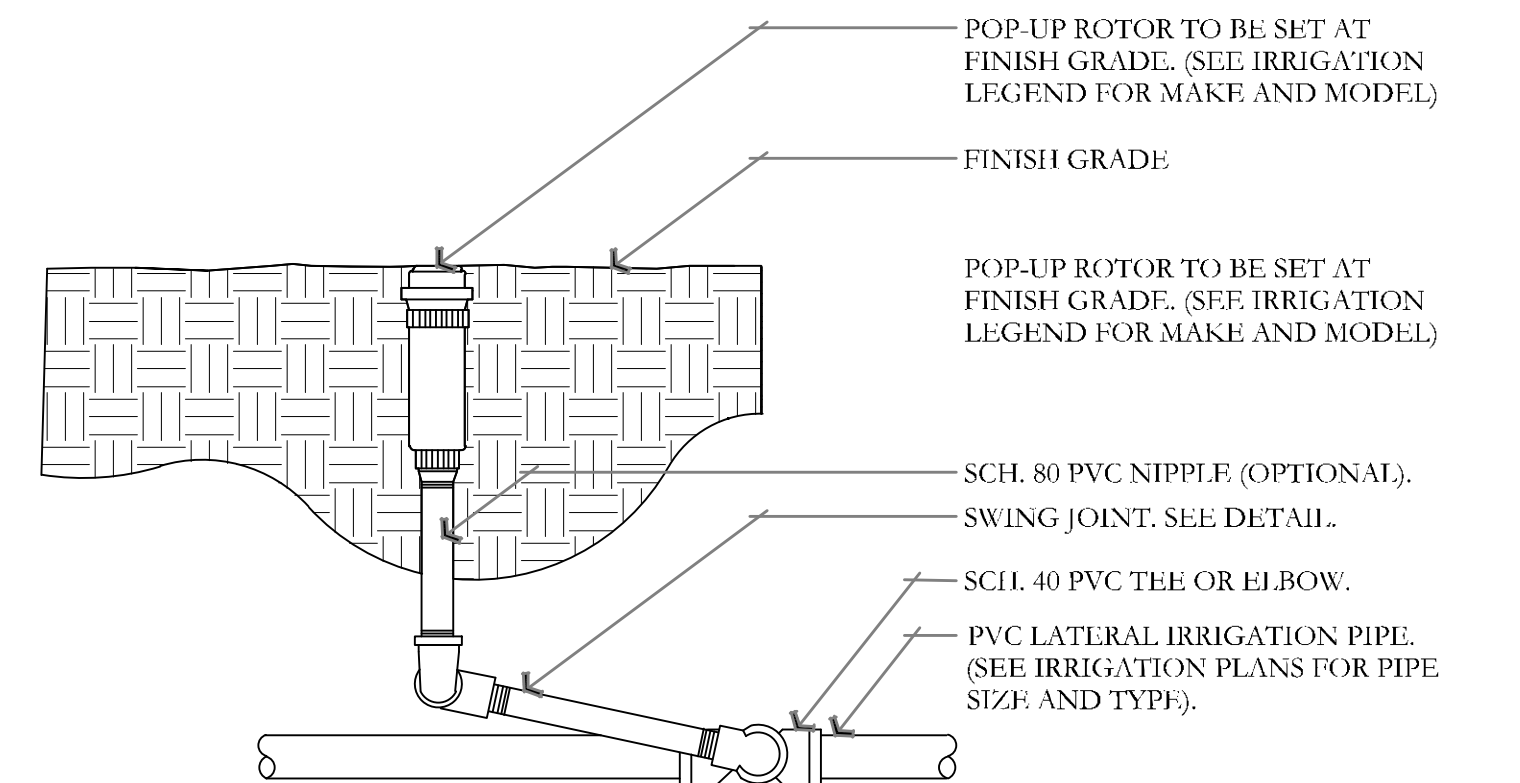
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- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAIN LINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



ELECTRIC REMOTE-CONTROL VALVE

- 1 3/8-INCH LENGTH OF 2-WIRE CABLE
- 2 WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 11 PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 16 BRASS BALL VALVE

