

ORDINANCE NO. 2022-16

AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT OVERLAY ZONE FOR THE PARRISH CREEK BUSINESS PARK PLANNED DEVELOPMENT TO COMBINE LOTS, REDUCE NUMBER OF BUILDINGS, ALLOW FOR OUTDOOR STORAGE YARD, CREATE SECURED PARKING AREA, REVISE LANDSCAPING PLAN, AND RELOCATE OUTDOOR PASSIVE PAVILION FEATURE

WHEREAS, the City Council previously approved the rezoning of property for the Parrish Creek Business Park Planned Development from Industrial-High (I-H) to Industrial-High/Planned Development Overlay (I-H/PD) as more particularly provided in Ordinance No. 2017-06; and

WHEREAS, the City Council previously amended the I-H/PD Zoning for the Parrish Creek Business Park Planned Development to alter certain portions of the approved pedestrian pathway design scheme for the project as more particularly provided in Ordinance No. 2020-10; and

WHEREAS, the Developer has requested an amendment to the I-H/PD zoning for the Parrish Creek Business Park Planned Development to make various changes, including the request to combine lots, reduce number of buildings, allow for outdoor storage yard, create secured parking area, revise landscaping plan, and relocate outdoor passive pavilion feature; and

WHEREAS, the Planning Commission has reviewed and recommended approval of the proposed I-H/PD zoning subject to designated conditions of approval and all appropriate public hearings have been held in accordance with City Ordinances and State law.

BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF CENTERVILLE, UTAH, AS FOLLOWS:

Section 1. Amendments. The I-H/PD approval for the Parrish Creek Business Park Planned Development is hereby amended to make various changes to the PDO Zoning and the associated Conceptual Site Plan, including changes to combine lots, reduce number of buildings, allow for outdoor storage yard, create secured parking area, revise landscaping plan, and relocate outdoor passive pavilion feature, subject to all conditions of approval of the City Council as more particularly set forth in Section 2. The approved amended Conceptual Site Plan, subject to conditions of approval, is attached hereto as Exhibit A, incorporated herein by reference. This rezone amendment is applicable to the property more particularly set forth in Ordinance No. 2017-06, as amended by Ordinance No. 2020-10, and all of the property within the Parrish Creek Business Park Planned Development.

Section 2. Conditions. The amendments to the I-H/PD rezone and associated Conceptual Site Plan for the Parrish Creek Business Park Planned Development are subject to all applicable conditions of approval as set forth in the original rezone Ordinance No. 2017-06, as amended by Ordinance No. 2020-10, and to the following additional conditions:

1. *The Amendments of the PDO Approval and Conceptual Site Plan shall consist of the following elements:*
 - a) **Alteration #1** - *Combine Lots 1, 3, and 4 into a singular development site.*
 - b) **Alteration #2** - *Reduce the numbers of buildings from four to two (one existing/one proposed).*
 - c) **Alteration #3** - *Develop additional parking that functions also as an outdoor*

storage area labeled Yard "A" for the various users.

- d) **Alteration #4** – Allow for the option to convert the proposed Yard "A" into an additional building if applicable development codes and regulations allow in the future. Such conversion shall be subject to obtaining a Site Plan Amendment, in accordance with the applicable City Ordinances.
- e) **Alteration #5** – Create a fleet vehicle parking secured area to the northwest corner of the development.
- f) **Alteration #6** – Create a new landscaping design plan for developing the rest of the business park.
- g) **Alteration #7** – Relocate the approved outdoor passive feature (pavilion & table) from near the end of the cul-de-sac to the southern end of the site associated with the new proposed building. A pedestrian path will be constructed leading to the feature.

2. All further development approvals and permits shall be deemed consistent by the approving authority, applying the amended PDO Approval and Conceptual Site Plan submitted to the City, as shown on the following exhibit sheets:

- a. Sheet AS.1 – Site Plan, dated June 30, 2022
- b. Sheet L-1 through L-4 – Landscaping Plan with berm [i.e. Parrish Creek Building B - Proposal 2], dated June 30, 2022.

3. A Final Site Plan shall be submitted in accordance with the provisions of the Zoning Ordinance, and the submittal shall also address the following:

- a. Compliance with applicable Off-street Parking Standards of CZC 12.51, Off-street Parking for uses being proposed
- b. Compliance with applicable Landscaping and Screening Standards of CZC 12.51, Landscaping and Screening.
- c. The use of chain link fencing with slats shall be upgraded to a non-reflective coating with slats of a natural tone, consistent with the design of the SCP Zone across the Legacy Highway, as deemed acceptable by the approving authority at Final Site Plan Approval.
- d. The height of the chain link fence shall be limited to six feet (6') and no security measures on top of the fence shall be used such as razor or barbed wire.

4. All other applicable PDO and Development Agreement Approval provisions shall remain in effect that have not been amended by this Approval.

5. A Subdivision Plat Amendment petition shall be submitted in accordance with CMC 15.09.020, Plat Amendments, which shall be secured and recorded prior to issuance of a building permit for the new building.

Section 3. Findings. Approval of the amendments to the I-H/PD rezone and associated Conceptual Site Plan for the Parrish Creek Business Park Planned Development is based on the following findings:

- a. The City Council finds that amendments to a PDO approval are subject to the original procedure for obtaining a PDO Approval.
- b. The City Council finds that PDO industrial projects are to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces,

clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations.


- c. *The City Council finds that in order to make findings necessary to approve a PDO Zone, conditions of approval may be imposed on a conceptual site plan to assure the planned development will:

 - i. *Accomplish the purpose of the PDO Overlay standards;*
 - ii. *Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and*
 - iii. *Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by the PDO approval and as shown on an approved conceptual site plan for the planned development.**
- d. *The City Council finds that the original PDO Approval created four lots, with proposed buildings oriented to both Interstate 15 and Legacy Highway.*
- e. *The City Council finds that the buildings and landscaping oriented to I-15 was a more formal business/office environment. While the buildings and landscaping oriented to Legacy Highway, specifically, the landscaping was less formal in design since it was facing the Shorelands Commerce Park.*
- f. *Therefore, the City Council finds that the proposed amendments, with the conditions imposed, are consistent with the intent of the PDO Approval Criteria of CZC 12.41.080(b) and are compatible with the original PDO Overlay Approval.*

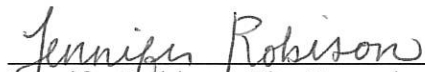
Section 4. This Ordinance shall take effect immediately upon posting or 30 days after final passage by the City Council, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 2nd DAY OF AUGUST, 2022.

