

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, July 16, 2019
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, **South Davis Metro Fire Station, 255 S 100 W, 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 July 2, 2019.
3. **CONTINUED FROM JUNE 4** – Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.



Francisco Astorga, City Planner

**Bountiful City
Planning Commission Minutes
July 2, 2019
6:30 P.M.**

Present: Planning Commission Members – Jesse Bell, Jim Clark, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; Asst City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson and Vice Chair – Von Hill

Clint Drake stated for the record that Planning Commission for July 2, 2019 did not have a Chair or Vice Chair available to Chair the meeting. Sharon Spratley made a motion to appoint Jesse Bell as Chair Pro Tem for July 2, 2019. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Spratley voting aye.

1. Welcome and Introductions.

Chair Pro Tem Bell opened the meeting at 6:31 pm and welcomed all those present.

2. Approval of the minutes for June 18, 2019.

Sharon Spratley made a motion to approve the minutes for June 18 as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

3. Consider preliminary site plan approval for 2nd and Main, a mixed use multi-family located at 220 N Main St, Justin Atwater, applicant.

Justin Atwater and Phil Holland were present. Curtis Poole presented the staff report.

The property has a prominent location on Main Street at the corner of 200 North. IHC Health Services owns and operates the property to the North and East, a commercial development is located to the south across 200 North and a vacant car lot is across Main Street to the west. The proposed development is located on multiple parcels approximately 0.684 acres (29,795 square feet).

The proposed plans show a mixed used residential and commercial development consisting of two commercial spaces fronting Main Street and 14 two-bedroom residential units behind and above the commercial spaces and fronting 200 North. The proposed residential units will have two-car garages. The existing home on the northern part of the development will be removed as well as the Brook's Fabric Building on the corner of Main Street and 200 North.

Properties developing along Main Street must have a commercial presence at ground level and be given a high level of consideration in the development process to preserve the character of the downtown area. Design and architectural elements should be thoughtfully placed throughout the development, especially on prominent locations such as intersections.

The DN zone requires all developments fronting Main Street to have parking areas entirely behind the principle structures. Plans show 13 on-site parking stalls in addition to the two-car garages. The plans show an additional 5 parking stalls on the street; however, on-street parking cannot count toward the parking requirement of the development. There may need to be adjustments to some of the stalls as they would fall within the front yard setback or adjacent to Main Street.

The proposed development will be accessed by an approach on Main Street and one on 200 North. Drive aisles should continue to meet the standards of the code to allow for vehicle access to garages, especially the units along 200 North. Timing of this construction will need to be carefully coordinated with the reconstruction of 200 North.

A unique feature of this development is the existence of a creek which runs through the middle of the property. The creek in addition to the setback standards of the DN zone will constrain how this property develops. Construction of this property will need to be coordinated with and receive approval from the County.

The development is occurring in an area with urban levels of infrastructure already in place. With this proposed development occurring at the intersection of Main Street and 200 North it will greatly impact the aesthetics of the Downtown area.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the mixed use residential and commercial development subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.
3. Prior to final site plan approval applicant shall apply for approval of a Conditional Use Permit.
4. Revise parking which will meet the standards of the Land Use Ordinance, particularly Sections 14-7-110 and 14-18-107.
5. Update the south and north elevations of the building at the corner of Main Street and 200 North to show design and architectural elements consistent with 14-7-112, section C. In addition revisions to the north elevation of the residential units along 200 North should be made to avoid large expanses of uninterrupted building surfaces as detailed in code.
6. A detailed landscaping permit shall be submitted meeting the minimum requirements of sections 14-7-109, 14-16-104 and 14-16-109 prior to final site plan approval.
7. Receive any necessary approvals from Davis County regarding the easements of the creek and development of the property.
8. Prior to the issuance of the building permit parcels shall be consolidated and complete any proposed property boundary adjustments.

Ms. Spratley asked about the parking requirements for this project. Staff stated that parking for this project will need to be placed completely behind the buildings on Main St and will need to have 43 spaces that will need to be addressed before final site plan.

Staff was concerned about the front articulation, size of building. Mr. Poole stated that buildings off of Main St would need to have ground floor commercial business but the building off of the side street

does not need to have commercial business on the ground floor. Mr. Higginson stated that he feels that it is acceptable to have parking on top of the creek if the County agrees.

Mr. Holland discussed the background of this project and stated that they want to get this project right and would like to address any of the concerns from Staff and Commission members. The project does not have a timeline yet, and will be possible townhomes and they want to be sensitive to the existing businesses. The applicants have been working with the parking requirements and feels that the parking will come together. The creek has presented several challenges for this development. The County does not have an easement for the creek but the applicant wants to work with the County.

The Commission and Staff discussed window, height, parking, and architectural features required within the Downtown (DN) zone. Mr. Higginson would like to see more of a brownstone style of building to enhance this area.

