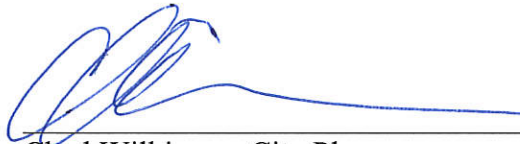


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, June 20, 2017**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for June 6, 2017.
3. Consider preliminary site plan approval for a commercial office development at 1065 S 500 West, Jeff Beck representing Union Avenue LLC, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.



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Chad Wilkinson, City Planner

**Bountiful City  
Planning Commission Minutes  
June 6, 2017  
6:30 P.M.**

Present: Chair – Sean Monson; Planning Commission Members – Dave Badham, Jesse Bell, Von Hill, and Tom Smith; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation – Richard Higginson; Planning Commission Member – Sharon Spratley; City Attorney – Clint Drake

**1. Welcome and Introductions.**

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for June 6, 2017.**

Dave Badham made a motion to approve the minutes for June 6, 2017 as written. Von Hill seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**3. Consider approval of an amended site plan for a parking lot at Ridgewood Condominium at Maple Hills located at 1374 E Ridgewood Way, Ralph Mabey, representing the Ridgewood Condominium at Maple Hills HOA Board, applicant.**

Ralph Mabey was present. Chad Wilkinson presented the staff report.

The applicant, Ralph Mabey, representing the Homeowners Association of the Ridgewood of Maple Hills Condominium development, is requesting a change to the site plan approved with the original development. The request is to convert an area currently occupied by two tennis courts into parking for nine vehicles and a modified recreational area. The revised recreation area will include a pickle ball court, basketball court and open grass area for use by residents and guests of the development.

The site plan was originally approved in 1977 as part of the overall plan for the Ridgewood of Maple Hills Condominium development. As with all condominium communities, the original approval included the provision of common area open space and recreation areas as a part of a set of amenities for the residents of the development. The applicant stated that the tennis courts have had declining use over the years and that the additional parking proposed is desirable for the residents of the development. The application materials also cite a need for additional parking for the club house located to the north west of the existing tennis courts.

At the time of approval, the development was required to provide 800 square feet of recreational open space per unit. This totaled approximately 120,800 square feet based on the number of units proposed. According to approved plans, the development originally provided approximately 126, 242 square feet of recreation space which was  $\pm 5,400$  square feet in excess of the minimum required. The proposed parking area would reduce the recreational open space by approximately 4,900 square feet. Based on this reduction the development would still exceed the minimum requirements at the time of development by approximately 500 square feet. The parking will still benefit the residents and guests of the

development by providing parking adjacent to the recreation area and club house. The submitted plan also shows the “filling in” of a sloped area to the south west of the tennis courts. This change does not seem to be necessary and is not recommended for approval by staff.

The proposed change is not expected to have significant impacts. The development had previously provided recreational space in excess of required minimums. With the reduction, the development will still have recreational open space exceeding the minimum required at the time of approval.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the amendment to the site plan subject to the following conditions:

1. Revise the plan to remove the note stating that the existing slope area to the south east of the tennis courts, adjacent to Ridgewood Way will be filled in.
2. Meet any requirements of Bountiful Power related to the existing power line on the northwest side of the tennis courts.

Mr. Mabey stated that the retaining wall and power transformer work has been completed. Staff stated that the size of the recreational/open space for this PUD will still meet the requirements needed for approval.

Von Hill made a motion to approve an amended site plan for a parking lot at Ridgewood Condominium at Maple Hills located at 1374 E Ridgewood Way with the two conditions outlined by staff. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**4. Consider preliminary and final subdivision approval for Hepworth Farms Subdivision located at 444 N 400 E, Janet Gold, applicant.**

Janet Gold and Ted Peck were present. Paul Rowland presented the staff report.

Ms. Janet Gold is requesting preliminary and final approval for a five lot subdivision at the northeast corner of 400 North and 400 East. The property is not in a subdivision and consists of three parcels which combined contain 3.21 acres and currently have four single family homes and a large detached barn/garage.

The proposed subdivision consists of five lots that front onto 400 North and also 400 East. Currently the three parcels consist of a large flag lot which fronts on to 400 East, a corner lot parcel with a single home and a large lot fronting on 400 North which contains two homes. The owners are anxious to subdivide the property so that each of the existing homes is on a lot that is compliant with current zoning regulations. The remaining property is then placed in a new single family lot.

This property is located in the R-4 Zone. All of the proposed lots exceed the minimum lot size and frontage requirements and have been divided so that all of the existing houses meet the required setbacks and side yards. There is a large overhead power transmission line running over what will become lot 3 and lot 4. A new 15 ft. wide utility easement will need to be shown on the final plat covering the power lines.

The proposed new lot faces 400 East along the newly reconstructed concrete street. Culinary water is available from a 6” fire hydrant line just north of the lot, irrigation water is already stubbed into the

property and while 400 East was under construction, a sewer lateral to serve the lot was installed so that the new street would not have to be excavated to provide for utilities. Power in the area is all overhead and will be available to the new lot.

Because the only new lot fronts onto the recently reconstructed 400 East Street, the walk and the curb and gutter are almost brand new. No overall bond will be required for the subdivision, however the damaged curb and walk and drive approaches along the 400 North frontage will be required to be removed and replaced with Bountiful standard improvements. In addition, the concrete will be required to be removed from the park strips and replaced with landscaping meeting Bountiful City ordinances along the 400 North frontage in the area where the walk and curb are replaced. A bond will be required to cover that work.

With this being an already developed area, no on-site storm water detention basin will be required, rather the developer will be required to pay the normal Storm Water Impact Fee.

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards. Staff recommends the Planning Commission pass along a recommendation for preliminary and final approval with the following conditions.

1. Remove and replace the damaged C&G and walk along 400 North and remove the corresponding concrete park strip and replace with approved landscaping
2. Payment of all required fees.
3. Post a bond and sign a development agreement for the required subdivision improvements
4. Provide a current Title Report.

Staff and applicants discussed the sidewalk and curb and gutter damages and the need to remove and replace it. Mr. Peck discussed the possibility of changing the height of the sidewalk and curb and gutter to match the height of the road. Staff will work with the applicants with the replacement of the concrete.

Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City Council for the preliminary and final subdivision approval for Hepworth Farms Subdivision located at 444 N 400 E with the 4 conditions outlined by staff.. Jesse Bell seconded the motion. Voting passed 4-0-1 with Commission members Badham, Bell, Monson, and Smith voting aye with Hill abstaining.

**5. Consider approval of the Findings of Fact for a Variance to allow installation of a 6 foot fence in the front yard at 2933 Lewis Park Cove, Rudy Larsen, applicant.**

Von Hill made a motion to approve the Findings of Fact for the approval of a variance to allow installation of a 6 foot fence in the front yard at 2933 Lewis Park Cove. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**6. Planning Director's report, review of pending applications and miscellaneous business.**

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:03 p.m.

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Chad Wilkinson, Bountiful City Planner



# Commission Staff Report

Item # 3

**Subject:** Preliminary Site Plan for a Commercial Office  
Park Development  
**Author:** Chad Wilkinson, City Planner  
**Address:** 1065 S 500 West (Highway 89)  
**Date:** June 20, 2017



## Description of Request:

The applicants, Union Avenue LLC, are requesting preliminary site plan approval for a commercial office park in the C-H Zone. The application includes the construction of two new buildings and a proposed renovation of an existing building on site. The two new buildings will consist of a two-story office building approximately 15,500 square feet in size and a multi-tenant office /warehouse building approximately 16,775 square feet in size. An existing gymnastics use will continue with modifications to the building and an additional  $\pm 3,100$  square foot commercial space to be constructed on the south side of the existing building. An existing "L" shaped portion of the building will be removed to provide additional parking area. An existing two-story office on the south side of property will remain.