CENTERVILLE CITY

By: 
Clark A. Wilkinson, Mayor

ATTEST:


Jennifer Robison, City Recorder

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Hirst	X	_____	_____
Councilmember Ince	X	_____	_____
Councilmember McEwan	X	_____	_____
Councilmember Mecham	X	_____	_____
Councilmember Summerhays	X	_____	_____

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the U.C.A. § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Jennifer Robison
JENNIFER ROBISON, City Recorder

DATE: 8-9-2022

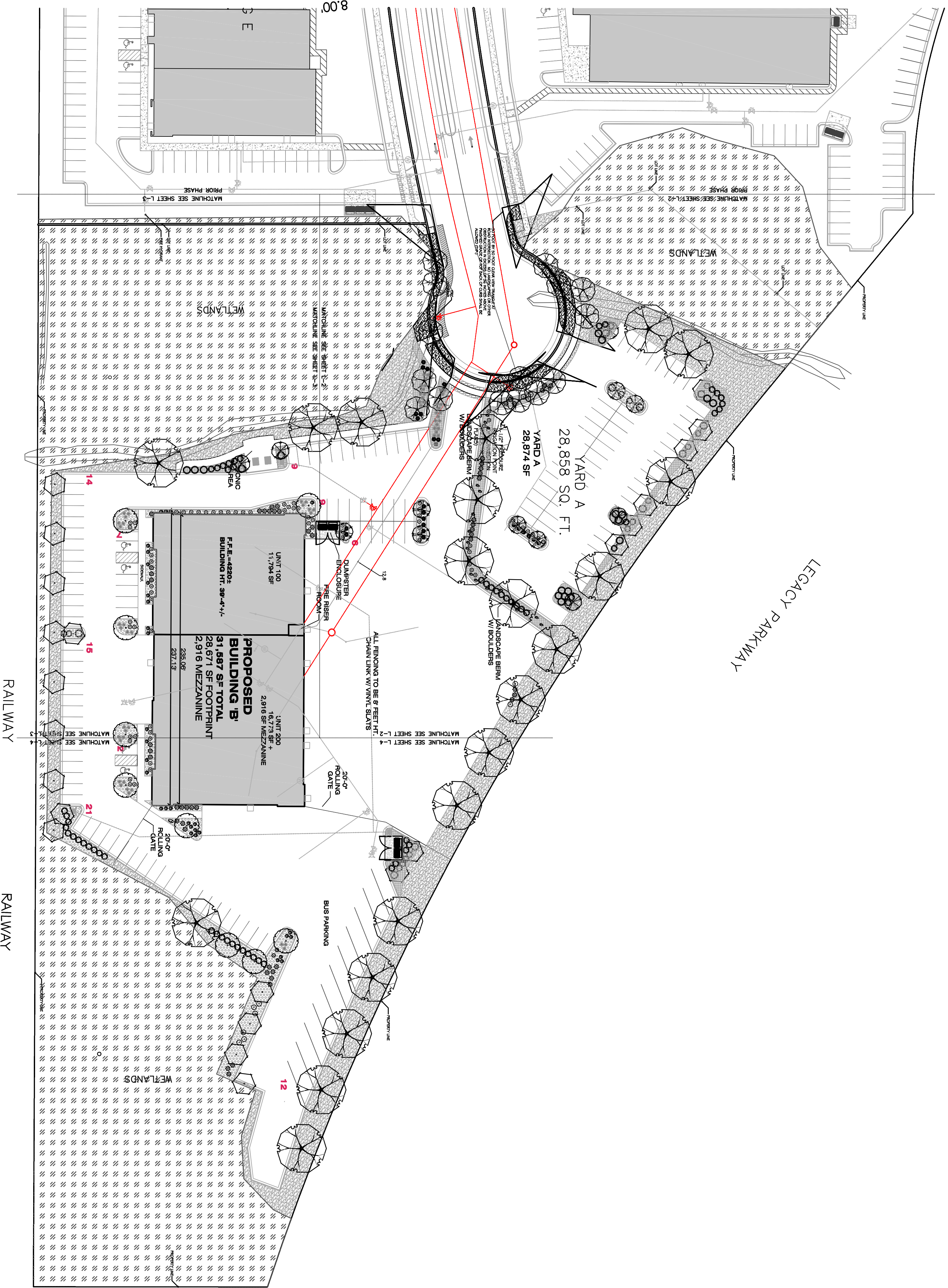
RECORDED this 9th day of August, 2022.

PUBLISHED OR POSTED this 9th of August, 2022.



Exhibit A

**Amended Conceptual Site Plan
(Subject to Conditions of Approval)**



PLANT SCHEDULE TOTAL PROJECT

ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

SYMBOL	TREES	BOTANICAL / COMMON NAME	CONT.	CALL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2'Call	22	
	Cercis canadensis / Eastern Redbud	B # B	2'Call	9	
	Catalpa bungei 'Hemis' / Thomas Hawthorn	B # B	2'Call	15	
	Gleditsia inacanthos nemis 'Shademaster'™ / Shademaster Locust	B # B	2'Call	21	
	Ficus californica 'Chanticleer' / Chanticleer Pear	B # B	2'Call	12	
	BOTANICAL / COMMON NAME	CONT.			
	Calluna vulgaris 'Karl Foerster' / Feather Reed Grass	2 gal	65		
	Caryopteris x dandoverensis 'Dark Knight' / Blue Mist Shrub	2 gal	11		
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	24		
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	32		
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal	28		
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal	53		
	Festuca alpestrum 'Little Bunny' / Little Bunny Fountain Grass	2 gal	61		
	Ferocakia atriplicifolia 'Blue Spruce' / Russian Sage	2 gal	7		
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	73		
	BOTANICAL / COMMON NAME	CONT.	SPACING		
	Rocky Mountain Wildflower Mix by Granite Seed	seed	29,466 sf		
	MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.			
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.			
	3" MINIMUM DEPTH OF 1-1/2" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.			
	CONCRETE MOW STRIP - REFER TO SHEET L-5				
	6-18" CF LANDSCAPE BOULDER	16 EACH			

- NOTES:
1. SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
 2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
 3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
 4. IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART ET DESIG CONTROLER AND RAIN SENSOR AS PART OF THE CONSTRUCTION.
 5. ROCK CHANGES TO CONFINEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS.
 6. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 7. CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT.
 8. DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
 9. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.