Applicant asked for clarification about the Commission members' recommendations. Staff reminded the Commission members that any recommendations for preliminary approval would need to have clear articulation and direction from staff for the applicant. The conditions outlined by staff should be a guide for the Planning Commission approval. Before the next meeting, Mr. Higginson would like to first see most of the conditions resolved, possible variance for the waterway, redrawn plans and possible new ideas brought forward.

Richard Higginson made a motion to continue this item until August 6 with the items to be submitted to staff for review July 30 before 6:00 p.m. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

4. (AGENDA ITEM 5) CONTINUED TO JULY 16 – Pending complete plans - Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.

Richard Higginson made a motion to table this item. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

5. (AGENDA ITEM 6) Consider approval of the Findings of Fact for the approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for retaining walls greater than 10 feet located at 1233 E Sunrise Place, Jason and Amanda Kier, applicant.

Sharon Spratley made a motion to approve the Findings of Fact for the approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for retaining walls greater than 10 feet located at 1233 E Sunrise Place. Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

6. (AGENDA ITEM 4) Consider preliminary site plan approval for an addition at St. Olaf Church and School located at 1793 South Orchard Dr, Ralph Stanislaw representing St. Olaf Church and School.

Ralph Stanislaw was present. Curtis Poole presented the staff report.

The applicant, St. Olaf Catholic Church and School, requests preliminary site plan approval for an

expansion of their private school, located at 1793 South Orchard Drive. The property is located in the R-4 (Single Family Residential) zone.

The property is zoned R-4 and is surrounded primarily by the single-family uses. St. Olaf Catholic School and Church are located on 7.207 acres (approximately 313,936 square feet) at the intersection of Orchard Drive and 1800 South. Construction on the existing school began in 1959 with the first classes starting in 1960. The school provides Kindergarten through 8th grade classes.

The proposed expansion will allow for construction of a multipurpose room, kitchen, additional classrooms and entry to the school. The school currently does not have a cafeteria or kitchen and students eat lunch at their desks. The proposed expansion will be to the east of the existing school on what is now a hard surface playground and parking area. In addition to the building the applicant is proposing revisions to their entrances, parking and landscaping plans.

The expansion will move the main school entry further to the east and which will give it more prominence. The applicant will revise the entrances to the school and create a smoother traffic flow for pick-up and drop-off. The parking lot to the west of the existing school will be modified to create a landscape buffer between the sidewalks on Orchard Drive and 1800 South and the parking lot. A new parking lot is being proposed to the south of the proposed expansion with additional parking being added to the west of the expansion. Parking for this property is a shared use between the school and church.

A new storm water retention system will be added as part of the expansion to resolve issues with drainage. Modification to the proposed drain line from the proposed upper parking lot will need to be made to better align it with the lower parking lot drain line.

As part of the approval process the applicants will be required to contact and receive approval from the State Fire Marshall, and possibly will need to have a sprinkler system installed on the expansion and retrofit a sprinkler system on the existing school. The proposed driveway on the north of the school will need to be a minimum width of 20 feet for fire access.

As construction proceeds there will be impacts to traffic flow, primarily along 1800 South as new utility connections are made. Since the property has been in use for years there will be little impact to the surrounding neighborhoods, public utility and transportation systems.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the proposed expansion of the Denominational and Private School subject to the following conditions:

1. Complete any and all redline corrections.
2. Receive approval from the State Fire Marshall.
3. Prior to final site plan review provide a detailed landscaping plan.
4. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.

Mr. Stanislaw stated that there is a library in the portable and is excited to get this project going. Current school enrollment is 150 students and the target goal once the expansion is complete will be 200 students.

Richard Higginson made a motion to approve the preliminary site plan approval at St. Olaf Church and School located at 1793 South Orchard Dr with the 4 conditions outlined by staff. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

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

1. Next Planning Commission meeting will be July 16, 2019.
2. Francisco Astorga introduced himself.
3. Sharon Spratley was reappointed to the Planning Commission.
4. Tom Smith resigned from the Planning Commission.

Chair Pro Tem Bell ascertained there were no other items to discuss. The meeting was adjourned at 7:42 p.m.

Francisco Astorga, Bountiful City Planner

Commission Staff Report

Item # 3

Subject: Preliminary Site Plan for a 3-unit Multifamily development
Author: Curtis Poole, Assistant City Planner
Address: 170 North 100 West
Date: July 16, 2019



Description of Request:

The applicant, Jonathon Blosch, requests preliminary site plan approval for a 3-unit multifamily development located at 170 North 100 West. The property is located within the DN (Downtown) zone.

Background and Analysis:

The applicant previously appeared before the Planning Commission on June 4, and after a discussion with the Commission a motion was made to table the request until additional information from the applicant could be provided. The property is on the western edge of the DN zone which borders single family residential to the west. The property has a commercial use to the north and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single family home on the lot.

The applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a two-story building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code. The applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone.

The current proposal demonstrates the building meets the setback requirements. The applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone. The applicant will need to submit a detailed landscaping plan before final site review.