## Background and Analysis:

The property is located at the intersection of 1150 South and Highway 89/500 West. The property is zoned C-H (Heavy Commercial) and is surrounded by Single Family residential zoning and use to the east, Bountiful Water Subconservancy District headquarters to the north, a vacant lot and restaurant use to the west and retail and auto sales use to the south.

The development is located on four existing parcels totaling approximately 3.13 acres. The applicant plans to divide the property and adjust property lines and anticipates filing a subdivision map in conjunction with their final site plan approval. The applicant also anticipates the creation of commercial condominium units in the future.

Access to the project will be via driveways on 1150 South and 500 West. The shared access to the property from 500 West will be subject to review and approval from the Utah Department of Transportation. The proposed plan shows adequate parking based on the square footages shown. It is anticipated that the flex office spaces will have slightly more parking demand as some of these areas will be used as office and not warehouse. However, the peak demand time for the flex commercial will occur at a different time than the gymnastics use. It is therefore anticipated that the site as a whole will have adequate parking.

The buildings all meet the required front yard setbacks along the street frontages. The applicant has requested that the review body consider reduced setbacks along the north property line as authorized in section 14-6-105 of the Land Use Ordinance. The applicant requests a reduction from the required 10 foot setback to a setback of 5 feet. The buildings to the north appear to have been constructed with similar reduced setbacks and the

reduction is consistent with those buildings. The structures will still be required to meet applicable building and fire construction standards.

The applicant proposes a mix of brick, architectural concrete and glass for the buildings. The proposal also includes the use of metal trim pieces for accent. The flex warehouse office space includes glass garage doors to add additional fenestration to the buildings. The applicant proposes to update the façade of the gymnastics building to include materials consistent with the new buildings.

The submitted preliminary landscape plan shows the minimum 15 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance. The landscape plan will need to include the minimum number of trees and shrubs required by code based on the lot size.

Storm water will be conveyed to the existing storm drain system in 500 West via an onsite system. With this being a previously developed property, no onsite detention of storm water is required. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards.

### **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

### **Recommended Action**

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan subject to the following conditions:

1. Complete any and all redline corrections including the following:
  - a. Show the existing water and fire systems serving the existing buildings.
  - b. Revise the utility plan to show the existing and proposed power facilities.
  - c. All interior parking spaces not fronting on a sidewalk or landscape area shall have a minimum dimension of 9 X 20 feet. Parking spaces that overhang sidewalks or landscaping areas that are a minimum width of 6 feet may be reduced to 9 X 18 feet.
  - d. Provide a detail of the trash enclosures. Refuse container enclosures shall be constructed of materials that are architecturally compatible with the main buildings.

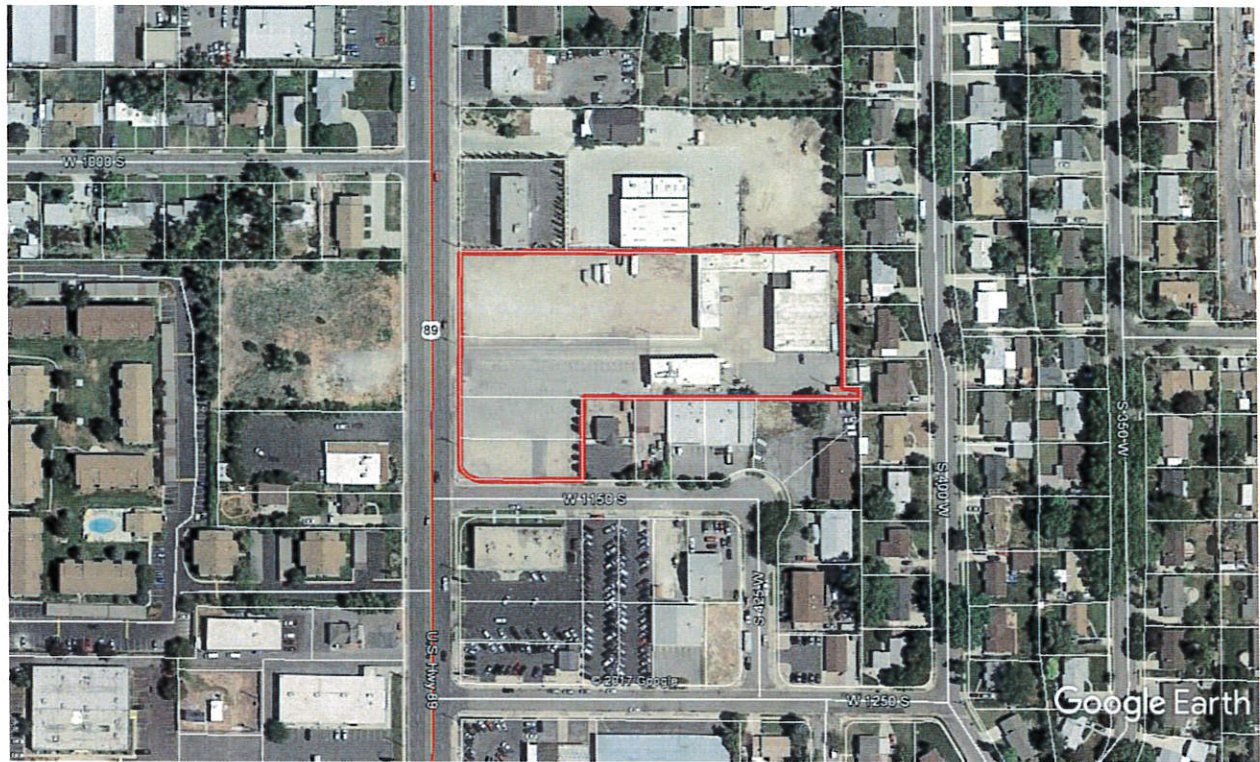
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. Prior to issuance of a building permit, complete the following:
  - a. Obtain approval for the proposed preliminary and final subdivision.
  - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
  - c. Any modifications required by conditions of the Planning Commission and City Council.
4. All damaged curb and gutter and sidewalk along 1150 S. and 500 W. shall be replaced.
5. The setback along the north property line shall be reduced to 5 feet as authorized by Section 14-6-105 of the Land Use Ordinance.