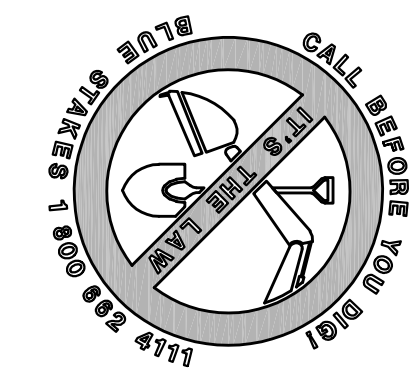
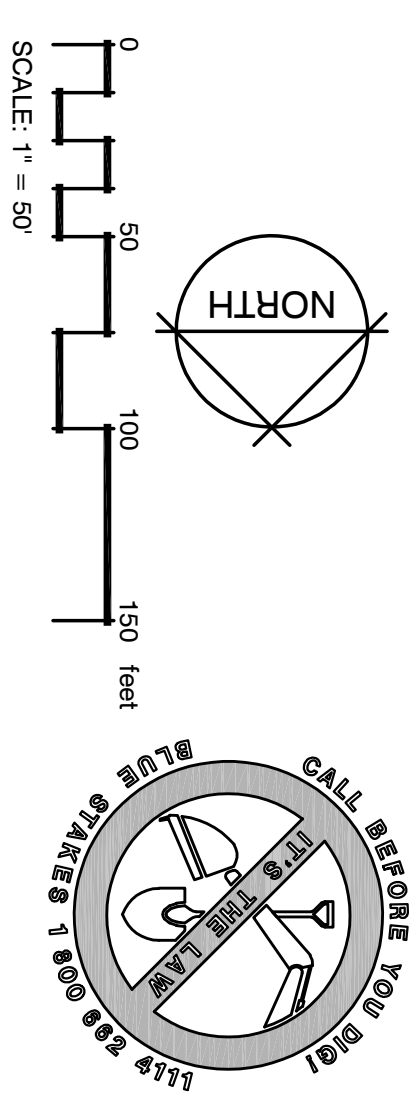
**PARRISH CREEK - BUILDING B
OVERALL LANDSCAPE PLAN**
1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

Foresite
Design Group, L.C.

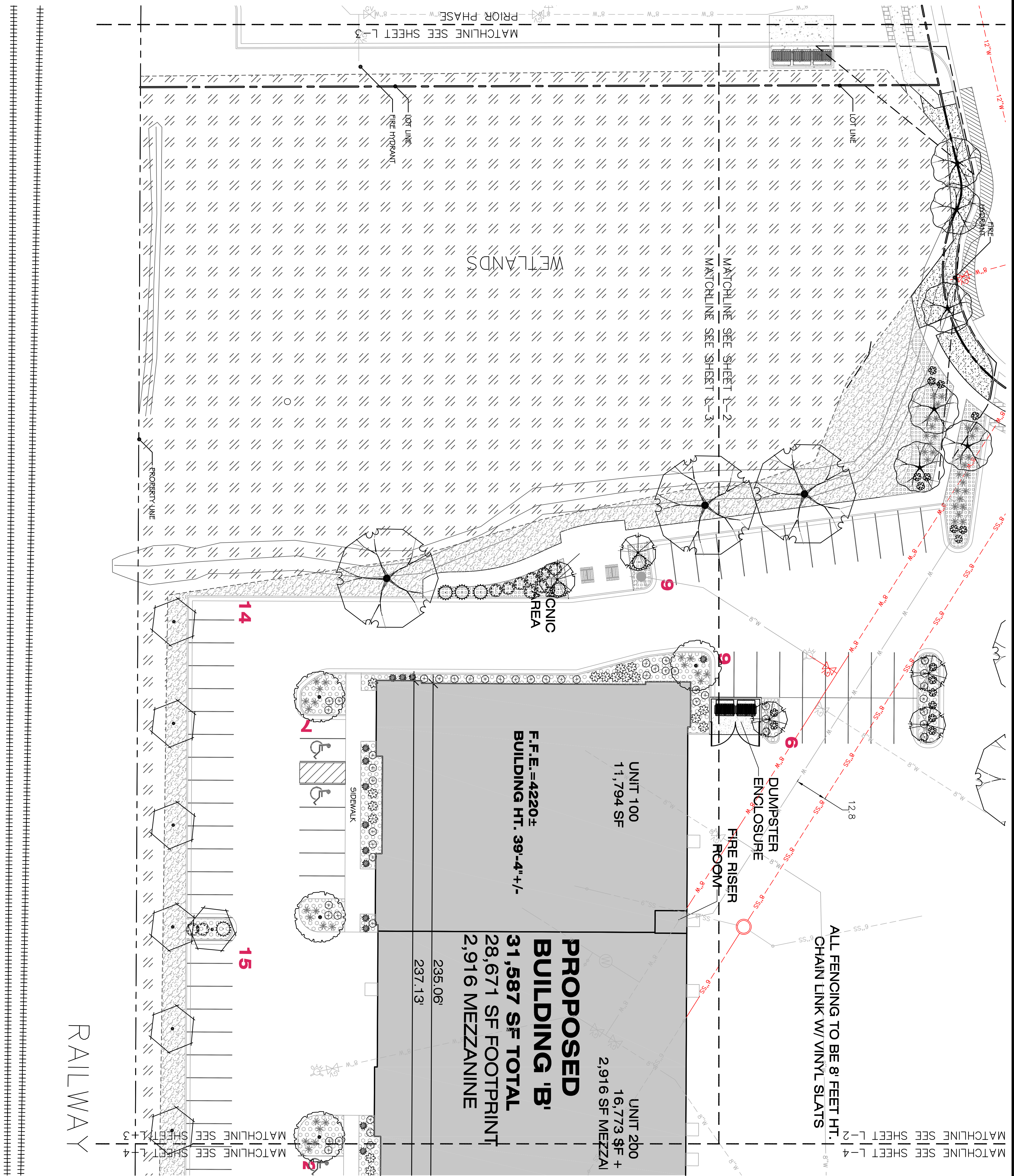
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1885 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