After the discussion with the Planning Commission the applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7, and the proposal shows a total of 7 parking stalls which will be located behind the building.

Before the issuance of building permit the existing drive approach will need to be removed and replaced. Prior to the issuance of a Certificate of Occupancy the applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West. Bountiful Power will

require a 7 foot utility easement along the south side of the property; in addition the applicant will need to work with the power department on placement of meters.

The applicant has submitted his application for a conditional use permit; however, based upon the discussion between the applicant and Planning Commission in the prior meeting, staff finds it would be beneficial to bring the conditional use permit to the Commission for approval when the applicant applies for final site plan approval. While multifamily residential units are allowed as a conditional use in the Downtown zone, the number of units which can be constructed will always be dependent upon lot size, and setback, height and landscaping standards of the Code. The responsibility lies upon the applicant to find alternative solutions to meet code.

Department Review

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

Significant Impacts

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project.

Recommended Action

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 3-unit multifamily building subject to the following conditions:

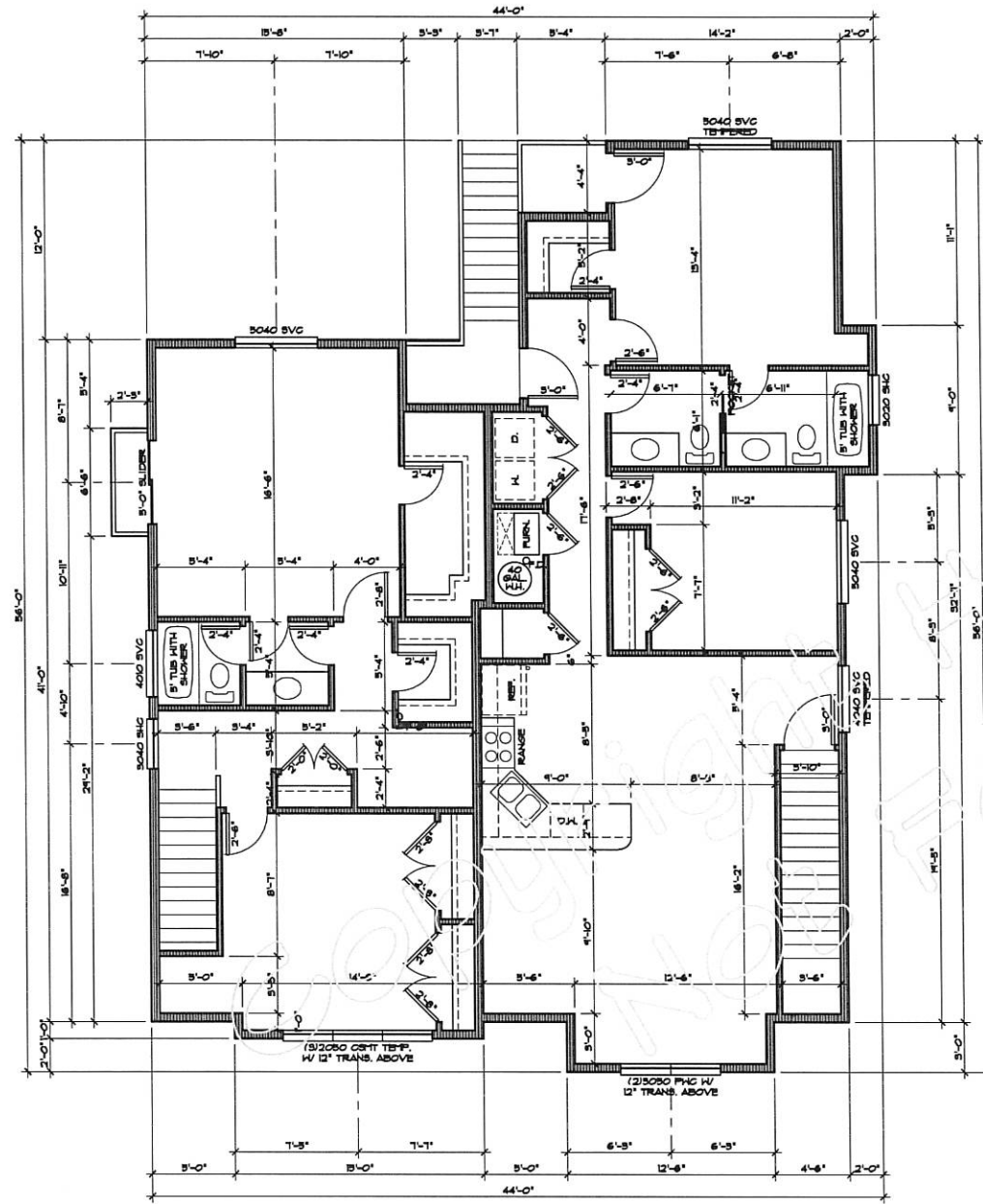
1. Complete any and all redline corrections.
2. Modify the entrances facing 100 West to show prominence consistent with 14-7-112 section C-4.
3. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
4. All damaged curb, gutter and sidewalk along 100 West shall be replaced.