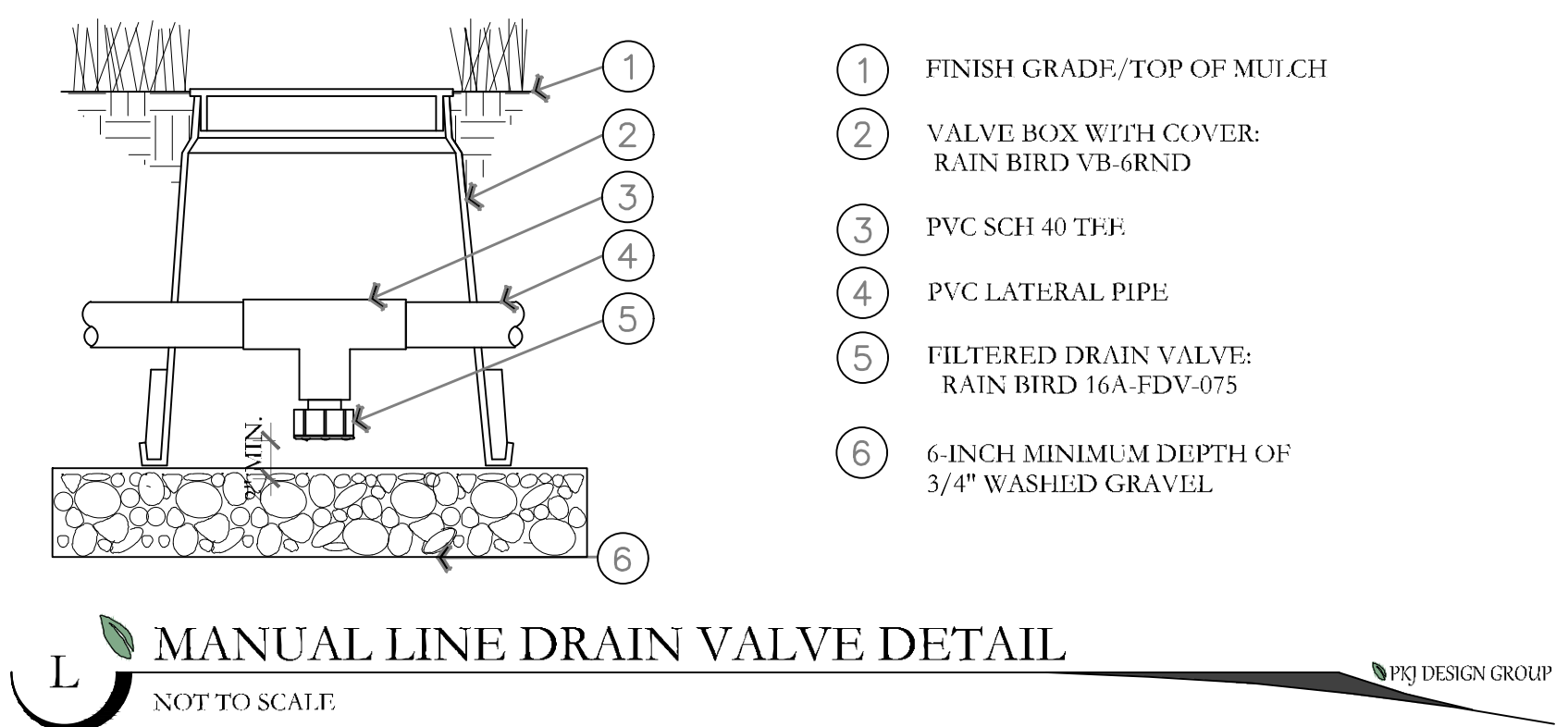


N ROTOR HEAD DETAIL

NOT TO SCALE

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- NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
 2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

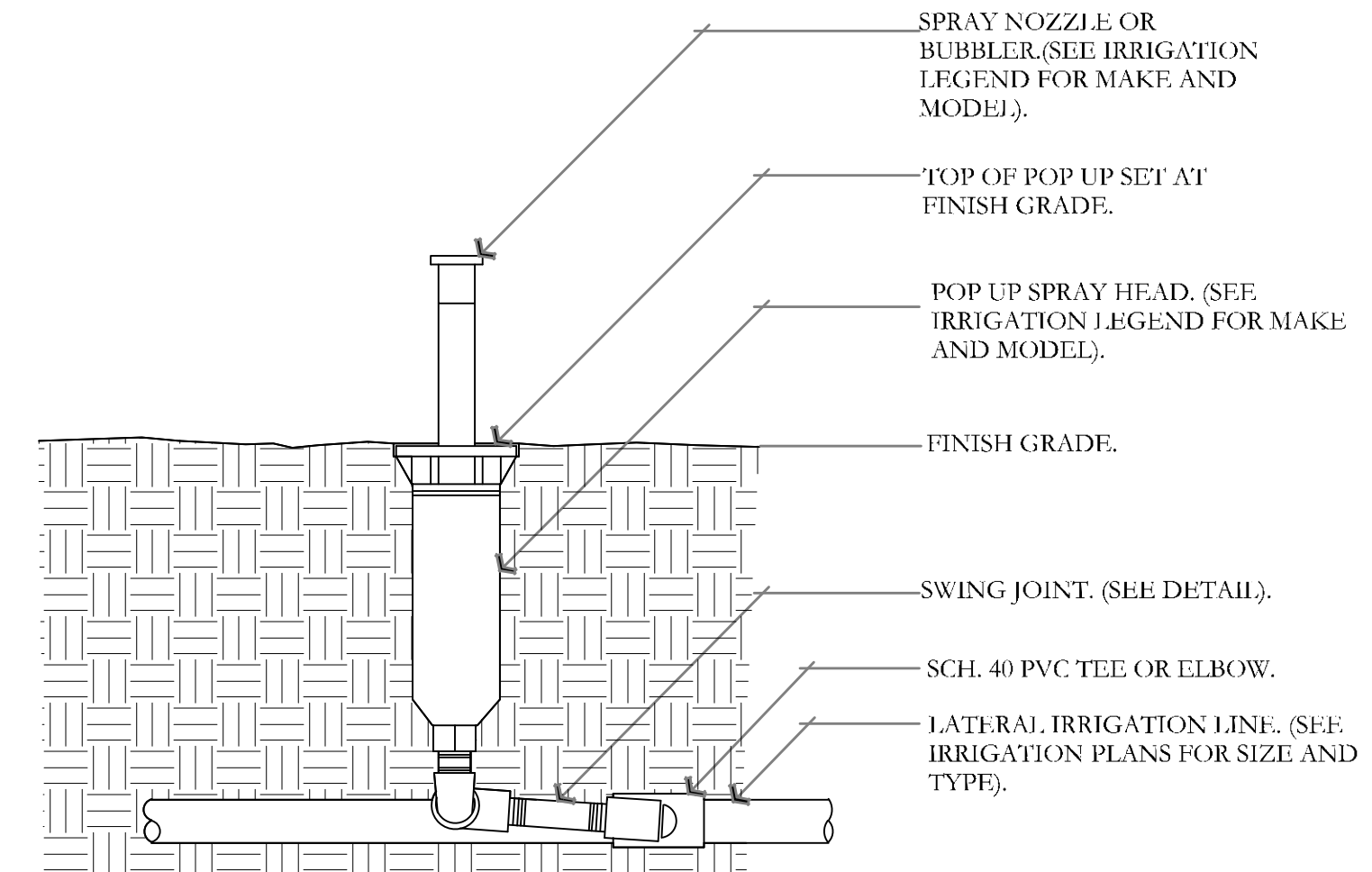


L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-6RND
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
- 6 6-INCH MINIMUM DEPTH OF 3/4\"/>