NO.	REVISIONS	BY	DATE

PROJECT PROFESSIONAL: DCM DESIGNER: DCM



SHEET: **L-1**
FILE NAME: SCALE: 1"=50'
FOC-244

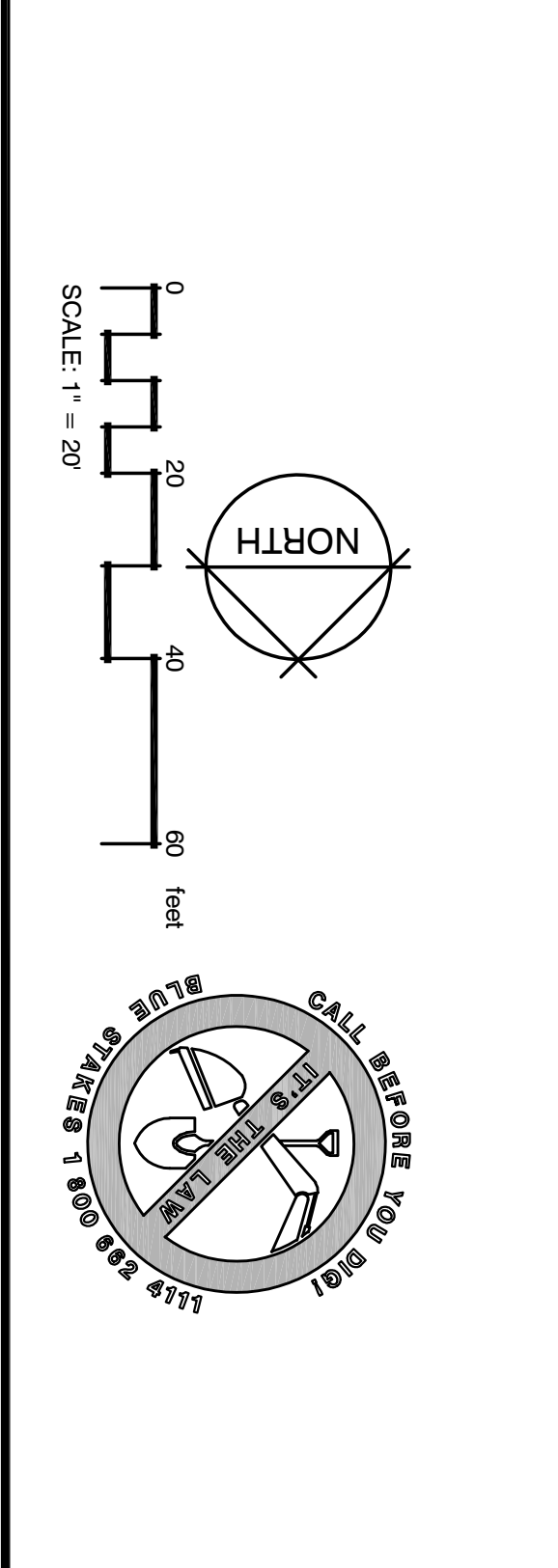


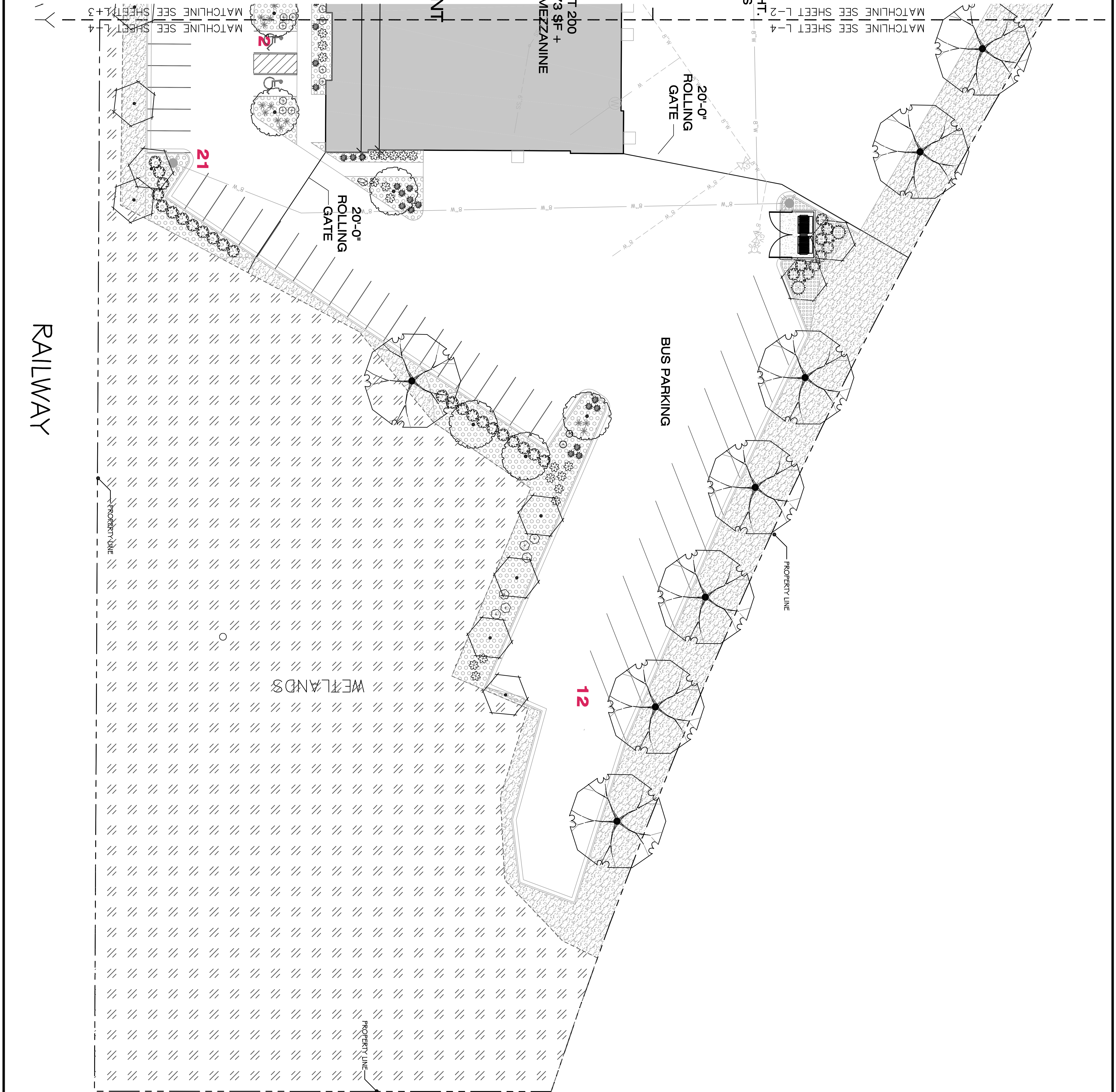
PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2C/d	22
	Cercis canadensis / Eastern Redbud	B # B	2C/d	9
	Crataegus crug-galli / Thornless Hawthorn	B # B	2C/d	15
	Gleditsia tricanthos inermis / Shademaster™ TM / Shademaster Locust	B # B	2C/d	21
	Pyrus calleryana / 'Chantrelle' / 'Oranclade' Pear	B # B	2C/d	12
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Caryopteris x cladonensis / Dark Knight / Blue Mist Shrub	2 gal		65
	Callunagrostis x acutiflora / Karl Foerster / Feather Reed Grass	2 gal		11
	Hemerocallis x 'Fardon Me' / 'Fardon Me Daylily	1 gal		24
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis / Bar Harbor / Bar Harbor Creeping Juniper	2 gal		26
	Miscanthus sinensis / 'Gardolius' / Maiden Grass	2 gal		53
	Festuca arundinacea / Little Bunch / Little Bunch Fountain Grass	2 gal		61
	Panicum arifolium / Blue Spruce / Russian Sage	2 gal		7
	Rhus aromatica 'Coco-low' / 'Coco-low Fragrant Sincap	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Roxy Mountain Mulflower Mix by Granite Seed	seed		29,466 sf