Attachments

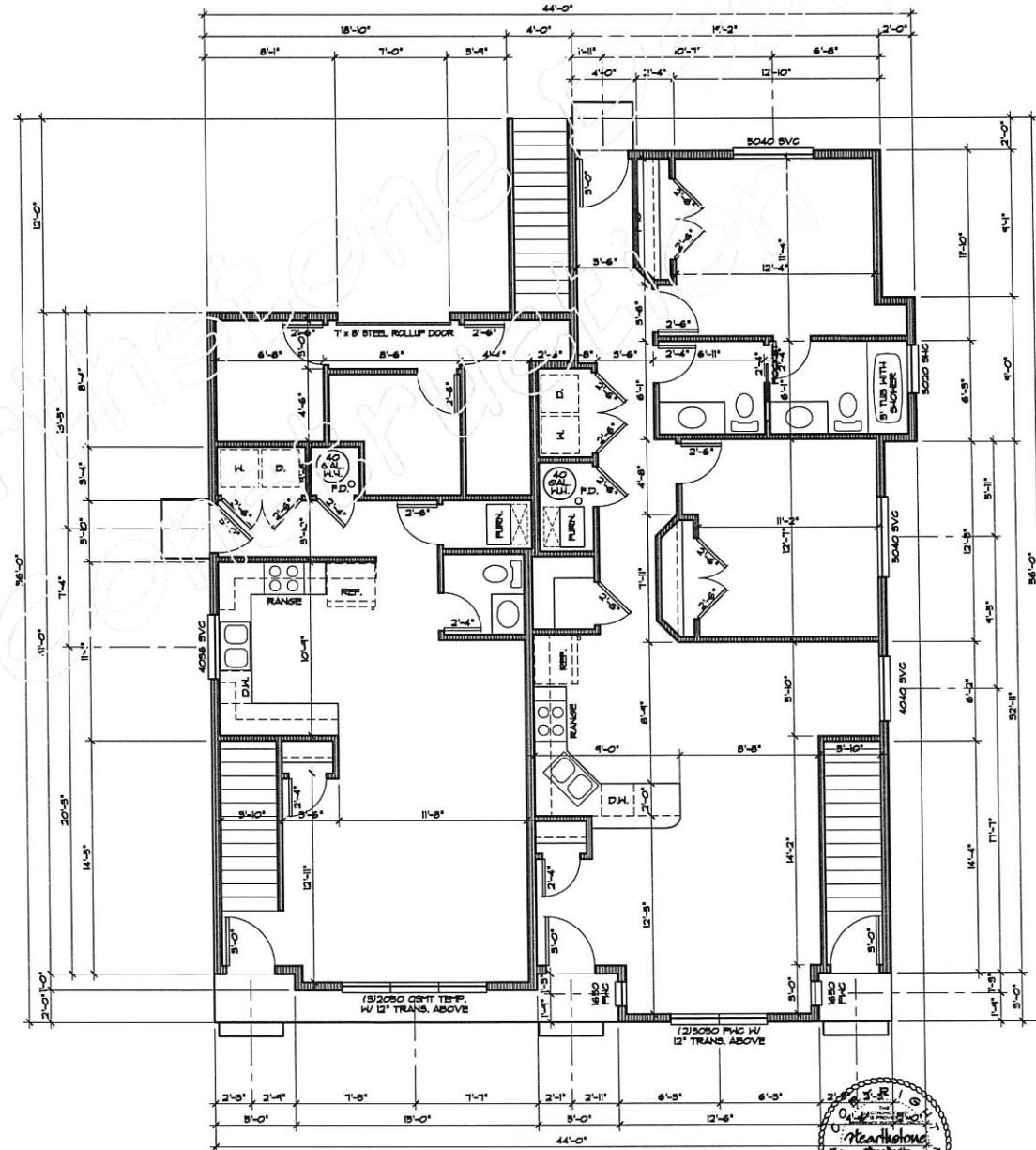
1. Aerial photo
2. Site and utility plans
3. Building elevations
4. Floorplans