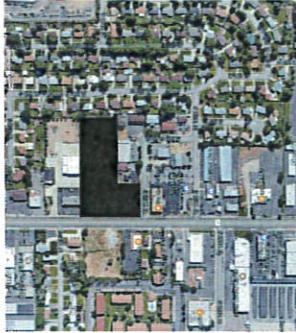
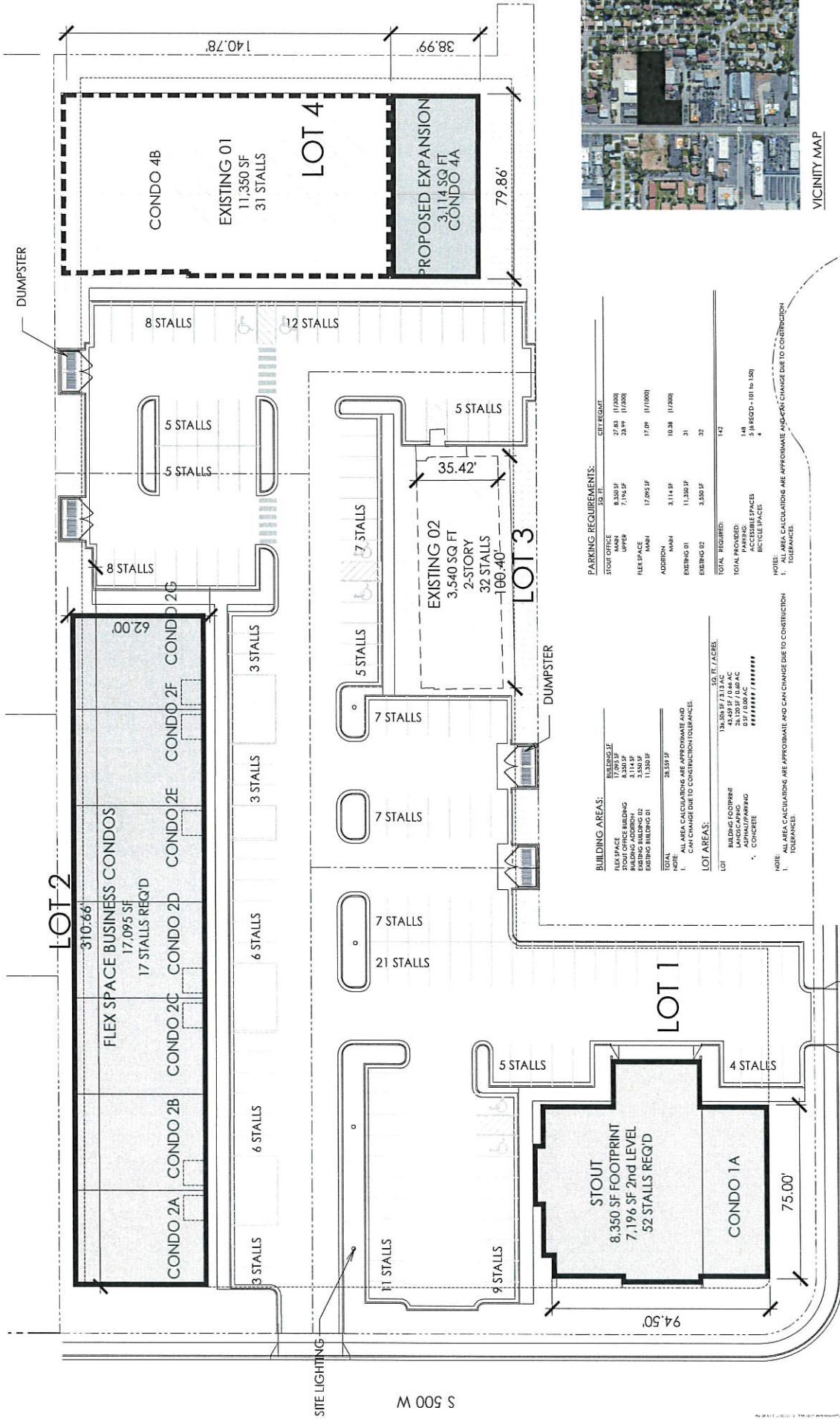
### **Attachments**

1. Aerial photo
2. Site and utility plans
3. Building elevations



# Aerial Photo





VICINITY MAP

**PARKING REQUIREMENTS:**

STOUT OFFICE	SQ. FT.	CITY REQ'D
MAIN	8,350 SF	27.83 (17,000)
OFFICE	7,196 SF	23.41 (14,500)
<b>FLEX SPACE</b>	<b>17,095 SF</b>	<b>17.09 (17,000)</b>
ADDITION	3,114 SF	10.38 (17,000)
EXISTING 01	11,350 SF	31
EXISTING 02	3,540 SF	32
<b>TOTAL REQUIRED:</b>		<b>142</b>
<b>TOTAL PROVIDED:</b>		<b>148</b>
<b>ACCESSIBLE SPACES</b>		<b>5 (6 REQ'D - 101 to 150)</b>
<b>BICYCLE SPACES</b>		<b>4</b>

NOTE: ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**BUILDING AREAS:**

STOUT OFFICE	SQ. FT. / ACRES
FLEX SPACE	17,095 SF
EXISTING 02	3,540 SF
EXISTING 01	11,350 SF
ADDITION	3,114 SF
<b>TOTAL</b>	<b>35,109 SF</b>