- MULCHES / ROCK**
- TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET
 - 3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GAYS, WHITES & BLACKS) OVER EDWITT PRO 5 WEED BARRIER
 - 3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GAYS, WHITES & BLACKS) WITH 10% OF GRANULAR (GAYS, WHITES & BLACKS) OVER EDWITT PRO 5 WEED BARRIER
 - CONCRETE MOW STRIP - REFER TO SHEET L-5
 - 8-1/8" CR LANDSCAPE BOULDER

- NOTES:**
- SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
 - IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART IRT DASHBOARD CONTROLLER AND RAIN SENSOR AS PART OF THE SYSTEM.
 - ROCK MULCHES TO COMPLY WITH ARCHITECTURAL MATERIALS AND COLORS.
 - CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - CONTRACTOR TO REFER TO CIVIL PLANS FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
 - DECIDUOUS TREES TO BE A MINIMUM OF 2" CALIPER MEASURED 12 INCHES ABOVE GROUND GRADE WHEN PLANTED.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL OBTAIN A PUBLIC WAY PERMIT.



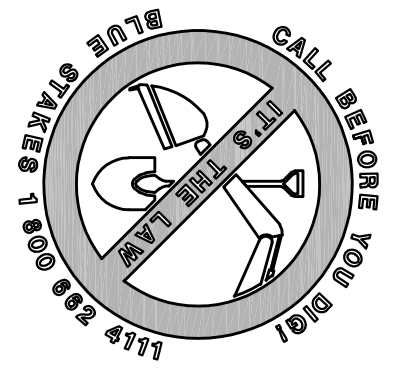
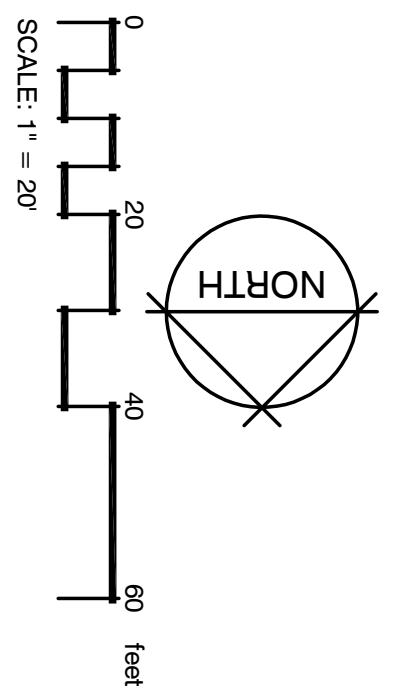


ALL PLANT SYMBOLS IN THE PLANT SCHEDULE ARE NOT AT THE SAME SIZE OR SCALE AS THE PLAN VIEW

PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	QA	QTY
	Acer grandidentatum / Bigtooth Maple	B # B	2C/d	22
	Cercis canadensis / Eastern Redbud	B # B	2C/d	9
	Crataegus crataegifolia 'hermès' / Thornless Hawthorn	B # B	2C/d	15
	Gleditsia tricanthos 'nemris' 'Shademaster'™ / Shademaster Locust	B # B	2C/d	21
	Pinus caleyana 'Chanticleer' / Chanticleer Pine	B # B	2C/d	12
SHRUBS	BOTANICAL / COMMON NAME	CONT	QA	QTY
	Calluna vulgaris x acutifolia 'Karl Foerster' / Feather Bed Grass	2 gal		65
	Caryopteris x cladonensis 'Dark Knight' / Blue Mist Shrub	2 gal		11
	Hemerocallis x 'Fardon Me' / Fardon Me Daylily	1 gal		24
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		32
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		26
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	2 gal		53
	Panicum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal		61
	Perovskia atriplicifolia 'Blue Spire' / Russian Sage	2 gal		7
	Rhus aromatica 'Coco-low' / Coco-low Fragrant Sincap	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QA	SPACING
	Roddy Mountain Wildflower Mix by Granite Seed	seed		29,466 sf
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 SF		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER 60MM PRO 5 WEED BARRIER	7,726 SF		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER 60MM PRO 5 WEED BARRIER	6,044 SF		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-18 CR LANDSCAPE BOULDER			16 EACH

- NOTES:
- SEE SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
 - IRRIGATION SYSTEM TO BE EQUIPPED WITH A SMART IRT DRAINAGE CONTROLLER AND RAIN SENSORS AS PART OF THE SYSTEM.
 - ROCK MULCHES TO COMPLY WITH ARCHITECTURAL MATERIALS AND COLORS.
 - CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - GENERATE SLOPES STEEPER THAN 2 FT. HORIZONTAL TO 1 FT VERTICAL (2H:1V) NORTH LANDSCAPE WHEN PLANTED.
 - ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



PARRISH CREEK - BUILDING B
LANDSCAPE PLAN
 1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

Foresite
 Design Group, L.C.
 PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
 1385 ARROW CREEK DRIVE
 DRAPER, UTAH 84020
 PHONE: 801.641.7464
 www.foresitedesigngroup.com