Aerial Photo





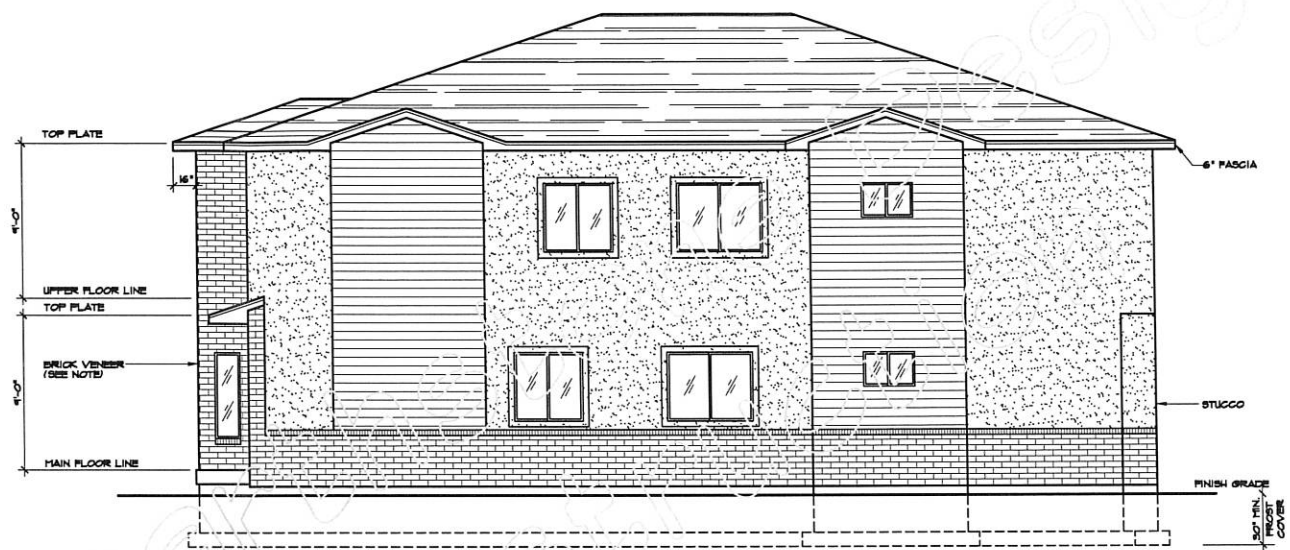
UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"
 UNIT 1: 766 SF.
 UNIT 2: 166 SF.



MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"
 UNIT 1: 642 SF.
 UNIT 2: 101 SF.



PRELIMINARY
 THIS PLAN IS THE PROPERTY OF HEARTHSTONE HOME DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION BY HEARTHSTONE HOME DESIGN, INC.



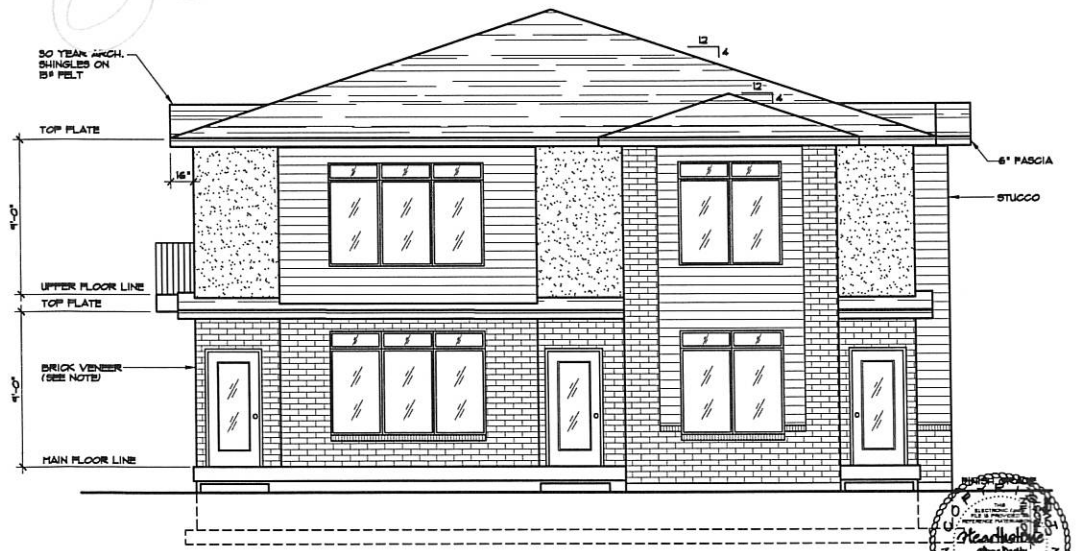
RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

MASONRY NOTE:

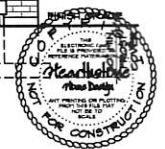
1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES OF NOT LESS THAN 22 GA-1/4" SPACES NOT MORE THAN 24" O.C. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 56" O.C. AND BE WITHIN 12" OF THE OPS UNLS. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. 1X6" BRICK SUPPORT OVER OPENINGS. SEE VENEER LINTEL REQUIREMENTS OF IRC R703.8.5.
3. HOLLOW CORE SHALL BE PROVIDED IN THE OUTSIDE WALLS OF MASONRY WALLS @ 33" O.C. AND BE NO LESS THAN 2" DIA LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. (IRC R310.1.2)