O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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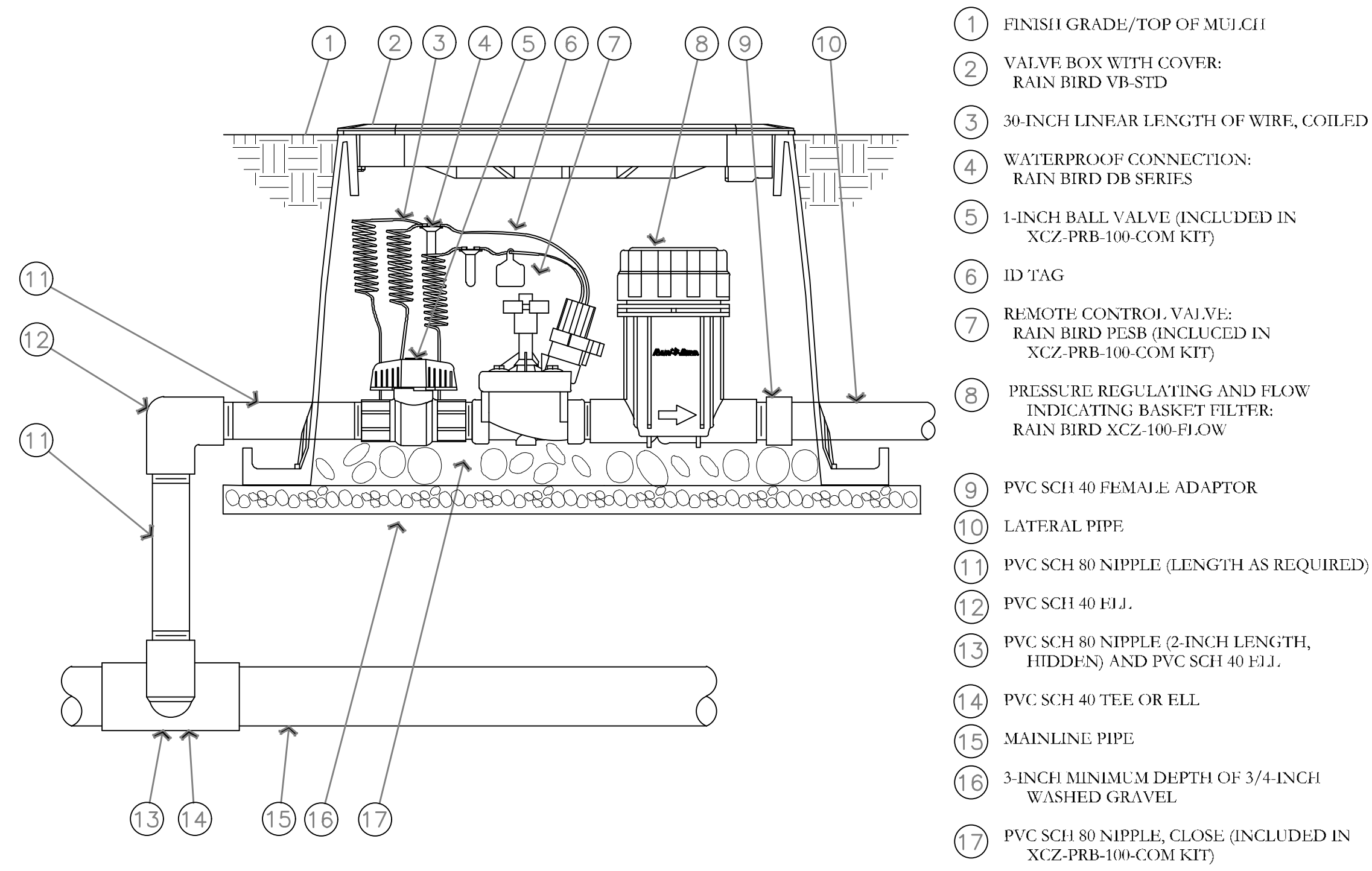
- NOTES:
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
6/10/2025	UT24073			AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARCHITECTS.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 6/10/2025
NO.	REVISION	DATE	<div style="display: flex; justify-content: space-between;"> <div> <p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> </div> <div style="text-align: center;"> <h2>2100 S.TOWNHOMES</h2> <h3>SALT LAKE CITY, UTAH</h3> </div> <div> <p>PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com</p> </div> </div>				
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IRRIGATION DETAILS

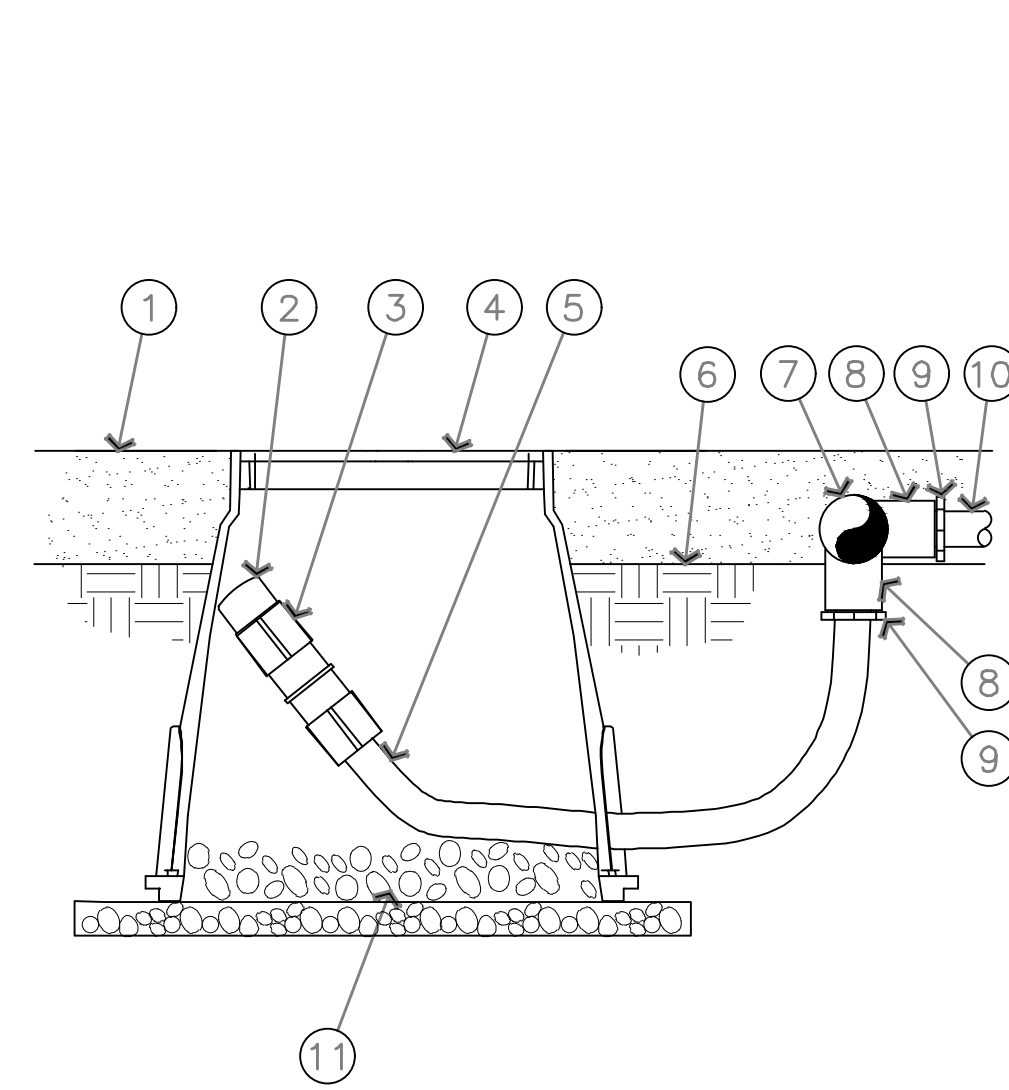
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- ① FINISH GRADE/TOP OF MULCH
- ② VALVE BOX WITH COVER: RAIN BIRD VB-STD
- ③ 30-INCH LINEAR LENGTH OF WIRE, COILED
- ④ WATERPROOF CONNECTION: RAIN BIRD DB SERIFS
- ⑤ 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑥ ID TAG
- ⑦ REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
- ⑧ PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- ⑨ PVC SCH 40 FEMALE ADAPTOR
- ⑩ LATERAL PIPE
- ⑪ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑫ PVC SCH 40 FJL
- ⑬ PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 FJL
- ⑭ PVC SCH 40 TEE OR ELL
- ⑮ MAINLINE PIPE
- ⑯ 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- ⑰ PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