NO.	REVISIONS	BY	DATE

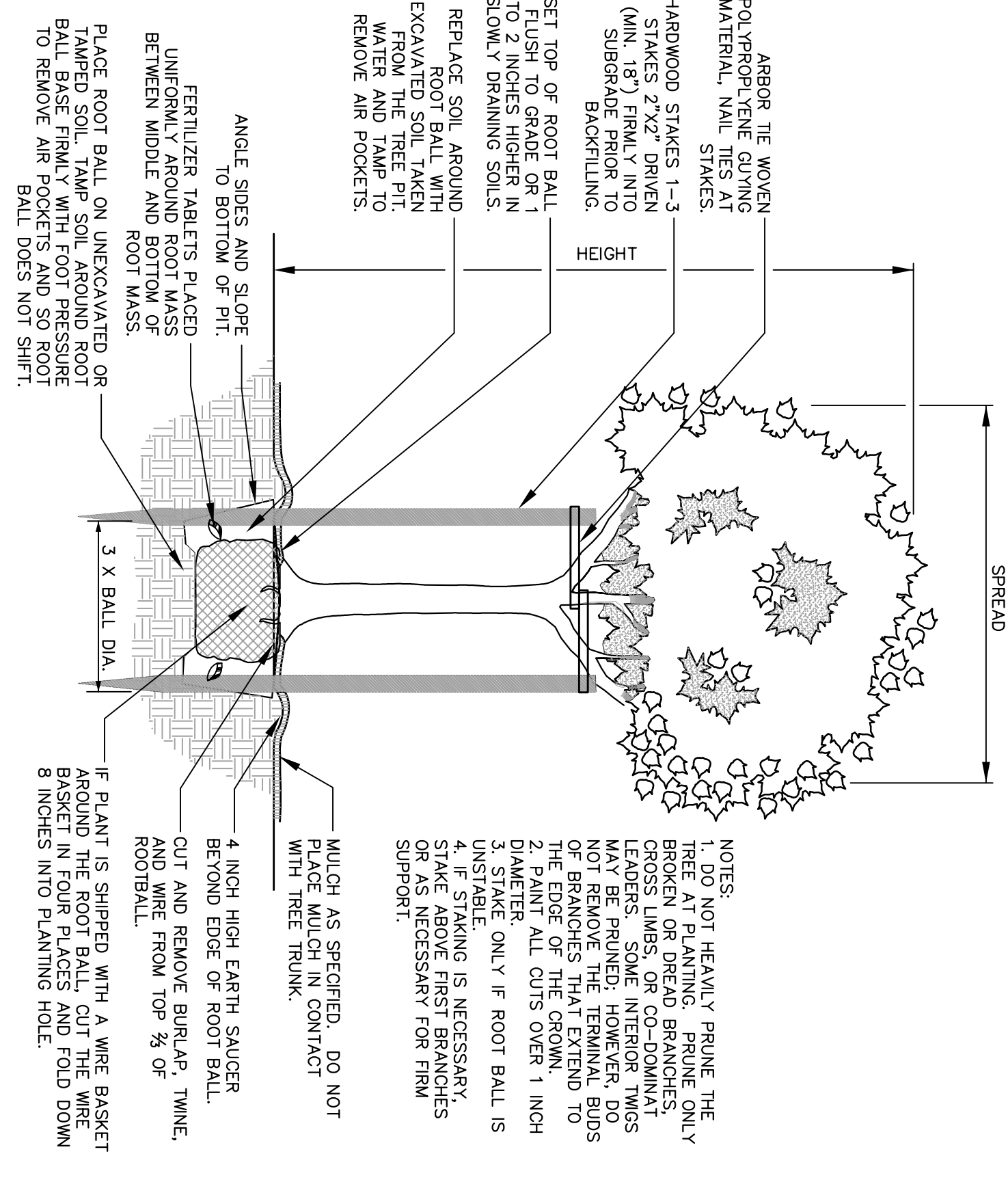
PROJECT PROFESSIONAL: DCM DESIGNER: DCM

FILE NAME: SCALE: 1"=20'
 SHEET: L-4
 LICENSED LANDSCAPE ARCHITECT
 DAN G. MAITTA
 No. 1067248
 6/20/22

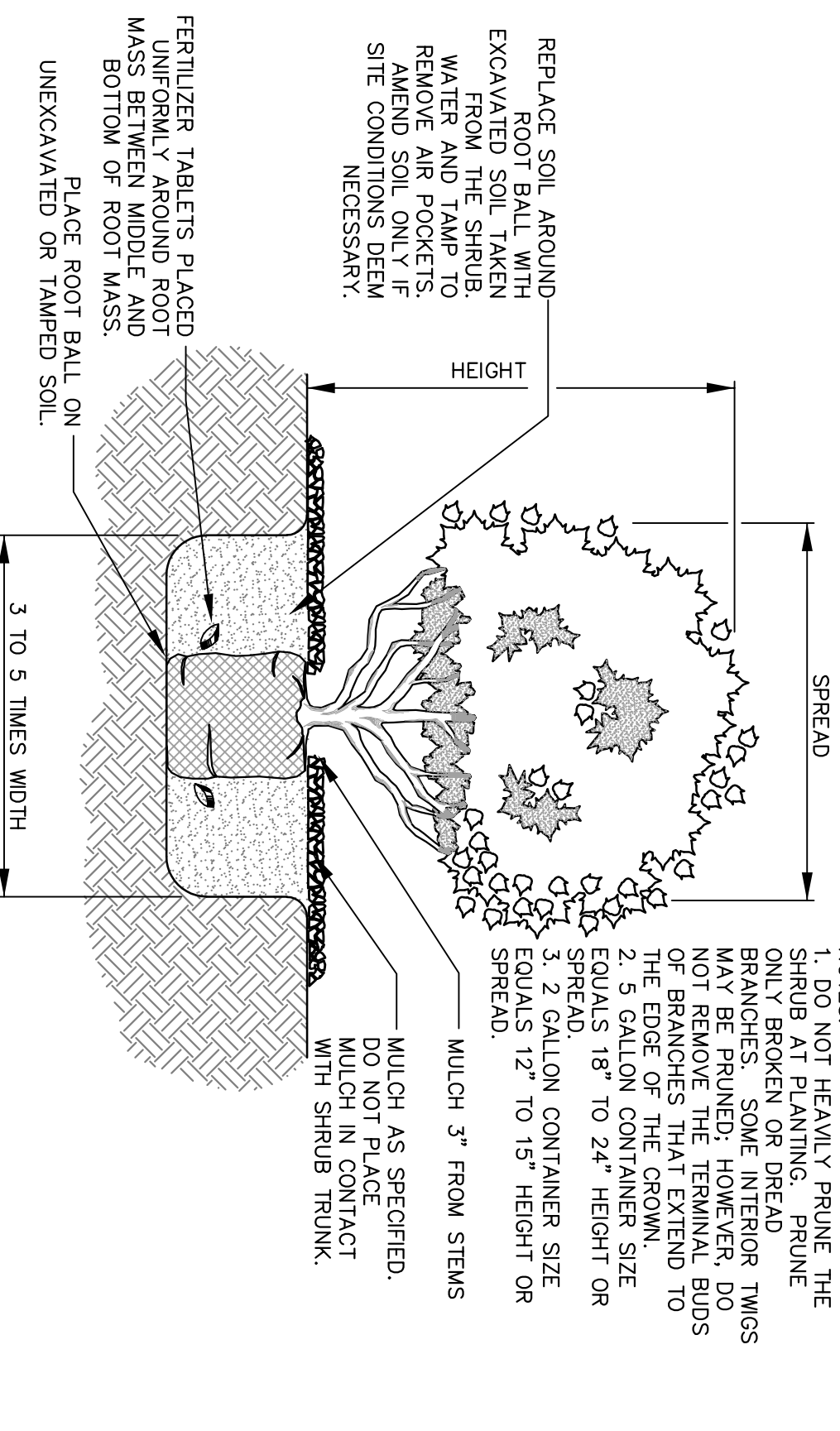
PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	<i>Acer grandidentatum</i> / Bigtooth Maple	B # B	2'Cal	22
	<i>Cercis canadensis</i> / Eastern Redbud	B # B	2'Cal	9
	<i>Crataegus crus-galli</i> 'Ivornis' / Thornless Hawthorn	B # B	2'Cal	15
	<i>Gleditsia tracanthos nemris</i> 'Shademaster' TM / Shademaster Locust	B # B	2'Cal	21
	<i>Pyrus calleryana</i> 'Quantidex' / Quantidex Pear	B # B	2'Cal	12
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	<i>Calamagrostis x acutilora</i> 'Karl Foerster' / Feather Reed Grass	2 gal		65
	<i>Corydalis x chlorodensis</i> 'Dark Knight' / Blue Mist Sash	2 gal		11
	<i>Hemerocallis x 'Pardon Me'</i> / Pardon Me Daylily	1 gal		24
	<i>Hemerocallis x 'Stella de Oro'</i> / Stella de Oro Daylily	1 gal		32
	<i>Juniperus horizontalis</i> 'Bar Harbor' / Bar Harbor Creeping Juniper	2 gal		28
	<i>Miscanthus sinensis</i> 'Gracillimus' / Maiden Grass	2 gal		53
	<i>Pennisetum alopecuroides</i> 'Little Bump' / Little Bump Fountain Grass	2 gal		61
	<i>Perovskia atriplicifolia</i> 'Blue Sprines' / Russian Sage	2 gal		7
	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		73
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	<i>Rocky Mountain Wildflower</i> 'Mix by Granite Seed	seed	29.466 sf	
MULCHES / ROCK				
	TURF GRASS BLEND - REFER TO NOTES AND DETAILS SHEET	2,806 S.F.		
	3" MINIMUM DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	7,726 S.F.		
	3" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (GRAYS, WHITES & BLACKS) WITH 10% OF 6" MINUS (GRAYS, WHITES & BLACKS) OVER DEWITT PRO 5 WEED BARRIER	6,844 S.F.		
	CONCRETE MOW STRIP - REFER TO SHEET L-5			
	8-1/8 CF LANDSCAPE BOULDER	16 EACH		