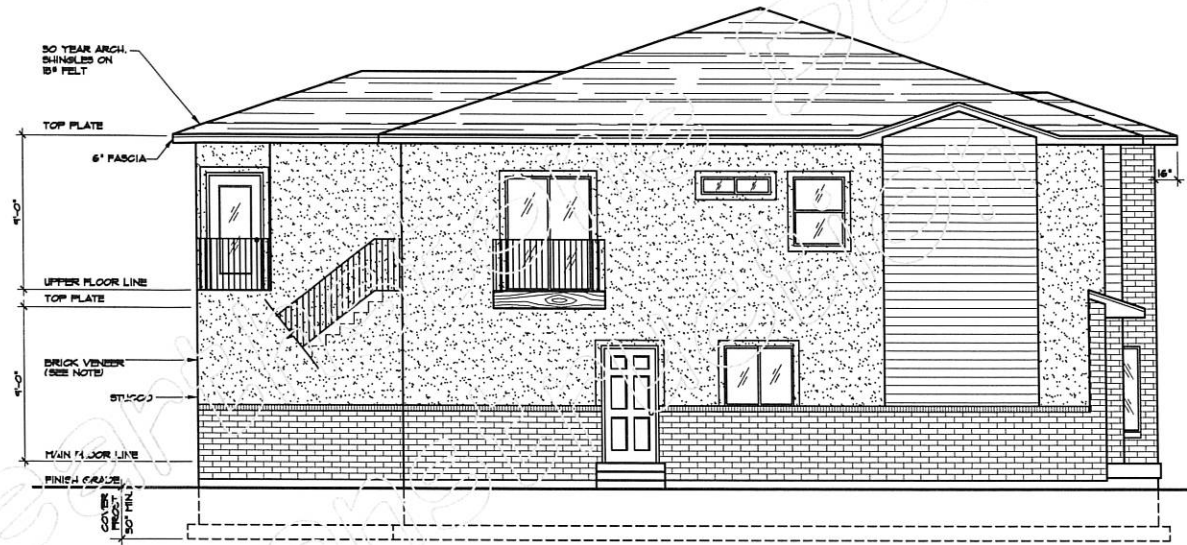
PROVIDE GASKING AND MINIMUM 1" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.



FRONT ELEVATION
 SCALE: 1/4"=1'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

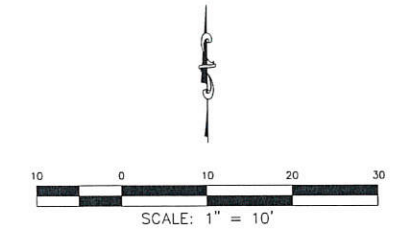
APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE FLASHING IN A MANNER TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT FULL-IN BUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF GUTTERS, LEADER SILLS AND CONTINUOUSLY ABOVE PROJECTED TERRACE FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, PLASTER, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

IF TILED, USE WATER MATERIAL LISTED IN TABLE R702-4.2 AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GREEN BOARD NOT ALLOWED.

1. SHOWER DOORS TO HAVE A CLEAR OPENING OF 22" MIN.
2. SHOWER PANS MUST HAVE APPROVED LINER EXTENDING 3" PAST THE THRESHOLD. SOLID BLOCKING REQUIRED BEHIND LINER AND SLOPE MUST BE BUILT UP UNDER THE LINER.

TYP. BATH ELEVATION
SCALE: 1/4" = 1'-0"





1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



PARKING TABULATION:
 6 AVAILABLE PARKING SPACES

NOTE: USE EXISTING UTILITY LATERALS

AREA TABULATION:
 TOTAL: 11060 SF
 BLDG: 2089 SF (19%)
 HS: 4538 SF (41%)
 LS: 4433 SF (40%)

BLOCK

SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL A, SHEET C900
 - (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
 - (C-3) 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
 - (C-4) CONCRETE SIDEWALK PER DETAIL D, SHEET C900
 - (C-5) GARBAGE CAN STORAGE
 - (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
 - (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
 - (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
 - (C-6) CONCRETE SIDEWALK REPLACEMENT PER [CITY] STANDARDS
 - (C-7) CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
 - (C-8) CONCRETE CURB & GUTTER REPLACEMENT PER [CITY] STANDARDS
 - (C-9) ASPHALT REPLACEMENT PER [CITY] STANDARDS
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2% THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/8" VERTICAL (1/4" SLOPE).