NOTE: ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

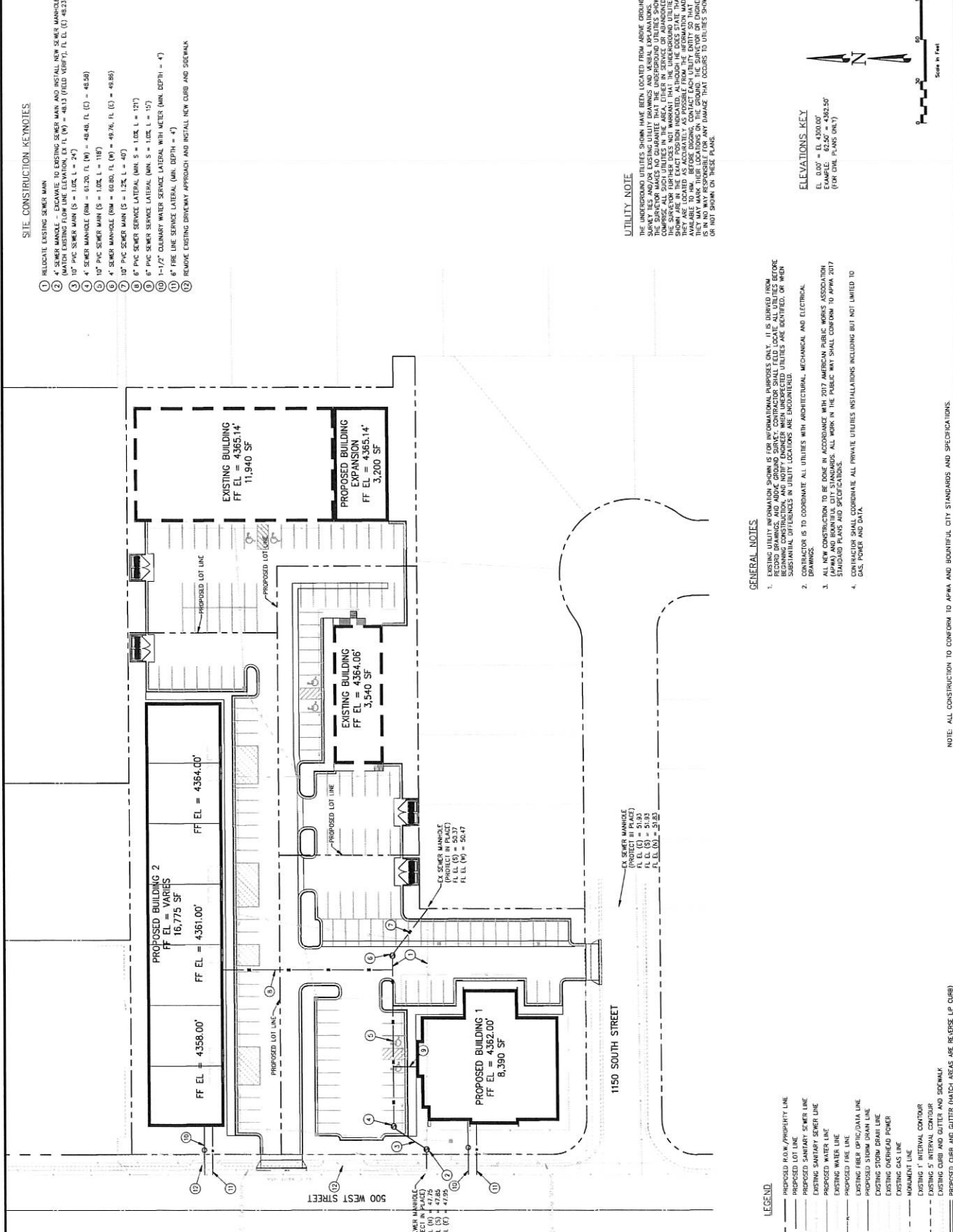
**LOT AREAS:**

LOT	SQ. FT. / ACRES
LOT 1	15,250 SF / 0.34 AC
LOT 2	310,860 SF / 7.14 AC
LOT 3	24,100 SF / 0.55 AC
LOT 4	117,899 SF / 2.68 AC
<b>TOTAL</b>	<b>367,109 SF / 8.31 AC</b>

NOTE: ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



NO.	REVISIONS	BY	DATE



- SITE CONSTRUCTION KEYNOTES**
- RELOCATE EXISTING SEWER MAN
  - 4" SEWER MANHOLE - ESCALATE TO EXISTING SEWER MAIN AND INSTALL NEW SEWER MANHOLE (MATCH EXISTING FLOW LINE ELEVATION, EX FL (W) = 48.3 (FIELD VERIFY), FL (C) = 48.23)
  - 10" PVC SEWER MAIN (S = 1.02, L = 24')
  - 4" SEWER MANHOLE (RM = 61.20, FL (W) = 48.48, FL (C) = 48.58)
  - 10" PVC SEWER MAIN (S = 1.02, L = 118')
  - 4" SEWER MANHOLE (RM = 60.80, FL (W) = 49.76, FL (C) = 49.85)
  - 10" PVC SEWER MAIN (S = 1.24, L = 40')
  - 6" PVC SEWER SERVICE LATERAL (RM, S = 1.02, L = 121')
  - 6" PVC SEWER SERVICE LATERAL (RM, S = 1.02, L = 10')
  - 1-1/2" CULINARY WATER SERVICE LATERAL WITH VALVE (RM, DEPTH = 4')
  - 6" FIRE LINE SERVICE LATERAL (RM, DEPTH = 4')
  - REMOVE EXISTING DRINKING WATER APPROACH AND INSTALL NEW CURB AND SIDEWALK

- GENERAL NOTES**
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION AND ALL UTILITY LOCATIONS ARE UNADJUSTED.
  - CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
  - ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH 2017 AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND BOUNTIFUL CITY STANDARDS. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.
  - CONTRACTOR SHALL COORDINATE ALL PRIVATE UTILITIES INSTALLATIONS INCLUDING BUT NOT LIMITED TO: GAS, FIBER OPTIC DATA.

**UTILITY NOTE**

ALL UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEYS AND/OR EXISTING UTILITY DRAWINGS AND VISUAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETELY ACCURATE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

**ELEVATIONS KEY**

EL. 60.07 = EL. 60.00'  
 EL. 60.07 = EL. 60.00'  
 (FOR ONE P-AND ONLY)



- LEGEND**
- PROPOSED R.O.W./PROPERTY LINE
  - PROPOSED LOT LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED FIRE LINE
  - EXISTING FIRE LINE
  - EXISTING FIBER OPTIC/DATA LINE
  - EXISTING STORM DRAIN LINE
  - EXISTING STORM DRAIN LINE
  - EXISTING OVERHEAD POWER
  - EXISTING GAS LINE
  - PROPOSED GAS LINE
  - PROPOSED FIRE LINE
  - PROPOSED SEWER LINE
  - PROPOSED STORM DRAIN LINE
  - PROPOSED WATER LINE
  - PROPOSED FIBER OPTIC/DATA LINE
  - EXISTING CURB AND GUTTER (MATCH AREAS ARE REVERSE LIP CURB)
  - PROPOSED CURB AND GUTTER (MATCH AREAS ARE REVERSE LIP CURB)

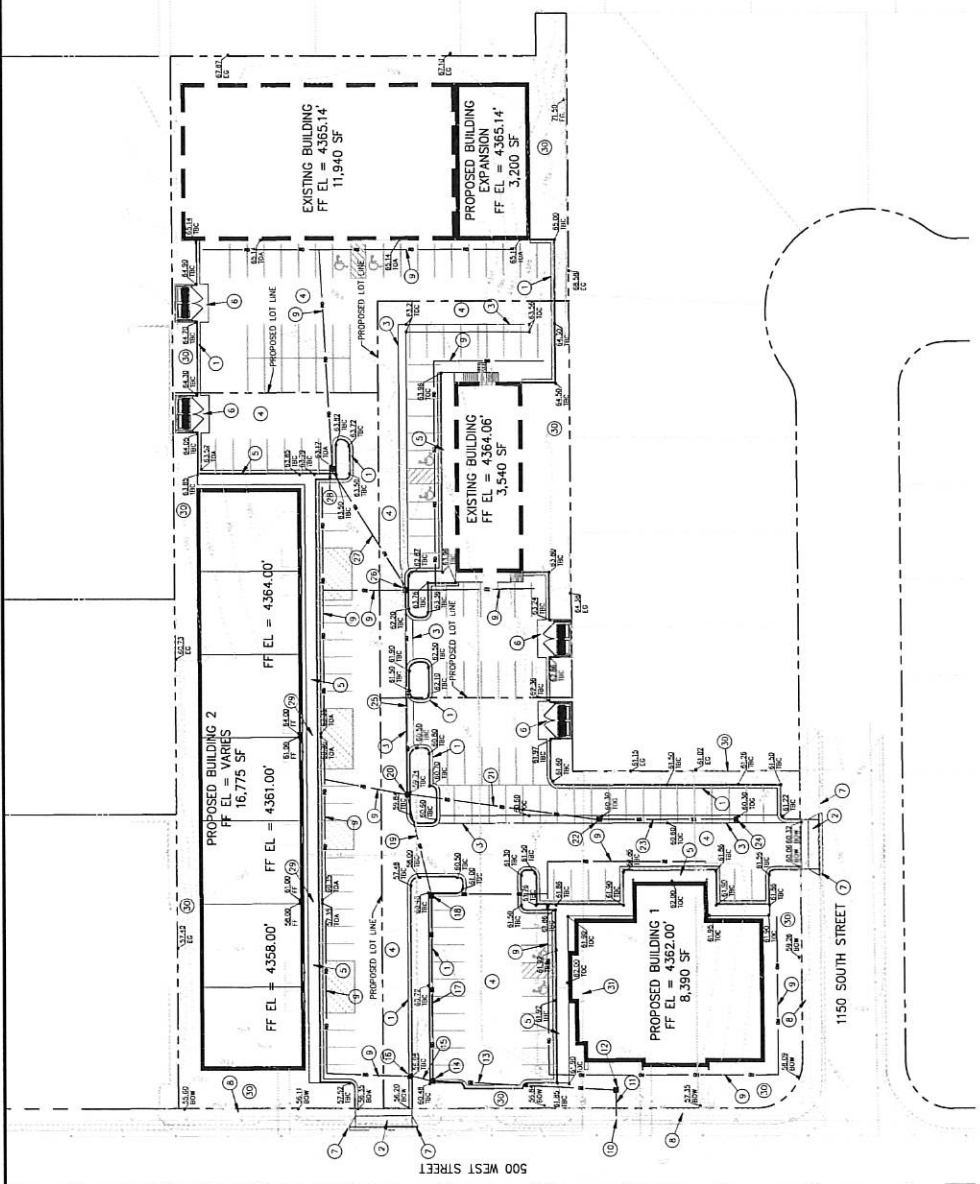
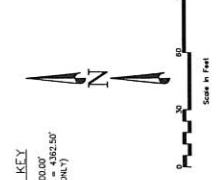