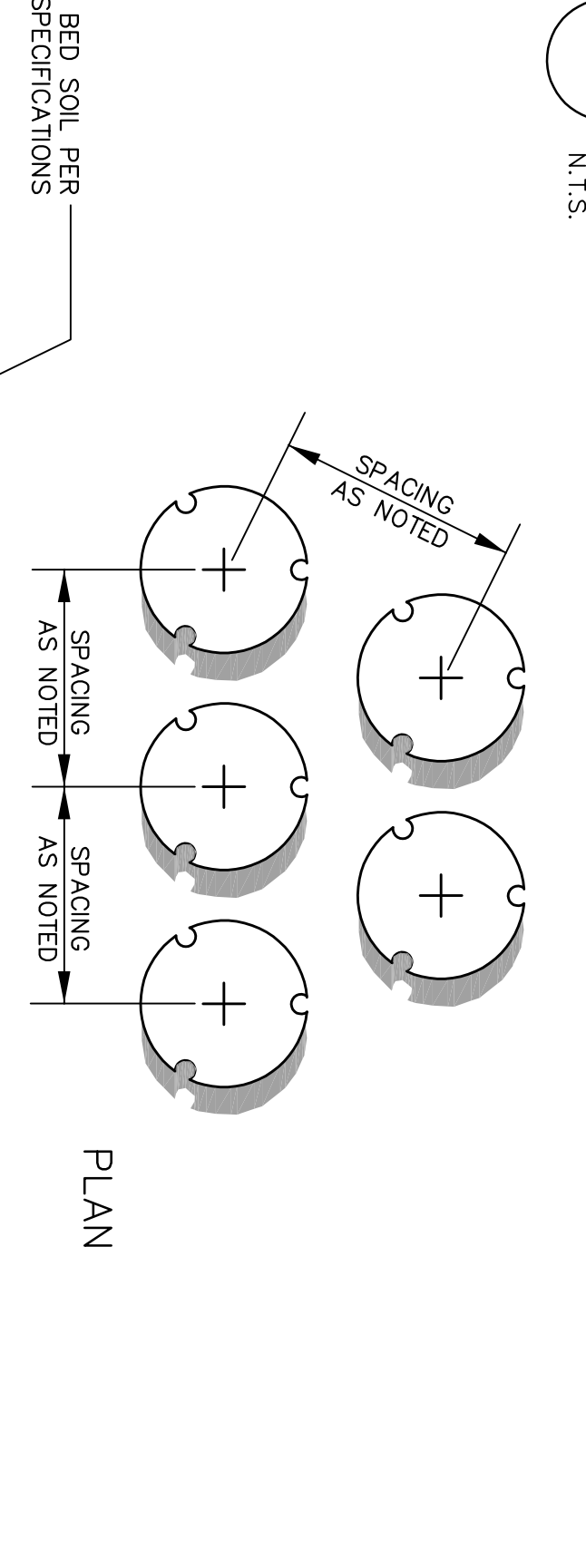
NOTES:
 1. SET SHEET L-5 FOR LANDSCAPE NOTES AND DETAILS.
 2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
 3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB, OF THE SPRINKLER SYSTEM.
 4. IRRIGATION SYSTEMS TO BE EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 5. ROCK MULCHES TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS.
 6. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 7. DISCUSS WITH CIVIL ENGINEER FOR GRADING DESIGN. IF SITE GRADING & CONSTRUCTION CONTRACTOR TO REFER TO SHEET L-1 FOR VERTICAL (2th: V) NOTATION LANDSCAPE WHEN PLANTED.
 8. ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.