DRAINAGE CALCULATIONS

7-May-19

Area Analysis

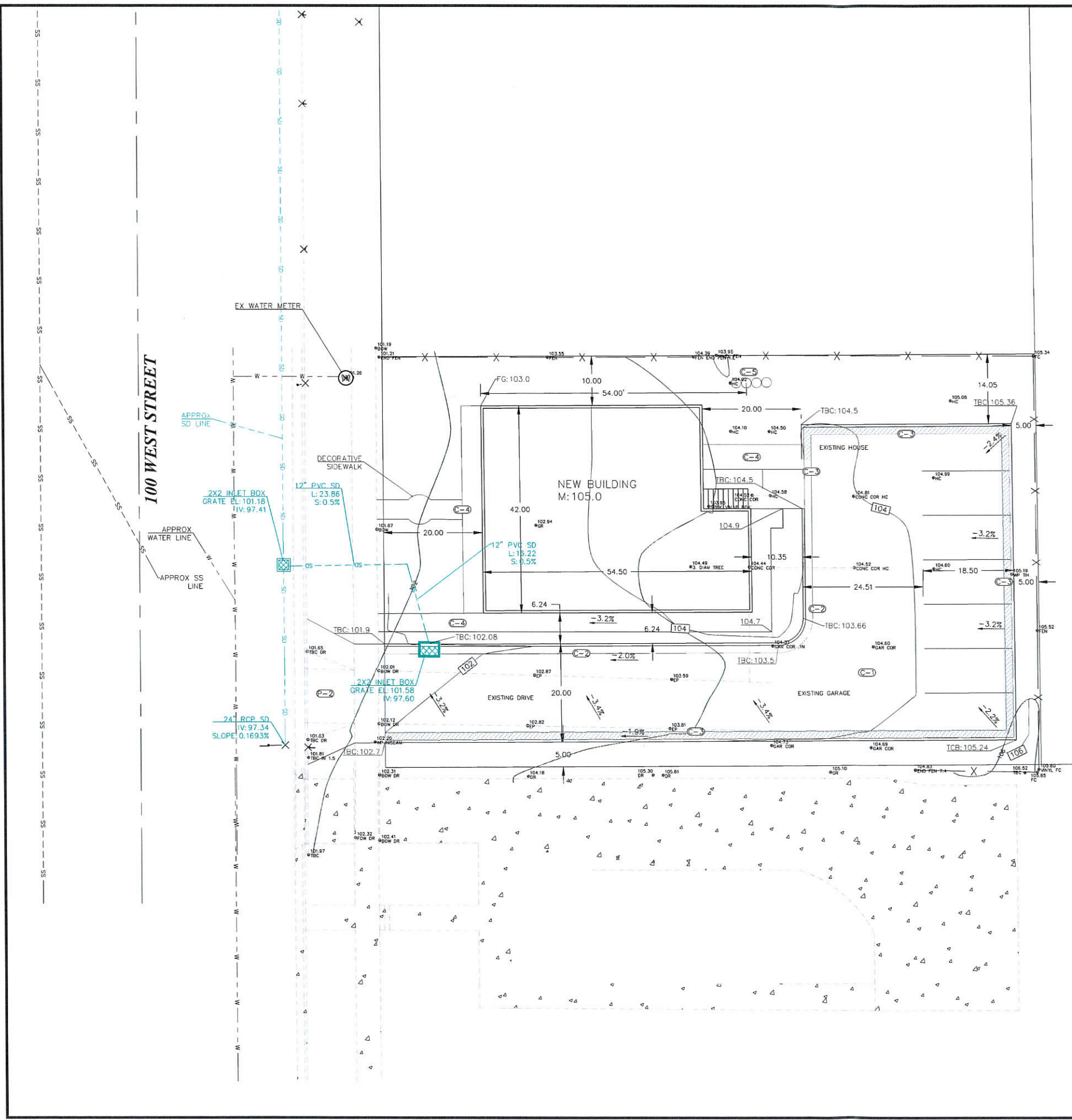
Area	sq.ft.	Acres	C
Building	2,089	0.05	0.85
Improvements	4,538	0.10	0.90
Landscape	4,433	0.10	0.15
Total	11,060	0.25	0.59

100 Year Retention Calculations

NOAA Precipitation Frequency Data Server
 Latitude: 40.8910° Longitude: -111.8825°
 Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Allowable		Storage ft ³
		Runoff ft ³	Runoff ft ³	
5	6.740	303	15	288
10	5.130	461	30	431
15	4.240	572	46	526
30	2.860	771	91	680
60	1.770	954	183	772
120	1.010	1,089	366	724
180	0.695	1,124	548	576
360	0.377	1,220	1,097	123
720	0.226	1,462	2,194	0
1440	0.131	1,695	4,387	0