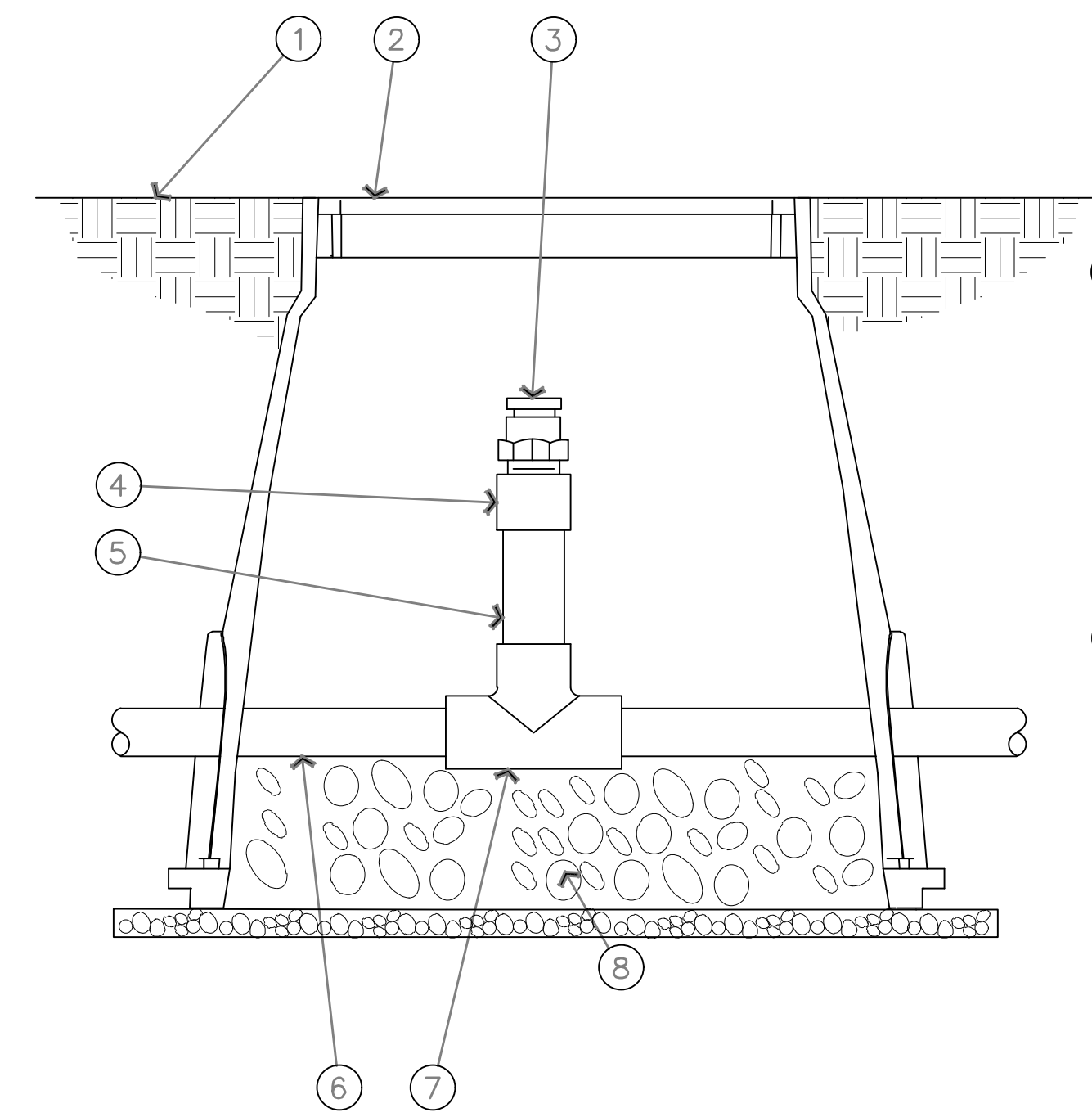
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- ① MULCH
- ② FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDGFCAP
- ③ EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- ④ SUBTERRANEAN EMITTER BOX: RAIN BIRD SE-B 7XB
- ⑤ 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- ⑥ FINISH GRADE
- ⑦ PVC EXHAUST HEADER
- ⑧ PVC SCH 40 TEE OR EL
- ⑨ BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- ⑩ ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- ⑪ 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