5664 South Green Street  
 Murray Utah 84123 801-713-5000  
 Engineering Associates, L.C.  
 LOCATION: BOUNTIFUL CITY, UTAH  
 FOR: JEFF BECK

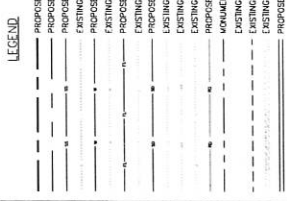
NO.	REVISIONS	BY	DATE

DESIGNED BY: MAJORS CA  
 CHECKED BY: MAJORS CA  
 DATE: 5/26/2017

- SITE CONSTRUCTION KEYNOTES**
- 2" CURB AND GUTTER - TYPE E (PER APWA PLAN NO. 205, REVERSE UP WHERE MATCHED)
  - CONCRETE DRIVEWAY APPROACH (PER APWA PLAN NO. 221)
  - CONCRETE WATERWAY (PER APWA PLAN NO. 211)
  - ASPHALT PAVING (PER PAVEMENT SECTION (USGA))
  - CONCRETE SIDEWALK (PER APWA PLAN NO. 231)
  - THICKENED EDGE WEDD ADJACENT TO ALL PARKING AREAS IF CURB AND GUTTER IS NOT INSTALLED (THICKENED EDGE WEDD ADJACENT TO ALL PARKING AREAS, SLOPE TO ALLOW DRAINAGE OUT)
  - TRASH/RECYCLING ENCLOSURE (SEE ARCHITECTURAL PLANS, SLOPE TO ALLOW DRAINAGE OUT)
  - TE TO EX CURB AND GUTTER
  - REMOVE AND REPLACE SIDEWALK ADJACENT TO SITE (PER APWA PLAN NO. 231, MATCH EXISTING ELEVATIONS)
  - REMOVE AND REPLACE SIDEWALK TO STORM DRAIN SYSTEM - CONSTRUCTION TO INSTALL AS REQUIRED FOR EXISTING SITE CONDITIONS (MIN. SLOPE = 0.5%
  - MIN. COVER = 2.0', 6" PVC PIPE, PROVIDE OVERFLOW)
  - EXISTING STORM DRAIN MANHOLE (EX FL (247) = 52.68, NEW PIPE FL (15') 53.18)
  - 50 15" CLASS III RCP (S = 0.50%, L = 12')
  - 50 3/4" CATCH BASIN (FL = 53.76, GRADE EL. = 51.00)
  - 50 15" CLASS III RCP (S = 0.50%, L = 95')
  - 50 3/4" CATCH BASIN (FL = 53.76, BIC EL. = 60.48)
  - 50 15" CLASS III RCP (S = 1.00%, L = 10')
  - 50 3/4" CATCH BASIN (FL = 53.86, BIC EL. = 58.98)
  - 50 15" CLASS III RCP (S = 0.50%, L = 95')
  - 50 3/4" CATCH BASIN (FL = 54.74, BIC EL. = 60.48)
  - 50 15" CLASS III RCP (S = 0.50%, L = 62')
  - 50 3/4" CATCH BASIN (FL = 54.55, BIC EL. = 59.74)
  - 50 15" CLASS III RCP (S = 0.50%, L = 100')
  - 50 3/4" CATCH BASIN (FL = 55.55, GRADE EL. = 63.30)
  - 50 15" CLASS III RCP (S = 0.50%, L = 107')
  - 50 3/4" CATCH BASIN (FL = 55.40, GRADE EL. = 63.30)
  - 50 15" CLASS III RCP (S = 0.50%, L = 95')
  - 50 3/4" CATCH BASIN (FL = 55.00, BIC EL. = 62.50)
  - 50 15" CLASS III RCP (S = 0.50%, L = 77')
  - 50 3/4" CATCH BASIN (FL = 55.39, BIC EL. = 63.50)
  - INSTALL STAIRS AND RETAINING WALL IN PARKING AREA AS REQUIRED FOR TRANSITION.
  - SLOPE TO EXISTING GROUND OR OTHER EXISTING FEATURES
  - EXISTING STREET MAIN TO BE RELOCATED (SEE UTILITY PLAN)



- GENERAL NOTES**
- VERIFY ALL INFORMATION SHOWN IS FOR INFORMATION PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN ANY UNRECORDED UTILITIES ARE IDENTIFIED OR WHEN SEPARATING UTILITIES IN LOT LAYOUTS. ALL UNRECORDED UTILITIES ARE IDENTIFIED ON THESE DRAWINGS.
  - CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
  - ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH 2017 AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND BOUNTIFUL CITY STANDARDS. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.



NOTE: ALL CONSTRUCTION TO CONFORM TO APWA AND BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.

**LEGEND:**

- FILTER AREAS
- GRASS AREAS
- TREE (OF APPROVED VARIETY)
- SHRUB/PERENNIAL (OF APPROVED VARIETY)