Required Detention **772**

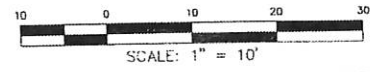
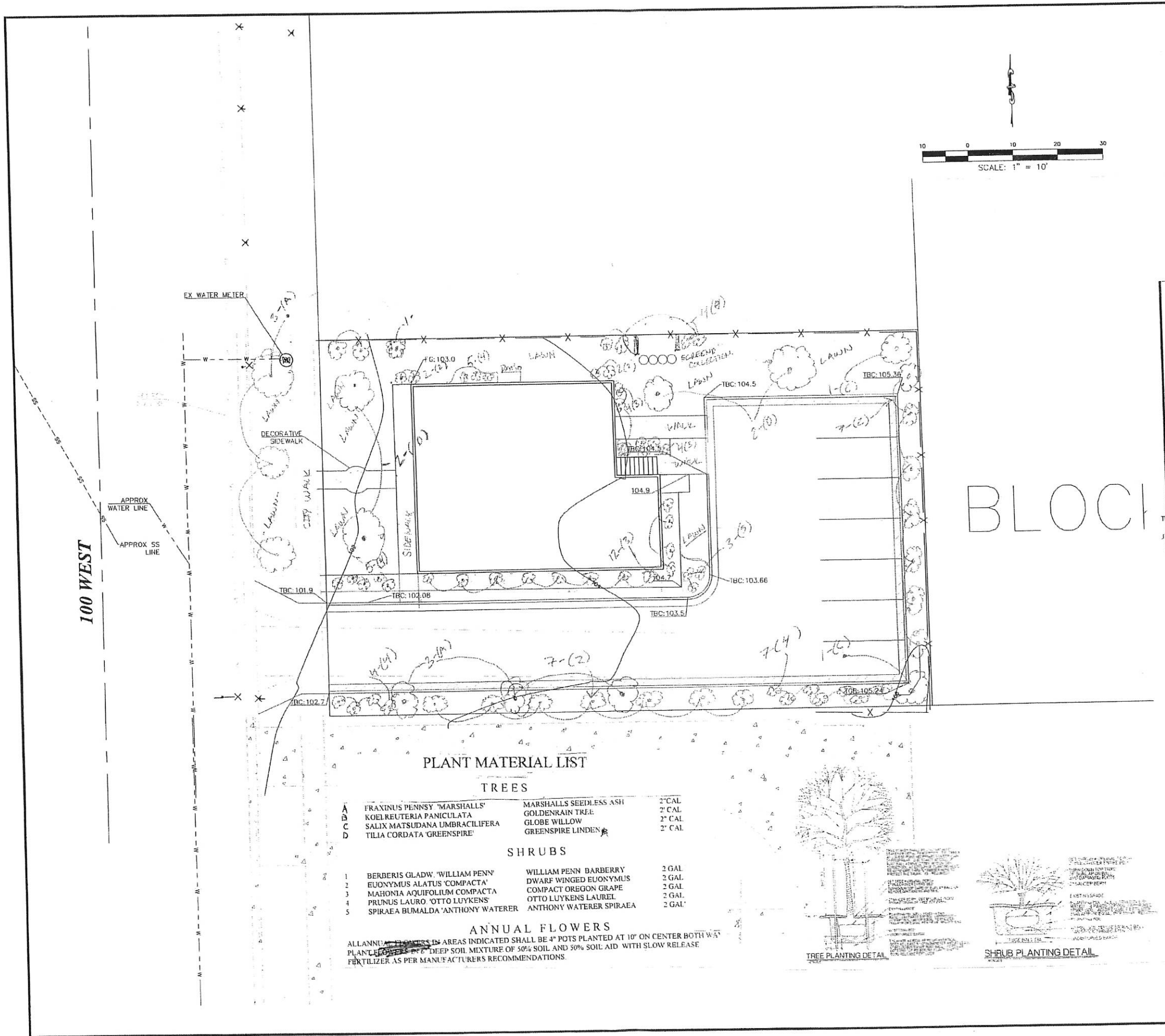


JON BLOSCH

170 NORTH 100 W
 LOCATED IN THE [QUADRANT] 1/4 OF SECTION [SECTION], T.[TOWNSHIP], R.[RANGE],
 S.L.R.#M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: [DATE]
 APPROVED: [DATE]
 PROJECT: 1768001
 1768001 SITE.dwg

C400
 SITE PLAN/GRADING PLAN



BLOCK

JON BLOSCH

170 NORTH 100 W
 LOCATED IN THE (QUADRANT) 14 OF SECTION (SECTION), T. (TOWNSHIP), R. (RANGE),
 S. (SOUTH), E. (EAST),
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

PLANT MATERIAL LIST

TREES

A	FRAXINUS PENNSY 'MARSHALLS'	MARSHALLS SEEDLESS ASH	2" CAL
B	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL
C	SALIX MATSUDANA UMBRACILIFERA	GLOBE WILLOW	2" CAL
D	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL

SHRUBS

1	BERBERIS GLADW. 'WILLIAM PENN'	WILLIAM PENN BARBERRY	2 GAL
2	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED EUONYMUS	2 GAL
3	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	2 GAL
4	PRUNUS LAURO 'OTTO LUYKENS'	OTTO LUYKENS LAUREL	2 GAL
5	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	2 GAL

ANNUAL FLOWERS

ALL ANNUAL FLOWERS IN AREAS INDICATED SHALL BE 4" POTS PLANTED AT 10" ON CENTER BOTH WAY
 PLANTED IN 12" DEEP SOIL MIXTURE OF 50% SOIL AND 50% SOIL AID WITH SLOW RELEASE
 FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS.



DRAWN:	[DATE]
APPROVED:	[DATE]
STA:	[DATE]
PROJECT:	1768001
1768001 SITE.dwg	
C400 (2)	
SITE PLAN	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000