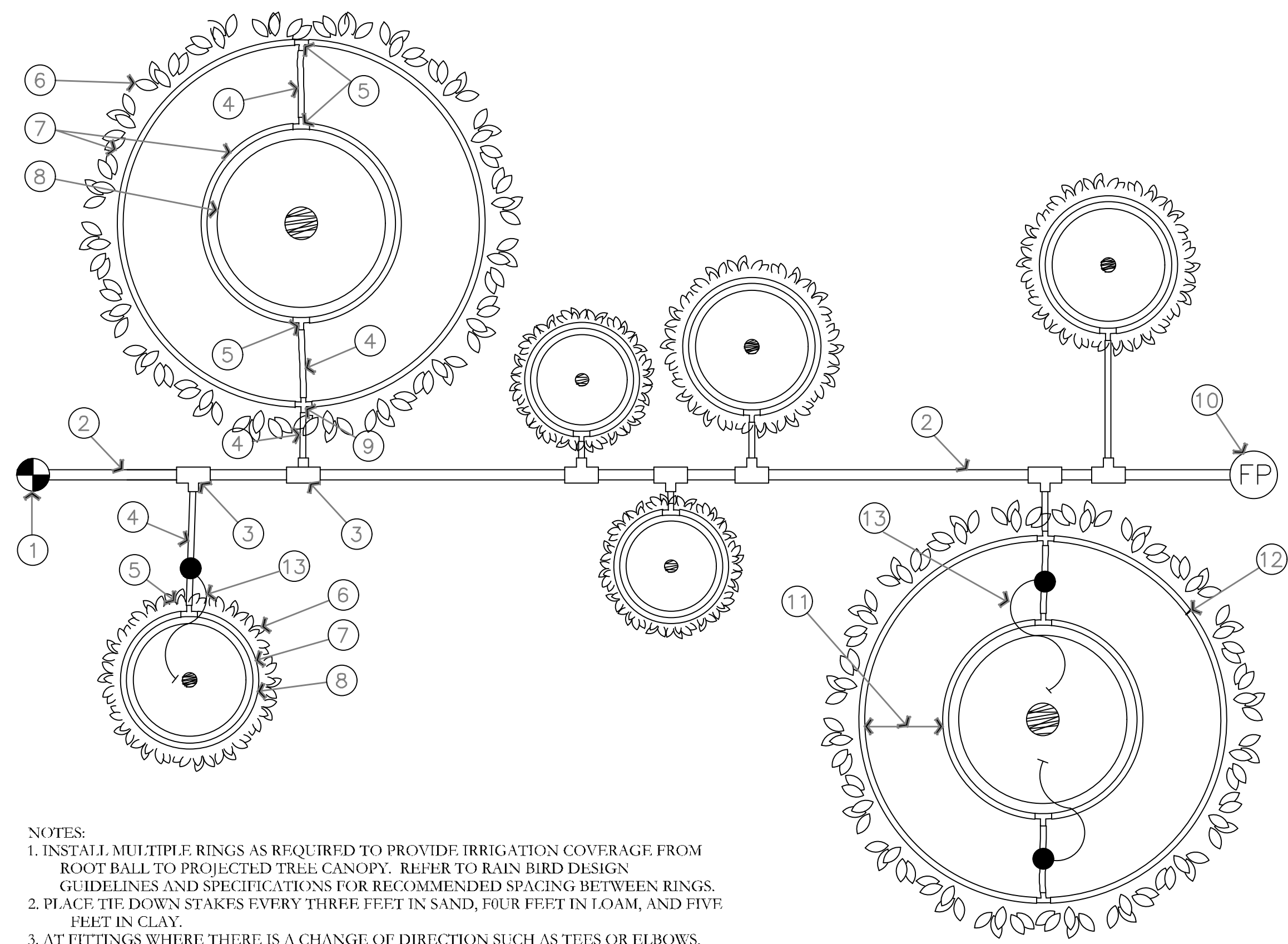
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



- ① FINISH GRADE
- ② SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- ③ 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- ④ PVC SCH 40 FEMALE ADAPTER
- ⑤ PVC SCH 80 RISER
- ⑥ PVC HEADER PIPE
- ⑦ PVC SCH 40 TEE
- ⑧ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE



- ① RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- ② PVC DRIP LATERAL PIPE
- ③ PVC SCH 40 TEE OR EL (TYPICAL)
- ④ 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES S FOR COPPER SHEILD (TYPICAL)
- ⑤ BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- ⑥ PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ⑦ ON SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ⑧ ROOT BALL (TYPICAL)
- ⑨ BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- ⑩ DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- ⑪ SPACING PER SPECIFICATION
- ⑫ TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- ⑬ POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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6/10/2025 UT24073

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2100 S.TOWNHOMES
SALT LAKE CITY, UTAH

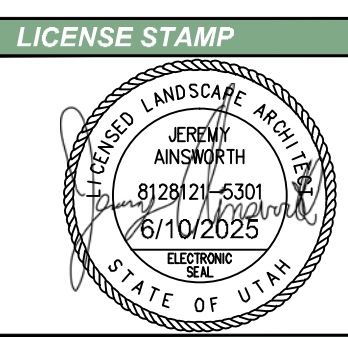
AXIS ARCHITECTS
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IRRIGATION DETAILS

CITY PERMIT SET

DATE: 6/10/2025
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 6/10/2025

IR-503

ATTACHMENT D: Property & Vicinity Photos



Subject property aerial – Jordan Surplus Canal to the West, the Jordan River to the North, 2100 South to the South



Subject property – looking North from 2100 South



Salt Lake County canal access road to the west of the subject property



Subject property to the right of the chain-link fence – Salt Lake County surplus canal accessway to the left



Glendale Golf Course to the west of the Jordan Surplus Canal, which is west of the subject property



***View of the subject property -looking East
Jordan Surplus Canal and Jordan River Parkway Trail in the forefront***



Salt Lake County levee to the Northwest of the subject property



Property directly to the East – Fraternal Order of Eagles



View of 2100 South looking West

ATTACHMENT E: CG (General Commercial) Zoning Standards

CG (General Commercial) Zoning District

Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

Standard	Requirement	Proposed	Finding
Maximum Building Height	No building shall exceed seventy-five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy-five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of the ordinance.	Building heights range from 27' to 32' (with parapet walls).	Complies
Front/Corner/Side/Rear Yard Setbacks	Front: 5 feet Corner side: 10 feet Interior side: none Rear: 10 feet	Front setback along 2100 South ranges from 8'5" to 12'9"	Complies