1 TREE PLANTING AND STAKING



2 SHRUB AND ORNAMENTAL GRASS PLANTING

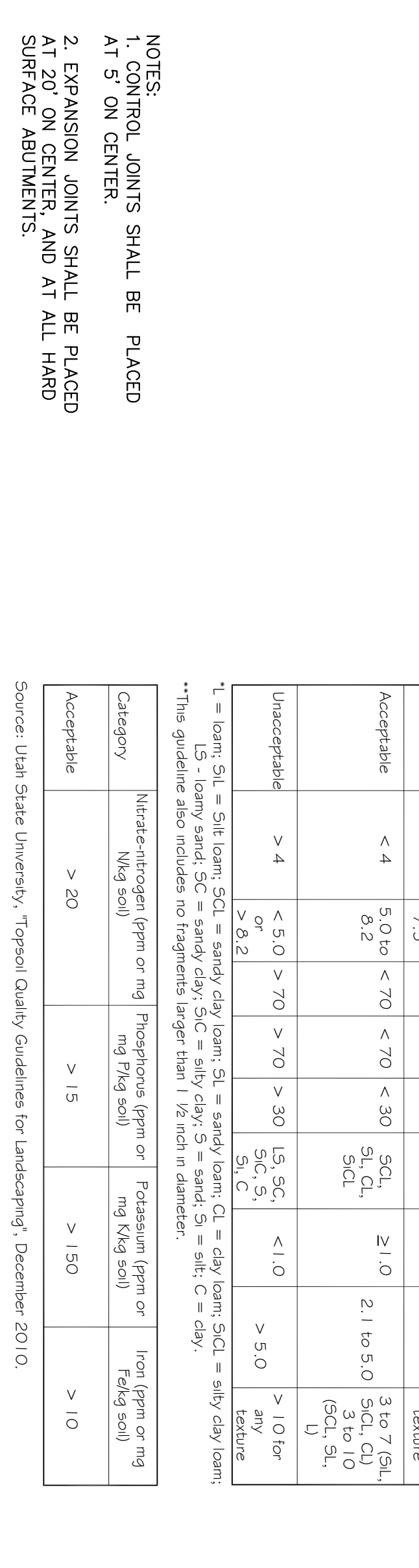


3 GROUND COVER, ANNUAL, AND/OR PERENNIAL PLANTINGS

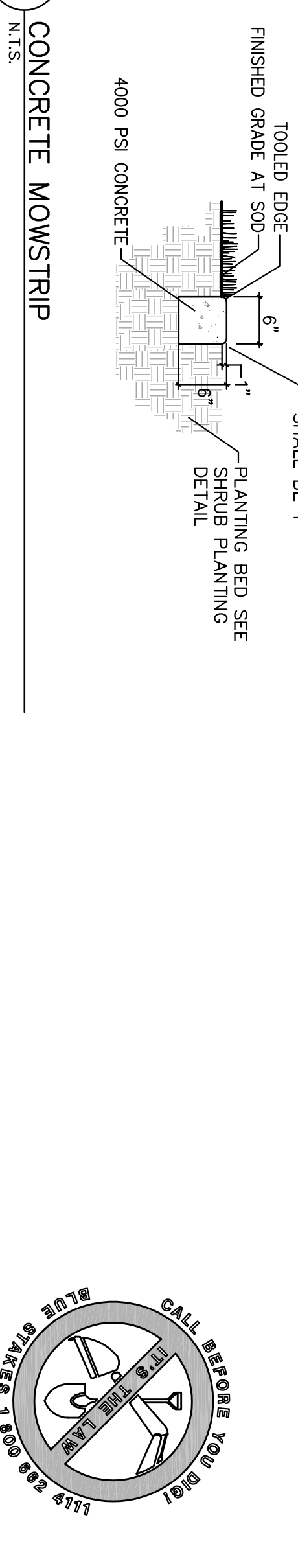
PLANTING NOTES:
 1. LANDSCAPE BEDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ITEMS THAT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE UNIT PRICE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNERS CONSULTANT REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
 2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
 3. CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
 4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
 5. PLANT MATERIAL EXCAVATION, CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
 6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
 7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.
 8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.
 9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND Laid IMMEDIATELY AFTER CUTTING. SOD MUST BE Laid WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE Laid SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADDITIONAL SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASSES TO BE GRASSHAWK PARKS MATERIAL BLUE (OR EQUIVALENT) WHICH IS A WATER-WET TURF. INSTALL AND MAINTAIN PER GROWERS SPECIFICATIONS.
 10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
 11. FERTILIZER FOR SOD AREAS SHALL BE PELLETED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURERS SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
 12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS, AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THE SITE GUYING AND STAKING IN A TIMELY MANNER. ONCE STAKED TREES HAVE TAKEN ROOT, NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
 13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
 14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
 15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNERS REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
 16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAYL, OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDED INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
 18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA MANUAL OF STANDARD SPECIFICATIONS.
 19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE CITY.

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY BRANCHES OR DEAD BRANCHES. SOME INTERIOR TWIGS MAY BE PRUNED; HOWEVER, DO NOT REMOVE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 2. 5 GALLON CONTAINER SIZE EQUALS 18" TO 24" HEIGHT OR 12" TO 15" SPREAD.
 3. SPREAD EQUALS 12" TO 15" SPREAD.
 4. IF STAKING IS NECESSARY, STAKE ABOVE FIRST BRANCHES AND NECESSARY FOR FIRM SUPPORT.
 5. IF PLANT IS SUPPLIED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 INCHES INTO PLANTING HOLE.
 6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
 7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 6". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.
 8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.
 9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND Laid IMMEDIATELY AFTER CUTTING. SOD MUST BE Laid WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE Laid SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADDITIONAL SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE. TURF GRASSES TO BE GRASSHAWK PARKS MATERIAL BLUE (OR EQUIVALENT) WHICH IS A WATER-WET TURF. INSTALL AND MAINTAIN PER GROWERS SPECIFICATIONS.
 10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
 11. FERTILIZER FOR SOD AREAS SHALL BE PELLETED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURERS SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
 12. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS, AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THE SITE GUYING AND STAKING IN A TIMELY MANNER. ONCE STAKED TREES HAVE TAKEN ROOT, NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
 13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
 14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
 15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNERS REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
 16. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAYL, OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDED INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
 17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
 18. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2012 APWA MANUAL OF STANDARD SPECIFICATIONS.
 19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE CITY.

4 CONCRETE MOWSTRIP



NOTES:
 1. CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.
 2. EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.
 3. MOWSTRIP SHALL BE INSTALLED TO SEPARATE SOD FROM MULCH AREAS AND ALL SOD FROM MULCH AREAS.



3 GROUND COVER, ANNUAL, AND/OR PERENNIAL PLANTINGS

NO.	REVISIONS	BY	DATE

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
 888 S. DRAPER, UTAH 84020
 PHONE: 801.641.7464
 www.foresitedesigngroup.com



PARRISH CREEK - BUILDING B
 LANDSCAPE NOTES AND DETAILS
 1050 NORTH 950 WEST CENTERVILLE, UTAH 84014

SHEET: L-5
 FILE NAME: SCALE: N/A
 LICENSED LANDSCAPE ARCHITECT
 DAN C. MATTA
 No. 106748
 6/30/22