**APPROVED VARIETIES:**

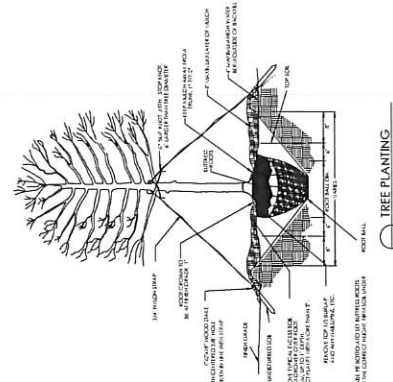
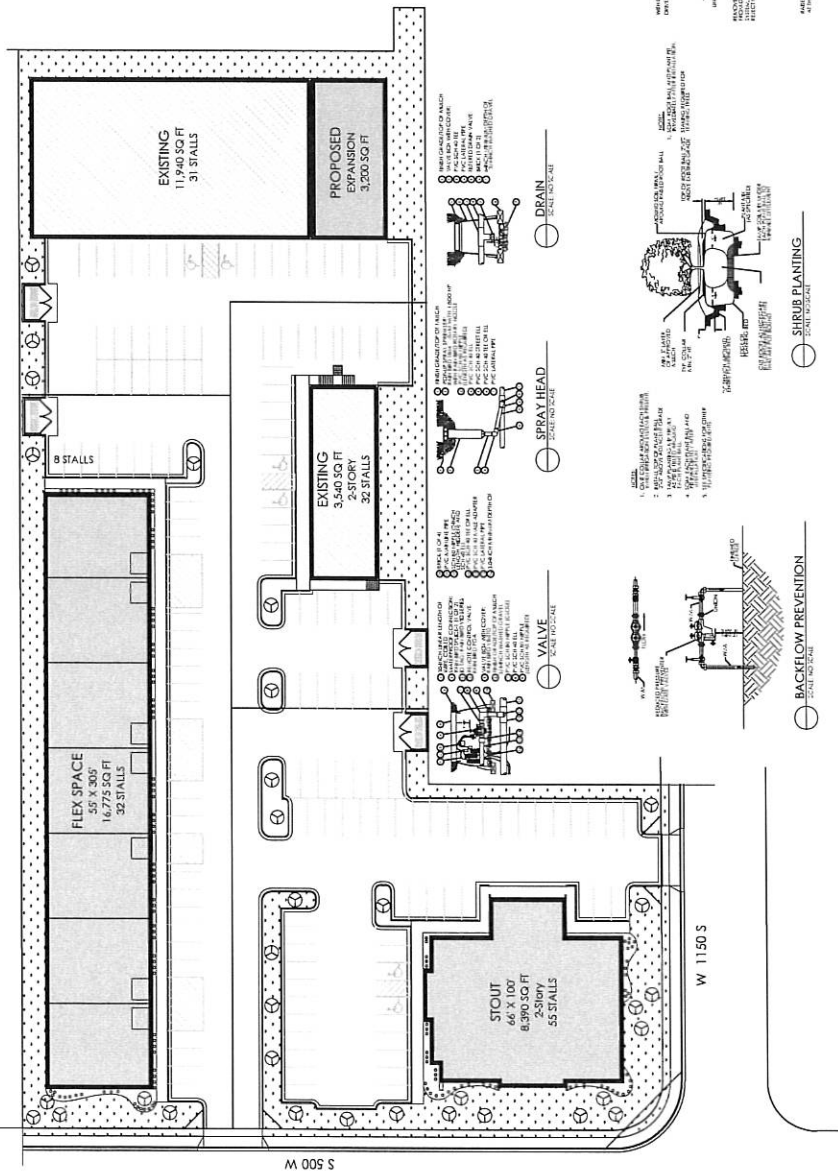
- TREES:**  
 AMUR MAPLE, CRIMSON KING MAPLE, HACKBERRY, EASTERN REDBUD, IMPERIAL HONEYLOCUST, SHADEMASTER HONEYLOCUST, GREENSPICE LITTLE LEAF LINDEN, COLORADO BLUE SPRUCE
- SHRUBS:**  
 DWARF BURKING BUSH, ANTHONY WATER SPREA, CRISTENA PLUX, LIMEROUND SPREA
- PERENNIALS:**  
 THREAD LEAF CORIOPUS, PRINCESS DASY, ASTERS, PURPLE CONE FLOWERS, DAYLILIES (HYBRID)

**IRRIGATION NOTES:**

PROJECT TO BE SERVED BY AN UNDERGROUND IRRIGATION SYSTEM THAT CONFORMS TO BOUNTIFUL CITY STANDARDS. MAIN LINE TO BE CONSTRUCTED OF 1" SCH-40 PVC. LATERAL LINES TO BE CONSTRUCTED OF 1/2" SCH-40 PVC REDUCED TO 3/8" SCH-40 PVC FOR LAST THREE HEADS ON EACH LATERAL LINE. LOCATE TIE-IN PER OWNER'S DIRECTION.

**PARCEL IDENTIFICATION:**

TAX ID NUMBER: 14-13-301-005-0000  
 ADDRESS: 1910 S 5500 W. (CERTIFICATE OF ADDRESS NO. 51245)