Buffer Yard	None	N/A	N/A
Lot Size	Minimum Lot Area: ten thousand (10,000) square feet.	Total acreage= 277,477 sq. ft	Complies
Lot Width	60 feet	495 ft	Complies
Building Coverage	None	N/A	N/A
Mid-Block Walkway	None	N/A	N/A
Parking	Studio and 1 bedrooms: 1 space per DU, 2+bedrooms 1.25 space per DU	Proposed 3-bedroom units. 163 units 326 stalls in garages 18 uncovered stalls provided within the project	Complies
Electric Vehicle Parking	Each multi-family use shall provide a minimum of one (1) parking space dedicated to electric vehicles for every twenty-five (25) parking spaces provided on-site. In addition, each multi-family use shall provide a minimum of 20% electric vehicle ready (EV-ready) parking spaces of parking spaces provided on- site.	EV parking stalls =9 20% of units will be Ev-Ready =24 spaces	Complies
Ground Floor Use	80% Ground floor use & visual interest 70/20	*These standards only apply to the portion of the CG district within the boundaries of north of 900 S., south of 200 S., west of 300 W., and east of I-15.	N/A
Building Materials	70% ground floor		
Ground Floor Glass	60% ground floor		
Upper Floor Glass	25% ground floor		
Building Entrances	Every 40 feet		

ATTACHMENT F: Preliminary Subdivision Plat Standards

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS:

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

Standards of Approval
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 20.16 of this title;
Complies
Discussion: The proposed preliminary subdivision plat meets the standards established in Ordinance 20.16. for a preliminary plat.
Condition(s): n/a
B. All buildable lots comply with all applicable zoning standards;
Complies
Discussion: The buildable lots meet the applicable zoning standards.
Condition(s): n/a
C. All necessary and required dedications are made;
Not Applicable
Discussion: There are none.
Condition(s): n/a

D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;

Complies

Discussion: The Public Utilities Department Division has completed an initial review and has given requirements and recommendations for accepting this project. A complete review will be done at the time the applicant makes application for building permits.

Condition(s): n/a

E. Provisions for the construction of any required public improvements, per section 20.12.020 of this title, are included;

Complies

Discussion: The subdivision plat will include the provisions for the construction of any public improvements per section 20.12.020

Condition(s): n/a

F. The subdivision otherwise complies with all applicable laws and regulations;

Does not comply

Discussion: The subdivision must have Planned Development approval for lots without public street frontage.

Condition(s): Approval of Planned Development is required before preliminary subdivision plat approval.

G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right of way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

Not Applicable

Discussion: The proposal is not an amendment to an existing subdivision.

Condition(s): n/a

ATTACHMENT G: Planned Development Standards

Planned Development Standards

21A.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The Planning Commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.

Planned Development Purpose Statement: A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development incorporates special development characteristics that help to achieve City goals identified in adopted Master Plans and that provide an overall benefit to the community as determined by the planned development objectives. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible with adjacent and nearby land developments.

Discussion: The proposal allows high-density housing to be built in a community area that has services and public transportation options nearby. This housing will give the Westside community more opportunities for housing with amenities related to the river nearby and the other open spaces and outdoor recreational facilities in the area.

Finding: **Meets Purpose Statement** **Does Not Meet Purpose Statement**

- A. Open Space And Natural Lands: Preserving, protecting or creating open space and natural lands:
1. Inclusion of community gathering places or public recreational opportunities, such as new trails or trails that connect to existing or planned trail systems, playgrounds or other similar types of facilities.
 2. Preservation of critical lands, watershed areas, riparian corridors and/or the urban forest.
 3. Development of connected greenways and/or wildlife corridors.
 4. Daylighting of creeks/water bodies.
 5. Inclusion of local food production areas, such as community gardens.
 6. Clustering of development to preserve open spaces.

Discussion: The proposal will revitalize an existing commercial property by adding a town-home community of for-sale dwellings. Proposed amenities will provide residents with access to the Jordan River and the surplus canal for water activities and shoreline gatherings. The community will also have adjacent access to the Jordan River Parkway Trail, a public golf course to the west, and a new city park to the north. Rooftop decks will be an added feature for some townhomes, providing residents with individual outdoor open space.

Finding: **Objective Satisfied** **Objective Not Satisfied**

- B. Historic Preservation:
1. Preservation, restoration, or adaptive reuse of buildings or structures that contribute to the character of the City either architecturally and/or historically, and that contribute to the general welfare of the residents of the City.
 2. Preservation of, or enhancement to, historically significant landscapes that contribute to the character of the City and contribute to the general welfare of the City's residents.

Discussion: The subject property is not in a historic district, and there are no existing buildings that are contributing historic buildings. Therefore, this will not apply.

Finding: **Objective Satisfied** **Objective Not Satisfied** **N/A**

- C. Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:
1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income.
 2. The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood.

Discussion: This proposal includes housing types that are not common in this immediate area. Because commercial businesses primarily occupy this area, there are hardly any residential uses between 900 West- Redwood Road and 2100 South and 1700 South. This extensive residential development will be good for this area and offer housing options to the westside community.

Finding: X Objective Satisfied Objective Not Satisfied

D. Mobility: Enhances accessibility and mobility:

- 1. Creating new interior block walkway connections that connect through a block or improve connectivity to transit or the bicycle network.
- 2. Improvements that encourage transportation options other than just the automobile.

Discussion: This development does not require providing an interior block walkway. The project will provide walkways, sidewalks, and interior roads that will lead to other means of transportation, such as biking, walking, and running along the Jordan River Parkway Trail, and to bus stops along 2100 South.

Finding: X Objective Satisfied Objective Not Satisfied

E. Sustainability: Creation of a project that achieves exceptional performance with regards to resource consumption and impact on natural systems:

- 1. **Energy Use And Generation: Design of the building, its systems, and/or site that allow for a significant reduction in energy usage as compared with other buildings of similar type and/or the generation of energy from an on-site renewable resource.**
- 2. **Reuse Of Priority Site: Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, State, or national authority (whichever has jurisdiction) requires its remediation. Perform remediation to the satisfaction of that authority.**

Discussion: No on-site renewable resources have been noted to be used in the development and it is not located on a brownfield site.