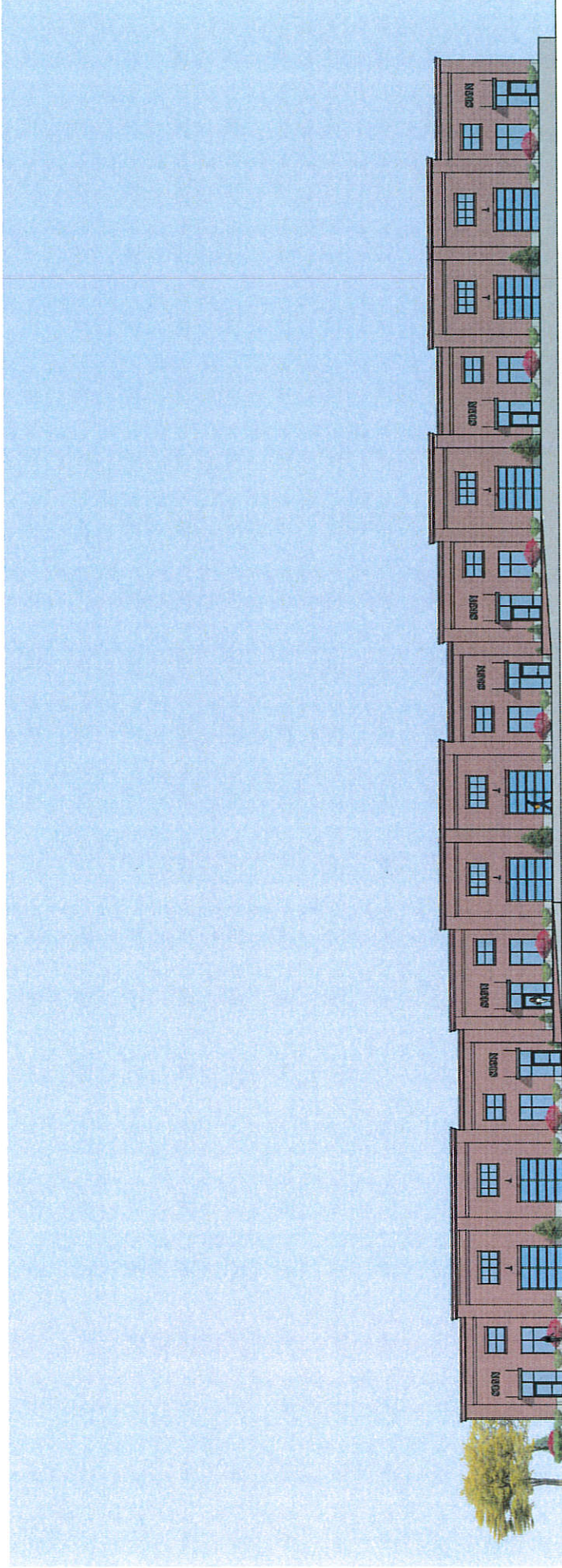


Flex Business Condo Building  
5th West Office Park, Bountiful Utah













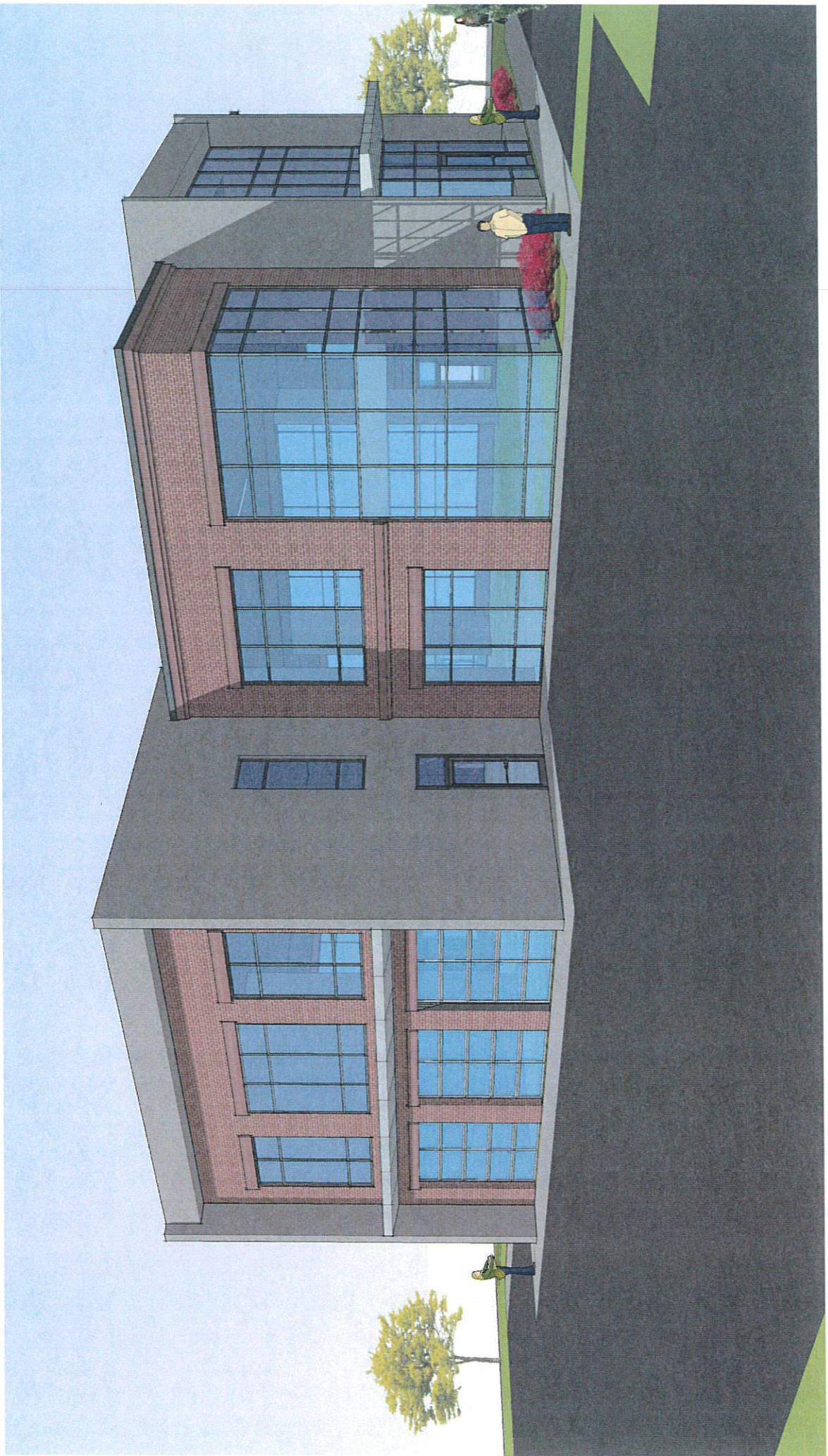
**ae urbia**  
architects and engineers

Flex Business Condo Building  
5th West Office Park, Bountiful Utah