Finding: Objective Satisfied X Objective Not Satisfied

F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:

1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character-defining features. (Ord. 8-18, 2018)

Discussion: The proposal is meeting the objectives of the Plan Salt Lake plan by providing new housing options and opportunities to the community. In addition, the proposal is meeting the growth, transportation & mobility, air quality objectives of Plan Salt Lake as discussed in Key Considerations #1. The Westside Master Plan also encourages for-sale units to provide residents with the ability to own their own dwelling and property.

Finding: X Objective Satisfied Objective Not Satisfied

B. Master Plan Compatibility: The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

Finding: Complies

Discussion: This proposal revitalizes the housing options for this subject property. Master plan policies call for neighborhoods to provide a safe environment and housing opportunities within their community. More information describing how this project is meeting this standard can be found in the Key Considerations section of this staff report.

Condition(s): n/a

C. Design And Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The proposal is compatible with the scale, mass and intensity of the neighborhood. The proposal is not using the total height allowance offered by the CG zone of 75-feet. The development scale in the immediate area may change over time, but the placement of the building and its overall design will help maintain a human-scale design.

Condition(s): n/a

2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;

Finding: Complies

Discussion: The building orientation and materials proposed are unique in this area as a residential development since there are not many residential properties in the vicinity. The orientation and materials of the proposed building will be very compatible to the natural aspects of the area; the river and canal and the open space to the north and west. The proposal aligns with the Westside Master Plan by providing higher-density residential housing opportunities in an area that currently lacks a wide range of residential options.

Condition(s): n/a

3. Whether building setbacks along the perimeter of the development:
- a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
 - b. Provide sufficient space for private amenities.
 - c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
 - d. Provide adequate sight lines to streets, driveways and sidewalks.
 - e. Provide sufficient space for maintenance.

Finding: Complies

Discussion: The project is currently meeting the front, side, and rear setbacks, which are determined by using the outline of the project area. The property will be landscaped along the south along the street frontages. This project is adjacent to other CG properties on the east, and the Jordan River to the west; therefore, a landscaping buffer is not required. The project meets City standards for sufficient open space within the subject property. Adequate sight lines provide safety for pedestrians and allow for sufficient visibility for vehicles traveling on 2100 S. Sufficient space for maintenance is provided through project orientation and setback requirements.

Condition(s): n/a

4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;

Finding: Complies

Discussion: The facades of the buildings will be residential townhome units with garages on the ground floor. The pedestrian interest will be a residential community with pathways and amenities for pedestrian interaction. The townhome that front along 2100 South, will have the front door and windows facing 2100 South, therefore, creating a pedestrian interaction with those walking, biking or driving along the street.

Condition(s): n/a

5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;

Finding: Complies

Discussion: Lighting on the property will be limited to on-site illumination and will not impede the adjacent properties.

Condition(s): n/a

6. Whether dumpsters, loading docks and/or service areas are appropriately screened;

Finding: Complies

Discussion: The applicant has indicated that each unit will have individual trash containers that a private trash collection company will pick up.

Condition(s): n/a
7. Whether parking areas are appropriately buffered from adjacent uses.
Finding: Complies
Discussion: The proposal will have a garage for each unit; therefore, buffering from adjacent uses is not required.
Condition(s): n/a

D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:
1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
Finding: Not complying
Discussion: The landscaping plan shows an upgrade from the existing landscaping. Trees and plants will be added to the property, primarily around the perimeter of the subject property. Trees will be planted along the river and canal property lines. The few existing trees that are on the property will be removed.
Condition(s): n/a
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
Finding: Complies
Discussion: The applicant proposes upgrading the landscaping with trees and other plants. The property abuts the Jordan River to the west and north and a commercial business to the east. Additional buffering is not needed.
Condition(s): n/a
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development;

Finding: Complies
Discussion: The proposed upgraded landscaping will enhance the proposed project, making it a more attractive product and improving the appearance of the subject property. There is no proposal for landscaping elements to be placed near the river. Natural protection elements may be required by the Army Corps of Engineers, during their review of the development.
Condition(s): n/a
4. Whether proposed landscaping is appropriate for the scale of the development.
Finding: Complies
Discussion: The proposed landscaping is well-suited to the scale of the development. Most of the proposed plant life and trees will be placed around the perimeter of the project.
Condition(s): n/a

E. Mobility: The proposed planned development supports Citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:
1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
Finding: Complies With Conditions
Discussion: The entrances to this property will be along 2100 South. There will be two, one at the eastern end and one at the western end, before the 2100 South bridge that goes over the river. The west access point will be a right-in, right-out only. No left turns will be allowed.
Condition(s): n/a

2. Whether the site design considers safe circulation for a range of transportation options including:
 - a. Safe and accommodating pedestrian environment and pedestrian oriented design;
 - b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
 - c. Minimizing conflicts between different transportation modes;

Finding: Complies

Discussion: The orientation of the site allows safe circulation for pedestrians and vehicular traffic. The sidewalks are situated on the site to lead pedestrians safely through the project and to the river and canal, and the other recreation amenities. The proposal accommodates bike racks, and transit is available along 2100 South for buses. No conflicts are expected.

Condition(s): n/a

3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;

Finding: Complies

Discussion: Most commercial retail goods and service businesses are located to the west along Redwood Road. They are easily accessed via the public sidewalk. There is a bus line along 2100 South within walking distance of the subject property.

Condition(s): n/a

4. Whether the proposed design provides adequate emergency vehicle access;

Finding: Complies

Discussion: Emergency vehicular access has been reviewed by the Fire reviewer. Fire will do a full review during the building permit stage. Initially, Fire accepts the project.

Condition(s): n/a

5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.

Finding: Complies

Discussion: Although this is a large-scale multi-family development, loading berths were intended for multi-family buildings, not for units that have individual ground floor doors and garages. Therefore, a loading berth is not required.

Condition(s): n/a

F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

Finding: Complies

Discussion: The project will revitalize the subject property, adding a new residential product that will enhance the area by having pedestrian interaction with the Jordan River and the Jordan River Parkway Trail. Other uses in the vicinity that are in the CG zoning district do not have a connection to the river, canal, and trail like this proposal. The townhome residents will be able to utilize the river, canal, and trail for recreational purposes while living in a dwelling community with such natural elements so close to them.