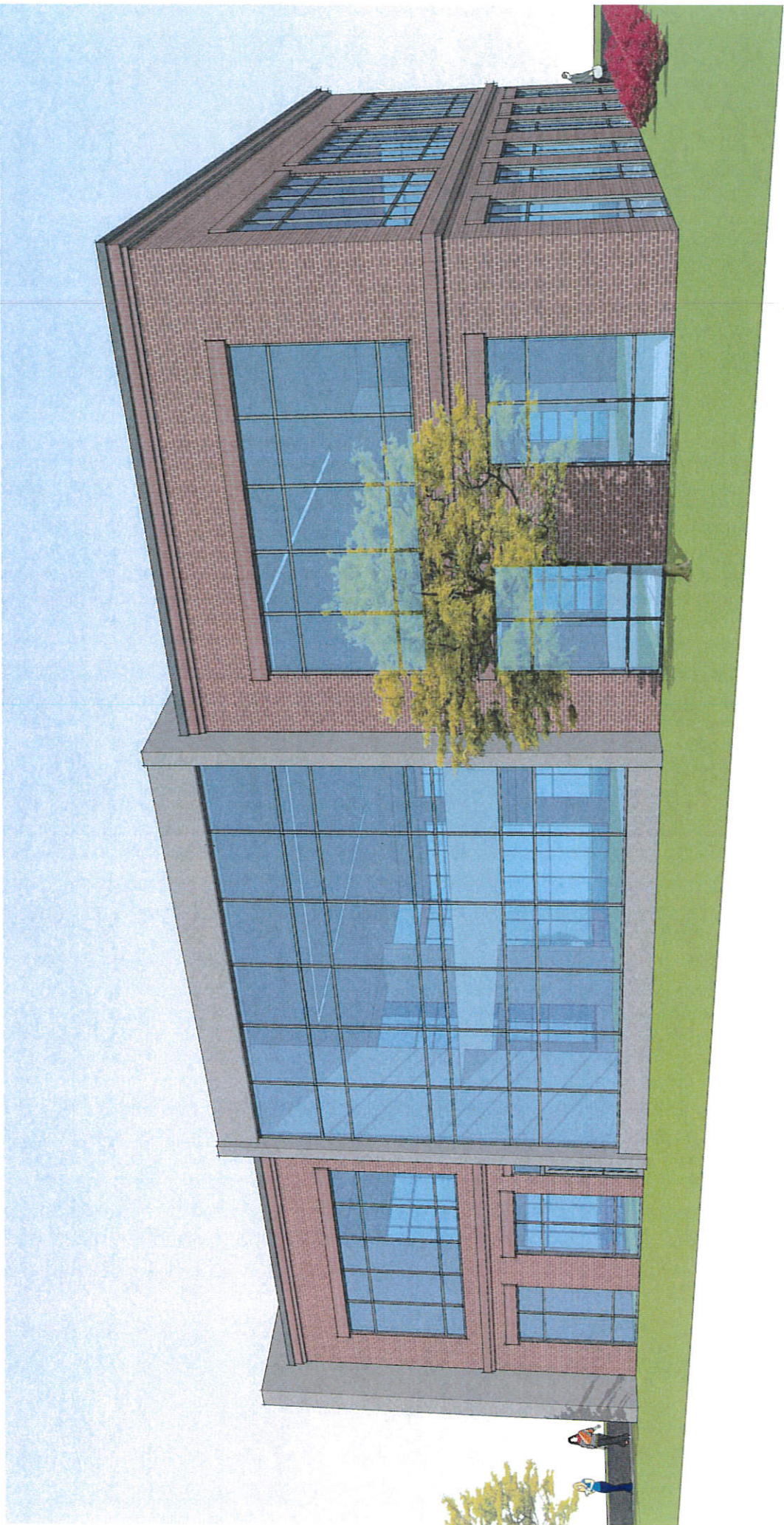




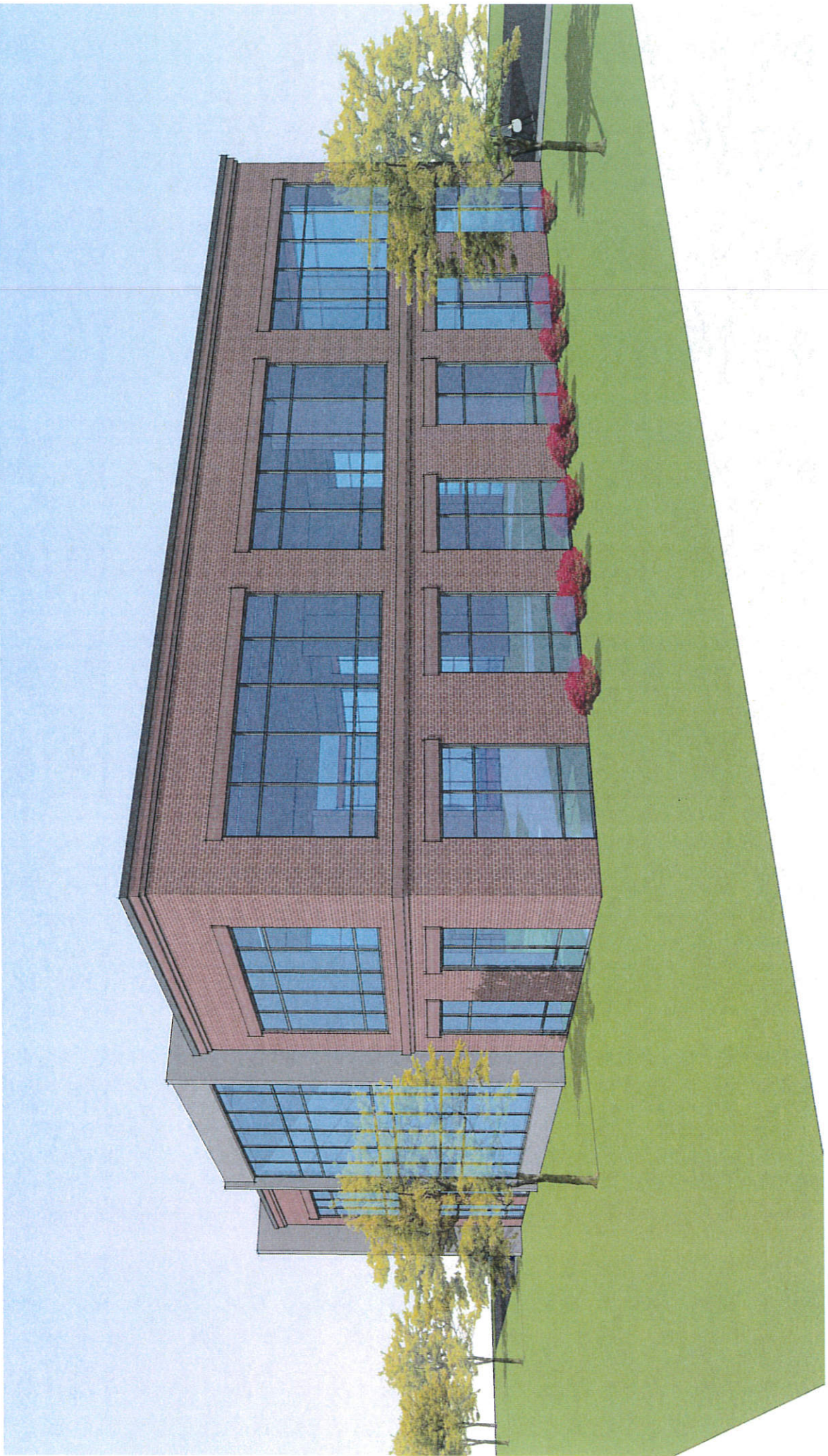
















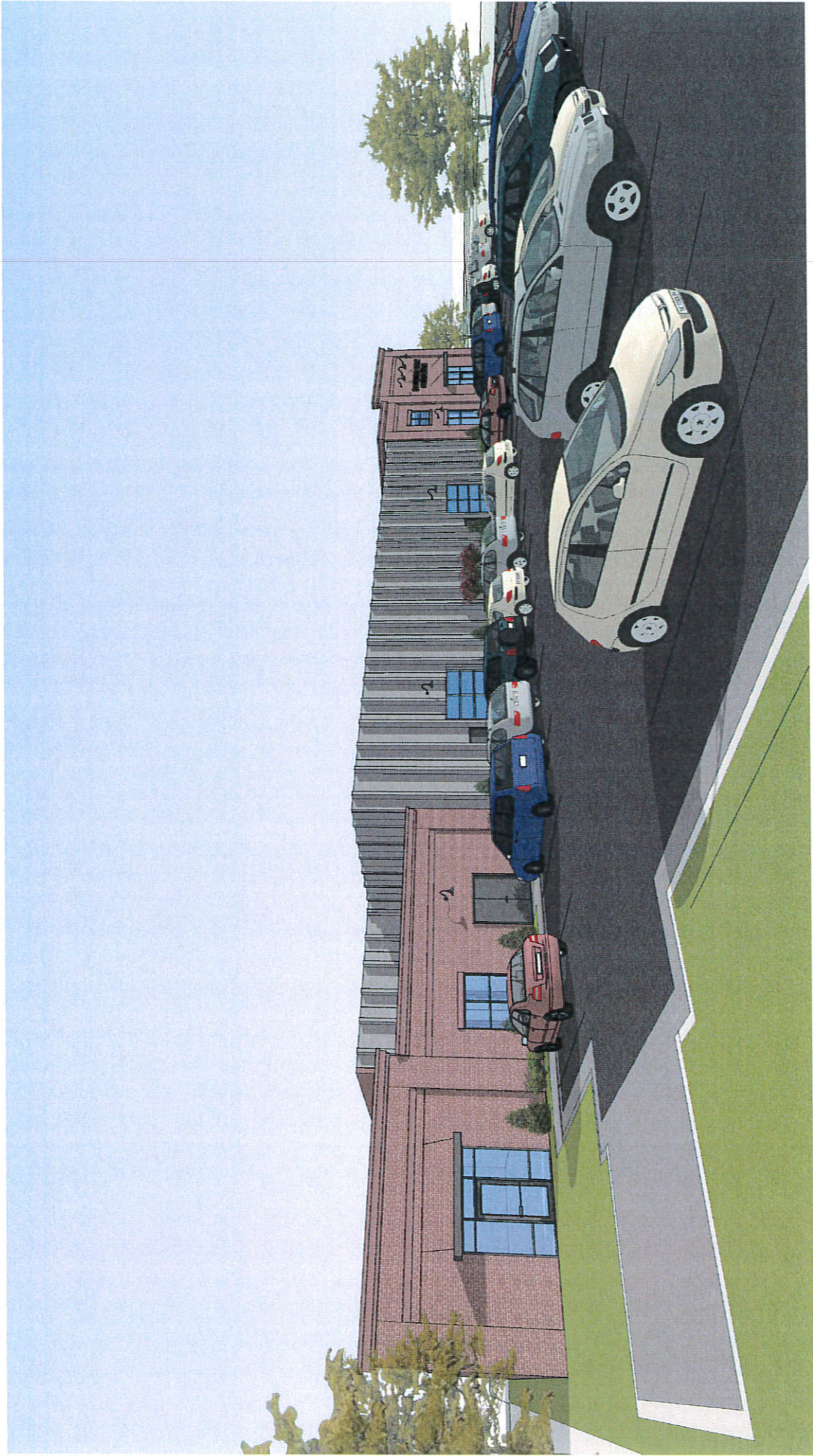




**ae**urbia  
architects and engineers

5th West Office Park  
Bountiful, Utah





**ae urbia**  
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