Condition(s): n/a

G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

Finding: Complies

Discussion: Public Utilities has reviewed the initial plans. A full review of the utility plans will be conducted when the applicant applies for a building permit. The applicant is required to comply with all requirements related to the Special Flood Hazard Area and the Riparian Corridor. In addition, the applicant is required to get approval from Salt Lake County Flood Control and the US Army Corp of Engineers prior to developing the property.

Condition(s): The applicant must receive permits from Salt Lake County Flood Control and the US Army Corp of Engineers prior to development of the property due to the proximity to the Jordan River Surplus Canal.

ATTACHMENT H: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 1, 2023 – The Poplar Grove Community Council was sent the 45-day required notice for recognized community organizations and has sent no letter in comment.
- August 2, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 2023 to March 2025 applicant change and revised plans reviewed.

Notice of the public hearing for the proposal included:

- June 12, 2025
 - Public hearing notice sign posted on the property
- June 26, 2025
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Planning Staff has received two calls from neighboring properties inquiring about the project. There have been no calls or emails for or against this proposed project.

ATTACHMENT I: Department Review Comments

Transportation- Jena Carver

Transportation has no outstanding issues with the proposed design. The proposed median, designed to prevent left turns out of the development at the western access, is preliminarily approved. Additional engineering details will be required for review by all departments with the building permit application. Public way and transportation permits will be required prior to installation of the median island.

Public Utilities – Kristeen Bietel

The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.

Public Utility permit, connection, survey, and inspection fees will apply.

All utility design and construction must comply with APWA Standards and SLCDPU Standard Practices.

All utilities must meet horizontal and vertical clearance requirements.

Utilities cannot cross property lines without appropriate easements and agreements between property owners.

Site utility and grading plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense.

A sewer main extension will be required for this project. There are no sewer mains along the frontage of the proposed project in 2100 S. SLCDPU will model the wastewater collection system with provided sewer demands to determine the details of the sewer main extension beyond the property frontage. The extension will be required at the property owner's expense.

One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main. A master water meter will be required for this project.

A minimum of one sewer lateral is required per building.

There is an existing 60" CMP storm drain that runs through this property. SLCDPU will require written approval from the State of Utah of the project's site plan and written acceptance of maintaining the 15-foot-wide easement.

Site stormwater must be collected on site and routed to the public storm drain system.

Stormwater cannot discharge across property lines or public sidewalks.

Stormwater detention is required for projects larger than 1 acre. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all required information.

Retention to 80th percentile stormwater volume is required on-site. Enhanced stormwater runoff treatment using green infrastructure and low impact development (LID) are required. The Utah DEQ LID Guide should be used to assess viable treatment options.

A Stormwater Pollution Prevention Plan (SWPPP) must be submitted for this project.

Property is located in the Special Flood Hazard Area will require a Floodplain Development Permit to be submitted with building permit application. Floodplain permit application must be

supplemented with the FIRM panel or FIRMette of the area showing the base flood elevation (obtained via FEMA). The subject property must also be clearly shown and labelled on the FIRM or FIRMette. Floodplain permit application must also be supplemented with a grading plan of the project clearly showing floodplain extents, base flood elevation, and finished floor elevation of the proposed building.

Property is located in the Riparian Corridor Overlay Zone and will require a Riparian Corridor Development Permit to be submitted with building permit application.

Property is located within 100 feet of the Surplus Canal. This will require review and approval by Salt Lake County Flood Control. Approval must be provided to SLC.

Urban Forestry – Rick Nelson

Urban Forestry has no concerns with this proposal as long as one tree is provided for every 30' of street frontage in the public ROW.

Engineering – Scott Weiler

No objections.

Fire- Seth Hutchinson

Open flame fire pits must meet all the requirements in Section 307, and are required to have an operational permit in accordance with Section 105 in the IFC. Operational permit can be applied for from the SLC Fire Prevention Bureau, 801-799-4150.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of IFC section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The turning radius for FD access roads must meet SLC Fire Department requirements which are, a minimum of 20 foot inside turn radius and a 45 foot outside turn radius. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, or medians. The approved method of measurement for the 150-foot requirement is from the curbing of the FD Access Road, then using right angles and straight lines, measure 10 feet from the building around the building.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus, as explained in Section 503.2.5 in the IFC. FD turnarounds must meet SLC Fire Department requirements, and requirements in Appendix D Section D103.4 and Table D103.4 in the IFC. SLC Fire Department requires that hammer head turnarounds have a minimum of 20 foot inside turn radius, and a 45 foot outside turn radius (this is the radius that the fire truck tires would follow while turning). The minimum drive width for the turnaround must be 20 feet and meet the requirements for FD access roads, unless otherwise required by Appendix D.

Aerial fire access shall be provided when the building is greater than 30-feet in height from the lowest level of fire department access. The highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial access roads shall be at least 26-feet wide, located not closer than 15-feet and not greater than 30-feet parallel to one entire side of the building and have no overhead obstructions, in accordance with Appendix D of the IFC. SLC Fire department requires that aerial access is on the long side of the building.

Developments with over 100 dwellings units shall have a minimum of two approved access roads in accordance with Sections 503, D106, and D107 in the IFC. The access roads must meet separation distances as required in Appendix D107.2, and this distance is determined by figuring up half of the diagonal distance of the parcel. This will give the minimum distance between the two required access roads, in accordance with Section 503.1.2 and Appendix D107.1 and D107.2 in the IFC.

Section 507 in the IFC requires that a fire hydrant, providing the required fire flows (as defined in Appendix B in the IFC) shall be located within 600-feet of all ground level exterior walls for any structures on the parcel. Measurements are in straight lines and right angles from the hydrant, following the drive route, and then around the structure. FD access roads where there is a hydrant must be a minimum of 26 feet wide.

SLC Fire Department Requires a minimum setback from lot lines, fences, other structures, or any other obstruction, to be determined by multiplying the height of the building (measured from grade plane to highest roof surface) by .3 and then adding 4 ($H \times .3 + 4 = \text{Setback}$). This gives the minimum setback for safe firefighter access around the building.

Reviewed by Seth Hutchinson, phone (801) 535-7164. If you have any questions email is the preferred method of contact: seth.hutchinson@slcgov.com